



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.

November 30, 2023

Developer

CHARLES ZAMMUTO
 President

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 Phone: (781) 391- 5629
 Cell: (781) 589-4113
 Fax: (617) 244 - 4251

- Construction • Painting
- Snow Removal

legacycm.com

Homer Avenue



Existing Site Plan

Architect

BD
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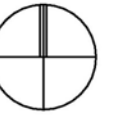
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Homer Avenue

NORTH



Composite Overlay Site Plan

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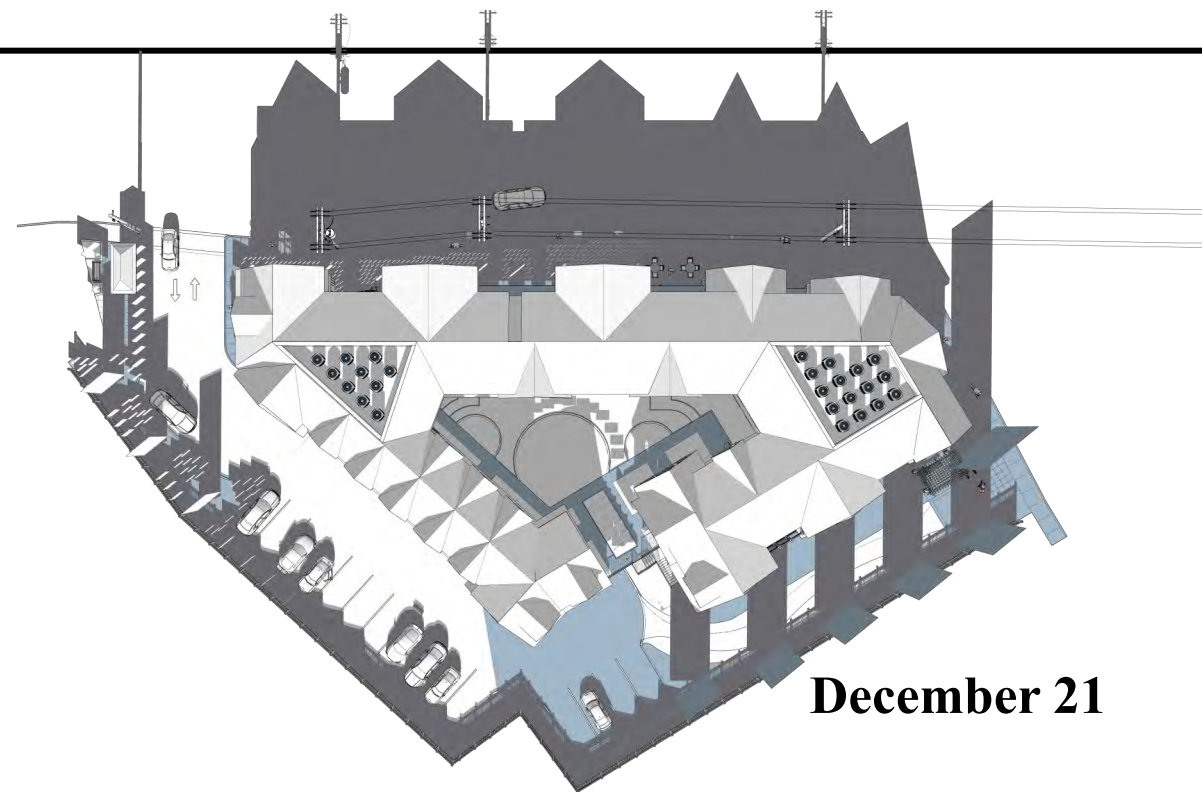
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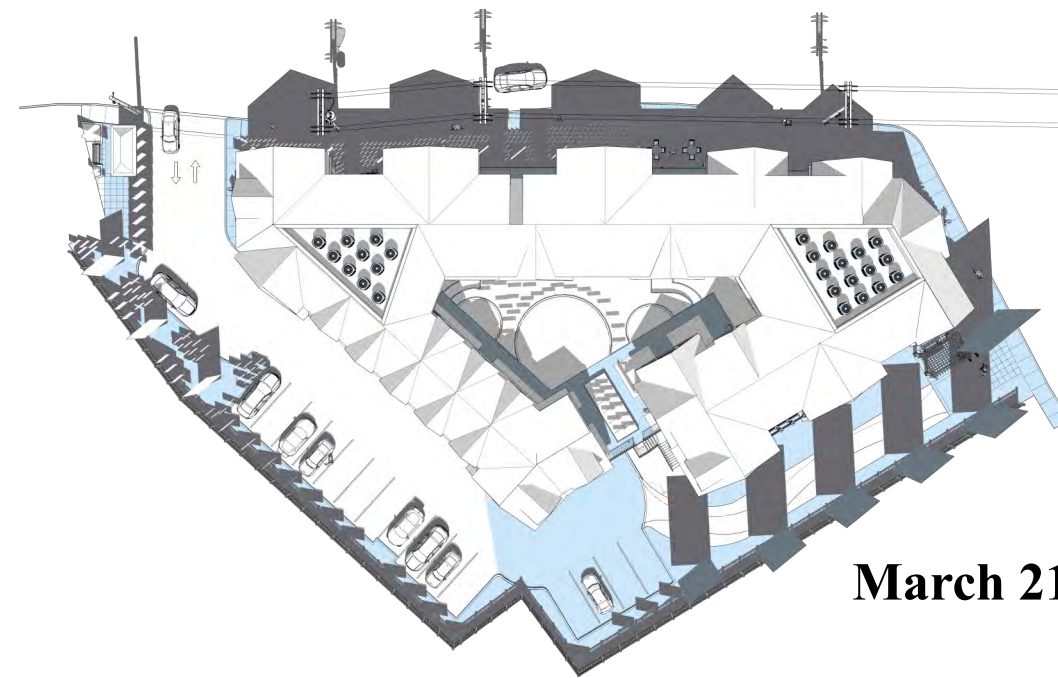
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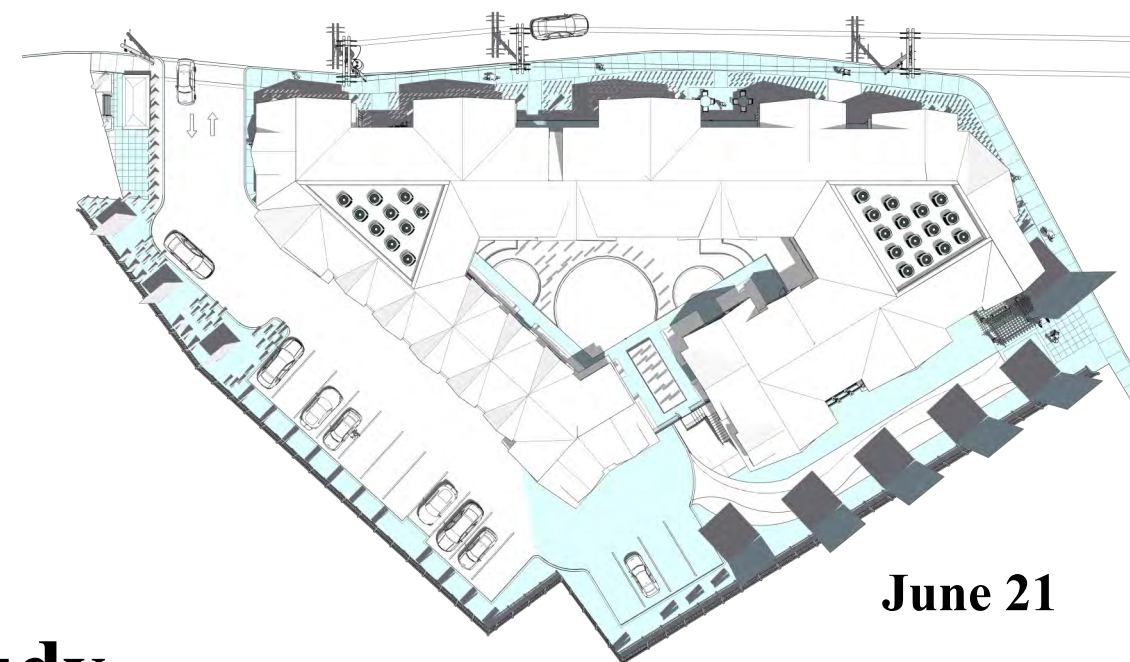
December 21



March 21



September 21



June 21

Shadow Study

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

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Homer Avenue Neighborhood Context

Project Location



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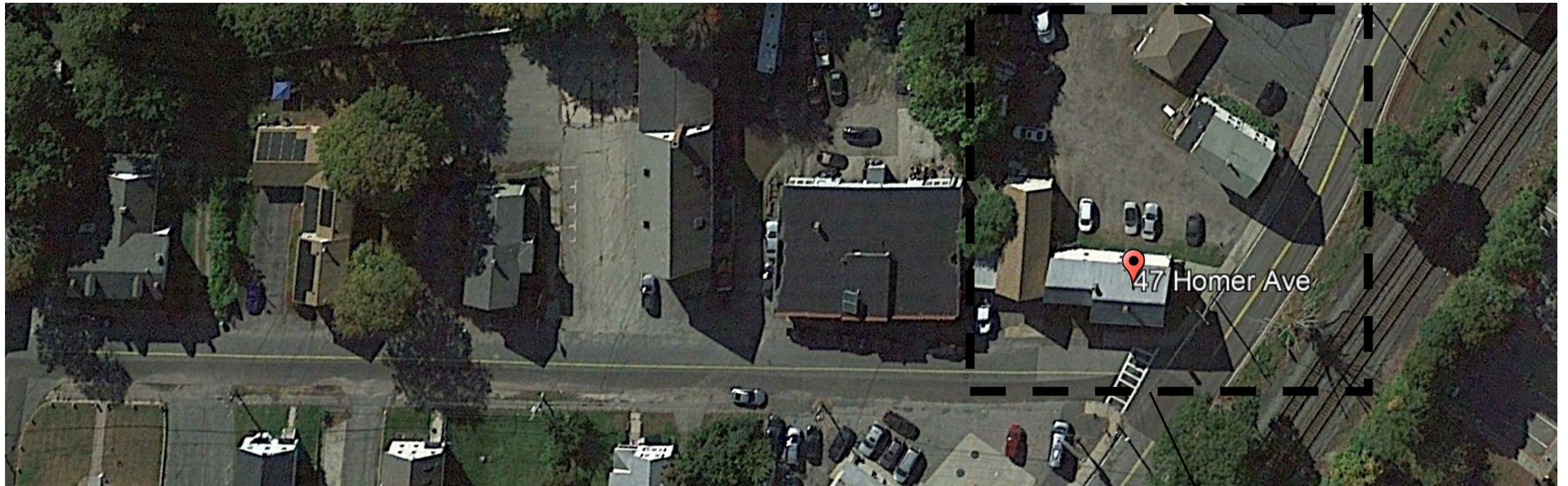
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Alden Street Neighborhood Context

Project Location



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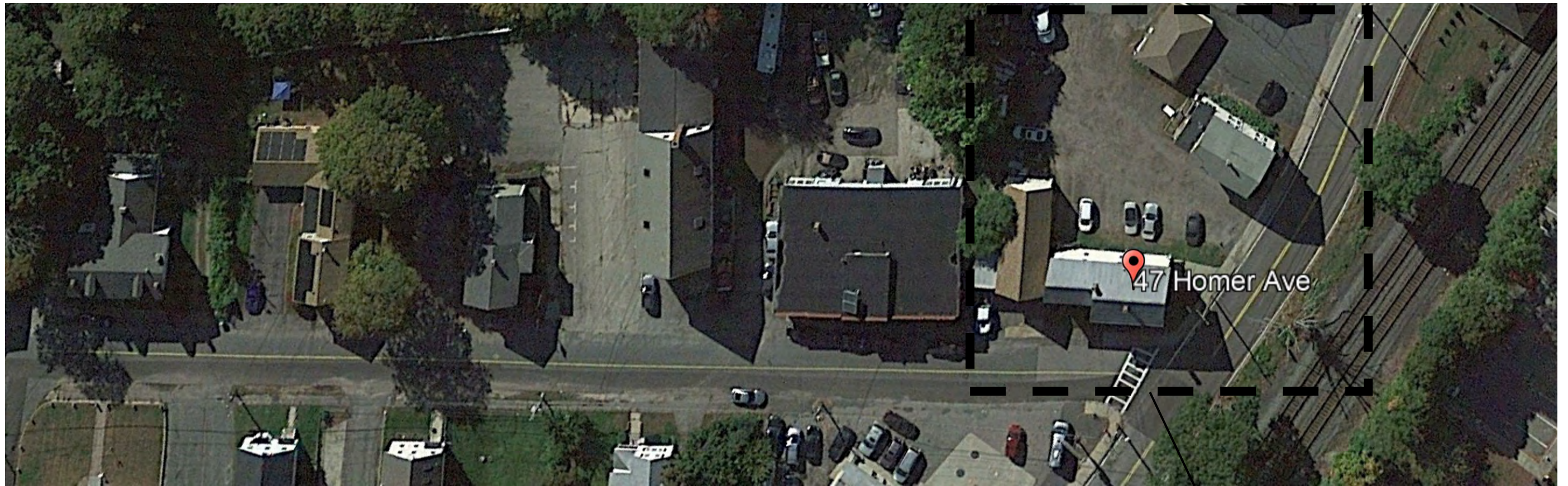
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Zoning Data

	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	39 Subsurface, 21 Onsite = 60 Total

Building Data

Sub Level Parking - 20,225 g.s.f.	
Indoor Below Grade Parking	39 spaces
At Grade Site Parking	21 spaces
Level 1 - 11,690 g.s.f.	
Commercial	- 8,550 g.s.f.
Mechanical / Services	- 745 g.s.f.
Residential Lobby / Stair	- 505 g.s.f.
Residential	- 1,890 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. - 27,010 g.s.f.	29 Residential Units

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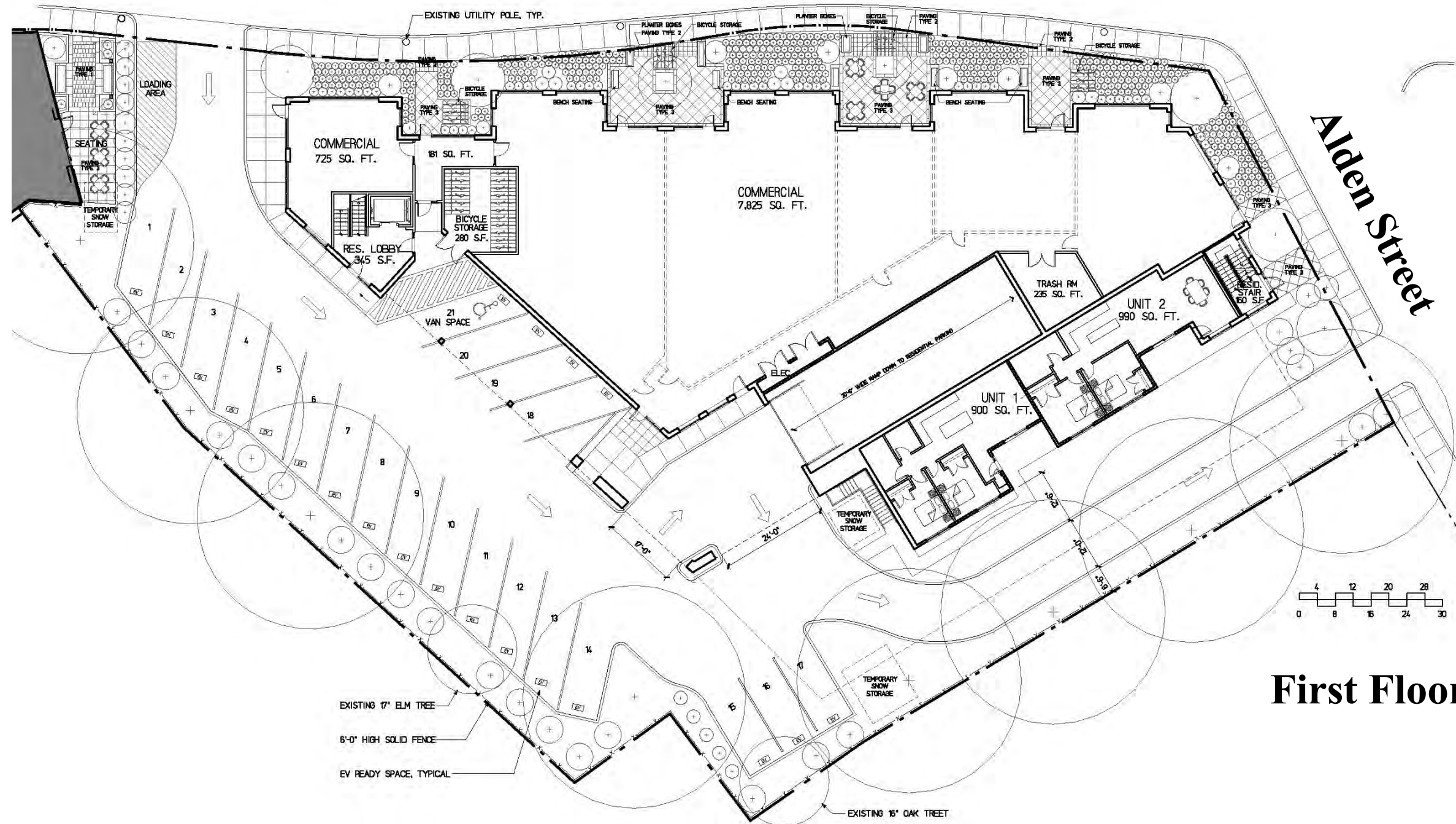
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Homer Avenue



First Floor Plan

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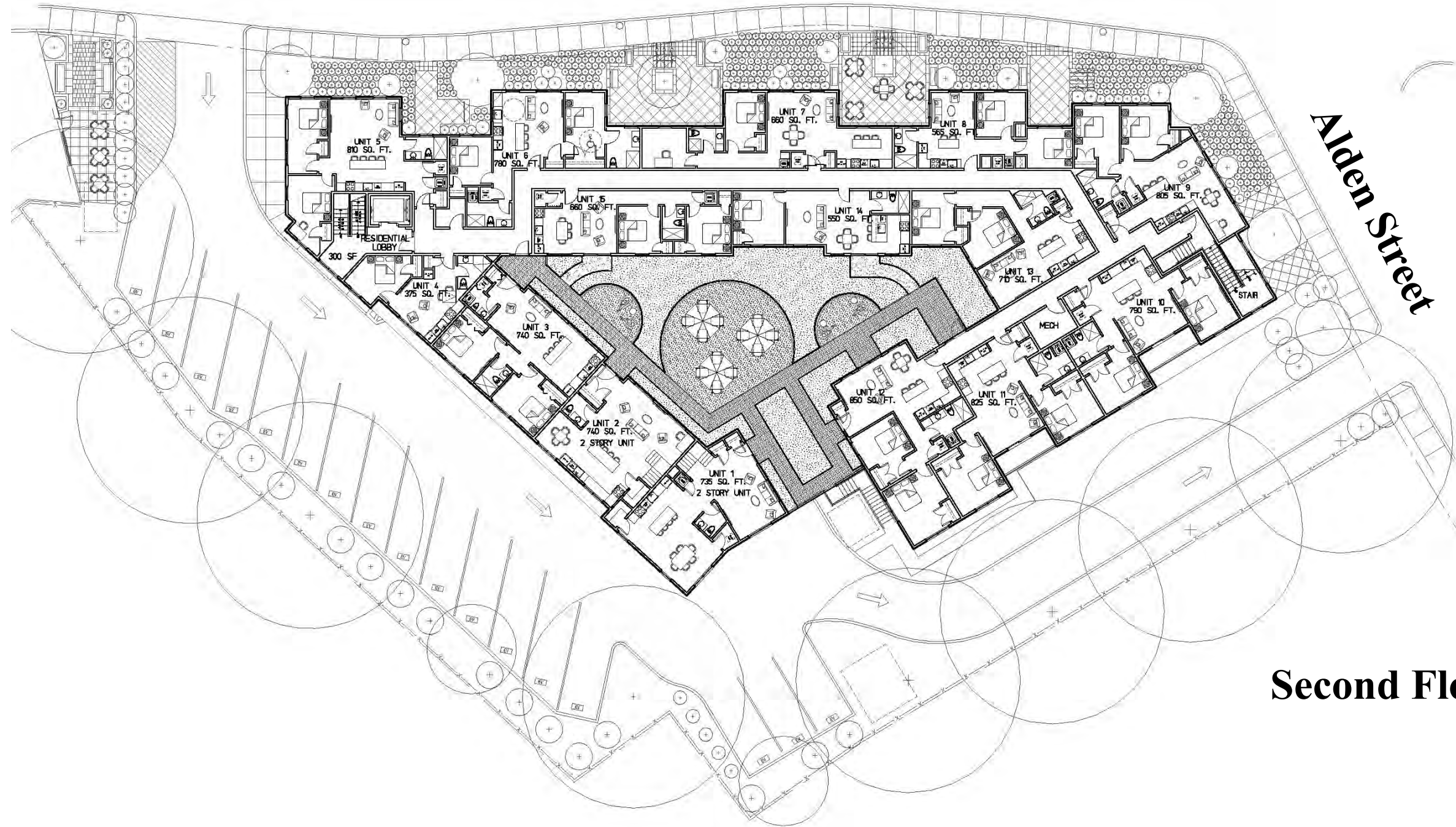
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Homer Avenue



Alden Street

Second Floor Plan

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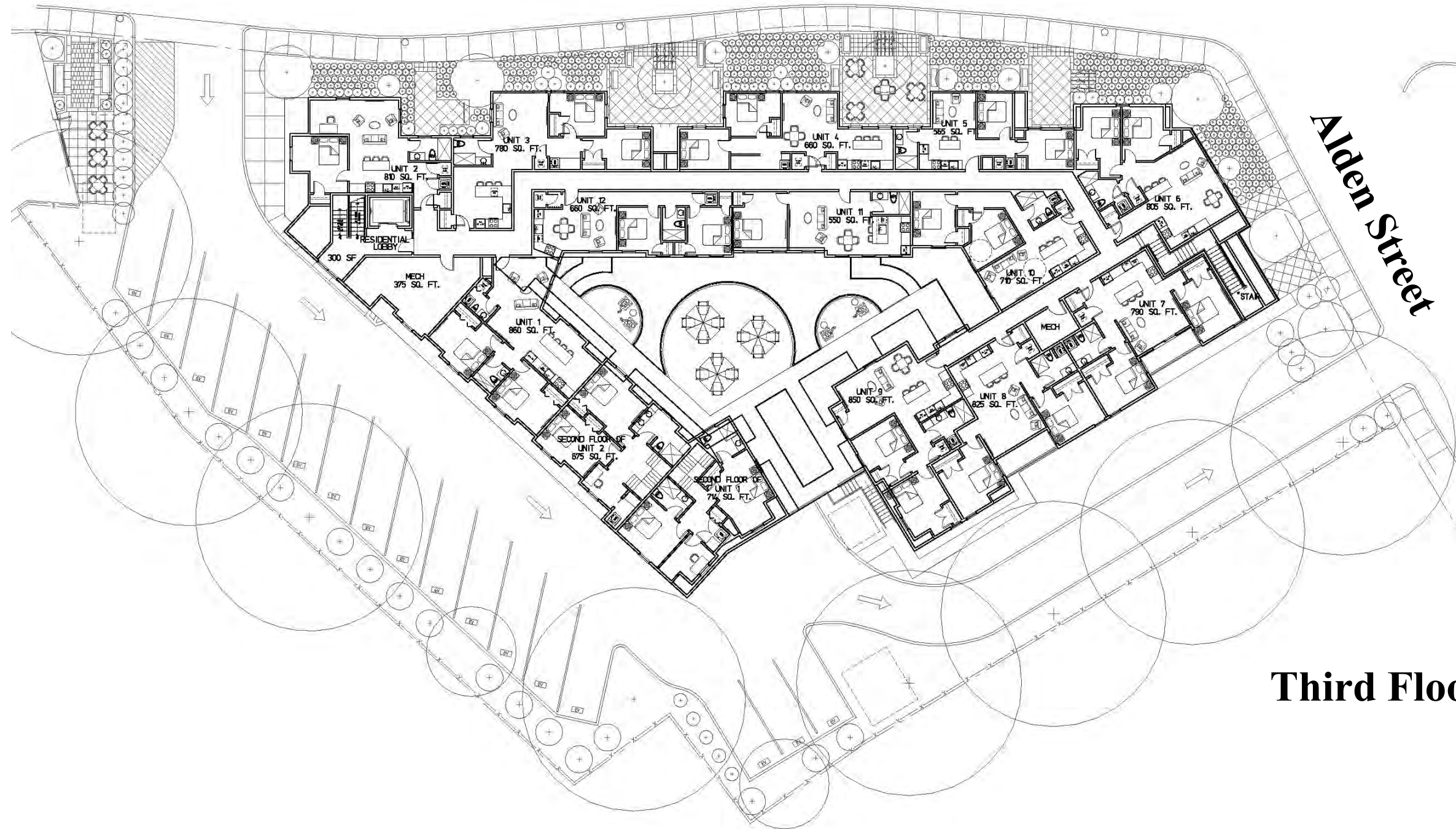
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Homer Avenue



Alden Street

Third Floor Plan

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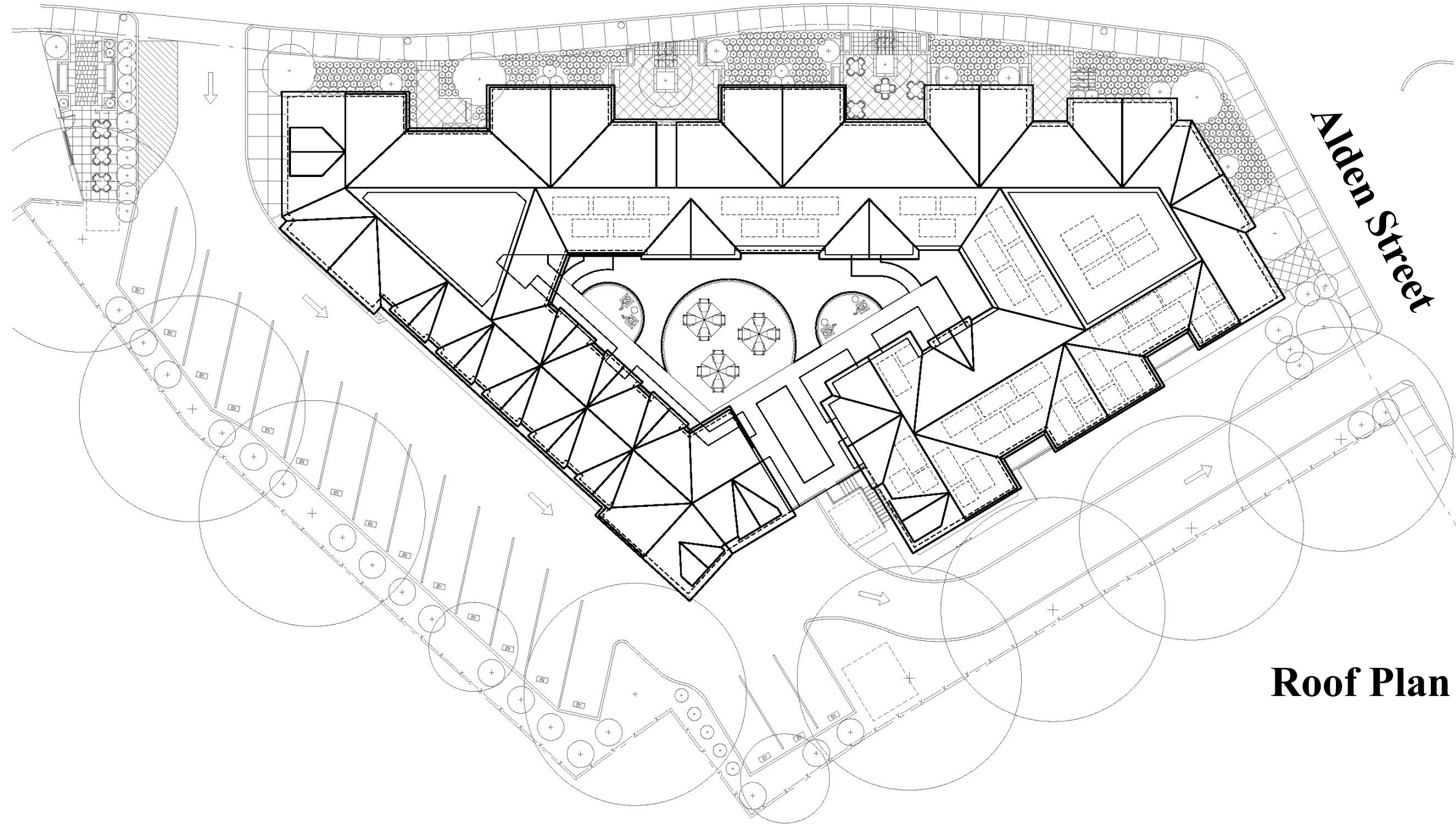
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Homer Avenue



Alden Street

Roof Plan

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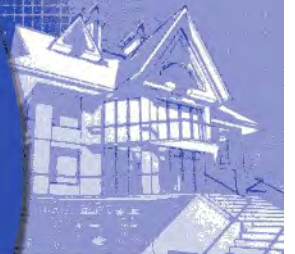
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North Elevation



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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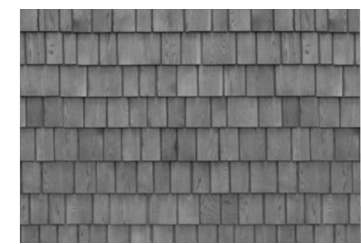
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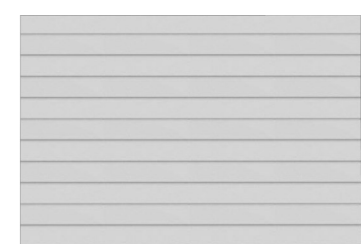
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6" Composite Shingle Siding



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

Composite Trims

Asphalt Shingle Roofing

Aluminum Gutter and Downspout

Low E Glazing

Composite Window Trim

Pediment detail w/ recessed panels, dentil trim

Gooseneck light fixture

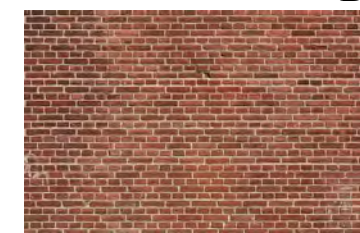
Building Signage

Recessed Composite Panel Pilasters

Brick Veneer

Aluminum Storefront Assembly

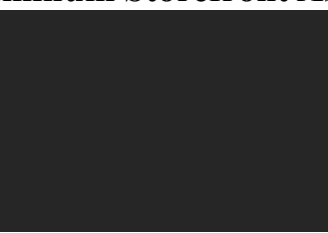
Stone Base



Brick Veneer



Composite trims



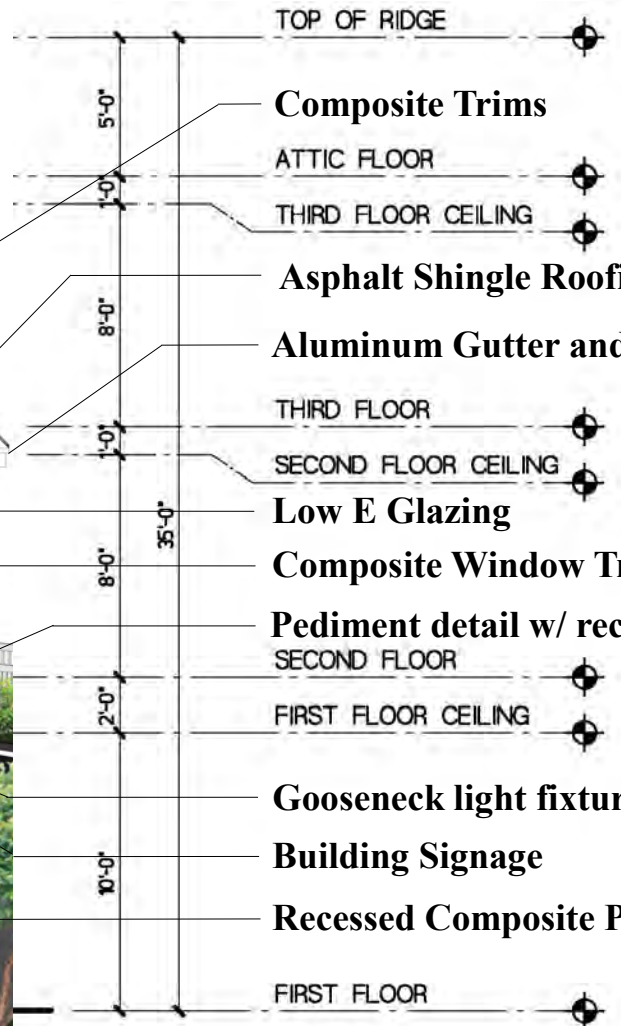
Window Frame Finish



Asphalt Shingle



Low E Glazing



Elevation Materials Key

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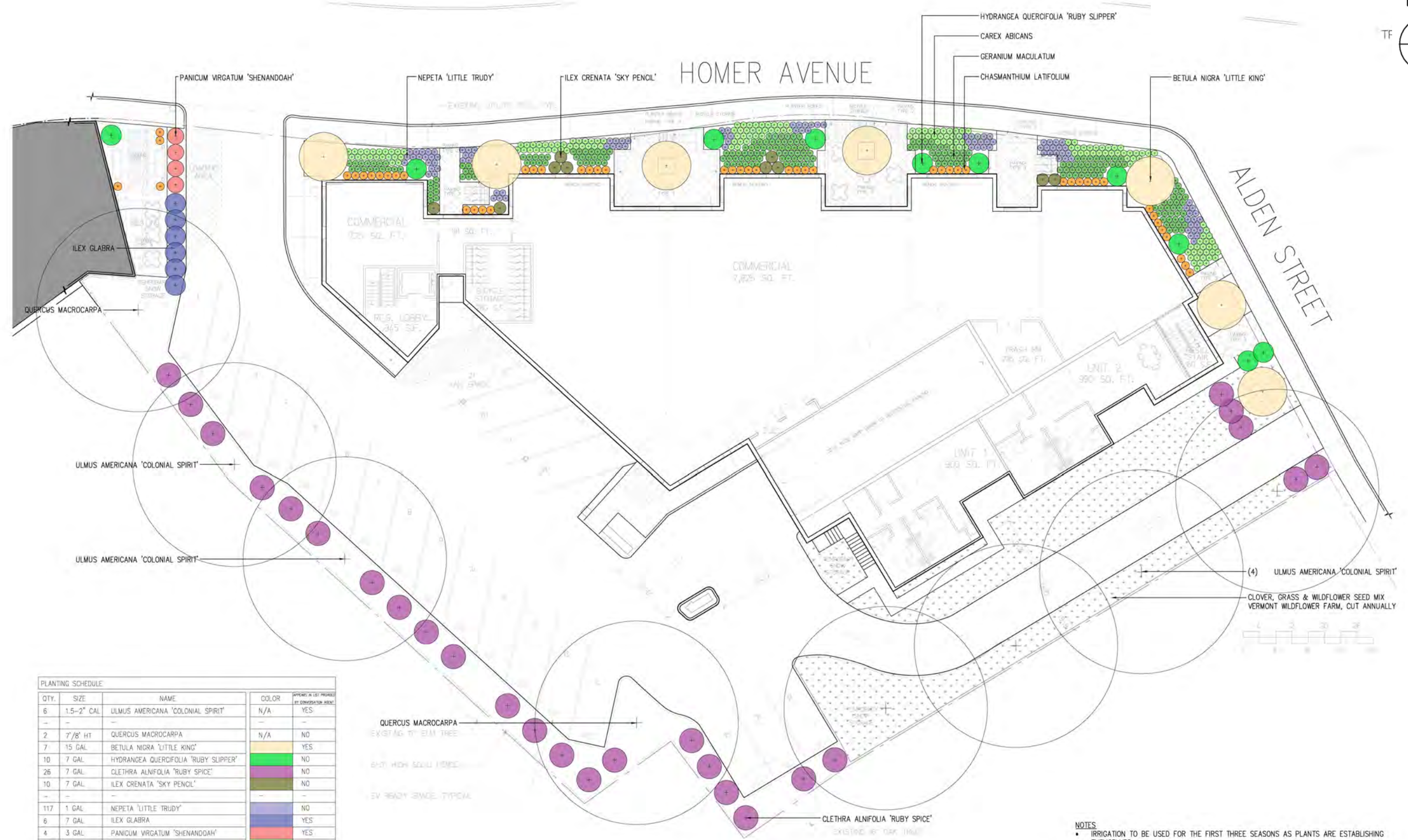
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PLANTING SCHEDULE				
QTY.	SIZE	NAME	COLOR	APPEARS IN LIST PROVIDED BY DEVELOPER/OWNER
6	1.5-2" CAL	ULMUS AMERICANA 'COLONIAL SPIRIT'	N/A	YES
-	-	-	-	-
2	7'/8" HT	QUERCUS MACROCARPA	N/A	NO
7	15 GAL	BETULA NIGRA 'LITTLE KING'	Yellow	YES
10	7 GAL	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPER'	Green	NO
26	7 GAL	CLETHRA ALNIFOLIA 'RUBY SPICE'	Purple	NO
10	7 GAL	ILEX CRENATA 'SKY PENCIL'	Brown	NO
-	-	-	-	-
117	1 GAL	NEPETA 'LITTLE TRUDY'	Blue	NO
6	7 GAL	ILEX GLABRA	Dark Blue	YES
4	3 GAL	PANICUM VIRGATUM 'SHENANDOAH'	Red	YES
146	1 GAL	CAREX ABICANS	Light Green	NO
196	1 GAL	GERANIUM MACULATUM	Light Green	YES
51	1 GAL	CHASMANTHIUM LATIFOLIUM	Orange	NO
5	LBS.	CLOVER, GRASS & WILDFLOWER SEED MIX	Stippled	NO

- 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 DARK PINE MULCH
 - KNOWLEDGEABLE ARBORIST TO MANAGE THE QUERCUS AND ULMUS - 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'



NEPETA 'LITTLE TRUDY'



ILEX GLABRA



CLETHRA ALNIFOLIA 'RUBY SPICE'



BETULA NIGRA 'LITTLE KING'



QUERCUS MACROCARPA



ULMUS AMERICANA 'COLONIAL SPIRIT'



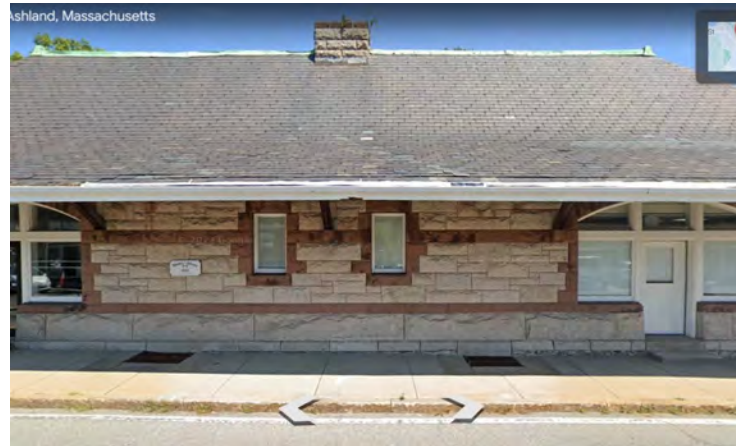
ILEX CRENATA 'SKY PENCIL'



CLOVER, GRASS AND WILDFLOWER LAWN

PLANTING SCHEDULE				
QTY.	SIZE	NAME	COLOR	APPEARS IN LIST PROVIDED BY CONVERSATION AGENT
6	1.5-2" CAL	ULMUS AMERICANA 'COLONIAL SPIRIT'	N/A	YES
-	-	-	-	-
2	7'/8' HT	QUERCUS MACROCARPA	N/A	NO
7	15 GAL	BETULA NIGRA 'LITTLE KING'	Yellow	YES
10	7 GAL	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPER'	Green	NO
26	7 GAL	CLETHRA ALNIFOLIA 'RUBY SPICE'	Purple	NO
10	7 GAL	ILEX CRENATA 'SKY PENCIL'	Olive	NO
-	-	-	-	-
117	1 GAL	NEPETA 'LITTLE TRUDY'	Blue	NO
6	7 GAL	ILEX GLABRA	Blue	YES
4	3 GAL	PANICUM VIRGATUM 'SHENANDOAH'	Red	YES
146	1 GAL	CAREX ABICANS	Light Green	NO
196	1 GAL	GERANIUM MACULATUM	Green	YES
51	1 GAL	CHASMANTHIUM LATIFOLIUM	Orange	NO
5	LBS.	CLOVER, GRASS & WILDFLOWER SEED MIX	+	NO

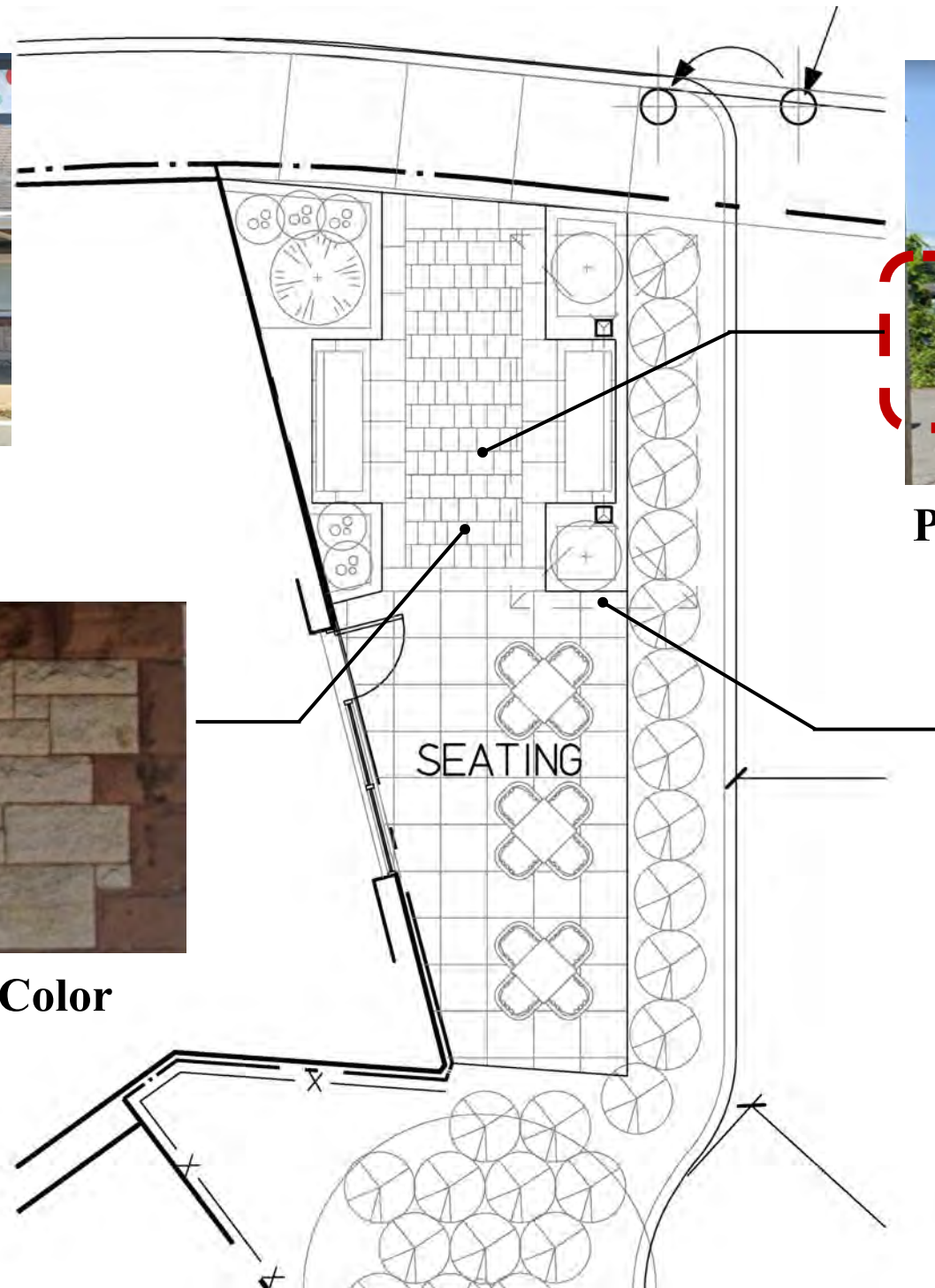
Landscape Materials Photo Board



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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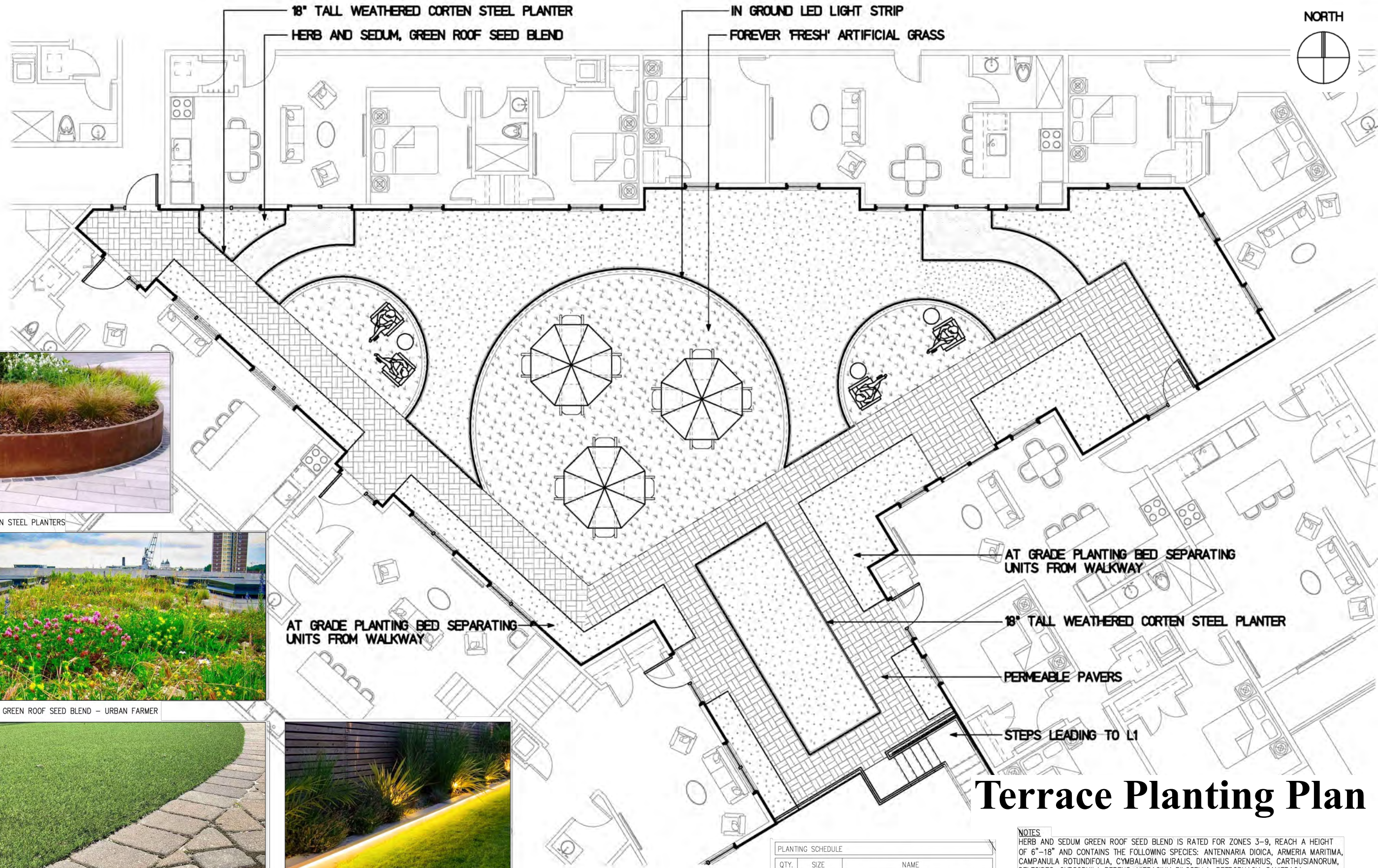
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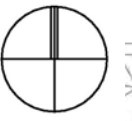
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NORTH



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

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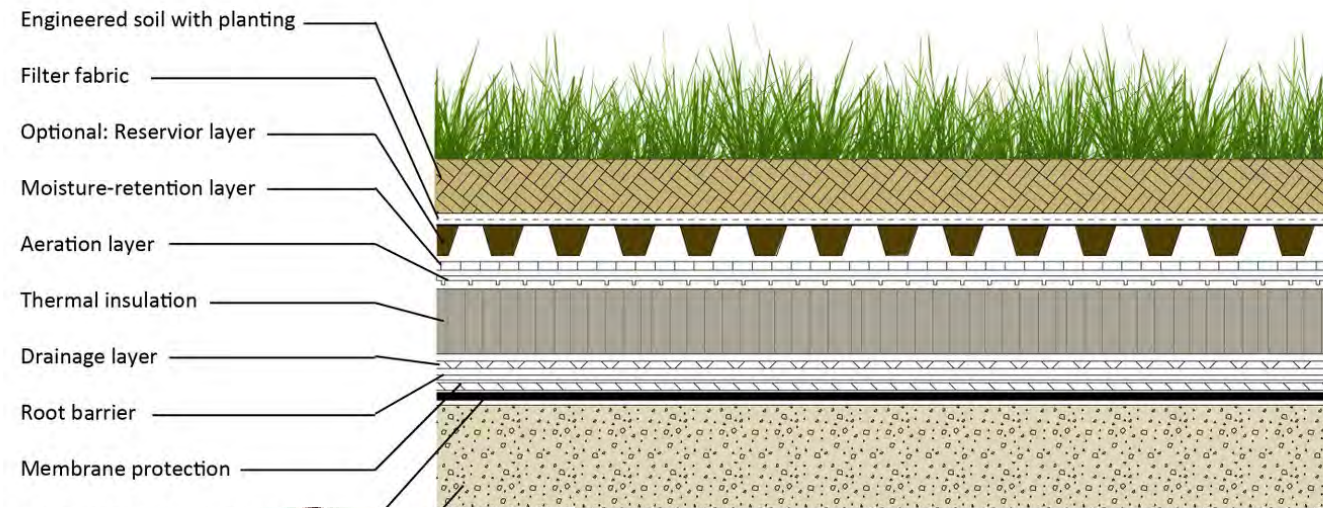
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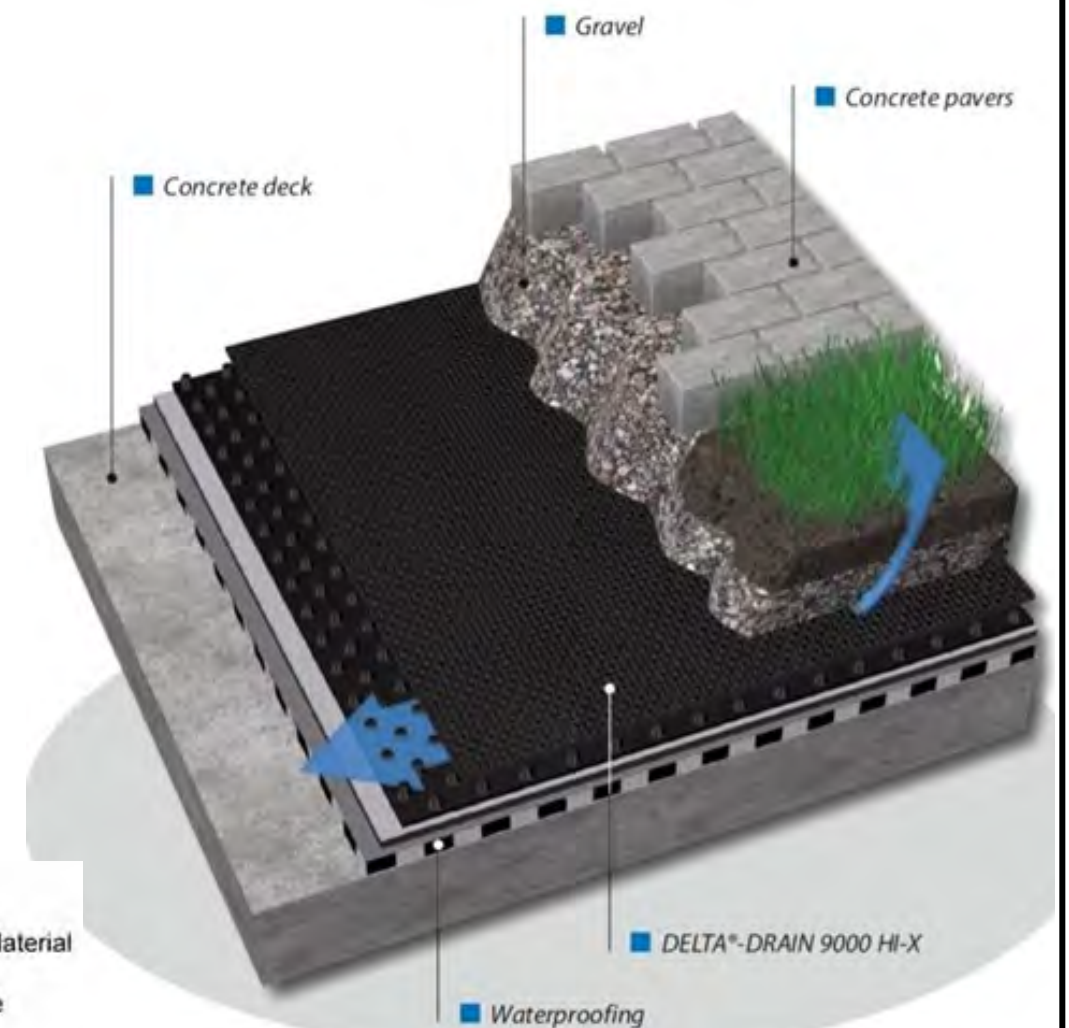
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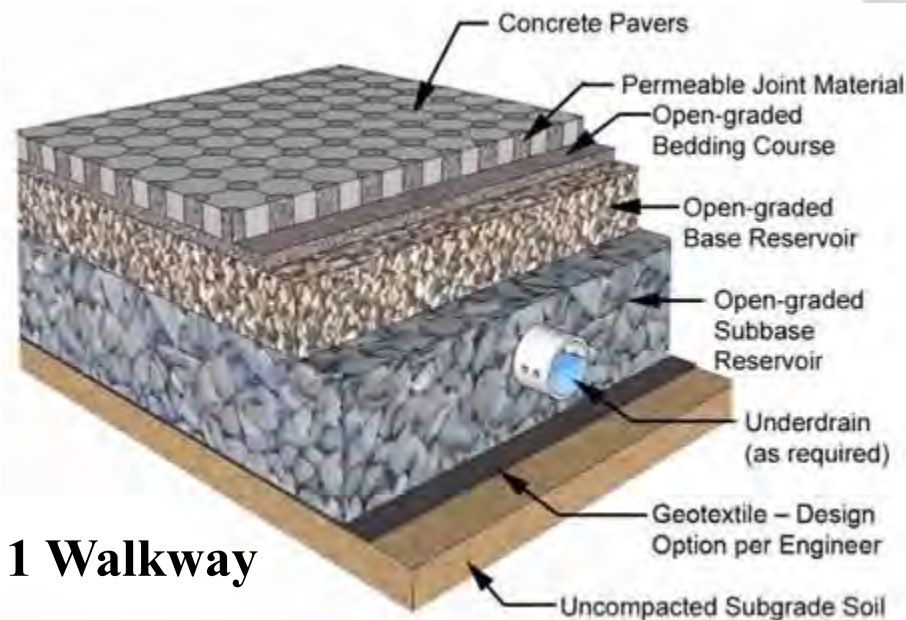
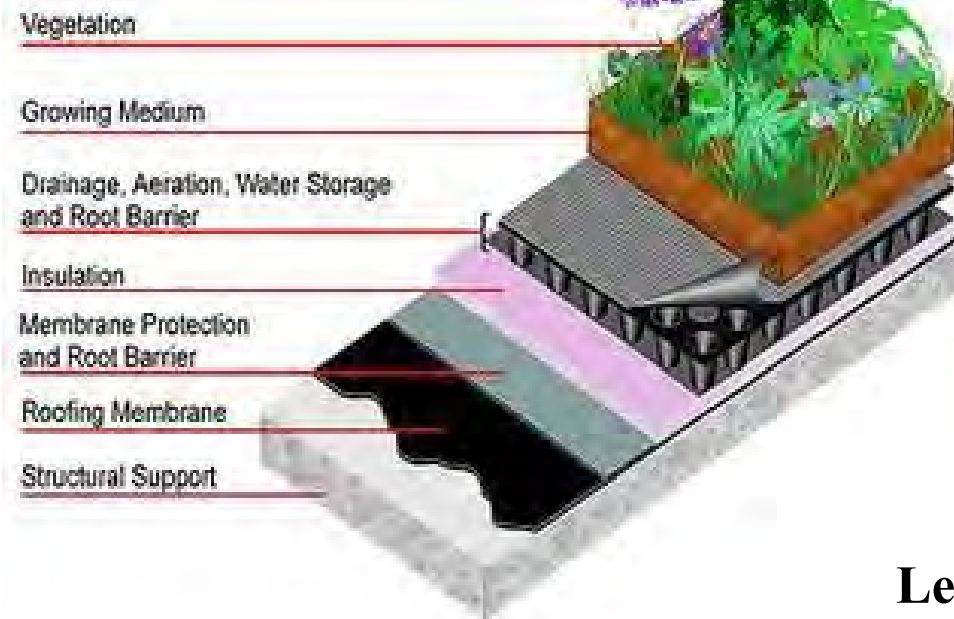


Level 2 Terrace



Level 1 Pathway

Vegetation Bed



Level 1 Walkway

Typical Green Roof Details

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Level 2 terrace perspective views

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 President

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- Construction • Painting
- Snow Removal

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Alden Street



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.

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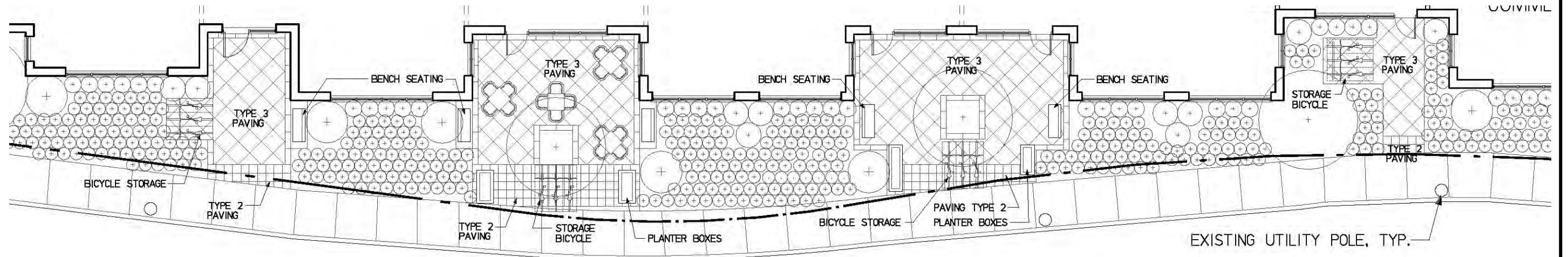
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Perspective View at the corner of Alden Street and Homer Avenue

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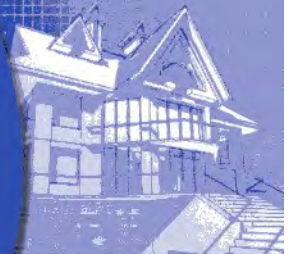
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Perspective View Along Alden Street

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