



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

March 26, 2020

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

CHARLES ZAMMUTO
President

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Fax: (617) 244 - 4251

- Construction • Painting
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HOMER STREET

ALDEN STREET

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



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Civil Engineering & Land Planning Consultants
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Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 610-7101



View from Alden Street looking north

View from Alden Street looking south

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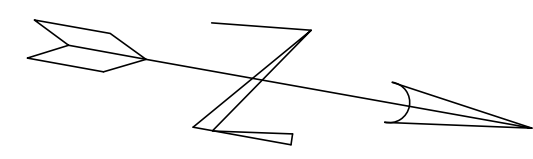
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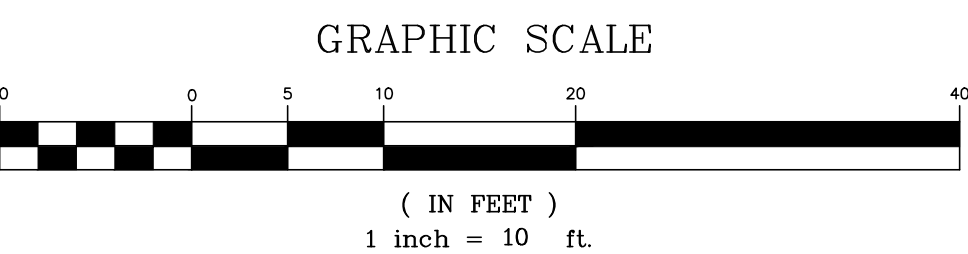
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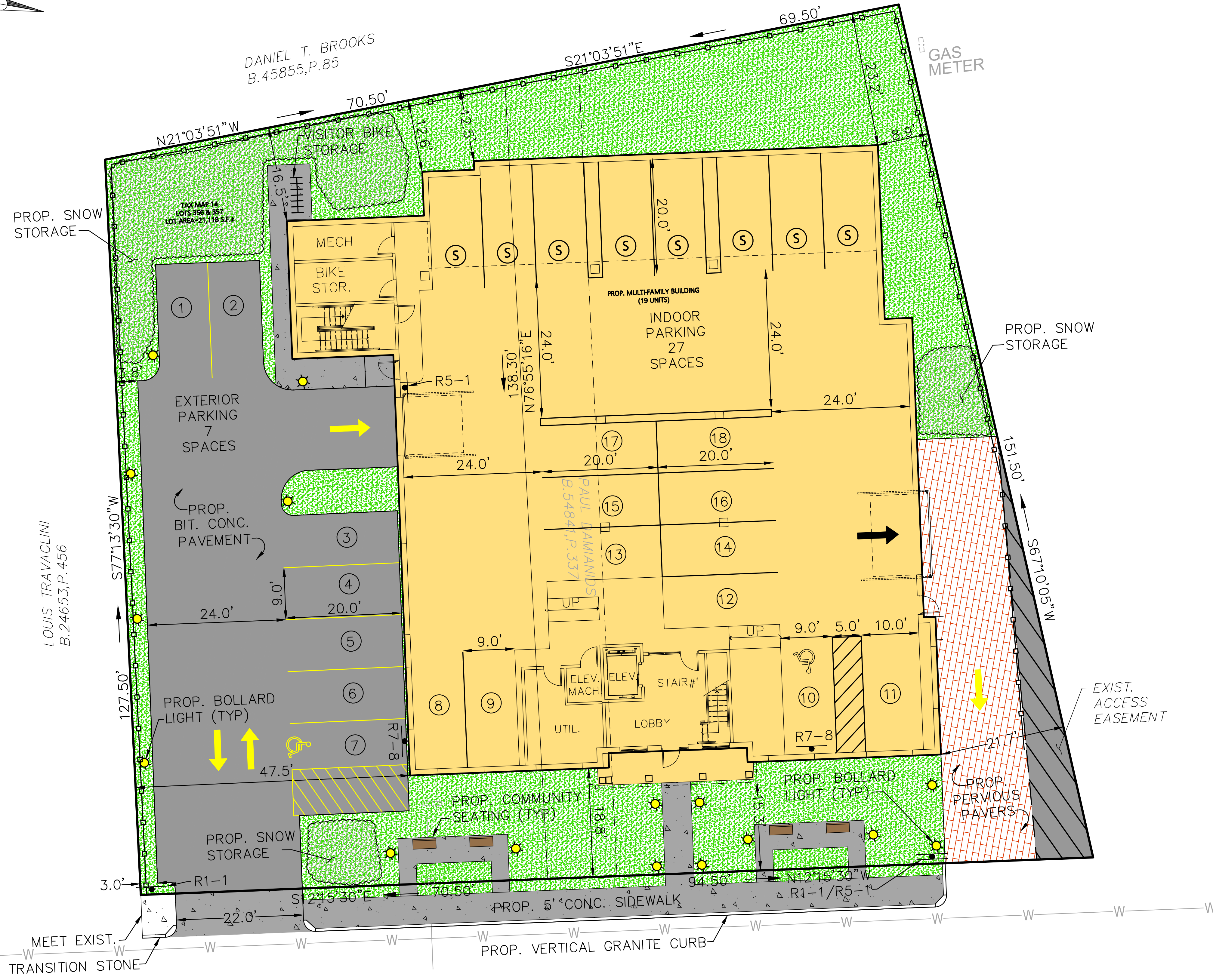
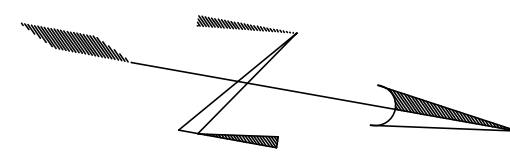
ALDEN STREET

(PUBLIC - VAR. WIDTH)



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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	15.3 FT	NO
MAXIMUM FRONT YARD SETBACK	15 FT		
MINIMUM SIDE YARD SETBACK	-	8.9 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 / 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

PARKING CALCULATIONS

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 38 x 0.75% = 28.5 Spaces (A.D.D.)	2 SPACES (for Accessible Parking) 7 SPACES (Exterior Spaces) 18 SPACES (Standard Spaces) (2 per parking stall)
TOTAL	29 SPACES	34 SPACES

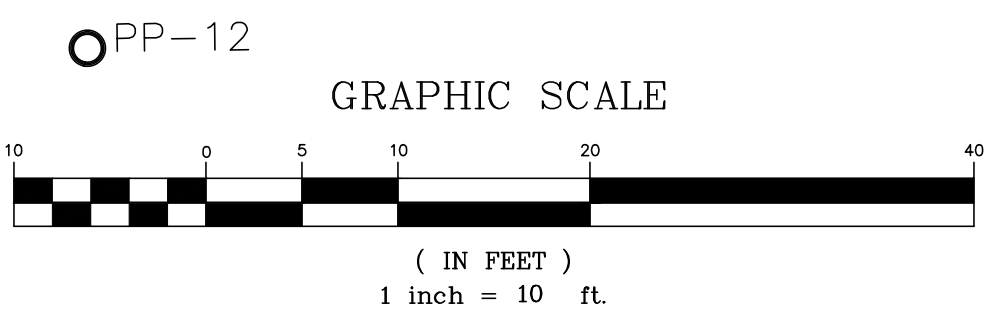
NOTE:
 1A. TOTAL NUMBER OF PARKING SPACES IN DEVELOPMENT: 36 SPACES
 MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED FOR 26-50 SPACES: 2 SPACES
 2A. STANDARD PARKING SPACES ARE 9'X20'

SIGN TABLE

REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT (MEAS. 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

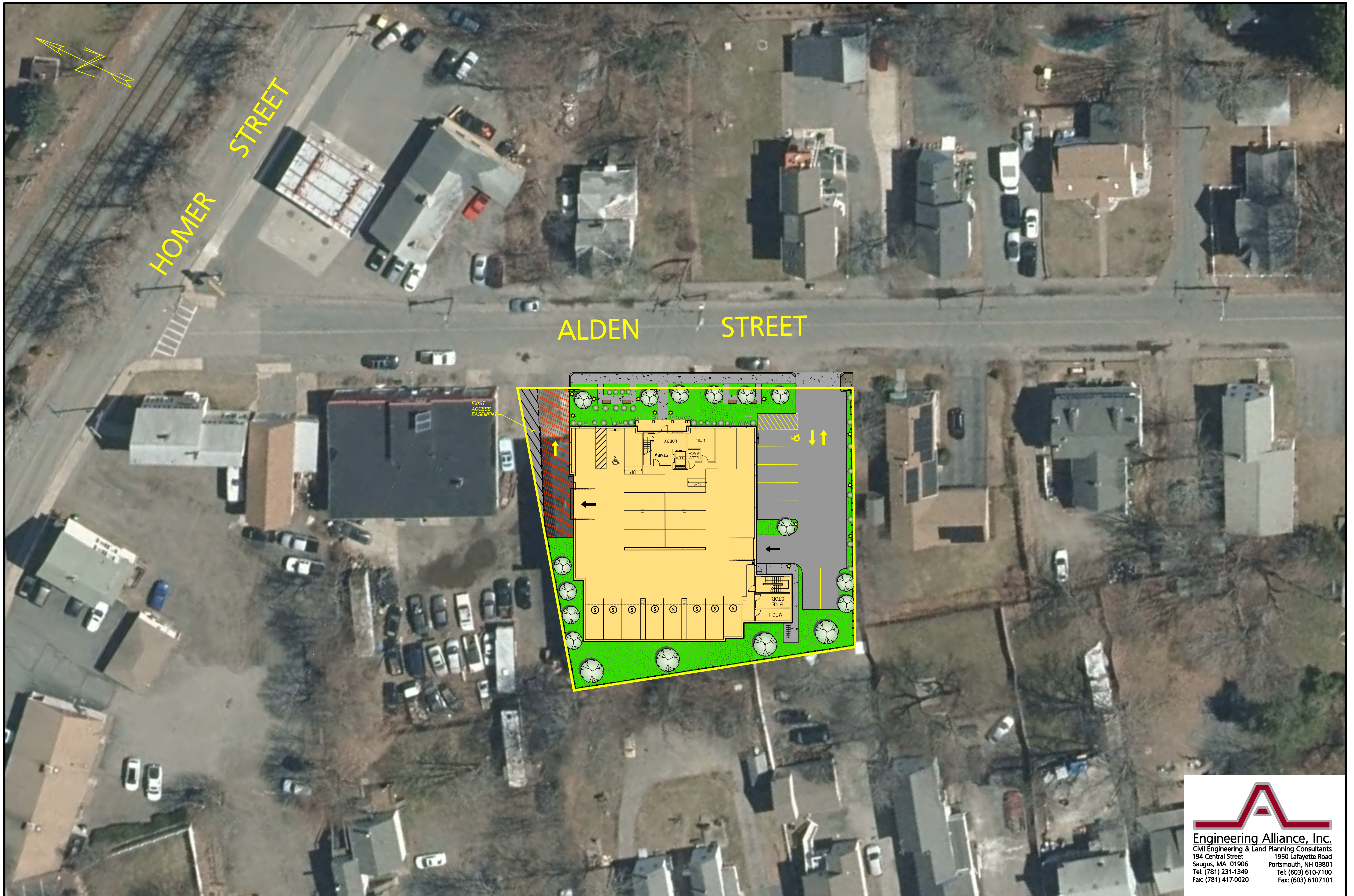
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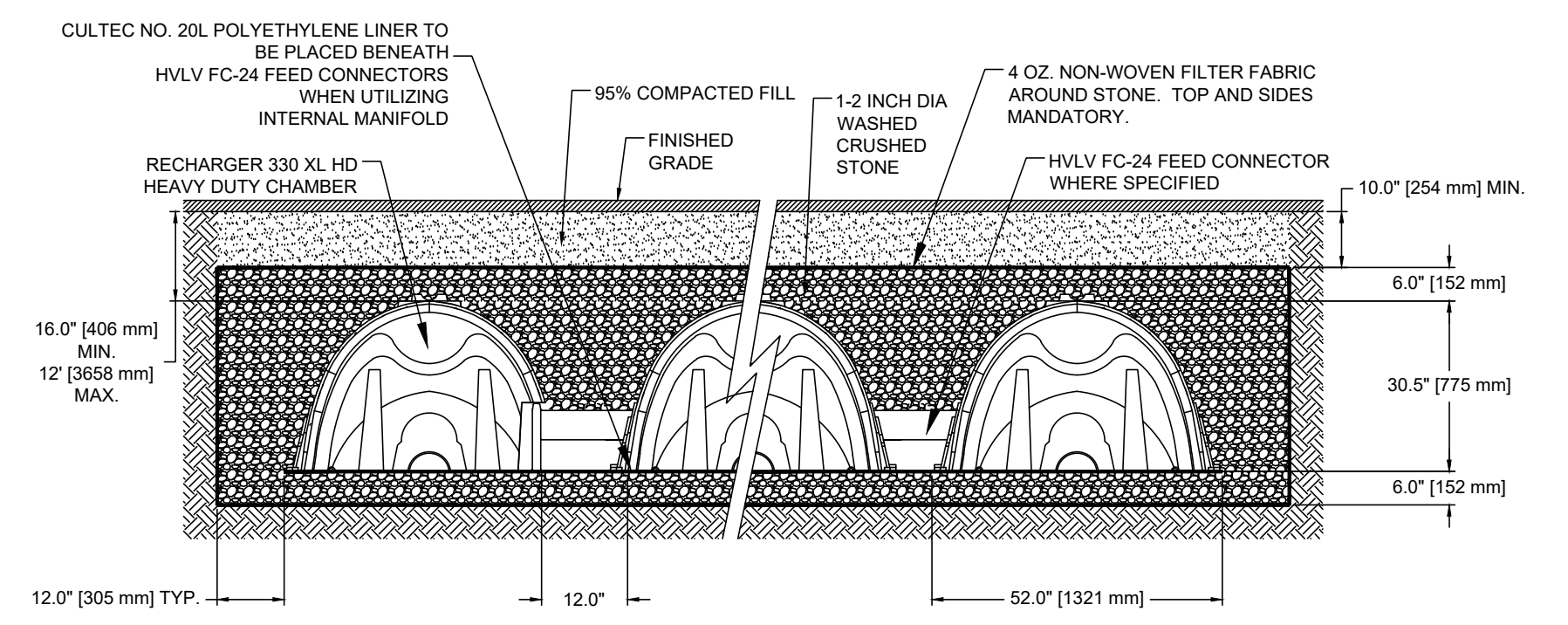
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HOMER STREET

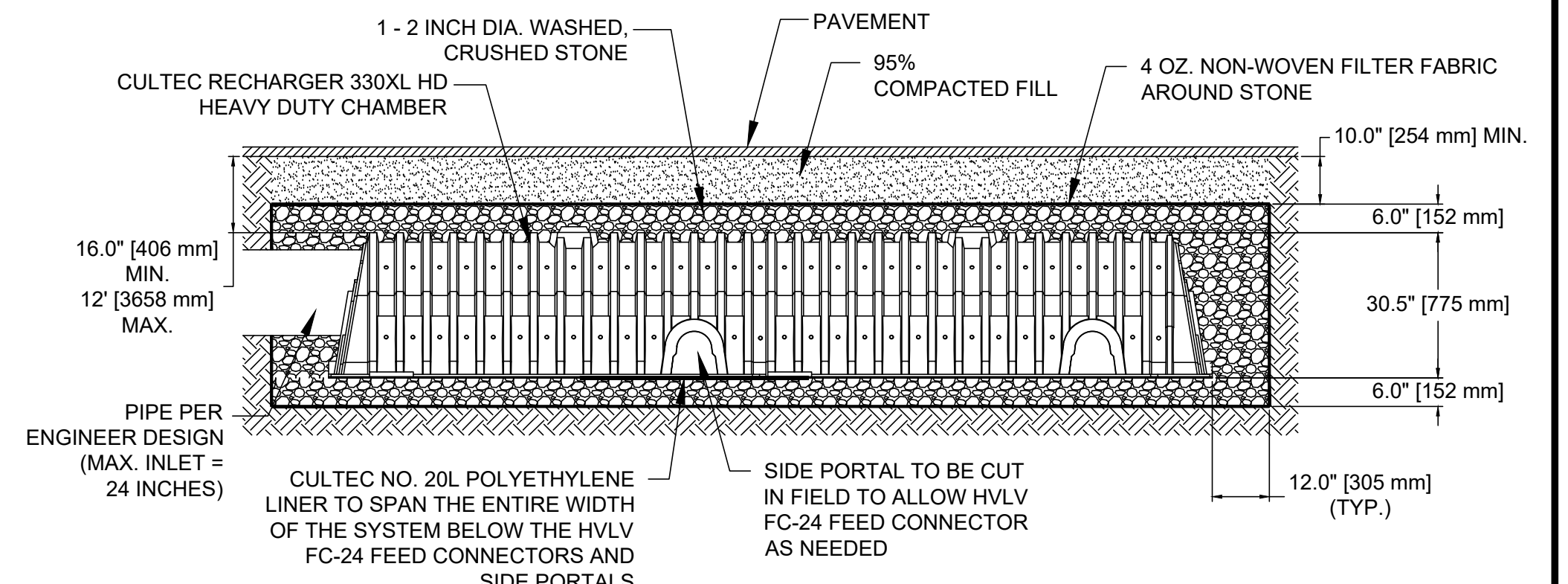
ALDEN STREET

EXIST ACCESS EASEMENT

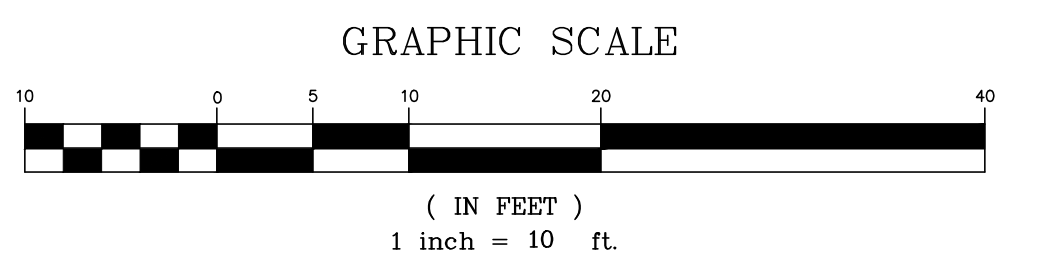
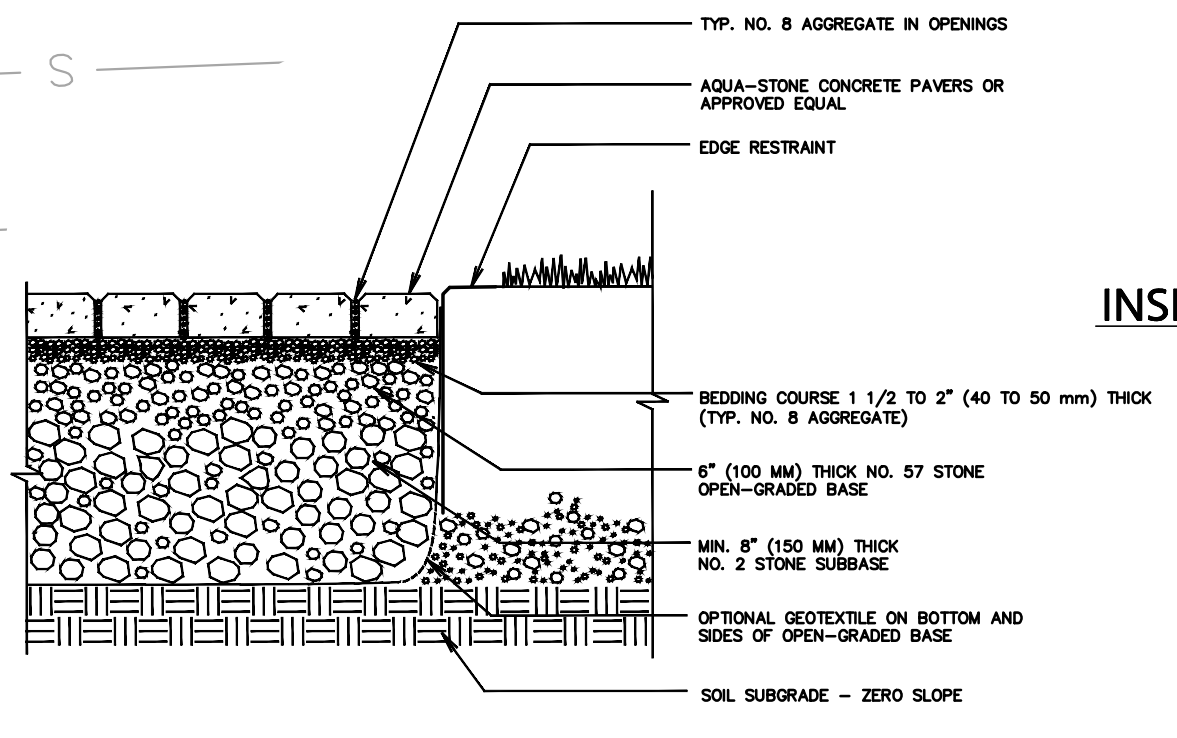
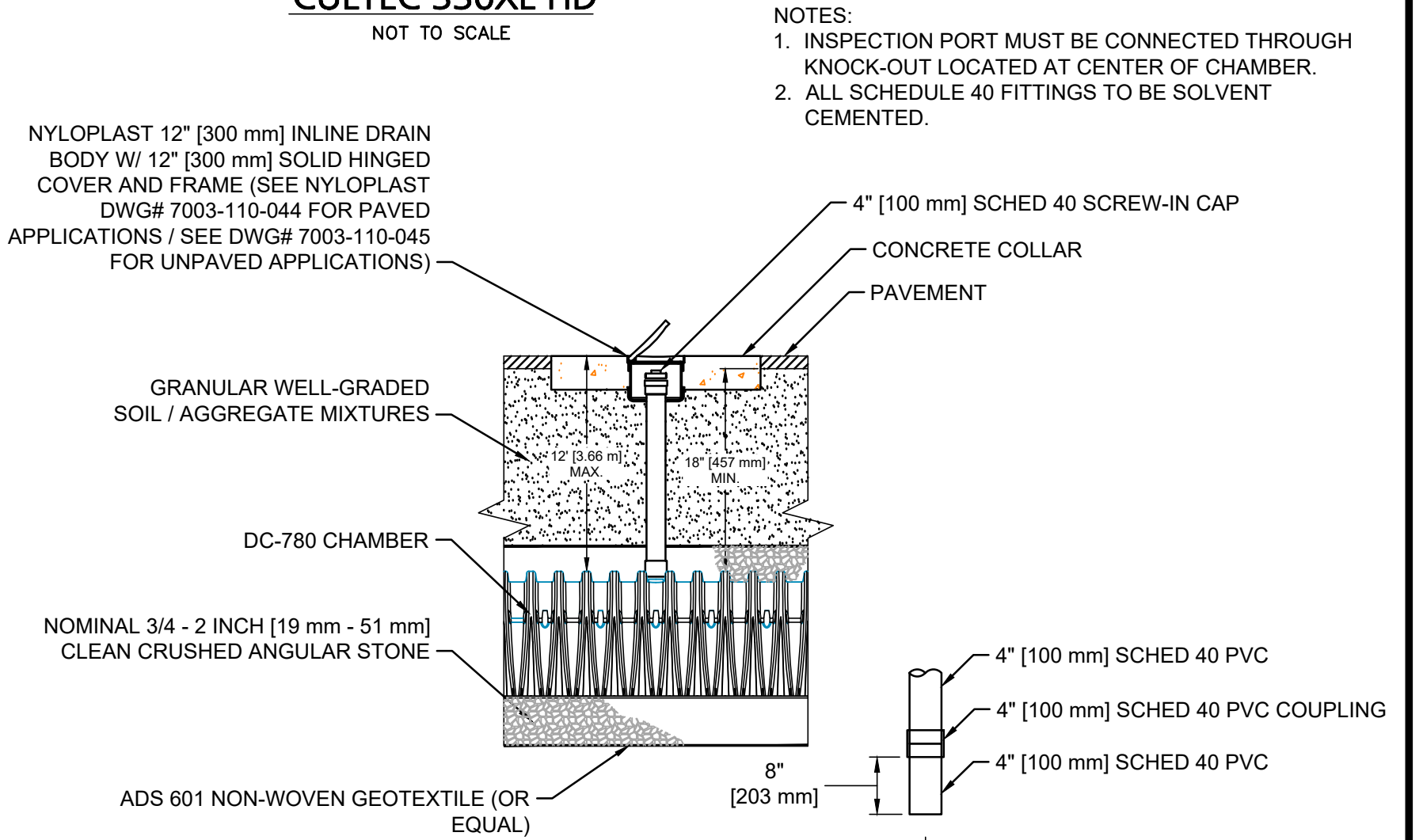


GENERAL NOTES
 RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



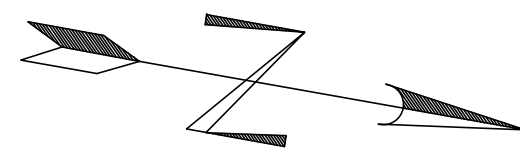
SUB-SURFACE DRAINAGE FACILITY DETAIL



PERVIOUS PAVER WITH FULL EXFILTRATION TO SOIL SUBGRADE
 NOT TO SCALE

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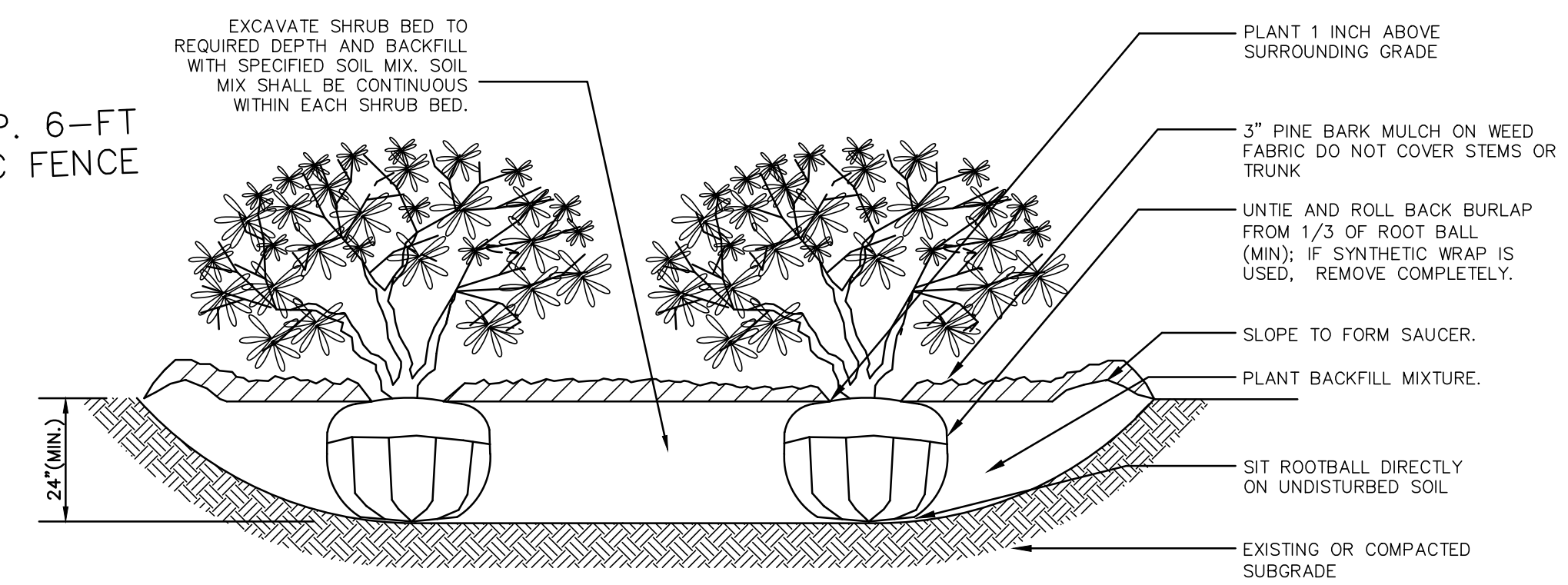


PLANT LIST

	Key	Qty.	Botanical Name	Common Name	Size
TREES	AR	4	Acer Rubrum	Red Maple	8"-10"
	PC	6	Pyrus Calleryana	Bradford Pear	8"-10"
	QR	6	Quercus Rubra	Red Oak	8"-10"
SHRUBS	KL	8	Kalmia Latifolia	Mountain Laurel	2'-3'
	TD	8	Taxus Densiformis	Dense Yew	2'-3'
	VC	10	Viburnum Carlesii	Mayflower Viburnum	2'-3'
PERENNIALS	HM	36	Hemerocallis	'Happy Returns' Daylily	8"-10"
	HS	55	Hosta	'Dream Weaver' Hosta	8"-10"

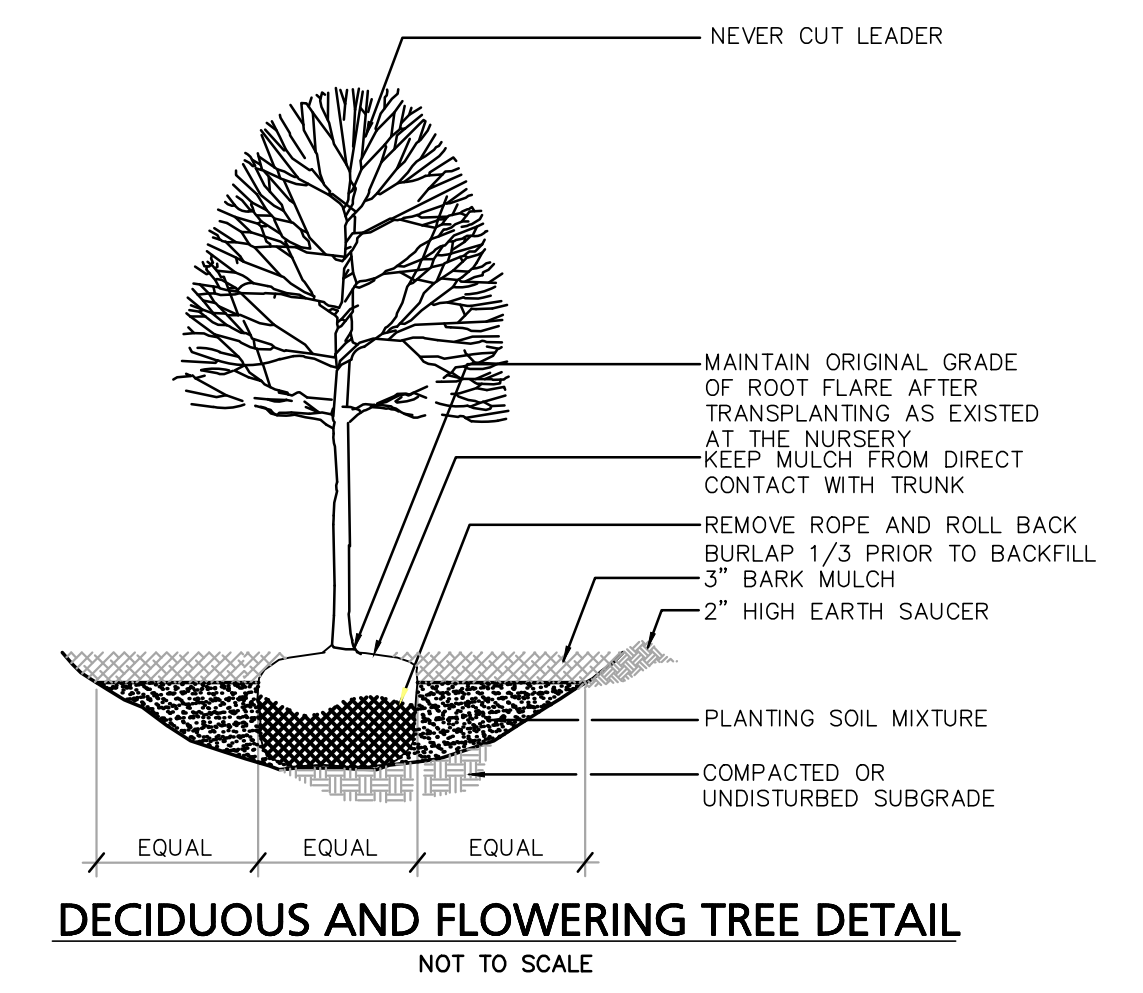
GENERAL NOTES

- 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.

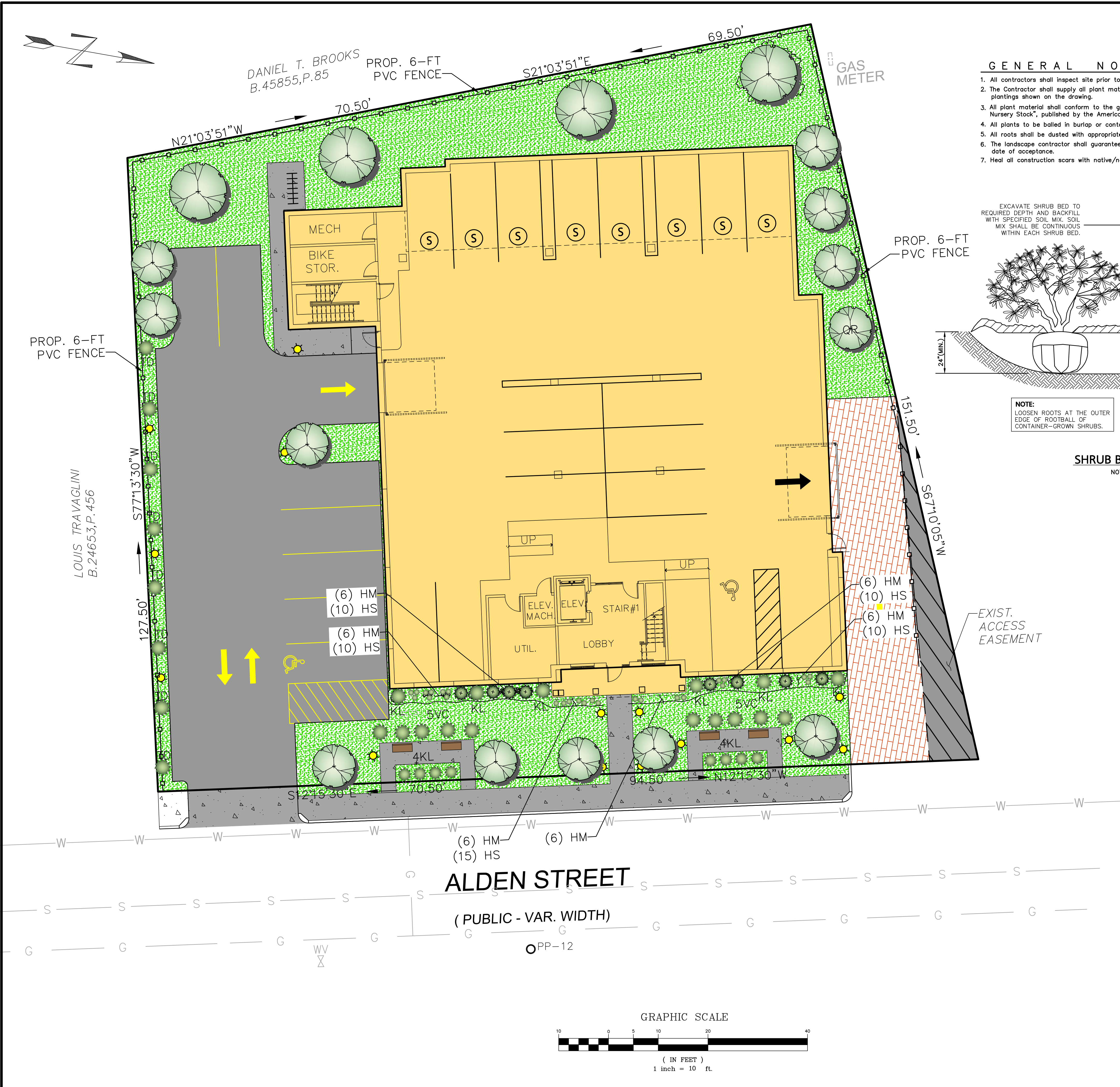


NOTE:
LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER-GROWN SHRUBS.

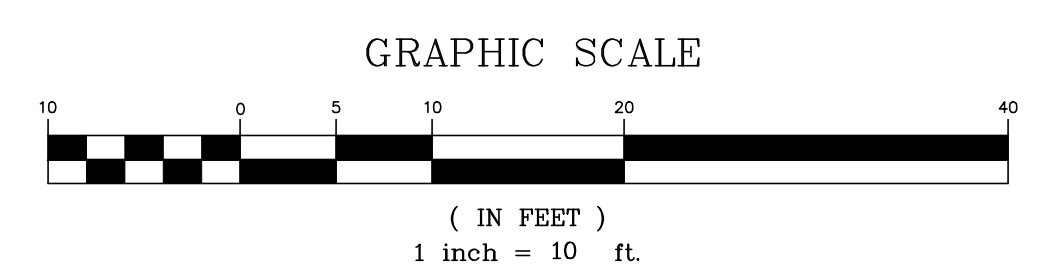
SHRUB BED PLANTING
NOT TO SCALE



DECIDUOUS AND FLOWERING TREE DETAIL
NOT TO SCALE



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Architectural Asphalt Roof Shingles
 Composite Siding
 Composite Trims
 Aluminum Gutter

6' PVC Fence
 Easement

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Pocket Park

Directional Bollard Site Lighting

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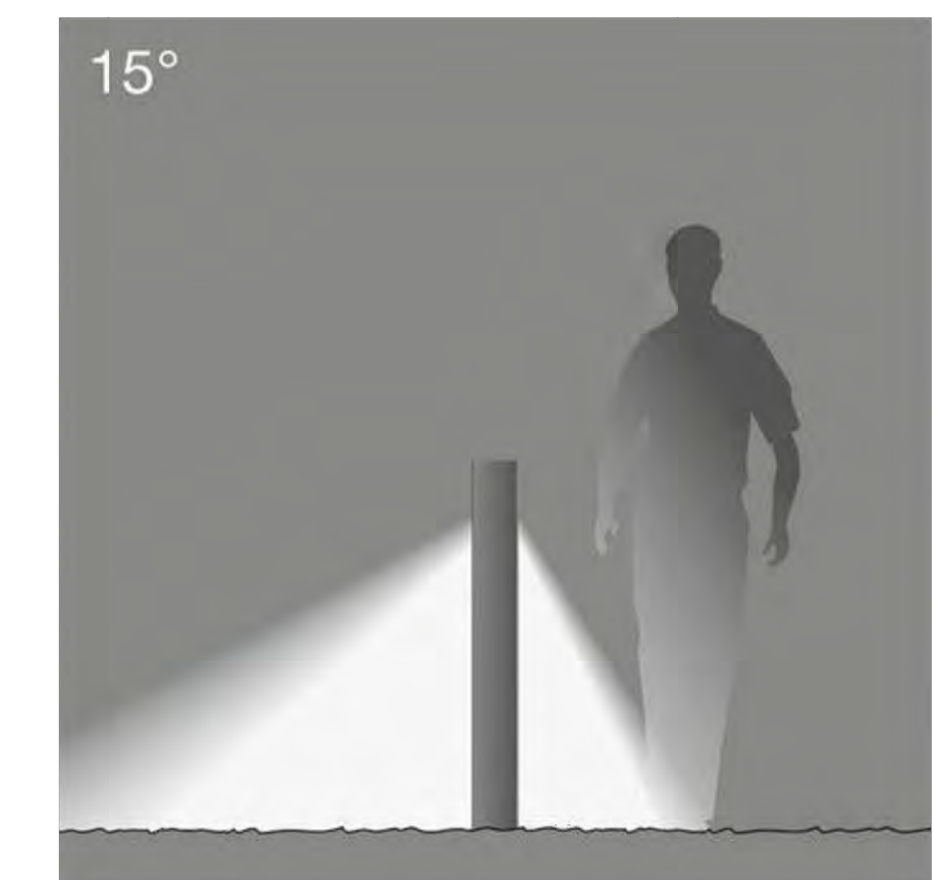
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Bollard Light Pattern



Bollard Light Pattern

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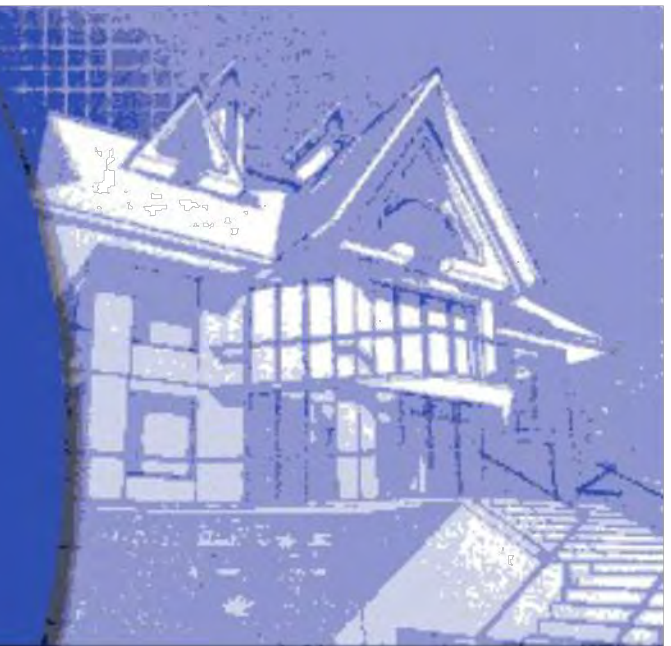
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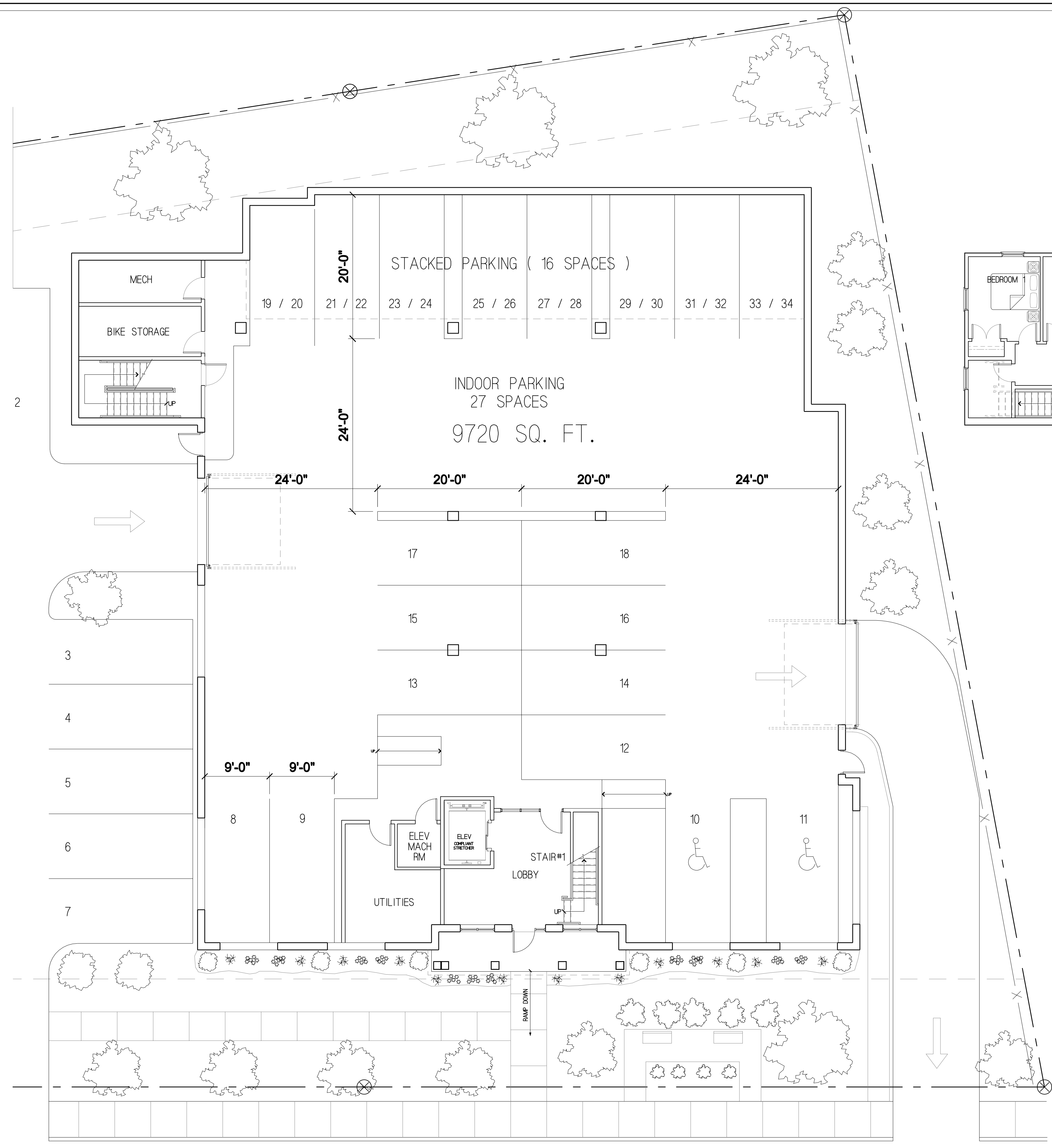
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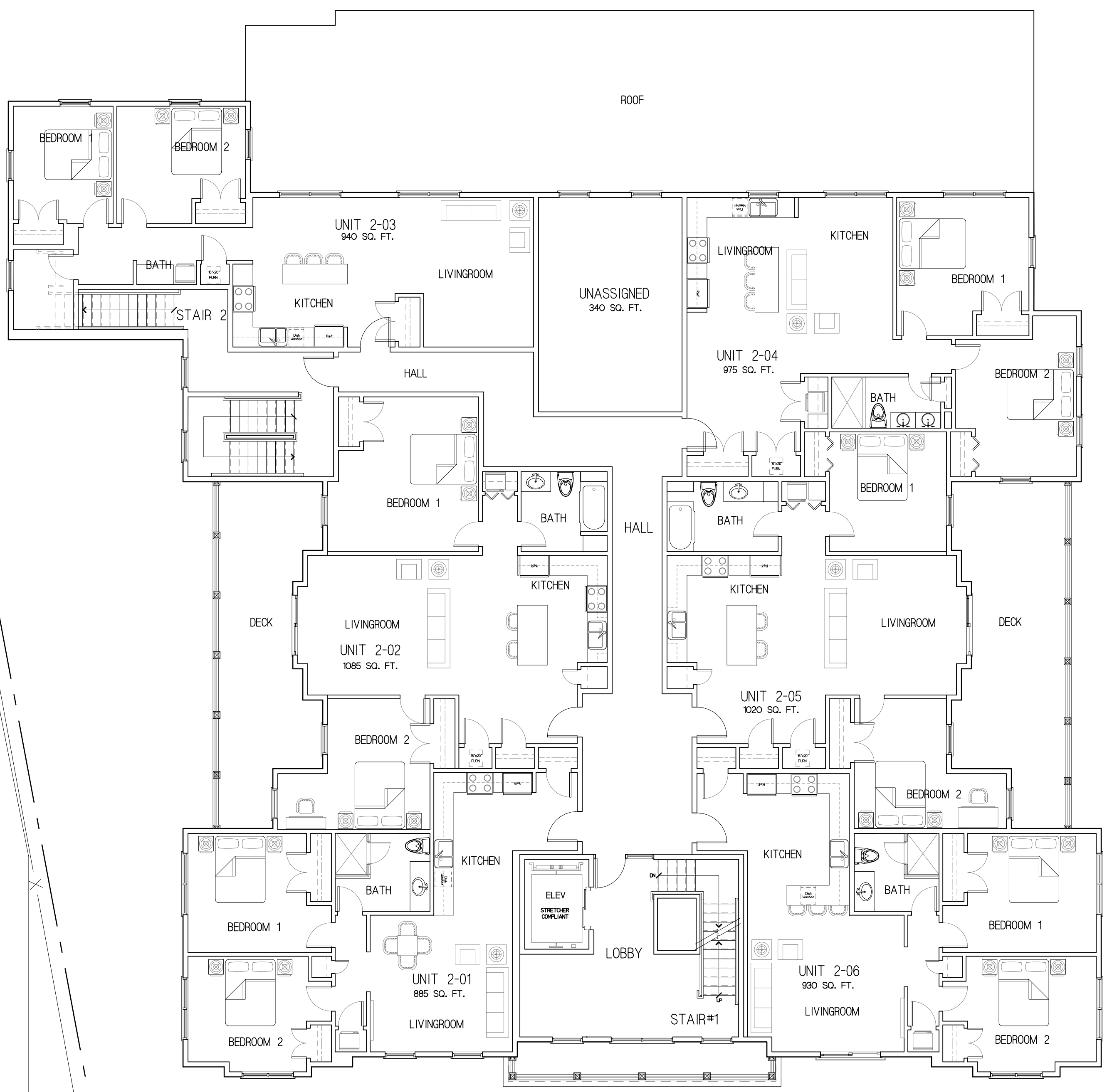
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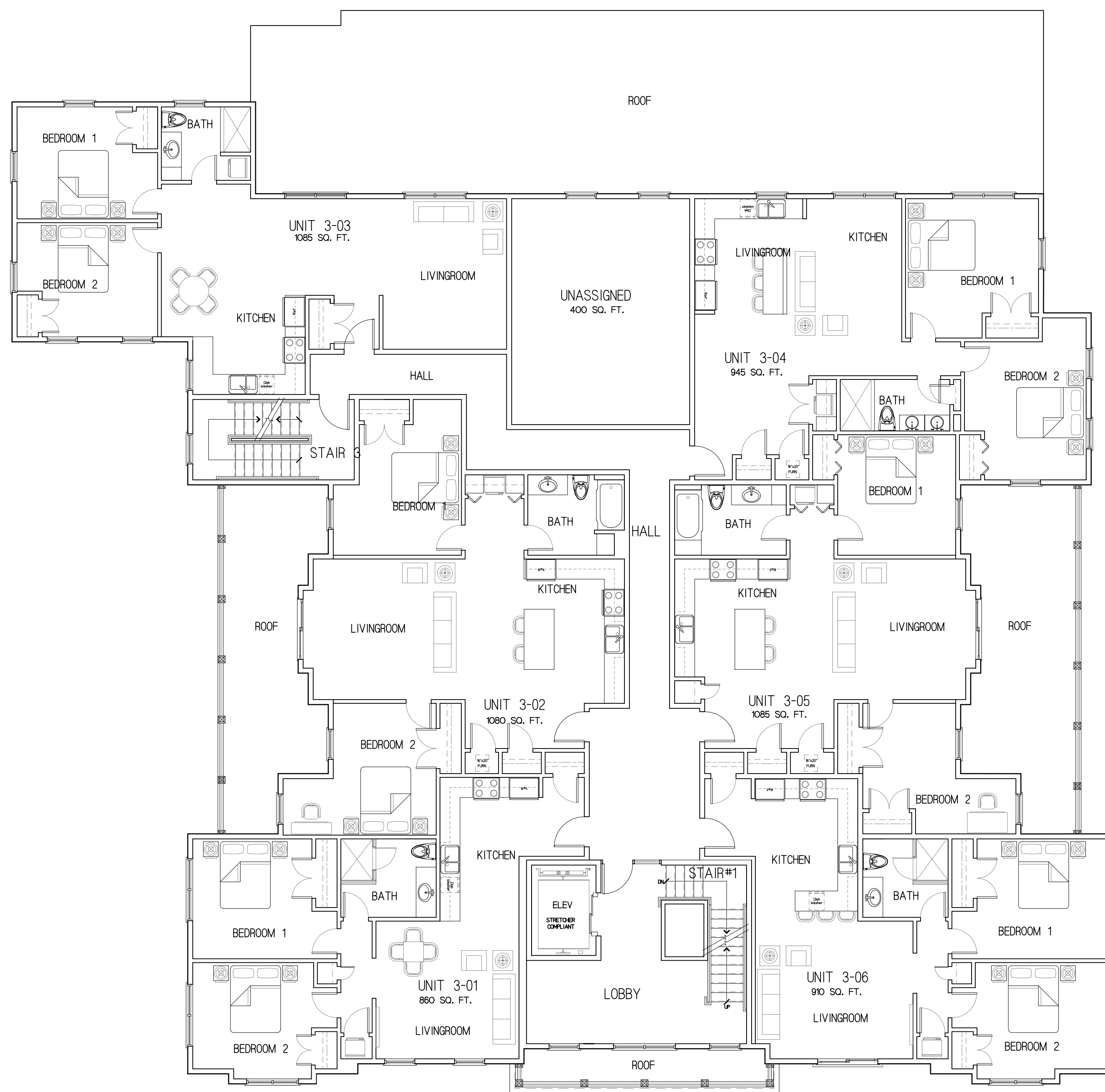


Alden Street

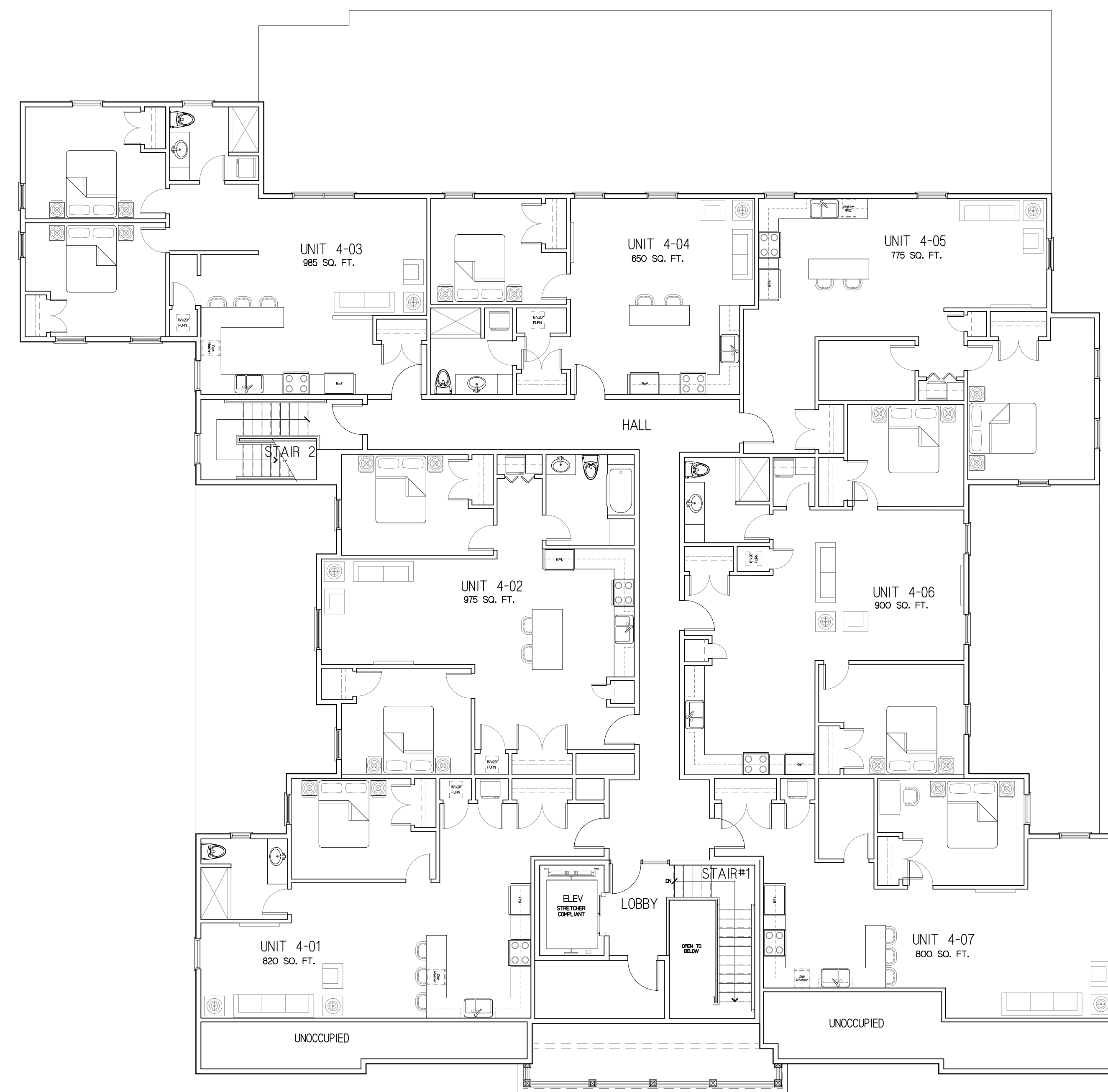
FIRST FLOOR PLAN 7470 SQ. FT.
SCALE: 1/8" = 1'-0"



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"