

China Cove Development Analysis

Number	Street	Year Built	Existing	Lot Size (SF)	Maximum Building Area Allowed per	Floor Area Ratio Building Area / Lot Size
2600	COVE ST	1960	2172	2023.1	1659.4	0.82
2622	COVE ST	1940	NA	1787.9	1593.9	0.89
2615	COVE ST	1982	2736.25	3599.7	3936.6	1.09
2700	COVE ST	1985	2251.4	2100.1	1957.6	0.93
2708	COVE ST	1996	1075.6	1658.4	1526.0	0.92
2608	COVE ST	1966	NA	2000.9	1826.5	0.91
2618	COVE ST	2007	1844	2173.5	2056.7	0.95
2626	COVE ST	1976	2641	2101.4	1917.3	0.91
2704	COVE ST	1982	1757	1800.1	1620.1	0.9
2709	COVE ST	2009	1682	1800.0	1620.0	0.9
2609	COVE ST	1997	2045	3599.7	3936.6	1.09
2623	COVE ST	2010	0	7199.4	8529.2	1.18
2715	COVE ST	0	NA	3248.7	2979.3	0.92
2601	COVE ST	0	NA	4200.8	4758.2	1.13
2619	COVE ST	2011	3943	7199.4	8529.2	1.18
2616	COVE ST	1979	1487	1799.9	1585.2	0.88
2627	COVE ST	1981	2102	4202.8	4760.9	1.13
140	FERNLEAF AVE	1955	NA	3124.5	1862.5	0.6
2607	OCEAN BLVD	1947	2260	4257.9	2847.7	0.67
2723	OCEAN BLVD	2000	3099	7339.6	7575.8	1.03
2701	OCEAN BLVD	1986	4085	5188.5	5206.0	1
2735	OCEAN BLVD	1971	2952	6725.3	7004.0	1.04
2741	OCEAN BLVD	1987	5164	10766.5	10500.1	0.98
2711	OCEAN BLVD	1986	5222	5267.7	5209.3	0.99
2727	OCEAN BLVD	1956	NA	7364.3	7469.8	1.01
2708	SHELL ST	1957	NA	1800.0	1620.0	0.9
2718	SHELL ST	1956	NA	3482.9	3433.9	0.99
2701	SHELL ST	1975	5370	8248.9	9985.9	1.21
2733	SHELL ST	2011	3115	1886.1	1671.8	0.89
2712	SHELL ST	1961	1760	1800.0	1620.0	0.9
2717	SHELL ST	1987	3397	4110.0	4568.3	1.11
2723	SHELL ST	0	NA	9176.2	11140.4	1.21
2719	SHELL ST	1987	3883	4301.2	4797.5	1.12
2727	SHELL ST	1977	5844	9176.2	11140.4	1.21
2716	SHELL ST	2000	3048	3482.9	3433.9	0.99
2705	SHELL ST	1956	NA	8248.9	9985.9	1.21
2623	WAY LN	0	NA	1811.9	1048.3	0.58
2620	WAY LN	2000	4359	7963.5	8403.2	1.06
2609	WAY LN	1958	NA	1598.9	769.5	0.48
2889	WAY LN	0	NA	5403.6	5909.0	1.09
2605	WAY LN	2002	5675	5399.5	5774.1	1.07
2619	WAY LN	1950	NA	1426.3	585.5	0.41
2615	WAY LN	1990	1299	1799.9	1010.8	0.56
2616	WAY LN	0	NA	3428.1	2963.2	0.86
2601	WAY LN	1987	2942	3493.5	2631.4	0.75
2627	WAY LN	1954	822	2101.5	1222.5	0.58