



May 24, 2022
 File: 210801758

Attention: City of Newton Planning and Development
 1000 Commonwealth Ave, Newton, MA 02459

Dear To Whom it May Concern,

Reference: 2Life Opus Communities – Revised Special Permit Submission

The following is a detailed summary of the of the F.A.R calculation for the proposed 2Life Opus Communities project at 777 Winchester Street, Newton MA.

Total Building GSF **360,497**
Total Development Parcel Area **255,538**

Floor Area Ratio **1.41**

Total GSF for this calculation was based on the following program information provided by Perkins Eastman Architects.

Level	Total Square Footage
Level C (Parking)*	56,472
Level B (Parking)*	56,472
*Excluded as basements (>2/3 below average grade plane)	
Level A	66,548
Level 1	52,216
Level 2	43,529
Level 3	43,529
Level 4	43,529
Level 5	43,007
Level 6	35,839
Level 7	32,300
Total GSF	360,497

May 24, 2022
City of Newton Planning and Development
Page 2 of 2

Reference: 2Life Opus Communities – Revised Special Permit Submission

Regards,

Stantec Planning and Landscape Architecture P.C.

A handwritten signature in black ink, appearing to read 'Dylan Stevens', with a long horizontal flourish extending to the right.

Dylan Stevens
Associate | Landscape Architect
Phone: 617-654-6063
Fax:
dylan.stevens@stantec.com