

Average Grade Plane Worksheet

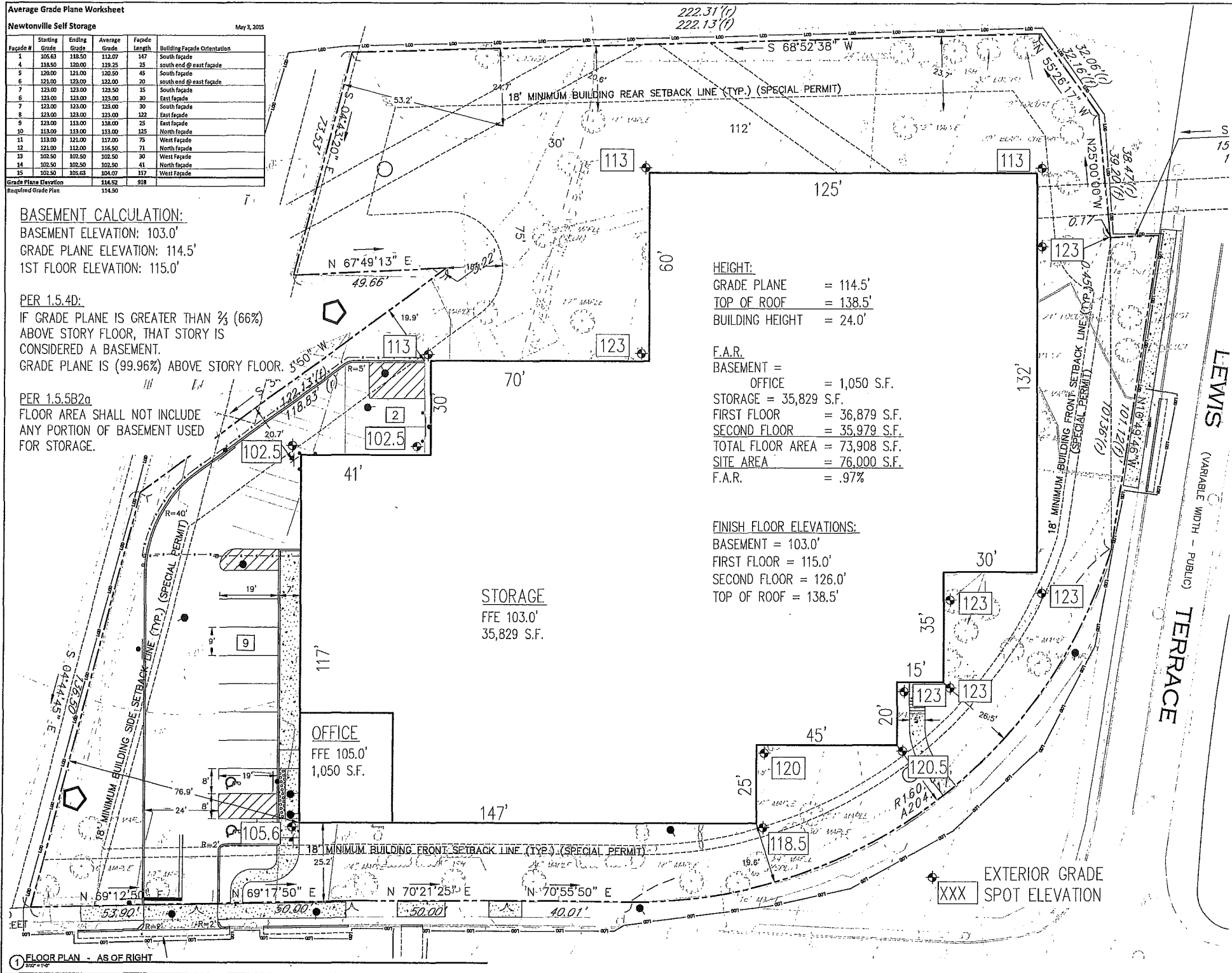
Newtonville Self Storage May 3, 2015

Facade #	Starting Grade	Ending Grade	Average Grade	Facade Length	Building Facade Orientation
1	105.63	118.50	112.07	347	South facade
4	118.50	120.00	119.25	25	South end @ east facade
5	120.00	121.00	120.50	45	South facade
6	121.00	123.00	122.00	20	South end @ east facade
7	123.00	123.00	123.00	15	South facade
7	123.00	123.00	123.00	30	East facade
8	123.00	123.00	123.00	30	South facade
8	123.00	123.00	123.00	122	East facade
9	123.00	113.00	118.00	25	East facade
10	113.00	113.00	113.00	125	North facade
11	113.00	121.00	117.00	75	West facade
12	121.00	112.00	116.50	71	North facade
13	102.50	102.50	102.50	30	West facade
14	102.50	102.50	102.50	41	North facade
15	102.50	105.63	104.07	117	West facade
Grade Plane Elevation			114.52	818	
Required Grade Plan			114.50		

**BASEMENT CALCULATION:**  
 BASEMENT ELEVATION: 103.0'  
 GRADE PLANE ELEVATION: 114.5'  
 1ST FLOOR ELEVATION: 115.0'

PER 1.5.4D:  
 IF GRADE PLANE IS GREATER THAN 2/3 (66%)  
 ABOVE STORY FLOOR, THAT STORY IS  
 CONSIDERED A BASEMENT.  
 GRADE PLANE IS (99.96%) ABOVE STORY FLOOR.

PER 1.5.5B2a  
 FLOOR AREA SHALL NOT INCLUDE  
 ANY PORTION OF BASEMENT USED  
 FOR STORAGE.



**HEIGHT:**  
 GRADE PLANE = 114.5'  
 TOP OF ROOF = 138.5'  
 BUILDING HEIGHT = 24.0'

**F.A.R.**  
 BASEMENT =  
     OFFICE = 1,050 S.F.  
 STORAGE = 35,829 S.F.  
 FIRST FLOOR = 36,879 S.F.  
 SECOND FLOOR = 35,979 S.F.  
 TOTAL FLOOR AREA = 73,908 S.F.  
 SITE AREA = 76,000 S.F.  
 F.A.R. = .97%

**FINISH FLOOR ELEVATIONS:**  
 BASEMENT = 103.0'  
 FIRST FLOOR = 115.0'  
 SECOND FLOOR = 126.0'  
 TOP OF ROOF = 138.5'

**STORAGE**  
 FFE 103.0'  
 35,829 S.F.

**OFFICE**  
 FFE 105.0'  
 1,050 S.F.

XXX EXTERIOR GRADE SPOT ELEVATION

1 FLOOR PLAN - AS OF RIGHT



RECEIVED  
 MAY 20 2015  
 PM 3:09  
 David A. Olson, CMO  
 Newton, MA 02450

PROGRESS PRINT

SELF STORAGE FACILITY  
 255-257 NEWTONVILLE AVENUE  
 NEWTON, MASSACHUSETTS 02458

Designed By: [ ]  
 Drawn By: [ ]  
 Checked By: [ ]  
 Project No.: 100776  
 Date: 5/10/2015  
 AS OF RIGHT PLAN