

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

Grade estimated at 196 Meters

Garbage & Recycle Bins

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

Building Entrance

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

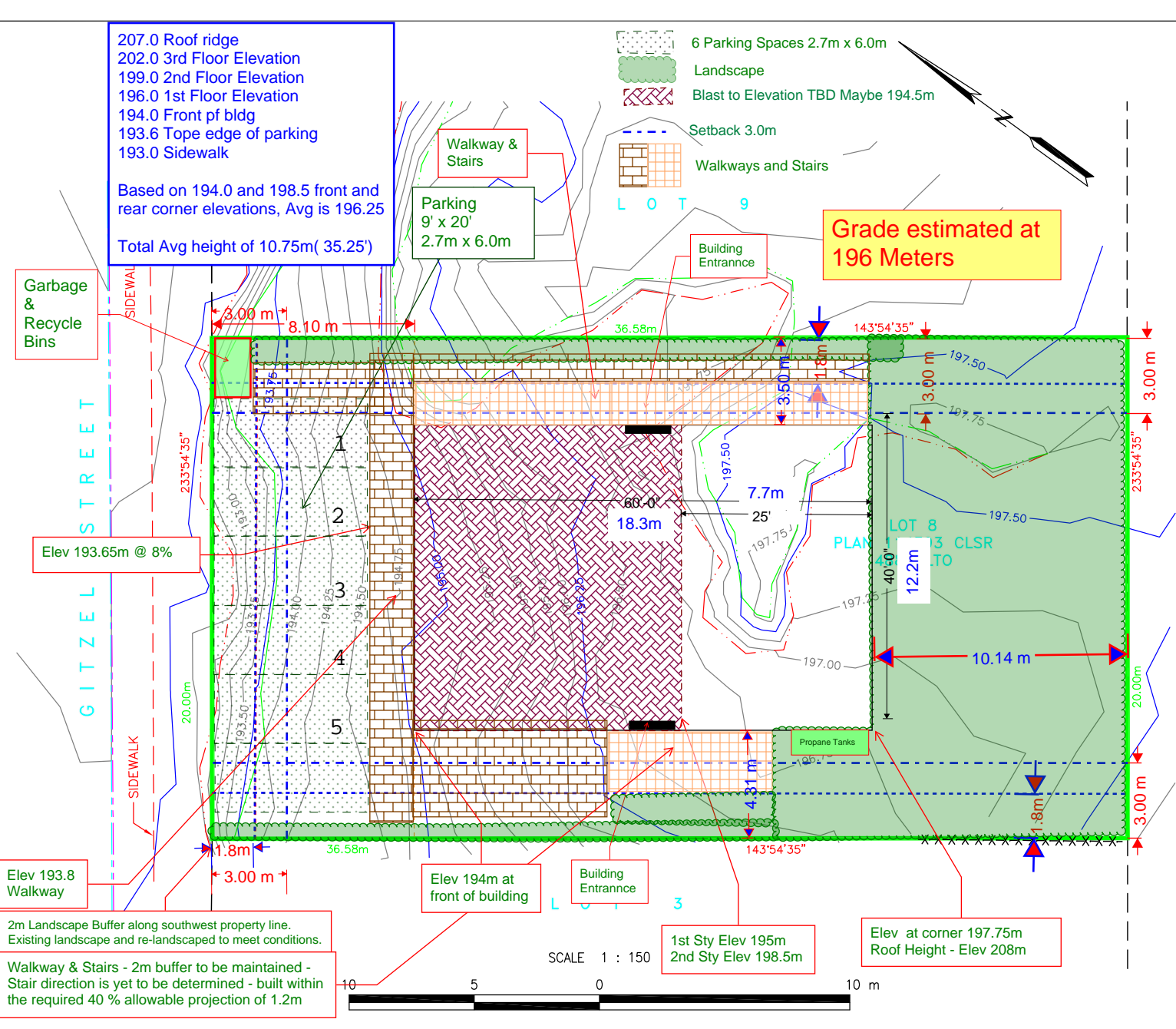
- PROPERTY LINE
- EXTERIOR LOT STRUCTURE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING FENCE
- CREST
- TOE
- SIDEWALK
- TOP OF CURB
- BOTTOM OF CURB

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



Elev 193.8 Walkway

Elev 194m at front of building

Building Entrance

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

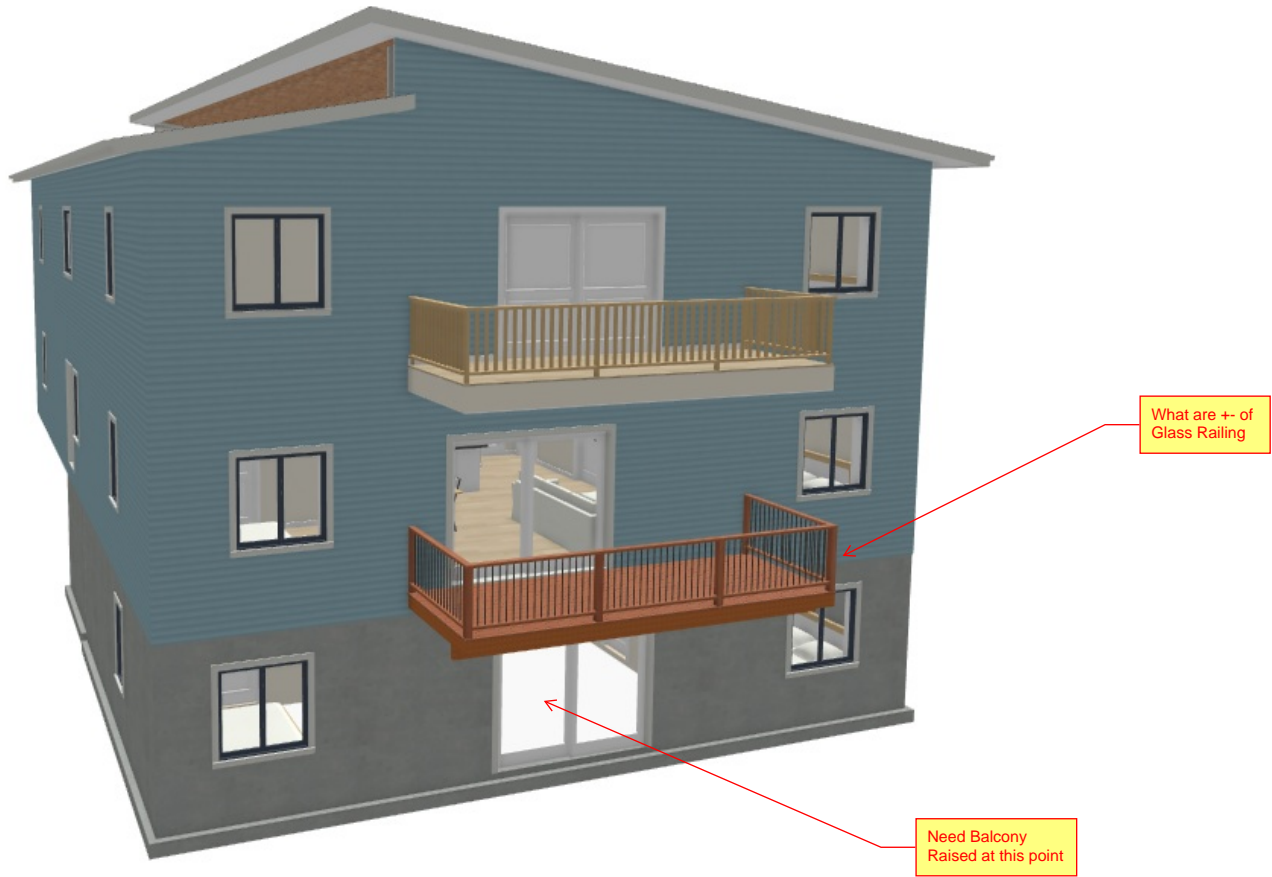
Elev at corner 197.75m
 Roof Height - Elev 208m

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

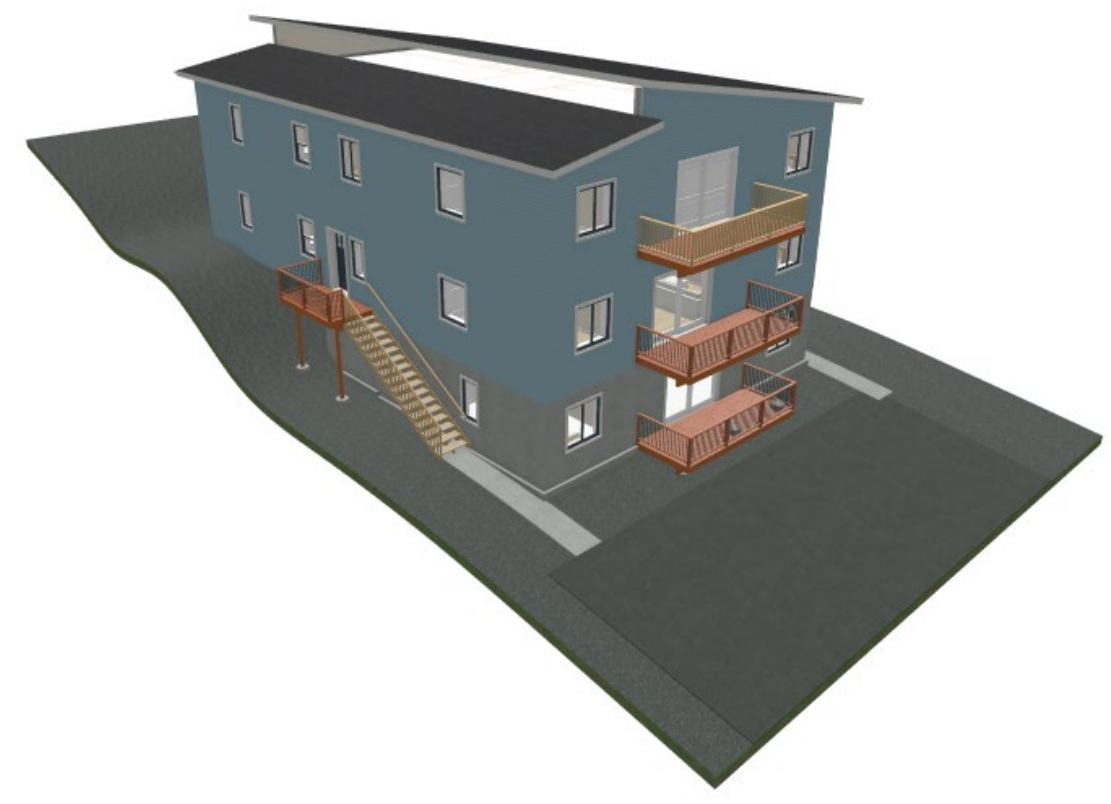
Walkway & Stairs - 2m buffer to be maintained - Stair direction is yet to be determined - built within the required 40% allowable projection of 1.2m

SCALE 1 : 150

10 5 0 10 m

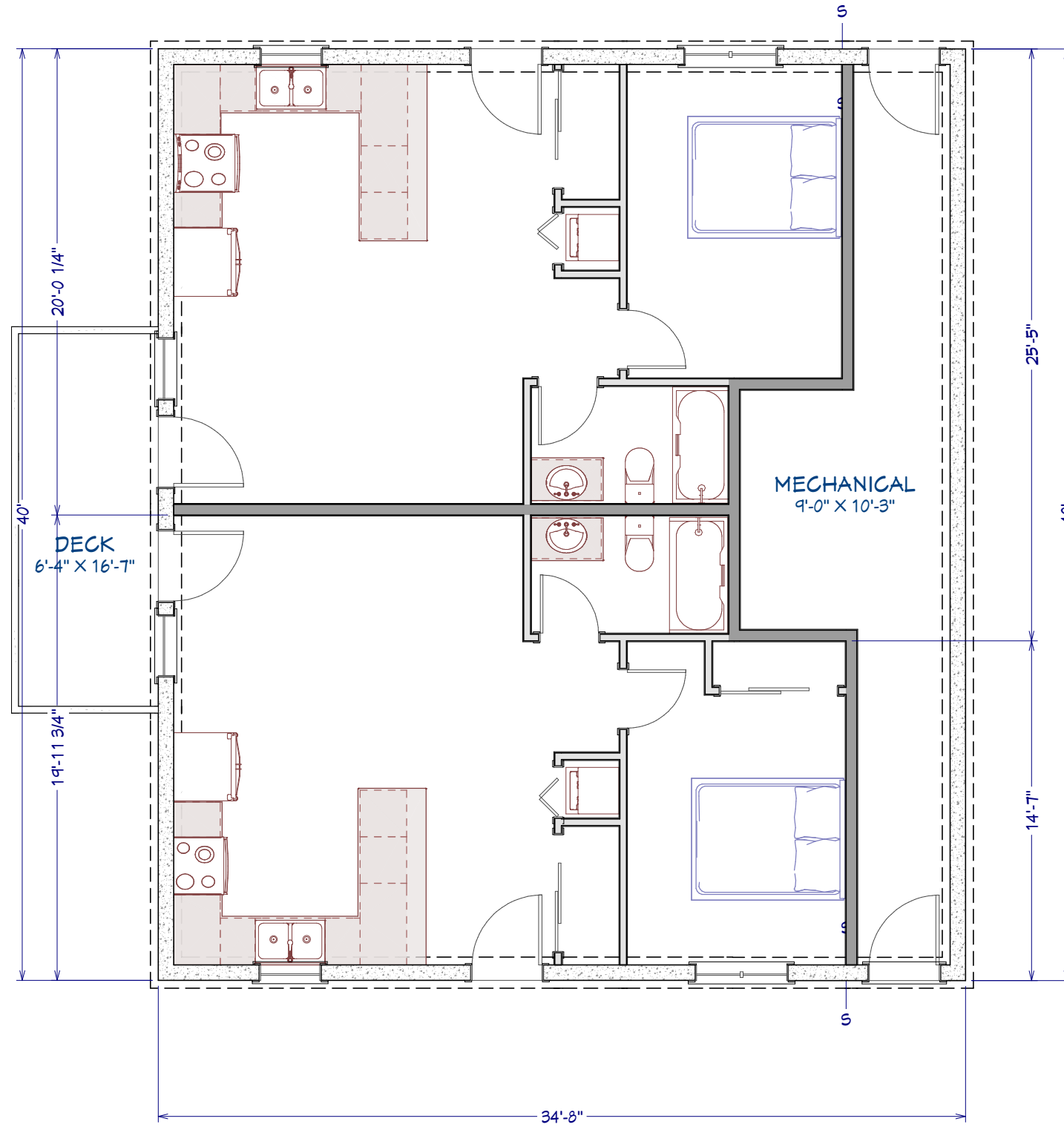


Concept Plan - 20 Gitzel Street

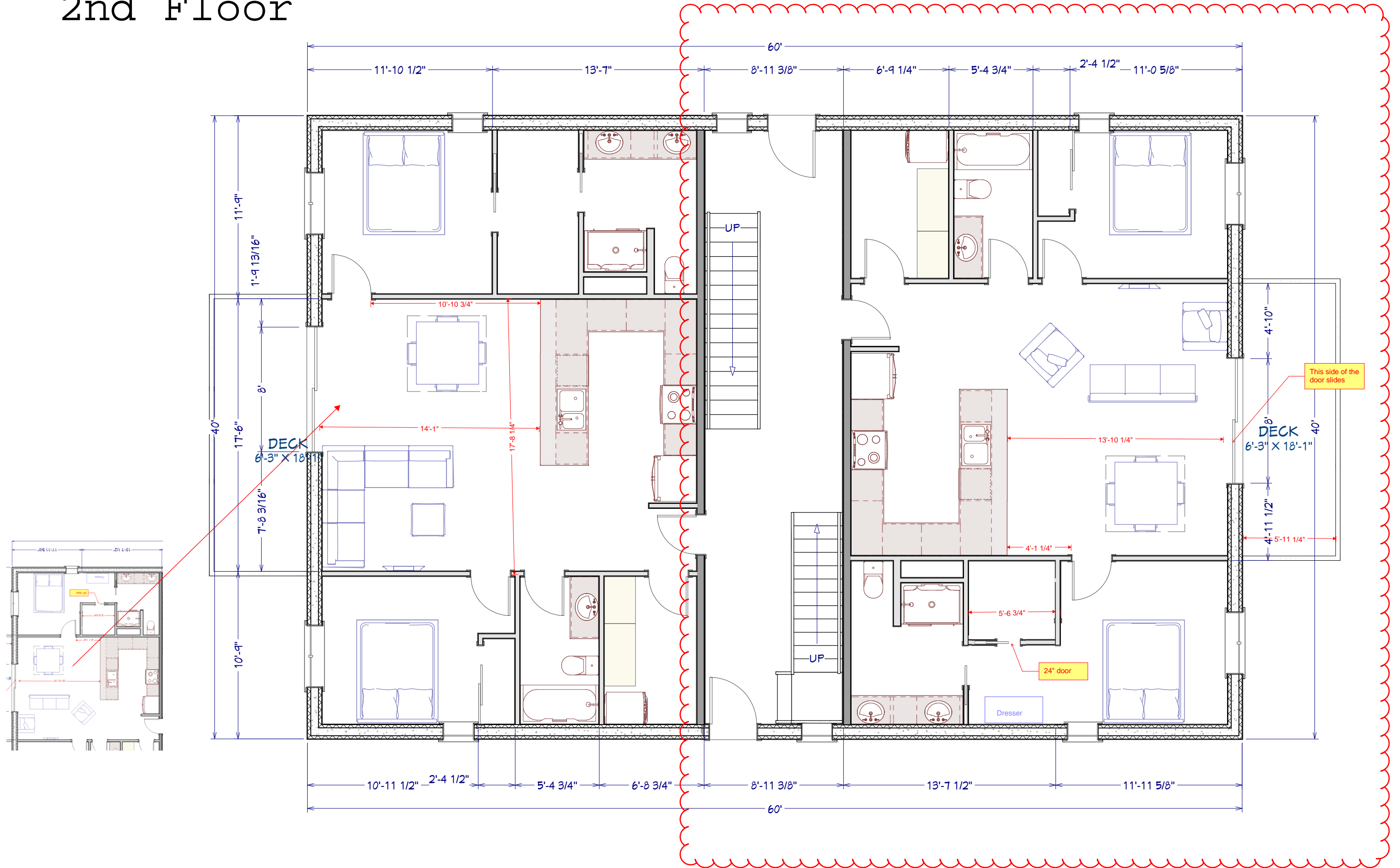




1st Floor



2nd Floor



3rd Floor

