

AVERAGE GRADE CALCULATION:

Node	Conceptual Spot Elevations	Nodes	Average Grade	Distance (feet)	Product
A	32.0	A-B	31.5	39.7	1251
B	31.0	B-C	30.8	2.0	62
C	30.6	C-D	30.6	199.0	6089
D	30.6	D-E	29.9	30.0	897
E	29.2	E-F	29.1	16.0	466
F	29.0	F-G	29.0	38.3	1111
G	29.0	G-H	30.0	26.5	795
H	31.0	H-I	32.5	75.0	2438
I	34.0	I-J	35.0	30.0	1050
J	36.0	J-K	39.5	30.0	1185
K	43.0	K-L	43.5	25.0	1088
L	44.0	L-M	47.0	12.0	564
M	50.0	M-N	50.0	223.0	11150
N	50.0	N-O	49.5	35.0	1733
O	49.0	O-P	46.0	125.0	5750
P	43.0	P-Q	43.3	34.0	1471
Q	43.5	Q-R	43.5	61.3	2667
R	43.5	R-S	43.5	61.0	2654
S	43.5	S-T	43.7	38.6	1687
T	43.9	T-U	43.9	10.0	439
U	43.9	U-V	42.0	60.7	2546
V	40.0	V-A	36.0	86.3	3107
A	32.0				

Approximate Building Perimeter: 1258.4

Total Sum of Product: 50196

Weighted Average Grade: (Product / Perimeter) 39.9

BUILDING HEIGHT CALCULATION:

30.6' Elevation of first floor
 + 53.7' Measurement from finish floor to top of highest roof beam
 = 84.3' Elevation at the top of the highest roof beam
 - 39.9' Weighted average grade
 = 44.4' Calculated building height as defined in Portland's land use ordinances

45.0' Allowable building height per Portland's land use regulations
 - 44.4' building height (see above)
 0.6' below the allowable height

