

**POINTE BLUE ANALYSIS** (08-31-06)

Block Sizes, Units, Floor Area, Uses

Block Name	Block Areas (sf)	Unit Breakdowns			Total Units	Total Bldg Flr Area (sf)	code = 8.0* FAR	code = 450** Lot/DU sf	Avg BR per DU	Uses		
		1 BR	2 BR	3 BR						Residences	Commercial	Marina
Mid-Rise 1	33,424	56	26	0	82	131,762	3.94	408	1.32	yes 115,014	yes 16,748	no
Mid-Rise 2	28,380	68	24	0	92	141,964	5.00	308	1.26	yes 125,478	yes 16,486	no
High-Rise 3	32,768	26	111	0	137	346,080	10.56	239	1.81	yes 329,868	yes 16,212	no
<i>total tower block 1+2+3</i>	<i>94,572</i>	<i>150</i>	<i>161</i>		<i>311</i>	<i>619,806</i>	<i>6.55</i>	<i>304</i>	<i>1.52</i>	<i>570,360</i>	<i>49,446</i>	
Block A (West)	100,744	0	23	16	39	92,120	0.91	2,583	2.41	yes 88,760	yes 3,360	no
Block B (Center)	107,445	0	10	30	40	115,040	1.07	2,686	2.75	yes 115,040	no	no
Block C (East)	105,476	0	10	28	38	91640	0.87	2,776	2.74	yes 91,640	no	no
West Blocl	Approx 111,713	90			90		-	1,241	1.00	yes	yes	yes ?
Marina Blo	Approx 84,832						-			no	no	yes 54
<b>Total Development</b>	<b>604,782</b>	<b>240</b>	<b>204</b>	<b>74</b>	<b>518</b>	<b>918,606</b>	<b>1.52</b>	<b>1,168</b>	<b>1.68</b>	<b>865,800</b>	<b>52,806</b>	<b>54</b>

\* Maximum allowed

\*\* Minimum allowed

mgs/CPCRec2006/Pointe Blue Density Breakdown2.xls