

EXPLORER 2.0

YELLOWKNIFE, NT



ARCHITECTURAL

DP-00	COVER SHEET
DP-01	SITE PLAN
DP-02	SITE SUBDIVISION PLAN
DP-03	FIRE ACCESS PLAN
DP-04	FLOOR PLAN_LEVEL 01
DP-05	FLOOR PLAN_BASEMENT & FIRST STOREY
DP-06	FLOOR PLAN_LEVEL 02-03
DP-07	FLOOR PLAN_LEVEL 04
DP-08	FLOOR PLAN_LEVEL 05
DP-09	FLOOR PLAN_MECHANICAL PENTHOUSE
DP-10	ELEVATIONS
DP-11	ELEVATIONS
DP-12	BUILDING SECTIONS
DP-13	BUILDING SECTIONS
DP-14	RENDERINGS
DP-15	RENDERINGS
DP-16	RENDERINGS
DP-17	SUN SHADOW IMPACT STUDY

ISSUED FOR DP SUBMISSION

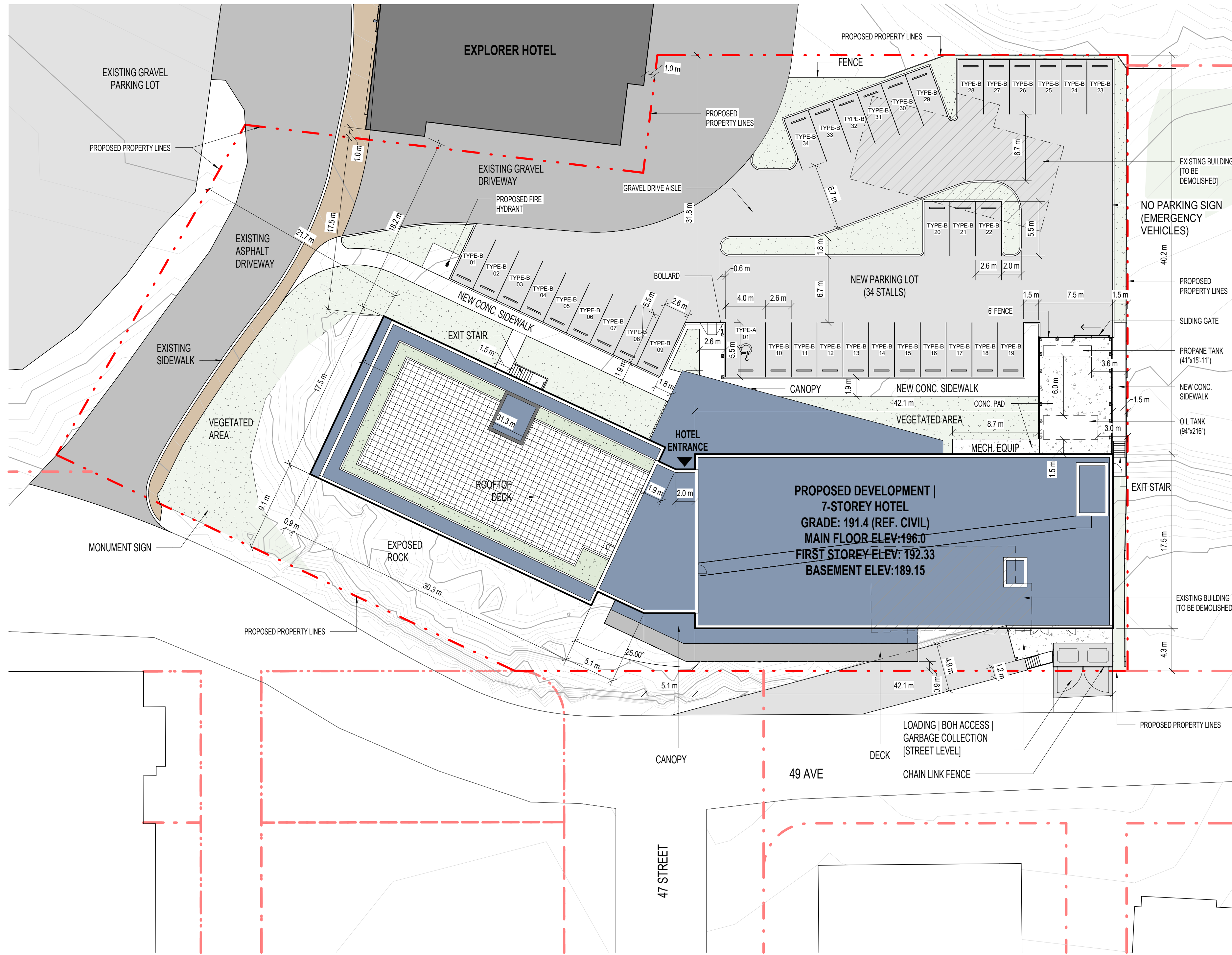
ARCHITECTURAL CONSULTANT



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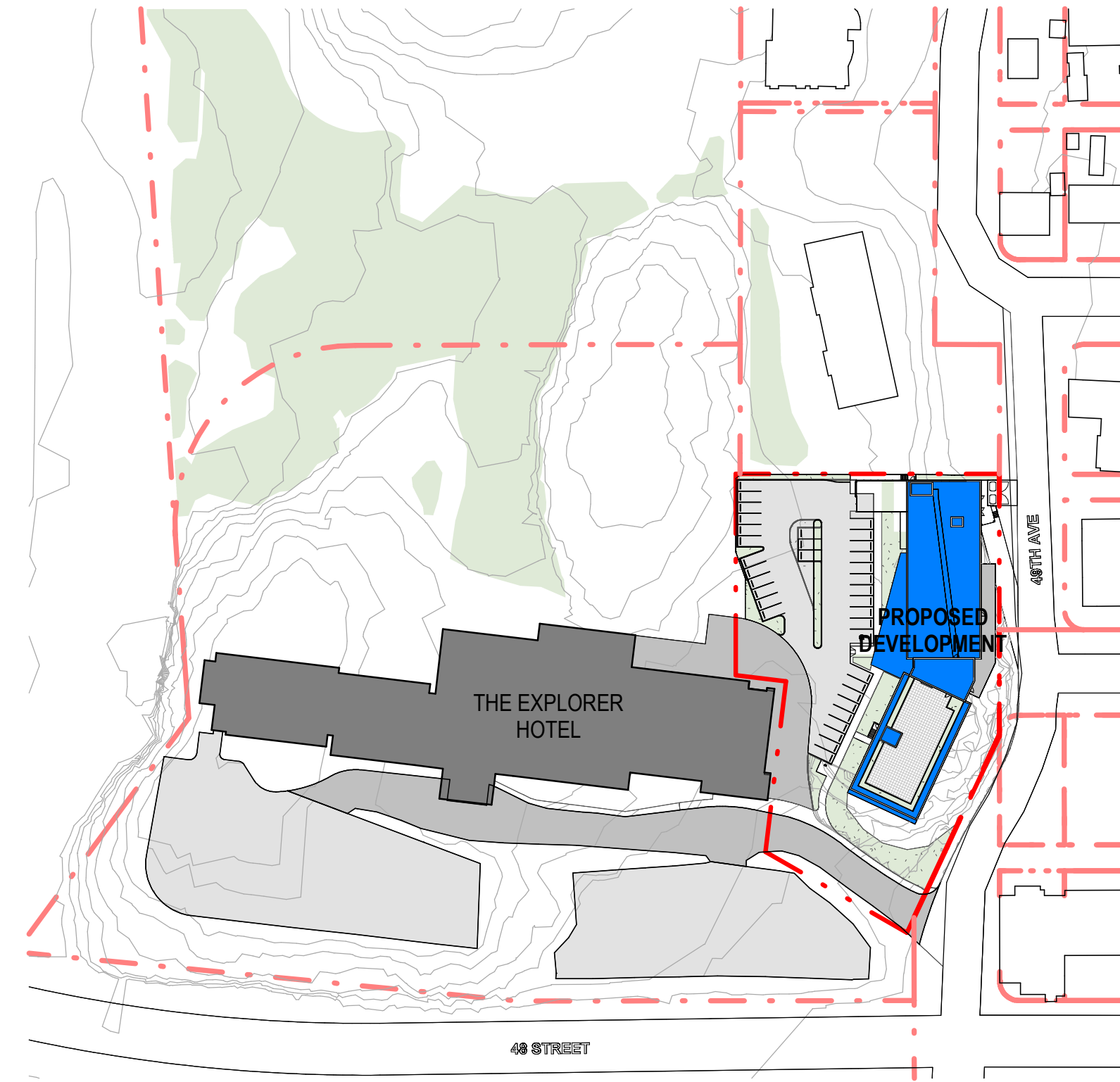
ISSUED FOR DP SUBMISSION
2026-01-23
COMM No.: 24140





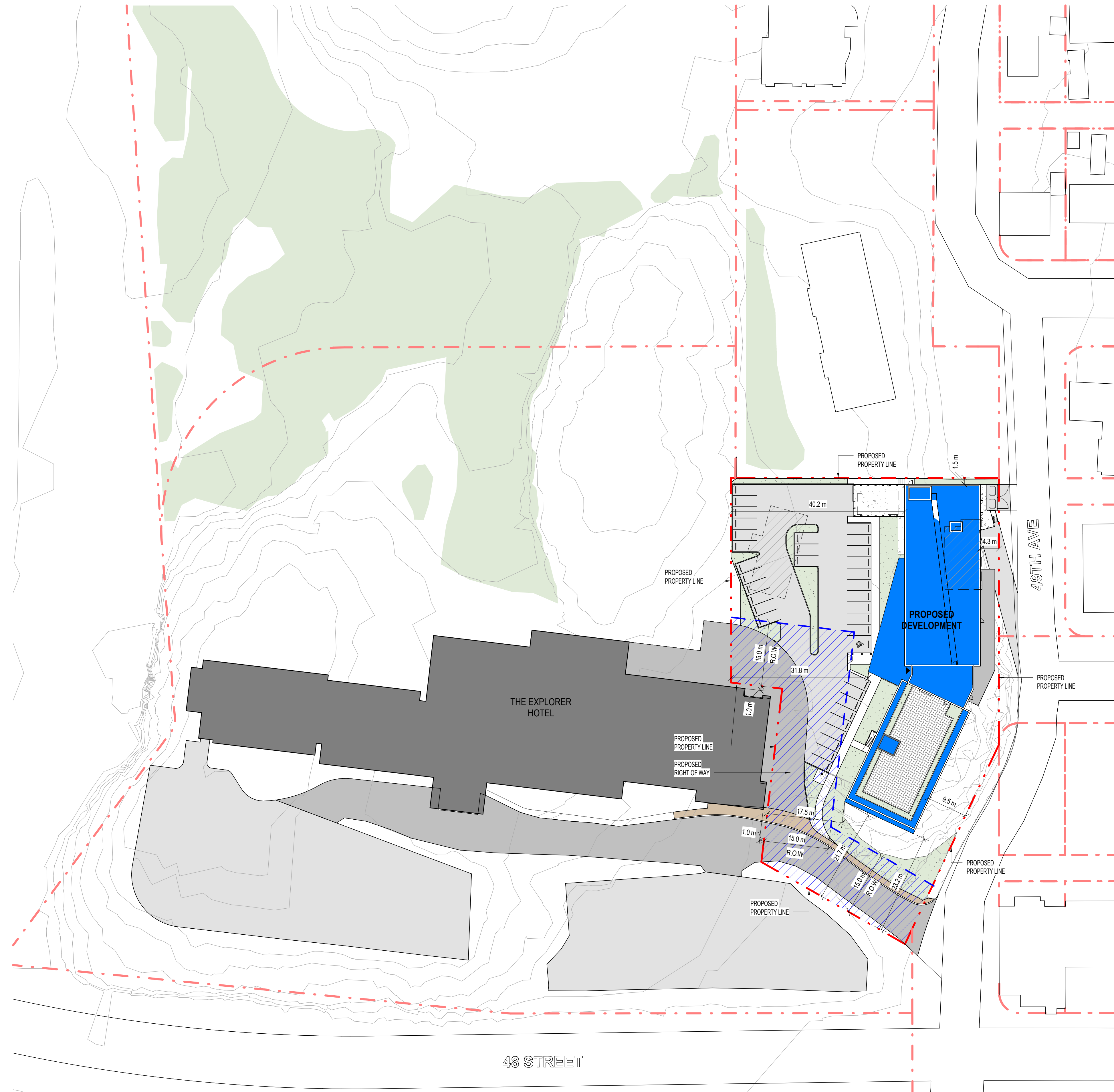
1 ENLARGED SITE PLAN
DP-01 1:250

TOTAL UNIT COUNT		
Name	Count	Percentage
ACCESSIBLE HOTEL RM	2	1%
DOUBLE QUEEN	23	15%
DOUBLE QUEEN w/ KITCHEN	15	10%
MICRO SUITE	32	21%
PREMIUM 1 BD RM SUITE	1	1%
PREMIUM KING	9	6%
SINGLE QUEEN	4	3%
STANDARD KING	49	33%
STANDARD KING w/ KITCHEN	15	10%
TOTAL	150	100%

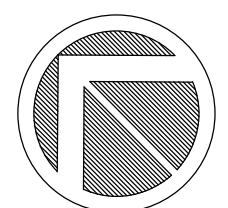


2 DP-KEY PLAN
DP-01 1:1250

PROJECT INFORMATION	
ADDRESS:	4610 49th AVE, YELLOWKNIFE
LEGAL ADDRESS:	LOT 1, BLOCK 21A, PLAN 480 LOT 3, BLOCK 67A, PLAN 486
ZONING:	DT-DOWNTOWN
7 STOREY HOTEL 1 STOREY BASEMENT	
BUILDING HEIGHT (ABOVE FIRST STOREY):	
MAXIMUM	45 M
PROPOSED	±26.1 M
GFA:	
LEVEL 01-05	1,373.1 m ² x 5 = 6,865.5 m ²
MECH. PENTHOUSE	145.4 m ²
	7,010.9 m ²
BASEMENT	260.1 m ²
FIRST STOREY (INCL. CRWAL SPACE)	1,109.6 m ²
TOTAL	8,380.6 m²
HOTEL ROOMS:	150
PARKING:	
REQUIRED	NO MIN. PARKING REQUIRED DT
PROVIDED	35 STALLS (1 TYPE A, 34 TYPE B)
SETBACKS:	
ALL LOT LINES	0 M



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1 DP-Subdivision Plan
DP-02 1:500

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SITE SUBDIVISION PLAN
2026-01-23

DP-02  HSEA
hsea.ca

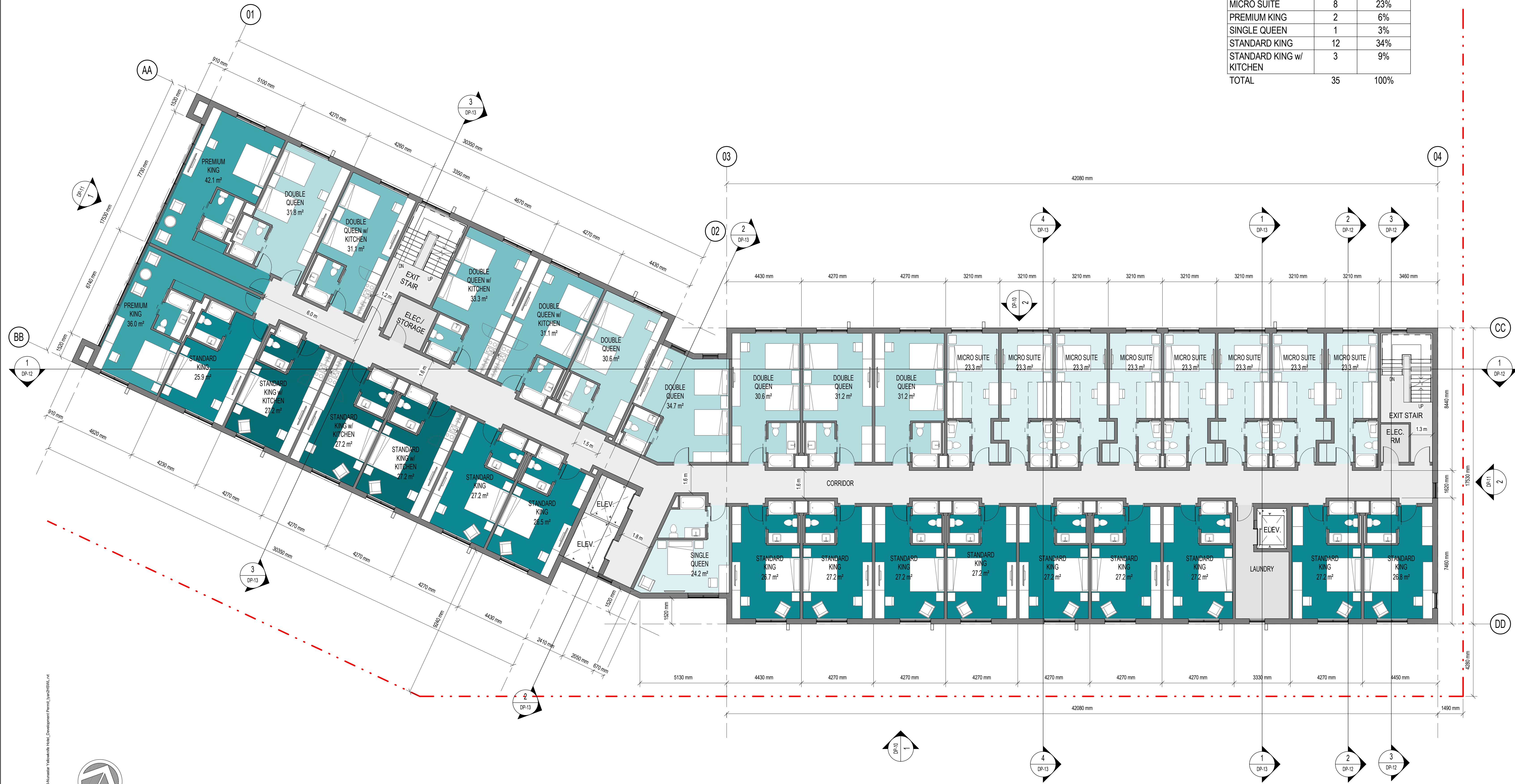
GFA	1,373.1 m ²	
UNIT COUNT_TYP. LEVEL 2 & 3		
Name	Count	Percentage
ACCESSIBLE HOTEL RM	1	3%
DOUBLE QUEEN	5	14%
DOUBLE QUEEN w/ KITCHEN	3	9%
MICRO SUITE	8	23%
PREMIUM KING	2	6%
SINGLE QUEEN	1	3%
STANDARD KING	12	34%
STANDARD KING w/ KITCHEN	3	9%
TOTAL	35	100%



1 FLOOR PLAN - LEVEL 2 & 3 TYP.
1:100

GFA 1,373.1 m²

UNIT COUNT_LEVEL 4		
Name	Count	Percentage
DOUBLE QUEEN	6	17%
DOUBLE QUEEN w/ KITCHEN	3	9%
MICRO SUITE	8	23%
PREMIUM KING	2	6%
SINGLE QUEEN	1	3%
STANDARD KING	12	34%
STANDARD KING w/ KITCHEN	3	9%
TOTAL	35	100%



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