



Architect

BD

Bourque
Design

Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

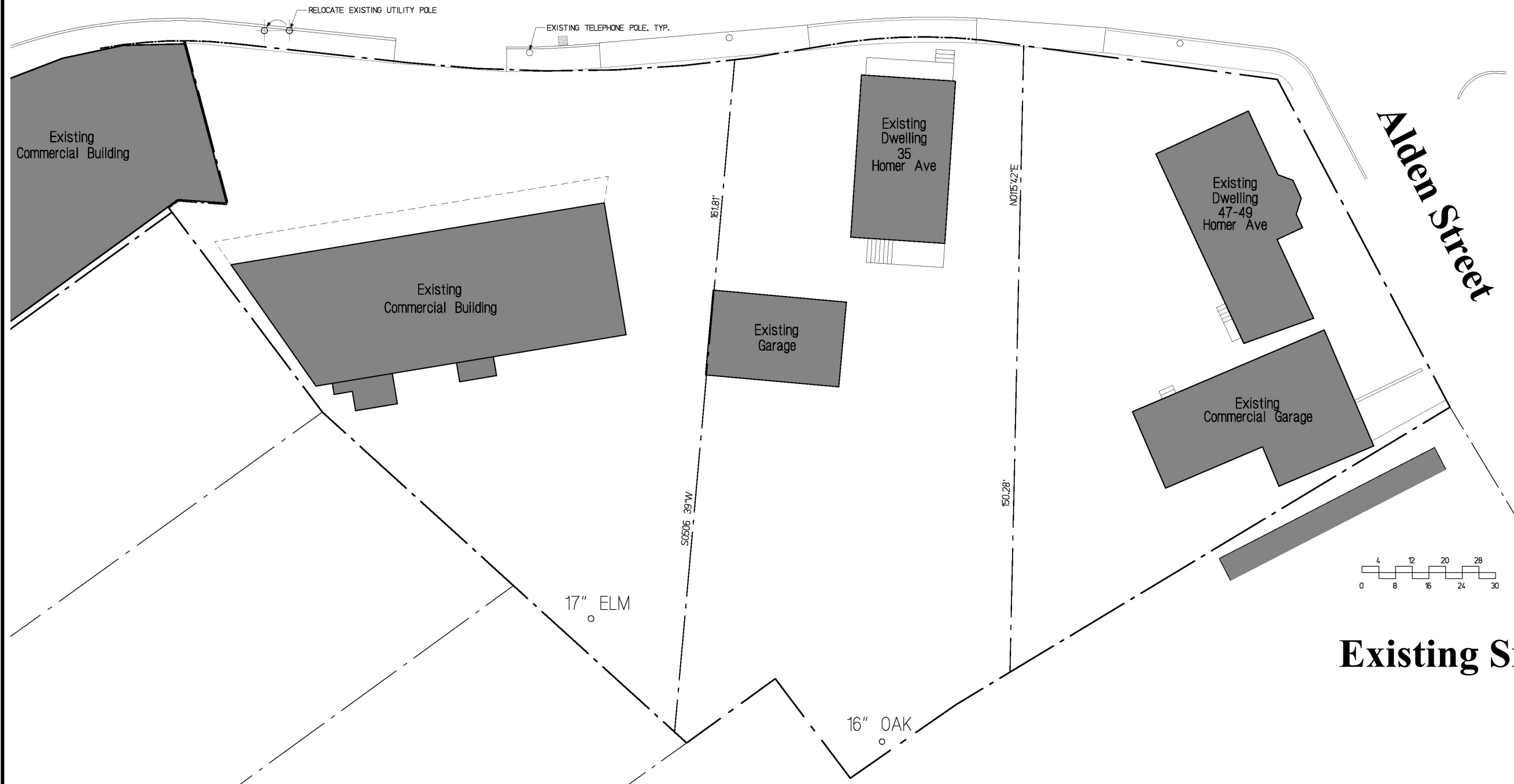
Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal



legacycm.com

Homer Avenue



Existing Site Plan

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

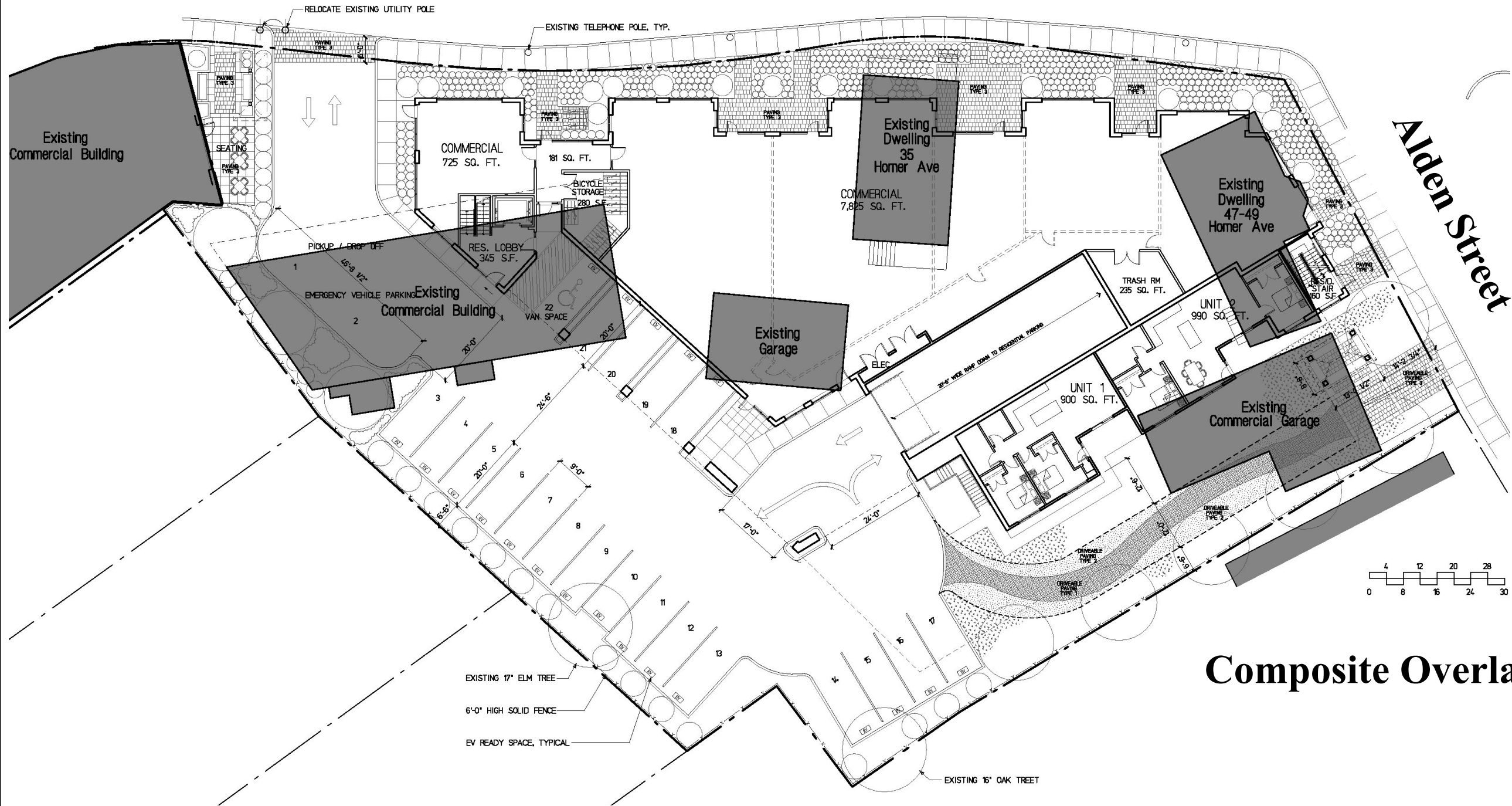
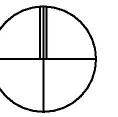
- Construction • Painting
- Snow Removal



legacycm.com

Homer Avenue

NORTH



Composite Overlay Site Plan

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

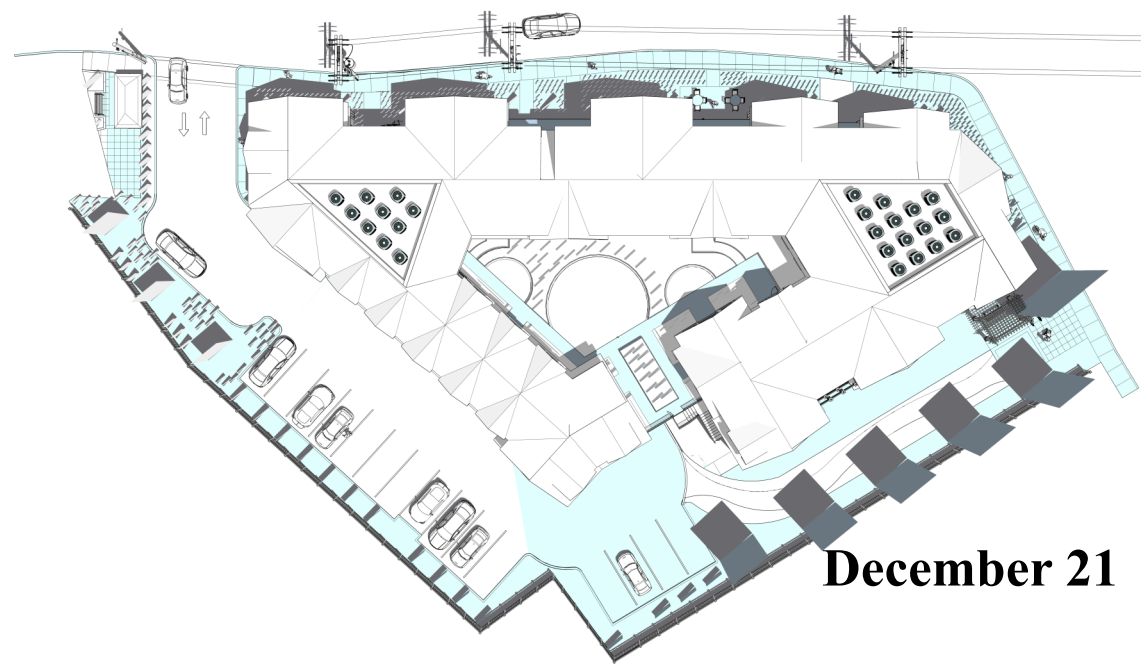
Cell: (781) 589-4113

Fax: (617) 244 - 4251

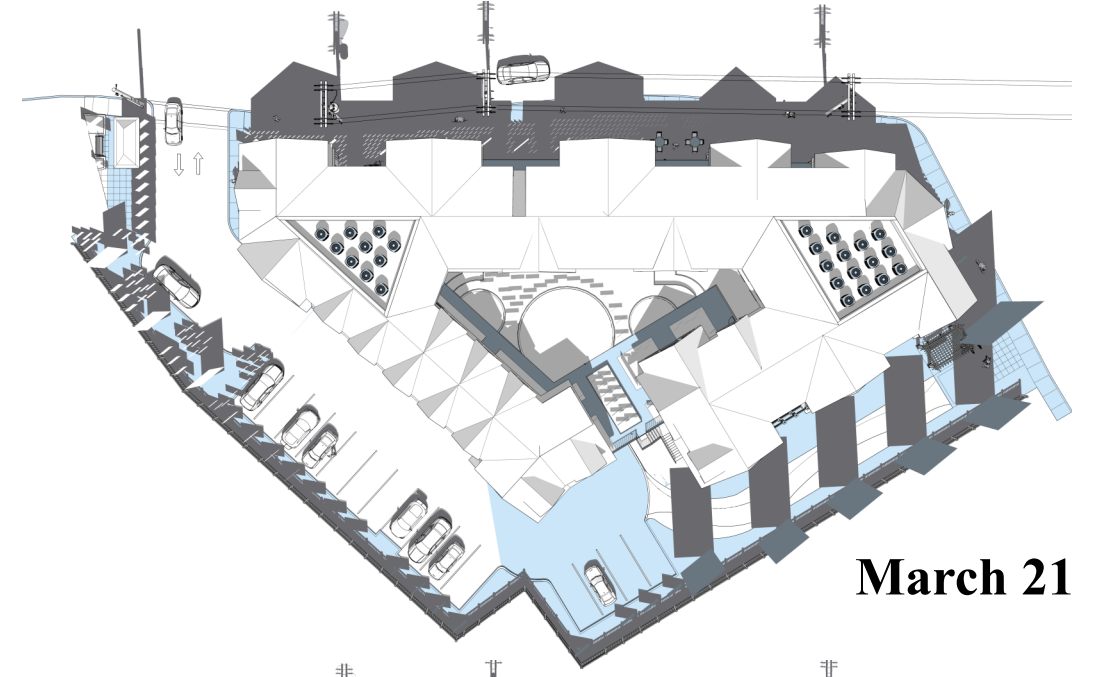
- Construction • Painting
- Snow Removal



legacycm.com



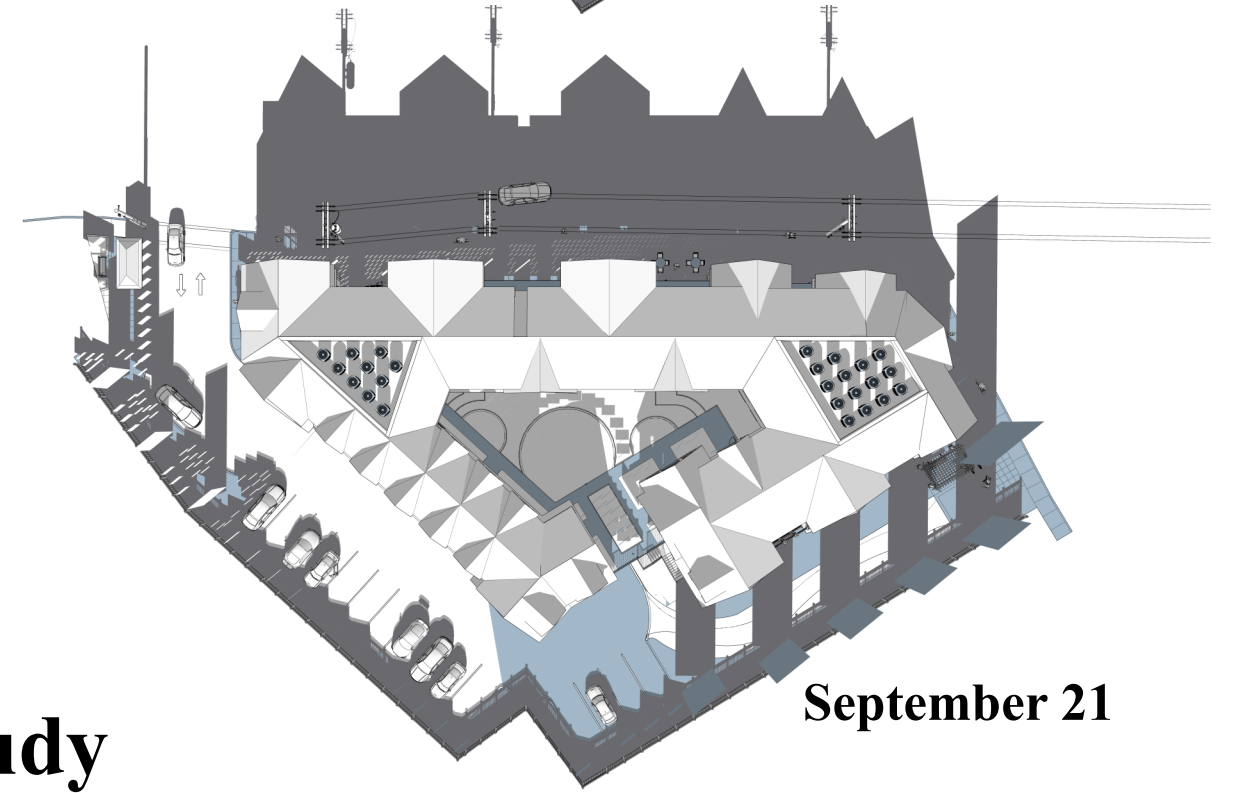
December 21



March 21



June 21



September 21

Shadow Study

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

August 3, 2023

Architect



Bourque Design
Architectural Design from
Conception to Construction

Ron Bourque
781 296-6654
rbourq@gmail.com

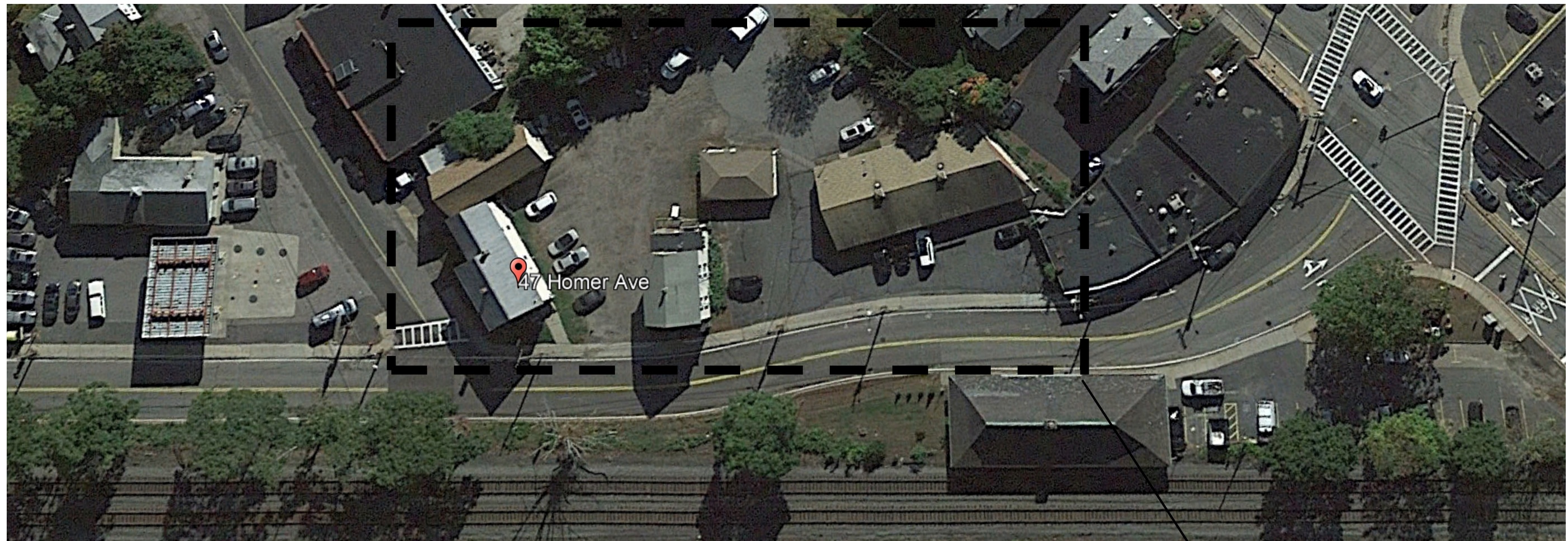
9 Morton Street, Waltham, MA 02453

Developer

CHARLES ZAMMUTO
President
charles@legacycm.com
Phone: (781) 391- 5629
Cell: (781) 589-4113
Fax: (617) 244 - 4251
• Construction • Painting
• Snow Removal



legacycm.com



Homer Avenue Neighborhood Context

Project Location



Architect

Developer

BD

Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

Bourque
Design

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

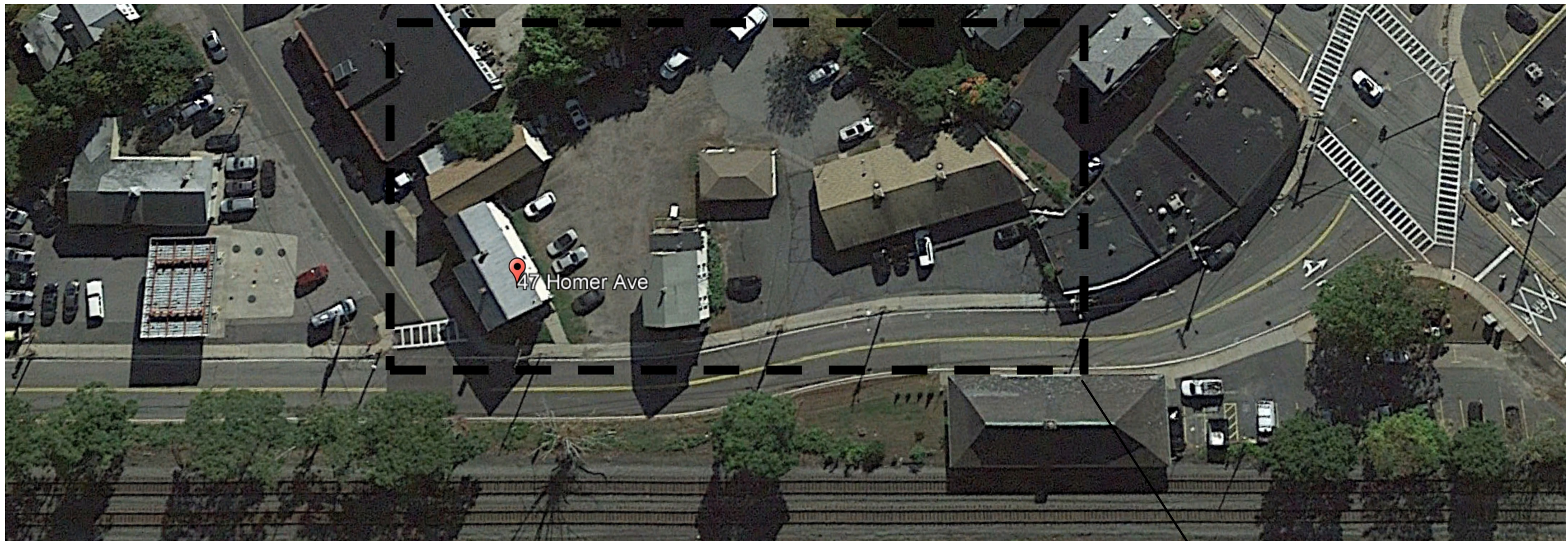
Cell: (781) 589-4113

Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal



legacycm.com



Homer Avenue Neighborhood Context

Project Location



Architect

Developer



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

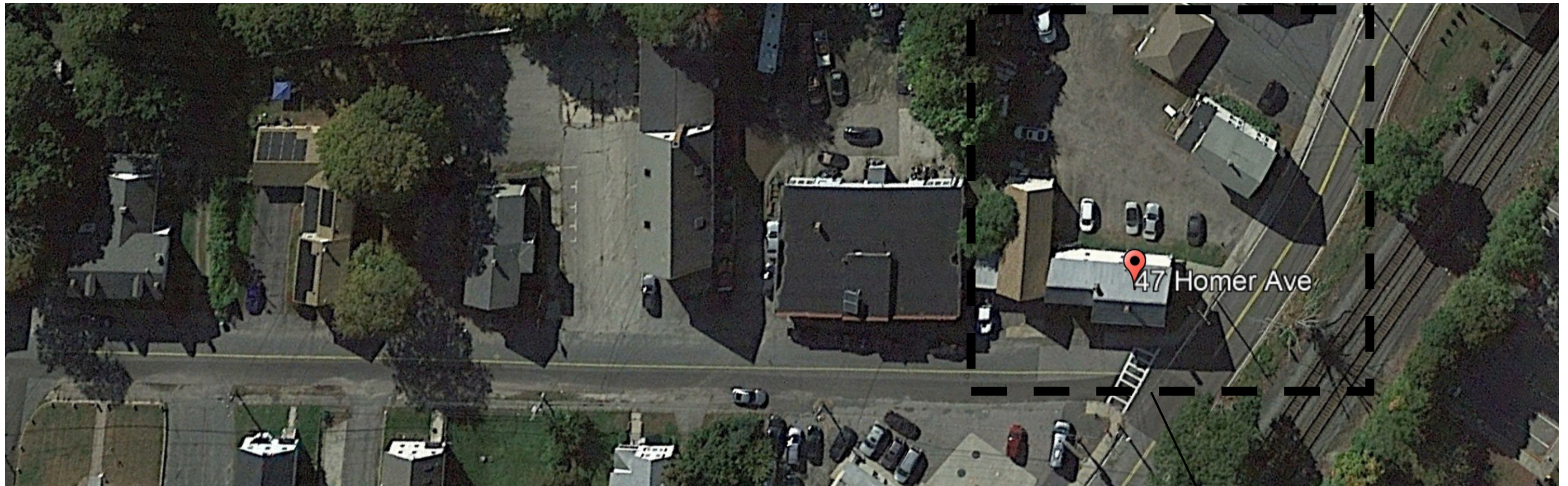
Cell: (781) 589-4113

Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal



legacycm.com



Alden Street Neighborhood Context

Project Location



Architect

Developer

BD
Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque
781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

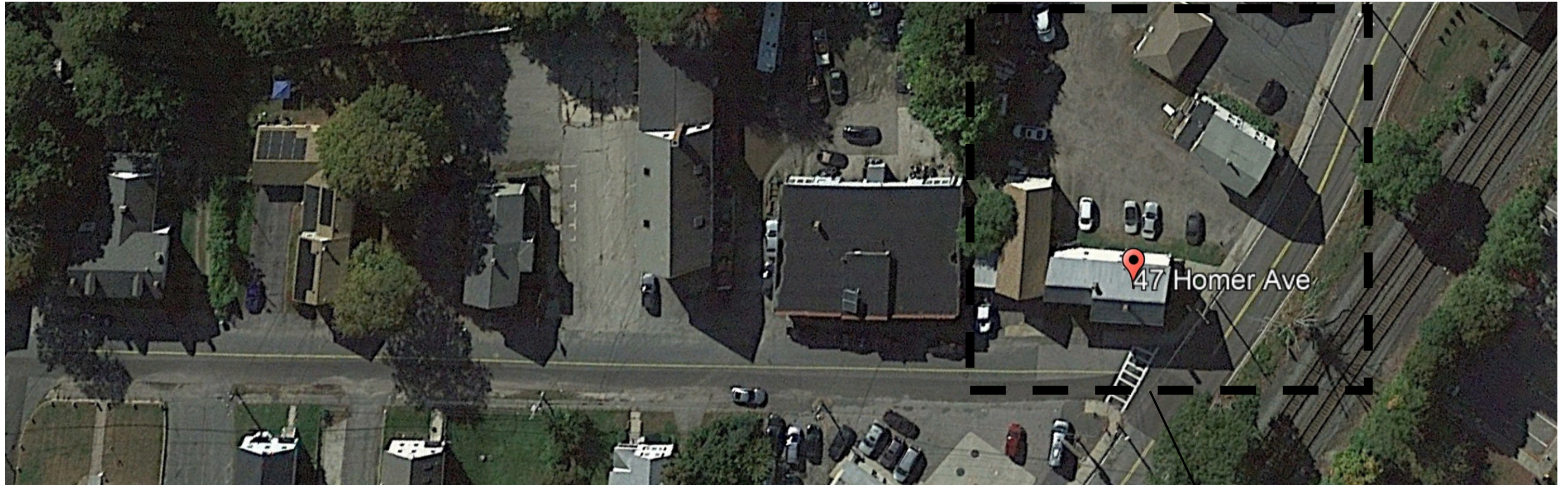
August 3, 2023

CHARLES ZAMMUTO
President

charles@legacycm.com
Phone: (781) 391- 5629
Cell: (781) 589-4113
Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal

legacycm.com



Alden Street Neighborhood Context

Project Location



Architect

Developer

BD
 Bourque Design
 Architectural Design from
 Conception to Construction

Ron Bourque
 781 296-6654
 rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

CHARLES ZAMMUTO
 President
 charles@legacycm.com
 Phone: (781) 391- 5629
 Cell: (781) 589-4113
 Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal

legacycm.com

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

Total Commercial G.S.F. - 8,550 g.s.f.
Total Residential G.S.F. - 27,495 g.s.f. **29 Residential Units**

Architect



Bourque Design
 Architectural Design from
 Conception to Construction

Ron Bourque
 781 296-6654
 rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO
 President

charles@legacycm.com
 Phone: (781) 391- 5629
 Cell: (781) 589-4113
 Fax: (617) 244 - 4251

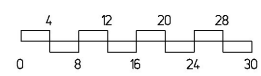
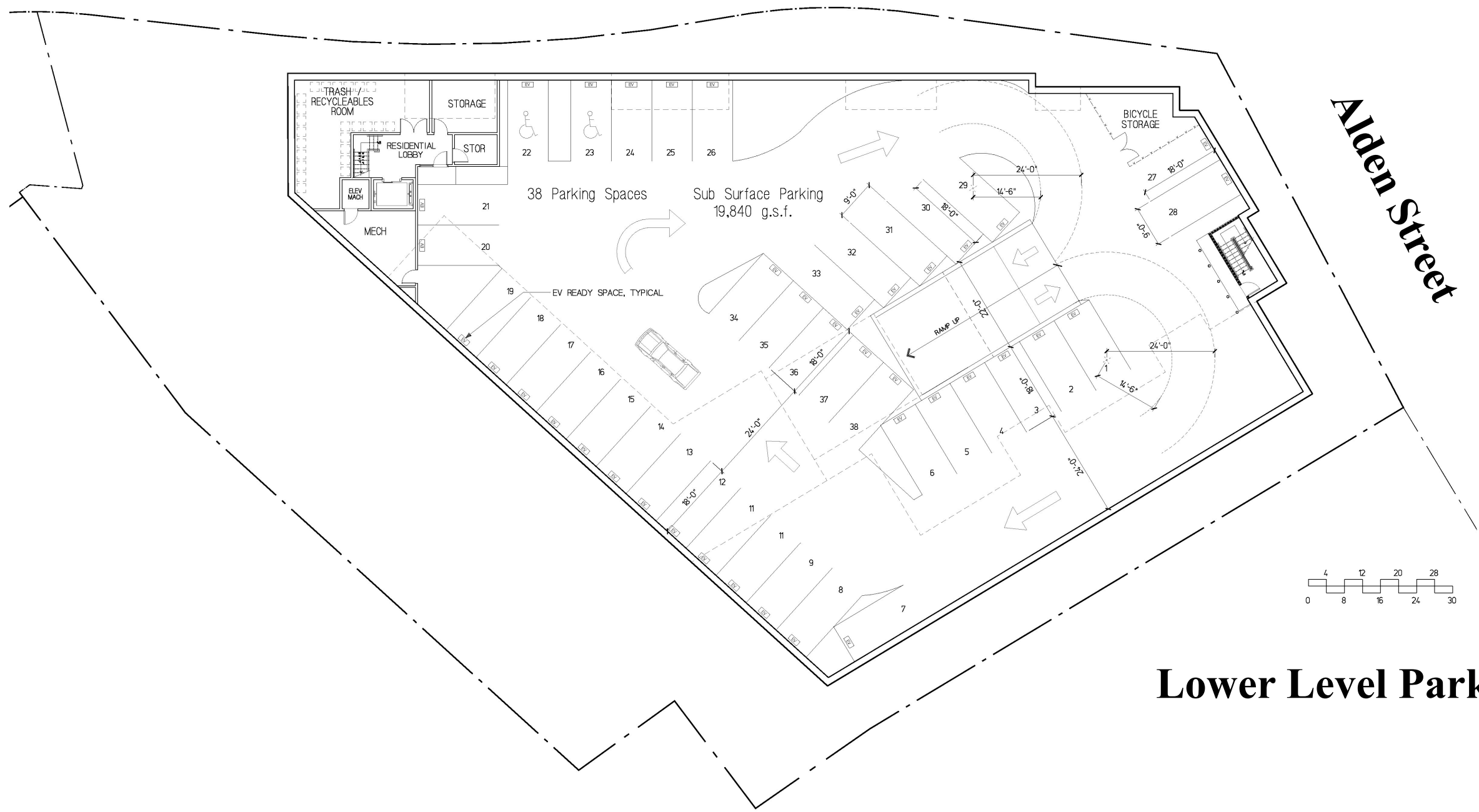
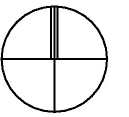
- Construction • Painting
- Snow Removal



legacycm.com

Homer Avenue

NORTH



Alden Street

Lower Level Parking Plan

Architect



Bourque Design
Architectural Design from
Conception to Construction

Ron Bourque
781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

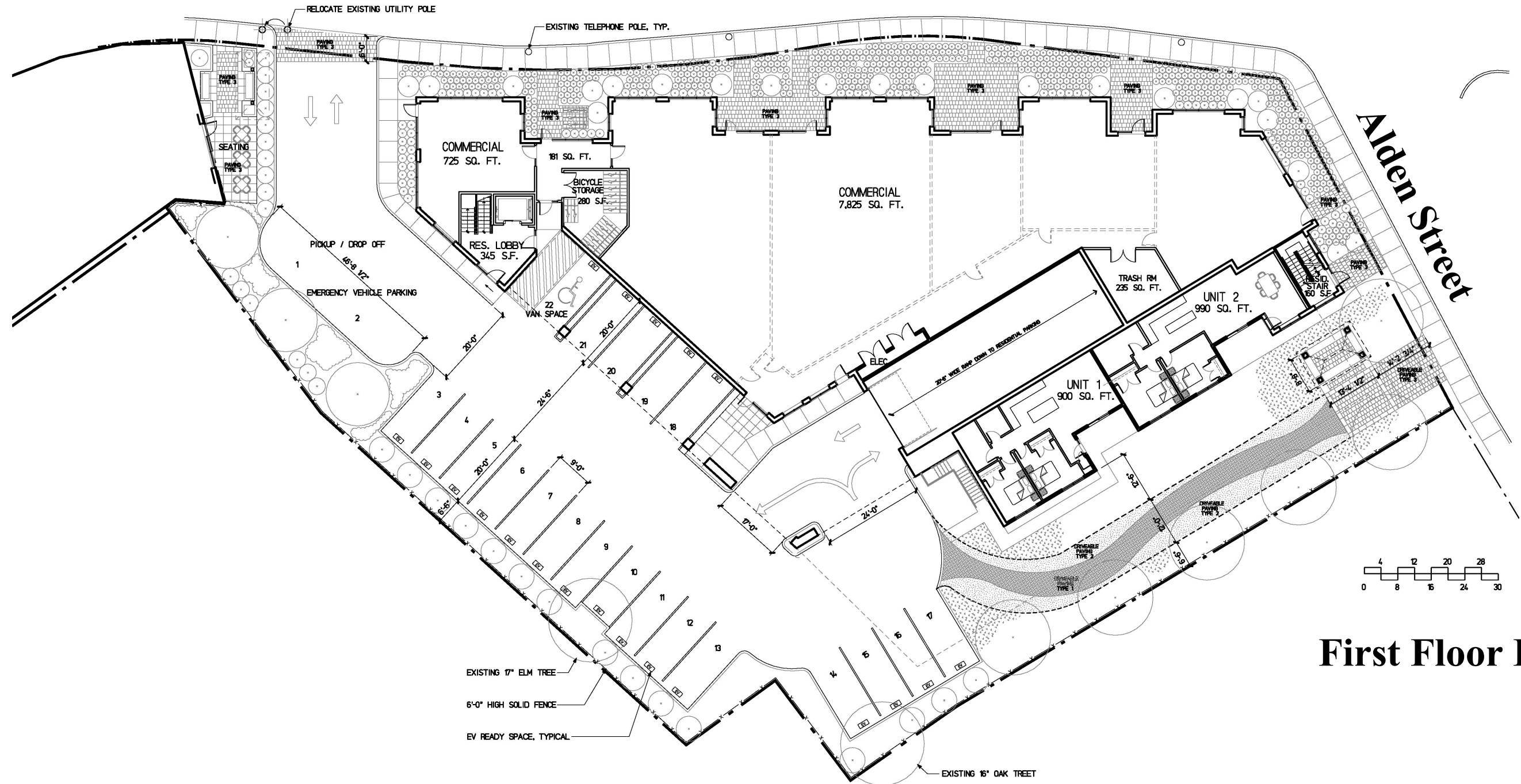
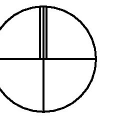
CHARLES ZAMMUTO
President
charles@legacycm.com
Phone: (781) 391- 5629
Cell: (781) 589-4113
Fax: (617) 244 - 4251
• Construction • Painting
• Snow Removal



legacycm.com

Homer Avenue

NORTH



First Floor Plan

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654

rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

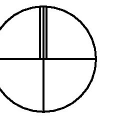
- Construction • Painting
- Snow Removal



legacycm.com

Homer Avenue

NORTH



Second Floor Plan

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal

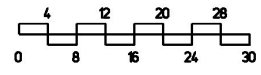


legacycm.com



Homer Avenue

Alden Street



Third Floor Plan



Bourque Design
Architectural Design from
Conception to Construction

Ron Bourque
781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

per

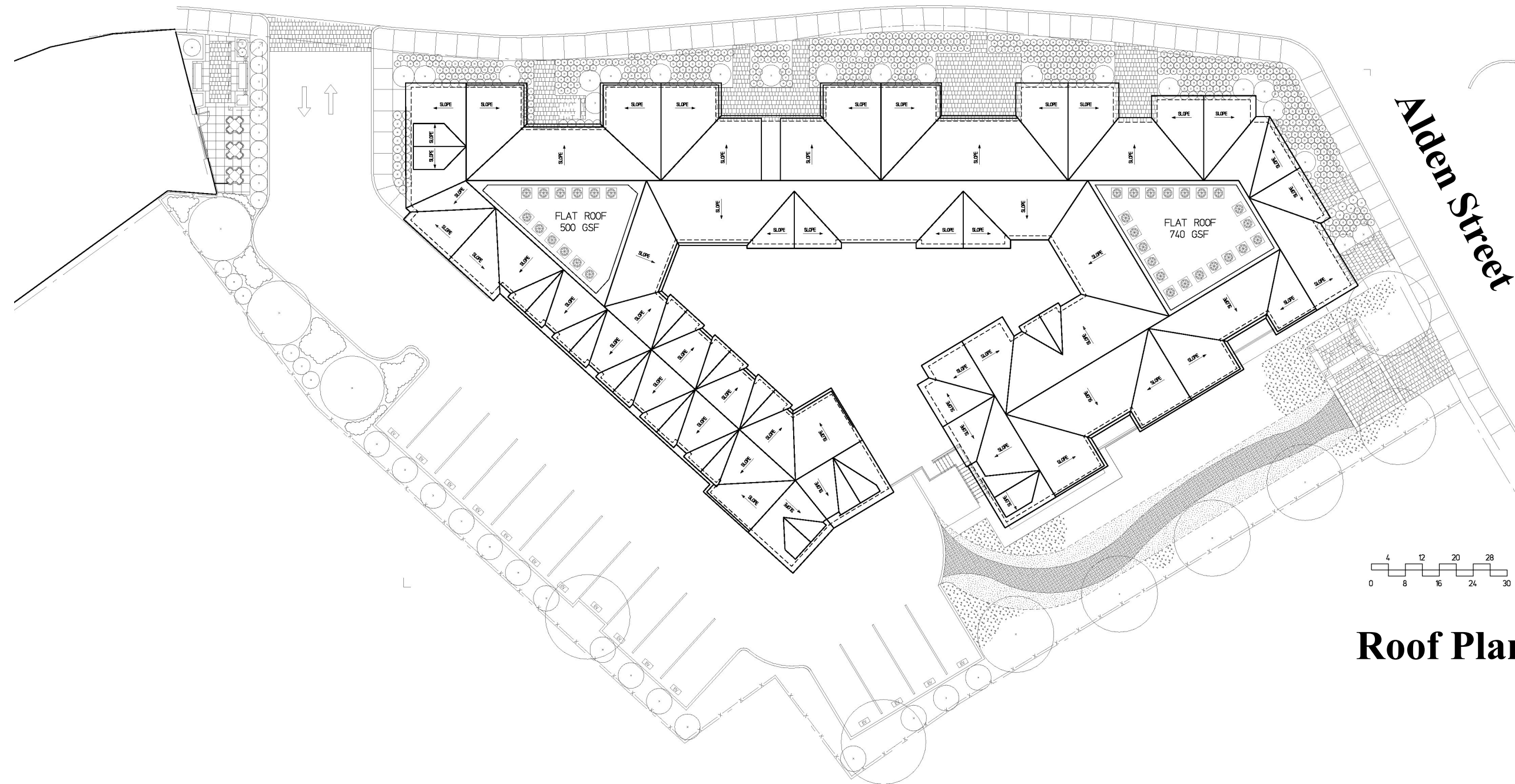
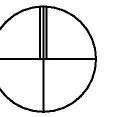
CHARLES ZAMMUTO
President
charles@legacycm.com
Phone: (781) 391- 5629
Cell: (781) 589-4113
Fax: (617) 244 - 4251
• Construction • Painting
• Snow Removal



legacycm.com

Homer Avenue

NORTH



Roof Plan

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654

rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal



legacycm.com



North Elevation



South Elevation

Building Elevations

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

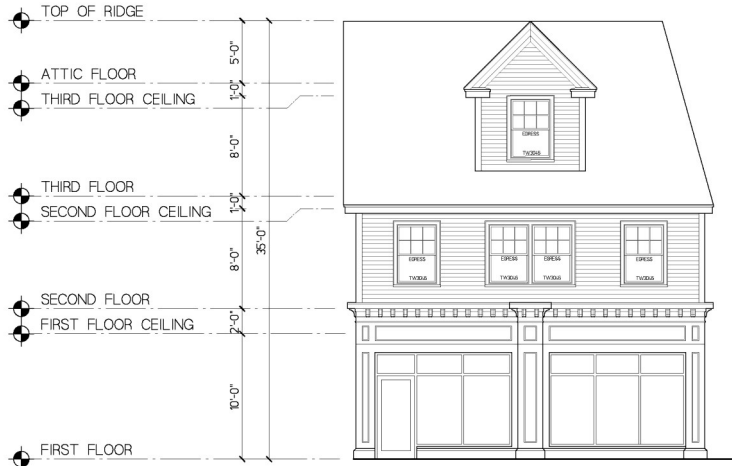
- Construction • Painting
- Snow Removal



legacycm.com



East Elevation



West Elevation



West Elevation

Building Elevations

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

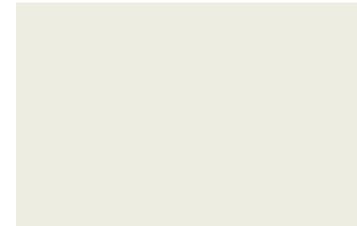
- Construction • Painting
- Snow Removal



legacycm.com



Field Color



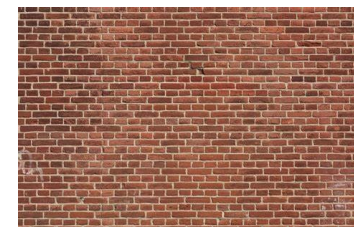
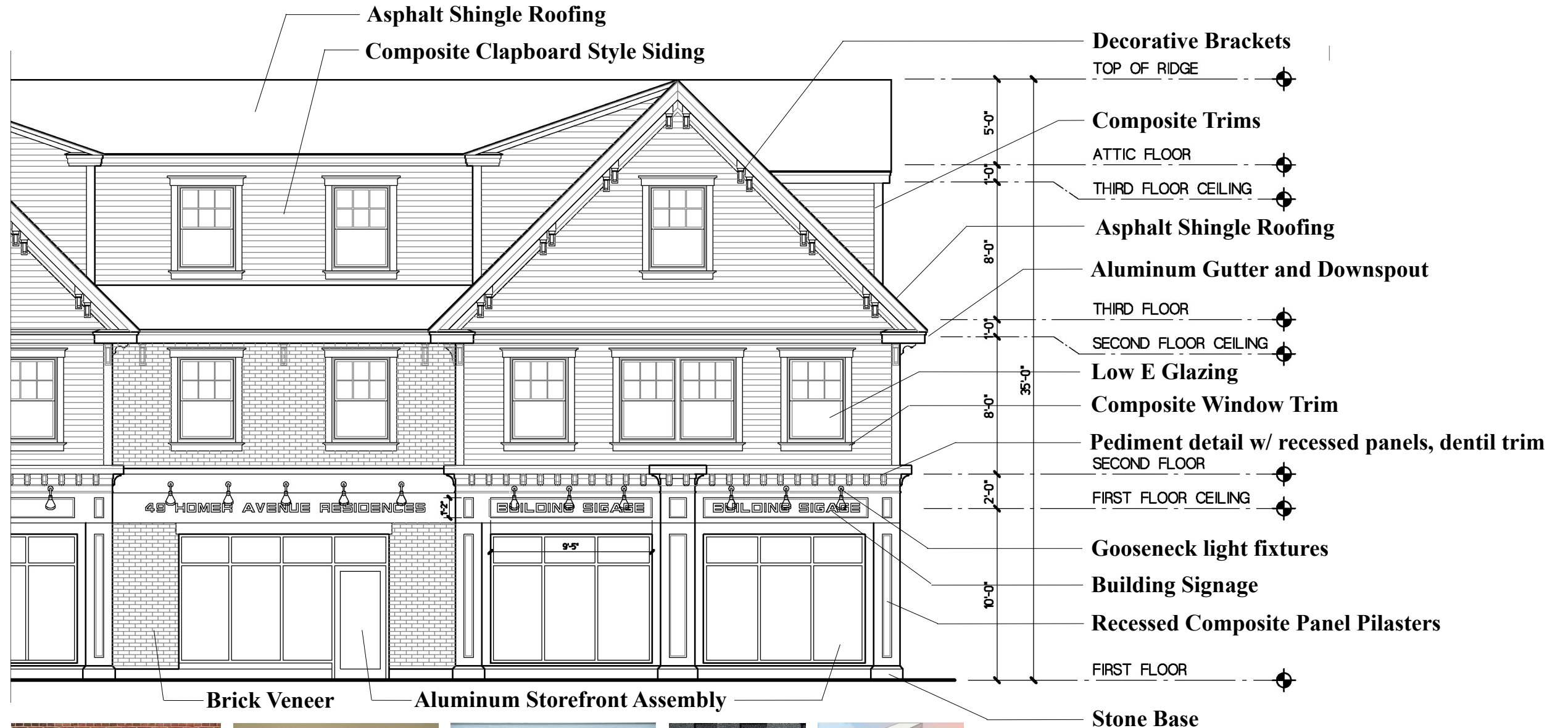
Trim Color 1



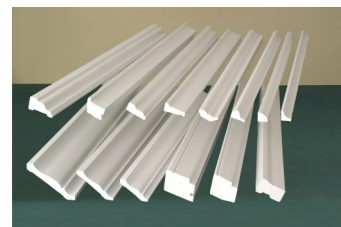
Trim Color 2



Window Frame Color



Brick Veneer



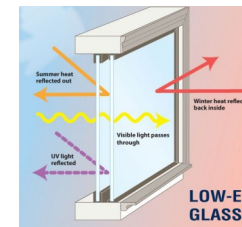
Composite trims



Composite Clapboard Siding



Asphalt Shingle



Low E Glazing

Elevation Materials Key—Type 1

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

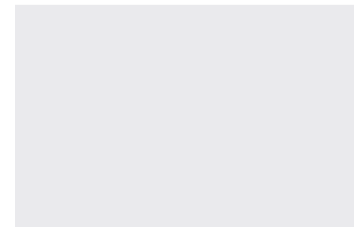
• Construction • Painting
• Snow Removal



legacycm.com



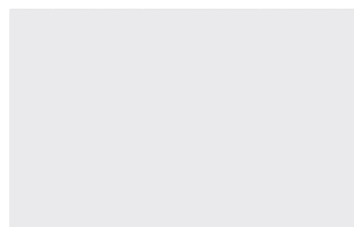
Field Color



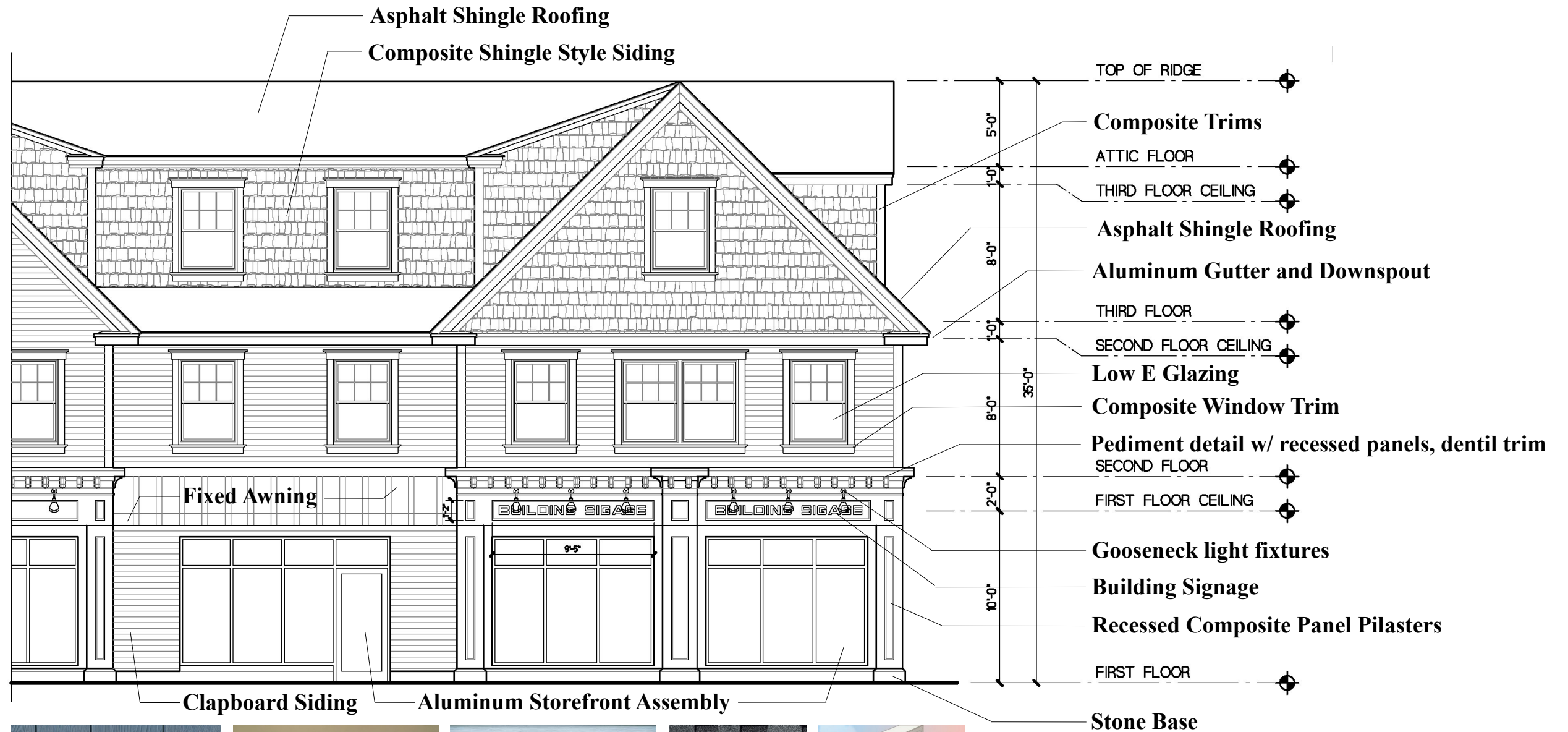
Trim Color 1



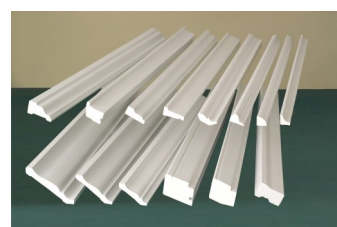
Trim Color 2



Window Frame Color



Composite Shingle Style Siding



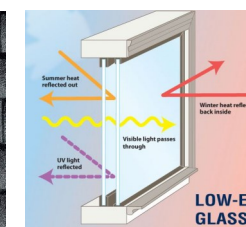
Composite Trims



Composite Clapboard Siding



Asphalt Shingle



Low E Glazing

Elevation Materials Key—Type 2

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

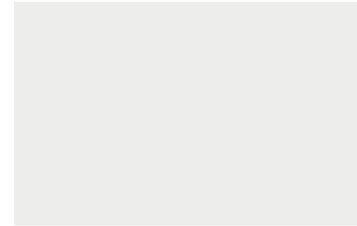
• Construction • Painting
• Snow Removal

legacycm.com

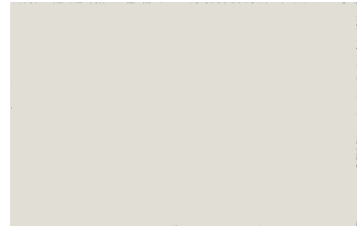




Clapboard Field Color 1



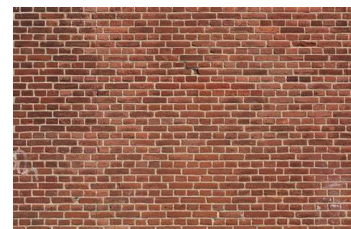
Vertical Siding Field Color 2



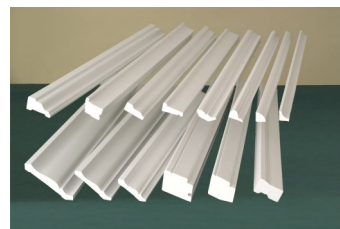
Trim Color



Window Frame Color



Brick Veneer



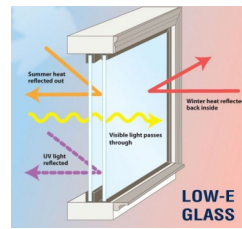
Composite Trims



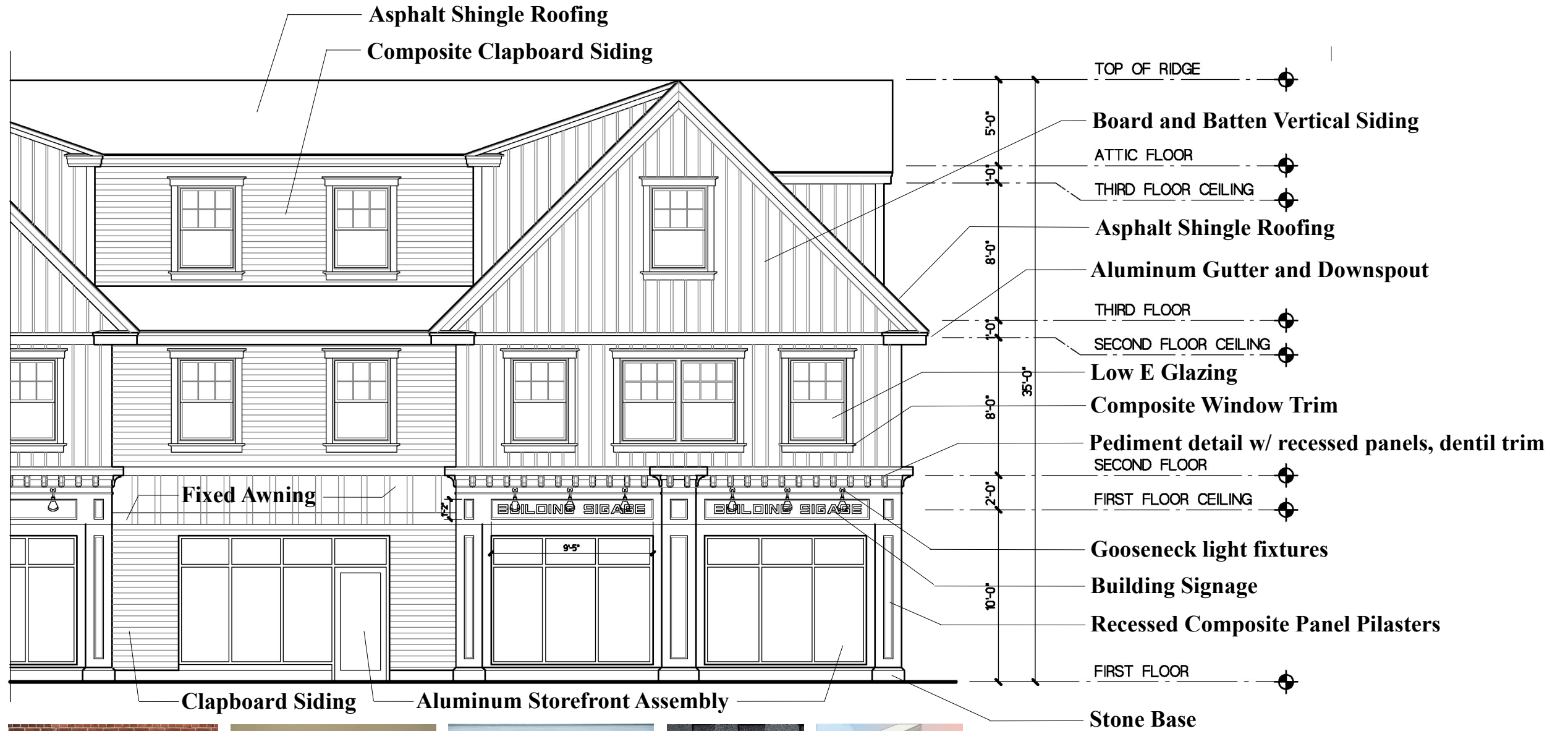
Composite Clapboard Siding



Asphalt Shingle



Low E Glazing



Elevation Materials Key—Type 3

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

• Construction • Painting
• Snow Removal



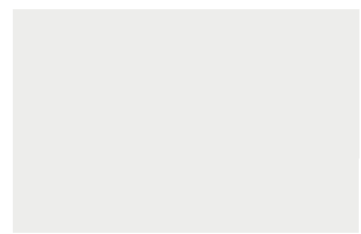
legacycm.com



Metal Panel Field Color



Siding Color



Trim Color



Window Frame Color

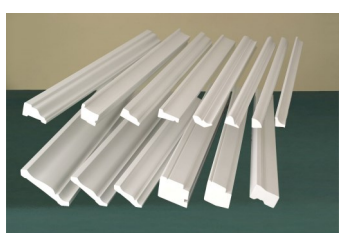


- TOP OF RIDGE
- 5'-0" Composite Trims
- 1'-0" Composite Clapboard Siding
- ATTIC FLOOR
- 1'-0" THIRD FLOOR CEILING
- 8'-0" Asphalt Shingle Roofing
- Aluminum Gutter and Downspout
- THIRD FLOOR
- 1'-0" SECOND FLOOR CEILING
- 35'-0" Low E Glazing
- 8'-0" Composite Window Trim
- Pediment detail w/ recessed panels, dentil trim
- SECOND FLOOR
- 2'-0" FIRST FLOOR CEILING
- 10'-0" Gooseneck light fixtures
- Building Signage
- Recessed Composite Panel Pilasters
- FIRST FLOOR
- Stone Base

Metal Panel Aluminum Storefront Assembly



Metal Panel



Composite trims



Composite Clapboard Siding



Asphalt Shingle



Low E Glazing

Elevation Materials Key—Type 4

Architect

Bourque Design
 Architectural Design from
 Conception to Construction

Ron Bourque
 781 296-6654
 rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

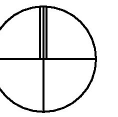
CHARLES ZAMMUTO
 President

charles@legacycm.com
 Phone: (781) 391- 5629
 Cell: (781) 589-4113
 Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal

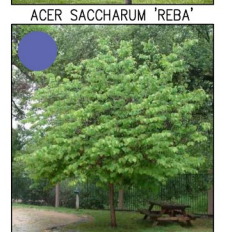
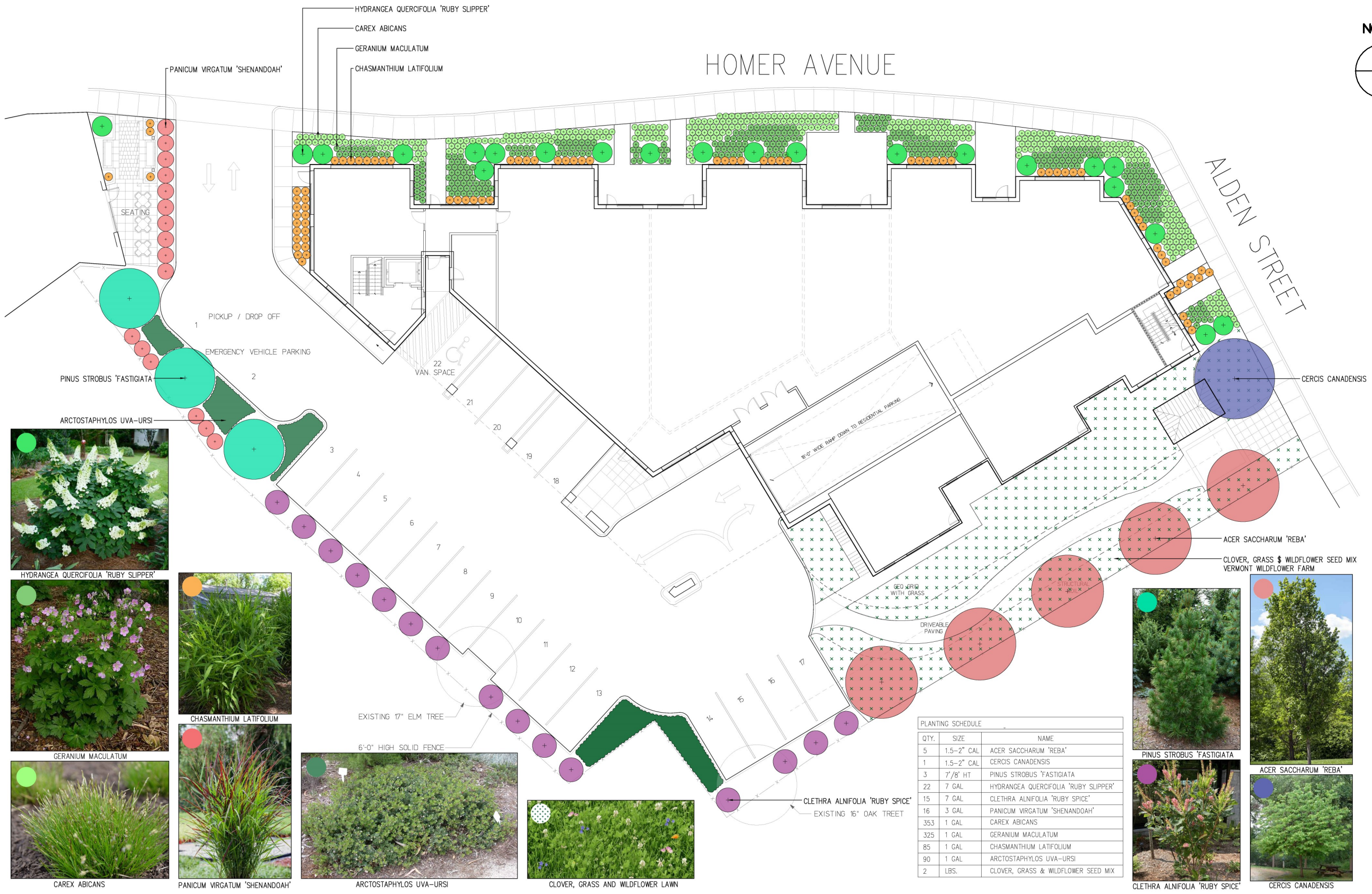
legacycm.com

NORTH



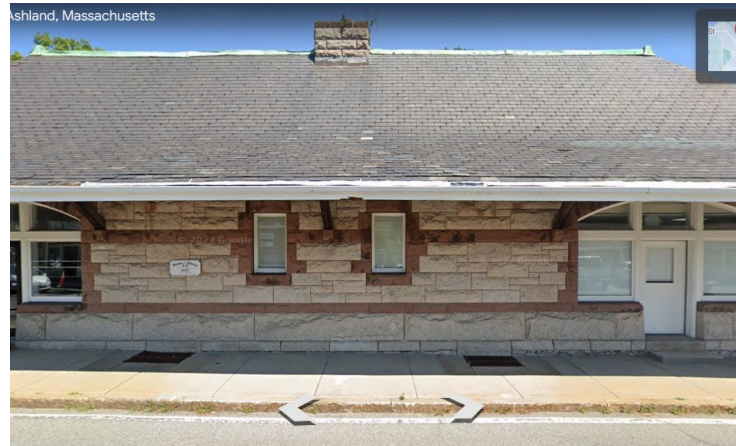
HOMER AVENUE

ALDEN STREET

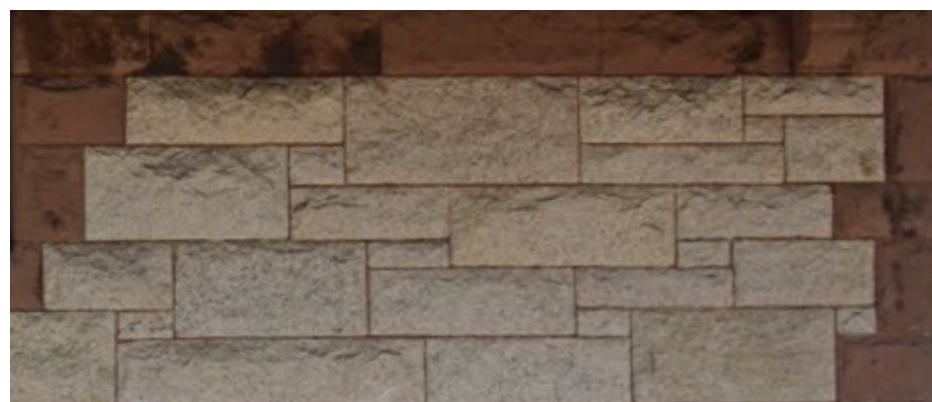


QTY.	SIZE	NAME
5	1.5-2" CAL	ACER SACCHARUM 'REBA'
1	1.5-2" CAL	CERCIS CANADENSIS
3	7'/8" HT	PINUS STROBUS 'FASTIGIATA'
22	7 GAL	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPER'
15	7 GAL	CLETHRA ALNIFOLIA 'RUBY SPICE'
16	3 GAL	PANICUM VIRGATUM 'SHENANDOAH'
353	1 GAL	CAREX ABICANS
325	1 GAL	GERANIUM MACULATUM
85	1 GAL	CHASMANTHIUM LATIFOLIUM
90	1 GAL	ARCTOSTAPHYLOS UVA-URSI
2	LBS.	CLOVER, GRASS & WILDFLOWER SEED MIX

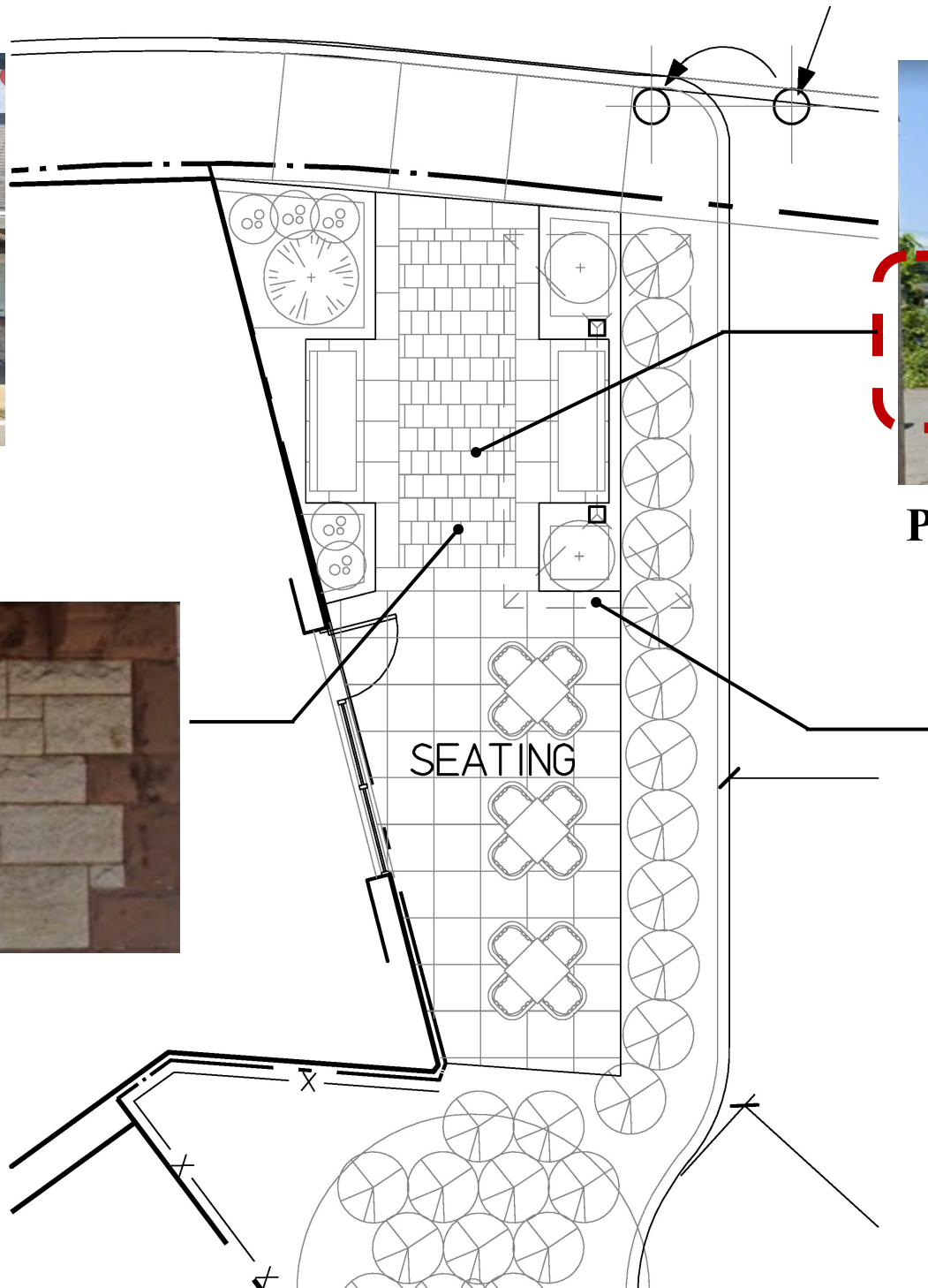
Ground Floor Planting Plan



Train Station Façade Materials



Park Walkway Paving Pattern



Park Siting

Existing Train Station



Seating Canopy Design Precedent

Homer Avenue Pocket Park

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

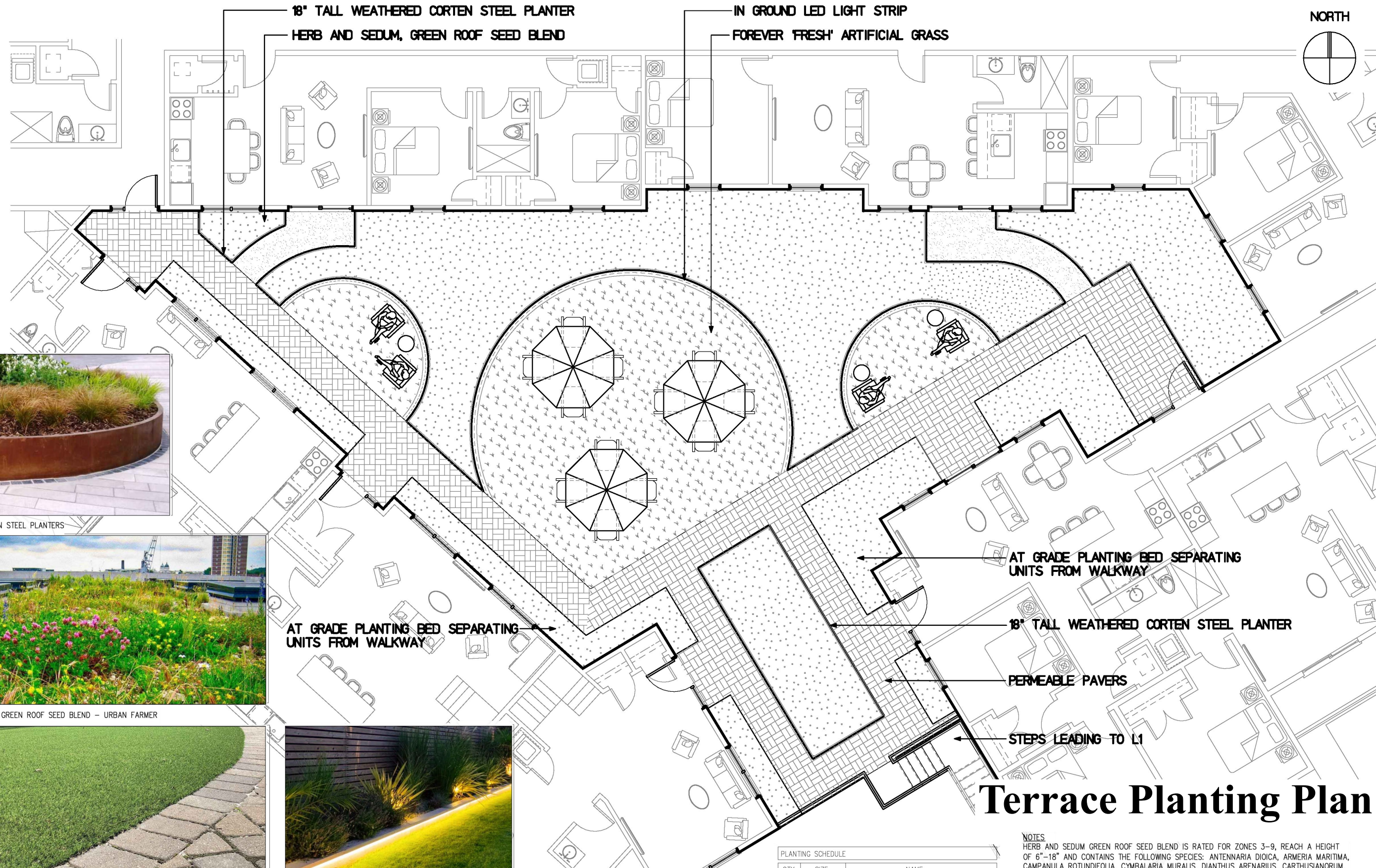
Cell: (781) 589-4113

Fax: (617) 244 - 4251

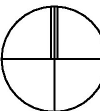
- Construction • Painting
- Snow Removal



legacycm.com



NORTH



WEATHERED CORTEN STEEL PLANTERS



HERB AND SEDUM, GREEN ROOF SEED BLEND - URBAN FARMER



FOREVER LAWN 'FRESH' ARTIFICIAL GRASS



IN-GROUND LED STRIP LIGHTING

PLANTING SCHEDULE		
QTY.	SIZE	NAME
1548	SQFT	HERB AND SEDUM GREEN ROOF SEED BLEND
900	SQFT	FOREVER LAWN 'FRESH' ARTIFICIAL GRASS

NOTES
 HERB AND SEDUM GREEN ROOF SEED BLEND IS RATED FOR ZONES 3-9, REACH A HEIGHT OF 6"-18" AND CONTAINS THE FOLLOWING SPECIES: ANTENNARIA DIOICA, ARMERIA MARITIMA, CAMPANULA ROTUNDIFOLIA, CYMBALARIA MURALIS, DIANTHUS ARENARIUS, CARTHUSIANORUM, DELTOIDES, GYPSOPHILA REPENS, HIERACIUM PILOSELLA, PETRORHAGIA SAXIFRAGA, SAPONARIA OCYMOIDES, SAXIFRAGA GRANULATA AND ENCRUSTED TYPES, SEDUM ACRE, ALBUM, ELLACOMBIANUM, HISPANICUM, HYBRIDUM, PULCHELLUM, REFLEXUM, SEXANGULARE, SPURIUM, THYMUS PULEGOIDES AND SERPHYLLUM.

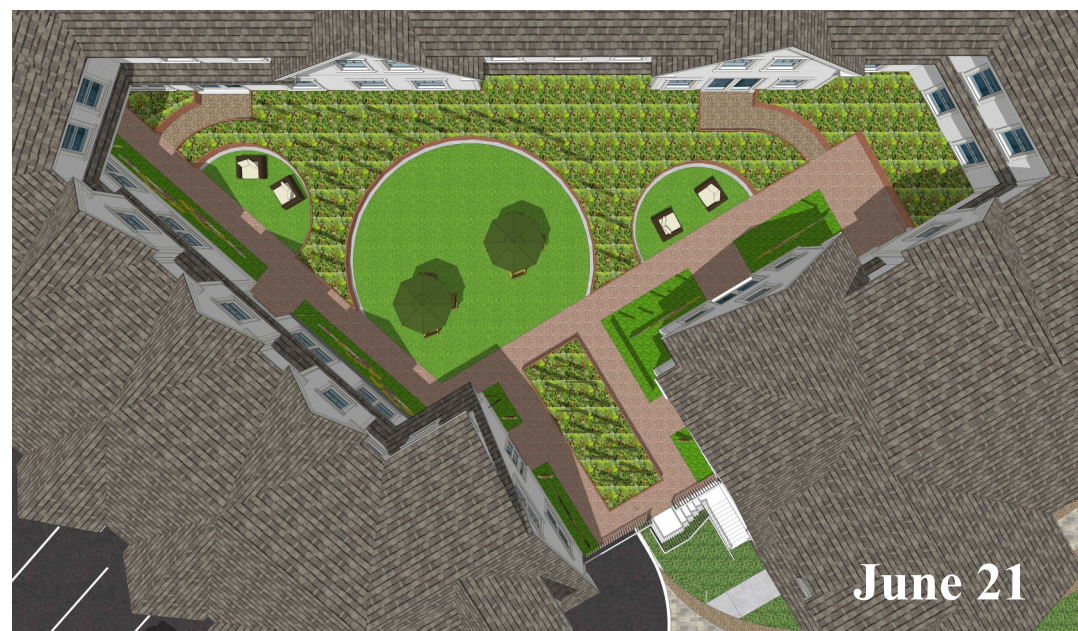
Terrace Planting Plan



December 21



March 21



June 21



September 21

Level 2 Shadow

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

August 3, 2023

Architect

BD

Bourque
Design

Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

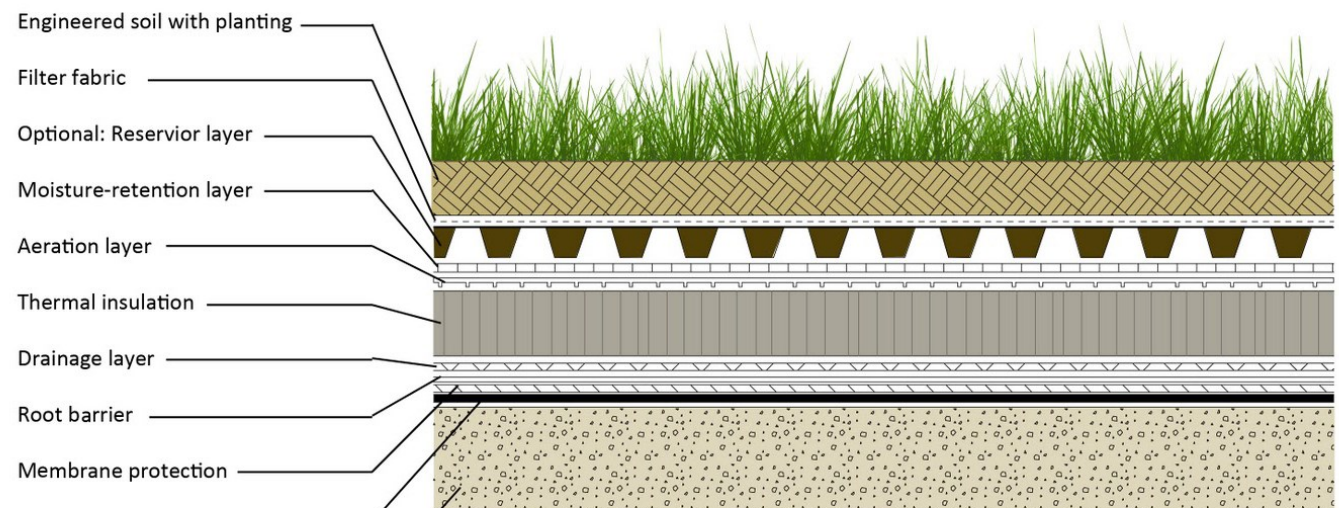
Cell: (781) 589-4113

Fax: (617) 244 - 4251

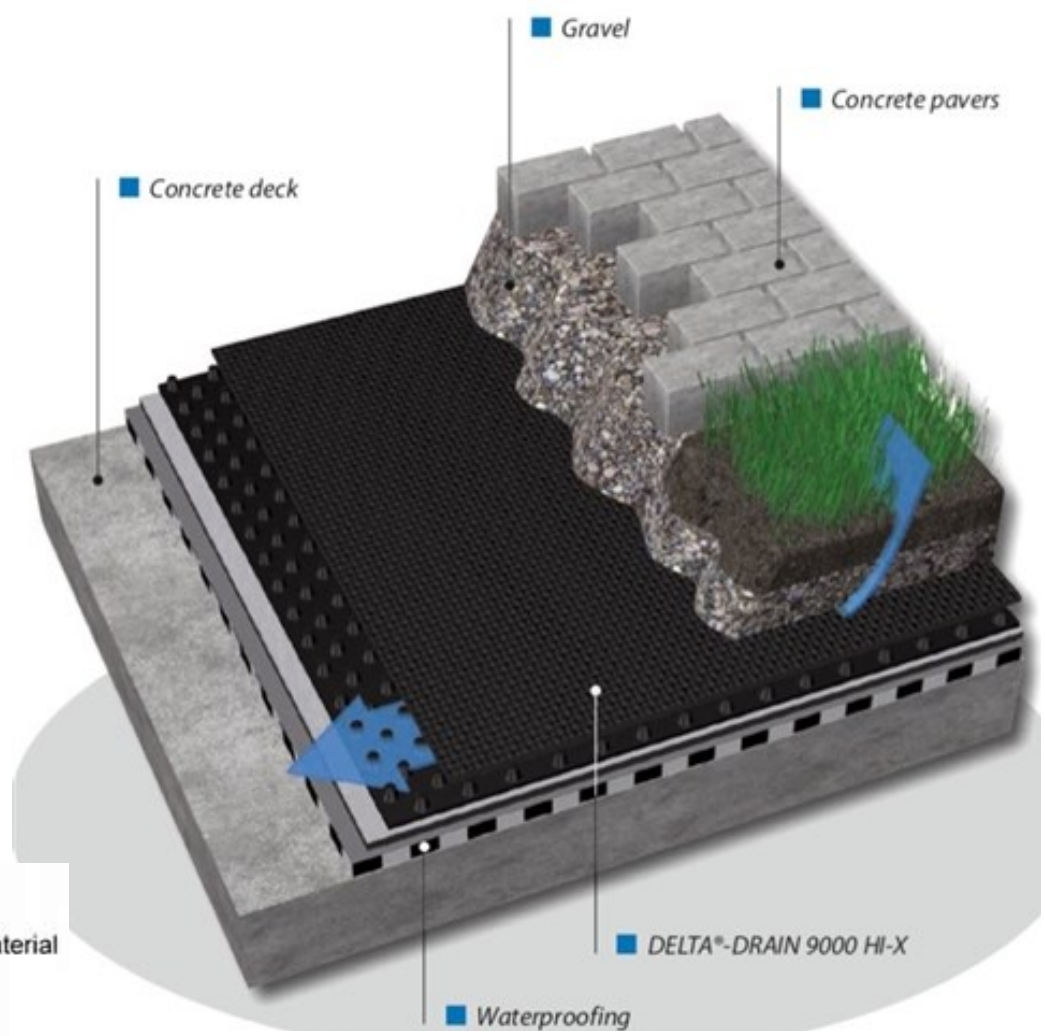
• Construction • Painting
• Snow Removal



legacycm.com

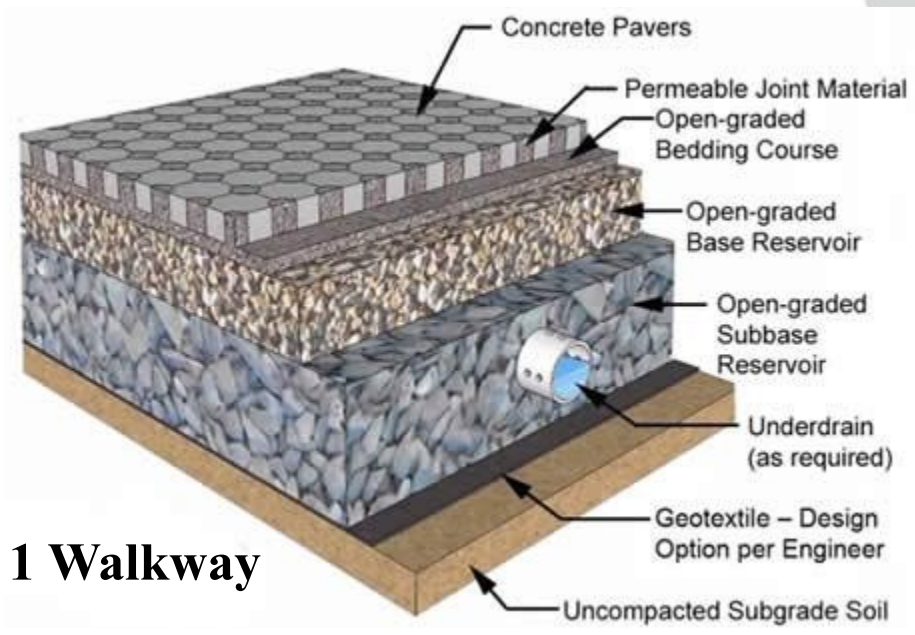
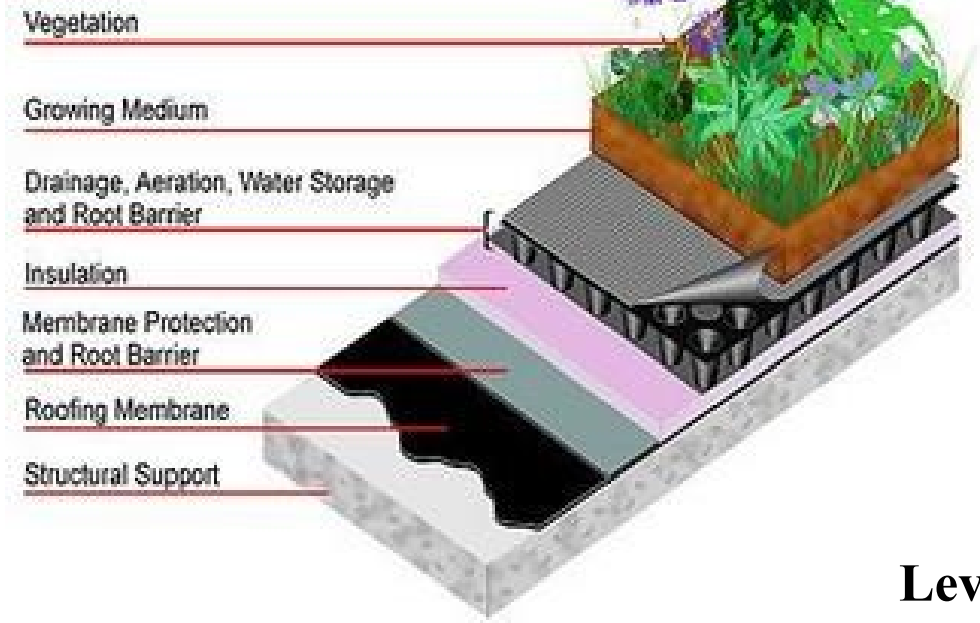


Level 2 Terrace



Level 1 Pathway

Vegetation Bed



Level 1 Walkway

Typical Green Roof Details

Architect

Bourque Design
 Architectural Design from
 Conception to Construction

Ron Bourque
 781 296-6654
 rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO
 President

charles@legacycm.com
 Phone: (781) 391- 5629
 Cell: (781) 589-4113
 Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal

legacycm.com



Level 2 Terrace perspective Views

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

August 3, 2023

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

Bourque
Design

9 Morton Street, Waltham, MA 02453

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal



legacycm.com

Alden Street



Homer Avenue

Architect

BD

Bourque
Design

Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal



legacycm.com



Homer Avenue

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacym.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal



legacym.com



Perspective View Along Homer Avenue

Architect



Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654

rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

• Construction • Painting

• Snow Removal



legacycm.com



Perspective View Along Alden Street

Architect

BD

Bourque
Design

Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal



legacycm.com



Perspective View at the corner of Alden Street and Homer Avenue

Architect

BD

Bourque
Design

Bourque Design

Architectural Design from
Conception to Construction

Ron Bourque

781 296-6654
rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacycm.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal



legacycm.com



Alden Street



Homer Avenue

Architect

BD
 Bourque Design
 Architectural Design from
 Conception to Construction

Ron Bourque
 781 296-6654
 rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

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

August 3, 2023

Developer

CHARLES ZAMMUTO
 President
 charles@legacycm.com
 Phone: (781) 391- 5629
 Cell: (781) 589-4113
 Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal

legacycm.com