

207.0 Roof ridge  
 202.0 3rd Floor Elevation  
 199.0 2nd Floor Elevation  
 196.0 1st Floor Elevation  
 194.0 Front pf bldg  
 193.6 Tope edge of parking  
 193.0 Sidewalk

Based on 194.0 and 198.5 front and rear corner elevations, Avg is 196.25

Total Avg height of 10.75m ( 35.25')

- Parking 2.7m x 6.0m
- Landscape
- Blast to Elevation TBD Maybe 194.5m
- Setback 3.0m
- Walkways and Stairs

**Grade estimated at 196 Meters**

Garbage & Recycle Bins

Walkway & Stairs  
 Parking 9' x 20'  
 2.7m x 6.0m

Building Entrance

Elev 193.65m @ 8%

Elev 193.8 Walkway

Elev 194m at front of building

1st Sty Elev 195m  
 2nd Sty Elev 198.5m

2m Landscape Buffer along southwest property line. Existing landscape and re-landscaped to meet conditions.

Walkway & Stairs - 2m buffer to be maintained - Stair direction is yet to be determined - built within the required 40 % allowable projection of 1.2m

SCALE 1 : 150



**OLLERHEAD & ASSOCIATES LTD.**  
 CANADA LANDS SURVEYORS  
 AND ENGINEERS

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- NOTES/LEGEND**
1. DISTANCES AND ELEVATIONS ARE IN METERS
  2. CONTOUR INTERVAL= 0.25m
  3. TOPOGRAPHIC SURVEY IS BASED UPON NAD83 CSRS UTM ZONE 11, WITH ELEVATIONS REFERENCED TO THE CGVD2013 VERTICAL DATUM
  4. CONTROL POINT (OA1)  
 N: 6924533.08 m  
 E: 633537.34 m  
 ELEV: 187.35

- PROPERTY LINE . . . . .
- EXTERIOR LOT STRUCTURE . . . . .
- MAJOR CONTOUR . . . . .
- MINOR CONTOUR . . . . .
- EXISTING FENCE . . . . .
- CREST . . . . .
- TOE . . . . .
- SIDEWALK . . . . .
- TOP OF CURB . . . . .
- BOTTOM OF CURB . . . . .

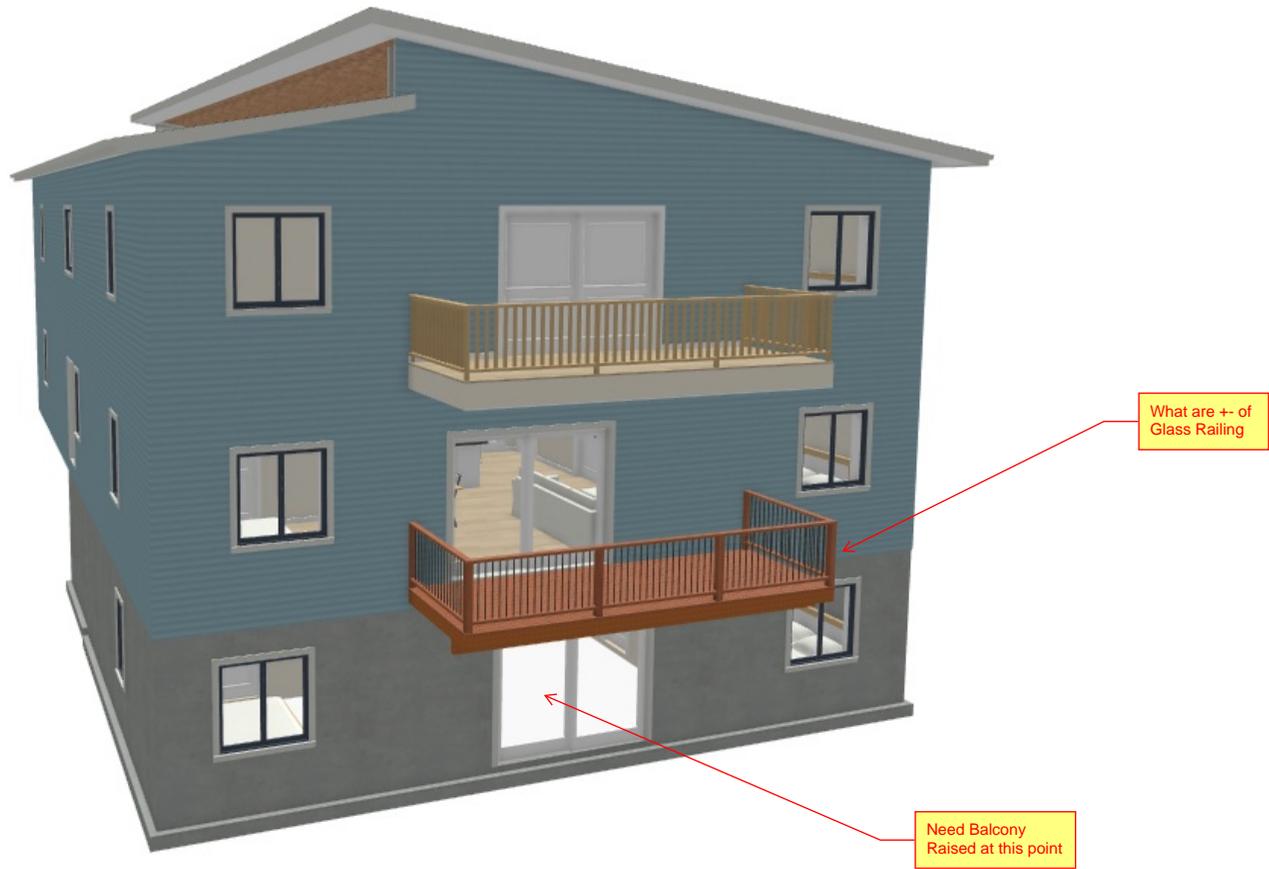
CLIENT:  
**Site Plan - 20 Gitzel Building set backs on Next page**

DRAWING TITLE:  
**TOPOGRAPHIC SURVEY  
 GITZEL STREET  
 LOT 8, BLOCK 119  
 PLAN 114393 CLSR, 4880 LTO  
 YELLOWKNIFE, NT**

DRAWN: RJC      CHECKED: PM      APPROVED: VO

SCALE: 1:150      DATE: NOVEMBER 07, 2025

DRAWING NUMBER: 1 OF 1      PROJECT NO.: 25-91-BT



Concept Plan - 20 Gitzel Street



# 3rd Floor

