

Proposed Residential Development

for

29-41 Alden Street, Ashland, MA.



February 04, 2020



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 Residential Development for 29-41 Alden Street, Ashland, MA.

February 04, 2020

Developer

CHARLES ZAMMUTO
President

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

- Construction • Painting
- Snow Removal

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HOMER STREET

ALDEN STREET

TAX MAP 14
LOTS 356 & 357
TOTAL AREA=21,344 S.F.±



Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 6107101



View from Alden Street looking north

View from Alden Street looking south

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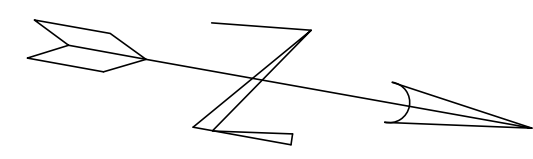
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ALDEN STREET

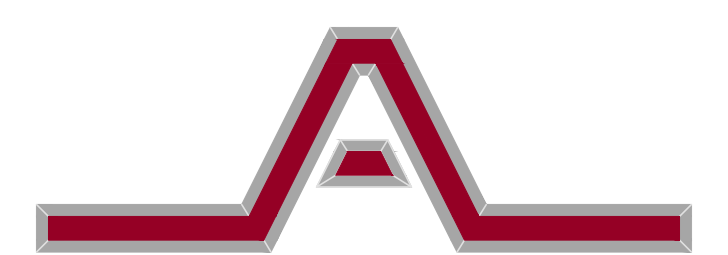
(PUBLIC - VAR. WIDTH)

ASPHALT WALK

GRAPHIC SCALE

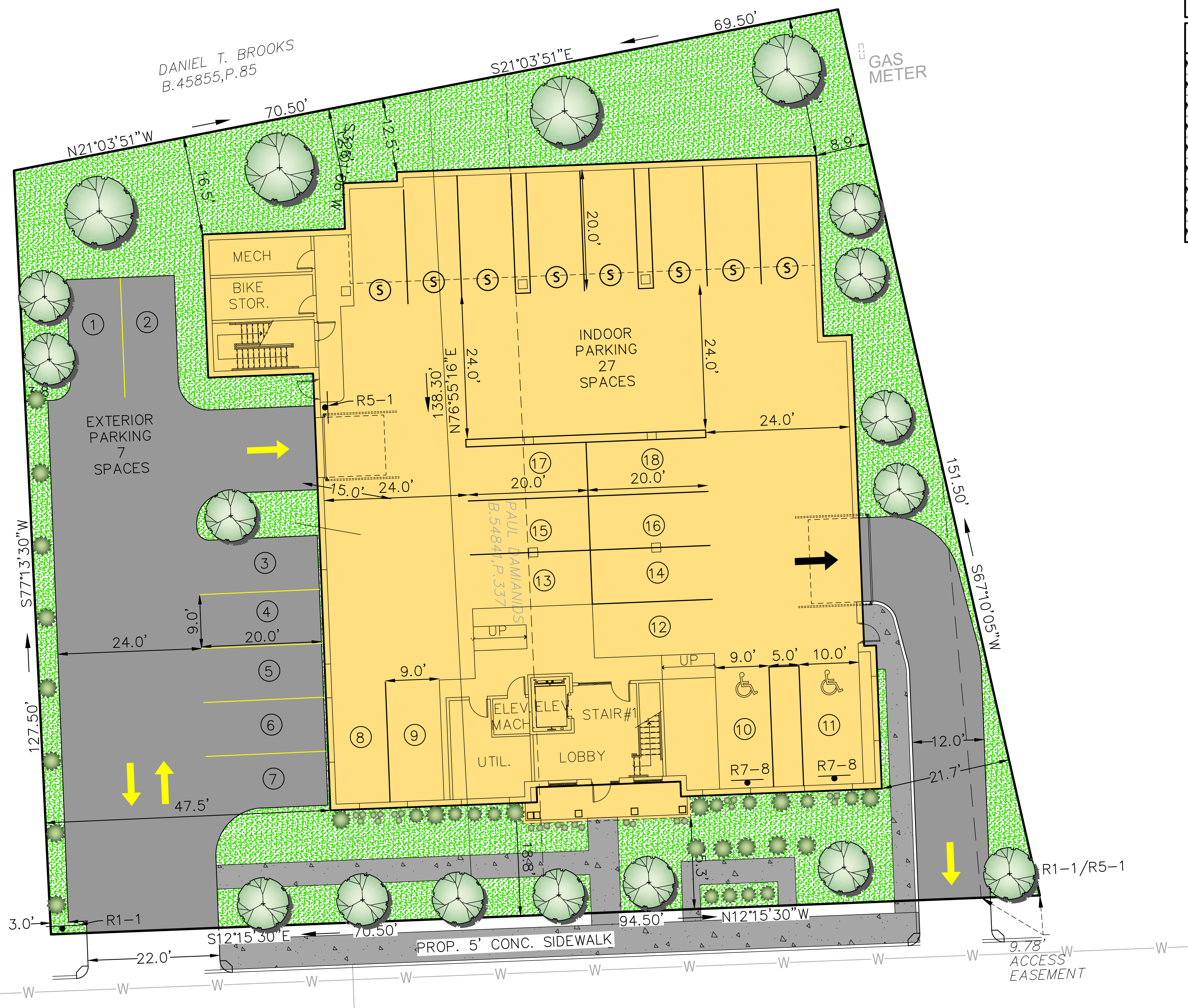
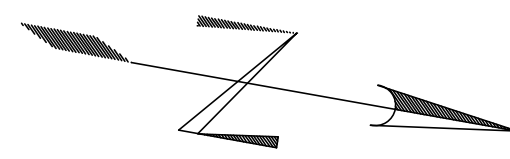


(IN FEET)
1 inch = 10 ft.



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LAND USAGE TABLE ASHLAND DOWNTOWN DISTRICT (ADD)			
ITEM	REQUIRED	PROVIDED	EXEMPT REQUESTED
MINIMUM LOT AREA (S.F.)	8,000 S.F.	21,118 S.F.	NO
MINIMUM FRONTAGE	50 FT	165 FT	NO
MINIMUM FRONT YARD SETBACK	0 FT	15.5 FT	NO
MAXIMUM FRONT YARD SETBACK	15 FT		
MINIMUM SIDE YARD SETBACK	-	7.6 FT	NO
MINIMUM REAR YARD SETBACK	12 FT	12.5 FT	NO
MAXIMUM NUMBER OF STORIES	3 (4) ¹	4	NO
MAXIMUM HEIGHT (FT)	35 (45) ²	42.3 FT	NO
MAXIMUM FAR	1.5	1.5 ⁴	NO

NOTE:
 1. AN ADDITIONAL FLOOR MAY BE ADDED IF AGREED TO BY PLANNING BOARD.
 2. 45' BUILDING HEIGHT IS ALLOWED UPON ISSUANCE OF SPECIAL PERMIT.
 3. AVERAGE GRADE:
 187.0 + 187.0 + 190.0 + 188.0 + 186.5 + 188.5 + 186.5 + 188.0 = 1501.5
 1501.5 / 8 = 187.69
 4. FAR:
 FIRST FLOOR: 9,720 S.F.
 SECOND FLOOR: 7,470 S.F.
 THIRD FLOOR: 7,470 S.F.
 FOURTH FLOOR: 6,990 S.F.
 TOTAL: 31,650 S.F.
 31,650 / 21,118 = 1.50

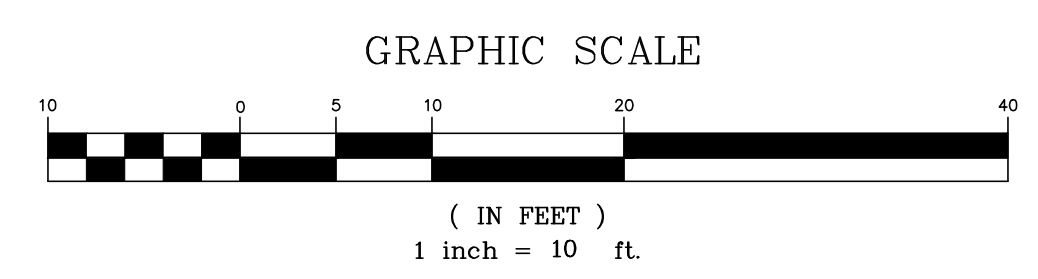
COMPONENT	REQUIRED	PROPOSED
MULTI-FAMILY DWELLING	29 SPACES (2 SPACES PER UNIT)	9 SPACES (Standard Garage Spaces)
RESIDENTIAL (19 UNITS)	19 UNITS x 2 spaces = 38 Spaces 48 x 0.75% = 28.5 Spaces (A.D.D.)	2 SPACES (Gar. Accessible Parking) 7 SPACES (Exterior Spaces) 16 SPACES (Standard Spaces) (2 per parking stall)
TOTAL	29 SPACES	34 SPACES

NOTE:
 1A. TOTAL NUMBER OF PARKING SPACES IN DEVELOPMENT: 36 SPACES
 MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED FOR 26-50 SPACES: 2 SPACES
 2A. STANDARD PARKING SPACES ARE 9'X20'

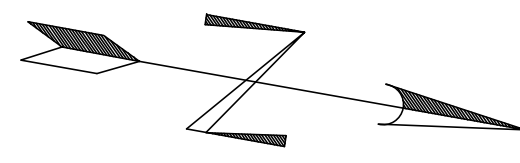
SIGN TABLE					
REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT (MEASURED TO BOTTOM OF SIGN)	DESCRIPTION	REFLECTORIZED
R7-8		12" X 20"	7'-0"	BLUE ON WHITE	YES
R1-1		24" x 24"	7'-0"	WHITE ON RED	YES
R5-1		24" x 24"	7'-0"	RED ON WHITE	YES

ALDEN STREET

(PUBLIC - VAR. WIDTH)

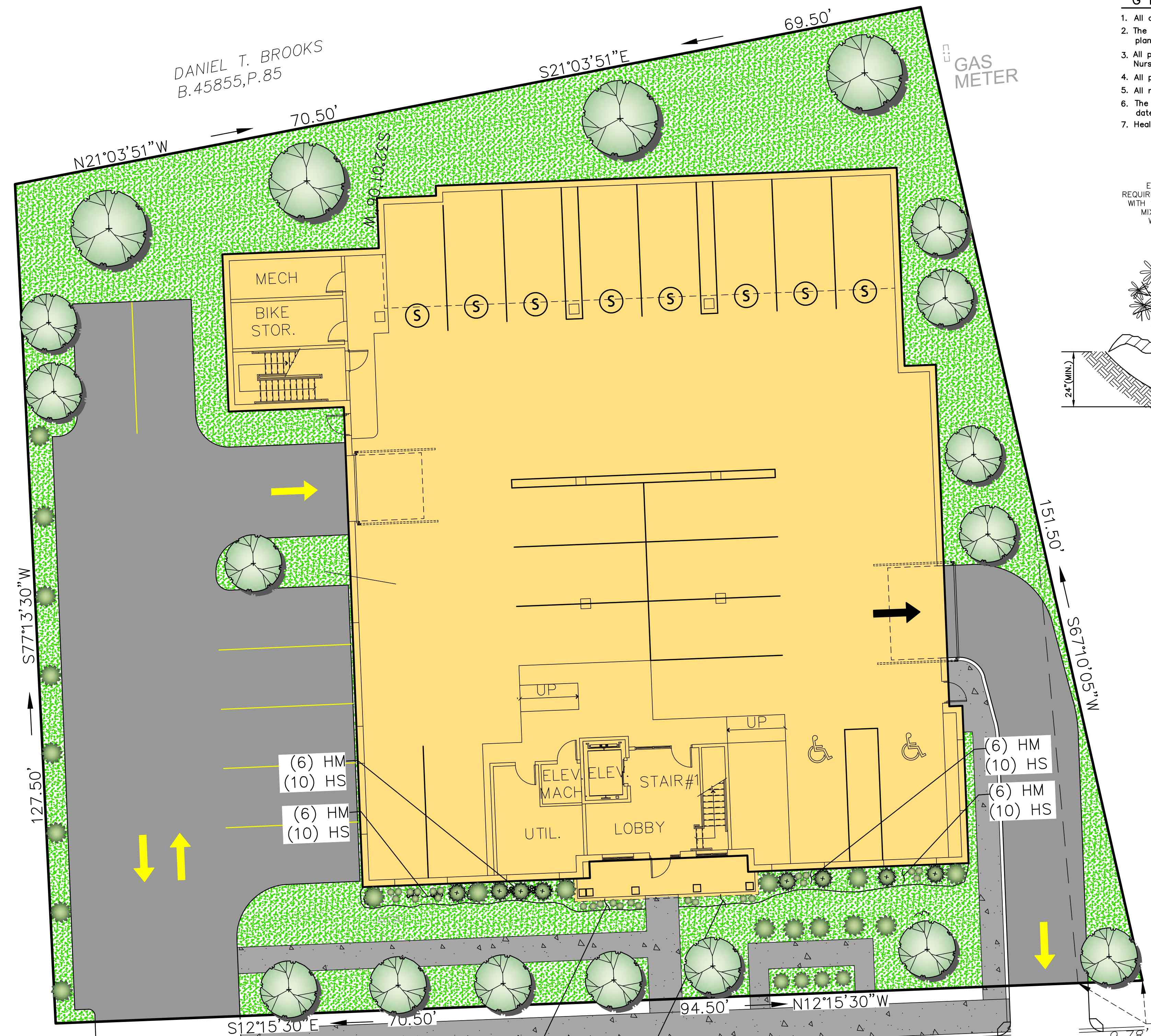


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LOUIS TRAVAGLINI
B.24653,P.456

DANIEL T. BROOKS
B.45855,P.85

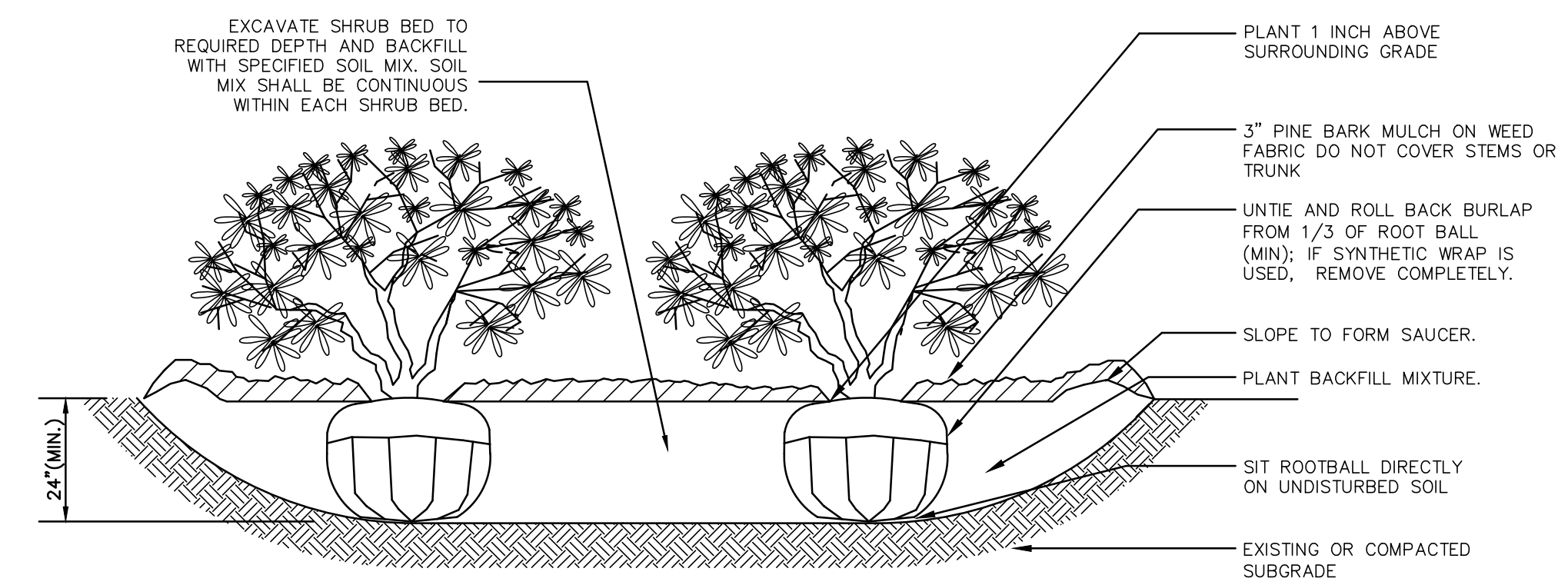


GENERAL NOTES

- All contractors shall inspect site prior to bidding to verify existing conditions for themselves.
- The Contractor shall supply all plant material in quantities sufficient to complete the plantings shown on the drawing.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc. ANSI Z60.1-1990
- All plants to be balled in burlap or container grown. No plastic burlap.
- All roots shall be dusted with appropriate mycorrhizal inoculant product, prior to planting.
- The landscape contractor shall guarantee all plant materials for one (1) full year from date of acceptance.
- Heal all construction scars with native/naturalized grass, lawn or mulch.

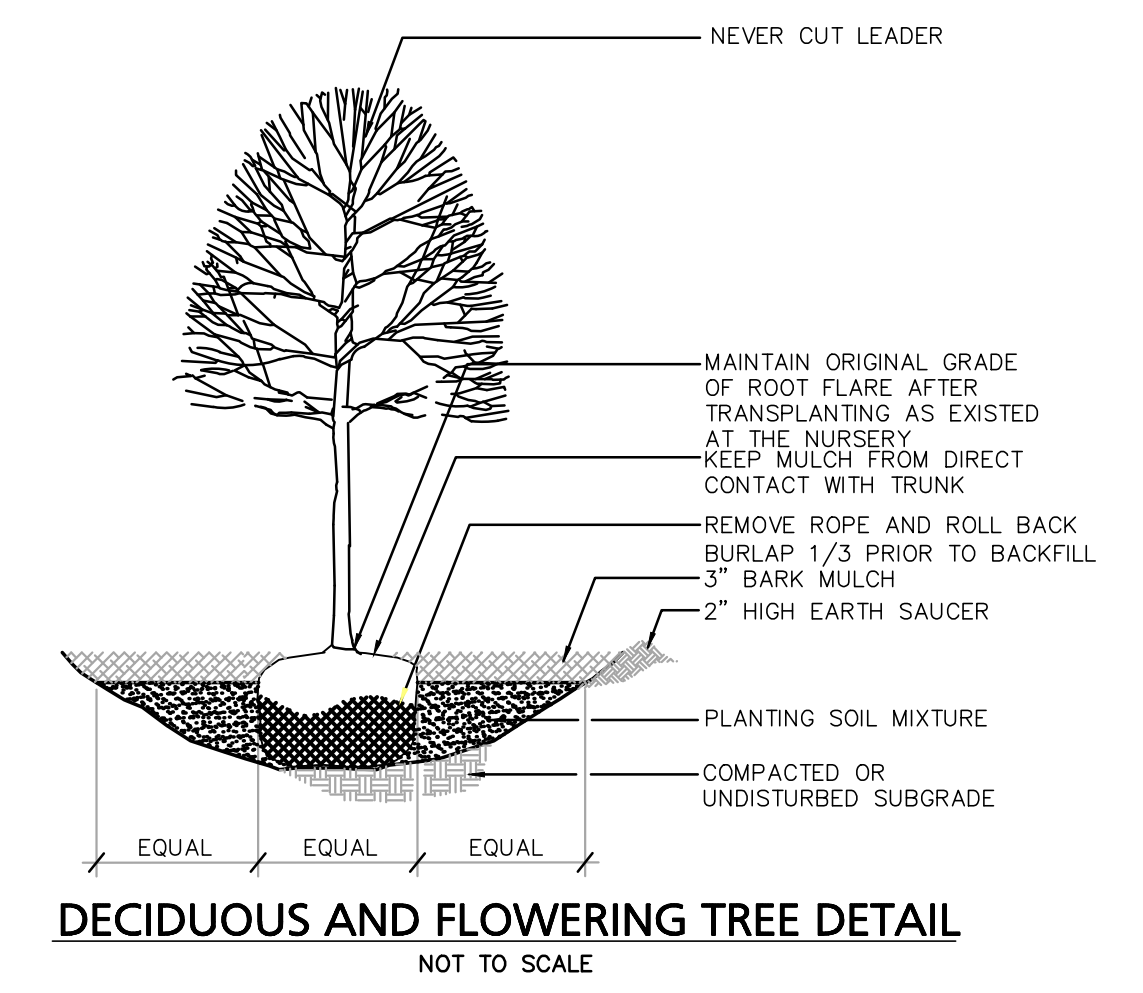
PLANT LIST

Key	Qty.	Botanical Name	Common Name	Size
TREES	AR	Acer Rubrum	Red Maple	8'-10'
	PC	Pyrus Calleryana	Bradford Pear	8'-10'
	QR	Quercus Rubra	Red Oak	8'-10'
SHRUBS	KL	Kalmia Latifolia	Mountain Laurel	2'-3'
	TD	Taxus Densiflora	Dense Yew	2'-3'
	VC	Viburnum Carlessi	Mayflower Viburnum	2'-3'
PERENNIALS	HM	Hemerocallis	'Happy Returns' Daylily	8"-10"
	HS	Hosta	'Dream Weaver' Hosta	8"-10"



NOTE:
LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER-GROWN SHRUBS.

SHRUB BED PLANTING
NOT TO SCALE

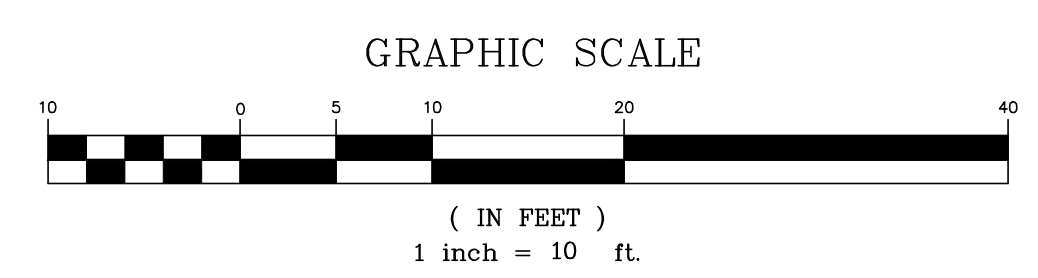


DECIDUOUS AND FLOWERING TREE DETAIL
NOT TO SCALE

ALDEN STREET

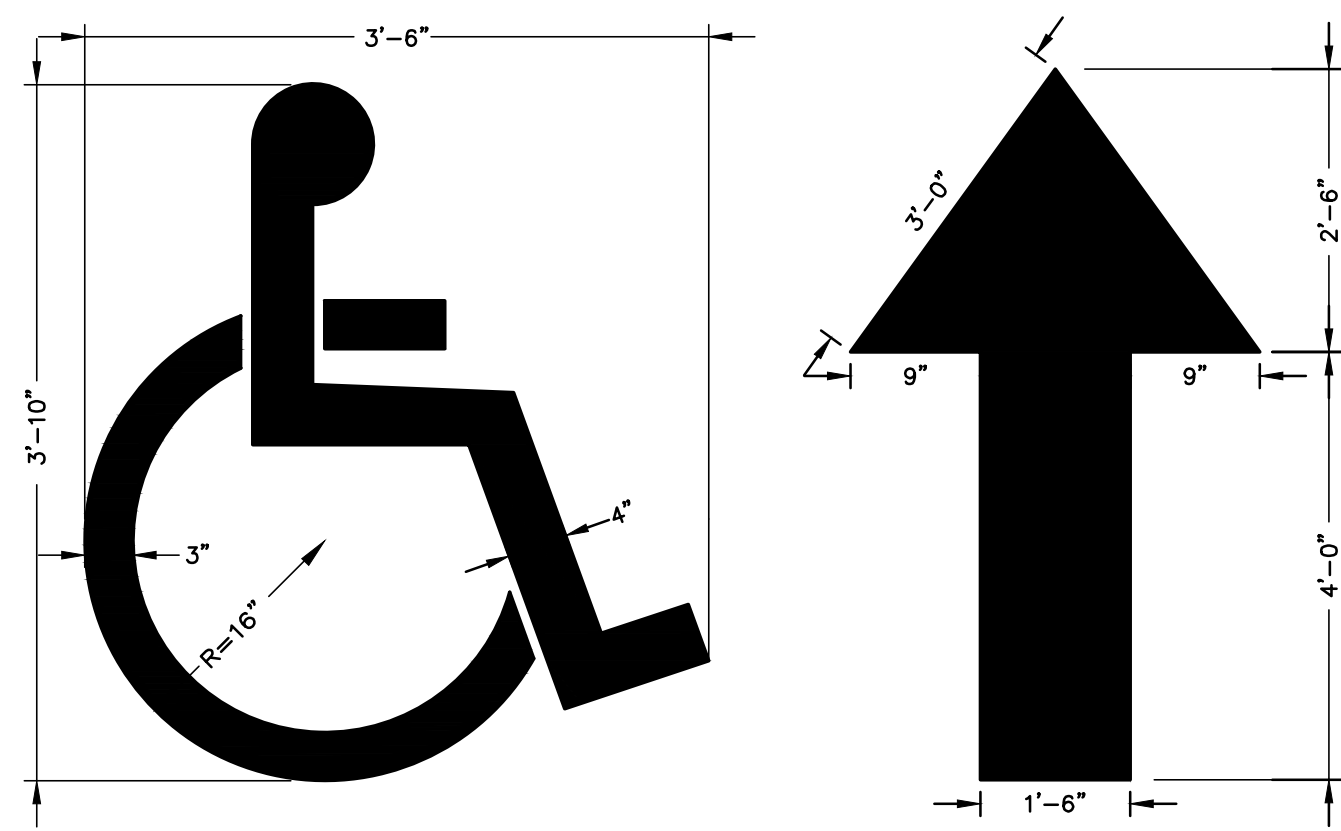
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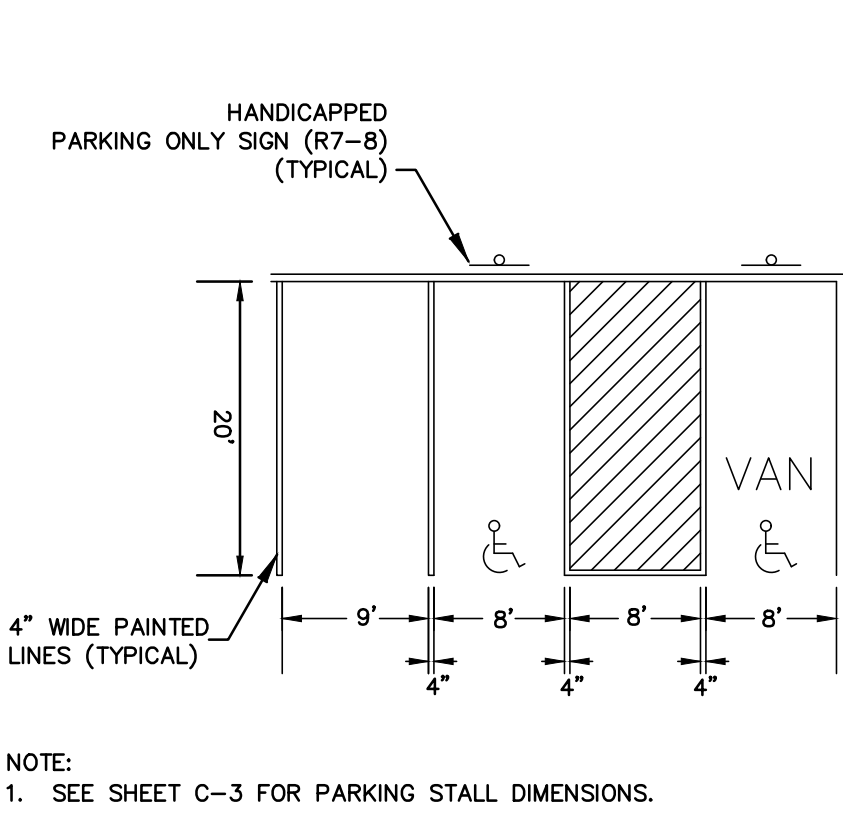
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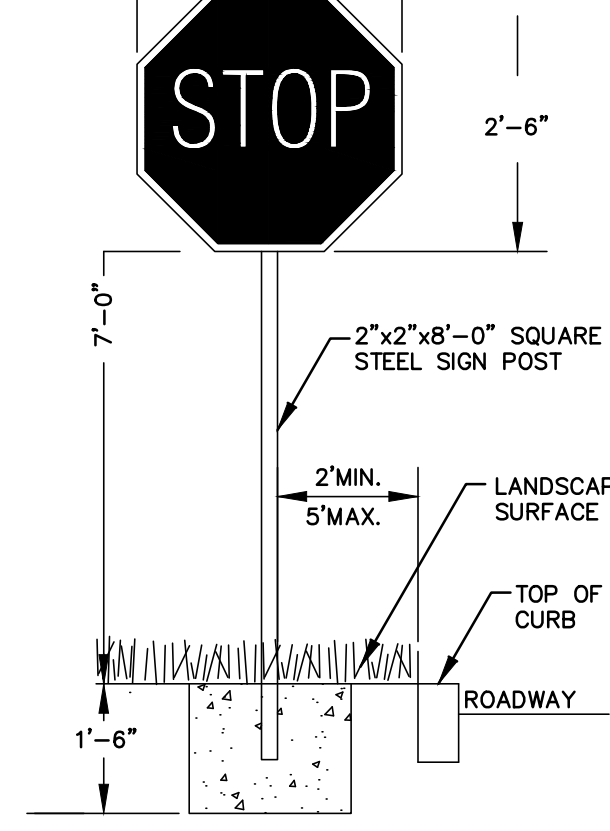
PAINTED HANDICAP SYMBOL & TRAFFIC ARROW DETAIL

NOT TO SCALE



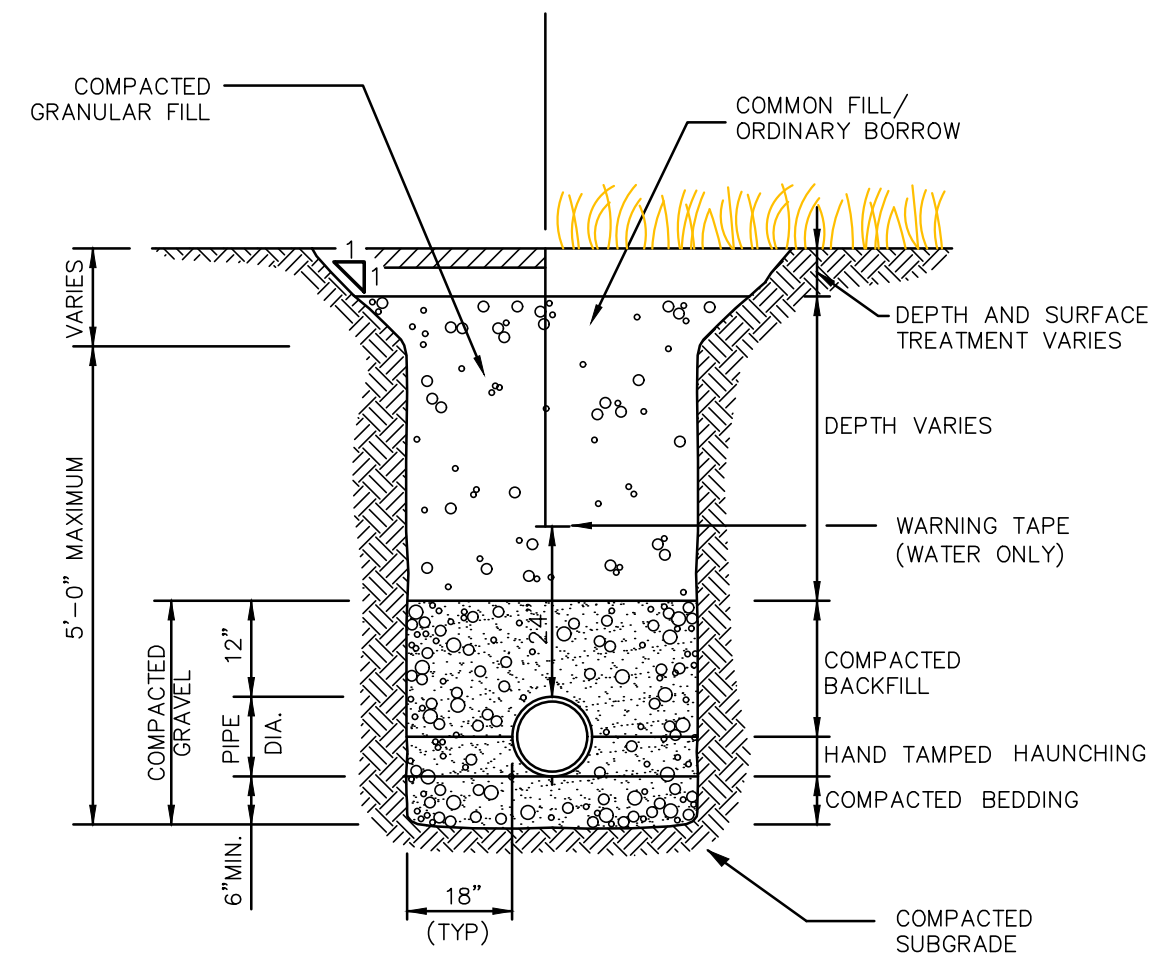
HANDICAP AND STANDARD PARKING DETAIL

NOT TO SCALE



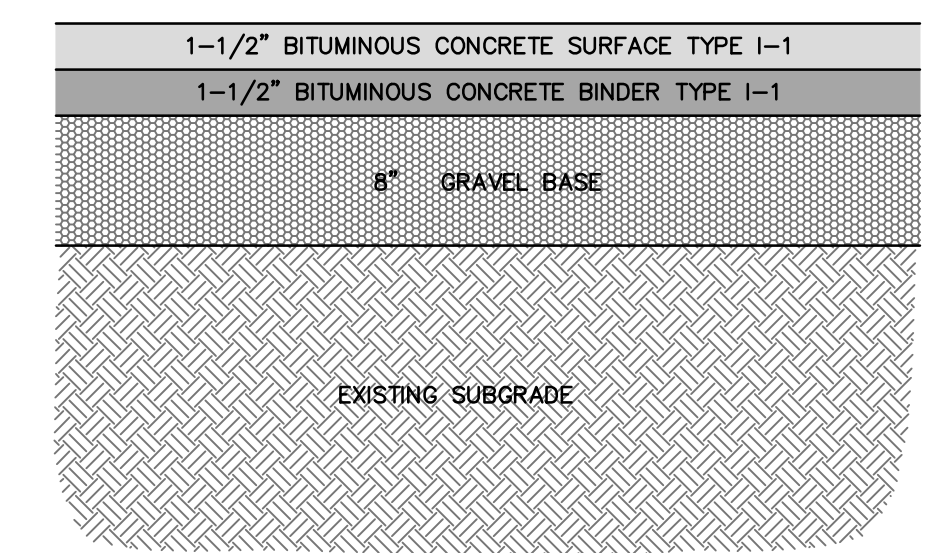
TYPICAL SIGN DETAIL

NOT TO SCALE



UTILITY TRENCH

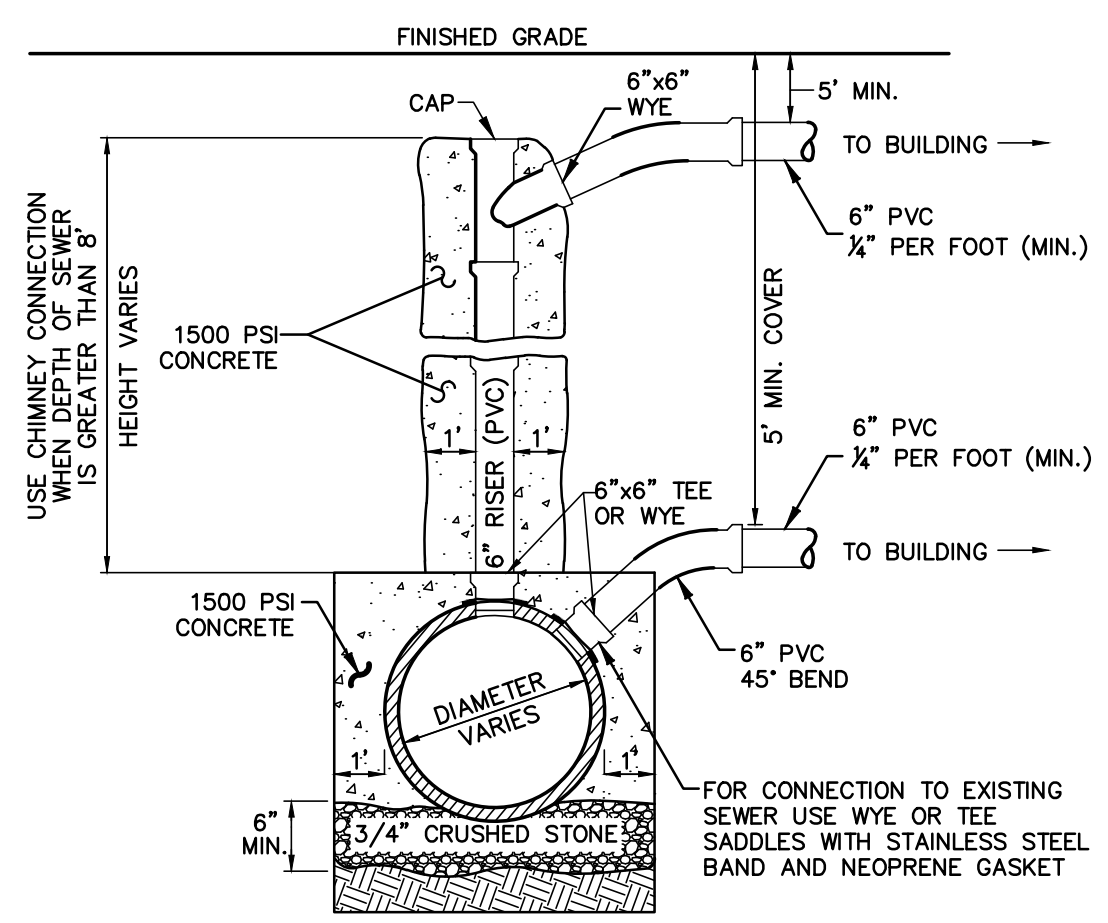
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STANDARD PAVEMENT SECTION

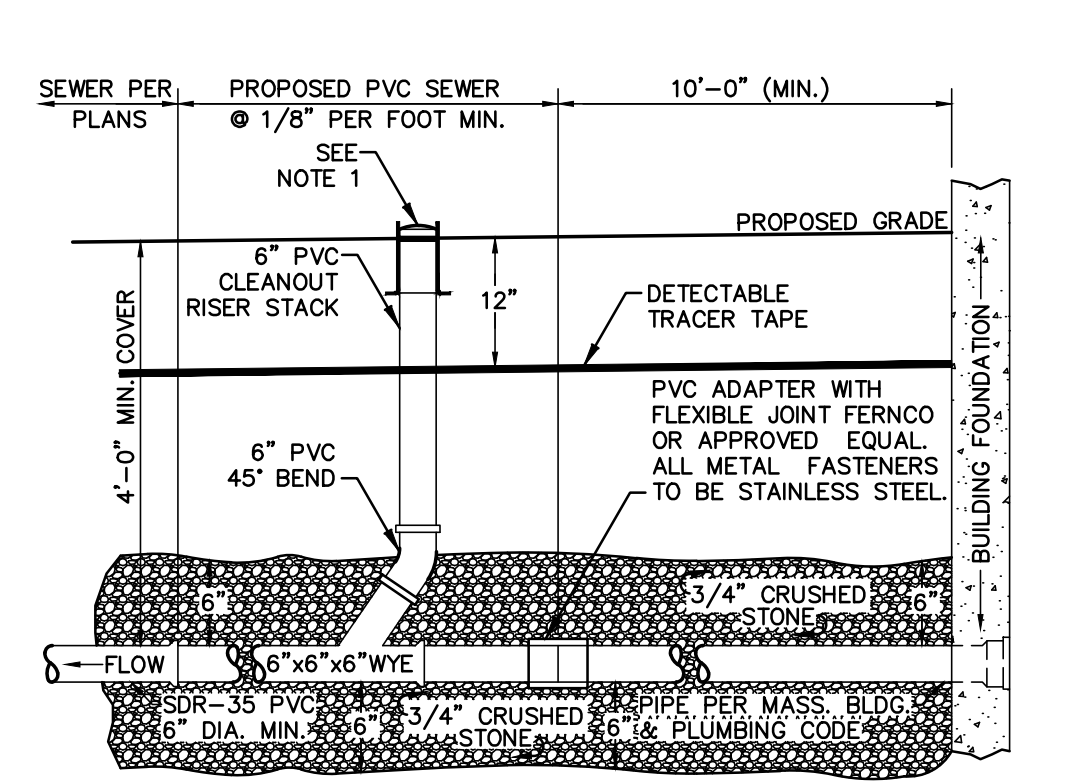
NOT TO SCALE

NOTES:
 1. NEW STANDARD PAVEMENT SHALL CONSIST OF A 3" TOTAL THICKNESS IN ALL PAVED AREAS OF MASSHIGHWAY CLASS 1, TYPE 1 BITUMINOUS CONCRETE APPLIED IN TWO COURSES, ONE 1-1/2" SURFACE COURSE OVER ONE 1-1/2" BINDER COURSE OVER AN 8" GRAVEL BASE COURSE. COMPACT THE UPPER 1/2" OF PAVEMENT SUBGRADE, BASE COURSE, PAVEMENT BINDER AND SURFACE COURSES TO 95 PERCENT OF MAXIMUM DENSITY, AS DETERMINED FOR EACH MATERIAL BY THE APPLICABLE TEST METHODS.
 2. OWNER'S ENGINEER RESERVES THE RIGHT TO REQUEST COMPACTION TESTS AND/OR CORE SAMPLES. IF TESTS ARE BEYOND THOSE REQUIRED BY THE SPECIFICATIONS AND PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF THE OWNER, OTHERWISE THE CONTRACTOR WILL BE RESPONSIBLE FOR TESTING COST



SANITARY SEWER SERVICE AT MAIN

NOT TO SCALE



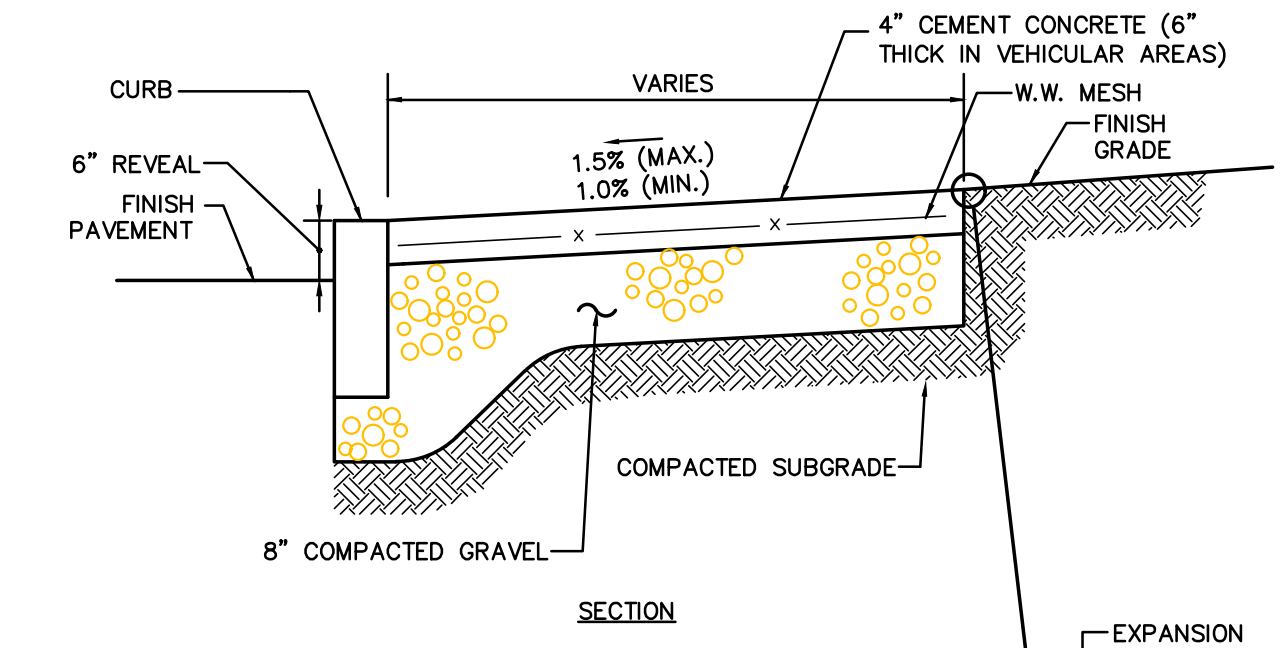
SANITARY SEWER SERVICE AT BUILDING

NOT TO SCALE

INLET	D	A	B	INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"	8"	5'-0"	6'-0"	5'-0"
5"	3'-6"	5'-0"	4'-0"	5'-6"	5'-6"	4'-6"	4'-0"
	3'-6"	3'-6"	4'-0"	6'-0"	6'-0"	4'-0"	3'-6"
	3'-6"	3'-6"	3'-0"	6'-0"	6'-0"	3'-0"	2'-6"
	3'-6"	3'-6"	3'-0"	6'-6"	6'-6"	3'-0"	3'-0"
	3'-6"	3'-6"	2'-6"	6'-6"	6'-6"	3'-0"	2'-6"
6"	4'-0"	5'-0"	4'-6"	10"	5'-6"	7'-6"	6'-6"
	4'-0"	4'-0"	3'-6"	6'-0"	6'-0"	5'-6"	4'-6"
	4'-6"	4'-0"	3'-6"	6'-0"	6'-0"	6'-6"	5'-6"
	4'-6"	4'-6"	3'-6"	6'-0"	6'-0"	6'-6"	5'-6"
	5'-0"	5'-0"	3'-0"	6'-6"	6'-6"	5'-0"	4'-0"

VERTICAL GRANITE CURB SET IN EXISTING PAVEMENT

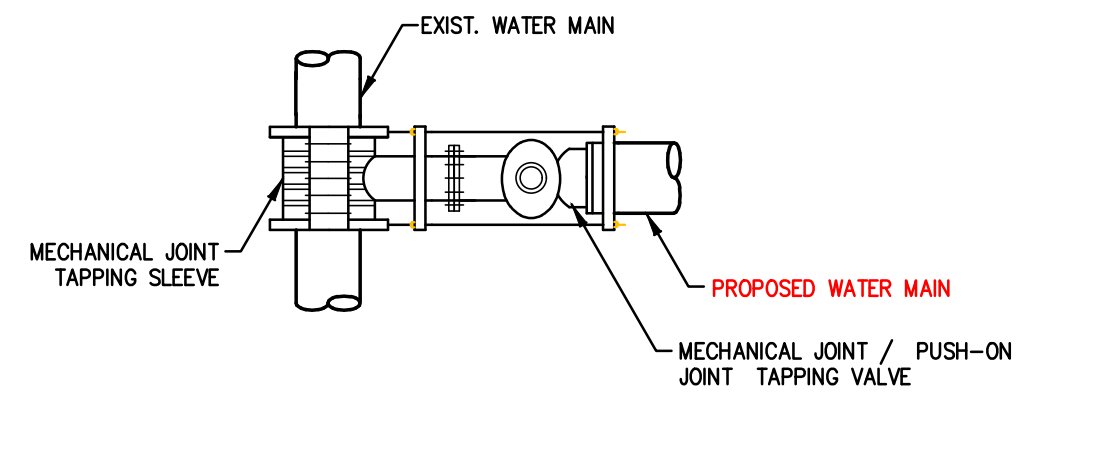
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CONCRETE SIDEWALK

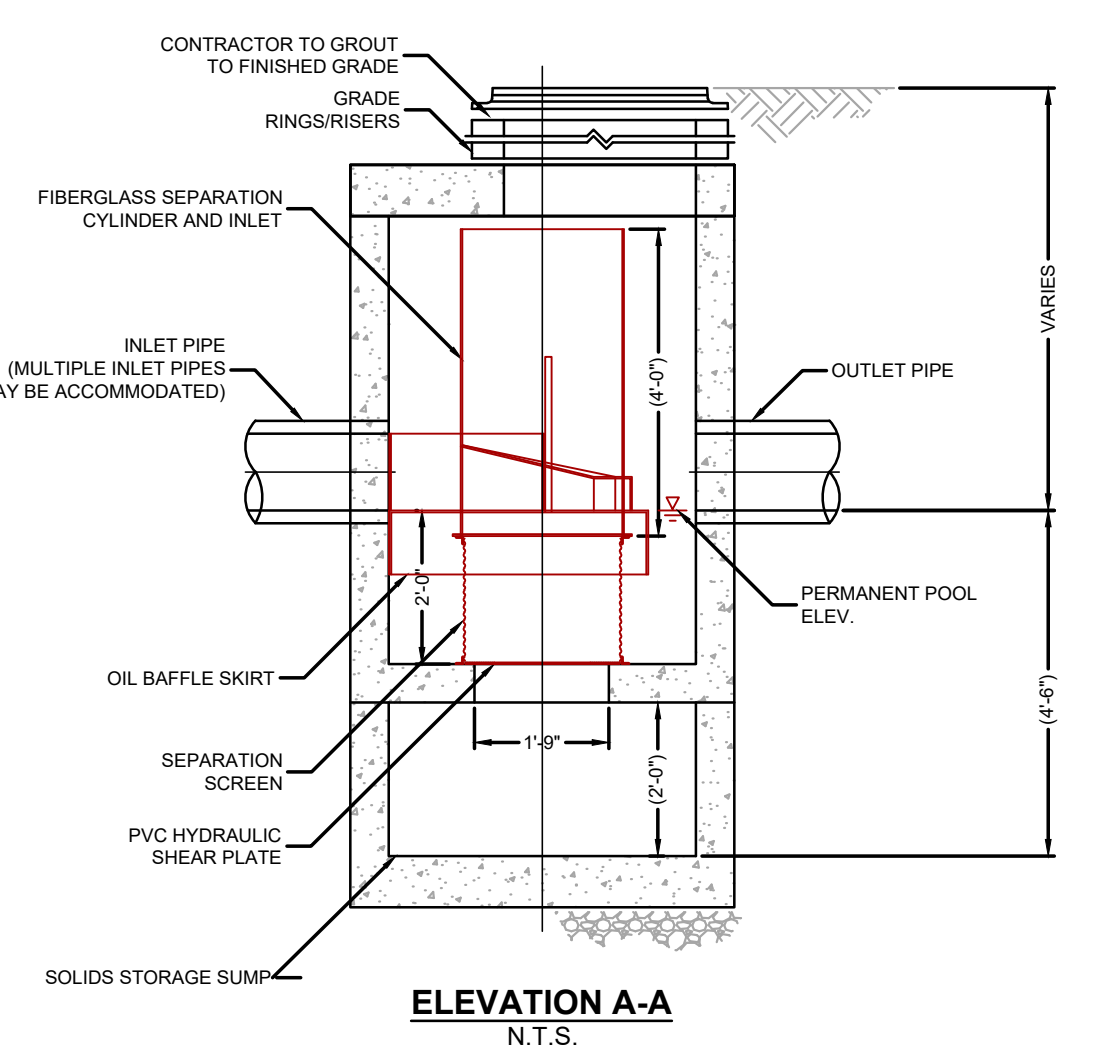
NOT TO SCALE

NOTES:
 1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-MOULDED JOINT FILLER.
 2. PROVIDE CONTROL JOINTS AT 6' O.C.
 3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
 4. CEMENT CONCRETE SHALL BE 4000 PSI-TYPE II



TAPPING SLEEVE AND VALVE

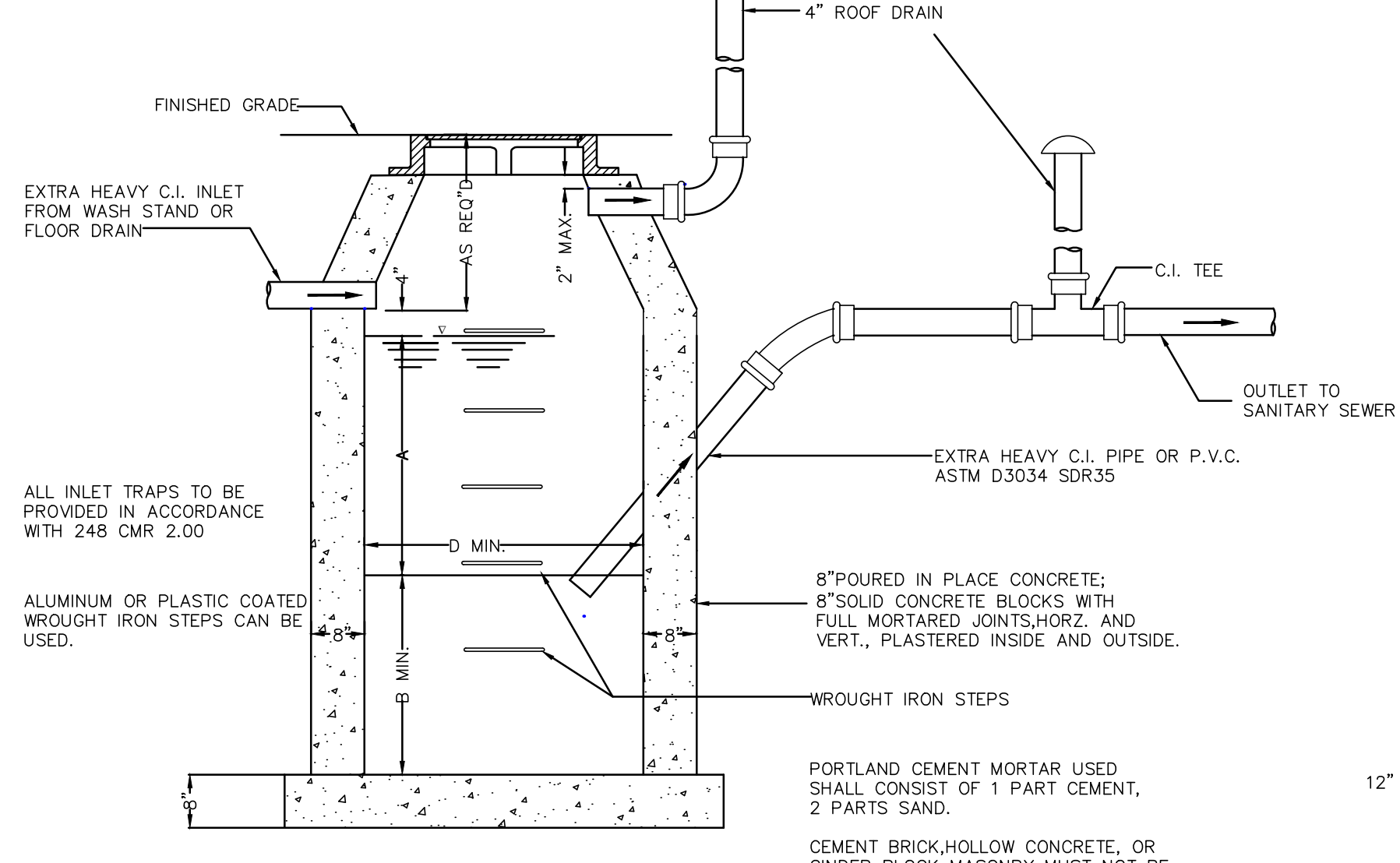
NOT TO SCALE



WATER QUALITY MANHOLE

NOT TO SCALE

NOTE: CONTECH CDS INLINE OR APPROVED EQUAL

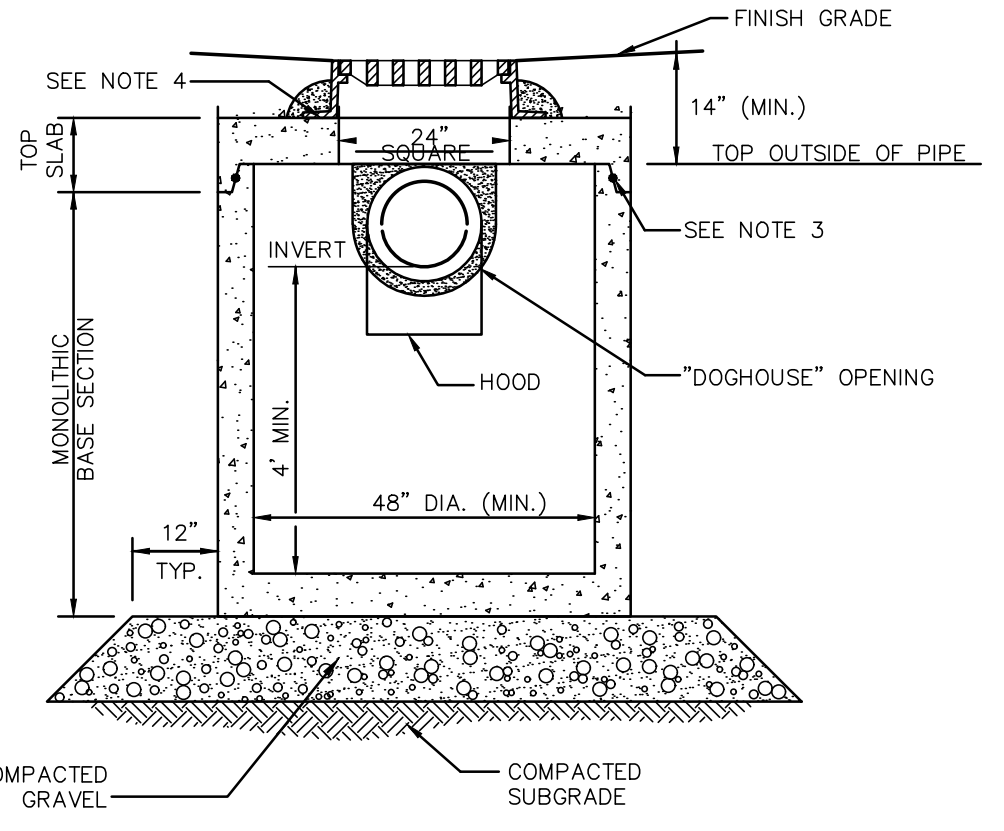


GAS TRAP

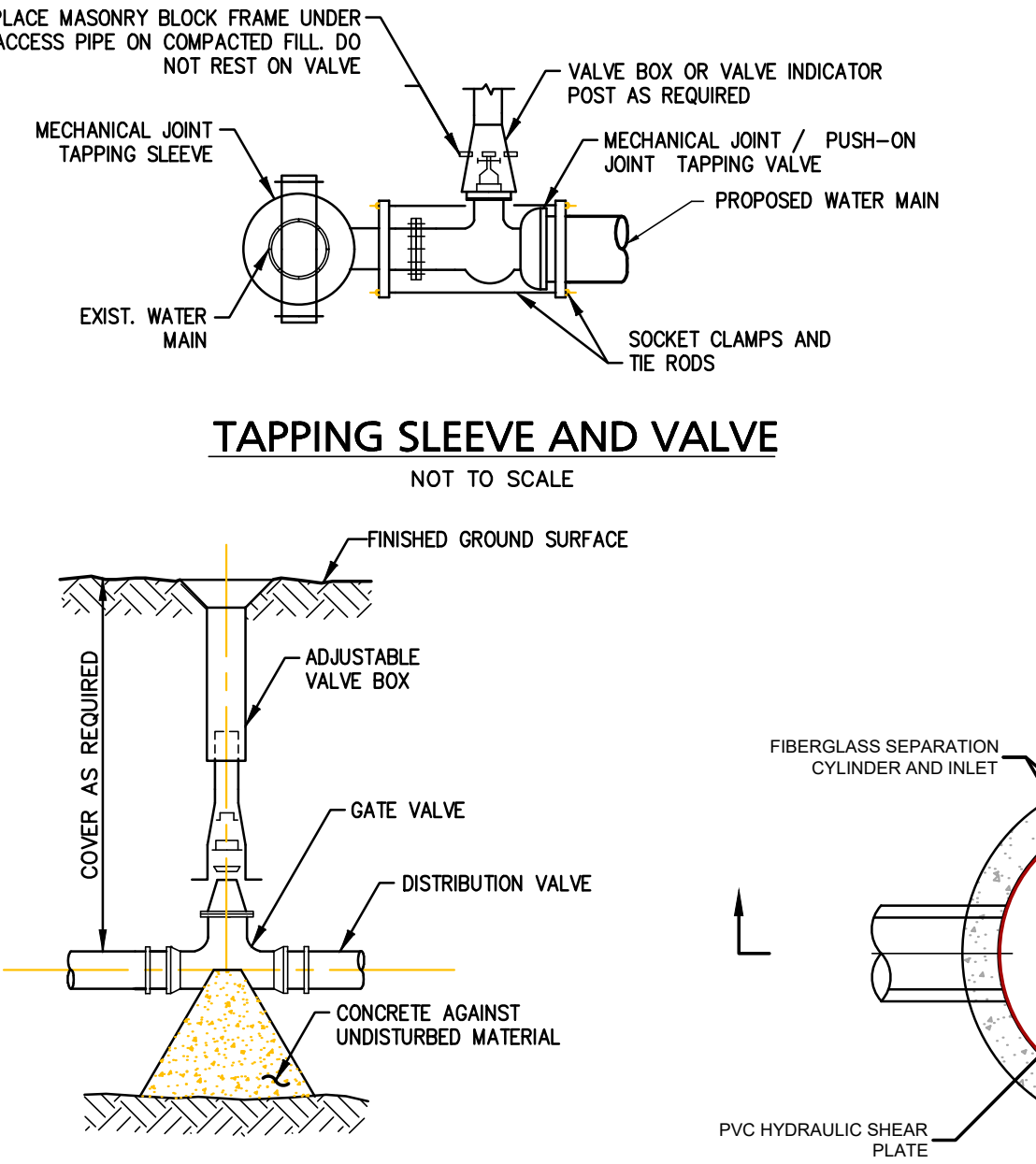
SCALE: N.T.S.

NOTES:
 FOR USE TO DRAIN INDOOR COVER AREAS ONLY.
 FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.
 PRE-CAST SEPARATORS ARE TO HAVE ALL SPECIFIED HOLES EITHER CORE-BORED OR CAST IN PLACE.

NOTES:
 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
 4. CATCH BASIN FRAME AND GRATE (4" DEPTH) SHALL BE SET IN FULL MORTAR BED.
 5. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.

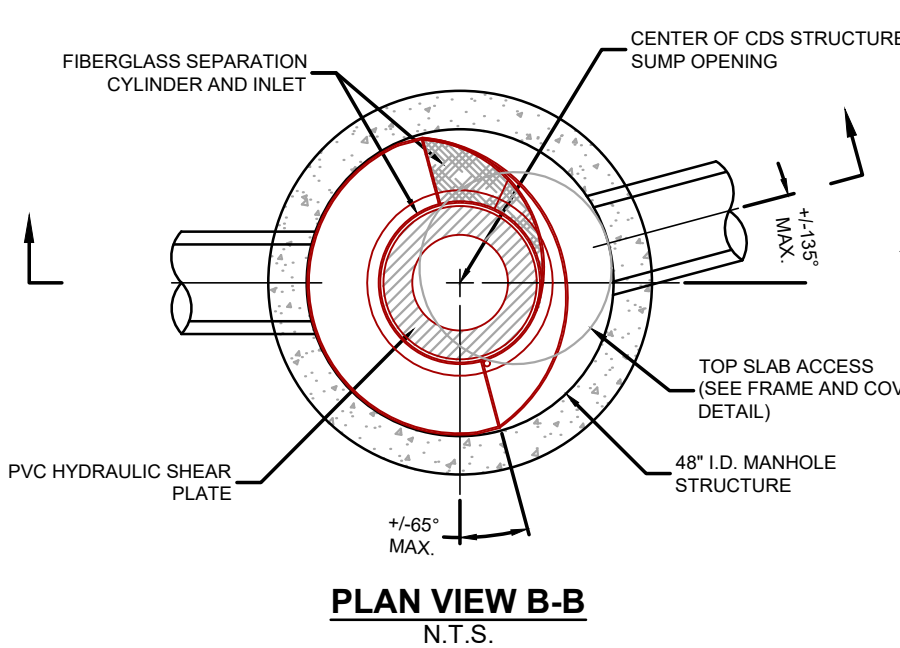


TYPICAL CATCH BASIN SHALLOW COVER WITH HOOD



WATER GATE DETAIL

NOT TO SCALE



PLAN VIEW B-B

N.T.S.

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Site Plan
 29 & 41 Alden Street
 (Tax Map 14 Lots 356 & 357)
 Ashland, Massachusetts

PROJECT #: 19-58507
 SCALE: AS NOTED
 DESIGN BY: Calvin Reach

DATE: January 13, 2020
 DWG FILE NAME: 19-58507.dwg
 CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for
 Engineering Alliance, Inc.

APPLICANT: **29 & 41 Alden Street Realty Trust**
 11 Placid Road
 Newton, MA 02459

DRAWING TITLE: **Construction Details**

DWG. NO. **D-1**

DATE	DESCRIPTION OF REVISION



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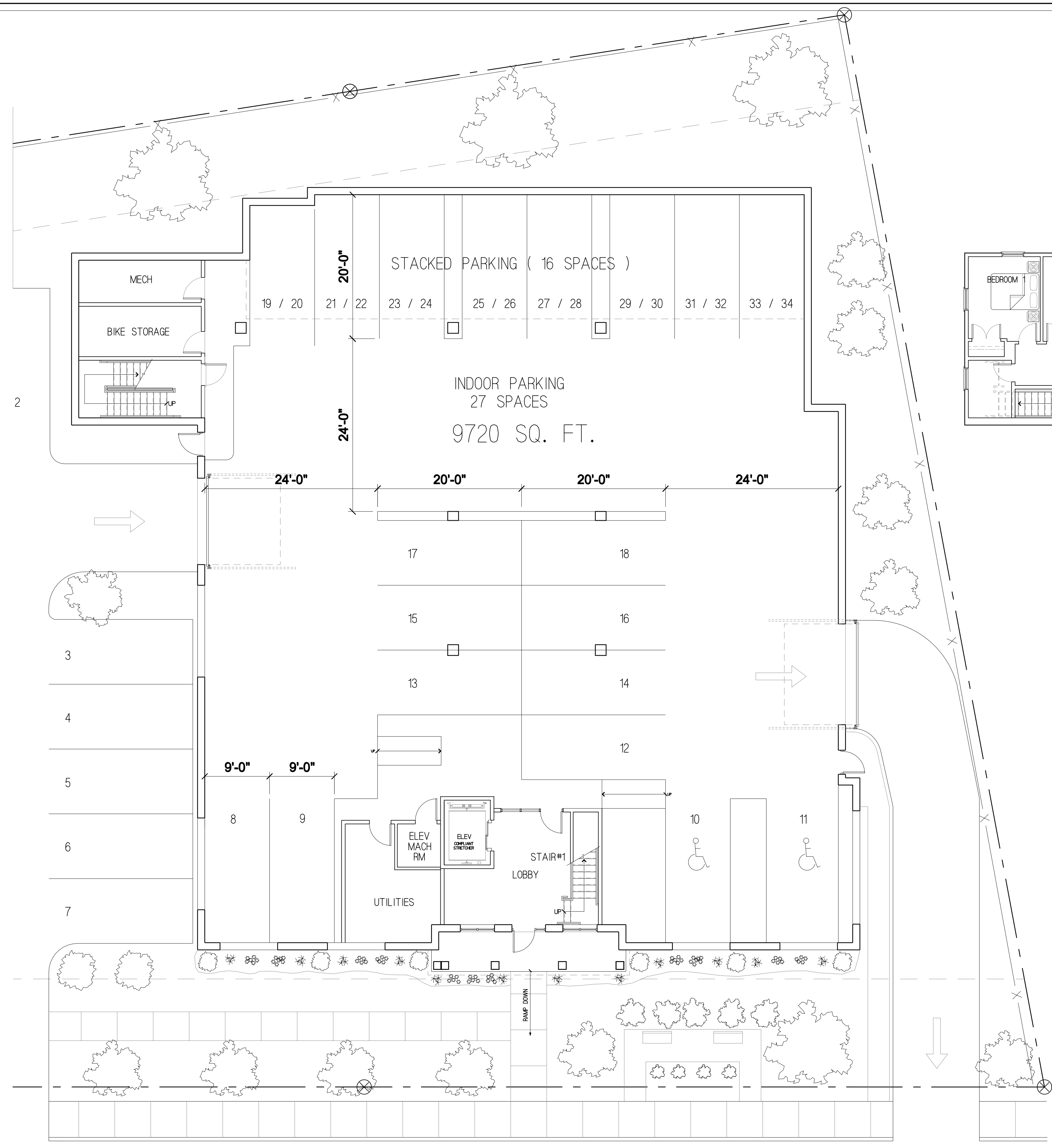
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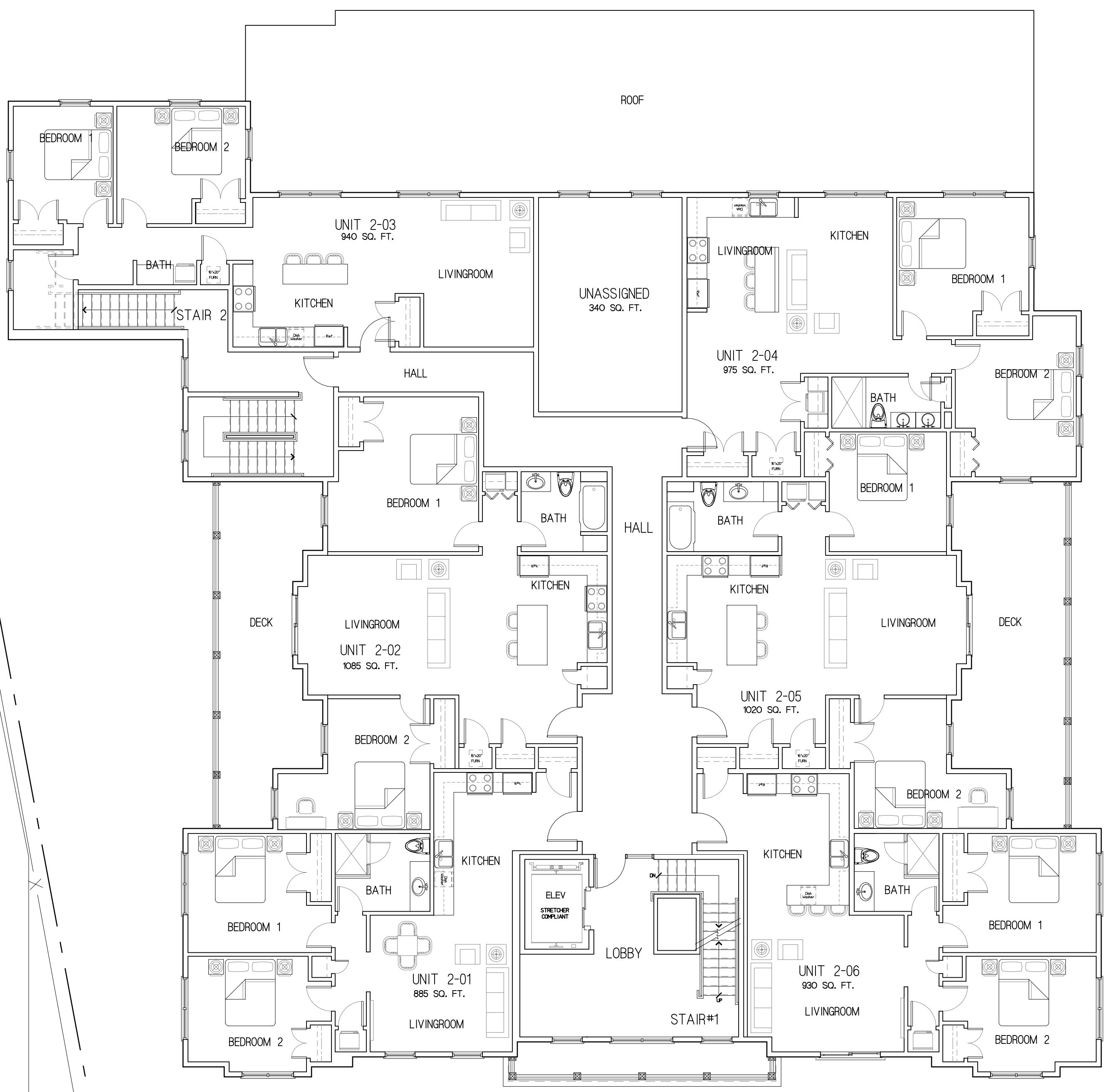
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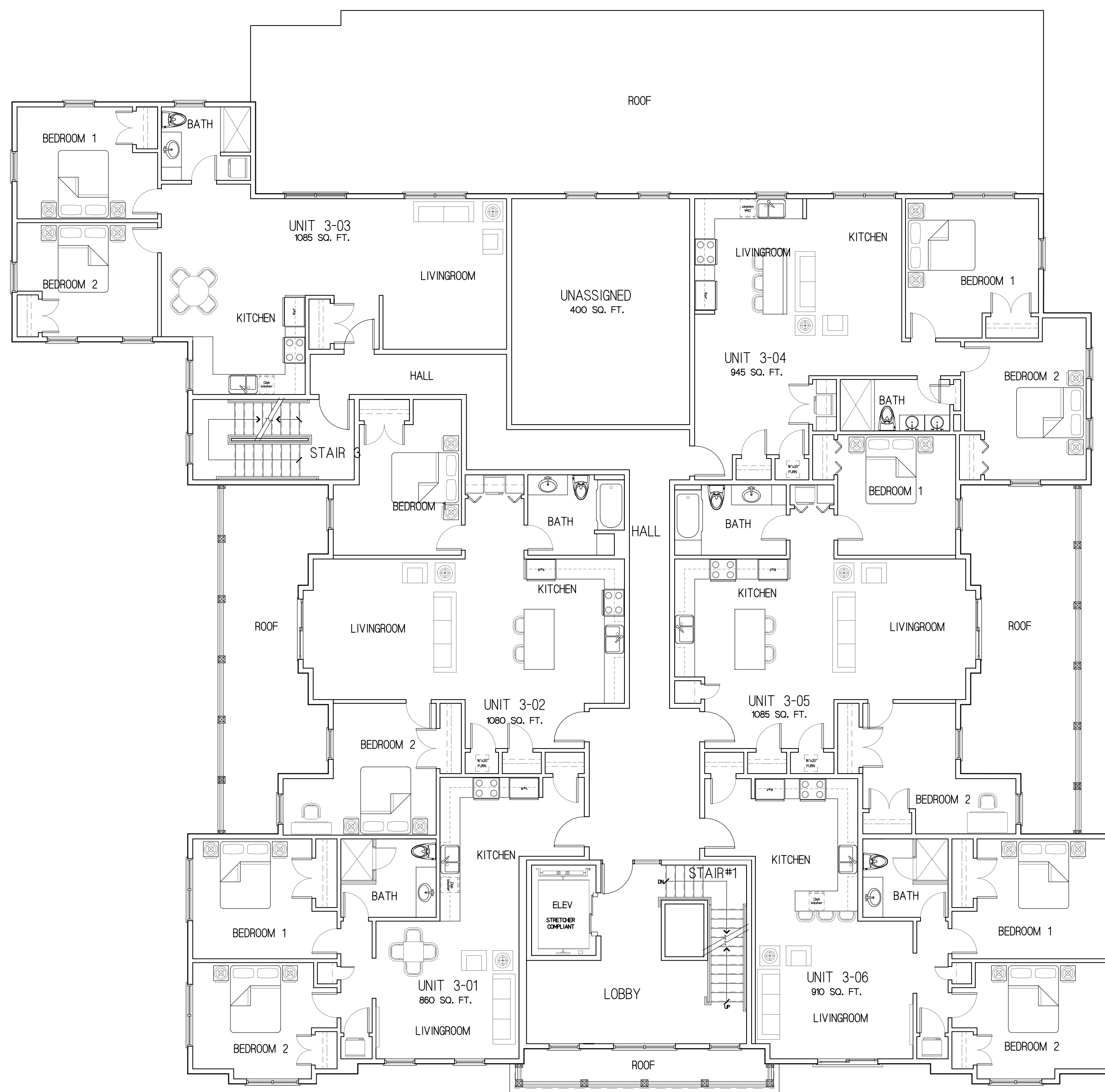


Alden Street

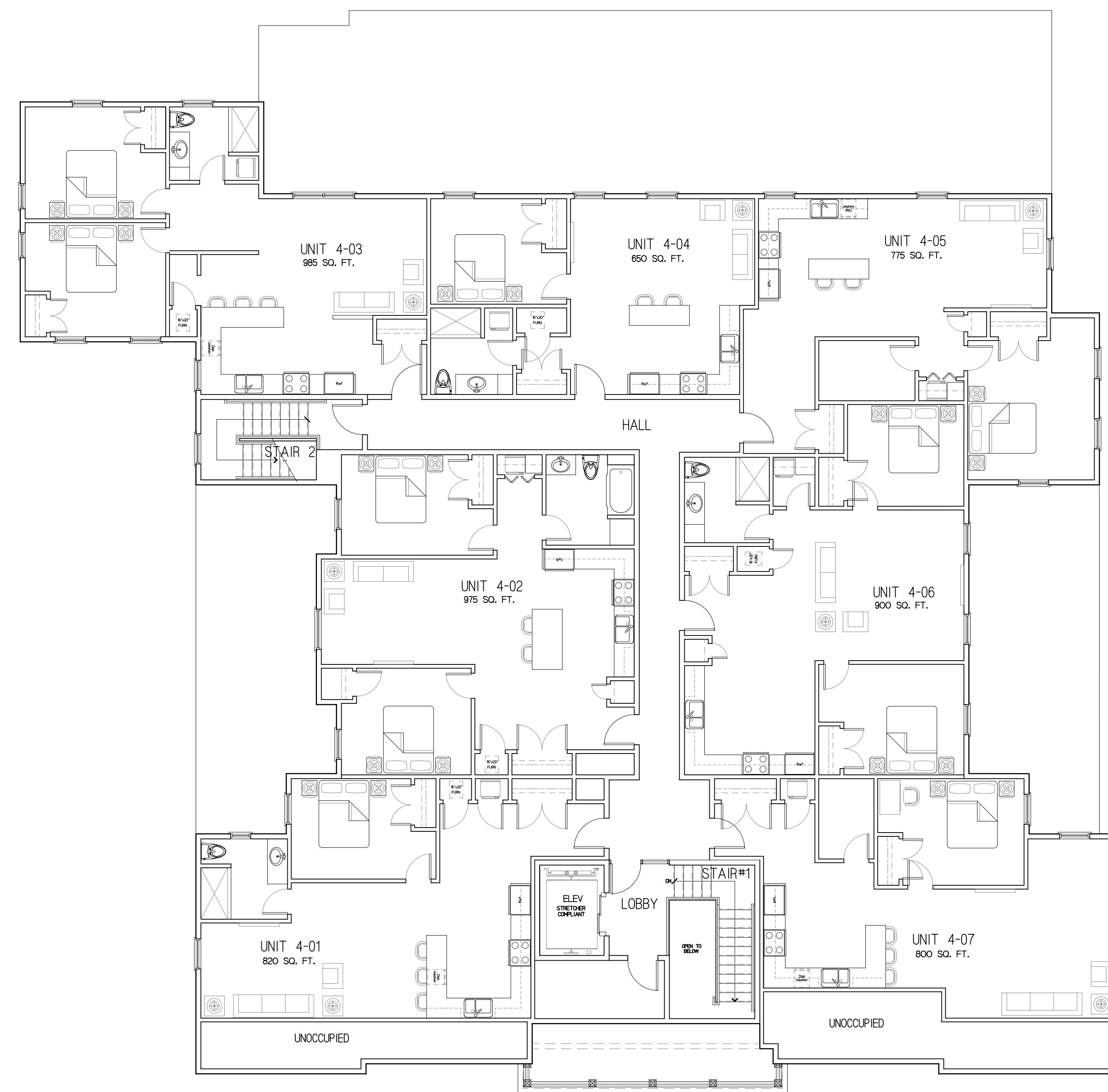
FIRST FLOOR PLAN 7470 SQ. FT.
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN 7470 SQ. FT.
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN 7470 SQ. FT.
SCALE: 1/8" = 1'-0"



FOURTH FLOOR PLAN 6990 SQ. FT.
SCALE: 1/8" = 1'-0"



REAR BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



FRONT BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



LEFT BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



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 Architectural Design Firm
 Conception to Construction
 Ron Bourque, Architect
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 rbourque@gmail.com
 781.280.0000 ext. 100
 Waltham, MA 02451

Client Name:
Proposed Residential Development
29 & 41 Alden Street
 Ashland, MA

Sheet Title:
Left & Right
Building Elevations

Sheet:
A4
 Of 4

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SCALE: 1/8" = 1'-0"



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