

1954 Commonwealth Avenue, Brighton



Project:

1954 Commonwealth Ave, Boston, MA
R2, NEW 20 UNITS AND RENOVATED 6 UNITS.

Owner:

1954 Commonwealth Ave, LLC
28 Brooks Street, Brighton
MA 02135

Architect:

SANGIOLO ASSOCIATES, ARCHITECTS
9 Skeheconet Way,
W. Harwich, MA 017 272 5402

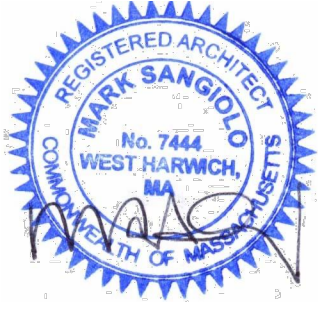
Consultant:

Drawing:

Title Sheet

Date: 7/22/26

Revisions:
June 14, 2025
Sept 2, 2025
Sept 24, 2025
Nov 4, 2025
Dec. 12, 2025
Dec. 15, 2025
Jul. 22, 2026



G1

Lot Size 13368			
Applicable Requirement	MRF-2 District	11-20-24 Design	Proposed Design
Use: Multi Family	Allowed	Complies	No Change
Minimum Lot Area per Dwelling Unit	4,000 SF (1-3 Units) / 1,000 SF per additional Units	26 Units 407.3 SF/Unit	No Change
Minimum Lot Width	40'	Complies	No Change (100.65')
Minimum Lot Frontage	40'	Complies	No Change (100.65')
Maximum Floor Area Ratio	2.0	1.99	1.88
Maximum Building Height/Stories	55' / 3 Stories	77.1' / 6 Stories	63'± to top of head house to Sidewalk / 5 Stories above grade. 56'-6" at Park in rear.
Maximum Usable Open Space per Unit	200 SF/UNIT	107 SF/Unit, 2,780 SF Total	173 SF/Unit, 4,521 SF Total
Minimum Front Yard Depth	20.0'	20.1' To Building 13.1'± To Porch	21.0' To Building 14.1± To Porch
Minimum Side Yard Setback	10.0'	5.1'	4.0' (1' to overhang)
Minimum Rear Yard Setback	20.0'	5.0'	12.0'
Off Street Parking	2 Spaces / Unit	9 Spaces	No Change

Zoning Table

1954 Commonwealth Ave Unit Sizes and Types					12/15/25
	UNIT #	SF	BEDROOMS	ADA Unit Type	Inclusionary Zoning Unit (IZ)
EXISTING HOUSE	1	618	1	B	
	2	929	2	A	
	3	627	2	B	
	4	453	STUDIO	B	
	5	1,008	2	B	
	6	617	1	B	
FIRST FLOOR	7	770	2	B	
	8	775	2	B	
	9	782	1	A	IZ
	10	754	2	B	
SECOND FLOOR	11	760	2	B	
	12	769	2	B	IZ
	13	748	2	B	
	14	748	2	B	
THIRD FLOOR	15	760	2	B	
	16	769	2	B	
	17	748	2	B	
	18	748	2	B	IZ
FOURTH FLOOR	19	760	2	B	IZ
	20	753	2	B	
	21	769	2	B	
	22	748	2	B	
FIFTH FLOOR	23	760	2	B	
	24	769	2	B	
	25	748	2	B	
	26	748	2	B	



1954 pict 2



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IMG_6823



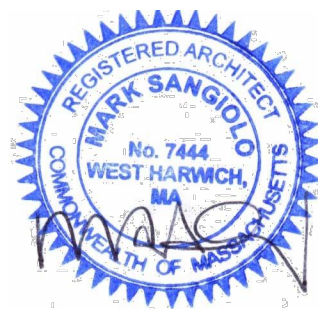
1954 pict 1

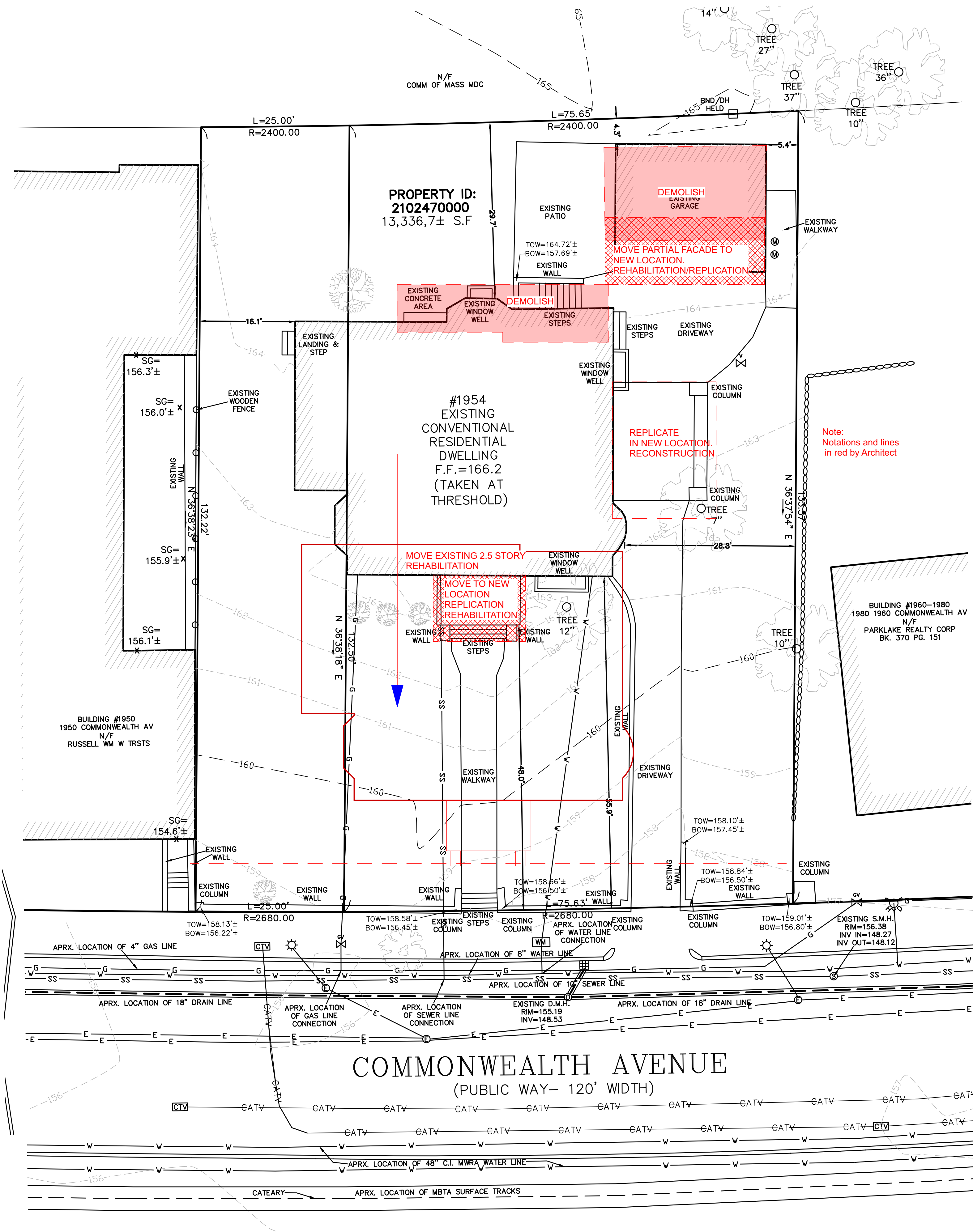


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Architect: SANGIOLO ASSOCIATES, ARCHITECTS 9 Skeheconet Way, W. Harwich, MA 617 272 5402		Revisions: June 14, 2025 Sept 2, 2025 Sept 24, 2025 Nov 4, 2025
Consultant:		G2
Drawing: Existing Site Photos		



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Architect:	SANGIOLO ASSOCIATES, ARCHITECTS 9 Skeheconet Way, W. Harwich, MA 017 272 5402	
Consultant:		
Drawing: Demo & Existing Plot Plan		L1

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Architect: **SANGIOLO ASSOCIATES, ARCHITECTS**
9 Skeheconet Way,
W. Harwich, MA 017 272 5402

Consultant:

Drawing: **Landscape & Grading Plan**

Date: 7/22/26

Revisions:
June 14, 2025
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Sept 24, 2025
Nov 4, 2025
July 22, 2026



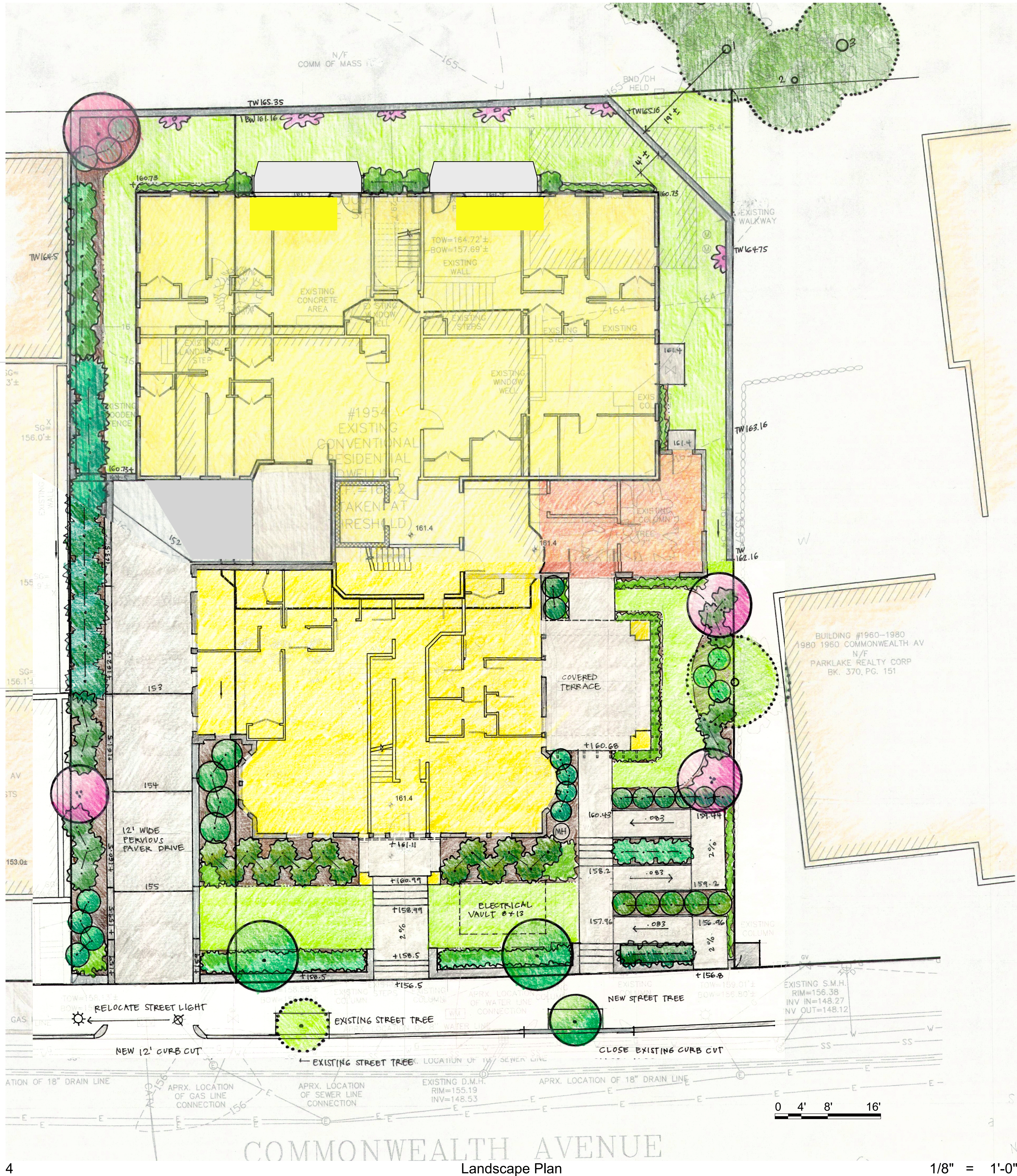
L3

PLANT LIST - REVISED 9/24/25

1954 COMMONWEALTH AVENUE
BRIGHTON, MA

QTY	KEY	SPECIES	SIZE	REMARKS
CANOPY TREES				
To be determined				
3" caliper				
B and B				
EVERGREEN TREES				
TD		Thuja occidentalis Emerald Green	6'-7' ht.	
		Emerald Green Arborvitae		
UNDERSTORY TREES				
AG		Amelanchier grandiflora	6'-7' ht.	Multi Stemmed
CR		Autumn Brilliance Serviceberry		
		Cornus Rubra Aurora	2'-2.5' cal	
CK		Cornus kousa 'Snow Tower'	10 Gallon	
		Snow Tower Chinese Dogwood		
HPT		Hydrangea paniculata Limelight Treeform	10 Gallon	
MS		Magnolia stellata 'Walteri'	6'-7' ht.	
		Walteri Star Magnolia		
SHRUBS				
APW		Azalea Grands Pendants White	3 gallon	
		Pendant White Azalea		
ADW		Azalea Delaware Valley White	5 gallon	
		Delaware Valley White Azalea		
BGM - L		Buxus x Green Mountain	36" B&B	
		Green Mountain Boxwood		
BGM		Buxus x Green Mountain	24"-30" B&B	
		Green Mountain Boxwood		
BSS		Buxus sempervirens Suffrutosa	18"	
		Dwarf English Boxwood		
CAH		Caltha arvensis Hummingbird	3 gallon	
		Hummingbird Summerweet		
CA		Cornus alba Ballerina	5 gallon	
		Ivory Halo Dogwood		
DG		Deutzia gracilis Nikko	3 gallon	
		Dwarf Nikko Deutzia		
FG		Fothergilla gardenii	5 gallon	
		Dwarf Fothergilla		
HAA		Hydrangea arborescens	5 gallon	
		Annabelle Hydrangea		
HB		Hydrangea paniculata Bobo	3 gallon	
		Bobo Hydrangea		
HP		Hydrangea paniculata Little Lime	3 gallon	
		Little Lime Hydrangea		
HQ		Hydrangea quercifolia 'Fleming's'	5 gallon	
		Snow Queen		
IVS		Itea virginica Sprich	3 gallon	
		Little Henry Dwarf Sweetgum		
RCW		Rhododendron Cunningham's White	7 gallon	
		Cunningham's White Rhododendron		
TB		Taxus baccata repandens	5 gallon	
		English Spreading yew		
VC		Viburnum coccineum	5 gallon	
		Mayflower		
GROUNDCOVERS				
HNO		Helleborus niger and orientalis	1 gallon	
		Lenten Rose		
HSW		Hemerocallis Species - White reblooming	1 gallon	
		Ice Carnival, Cool It, Joan Senior		
HO		Hosta - Blue Angel, Fragrant Bouquet	1 gallon	
		Sum and Substance, Guacamole		
VM		Viola minor	flats of 50 plants	
		Myrtle		
PT		Pachysandra terminalis	flats of 50 plants	
		Spurge		
PERENNIALS				
PER		Echinacea magnus, Sedum, Autumn Joy,		
		Coneopsis Early Sunrise, Bedy Shasta Daisy		
SA		Seasonal Annuals		
ESPALIER				
		Rosa New Dawn		
		Climbing Iceberg Rose		
		Cherry Frost Climbing Rose		
		Manhattan Euonymus Espalier		
		Firethorn Pyracantha		
		Pieris japonica/Japanese Andromeda		

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Consultant:

Drawing:

Basement Floor Plan

Date: 7/22/26

Revisions:

June 14, 2025

Sept 2, 2025

Sept 24, 2025

Nov 4, 2025

Dec. 15, 2025

REGISTERED ARCHITECT
MARK SANGIOLLO
No. 7444
WEST HARWICH,
MA
1971-08-01

A1

SEE DRAWING A13 FOR WALL TYPES

1 - EXTERIOR

2 - DEMISING (STAGGERED STUD)

3 - STAIR ENCLOSURE

4 - INTERIOR

5 - PLUMBING

6 - ELEVATOR ENCLOSURE, 8" CMU

7 - FOUNDATION

The basement floor plan shows a complex layout of rooms and utility areas. Key features include:

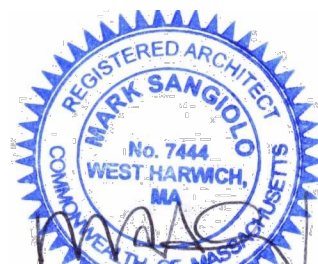
- Unit 1 (1 BR, 618 sq ft):** Located in the lower left, containing a bedroom (BR) and bathroom (BA).
- Mech Utility (619 sq ft):** A large central utility area.
- Bike Room 1 (19 Bikes, 351 sq ft):** Adjacent to Unit 1, featuring 19 bike racks.
- Bike Room 2 (8 Bikes, 325 sq ft):** Located on the right side, featuring 8 bike racks.
- Repair & Air:** A central service area.
- Elevator Lobby:** Centrally located, providing access to the elevator.
- Dumpster (105 sq ft):** Located near the elevator lobby.
- Park 9 (3,649 sq ft):** A large open area at the top of the plan.

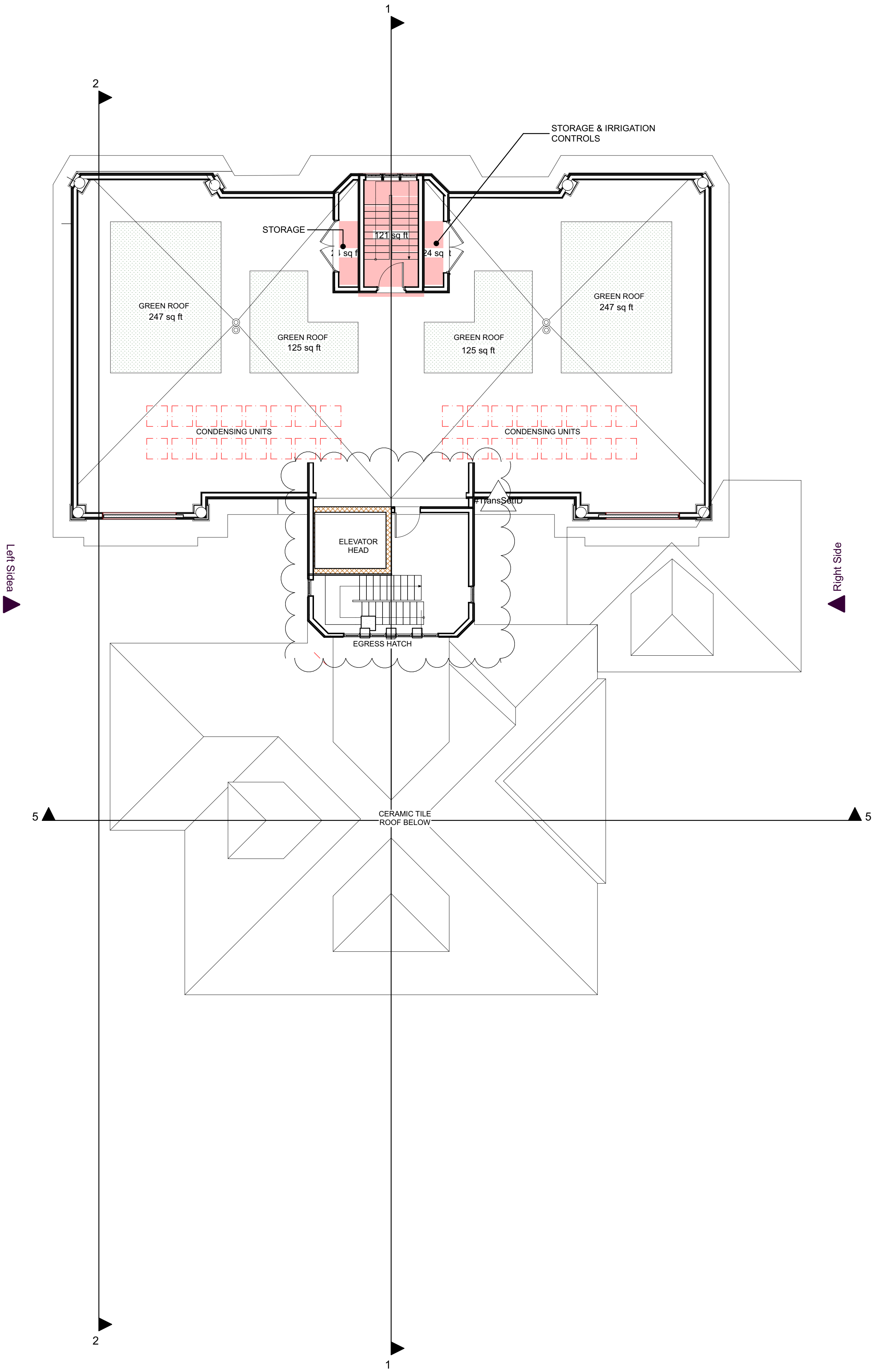
The plan includes numerous dimensions for room sizes and overall building footprint. A north arrow is located in the bottom right corner. A label 'Left Side' with a purple arrow points to the left edge of the plan. A note indicates 'SURVEYOR TO DETERMINE EXISTING PORCH FOUNDATION DIMENSIONS' with a line pointing to a specific area. Another note indicates 'SURVEYOR DETERMINE EXISTING BUILDING FOUNDATION DIMENSIONS' with a line pointing to the building's outer boundary.



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Consultant:		A1.1
Drawing: First Floor Plan Full.		

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Architect:	SANGIOLO ASSOCIATES, ARCHITECTS 9 Skeheconet Way, W. Harwich, MA 617 272 5402	
Consultant:		A5
Drawing: Roof Plan & Building Section		

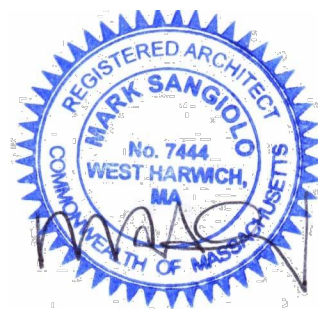




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Commonwealth Ave Elevation

1/8" = 1'-0"

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Consultant:		A6
Drawing: Front & Left Side Elevation		



Existing House Front



4

Left Side Elevation

1/8" = 1'-0"



4

All pics

1:10



4

Existing Garage

1:10

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Consultant:		
Drawing:	Rear & Right Side Elevation	A7



4

Right Side Elevation

1/8" = 1'-0"



4

Rear Elevation / Park Elevation

1/8" = 1'-0"