



Alden Street

Homer Street

**Proposed Mixed Use Development
for
47 Homer Avenue, Ashland, MA.**

October 28, 2022

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453



Homer Street

Developer

CHARLES ZAMMUTO

President

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Fax: (617) 244 - 4251

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Zoning Data

	Required	Proposed
Minimum Lot Area	8,000 sq. ft.	39,658 sq.ft.
Minimum Frontage	50 ft	353.31 ft - Homer 88.83 ft - Alden
Minimum Front Yard Setback	8 ft	Homer 8.1 ft
Maximum Front Yard Setback	15 ft	Alden 8.0 ft
Minimum Side Yard Setback	-	N/A
Minimum Rear Setback	12 ft	13 ft
Maximum Number of Stories	3	3
Maximum Height	35 ft	35 ft
Maximum FAR	1.5	1.01

Parking Data


Commercial Space Requirements	1 Space / 180 gsf = 57 spaces
29 Residential Units	2 Spaces / Unit = 58 spaces
Parking Spaces Required	115 Spaces x 0.5625 = 65 Spaces Required
Parking Spaces Provided	41 Subsurface, 24 Onsite = 65 Total

Building Data

Sub Level Parking - 20,225 g.s.f.	
Indoor Below Grade Parking	40 spaces
At Grade Site Parking	24 spaces
Level 1 - 11,300 g.s.f.	
Commercial - 8,900 g.s.f.	
Residential - 2,400 g.s.f.	
2 Bedroom Accessible Units	2 Units
Level 2 - 13,675 g.s.f.	
2 Bedroom Unit - Living Space (First story of 2 story units)	27 Units
2,735 g.s.f.	
Green Roof Terrace Outdoor Living Space	
Level 3 - 12,320 g.s.f.	
2 Bedroom Unit - Sleeping Areas (Second story of 2 story units)	27 Units

Total Commercial G.S.F. - 8,900 g.s.f.
Total Residential G.S.F. - 20,252 g.s.f. **29 Residential Units**

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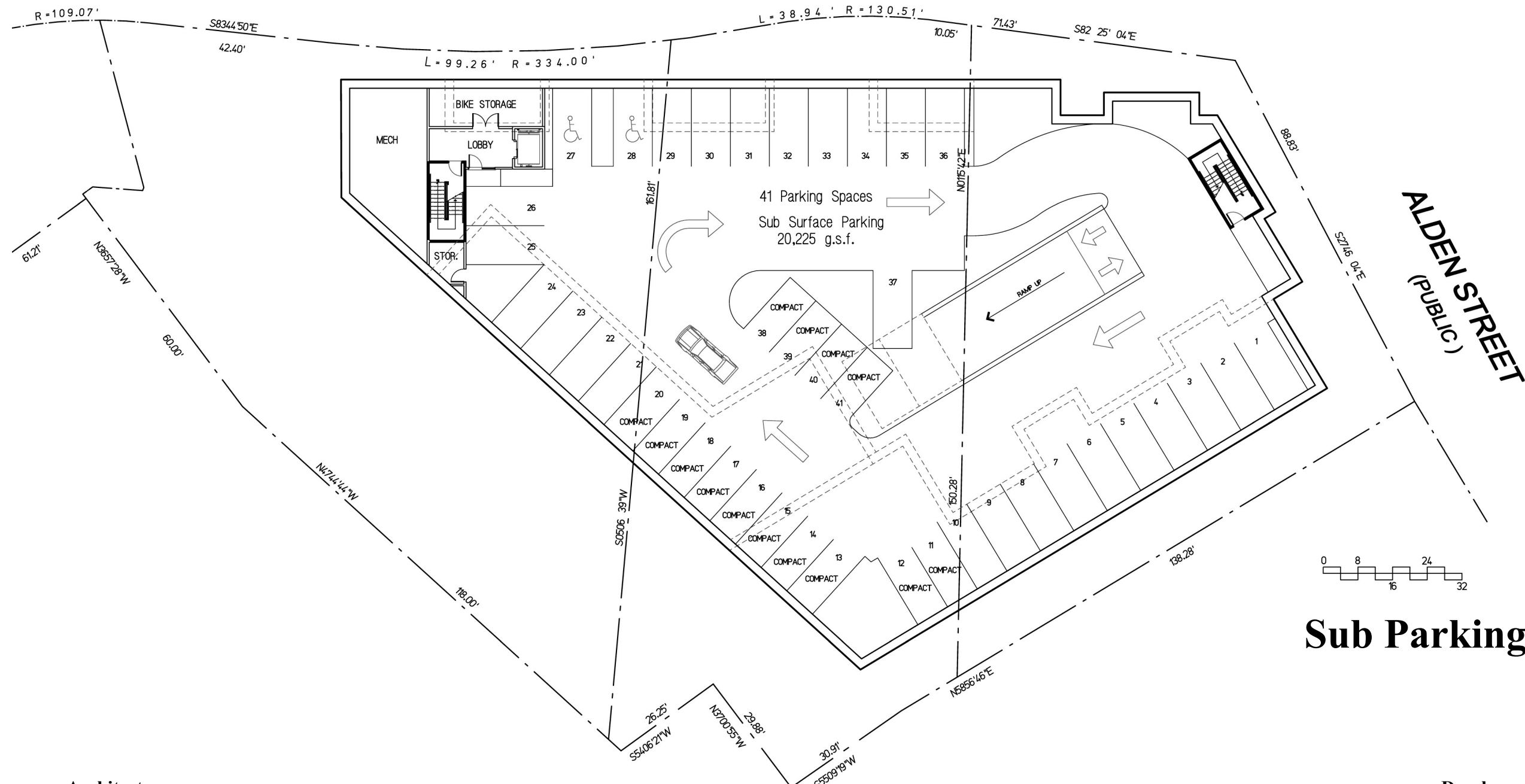
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HOMER AVENUE

(PUBLIC - VARIABLE WIDTH)



Sub Parking Plan

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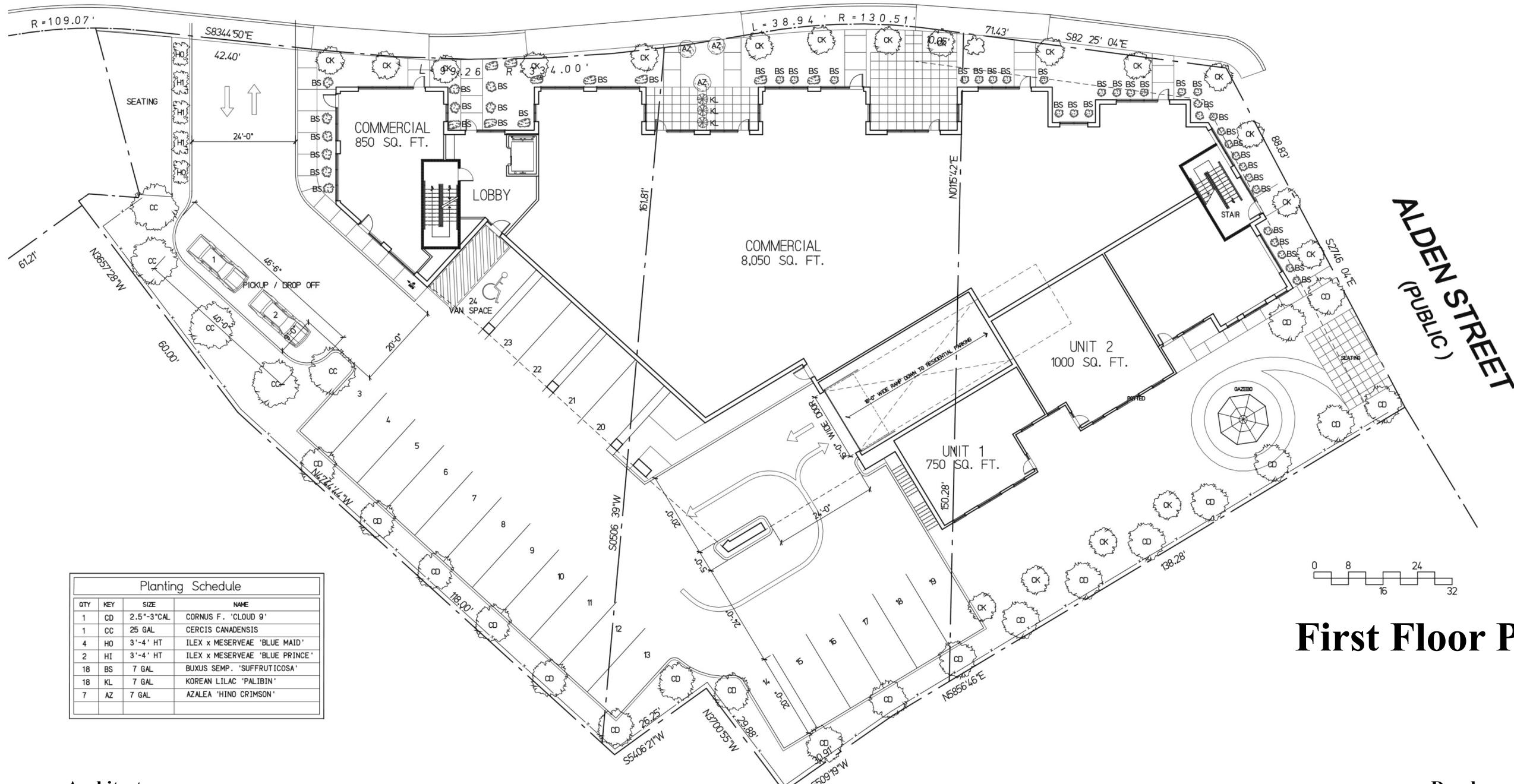
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Planting Schedule			
QTY	KEY	SIZE	NAME
1	CD	2.5'-3" CAL	CORNUS F. 'CLOUD 9'
1	CC	25 GAL	CERCIS CANADENSIS
4	HD	3'-4' HT	ILEX x MESERVEAE 'BLUE MAID'
2	HI	3'-4' HT	ILEX x MESERVEAE 'BLUE PRINCE'
18	BS	7 GAL	BUXUS SEMP. 'SUFFRUTICOSA'
18	KL	7 GAL	KOREAN LILAC 'PALIBIN'
7	AZ	7 GAL	AZALEA 'HINO CRIMSON'

First Floor Plan

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Second Floor Plan

GREEN ROOF SYSTEMS according FLL	SYSTEMS WITH GRANULAR DRAINAGE				SYSTEMS WITH DRAINAGE PLATES			
	G1	G2	G3	G4	P1	P2	P3	P4
typical plants	sedum herbs	sedum herbs perennials	perennials grasses shrubs	grasses shrubs trees	sedum herbs	sedum herbs perennials	perennials grasses shrubs	grasses shrubs trees
extensive soil mix	2"	4"	-	-	3"	5"	-	-
intensive soil mix	-	-	6"	9"	-	-	8"	12"
separation fabric	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"	1/8"
granular drainage	2"	2"	4"	6"	-	-	-	-
drainage plate	-	-	-	-	1"	1-1/2"	1-1/2"	2-1/2"
drainage mat	-	-	-	-	-	-	-	-
protection mat	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"	1/4"
nominal thickness	4"	6"	10"	15"	4"	7"	10"	15"
dry weight	19 lbs/ft ²	28 lbs/ft ²	45 lbs/ft ²	69 lbs/ft ²	14 lbs/ft ²	23 lbs/ft ²	34 lbs/ft ²	52 lbs/ft ²
saturated weight	26 lbs/ft ²	41 lbs/ft ²	70 lbs/ft ²	105 lbs/ft ²	23 lbs/ft ²	37 lbs/ft ²	57 lbs/ft ²	85 lbs/ft ²
minimum slope	0.12	0.12	0.12	0.12	1/4:12	1/4:12	1/4:12	1/4:12
maximum slope	1:12	1:12	1:12	1:12	1:12	1:12	1:12	1:12
water retention/Year	50%	60%	70%	80%	50%	60%	70%	80%
irrigation system	-	-	subsurface	subsurface	-	-	surface	surface

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Third Floor Plan

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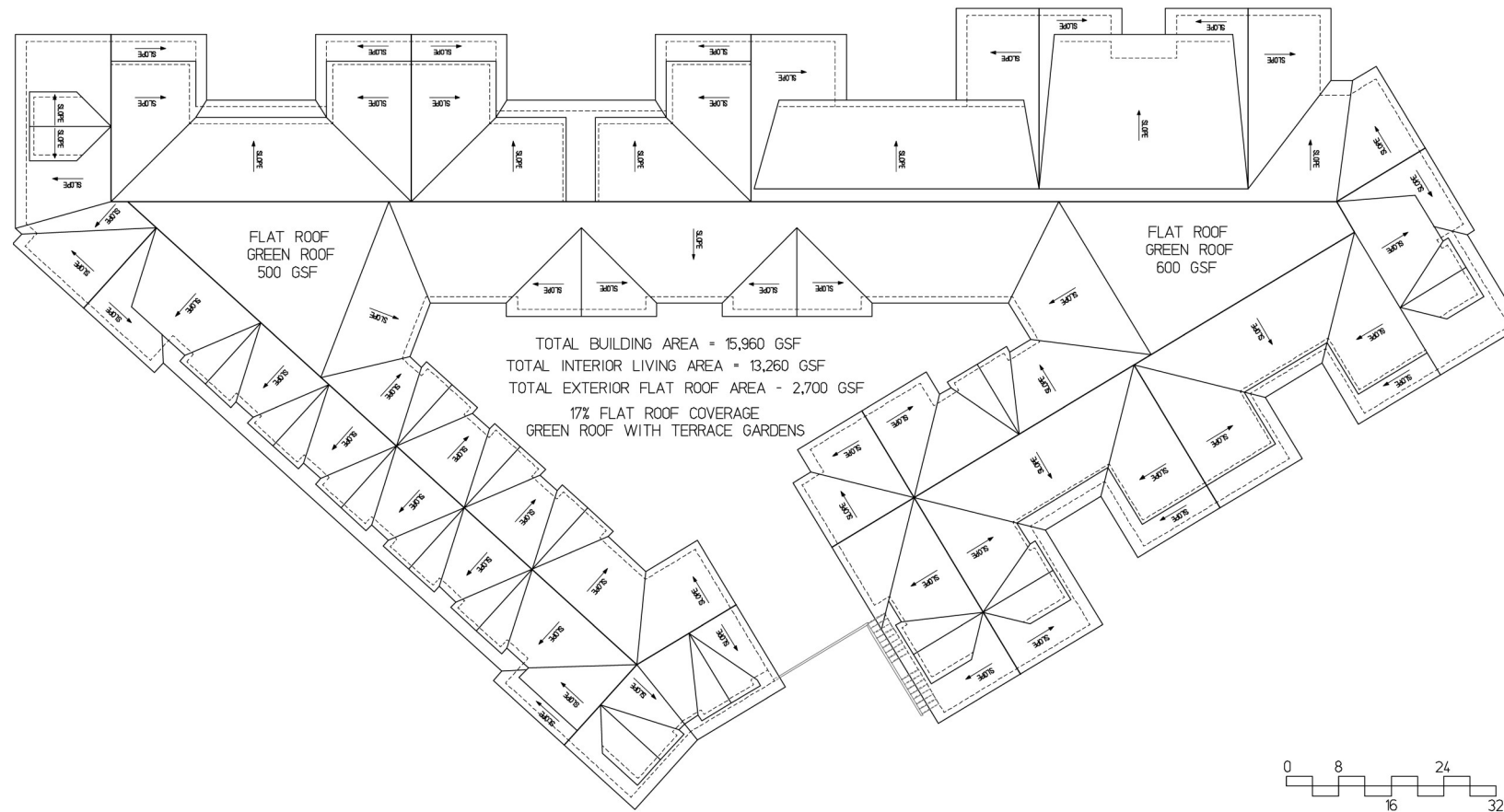
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Roof Plan

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Right Elevation



Left Elevation



Front Elevation

BD
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Right Elevation



Rear Elevation

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