



Ruthanne Fuller
Mayor

City of Newton, Massachusetts

Department of Inspectional Services

1000 Commonwealth Avenue Newton, Massachusetts 02459

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(617) 796-1060
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(617) 796-1089
www.newtonma.gov

John Lojek
Commissioner

6.10.2021

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 12 Kingsbury Road

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1438.86	2,263.16
2. Attached garage	NONE	INCL. IN BASEMENT
3. Second story	1415.36	1962.68
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-	-
5. Certain floor area above the second story ^{1b}	1044.09	1044.09
6. Enclosed porches ^{2b}	0	0
7. Mass below first story ^{3b}	489.21	1098.8
8. Detached garage	484	1300
9. Area above detached garages with a ceiling height of 7' or greater		
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)		
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	4871.52	7668.73
B Lot size	21731.00	21731.00
C FAR = A/B	.22	.35
Allowed FAR		
Allowable FAR	.27	
Bonus of .02 if eligible ^{4b}	.02	
TOTAL Allowed FAR	.29	

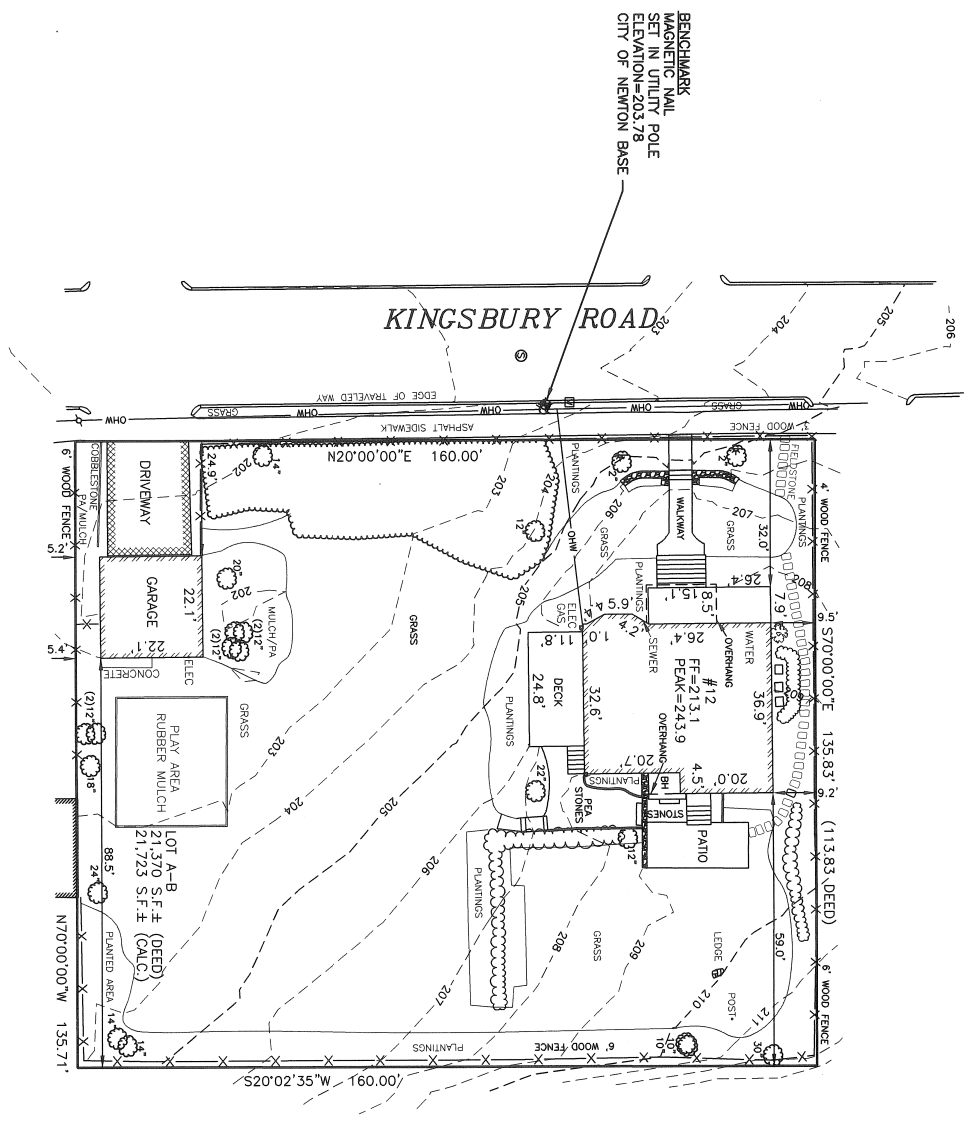
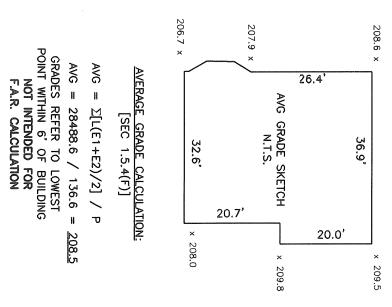
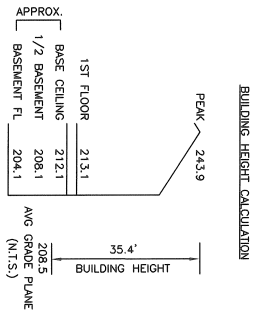
29% = 6301.99 (total allowable sf)
7668.73 - 6301.99 = 1,366.74 over allowable



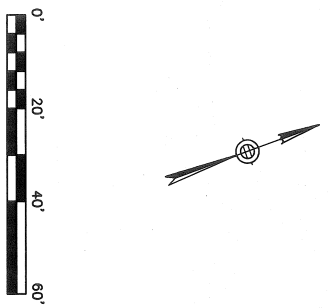
ZONING INFORMATION

ZONE: SBI
 PLAN DATE: DECEMBER 24, 1920
 DEED REFERENCE: BOOK 34628 PAGE 457

EXISTING	REQUIRED
BUILDINGS	2,089 S.F.
STRUCTURES	2,520 S.F.
	445 S.F. ±
	2,965 S.F. ±
LOT COVERAGE	9.6% (20% MAX.)
OPEN SPACE	89% ± (5% MIN.)



ESTABLISHED 1916
EMTB
 EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750
 info@everettbrooks.com



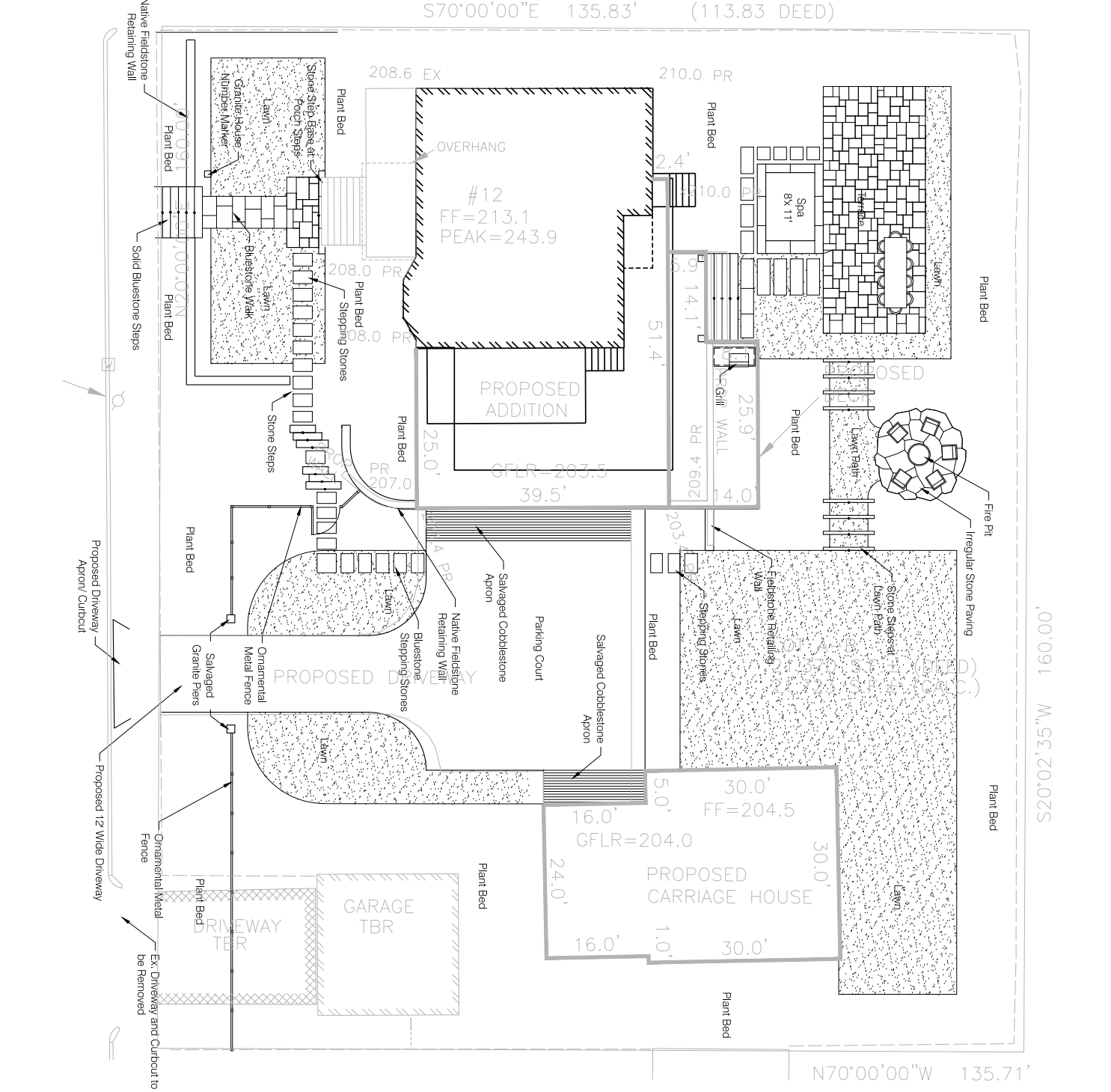
TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY WELCH ASSOCIATES LAND SURVEYORS, INC PERFORMED IN 2005.



**PLAN OF LAND IN
 NEWTON, MA
 12 KINGSBURY ROAD
 EXISTING CONDITIONS**

SCALE:	1 IN. = 20 FT.
DATE:	MAY 13, 2021
DRAWN:	LNS
CHECK:	BB
REVISIONS:	

PROJECT NO. 26329



THILL RESIDENCE
 12 Kingsbury Road
 Chestnut Hill, MA

Robert Hanns, Inc.
 Landscape Construction
 207 Suffolk Road
 Chestnut Hill, MA 02467
 T: 617.730.8250

DATE: 2021.06.14
 SCALE: 1" = 10'-0"
 DRAWN BY: MP
 CHECKED BY: RH

DRAWING TITLE: **Materials Plan**

REVISIONS:

NO.	DATE	DESCRIPTION
1		

STATUS:

North

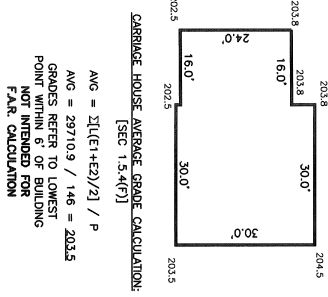
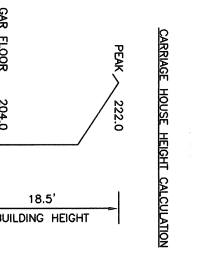
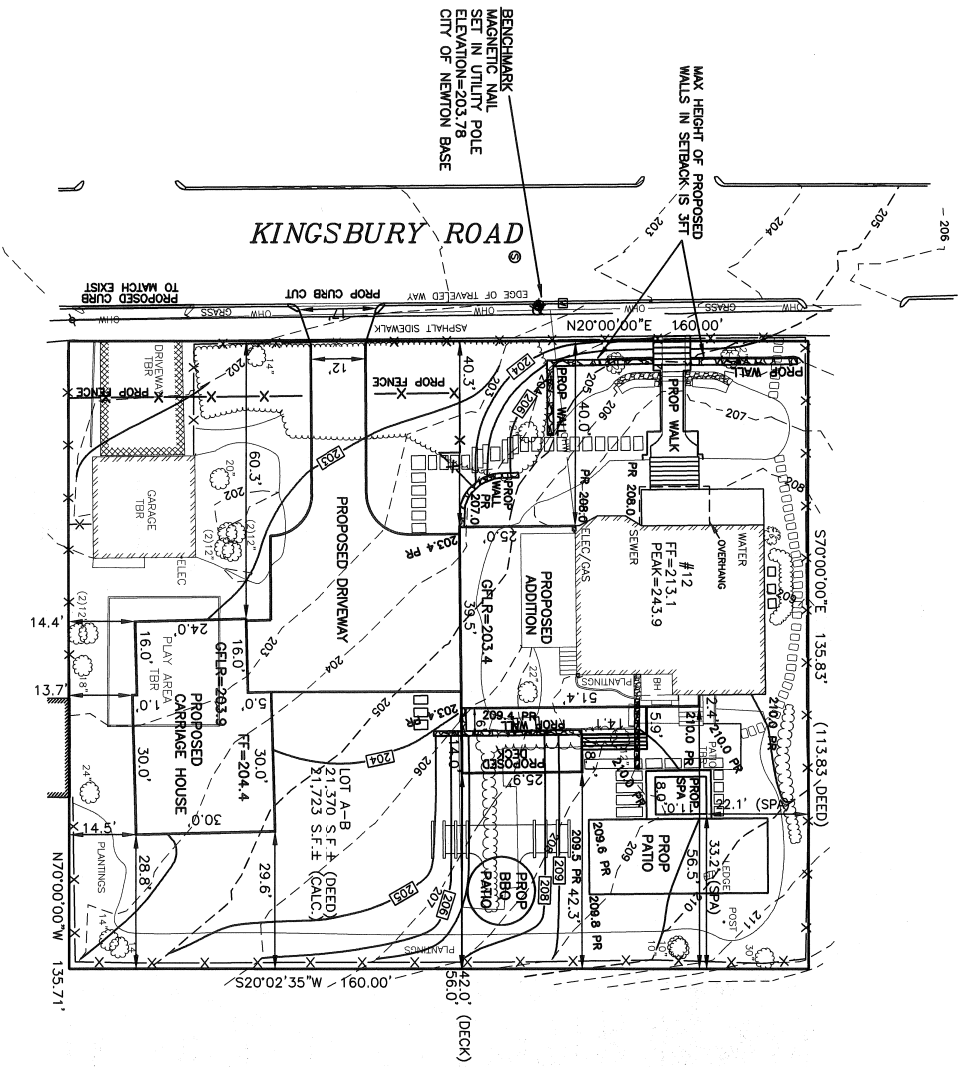
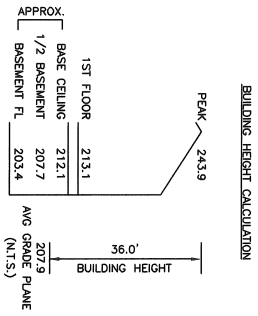
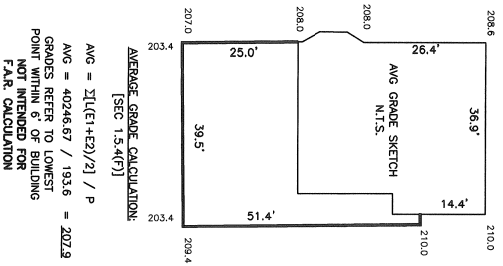
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L-1

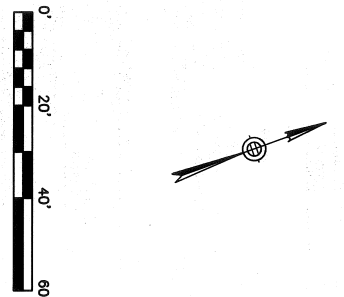
ZONING INFORMATION

ZONE: SRI	PROPOSED	REQUIRED
PLAN DATED: DECEMBER 24, 1920		
DEED REFERENCE: BOOK 34626 PAGE 467		
BUILDINGS	2,089 S.F.	3,991 S.F.
STRUCTURES	2,520 S.F.	4,530 S.F.
DRIVE	445 S.F. ±	2,030 S.F. ±
LOT COVERAGE	2,965 S.F. ±	6,560 S.F. ±
OPEN SPACE	862 ±	18,422 ±
		(90% MAX.)
		(50% MIN.)

IMPERVIOUS INCREASE CALCULATION
 PROPOSED IMPERVIOUS AREA - EXISTING IMPERVIOUS AREA =
 (3,991 + 12,030) - (2,089 + 1445) = 3,488 S.F.



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 WEST NEWTON, MA 02465
 (617) 527-8750
 info@everettbrooks.com



TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY WELCH ASSOCIATES LAND SURVEYORS, INC PERFORMED IN 2005.



**PLAN OF LAND IN
 NEWTON, MA
 12 KINGSBURY ROAD
 PROPOSED ADDITIONS**

SCALE: 1 IN. = 20 FT.
 DATE: JUNE 25, 2021
 DRAWN: LNS
 CHECK: BB

REVISIONS:

PROJECT NO. 26329

I hereby certify that the above is a true and correct copy of the original drawing as submitted to the Board of Building Regulations and Standards, City of Boston, Massachusetts, for the purpose of obtaining a building permit.

ARCHITECT'S SEAL AND SIGNATURE

DATE

PROJECT NO.

SHEET NO.

TITLE

DRAWN BY

CHECKED BY

DATE

SCALE

DESCRIPTION

HOUSE NUMBERING

DIV. #

R 1.1

THULL RESIDENCE

12 KORNHILF ROAD
 CHESTNUT HILL

DRAWN BY
 CHECKED BY
 HOUSE NUMBERING
 DIV. #

R 1.1



THESE PRINTS SHALL BE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

PROJECT NO.

DATE

ISSUE DATE

8 WOODS HILLS
S. WOODS HILLS
ARCHITECTS

THILL RESIDENCE

15 KENNESA AVENUE
CHRISTMAZ, MA 01938

OWNER

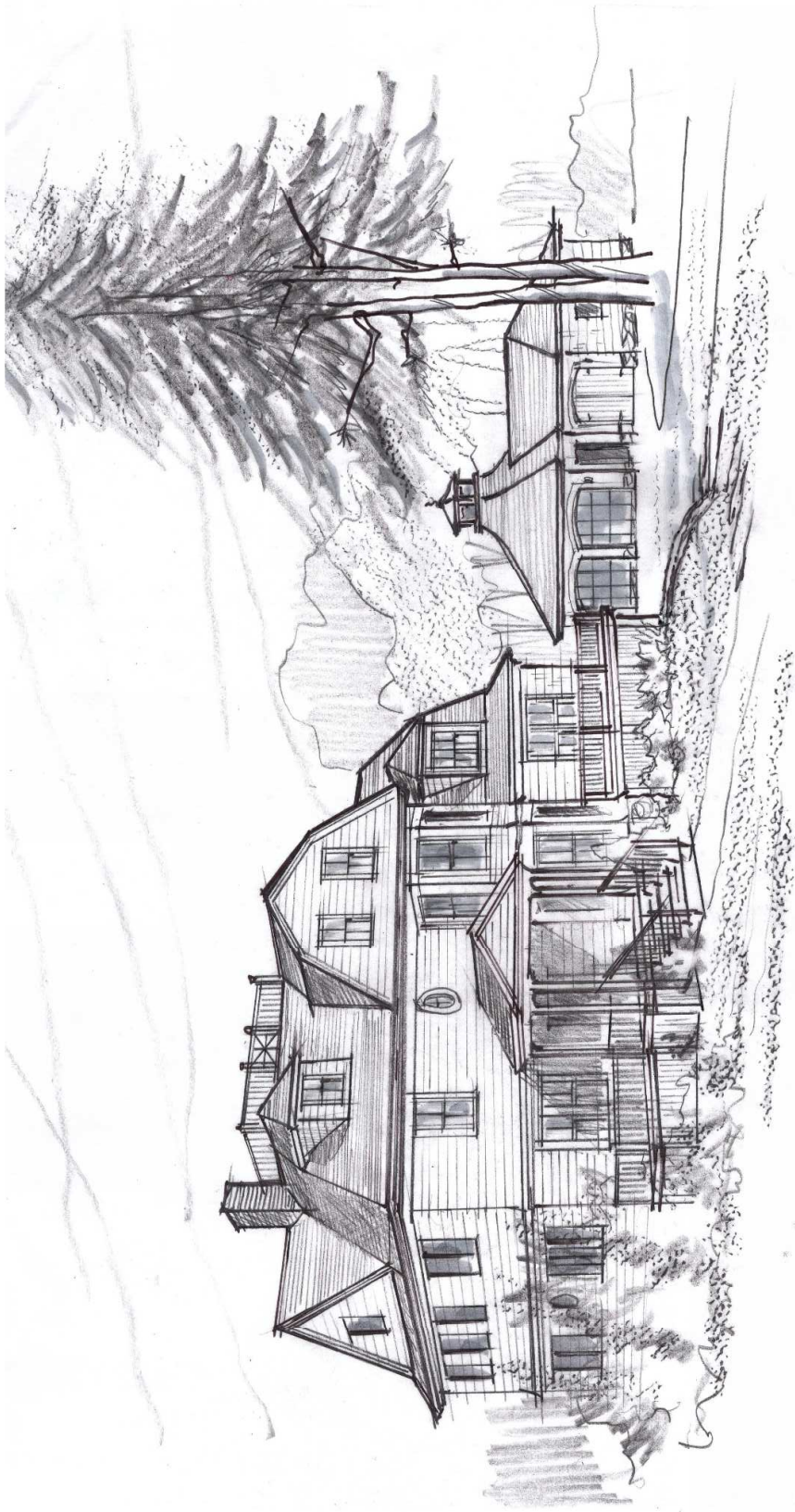
DATE

PROJECT NO.

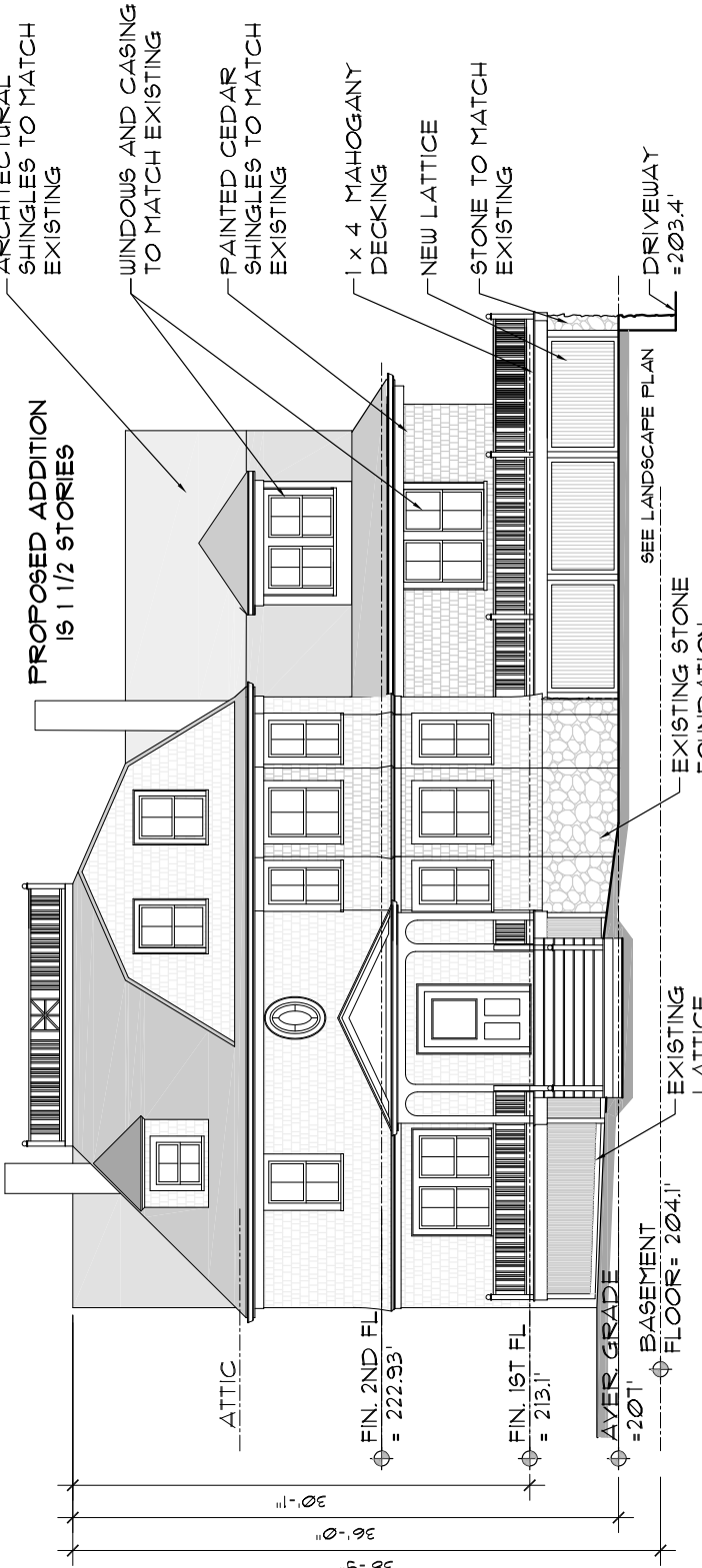
HOUSE NUMBER

DRAWN BY

R 1.0



EXISTING HOUSE IS 2 1/2 STORIES



PROPOSED FRONT (WEST) ELEVATION
 1/8" = 1'-0"

REVISIONS:

D. MICHAEL COLLINS ARCHITECTS

THILL RESIDENCE

120 CHILMARK ROAD
DREX FORT HILL, PA

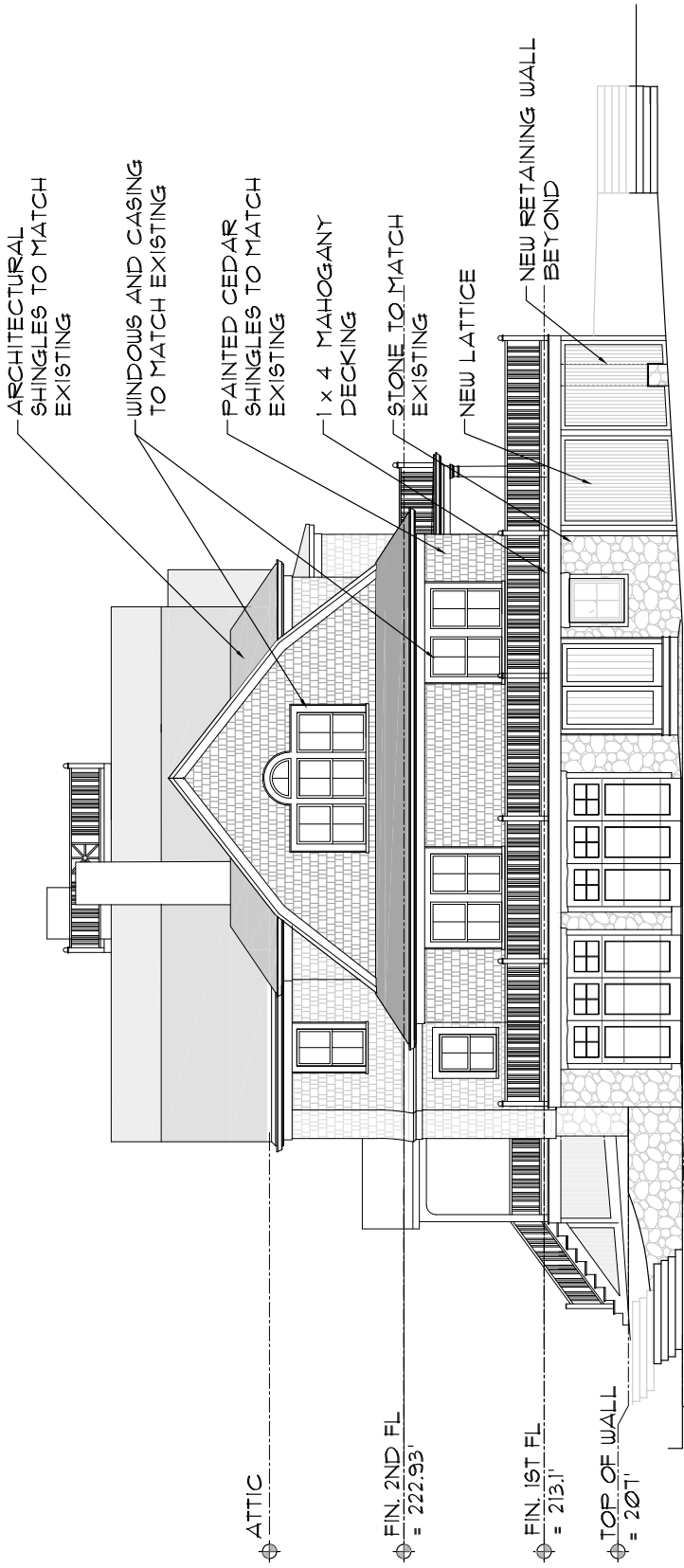
OWNER: [Redacted]

DATE: 12.18.11

PROJECT: PROPOSED FRONT ELEVATION

A 2.0





PROPOSED RIGHT SIDE (SOUTH) ELEVATION
 1/8" = 1'-0"

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REVISIONS:

ISSUE DATES:



THILL
 RESIDENCE

12 MICHAEL ROAD
 GREAT NECK, NY

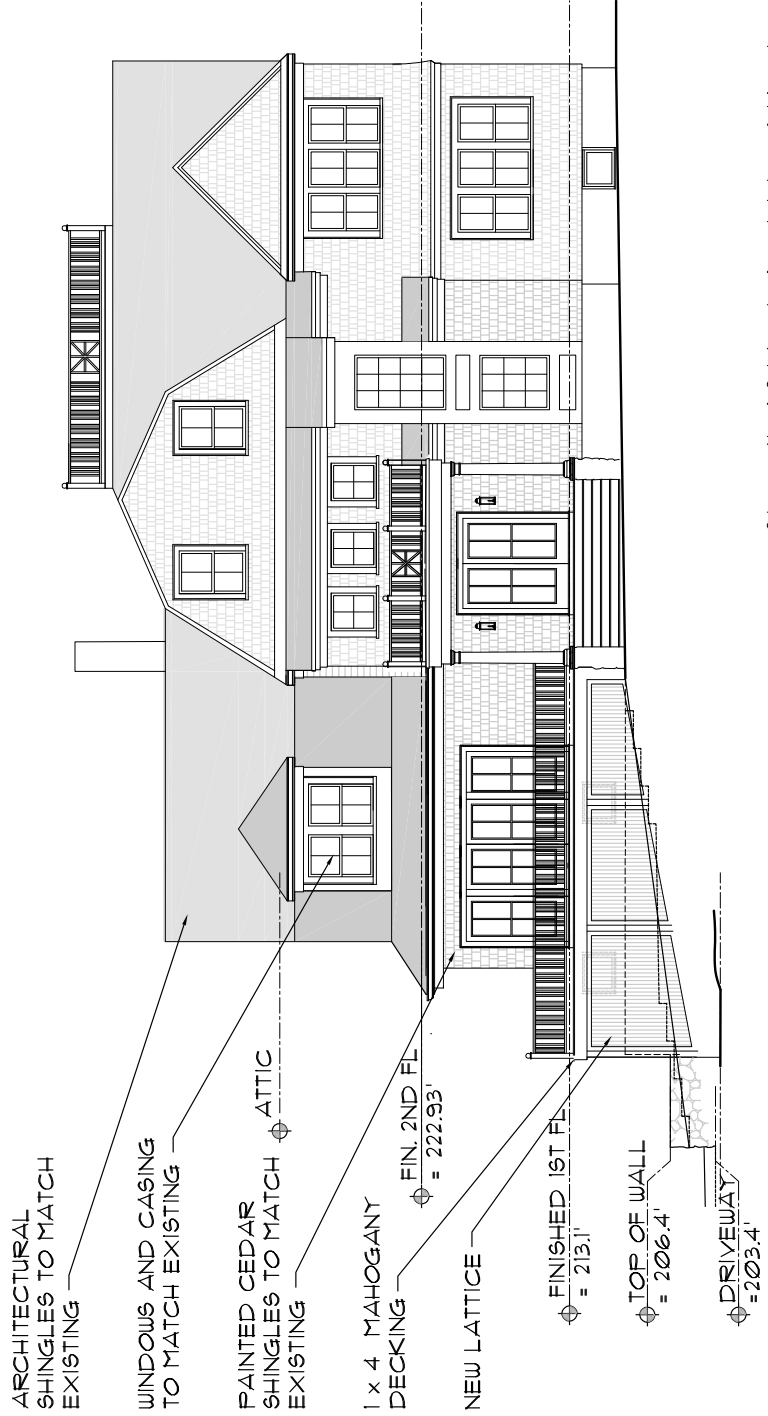
OWNER:
 JOHN F. THILL

PROPOSED FRONT
 ELEVATION

SHEET #

A 2.1





PROPOSED (EAST) REAR ELEVATION
1/8" = 1'-0"

DATE: 05/2019
PROJECT: THILL RESIDENCE
NO. 1: EXISTING REAR ELEVATION
NO. 2: PROPOSED REAR ELEVATION
NO. 3: EXISTING SIDE ELEVATION
NO. 4: PROPOSED SIDE ELEVATION
NO. 5: EXISTING FRONT ELEVATION
NO. 6: PROPOSED FRONT ELEVATION
NO. 7: EXISTING DETAIL ELEVATION
NO. 8: PROPOSED DETAIL ELEVATION
NO. 9: EXISTING FLOOR PLAN
NO. 10: PROPOSED FLOOR PLAN
NO. 11: EXISTING ROOF PLAN
NO. 12: PROPOSED ROOF PLAN
NO. 13: EXISTING SECTION
NO. 14: PROPOSED SECTION
NO. 15: EXISTING ELEVATION
NO. 16: PROPOSED ELEVATION
NO. 17: EXISTING FINISH SCHEDULE
NO. 18: PROPOSED FINISH SCHEDULE
NO. 19: EXISTING MATERIAL SCHEDULE
NO. 20: PROPOSED MATERIAL SCHEDULE
NO. 21: EXISTING NOTES
NO. 22: PROPOSED NOTES
NO. 23: EXISTING SPECIFICATIONS
NO. 24: PROPOSED SPECIFICATIONS
NO. 25: EXISTING CONTRACT DOCUMENTS
NO. 26: PROPOSED CONTRACT DOCUMENTS
NO. 27: EXISTING PERMITS
NO. 28: PROPOSED PERMITS
NO. 29: EXISTING AS-BUILT DRAWINGS
NO. 30: PROPOSED AS-BUILT DRAWINGS
NO. 31: EXISTING PHOTOGRAPHS
NO. 32: PROPOSED PHOTOGRAPHS
NO. 33: EXISTING VIDEO
NO. 34: PROPOSED VIDEO

D. MICHAEL COLLINS ARCHITECTS
 12 KIDDERMAN ROAD
 GREAT NOTCH, VT.
 05241
 TEL: (802) 775-1111
 FAX: (802) 775-1110
 WWW.DMICHAELCOLLINS.COM
 LICENSED ARCHITECT
 LICENSE NO. 13670

THILL RESIDENCE
 12 KIDDERMAN ROAD
 GREAT NOTCH, VT.

SHEET
 NO. 1
 1/8" = 1'-0"
 PROPOSED REAR
 ELEVATION
 SACS 4

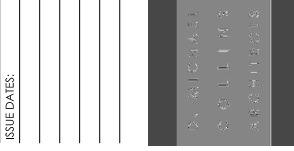
A 2.2



GENERAL NOTES:
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REVISIONS:

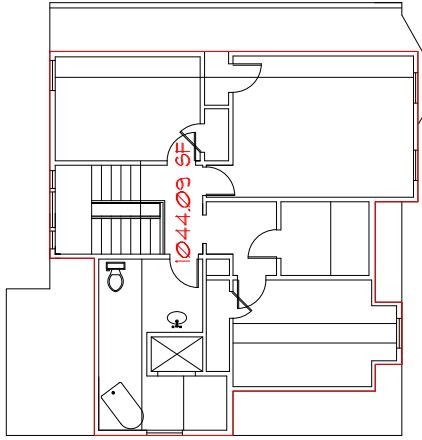


THILL
 RESIDENCE
 12 KINGSBURY ROAD
 NEWTON, MA
 DRAWN BY:
 DATE: 6.10.2021
 DESCRIPTION:
 EXISTING
 PLANS
 DWG. #

THILL
 RESIDENCE
 12 KINGSBURY ROAD
 NEWTON, MA

DRAWN BY:
 DATE: 6.10.2021
 DESCRIPTION:
 EXISTING
 PLANS
 DWG. #

DWG. #
FAR

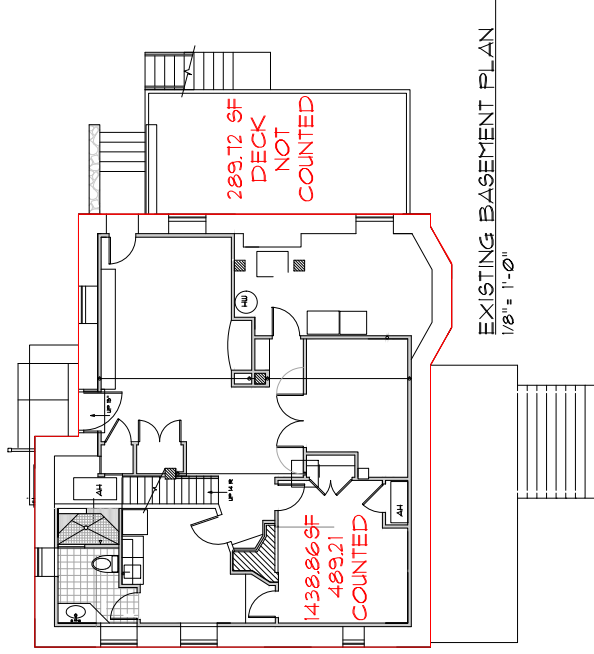


EXISTING ATTIC PLAN
 1/8" = 1'-0"

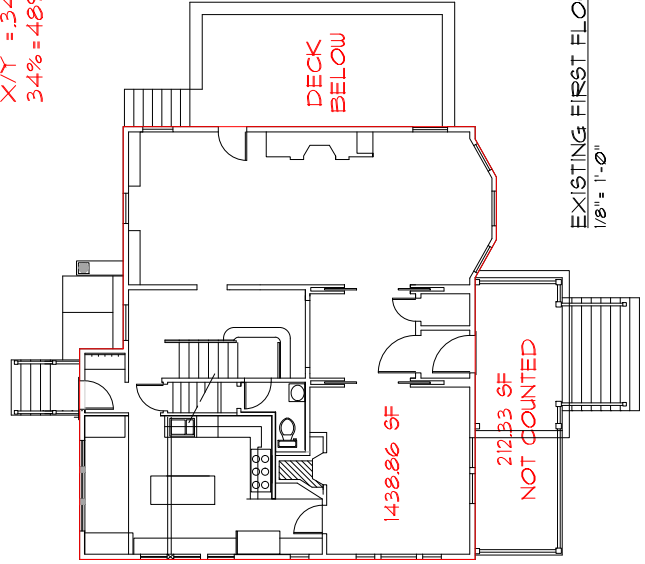
**BASEMENT
 CALCULATIONS**
 1438.86 SF
 EXISTING TOTAL

TOTAL = 1438.86
 50% = 719.43
 V5.

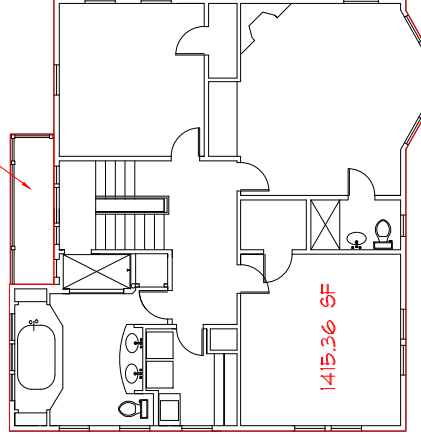
X = 53'-10" LF = 646" - LENGTH OF AREA THAT IS 4' OR
 GREATER FROM GRADE TO 1ST FLOOR SUBFLOOR
 Y = 156' 4 1/2" = 1876.5" LF = (TOTAL PERIMETER)
 X/Y = .34
 34% = 489.21 SF



EXISTING BASEMENT PLAN
 1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN
 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN
 1/8" = 1'-0"

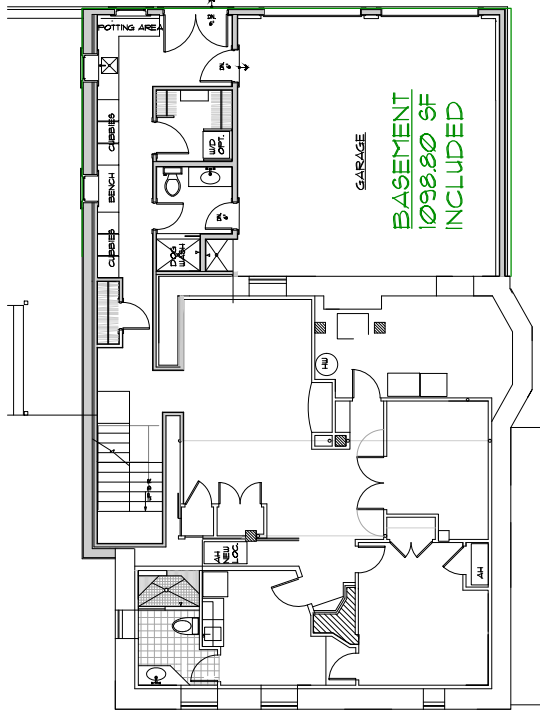
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 It is the responsibility of the Contractor to review these drawings and report any errors or omissions to the Architect. The Architect is not responsible for shop drawings, details, or associated sketches to the Architect before construction has commenced. Do not scale drawings.

BASEMENT CALCULATIONS
 1177.34 SF
ADDITION
 1438.86 SF
EXISTING

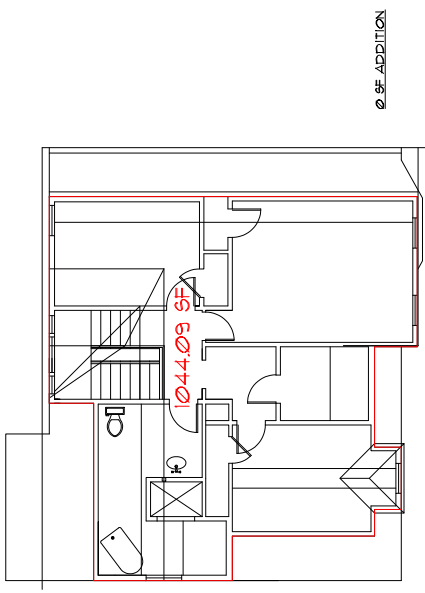
TOTAL = 2616.2
50% = 1308.1

VS.

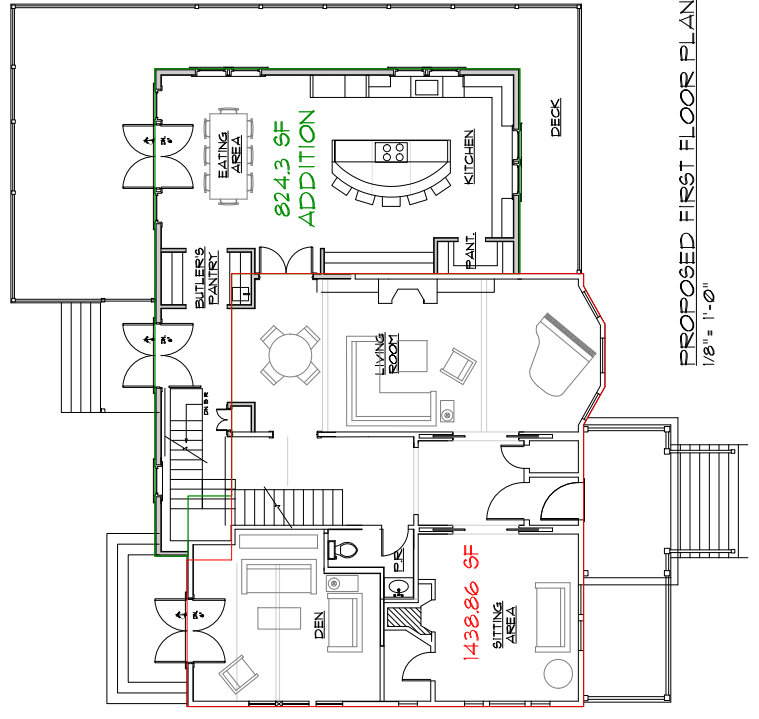
X = 88'-7" LF = 1063" = LENGTH OF AREA THAT IS 4' OR GREATER FROM GRADE TO 1ST FLOOR SUBFLOOR
Y = 212'-10" LF = 2554" (TOTAL PERIMETER)
X/Y = .42
42% = 1098.80 SF



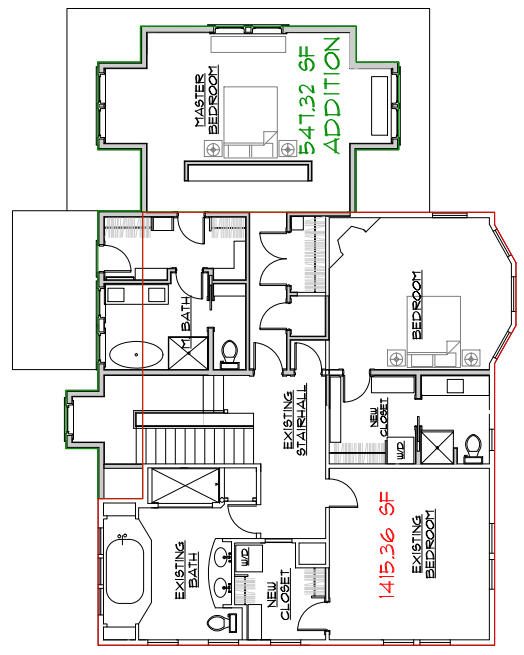
PROPOSED BASEMENT PLAN
 1/8" = 1'-0"



PROPOSED ATTIC PLAN
 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN



REV. NO. _____

ISSUE DATES: _____

D. MICHAEL COLLINS ARCHITECTS

21 EIGHT STREET, NORTON, MASSACHUSETTS 01946
 DMCA@ARCH.COM P.H.F. 508.631.7899

THILL RESIDENCE
 12 KINGSBURY ROAD
 NEWTON, MA

DRAWN BY: _____
 DATE: 6.10.2021
 DESCRIPTION: FAR
 PROPOSED PLANS

DWG. # **FAR**

PROFESSIONAL SEAL: REGISTERED ARCHITECT, STATE OF MASSACHUSETTS, No. 10749, MICHAEL COLLETT, 100 STATE STREET, 11TH FLOOR, BOSTON, MA 02109

REVISIONS:

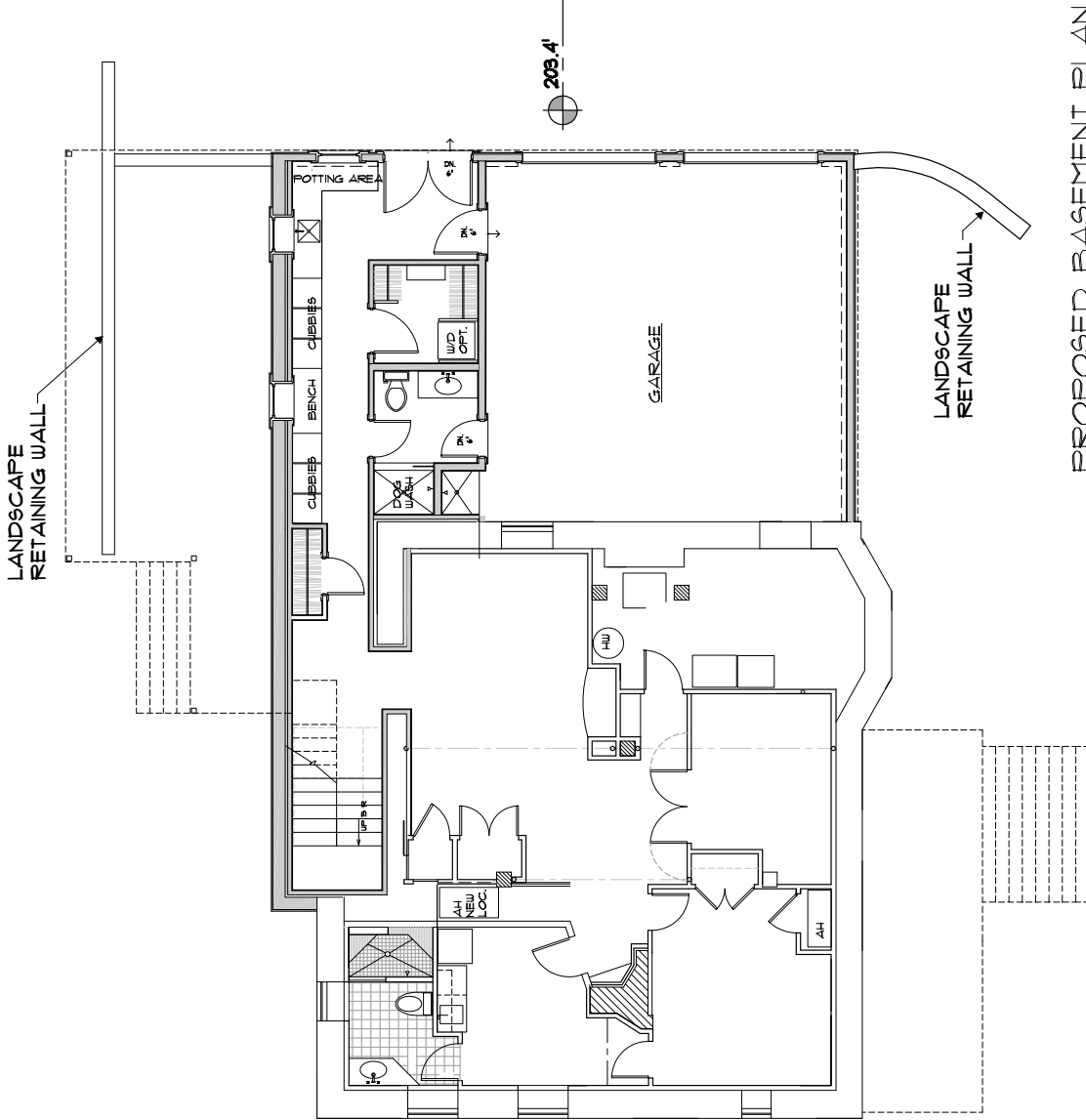
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ISSUE DATES:

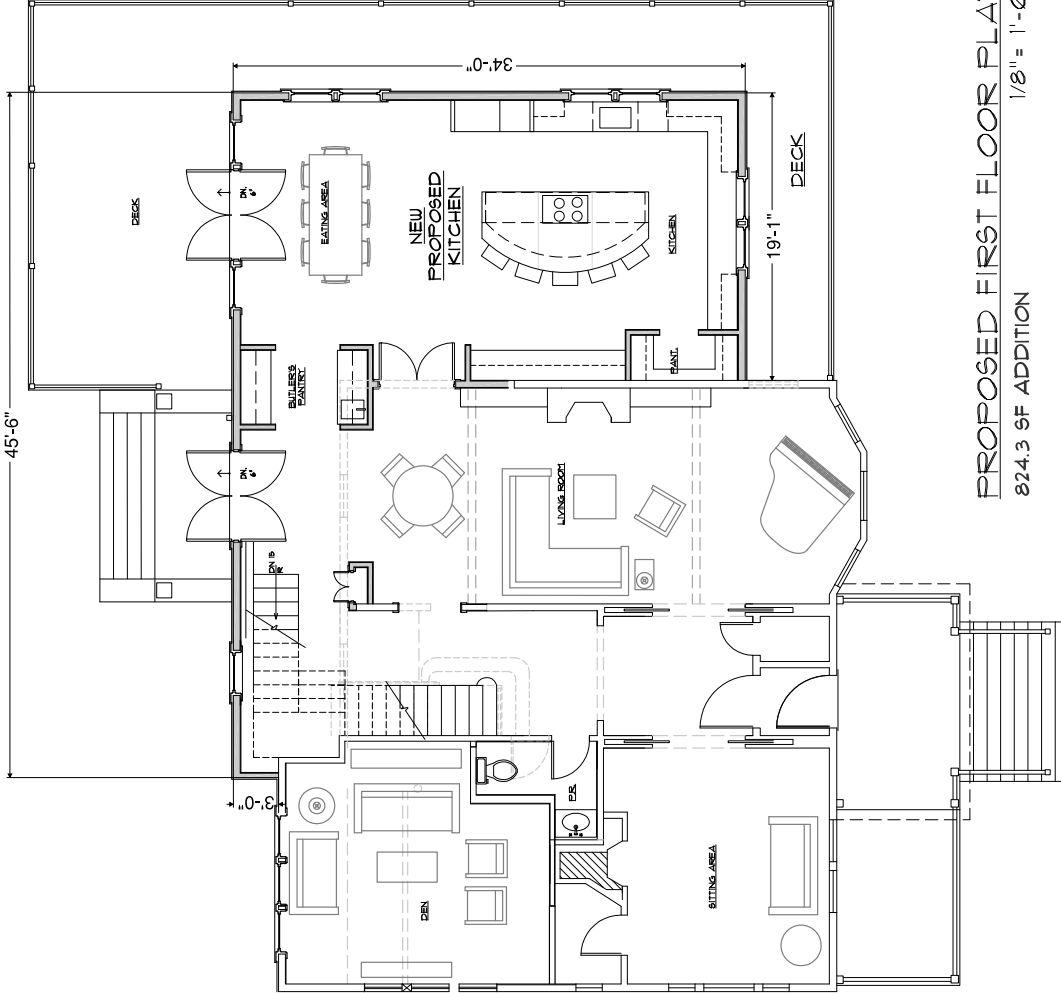
D. MICHAEL COLLETT ARCHITECTS

THILL RESIDENCE
12 MICHAEL ROAD
DREX FORT HILL

DATE: 08-23-10
SCALE: 1/8" = 1'-0"
DESCRIPTION: PROPOSED BASEMENT PLAN
SHEET: A 1.0



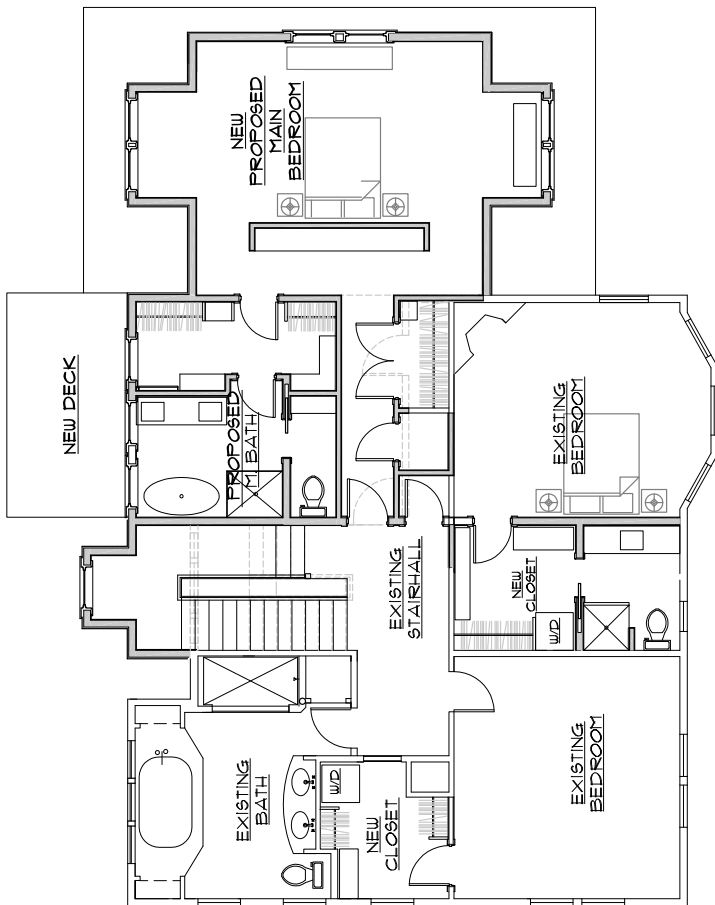
PROPOSED BASEMENT PLAN
1/8" = 1'-0"
1177 SF ADDITION
1098.80 SF COUNTED
TOWARD F.A.R.



PROPOSED FIRST FLOOR PLAN
 1/8" = 1'-0"
 824.3 SF ADDITION

<p>NOTES:</p> <ol style="list-style-type: none"> 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BOSTON DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND THE MASSACHUSETTS BOARD OF ARCHITECTURE REGULATIONS. 2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH THE ADJACENT PROPERTIES AND UTILITIES. 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS FROM THE APPROPRIATE VENDORS. 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. 6. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES FROM THE APPROPRIATE PROFESSIONALS. 7. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES FROM THE APPROPRIATE PROFESSIONALS. 8. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES FROM THE APPROPRIATE PROFESSIONALS. 9. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES FROM THE APPROPRIATE PROFESSIONALS. 10. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES FROM THE APPROPRIATE PROFESSIONALS. 	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																																		<p>ISSUE DATES:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																																					<p>D. MICHAEL COLLINGS ARCHITECTS</p> <p>THILL RESIDENCE</p> <p>12 MICHAEL ROAD DRESNOT HILL, DORCHESTER, MASSACHUSETTS 02124</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROPOSER: FIRST FLOOR PLAN</p> <p>DATE: 11/11/2011</p> <p style="font-size: 24px;">A 1.1</p>





PROPOSED SECOND FLOOR PLAN
541.32 SF ADDITION 1/8" = 1'-0"

D. MICHAEL COLLINGS ARCHITECTS
12 MICHAEL ROAD
DREX FORT
TOWN
SCALE: 1/8" = 1'-0"
DESCRIPTION:
PROPOSED SECOND FLOOR PLAN
DATE:
A 1.2

REVISIONS:

ISSUE DATES:

D. MICHAEL COLLINGS ARCHITECTS

THILL RESIDENCE

12 MICHAEL ROAD
DREX FORT
TOWN

SCALE: 1/8" = 1'-0"

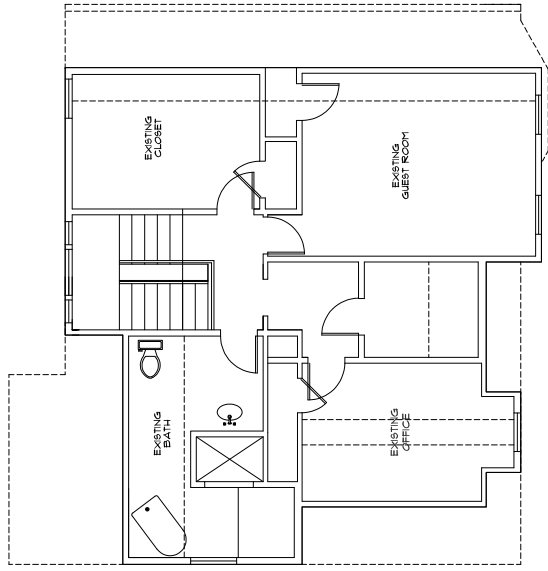
DESCRIPTION:
PROPOSED SECOND FLOOR PLAN

DATE:
A 1.2



THE ARCHITECTURE CENTER
100 STATE STREET
BOSTON, MA 02109
TEL: 617.552.3200
WWW.ACCENTRO.COM
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THIS DOCUMENT.

NO CHANGES TO THE ATTIC



NO CHANGES TO THE ATTIC

PROPOSED ATTIC FLOOR PLAN 1/8" = 1'-0"

REVISIONS:

NO.	DESCRIPTION	DATE

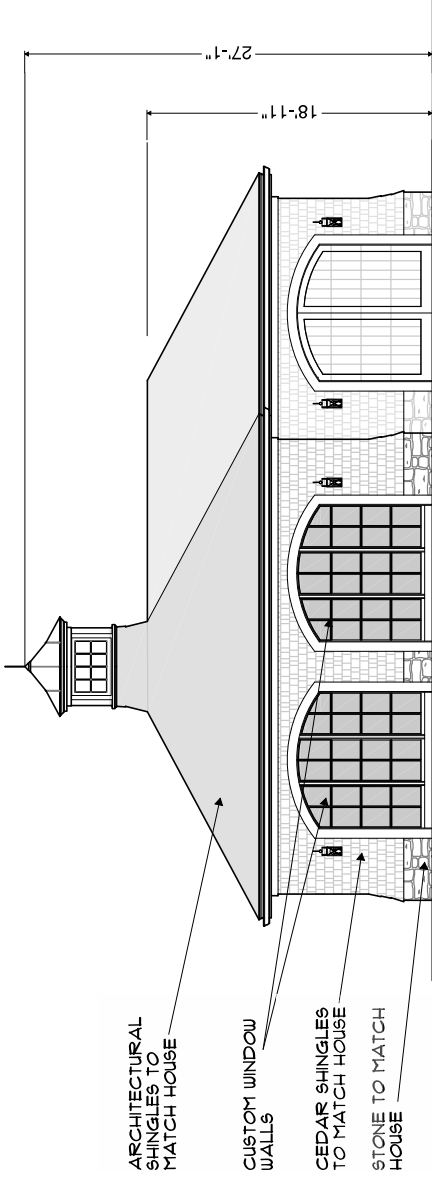
ISSUE DATES:

NO.	DATE

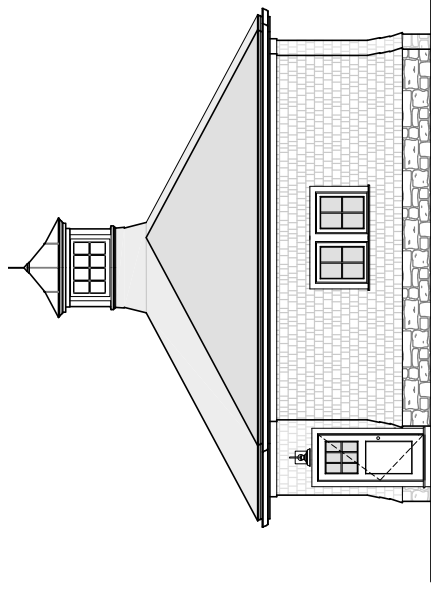


THILL
RESIDENCE
19 HULLBURY ROAD
CRENSHAW HILL
DRAWN: []
SCALE: 1/8" = 1'-0"
DESCRIPTION:
ATTIC PLAN
DWG.#:
A 1.3





PROPOSED CARRIAGE HOUSE FRONT (NORTH) ELEVATION
1/8"=1'-0"



PROPOSED CARRIAGE HOUSE SIDE (WEST)
ELEVATION- FACING STREET
1/8"=1'-0"

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REVISIONS:

ISSUE DATES:



THILL
RESIDENCE

12 MICHAEL ROAD
DREX-FORT HILL,

SPRING

ZONE F, 18'-0"=1'

DESCRIPTION

PROPOSED FRONT
ELEVATION

SHEET #

A 2.4



PROFESSIONAL SEAL
I am a duly Licensed Architect in the State of Massachusetts.
I hereby certify that this is a true and correct copy of the original drawing as submitted to the Board of Registration in Architecture, Boston, Massachusetts.
I am duly Licensed as an Architect in the State of Massachusetts.
I hereby certify that this is a true and correct copy of the original drawing as submitted to the Board of Registration in Architecture, Boston, Massachusetts.

REVISIONS:

ISSUE DATES:



**THILL
RESIDENCE**
19 HANOVER STREET
CHESTNUT HILL

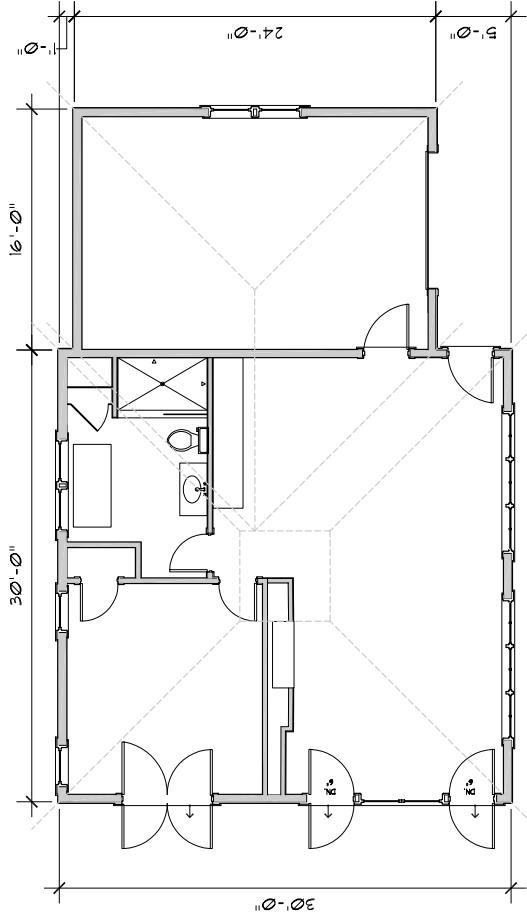
DATE:

SCALE: 1/8"=1'-0"

DESCRIPTION:

DWG. #

A 2.3



PROPOSED CARRIAGE HOUSE PLAN
1/8" = 1'-0"

1300 SQUARE FEET