

1766-1768 COMMONWEALTH AVE

NEW COLOR PROPERTIES 005 LLC.

1766-1768 COMMONWEALTH AVENUE, NEWTON, MA 02466

FLOW PROJECT #21424

PERMIT SET

PROJECT TEAM

OWNER:

NEW COLOR PROPERTIES 005 LLC.

1766-1768 COMMONWEALTH AVENUE, NEWTON, MA 02466
TEL: 617-869-1961

ARCHITECTURE :

FLOW DESIGN ARCHITECTS
50 GROVE ST. SUITE 226
SALEM, MA 01970
TEL: 978-498-4370

SURVEY :

SCOTT M. CERRATO
24 PLEASANT VIEW DR
EXETER, NH 03833
TEL: 781-775-3724

GENERAL CONTRACTOR :

BOSTON 5 START
165 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
TEL: 617-869-8713

PERSPECTIVE VIEW

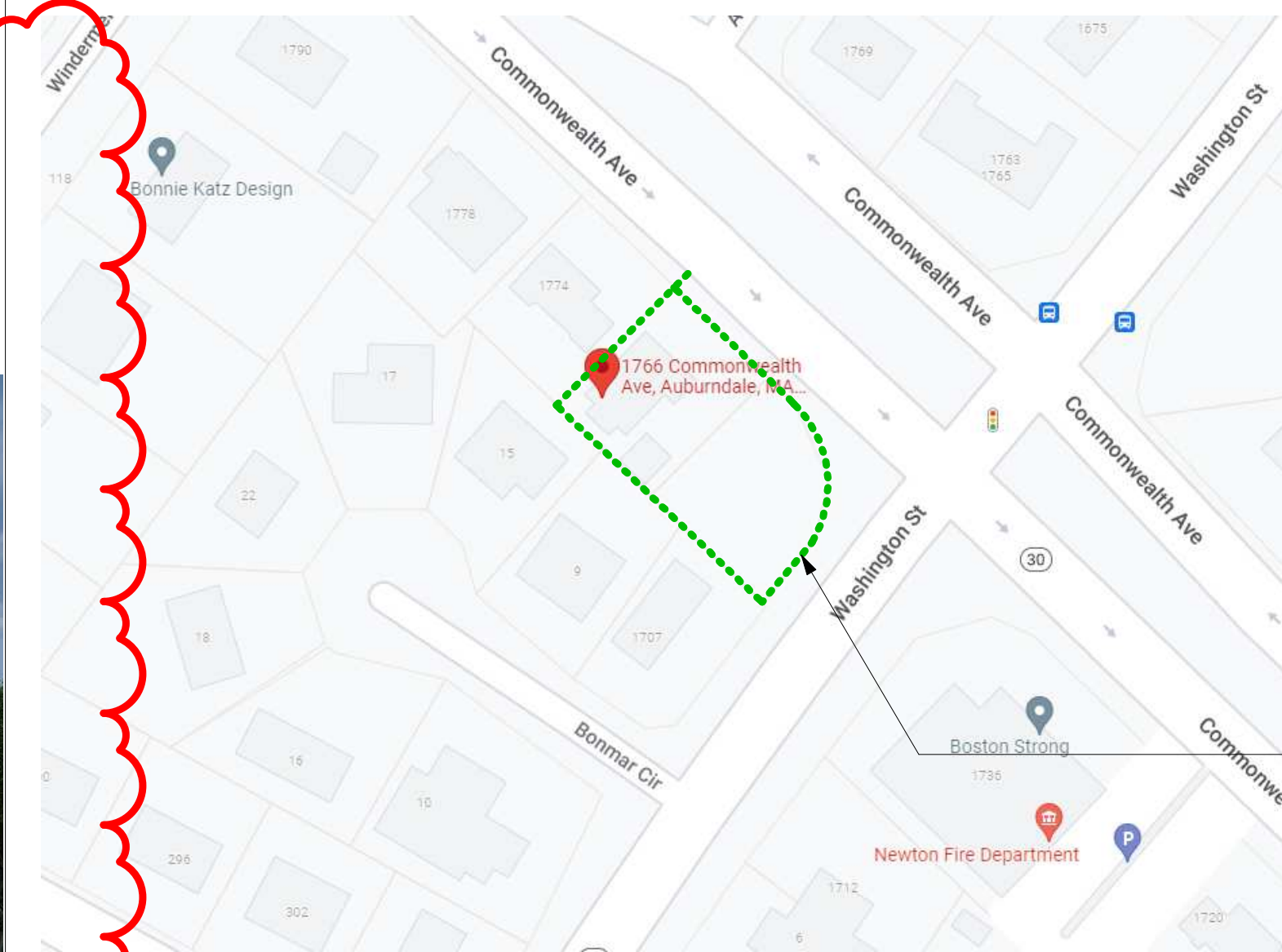


EXISTING PROPERTY



PROPOSED 3D BUILDING

AERIAL VIEW



PROJECT LOCATION

GENERAL INFORMATION

THE EXISTING PROPERTY AT 1766-1768 COMMONWEALTH AVE. IS A TWO AND HALF STORY WOOD FRAMED STRUCTURE. THE EXISTING RESIDENCE IS A TWO-FAMILY RESIDENTIAL. PROJECT INCLUDES COMPLETE EXTERIOR AND INTERIOR RENOVATIONS.

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AVENUE, NEWTON, MA
NEW COLOR PROPERTIES 005
LLC.

ARCHITECT:

Flow Design Inc.

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RESIDENTIAL 50 GROVE ST. SUITE 226
DESIGN SALEM, MA 01970
PLANNING TEL: 978.498.4370
INTERIOR CEL: 978.818.5109
DESIGN CEL: 774.317.0491

CONSULTANT:

CONSULTANT:

REVISION:

NO:	DATE:	DESCRIPTION:
1	05.20.2022	PERMIT SET
2	08.16.2022	ELEVATION REVISION

DRAWING TITLE:
TITLE SHEET

DRAWN BY:
MS

CHECKED BY:
MS

SCALE:
N.T.S

DATE:
08.16.2022

PROJECT NO.:
21424

DRAWING NO.:

SEAL:



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PROJECT LOCATION:
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ADDITIONAL_Rev#21424 1766-1768 COMMONWEALTH AVE_PERMIT SET_2022-05-20.rvt

ZONING INFORMATION (SR2)			
	EXISTING	REQUIRED	PROPOSED
LOT SIZE	6,300 SF + 6,580 SF	15,000 SF MIN.	12,880 SF
FAR (FLOOR AREA RATIO) 0.38 MAX	LOT 6,300 SF (BUILDING= 3,070 SF = .49 FAR)	COMBINED LOTS 12,880 SF= 4,894 SF (.38 FAR (ALLOWABLE)	5,552 SF (.43 FAR)

- - - SETBACKS
 - - - PROPERTY LINE

Graphic Scale: 1/8 inch = 1 foot

Project North

SURVEY INFORMATION BASED OF SURVEY PREPARED BY NATIVETEC PARCEL ID# MO-02-000192

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DESIGN
PLANNING
INTERIOR
DESIGN

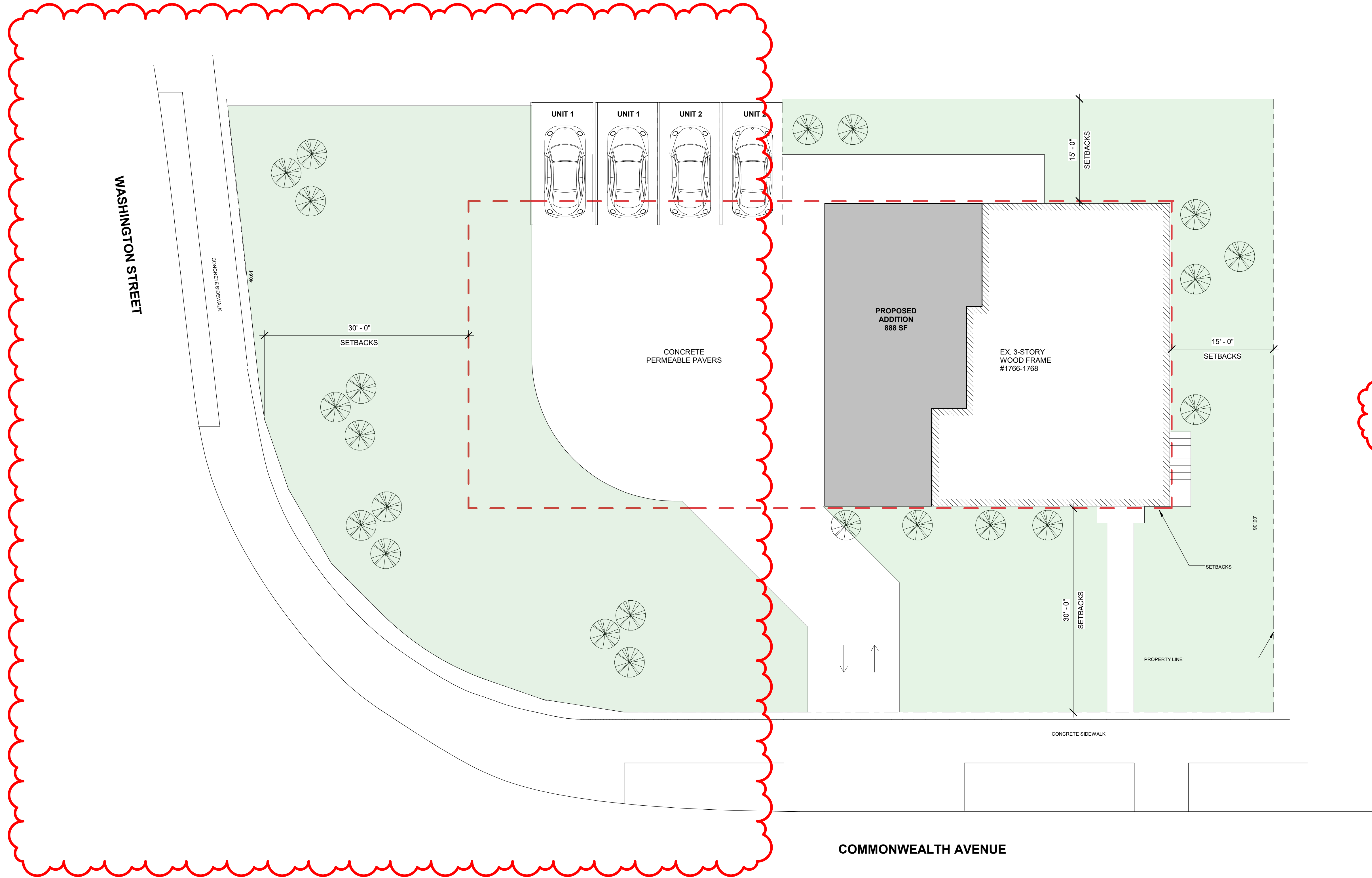
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1 PROPOSED SITE PLAN
1/8" = 1'-0"

DRAWING TITLE:
**PROPOSED SITE
PLAN**

DRAWN BY:
MS

CHECKED BY:
MS

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

DATE:
08.16.2022

PROJECT NO.:
21424

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PROJECT LOCATION:
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SEAL:

EXISTING & NEW WALLS

[Solid Line]	NEW WALL
[Dashed Line]	EXISTING TO REMAIN

GENERAL CONTRACTOR NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD.
2. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE CODES AND REGULATIONS.
3. CONTRACTOR SHALL INFORM ARCHITECT OF ANY ERRORS OR DEVIATIONS PRIOR TO CONTINUING WORK.
4. CONTRACTOR SHALL COORDINATE WITH EACH SUB-CONTRACTOR AND ENSURE TO MEET ALL CODE AND SAFETY REQUIREMENTS.

GENERAL NOTES:

1. ALL INTERIOR DIMENSIONS ARE TO INTERIOR FACE OF GWB. U.N.O.
2. PROVIDE BLOCKING AT ALL WALLS W/ WALL MOUNTED FIXTURES AND ACCESSORIES. TYP.
3. CONFIRM CEILING HEIGHTS IN FIELD.

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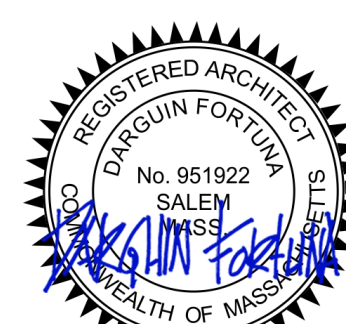
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CONSULTANT:

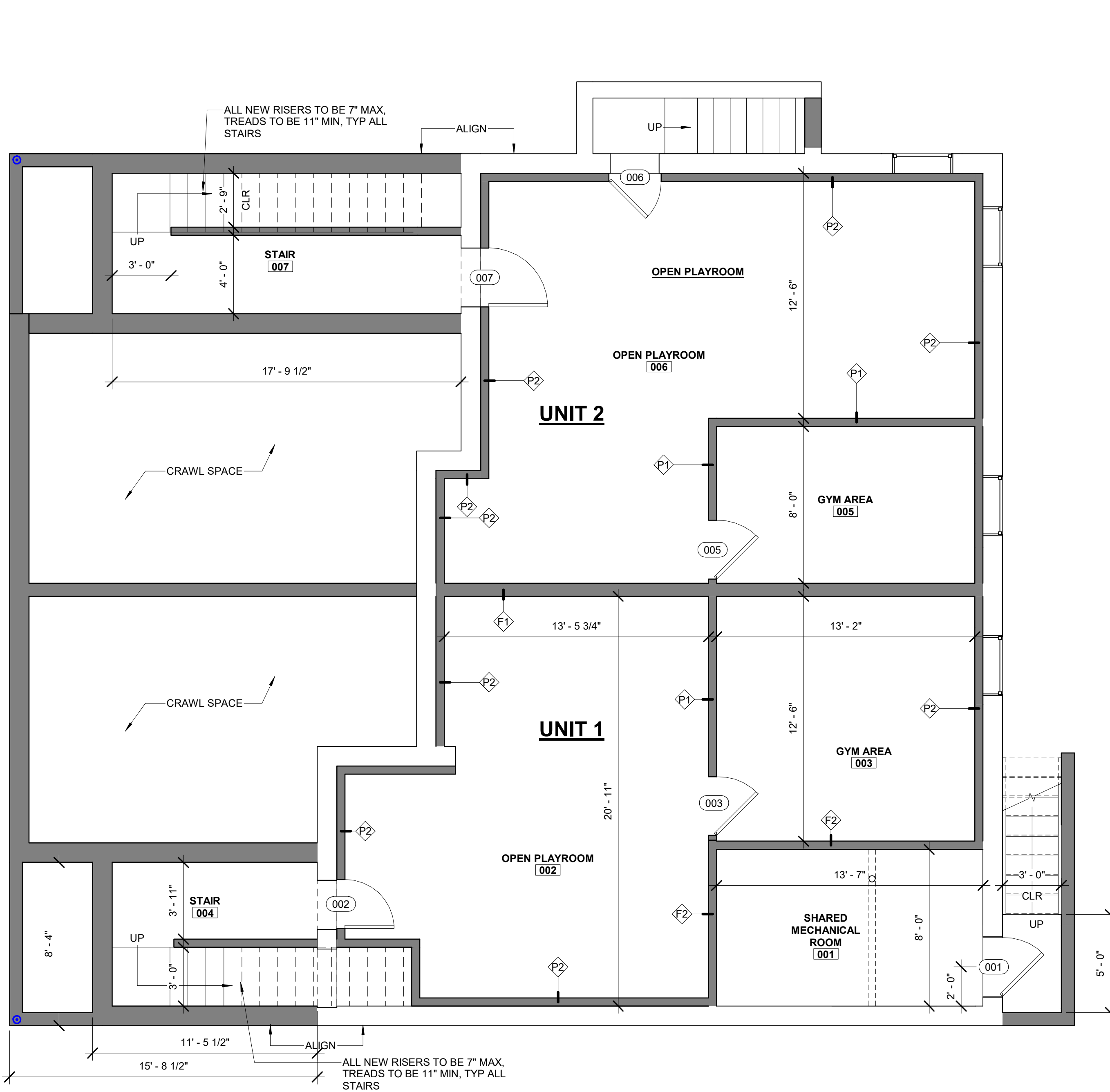
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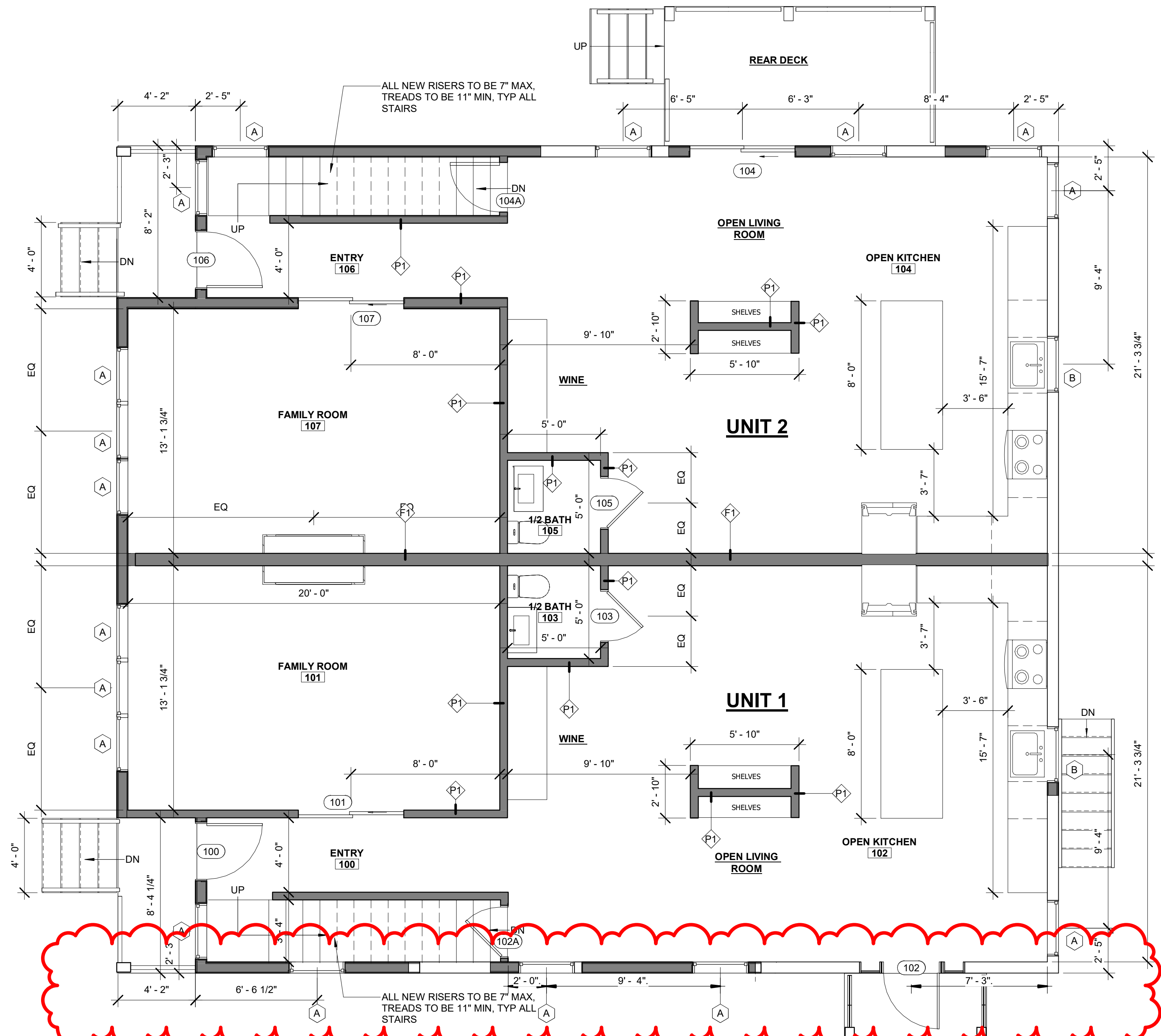
DRAWING TITLE:
PROPOSED FLOOR PLANS

DRAWN BY: MS	SEAL:
CHECKED BY: MS	
SCALE: As indicated	
DATE: 05.20.2022	
PROJECT NO.: 21424	
DRAWING NO.: A-101	

PROJECT LOCATION:
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1 PROPOSED BASEMENT PLAN
 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
 1/4" = 1'-0"

EXISTING & NEW WALLS	
	NEW WALL
	EXISTING TO REMAIN

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- PROVIDE BLOCKING AT ALL WALLS W/ WALL MOUNTED FIXTURES AND ACCESSORIES. TYP.
- CONFIRM CEILING HEIGHTS IN FIELD.

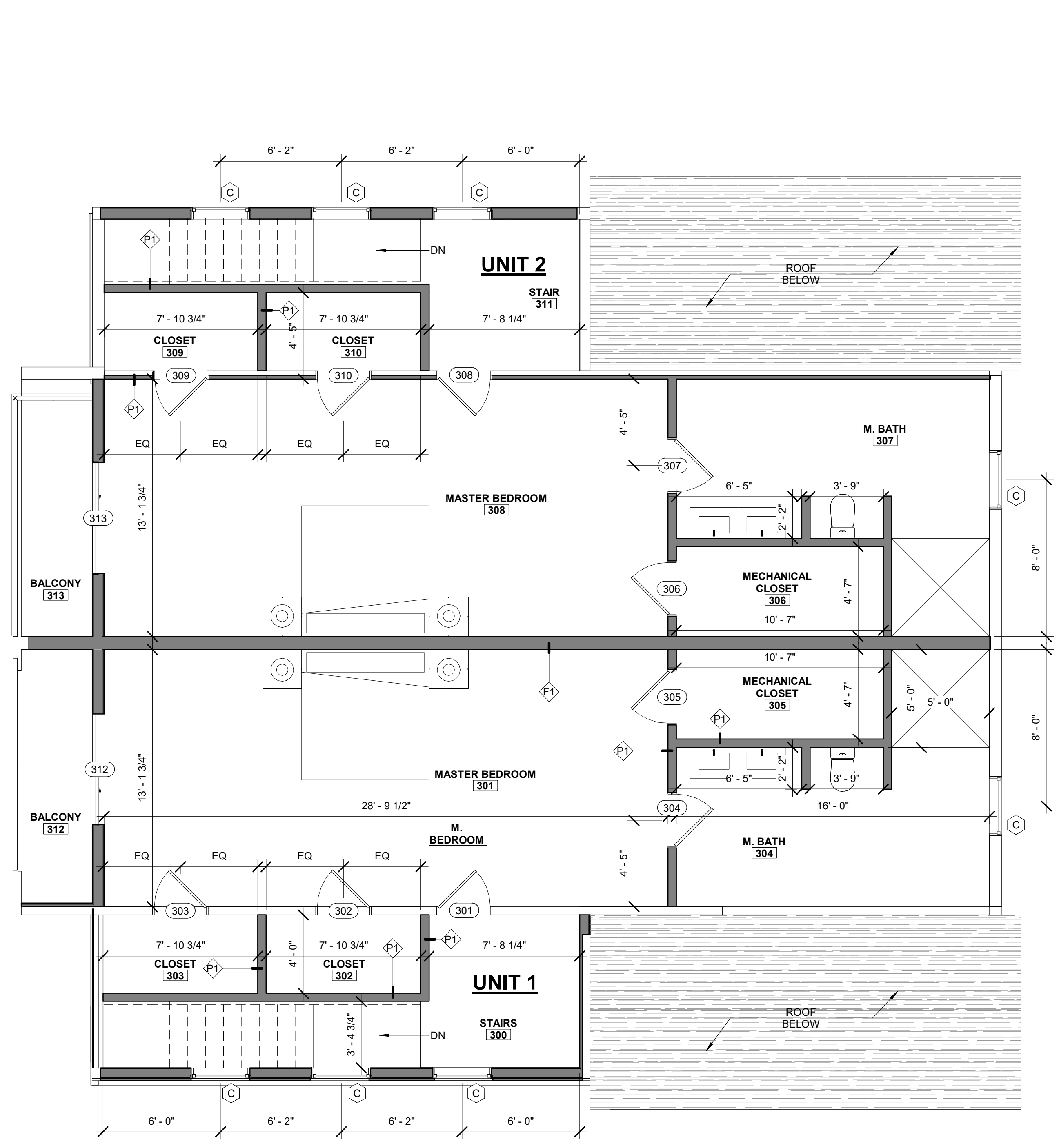
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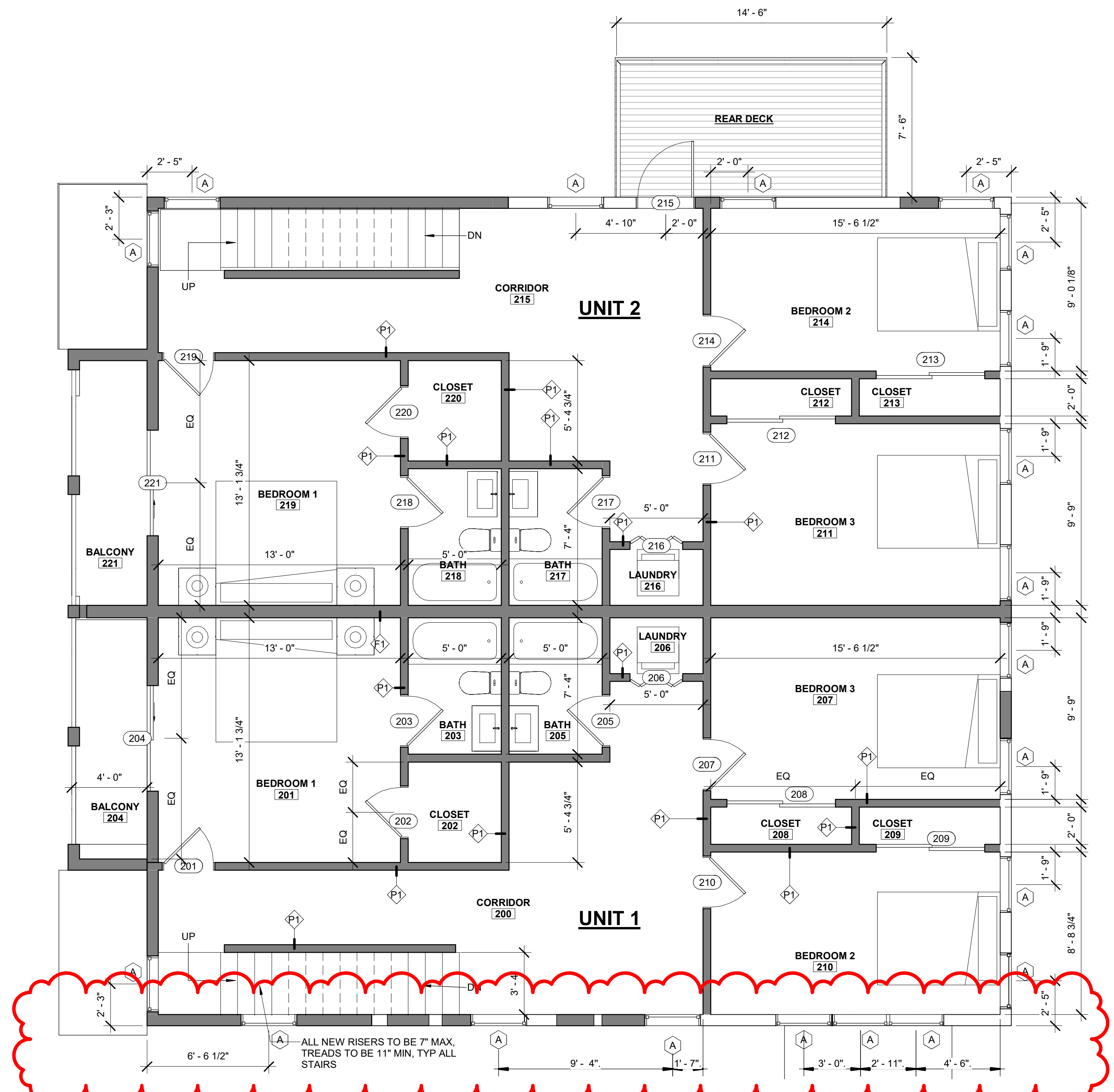
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 DESIGN CEL: 774.317.0491



2 PROPOSED ATTIC FLOOR PLAN
 1/4" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"

CONSULTANT:

CONSULTANT:

REVISION:

NO.	DATE	DESCRIPTION
1	05.20.2022	PERMIT SET
2	08.16.2022	ELEVATION REVISION

DRAWING TITLE:
**PROPOSED FLOOR
 PLANS**

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SCALE:
As indicated

DATE:
08.16.2022

PROJECT NO.:
21424

DRAWING NO.:
A-102

PROJECT LOCATION:
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 ADDITIONAL_REVIS\21424 1766-1768 COMMONWEALTH AVE_PERMIT SET_2022-05-20.rvt

REGISTERED ARCHITECT
 DRAGUIN FORTUNA
 No. 951922
 SALEM
 COMMONWEALTH OF MASSACHUSETTS



2 PROPOSED SIDE ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

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1	05.20.2022	PERMIT SET
2	08.16.2022	ELEVATION REVISION

DRAWING TITLE:
**PROPOSED EXT.
ELEVATIONS**

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MS

SCALE:
As indicated

DATE:
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PROJECT NO.:
21424

DRAWING NO.:
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SEAL:
REGISTERED ARCHITECT
DARRIGAN FORTUNA
No. 951922
SALEM
COMMONWEALTH OF MASSACHUSETTS

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 PLANNING SALEM, MA 01970
 INTERIOR DESIGN TEL. 978.818.5109

CONSULTANT:

CONSULTANT:

REVISION:

NO:	DATE:	DESCRIPTION:
1	05.20.2022	PERMIT SET
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DRAWING TITLE:
PROPOSED 3D VIEWS

DRAWN BY: MS	SEAL:
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SCALE:	
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SIDE VIEW - WASHINGTON STREET



WASHINGTON STREET - COMMONWEALTH AVE



SIDE VIEW - COMMONWEALTH AVE