BUILDING HEIGHT CHART WEST

BUILDING #	MEAN NATURAL GRADE AT BUILDING	RECORD GRADE AT STREET FRONTAGE	MEAN NATURAL GRADE OF LOWEST ABUTTING LOT *	DISTANCE TO LOWEST ABUTTING LOT	HEIGHT CALCULATION METHOD	CALCULATION ALLOWED HEIGHT	MAX HEIGHT TO TOP OF BUILDING ALLOWED	PROPOSED FINISH FLOOR ELEVATION	BUILDING HEIGHT TOP OF BUILDING	PROPOSED BUILDING HEIGHT
1	172.75'	164.26'	173.70'	20.00'	B	172.75+35	207.75'	173.50'	30.17'	203.67'
2	168.51'	164.26'	165.10'	20.00'	C	165.10+(20.00*0.25)+35	205.10'	170.50'	30.17'	200.67'
3	162.24'	164.26'	165.18'	1.00'	A	164.26+35	199.26'	166.50'	30.17'	196.67'
4	162.56'	164.26'	161.71'	21.66'	A	164.26+35	199.26'	165.00'	30.17'	195.17'

* GRADE OF NEAREST PROPERTY

HEIGHT CALCULATION METHOD A:
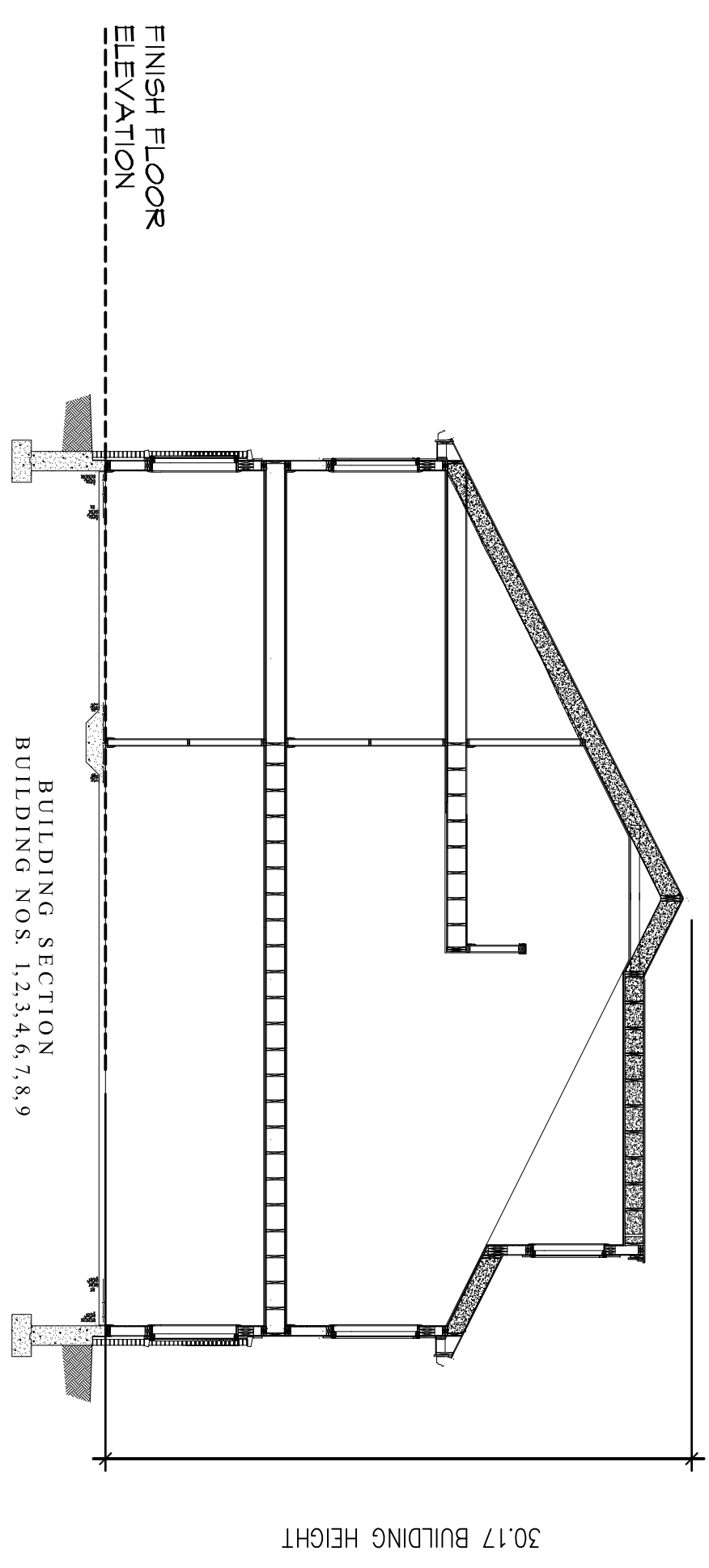WHERE MEAN GRADE IS LOWER THAN THE RECORD GRADE AT THE STREET.

MAX BUILDING HEIGHT ALLOWANCE = RECORD GRADE AT THE STREET + 35'

HEIGHT CALCULATION METHOD B:
WHERE MEAN GRADE IS HIGHER THAN THE RECORD GRADE AT THE STREET, AND LOWER THAN THE MEAN NATURAL GRADE OF THE LOWEST ABUTTING LOT AT THE LOT LINE.
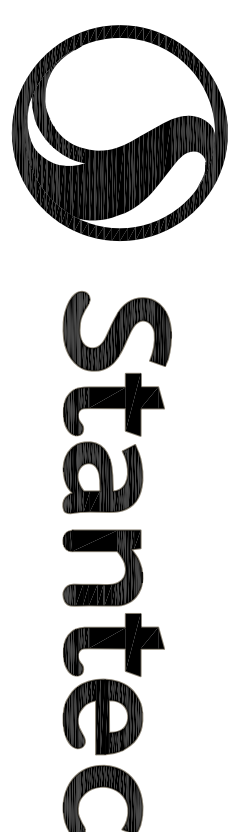
MAX BUILDING HEIGHT ALLOWANCE = MEAN GRADE AT BUILDING + 35'

HEIGHT CALCULATION METHOD C:
WHERE MEAN GRADE IS HIGHER THAN BOTH THE RECORD GRADE AT THE STREET AND THE MEAN NATURAL GRADE OF THE LOWEST ABUTTING LOT AT THE LOT LINE.

MAX BUILDING HEIGHT ALLOWANCE = MEAN NATURAL GRADE OF LOWEST ABUTTING LOT + 1/4 OF THE CLOSEST DISTANCE FROM PROPOSED BUILDING TO LOWEST ABUTTING LOT + 35'
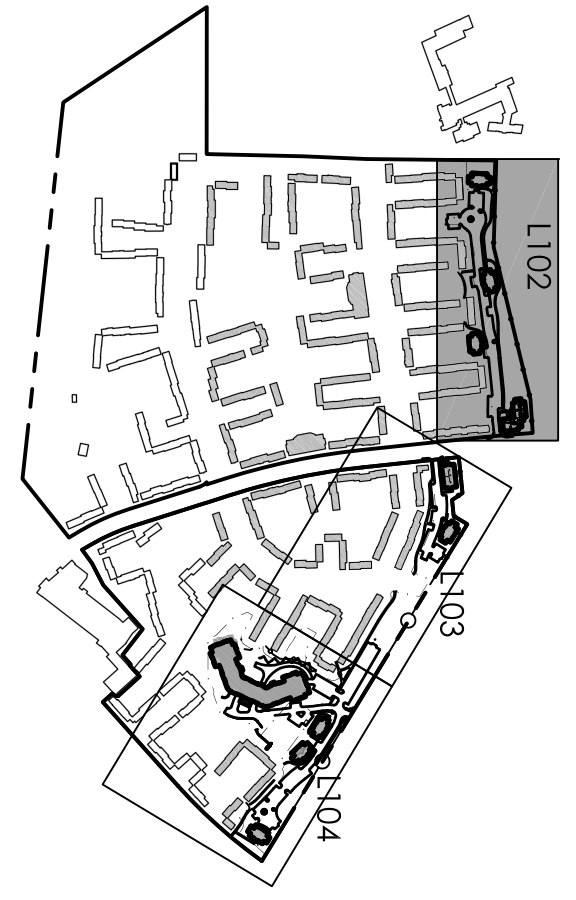

HEIGHT CALCULATION DIAGRAM

FINISH FLOOR ELEVATION

30.17 BUILDING HEIGHT

BUILDING SECTION
BUILDING NOS. 1,2,3,4,6,7,8,9

NORTH

0 20' 40' 80'

BEVERLY ROAD

INDEPENDENCE DRIVE

LOT W1

RECORD GRADE 164.26

BLDG 1 MEAN = 172.75
BLDG 2 MEAN = 168.51
BLDG 3 MEAN = 162.24
BLDG 4 MEAN = 162.56

Title
HEIGHT CALCULATION
PLAN WEST

THE RESIDENCES OF
SOUTH BROOKLINE
BROOKLINE, MA

Client/Project
CHESTNUT HILL REALTY

Project No. 2108|10271
Scale AS NOTED

Drawing No.

Stantec