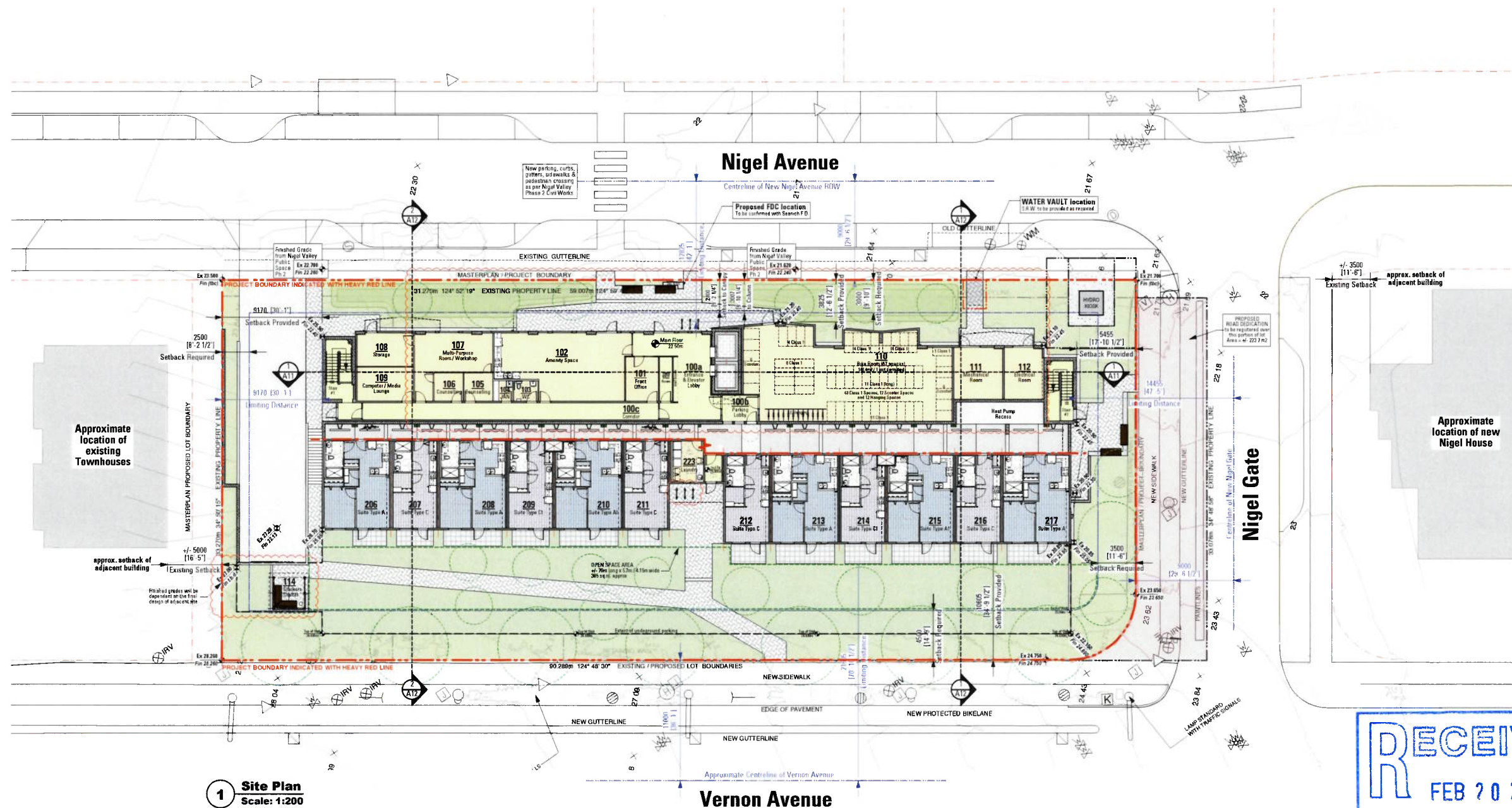
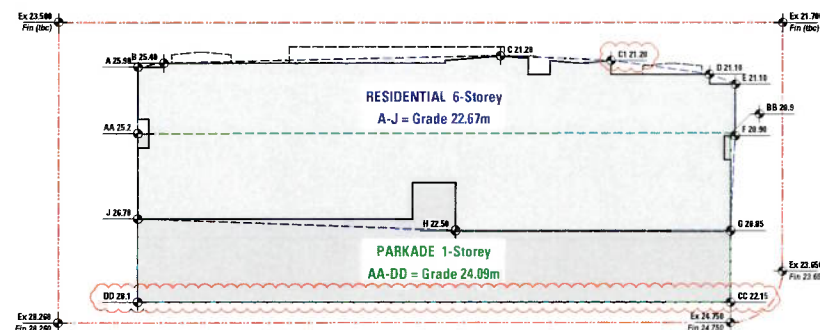




1 Site Plan
Scale: 1:200



AVERAGE GRADE CALCULATION
(as per Municipality of Saanich Zoning Bylaw)

RESIDENTIAL (6 STOREY):

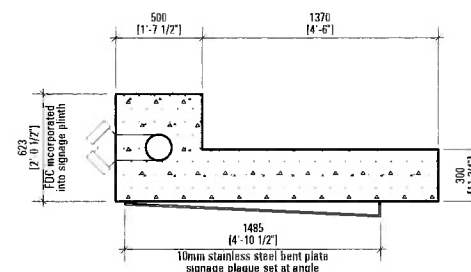
Existing Grade POINT A	25.90m
Existing Grade POINT B	25.40m
Existing Grade POINT C	24.20m
Existing Grade POINT D	21.00m
Existing Grade POINT E	21.10m
Existing Grade POINT F	20.90m
Existing Grade POINT G	20.85m
Existing Grade POINT H	22.50m
Existing Grade POINT J	26.70m
TOTAL	226.65m
Average Grade	= 226.65 ÷ 10 = 22.67m

AVERAGE GRADE CALCULATION
(as per Municipality of Saanich Zoning Bylaw)

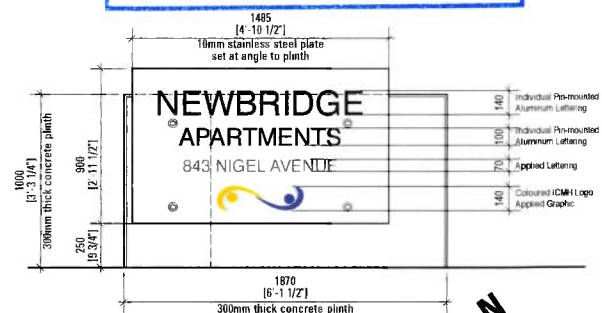
PARKADE (1 STOREY):

Existing Grade POINT AA	25.20m
Existing Grade POINT BB	20.90m
Existing Grade POINT CC	22.15m
Existing Grade POINT DD	28.10m
TOTAL	96.35m
Average Grade	= 96.35 ÷ 4 = 24.09m

Grades taken from McElhenny Survey
File Number 2241-32505-06 dated 2023.03.06
Additional grading information reviewed on
NVPS Phase 1 issued for Construction Set



2 Site Signage: Plan
Scale: 1:20



3 Site Signage: Elevation
Scale: 1:20



AFFORDABLE RENTAL HOUSING DPA SUBMISSION

NEWBRIDGE 843 Nigel Avenue, Saanich B.C.

SITE PLAN A2

Joe Newell architect inc.

Date: 2023.07.11
Main Floor Entrance Lobby, Amenity Space and Service Spaces revised / Entry Plaza revised
Smokers Shelter relocated / Exterior Bike Racks shown / Average Grades Calculations revised
Resubmitted for DPA: 2024.01.24

2-101 Presley Place, Victoria, BC V8B 0S4
P. (250) 382-4240, F. (250) 382-5733
www.joewallarchitect.com