BUILDING HEIGHT CALCULATION
HOW-TO FORM

Job Address 9 UNIT CONDO BUILDING

Per Mound City Code, Section 129-2, building height and building line are defined as follows:

Building Height The vertical distance to be measured from the average grade of a building line to the top, to the cornice of a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance of the highest gable on a pitched roof.

Building Line A line parallel to the street right-of-way or the ordinary high water level at any story level of a building and representing the minimum distance which all or any part of the building is set back from said right-of-way line or ordinary high water level.

COMPLETE THE FOLLOWING

1. Describe the type of roof style proposed (i.e., pitched, flat, shed roof, etc.)
   FLAT
2. Provide the average grade elevation of the building line facing the street:
   991.0 based on proposed grades referenced on submitted survey.
3. Provide the average grade elevation of the building line facing the rear of the lot or lake:
   987.0 based on proposed grades referenced on submitted survey.
4. Provide the average grade elevation of the building line(s): 987.0
5. Provide the height of the proposed structure as measured from the lowest grade elevation to highest point of structure: 54'-9 3/8".
6. Provide the proposed height of the structure based on the definition of building height referenced above: 50'-3 3/8"
7. **Attach diagram** - Graphic documentation, usually an elevation drawing, must be provided to confirm that the proposed height of the new structure, based on the Zoning Ordinance definition, meets the height regulations of the applicable zoning district. Graphics document must be scaled to allow for checking by staff.

1 **EAST EXTERIOR ELEVATION**
3/32" = 1'-0"

DJR

NORTH POINTE AT HALSTED BAY

MOUND, MN

HEIGHT EXHIBIT - 9 UNIT CONDO BUILDING

Project #:	25-009
Date:	11/03/25
Drawn by:	TH
Checked by:	SB

EX-1

BUILDING HEIGHT CALCULATION
HOW-TO FORM

Job Address TOWNHOME BUILDING

Per Mound City Code, Section 129-2, building height and building line are defined as follows:

Building Height The vertical distance to be measured from the average grade of a building line to the top, to the cornice of a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance of the highest gable on a pitched roof.

Building Line A line parallel to the street right-of-way or the ordinary high water level at any story level of a building and representing the minimum distance which all or any part of the building is set back from said right-of-way line or ordinary high water level.

COMPLETE THE FOLLOWING

1. Describe the type of roof style proposed (i.e., pitched, flat, shed roof, etc.)
   PITCHED
2. Provide the average grade elevation of the building line facing the street:
   983.0 based on proposed grades referenced on submitted survey.
3. Provide the average grade elevation of the building line facing the rear of the lot or lake:
   973.0 based on proposed grades referenced on submitted survey.
4. Provide the average grade elevation of the building line(s): 977.6
5. Provide the height of the proposed structure as measured from the lowest grade elevation to highest point of structure: 35'-4".
6. Provide the proposed height of the structure based on the definition of building height referenced above: 29'-8"
7. **Attach diagram** - Graphic documentation, usually an elevation drawing, must be provided to confirm that the proposed height of the new structure, based on the Zoning Ordinance definition, meets the height regulations of the applicable zoning district. Graphics document must be scaled to allow for checking by staff.

1 **SIDE ELEVATION**
1/8" = 1'-0"

DJR

NORTH POINTE ON HALSTED BAY

MOUND, MN

HEIGHT EXHIBIT - TOWNHOMES

Project #:	25-009
Date:	11/03/25
Drawn by:	TH
Checked by:	SB

EX-2

BUILDING HEIGHT CALCULATION
HOW-TO FORM

Job Address BEACH CLUB AMENITY BUILDING

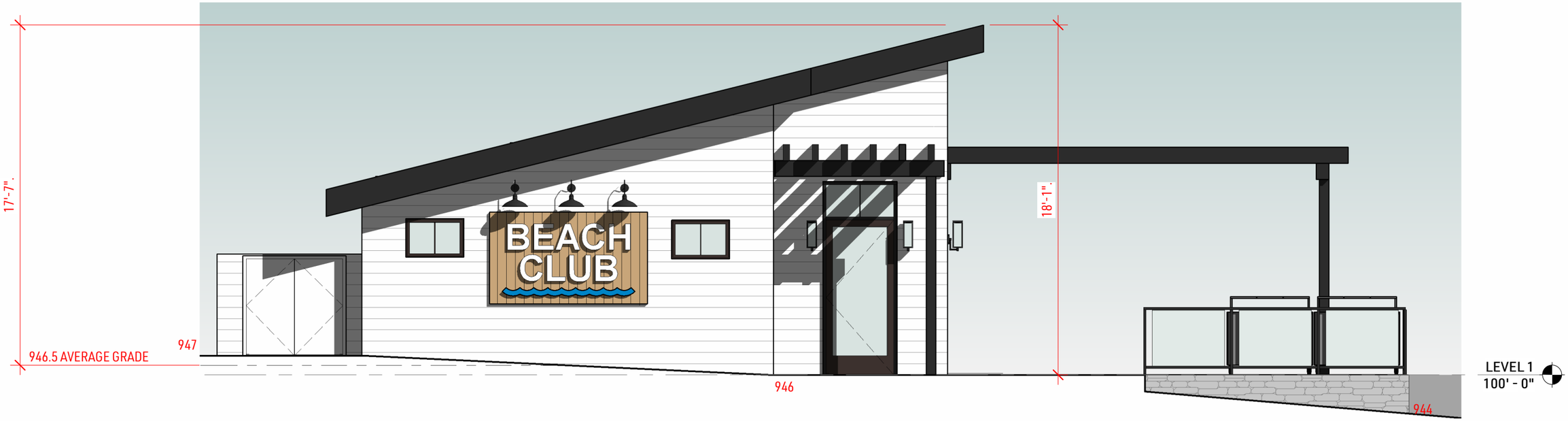
Per Mound City Code, Section 129-2, building height and building line are defined as follows:

Building Height The vertical distance to be measured from the average grade of a building line to the top, to the cornice of a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance of the highest gable on a pitched roof.

Building Line A line parallel to the street right-of-way or the ordinary high water level at any story level of a building and representing the minimum distance which all or any part of the building is set back from said right-of-way line or ordinary high water level.

COMPLETE THE FOLLOWING

1. Describe the type of roof style proposed (i.e., pitched, flat, shed roof, etc.)
   SHED
2. Provide the average grade elevation of the building line facing the street:
   946.5 based on proposed grades referenced on submitted survey.
3. Provide the average grade elevation of the building line facing the rear of the lot or lake:
   946.5 based on proposed grades referenced on submitted survey.
4. Provide the average grade elevation of the building line(s): 946.5
5. Provide the height of the proposed structure as measured from the lowest grade elevation to highest point of structure: 18'-1".
6. Provide the proposed height of the structure based on the definition of building height referenced above: 17'-7"
7. **Attach diagram** - Graphic documentation, usually an elevation drawing, must be provided to confirm that the proposed height of the new structure, based on the Zoning Ordinance definition, meets the height regulations of the applicable zoning district. Graphics document must be scaled to allow for checking by staff.



1 NORTH EXTERIOR ELEVATION
3/16" = 1'-0"

DJR

NORTH POINTE AT HALSTED BAY

MOUND, MN

HEIGHT EXHIBIT - BEACH CLUB AMENITY BUILDING

Project #:	25-009
Date:	11/03/25
Drawn by:	TH
Checked by:	SB

EX-3