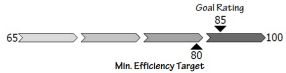


GENERAL NOTES – DUPLEX CONSTRUCTION PROJECT

Overview:
The B & A DUPLEX will be an energy efficient, environmentally responsible project, that will consume approx 35% less energy than the present National Model. The design will meet or exceed the EnerGuide target rating of 85.



The home will meet or exceed City of Yellowknife Building Bylaw energy efficient standards. The building will be constructed on site with an eye to minimizing maintenance requirements. All rooms feature ample day lighting. Wherever possible, natural materials will be employed. These may include re-cycled content. Low VOC paints and adhesives will be used and sheathing products will feature urea-formaldehyde free resins. The owner is reviewing the lifecycle payback potential of various renewable energy sources including solar assisted technologies. It is believed that an investment in better quality construction will realize a higher re-sale value and a more sustainable structure which will minimize its environmental footprint.

SPECIFICATIONS

SCOPE OF DOCUMENTS
These plans, together with the building contract, describe construction requirements for the duplex residential building. Both units and shared assemblies are included.

- 1 CONTRACTOR RESPONSIBILITIES
- Verify all existing site conditions before starting construction.
 - Notify the designer or client of discrepancies between site conditions and these plans.
 - Work not specifically detailed shall match the quality and intent of similar construction shown.

- 2 CODE COMPLIANCE
- All work shall comply with the National Building Code of Canada (NBC), territorial (Northwest Territories), and local Yellowknife building codes that is classified as Climate Zone 6.
 - Where conflicts exist between drawings and code, the more stringent requirement shall govern.

- 3 DUPLEX FIRE SEPARATION
- As required by the City of Yellowknife, the party wall between units shall provide a minimum 1-hour fire-resistance rating.
 - Construction includes balloon framing, staggered 2x4 studs, Type X drywall, mineral wool insulation, and furring layers.
 - No through penetrations for shared mechanicals or wiring.

- 4 STRUCTURAL SYSTEMS
- All framing, trusses, sheathing, and fasteners shall meet or exceed the requirements set by the structural engineer (as applicable).
 - Best practices for structural anchoring to foundation and lateral bracing.

- FOUNDATION AND SLAB
- Foundation is constructed directly on exposed bedrock, providing a stable and non-expansive base.
 - All anchoring systems are mechanically fastened to bedrock per structural engineering specifications.
 - Below-grade thermal insulation and damp-proofing shall be applied as required for energy efficiency and moisture control, even with bedrock substrate.
 - All foundation details will comply with the City of Yellowknife and National Building Code requirements.
 - The existing foundation includes a walkout basement at the rear, which will be developed into a conditioned, livable space with windows and door access, serving as a legal rental unit for each side (Unit A and B).

- 1 INSULATION & ENERGY PERFORMANCE
- Roof insulation: Minimum R-60.
 - Walls, foundation, and slab insulation to meet or exceed energy code requirements for the climate Insulation/Envelope Zone 6

- 2 WINDOWS, DOORS, & OPENINGS
- All units shall be installed per manufacturer specifications.
 - Confirm all egress, thermal, and fire-rating requirements for doors and windows.

- 3 MOISTURE & AIR MANAGEMENT
- Positive grading around the building to drain water away (min. 2% slope).
 - Proper flashing.
 - Air barriers to be installed where required.
 - Vapor barriers to be installed on the warm side of insulation.

- 4 MECHANICAL, ELECTRICAL, & PLUMBING
- All MEP systems to be installed per NBC, NWT Fire Marshal and City of Yellowknife building codes.
 - No through penetrations for shared mechanical or electrical systems unless compliant with NBC 2015 fire separation, acoustic, and air barrier requirements.
 - All penetrations shall be firestopped, sealed, and insulated per applicable codes.
 - Use fire-rated sleeves or collars for any necessary wall penetrations on exterior-rated assemblies.

- 1 ACCESS & EGRESS
- All units shall have code-compliant entry, balcony, and egress points, including minimum 34" door clearances at balconies and 36" minimum front entry door width.

- 1 MISCELLANEOUS NOTES
- Contractor must maintain a clean, safe jobsite.
 - Coordinate with local building inspectors for required inspections as required by the City of Yellowknife.
 - All work must follow City of Yellowknife Standards.
 - Separate water and sewer services for each unit.
 - Water/sewer below frost depth (~8 ft), with insulation as needed.
 - Electrical services must have separate metering.
 - Separate propane heating systems.
 - Positive grading around the building to drain water away (min. 2% slope).
 - Driveway must not obstruct utilities or drainage.
 - ENERGY CODE COMPLIANCE: Walls min. R-30; Roof min. R-60; Floors min. R-31.
 - Air barrier continually required.
 - ENERGY STAR® rated Window Zone 3 (ER ≥ 29, U ≤ 1.40 W/m2-K).
 - HRV and mechanical systems must meet efficiency standards.
 - Optional blower door test encouraged.

CONSTRUCTION SEQUENCING
- Coordinate all trades before rough-in.
- Maintain all fire-rated assemblies and acoustic separations.
- Schedule all inspections with the city. - Clean site practices and WSCG compliance mandatory.



UPDATED TECHNICAL NOTES (Incorporating Local Standards)

- 1.1 CODE COMPLIANCE
- Design and construction to conform with the National Building Code of Canada 2020, relevant CSA standards, and all local bylaws and regulations applicable in the City of Yellowknife. Snow, wind, and bearing capacities align with typical engineering assumptions used in recent developments in the same neighborhood.

- 1.3 ENVIRONMENTAL LOADS (TYPICAL FOR YELLOWKNIFE)
- Ground Snow Load (Ss): 45.0 psf
 - Rain Load (Sr): 2.1 psf
 - Roof Design Snow Load: 38.8 psf (ULS), 35.0 psf (SLS)
 - Wind Load (1/50 Hour): 9.8 psf
 - Wind Uplift: 12.0 psf
 - Main/Second Floor Live Load: 40 psf
 - Dead Load Assumptions: 50 psf typical for framed floors

- 1.5 FOUNDATIONS
- No site-specific geotechnical report available; design assumes typical conditions in Yellowknife with 2000 psf bearing capacity and a presumed subgrade modulus of 365 lb/ft³.

- 2.2 STRUCTURAL WOOD SYSTEMS
- All floor and roof trusses, structural LVLs, and engineered beams to be accompanied by shop drawings sealed by a licensed professional engineer in the NWT. Use CSA O86 for wood engineering and CSA O80 for wood preservation. Roof and floor diaphragm nailing per standard blocked/unblocked configurations with min. fastener specs:
- Common nails, min. 3.33 mm dia. x 64-84 mm length
 - Spacing: 150 mm O/C at edges, 300 mm O/C in field unless otherwise noted

- 3.0 CONCRETE WORK
- Ready-mix concrete to meet CSA A23.1 standards, min. 25 MPa at 28 days. Provide 4-7% air entrainment for freeze/thaw durability. Slab-on-grade placed on compacted granular base (150 mm min.) over fine sand leveling course. Concrete cover:
- 75 mm for concrete cast against earth
 - 50 mm for formed surfaces
- Reinforcement: deformed bars with 400 MPa yield strength. Lap splices: 36x bar diameter typical.

B & A DUPLEX
(For development permit only)

PROJECT BACKGROUND & SUPPLEMENTARY NOTES – DUPLEX CONVERSION

Note
This project, originally designed as a single detached dwelling at 6 McMahon Court, Yellowknife, has been revised mid-stage to a duplex construction, with only the foundation completed under the original design. The updated plans, general notes, and supplementary notes herein reflect the duplex adaptation, and all construction moving forward must comply with the revised scope.

1. PROJECT SITE & FOUNDATION
- Lot Area: 1,258 m²
 - Foundation: Built directly on exposed bedrock; all anchoring must be mechanically fastened per structural specifications.
 - Slab Specs (as applicable to each unit):
 - Basement: 150 mm thick slab on crushed gravel + 101.6 mm insulation, reinforced with rebar (TBD).
 - Note: No further concrete walls exceeding 3.66 m (12 ft) shall be constructed without structural engineer endorsement.

2. DESIGN STANDARDS & LOADS
- National Building Code 2010 (NBC 2010)
 - CAN/CSA O86-09 for wood design
 - Seismic and snow/wind load data specific to Yellowknife, NT:
 - Ground snow load (Ss): 2.2 kPa
 - Rain load (Sr): 0.1 kPa
 - Wind (1/50yr): 0.47 kPa
 - Seismic Design: Low-risk seismic zone per NBCC; site-specific values: PGA = 0.036g, Sa(0.2) = 0.095

3. DUPLEX CONVERSION CONSIDERATIONS
- Party Wall: To be constructed as a 1-hour fire-rated separation, with no shared MEP penetrations, per Yellowknife fire code.
 - Mechanical Isolation: All utilities must be metered separately and routed independently for each unit.
 - Driveway: Must not obstruct existing utilities or surface drainage (min. 2% slope away from foundation).
 - Energy Code: Must meet updated thermal requirements:
 - Walls: min. R-31
 - Roof: min. R-60
 - Floors: min. R-31

4. STRUCTURAL STEEL REQUIREMENTS (If Applicable)
- Conformance with CAN/CSA G40.21, W59, and S136.
 - Minimum bearing stiffeners: 10 mm thick.
 - Fabrication to include QA/QC documentation.

Duplex Supplementary Notes – Structural Clarification

NOTE REGARDING FLOOR FRAMING OVER FORMER GARAGE AREA:

Due to the updated duplex configuration and absence of a poured concrete garage slab, flooring above the former garage space may be framed similarly to upper levels using engineered wood systems such as I-joists, LVL (Laminated Veneer Lumber), or Glulam beams. This is contingent upon appropriate structural support being provided by the central party wall, which now acts as a load-bearing firewall and must be continuous from foundation to roof.

- Critical considerations include:
- Engineered joist spans and spacing must be calculated based on applied live/dead loads.
 - Floor assemblies must meet NBC-mandated 1-hour fire resistance rating between units.
 - Acoustic separation must also meet applicable code requirements (e.g., STC ≥ 50)

NOTE REGARDING FLOOR FRAMING OVER FORMERLY DESIGNATED GARAGE AREA:
Due to the updated duplex configuration and absence of a poured concrete garage slab, flooring above the formerly designated garage space may be framed similarly to upper levels using engineered wood systems such as I-joists, LVL (Laminated Veneer Lumber), or Glulam beams. This is contingent upon appropriate structural support being provided by the central party wall, which now acts as a load-bearing firewall and must be continuous from foundation to roof.

- Critical considerations include:
- Engineered joist spans and spacing must be calculated based on applied live/dead loads.
 - Floor assemblies must meet NBC-mandated 1-hour fire resistance rating between units.
 - Acoustic separation must also meet applicable code requirements (e.g., STC ≥ 50).

****This construction method shall comply with the requirements established by the structural engineer of record.****

CLIENT: Ben Webber
ADDRESS: 6 MCMAHON CRT, Yellowknife, NT, Canada
BUILDING PERMIT: [Roll: 0308006500], Yellowknife, LOT: 65, BLOCK: 308, PLAN: 4204.
DESIGNER: Vivi Lazar
BUILDER: Ben
ENGINEERING: _____

SHEET NUMBER
1
REVISION #:

PROJECT SUMMARY

DRAWN BY: Vivi Lazar DATE: 05/25/2025

B&A DUPLEX

ADDRESS: 6 MCMAHON CRT, YELLOWKNIFE, NT, CANADA
BUILDING PERMIT: [Roll: 0308006500], Yellowknife, LOT: 65, BLOCK: 308, PLAN: 4204.

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INDEX OF DRAWINGS	
DESCRIPTION	SHEET
PROJECT SUMMARY	1
TOPOGRAPHIC SURVEY	2
SITE PLAN	3
FRONT ELEVATION	4
LEFT ELEVATION	5
BACK ELEVATIONS	6
RIGHT ELEVATIONS	7
FOUNDATION PLAN	8
FIRST FLOOR PLAN	9
SECOND FLOOR PLAN	10
FOUNDATION 3D	11
FIRST FLOOR 3D	12
SECOND FLOOR 3D	13
GENERAL 3D	14

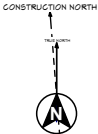
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DESIGN

TOPOGRAPHIC PLAN

(GROUND SURVEYED BY OLLERHEAD & ASSOCIATES LTD)
(PERMIT NUMBER: P 372)
DATE OF SURVEY: 13 JUNE 2013
DISTANCES AND ELEVATIONS SHOWN ARE EXPRESSED IN METERS
CONTOUR INTERVAL IS 0.20M

- 000.0 = DESIGNED FINISHED GRADE AT BUILDING CORNER
- = DRAINAGE FLOW DIRECTION, MINIMUM 2% SLOPE
- = MINIMUM SETBACK REQUIREMENTS
- = LEGAL PROPERTY BOUNDARY

LOT: 65
BLOCK: 308
PLAN 9471 CLSR
4204 LTO

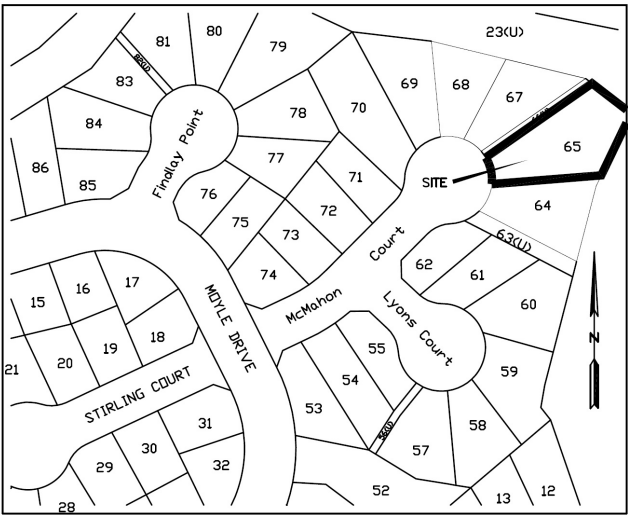


ELECTRICAL/UTILITY BOX

PROPOSED DWELLING

Cantilever addition on main level

TREES



LOCATION PLAN (NTS)

TOPOGRAPHIC SURVEY
SCALE: 1/11" = 1'-0"

INDEX OF DRAWINGS	
DESCRIPTION	SHEET
PROJECT SUMMARY	1
TOPOGRAPHIC SURVEY	2
SITE PLAN	3
FRONT ELEVATION	4
LEFT ELEVATION	5
BACK ELEVATIONS	6
RIGHT ELEVATIONS	7
FOUNDATION PLAN	8
FIRST FLOOR PLAN	9
SECOND FLOOR PLAN	10
FOUNDATION 3D	11
FIRST FLOOR 3D	12
SECOND FLOOR 3D	13
GENERAL 3D	14

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B&A DUPLEX

TOPOGRAPHIC
SURVEY

SHEET NUMBER
2

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ADDRESS: 6 McMAHON CRT, YELLOONKNIFE, NT, CANADA
BUILDING PERMIT: [Roll: 0308006500], Yellowknife, Lot: 65, Block: 308, Plan: 4204.

ZONING ANALYSIS (ZONE R7 (RESIDENTIAL LOW DENSITY))

BUILDING HEIGHT CALCULATION (ZONING COMPLIANCE)

FINISHED GRADE ELEVATION POINTS:

- 1 - 194.36 M
- 2 - 194.36 M
- 3 - 191.40 M
- 4 - 190.90 M
- 5 - 190.00 M
- 6 - 188.80 M
- 7 - 187.60 M
- 8 - 187.00 M
- 9 - 187.60 M
- 10 - 189.00 M

AVERAGE FINISHED GRADE ELEVATION = 189.10 M

ZONING MAX BUILDING HEIGHT = 8.00 M

MAX PERMITTED BUILDING ELEVATION (FROM AVERAGE GRADE):
189.10 M + 8.00 M = **197.10 M**

PROPOSED BUILDING HEIGHT TO BE CONFIRMED FROM RELATIVE ELEVATION (0.00 M = 194.72 M GEODETIC). REQUESTED MAXIMUM RIDGE HEIGHT: 202.72 M GEODETIC, BASED ON ALLOWABLE 8.00 M ABOVE RELATIVE ZERO.

➔ - DRAINAGE FLOW DIRECTION, MINIMUM 2% SLOPE

- - - MINIMUM SETBACK REQUIRED

— LEGAL PROPERTY BOUNDARY

LOT 67
PLAN 94741 CLSR
4204 LTO

City trail access | This is a 3m wide trail to be built by the City

LOT 23 (U)
PLAN 94741 CLSR
4204 LTO

LOT 39
PLAN 89781 CLSR
3953 LTO

LOT 64
PLAN 94741 CLSR
4204 LTO

UNIT 6B
(Already implemented)

UNIT 6A
(To be implemented)

Road R25
(McMAHON COURT)

INDEX OF DRAWINGS	
DESCRIPTION	SHEET
PROJECT SUMMARY	1
TOPOGRAPHIC SURVEY	2
SITE PLAN	3
FRONT ELEVATION	4
LEFT ELEVATION	5
BACK ELEVATIONS	6
RIGHT ELEVATIONS	7
FOUNDATION PLAN	8
FIRST FLOOR PLAN	9
SECOND FLOOR PLAN	10
FOUNDATION 3D	11
FIRST FLOOR 3D	12
SECOND FLOOR 3D	13
GENERAL 3D	14

SITE PLAN
SCALE: 1/15" = 1'-0"

SHEET NUMBER
3

REVISION #:

SITE PLAN

B&A DUPLEX

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FRONT ELEVATION

1/7" = 1'



INDEX OF DRAWINGS	
DESCRIPTION	SHEET
PROJECT SUMMARY	1
TOPOGRAPHIC SURVEY	2
SITE PLAN	3
FRONT ELEVATION	4
LEFT ELEVATION	5
BACK ELEVATIONS	6
RIGHT ELEVATIONS	7
FOUNDATION PLAN	8
FIRST FLOOR PLAN	9
SECOND FLOOR PLAN	10
FOUNDATION 3D	11
FIRST FLOOR 3D	12
SECOND FLOOR 3D	13
GENERAL 3D	14

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BUILDING PERMIT: [Roll: 0308006500], Yellowknife, NT, CANADA

FRONT ELEVATION

SHEET NUMBER
4
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DRAWN BY: Vivi Lazar
DATE: 05/25/2025



LEFT ELEVATION
1/7" = 1'

INDEX OF DRAWINGS	
DESCRIPTION	SHEET
PROJECT SUMMARY	1
TOPOGRAPHIC SURVEY	2
SITE PLAN	3
FRONT ELEVATION	4
LEFT ELEVATION	5
BACK ELEVATION	6
RIGHT ELEVATION	7
FOUNDATION PLAN	8
FIRST FLOOR PLAN	9
SECOND FLOOR PLAN	10
FOUNDATION 3D	11
FIRST FLOOR 3D	12
SECOND FLOOR 3D	13
GENERAL 3D	14

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LEFT ELEVATION

SHEET NUMBER
5
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BACK ELEVATION
1/1" = 1'

INDEX OF DRAWINGS		
DESCRIPTION		SHEET
PROJECT SUMMARY		1
TOPOGRAPHIC SURVEY		2
SITE PLAN		3
FRONT ELEVATION		4
LEFT ELEVATION		5
BACK ELEVATION		6
RIGHT ELEVATION		7
FOUNDATION PLAN		8
FIRST FLOOR PLAN		9
SECOND FLOOR PLAN		10
FOUNDATION 3D		11
FIRST FLOOR 3D		12
SECOND FLOOR 3D		13
GENERAL 3D		14

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BACK ELEVATION
DRAWN BY: Vivi Lazar
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SHEET NUMBER
6
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RIGHT ELEVATION

1/7" = 1'

INDEX OF DRAWINGS		
DESCRIPTION		SHEET
PROJECT SUMMARY		1
TOPOGRAPHIC SURVEY		2
SITE PLAN		3
FRONT ELEVATION		4
LEFT ELEVATION		5
BACK ELEVATION		6
RIGHT ELEVATION		7
FOUNDATION PLAN		8
FIRST FLOOR PLAN		9
SECOND FLOOR PLAN		10
FOUNDATION 3D		11
FIRST FLOOR 3D		12
SECOND FLOOR 3D		13
GENERAL 3D		14

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RIGHT ELEVATION

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SHEET NUMBER
7
REVISION #:



FOUNDATION 3D
SCALE: 1/7" = 1'-0"

INDEX OF DRAWINGS	
DESCRIPTION	SHEET
PROJECT SUMMARY	1
TOPOGRAPHIC SURVEY	2
SITE PLAN	3
FRONT ELEVATION	4
LEFT ELEVATION	5
BACK ELEVATION	6
RIGHT ELEVATION	7
FOUNDATION PLAN	8
FIRST FLOOR PLAN	9
SECOND FLOOR PLAN	10
FOUNDATION 3D	11
FIRST FLOOR 3D	12
SECOND FLOOR 3D	13
GENERAL 3D	14

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FOUNDATION 3D
DRAWN BY: Vivi Lazar
DATE: 05/25/2025

SHEET NUMBER
11
REVISION #:



FIRST FLOOR 3D
SCALE: 1/7" = 1'-0"

INDEX OF DRAWINGS	
DESCRIPTION	SHEET
PROJECT SUMMARY	1
TOPOGRAPHIC SURVEY	2
SITE PLAN	3
FRONT ELEVATION	4
LEFT ELEVATION	5
BACK ELEVATION	6
RIGHT ELEVATION	7
FOUNDATION PLAN	8
FIRST FLOOR PLAN	9
SECOND FLOOR PLAN	10
FOUNDATION 3D	11
FIRST FLOOR 3D	12
SECOND FLOOR 3D	13
GENERAL 3D	14

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B&A DUPLEX

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BUILDING PERMIT: [Rgt: 0308006500], Yellowknife, LOT: 65, BLOCK: 309, PLAN: 4204.

FIRST FLOOR 3D

DRAWN BY: Vivi Lazar DATE: 05/25/2025

SHEET NUMBER
12
REVISION #:



SECOND FLOOR 3D
SCALE: 1/7" = 1'-0"

INDEX OF DRAWINGS	
DESCRIPTION	SHEET
PROJECT SUMMARY	1
TOPOGRAPHIC SURVEY	2
SITE PLAN	3
FRONT ELEVATION	4
LEFT ELEVATION	5
BACK ELEVATION	6
RIGHT ELEVATION	7
FOUNDATION PLAN	8
FIRST FLOOR PLAN	9
SECOND FLOOR PLAN	10
FOUNDATION 3D	11
FIRST FLOOR 3D	12
SECOND FLOOR 3D	13
GENERAL 3D	14

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DRAWING ERRORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL STRUCTURAL
ENGINEERING.
DRAWN BY: VIVI LAZAR
DATE: 05/25/2025



B&A DUPLEX
ADDRESS: 6 MCMAHON CRT, YELLOWKNIFE, NT, CANADA
BUILDING PERMIT: (Roll: 0908006500), Yellowknife, Lot: 65, Blocks: 309, Plan: 4204.

SECOND FLOOR 3D

DRAWN BY: Vivi Lazar DATE: 05/25/2025

SHEET NUMBER

13

REVISION #: