

# COMMONWEALTH AVE RESIDENCES

2202 COMMONWEALTH AVE, NEWTON - MA

## SCHEMATIC DESIGN SET

### PROJECT DIRECTORY

**OWNER:**

AUREL GARBAN

**PROFESSIONAL DESIGNER:**

MGD+ LLC  
411 LEXINGTON ST  
NEWTON - MA 02466

**ARCHITECT:**

RON JAREK  
487 WATERTOWN ST  
NEWTONVILLE, MA 02460



SHEET NUMBER	SHEET NAME
SD.00	COVER PAGE
SD.01	ZONING ANALYSIS
SD.01a	FAR ANALYSIS
SD.02	ARCHITECTURAL SITE PLAN
SD.02a	LANDSCAPE PLAN
SD.03	BASEMENT FLOOR PLAN
SD.04	FIRST FLOOR PLAN
SD.05	SECOND FLOOR PLAN
SD.06	ATTIC PLAN
SD.07	ROOF PLAN
SD.08	ELEVATIONS
SD.09	ELEVATIONS



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STAMP	SCHEMATIC DESIGN IN PROGRESS			COVER PAGE		
	COMMONWEALTH AVE RESIDENCES			Project number 22-039	SD.00	
No.	Description	Date	Date 7-20-2023			
			Drawn by BAC    Checked by MGD	Scale		

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<b>ZONING ANALYSIS SUMMARY</b>					
<b>ADDRESS</b>	2202 COMMONWEATH AVE, NEWTON MA, 02466				
<b>ZONING DISTRICT</b>	MR-1				
<b>LOT SIZE</b>	13696 SF				
DESCRIPTION	CODE REFERENCE	REQUIRED / ALLOWED	EXISTING	PROPOSED	NOTE / CONFORMING
<b>USE</b>		SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY, ATTACHED	BY SPECIAL PERMIT
<b>LOT AREA</b>		15000 SF	13696 SF	13696 SF	EXISTING NONCONFORMING
<b>LOT AREA / UNIT</b>		4000 SF / UNIT	3424 SF / UNIT	3424 SF / UNIT	EXISTING NONCONFORMING
<b>PARKING</b>		1.25 / UNIT (SP)		8 SPACES / 2 PER UNIT	BY SPECIAL PERMIT
<b>FAR - GFA</b>		0.48 / 6574 SF	0.37 / 5121 SF	0.53 / 7325 SF	N/A
		.5 (6848 SF) w/ .02 BONUS			
<b>BUILDING HEIGHT</b>		36.0'	SEE ENG. DRAWINGS	SEE ENG. DRAWINGS	T.B.C.
<b>MIN. USABLE OPEN SPACE</b>		50%	SEE ENG. DRAWINGS	SEE ENG. DRAWINGS	T.B.C.
<b>MAX. LOT COVERAGE</b>		25%	SEE ENG. DRAWINGS	SEE ENG. DRAWINGS	T.B.C.
<b>SETBACKS</b>					
<b>FRONT</b>		25.0'	SEE ENG. DRAWINGS	SEE ENG. DRAWINGS	YES
<b>SIDE</b>		25.0' / 25.0'	SEE ENG. DRAWINGS	SEE ENG. DRAWINGS	YES
<b>REAR</b>		25.0'	SEE ENG. DRAWINGS	SEE ENG. DRAWINGS	YES



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SCHEMATIC DESIGN IN PROGRESS  
**COMMONWEALTH AVE  
 RESIDENCES**

No.	Description	Date

ZONING ANALYSIS		
Project number	22-039	<b>SD.01</b>
Date	7-20-2023	
Drawn by	BAC	
Checked by	MGD	Scale

UNIT 4  
263 SF

UNIT 3  
263 SF

UNIT 2  
263 SF

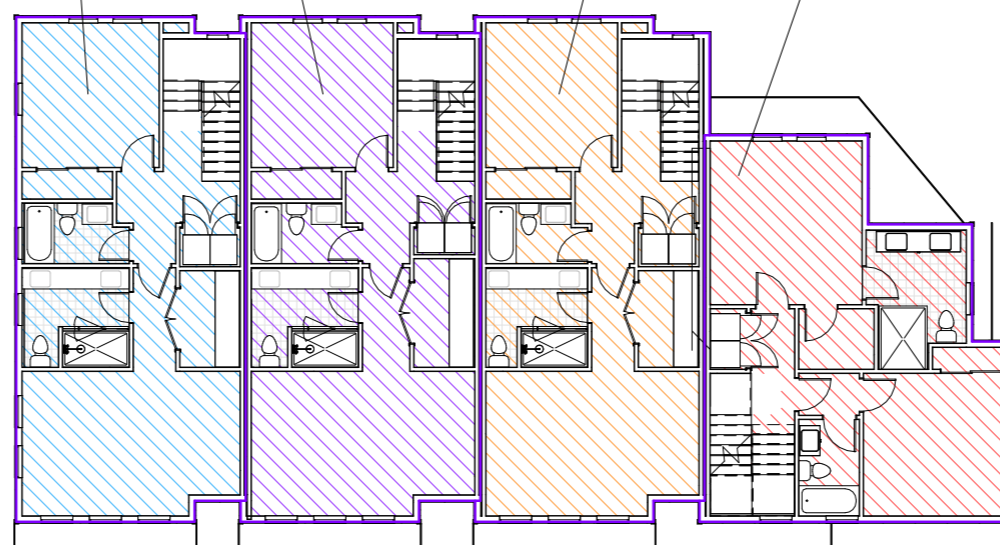
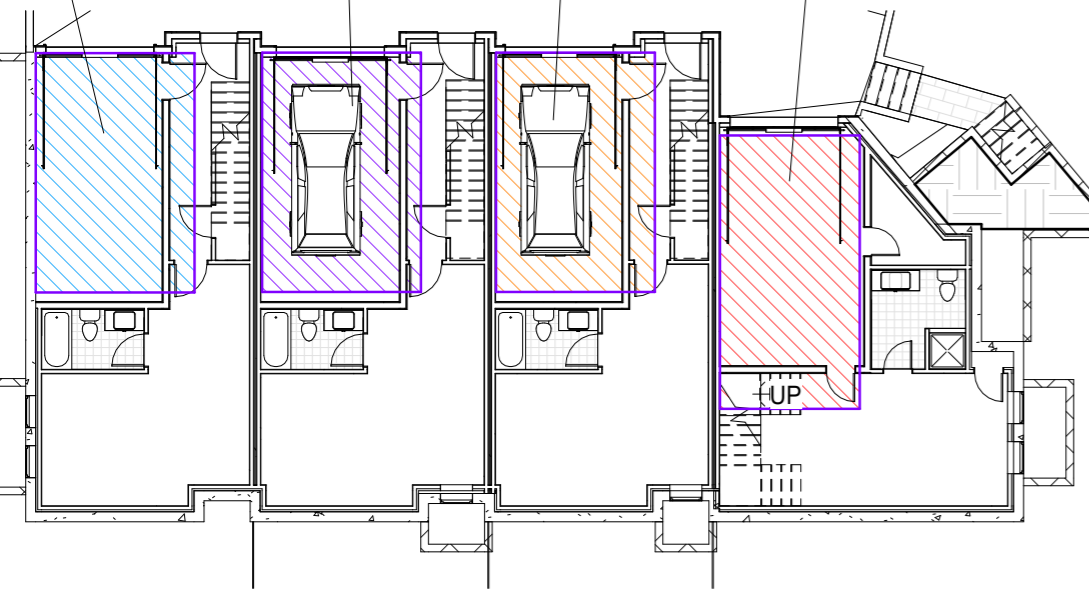
UNIT 1  
264 SF

UNIT 4  
788 SF

UNIT 3  
805 SF

UNIT 2  
775 SF

UNIT 1  
705 SF



1 Basement  
1/16" = 1'-0"

3 Second Floor  
1/16" = 1'-0"

UNIT 4  
816 SF

UNIT 3  
833 SF

UNIT 2  
802 SF

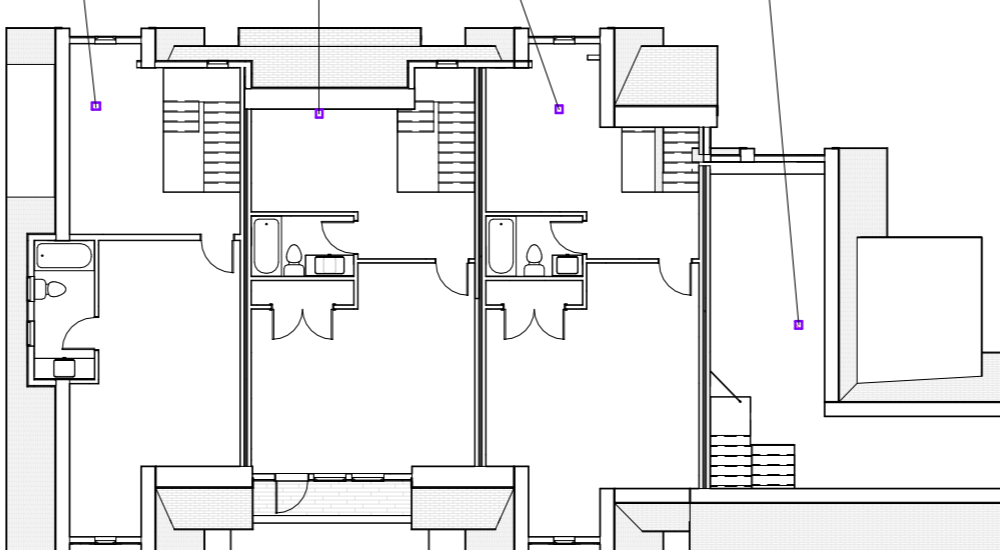
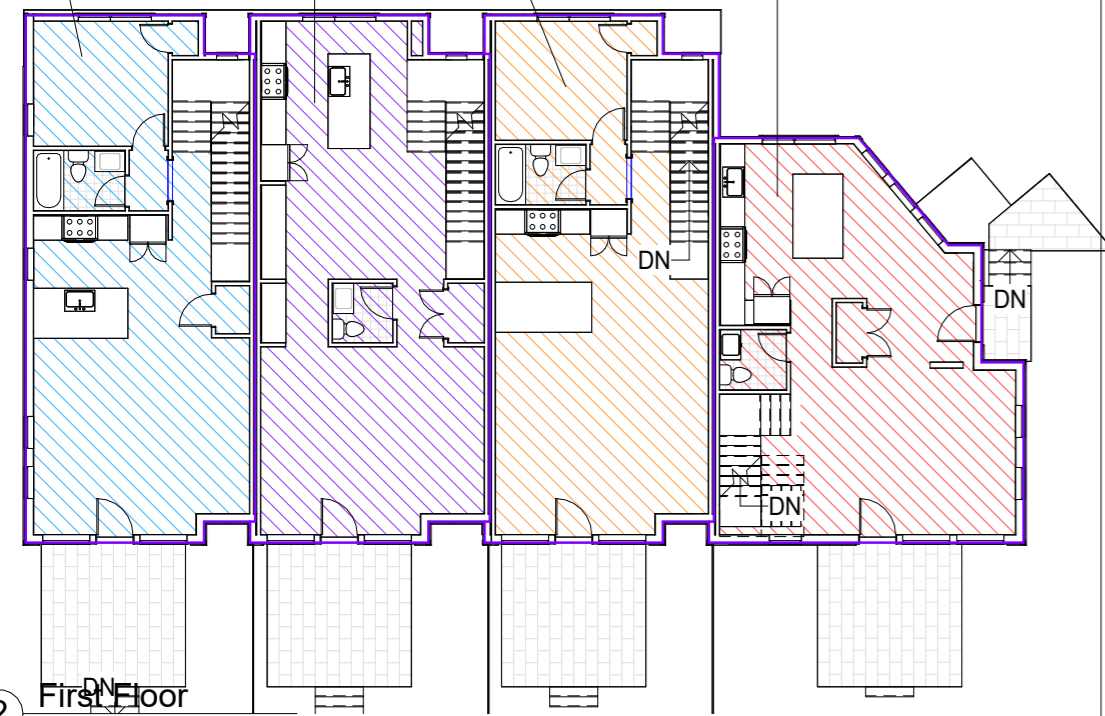
UNIT 1  
745 SF

UNIT 4  
0 SF

UNIT 3  
0 SF

UNIT 2  
0 SF

UNIT 1  
0 SF



2 First Floor  
1/16" = 1'-0"

4 Attic  
1/16" = 1'-0"

**Floor Area Ratio (FAR)**

LEVEL	AREA (SF)	NOTES:
<b>UNIT 1</b>		
00 - Basement	264 SF	MASS BELOW GRADE (NEWTON CH. 30 1.5.4.D)
01 - First Floor	745 SF	
02 - Second Floor	705 SF	
03 - Attic	0 SF	NO F.A.R. (NEWTON CH 30. 1.5.5.B)
<b>UNIT 1</b>	<b>1714 SF</b>	
<b>UNIT 2</b>		
00 - Basement	263 SF	MASS BELOW GRADE (NEWTON CH. 30 1.5.4.D)
01 - First Floor	802 SF	
02 - Second Floor	775 SF	
03 - Attic	0 SF	NO F.A.R. (NEWTON CH 30. 1.5.5.B)
<b>UNIT 2</b>	<b>1840 SF</b>	
<b>UNIT 3</b>		
00 - Basement	263 SF	MASS BELOW GRADE (NEWTON CH. 30 1.5.4.D)
01 - First Floor	833 SF	
02 - Second Floor	805 SF	
03 - Attic	0 SF	NO F.A.R. (NEWTON CH 30. 1.5.5.B)
<b>UNIT 3</b>	<b>1902 SF</b>	
<b>UNIT 4</b>		
00 - Basement	263 SF	MASS BELOW GRADE (NEWTON CH. 30 1.5.4.D)
01 - First Floor	816 SF	
02 - Second Floor	788 SF	
03 - Attic	0 SF	NO F.A.R. (NEWTON CH 30. 1.5.5.B)
<b>UNIT 4</b>	<b>1868 SF</b>	
<b>TOTAL FLOOR AREA</b>	<b>7325 SF</b>	

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**COMMONWEALTH AVE RESIDENCES**

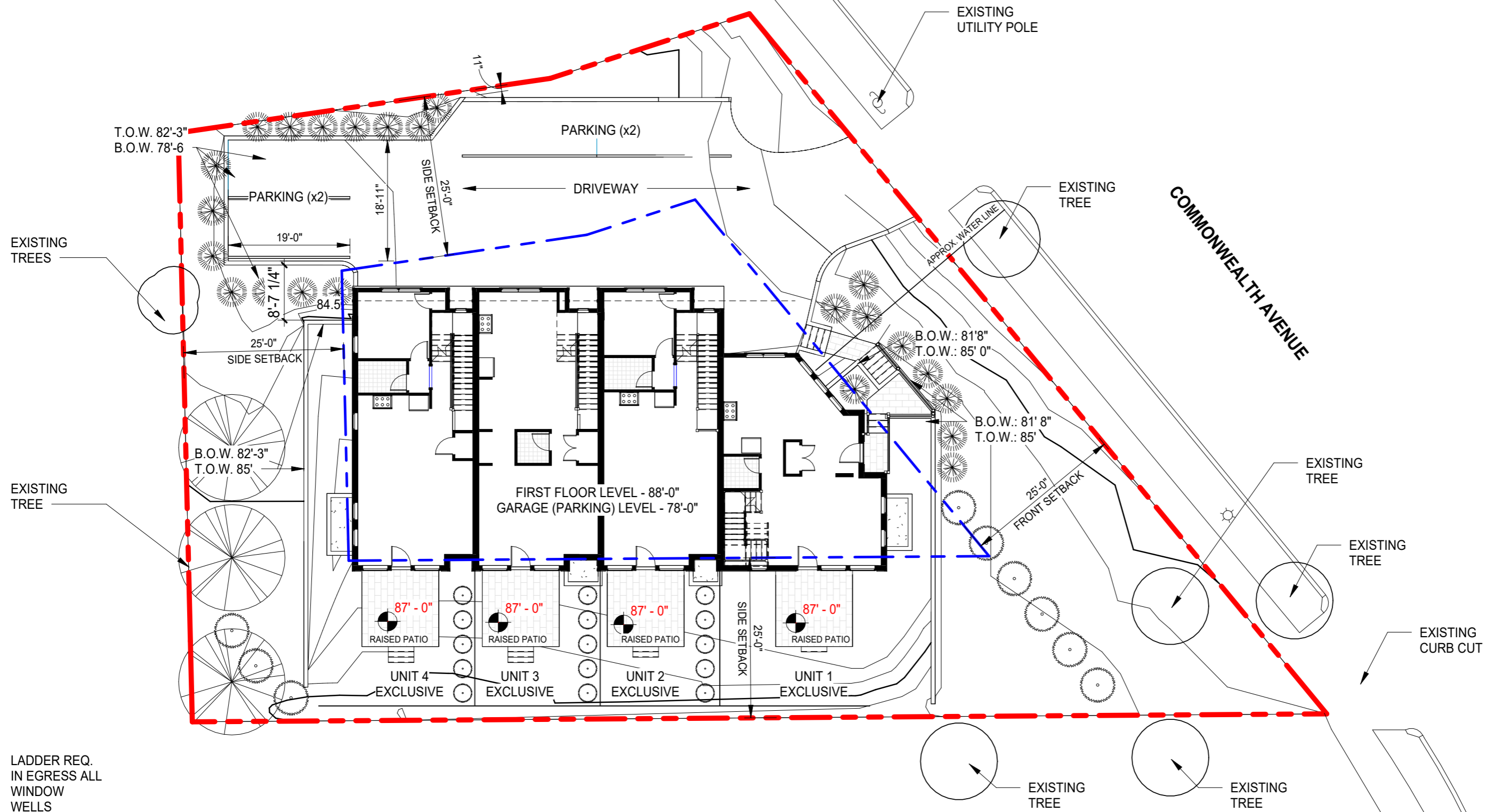
No.	Description	Date

**FAR ANALYSIS**

Project number 22-039  
Date 7-20-2023  
Drawn by BAC Checked by MGD

**SD.01a**  
Scale 1/16" = 1'-0"

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LADDER REQ.  
IN EGRESS ALL  
WINDOW  
WELLS

1 01 - Site Plan (3/32)  
1/16" = 1'-0"



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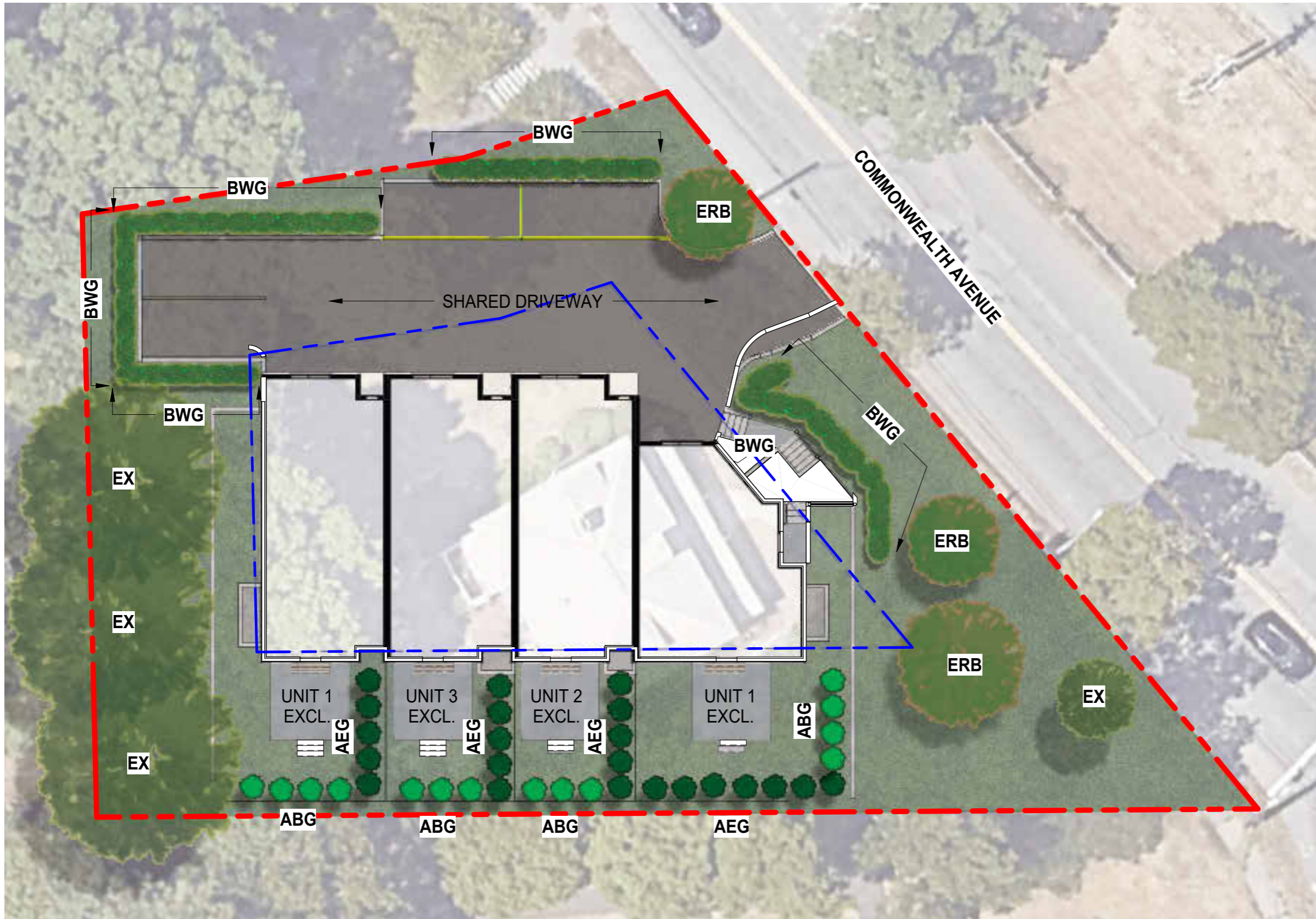
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	<b>COMMONWEALTH AVE RESIDENCES</b>



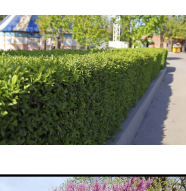

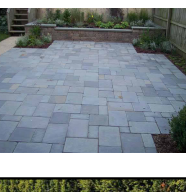
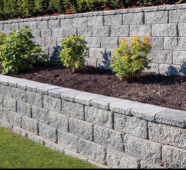
No.	Description	Date

ARCHITECTURAL SITE PLAN	
Project number	22-039
Date	7-20-2023
Drawn by	BAC
Checked by	MGD
Scale	1/16" = 1'-0"
<b>SD.02</b>	

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PLANTING		
AEG - COMMON NAME - MATURE SIZE - INSTALL SIZE - QUANTITY -	THUJA ARBORVITAE "EMERALD GREEN" 10'-15' H - 2'-3' W ~6' H 22	
ABG - COMMON NAME - MATURE SIZE - INSTALL SIZE - QUANTITY -	THUJA ORIENTALIS "BERCKMAN'S GOLD" 6'-10' H - 2'-3' W ~4' H 14	
BWG - COMMON NAME - MATURE SIZE - INSTALL SIZE - QUANTITY -	BUXUS MICROPHYLLA "WINTER GEM" 3'-4' H - 3'-4' W ~2' H 30	
AEG - COMMON NAME - MATURE SIZE - INSTALL SIZE - QUANTITY -	CERIS CANADENSIS "EASTERN REDBUD" 15'-25' H - 15'-20' W ~8' H 3	
EX -	EXISTING TREES ON SITE TO REMAIN	
SITE		
BLUESTONE PAVERS TO BE USED THROUGHOUT UNIT #1'S ENTRYWAY, AS WELL AS FOR EACH UNIT'S EXCLUSIVE USE PATIO.		
BLOCK WALLS TO BE USED FOR RETAINING WALLS IN DRIVEWAY AND AROUND THE STRUCTURE.		



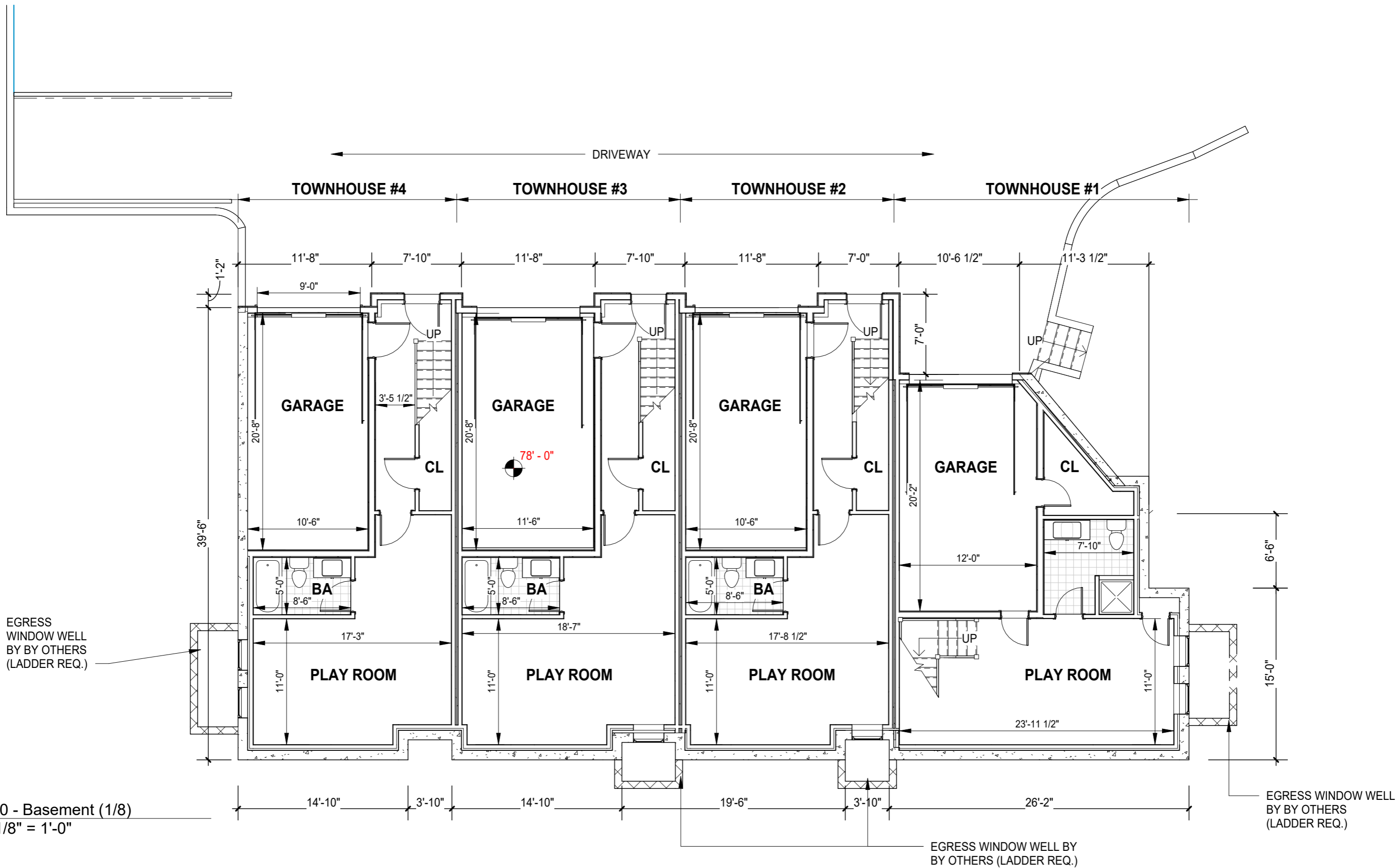
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	<b>COMMONWEALTH AVE RESIDENCES</b>

No.	Description	Date

LANDSCAPE PLAN					
Project number	22-039	<b>SD.02a</b>			
Date	7-20-2023				
Drawn by	BAC	Checked by	MGD	Scale	1/16" = 1'-0"

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1 00 - Basement (1/8)  
1/8" = 1'-0"



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COMMONWEALTH AVE  
RESIDENCES

No.	Description	Date

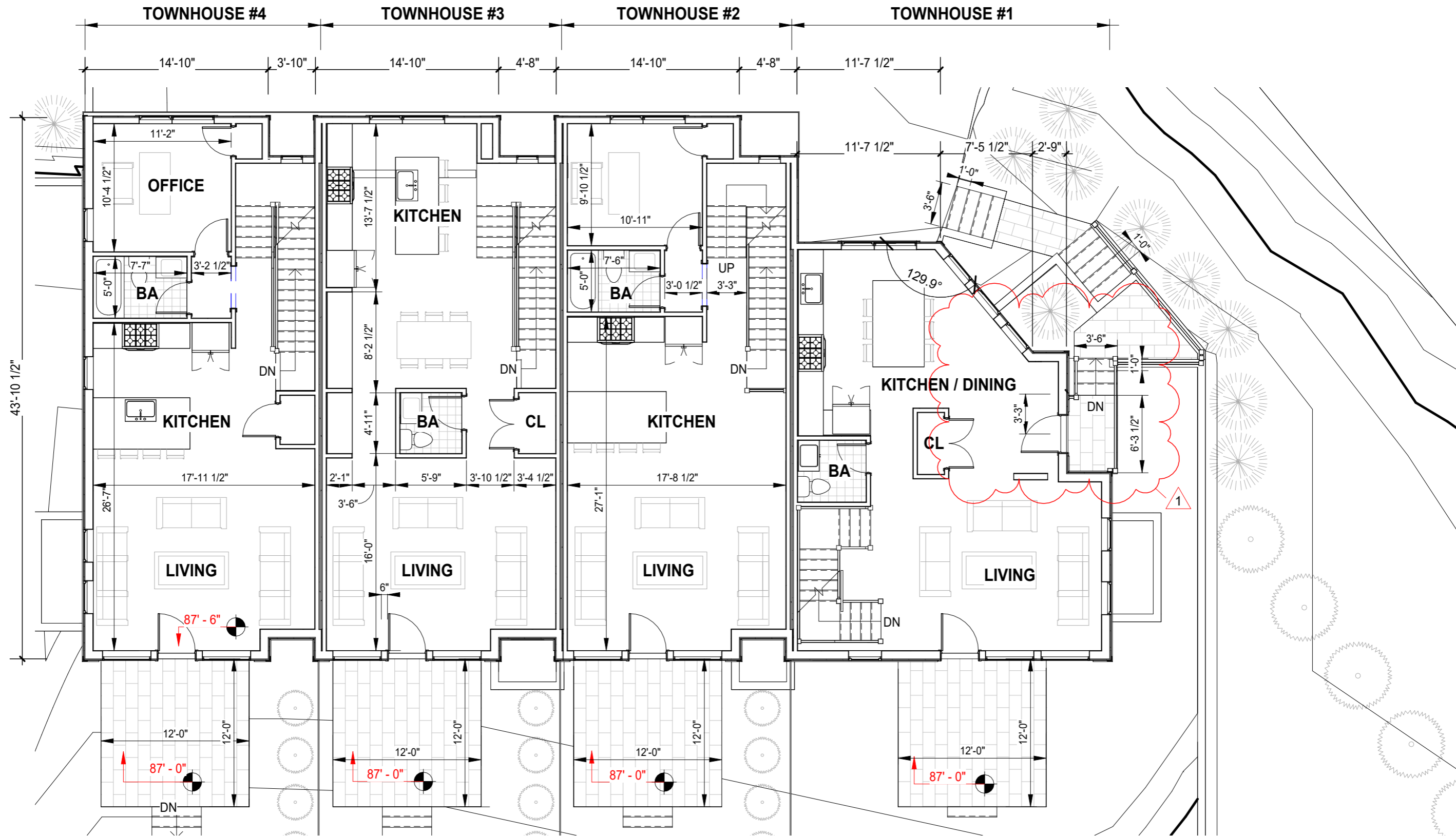
BASEMENT FLOOR PLAN

Project number	22-039
Date	7-20-2023
Drawn by	BAC
Checked by	MGD

SD.03  
Scale 1/8" = 1'-0"

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1 01 - First Floor (1/8)  
1/8" = 1'-0"



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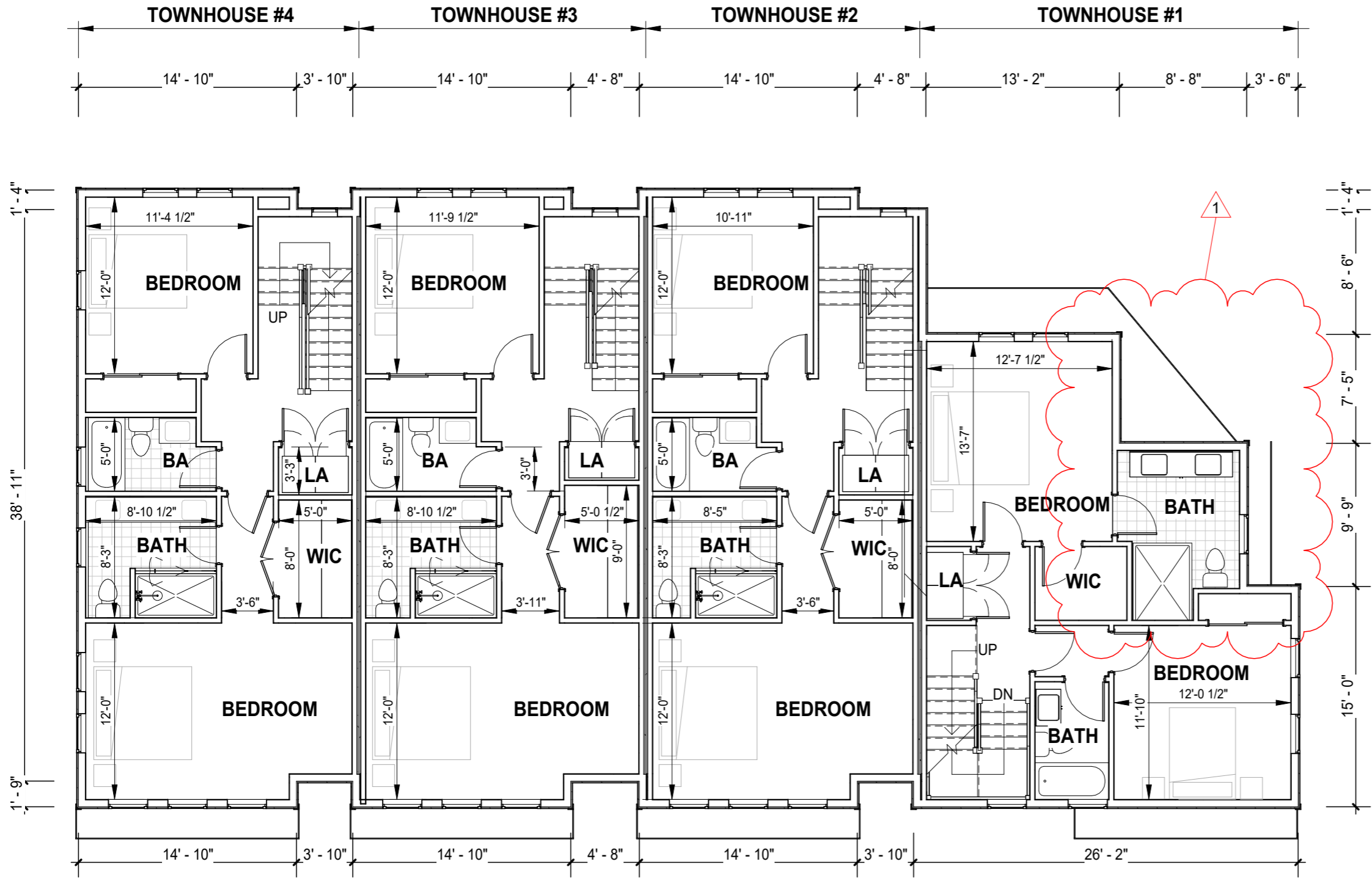
COMMONWEALTH AVE  
RESIDENCES

FIRST FLOOR PLAN

No.	Description	Date
1	Unit#1 -Master Bath	03/27/2023

Project number	22-039
Date	7-20-2023
Drawn by	BAC
Checked by	MGD

SD.04  
Scale 1/8" = 1'-0"



① 02 - Second Floor (1/8)  
1/8" = 1'-0"



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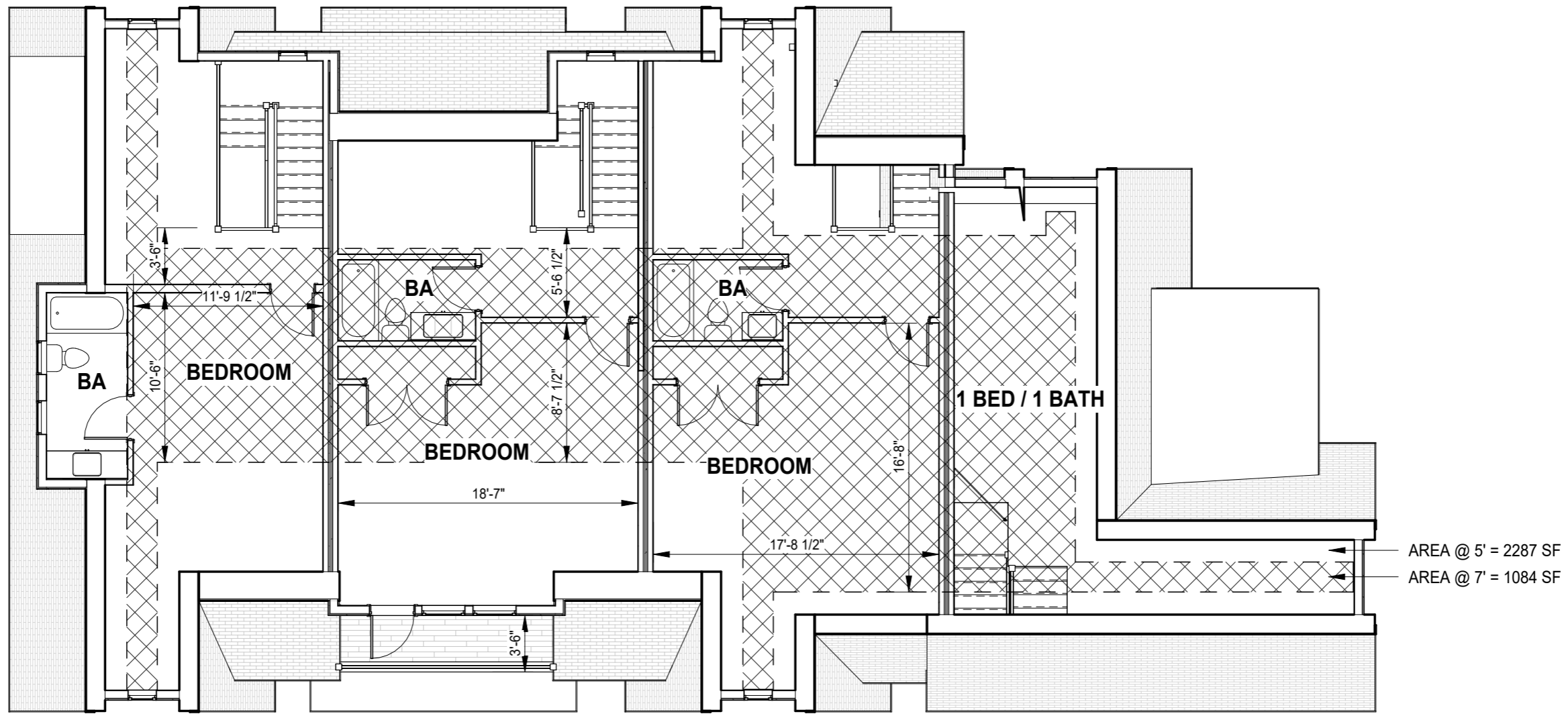
STAMP	SCHEMATIC DESIGN IN PROGRESS
	<b>COMMONWEALTH AVE RESIDENCES</b>

No.	Description	Date
1	Unit#1 - Master Bath	03/27/2023

<b>SECOND FLOOR PLAN</b>	
Project number	22-039
Date	7-20-2023
Drawn by	BAC
Checked by	MGD
<b>SD.05</b>	
Scale 1/8" = 1'-0"	

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1 03 - Attic (1/8)  
1/8" = 1'-0"



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No.	Description	Date

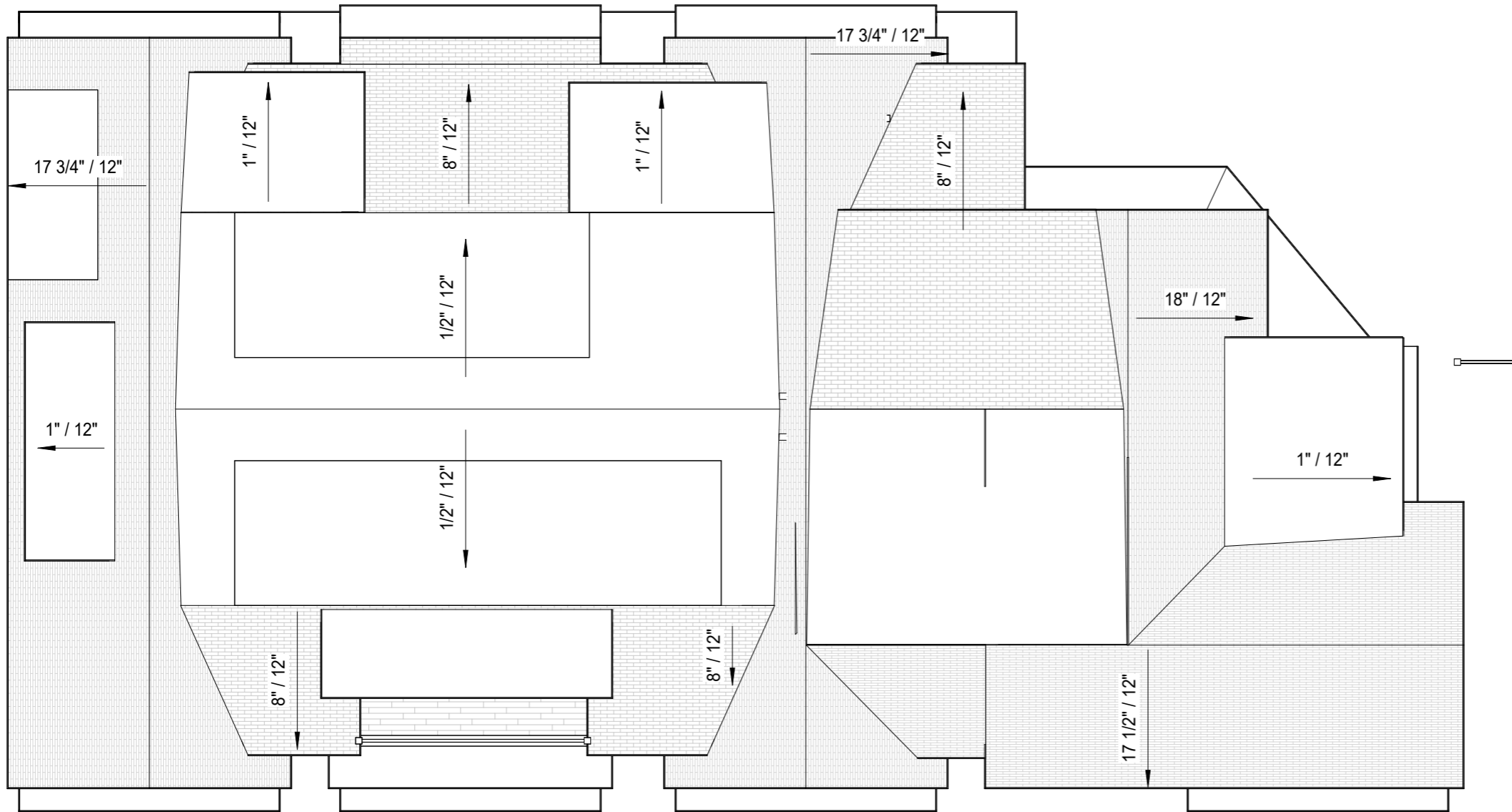
ATTIC PLAN

Project number	22-039
Date	7-20-2023
Drawn by	BAC
Checked by	MGD

SD.06

Scale 1/8" = 1'-0"

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① 05 - Roof (1/8)  
1/8" = 1'-0"



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COMMONWEALTH AVE  
RESIDENCES

No.	Description	Date

ROOF PLAN

Project number	22-039
Date	7-20-2023
Drawn by	BAC
Checked by	MGD

SD.07

Scale 1/8" = 1'-0"



1 West Elevation (3/32)  
3/32" = 1'-0"



2 North Elevation (3/32)  
3/32" = 1'-0"

PROPOSED AVG. GRADE IS APPROXIMATE, TO BE VERIFIED BY CIVIL ENGINEER



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STAMP	SCHEMATIC DESIGN IN PROGRESS			ELEVATIONS		
	COMMONWEALTH AVE RESIDENCES			Project number 22-039		SD.08
No.	Description	Date	Date 7-20-2023			
			Drawn by BAC	Checked by MGD	Scale 3/32" = 1'-0"	

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① East Elevation (3/32)  
3/32" = 1'-0"



② South Elevation (3/32)  
3/32" = 1'-0"

PROPOSED AVG. GRADE IS APPROXIMATE, TO BE VERIFIED BY CIVIL ENGINEER



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	COMMONWEALTH AVE RESIDENCES			Project number	22-039		SD.09	
No.	Description	Date	Date	7-20-2023				
			Drawn by	Author	Checked by	Checker		

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