

FAR calculations for nine recent development projects:

Project	Additional SF	Percent Increase	Total SF
Flamingo RM2 Addition	11,518 SF	12%	99K SF
1733-59 Purdy	6,098 SF	9%	67K SF
7140 Collins Avenue	10,769 SF	6%	174K SF
7145 Carlyle	20,275 SF	8%	255K SF
Monad Terrace	16,520 SF	9%	193K SF
57 and Collins	13,208 SF	7%	190K SF
68 and Indian Creek	8,225 SF	9%	95K SF
1344 15th Terrace	771 SF	10%	8K SF
14 Ferrey Lane	932 SF	16%	7K SF

If the above noted projects were to exclude stairwells, stairways, covered steps, and elevator shafts from the floor area calculations, the overall square footage and intensity would increase from between 7% and 16%, for an average increase of 9.5%.

It is important to note that this analysis is a snapshot of a sample of projects with varying sizes and does not represent all development projects currently in the development review, permitting or construction process. An analysis of every project would yield a much higher amount of additional square footage than that noted above.