

Floor Area Ratio (FAR) and Development Reserve Calculation

The table below illustrates FAR calculations for the project site by Assessor Parcel Number and includes the lot size, FAR calculations and the floor area needed and returned to the Moffett Park Development Reserve.

Zoning	APN	Address	Lot Size	Building Size	FAR	FAR limit	FAR w DR	SF in excess of FAR	Proposed Project Lot Size	Project Building Size	Project FAR Combined
MPT	110-35-006	1265 Borregas Ave	158,060	60,430	38%	50%	70%	0		182,500	
MPT	110-35-005	160 Gibraltar Ct	143,743	50,677	35%	50%	70%	0			
		SUB-TOTAL	301,803	111,107	37%				301,803	182,500	60.5%
MPI	110-34-008	1196 Borregas Ave	116,049	46,400	40%	35%	50%	5,782.85	116,049	0	
MPI	110-34-007	1190 Borregas Ave	107,876	34,687	32%	35%	50%	0	107,876	0	
		SUB-TOTAL	223,925	81,087						0	0%
		TOTAL	525,728	192,194							

Site	Standard FAR Allowed	Total Max FAR + Green Building	Proposed Floor Area	Development Reserve Needed
1265 Borregas/160 Gibraltar	150,901.5	211,262.1	182,500	31,598.5
1196 Borregas FAR to be returned to Development Reserve				-5,782.85
Remaining Development Reserve				141,516