



# THE CITY OF DAWSON

P.O BOX 308, DAWSON CITY, YUKON Y0B 1G0  
PH: (867) 993-7400, FAX: (867) 993-7434

## Heritage Advisory Committee #24-12 Live streamed via Zoom @

<https://us02web.zoom.us/j/9620447955?pwd=a0wrVm1kWmUvTmhqY3JZWG5EN1JnZz09&omn=89631657699>

Meeting ID: 962 044 7955  
Passcode: HAC2024  
**Date:** Wednesday, June 11th, 2024  
**Time:** 7:00 pm

### AGENDA

1. Call to Order
2. Adoption of the Agenda
3. Conflict of Interest
4. Committee of the Whole
5. Delegates
6. Revert to Heritage Advisory Committee
7. Business Arising from Delegations
8. Adoption of Meeting Minutes (meeting #24-10)
9. Applications
  - a) DP #23-065 (Waterfront Park Sign)
  - b) DP #23-066 (Victory Garden Sign)
  - c) DP #24-036 (Duplex)
  - d) DP #24-048 (Yukon Spa Signs?)
  - e) DP #24-051 (Welcome to Dawson City Signs)
10. New Business
11. Adjournment

# Committee Minutes

Wednesday 15<sup>th</sup> May, 2024  
19:00

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**Meeting Type:** Regular

**Meeting:** # HAC 24-10

**Facilitators:** Pahdee Poolkasem, PDA

**Attendees:** Megan Gamble (Chair), Aaron Woroniuk, Mike Ellis, Kayla Goodwin

**Regrets:** Rebecca Jansen

Meeting Called to order at 7:04PM

## Minutes

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**Agenda Item: Agenda Adoption**

**Presenter:** Aaron Woroniuk

**Resolution:** 24-10-01

**Second:** Megan Gamble

THAT the Agenda for Heritage Advisory Committee Meeting 24-09 has been adopted as presented.

**Discussion:** None.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

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**Agenda Item: Conflict of Interest**

**Resolution:** n/a

**Discussion:** None.

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**Agenda Item: Committee of the Whole**

**Presenter:** Mike Ellis

**Resolution:** 24-10-02

**Second:** Aaron Woroniuk

THAT the Heritage Advisory Committee move into the Committee of the Whole.

**Discussion:** None

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

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**Agenda Item: Delegations**

**Discussion:**

DP# 24-031 – Nathaniel Jones

- The delegate described that an additional window is proposed so that there are three windows
- The delegate stated that proposed window will match the existing windows

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**Agenda Item: Revert to Heritage Advisory Committee**

**Presenter:** Megan Gamble

**Resolution:** 24-10-03

**Second:** Aaron Woroniuk

THAT the Committee of the Whole revert to the Heritage Advisory Committee.

**Discussion:** None.

Votes For: 3

Votes Against: 0

Abstained: 0 CARRIED

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**Agenda Item: Business Arising from Delegations**

**Discussion:**

- None





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**Agenda Item: Unfinished Business**

**Resolution:** n/a

**Discussion:** None.

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**Agenda Item: Adjournment**

**Resolution:** 24-10-6

**Presenter:** Aaron Woroniuk

**Second:** Mike Ellis

That Heritage Advisory Committee meeting HAC 24-10 be adjourned at 7:21 on May 15th, 2024.

Votes For: 3

Votes Against: 0

Abstained: 0

CARRIED

---

**Minutes accepted on:**

**23-065**

***Waterfront Park Sign***



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OFFICE USE ONLY	
APPLICATION FEE:	
DATE PAID:	
RECEIPT #:	
PERMIT #:	23-065

## DEVELOPMENT PERMIT APPLICATION

PLEASE READ THE ATTACHED INSTRUCTIONS, GUIDELINES, AND SUBMISSION REQUIREMENTS PRIOR TO COMPLETING FORM.

### PROPOSED DEVELOPMENT

- New Build: Single/Duplex Residential
- New Build: Multi-Residential & All Other Use Classes
- Major Alteration
- Minor Alteration
- Change of Use
- Temporary (less than 7 days)
- Temporary (more than 7 days)
- Sign

CIVIC ADDRESS: \_\_\_\_\_ VALUE OF DEVELOPMENT: \_\_\_\_\_

LEGAL DESCRIPTION: LOT(S) \_\_\_\_\_ BLOCK \_\_\_\_\_ ESTATE \_\_\_\_\_ PLAN# \_\_\_\_\_

PROPOSED DEVELOPMENT: Please provide a brief description of the proposed development.

This will be a fixed sign on a public building.

### APPLICANT INFORMATION

APPLICANT NAME(S): \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE #: \_\_\_\_\_

### OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER NAME(S): \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE #: \_\_\_\_\_

### DATES (TEMPORARY PERMITS ONLY)

START DATE: \_\_\_\_\_ END DATE: \_\_\_\_\_



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OFFICE USE ONLY	
PERMIT #:	

## SIGNAGE DIMENSIONS & DESCRIPTION (SIGN PERMITS ONLY)

HEIGHT OF SIGN: \_\_\_\_\_ WIDTH OF SIGN: \_\_\_\_\_

TOTAL SIGN AREA: \_\_\_\_\_ MATERIALS: \_\_\_\_\_

**TYPE OF SIGN:**

- FIXED**
 **FREE-STANDING**
 **PROJECTING**
 **WALL PAINTING**
 **BANNER**
 **SANDWICH BOARD**

It is the responsibility of the applicant to ensure that all plans conform to the provisions of the City of Dawson Zoning Bylaw and applicable territorial and federal legislation.

### DECLARATION

- I/WE hereby make application for a Development Permit under the provisions of the City of Dawson Zoning Bylaw #2018-19 and in accordance with the plans and supporting information submitted and attached which form part of this application.
- I/WE have reviewed all of the information supplied to the City of Dawson with respect to an application for a Development Permit and it is true and accurate to the best of my/our knowledge and belief.
- I/WE understand that the City of Dawson will rely on this information in its evaluation of my/our application for a Development Permit and that any decision made by the City of Dawson on inaccurate information may be rescinded at any time.
- I/WE hereby give my/our consent to allow Council or a person appointed by its right to enter the above land and/or building(s) with respect to this application only.

**I/WE HAVE CAREFULLY READ THIS DECLARATION BEFORE SIGNING IT.**

\_\_\_\_\_  
DATE SIGNED

\_\_\_\_\_  
SIGNATURE OF APPLICANT(S)

\_\_\_\_\_  
DATE SIGNED

\_\_\_\_\_  
SIGNATURE OF OWNER(S)

**From:** [Paul Robitaille](#)  
**To:** [PDA](#)  
**Subject:** Waterfront and Victory Sign  
**Date:** May 28, 2024 3:33:59 PM  
**Attachments:** [Waterfront Park Sign.jpg](#)  
[Victory Garden.jpg](#)  
[Gazebo 2.JPG](#)  
[JH\\_DCPR\\_WF-5680.jpg](#)

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1. Waterfront – Will be painted on the cross beam circled in Gazebo 2 picture. The sign will like the attached Waterfront Park Sign
2. Victory Garden – Will be painted on the existing bulletin board we have mounted at Victory Garden. Painting would be 2’ x 1’ – 6”





10' FT

WATERFRONT PARK

8"

\* COLOR - TAN/IVORY - MATCHING THE COLOR OF GAZEBO.







**23-066**

***Victory Garden Sign***



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- Major Alteration
- Minor Alteration
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- Temporary (less than 7 days)
- Temporary (more than 7 days)
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CIVIC ADDRESS: \_\_\_\_\_ VALUE OF DEVELOPMENT: \_\_\_\_\_

LEGAL DESCRIPTION: LOT(S) \_\_\_\_\_ BLOCK \_\_\_\_\_ ESTATE \_\_\_\_\_ PLAN# \_\_\_\_\_

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  **PROJECTING**
                    
  **WALL PAINTING**
                    
  **BANNER**
                    
  **SANDWICH BOARD**

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SIGNATURE OF APPLICANT(S)

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VICTORY  
GARDEN





### DAWSON CITY MIDNIGHT DOME TRAIL NETWORK

**WELCOME TO THE MIDNIGHT DOME TRAIL NETWORK**  
 in Dawson City, Yukon, T'rondek Hwëch'in traditional Territory  
 We provide a diverse selection of trails suitable for various skill levels and purposes. Users assume their own risks while utilizing the trails. Kindly consider sharing the trails and showing respect towards fellow users, the environment, and trail regulators. The City of Dawson and T'rondek Hwëch'in conduct maintenance activities to a limited extent and frequency. Online maps can be accessed at [Trailforks.ca](http://Trailforks.ca)

TRAILS	SIGNAGE	POPULAR ROUTES	HIKING
1. Klondike Millennium Trail	● EAST	1. Dome Hiking Trail (2, 3, 5, 7, 8)	4.0km
2. North Avenue Trail	● INTERMEDIATE	2. Circus Bull Loop (3, 5, 4, 6, 1)	4.0km
3. Circus Bull Connector	● ADVANCED	3. Trans Canada Trail Loop (1, 2)	5.4km
4. Circus Ridge	● EXTREME	4. Acken Ditch Loop (11, 10, 9, 7, 5, 3, 2)	6.0km
5. Circus Bull Lookout	● TWO WAY TRAFFIC		
6. Supply & Demand	● ONE WAY TRAFFIC		
7. Burned Treasure	● ONE WAY DIRECTION		
8. Dome Hiking Trail	● FEATURE/JUNCTION AHEAD - BEWARE		
9. Acken Ditch Trail			
10. Nankai Zhu			
11. Mooselide Connector			
12. Dome Uprack			
13. Typical Descent			
14. Beck Rammer			
15. Hammerhead			
16. Dome Dive			
17. Pylelet			
18. Dome Dive Connector			

**LEGEND**  
 ● TV TOWER  
 ● LIBRARY  
 ● KITCHEN/BUILD



**24-036**

***Duplex***



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### PROPOSED DEVELOPMENT

- |  |  |  |   |
|--|--|--|---|
| <input checked="" type="checkbox"/> New Build:<br>Single/Duplex<br>Residential | <input type="checkbox"/> New Build: Multi-<br>Residential & All<br>Other Use Classes | <input type="checkbox"/> Major Alteration                | <input type="checkbox"/> Minor Alteration |
| <input type="checkbox"/> Change of Use   | <input type="checkbox"/> Temporary (less<br>than 7 days)                             | <input type="checkbox"/> Temporary (more<br>than 7 days) | <input type="checkbox"/> Sign             |

CIVIC ADDRESS: 312 & 310 Turner St - Dawson VALUE OF DEVELOPMENT: \$700,000.00

LEGAL DESCRIPTION: LOT(S) 18 BLOCK 14 ESTATE \_\_\_\_\_ PLAN# 8395

PROPOSED DEVELOPMENT: Please provide a brief description of the proposed development.

Duplex residential housing

### APPLICANT INFORMATION

APPLICANT NAME(S): Ketza Construction Corp

MAILING ADDRESS: 107 Platinum Road POSTAL CODE: Y1A 5M7

EMAIL: lclark@ketza.ca PHONE #: 867.335.7862

### OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

OWNER NAME(S): \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE #: \_\_\_\_\_

### DATES (TEMPORARY PERMITS ONLY)

START DATE: \_\_\_\_\_ END DATE: \_\_\_\_\_



# DUPLEX

LOT 18, BLOCK 14,  
DAWSON CITY,  
YUKON



#### DRAWING LIST:

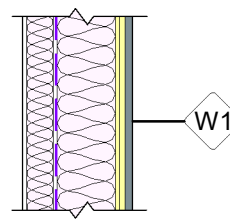
Sheet No.	Drawing Name
A0.1	COVER PAGE
A1.1	CONSTRUCTION TYPES
A2.1	SITE PLAN
A2.2	SITE GRADING PLAN
A3.1	FOUNDATION PLAN
A3.2	MAIN FLOOR PLAN
A3.3	UPPER FLOOR PLAN
A3.4	ROOF PLAN
A4.1	SECTIONS
A4.2	SECTIONS
A5.1	ELEVATIONS
A5.2	ELEVATIONS
A6.1	3D VIEWS
A8.1	DETAILS
A8.2	DETAILS





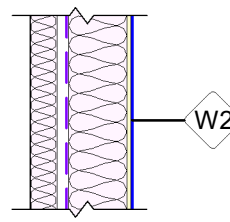
## WALL TYPES

Symbol Description



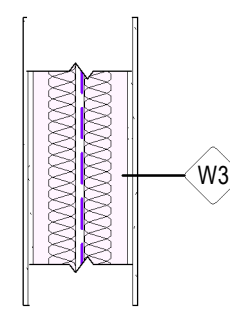
### Exterior Wall:

- Exterior Cladding, Hardie Plank - see Elevations
- 1x4 strapping @ 24" o.c., or as Mfr. instructions
- Air barrier, taped joints
- 1/2" plywood sheathing
- 2x8 studs @ 24" o.c.
- R-28 F.G. batt insulation
- 6 MIL poly vapour barrier
- 1/2" air gap
- 2x4 studs @ 24" o.c., offset from exterior studs
- Blocking at all panel edges
- R-14 F.G. batt insulation
- 1/2" drywall, taped and finished
- Paint finish



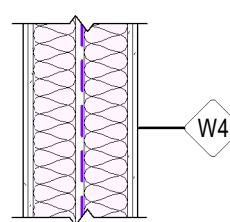
### Exterior Wall at Crawspace:

- Foundation Peel&Stick membrane, Soprema 1100T
- 1/2" PWF plywood sheathing
- 2x8 PWF studs @ 16" o.c., blocking @ panel seams
- R-28 F.G. batt insulation
- 6 MIL poly vapour barrier
- 2x4 blocking on edge
- 2x4 studs @ 16" o.c., offset from exterior studs
- R-14 F.G. batt insulation



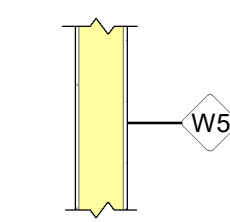
### Parting Wall, Upper Floor:

- 5/8" drywall Type X, taped and finished
- 5/8" drywall Type X
- 2x4 studs @ 24" o.c.
- R-14 F.G. batt insulation
- 6 MIL poly vapour barrier
- 1" air gap
- 2x4 studs @ 24" o.c.
- R-14 F.G. batt insulation
- 5/8" drywall Type X
- 5/8" drywall Type X, taped and finished



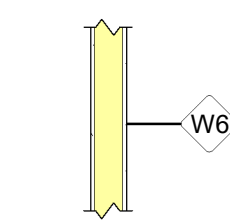
### Parting Wall, Crawspace and Main Floor:

- 5/8" drywall Type X, taped and finished
- 5/8" drywall Type X
- 2x6 studs @ 24" o.c.
- R-20 F.G. batt insulation
- 6 MIL poly vapour barrier
- 1" air gap
- 2x6 studs @ 24" o.c.
- R-20 F.G. batt insulation
- 5/8" drywall Type X
- 5/8" drywall Type X, taped and finished



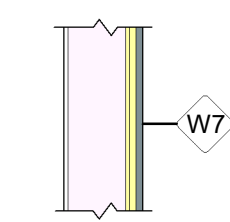
### Interior Plumbing/Bearing Wall:

- 1/2" drywall, taped and finished
- 2x6 studs @ 16" o.c.
- 1/2" drywall, taped and finished



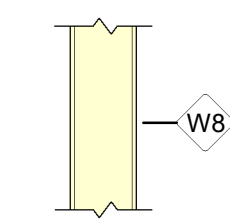
### Interior Partition Wall:

- 1/2" drywall, taped and finished
- 2x4 studs @ 16" o.c.
- 1/2" drywall, taped and finished



### Detached Garage Wall:

- Exterior Cladding, Hardie Plank - see Elevations
- 1x4 strapping @ 24" o.c., or as Mfr. instructions
- Air barrier, taped joints
- 1/2" plywood sheathing
- 2x8 studs @ 24" o.c.
- R-28 F.G. batt insulation
- 6 MIL poly vapour barrier
- 1/2" drywall Type X, taped and finished
- Paint finish

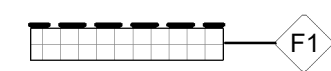


### Detached Garage Wall, Below Grade:

- Foundation Peel&Stick membrane, Soprema 1100T
- 1/2" PWF plywood sheathing
- 2x8 PWF studs @ 16" o.c., blocking @ panel seams
- 1/2" PWF plywood sheathing
- Foundation Peel&Stick membrane, Soprema 1100T

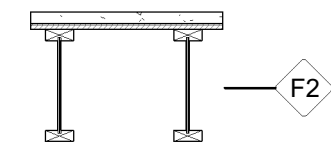
## FLOOR TYPES

Symbol Description



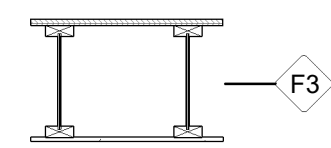
### Crawspace:

- 10 MIL poly vapour barrier
- 4" rigid foam insulation
- granular backfill material as per Geotech



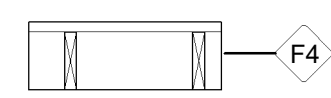
### Main Floor:

- 5/8" T&G plywood
- 14" Engineered I-joist floor system, sealed Shop Drawings by supplier



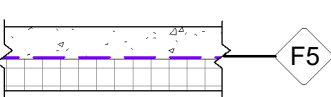
### Second Floor:

- 5/8" T&G plywood
- 457" Engineered I-joist floor system, sealed Shop Drawings by supplier
- 1/2" drywall, taped and finished



### Deck:

- 2x6 brown ACQ decking
- 2x6 brown ACQ joists @ 16" o.c.

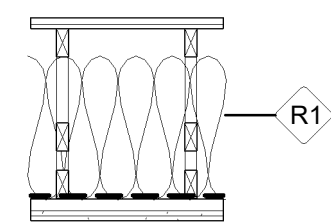


### Garage Slab:

- 4" concrete slab with 10M rebar grid, @ 24" o.c. ea. way.
- 10 MIL poly ground sheet
- 4" rigid foam insulation
- Granular backfill material as per Geotech

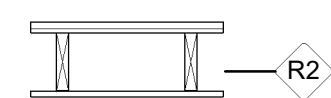
## ROOF TYPES

Symbol Description



### Roof:

- Metal roofing, corrugated (Charcoal)
- Ice and Water Shield
- 1/2" plywood sheathing w/ clips
- Engineered roof truss system, sealed shop drawings by supplier
- R-80 insulation
- 6 MIL poly vapour barrier
- 2x4 strapping @ 16" o.c.
- 5/8" drywall Type X, fire taped
- 5/8" drywall Type X, taped and finished



### Porch Roof:

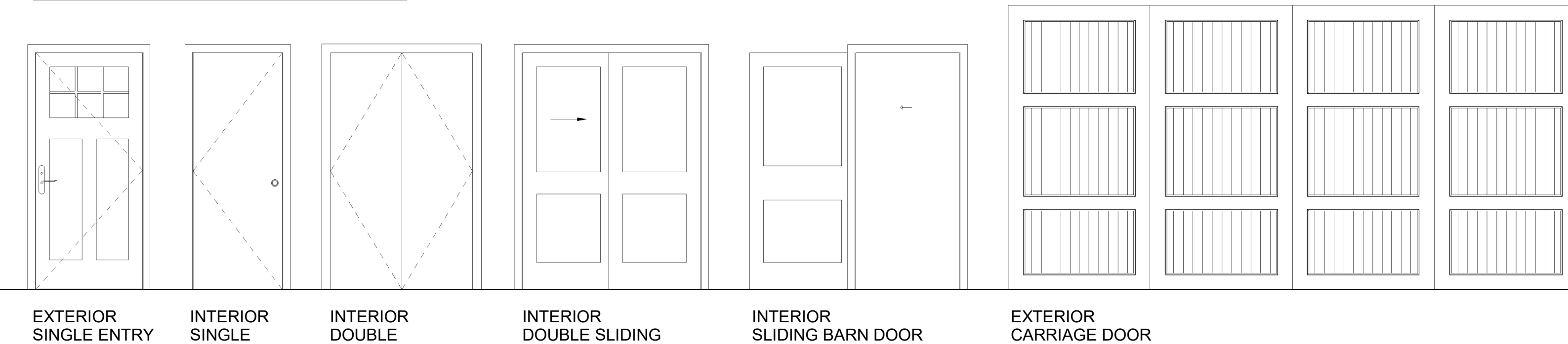
- Metal roofing, corrugated (Charcoal)
- Ice and Water Shield
- 1/2" plywood sheathing w/ clips
- 2x8 brown ACQ joists @ 16" o.c.
- 1x4 Gorman pine @ 4" o.c with black insect screen

DOOR SCHEDULE							
Type Mark	Description	Count	Width	Height	Rough Width	Rough Height	Comments
1	EXTERIOR - HALF LITE	5	36"	80"	38"	81"	
2	INTERIOR - SINGLE	14	30"	80"	32"	81"	
3	INTERIOR - DOUBLE	2	48"	80"	50"	81"	
4	CLOSET DOOR - DOUBLE SLIDING	2	60"	80"	62"	81"	
5	SLIDING BARN DOOR	2	36"	80"	73"	84 1/2"	
6	CARRIAGE DOOR	1	192"	96"	192"	96"	
Grand total: 26							

### Note:

- R.O.'s to be confirmed prior to framing.

## DOOR TYPES

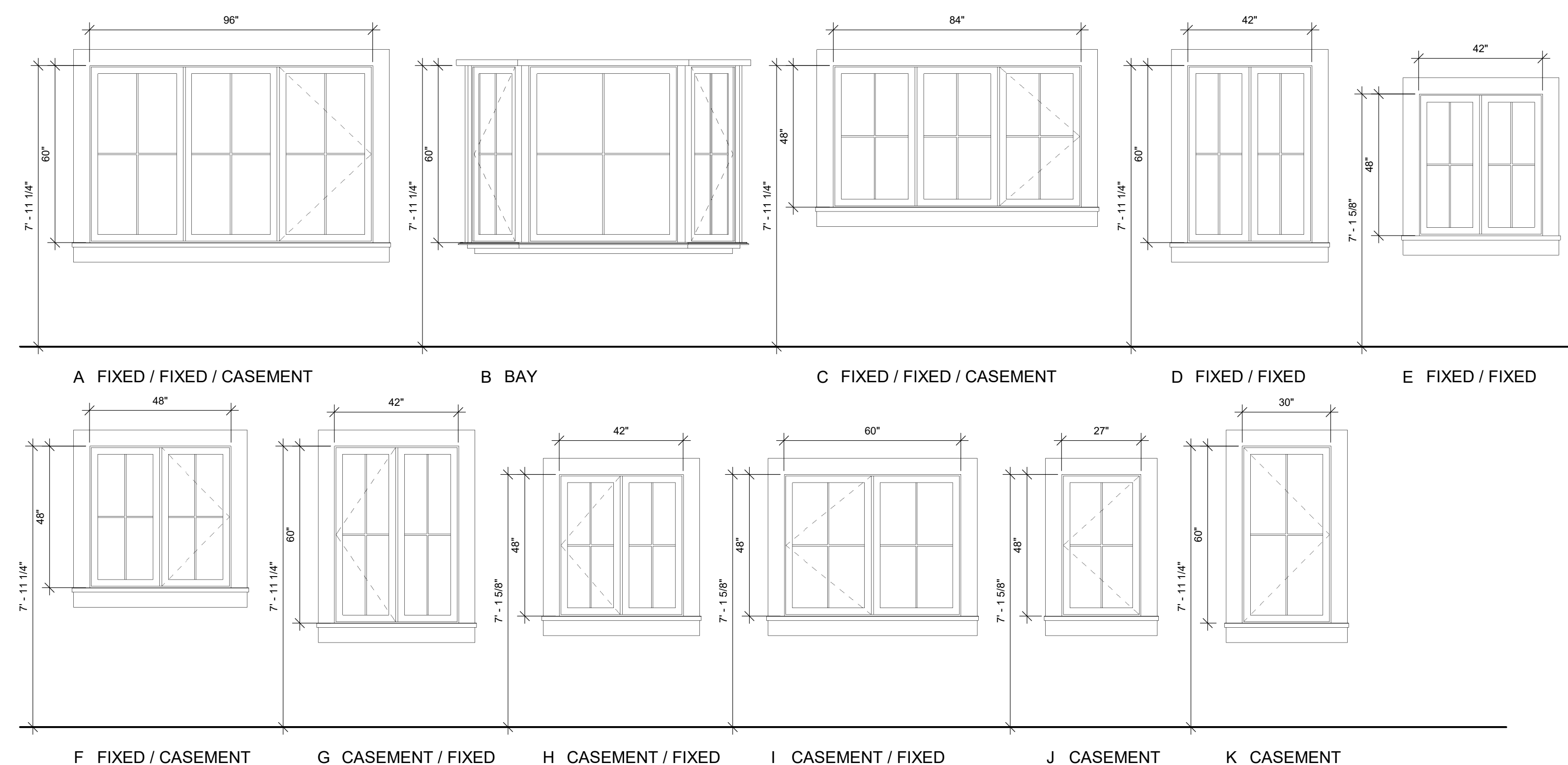


WINDOW SCHEDULE								
Type Mark	Description	Count	Width	Height	Head Height AFF	Rough Width	Rough Height	Comments
1.0-T/o Subfloor								
A	Fixed, Fixed, Casement, R.H.	1	96"	60"	7' - 11 1/4"	96 1/2"	60 1/2"	
B	Bay Window	1	84"	60"	7' - 4 1/8"	84 1/2"	60 1/2"	
D	Fixed / Fixed	1	42"	60"	7' - 11 1/4"	42 1/2"	60 1/2"	
F	Fixed, Casement, R.H.	2	48"	48"	7' - 11 1/4"	48 1/2"	48 1/2"	
G	Casement, L.H. / Fixed	1	42"	60"	7' - 11 1/4"	42 1/2"	60 1/2"	
J	Casement, R.H.	2	27"	48"	7' - 11 1/4"	27 1/2"	48 1/2"	
K	Casement, L.H.	1	30"	60"	7' - 11 1/4"	30 1/2"	60 1/2"	
Q	Fixed / Fixed	1	42"	60"	7' - 11 1/4"	42 1/2"	60 1/2"	
2.0-T/o Subfloor								
C	Fixed, Fixed, Casement, R.H.	1	84"	48"	7' - 1 5/8"	84 1/2"	48 1/2"	
E	Fixed / Fixed	1	42"	48"	7' - 1 5/8"	42 1/2"	48 1/2"	
H	Casement, L.H. / Fixed	4	42"	48"	7' - 1 5/8"	42 1/2"	48 1/2"	
I	Casement, L.H. / Fixed	3	60"	48"	7' - 1 5/8"	60 1/2"	48 1/2"	
J	Casement, R.H.	2	27"	48"	7' - 1 5/8"	27 1/2"	48 1/2"	
Grand total: 21								

### Note:

- All glass Lo E / Argon
- All windows and doors to meet Dawson Heritage Design Guidelines.
- R.O.'s to be confirmed prior to framing.

## WINDOW TYPES



True North:

### Notes:

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### ISSUES AND REVISIONS

No.	Date	Description
1	24/05/06	ISSUED FOR DEVELOPMENT PERMIT
2	24/05/23	REISSUED FOR DEVELOPMENT PERMIT



### TECHNICAL ARTS AND SERVICES

104-108 Elliott Street, Whitehorse, Yukon, Y1A 6C4 | Ph: (867) 332-2553  
Email: technicalartsandservices@gmail.com

Project Title:

DUPLEX  
LOT 18, BLOCK 14,  
DAWSON CITY,  
YUKON

Drawing Title:

CONSTRUCTION TYPES

Scale:

As indicated

Drawn:

F. van Delft

Project:

24010\_AR

Date:

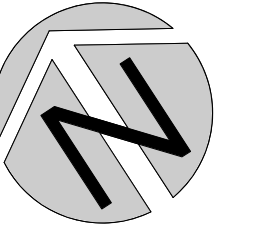
24/05/23

Dwg. No.:

A1.1



True North:



**Notes:**

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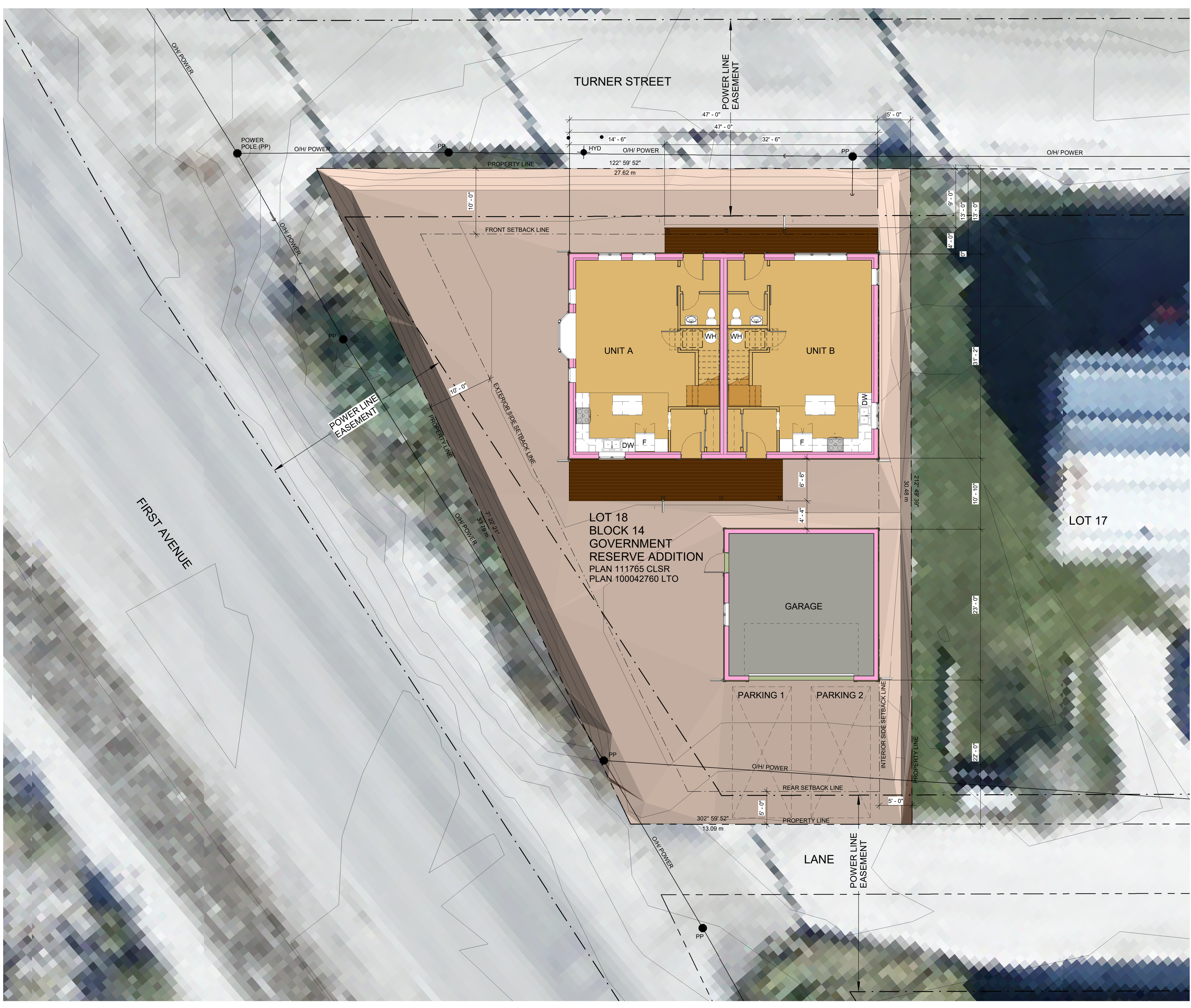
**TECHNICAL ARTS AND SERVICES**

104-108 Elliott Street, Whitehorse, Yukon, Y1A 6C4 | Ph: (867) 332-2553  
 Email: technicalartsandservices@gmail.com

Project Title:  
**DUPLEX**  
 LOT 18, BLOCK 14,  
 DAWSON CITY,  
 YUKON

Drawing Title:  
**SITE PLAN**

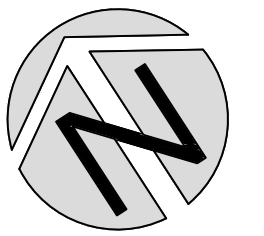
Scale: 1/8" = 1'-0"	Dwg. No.: <b>A2.1</b>
Drawn: F. van Delft	
Project: 24010_AR	
Date: 24/05/23	







COLOR BANDED CONTOURS REPRESENT EXISTING TOPOGRAPHY TYPICAL.



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  13. Contour intervals 0.2m

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TECHNICAL ARTS AND SERVICES

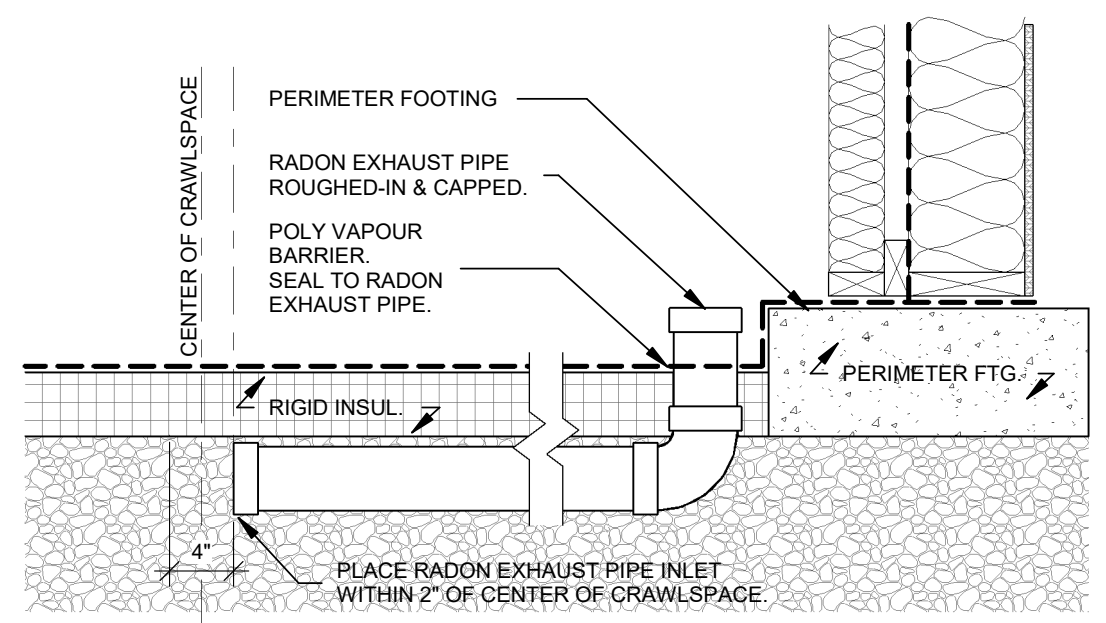
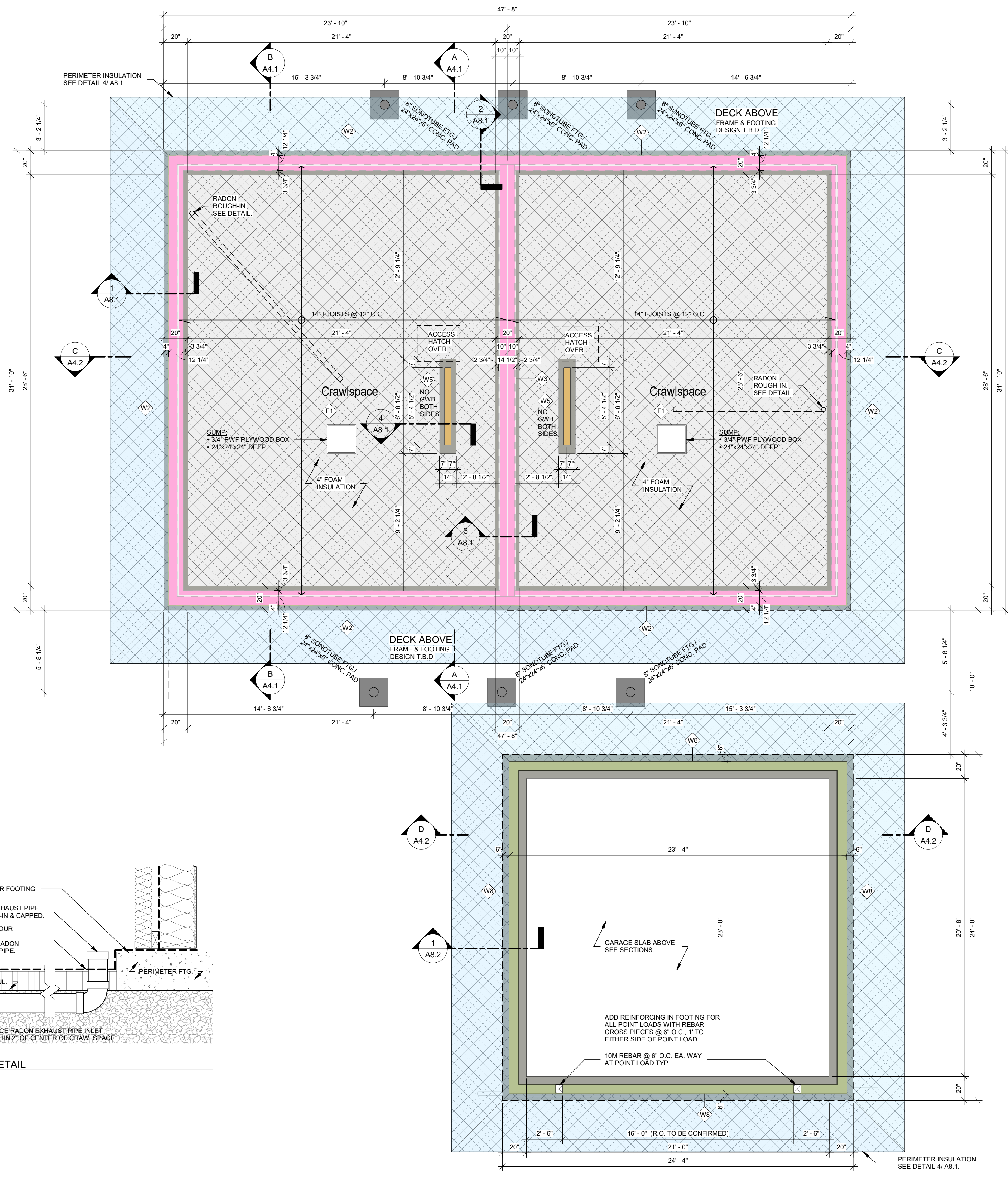
104-108 Elliott Street, Whitehorse, Yukon, Y1A 6C4 | Ph: (867) 332-2553  
Email: technicalartsandservices@gmail.com

Project Title:  
**DUPLEX**  
 LOT 18, BLOCK 14,  
 DAWSON CITY,  
 YUKON

Drawing Title:  
**SITE GRADING PLAN**

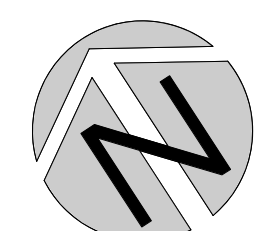
Scale: 1:75 (Metric)	Dwg. No.:
Drawn: F. van Delft	<b>A2.2</b>
Project: 24010_AR	
Date: 24/05/22	





2 RADON ROUGH-IN DETAIL  
N.T.S.

1 FOUNDATION PLAN  
1/4" = 1'-0"



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TECHNICAL ARTS AND SERVICES

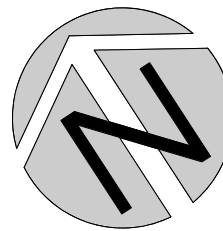
104-108 Elliott Street, Whitehorse, Yukon, Y1A 6C4 | Ph: (867) 332-2553  
Email: technicalartsandservices@gmail.com

Project Title:  
**DUPLEX**  
LOT 18, BLOCK 14,  
DAWSON CITY,  
YUKON

Drawing Title:  
**FOUNDATION PLAN**

Scale: As indicated	Dwg. No.:
Drawn: F. van Delft	<b>A3.1</b>
Project: 24010_AR	
Date: 24/05/23	

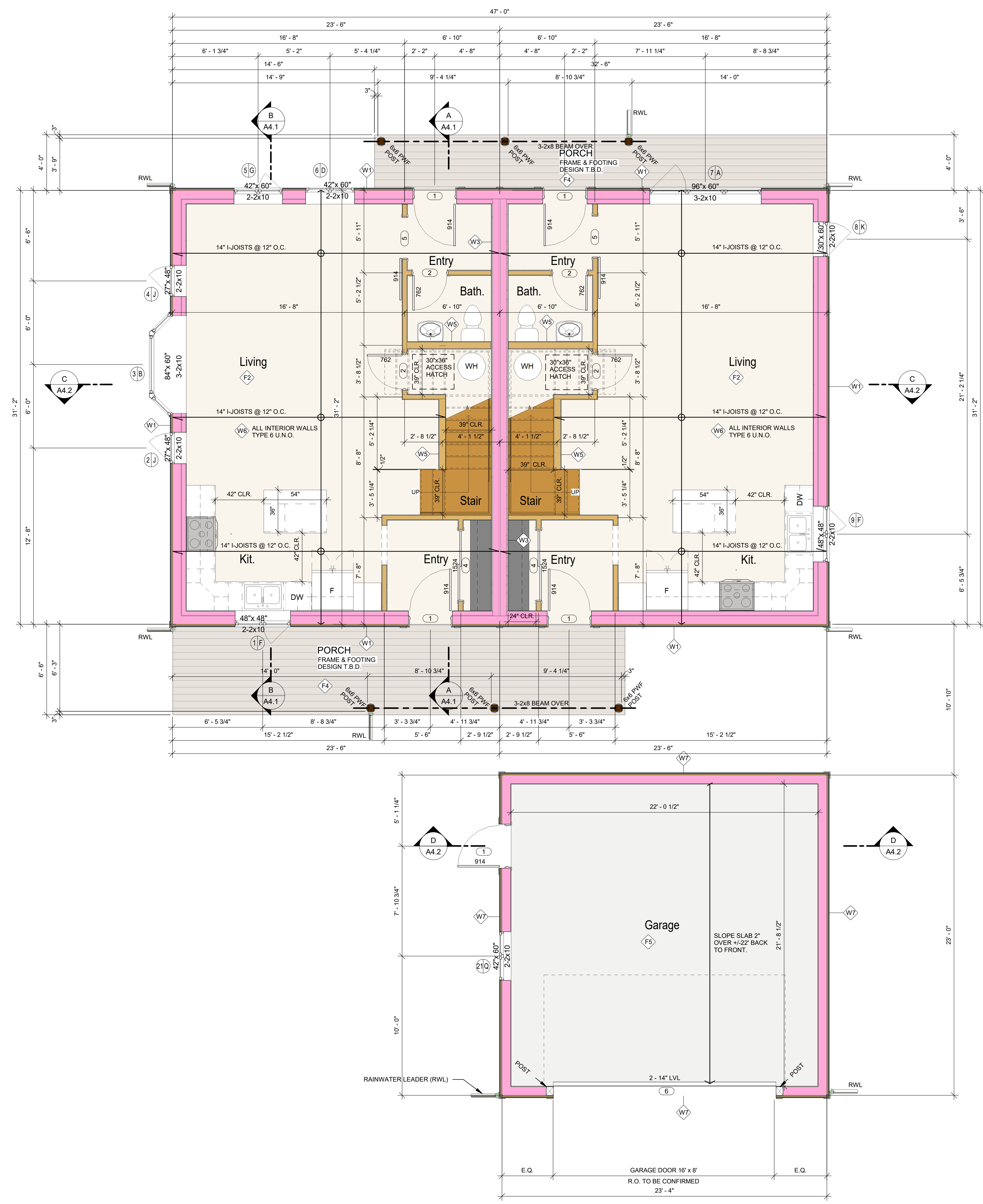




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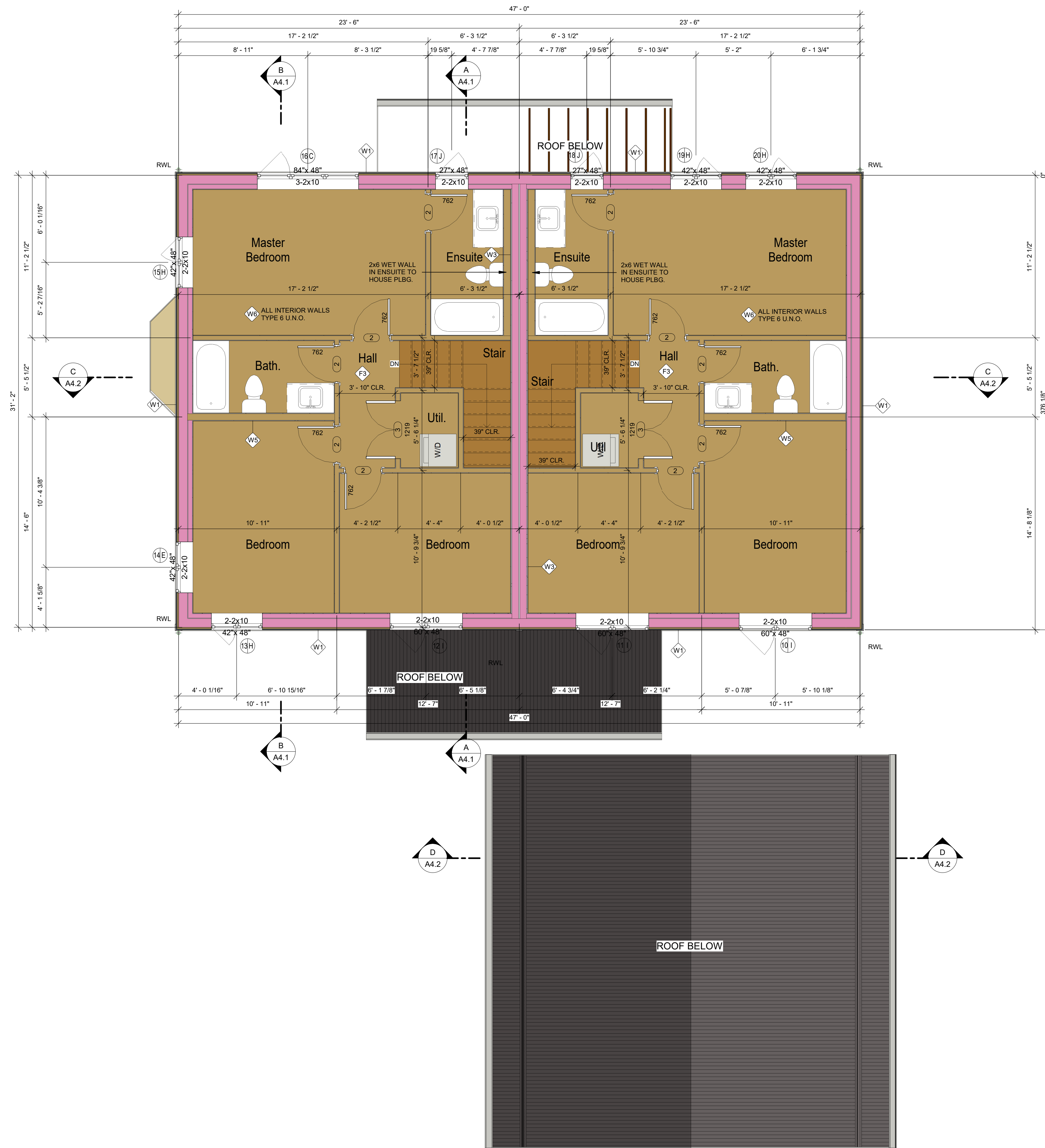
**TECHNICAL ARTS AND SERVICES**

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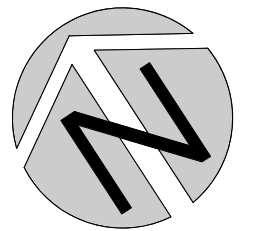
Project Title:  
**DUPLEX  
LOT 18, BLOCK 14,  
DAWSON CITY,  
YUKON**

Drawing Title:  
**MAIN FLOOR PLAN**

Scale: 1/4" = 1'-0"	Dwg. No.:
Drawn: F. van Delft	<b>A3.2</b>
Project: 24010_AR	
Date: 24/05/23	



True North:



Notes:

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Project Title:  
**DUPLEX  
 LOT 18, BLOCK 14,  
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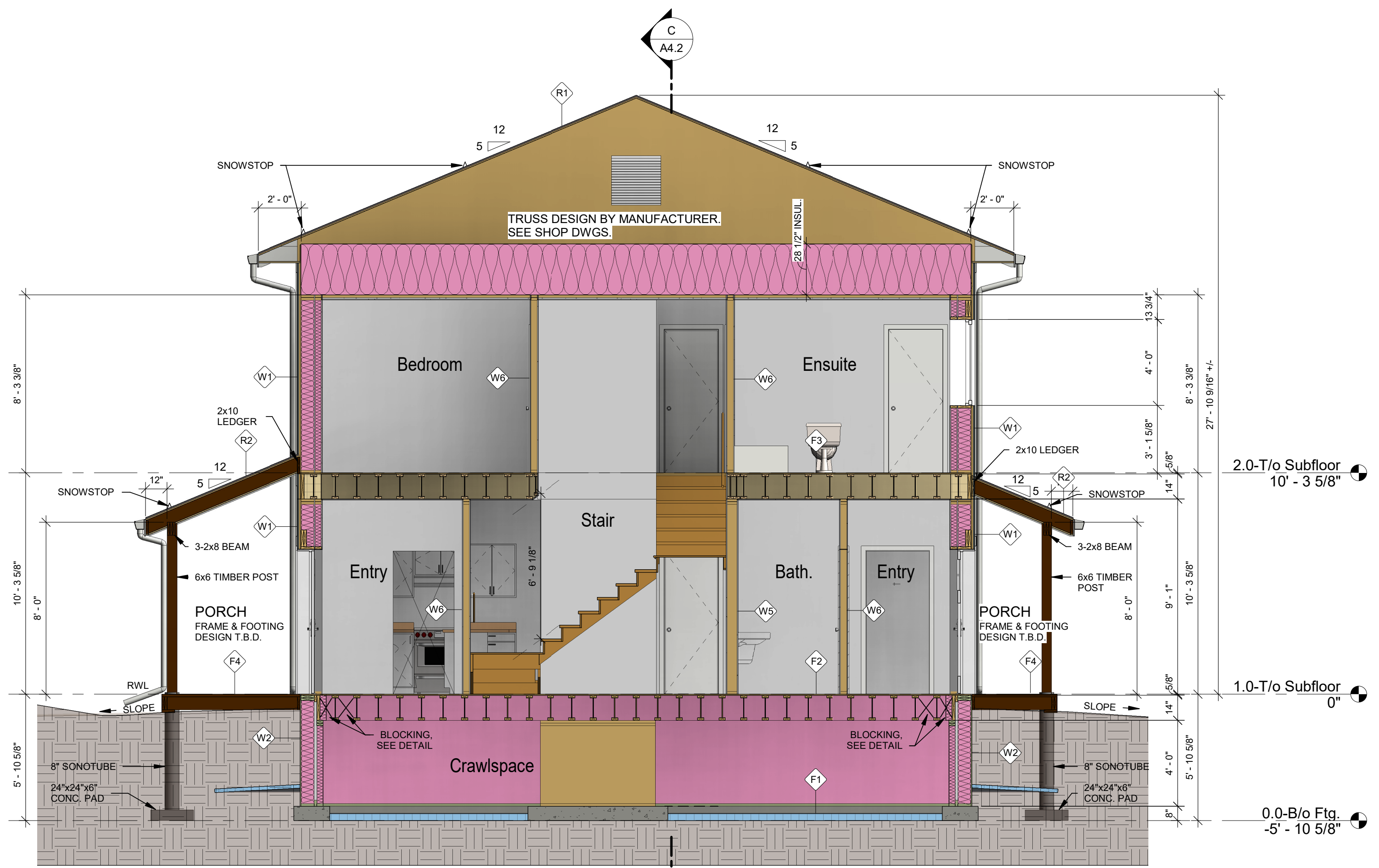
Drawing Title:  
**UPPER FLOOR PLAN**

Scale: 1/4" = 1'-0"	Dwg. No.:
Drawn: F. van Delft	A3.3
Project: 24010_AR	
Date: 24/05/23	

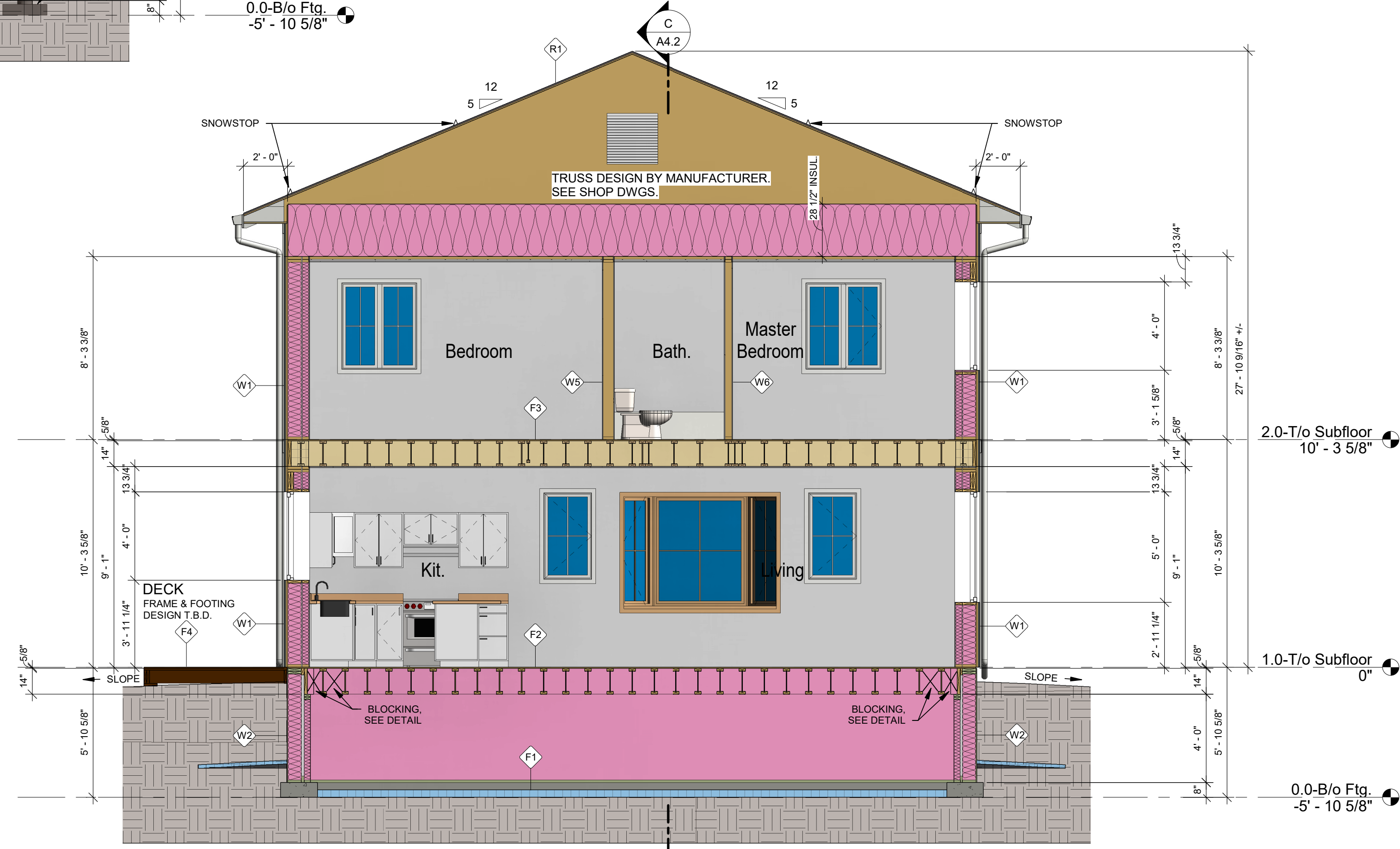








(A) SECTION A  
1/4" = 1'-0"



(B) SECTION B  
1/4" = 1'-0"

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TECHNICAL ARTS AND SERVICES

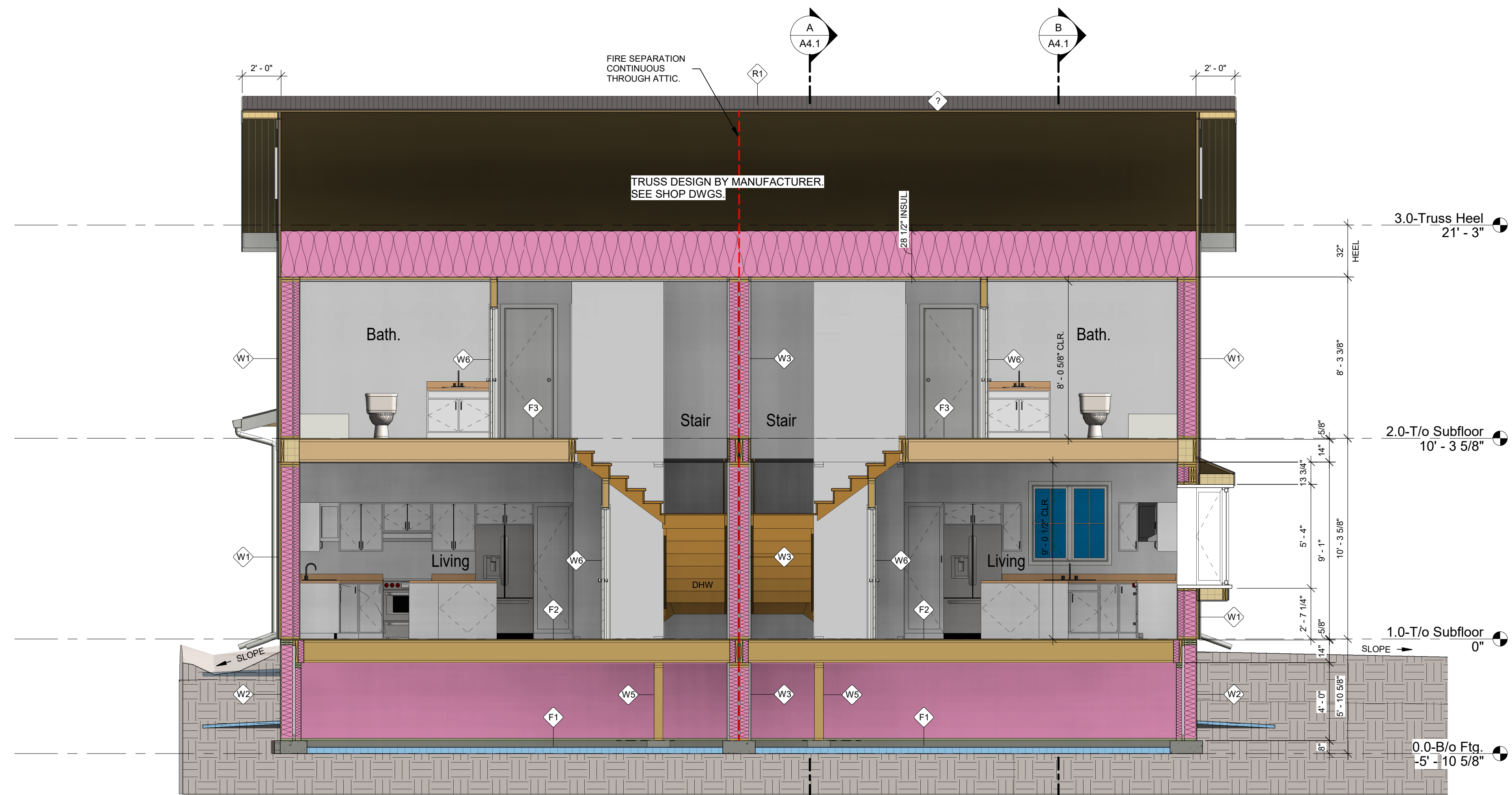
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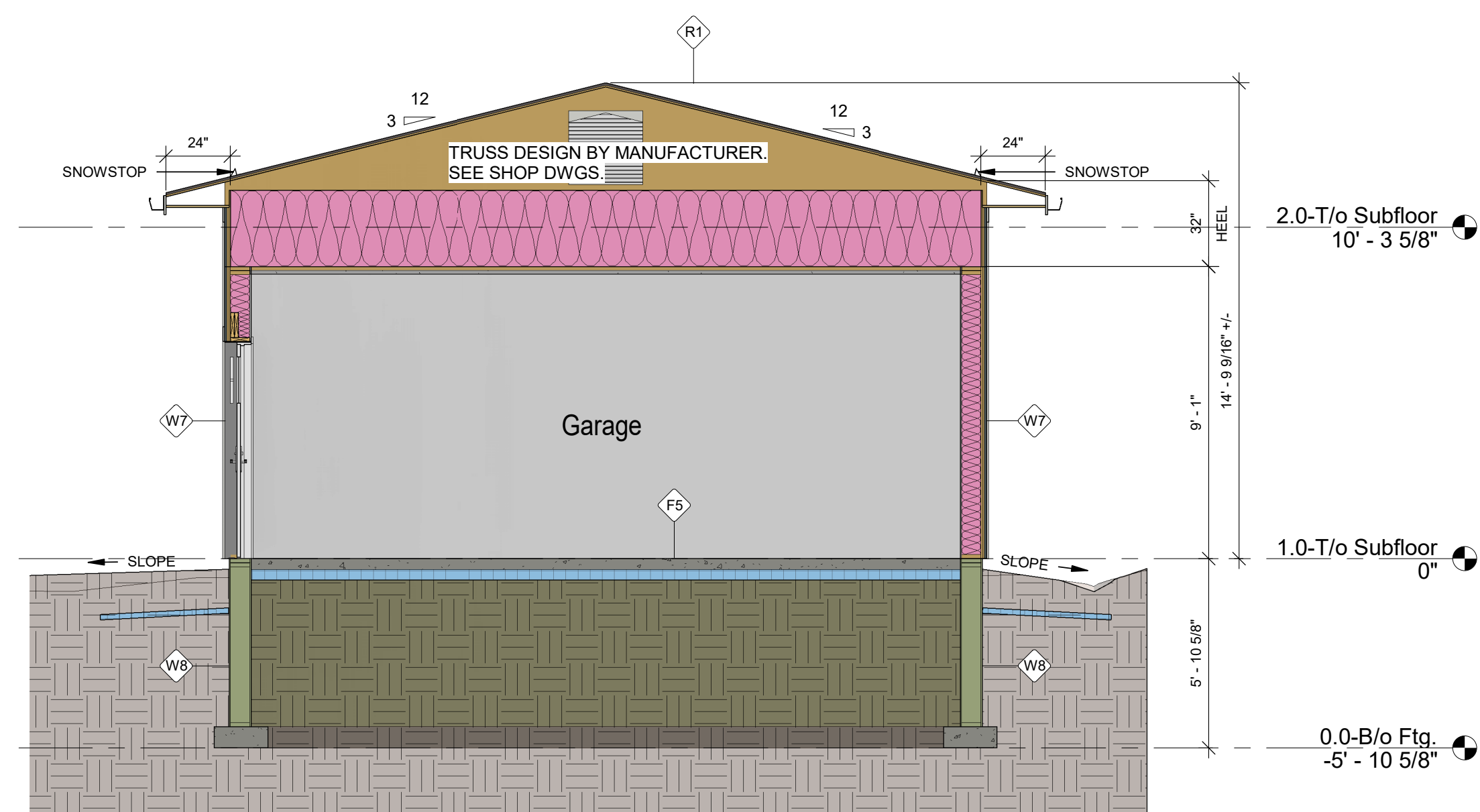
Drawing Title:  
**SECTIONS**

Scale: 1/4" = 1'-0"	Dwg. No.:
Drawn: F. van Delft	<b>A4.1</b>
Project: 24010_AR	
Date: 24/05/23	





C SECTION C  
1/4" = 1'-0"



D SECTION D  
1/4" = 1'-0"

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Project Title:

DUPLEX  
LOT 18, BLOCK 14,  
DAWSON CITY,  
YUKON

Drawing Title:

SECTIONS

Scale:  
1/4" = 1'-0"

Drawn:  
F. van Delft

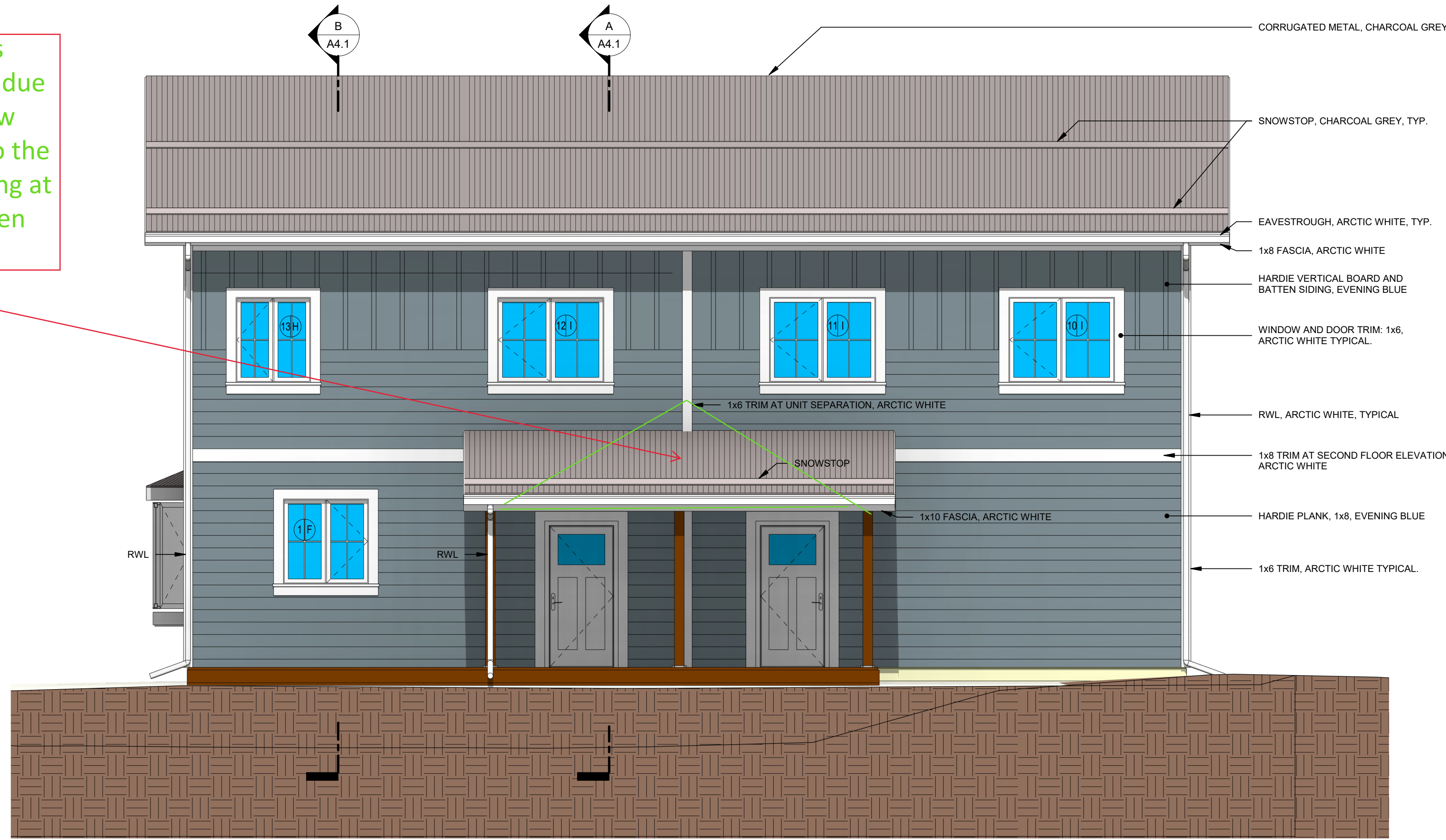
Project:  
24010\_AR

Date:  
24/05/23

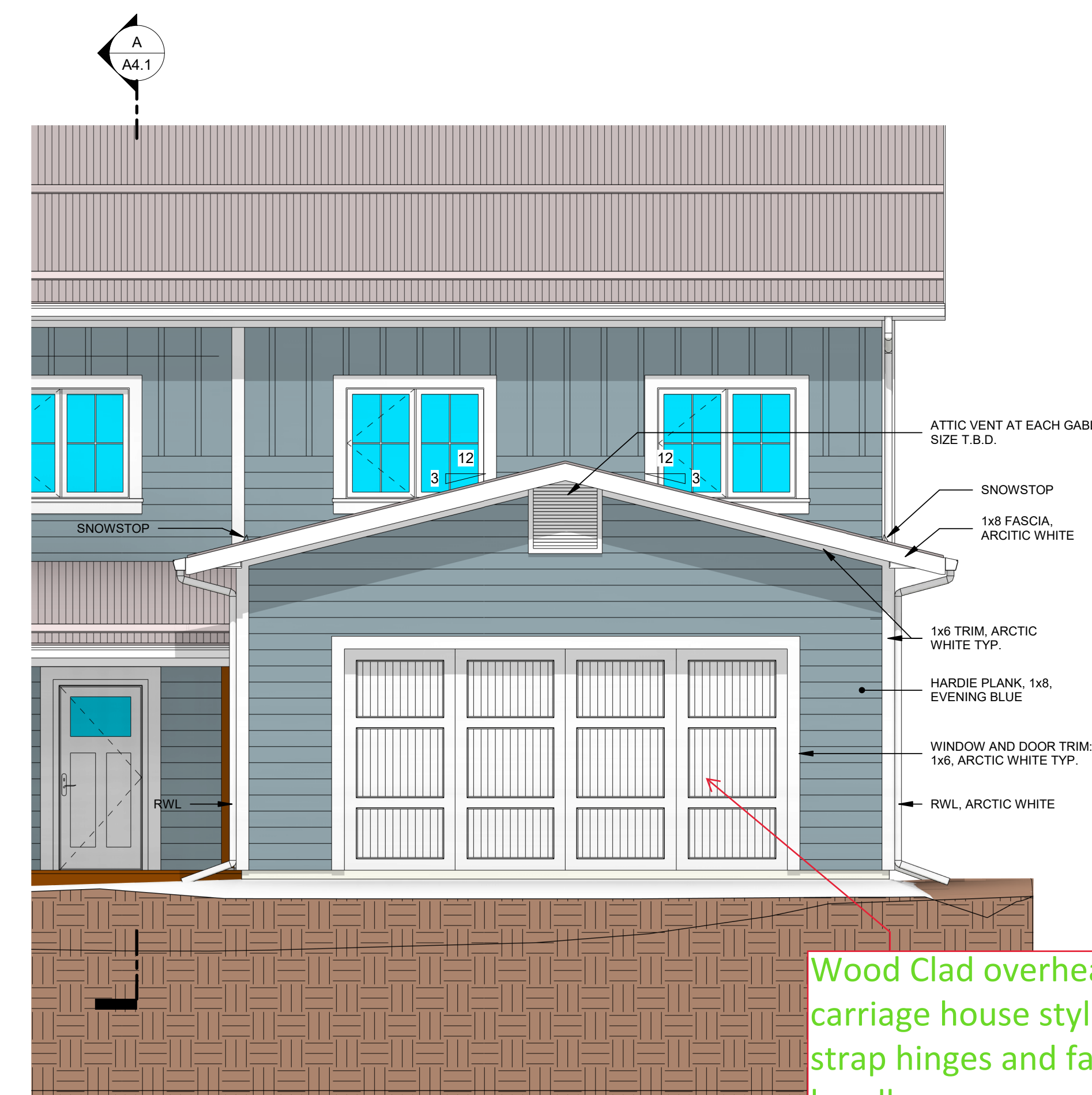
Dwg. No.:  
**A4.2**



I would like to change this shed roof, to a gable roof due to better shedding of snow and to provide contrast to the upper roof profile. Cladding at face to be board and batten



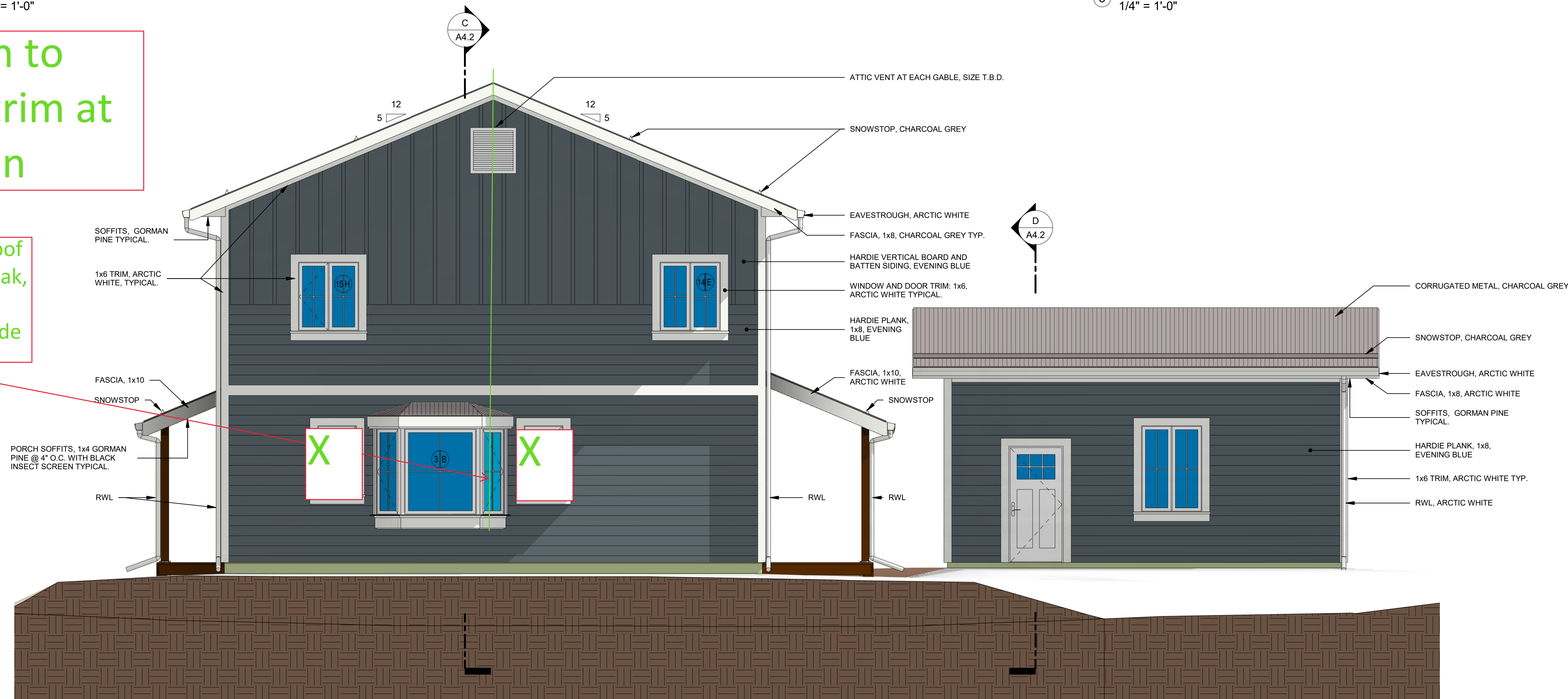
① SOUTH ELEVATION  
1/4" = 1'-0"



③ SOUTH ELEVATION - GARAGE  
1/4" = 1'-0"

Board and batten to begin above 1x8 trim at 2nd floor elevation

Center Bay Roof under roof peak, delete 2 windows beside



② WEST ELEVATION  
1/4" = 1'-0"

- True North:
- Notes:
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Project Title:  
**DUPLEX**  
LOT 18, BLOCK 14,  
DAWSON CITY,  
YUKON

Drawing Title:  
**ELEVATIONS**

Scale: 1/4" = 1'-0"	Dwg. No.:
Drawn: F. van Delft	<b>A5.1</b>
Project: 24010_AR	
Date: 24/05/23	



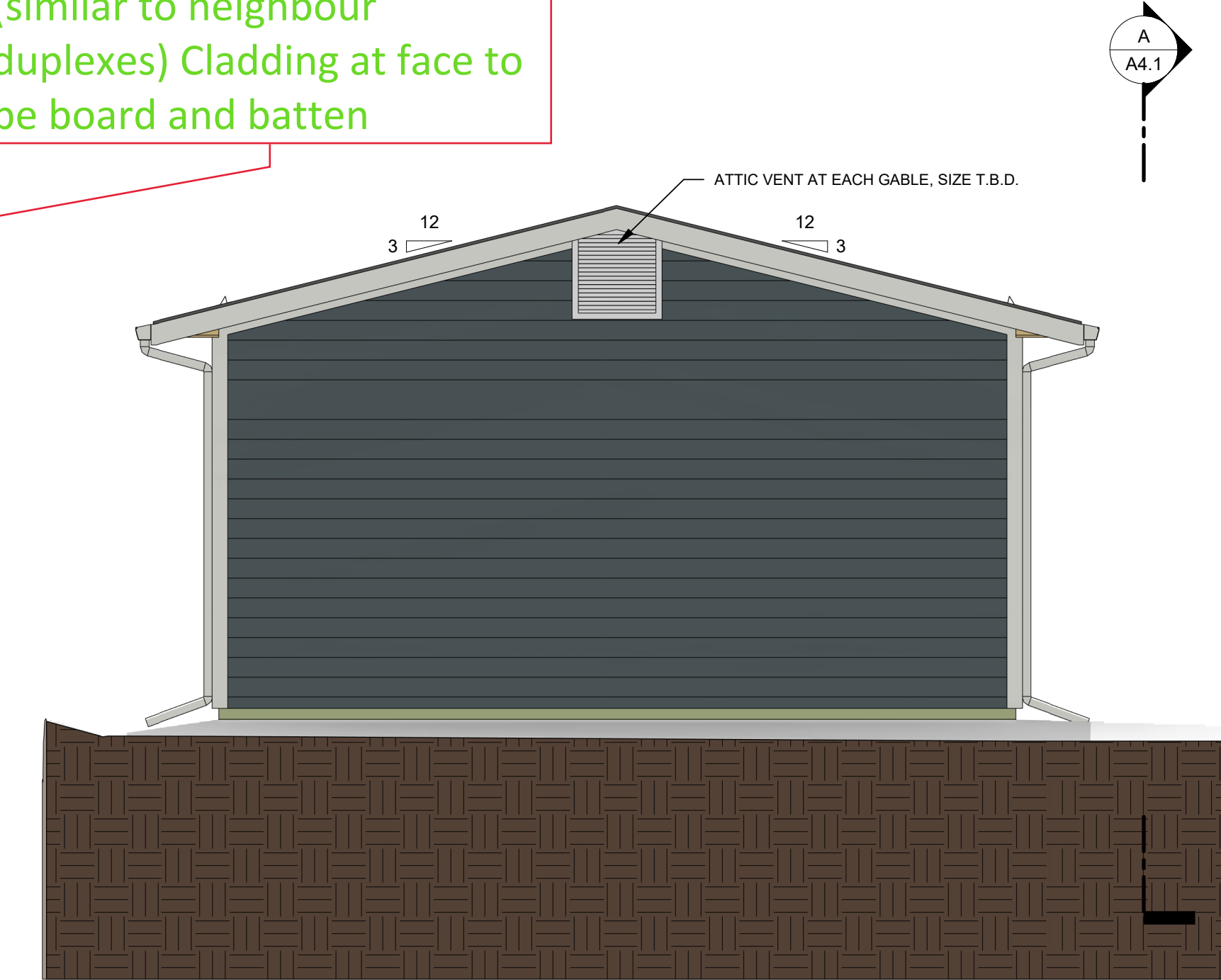
Change to 2 qty. Type H windows, mirror other duplex, align with windows below

Change to 2 windows: Type D & G, mirror other duplex, align with windows above

I would like to change this shed roof, to a gable roof due to better shedding of snow and to provide contrast to the upper roof profile (similar to neighbour duplexes) Cladding at face to be board and batten

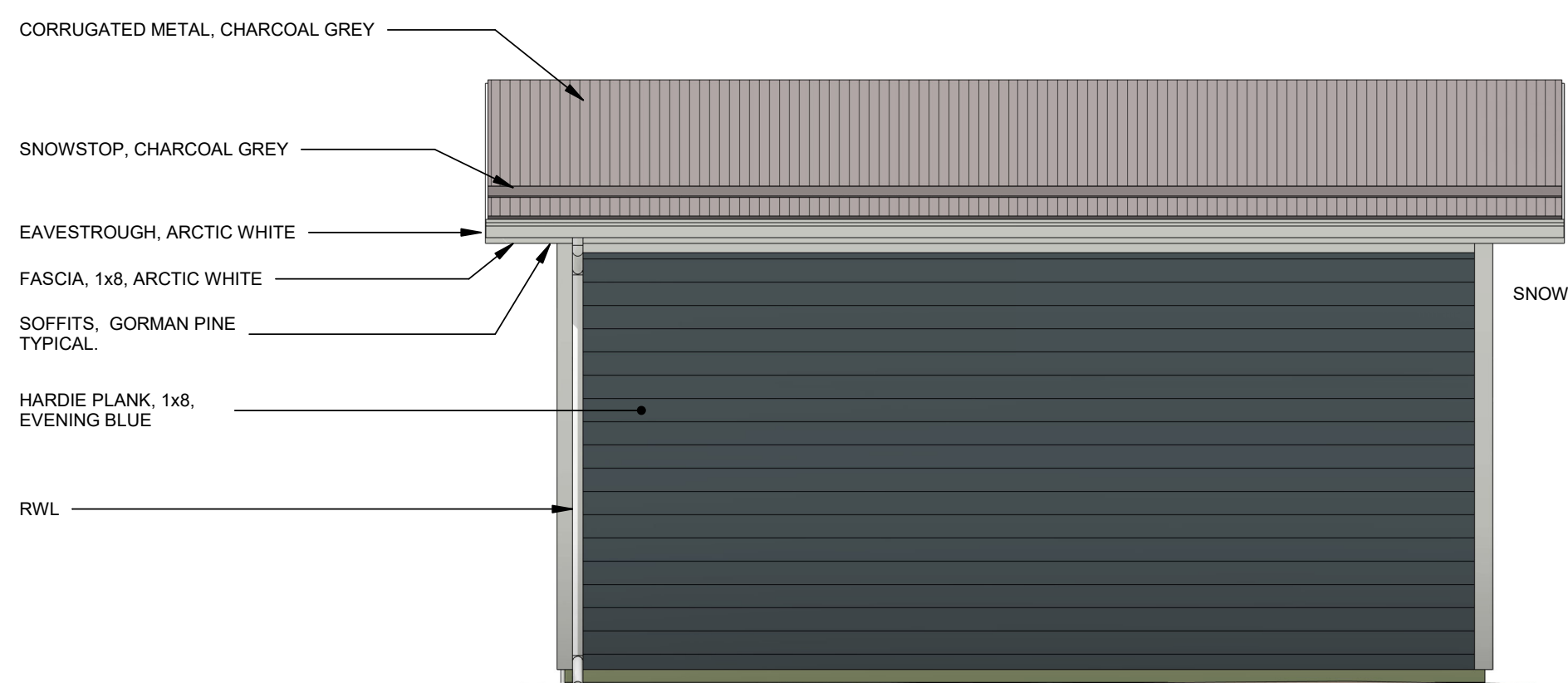


① NORTH ELEVATION  
1/4" = 1'-0"

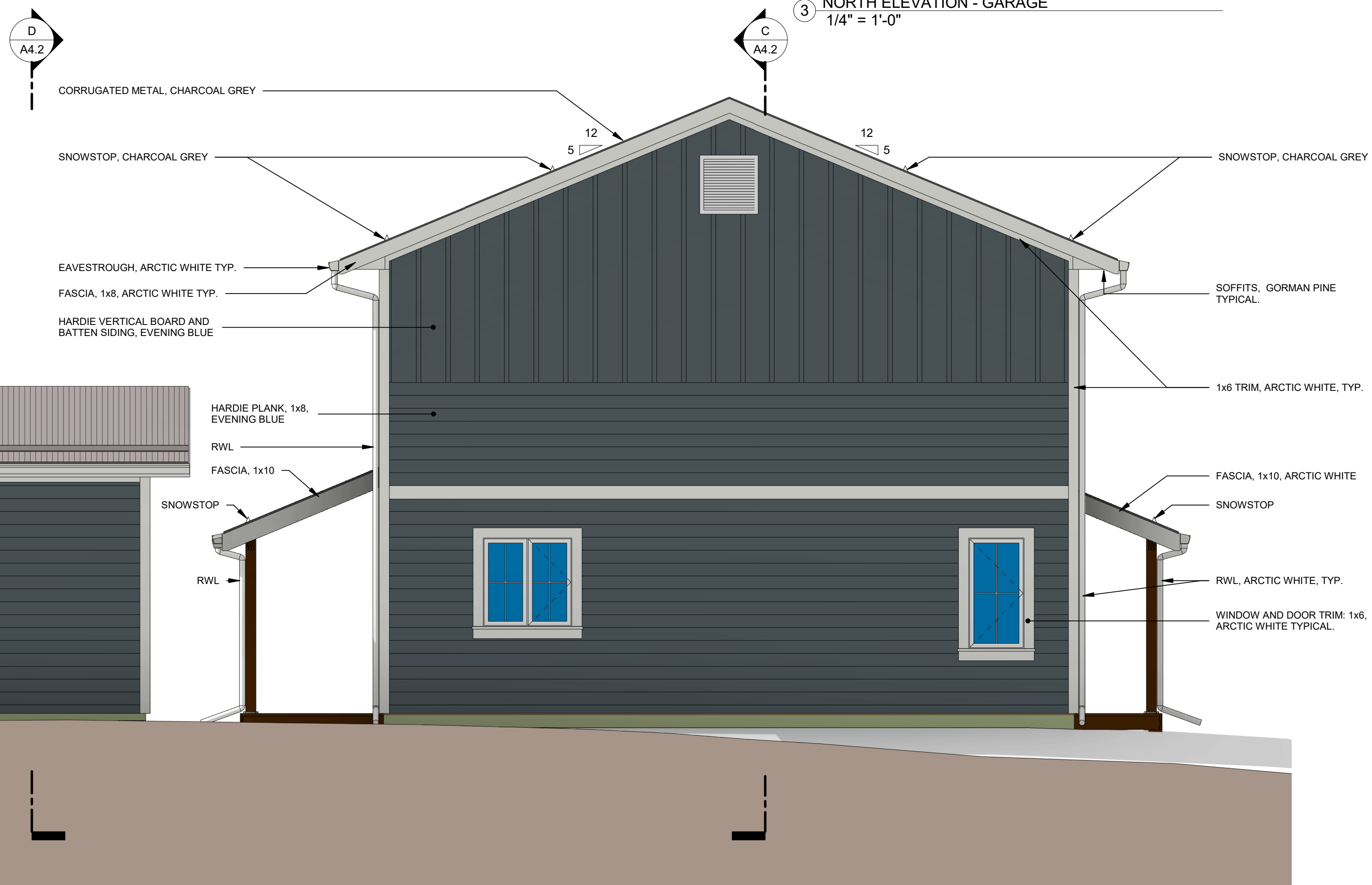


③ NORTH ELEVATION - GARAGE  
1/4" = 1'-0"

Board and batten to begin above 1x8 trim at 2nd floor elevation



② EAST ELEVATION  
1/4" = 1'-0"



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12. Contractor to be responsible for removal of debris and cleanliness during construction and to thoroughly clean entire building on completion of work.

ISSUES AND REVISIONS

No.	Date	Description
1	24/05/06	ISSUED FOR DEVELOPMENT PERMIT
2	24/05/23	REISSUED FOR DEVELOPMENT PERMIT



**TECHNICAL ARTS AND SERVICES**

104-108 Elliott Street, Whitehorse, Yukon, Y1A 6C4 | Ph: (867) 332-2553  
Email: technicalartsandservices@gmail.com

Project Title:  
**DUPLEX**  
LOT 18, BLOCK 14,  
DAWSON CITY,  
YUKON

Drawing Title:  
**ELEVATIONS**

Scale:  
1/4" = 1'-0"

Drawn:  
F. van Delft

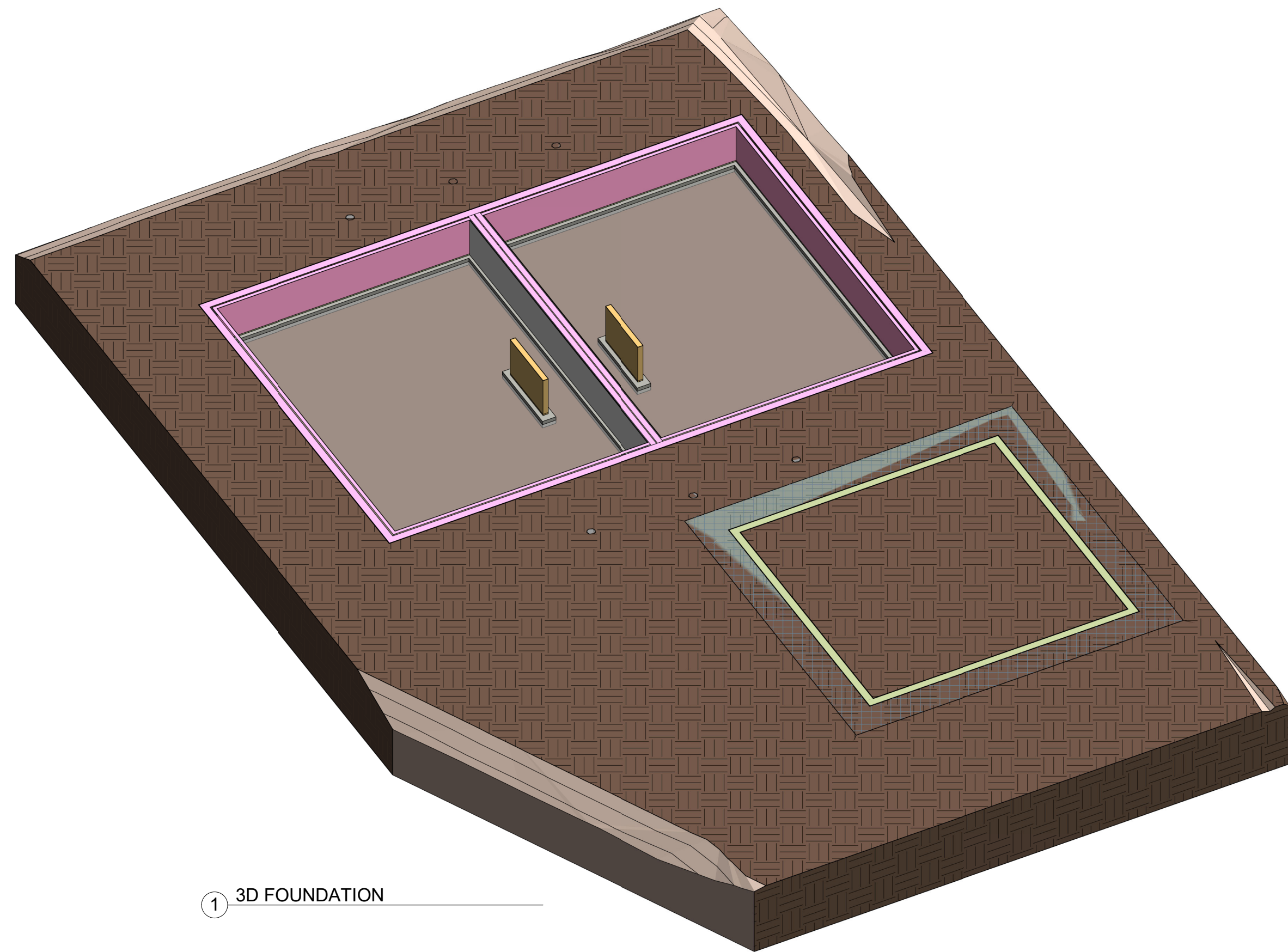
Project:  
24010\_AR

Date:  
24/05/23

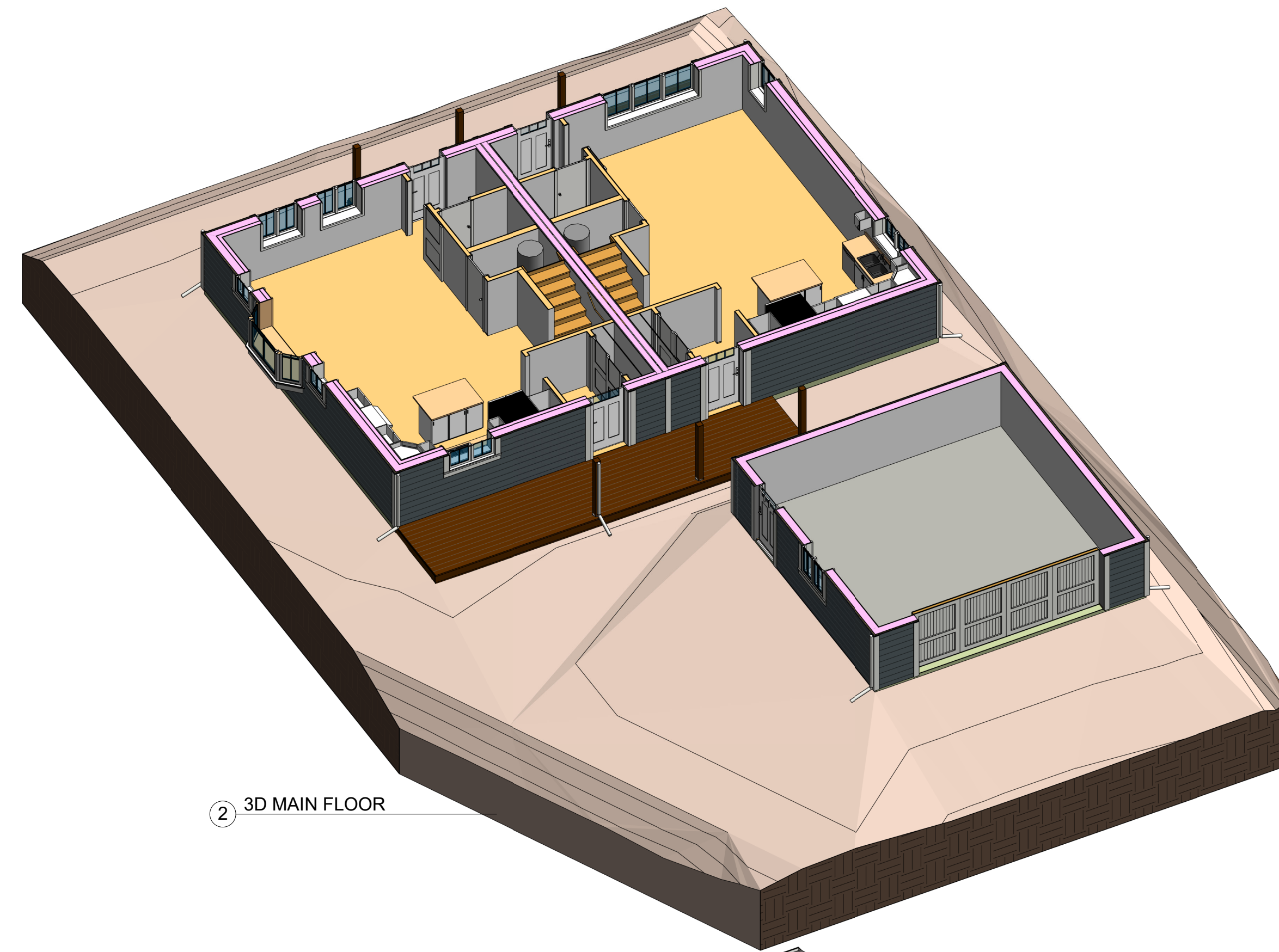
Dwg. No.:

**A5.2**

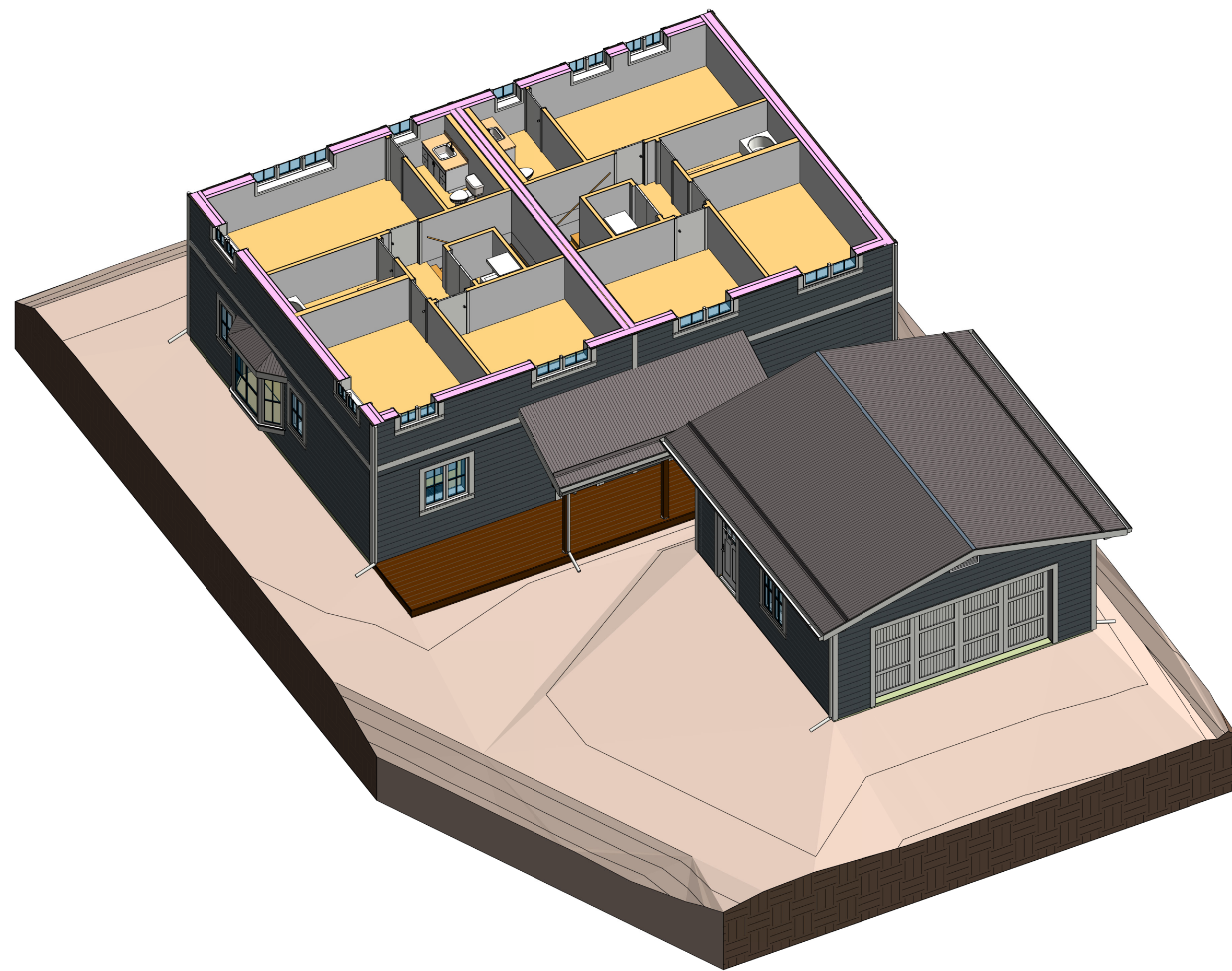




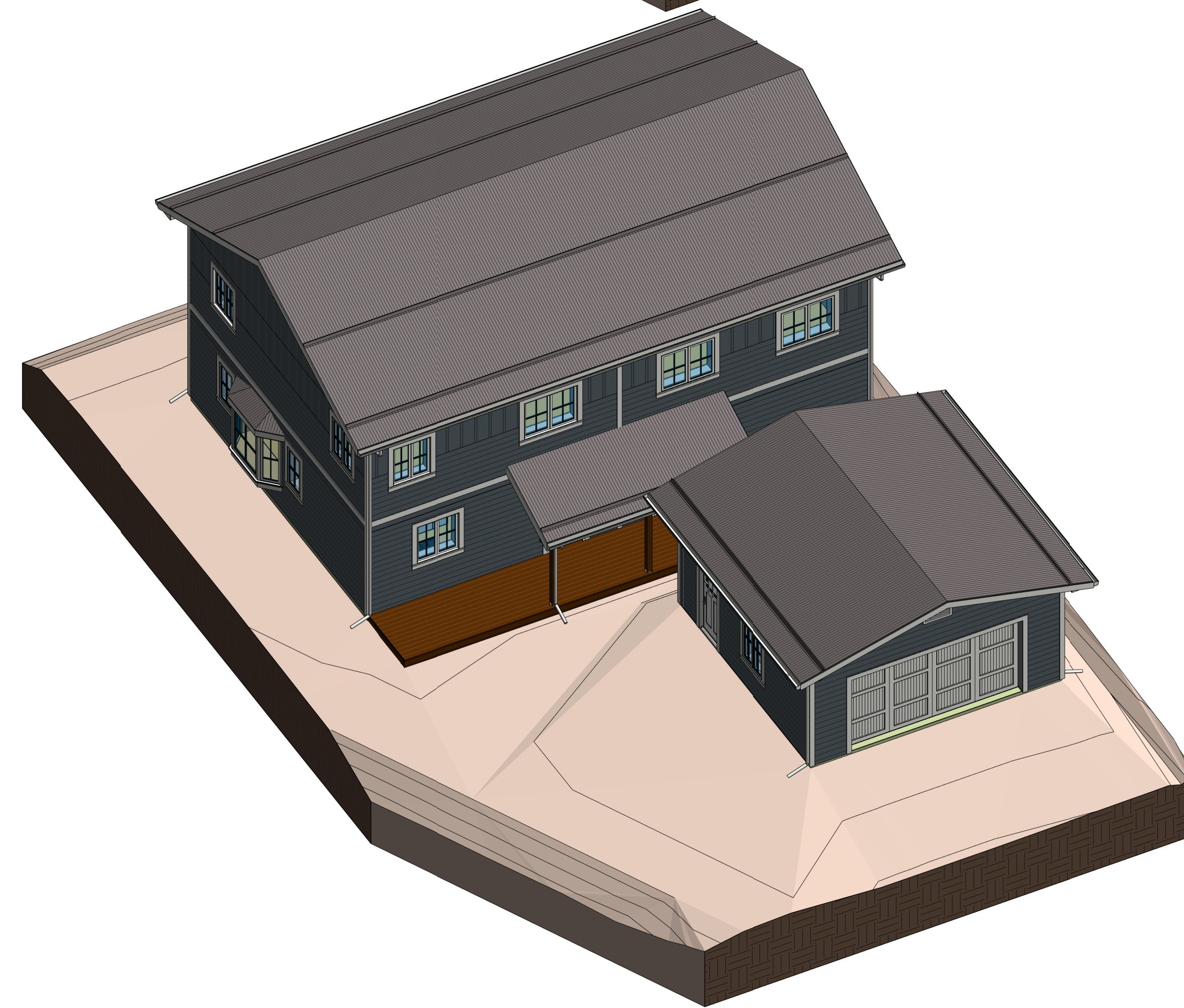
① 3D FOUNDATION



② 3D MAIN FLOOR



③ 3D UPPER FLOOR



④ 3D COMPLETE

True North:

Notes:

1. Legal description: LOT 18, BLOCK 14, GOVERNMENT RESERVE ADDITION, CITY OF DAWSON, YUKON (PLAN 111765 CLSR, 100042760 LTC).
2. Dimensions referencing exterior walls to face of stud u.d.o.
3. All work to conform to the 2020 edition of the National Building Code of Canada (NBC) including latest addenda and updates, and applicable municipal or territorial by-laws and regulations.
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Email: technicalartsandservices@gmail.com

Project Title:  
**DUPLEX**  
LOT 18, BLOCK 14,  
DAWSON CITY,  
YUKON

Drawing Title:  
**3D VIEWS**

Scale:	Dwg. No.:
Drawn: F. van Delft	<b>A6.1</b>
Project: 24010_AR	
Date: 24/05/23	



True North:

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Email: technicalartsandservices@gmail.com

Project Title:  
**DUPLEX  
 LOT 18, BLOCK 14,  
 DAWSON CITY,  
 YUKON**

Drawing Title:  
**DETAILS**

Scale:  
 1" = 1'-0"

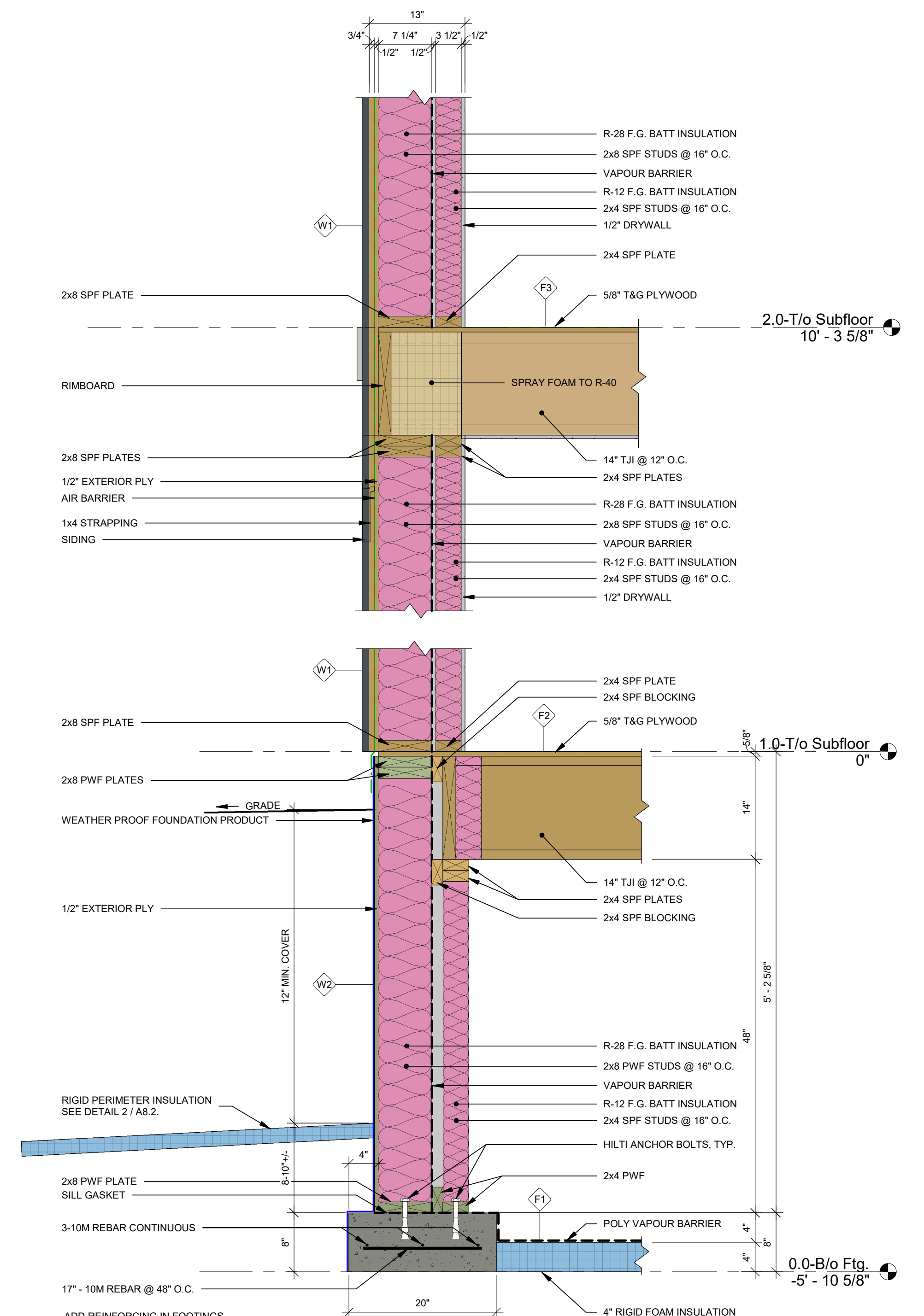
Dwg. No.:

**A8.1**

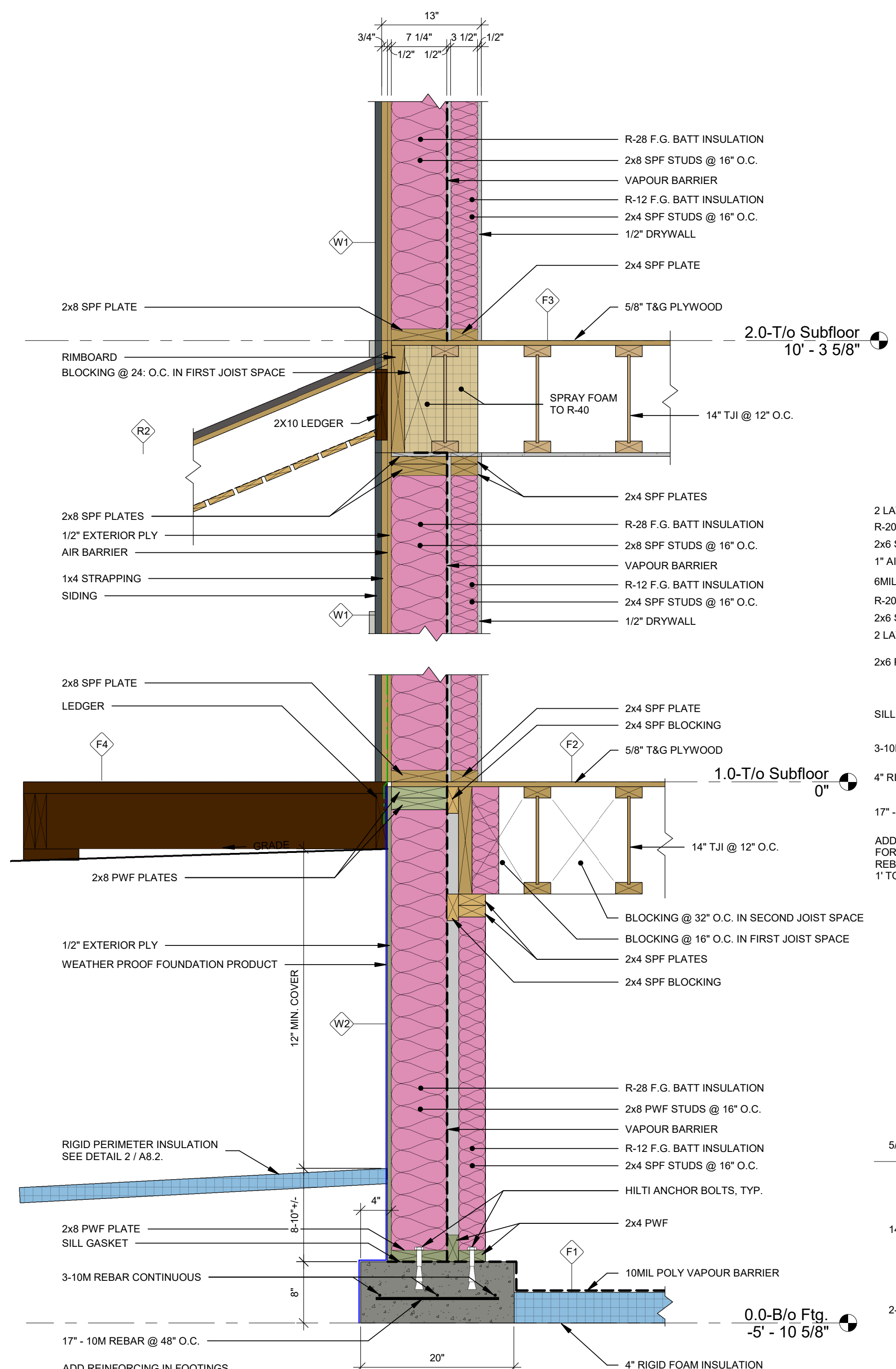
Drawn:  
 F. van Delft

Project:  
 24010\_AR

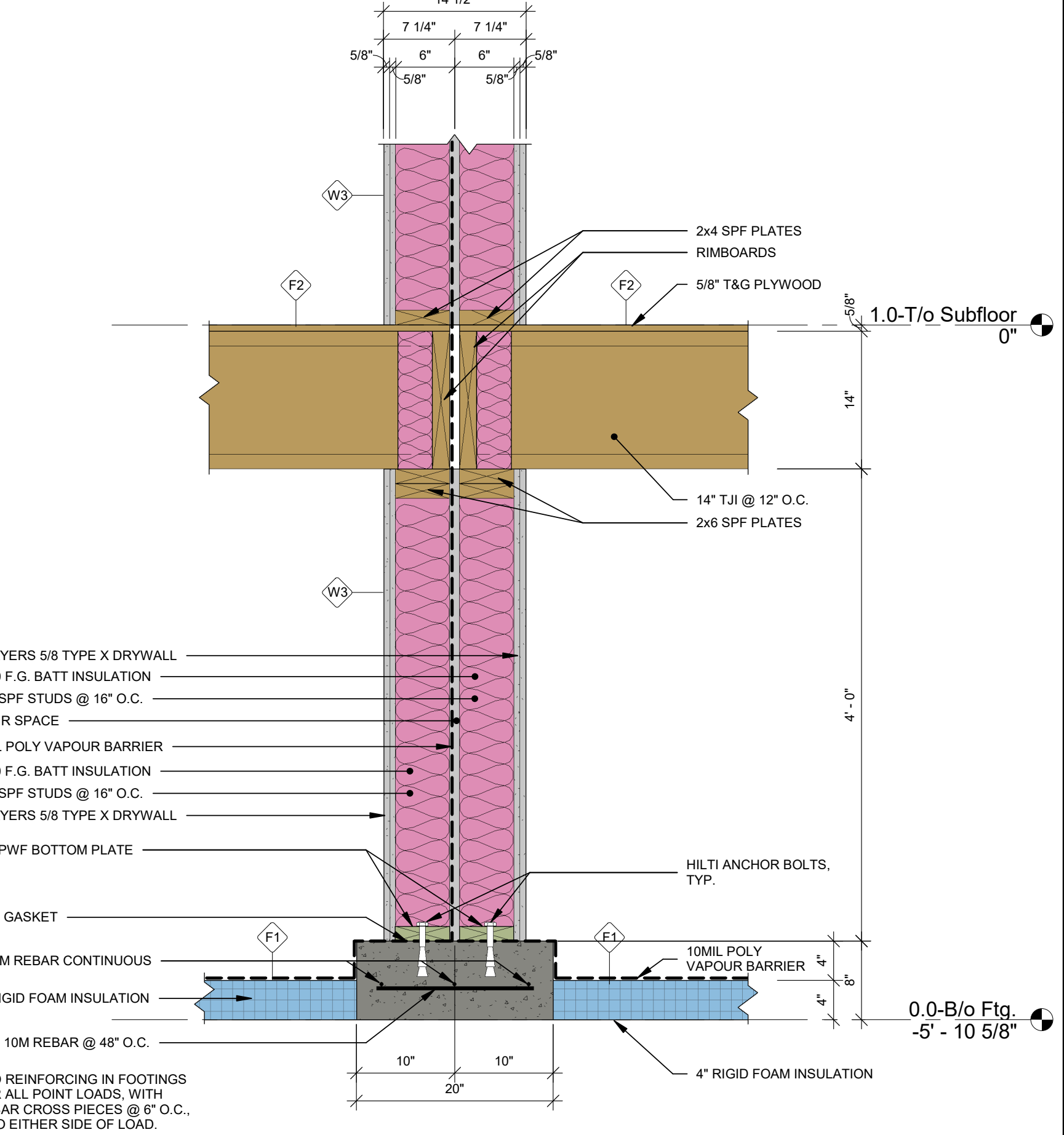
Date:  
 24/05/23



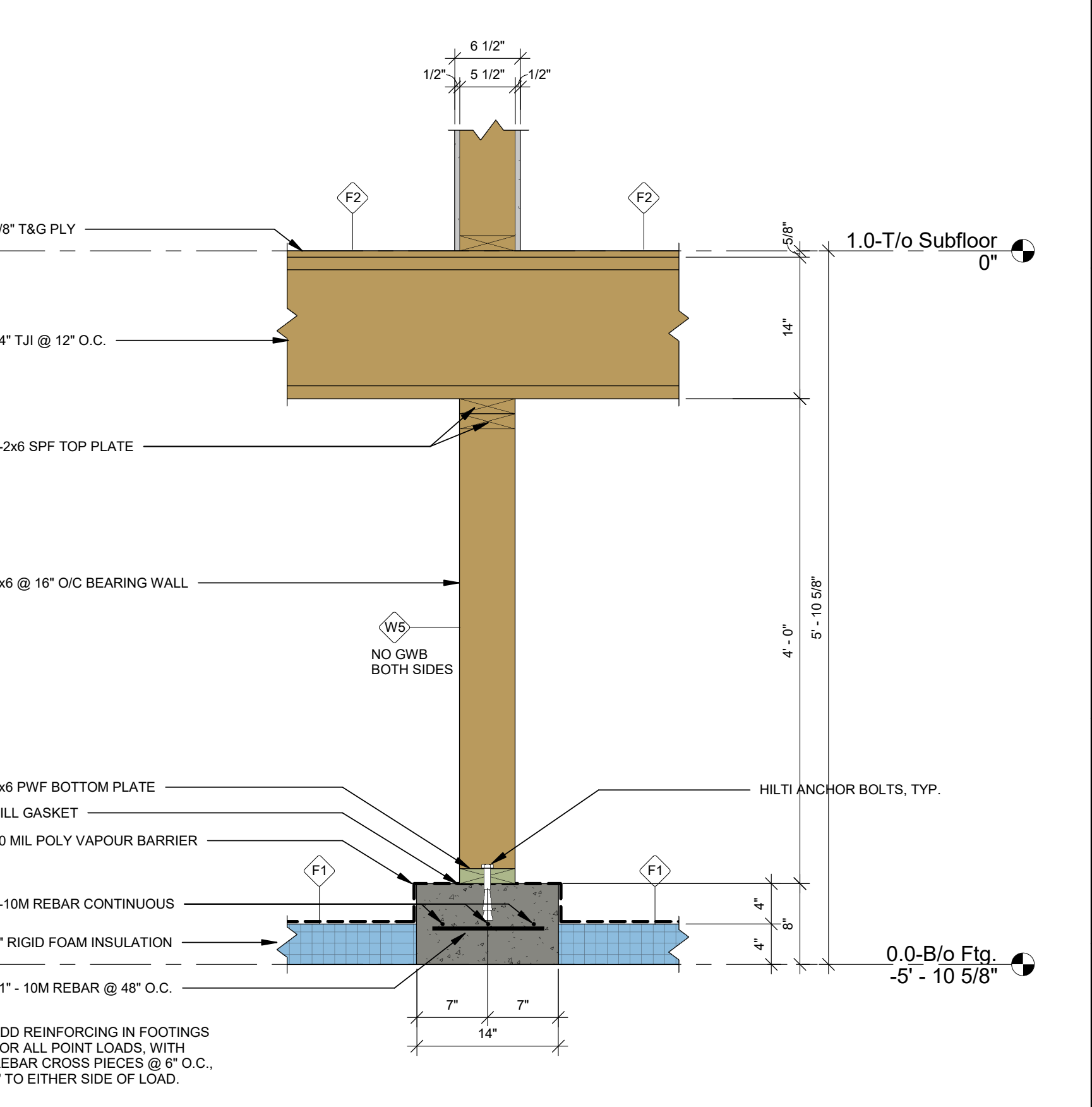
**① FOUNDATION DETAIL - PERIMETER**  
 1" = 1'-0"



**② FOUNDATION DETAIL - PERIMETER**  
 1" = 1'-0"

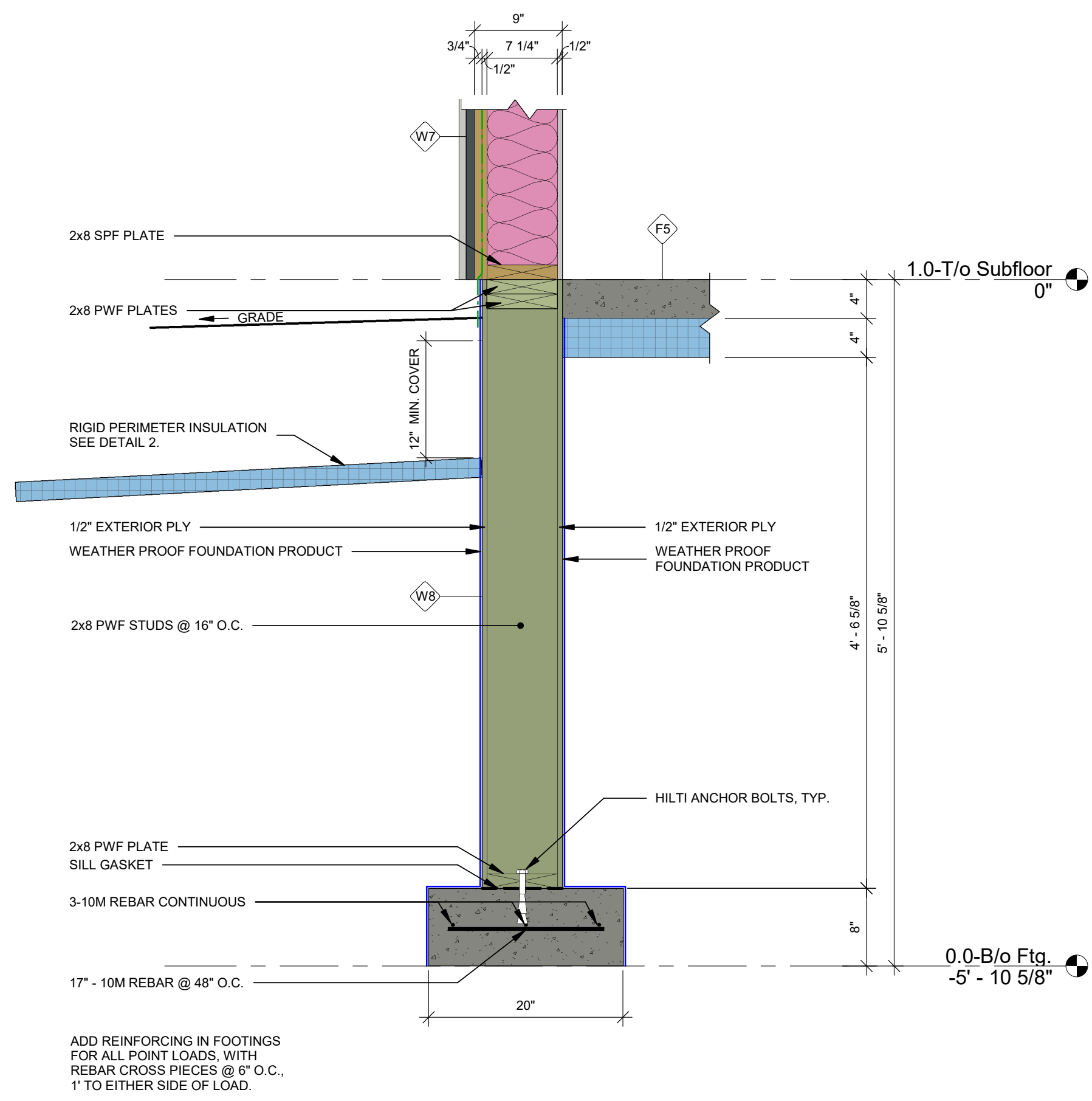


**③ FOUNDATION DETAIL - PARTING WALL**  
 1" = 1'-0"

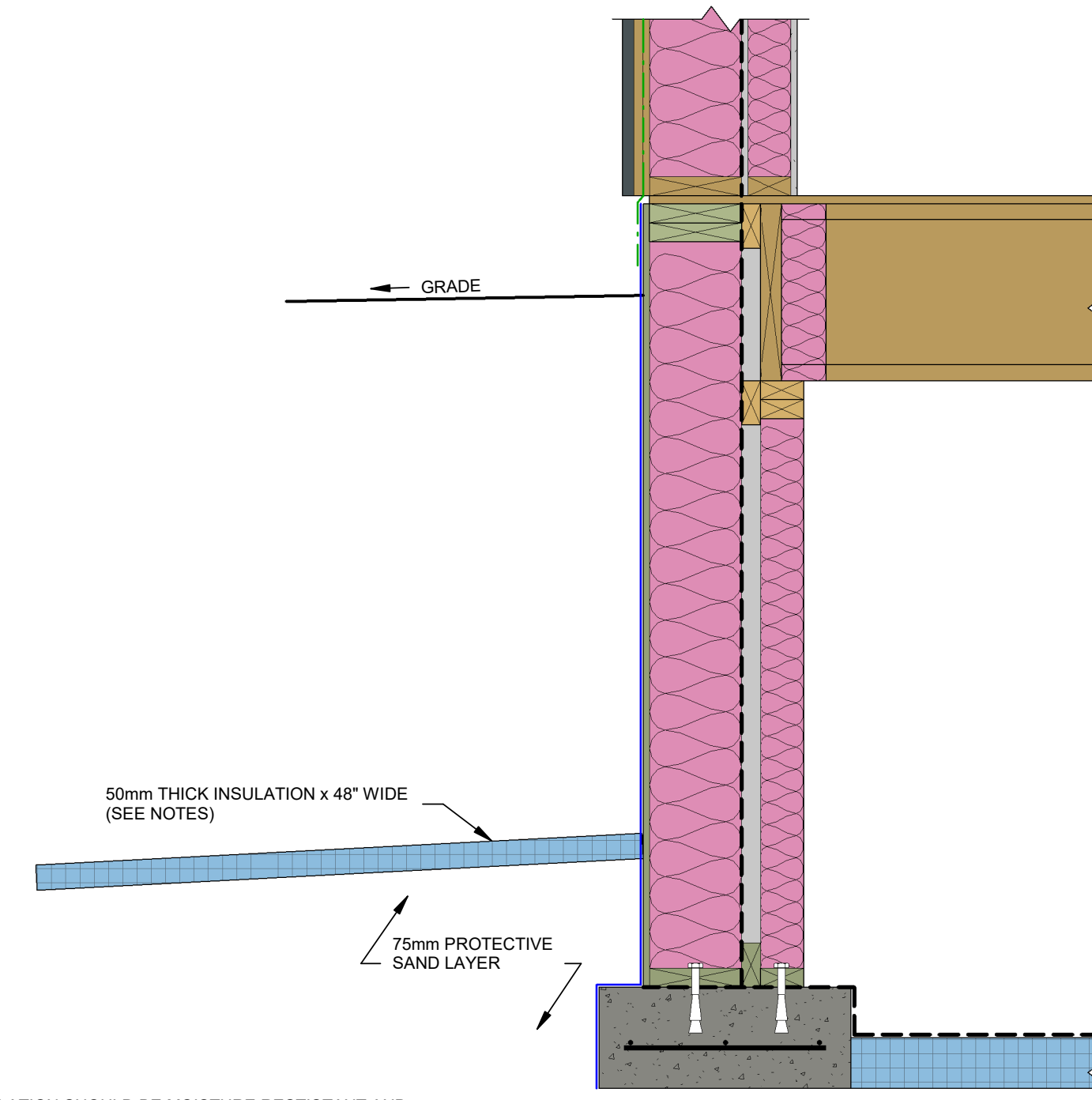


**④ FOUNDATION DETAIL - BEARING WALL**  
 1" = 1'-0"



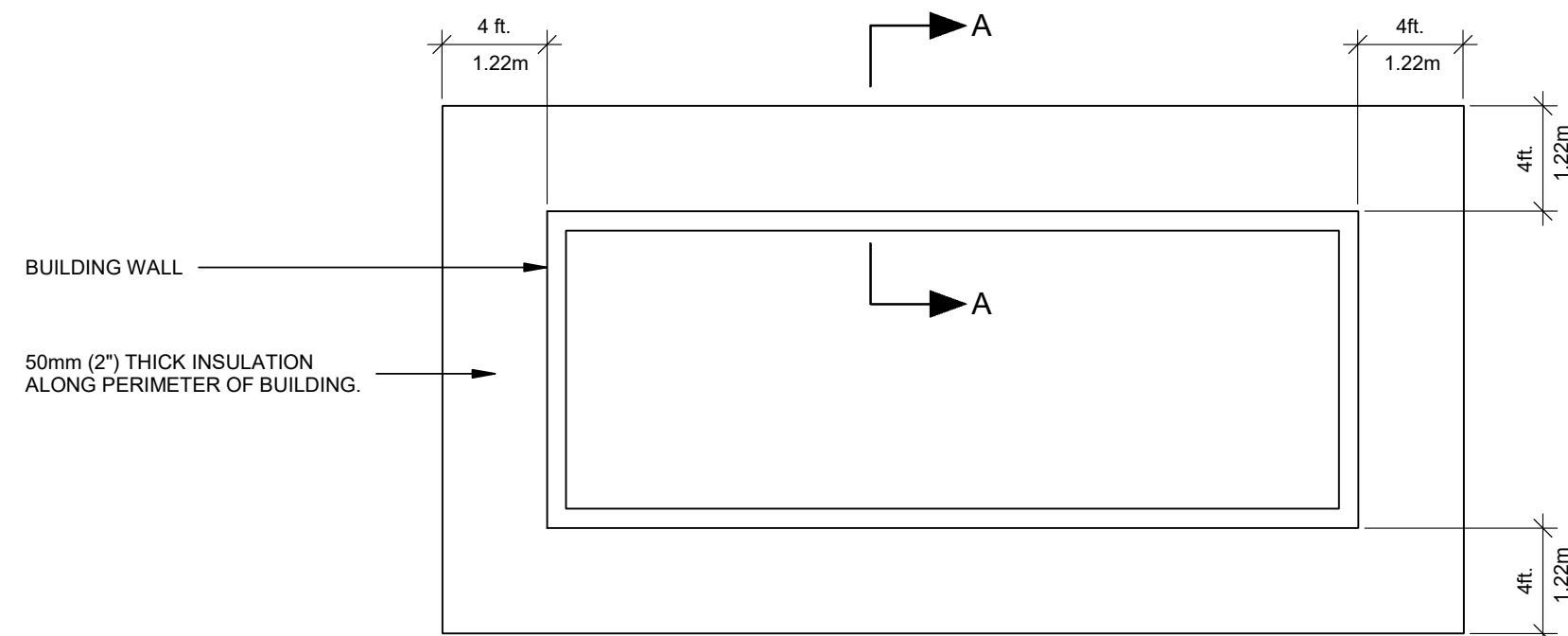


① FOOTING DETAIL - GARAGE  
1" = 1'-0"



SECTION VIEW A-A

NOTES:  
 \* THE INSULATION SHOULD BE MOISTURE RESISTANT AND SUITABLE FOR BURIAL (I.E. DOW CHEMICAL HI OR SM SERIES STYROFOAM OR POLYURETHANE)  
 \* A MINIMUM BEDDING THICKNESS OF 75mm FINE TO MEDIUM SAND SHOULD BE PLACED ABOVE AND BELOW THE INSULATION FOR PROTECTION.



PLAN VIEW

② PERIMETER INSULATION DETAIL  
12" = 1'-0"

True North:

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 Email: technicalartsandservices@gmail.com

Project Title:  
**DUPLEX**  
 LOT 18, BLOCK 14,  
 DAWSON CITY,  
 YUKON

Drawing Title:  
**DETAILS**

Scale: As indicated	A8.2
Drawn: F. van Delft	
Project: 24010_AR	
Date: 24/05/23	

# 24-048

## *Yukon Spa Signs*

- 1) Cafe Sign above windows on the 4th and King St. elevations of the cafe corner of the building and the entrance  
sign over the main entrance on 4th Avenue
- 2) 4th Avenue
- 3) 4th and King intersection corner of building at the second storey level on the 4th avenue elevation
- 4) 4th and King intersection corner of building at the second storey level on the 4th avenue elevation
- 5) Service Entrance on 4th Avenue



# Development Permit Amendment Application

All required fields are marked with \*

## PROPOSED DEVELOPMENT

Close ^

Original Permit Number to be Amended: \*

22-131

Approximate Value of Development:

CAD

\*Please provide a rough estimate of all project costs expected

Please provide a brief description of the proposed development \*

Development of a purpose built wellness centre that will accommodate: treatment spaces for health and allied professionals, serviced laundry facilities, storage space for Dawson Lodge, health cafe, sauna, steam and other wet recreational facilities.

The space will be organised on 2 floors with the upstairs space being available for wellness service users only and downstairs space, including the health cafe available to the general public without other entry fees.

## DATES

Close ^

### Temporary Permits Only

Start Date

End Date

## SIGNAGE DIMENSIONS & DESCRIPTION

Close ^

### Sign Permits Only

Type of Sign

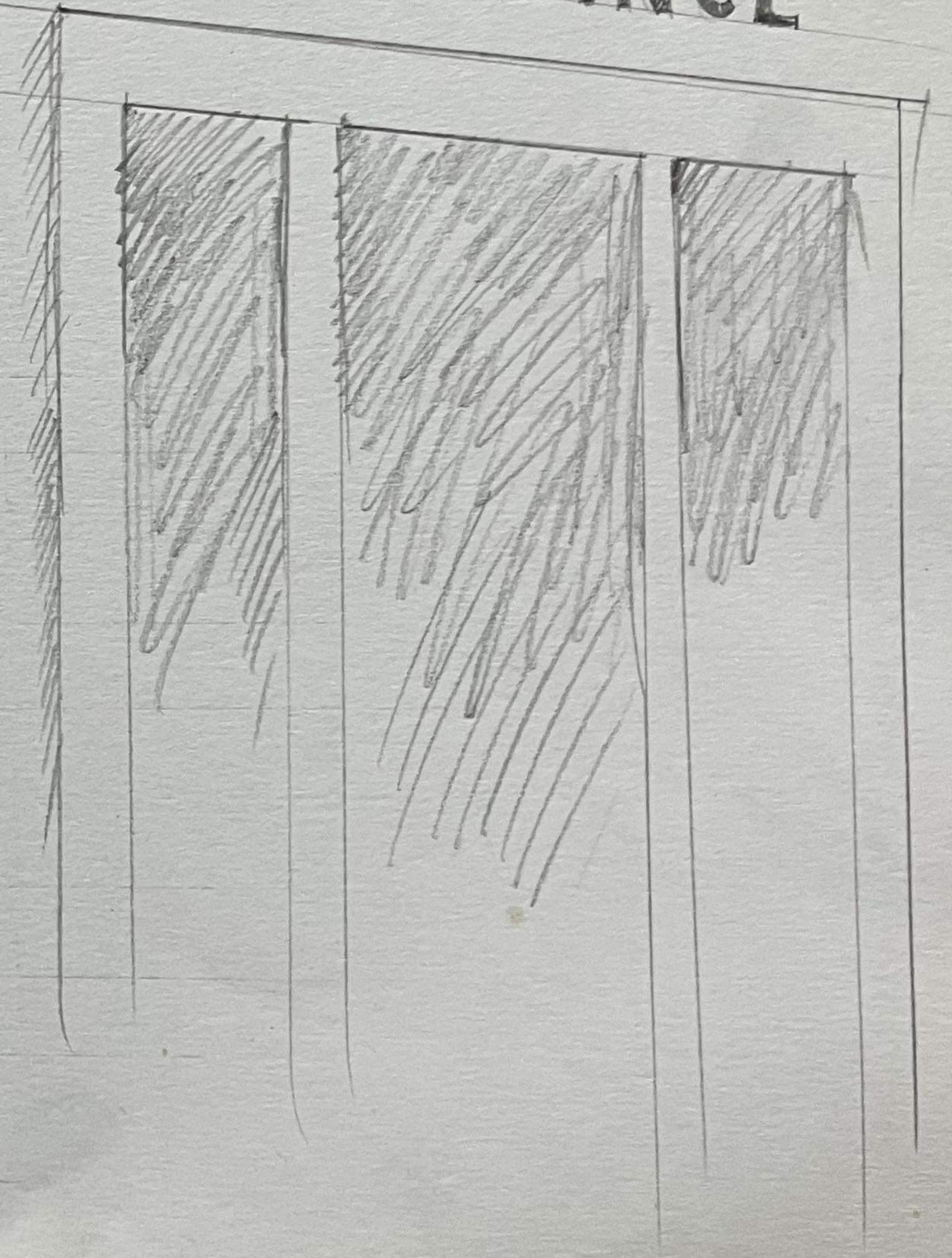
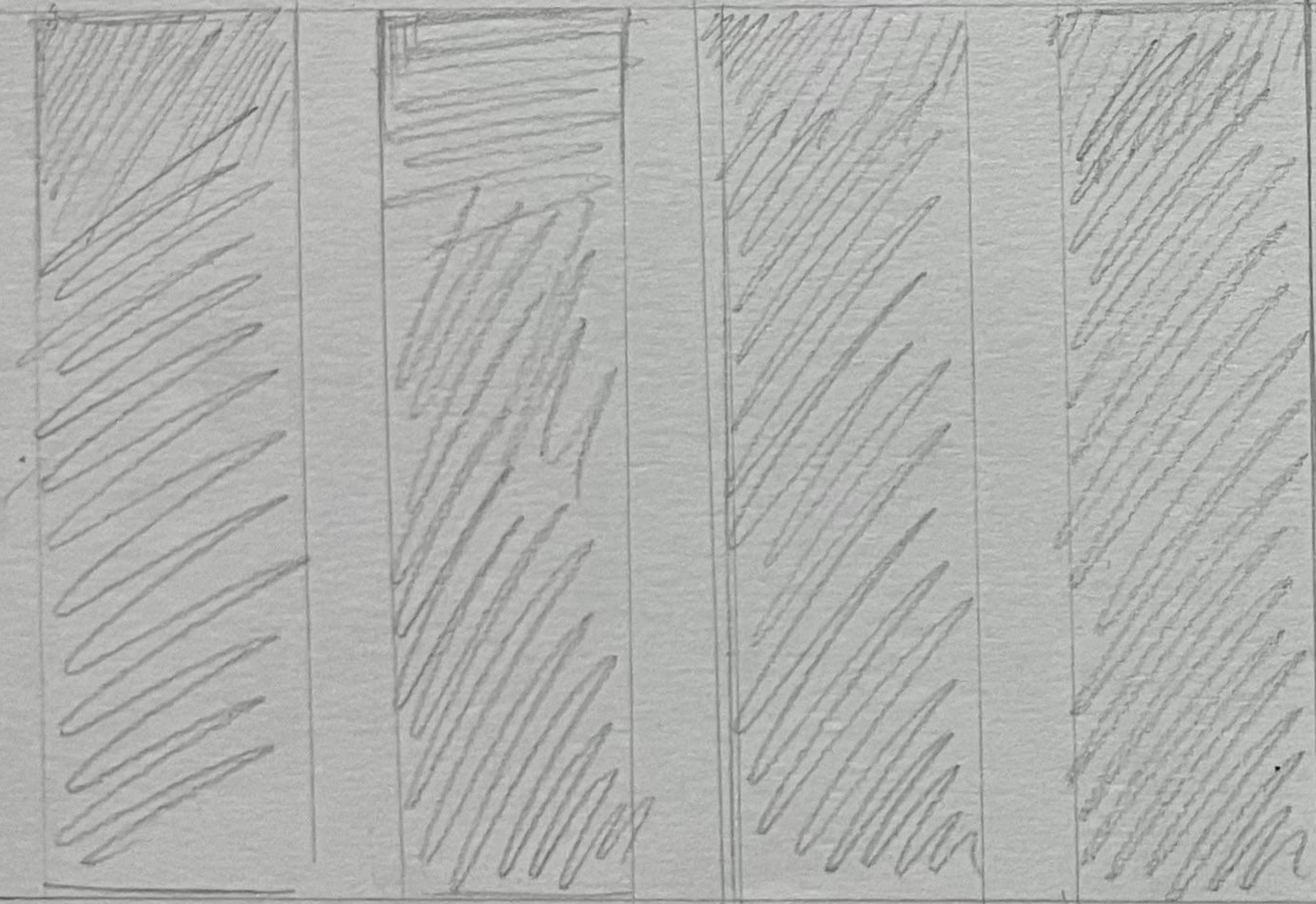
Wall painting



• 'CAFE' SIGN AND PLACEMENT IS IDENTICAL TO THE OTHER 'CAFE' SIGN ON THE ADJACENT WALL.

CAFE

ENTRANCE





ENTRANCE ON KING IN

Cafe x 2

entrance x 1





YUKON SPA

NORTHERN

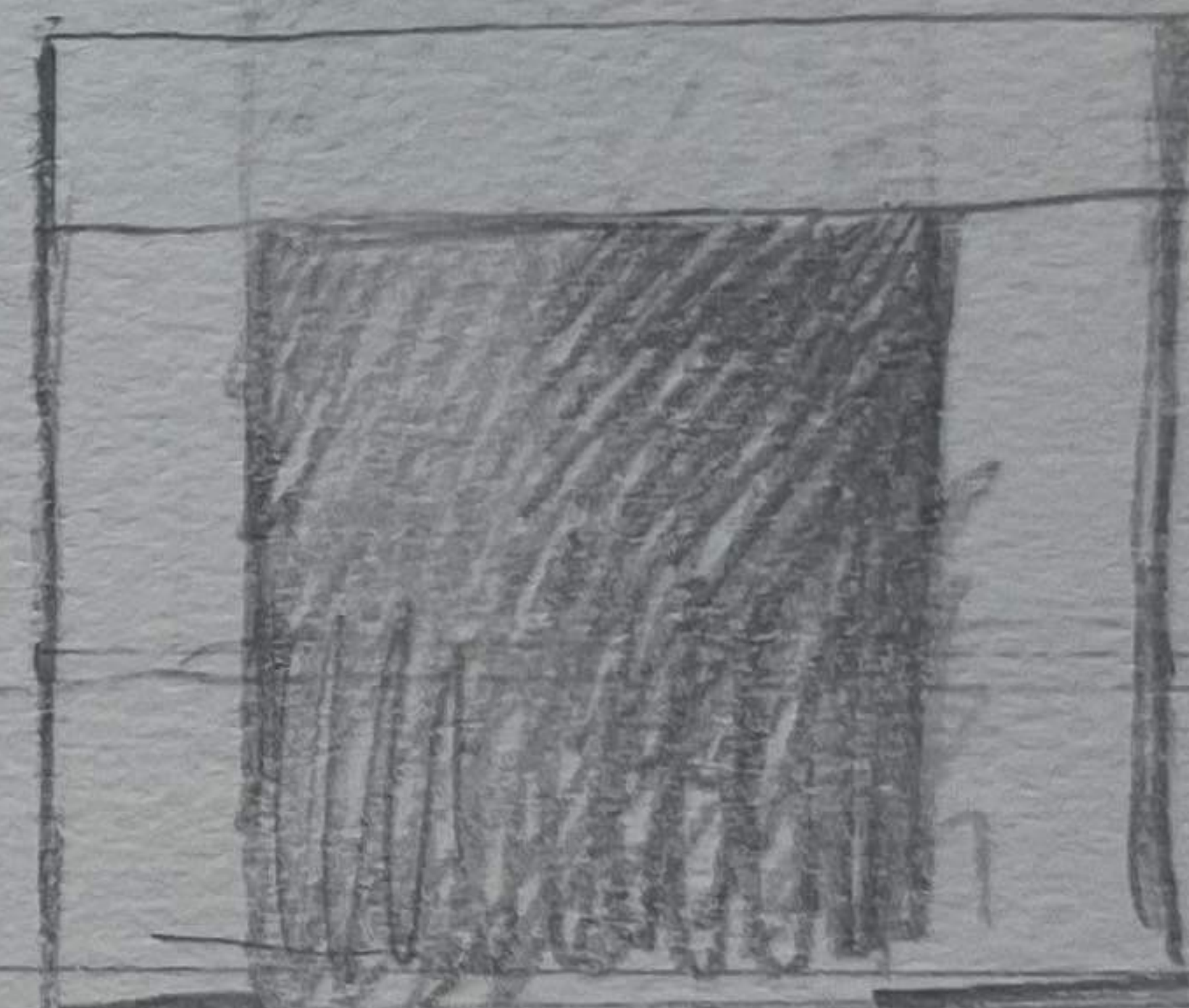
HOT TUB

LIGHTS

SAUNA

VIEWINGS

STEAM



NORTHERN LIGHTS VIEWING

HOT TUB

SAUNA

STEAM



YUKON SPA

MASSAGE

HEALTH

Facials

Wellness

ROOF GARDEN

RELAXATION

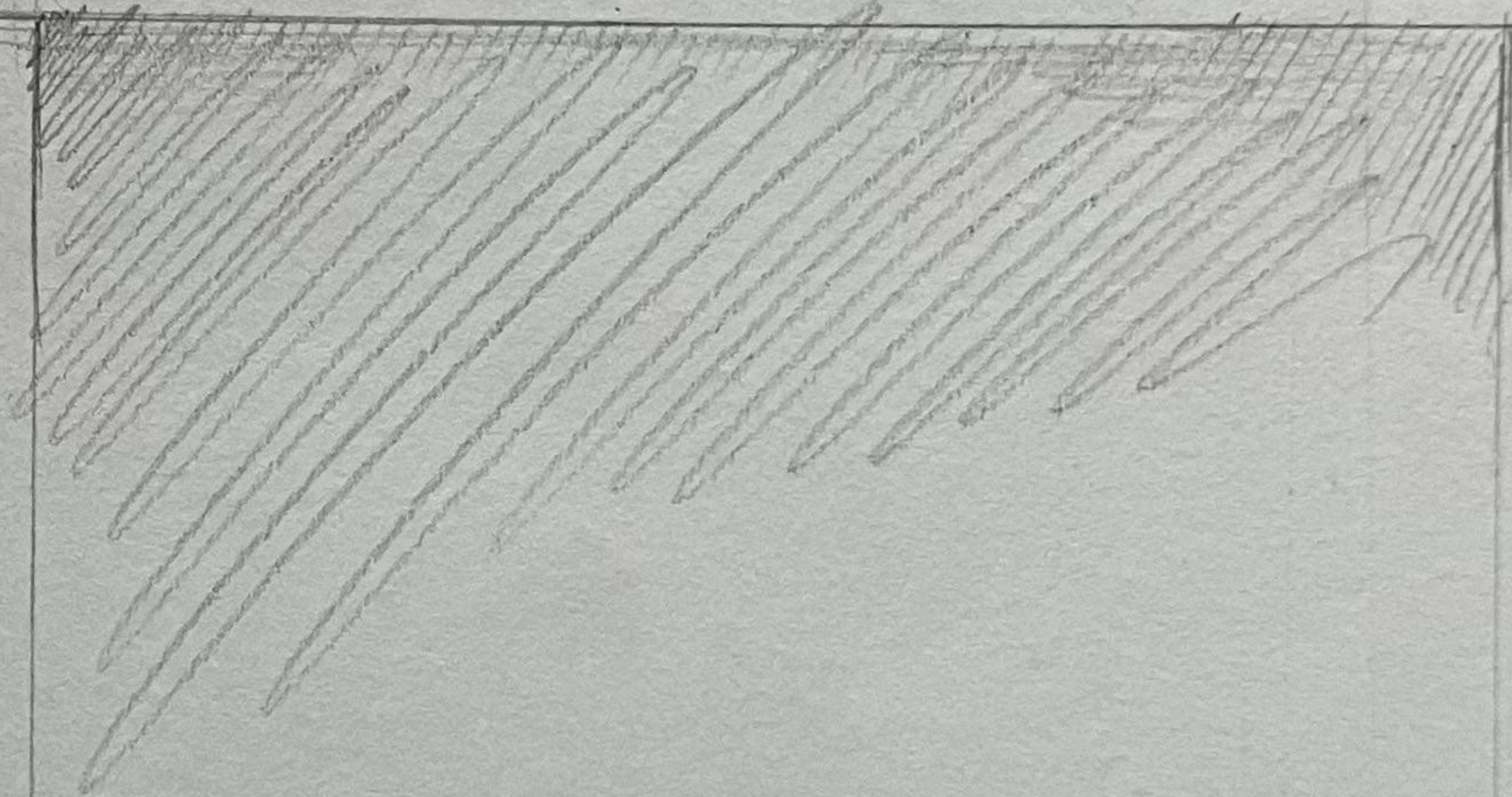
4TH AVE

HEALTH  
WELLNESS  
RELAXATION

MASSAGE



SERVICE ENTRANCE





# **24-051**

## ***Welcome to Dawson City Signs***

- 1) Painting design
- 2) Frame design at 1336 Front St.
- 3) Canada 125 Frame Design



# Sign Permit Application

All required fields are marked with \*

## PROPOSED DEVELOPMENT

Close ^

Approximate Value of Development:

CAD

\*Please provide a rough estimate of all project costs expected

Please provide a brief description of the proposed development \*

Looking to replace the two "Welcome to Dawson City" signs which are rotting. One to be at 1336 Front St. - Centennial Park, which was destroyed last year and fell over. Second to be at Canada 125 Park in South End which is currently still standing, but will likely not be for many more years. Frames will be built to replicate what was there, with sign design to look like what is attached.

## DATES

Close ^

### Temporary Permits Only

Start Date

End Date

## SIGNAGE DIMENSIONS & DESCRIPTION

Close ^

Type of Sign \*

Free-standing



Sign Dimensions \*

4 x 8'






WELCOME

TO

DAWSON

CITY



A large wooden sign with a planter box of flowers. The sign has a dark brown frame and a central light-colored wooden panel with the text 'Welcome To Dawson City' in blue. Two circular emblems are on either side of the text. The planter box below is filled with purple, orange, and red flowers. The sign is on a wooden deck in front of a white building with red trim and a green hill in the background.

Welcome To Dawson City



Welcome To Dawson City



CITY OF DAWSON



150