



Architect

Developer



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

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9 Morton Street, Waltham, MA 02453

Proposed Mixed Use Development for 9-49 Homer Avenue, Ashland, MA.

April 13, 2023

CHARLES ZAMMUTO

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Homer Avenue



Existing Site Plan

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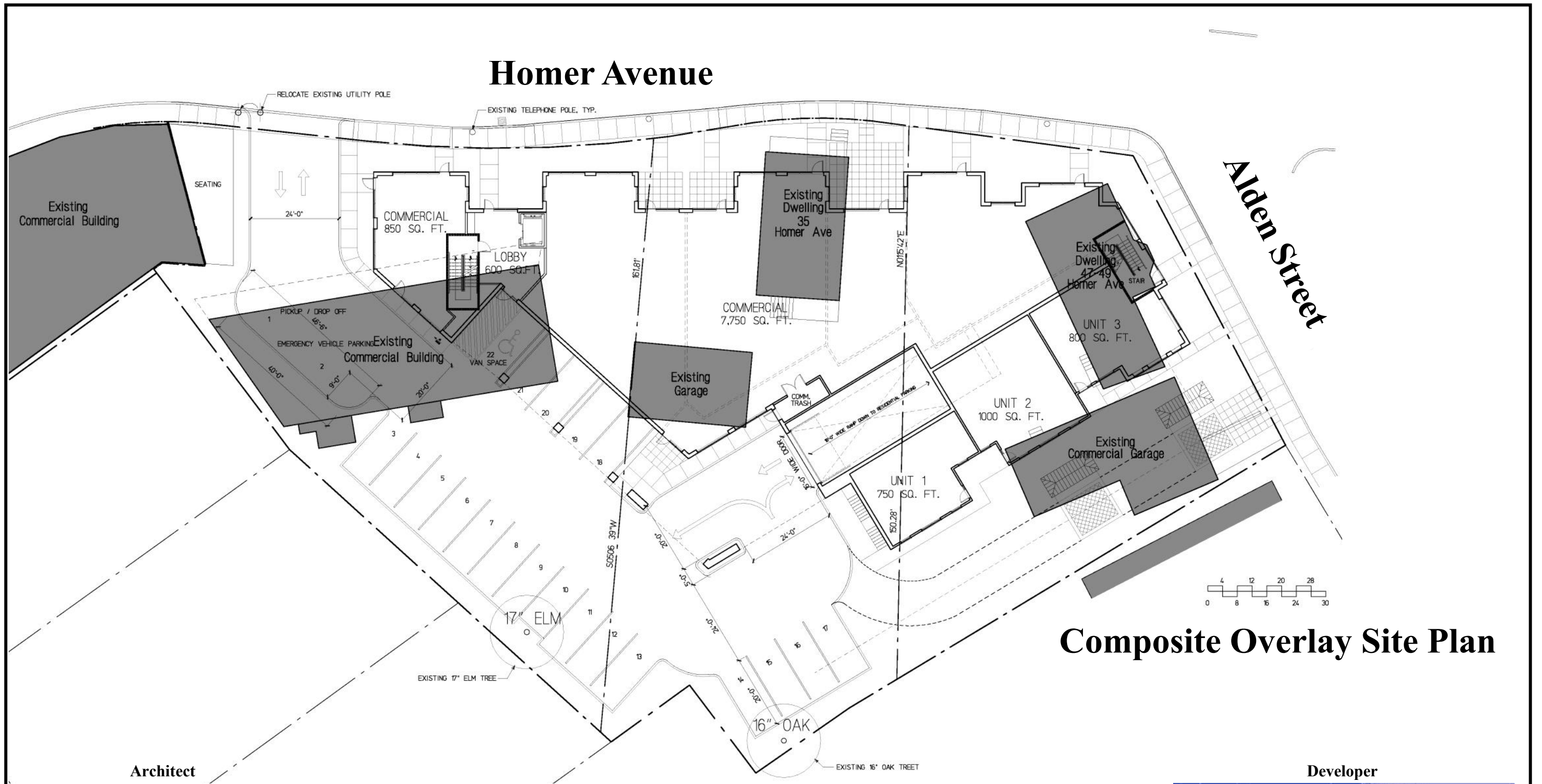
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Composite Overlay Site Plan

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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
Minimum 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 = 49 spaces
29 Residential Units	2 Spaces / Unit = 58 spaces
Parking Spaces Required	106 Spaces x 0.5625 = 61 Spaces Required
Parking Spaces Provided	41 Subsurface, 22 Onsite = 63 Total

Building Data

Sub Level Parking - 20,225 g.s.f.	
Indoor Below Grade Parking	41 spaces
At Grade Site Parking	22 spaces
Level 1 - 11,450 g.s.f.	
Commercial - 8,600 g.s.f.	
Residential Lobby - 600 g.s.f.	
Residential - 2,250 g.s.f.	
2 Bedroom Accessible Units	3 Units
Level 2 - 13,675 g.s.f.	
2 Bedroom Unit - Living Space (First story of 2 story units)	14 Units
2,735 g.s.f.	
Green Roof Terrace Outdoor Living Space	
Level 3 - 12,320 g.s.f.	
2 Bedroom Unit - Living Space (Second story of 2 story units)	12 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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Homer Avenue

Alden Street



Lower Level Parking Plan

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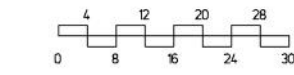
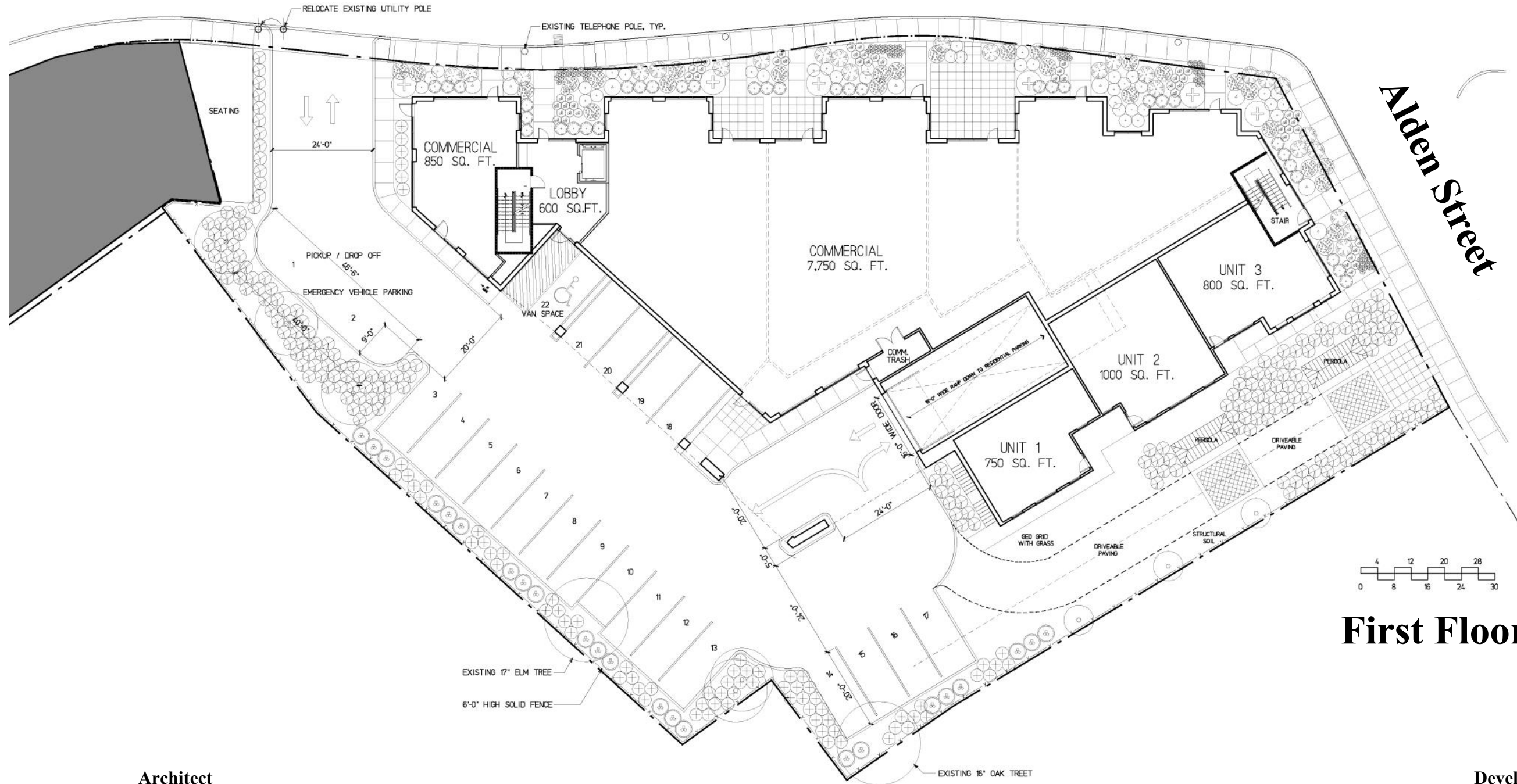
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First Floor Plan

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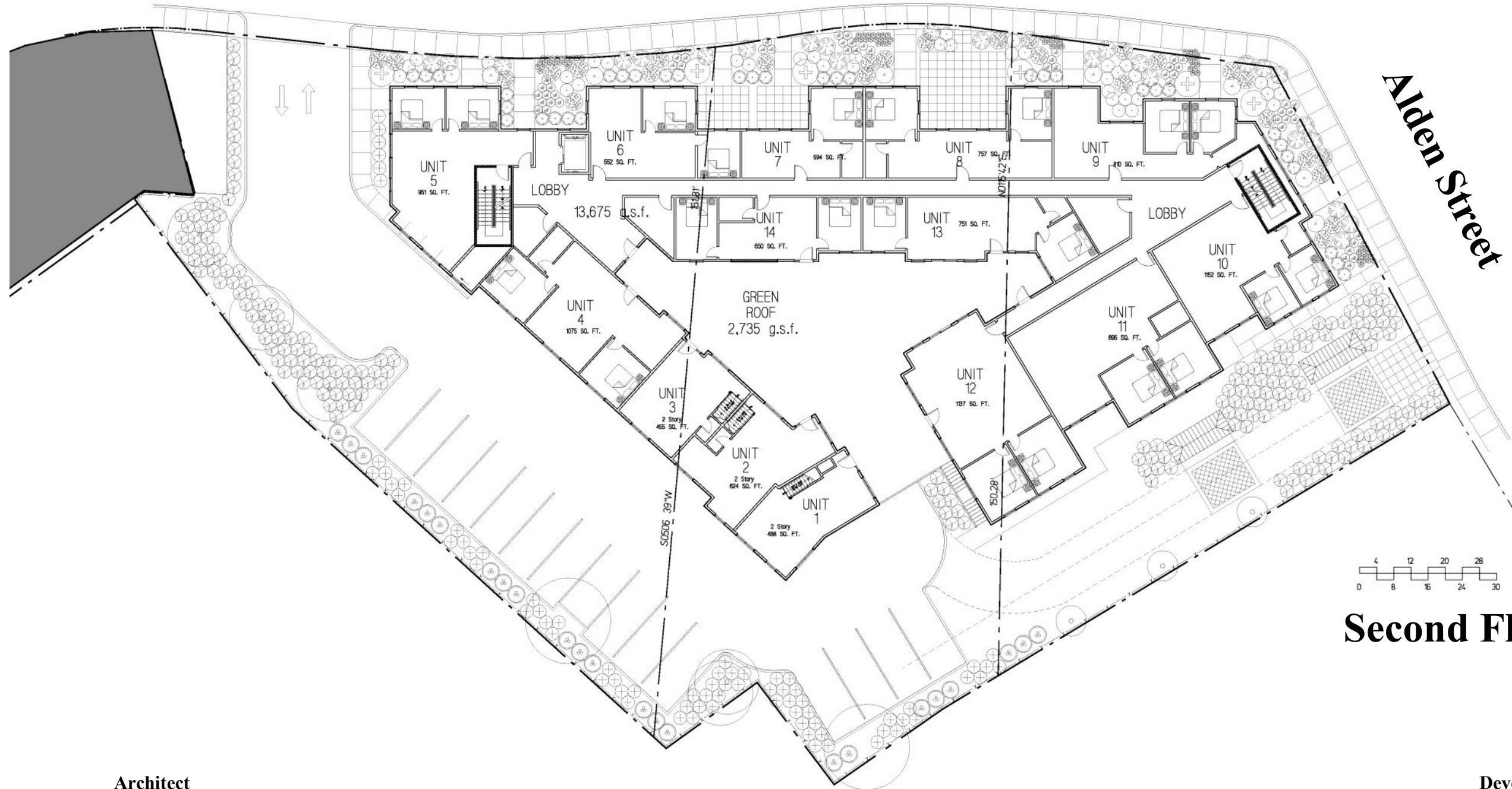
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Second Floor Plan

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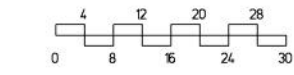
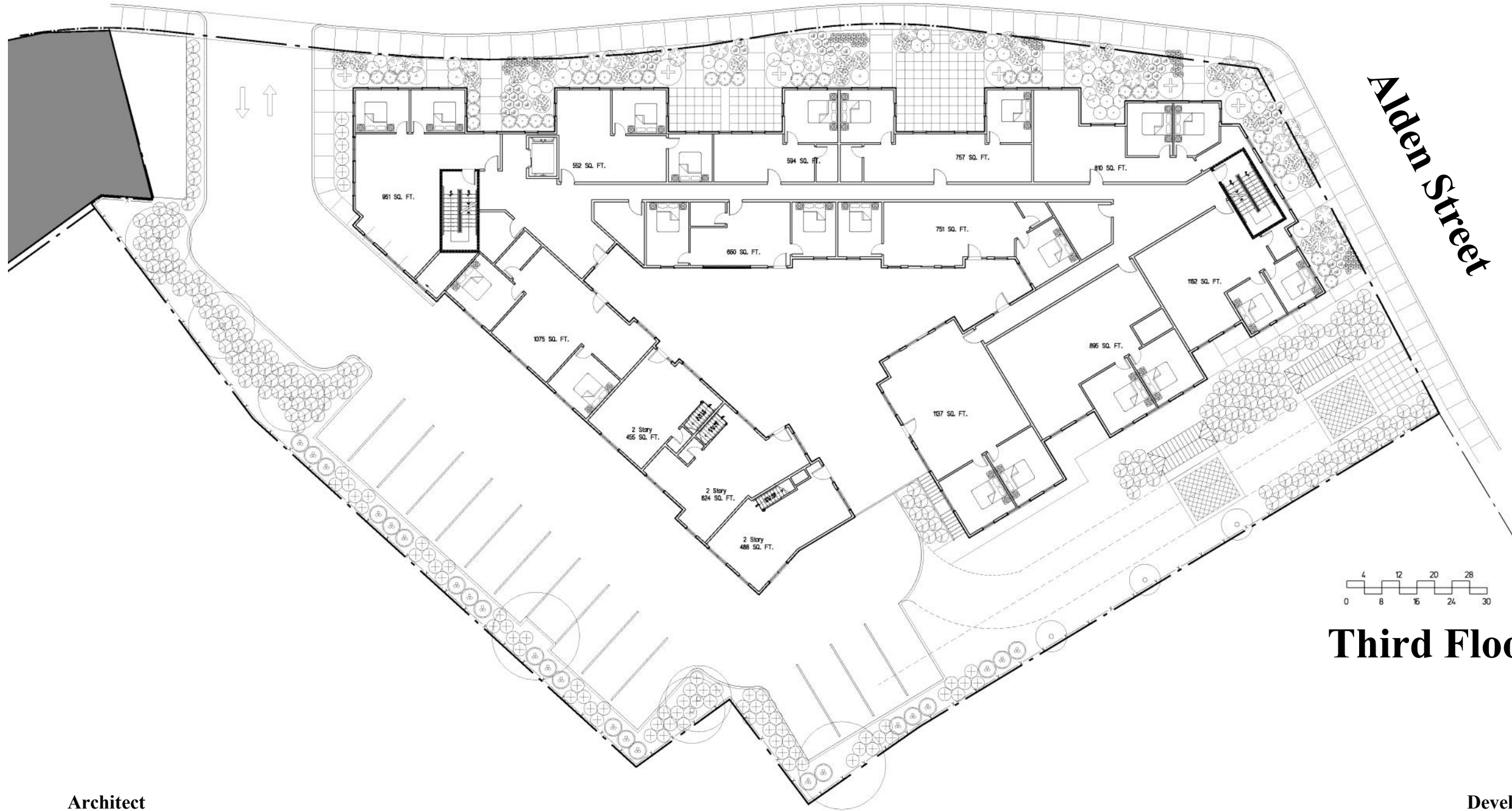
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Homer Avenue

Alden Street



Third Floor Plan

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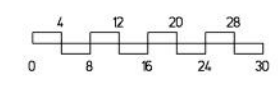
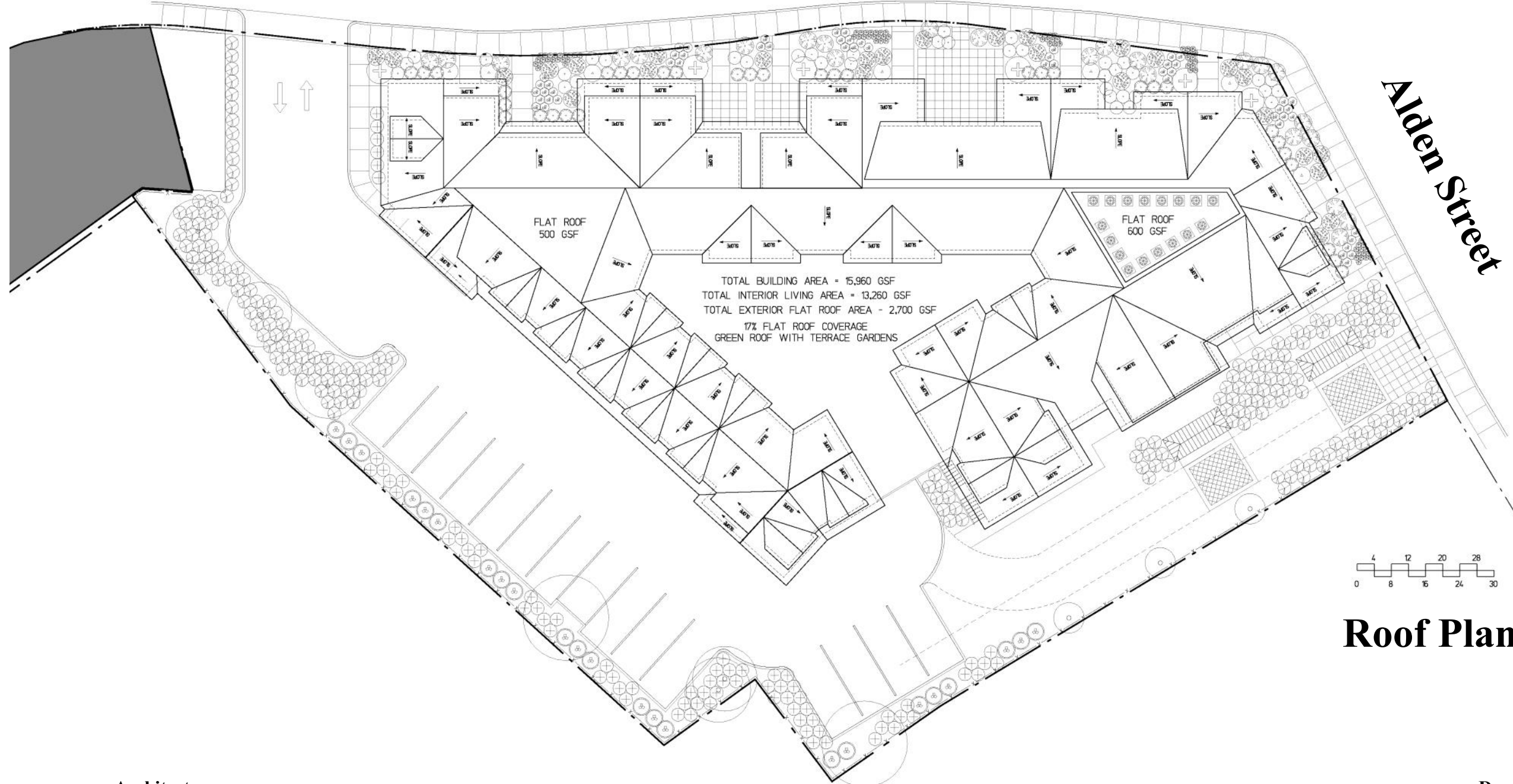
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Homer Avenue

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Roof Plan

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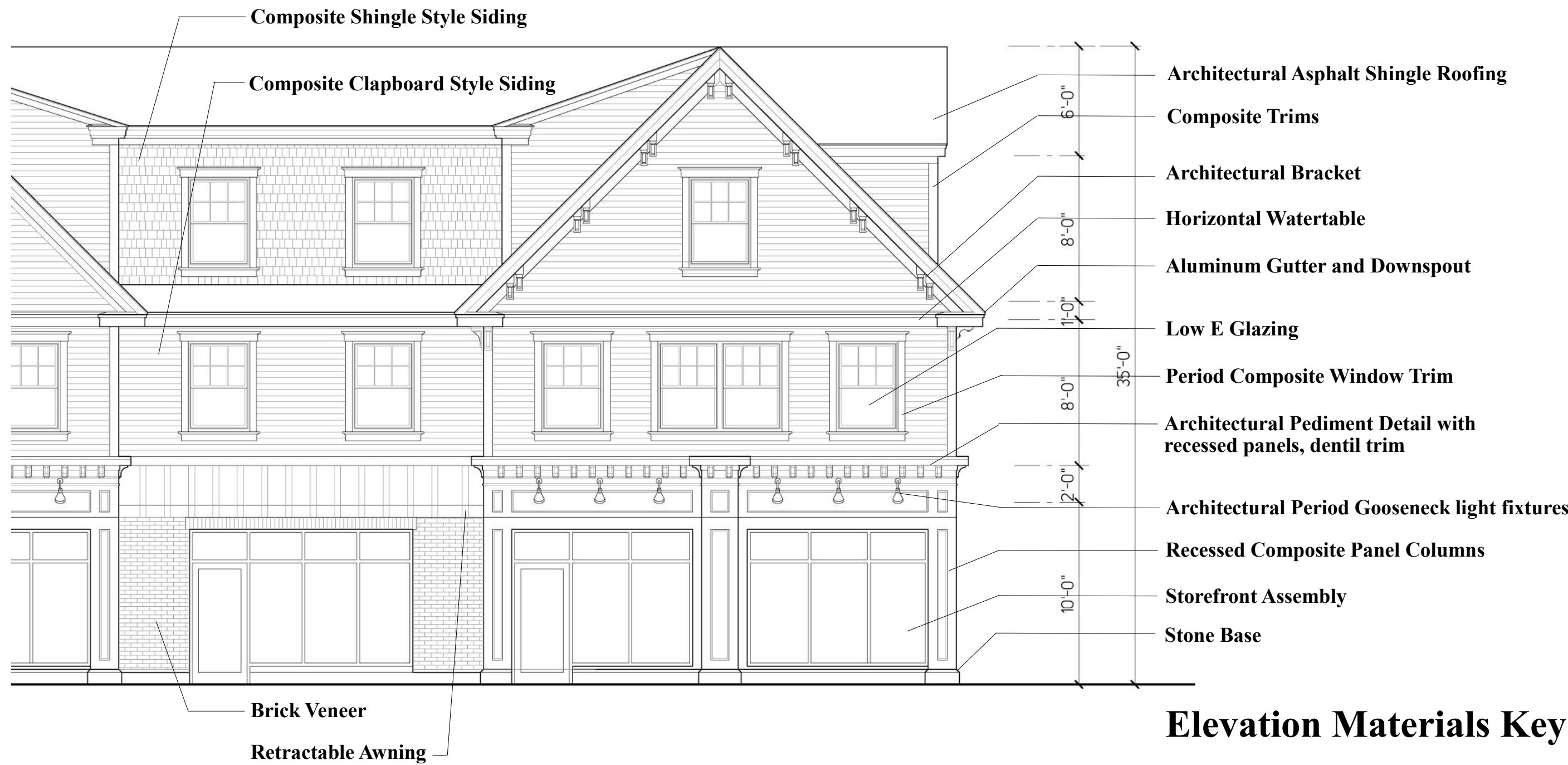
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Elevation Materials Key

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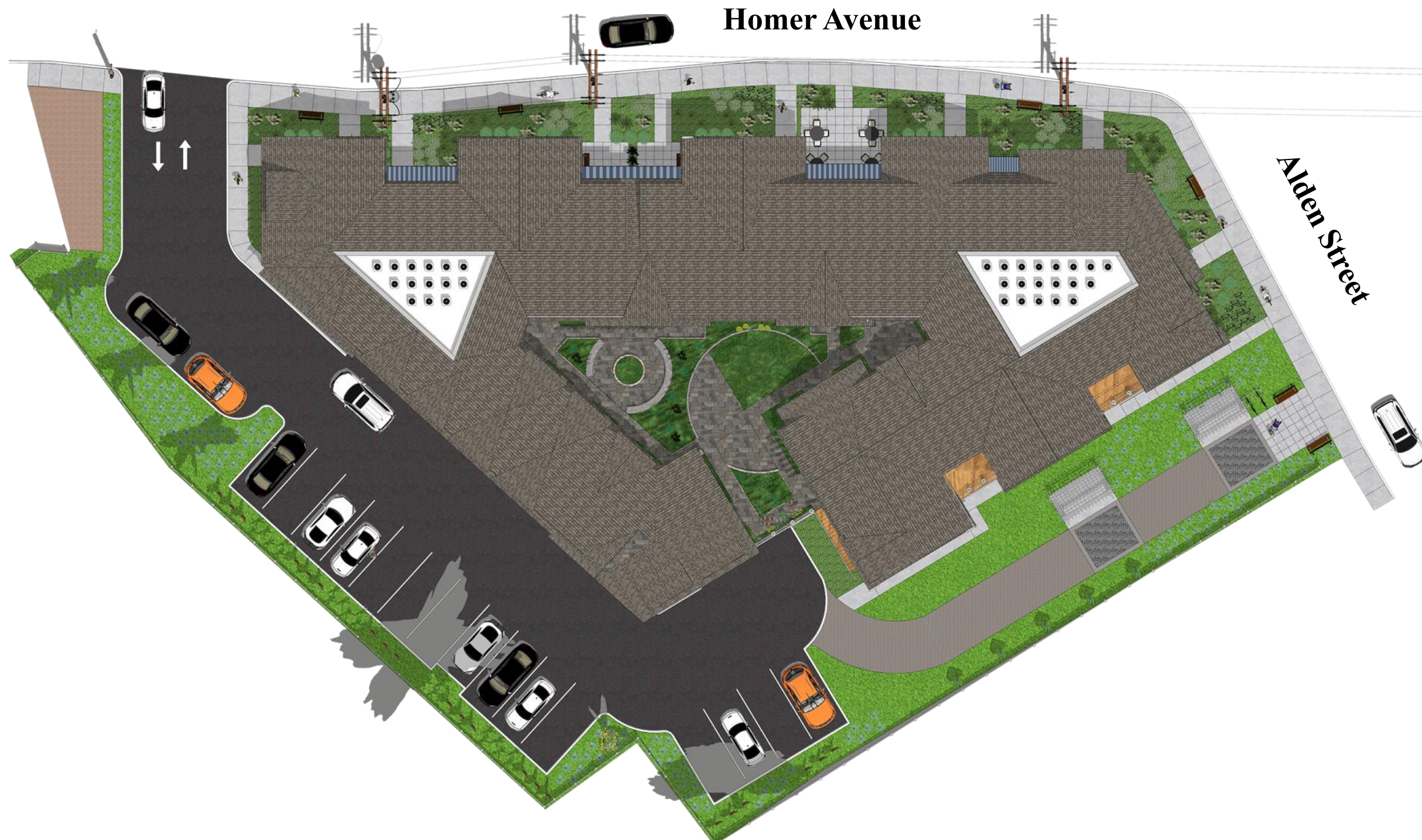
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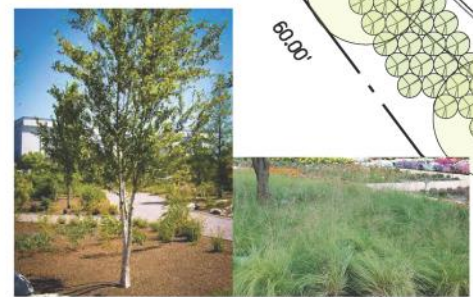
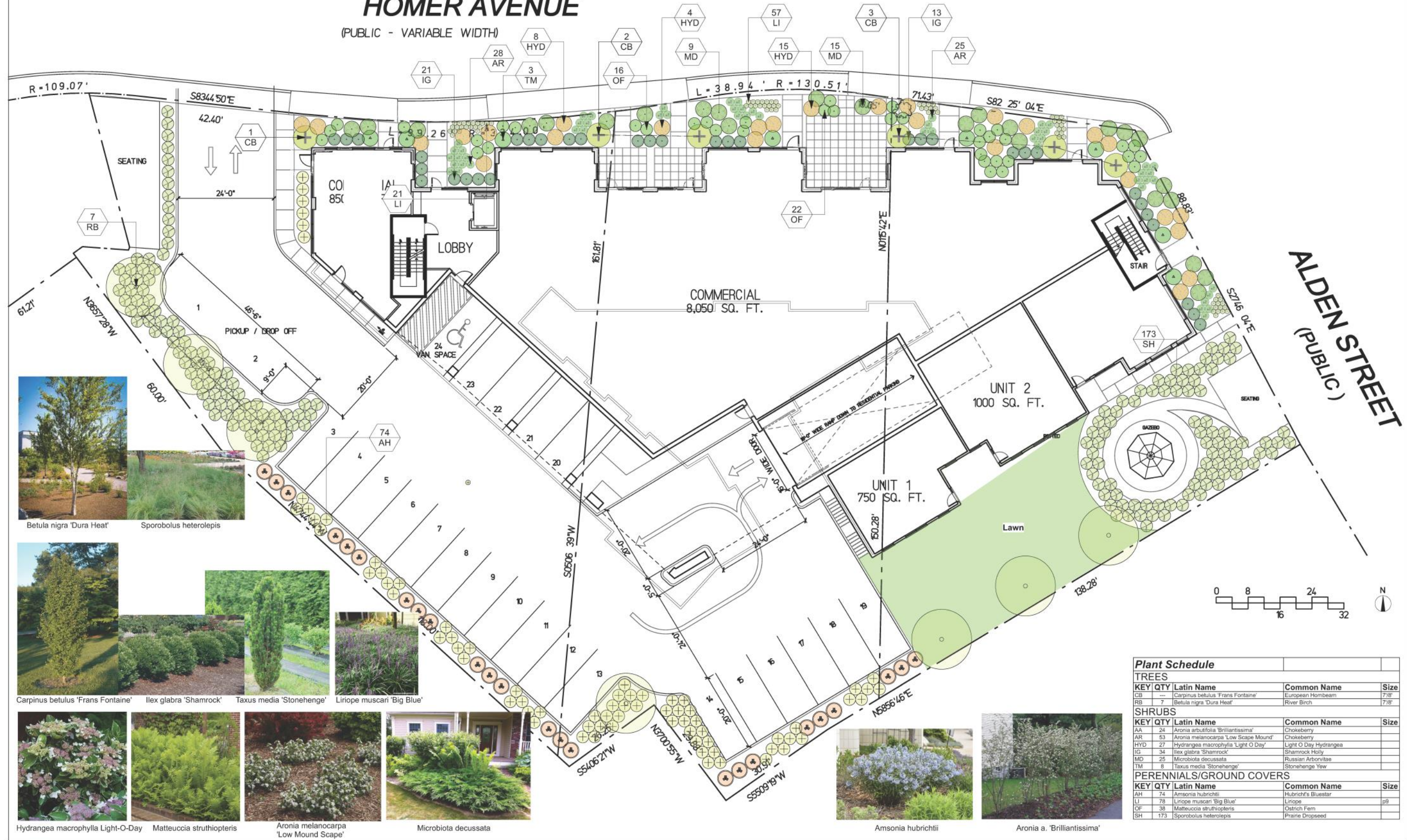
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HOMER AVENUE

(PUBLIC - VARIABLE WIDTH)



Betula nigra 'Dura Heat'



Sporobolus heterolepis



Carpinus betulus 'Frans Fontaine'



Ilex glabra 'Shamrock'



Taxus media 'Stonehenge'



Liriope muscari 'Big Blue'



Hydrangea macrophylla 'Light-O-Day'



Matteuccia struthiopteris



Aronia melanocarpa 'Low Mound Scape'



Microbiota decussata

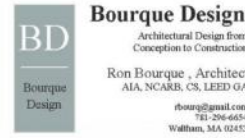


Amsonia hubrichtii



Aronia a. 'Brilliantissima'

Plant Schedule			
TREES			
KEY	QTY	Latin Name	Common Name
CB	1	Carpinus betulus 'Frans Fontaine'	European Hornbeam
RB	7	Betula nigra 'Dura Heat'	River Birch
SHRUBS			
KEY	QTY	Latin Name	Common Name
AA	24	Aronia arbutifolia 'Brilliantissima'	Chokeberry
AR	53	Aronia melanocarpa 'Low Mound Scape'	Chokeberry
HYD	27	Hydrangea macrophylla 'Light O Day'	Light O Day Hydrangea
IG	34	Ilex glabra 'Shamrock'	Shamrock Holly
MD	25	Microbiota decussata	Russian Arborvitae
TM	8	Taxus media 'Stonehenge'	Stonehenge Yew
PERENNIALS/GROUND COVERS			
KEY	QTY	Latin Name	Common Name
AH	74	Amsonia hubrichtii	Hubricht's Buestar
LI	78	Liriope muscari 'Big Blue'	Liriope
OF	38	Matteuccia struthiopteris	Ostrich Fern
SH	173	Sporobolus heterolepis	Prairie Dropseed

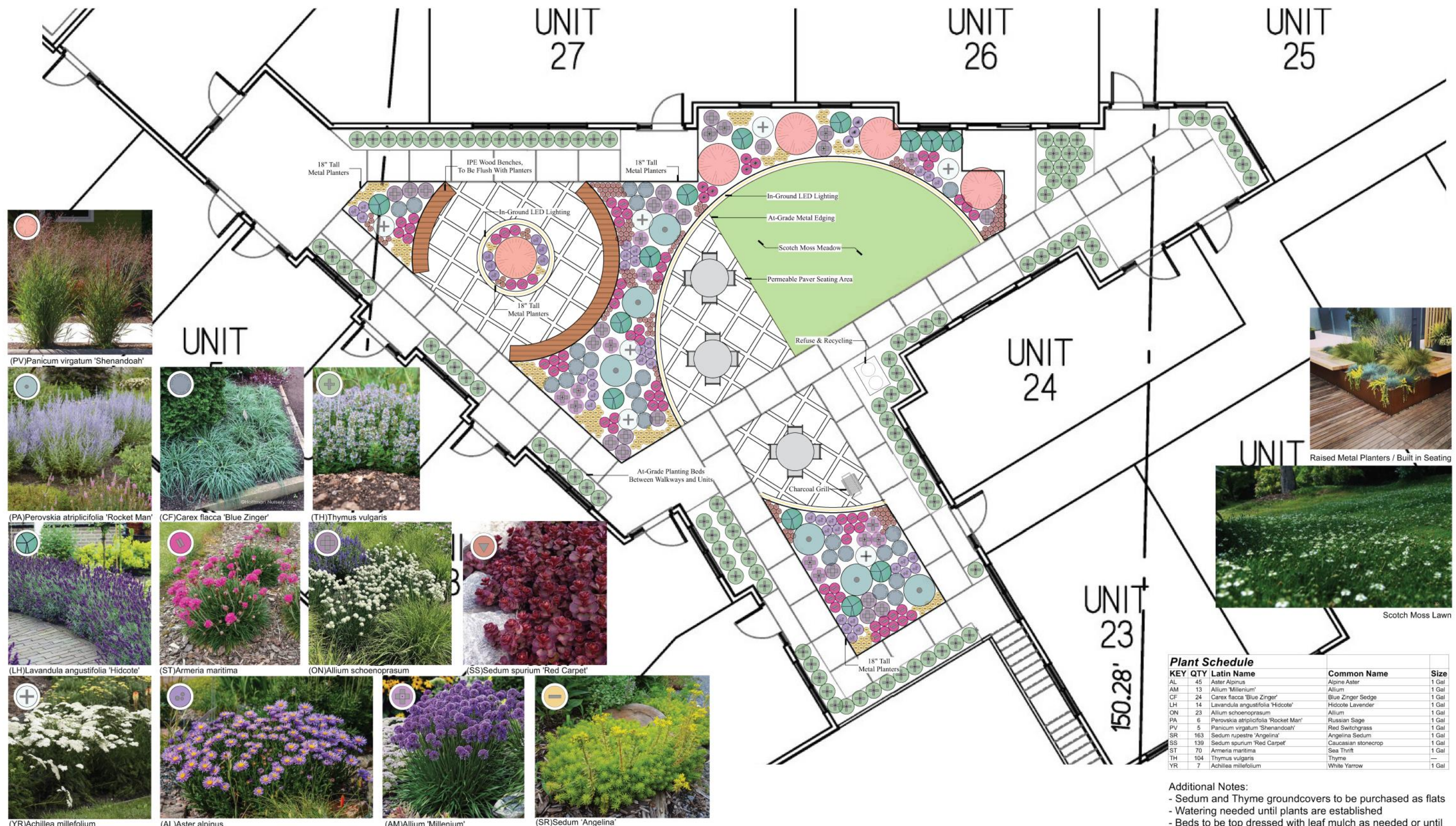


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Ground Floor Planting Plan

47 Homer Ave Ashland, MA 01721

Scale: 1" = 10'-0"
Date: XX-XX-XXXX



(PV) Panicum virgatum 'Shenandoah'



(PA) Perovskia atriplicifolia 'Rocket Man'



(LH) Lavandula angustifolia 'Hidcote'



(YR) Achillea millefolium



(CF) Carex flacca 'Blue Zinger'



(ST) Armeria maritima



(AL) Aster alpinus



(TH) Thymus vulgaris



(ON) Allium schoenoprasum



(AM) Allium 'Millenium'



(SS) Sedum spurium 'Red Carpet'



(SR) Sedum 'Angelina'



Raised Metal Planters / Built in Seating



Scotch Moss Lawn

Plant Schedule				
KEY	QTY	Latin Name	Common Name	Size
AL	45	Aster alpinus	Alpine Aster	1 Gal
AM	13	Allium 'Millenium'	Allium	1 Gal
CF	24	Carex flacca 'Blue Zinger'	Blue Zinger Sedge	1 Gal
LH	14	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	1 Gal
ON	23	Allium schoenoprasum	Allium	1 Gal
PA	6	Perovskia atriplicifolia 'Rocket Man'	Russian Sage	1 Gal
PV	5	Panicum virgatum 'Shenandoah'	Red Switchgrass	1 Gal
SR	163	Sedum rupestre 'Angelina'	Angelina Sedum	1 Gal
SS	139	Sedum spurium 'Red Carpet'	Caucasian stonecrop	1 Gal
ST	70	Armeria maritima	Sea Thrift	1 Gal
TH	104	Thymus vulgaris	Thyme	---
YR	7	Achillea millefolium	White Yarrow	1 Gal

Additional Notes:
 - Sedum and Thyme groundcovers to be purchased as flats
 - Watering needed until plants are established
 - Beds to be top dressed with leaf mulch as needed or until groundcovers fill in
 - Soil to be amended while planting



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