

REUSE EX. FOUNDATION WALL DURING CONSTRUCTION TO SUPPORT SOIL PER 16664, STRUCTURAL ENGINEER'S RECOMMENDATIONS AND MITGATE NEED FOR TEMPORARY EASEMENTS.

USE SIDEWALK FOUNDATION WALL TO MATCH EX. GRADES AT PROPERTY LINE (TYP.)

3-7-16 IBC AVERAGE GRADE CALCULATIONS SUMMARY
3-16-16 Zoning Building Height

FORE ST

EX. TWL 69.68'
BWL 64.50'

GRADE AWAY FROM BUILDING DRIVE (TYP)

EX. 60.55'
TWL 61.75'

EX. 59.49'

EX. 56.35'

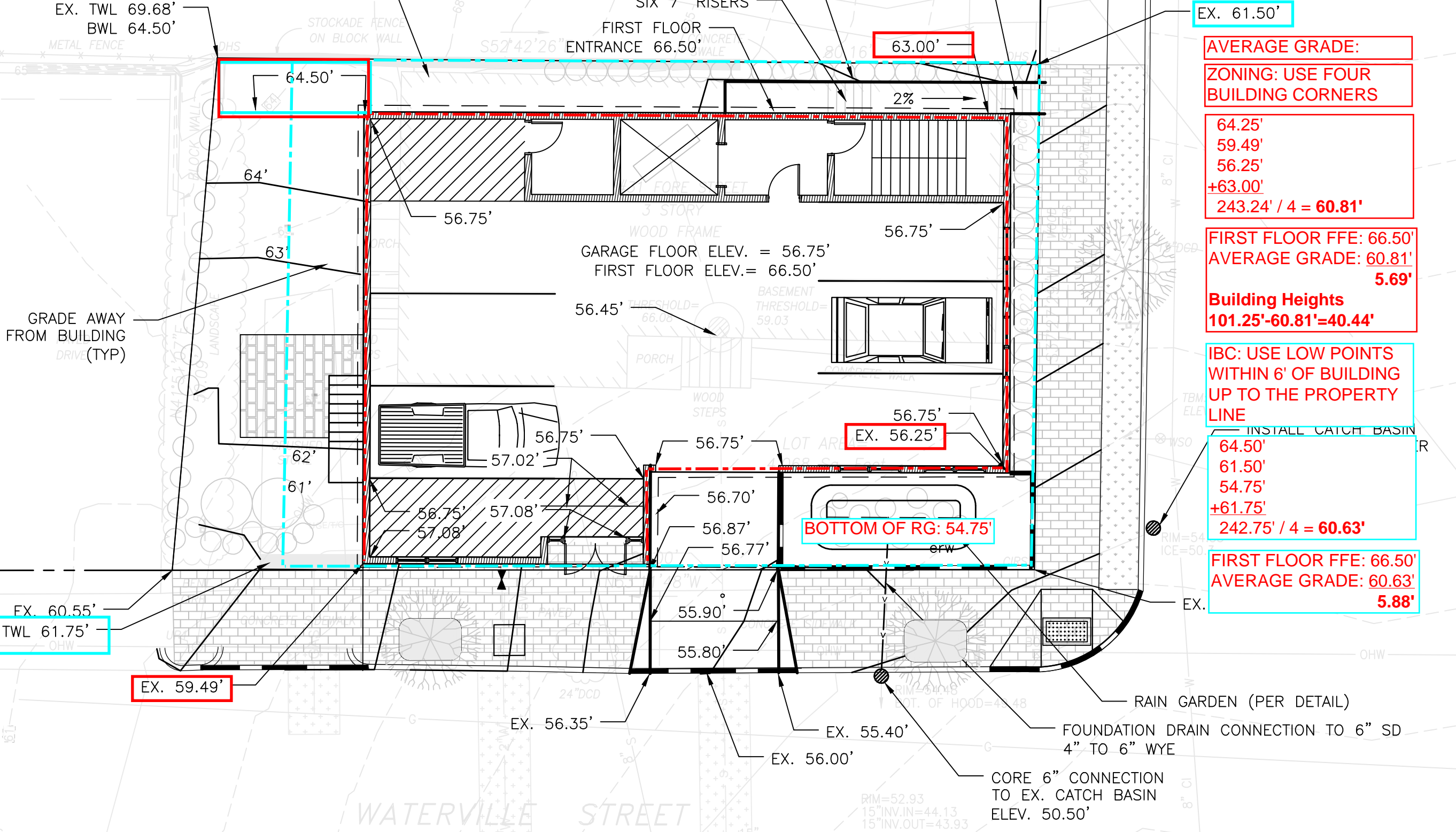
EX. 56.00'

EX. 55.40'

CORE 6" CONNECTION TO EX. CATCH BASIN ELEV. 50.50'

FOUNDATION DRAIN CONNECTION TO 6" SD 4" TO 6" WYE

RAIN GARDEN (PER DETAIL)



EX. 61.50'

AVERAGE GRADE:

ZONING: USE FOUR BUILDING CORNERS

64.25'
59.49'
56.25'
+63.00'
243.24' / 4 = 60.81'

FIRST FLOOR FFE: 66.50'
AVERAGE GRADE: 60.81'
5.69'

Building Heights
101.25' - 60.81' = 40.44'

IBC: USE LOW POINTS WITHIN 6' OF BUILDING UP TO THE PROPERTY LINE

64.50'
61.50'
54.75'
+61.75'
242.75' / 4 = 60.63'

FIRST FLOOR FFE: 66.50'
AVERAGE GRADE: 60.63'
5.88'

WATERVILLE STREET

RIM=52.93
15" INV. IN=44.13
15" INV. OUT=43.93