

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')

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

Planner's Note: 100% of the Front Yard must be landscaped. A landscaped buffer of a minimum of 2.00m must be provided on the side of the lot abutting the existing Single Detached Dwelling.

OLLERHEAD & ASSOCIATES LTD.
 CANADA LANDS SURVEYORS
 AND ENGINEERS

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- NOTES/LEGEND**
- DISTANCES AND ELEVATIONS ARE IN METERS
 - CONTOUR INTERVAL= 0.25m
 - TOPOGRAPHIC SURVEY IS BASED UPON NAD83 CSRS UTM ZONE 11, WITH ELEVATIONS REFERENCED TO THE CGVD2013 VERTICAL DATUM
 - 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

DR _____

SC **Development Permit #** PLDEV-2026-0047

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Garbage & Recycle Bins

Walkway & Stairs

Parking
 9' x 20'
 2.7m x 6.0m

Grade estimated at
 196 Meters

Elev 193.65m @ 8%

Elev 193.8 Walkway

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

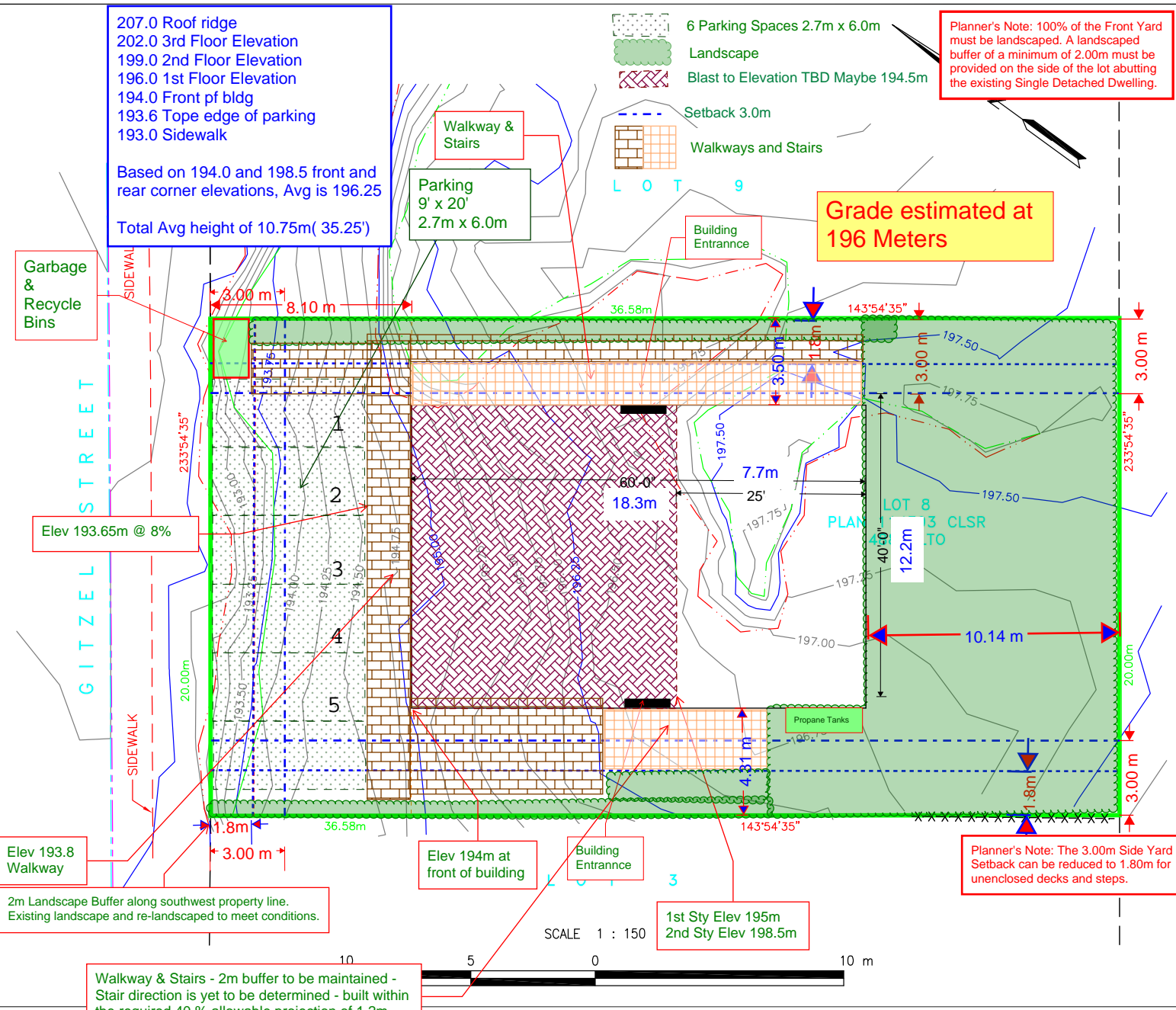
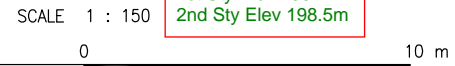
Elev 194m at front of building

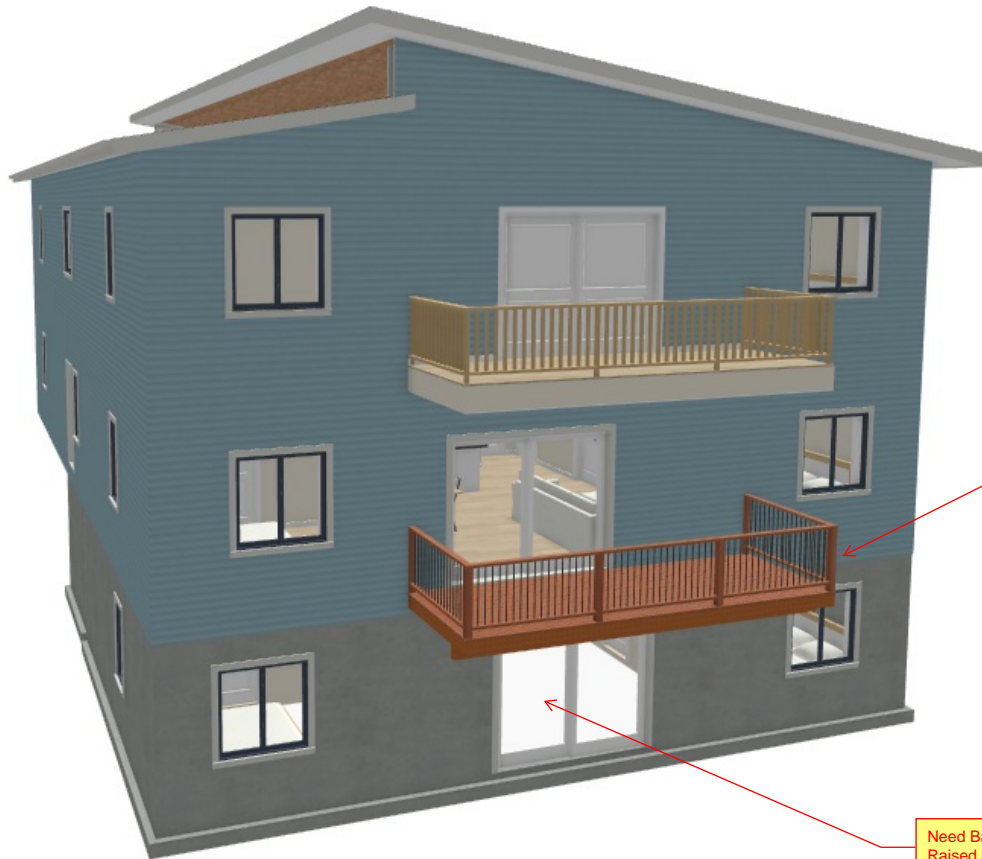
Building Entrance

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

Planner's Note: The 3.00m Side Yard Setback can be reduced to 1.80m for unenclosed decks and steps.

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





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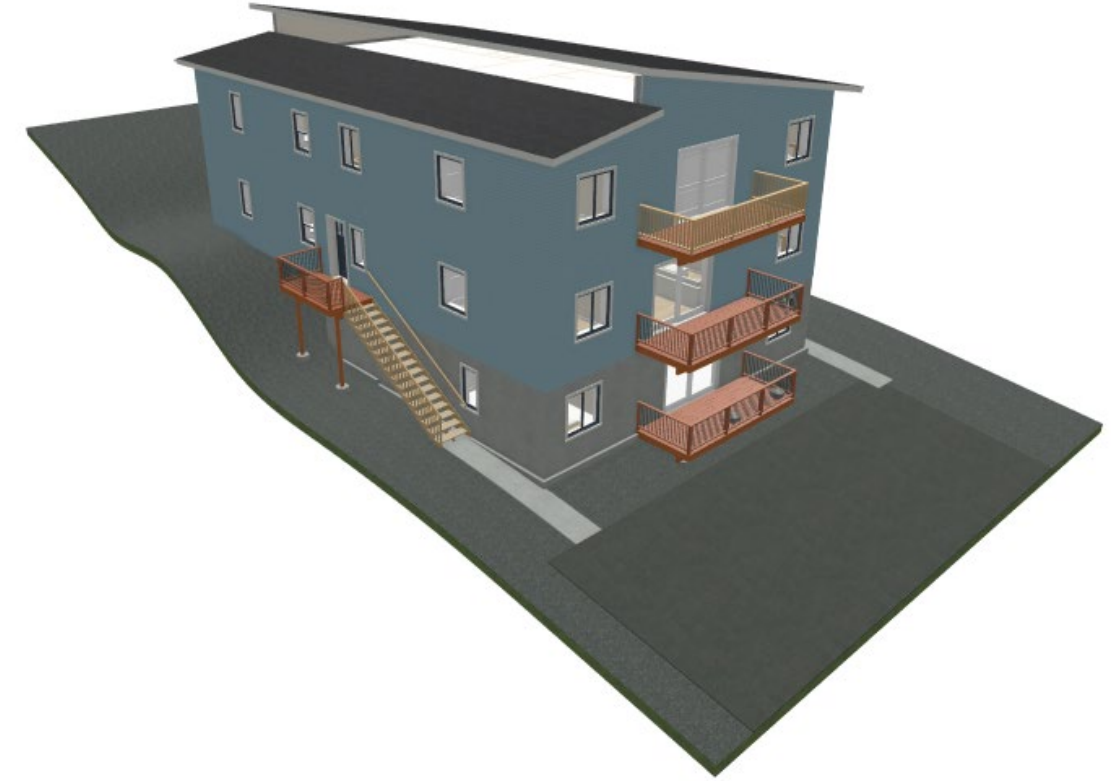
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What are +- of
Glass Railing

Need Balcony
Raised at this point

Concept Plan - 20 Gitzel Street



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Development Officer	<u>Eli Smith</u>

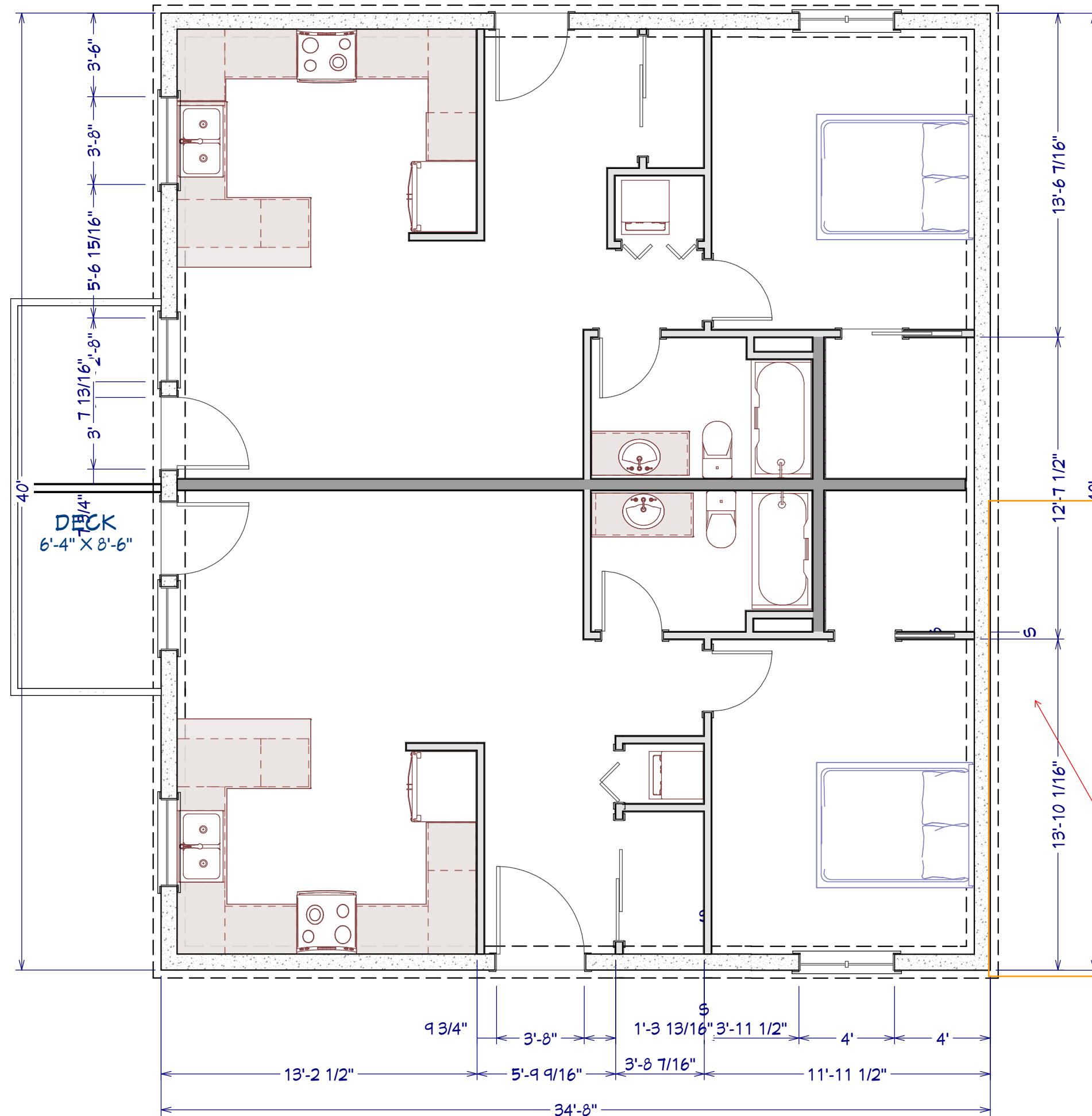


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1st Storey Level

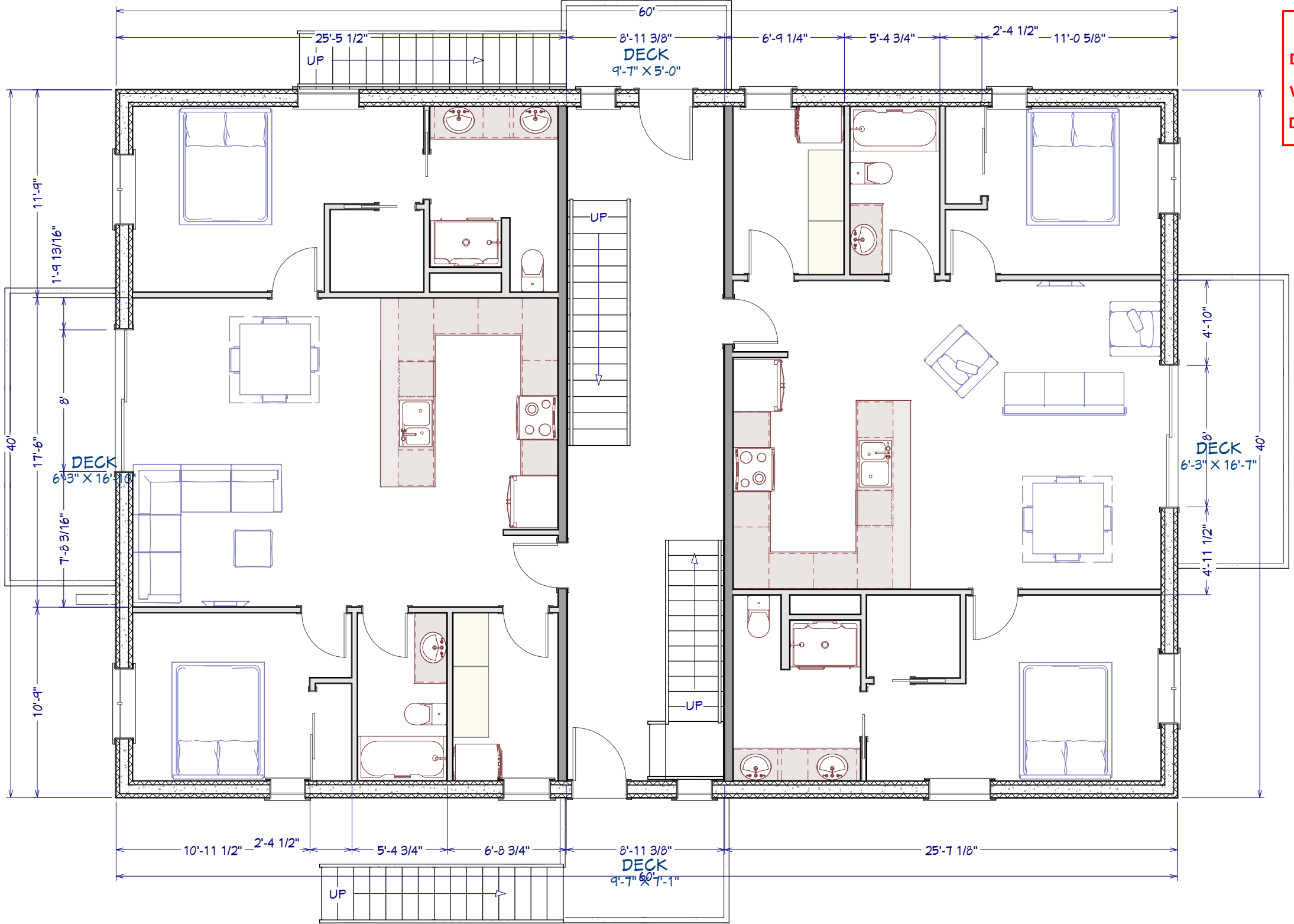
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Mechanical Service Room
6' x 20' - Approximately

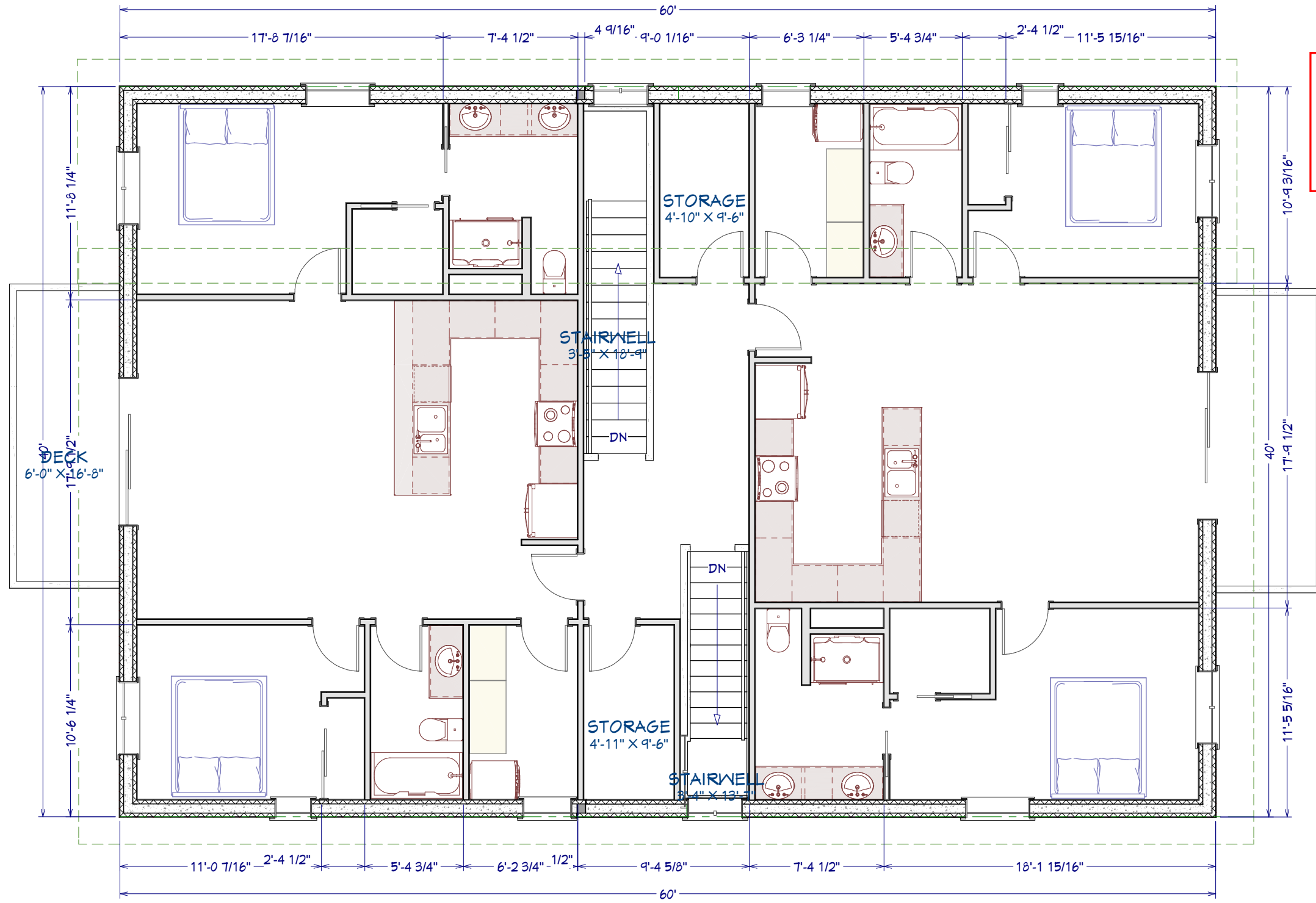
- 2 - boilers
- 2 - electric water tanks
- Electrical service
- 7 - electric meters
- Building water service
- Building Fire systems (if required)
- ventilation for stairwell if required

2nd Storey Level



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3rd Storey Level



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