

FORM Q

TOWN OF FRANKLIN
DESIGN REVIEW APPLICATION
FOR §185-31(2) OF THE ZONING BY-LAW

A) General Information

Name of Business or Project: Marcus Partners Industrial Warehouse

Property Address 555 King Street, Franklin, MA

Assessors' Map # 313 Parcel # 7, 8, 53, 54, 55

Zoning District (select applicable zone): Business

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: MCP III 555 King Street LLC, c/o Marcus Partners

Address: 201 Washington Street, Ste 2100, Boston, MA

Telephone Number: 617-556-5206

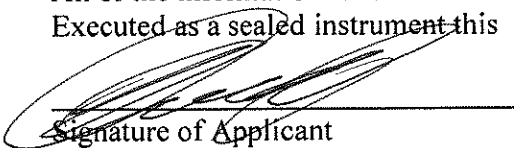
Contact Person: Josh Berman

C) Owner Information (Business Owner & Property Owner if different)

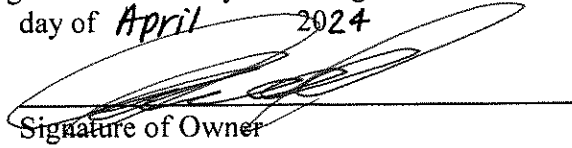
Business Owner: MCP III 555 King Street LLC, c/o Marcus Partners Property Owner: SAME

Address: 201 Washington Street, Ste 2100, Boston, MA _____

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this _____ day of April 2024



Signature of Applicant



Signature of Owner

Edward V. Cannon, Jr., Attorney
Print name of Applicant

Edward V. Cannon Jr., Attorney
Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4**

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

D) Architect/Engineer/Sign Company Information (if not the applicant)

a. Sign Company

Business Name: TBD

Contact Person: _____

Address _____

Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: Bohler Engineering

Contact Person: John Kucich

Address 45 Franklin Street, Boston, MA 02110

Telephone Number: 617-849-8040

E) Work Summary

Summary of work to be done: Applicant seeks approval to increase building height from 40' to 43'

F) Information & Materials to be Submitted with Application

a) FOR SIGN SUBMISSIONS ONLY:

**THE FOLLOWING MUST BE SUBMITTED ELECTRONICALLY TO
Mkinhart@franklinma.gov**

1. Drawing of Proposed Sign which must also include
type of sign (wall, pylon etc.) colors
size/dimensions materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
3. Picture of existing location and signs (if previously existing location)

b) FOR BUILDINGS/DEVELOPMENTS OR PROJECT SUBMISSIONS:

THE FOLLOWING MUST BE SUBMITTED W/APPLICATION to Mkinhart@franklinma.gov

1. Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide
2. Lighting Plan indicating lighting levels & specifications of proposed lights
3. Building drawings, indicating size and height of building(s); front, rear and side elevations (when there are no adjoining buildings) and floor plans
4. Drawings or pictures of existing conditions
5. If any signage on the building or site, provide information from above Signage Checklist

DESIGN STANDARDS

Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. **Height**—The height of any proposed alteration shall be compatible with the style and character of the surrounding buildings, within zoning requirements. _____

2. **Proportions of Windows and Doors** – The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the surrounding area.

3. **Relations of Building Masses and Spaces** – The relationship of a structure to the open space between it and adjoining structures shall be compatible. _____

4. **Roof Shape** – The design and pitch of the roof shall be compatible with the architectural style and character of the surrounding buildings. _____

5. **Scale** – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. _____

6. **Façade, Line, Shape & Profile** – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context: _____

7. **Architectural Details** – Architectural details, including signs, materials, colors and textures shall be treated so as to be compatible with the existing and adjacent architectural character, thereby preserving and enhancing the surround area. _____

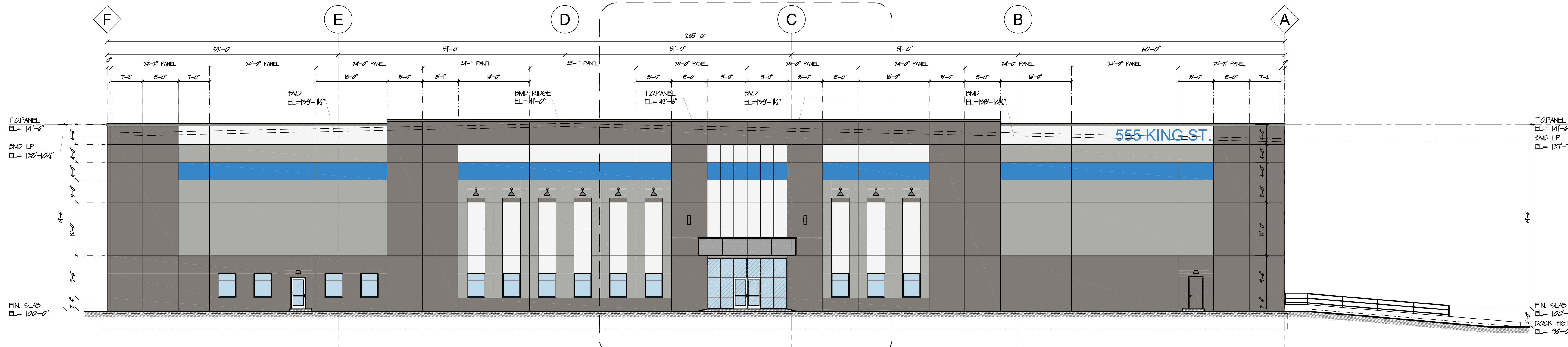
8. **Advertising Features** – The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures shall not detract from the use and enjoyment of the proposed buildings and structures and the surrounding properties. _____

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. _____

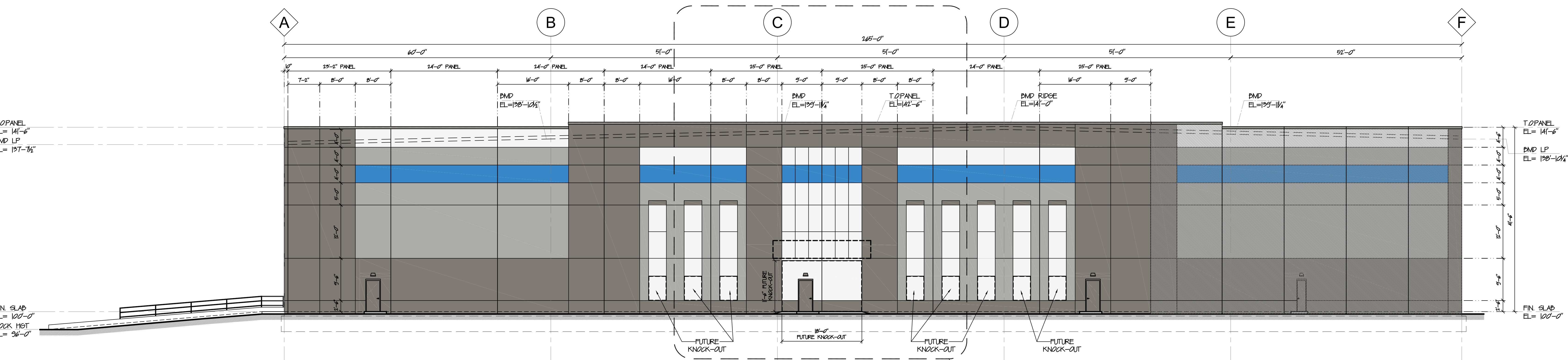
10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. _____

11. **Landscape** - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible.

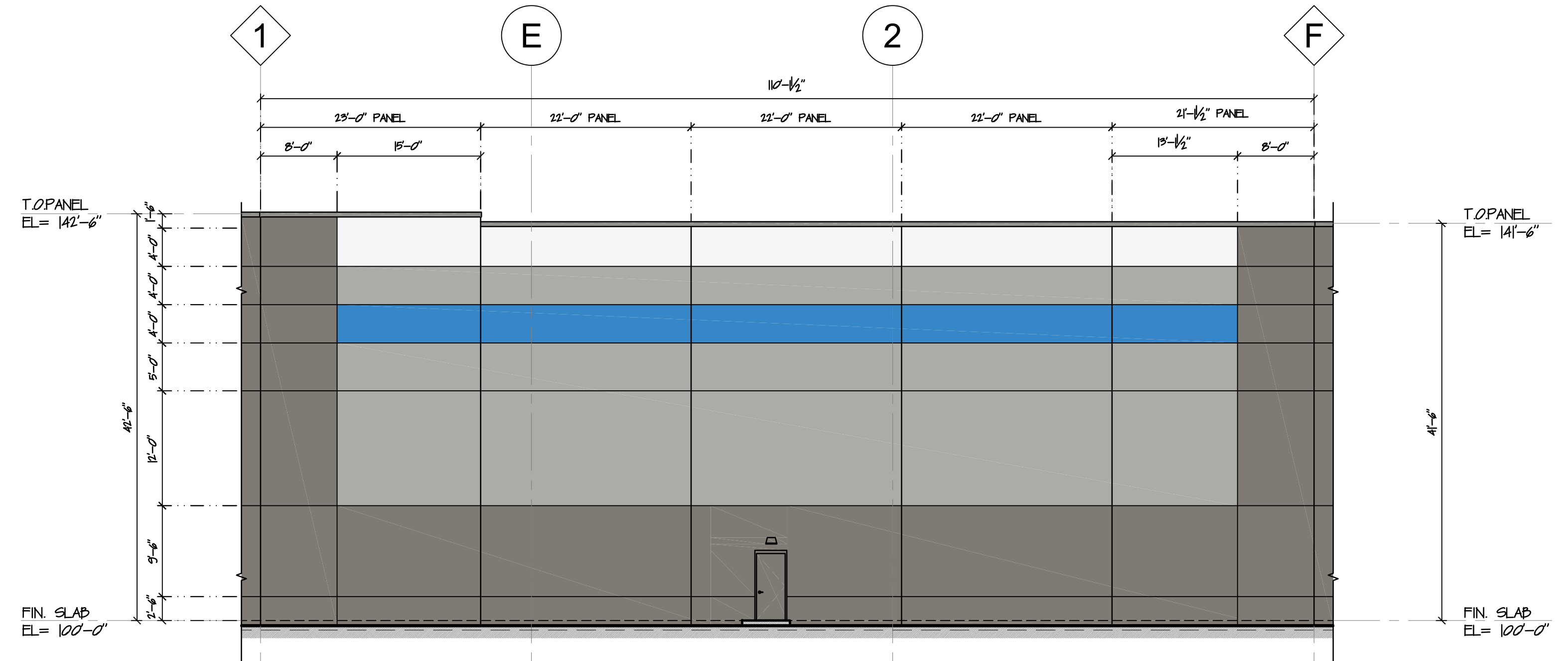
SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.



1 OVERALL ELEVATION- EAST
SCALE: 1" = 10'-0"



2 OVERALL ELEVATION- WEST
SCALE: 1" = 10'-0"

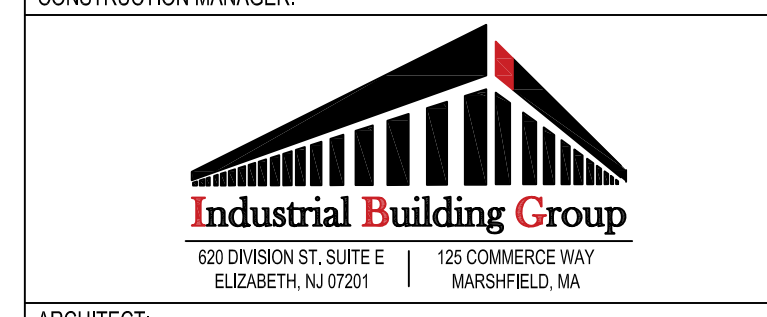


3 PARTIAL ELEVATION- SOUTH WEST
SCALE: 1" = 10'-0"

ELEVATION 'KEY' LEGEND	
(A)	PRECAST CONCRETE BEARING WALL PANEL W/ TEXTURED PAINT FINISH (SHERWIN WILLIAMS, COMPLEX ULTRACRETE) SEE ELEVATION FINISH LEGEND FOR COLOR.
(B)	PRECAST CONCRETE PANEL: GROOVE PANEL DETAIL. SEE DETAIL X/XXX
(C)	1/2" PRECAST CONCRETE PANEL JOINT W/ 1/2" CHAMFERED EPDM BACKER ROD & SEALANT EACH SIDE. SEE DETAIL X/XXX
(D)	PRECAST CONCRETE PANEL: BUTT-JOINT PANEL DETAIL. SEE DETAIL X/XXX
(E)	PRECAST CONCRETE PANEL: MITRE-JOINT PANEL DETAIL. SEE DETAIL X/XXX
(F)	KAWNEER 40-T STORMFRONT SYSTEM, CLEAR ANODIZED ALUM. W/ 1" FULL-TINTED GLAZING (SOLAR GRAY) AND 2" PANEL. SEE WINDOW SCHEDULE.
(G)	METAL INSULATED DOOR & FRAME IN PRECAST CONC. PANEL. SEE DOOR SCHEDULE FOR MORE INFO.
(H)	GALVANIZED AND PAINTED METAL GRATE STAIRWAY DOWN TO GRADE W/ GALVANIZED PAINTED METAL CLUMP & HANDRAILS. SEE SHEET X/XXX
(J)	TYP. LOADING DOOR: DOOR: 9'-0" PRE-FINISHED INSULATED METAL. VERTICAL LIFT OIL DOOR. SEE DOOR SCHED. FOR MORE INFO.
(K)	TYP. DRIVE-IN DOOR: 14'-6" PRE-FINISHED INSULATED METAL. VERTICAL LIFT OIL DOOR. ELEC. OPERATED. SEE DOOR SCHED.
(L)	DOCK PIT KIT WITH MECHANICAL LEVELER. INSTALLED. ADD DOOR CAPACITY, 1x8" PIT & 1/2" LP. SEE S/A110
(M)	ROOF SCUPPER: GING. METAL SCUPPER DOX & DOWNSPUT FOR ROOF DRAINAGE. SEE DETAILS X/XXX. SEE ELEVATION FINISH LEGEND FOR COLOR.
(N)	EXPOSED DOWNSPUT STEEL ANGLE GUARD. GALVANIZED AND PAINTED. SEE DETAIL X/XXX.
(P)	LED WALL PACK SIGHT LIGHTING FIXTURE. BUILDING MOUNTED. SEE ELEC. DWG'S
(Q)	MECHANICAL EXHAUST/AIRAKE LOWER OPENINGS IN PRECAST CONCRETE PANEL. SEE MECHANICAL DWG'S FOR FINAL INFO.
(R)	
(S)	
(T)	
(U)	

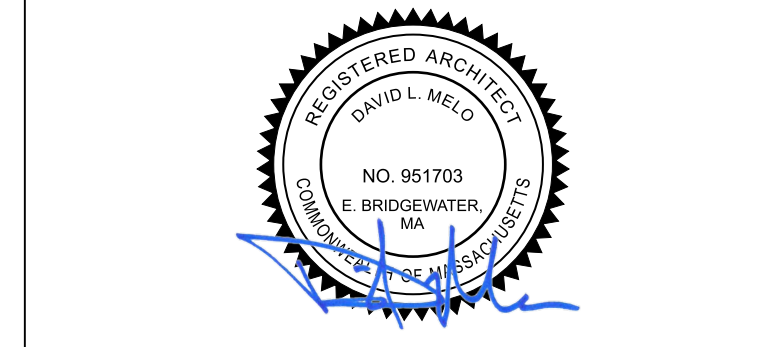
ELEVATION FINISH LEGEND	
(PT-1)	TEXTURED ACRYLIC COATING: SHERWIN WILLIAMS, COMPLEX ULTRACRETE. COLOR: SW 2210-50 SILVER SPRING
(PT-2)	TEXTURED ACRYLIC COATING: SHERWIN WILLIAMS, COMPLEX ULTRACRETE. COLOR: SW 2210-40 SMOKE GRAY
(PT-3)	TEXTURED ACRYLIC COATING: SHERWIN WILLIAMS, COMPLEX ULTRACRETE. COLOR: SW 2105-40 MARLIN'S DRESS
(PT-4)	TEXTURED ACRYLIC COATING: SHERWIN WILLIAMS, COMPLEX ULTRACRETE. COLOR: SW 5100-10 HONORABLE BLUE
(MTL-1)	METAL ROOF COPING: PRE-FINISHED METAL ROOF COPING (ATAS OR EQ) W/ COR. HOOR STRIP (SEE X/XXX). COLOR: ATAS-DOE GRAY (B)
(CP-1)	PRE-FAB CANOPY: PRE-FAB METAL CANOPY W/ INTERNAL DRAINAGE PER MANUF. SPEC. REC. ROOF: IMPES SUPER LUMENEX FLAT SMT. COLORED
GLAZING:	
(GL-01)	INSULATED GLAZING
(GL-02)	TEMPERED SAFETY GLASS
(GL-03)	SPANDREL GLASS

PROJECT:
MP KING ST. DEVELOPMENT
WAREHOUSE BUILDING
 555 KING ST. FRANKLIN, MA



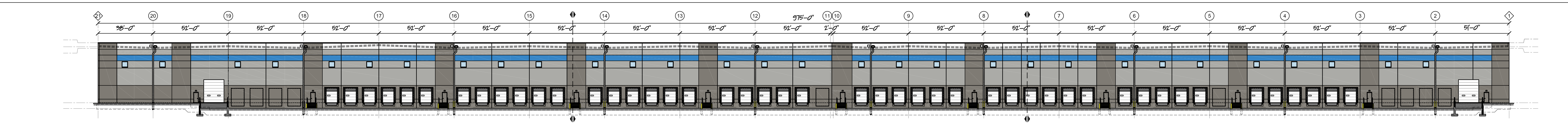
ARCHITECT:
RKB rkb architects, inc.
 zero campanelli drive, braintree, ma 02194
 p 781.848.6600 w rkbarch.com

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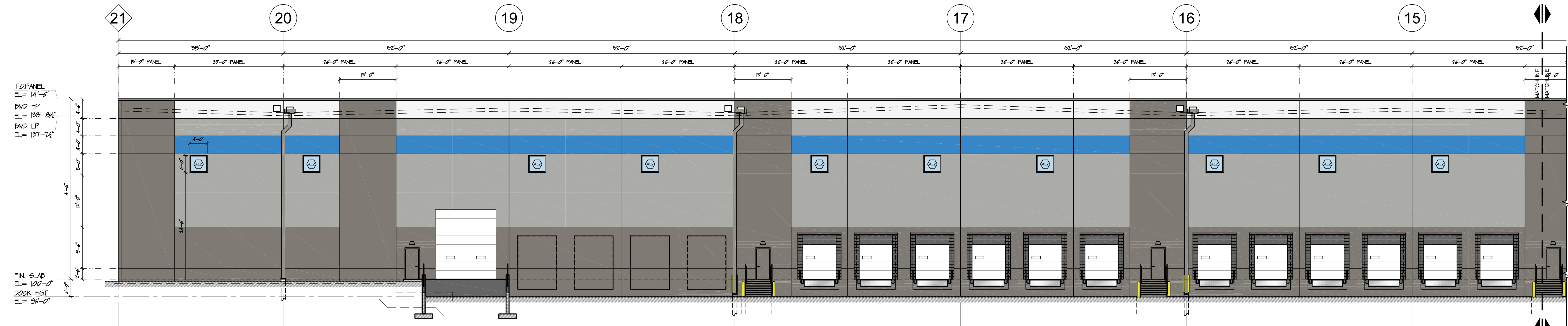


REVISIONS	
02.27.2024	VARIANCE SUBMISSION SET
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SCALE:	AS NOTED
DRAWN BY:	DLM
ISSUE DATE:	XXXX.2024
SHEET TITLE:	

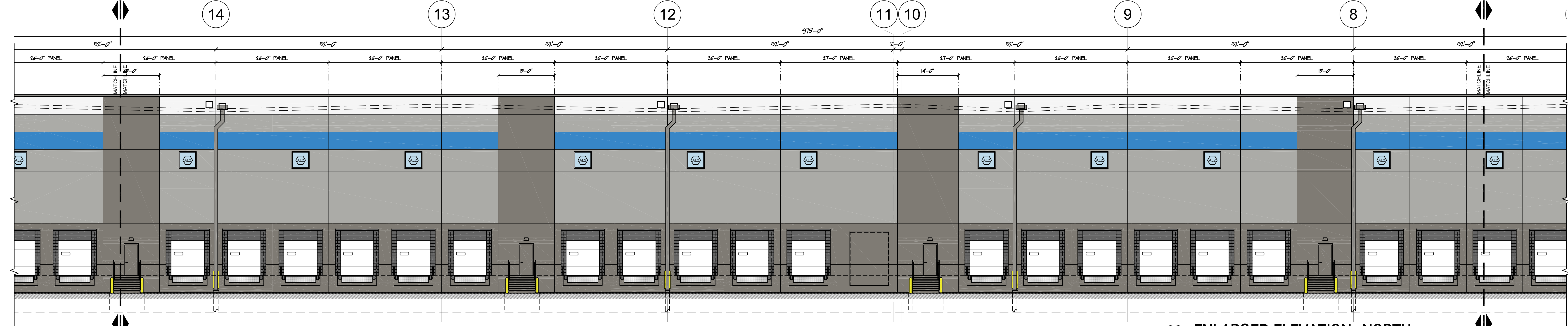
EXTERIOR BUILDING ELEVATIONS & NOTES



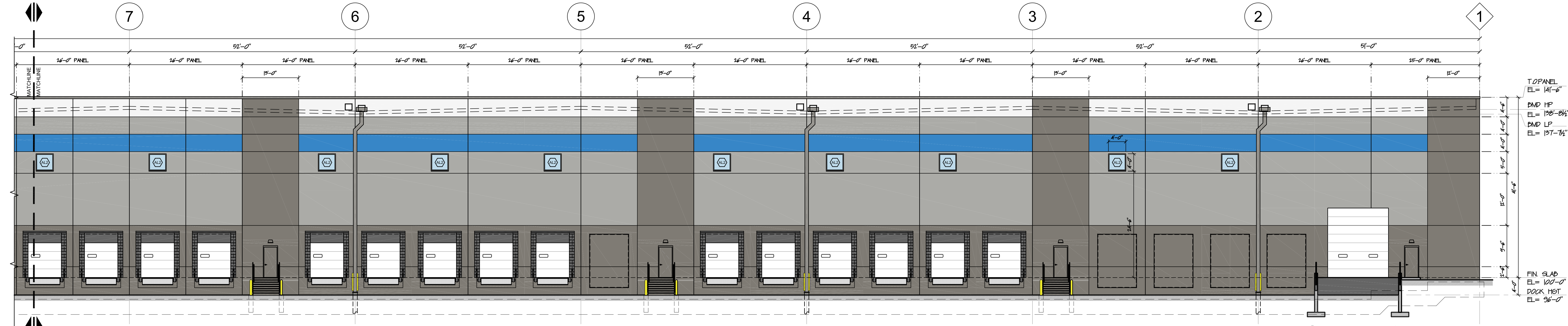
1 OVERALL ELEVATION- NORTH
A1.1 SCALE: 1" = 30'-0"



2 ENLARGED ELEVATION- NORTH
A1.1 SCALE: 1" = 10'-0"



3 ENLARGED ELEVATION- NORTH
A1.1 SCALE: 1" = 10'-0"



4 ENLARGED ELEVATION- NORTH
A1.1 SCALE: 1" = 10'-0"

ELEVATION 'KEY' LEGEND

- (A) PRECAST CONCRETE BEARING WALL PANEL w/ TEXTURED PAINT FINISH (SHERWIN WILLIAMS, COMPLEX ULTRACRETE) SEE ELEVATION FINISH LEGEND FOR COLOR.
- (B) PRECAST CONCRETE PANEL: GROOVE PANEL DETAIL. SEE DETAIL X/AXX
- (C) 3/2" PRECAST CONCRETE PANEL JOINT w/ 1/2" CHAMFERED EPDM BACKER ROD & SEALANT EACH SIDE. SEE DETAIL X/AXX
- (D) PRECAST CONCRETE PANEL: BUTT-JOINT PANEL DETAIL. SEE DETAIL X/AXX
- (E) PRECAST CONCRETE PANEL: MITRE-JOINT PANEL DETAIL. SEE DETAIL X/AXX
- (F) KAWNEER 40-T STOREFRONT SYSTEM. CLEAR ANODIZED ALUM. w/ T-TINTED GLAZING (SOLAR GRAY) AND SPANDREL PANEL. SEE WINDOW SCHEDULE.
- (G) METAL INSULATED DOOR & FRAME IN PRECAST CONC. PANEL. SEE DOOR SCHEDULE FOR MORE INFO.
- (H) GALVANIZED AND PAINTED METAL GRATE STAIRWAY DOWN TO GRADE w/ GALVANIZED PAINTED METAL CLUMP & HANDRAILS. SEE SHEET X/AXX
- (J) TYP. LOADING DOOR DOOR: 9'-0" PRE-FINISHED INSULATED METAL VERTICAL LIFT OIL DOOR. SEE DOOR SCHED FOR MORE INFO.
- (K) TYP. DRIVE-IN DOOR: 14'-0" PRE-FINISHED INSULATED METAL VERTICAL LIFT OIL DOOR (ELEC. OPERATED). SEE DOOR SCHED.
- (L) DOCK PIT KIT WITH MECHANICAL LEVELER. INSTALLED. ADDITIONAL CAPACITY, T&B PIT & 1/2" LP. SEE X/AXX
- (M) ROOF SCUPPER OPG. METAL SCUPPER BOX & DOWNSPUT FOR ROOF DRAINAGE. SEE DETAILS X/AXX. SEE ELEVATION FINISH LEGEND FOR COLOR.
- (N) EXPOSED DOWNSPUT STEEL ANGLE GUARD. GALVANIZED AND PAINTED. SEE DETAIL X/AXX.
- (P) LED WALL PACK SIGHT LIGHTING FIXTURE. BUILDING MOUNTED. SEE ELEC. DWG'S
- (Q) MECHANICAL EXHAUST/AIRAKE LOWER OPENINGS IN PRECAST CONCRETE PANEL. SEE MECHANICAL DWG'S FOR FINAL INFO.
- (R)
- (S)
- (T)
- (U)

ELEVATION FINISH LEGEND

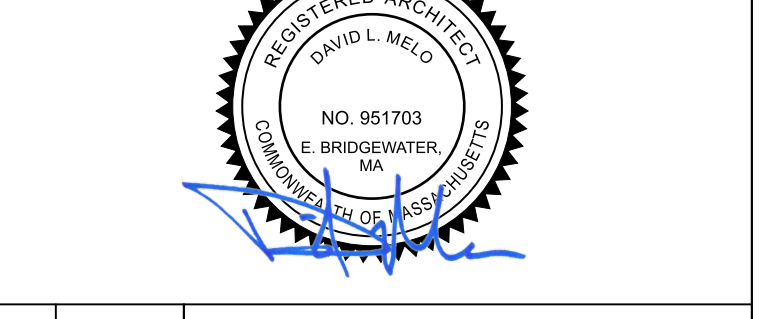
- (PT-1) TEXTURED ACRYLIC COATING: SHERWIN WILLIAMS, COMPLEX ULTRACRETE. COLOR: SW 2230-50 SILVER SPRING
- (PT-2) TEXTURED ACRYLIC COATING: SHERWIN WILLIAMS, COMPLEX ULTRACRETE. COLOR: SW 2220-40 SMOKE GRAY
- (PT-3) TEXTURED ACRYLIC COATING: SHERWIN WILLIAMS, COMPLEX ULTRACRETE. COLOR: SW 2205-40 MARLIN'S DRESS
- (PT-4) TEXTURED ACRYLIC COATING: SHERWIN WILLIAMS, COMPLEX ULTRACRETE. COLOR: SW 5000-10 TONNABLE BLUE
- (MTL-1) METAL ROOF COPING: PRE-FINISHED METAL ROOF COPING (ATAS OR EQ) w/ COR. HOOR STRIP (SEE X/AXX). COLOR = ATAS-DOME GRAY (D)
- (CP-1) PRE-FAB CANOPY: PRE-FAB METAL CANOPY w/ INTERNAL DRAINAGE PER MANF. SPEC. REC. DOOR: IMPES SUPER LUM. METAL AT SIGHT. COLORED
- GLAZING:
 - (GL-01) INSULATED GLAZING
 - (GL-02) TEMPERED SAFETY GLASS
 - (GL-03) SPANDREL GLASS

PROJECT:
MP KING ST. DEVELOPMENT
WAREHOUSE BUILDING
 555 KING ST. FRANKLIN, MA



ARCHITECT:
RKB rkb architects, inc.
 zero campanelli drive, bantree, ma 02194
 p 781.848.6600 w rkbarch.com

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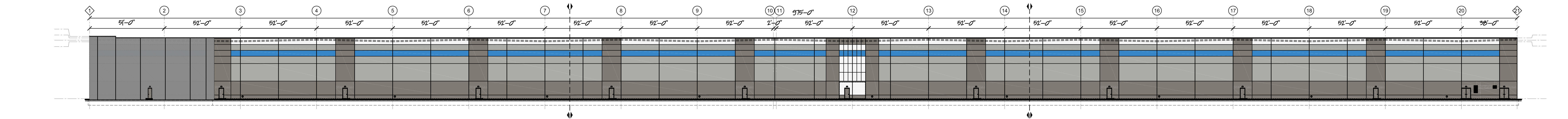


REVISIONS

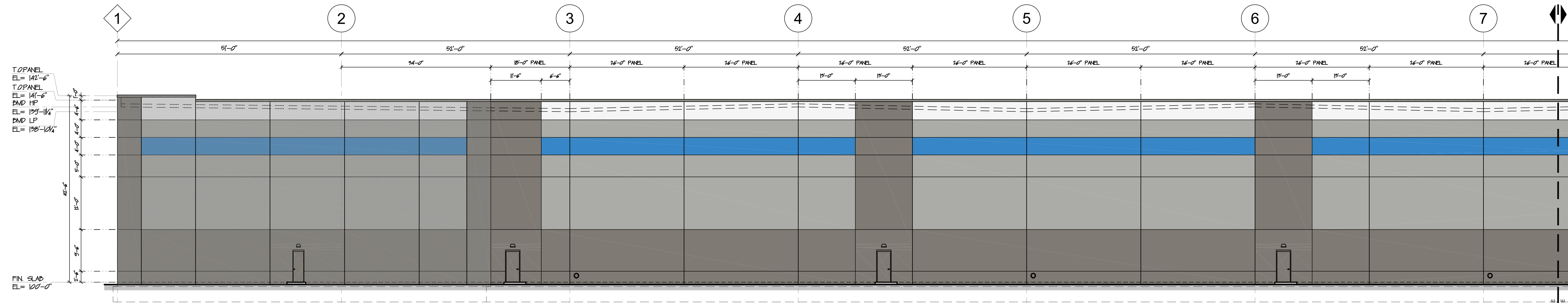
NO.	DATE	DESCRIPTION
1	02.27.2024	VARIANCE SUBMISSION SET

PROJECT NO: 2360
 SCALE: AS NOTED
 DRAWN BY: DLM
 ISSUE DATE: XXXX.2024
 SHEET TITLE:

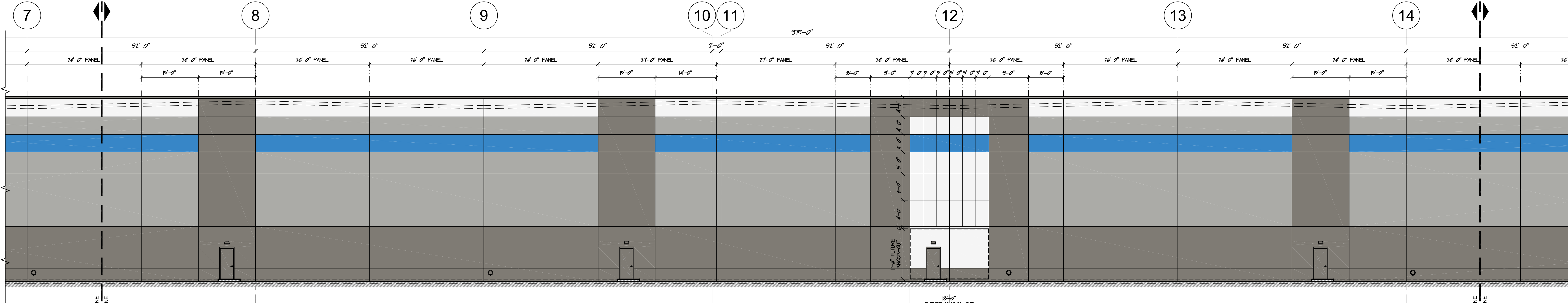
EXTERIOR BUILDING ELEVATIONS & NOTES



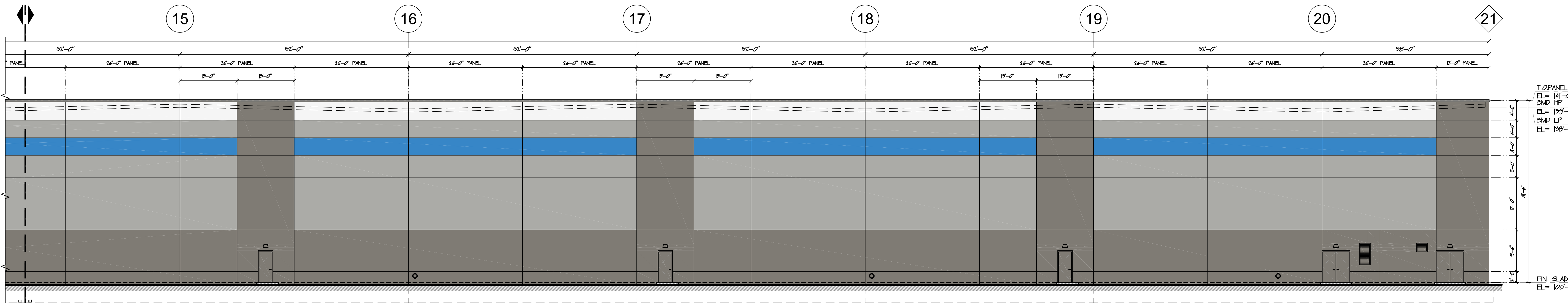
1 OVERALL ELEVATION- SOUTH
A1.2 SCALE: 1" = 30'-0"



2 ENLARGED ELEVATION- SOUTH
A1.2 SCALE: 1" = 10'-0"



3 ENLARGED ELEVATION- SOUTH
A1.2 SCALE: 1" = 10'-0"



3 ENLARGED ELEVATION- SOUTH
A1.2 SCALE: 1" = 10'-0"

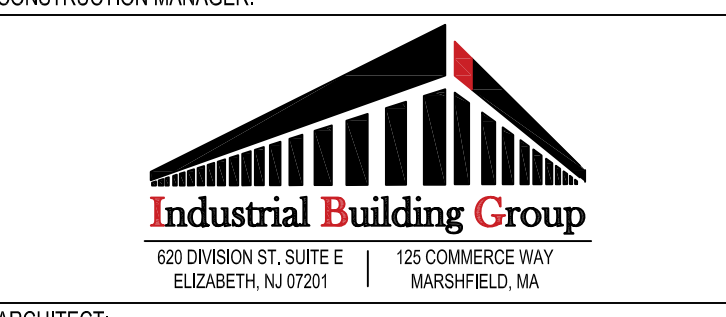
ELEVATION 'KEY' LEGEND

(A)	PRECAST CONCRETE BEARING WALL PANEL w/ TEXTURED PAINT FINISH (SHERWIN WILLIAMS, COMPLEX ULTRACRETE) SEE ELEVATION FINISH LEGEND FOR COLOR.
(B)	PRECAST CONCRETE PANEL: GROOVE PANEL DETAIL. SEE DETAIL X/AXX
(C)	1/2" PRECAST CONCRETE PANEL JOINT w/ 1/2" CHAMFERED EDGES, BACKER ROD & SEALANT EACH SIDE. SEE DETAIL X/AXX
(D)	PRECAST CONCRETE PANEL: BUTT-JOINT PANEL DETAIL. SEE DETAIL X/AXX
(E)	PRECAST CONCRETE PANEL: MITRE-JOINT PANEL DETAIL. SEE DETAIL X/AXX
(F)	KAWNEER 40-T STOREFRONT SYSTEM, CLEAR ANODIZED ALUM. w/ T TINTED GLAZING (SOLAR GRAY) AND SPANDREL PANEL. SEE WINDOW SCHEDULE
(G)	METAL INSULATED DOOR & FRAME IN PRECAST CONC. PANEL. SEE DOOR SCHEDULE FOR MORE INFO
(H)	GALVANIZED AND PAINTED METAL GRATE STAIRWAY DOWN TO GRADE w/ GALVANIZED PAINTED METAL GUMPS & HANDRAILS. SEE SHEET X/AXX
(J)	TYP. LOADING DOOR DOOR= 14'x6' PRE-FINISHED INSULATED METAL VERTICAL LIFT DOOR. SEE DOOR SCHED FOR MORE INFO
(K)	TYP. DRIVE-IN DOOR= 14'x6' PRE-FINISHED INSULATED METAL VERTICAL LIFT DOOR. OPERATED. SEE DOOR SCHED.
(L)	DOOR PIT KIT WITH MECHANICAL LEVELER. INSTALLED. ADDITIONAL CAPACITY, TYP. PIT & 1/2" LP. SEE S/AXX
(M)	ROOF SCUPPER OPENING, METAL SCUPPER BOX & DOWNSPUT FOR ROOF DRAINAGE. SEE DETAILS X/AXX. SEE ELEVATION FINISH LEGEND FOR COLOR.
(N)	EXPOSED DOWNSPUT STEEL PANEL GUARD. GALVANIZED AND PAINTED. SEE DETAIL X/AXX
(P)	LED WALL PACK SIGHT LIGHTING FIXTURE, BUILDING MOUNTED. SEE ELEC. DWGS
(Q)	MECHANICAL EXHAUST/AIRAKE LOWER OPENINGS IN PRECAST CONCRETE PANEL. SEE MECHANICAL DWGS FOR FINAL INFO
(R)	
(S)	
(T)	
(U)	

ELEVATION FINISH LEGEND

(PT-1)	TEXTURED ACRYLIC COATING: SHERWIN WILLIAMS, COMPLEX ULTRACRETE. COLOR: SW 2210-50 SILVER SPRING
(PT-2)	TEXTURED ACRYLIC COATING: SHERWIN WILLIAMS, COMPLEX ULTRACRETE. COLOR: SW 2210-40 SMOKE GRAY
(PT-3)	TEXTURED ACRYLIC COATING: SHERWIN WILLIAMS, COMPLEX ULTRACRETE. COLOR: SW 2210-40 SMOKE GRAY
(PT-4)	TEXTURED ACRYLIC COATING: SHERWIN WILLIAMS, COMPLEX ULTRACRETE. COLOR: SW 5000-10 MARLIN'S DRESS
(PT-5)	TEXTURED ACRYLIC COATING: SHERWIN WILLIAMS, COMPLEX ULTRACRETE. COLOR: SW 5000-10 MARLIN'S DRESS
(MTL-1)	METAL ROOF COPING: PRE-FINISHED METAL ROOF COPING (ATAS OR B2) w/ COR. HOOR STRIP (SEE X/AXX) COLOR = ATAS - DUNE GRAY (D)
(CP-1)	PRE-FIN. METAL CANOPY: PRE-FIN. METAL CANOPY w/ INTERNAL DRAINAGE PER MANUF. SPEC. REC. DOOR= IMPES SUPER LUMENEX FLAT SOFT. COLOR=TD
(GL-01)	GLAZING: INSULATED GLASS
(GL-02)	GLAZING: TEMPERED SAFETY GLASS
(GL-03)	GLAZING: SPANDREL GLASS

PROJECT:
**MP KING ST. DEVELOPMENT
WAREHOUSE BUILDING**
555 KING ST. FRANKLIN, MA



ARCHITECT:
RKB rkb architects, inc.
zero campanelli drive, braintree, ma 02194
p 781.848.6600 w rkbarch.com

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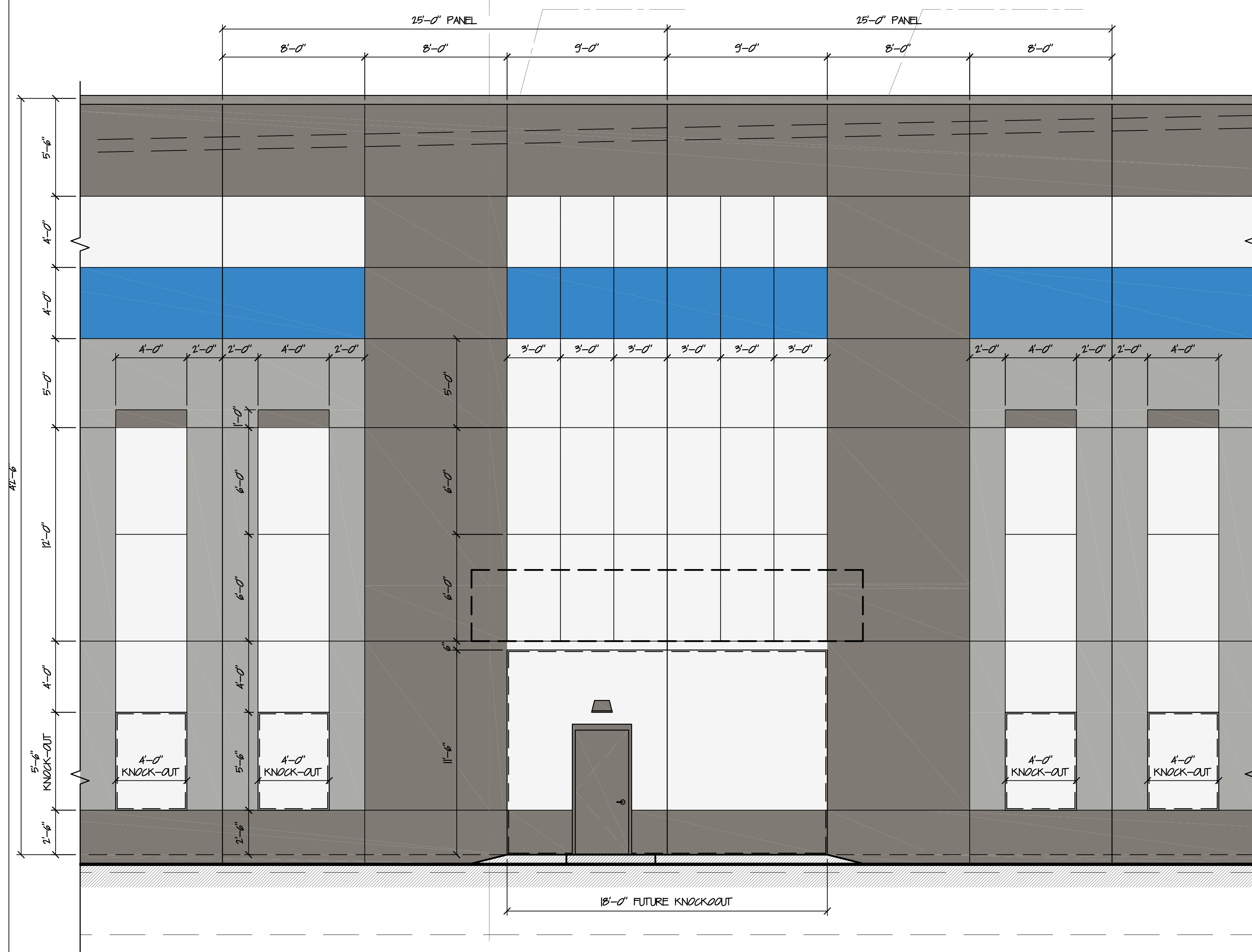


REVISIONS

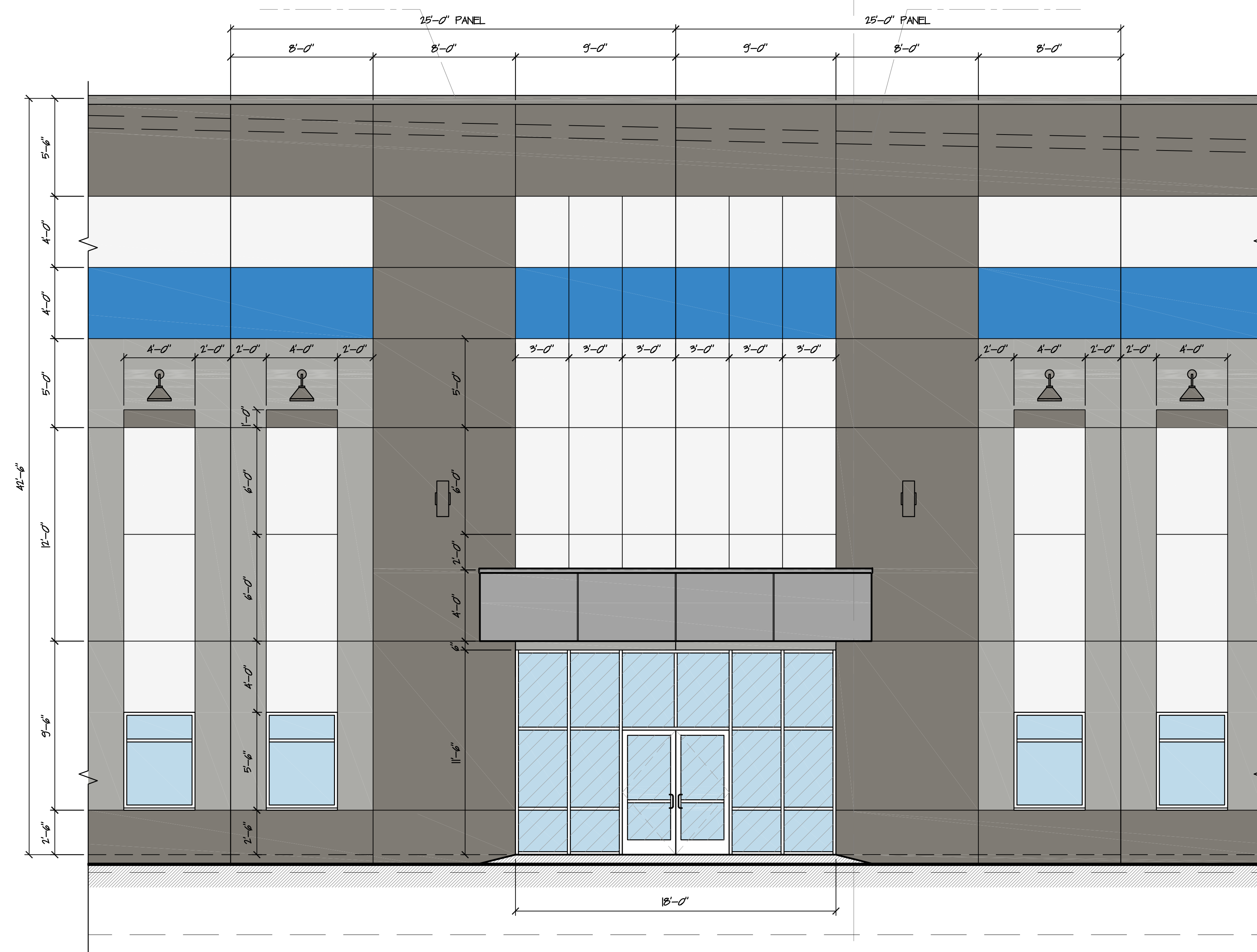
NO.	DESCRIPTION	DATE
1	VARIANCE SUBMISSION SET	02.27.2024

PROJECT NO: 2360
SCALE: AS NOTED
DRAWN BY: DLM
ISSUE DATE: XXXX.2024
SHEET TITLE:

**EXTERIOR BUILDING
ELEVATIONS & NOTES**



2 ENLARGED ELEVATION- WEST ENTRY
 A1.3 SCALE: 1" = 10'-0"

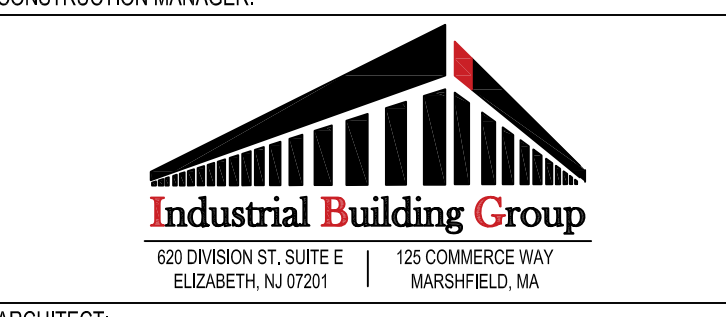


1 ENLARGED ELEVATION- EAST ENTRY
 A1.3 SCALE: 1" = 10'-0"

ELEVATION 'KEY' LEGEND	
(A)	PRECAST CONCRETE BEARING WALL PANEL W/ TEXTURED PAINT FINISH (SHERWIN WILLIAMS, COMPLEX ULTRACRETE) SEE ELEVATION FINISH LEGEND FOR COLOR.
(B)	PRECAST CONCRETE PANEL: GROOVE PANEL DETAIL. SEE DETAIL X/XXX
(C)	1/2" PRECAST CONCRETE PANEL JOINT W/ 1/2" CHAMFERED EPDM BACKER ROD & SEALANT EACH SIDE. SEE DETAIL X/XXX
(D)	PRECAST CONCRETE PANEL: BUTT-JOINT PANEL DETAIL. SEE DETAIL X/XXX
(E)	PRECAST CONCRETE PANEL: MITRE-JOINT PANEL DETAIL. SEE DETAIL X/XXX
(F)	KAWNEER 40-T STOREFRONT SYSTEM, CLEAR ANODIZED ALUM. W/ F. FULL-TINTED GLAZING (SOLAR GRAY) AND SPANDREL PANEL. SEE WINDOW SCHEDULE.
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(J)	TYP. LOADING DOOR DOOR= 9'x10' PRE-FINISHED INSULATED METAL VERTICAL LIFT OIL DOOR. SEE DOOR SCHED. FOR MORE INFO.
(K)	TYP. DRIVE-IN DOOR= 14'x16' PRE-FINISHED INSULATED METAL VERTICAL LIFT OIL DOOR (ELEC. OPERATED). SEE DOOR SCHED.
(L)	DOCK PIT KIT WITH MECHANICAL LEVELER. INSTALLED. ADD DOOR CAPACITY, TYP. PIT & 16" L.P. SEE X/XXX
(M)	ROOF SCUPPER GRG; METAL SCUPPER BOX & DOWNSPUT FOR ROOF DRAINAGE. SEE DETAILS X/XXX. SEE ELEVATION FINISH LEGEND FOR COLOR.
(N)	EXPOSED DOWNSPUT STEEL PANEL GUARD. GALVANIZED AND PAINTED. SEE DETAIL X/XXX.
(P)	LED WALL PACK SIGHT LIGHTING FIXTURE. BUILDING MOUNTED. SEE ELEC. DWG'S.
(Q)	MECHANICAL EXHAUST/AIRAKE LOWER OPENINGS IN PRECAST CONCRETE PANEL. SEE MECHANICAL DWG'S FOR FINAL INFO.
(R)	
(S)	
(T)	
(U)	

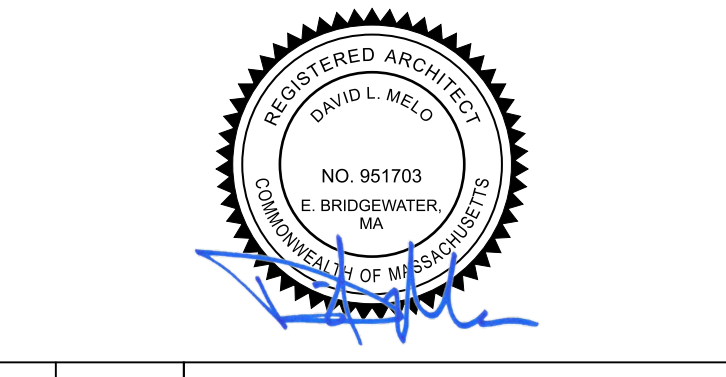
ELEVATION FINISH LEGEND	
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PROJECT:
 MP KING ST. DEVELOPMENT
 WAREHOUSE BUILDING
 555 KING ST. FRANKLIN, MA



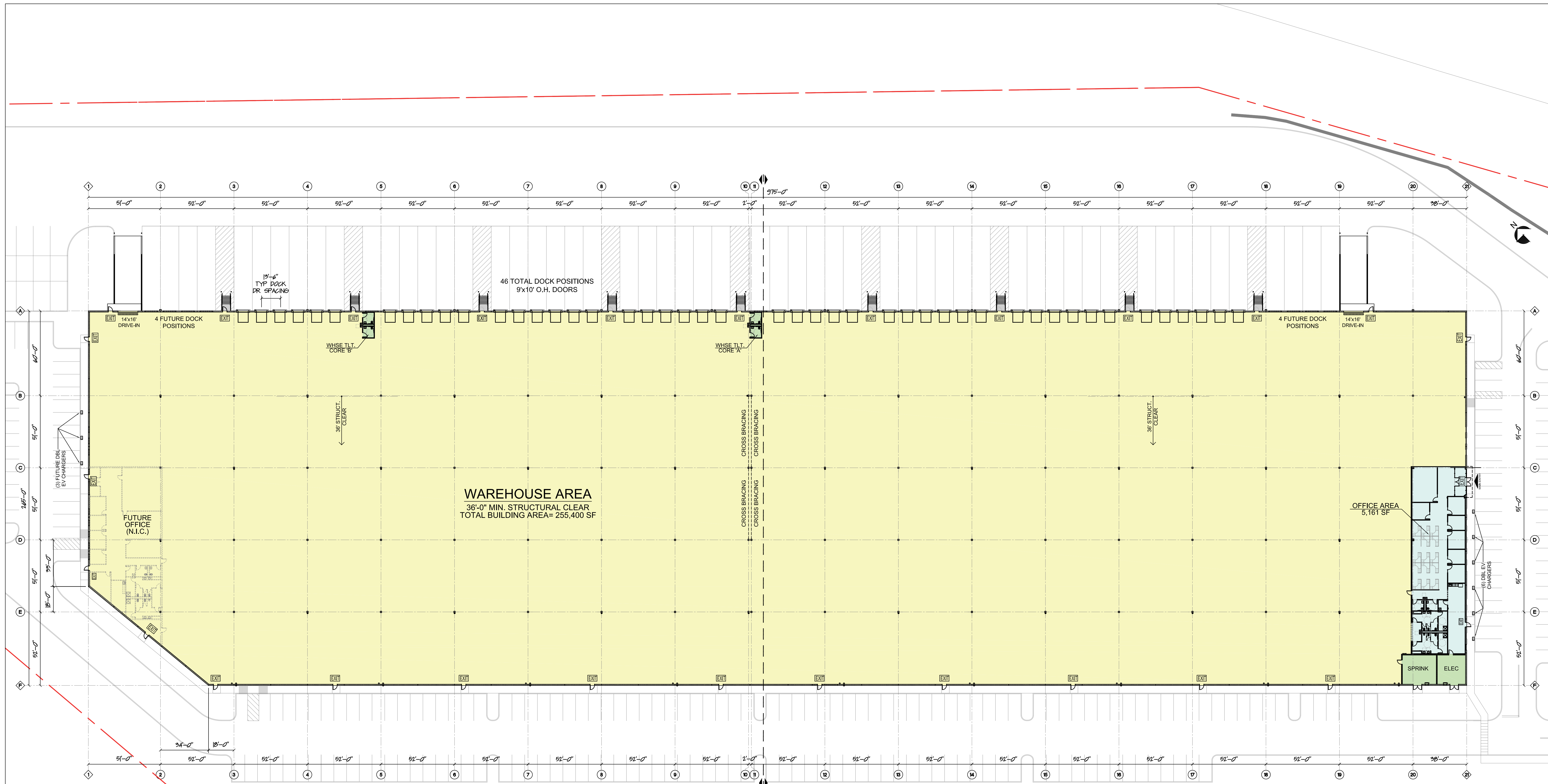
ARCHITECT:
RKB rkb architects, inc.
 zero campanelli drive, braintree, ma 02194
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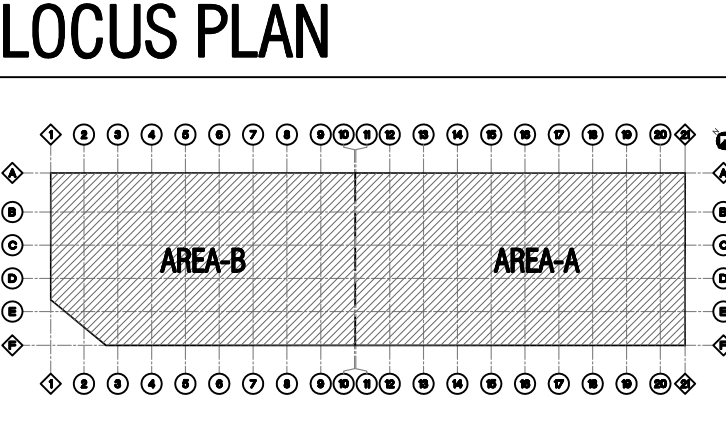
REVISIONS
12.27.2024 VARIANCE SUBMISSION SET
PROJECT NO: 2360
SCALE: AS NOTED
DRAWN BY: DLM
ISSUE DATE: XXXX.2024
SHEET TITLE:

EXTERIOR BUILDING ELEVATIONS & NOTES

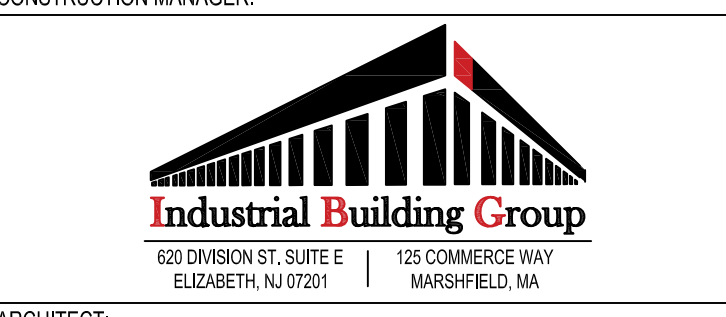


EGRESS TYPES
 EXIT: Emergency Exit
 FDA: Fire Department Access (Not an EXIT)

FIRE EXTINGUISHER NOTE:
 OWNER TO PROVIDE AND INSTALL ALL REQUIRED FIRE EXTINGUISHERS PER CODE AND COMPANY PROTOCOL. ALL FINAL LOCATIONS AND AMOUNTS TO BE APPROVED BY FIRE OFFICIAL, OWNER, AND CONTRACTOR PRIOR TO INSTALL.



PROJECT:
MP KING ST. DEVELOPMENT
WAREHOUSE BUILDING
 555 KING ST. FRANKLIN, MA



ARCHITECT:
RKB rkb architects, inc.
 zero campanelli drive, braintree, ma 02194
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1 OVERALL FLOOR PLAN
 A2.0 SCALE: 1" = 30'-0"

- GENERAL NOTES:
- SEE SITE PLANS FOR ACTUAL ELEVATIONS, BY OTHERS
 - THESE PLANS SHOW A PROPOSED SPECULATIVE OFFICE LAYOUT. FINAL WAREHOUSE USE IS NOT KNOWN AT TIME OF PERMITTING.

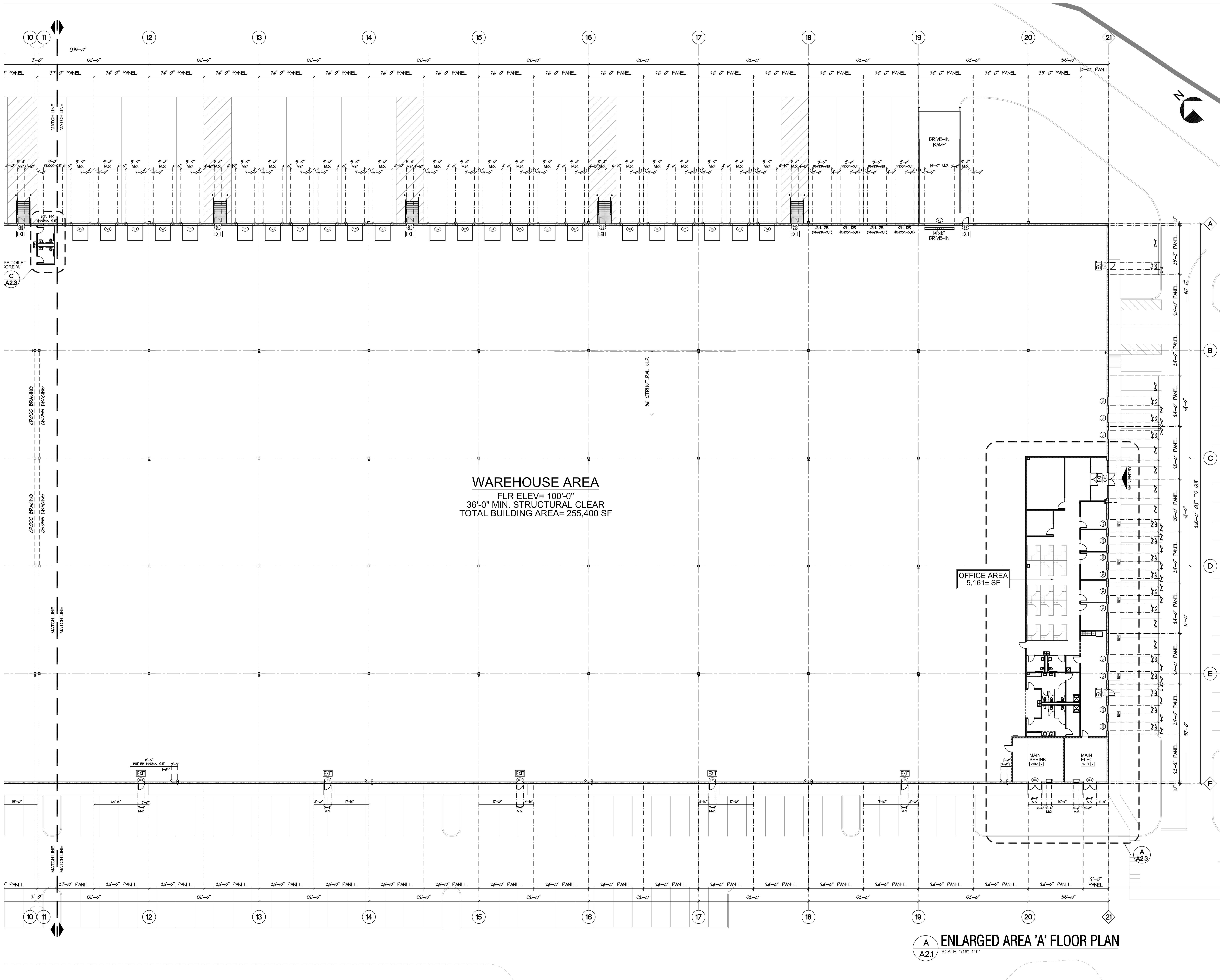
REVISIONS

NO.	DATE	DESCRIPTION
1	02.27.2024	VARIANCE SUBMISSION SET

PROJECT NO: 2360
 SCALE: AS NOTED
 DRAWN BY: DLM
 ISSUE DATE: X.X.2024
 SHEET TITLE:

OVERALL FLOOR PLAN & NOTES

A2.0



WAREHOUSE AREA
 FLR ELEV= 100'-0"
 36'-0" MIN. STRUCTURAL CLEAR
 TOTAL BUILDING AREA= 255,400 SF

OFFICE AREA
 5,161± SF

A ENLARGED AREA 'A' FLOOR PLAN
 SCALE: 1/16"=1'-0"

PARTITION LEGEND

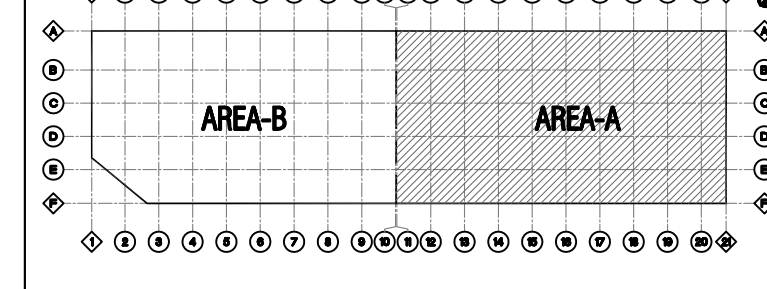
- PRECAST CONCRETE BEARING PANEL (R-10) SEE DESIGN DRAWINGS BY OTHERS PROVIDE 1/2" W/ CONCRETE ULTRACRETE TEXTURED PAINT FINISH ON EXTERIOR FACE INTERIOR SIDE TO BE PARTED W/ VAPOR BARRIER PAINT.
- SMOOTH FACE GAO WALL REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT & STEEL LITEL REQUIREMENTS
- FULL HEIGHT PARTITION (0'-0" AFF.) 1/2" MS (BASE BY MS ENGINEER) @ 16" OC TO 10'-0" AFF. MAX W/ 1 LAYER 3/8" OYP. DO EACH SIDE RUN ROOF SIDE OYP DO TO 4" MIN. ABOVE CEILING HEIGHT & EXPOSED SIDE FULL HET. TO ROOF DECK. PROVIDE 1" SOUND ATTEN. DATTS. PROVIDE VAPOR BARRIER ON WAREHOUSE SEE PROVIDE REFLECTION TRACK @ ROOF DECK.
- TYPE INTERIOR PARTITION (0'-0" AFF.) 1/2" MS (BASE BY MS ENGINEER) @ 16" OC TO 10'-0" AFF. MAX W/ 1 LAYER 3/8" OYP. DO EACH SIDE RUN ROOF SIDE OYP DO TO 4" MIN. ABOVE CEILING HEIGHT PROVIDE 1" SOUND ATTEN. DATTS.
- TYPE PLUMBING CHASE (0'-0" AFF.) 1 ROWS OF 1/2" MS (BASE BY MS ENGINEER) @ 16" OC W/ 1 LAYER 3/8" OYP. DO ROOM SEE ONLY TO 4" ABOVE CEILING PROVIDE 1" SOUND ATTEN. DATTS. USE MOLD & MOISTURE RESISTANT GWP AT NET AREAS.
- FLUR-OUT @ MASONRY WALLS (0'-0" AFF.) 1/2" MS (BASE BY MS ENGINEER) @ 16" OC TO 10'-0" AFF. MAX W/ 1 LAYER 3/8" OYP. DO IS. PROVIDE 1" SOUND ATTEN. DATTS. NOTE CEILING JOISTS ON WALLS TO SUPPORT SUSPENDED CEILING GRID/LIGHTS IN ROOM.
- WAREHOUSE TOILET CORE WALL (0'-0" AFF.) 1/2" MS (BASE BY MS ENGINEER) @ 16" OC TO 10'-0" AFF. MAX W/ 1 LAYER 3/8" OYP. DO IS. PROVIDE 1" SOUND ATTEN. DATTS. NOTE CEILING JOISTS ON WALLS TO SUPPORT SUSPENDED CEILING GRID/LIGHTS IN ROOM.

- GENERAL PARTITION NOTES:**
- FILL ALL OYP. DO. OPT. EXISTING SLAB 5/8".
 - ALL INTERIOR WALL STUDS ARE REQUIRED TO BE DESIGNED & CERTIFIED BY METAL STUD CONTRACTOR ENGINEER STAMPED DWG+ RECD PRIOR TO CONSTRUCTION.
 - PROVIDE CONTROL JOISTS NO MORE THAN 16" APART ON LONG SPAN WALLS. SEE DETAIL V/ACC.
 - PROVIDE MOLD & MOISTURE RESISTANT GWP. DO @ ALL WET AREAS. TYP.
 - AT ALL PARTITIONS, CUT GWP TO FIT TIGHTLY AROUND ALL PENETRATIONS SUCH AS DUCTS, PIPES, CONDUITS, CABLES, ETC. SEAL PENETRATIONS AIRTIGHT WITH SEALANT AT ALL PLUMBING. SEAL ALL PENETRATIONS OF FIRE RATED PARTITIONS WITH FIRE STOP SEALANT.
 - PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED FIXTURES & EQUIPMENT. OR AS OTHERWISE SPECIFIED. COORD. ACTUAL LOSS OF BLOCKING IN THE FIELD.

EGRESS TYPES

- EXIT: Emergency Exit
- FDA: Fire Department Access (Not an EXIT)

LOCUS PLAN



PROJECT:
MP KING ST. DEVELOPMENT
WAREHOUSE BUILDING
 555 KING ST. FRANKLIN, MA

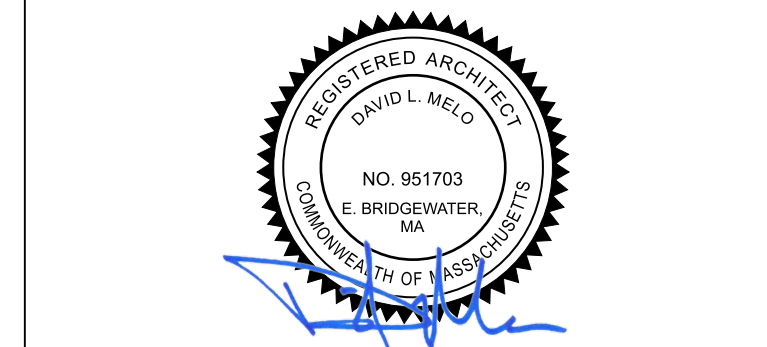
CONSTRUCTION MANAGER:

 630 DAVISON ST. SUITE E ELIZABETH, NJ 07208 | 125 COMMERCE WAY WARFIELD, MA

ARCHITECT:

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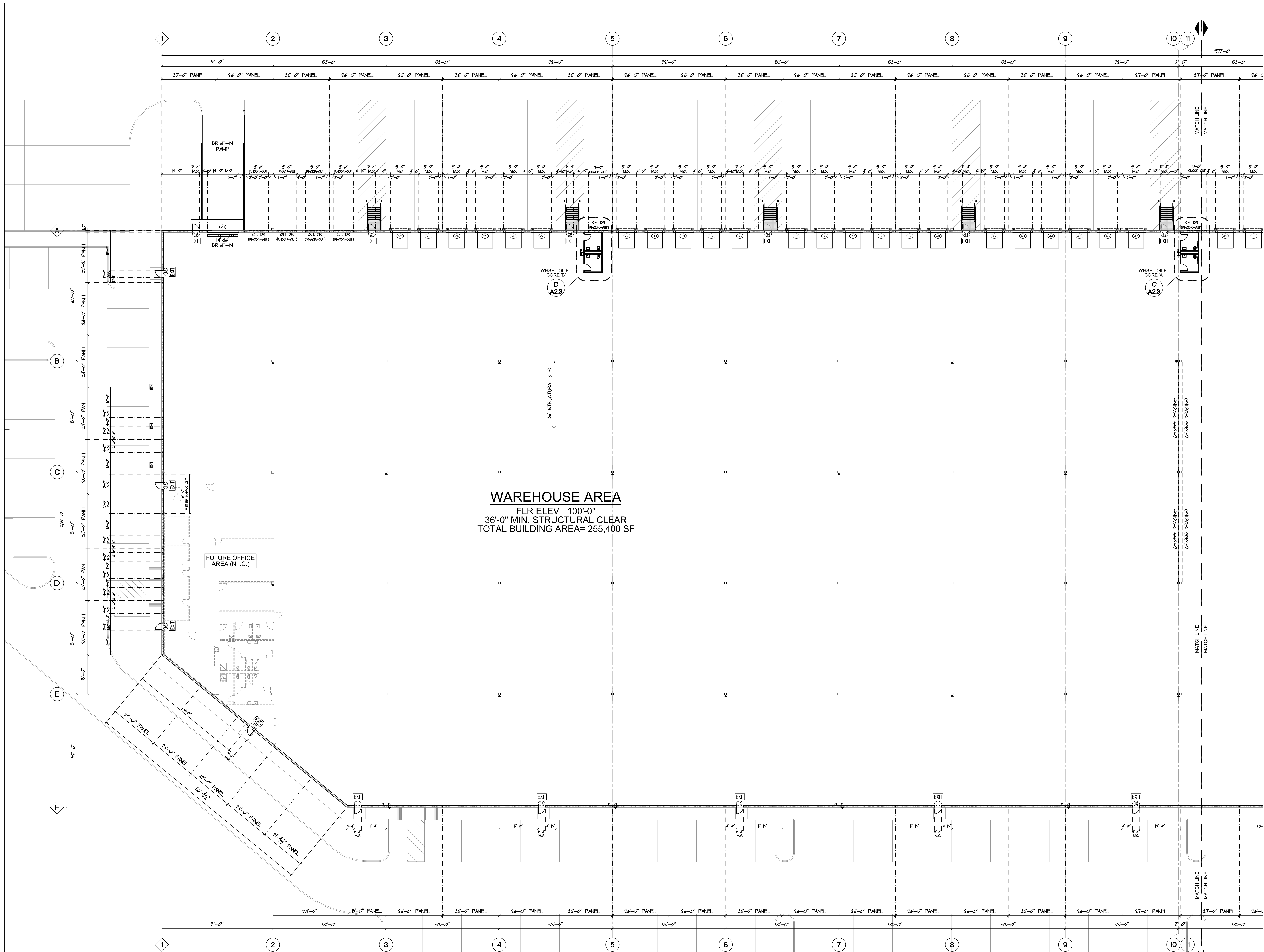
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NO.	DATE	DESCRIPTION
1	02/27/2024	VARIANCE SUBMISSION SET

PROJECT NO: 2360
 SCALE: AS NOTED
 DRAWN BY: DLM
 ISSUE DATE: XX.XX.2024
 SHEET TITLE:

ENLARGED AREA 'A' FLOOR PLAN
A2.1



WAREHOUSE AREA
 FLR ELEV= 100'-0"
 36'-0" MIN. STRUCTURAL CLEAR
 TOTAL BUILDING AREA= 255,400 SF

FUTURE OFFICE AREA (N.I.C.)

WHISE TOILET CORE 'B'
 A23

WHISE TOILET CORE 'A'
 C A23

B
A22 ENLARGED AREA 'B' FLOOR PLAN
 SCALE: 1/16"=1'-0"

PARTITION LEGEND

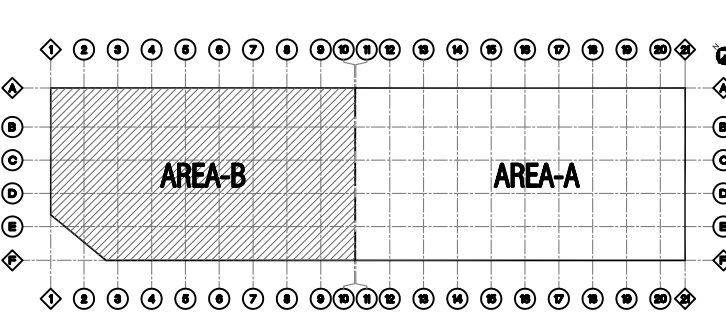
- PRECAST CONCRETE BEARING PANEL TOTAL WIDTH FABCON VERSACORE
 - PRECAST CONCRETE PANEL (R-10) SEE DESIGN DRAWINGS BY OTHERS PROVIDE 1/2" W/ COMPLEX ULTRARETILE TEXTURED PAINT FINISH ON EXTERIOR FACE INTERIOR SIDE TO BE PAINTED W/ VAPOR BARRIER PAINT.
 - GALI LINE WALL (ALL BRACES) 5" SMOOTH FACE GALI BLOCK WALL REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT & STEEL LATER REQUIREMENTS
 - FULL HEIGHT PARTITION (9'-0" MAX HEIGHT) 1/2" MS (BASED BY MS ENGINEER) @ 16" OC TO UNDERSE ROOF DECK- 9'-0" W/ 1 LAYER 5/8" GYP. DO EACH SIDE RUN ROOF SIDE GYP DO TO 4" MIN. ABOVE CEILING HEIGHT & EXPOSED SIDE FULL HET TO ROOF DECK PROVIDE 1" SOUND ATTEN. DATTS PROVIDE VAPOR BARRIER ON WAREHOUSE SEE PROVIDE REFLECTION TRACK @ ROOF DECK
 - TYPE INTERIOR PARTITION (11'-0" AFF.) 1/2" MS (BASED BY MS ENGINEER) @ 16" OC TO 12'-0" AFF. MAX W/ 1 LAYER 5/8" GYP DO ES TO 12" ABOVE CEILING HEIGHT PROVIDE 5/8" SOUND ATTEN DATTS.
 - TYPE PLUMBING CHASE (11'-0" AFF.) 1 ROWS OF 1/2" MS (BASED BY MS ENGINEER) @ 16" OC W/ 1 LAYER 5/8" MS GYP DO ROOM SEE ONLY TO 4" ABOVE CEILING PROVIDE 5/8" SOUND ATTEN DATTS USE MOLD & MOISTURE RESISTANT GYP DO AT NET AREAS
 - FLUR-OUT @ MASONRY WALLS (11'-0" AFF.) 1/2" MS (BASED BY MS ENGINEER) @ 16" OC TO 12'-0" AFF. MAX W/ 1 LAYER 5/8" GYP DO ES PROVIDE 5/8" SOUND ATTEN DATTS. NOTE CEILING JOISTS ON WALLS TO SUPPORT SUSPENDED CEILING GRID/LIGHTS IN ROOM.
 - WAREHOUSE TOILET CORE WALL (11'-0" AFF.) 1/2" MS (BASED BY MS ENGINEER) @ 16" OC TO 12'-0" AFF. MAX W/ 1 LAYER 5/8" GYP DO ES PROVIDE 5/8" SOUND ATTEN DATTS. NOTE CEILING JOISTS ON WALLS TO SUPPORT SUSPENDED CEILING GRID/LIGHTS IN ROOM.
- GENERAL PARTITION NOTES:**
- FILL ALL GYP. DO. OPT EXISTING SLAB 5/8".
 - ALL INTERIOR WALL STUDS ARE REQUIRED TO BE DESIGNED & CERTIFIED BY METAL STUD CONTRACTOR ENGINEER STAMPED DWG+ READ PRIOR TO CONSTRUCTION.
 - PROVIDE CONTROL JOISTS NO MORE THAN 16" APART ON LONG SPAN WALLS. SEE DETAIL V/ACC.
 - PROVIDE MOLD & MOISTURE RESISTANT GYP. DO @ ALL WET AREAS. TYP.
 - AT ALL PARTITIONS, CUT GWP TO FIT TIGHTLY AROUND ALL PENETRATIONS SUCH AS DUCTS, PIPES, CONDUITS, CABLES, ETC. SEAL PENETRATIONS AIRTIGHT WITH SEALANT AT ALL PLUMBING. SEAL ALL PENETRATIONS OF FIRE RATED PARTITIONS WITH FIRE STOP SEALANT.
 - PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED FIXTURES & EQUIPMENT. OR AS OTHERWISE SPECIFIED. COORD. ACTUAL LOSS OF BLOCKING IN THE FIELD.

EGRESS TYPES


- EXIT: Emergency Exit
- FDA: Fire Department Access (Not an EXIT)


FIRE EXTINGUISHER NOTE:
 OWNER TO PROVIDE AND INSTALL ALL REQUIRED FIRE EXTINGUISHERS PER CODE AND COMPANY PROTOCOL. ALL FINAL LOCATIONS AND AMOUNTS TO BE APPROVED BY FIRE OFFICIAL, OWNER, AND CONTRACTOR PRIOR TO INSTALL.

LOCUS PLAN



PROJECT:
MP KING ST. DEVELOPMENT
WAREHOUSE BUILDING
 555 KING ST. FRANKLIN, MA

CONSTRUCTION MANAGER:

 800 DAVENPORT ST. SUITE E
 ELIZABETH, NJ 07208 | 125 COMMERCE WAY
 WARRENFIELD, MA

ARCHITECT:

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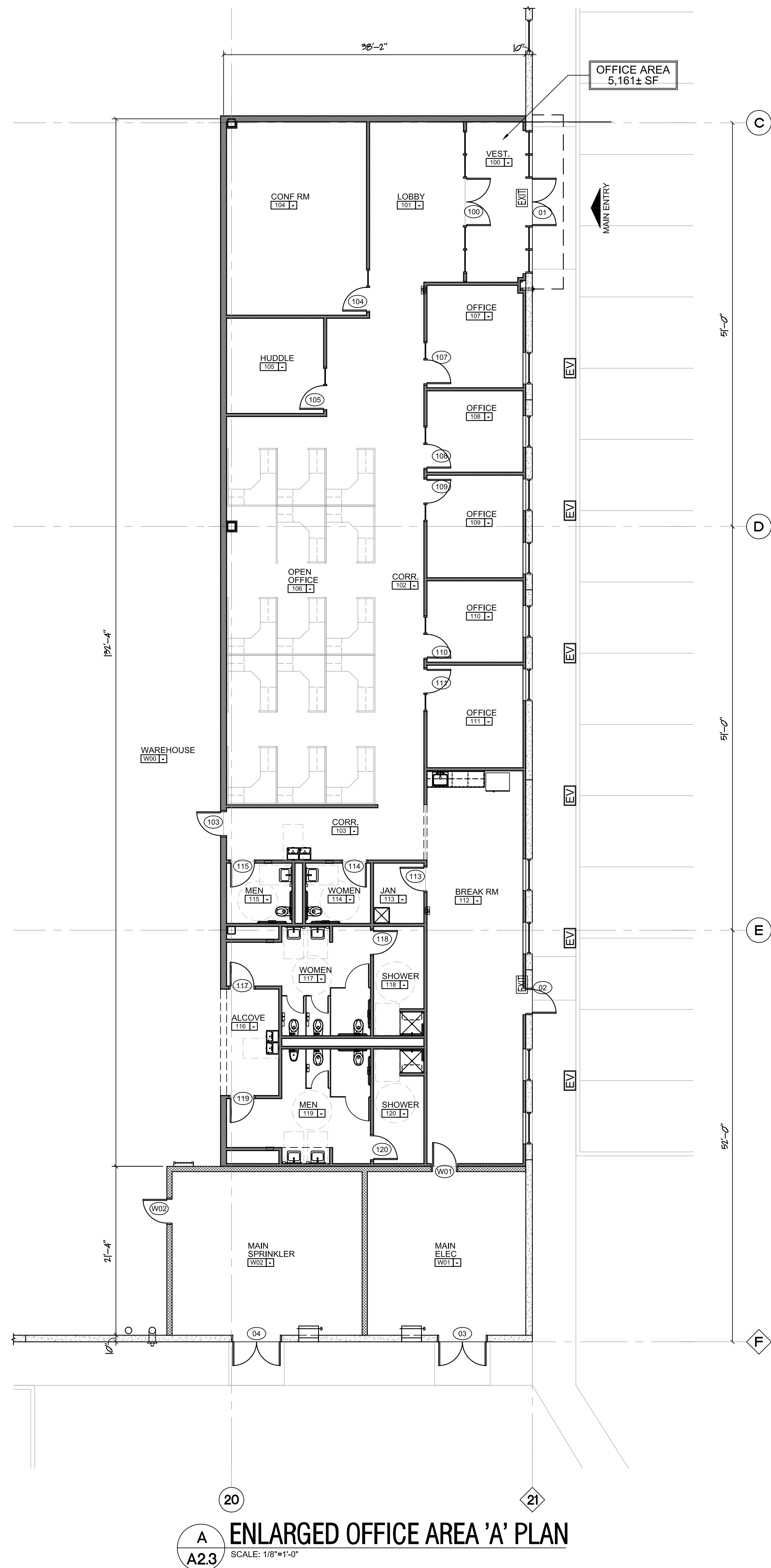
NO.	DATE	DESCRIPTION
1	02.27.2024	VARIANCE SUBMISSION SET

REVISIONS

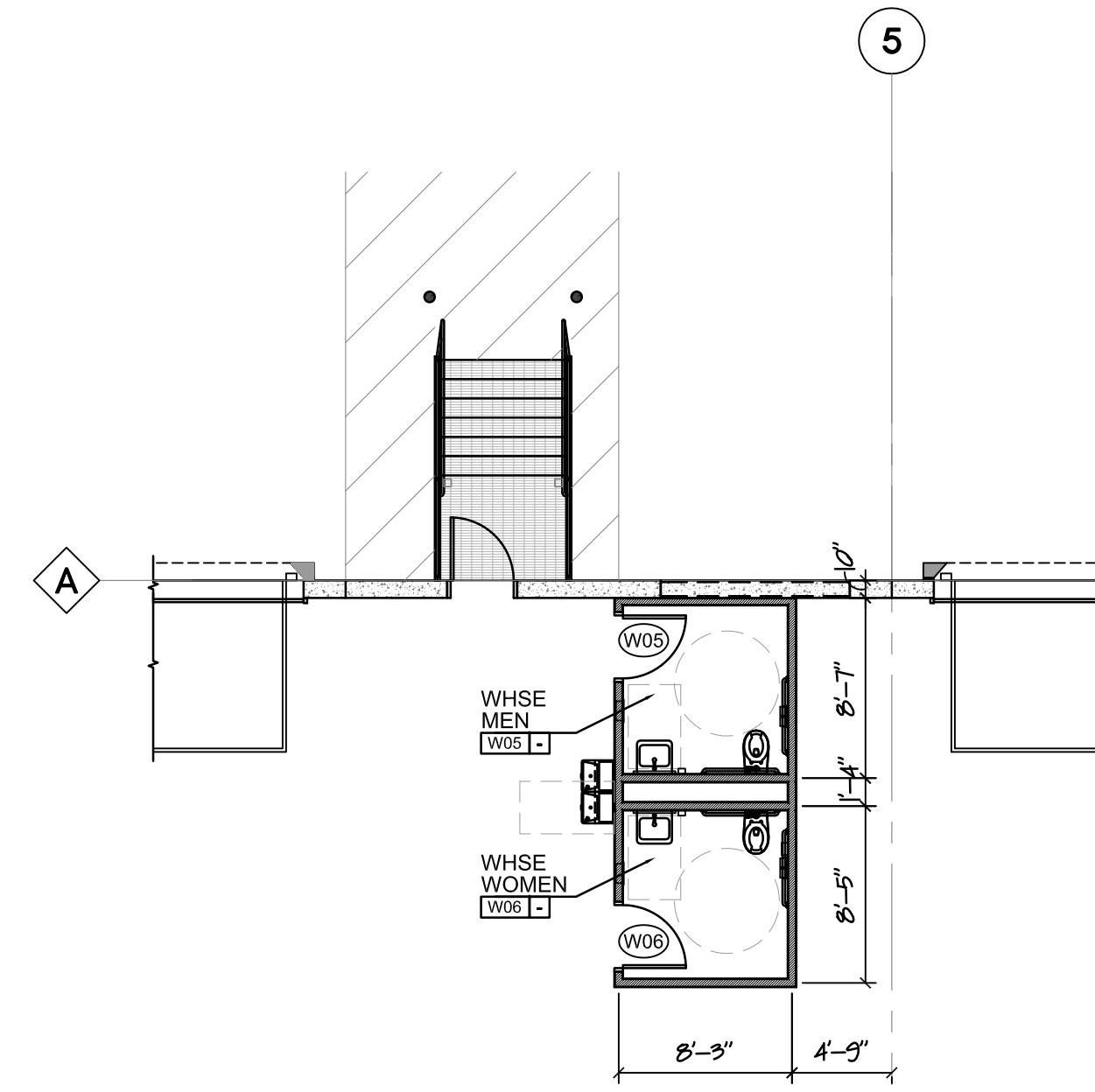
PROJECT NO: 2380
 SCALE: AS NOTED
 DRAWN BY: DLM
 ISSUE DATE: XXXX.2024
 SHEET TITLE:

ENLARGED AREA 'B' FLOOR PLAN

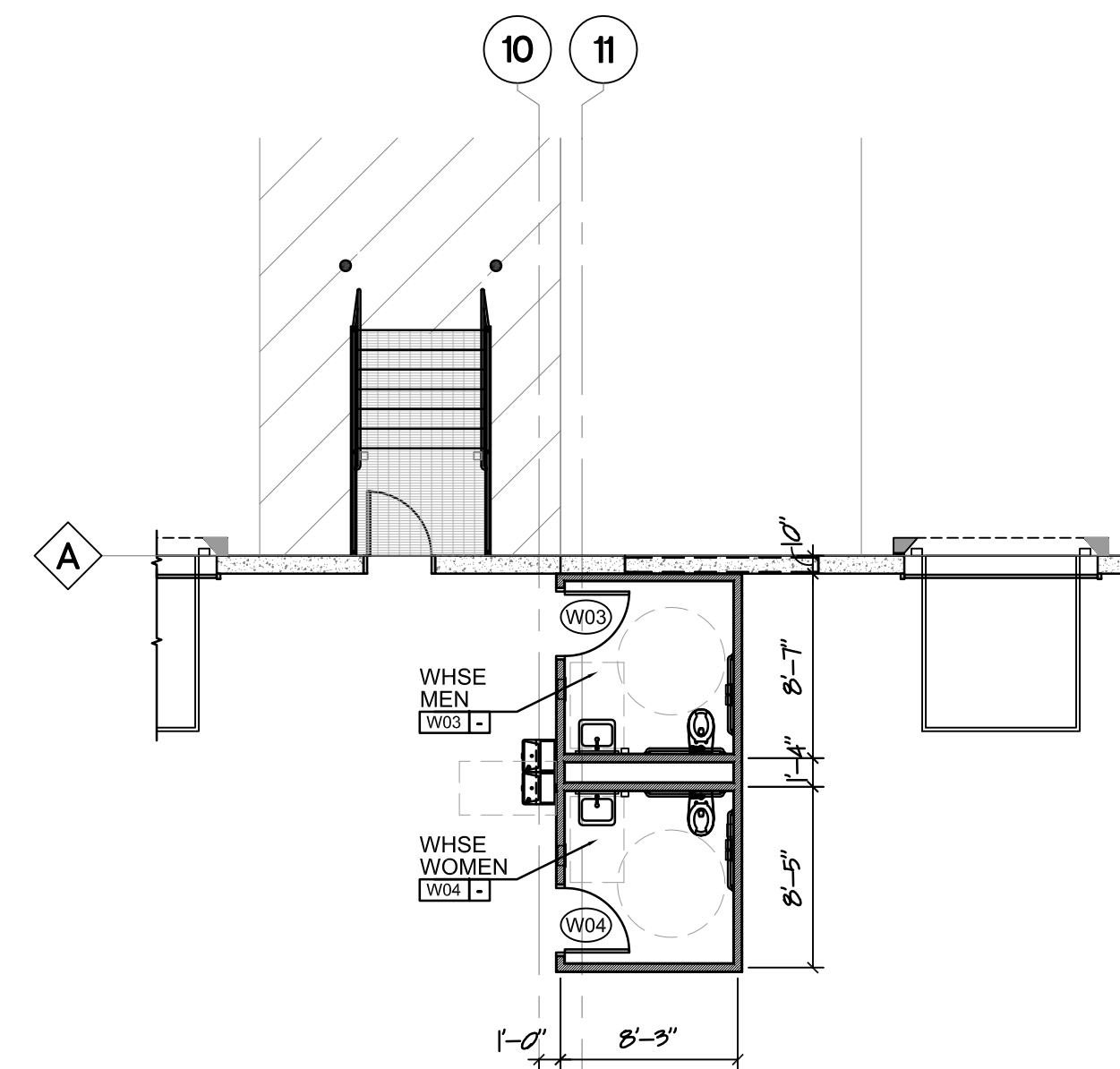
A2.2



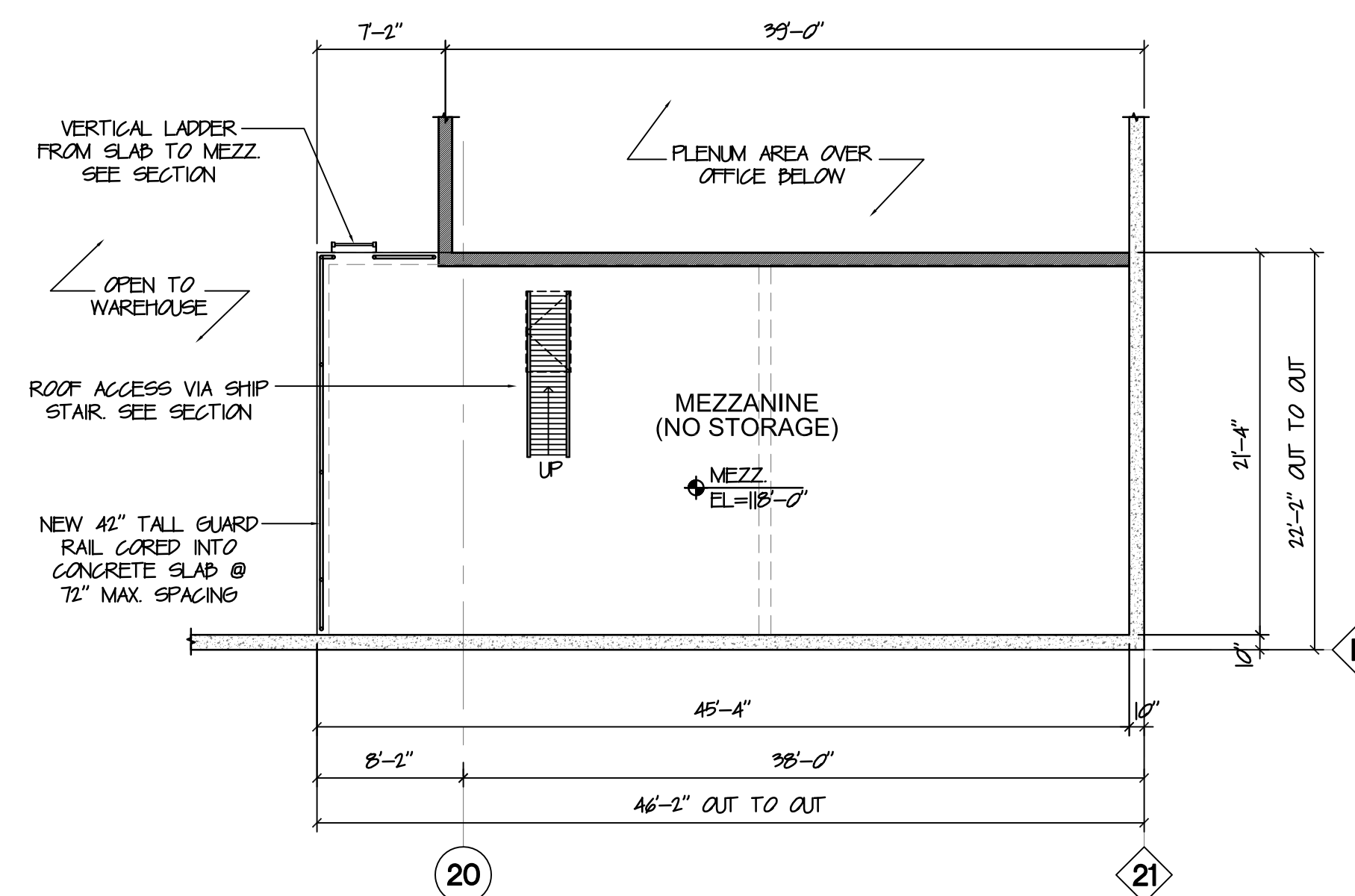
A
A2.3
ENLARGED OFFICE AREA 'A' PLAN
SCALE: 1/8"=1'-0"



D
A2.3
ENLARGED WHSE TOILET 'B' FLOOR PLAN
SCALE: 1/8"=1'-0"



C
A2.3
ENLARGED WHSE TOILET 'A' FLOOR PLAN
SCALE: 1/8"=1'-0"



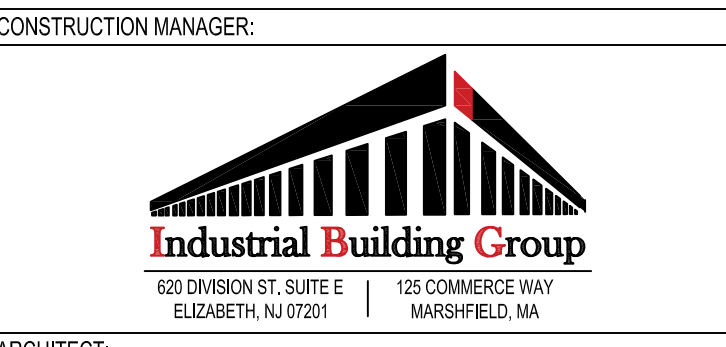
B
A2.3
ENLARGED MEZZANINE PLAN
SCALE: 1/8"=1'-0"

PARTITION LEGEND

- PRECAST CONCRETE BEARING PANEL OF TOTAL WIDTH PARSON VERGACORE
- PRECAST CONCRETE PANEL (R=14.0) SEE DESIGN DRAWINGS BY OTHERS. PROVIDE 5-MY CONCRETE ULTRACRETE TEXTURED PAINT FINISH ON EXTERIOR FACE. INTERIOR SIDE TO BE PAINTED w/ VAPOR BARRIER PAINT.
- CALL IFR WALL (1) #3003
- 8" SMOOTH FACE CMU BLOCK WALL REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT & STEEL LINTEL REQUIREMENTS
- FULL HEIGHT PARTITION (5'-0" MAX HGT) 5/8" MS (BASED BY MS ENGINEER) @ 16" OC (TO INTERSECT ROOF DECK - 5'-0" TO 5'-6" OVP TO E.G. SEE RUM ROOM SEE OVP 80 TO 4" MIN. ABOVE CEILING HGT. & EXPOSED SEE FULL HGT. TO ROOF DECK. PROVIDE 1/2" SOUND ATTEN. DATTS. PROVIDE VIBOR DAMPERS ON WAREHOUSE SEE. PROVIDE DEFLECTION TRACK @ ROOF DECK.
- TYP. INTERIOR PARTITION (8'-0" AFF) 5/8" MS (BASED BY MS ENGINEER) @ 16" OC TO 1'-0" AFF. MAX w/ 1 LAYER 5/8" OVP. PD ES. TO 4" MIN. ABOVE CEILING HEIGHT. PROVIDE 1/2" SOUND ATTEN. DATTS.
- TYP. PLUMBING CHASE (8'-0" AFF) 2 ROWS OF 5/8" MS (BASED BY MS ENGINEER) @ 16" OC w/ 1 LAYER 5/8" OVP TO ROOM SEE ONLY. TO 4" ABOVE CEILING PROVIDE 1/2" SOUND ATTENATION DATTS. USE MOLD & MOISTURE RESISTANT GWP AT MET AREAS.
- FLIR-GUT @ MASONRY WALLS (8'-0" AFF) 5/8" MS (BASED BY MS ENGINEER) @ 16" OC w/ 1 LAYER 5/8" MR OVP. PD ROOM SEE ONLY. TO 4" ABOVE CEILING 100% TYP. OF MASONRY/ CONCRETE WALLS.
- WAREHOUSE TOILET CORE WALL (8'-0" AFF) 5/8" MS (BASED BY MS ENGINEER) @ 16" OC TO 1'-0" AFF. MAX w/ 1 LAYER 5/8" OVP. PD ES. PROVIDE 1/2" SOUND ATTEN. DATTS. NOTE: CEILING VIBORS ON WALLS TO SUPPORT SUSPENDED CEILING GRID/LIGHTS IN ROOM.

- GENERAL PARTITION NOTES:**
- HOLD ALL OVP 50' OFF EXISTING SLAB 5/8" TYP.
 - ALL INTERIOR WALL STUDS ARE REQUIRED TO BE DESIGNED & CERTIFIED BY METAL STUD CONTRACTOR. ENGINEER STAMPED. OVP'S KEEP FLAT TO CONSTRUCTION.
 - PROVIDE CONTROL Joints NO MORE THAN 15' APART ON LONG SPAN WALLS SEE DETAIL X/AX.
 - PROVIDE MOLD & MOISTURE RESISTANT GWP. PD @ ALL MET AREAS. TYP.
 - AT ALL PARTITIONS, CUT GWS TO FIT TIGHTLY AROUND ALL PENETRATIONS SUCH AS PLOTS, PIPES, CONDUITS, CABLES, ETC. SEAL PENETRATIONS AIRTIGHT WITH SEALANT AT ALL PENETRATIONS. SEAL ALL PENETRATIONS OF FIRE RATED PARTITIONS WITH FIRE STOP SEALANT.
 - PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED FIXTURES & EQUIPMENT, OR AS OTHERWISE SPECIFIED. COORD. ACTUAL LOGS OF BLOCKING IN THE FIELD.

PROJECT:
MP KING ST. DEVELOPMENT
WAREHOUSE BUILDING
555 KING ST. FRANKLIN, MA



ARCHITECT:
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REVISIONS

NO.	DATE	DESCRIPTION
1	02/27/2024	VARIANCE SUBMISSION SET

PROJECT NO: 2360
SCALE: AS NOTED
DRAWN BY: DLM
ISSUE DATE: XXXX.2024
SHEET TITLE:
ENLARGED OFFICE AREA FLOOR PLANS
A2.3