

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	0.91

Parking Data

Commercial Space Requirements	1 Space / 180 gsf = 48 spaces
29 Residential Units	2 Spaces / Unit = 58 spaces
Parking Spaces Required	106 Spaces x 0.5625 = 60 Spaces Required
Parking Spaces Provided	38 Subsurface, 22 Onsite = 60 Total

Building Data

Sub Level Parking - 20,225 g.s.f.	
Indoor Below Grade Parking	38 spaces
At Grade Site Parking	22 spaces
Level 1 - 12,075 g.s.f.	
Commercial - 8,550 g.s.f.	
Mechanical / Services - 1,150 g.s.f.	
Residential Lobby / Stair - 575 g.s.f.	
Residential - 1,800 g.s.f.	
2 Bedroom Accessible Units	2 Units
Level 2 - 13,140 g.s.f.	
2 Bedroom Unit - Living Space	14 Units
2,735 g.s.f.	
Green Roof Terrace Outdoor Living Space	
Level 3 - 11,980 g.s.f.	
2 Bedroom Unit - Living Space	13 Units
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Total Commercial G.S.F. - 8,550 g.s.f.	
Total Residential G.S.F. - 27,495 g.s.f.	29 Residential Units



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.

May 4, 2023

CHARLES ZAMMUTO

President

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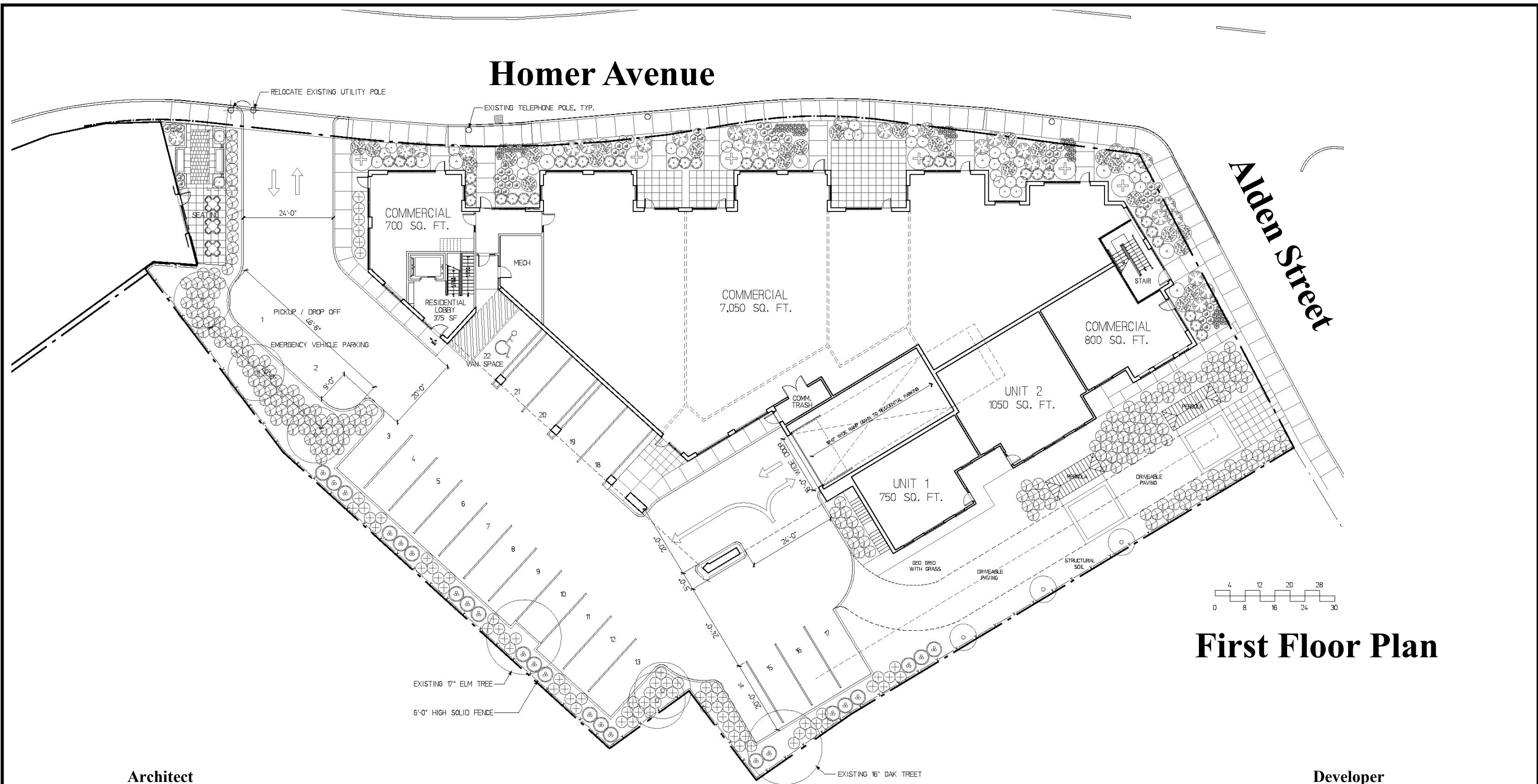
Cell: (781) 589-4113

Fax: (617) 244 - 4251

• Construction • Painting
• Snow Removal



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First Floor Plan

Architect



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Developer

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