

PROJECT:
 40 ALPINE - APARTMENT BUILDING
 MARCELO ALVES
 40 ALPINE ROW
 FRANKLIN, MA 02038

PROJECT NUMBER: 23078

DENNIS COLWELL ARCHITECTS
 132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
 P. 508-241-2122 F. 508-455-4466 WWW.DC-ARCHITECT.COM



SOUTH ELEVATION (FRONT)
 SCALE: 1/8" = 1'-0"

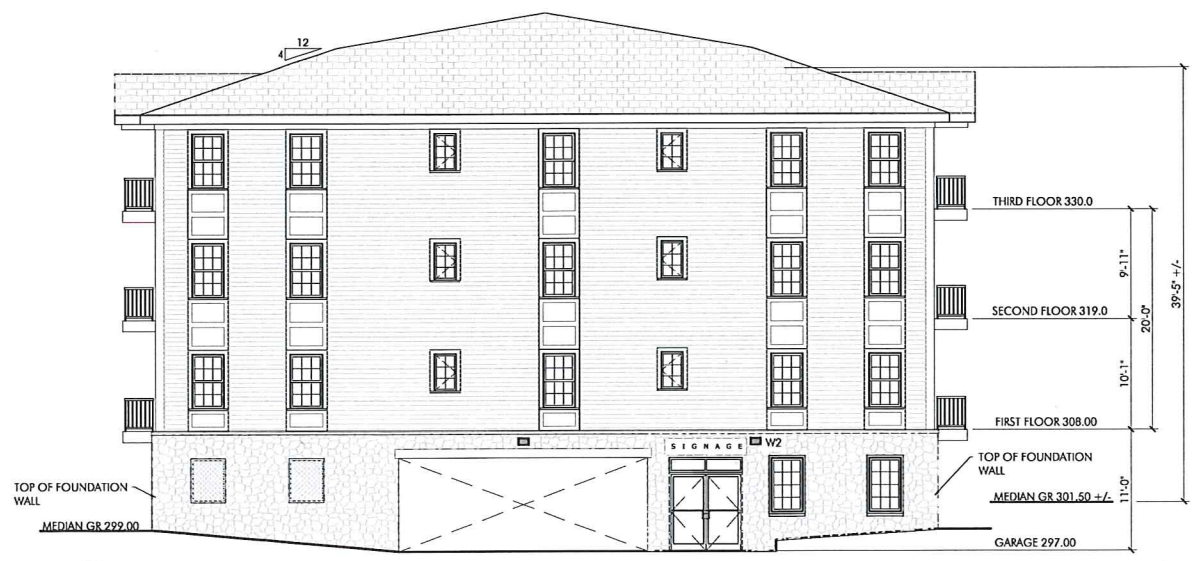
RECEIVED

MAY 29 2024

PLANNING DEPT.



SOUTH ELEVATION (FRONT)
 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION (LEFT)
 A2.0 SCALE: 1/8" = 1'-0"



NORTH ELEVATION (LEFT)
 SCALE: 1/8" = 1'-0"

STAMP:

ISSUE:	DATE:
ELEVATION RESUBMISSION	03.28.2024

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

DRAWN BY: RWB CHECKED BY: DMC

DRAWING TITLE: BUILDING ELEVATIONS

DRAWING NUMBER:

A2.0




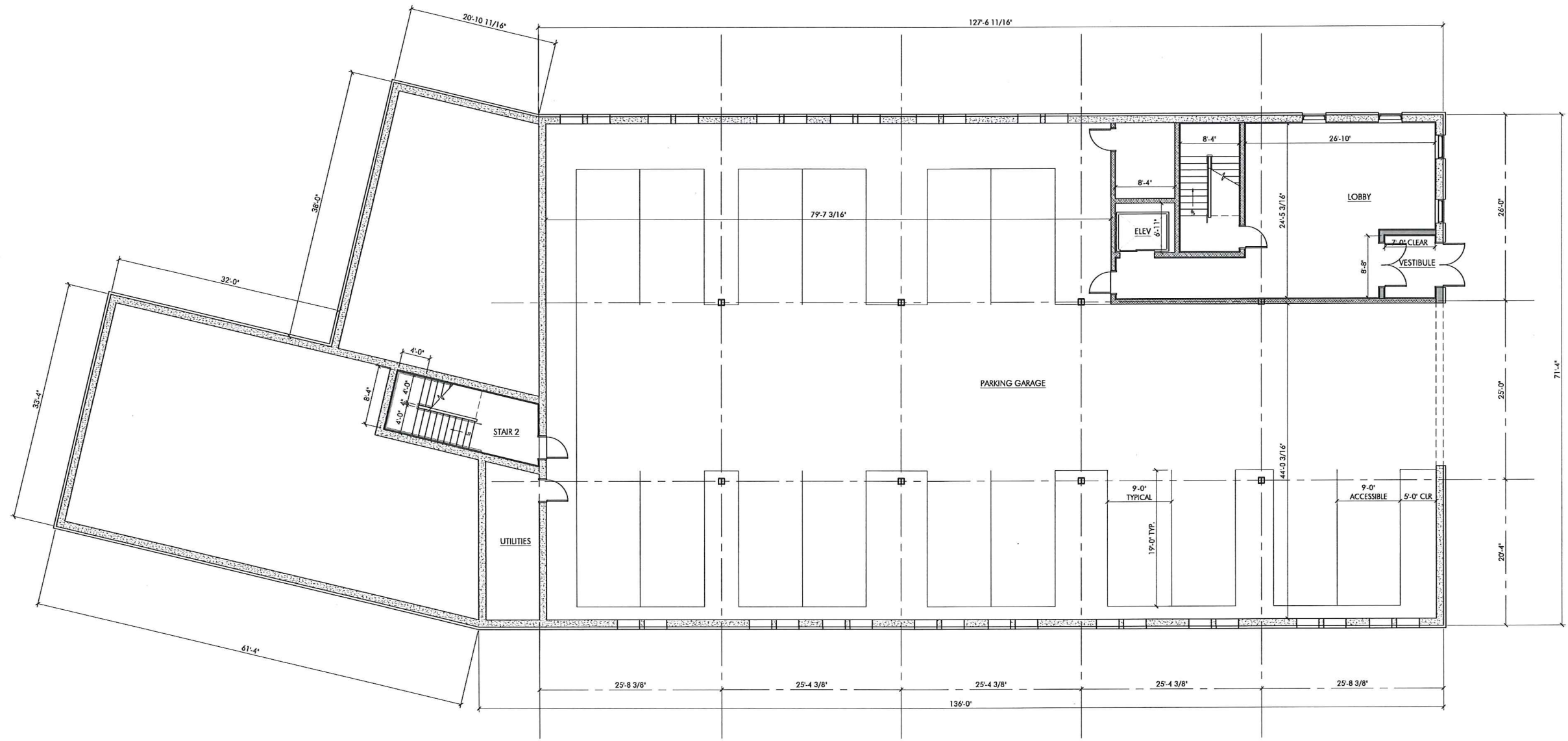
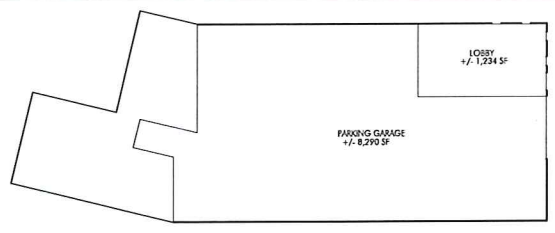




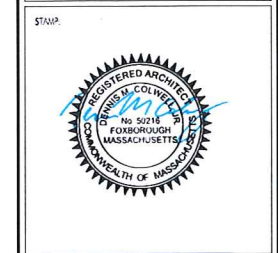
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GROUND FLOOR PLAN/ PARKING
 SCALE: 1/8" = 1'-0"



ISSUE	DATE
PRELIMINARY	05.05.2023

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

DRAWN BY: RWB CHECKED BY: DMC

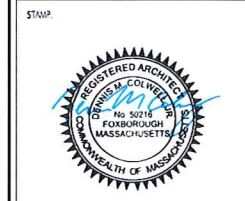
DRAWING TITLE:
 GROUND FLOOR PLAN - GARAGE

DRAWING NUMBER:
A1.0

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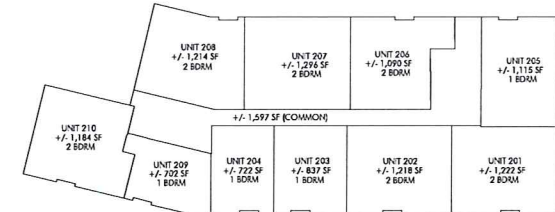
ISSUE	DATE
PRELIMINARY	05.05.2023

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

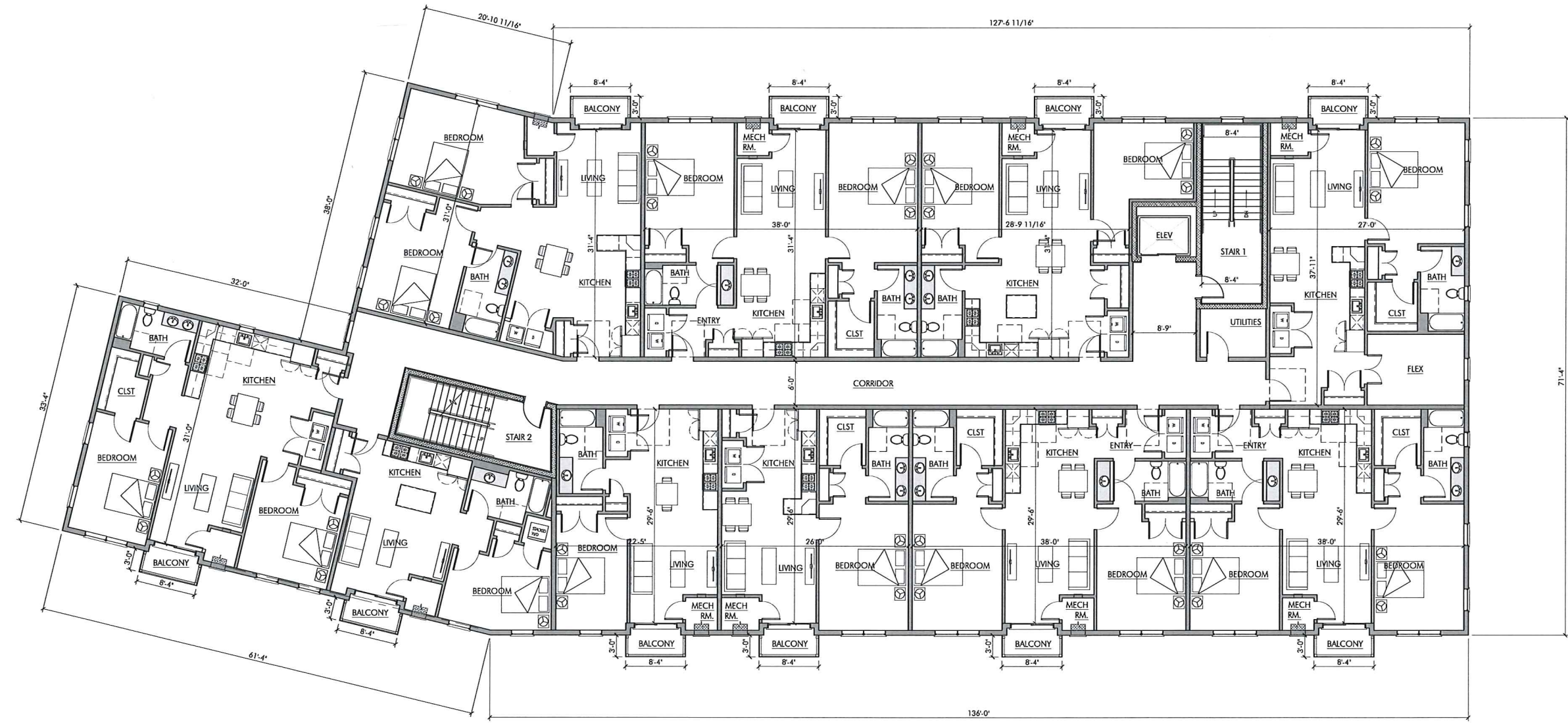
DRAWN BY: RWB CHECKED BY: DMC

DRAWING TITLE:
 SECOND FLOOR PLAN

DRAWING NUMBER:
A1.2



KEY PLAN - NOT TOO SCALE



2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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STAMP:



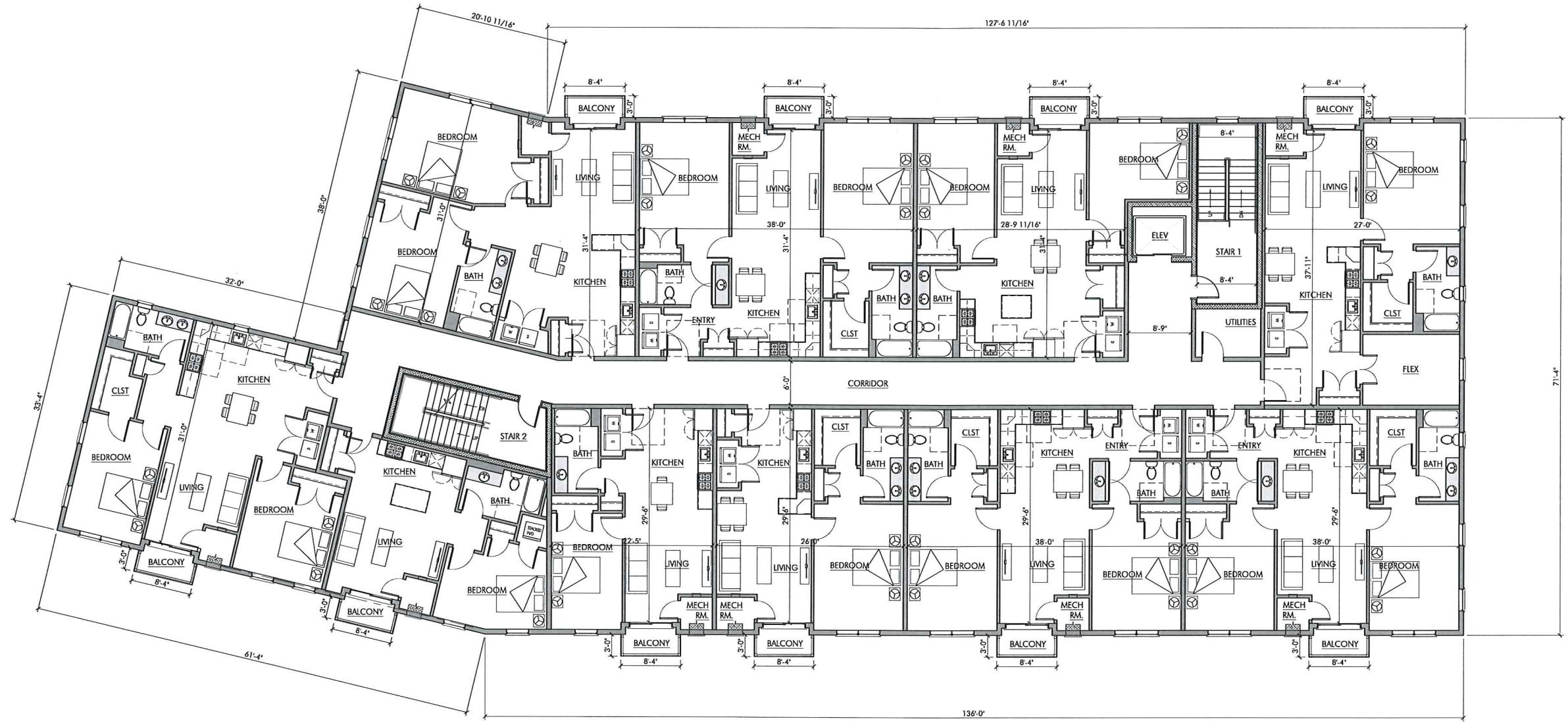
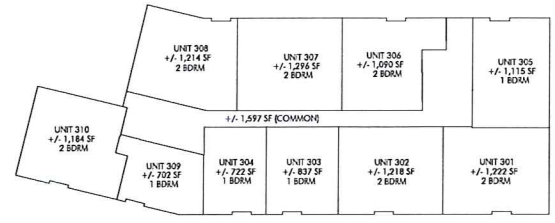
ISSUE	DATE
PRELIMINARY	05.05.2023

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

DRAWN BY: RWB CHECKED BY: DMC

DRAWING TITLE:
 THIRD FLOOR PLAN

DRAWING NUMBER:
A1.3



3RD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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



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



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

STAMP:



ISSUE	DATE
PRELIMINARY	05.05.2023

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

DRAWN BY: RVB CHECKED BY: DMC

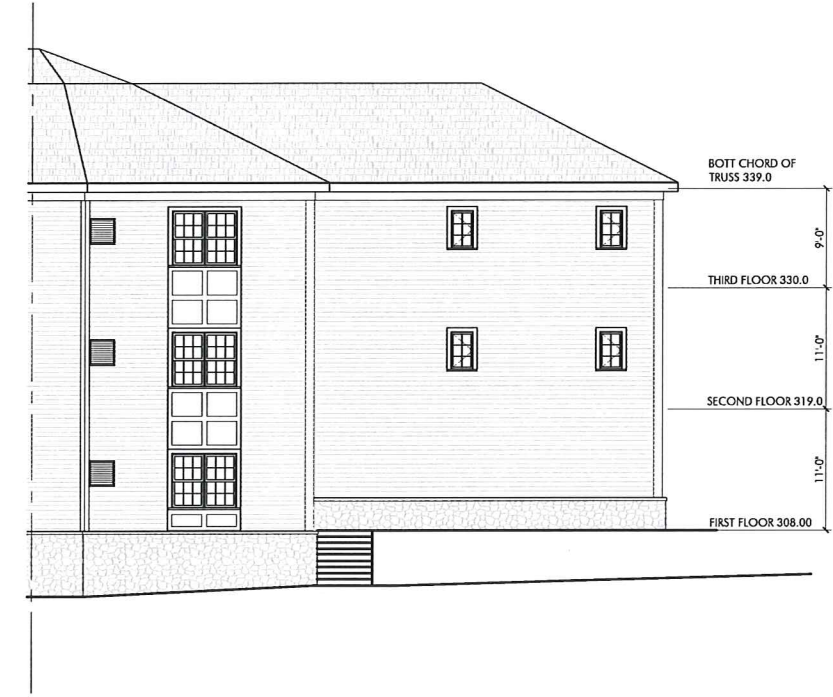
DRAWING TITLE:
 BUILDING ELEVATIONS

DRAWING NUMBER:

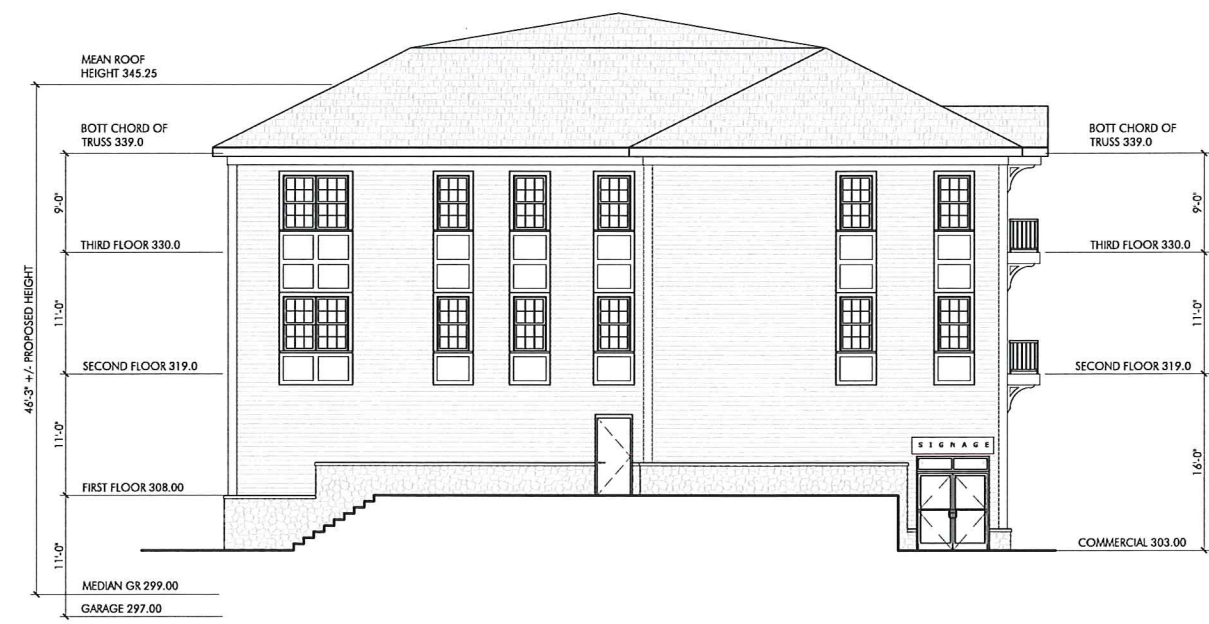
A2.0



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



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

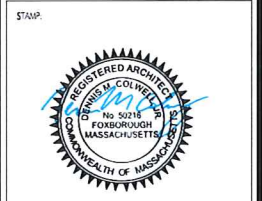


SOUTHWEST
SCALE: 1/8" = 1'-0"

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ISSUE	DATE
PRELIMINARY	05.05.2023

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

DRAWN BY: RWB CHECKED BY: DMC

DRAWING TITLE:
BUILDING ELEVATIONS

DRAWING NUMBER:

A2.1



PROJECT INFORMATION

THE ENGINE YARD

40 ALPINE ROW
FRANKLIN, MA 02038

FOR ZONING

6/22/2021 10:18:10 PM

WARNING:
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ISSUE CHART

2	DESIGN REVIEW	09/23/2021
1	PLANNING BOARD	06/23/2021
N	ISSUE	DATE
	440	PROJECT NUMBER
	Checker	CHECKED
	Approver	APPROVED
	1/8" = 1'-0"	SCALE
		SHEET NAME

EXTERNAL ELEVATIONS

PROPOSED BUILDING FINISHES

- 1 | concrete masonry unit; to be powerwashed clean & painted; sherwin-williams duration series SW 7006 extra white satin.
- 2 | brick masonry - running bond; to be powerwashed clean & painted; sherwin-williams duration series SW 7006 extra white satin.
- 3 | existing awning, awning angle support, and fascia trim to be painted; sherwin-williams duration series SW 6258 triorn black matte
- 4 | underside of existing awning to be painted; sherwin-williams duration series SW 7006 extra white satin
- 5 | existing storefront to be replaced with similar; new sealant and metal black satin finish.
- 6 | existing concrete landscape curb & new concrete ramp and steps to be painted; sherwin-williams H&C Acryla-deck; Muddy Gray HC172, with concrete sealer.
- 7 | new landscaped surround to be concrete retaining wall block; painted sherwin-williams H&C Acryla-deck; Muddy Gray HC172
- 8 | siding to be composite cement board; color new england pewter
- 9 | siding to be sugi ban (charred black natural wood)
- 10 | siding to be a natural pine (stained) or a natural looking composite pine.
- 11 | awnings to be a black metal fascia (satin black).
- 12 | parapet trim/drip edge/window trim to be azek composite; color pantone 20-0100
- 13 | top parapet cap to be metal fascia; color satin black
- 14 | parapet cap @ balconies to be metal fascia; color satin black
- 15 | siding/trim to be composite cement board or azek; color khaki brown
- 16 | retaining wall; black ledge stone
- 17 | garage parking area openings to be concealed with open air louvre or fence to match the balconies above. black satin metal finish.
- 18 | siding to be composite cement board; color black



1
A201
PROPOSED ELEVATION EAST -
STRUCTURE B
1/8" = 1'-0"



2
A201
PROPOSED ELEVATION NORTH A -
STRUCTURE B
1/8" = 1'-0"

3
A201
PROPOSED ELEVATION NORTH B -
STRUCTURE B
1/8" = 1'-0"



PROJECT INFORMATION

THE ENGINE YARD

40 ALPINE ROW
FRANKLIN, MA 02038

FOR ZONING

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	AS	CHECKED
	AC	APPROVED
	1/8" = 1'-0"	SCALE
		SHEET NAME

EXTERNAL ELEVATIONS

PROPOSED BUILDING FINISHES

- 1 | concrete masonry unit, to be powerwashed clean & painted, sherwin-williams duration series SW 7006 extra white satin.
- 2 | brick masonry - running bond, to be powerwashed clean & painted, sherwin-williams duration series SW 7006 extra white satin.
- 3 | existing awning, awning angle support, and fascia trim to be painted; sherwin-williams duration series SW 6258 Iconic black matte.
- 4 | underside of existing awning to be painted; sherwin-williams duration series SW 7006 extra white satin.
- 5 | existing storefront to be replaced with similar; new sealant and metal black satin finish.
- 6 | existing concrete landscape curb & new concrete ramp and steps to be painted; sherwin-williams H5C Acryla-deck; Muddy Gray HC172; with concrete sealer.
- 7 | new landscaped surround to be concrete retaining wall block; painted sherwin-williams H5C Acryla-deck; Muddy Gray HC172.
- 8 | siding to be composite cement board, color new england pewter.
- 9 | siding to be sugi ban (charred black natural wood).
- 10 | siding to be a natural pine (stained) or a natural looking composite pine.
- 11 | awnings to be a black metal fascia (satin black).
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- 13 | top parapet cap to be metal fascia; color satin black.
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- 15 | siding/trim to be composite cement board or azek; color khaki brown.
- 16 | retaining wall; black ledge stone.
- 17 | garage parking area openings to be concealed with open air louvre or fence to match the balconies above. black satin metal finish.
- 18 | siding to be composite cement board, color black.



3 PROPOSED ELEVATION WEST -
STRUCTURE B
A202 1/8" = 1'-0"



1 PROPOSED ELEVATION SOUTH A -
STRUCTURE B
A202 1/8" = 1'-0"

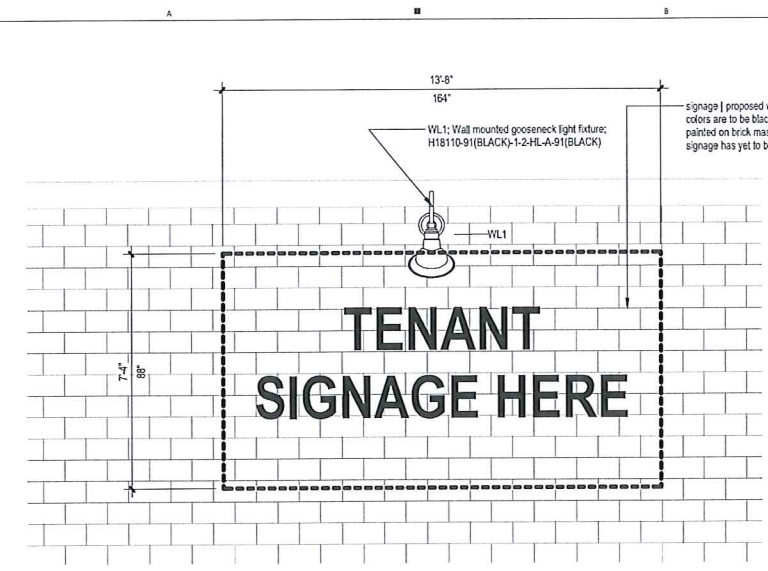
2 PROPOSED ELEVATION SOUTH B -
STRUCTURE B
A202 1/8" = 1'-0"



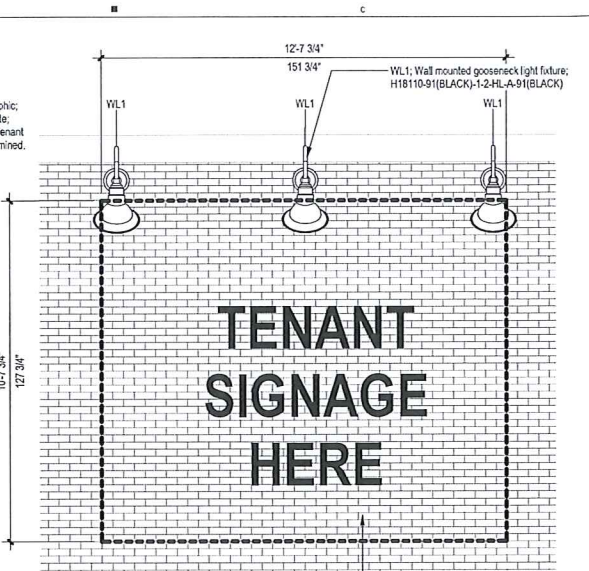
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2	DESIGN REVIEW	06/23/2021
N	ISSUE	DATE
440	PROJECT NUMBER	
as	CHECKED	
ac	APPROVED	
As indicated	SCALE	
	SHEET NAME	

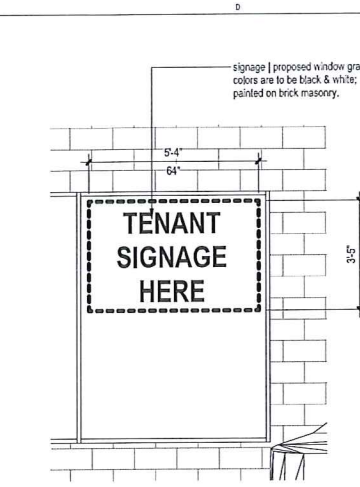
EXTERNAL SIGNAGE



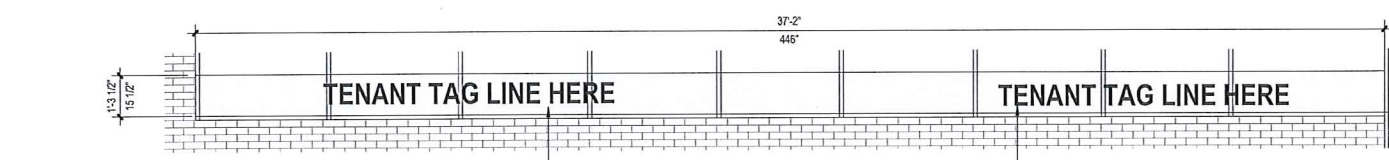
3 SIGNAGE | NORTH ELEVATION 100SF
 A210 3/8" = 1'-0"



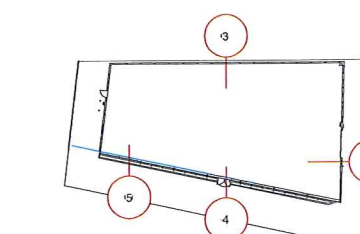
5 SIGNAGE | SOUTH ELEVATION 134SF
 20 PERCENT OF STOREFRONT
 A210 3/8" = 1'-0"



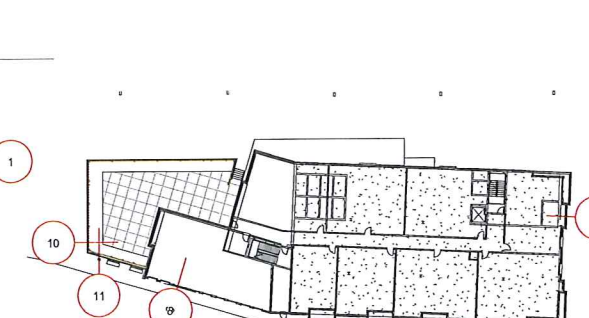
1 SIGNAGE | WEST ELEVATION 18SF
 A210 3/8" = 1'-0"



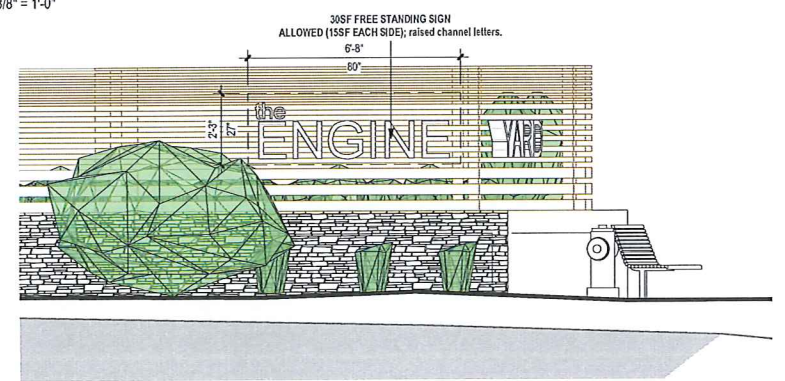
4 SIGNAGE | SOUTH ELEVATION 48SF
 A210 3/8" = 1'-0"



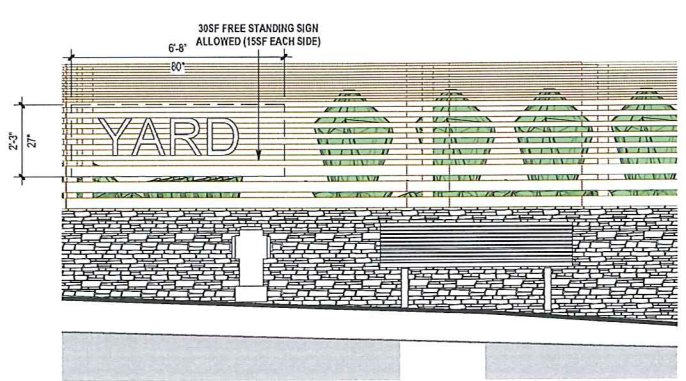
2 SIGNAGE KEYPLAN BUILDING A
 A210 1" = 40'-0"



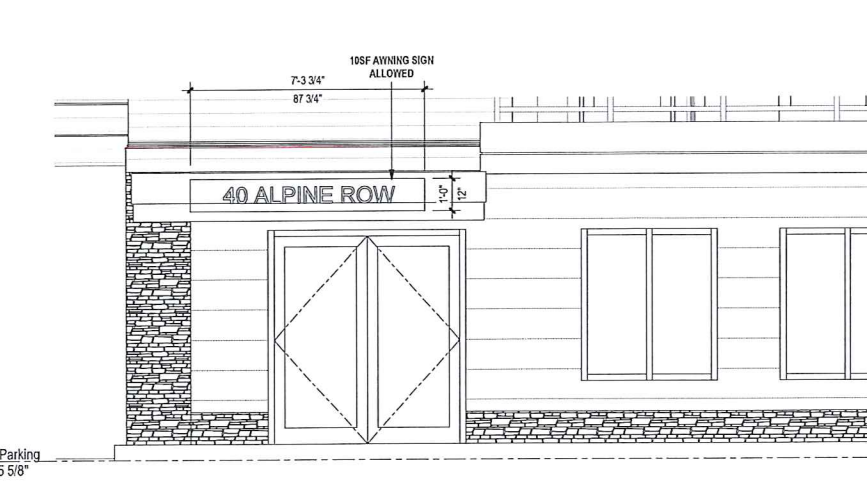
7 SIGNAGE KEYPLAN BUILDING B
 A210 1" = 40'-0"



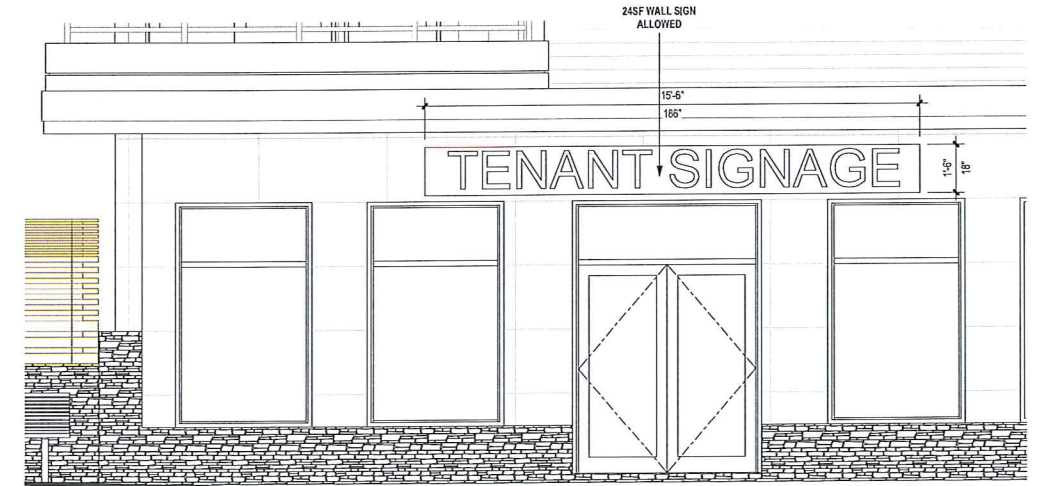
10 SIGNAGE - DRIVE ENTRANCE A
 A210 3/8" = 1'-0"



11 SIGNAGE - DRIVE ENTRANCE B
 A210 3/8" = 1'-0"



9 SIGNAGE - RESIDENTIAL ENTRANCE
 A210 3/8" = 1'-0"

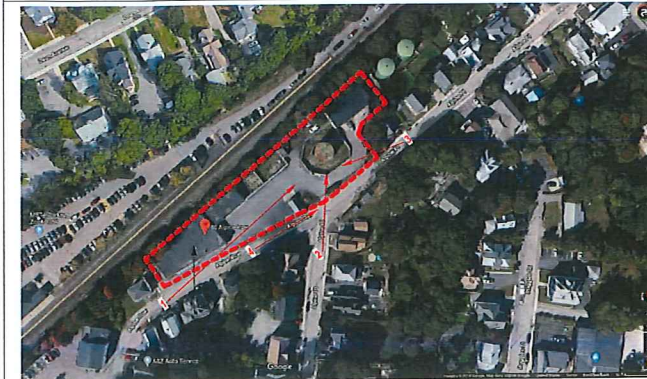


8 SIGNAGE - COMMERCIAL TENANT
 A210 3/8" = 1'-0"

1



LOCUS MAP | IMAGE LOCATION KEY



40 Alpine Row, Franklin, MA 02038

GENERAL NOTES AND LEGENDS
3D VIEWS/RENDERING DISCLAIMER

1. the 3d views, photographs, and renderings on this sheet are to be used for general reference only, the contents of this sheet should not be used for any means of construction for the project. the contents of this sheet are strictly to provide a general idea of design intent, refer to the construction document technical drawings for specific information.
2. landscaping is shown for illustration only, refer to landscape drawings for detailed information.

DESIGN FIRM

J t A

Joe The Architect, LLC
343 Merford Street, Suite 40 Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com



WALKER DEVELOPMENT
5 MT. ROYAL AVENUE, MARLBOROUGH, MA 01752

CLIENT
CONSULTANT



SEAL

KEY PLAN



PROJECT INFORMATION
THE ENGINE YARD

40 ALPINE ROW
FRANKLIN, MA 02038

FOR ZONING

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	Approver	APPROVED
	12" = 1'-0"	SCALE

SHEET NAME

PROPOSED BUILDING RENDERINGS

SHEET NUMBER

A910

6/22/2021 10:18:23 PM

2



Town of Franklin

355 East Central Street
Franklin, Massachusetts 02038-1352



Phone: (508) 520-4907
www.franklinma.gov

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: April 3, 2024
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 40 Alpine Row

Comments from March 11, 2024 meeting:

1. Building height was at 46', where under 40 is allowed. Applicant submitted revised plans with a building height of 39.5'.
2. Applicant did not make changes to the original color renderings.
3. The Planning Board asked about how far the balcony hangs over on the sidewalk.
4. The original filing is for a Design Review change in the façade of the building.