



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.

September 28, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacym.com

Phone: (781) 391- 5629

Cell: (781) 589-4113

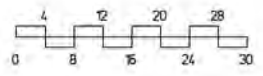
Fax: (617) 244 - 4251

- Construction • Painting
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Homer Avenue



Existing Site Plan

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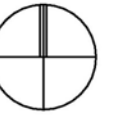
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Homer Avenue

NORTH



Composite Overlay Site Plan

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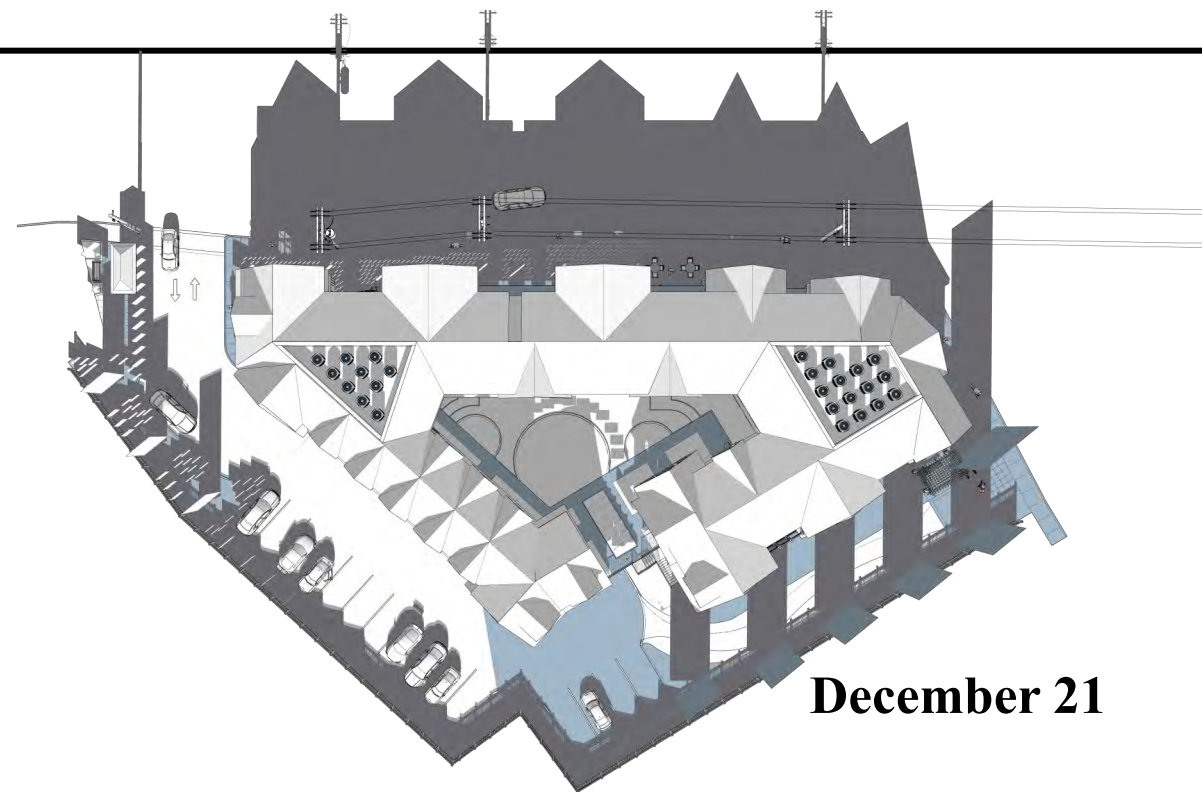
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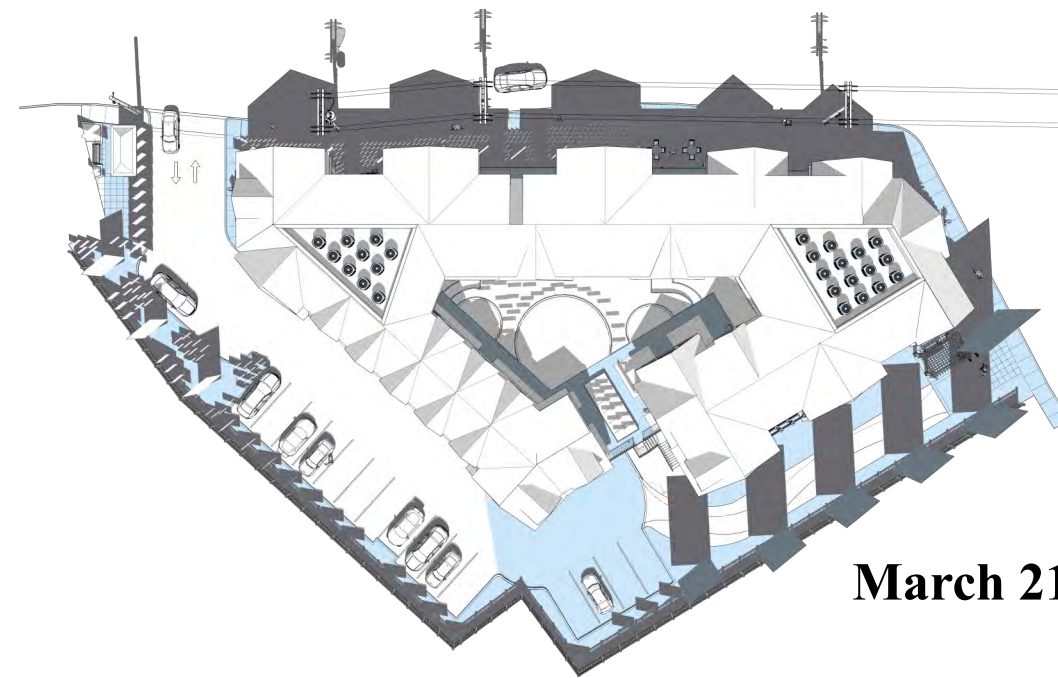
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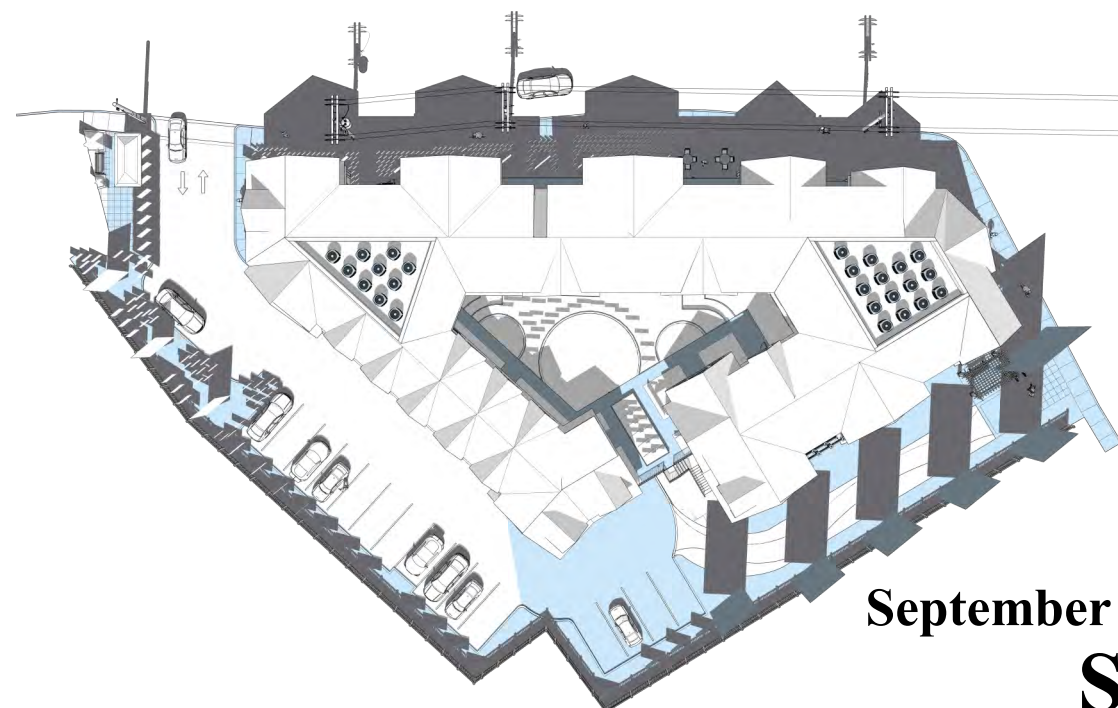
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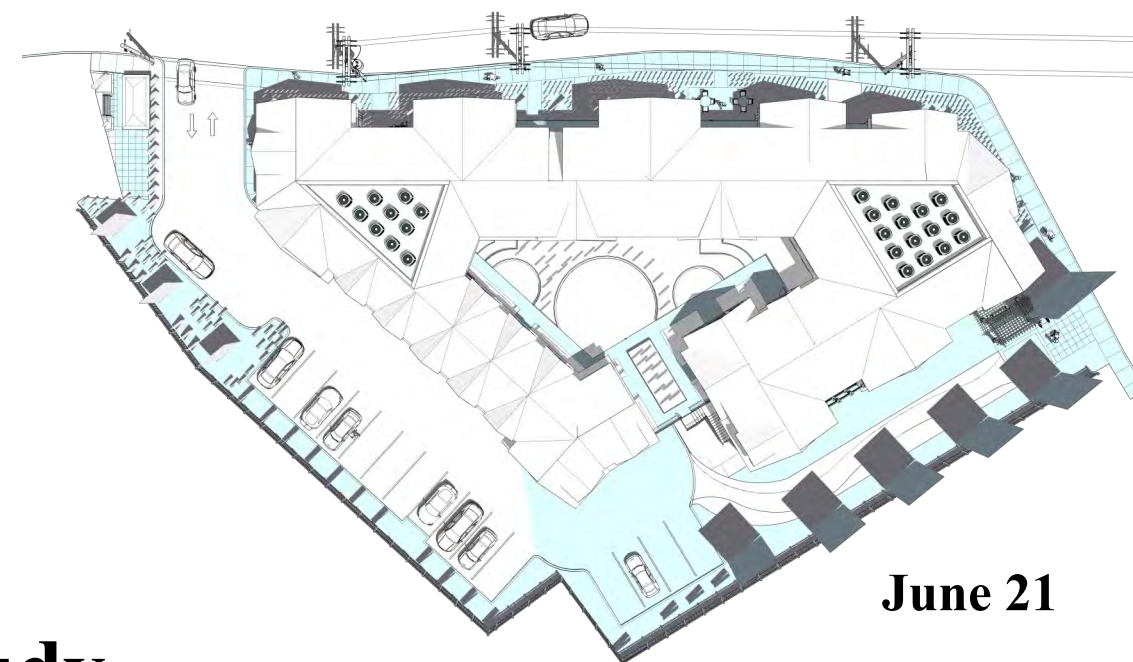
December 21



March 21



September 21



June 21

Shadow Study

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Homer Avenue Neighborhood Context

Project Location



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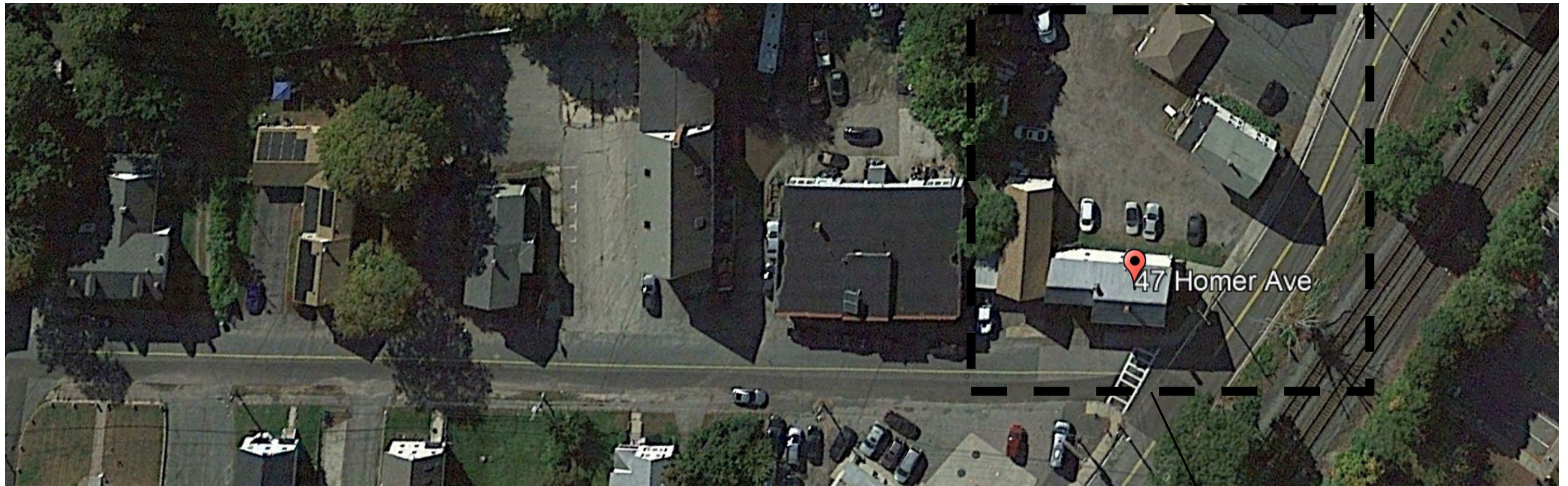
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Alden Street Neighborhood Context

Project Location



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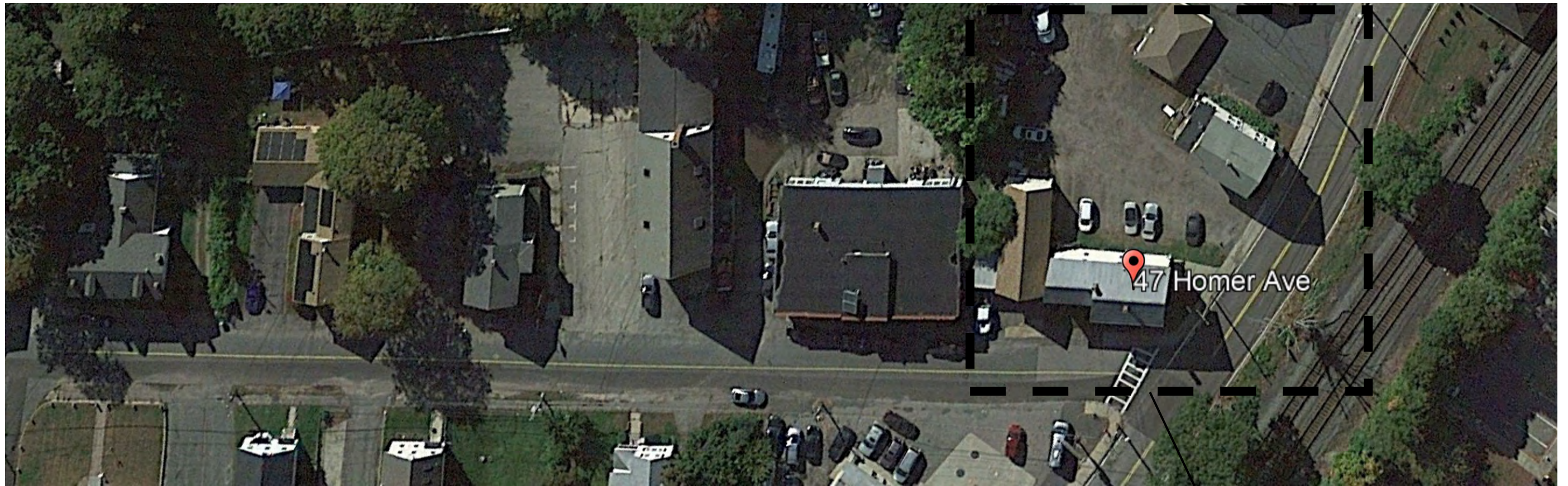
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Zoning Data

	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	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.	
1 Bedroom Unit - Living Space	2 Units
2 Bedroom Unit - Living Space	13 Units
	2,735 g.s.f.
	Green Roof Terrace Outdoor Living Space
Level 3 - 11,980 g.s.f.	
1 Bedroom Unit - Living Space	1 Unit
2 Bedroom Unit - Living Space	11 Units
Total Commercial G.S.F. - 8,550 g.s.f.	
Total Residential G.S.F. - 27,495 g.s.f.	29 Residential Units

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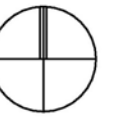


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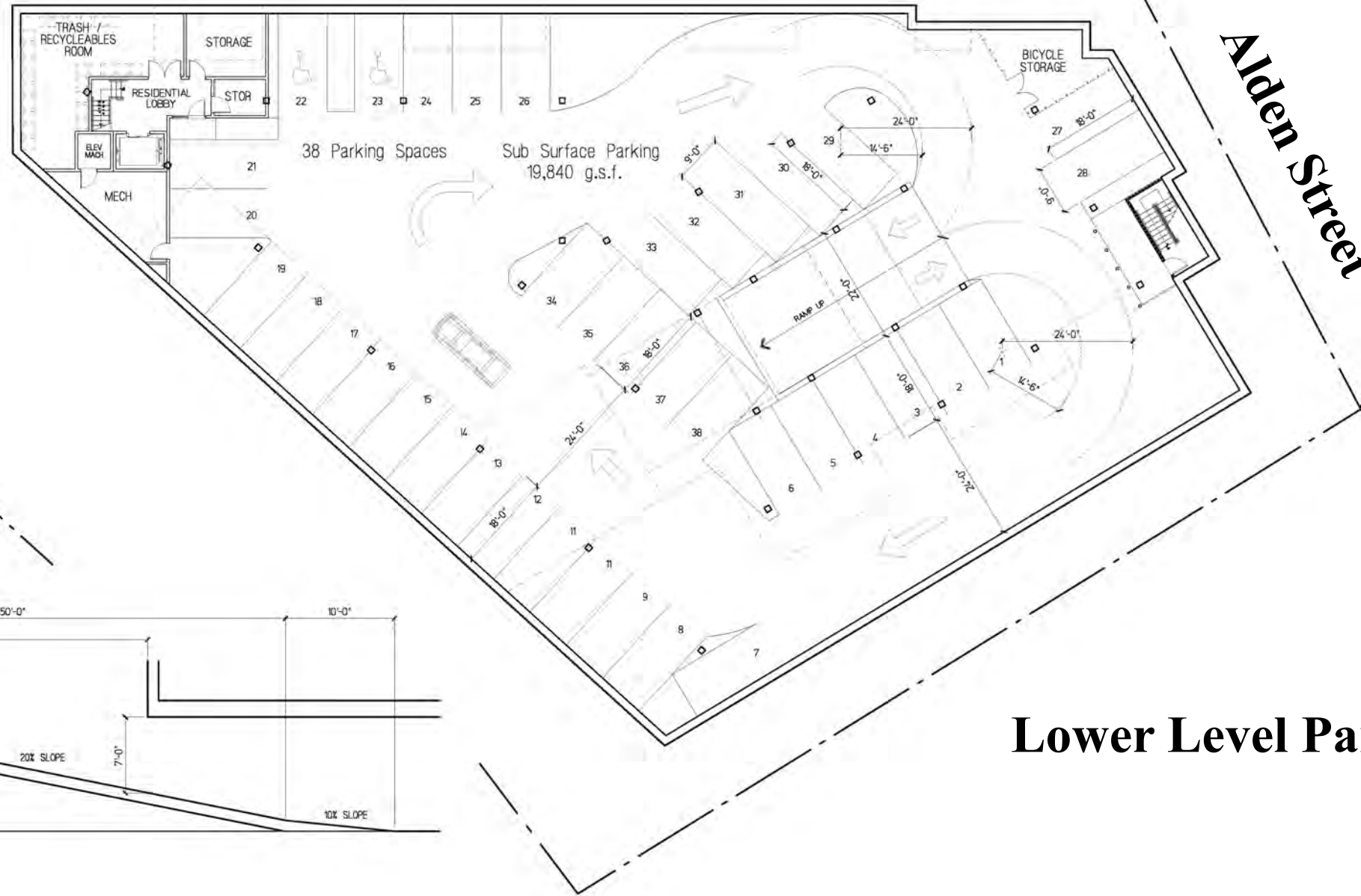
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Homer Avenue

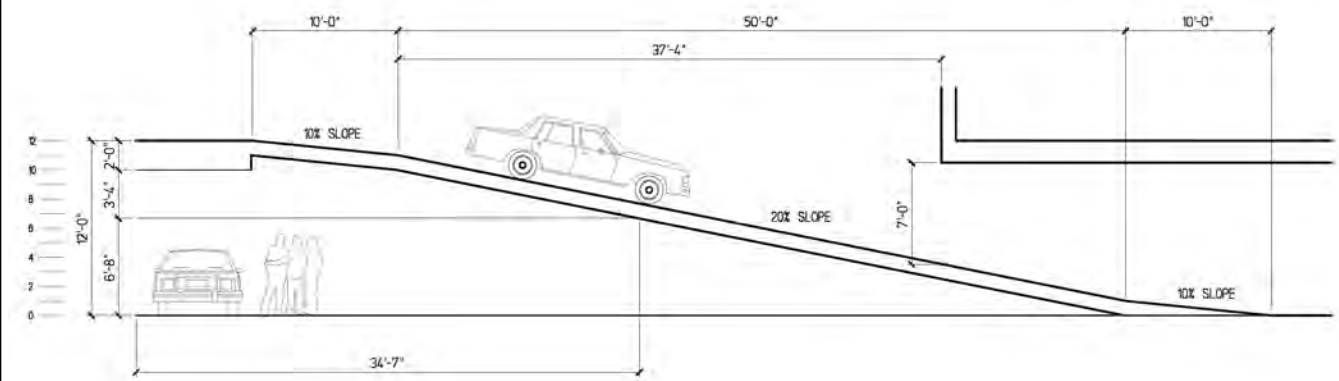
NORTH



Alden Street



Lower Level Parking Plan



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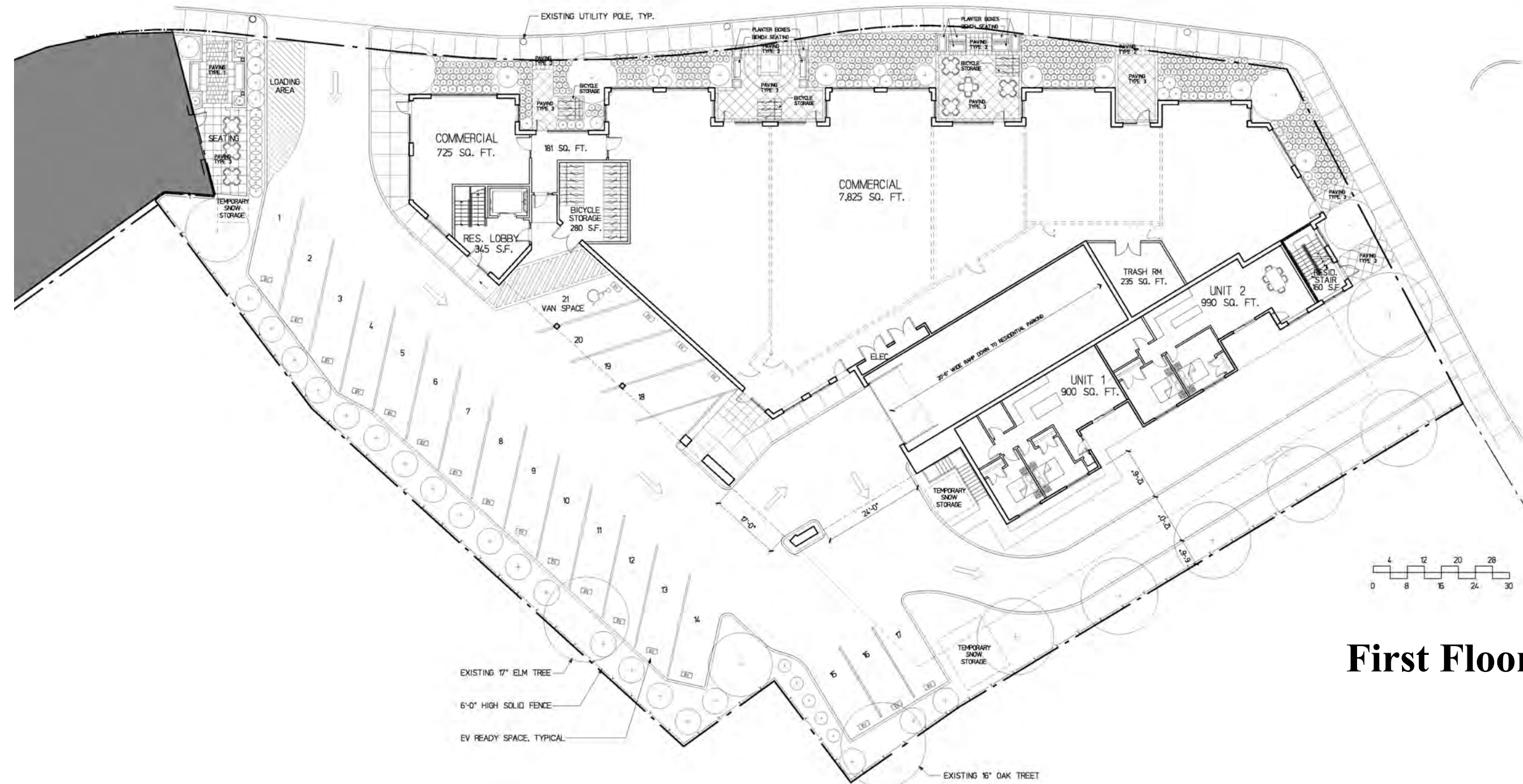
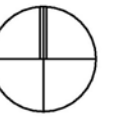
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Homer Avenue

NORTH



First Floor Plan

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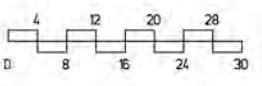
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Homer Avenue



Second Floor Plan

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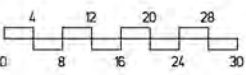
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Homer Avenue




Third Floor Plan

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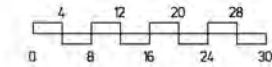
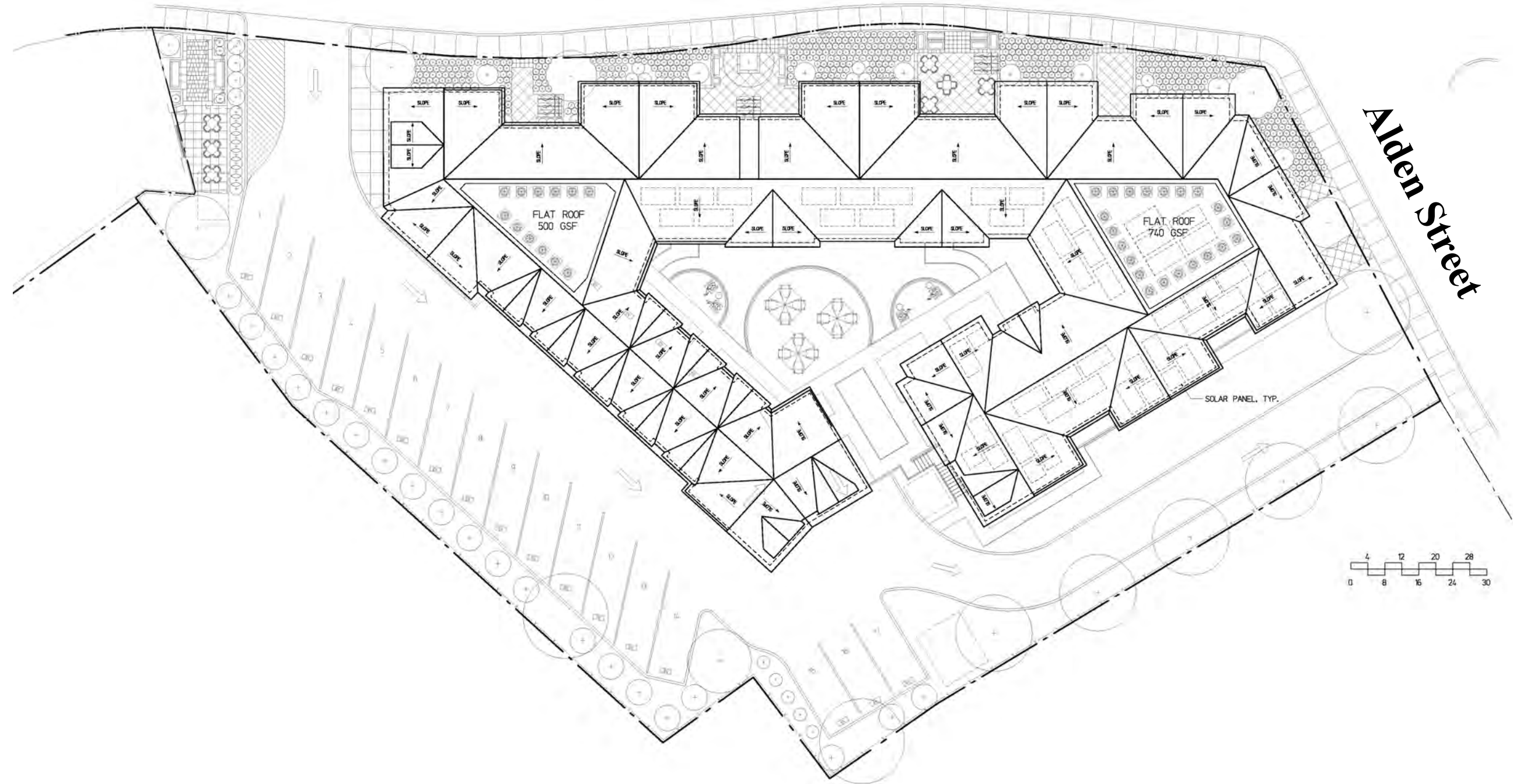


Homer Avenue

NORTH



Alden Street



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North Elevation



South Elevation

Building Elevations

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East Elevation



West Elevation



West Elevation

Building Elevations

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Alden Street



Homer Avenue

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Rear Elevation



Right Elevation

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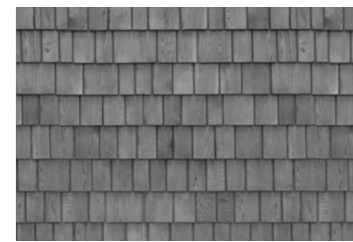
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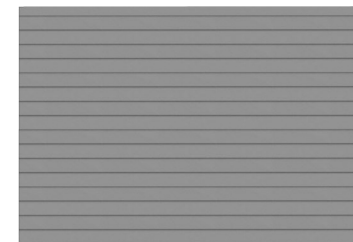




6" Composite Shingle Siding



6" Composite Clapboard Siding



4" Composite Clapboard Siding



Asphalt Shingle Roofing
6" Composite Clapboard Style Siding
4" Composite Clapboard Style Siding

Composite Shingle Style Siding

TOP OF RIDGE

Composite Trims

ATTIC FLOOR

THIRD FLOOR CEILING

Asphalt Shingle Roofing

Aluminum Gutter and Downspout

THIRD FLOOR

SECOND FLOOR CEILING

Low E Glazing

Composite Window Trim

Pediment detail w/ recessed panels, dentil trim

SECOND FLOOR

FIRST FLOOR CEILING

Gooseneck light fixture

Building Signage

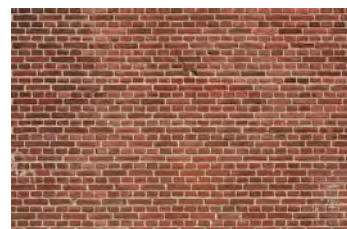
Recessed Composite Panel Pilasters

FIRST FLOOR

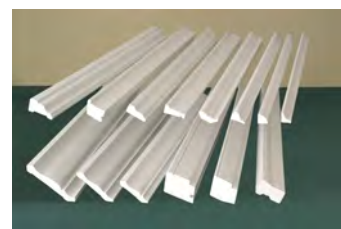
Stone Base

Brick Veneer

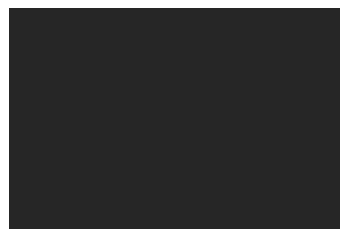
Aluminum Storefront Assembly



Brick Veneer



Composite trims



Window Frame Finish



Asphalt Shingle



Low E Glazing

Elevation Materials Key

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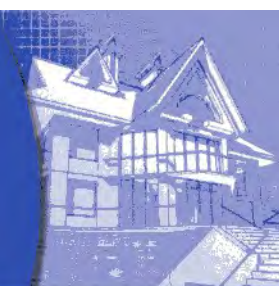
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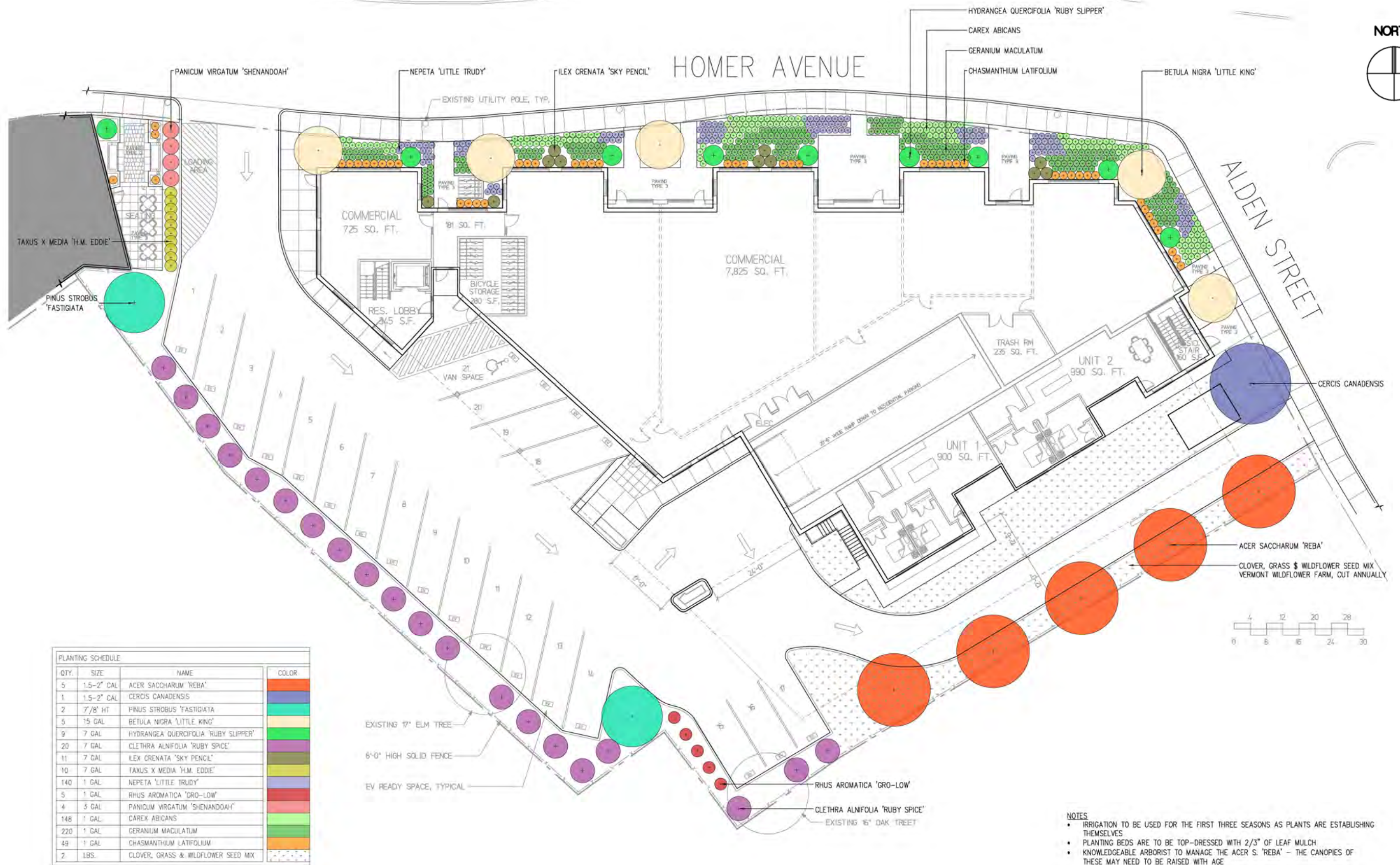
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PLANTING SCHEDULE			
QTY.	SIZE	NAME	COLOR
5	1.5-2" GAL	ACER SACCHARUM 'REBA'	Orange
1	1.5-2" GAL	CERCIS CANADENSIS	Blue
2	7/8" HT	PINUS STROBUS 'FASTIGIATA'	Green
5	15 GAL	BETULA NIGRA 'LITTLE KING'	Yellow
9	7 GAL	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPER'	Light Green
20	7 GAL	CLETHRA ALNIFOLIA 'RUBY SPICE'	Purple
11	7 GAL	ILEX CRENATA 'SKY PENCIL'	Dark Green
10	7 GAL	TAXUS X MEDIA 'H.M. EDDIE'	Light Purple
140	1 GAL	NEPETA 'LITTLE TRUDY'	Light Green
5	1 GAL	RHUS AROMATICA 'GRO-LOW'	Red
4	3 GAL	PANICUM VIRGATUM 'SHENANDOAH'	Light Green
148	1 GAL	CAREX ABICANS	Light Green
220	1 GAL	GERANIUM MACULATUM	Light Green
49	1 GAL	CHASMANTHIUM LATIFOLIUM	Light Green
2	LBS.	CLOVER, GRASS & WILDFLOWER SEED MIX	Light Green

- NOTES**
- IRRIGATION TO BE USED FOR THE FIRST THREE SEASONS AS PLANTS ARE ESTABLISHING THEMSELVES
 - PLANTING BEDS ARE TO BE TOP-DRESSED WITH 2/3" OF LEAF MULCH
 - KNOWLEDGEABLE ARBORIST TO MANAGE THE ACER S. 'REBA' - THE CANOPIES OF THESE MAY NEED TO BE RAISED WITH AGE

Ground Floor Planting Plan



HYDRANGEA QUERCIFOLIA 'RUBY SLIPPER'



GERANIUM MACULATUM



CHASMANTHIUM LATIFOLIUM



CAREX ABICANS



PANICUM VIRGATUM 'SHENANDOAH'



RHUS AROMATICA



CERCIS CANADENSIS



CLETHRA ALNIFOLIA 'RUBY SPICE'



BETULA NIGRA 'LITTLE KING'



PINUS STROBUS 'FASTIGIATA'



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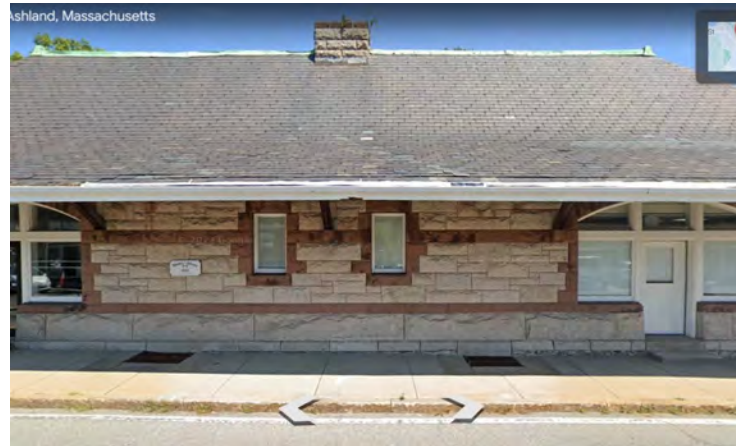
NEPETA 'LITTLE TRUDY'



CLOVER, GRASS AND WILDFLOWER LAWN

PLANTING SCHEDULE				COLOR
QTY.	SIZE	NAME		
5	1.5-2" CAL	ACER SACCHARUM 'REBA'		Orange
1	1.5-2" CAL	CERCIS CANADENSIS		Purple
2	7'/8' HT	PINUS STROBUS 'FASTIGIATA'		Teal
5	15 GAL	BETULA NIGRA 'LITTLE KING'		Yellow
9	7 GAL	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPER'		Green
20	7 GAL	CLETHRA ALNIFOLIA 'RUBY SPICE'		Purple
11	7 GAL	ILEX CRENATA 'SKY PENCIL'		Olive
10	7 GAL	TAXUS X MEDIA 'H.M. EDDIE'		Yellow-Green
140	1 GAL	NEPETA 'LITTLE TRUDY'		Purple
5	1 GAL	RHUS AROMATICA 'GRO-LOW'		Red
4	3 GAL	PANICUM VIRGATUM 'SHENANDOAH'		Pink
148	1 GAL	CAREX ABICANS		Light Green
220	1 GAL	GERANIUM MACULATUM		Green
49	1 GAL	CHASMANTHIUM LATIFOLIUM		Orange
2	LBS.	CLOVER, GRASS & WILDFLOWER SEED MIX		White with dots

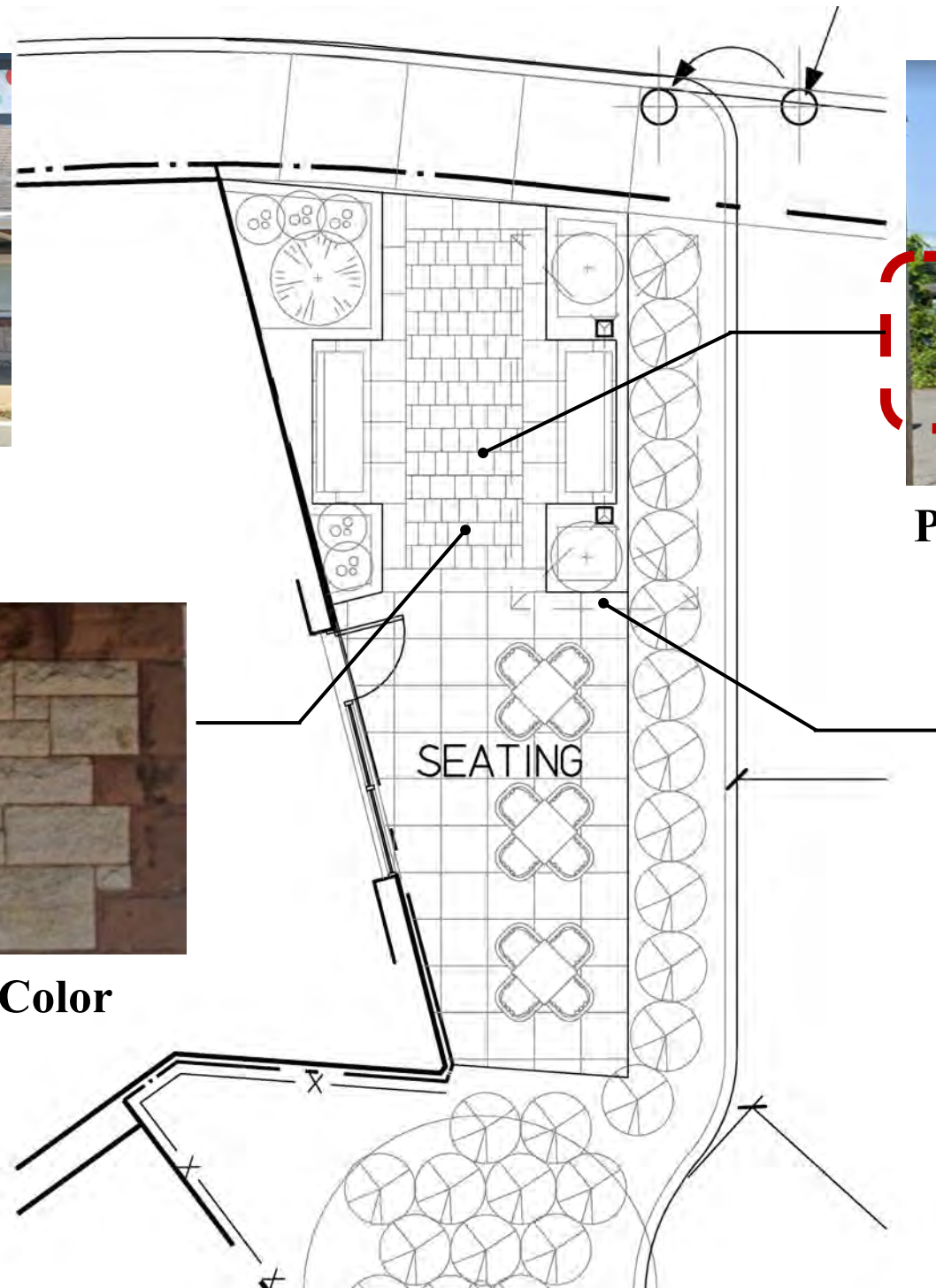
Landscape Materials Photo Board



Train Station Façade Materials



Park Walkway Paving Pattern Color



Park Siting

Existing Train Station



Seating Canopy Design Precedent

Homer Avenue Pocket Park

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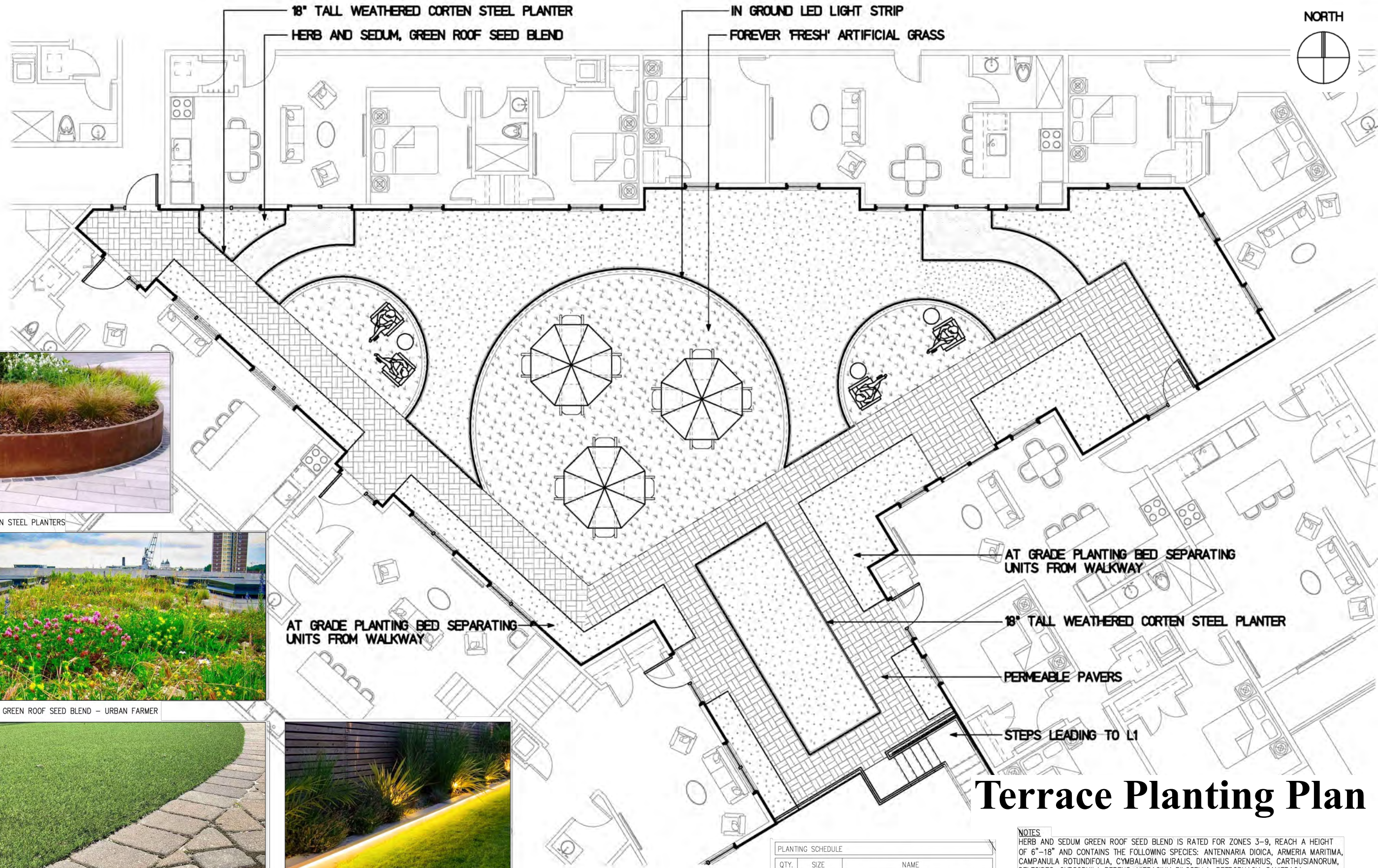
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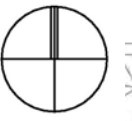
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NORTH



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.

September 28, 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

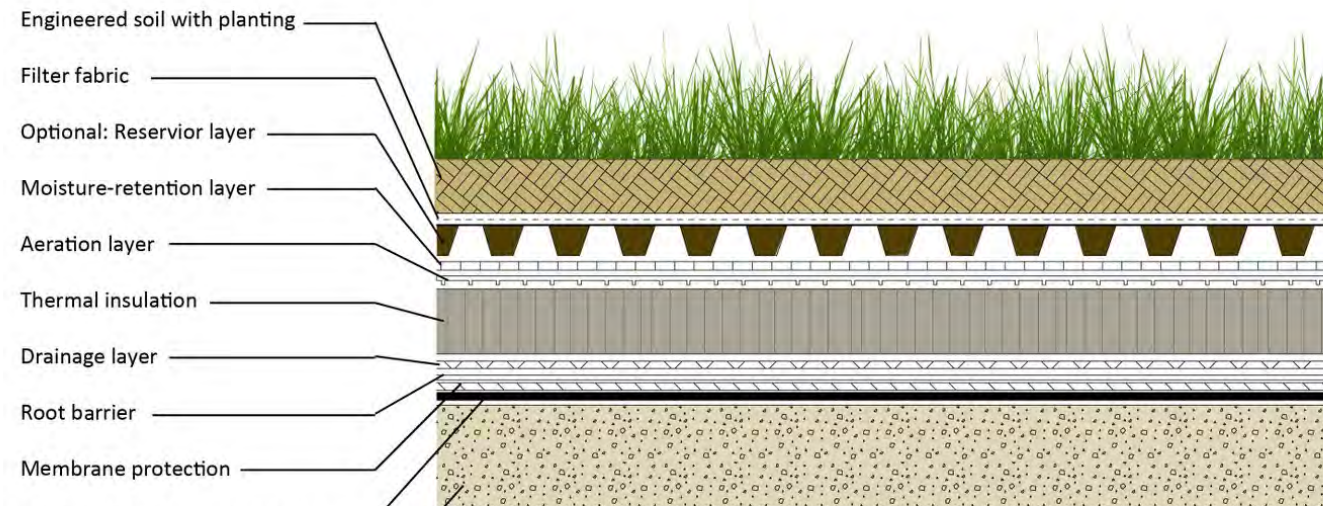
Cell: (781) 589-4113

Fax: (617) 244 - 4251

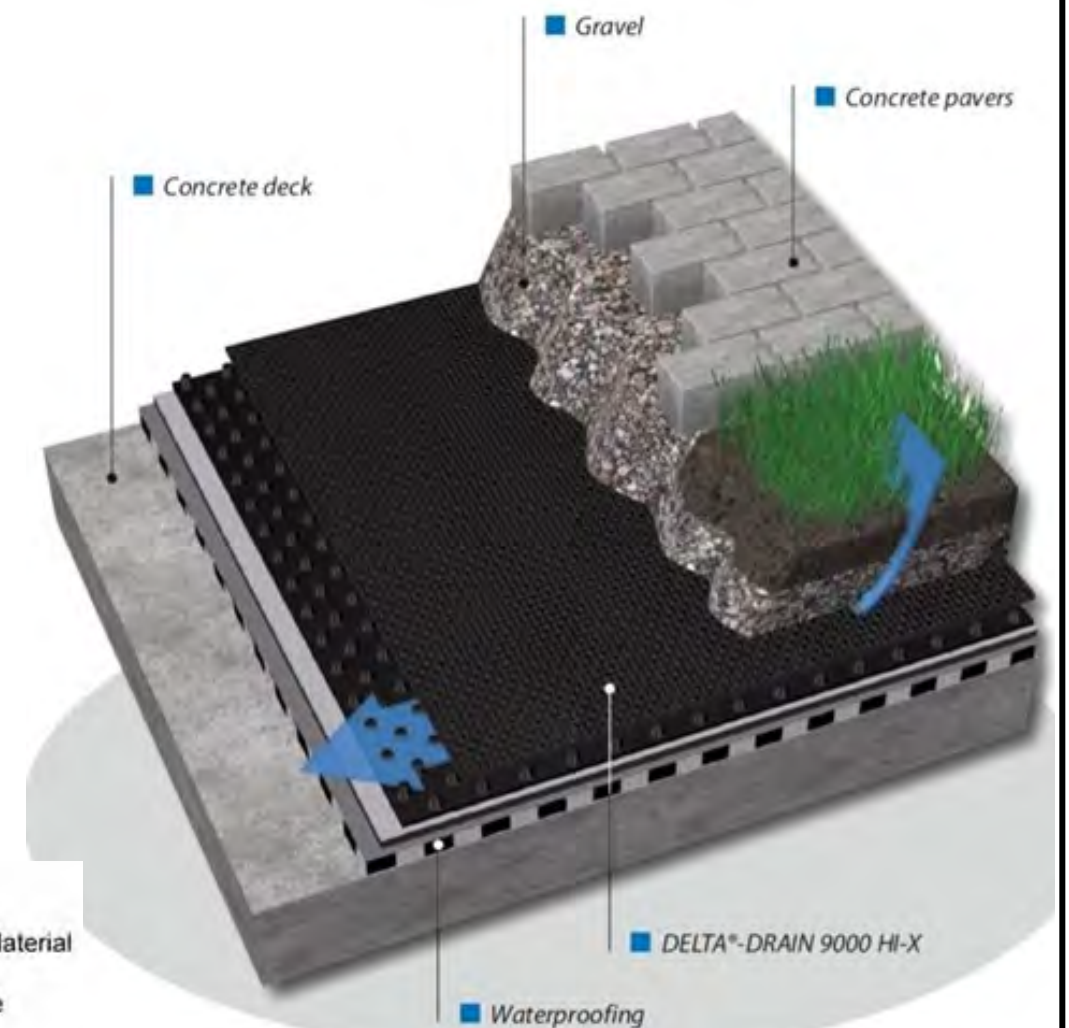
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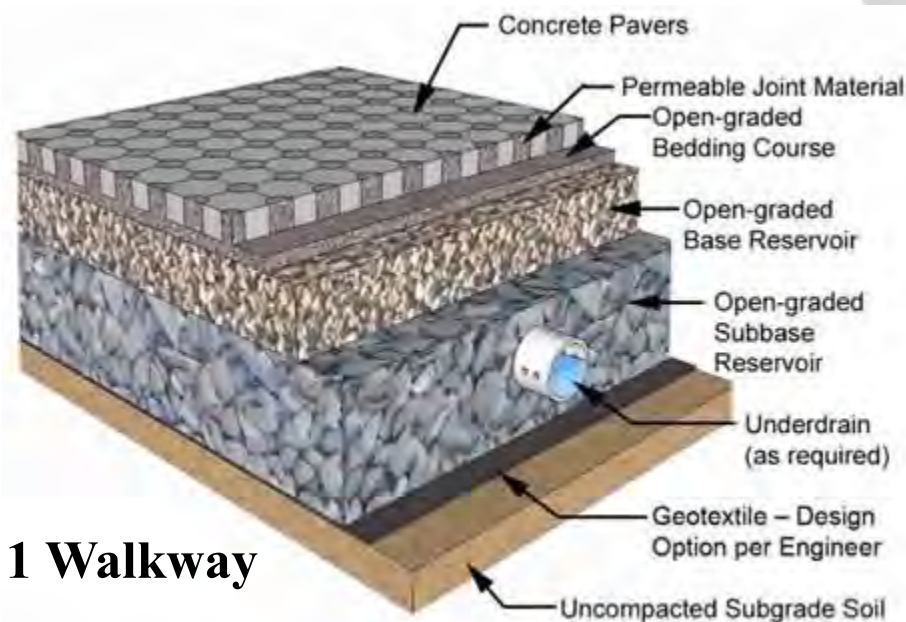
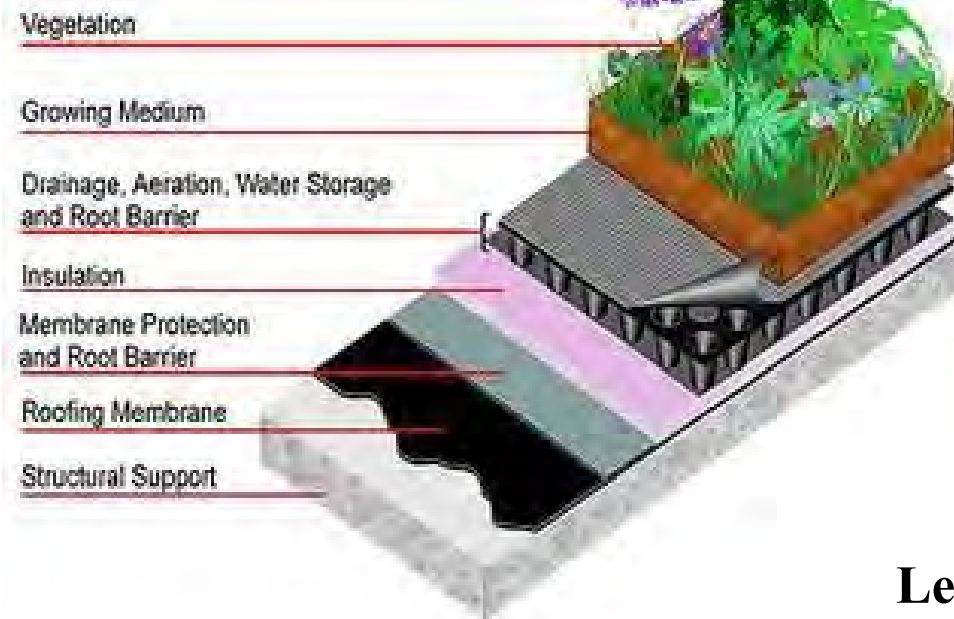


Level 2 Terrace



Level 1 Pathway

Vegetation Bed



Level 1 Walkway

Typical Green Roof Details

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Level 2 terrace perspective views

Architect

Developer

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Alden Street



Homer Avenue

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Alden Street

Homer Avenue

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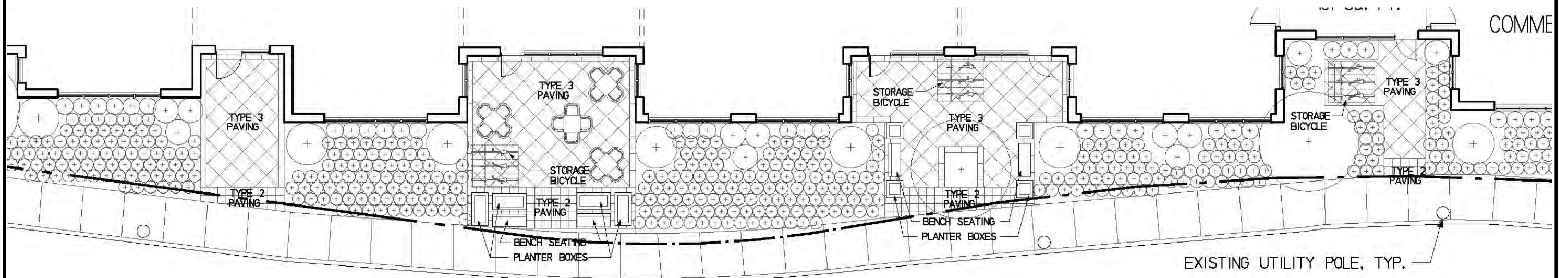
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Homer Avenue



Perspective View at the corner of Alden Street and Homer Avenue

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Perspective View Along Alden Street

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