



GRADE CALCULATION
SOUTH WALL (rear wall)
18.5' LONG x AVERAGE HEIGHT 9' ABOVE STREET GRADE =166.5
EAST WALL (left side wall)
3' LONG x AVERAGE HEIGHT 0' =0
29' LONG x AVERAGE HEIGHT ((9' + 1')/2) 5' =145
10' LONG x AVERAGE HEIGHT 9' =100
NORTH WALL (Sullivan St)
18.5' LONG x AVERAGE HEIGHT 0' ABOVE STREET GRADE =0
=411.5
411.5 / 79' TOTAL BUILDING PERIMETER = 5.2' =AVERAGE GRADE ABOVE STREET

HEIGHT CALCULATION :
39.5' average height from street -5.2' grade height from street
= 34' - 4" BUILDING HEIGHT FROM GRADE

STORY ABOVE GRADE
BUILDING CODE
(SECTION 202) STORY ABOVE GRADE PLANE
1: MORE THAN 6' ABOVE GRADE PLANE
THE LEVEL ABOVE THE GARAGE IS ONLY 4.8' ABOVE THE GRADE PLANE.
2: MORE THAN 12' ABOVE THE FINISHED GROUND AT ANY POINT.
THE LEVEL ABOVE THE GARAGE IS ONLY 10' ABOVE THE FINISHED GROUND.

THUS THE 1ST STORY ABOVE GRADE IS THE LEVEL ABOVE THE GARAGE LEVEL.

ZONING CODE
(ARTICLE 24) STORY, FIRST.
THE LOWEST STORY OF WHICH SIXTY-FIVE PERCENT (65%) OR MORE OF THE HEIGHT IS ABOVE GRADE.
FLOOR TO FLOOR GARAGE TO 1ST = 10'-0"
AVERAGE GRADE = 5.2' ABOVE GARAGE FLOOR (4.8' IS ABOVE GRADE)
4.8' / 10.0' =48% ABOVE GRADE
THE BASEMENT LEVEL IS 48% ABOVE THE AVERAGE GRADE
THUS THE 1ST STORY ABOVE GRADE IS THE LEVEL ABOVE THE GARAGE LEVEL.

Location
**PROPOSED SINGLE FAMILY
ROW HOUSE
51 SULLIVAN STREET
CHARLESTOWN, MA**

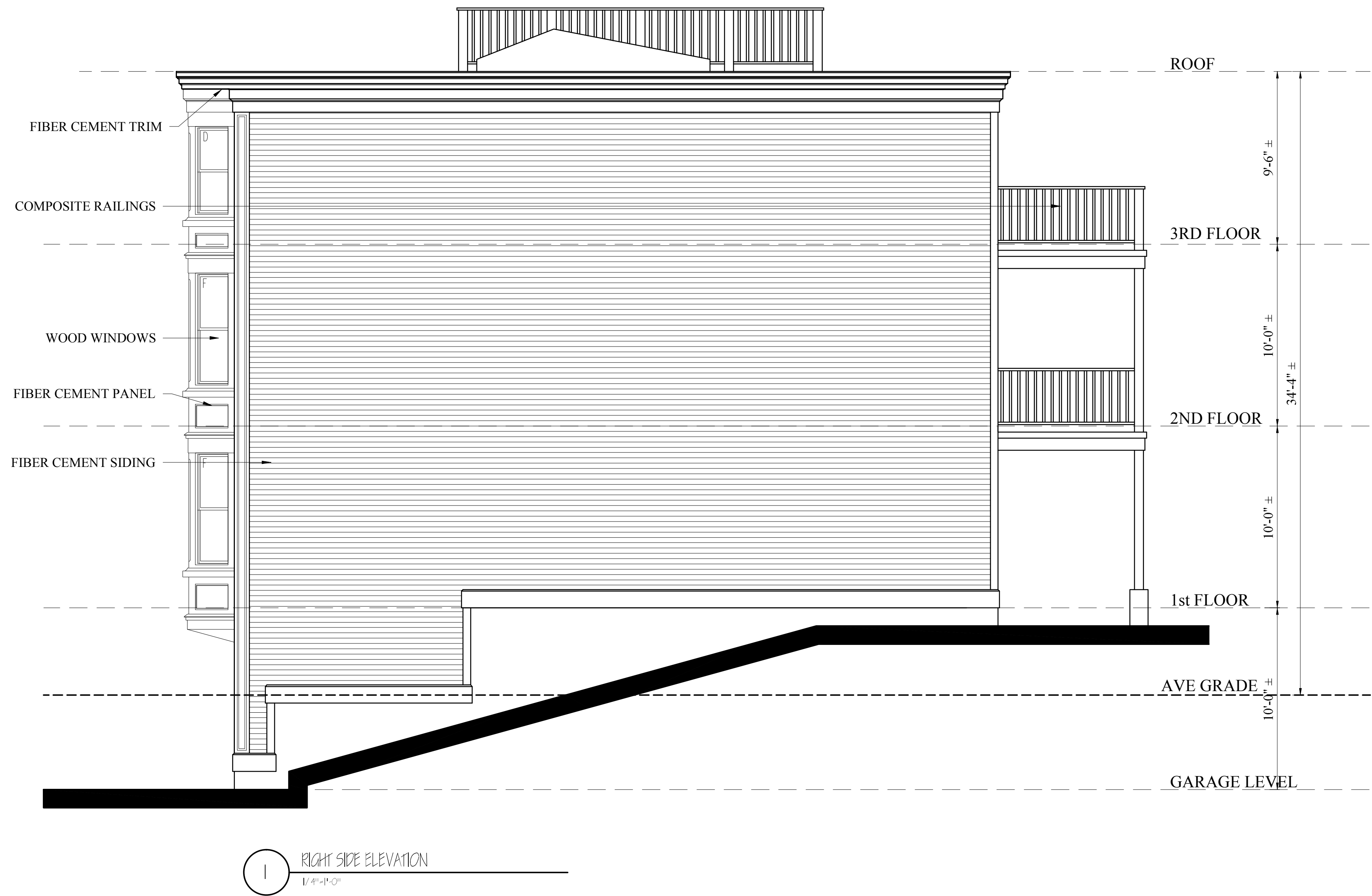
**Choo
& Company, Inc.**
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date

Project No: 15238
Scale: AS NOTED
Date: 10-30-2015
Drawn By: SL

Drawing Name
**51 SULLIVAN
PROPOSED
ELEVATIONS
FRONT & REAR**

Sheet No.
A-2.1



Location

PROPOSED SINGLE FAMILY
ROW HOUSE
51 SULLIVAN STREET
CHARLESTOWN, MA

**Choo
& Company, Inc.**

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No.	Revision Date

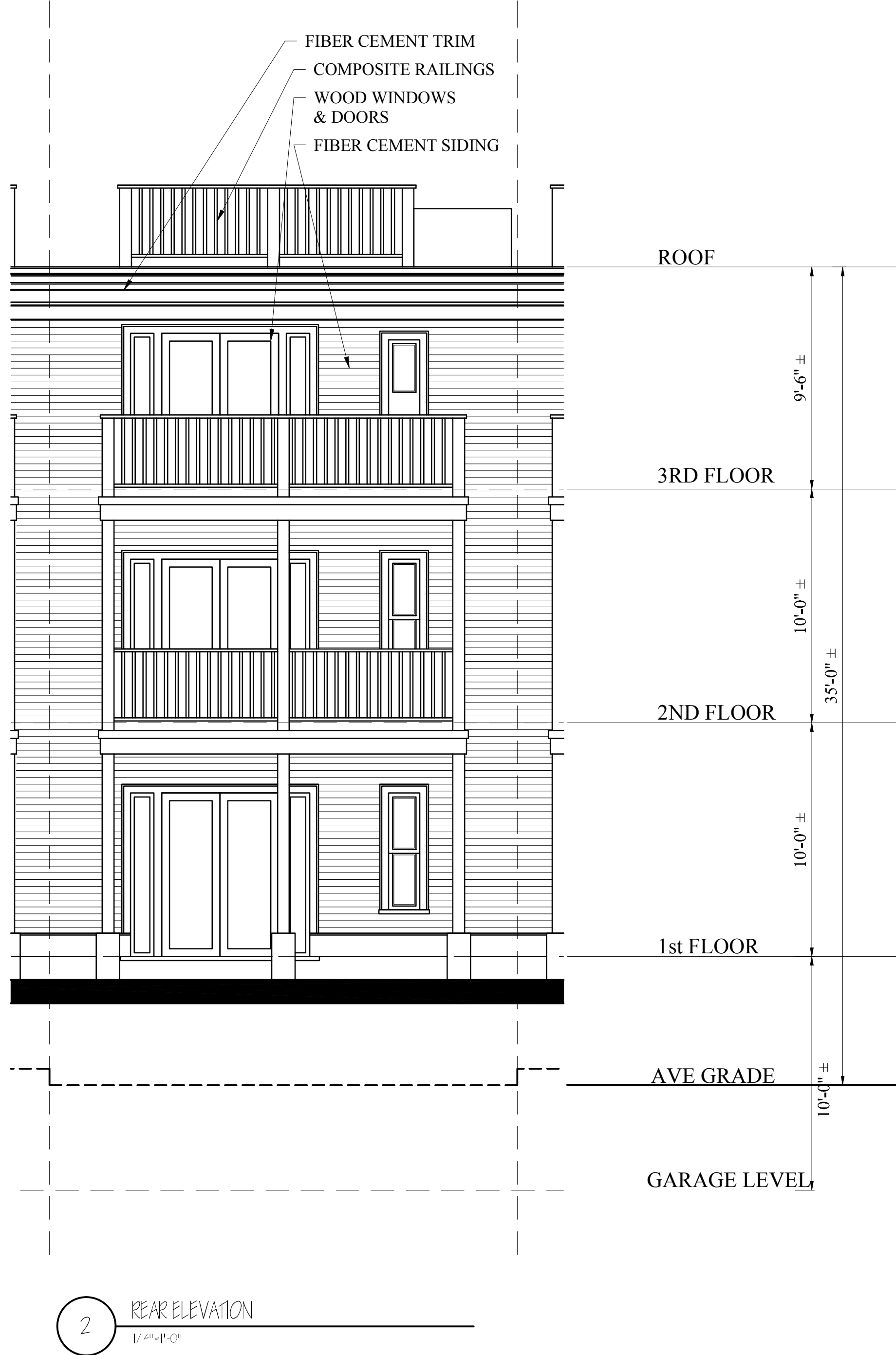
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Drawing Name

51 SULLIVAN
PROPOSED
ELEVATIONS
RIGHT SIDE

Sheet No.

A-2.2



GRADE CALCULATION
SOUTH WALL (rear wall)
20' LONG x AVERAGE HEIGHT 9' ABOVE STREET GRADE =180
NORTH WALL (Sullivan St)
20' LONG x AVERAGE HEIGHT 0' ABOVE STREET GRADE =0
=180
180 / 40' TOTAL BUILDING PERIMETER = 4.5' =AVERAGE GRADE ABOVE STREET

HEIGHT CALCULATION :
SOUTH WALL (rear wall)
20' LONG x AVERAGE HEIGHT 39.5' =790
NORTH WALL (Sullivan St)
20' LONG x AVERAGE HEIGHT 30.5' =610
=1400
1400 / 40' TOTAL BUILDING PERIMETER = 35' - 0" BUILDING HEIGHT FROM GRADE

STORY ABOVE GRADE
BUILDING CODE
(SECTION 202) STORY ABOVE GRADE PLANE
1: MORE THAN 6' ABOVE GRADE PLANE
THE LEVEL ABOVE THE GARAGE IS ONLY 5.5' ABOVE THE GRADE PLANE.
2: MORE THAN 12' ABOVE THE FINISHED GROUND AT ANY POINT.
THE LEVEL ABOVE THE GARAGE IS ONLY 10' ABOVE THE FINISHED GROUND.

THUS THE 1ST STORY ABOVE GRADE IS THE LEVEL ABOVE THE GARAGE LEVEL.

ZONING CODE
(ARTICLE 2A) STORY, FIRST.
THE LOWEST STORY OF WHICH SIXTY-FIVE PERCENT (65%) OR MORE OF THE HEIGHT IS ABOVE GRADE.
FLOOR TO FLOOR GARAGE TO 1ST = 10'-0"
AVERAGE GRADE = 4.5' ABOVE GARAGE FLOOR (5.5' IS ABOVE GRADE)
5.5' / 10.0' =55% ABOVE GRADE
THE BASEMENT LEVEL IS 55% ABOVE THE AVERAGE GRADE
THUS THE 1ST STORY ABOVE GRADE IS THE LEVEL ABOVE THE GARAGE LEVEL.

Location
PROPOSED SINGLE FAMILY
ROW HOUSE
53 SULLIVAN STREET
CHARLESTOWN, MA

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No. Revision Date

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Drawing Name

53 SULLIVAN
PROPOSED
ELEVATIONS
FRONT & REAR

Sheet No.

A-2.1



FLOOR TO FLOOR GARAGE TO 1ST = 10'-0"
AVERAGE GRADE = 5.2' ABOVE GARAGE FLOOR (4.8' IS ABOVE GRADE)
 4.8' 10.0'
 =48% ABOVE GRADE
 THE BASEMENT LEVEL IS 48% ABOVE THE AVERAGE GRADE
THUS THE 1ST STORY ABOVE GRADE IS THE LEVEL ABOVE THE GARAGE LEVEL.

PROPOSED SINGLE FAMILY
ROW HOUSE
55 SULLIVAN STREET
CHARLESTOWN, MA

[illegible]

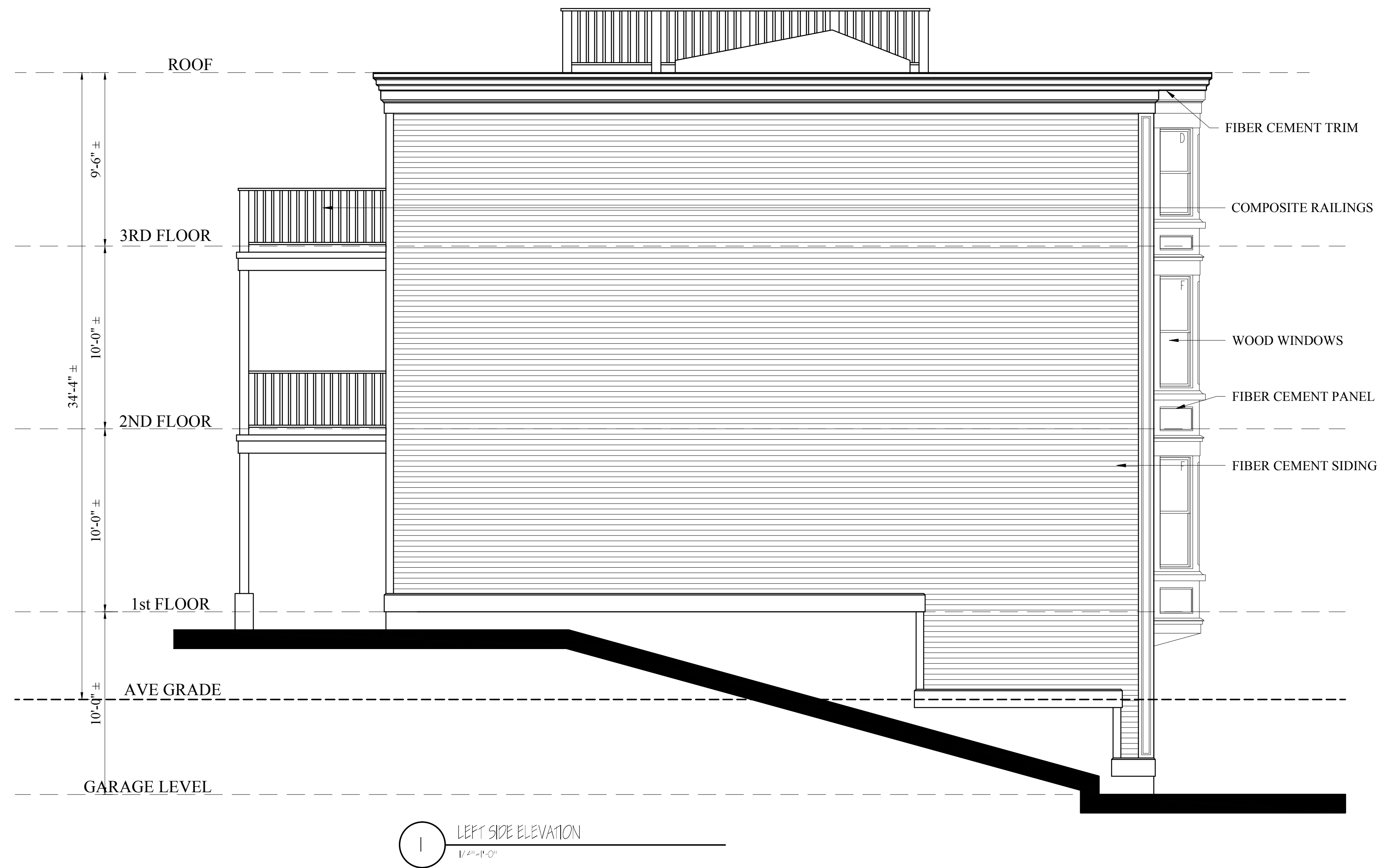
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Drawing Name

**55 SULLIVAN
PROPOSED
ELEVATIONS
FRONT & REAR**

Sheet No.

A-2.1



Location

PROPOSED SINGLE FAMILY
ROW HOUSE
55 SULLIVAN STREET
CHARLESTOWN, MA

**Choo
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No.	Revision Date

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Drawing Name
**55 SULLIVAN
PROPOSED
ELEVATIONS
LEFT SIDE**

Sheet No.
A-2.2