

BRYNIE / GREEN RESIDENCE
361 WOLCOTT STREET, NEWTON, MA

PROPOSED COTTAGE / ACCESSORY APARTMENT

PROJECT FAR CALCULATIONS

18,200 s.f. LOT AREA

7,280 s.f. MAXIMUM ALLOWED GROSS FLOOR AREA
(zone SR3, maximum FAR of $0.38 + 0.02 = 0.40$. ex. house built in 1866)

3,211 s.f. EXISTING GROSS FLOOR AREA (area breakdown below)

616 s.f. PROPOSED GROSS FLOOR AREA OF COTTAGE

3,827 s.f. TOTAL EXISTING + PROPOSED GROSS FLOOR AREAS

EXISTING GROSS FLOOR AREAS:

0 s.f. BASEMENT (all existing basement walls are less than 4' above grade)
1,416 s.f. LEVEL 1
936 s.f. LEVEL 2
486 s.f. ATTIC
373 s.f. GARAGE
3,211 s.f. TOTAL

