

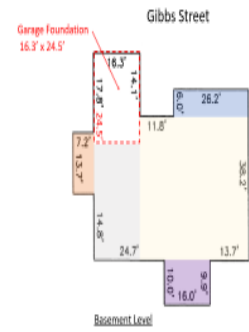
Gross Square Feet Summary			
	Existing	Proposed	Total
Basement	1,896.1	98.6	1,994.8
Ground Floor	2,625.1	98.6	2,723.8
Garage	(399.4)	-	(399.4)
Second Floor	1,039.0	98.6	1,137.7
	5,160.9	295.9	5,456.9

Gross Square Feet Summary			
	Existing	Proposed	Total
Basement	177.7	49.3	227.0
Ground Floor	182.4	98.6	281.0
Garage	-	-	-
Second Floor	-	98.6	98.6
	360.1	246.6	606.7

FAR Calculations

128 Gibbs Street
Newton, MA 02459

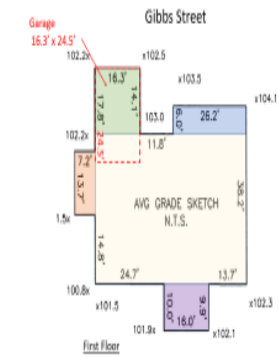
Basement			
	6.0	26.2	157.2
	16.3	21.8	355.3
	10.0	16.0	160.0
	32.2	38.0	1,223.6
Existing			1,896.1
	7.2	13.7	98.6
Proposed			1,994.8



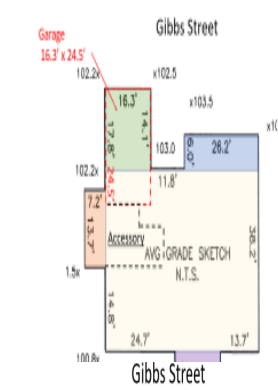
Basement			
	-	-	-
	16.3	21.8	355.3
	-	-	-
	-	-	-
Existing			355.3
	7.2	13.7	98.6
Proposed			454.0
Less 50%			(227.0)
Net Proposed			227.0



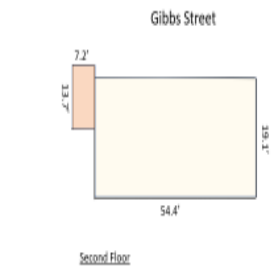
Ground Floor			
	6.0	26.2	157.2
	38.2	54.4	2,078.1
	10.0	16.0	160.0
	16.3	14.1	229.8
Existing			2,625.1
Less attached garage	16.3	24.5	399.4
			2,225.8
	7.2	13.7	98.6
Proposed			2,324.4



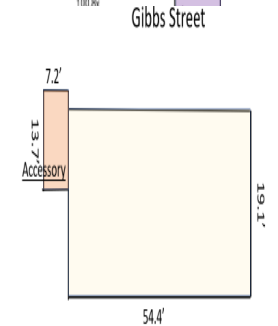
Ground Floor			
	-	-	-
	9.6	14.0	134.4
	6.0	8.0	48.0
Existing			182.4
Less attached garage	-	-	-
			182.4
	7.2	13.7	98.6
Proposed			281.0



Second Floor			
	19.1	54.4	1,039.0
Existing			1,039.0
	7.2	13.7	98.6
Proposed			1,137.7



Second Floor			
	-	-	-
Existing			-
	7.2	13.7	98.6
Proposed			98.6
Total			606.7



Accessory Apartment

*Gross Square Feet Summary

	Existing	Proposed
Basement	1,896.1	454.0
Ground Floor	2,395.3	281.0
Garage	229.8	N/A
Second Floor	1,039.0	98.6
Total GSF	5,560.3	833.7
Total %	86.96%	13.04%

*Excludes 50% below grade FAR credit

Second Floor Accessory

	1039	98	1137	1137
	948	49	997	996
	4612		4857	4856
FAR	0.48			0.51
Allowable	0.39			