



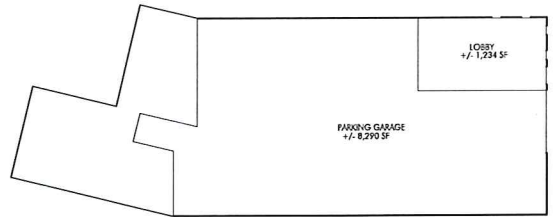




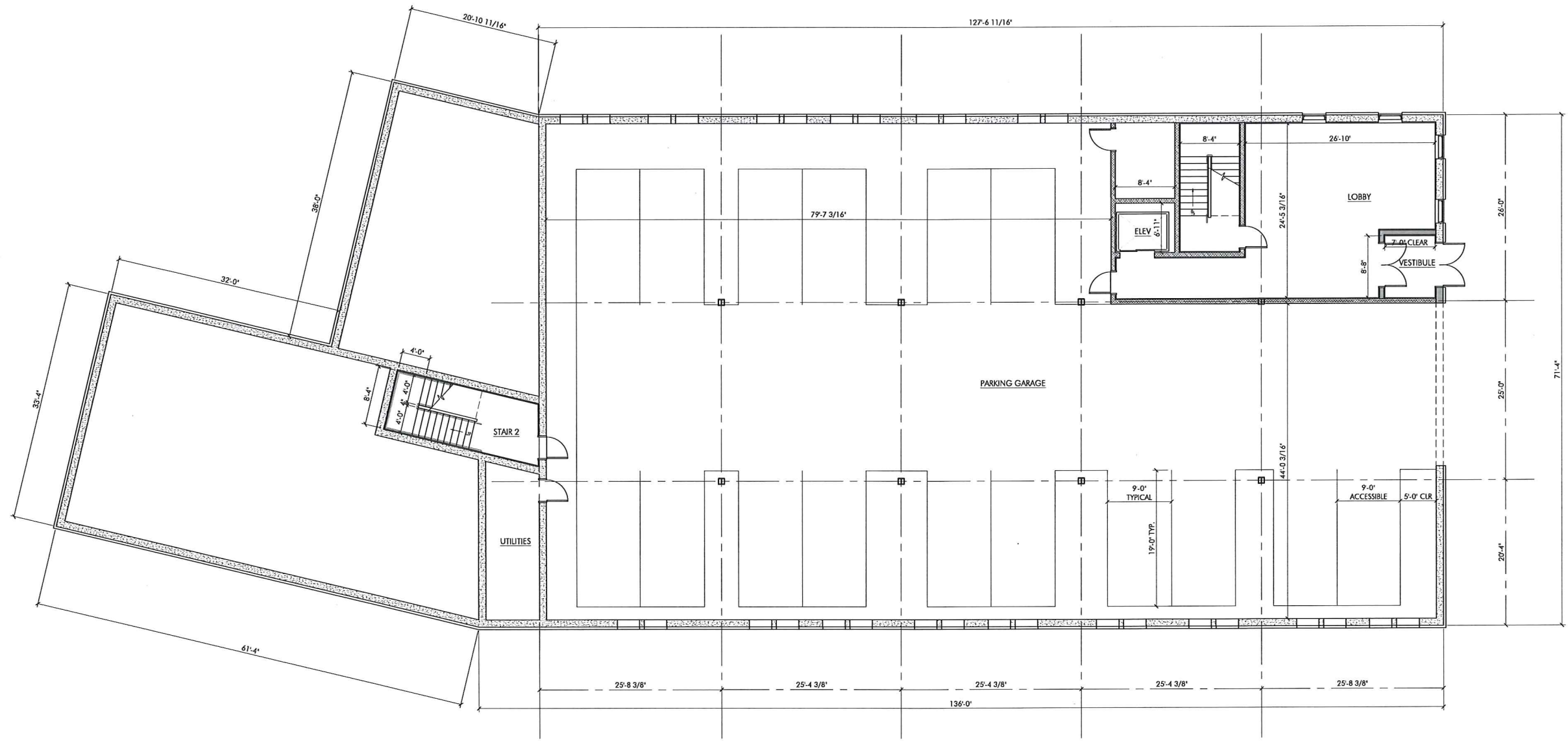
PROJECT:
 40 ALPINE - APARTMENT BUILDING
 MARCELO ALVES
 40 ALPINE ROW
 FRANKLIN, MA 02038

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



KEY PLAN - NOT TO SCALE



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

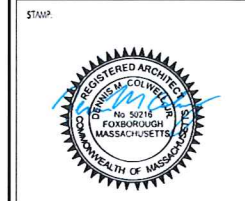
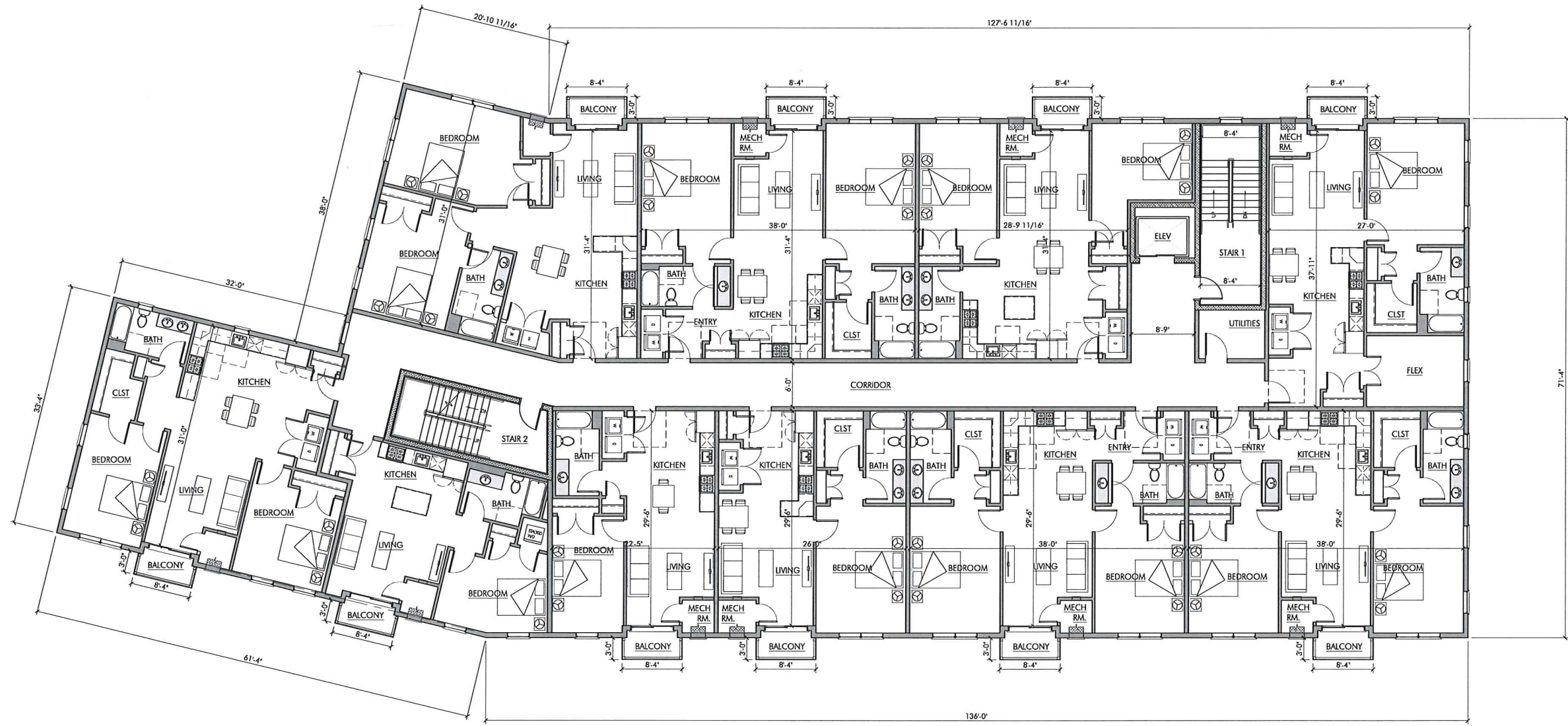
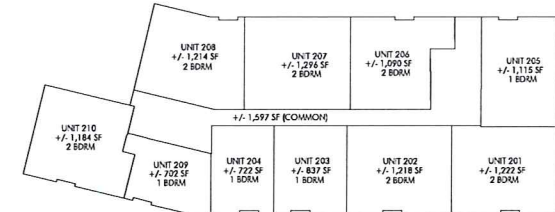
DRAWING TITLE:
 GROUND FLOOR PLAN - GARAGE

DRAWING NUMBER:
A1.0

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



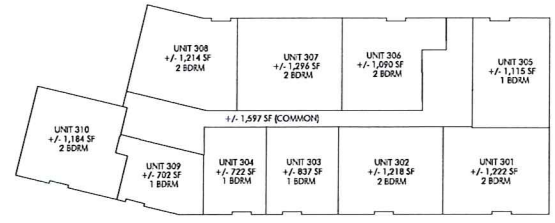
ISSUE	DATE
PRELIMINARY	05.05.2023

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

DRAWN BY: RWB CHECKED BY: DMC

DRAWING TITLE:
 SECOND FLOOR PLAN

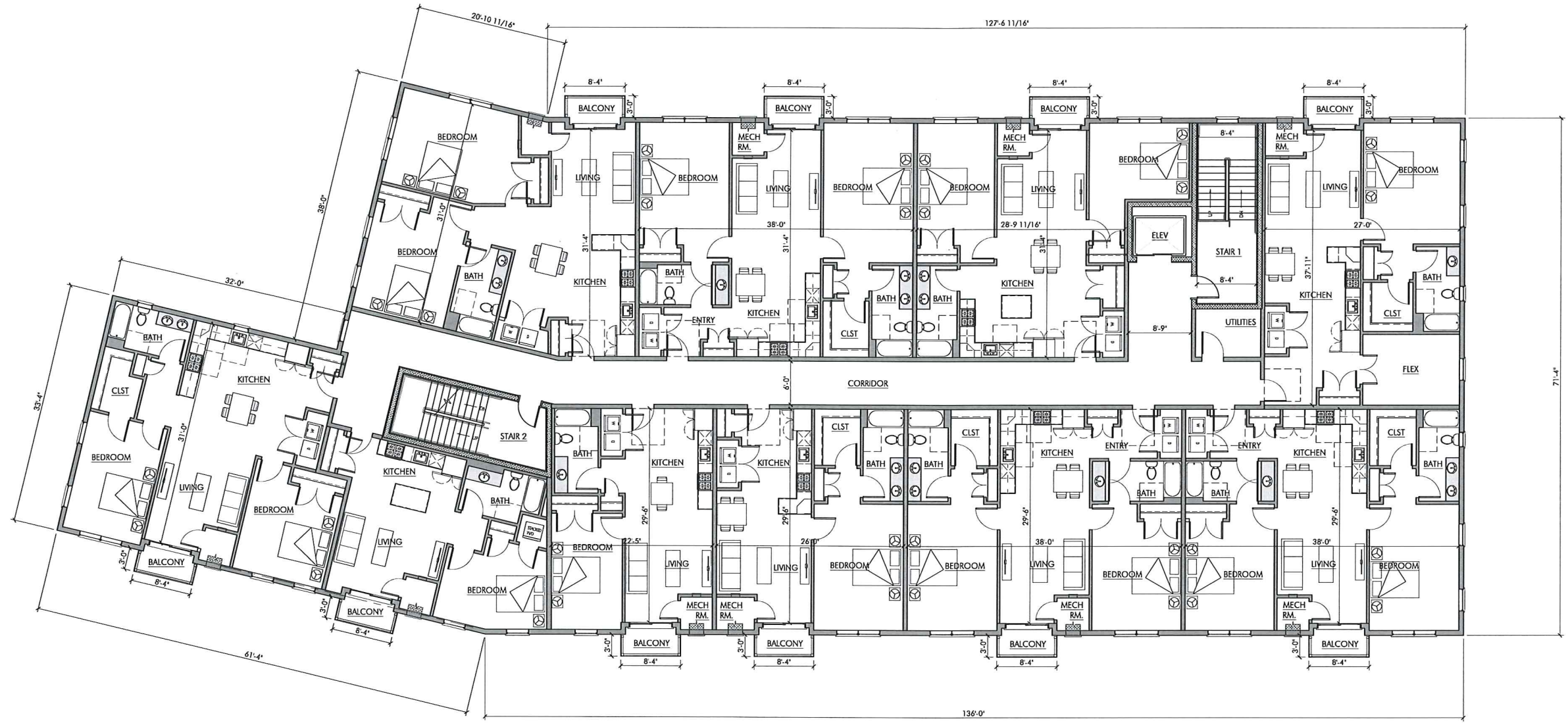
DRAWING NUMBER:
A1.2



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 01935
 P: 508-241-2122 F: 508-455-4466 WWW.DC-ARCHITECT.COM



3RD FLOOR PLAN
 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:
 THIRD FLOOR PLAN

DRAWING NUMBER:

A1.3

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

PROJECT NUMBER: 23078



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

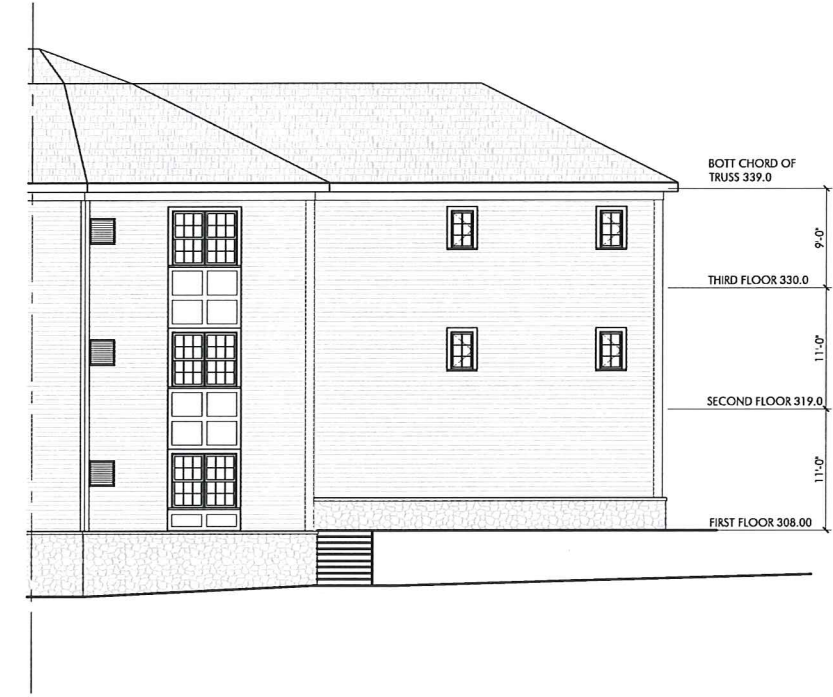
DRAWING TITLE:
 BUILDING ELEVATIONS

DRAWING NUMBER:

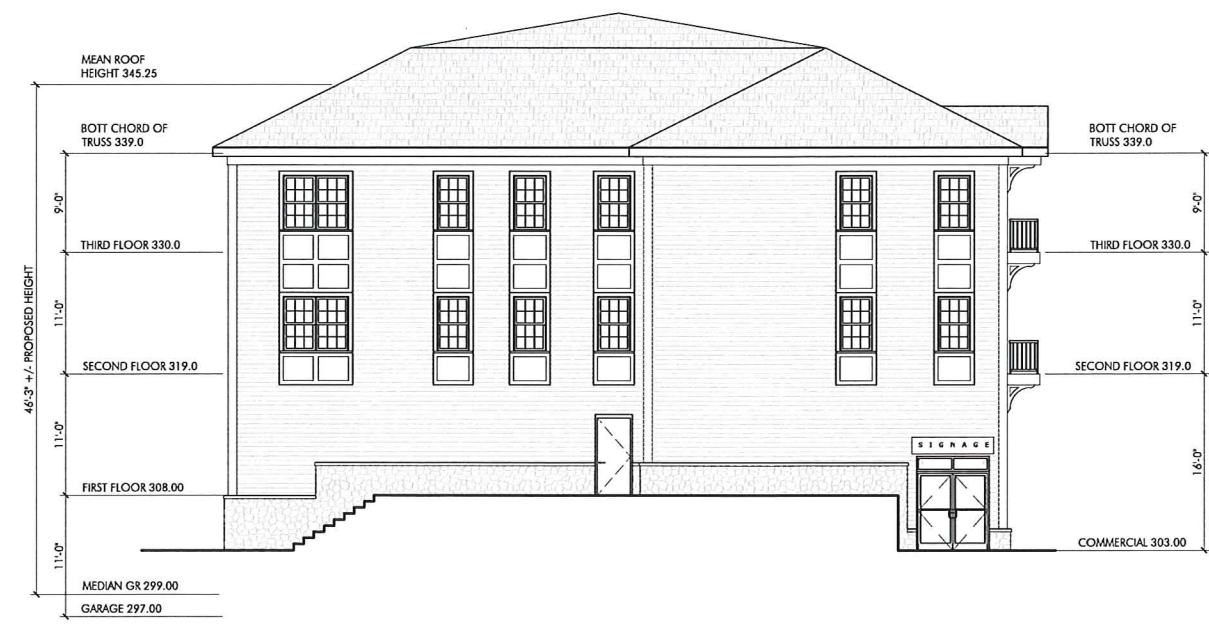
A2.0



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



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



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

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. 508-455-4464 WWW.DC-ARCHITECT.COM



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



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



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

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

PROJECT INFORMATION

THE ENGINE YARD

40 ALPINE ROW
FRANKLIN, MA 02038

FOR ZONING

6/22/2021 10:18:10 PM

WARNING:
Joe The Architect, Inc. all drawings and written material herein constitute the original and unpublished work of the architect, and the same may not be duplicated, used, or depicted without the written consent of the architect. Contractors to use Architectural drawings for set out. Contractors to check area for all dimensions on site prior to construction. Figures Dimensions & like provided are for general information. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when issued or revised. All work to comply with I.B.C. Regulations and relevant American Standards. © 2021. All rights reserved.

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



PROJECT INFORMATION

THE ENGINE YARD

40 ALPINE ROW
FRANKLIN, MA 02038

FOR ZONING

6/22/2021 10:18:17 PM

WARNING: Joe The Architect, Inc., all drawings and written material herein constitute the original and unpublished work of the architect and the same may not be duplicated, used, or disclosed without the written consent of the architect. Contractors to use Architectural drawings for use only. Contractors to check and verify all dimensions on site prior to construction. Fabrication, Field Dimensions take precedence over Shop Drawings. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when issued or final. All work to comply with I.B.C., regulations and relevant American Standards. © 2021 - all rights reserved.

ISSUE CHART

2	DESIGN REVIEW	09/23/2021
1	PLANNING BOARD	09/23/2021
N	ISSUE	DATE
	440	PROJECT NUMBER
	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).
- 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.



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



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

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

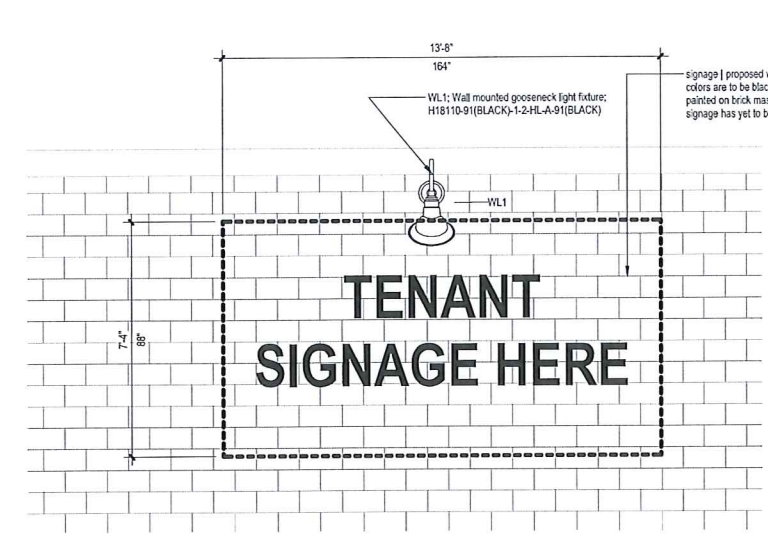


WARNING: Joe The Architect, Inc., all drawings and written material herein constitute the original and unaltered work of the architect and the same may not be duplicated, used, or disclosed without the written consent of the architect. Contractors to use Architectural drawings for set out. Contractors to check and verify all dimensions on site prior to Construction Fabrication. Figure Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when revised or issued. All work to comply with IBC, Regulations and relevant American Standards. © 2021 - all rights reserved.

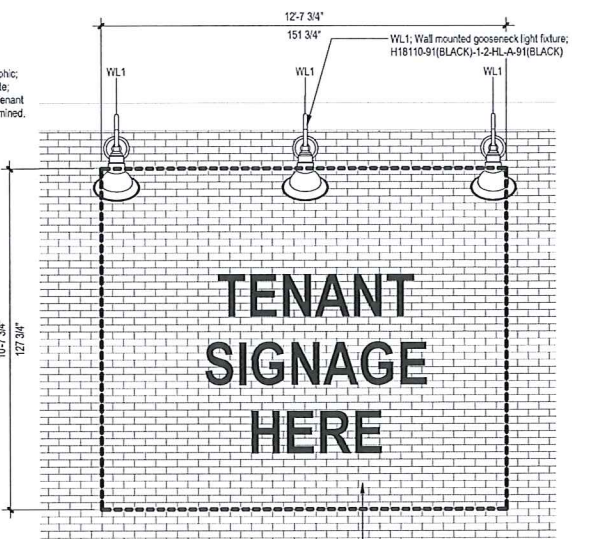
2	DESIGN REVIEW	06/23/2021
N	ISSUE	DATE
	440	PROJECT NUMBER
as	CHECKED	
ac	APPROVED	
	As indicated	SCALE
		SHEET NAME

EXTERNAL SIGNAGE

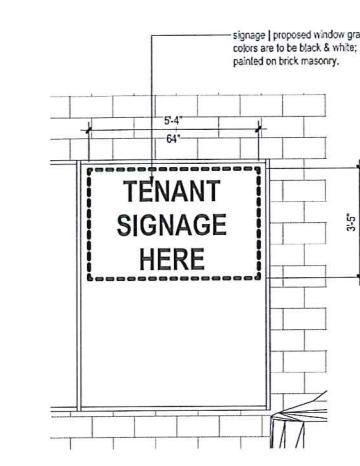
	Downtown Commercial District	Downtown Commercial District
Wall Signs		
First floor storefront facing street	No more than 24 square feet or 10% of front facade	One shared sign no more than 40 square feet and no more than 14 feet high
First floor storefront facing street corner	No more than 36 square feet or 15% of 1 facade divided into 2'	Multiple establishments on same property
Upper floors facing street	Not permitted	Multiple establishments on same property with access from two roadways
Freestanding Signs		
Single establishment	One sign no more than 30 square feet and no more than 14 feet high	One additional freestanding sign permitted near secondary access drive, no more than 15 square feet
Single establishment with access from two roadways	One additional freestanding sign permitted near secondary access drive, no more than 15 square feet	
Window Signs		
First floor facing street	No more than 6 square feet or 10% of window surface	Sign permitted near secondary access drive, no more than 15 square feet and no more than 7 feet high
Upper floors facing street	No more than 4 square feet or 10% of window surface	
Door Signs		
Attached to freestanding sign	Manual with no more than 3 lines of text	
Awning or Canopy Signs		
First floor	No more than 10 square feet of signage	
Upper floors	Not permitted	
Off-Site Signs		
Freestanding or wall	Not permitted	
Temporary Signs		
Freestanding or wall	No more than 32 square feet	



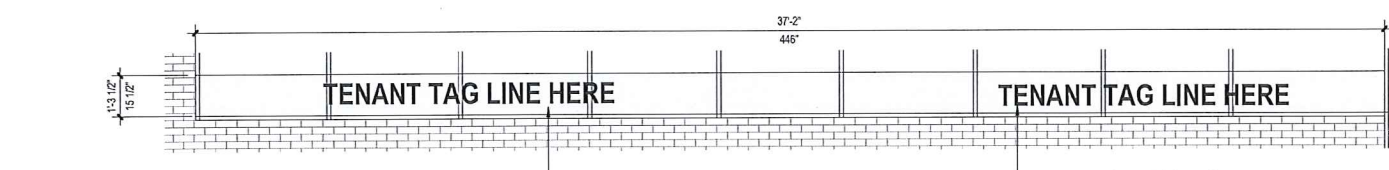
3 SIGNAGE | NORTH ELEVATION 100SF
 A210 3/8" = 1'-0"



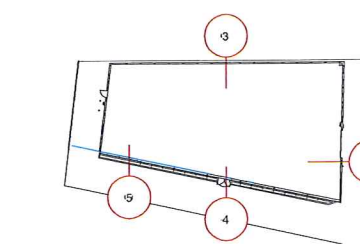
5 SIGNAGE | SOUTH ELEVATION 134SF
 20 PERCENT OF STOREFRONT
 A210 3/8" = 1'-0"



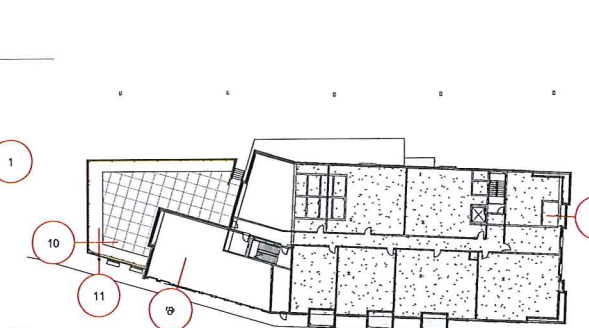
1 SIGNAGE | WEST ELEVATION 18SF
 A210 3/8" = 1'-0"



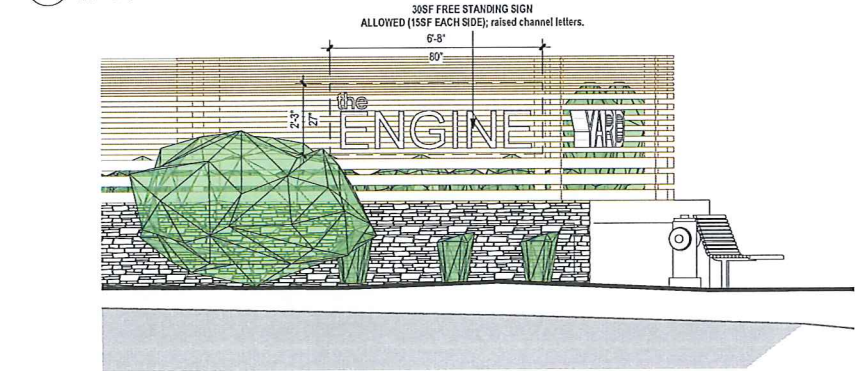
4 SIGNAGE | SOUTH ELEVATION 48SF
 A210 3/8" = 1'-0"



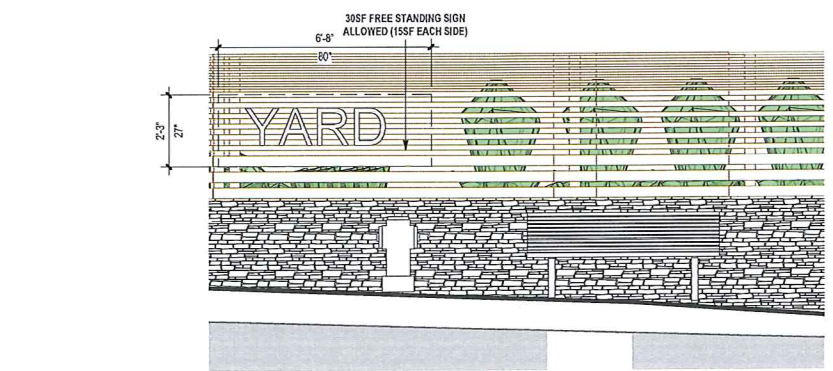
2 SIGNAGE KEYPLAN BUILDING A
 A210 1" = 40'-0"



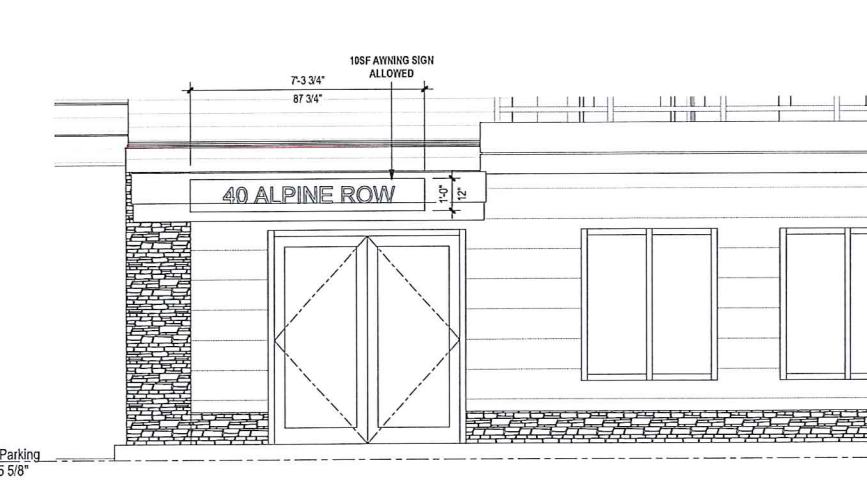
7 SIGNAGE KEYPLAN BUILDING B
 A210 1" = 40'-0"



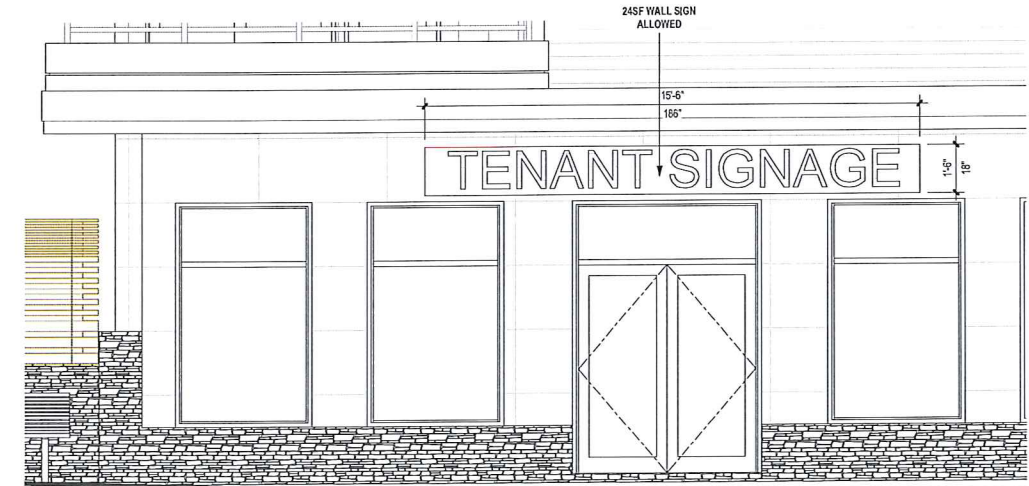
10 SIGNAGE - DRIVE ENTRANCE A
 A210 3/8" = 1'-0"



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



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

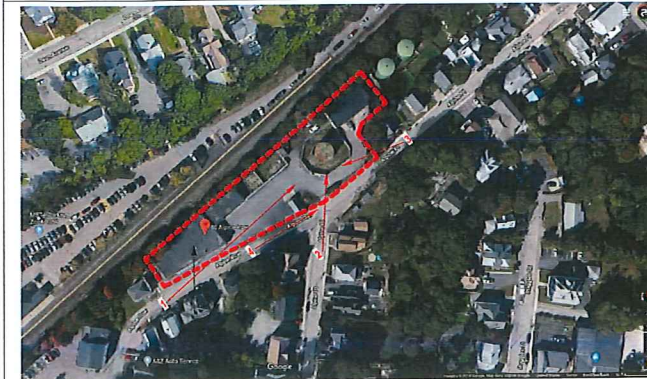


8 SIGNAGE - COMMERCIAL TENANT
 A210 3/8" = 1'-0"

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.

J t A

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

WD WALKER
DEVELOPMENT
& CONSTRUCTION MANAGEMENT

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



2



3



4



PROJECT INFORMATION
THE ENGINE YARD

40 ALPINE ROW
FRANKLIN, MA 02038

FOR ZONING

6/22/2021 10:18:23 PM

WARNING:
Joe The Architect, LLC, all drawings and/or materials herein constitute the original and copyrighted work of the architect and the same may not be duplicated, used, or disposed of without the written consent of the architect. Contractors to use architectural drawings for set out. Contractors to check and verify all dimensions on the ground to construction fabrication. If project dimensions differ, precedence over field dimensions. Any discrepancies shall be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The field of work may change whenever set or used. All work to comply with I.B.C. Regulations and relevant American Standards. © 2021 - All rights reserved.

ISSUE CHART

2	DESIGN REVIEW	06/23/2021
1	PLANNING BOARD	06/23/2021

N	ISSUE	DATE
	440	PROJECT NUMBER
	Checker	CHECKED
	Approver	APPROVED
	12" = 1'-0"	SCALE
		SHEET NAME

PROPOSED BUILDING RENDERINGS

SHEET NUMBER

A910

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: March 6, 2024
TO: Franklin Planning Board
FROM: Department of Planning and Community Development
RE: 40 Alpine Row

General:

The Applicant is proposing a change in the façade at 40 Alpine Row.

The changes are shown on the plan with the White facade.

I have included the previously approved façade along with the new proposed façade, which is in back of the plan and contain darker colors.

The Applicant has been in front of Design Review and has been recommended to accept the proposed changes.

Town of Franklin

Samuel L. Williams, Chair
James Bartro, Associate

Paul Lopez, Vice Chair

Design Review Commission

Cassandra Bethoney

Amy Adams

Record of Decision

Date of Hearing: August 8, 2023

Certificate of Vote of the Design Review Commission

Alpine Place

Renovate existing office building and construction of new mixed use 20 unit apt.

Applicant.....New Generation Custom Homes Corp.
Address of Project.....40 Alpine Row
Owner of Project.....Marcelo Alves
Representative or Agent Presenting Project.....Bob Boynton
Drawings Prepared by.....Colwell Architects

Dear Applicant:

Please be advised that at its meeting on Tuesday, the Design Review Commission, upon motion duly made and seconded, **Voted: 3-0-0 to Recommend** the building finishes/facades aesthetics as submitted provided samples are delivered to the Planning Dept.

This decision is subject to applicant obtaining a building permit prior to erecting approved plans, as well as all other Board approvals or permits as are required.

If you have any questions concerning this determination, please contact me through the Department of Community Planning at (508) 520-4907.

Sincerely,

Samuel L. Williams

Samuel L. Williams, Chair
Design Review Commission

cc: Building Commissioner Representative or Agent
Applicant Owner
File