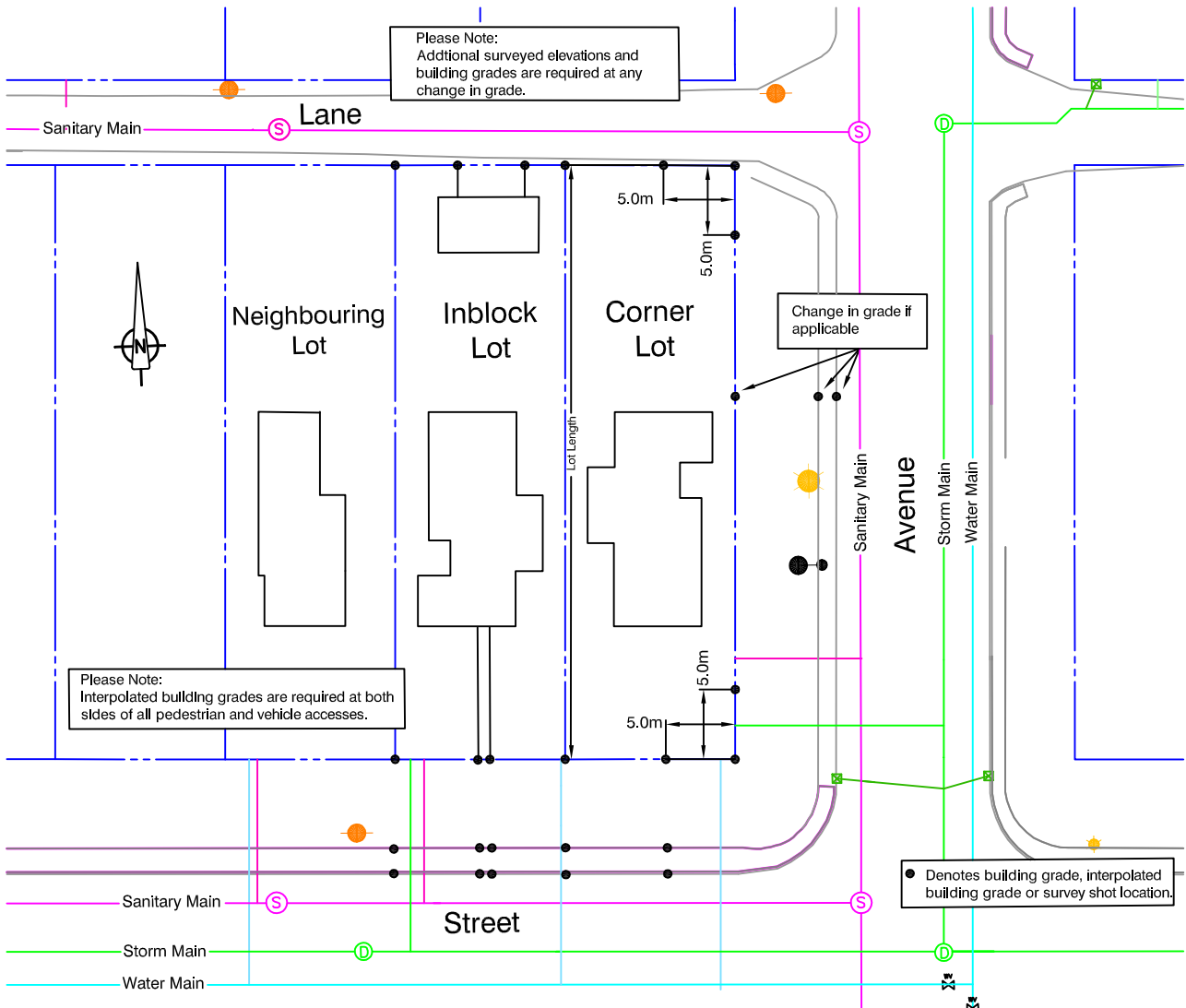


Building Grade Requirements 2016



Building grades for development sites must be calculated at the the the following locations:

- Each property corner must have a building grade.
- For corner lots, building grades must be shown at the 5 meter transitions from the property corners.
- Any significant change of grade.
- Interpolated building grades must be shown at both sides of all pedestrian and vehicle accesses.

How to Calculate Building Grades

Lane:

- Where the lane slopes towards the property, building grades are calculated by using the elevation of the center of the lane.
- Where lane slopes away from the property, building grades are cal by adding 10cm to the elevations at the center of the lane.

Road:

- Building grades at the front corners of the lot are calculated by adding 0.155m to the gutter elevation and then continuing up at a 2% grade until reaching the property line.
- Corners require transitioning out to the 5 meter point of either side of the property corner.

Monument Benchmarks - set by the Provincial Government, are integrated brass caps embedded flush with surface or in a monument box. May require key access.
All New Development Sites Must Tie into a Monument

Hydrant Benchmarks - set by the City of North Vancouver. Top of the bolt nearest to the property line.

All Benchmark Information is Geodetic Datum - Metric (NAD 83)

Other Benchmarks - set by the City of North Vancouver.
Spike - usually curbside of a Power Pole. Shot taken on the nail head.
Lamp Base - usually curbside, nearest the road. Shot taken on the concrete base.