



PL-

Fee Paid:

Email: permits@yellowknife.ca in a PDF format. Deliver or mail to: City Hall, 4807-52 St, P.O. Box 580, Yellowknife, NT, X1A 2N4 Phone: 867-920-5600

Development Permit Application

Proposed Development

What are you proposing? (select all that apply)

- Change of Use: from: to:
Single Detached Dwelling
Multi Unit Dwelling or Townhouse Dwelling
Residential Addition
Grading
Secondary Suite
Duplex Dwelling
Sign
Commercial, Industrial Use or other Non-Residential Use (includes non-residential additions and accessory structures)
Request for an amendment to an effective Development Permit
Other (please specify):

Describe your proposed development in detail, including current conditions of the site:

Project Overview

Hotel Name: STANTON EXPRESS

Room Count: 90 rooms

Existing Building: Will be used for pre-fabricating framing components.

Demolition Timeline: After foundation completion and start of hotel erection in 2026, the existing building will be demolished.

At present the only requirement is the foundation permit only

In the respective zone, the proposed Use is: Permitted Discretionary
Does this application require a variance? No Yes (attach Form P1)
Does this property have an existing utility account? No Yes, account number:
How will this property be serviced? Piped Service Trucked Service

Additional Comments:

Confirmation of Compliance with Easements, Caveats, or Contracts

For those developments involving new structure(s), increased land use intensity or change of land use, an applicant for a Development Permit shall ensure that the proposed development complies with any easements, caveats or contracts which affect the development of the site. It is the responsibility of the applicant to ensure that services can be provided to all new development.

I hereby confirm that the proposed development, as outlined in the application for Development Permit, complies with any easements, caveats or contracts which affect development of the site.

Applicant Name (if different from Owner)

Applicant Signature

Date

Your Development Permit application shall include all of the following:

- Application Form A - General Information Form
- Application Form A1 (if applicable) and any required Application Form, to be completed, signed, and dated
- Application Fee (as listed in the Fees and Charges By-law No. 4436, as amended)
- Landscaping Plan showing existing and proposed landscaping and plant selection (can be part of the Site Plan if the required landscaped area is less than 500m²)
- Grading Plan showing drainage gradient, existing and proposed final grades (can be part of the Site Plan)
- Servicing Plan showing location and size of water and sewage tanks, water and sewer lines, water fill point, and sewage pump-out point (can be part of the Site Plan)
- Elevation Drawings of all proposed structures showing exterior finishing material and dimensions
- Floor Plans, if required, including total floor area of each floor in the proposed development
- An approved Easement Encroachment Agreement (if applicable)
- Detailed Site Plan, which shall include the following:
 - Setbacks for all existing and proposed buildings to property lines, property lines and street names
 - Location and dimensions of existing and proposed structures or uses, and any easements on-site
 - Location and dimensions of existing and proposed driveways, entrances and exits and any access route, on-site loading areas, parking areas, and emergency vehicle access
 - Location of outdoor fuel storage facilities

Please Note: Development Officers may require additional information to verify compliance with the requirements of Zoning By-law No. 5045

Important Note:

In accordance with the provisions of the *Community Planning and Development Act*, the City Planning and Development Department provides public access to all development applications and supporting documentation as required or allowed by the legislation. By submitting this application and supporting documentation, you acknowledge and consent that the information on this application and any supporting documentation provided by you, your agents, solicitors, and consultants will be part of the public record and may also be used for preparing documents made available to the general public. If you have any questions or concerns about the collection, use, disclosure or destruction of the information collected on this form, please contact the Director of Planning & Development, City of Yellowknife, 4807 52 St, Yellowknife, NT X1A 2N4, 867-920-5600.

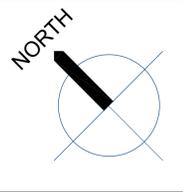
Declaration of Applicant:

I, Joe Martins, the applicant for this application, certify that the information submitted in this application is true and conforms with City By-laws, to the best of my knowledge.

Signature

2025-10-17

Date



LEGAL DESCRIPTION:
 Lot 17, SUBD 1, Plan 515

Survey Plan
 55638_CLSR_NT

Area (m2)
 7,425.0913

Perimeter (m)
 365.5788

SITE COVERAGE :

Main Floor Building Area:	966 m ²
Second Floor Building Area:	966 m ²
Third Floor Building Area:	966 m ²
Fourth Floor Building Area:	966 m ²
Total Building Area:	3 864 m
Building Footprint Area:	993 m ²
Lot Area:	7,425 m ²
Proposed Coverage:	13.3%
PROPOSED BUILDING	HOTEL

PARKING REQUIREMENTS

HOTEL - 1 per 2 guest rooms
 90 ROOMS = 45 STALLS REQUIRED

Accessible Parking 1/20
 72 STALLS PROVIDED
 74/20 = 3.7
 4 STALLS

Bicycle parking - 1 space per 3 rooms;
 90/3 = 30
 RACKS
 REQUIRED

ROVIDED 36 RACKS

LEGEND:

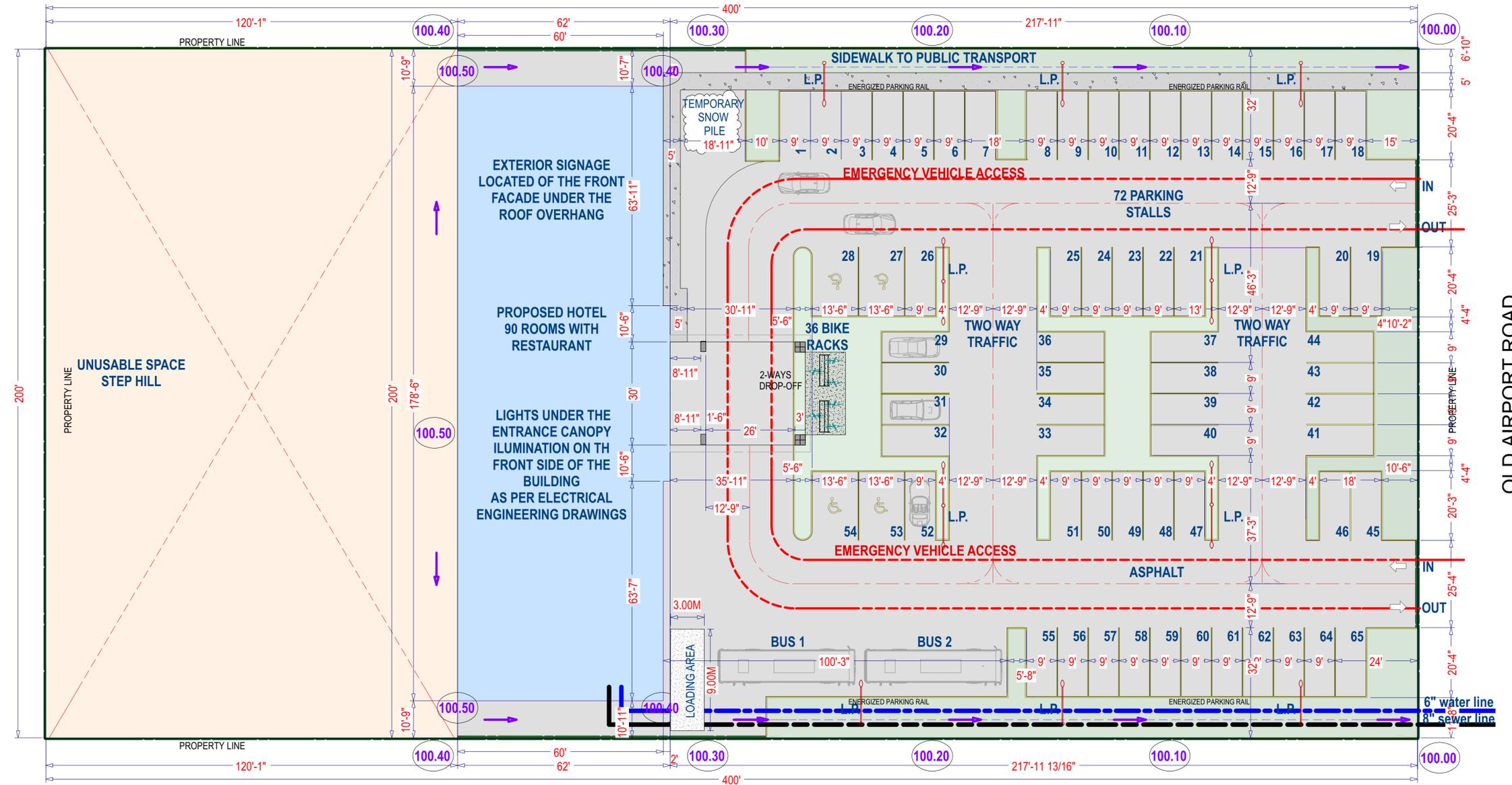
LP - SOLAR LIGHT POST

PROPOSED FINAL GRADES



MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY (LBS.)	WT.
H-2541BL	Double-Sided	110 x 36 x 31"	18	112

CS - Regulations	Mixed Use	Commercial/Institutional
Minimum Lot Width	15 m	30 m
Maximum Lot Coverage Principal & Accessory Building	50%	50%
Maximum Height Principal Building	15 m	15 m
Accessory Building	12 m	12 m
Minimum Yard Setback (Principal Building)		
Front Yard	7.5 m	7.5 m
Side Yard	3 m	3 m
Rear Yard	3 m	3 m
Projections into Yards Setbacks		
Architectural Features for 3 m or greater	1.2 m	1.2 m
Architectural Features 1.5 m or less for Side Yard	0.6 m	0.6 m
Unenclosed Deck above 0.6 m in Height Front and Rear Yard	40% reduced setback	40% reduced setback
Unenclosed Deck less than 0.6 m in Height Front Yard	40% reduced setback	40% reduced setback
Unenclosed Deck less than 0.6m in Height Rear Yard	1 m from the Lot boundary	1 m from the Lot boundary



- GENERAL PROJECT NOTES**
- ALL WORK TO CONFORM TO THE NATIONAL BUILDING CODE 2015.
 - ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL, LANDSCAPE AND SURVEY DRAWINGS.
 - ALL WORK TO BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. CONTRACTOR TO CAREFULLY INSPECT THE SITE, AND BE FULLY INFORMED OF CONDITIONS AND LIMITATIONS. G.C. TO ALSO REVIEW ALL GEOTECHNICAL REPORTS ISSUED FOR THE SITE PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO CONFIRM ALL DIMENSIONS ON-SITE AND IMMEDIATELY REPORT ANY DISCREPANCY TO THE DESIGN TEAM PRIOR TO PROCEEDING.
 - CONTRACTOR IS RESPONSIBLE TO CONFIRM AND PROVIDE STORM, SANITARY, WATER, ELECTRICITY, GAS REQUIREMENTS AND INSTALLATIONS TO THE APPROVAL OF ALL APPLICABLE CODES AND LOCAL INSPECTORS.
 - DOOR AND WINDOW SIZES ARE NOMINAL. CONTRACTOR TO CONSULT SUPPLIERS FOR EXACT SIZES AND ROUGH OPENING.
 - PROVIDE ALL FRAMING / BLOCKING AS REQUIRED TO ENSURE PROPER SECUREMENT OF ALL MATERIALS, EQUIPMENT, ACCESSORIES, ETC.
 - MAINTAIN SAFE ACCESS TO ALL REQUIRED EXITS AT ALL TIMES.
 - ALL NEW AND EXISTING ELEVATIONS TO BE VERIFIED.
 - CONTRACTOR TO COORDINATE LOCATIONS OF ALL MECHANICAL & ELECTRICAL EQUIPMENT PRIOR TO ROUGH-IN AND INSTALLATION.
 - PROVIDE PRE-FINISHED METAL FLASHING OVER ALL EXTERIOR DOORS AND WINDOWS. FLASHING TO MATCH BUILDING COLOUR SCHEME.
 - PROVIDE CONTINUOUS ROD AND SEALANT JOINT AT ALL JUNCTION OF DISSIMILAR MATERIALS, CONTROL JOINTS & OTHER LOCATIONS AS APPROPRIATE.

Site Plan
 Scale: 1m = 200 m

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PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.



Lusso International Design Inc.

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 lusodesigns@hotmail.com

331 Old Airport Road.
 Yellowknife, Northwest Territories

Nova Builders
 (780) 702-6682

Project Overview

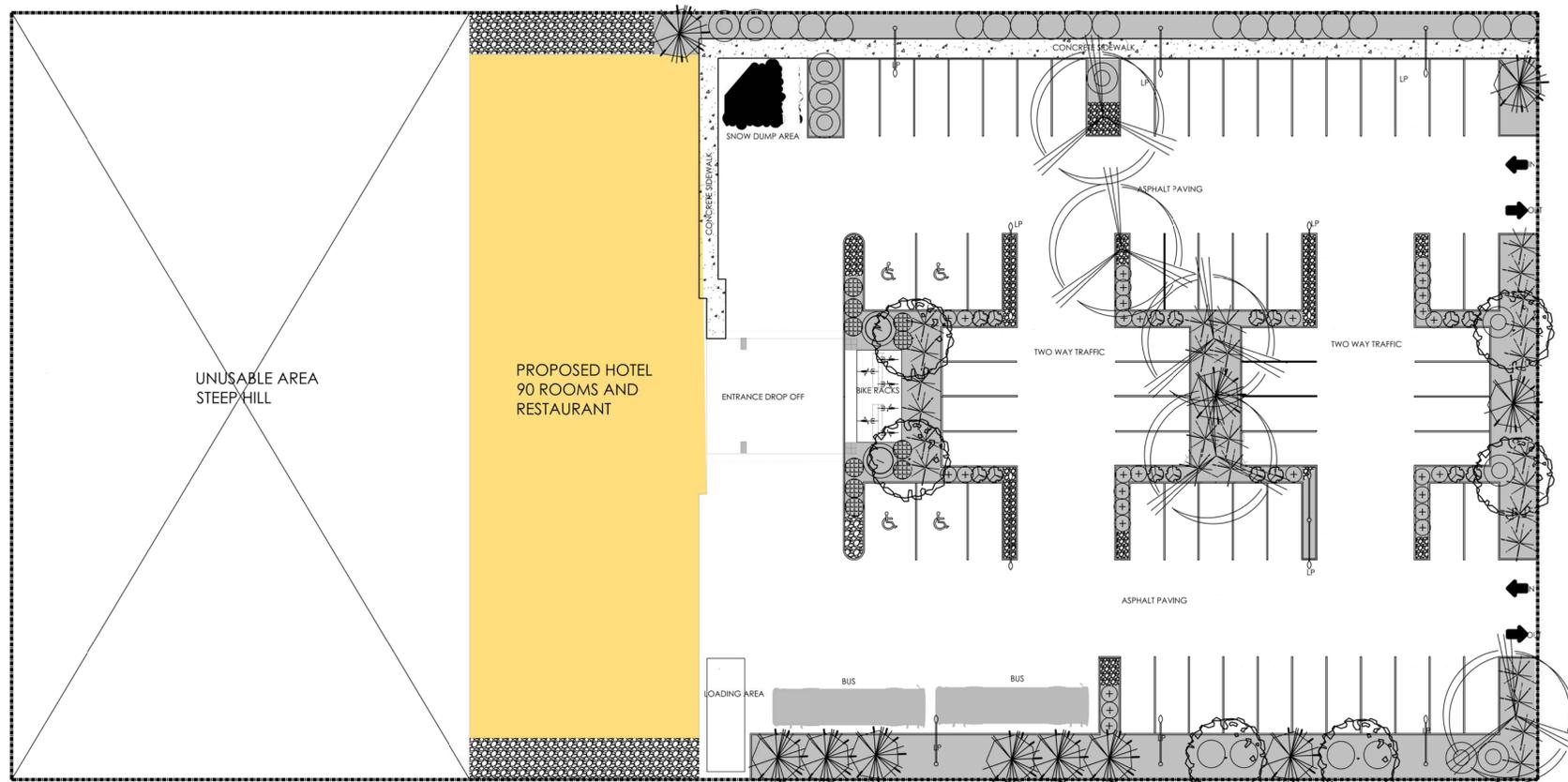
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DATE:
 2026-02-18

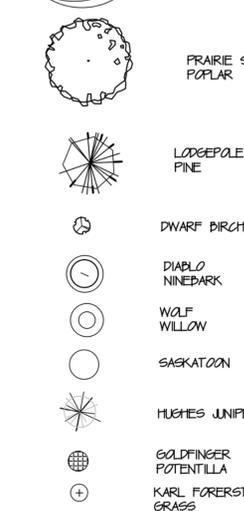
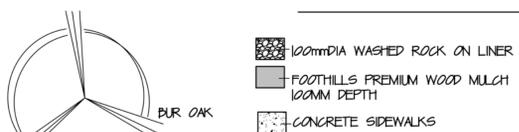
DRAWN BY:
 J.M.

SHEET NUMBER

2



LEGEND



YELLOWKNIFE ZONING BYLAW ANALYSIS

AREA sq. m.	CITY DESIGN STANDARDS	TOTAL
949	1 TREE/25 sq. m 2 SHRUB/25 sq. m	38

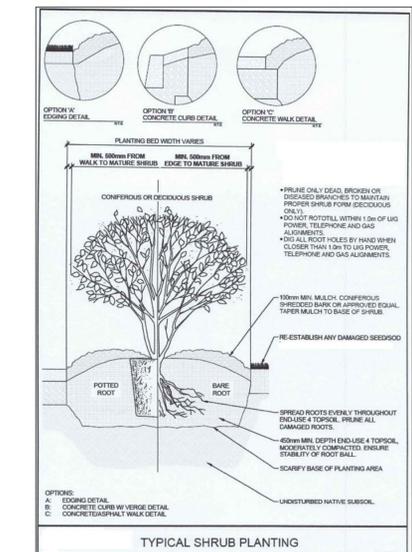
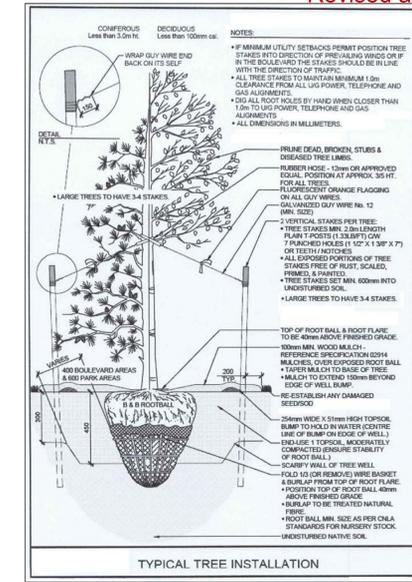
NEW PLANTING ONLY

CON. TREES	DEC. TREES	SHRUBS
11	27	76

CONCRETE WALK AREA 139 m²
 ASPHALT AREA 3099 m²

PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES				
5	BUR OAK	QUERCUS MACROCARPA	50 mm CAL	P&B
16	DWARF PAPER BIRCH	BETULA PAPPYRIFERA NANA	50 mm CAL	P&B
11	LODGEPOLE PINE	PINUS CONTORTA LATIFOLIA	2000 mm HT.	P&B
6	PRAIRIE SKYRISE ASPEN	POPULUS TREM. PRAIRIE SKYRISE	50 mm CAL.	P&B
SHRUBS				
10	GOLDFINGER POTENTILLA	POTENTILLA FRUTICOSA GOLDFINGER	600 mm HT	POTTED
27	HUGHES JUNIFER	JUNIPERUS HORIZONTALIS HUGHES	600 mm DIA.	POTTED
27	SMOKEY SASKATOON	AMELANCHIER ALNIFOLIA SMOKEY	600 mm HT.	POTTED
10	WOLF WILLOW	ELEAGNUS COMMUNATATA	450 mm HT.	POTTED
2	DIABLO NINEBARK	PHYSOCARPUS OPLIFOLIUS DIABLO	600 mm DIA.	POTTED
PERENNIALS				
36	KARL FOERSTER REED GRASS	CALAMAGRSTIS KARL FOERSTER	300MM HT.	CONTAINER



PLANTING NOTES:

- CONTRACTOR TO CALL FIRST CALL TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.
- CONTRACTOR TO ENSURE THAT ALL NECESSARY ARRANGEMENTS ARE MADE WITH THE PIPELINE COMPANIES CONCERNING THE MOVEMENT OF MATERIALS AND EQUIPMENT NEAR ANY PIPELINE RIGHT OF WAY.
- CONTRACTOR IS RESPONSIBLE FOR THE HOARDING OF ALL TREE WITHIN OR ADJACENT TO CONSTRUCTION AREAS.
- CONTRACTOR IS RESPONSIBLE FOR HAULING OF ALL EXCESS MATERIALS OFF THE SITE.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO LANDSCAPED AREAS AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- ALL MEASUREMENTS IN MM UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK AND SHALL MEET OR EXCEED THE SPECS OF THE CAN NURSERY TRADES ASSOC. FOR SIZE, HT, SPREAD, GRADING QUALITY AND METHOD OF CULTIVATION.
- AREAS TO RECEIVE SOD TO HAVE TOPSOIL TO A DEPTH OF 100mm, AREAS TO HAVE TOPSOIL, AREAS FOR PLANTING BEDS TO A DEPTH OF 300mm.
- ALL PLANT MATERIAL AND WORKMANSHIP TO CONFORM TO THE REQUIREMENTS OF THE CITY OF YELLOWKNIFE DESIGN AND CONSTRUCTION STANDARDS IN ITS MOST RECENT EDITION.
- ALL BEDS TO HAVE AN EDGER.
- 120mm SHREDED BARK MULCH IN ALL PLANTING BEDS.

REVISION	DESCRIPTION	CHECKED BY
#1	ADJUSTED PLANTING TO NEW BASE PLAN	BEW
#2	ADJUSTED WALK TO NEW PATH	BEW
#3	ADDED SECOND BUILDING AND PLANTING	BEW
#4	CITY OF YELLOWKNIFE COMMENTS ADDRESSED	KLP

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NOVA GROUP OF COMPANIES
 12 Richmond Link, Ft. Saskatchewan AB T8L 0S2
 P.780.554.2545 E. wlagroup@telus.net

PROJECT TITLE: STANTON EXPRESS	ISSUED BY: DATE:	REMARKS:	JOB NO. 1431	DRAWING NO. L-1
PROJECT LEGAL ADDRESS: LOTS 1 TO 3, BLOCK 301 and ROADS			SCALE: 1:400 metric	
PROJECT MUNICIPAL ADDRESS: 48th Street, YELLOWKNIFE	DRAWING TITLE: LANDSCAPE PLAN		DRAWN BY: BEW	DATE: 18/02/2026

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 lusodesigns@hotmail.com
 International Design Inc.

331 Old Airport Road.
 Yellowknife, Northwest Territories
 Nova Builders
 (780) 702-6682

SCALE: 1/8" = 1'-0"
 DATE: 2026-02-18
 DRAWN BY: J.M.

SHEET NUMBER
3

NOTES and LEGEND

THE PLOT SIZE THAT WILL PROVIDE TRUE SCALE AND OPTIMUM READABILITY FOR THIS PLAN IS 279 mm X 432 mm.

CONTOUR INTERVAL IS 0.10 METRES.

ELEVATIONS ARE ORTHOMETRIC BASED ON THE CGG2013 GEOID MODEL.

ALL DISTANCES AND ELEVATIONS ARE EXPRESSED IN METRES OR DECIMALS THEREOF.

DATE OF ORIGINAL SURVEY: JANUARY 28, 2026

HORIZONTAL COORDINATE SYSTEM: UTM ZONE 11 NAD83 CSRS (2010.0)
 VERTICAL COORDINATE SYSTEM: CGVD2013 (CGG2013a)

SURVEY REFERENCE POINT:

SAG1
 NORTHING: 6925388.75
 EASTING: 632834.63
 ELEVATION: 199.76

SITE LAYOUT PROVIDED BY NOVA BUILDERS LTD.

- LIGHT STANDARD SHOWN THUS *
- BOLLARD SHOWN THUS ⊕
- POWER POLE SHOWN THUS ⊙
- BUILDING TO BE REMOVED SHOWN THUS - - - - -
- CREST SHOWN THUS - - - - -
- TOE SHOWN THUS - - - - -
- FENCE SHOWN THUS -x-x-
- FRONT OF SIDEWALK SHOWN THUS - - - - -
- BACK OF SIDEWALK SHOWN THUS - - - - -
- EDGE OF ROAD ACCESS SHOWN THUS - - - - -

SCALE 1 : 750



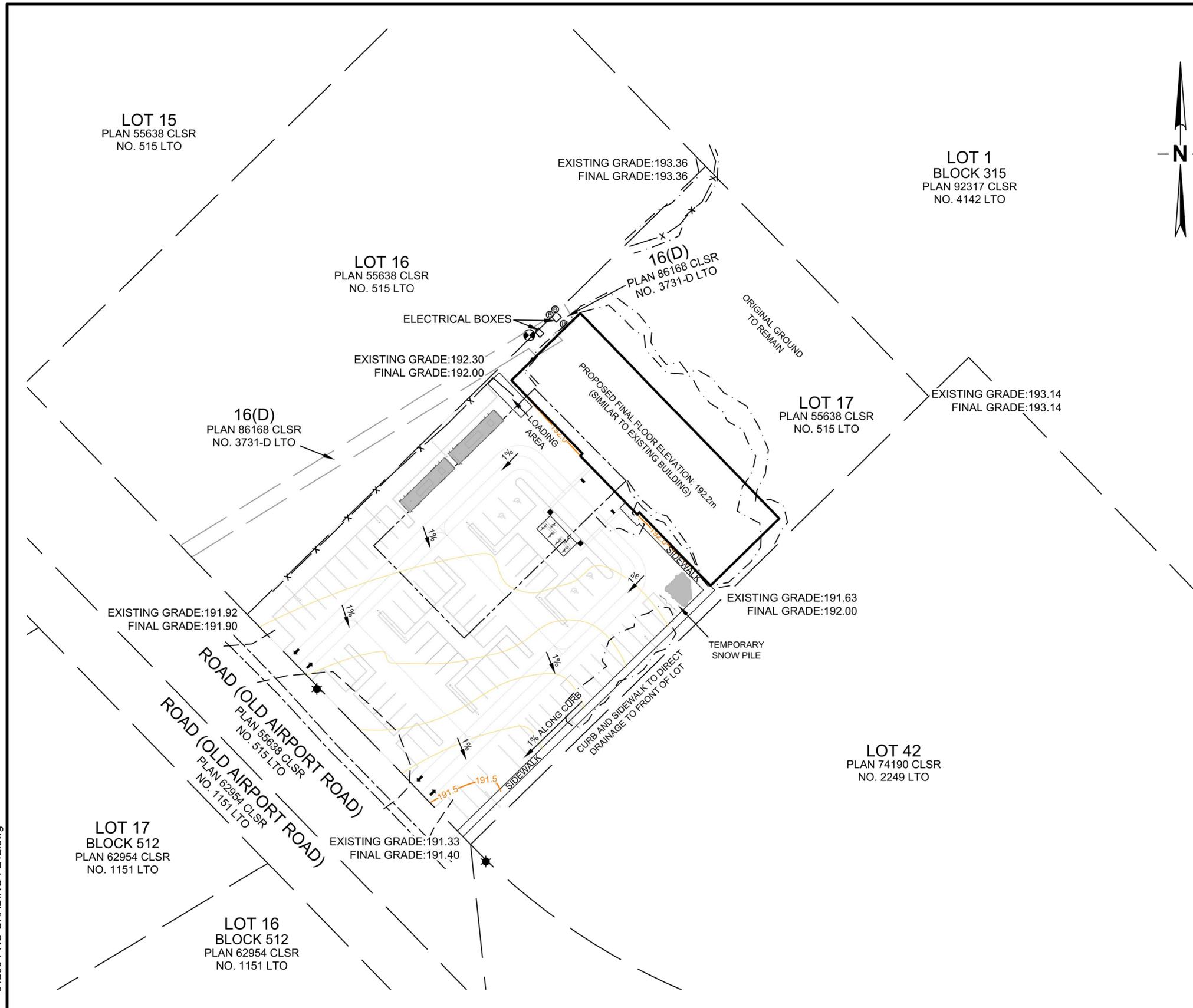
NOVA BUILDERS LTD.

PROPOSED GRADING PLAN

AT
LOT 17

YELLOWKNIFE, NORTHWEST TERRITORIES

Scale: 1:750	Date: 26-02-12	Drawing: 81206-PRO GRADING-FE12
Dwn/Chk: JN/MD	Job#: 81206	
REV No. 0	Description: ISSUED ORIGINAL DRAWING	Date: 26-02-12
		By: JN/MD



81206-PRO GRADING-FE12.dwg

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Grading Plan
 SCALE: 1/8" = 1'-0"
 DATE: 2026-02-18
 DRAWN BY: J.M.

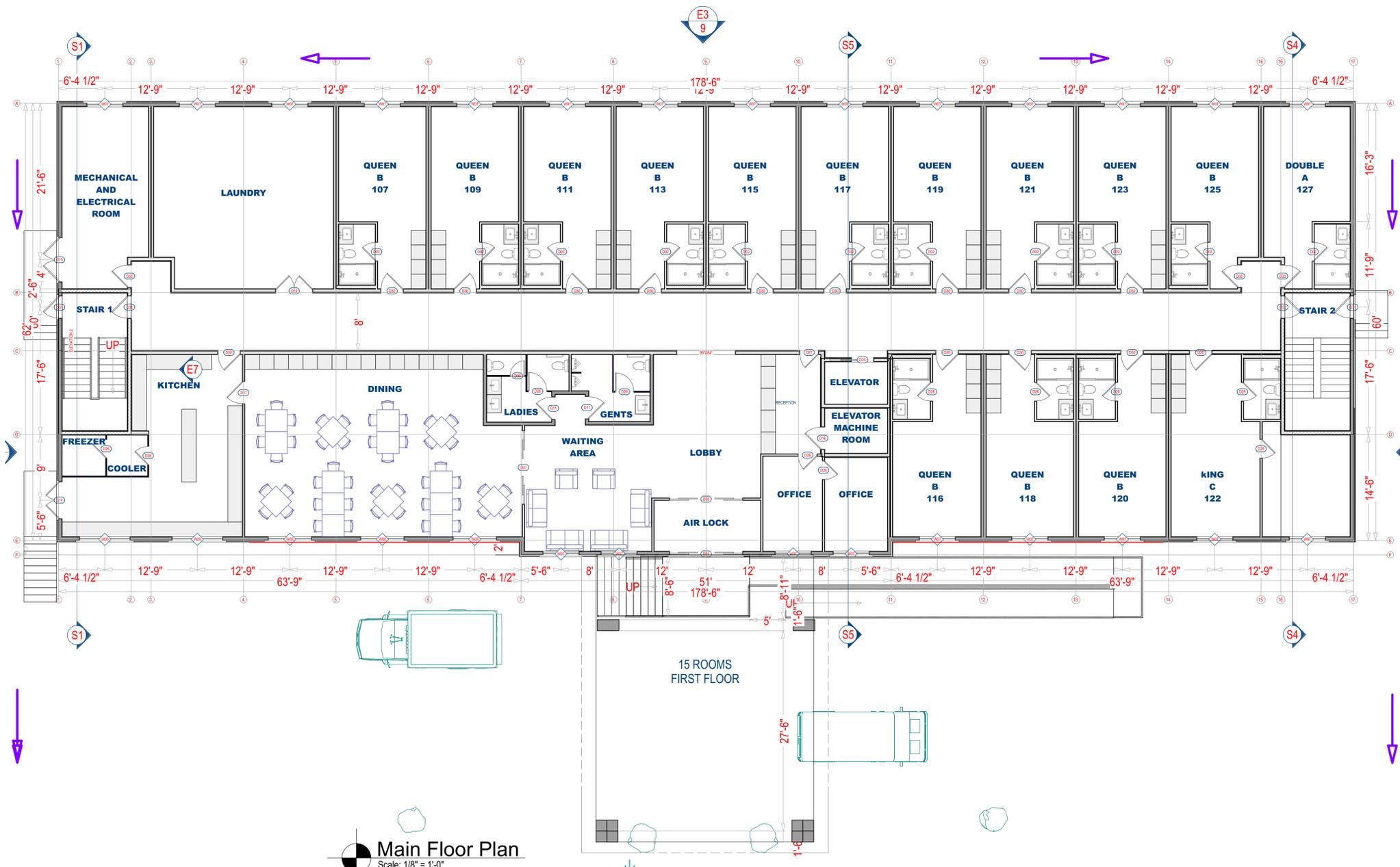
SHEET NUMBER
4



WINDOW SCHEDULE				DOOR SCHEDULE			
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	3D EXTERIOR ELEVATION	FIRE NUMBER	LABEL	QTY
	W03	48'X42"	8	48'X42"			
	W07	60'X36"	10	61'X35"			
	W08	22'X22"	3	23'X13"			
	D01	100'70"	1	122'X80"			
	D02	2668	11	32'X62 1/2"			
	D04	2670	1	32'X66 1/2"			

WALL LEGEND

WALL TYPE	DESCRIPTION
EXTERIOR	1 TYPICAL EXTERIOR WALL, 1R 100MM EXTERIOR FINISH, INSULATED EXTERIOR SOUNGBLOCK, 17MM VERTICAL STRAPPING (HANDSCREEN), 17MM OSB SHEATHING, 2R 100MM EXTERIOR FINISH
INTERIOR	2 TYPICAL INTERIOR WALL, 1R 100MM EXTERIOR FINISH, INSULATED EXTERIOR SOUNGBLOCK, 17MM VERTICAL STRAPPING (HANDSCREEN), 17MM OSB SHEATHING, 2R 100MM EXTERIOR FINISH
SUITE	3 SUITE DEMISING WALL, 2 LAYERS 5/8" GYPSUM BOARD, FINISHED; 4 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 5 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 6 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 7 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 8 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 9 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 10 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 11 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 12 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 13 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 14 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 15 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 16 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 17 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 18 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 19 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 20 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 21 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 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41 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 42 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 43 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 44 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 45 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 46 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 47 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 48 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 49 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 50 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 51 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 52 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 53 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 54 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 55 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 56 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 57 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 58 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 59 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 60 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 61 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 62 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 63 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 64 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 65 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 66 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 67 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 68 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 69 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 70 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 71 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 72 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 73 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 74 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 75 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 76 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 77 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 78 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 79 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 80 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 81 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 82 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 83 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 84 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 85 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 86 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 87 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 88 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 89 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 90 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 91 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 92 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 93 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 94 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 95 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 96 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 97 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 98 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 99 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED; 100 SUITE PARTITION WALL, 1/2" GYPSUM BOARD, FINISHED



Main Floor Plan
 Scale: 1/8" = 1'-0"

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 THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
 THE DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.
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GENERAL NOTES:
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 INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
 WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DRAWER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE DISCREPANT THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS.
 ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
 PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.



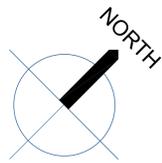
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 Yellowknife, Northwest Territories
Nova Builders
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General Notes, Code Info, Symbols, Keys

SCALE: 1/8" = 1'-0"
 DATE: 2026-02-18
 DRAWN BY: J.M.

SHEET NUMBER
5



WINDOW SCHEDULE				DOOR SCHEDULE			
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	3D EXTERIOR ELEVATION	FIRE NUMBER	LABEL	QTY
	W03	48'X42"	6		D01	100'0"	1
	W07	60'X56"	10		D02	266"	11
	W08	12'X12"	13		D04	2670"	1
	W09	64'X16"	2		D05	107'X84"	2
	W09	64'X16"	2		D06	24'X80"	1
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D11	38'X80"	3

WALL LEGEND	
	1 TYPICAL EXTERIOR WALL - 16" CMU EXTERIOR FINISH: BRICK INTERIOR FINISH: GYPSUM BOARD, FINISHED
	2 TYPICAL INTERIOR WALL - 1/2" GYPSUM BOARD, FINISHED INTERIOR FINISH: GYPSUM BOARD, FINISHED
	3 SUITE DEMISING WALL - 1/2" GYPSUM BOARD, FINISHED SUITE FINISH: GYPSUM BOARD, FINISHED
	4 CORRIDOR EXTERIOR WALL - 16" CMU CORRIDOR FINISH: GYPSUM BOARD, FINISHED
	5 SUITE PLUMBING / SUPPORT WALL - 1/2" GYPSUM BOARD, FINISHED SUITE FINISH: GYPSUM BOARD, FINISHED
	6 TYPICAL INTERIOR 24" WALL - 24" WOOD FRAMED WALL @ 16" OC SUITE FINISH: GYPSUM BOARD, FINISHED

DIMENSION NOTE
 UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ILLUSTRATED ON THIS SHEET READ TO EITHER GRID LINES OR FACE OF FRAMING ONLY.



Third Floor Plan
 Scale: 1/8" = 1'-0"

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 THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR AND SHALL NOT BE RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE CONTRACT DOCUMENTS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCES.
 THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
 PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

GENERAL NOTES:
 THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCES.
 ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE BUILDING CONTRACT AND LOCAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCES.
 THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
 PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.



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As-Built Versus New (Demo Plan)

SCALE: 1/8" = 1'-0"
 DATE: 2026-02-18
 DRAWN BY: J.M.

SHEET NUMBER
7

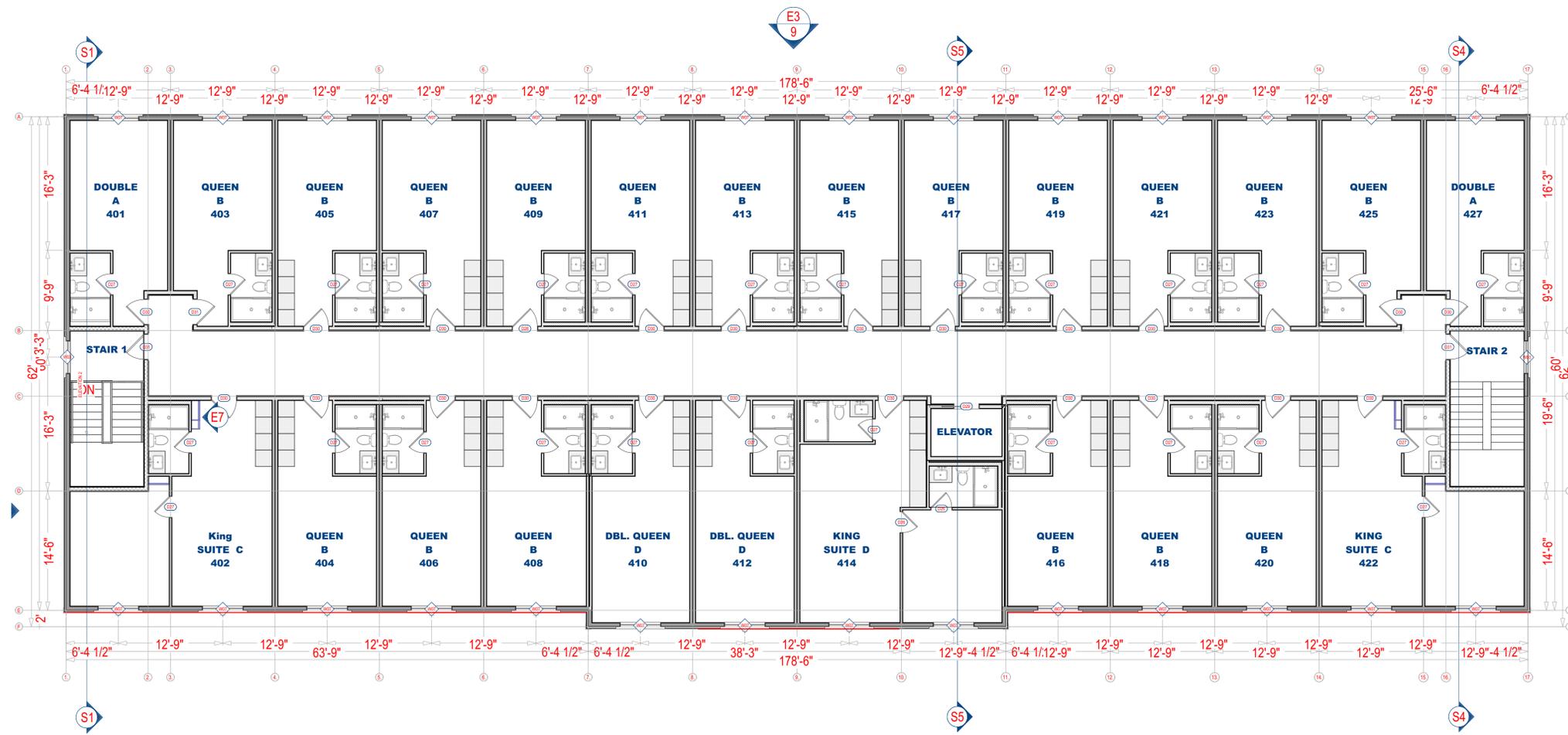


WINDOW SCHEDULE				DOOR SCHEDULE			
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	3D EXTERIOR ELEVATION	FIRE NUMBER	LABEL	QTY
	W03	48'X42"	6		D01	100'0"	1
	W07	60'X36"	10		D02	266"	11
	W08	12'X12"	3		D04	26'0"	1
	W09	64'X16"	2		D05	120'X84"	2
	W09	64'X16"	2		D06	24'X80"	1
	W09	64'X16"	2		D08	38'X84"	7
	W09	64'X16"	2		D09	38'X80"	4
	W09	64'X16"	2		D10	38'X80"	4
	W09	64'X16"	2		D11	38'X80"	3
	W09	64'X16"	2		D12	38'X80"	3
	W09	64'X16"	2		D13	38'X80"	3
	W09	64'X16"	2		D14	38'X80"	3
	W09	64'X16"	2		D15	38'X80"	3
	W09	64'X16"	2		D16	38'X80"	3
	W09	64'X16"	2		D17	38'X80"	3
	W09	64'X16"	2		D18	38'X80"	3
	W09	64'X16"	2		D19	38'X80"	3
	W09	64'X16"	2		D20	38'X80"	3
	W09	64'X16"	2		D21	38'X80"	3
	W09	64'X16"	2		D22	38'X80"	3
	W09	64'X16"	2		D23	38'X80"	3
	W09	64'X16"	2		D24	38'X80"	3
	W09	64'X16"	2		D25	38'X80"	3
	W09	64'X16"	2		D26	38'X80"	3
	W09	64'X16"	2		D27	38'X80"	3
	W09	64'X16"	2		D28	38'X80"	3
	W09	64'X16"	2		D29	38'X80"	3
	W09	64'X16"	2		D30	38'X80"	3
	W09	64'X16"	2		D31	38'X80"	3
	W09	64'X16"	2		D32	38'X80"	3

WALL LEGEND

	EXTERIOR	1 TYPICAL EXTERIOR WALL, 16" CMU, EXTERIOR FINISH, INSIDE FINISHED EXTERIOR SOUNGBLOCK, 1/2" VERTICAL STRAPPING HANDSCREWS, 1" X 6" SOLID BRICK AND BARRIER
	INTERIOR	1 TYPICAL INTERIOR WALL, 1/2" GYPSUM BOARD, FINISHED
	SUITE	1 SUITE DEMISING WALL, 1/2" GYPSUM BOARD, FINISHED
	CORRIDOR	1 CORRIDOR EXIT WALL, 1/2" GYPSUM BOARD, FINISHED
	SUITE	1 INTERIOR 24" PLUMBING / SUPPORT WALL, 1/2" GYPSUM BOARD, FINISHED
	SUITE	1 TYPICAL INTERIOR 24" WALL, 1/2" GYPSUM BOARD, FINISHED

DIMENSION NOTE
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Fourth Floor Plan
 Scale: 1/8" = 1'-0"

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 THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THE DESIGNER AND FOR THE DESIGNER'S OBLIGATION TO THE CLIENT.
 THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE SAFETY OF THE PROJECT.
 THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE SAFETY OF THE PROJECT.
 THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE SAFETY OF THE PROJECT.

GENERAL NOTES:
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 WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE DISCREPANT THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS.
 ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
 PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.



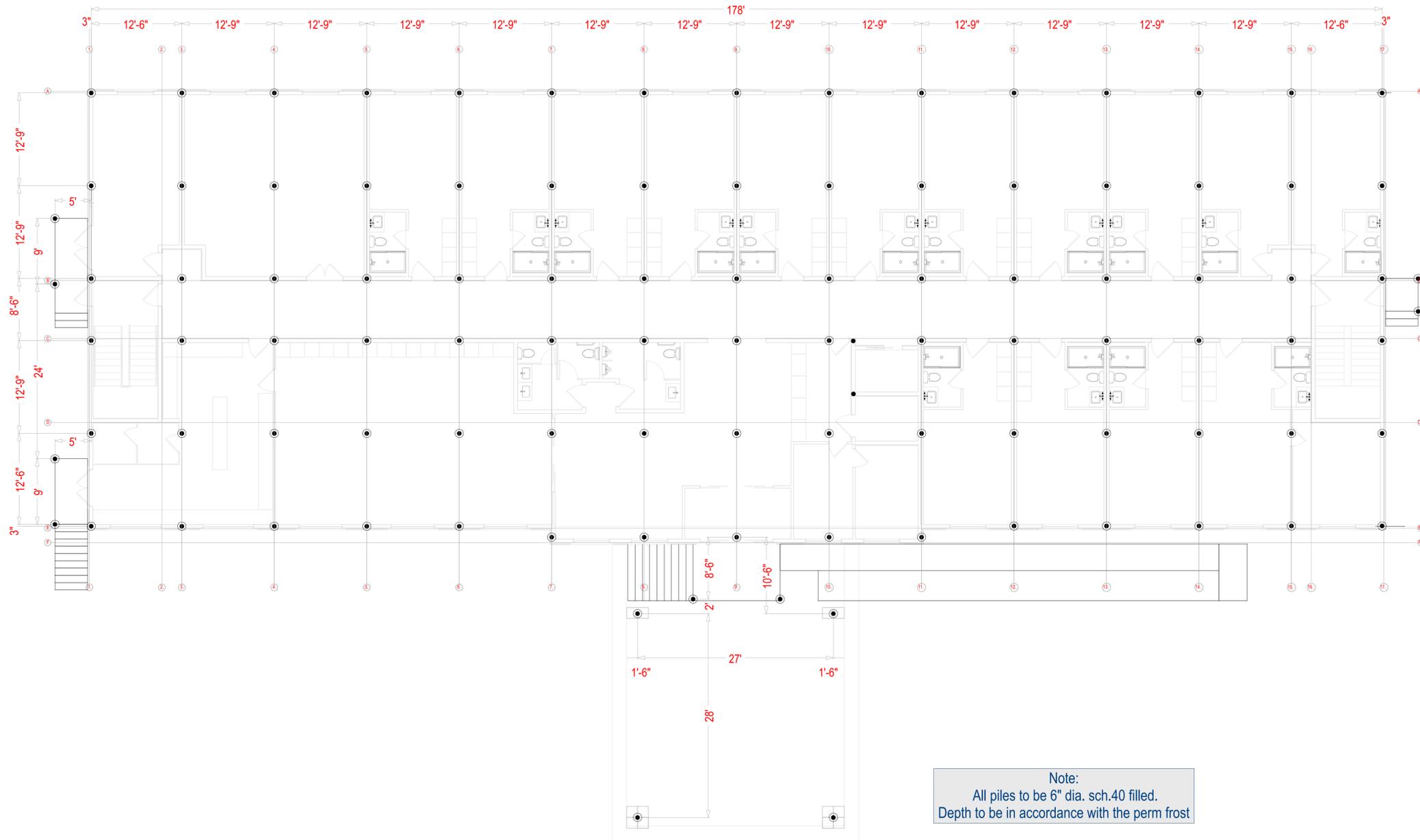
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Exterior Elevations

SCALE: 1/8" = 1'-0"
 DATE: 2026-02-18
 DRAWN BY: J.M.

SHEET NUMBER
8



Pile Layout
 Scale: 1/8" = 1'-0"

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 THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND SPECIFICATIONS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS ON THE JOB SITE.
 THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS AND SPECIFICATIONS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
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 WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE DISCONTINUED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS.
 ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
 PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL & LOCAL CODES.
 DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT/DESIGNER ARE SUBJECT TO THE CONTRACTOR'S LIABILITY FOR ANY VIOLATIONS, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
 ALL WORK IS TO BE DONE IN ACCORDANCE WITH PART 1 OF THE BC SITE SPECIFICATIONS OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
 PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

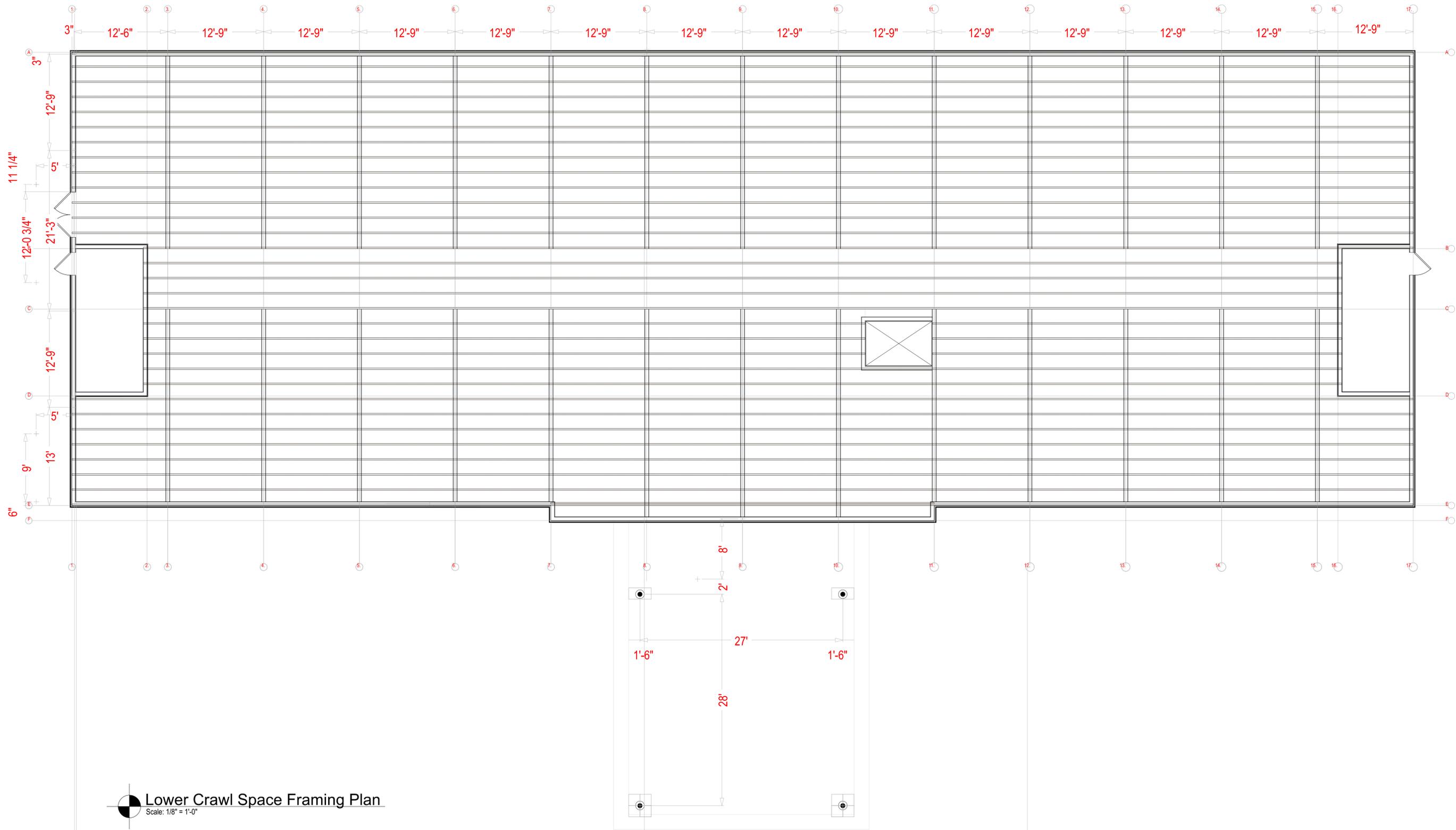


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SCALE: 1/8" = 1'-0"
 DATE: 2026-02-18
 DRAWN BY: J.M.

SHEET NUMBER
10



Lower Crawl Space Framing Plan
 Scale: 1/8" = 1'-0"

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 NO SCALE DRAWINGS, USE ONLY THE PRINTED DIMENSIONS.

ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND ALL APPLICABLE LOCAL CODES.
 THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

GENERAL NOTES:
 THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
 WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE DISCREPANT THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS INCLUDING ROUGH OPENINGS.
 ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
 PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.



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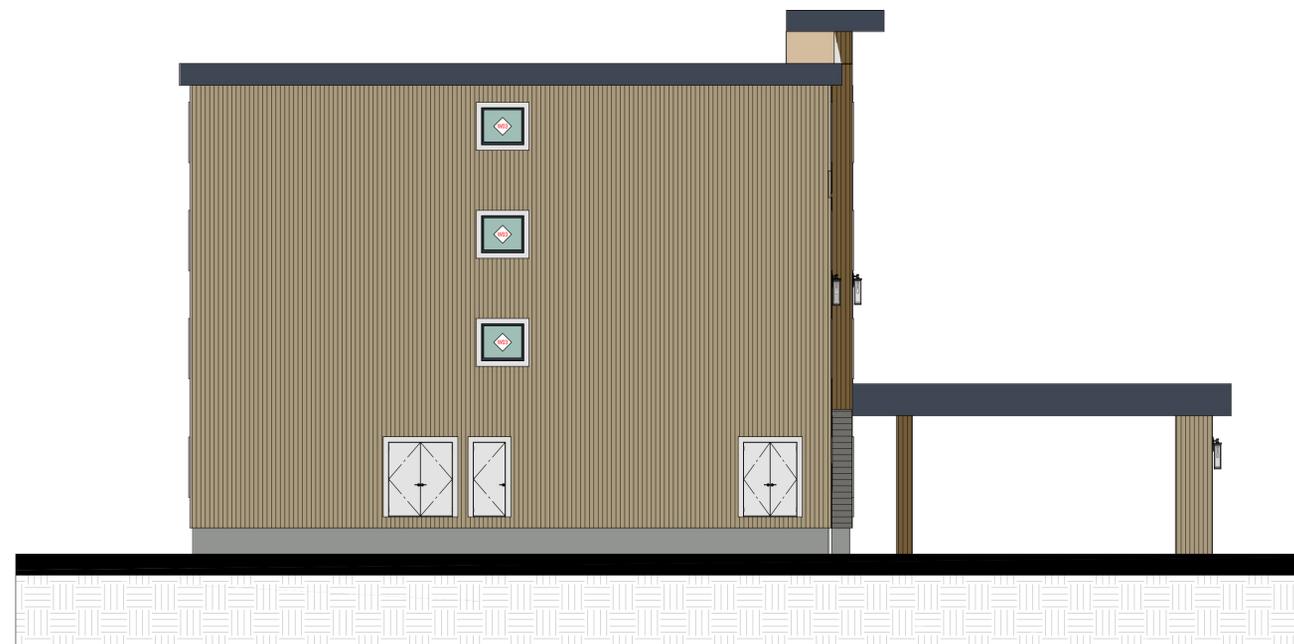
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SCALE: 1/8" = 1'-0"
 DATE: 2026-02-18
 DRAWN BY: J.M.

SHEET NUMBER
12



Front Elevation (South Side)
 Scale: 1/8" = 1'-0"



Right Side Elevation (West Side)
 Scale: 1/8" = 1'-0"

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 THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 THE DESIGNER SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS OF THE SITE AND THE ADJACENT PROPERTIES.
 THE DESIGNER SHALL BE RESPONSIBLE FOR MAINTAINING A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
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GENERAL NOTES:
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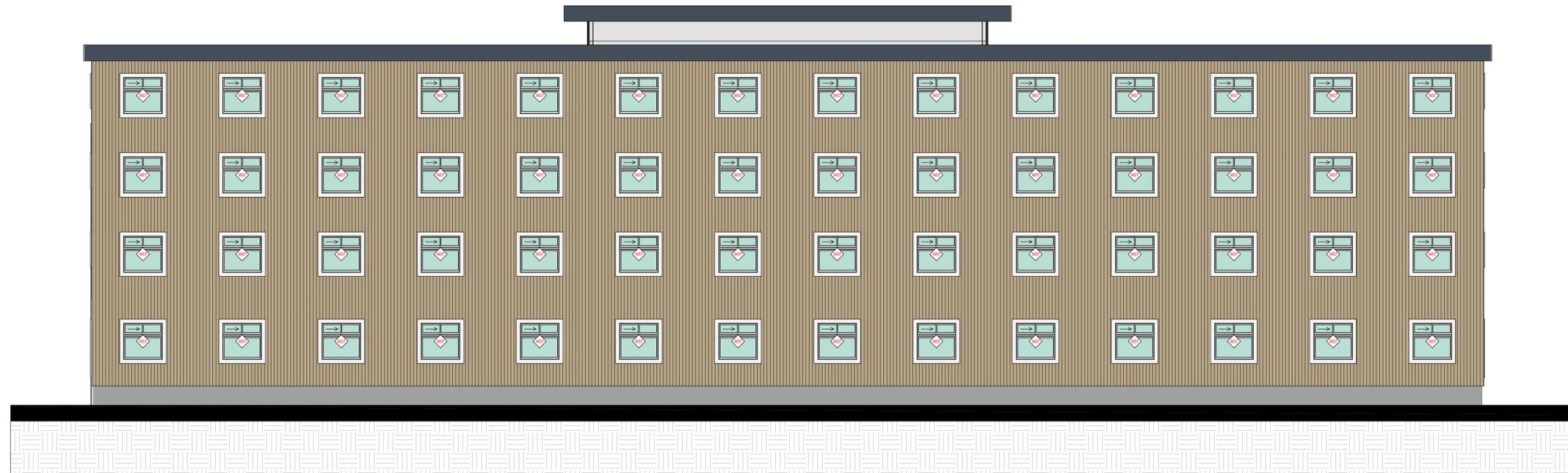
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SHEET NUMBER
13



 Rear Elevation (North Side)
 Scale: 1/8" = 1'-0"



 Left Side Elevation (East Side)
 Scale: 1/8" = 1'-0"

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 THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE REGULATIONS OR CODES.

GENERAL NOTES:
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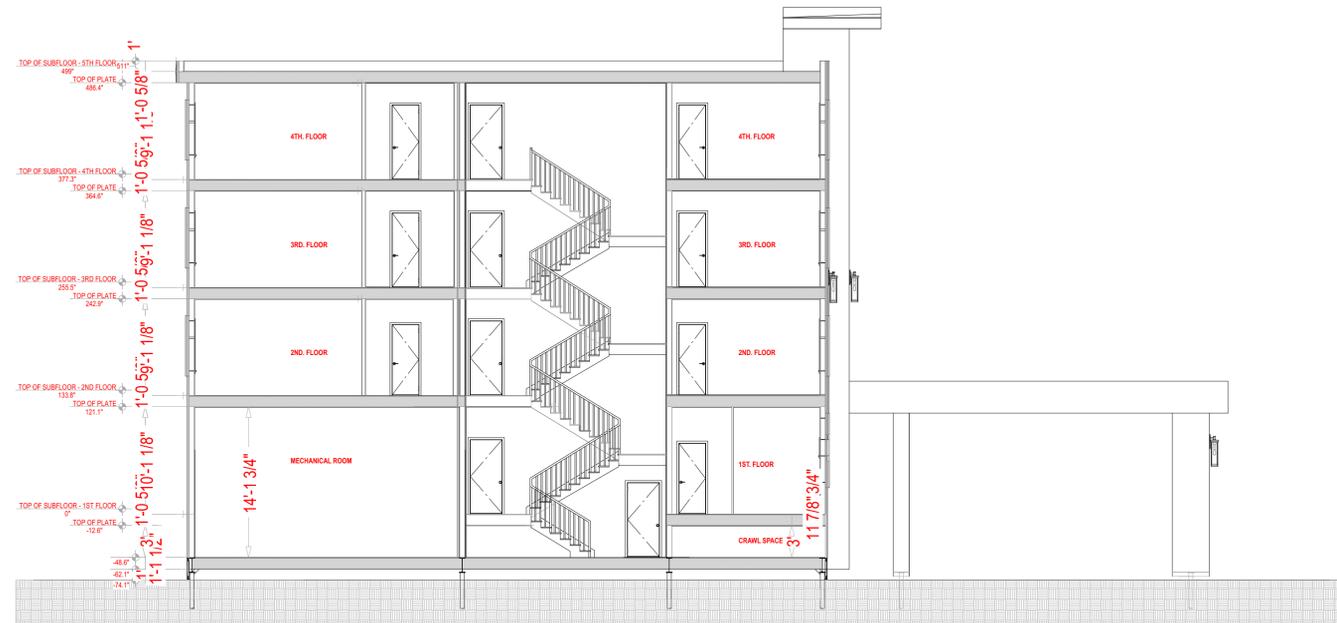
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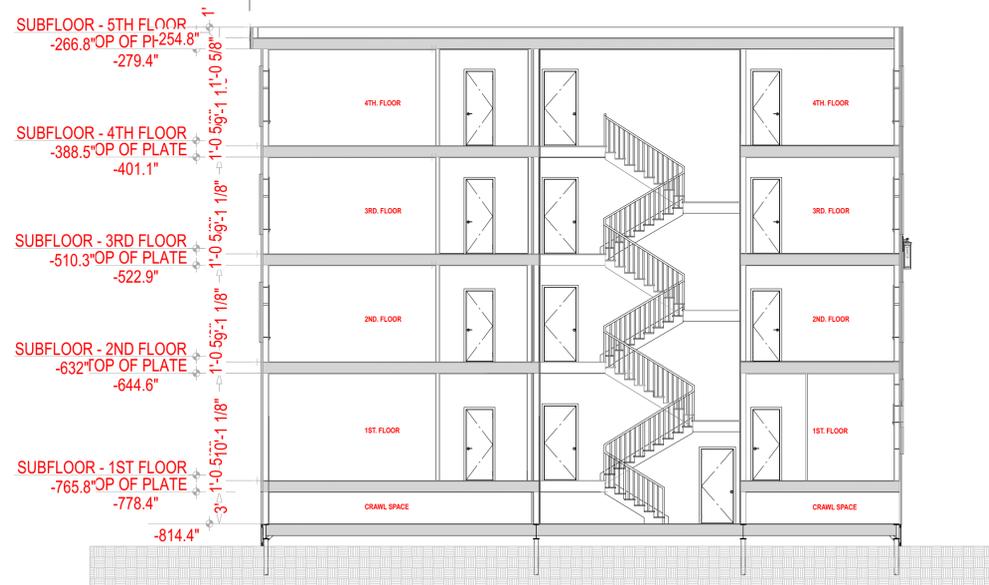
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14



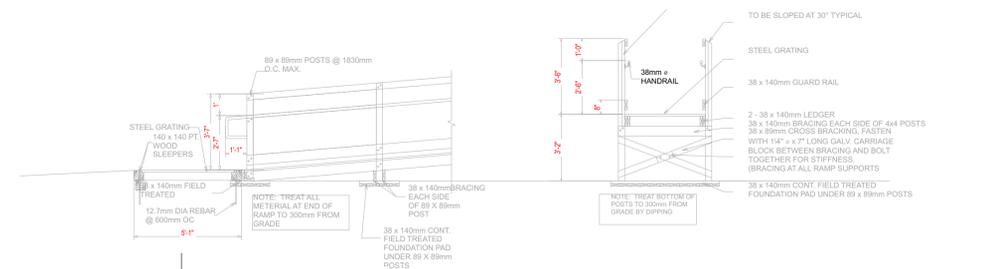
Section S1
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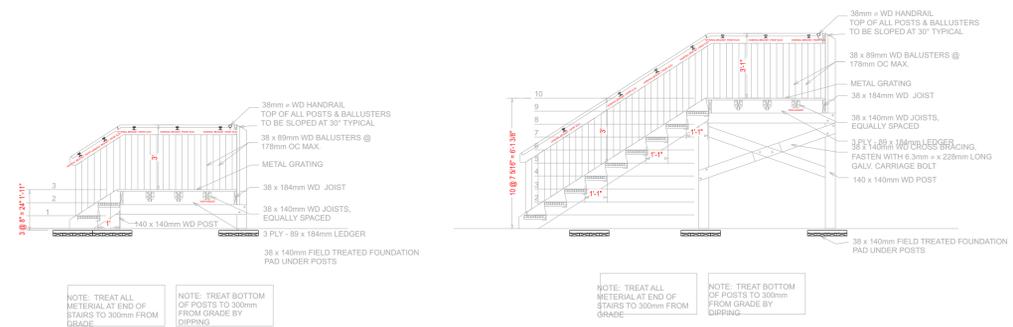
Section S2
 Scale: 1/8" = 1'-0"



Section S3
 Scale: 1/8" = 1'-0"



Ramp Details
 Scale: N.T.S.



Exterior Stair Details
 Scale: N.T.S.



Washroom Fixture & Accessory Details
 Scale: N.T.S.

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GENERAL NOTES:
 1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND ALL APPLICABLE LOCAL CODES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.



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SHEET NUMBER
15