

THE ENGINE YARD

SITE REDEVELOPMENT

40 ALPINE ROW

FRANKLIN, MASSACHUSETTS

NO	DATE	REVISIONS
1	06/21/2021	PERMITTING SUBMISSION

APPLICANT:
 WALKER DEVELOPMENT & CONSTRUCTION
 5 MT. ROYAL AVE
 MARLBOROUGH, MA 01752

CIVIL ENGINEER:

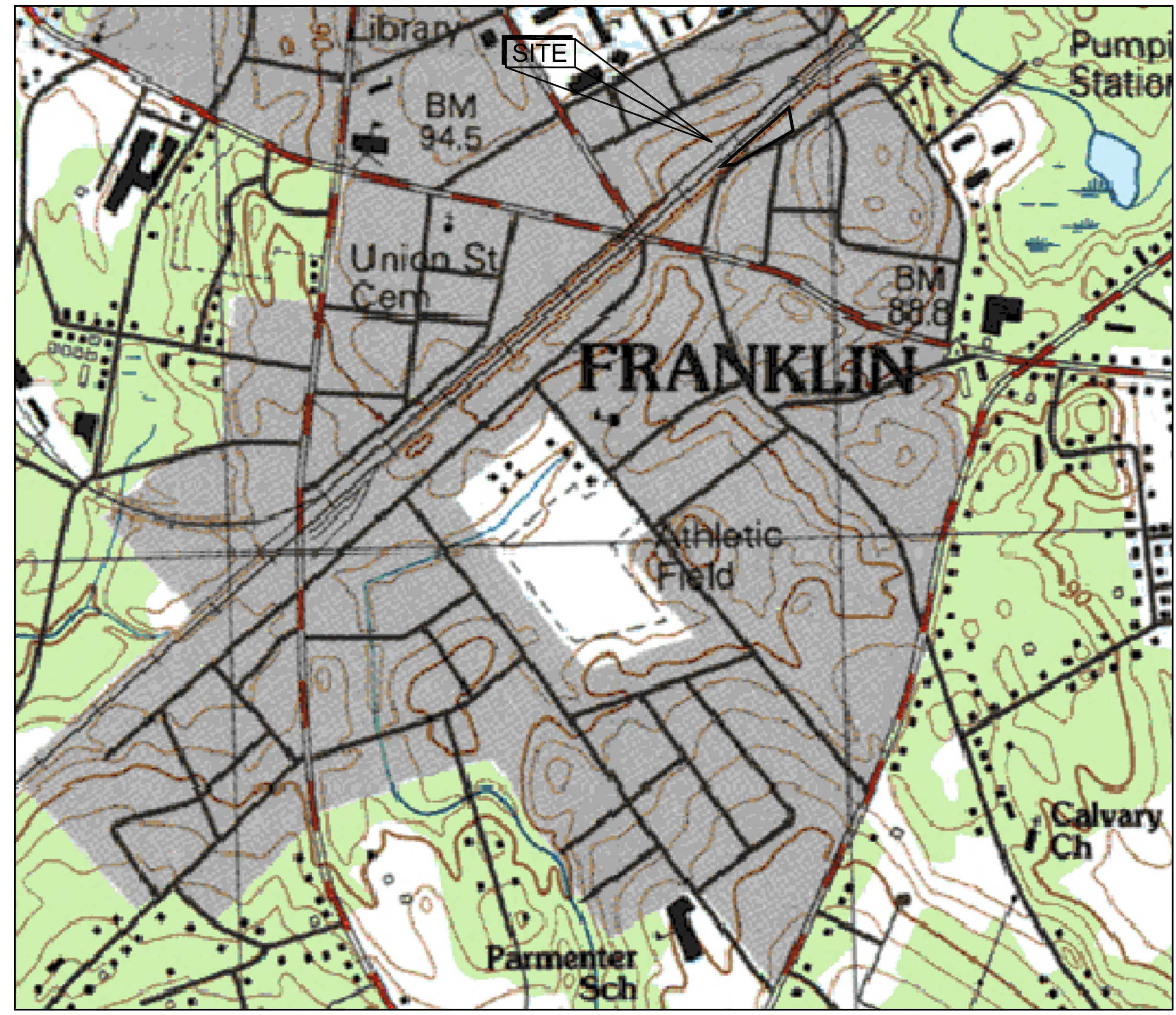
 DESIGN GROUP
 CIVIL ENGINEERING / LAND SURVEYING
 249 SOUTH STREET
 UNIT 1
 PLAINVILLE, MA 02762
 TEL. (508) 695-2221 FAX. (508) 695-2219

PROPERTY ADDRESS:
 40 ALPINE ROW
 FRANKLIN, MASSACHUSETTS

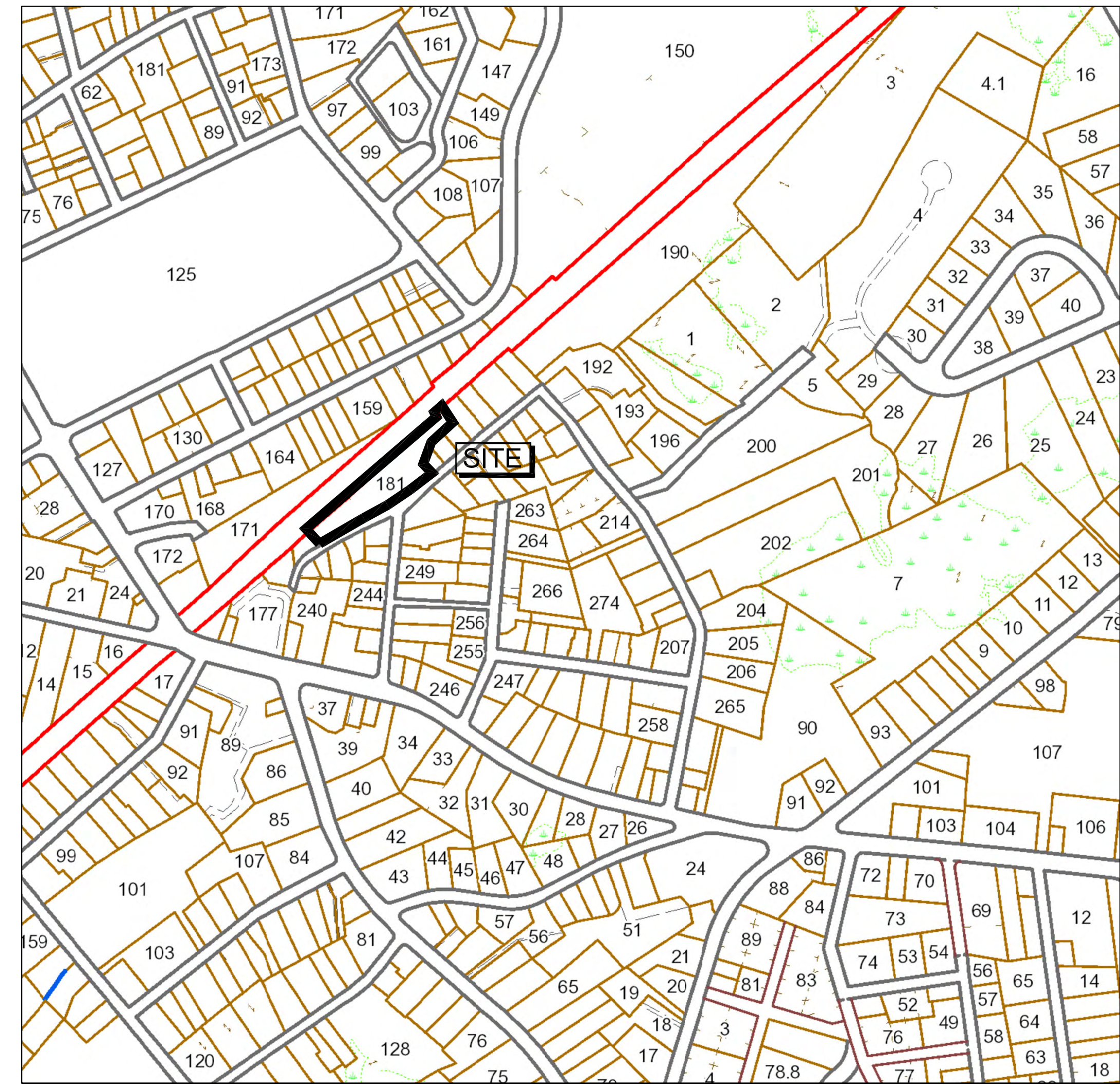
ASSESSORS MAP/PARCEL:
 279-181-000-000

ZONING DISTRICT:
 DOWNTOWN COMMERCIAL

- DRAWING LIST:**
- C-0.0 COVER
 - C-1.0 EXISTING CONDITIONS
 - C-2.0 LAYOUT AND MATERIALS
 - C-3.0 GRADING AND UTILITIES
 - C-3.1 EROSION CONTROL
 - C-4.0 TYPICAL DETAILS
 - C-4.1 TYPICAL DETAILS
 - LA-01-LA-04 LANDSCAPE PLANS
 - AL-001 PHOTOMETRIC
 - A031 EXISTING BUILDING ELEVATIONS
 - A200 EXTERNAL ELEVATIONS
 - A201 EXTERNAL ELEVATIONS
 - A202 EXTERNAL ELEVATIONS
 - A210 EXTERNAL SIGNAGE
 - A910 PROPOSED BUILDING RENDERINGS



USGS MAP
 SCALE: 1" = 1,000'±



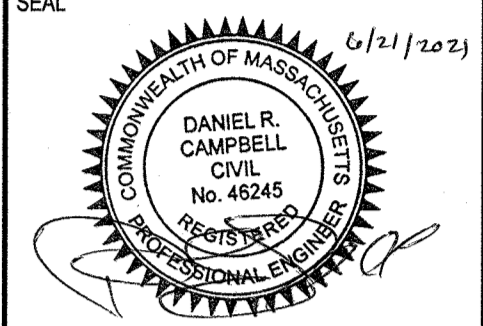
ASSESSORS MAP
 SCALE: 1" = 250'±

LEGEND	
EXISTING	PROPOSED
100	100
D	D
W	W
E	E
G	G
S	S
H	H
SM	SM
DM	DM
V	V
CB	CB
C	C
429.5	429.5
HP	HP
SCB	SCB
L	L
T	T
U	U
P	P
TD	TD

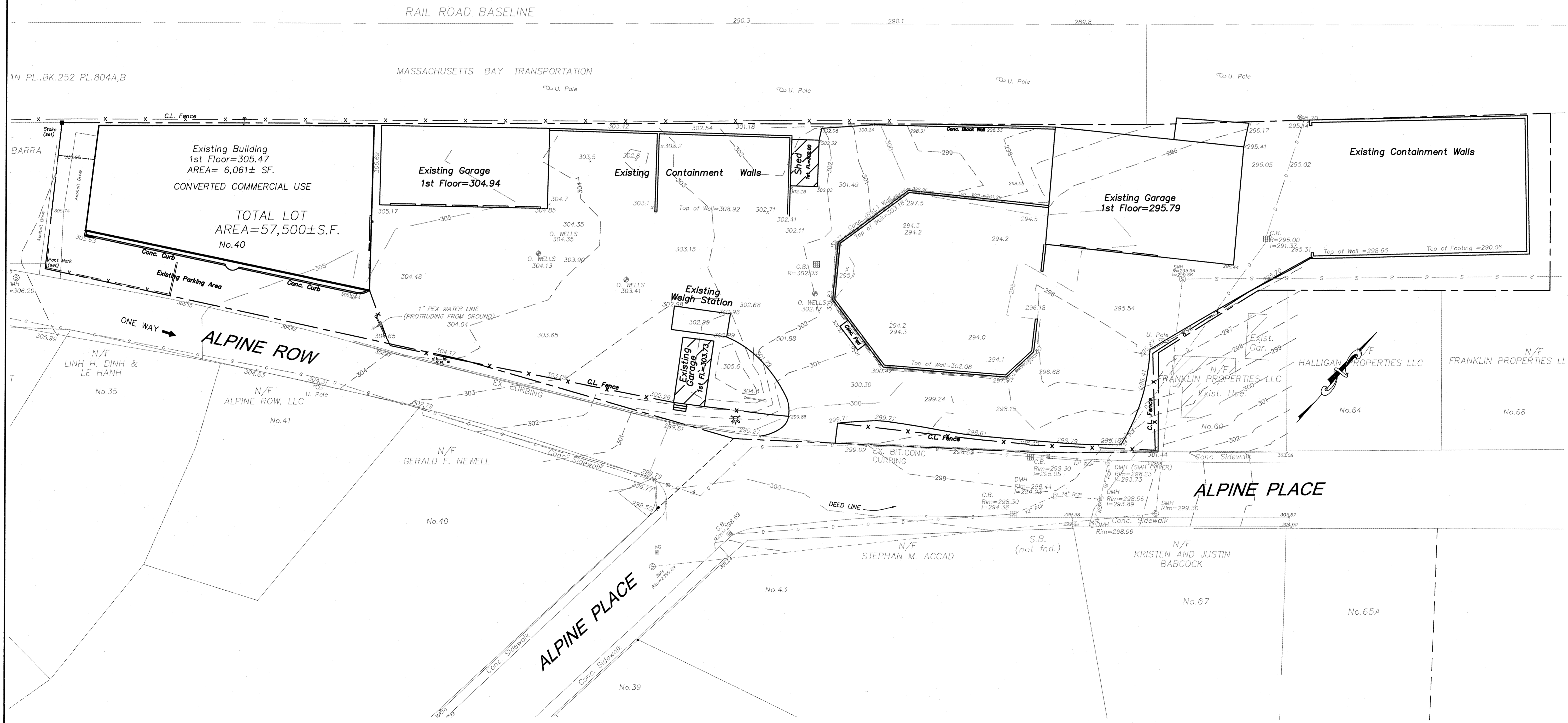
NOTES:

- EXISTING CONDITIONS WERE OBTAINED FROM PLANS PREPARED BY GUERRIERE & HALNON, INC. FRANKLIN, MA, ENTITLED "SITE PLAN AND SPECIAL PERMIT, AS-BUILT BREWING, 40 ALPINE ROW, FRANKLIN, MASSACHUSETTS" DATED MAY 6, 2019, AS AMENDED JULY 12, 2019. LDG UTILIZED TOWN GIS AND PERFORMED LIMITED INSTRUMENT SURVEY ON THE DRAIN SYSTEM IN ALPINE PRIOR TO CROSSING THE PROPERTY. THE EXISTING CB'S WE UTILIZED AS A "KNOWN" FOR PURPOSES OF THIS INVESTIGATION.
- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.

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DATE: JUNE 21, 2021
 DRAWN: DRC
 SCALE: 1" = 20'



THE ENGINE YARD
 COMMERCIAL/RESIDENTIAL REUSE
 PARCEL ID 279-181-000-000
 40 ALPINE ROW
 FRANKLIN, MASSACHUSETTS



EXISTING CONDITIONS

C-1.0

SHEET 2 OF 7

1880.00

LEGEND	
EXISTING	PROPOSED
100	100
CONTOUR	
STORM DRAIN	
WATER	
ELECTRIC MANHOLE	
ELECTRICAL	
GAS	
SANITARY SEWER	
HYDRANT	
SEWER MANHOLE	
DRAIN MANHOLE	
VALVE	
CATCH BASIN	
CURB	
SPOT GRADE	429.5
HP RAMP	
SEDIMENTATION CONTROL BARRIER	
LIGHT POLE	
TREE	
UTILITY POLE	
POST INDICATOR VALVE	
TRAFFIC DIRECTION	

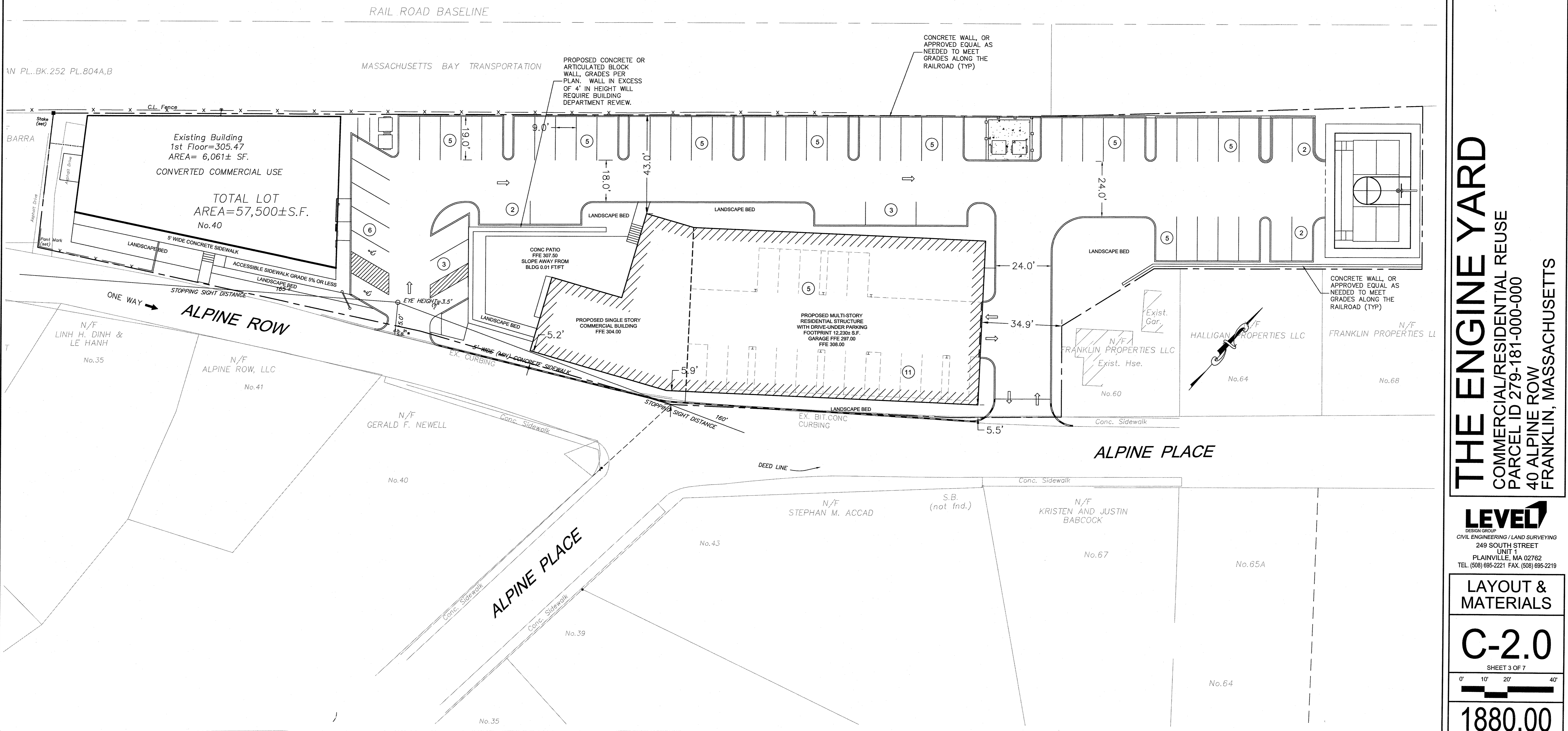
ZONING BY-LAW REQUIREMENTS			
ZONING DISTRICT: DOWNTOWN COMMERCIAL			
USE: COMMERCIAL/OFFICE / RETAIL / MULTI-FAMILY HOUSING			
	REQUIRED	PROPOSED	
MIN. LOT AREA	5,000	57,500	
MIN. LOT FRONTAGE	50'	332.88'	
FRONT YARD SETBACK	5'	5'	
SIDE YARD SETBACK	0**	XXX	
REAR YARD SETBACK	15'	XXX	
% OF LOT UPLAND COVERAGE			
STRUCTURES	80%	XXX	
STRUCTURES & PAVEMENT	90%	XXX	
PARKING REQUIREMENTS			
USE: MULTI-FAMILY (18 UNITS)			
1.5 SPACES / UNIT	27		
USE: COMMERCIAL (6,061± S.F.)			
1 SPACE / 500 S.F.	12.12		
USE: COMMERCIAL (1,500± S.F.)			
1 SPACE / 500 S.F.	3		
REGULAR SPACES			71
HANDICAP SPACES	3		3
TOTAL SPACES	46		74

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 - THIS SITE IS NOT WITHIN THE WATER RESOURCE DISTRICT.
 - A PRE-CONSTRUCTION MEETING WITH THE DPW IS REQUIRED.
 - ALL STRIPING AND SIGNAGE SHALL CONFORM TO THE MUTCD.
 - THE ARCHITECT OR THEIR ASSIGNS WILL PROVIDE PLANS AND CALCULATIONS FOR THE PROPOSED FIRE PROTECTION.

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SEAL

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SCALE: 1" = 20'



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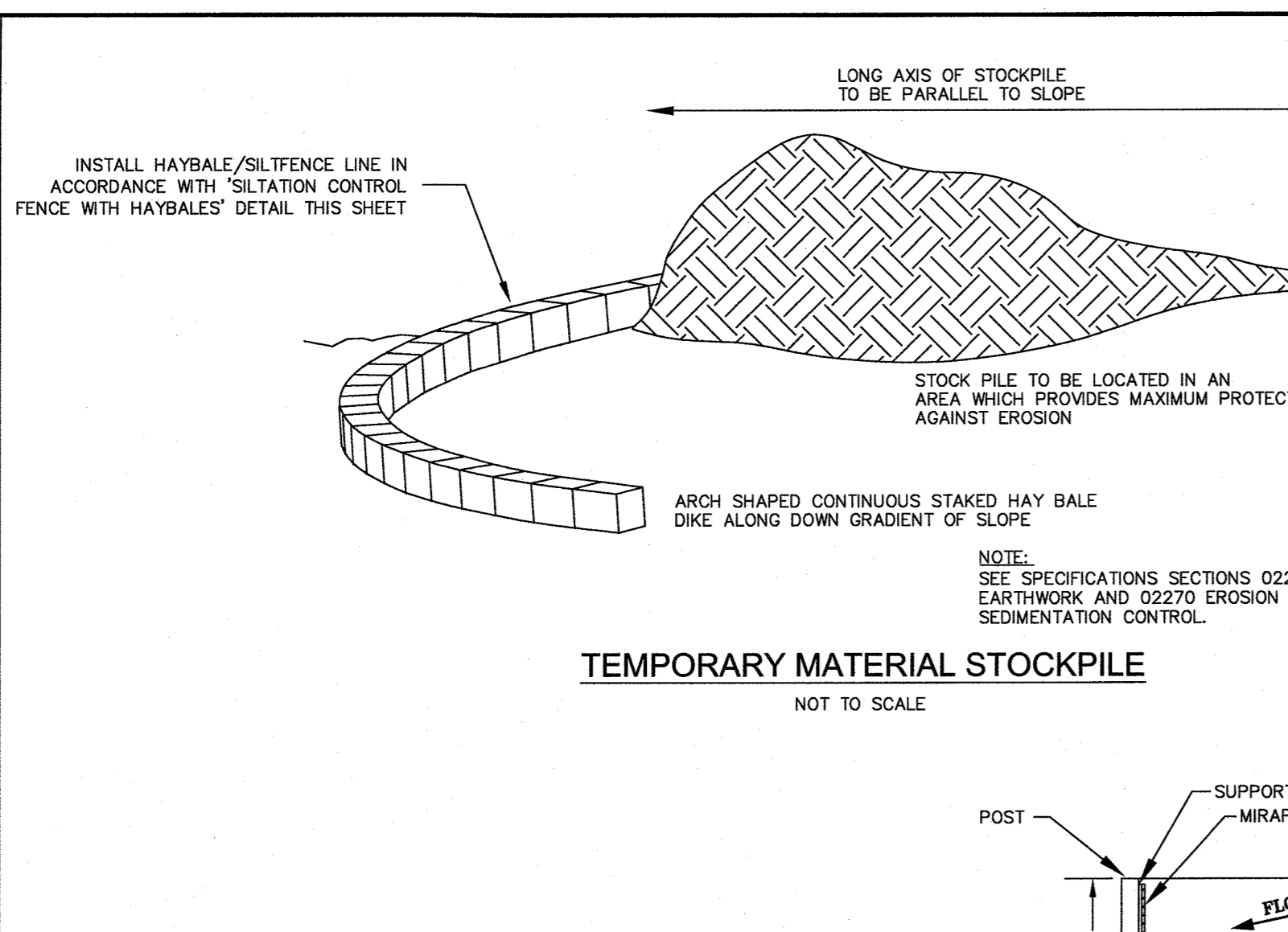
LAYOUT & MATERIALS

C-2.0

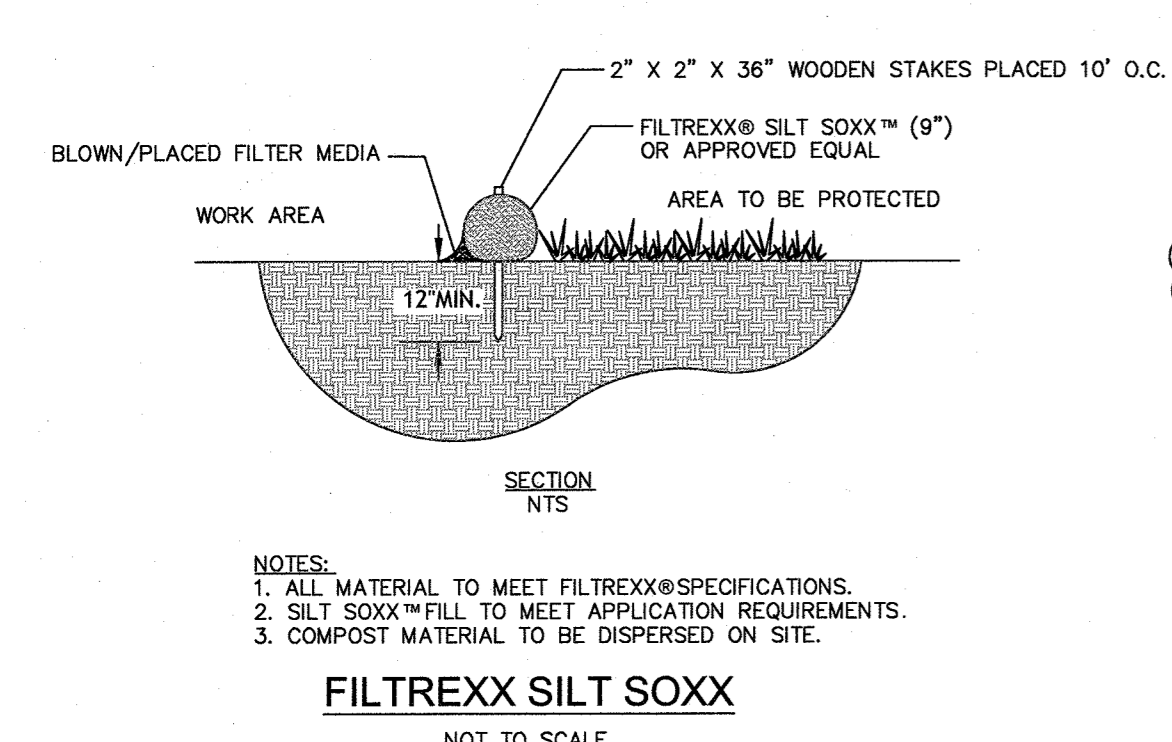
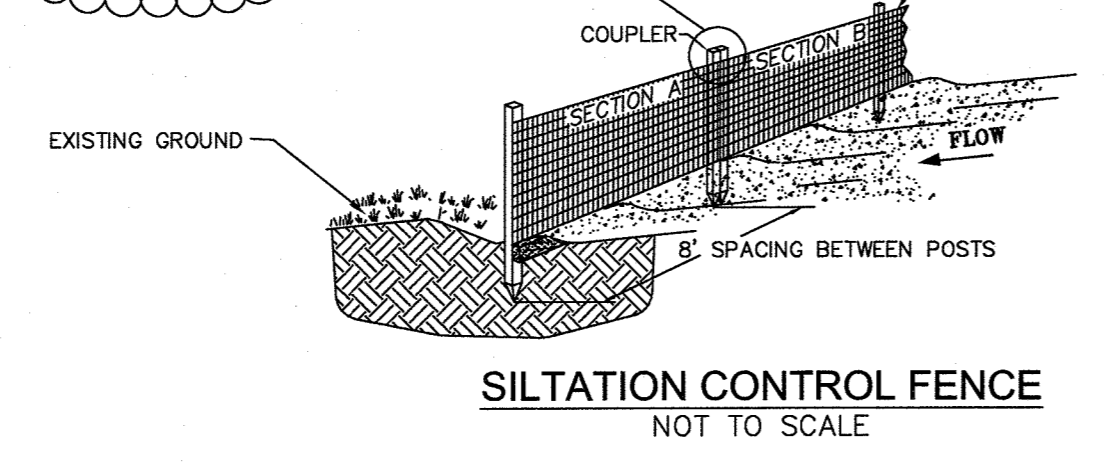
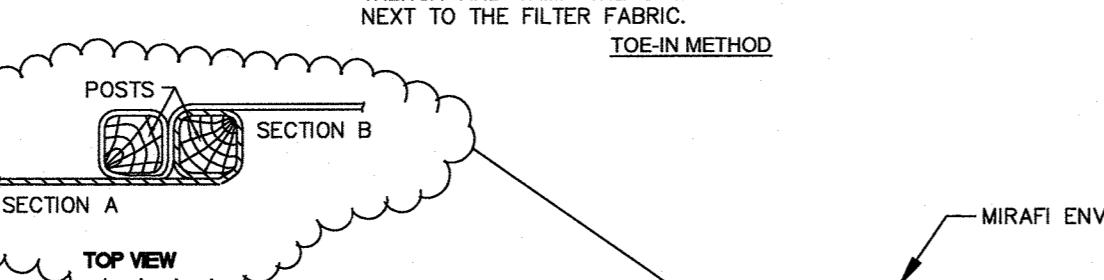
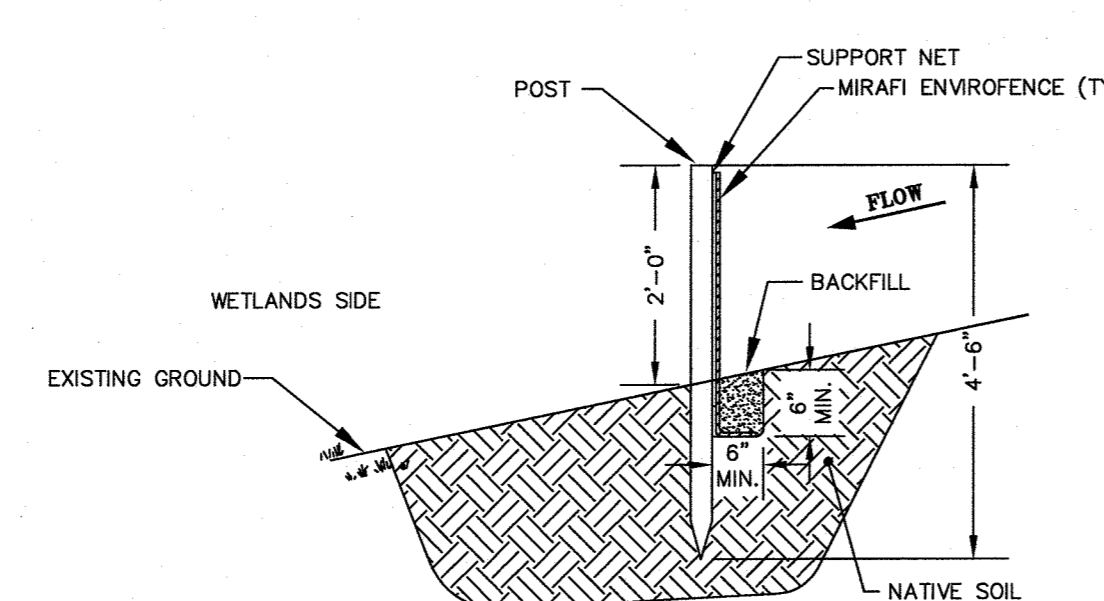
SHEET 3 OF 7

1880.00

LEGEND	
EXISTING	PROPOSED
—100—	—100—
—D—	—D—
—W—	—W—
⊙	⊙
—E—	—E—
—G—	—G—
—S—	—S—
—H—	—H—
⊙	⊙
⊙	⊙
⊙	⊙
⊙	⊙
—V—	—V—
⊙	⊙
⊙	⊙
429x5	429x5
—R—	—R—
—S—	—S—
—C—	—C—
—S—	—S—
—L—	—L—
—T—	—T—
—U—	—U—
—P—	—P—
—T—	—T—
—P—	—P—
—T—	—T—

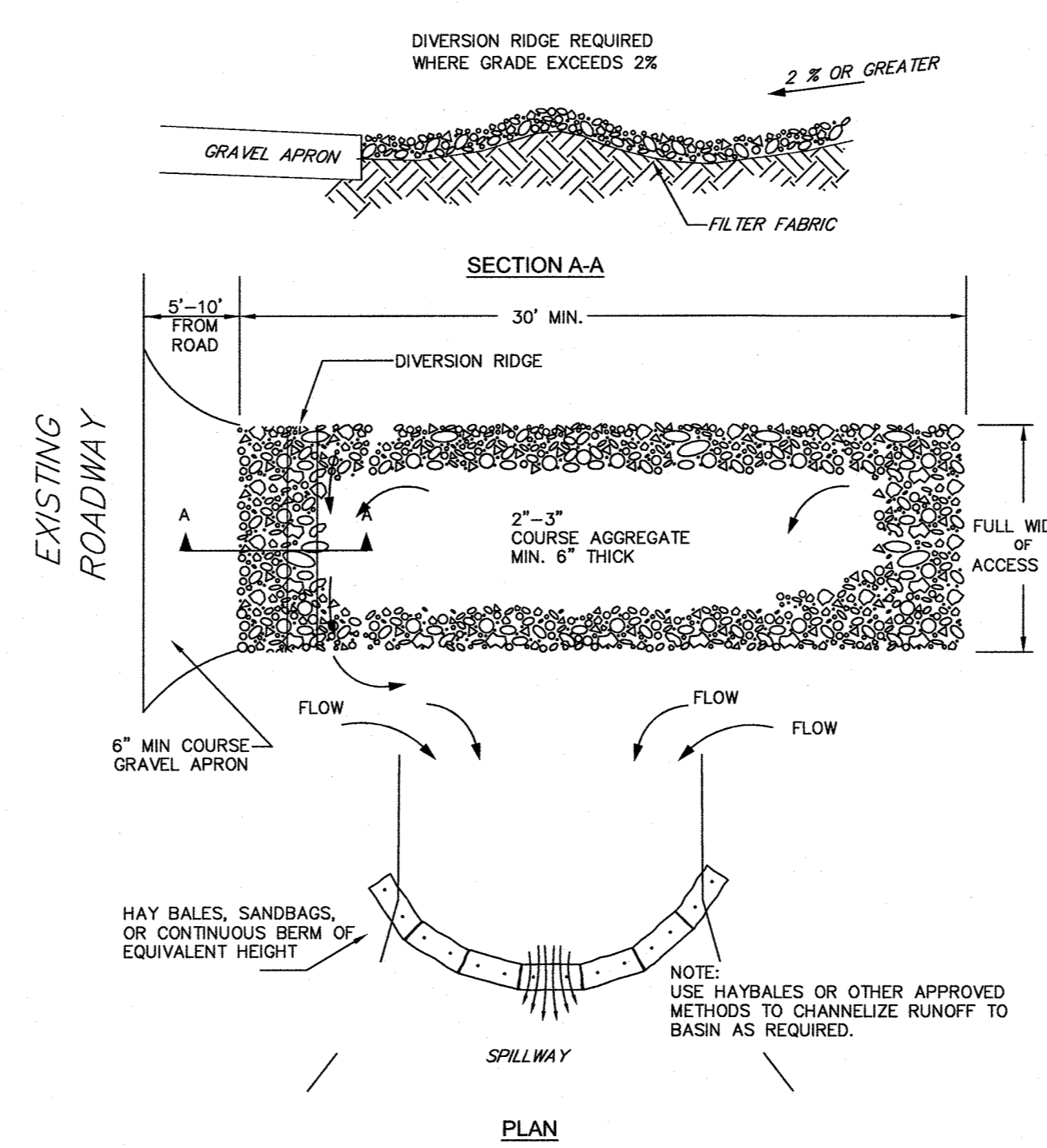


TEMPORARY MATERIAL STOCKPILE
NOT TO SCALE



FILTREXX SILT SOXK
NOT TO SCALE

- GENERAL NOTES:**
- REFER TO SHEET C-1.0 FOR EXISTING CONDITIONS AND PROPERTY BOUNDARY NOTES.
 - REFER TO SHEET C-2.0 FOR CONSTRUCTION SEQUENCE AND NOTES.



- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITIONS THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS TO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ENTRANCE/EXIT DETAIL
NOT TO SCALE

EROSION CONTROL NOTES
SILTATION CONTROL USING EROSION CONTROL FENCE WITH STRAW WATTLE, OR APPROVED EQUAL
EROSION CONTROL LINE IS TO BE VISUALLY INSPECTED AFTER EVERY RAIN FALL AND REPAIRS MADE AS REQUIRED TO THE SILTATION CONTROL FENCE AND STRAW WATTLE AFTER EACH RAIN FALL. CLEANOUT OF ACCUMULATED SEDIMENT BEHIND THE WATTLE IS NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE WATTLE APPEARS TO HAVE BEEN INUNDATED WITH SEDIMENT.

PRESERVE TOPSOIL
SITE OWNERS AND OPERATORS MUST PRESERVE EXISTING TOPSOIL ON THE CONSTRUCTION SITE TO THE MAXIMUM EXTENT FEASIBLE AND AS NECESSARY TO SUPPORT HEALTHY VEGETATION, PROMOTE SOIL STABILIZATION, AND INCREASE STORMWATER INFILTRATION RATES IN THE POST-CONSTRUCTION PHASE OF THE PROJECT.

STABILIZATION OF SOILS
UPON COMPLETION AND ACCEPTANCE OF SITE PREPARATION AND INITIAL INSTALLATION OF EROSION, RUNOFF, AND SEDIMENT CONTROLS AND TEMPORARY POLLUTION PREVENTION MEASURES, THE OPERATOR SHALL INITIATE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION PRACTICES DURING ALL PHASES OF CONSTRUCTION ON ALL DISTURBED AREAS AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED. SLOPES IN EXCESS OF 3:1 SHALL HAVE 22 MONTH EROSION CONTROL FABRIC INSTALLED OVER A SLOPE MIX SEED MIX WITH TACKIFIER UNLESS OTHERWISE SPECIFIED.

ANY DISTURBED AREAS THAT WILL NOT HAVE ACTIVE CONSTRUCTION ACTIVITY OCCURRING WITHIN 14 DAYS MUST BE STABILIZED USING THE CONTROL MEASURES DEPICTED IN SITE PLANS, IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN, AND PER MANUFACTURER PRODUCT SPECIFICATIONS.

ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE WILL BE CLEARED/GRUBBED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO CLEAR AND GRUB THE ENTIRE CONSTRUCTION SITE IF PORTIONS WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME. PROPER PHASING OF CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE TEMPORARY STABILIZATION TECHNIQUES FOR AREAS CLEARED AND GRUBBED THAT WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME.

STORMWATER INLET PROTECTION
INLET PROTECTION — WILL BE UTILIZED TO PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS AND SHALL BE INSTALLED WITHIN BASINS DOWNSTREAM OF DISTURBANCE WITHIN 200' OF THE PROPOSED DISTURBANCE. THESE MEASURES ARE USUALLY TEMPORARY AND ARE IMPLEMENTED BEFORE A SITE IS DISTURBED.

MAINTENANCE — THE OPERATOR MUST CLEAN, OR REMOVE AND REPLACE THE INLET PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR AS PERFORMANCE IS COMPROMISED. ACCUMULATED SEDIMENT ADJACENT TO THE INLET PROTECTION MEASURES SHOULD BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING WORK DAY IF REMOVAL BY THE SAME WORK DAY IS NOT FEASIBLE.

STORMWATER BASINS — ALL AREAS CONTAINING STORMWATER BASINS (ABOVE OR BELOW GROUND) SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. THESE AREAS ARE NOT TO BE USED FOR MATERIAL STOCKPILES OR FOR PARKING EQUIPMENT. SURFACE BASINS ARE TO BE ROUGH GRADED AND PROTECTED UNTIL STABILIZED AND BROUGHT ON-LINE FOR STORMWATER MANAGEMENT OF THE STABILIZED SITE.

CONSTRUCTION ENTRANCES
CONSTRUCTION ENTRANCES SHALL BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF SEDIMENT TRACKING OFF THE PROJECT. ANY CONSTRUCTION SITE ACCESS POINT MUST EMPLOY THE CONTROL MEASURES ON THE APPROVED SITE PLANS AND IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN. CONSTRUCTION ENTRANCES SHALL BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY CONSTRUCTION VEHICLES. ALL CONSTRUCTION ACCESS ROADS SHALL BE CONSTRUCTED PRIOR TO ANY ROADWAY ACCEPTING CONSTRUCTION TRAFFIC.

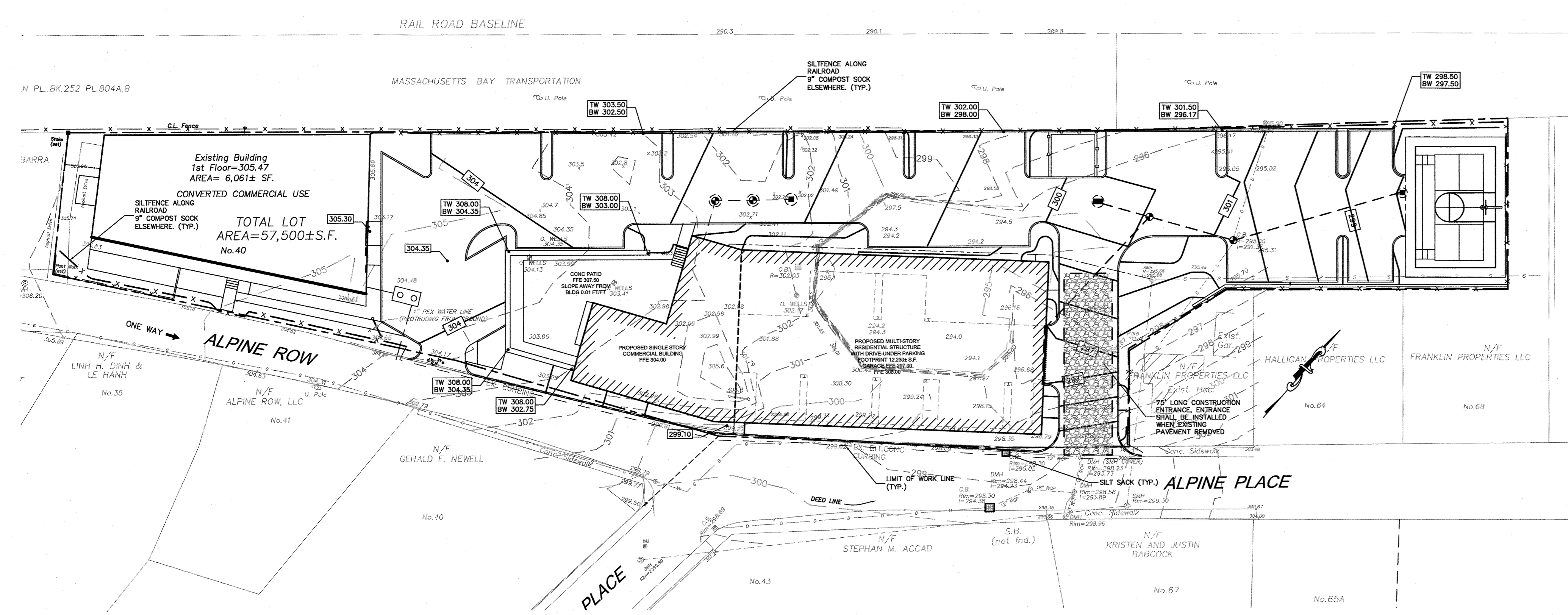
THE SITE OWNER AND OPERATOR MUST WILL RESTRICT VEHICLE USE TO PROPERLY DESIGNATED EXIT POINTS. USE PROPERLY DESIGNED AND CONSTRUCTED CONSTRUCTION ENTRANCES AT ALL POINTS THAT EXIT ONTO PAVED ROADS SO THAT SEDIMENT REMOVAL OCCURS PRIOR TO VEHICLE EXIT. WHEN AND WHERE NECESSARY, USE ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXIT (I.E. WHEEL WASHING RACKS, RUMBLE STRIPS, AND RATTLE PLATES). WHERE SEDIMENT HAS BEEN TRACKED OUT FROM THE CONSTRUCTION SITE ONTO THE SURFACE OF OFF-SITE STREETS, OTHER PAVED AREAS, AND SIDEWALKS, THE DEPOSITED SEDIMENT MUST BE REMOVED BY THE END OF THE SAME WORK DAY IN WHICH THE TRACK OUT OCCURS. TRACK-OUT MUST BE REMOVED BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL.

STOCKPILE CONTAINMENT
SHALL BE USED ONSITE TO MINIMIZE OR ELIMINATE THE DISCHARGE OF SOIL, TOPSOIL, BASE MATERIAL OR RUBBLE, FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS. ALL STOCKPILES MUST BE LOCATED WITHIN THE LIMIT OF DISTURBANCE, PROTECTED FROM RUN-ON WITH THE USE OF TEMPORARY SEDIMENT BARRIERS AND PROVIDED WITH COVER OR STABILIZATION TO AVOID CONTACT WITH PRECIPITATION AND WIND WHERE AND WHEN PRACTICAL. STOCK PILE MANAGEMENT CONSISTS OF PROCEDURES AND PRACTICES DESIGNED TO MINIMIZE OR ELIMINATE THE DISCHARGE OF STOCKPILED MATERIAL (SOIL, TOPSOIL, BASE MATERIAL, RUBBLE) FROM ENTERING DRAINAGE SYSTEMS OR SURFACE WATERS.

FOR ANY STOCKPILES OR LAND CLEARING DEBRIS COMPOSED, IN WHOLE OR IN PART, OF SEDIMENT OR SOIL, YOU MUST COMPLY WITH THE FOLLOWING REQUIREMENTS — LOCATE BILES WITHIN THE DESIGNATED LIMITS OF DISTURBANCE OUTSIDE OF THE 100-FOOT BUFFER ZONE, PROTECT FROM CONTACT WITH STORMWATER (INCLUDING RUN-ON) USING A TEMPORARY PERIMETER SEDIMENT BARRIER; WHERE PRACTICABLE, PROVIDE COVER OR APPROPRIATE TEMPORARY VEGETATIVE OR STRUCTURAL STABILIZATION TO AVOID DIRECT CONTACT WITH PRECIPITATION OR TO MINIMIZE SEDIMENT DISCHARGE; NEVER HOSE DOWN OR SWEEP SOIL OR SEDIMENT ACCUMULATED ON PAVEMENT OR OTHER IMPERVIOUS SURFACES INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET, OR SURFACE WATER; TO THE MAXIMUM EXTENT PRACTICABLE, CONTAIN AND SECURELY PROTECT FROM WIND.

TEMPORARY SEDIMENT BASINS
IF REQUIRED, ADDITIONAL TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED TO MITIGATE THE POTENTIAL SEDIMENT LOADING TO THE ADJACENT RESOURCE AREAS. TEMPORARY SEDIMENT BASINS ARE TO BE LOCATED OUTSIDE OF THE 50-FOOT BUFFER ZONE TO THE BORDERING VEGETATED WETLANDS AND SHALL NOT BE LOCATED IN AN AREA WHERE AN INFILTRATION BASIN IS PROPOSED. TEMPORARY SEDIMENT BASIN GRADING LOCATION SHALL BE DICTATED BY THE DESIGN ENGINEER. AT A MINIMUM THE VOLUME OF THE TEMPORARY SEDIMENT BASIN, AS MEASURED FROM THE BOTTOM OF THE BASE TO THE ELEVATION OF THE CREST OF THE PRINCIPAL SPILLWAY SHALL BE AT LEAST 3,600 CUBIC FEET PER ACRE OF DRAINAGE AREA. THIS 3,600 CUBIC FEET IS EQUIVALENT TO 1.0 INCH OF SEDIMENT PER ACRE OF DRAINAGE AREA. ADDITIONAL STORAGE IN THE FORM OF A PERMANENT WET POOL SHALL BE PROVIDED WHENEVER PRACTICABLE, BUT MAY NOT BE USED TO FULFILL THE TEMPORARY STORAGE VOLUME REQUIREMENT.

SEDIMENT BASINS SHALL BE CLEANED OUT WHEN THE VOLUME REMAINING AS DESCRIBED ABOVE IS REDUCED BY SEDIMENTATION TO 1,800 CUBIC FEET PER ACRE OF DRAINAGE AREA (50 PERCENT FULL). IN NO CASE SHALL THE SEDIMENT LEVEL BE PERMITTED TO BUILD UP HIGHER THAN ONE FOOT BELOW THE PRINCIPAL SPILLWAY CREST. AT THIS ELEVATION, CLEANOUT SHALL BE PERFORMED TO RESTORE THE ORIGINAL DESIGN VOLUME TO THE SEDIMENT BASIN. THE ELEVATION OF THE MAXIMUM ALLOWABLE SEDIMENT LEVEL SHALL BE DETERMINED AND SHALL BE STATED IN THE DESIGN DATA AS A DISTANCE BELOW THE TOP OF THE RISER AND BE CLEARLY MARKED ON THE RISER. **NO AREA OF DETENTION SHALL BE UTILIZED FOR TEMPORARY EROSION CONTROL OR DEWATERING ACTIVITIES.**



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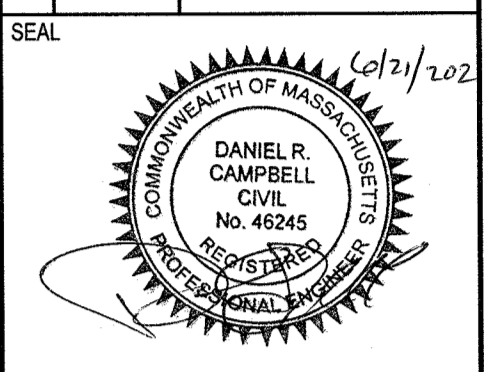
DATE: JUNE 21, 2021
DRAWN: DRC
SCALE: 1" = 20'

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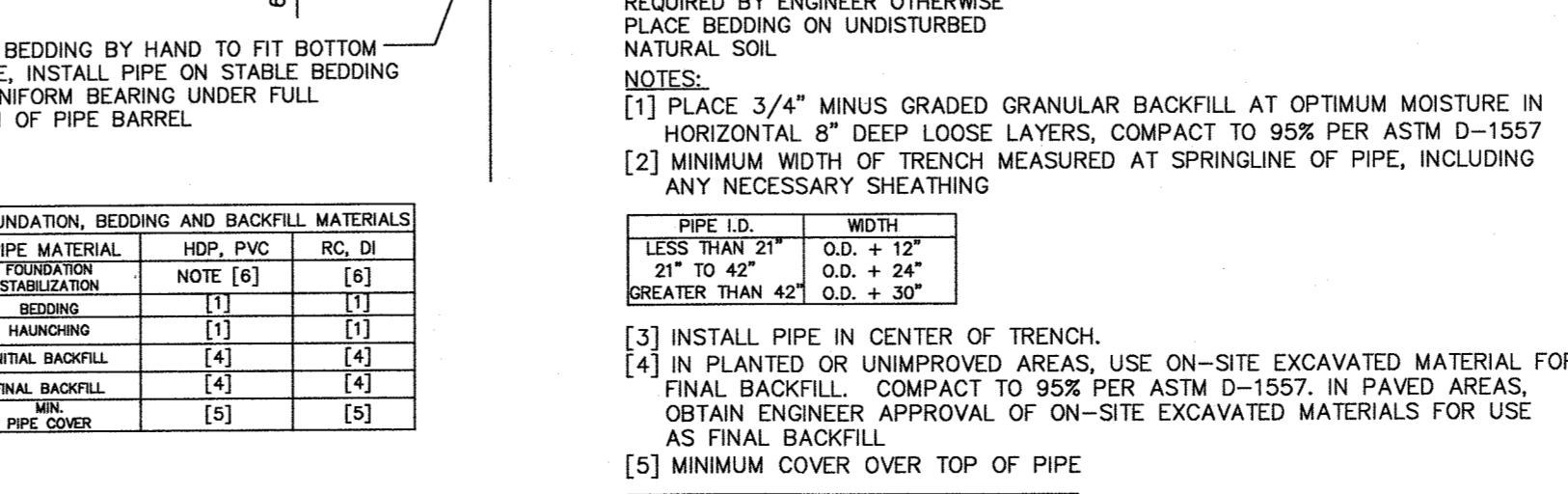
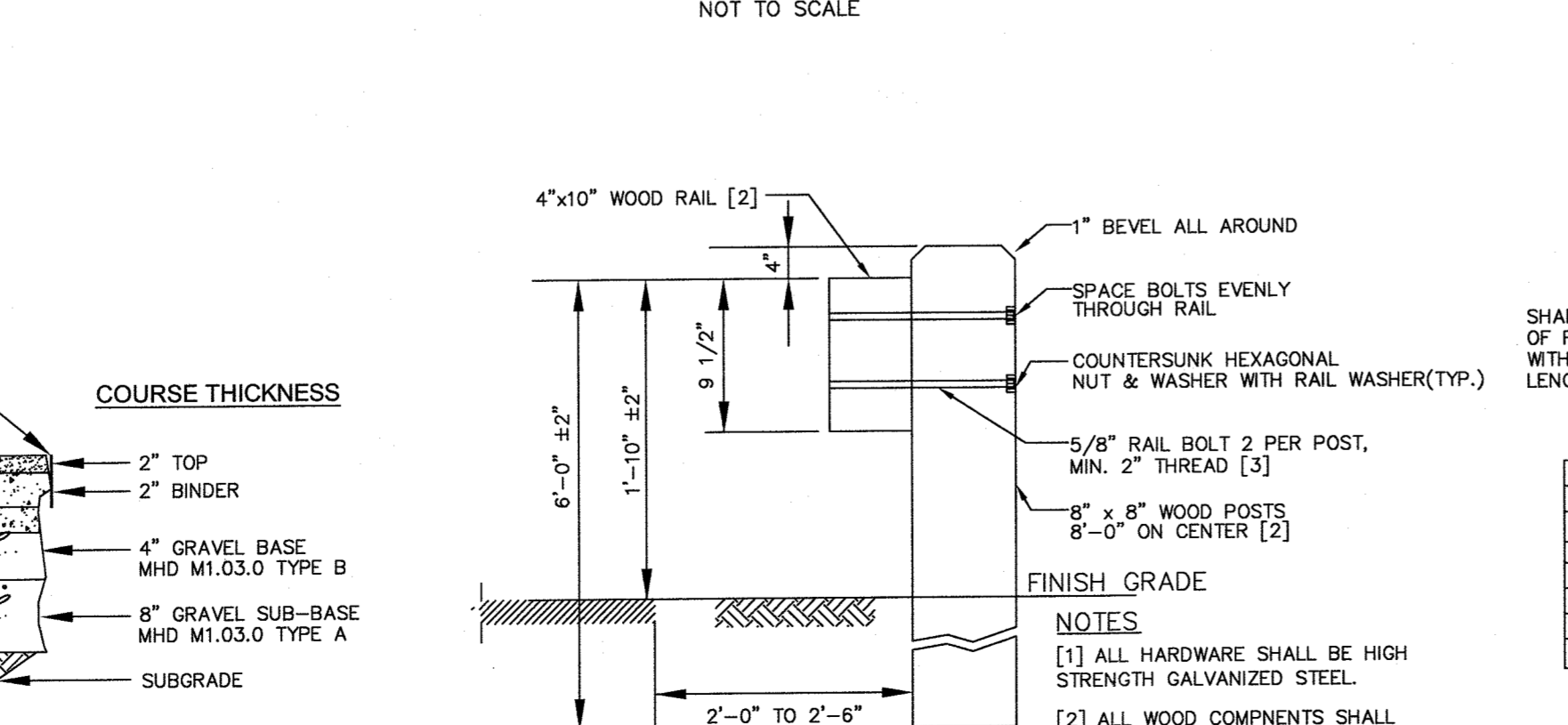
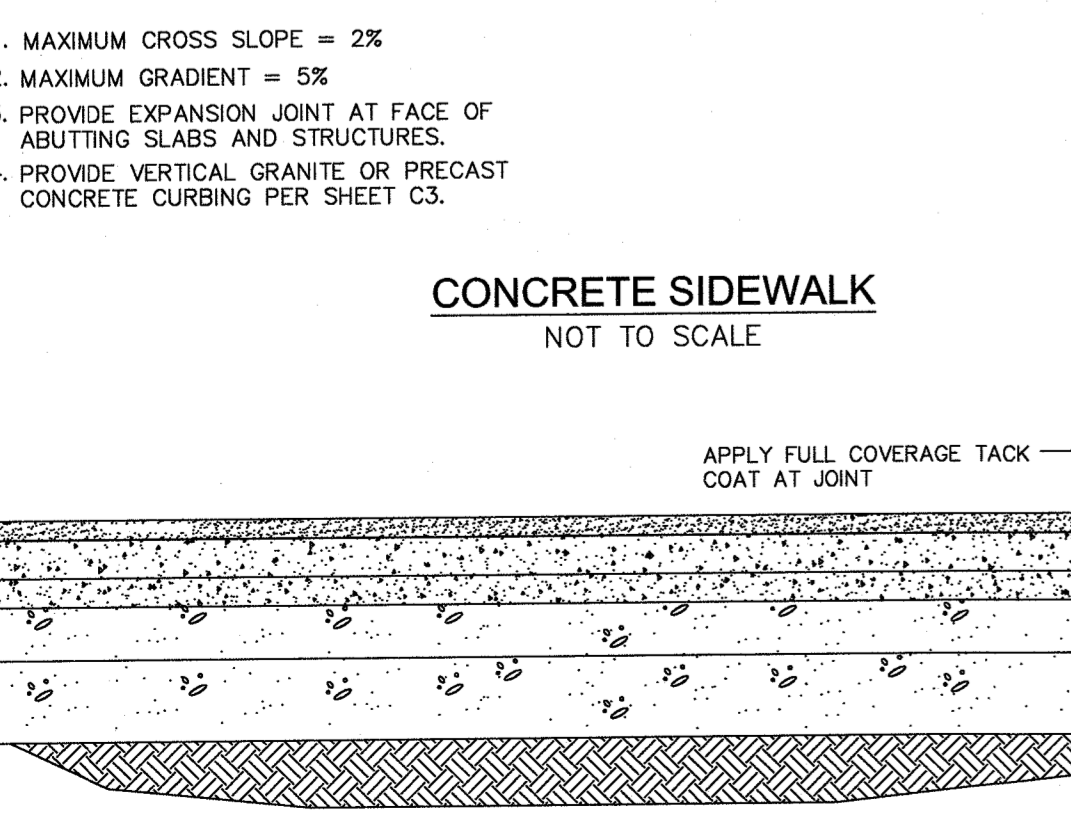
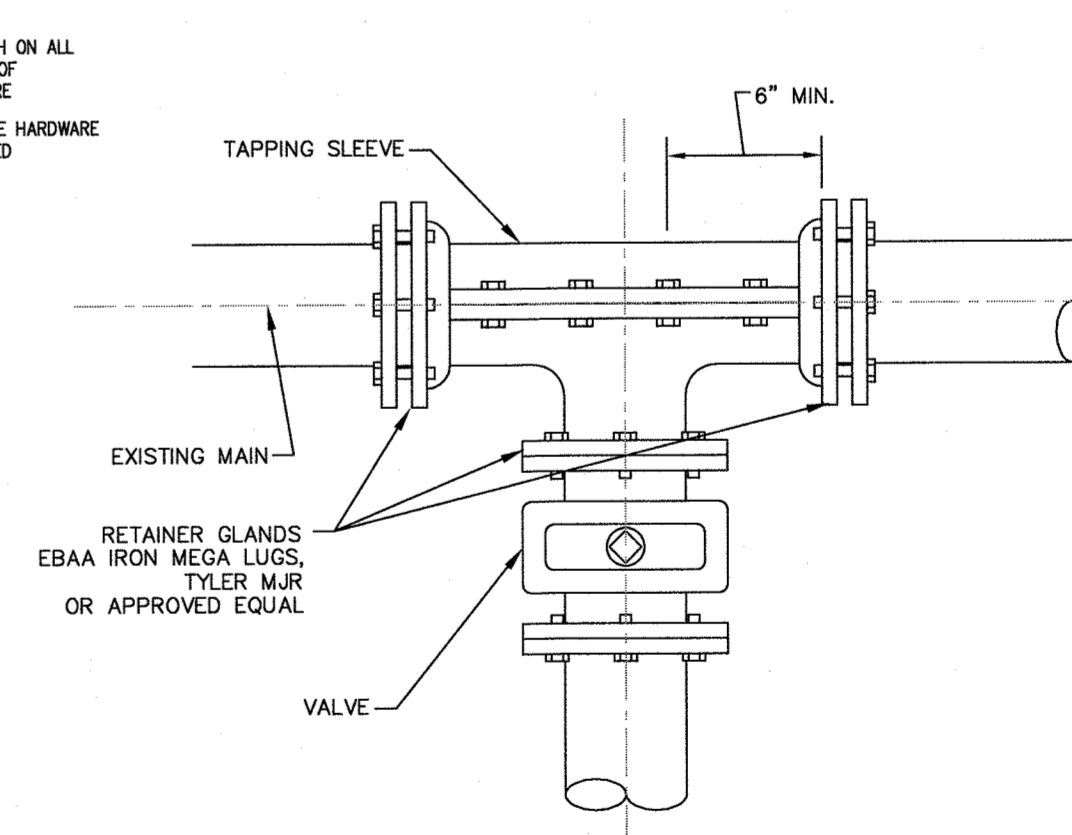
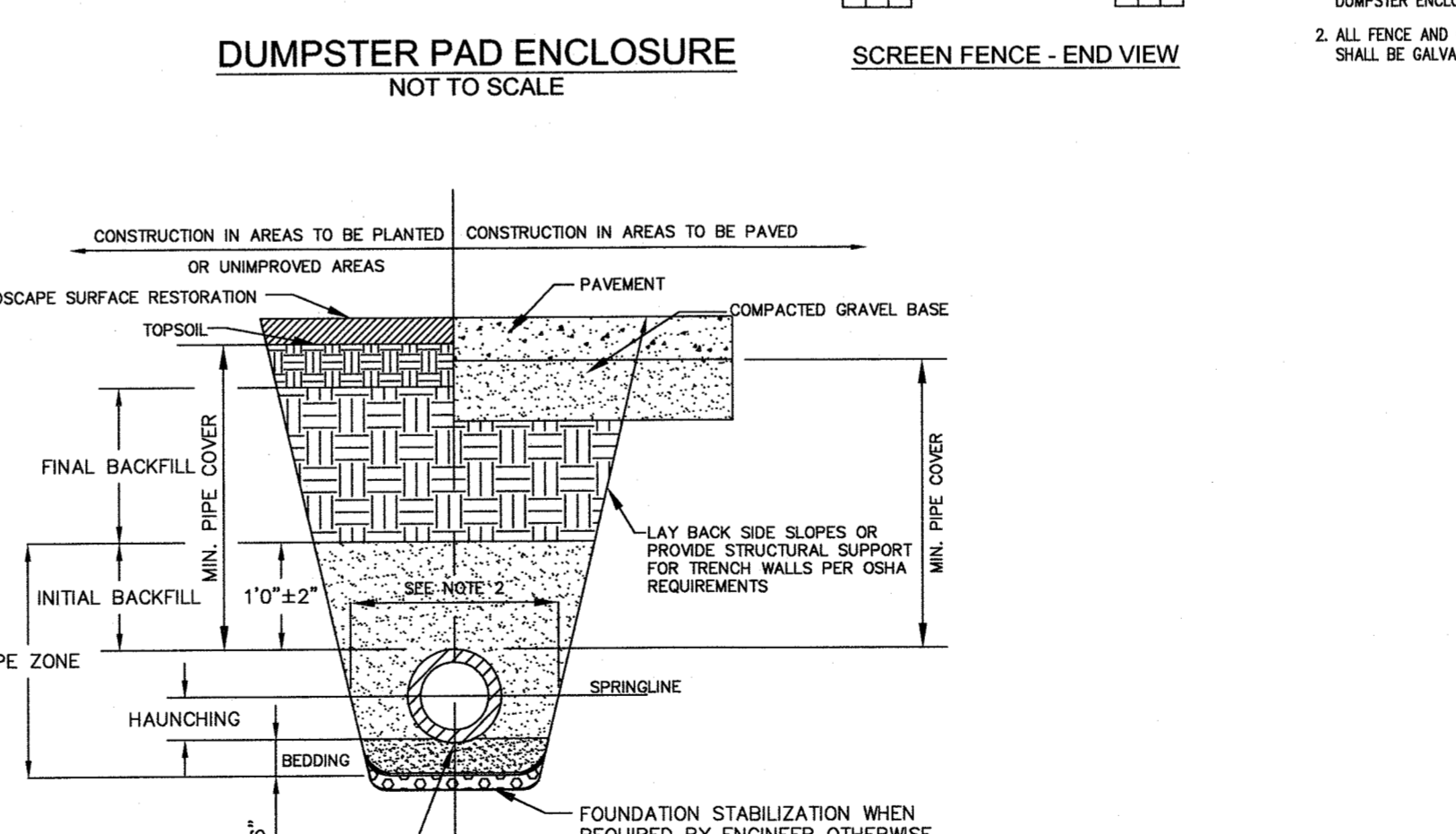
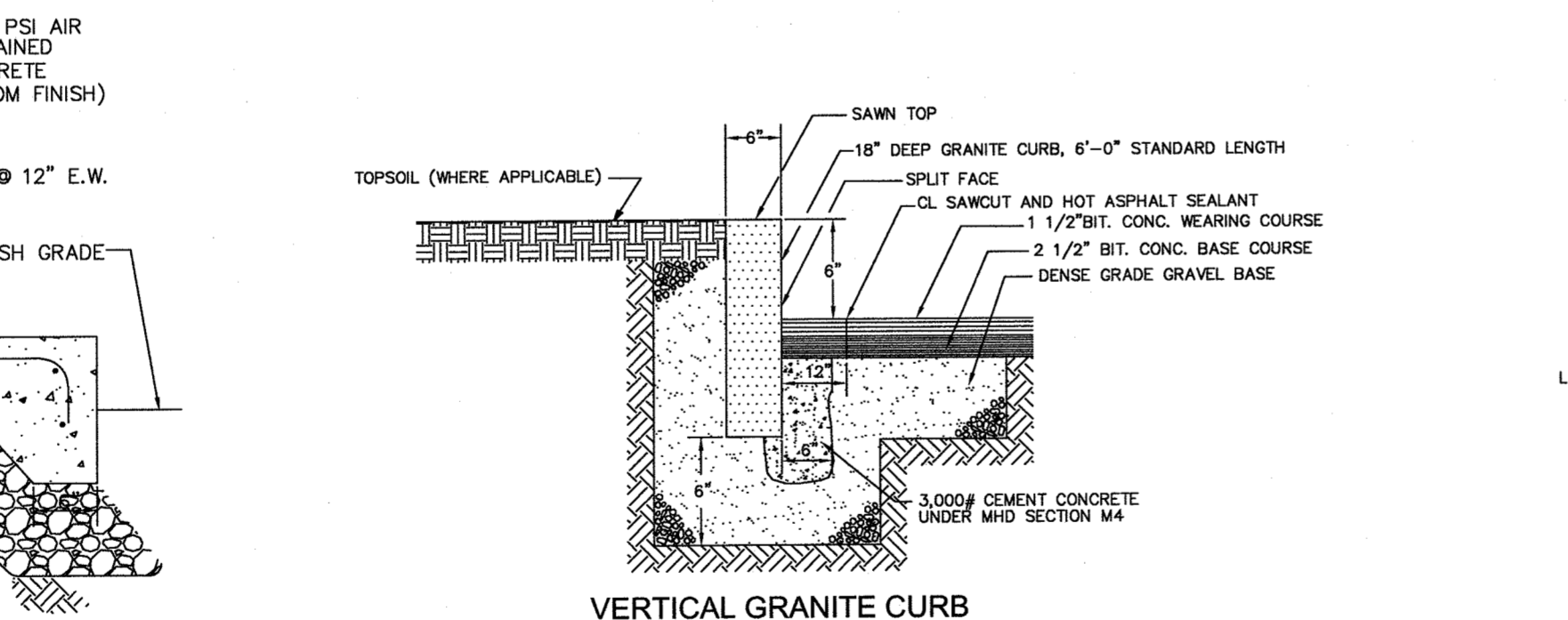
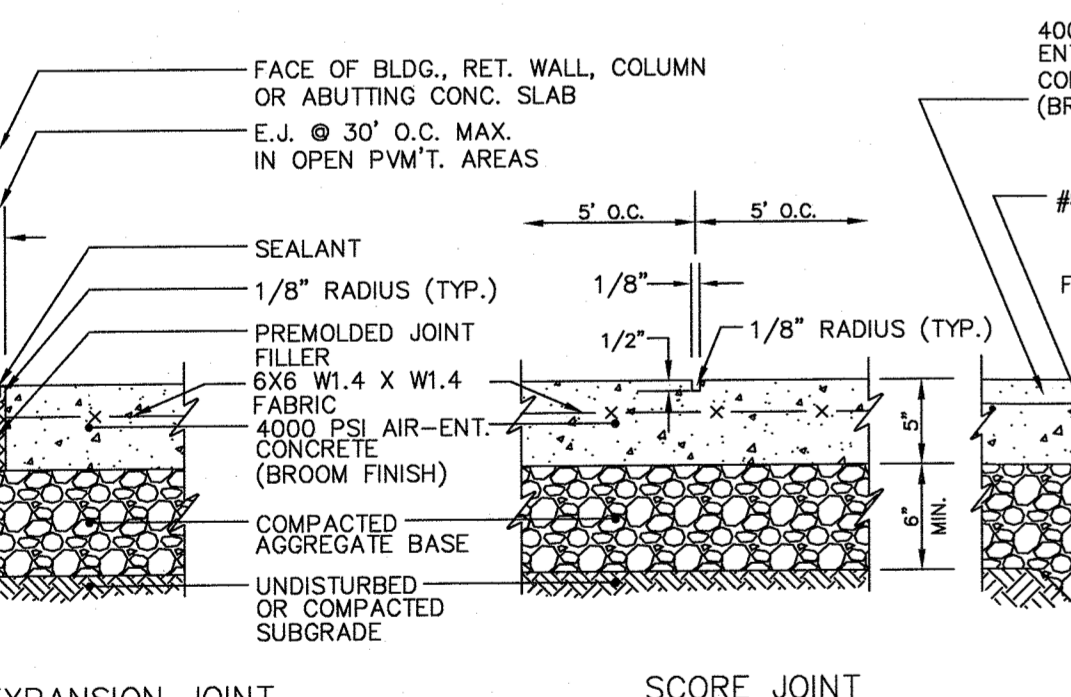
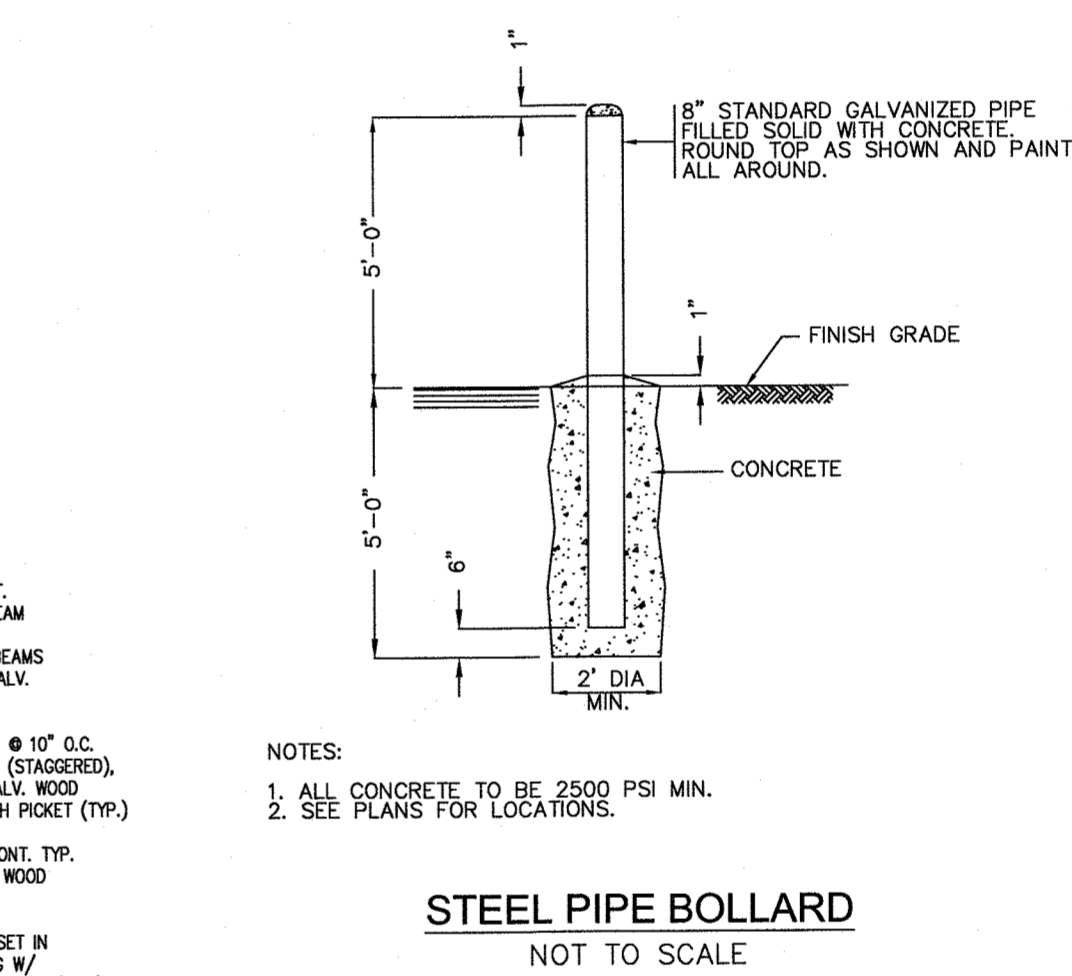
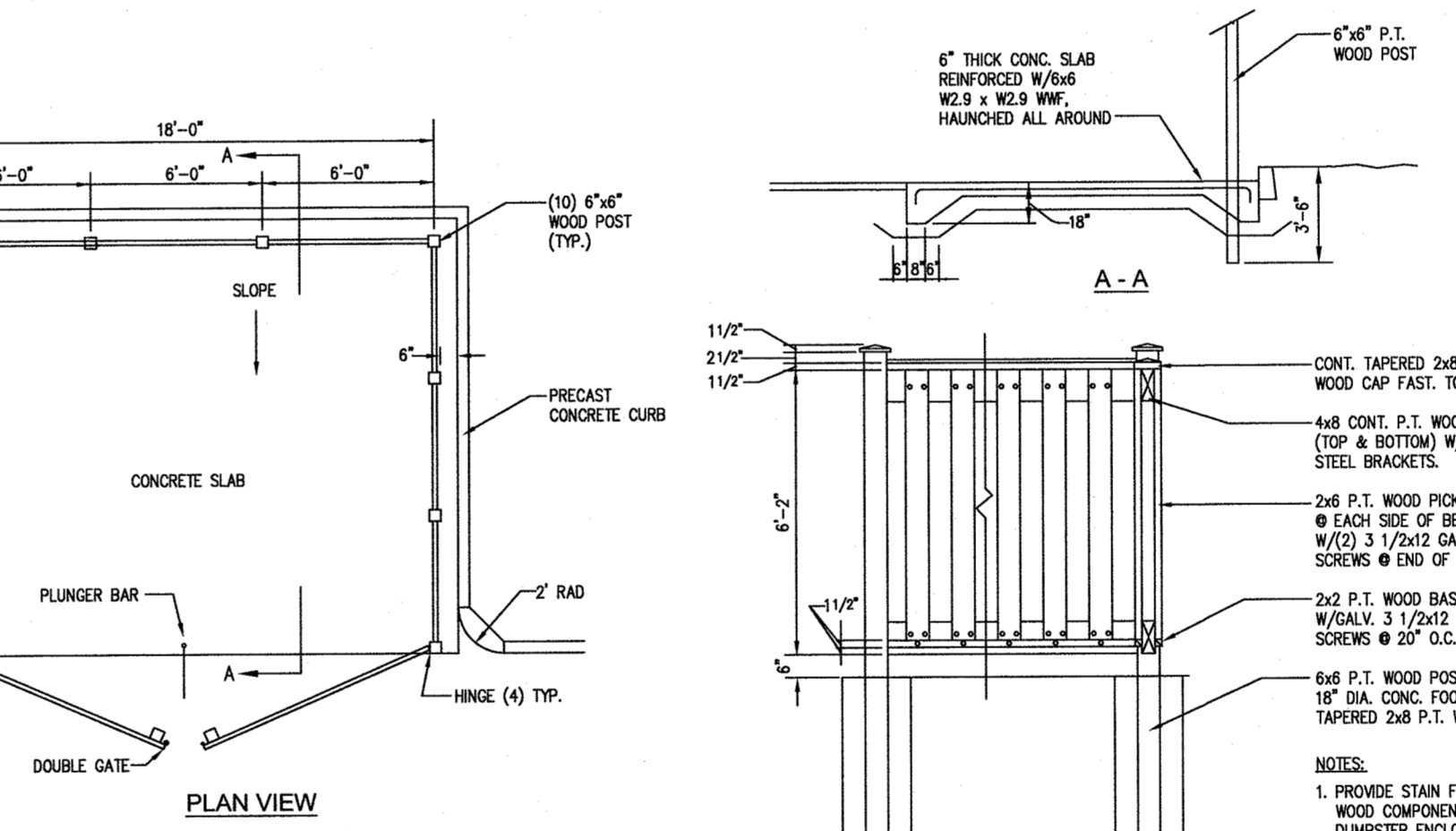
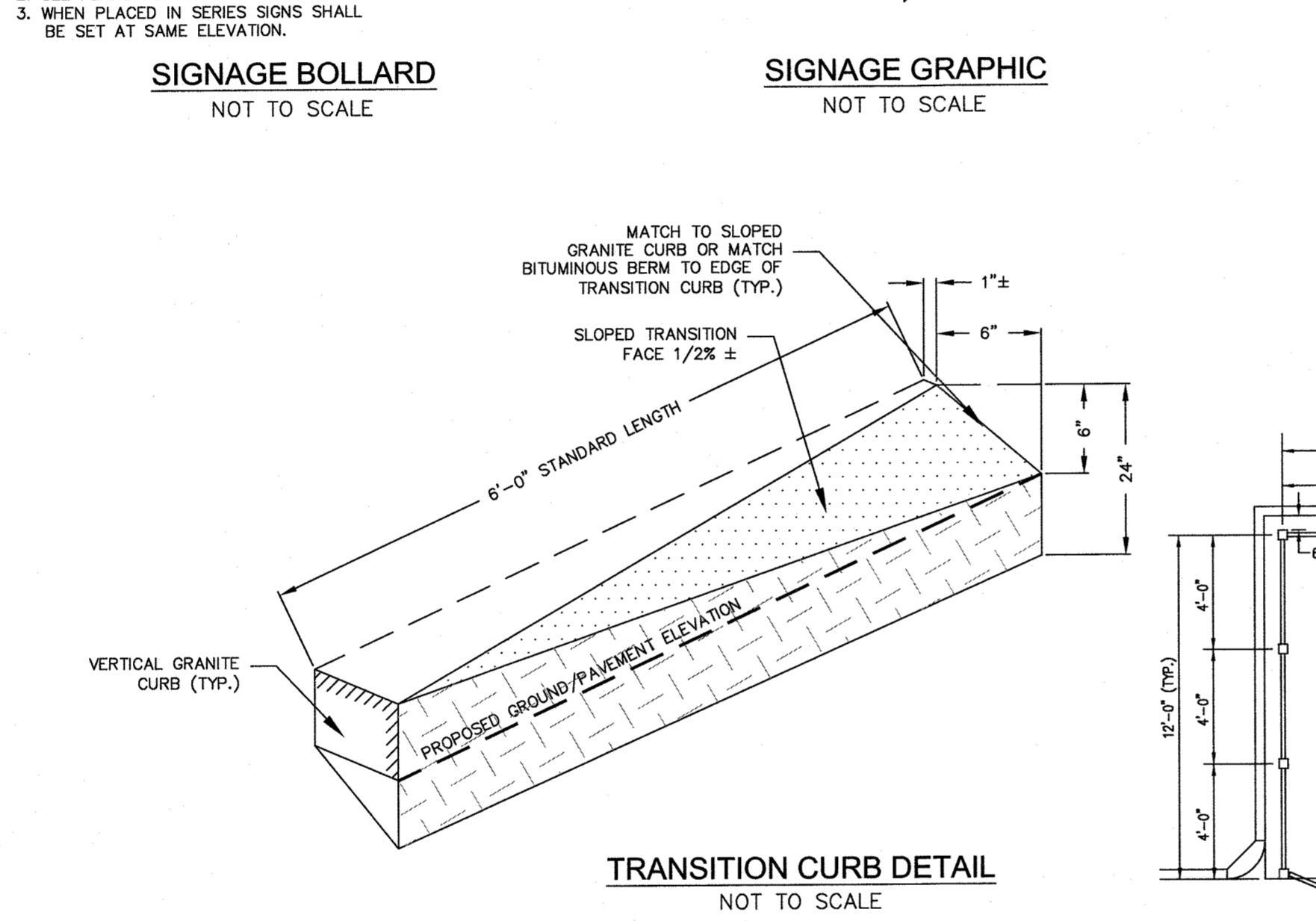
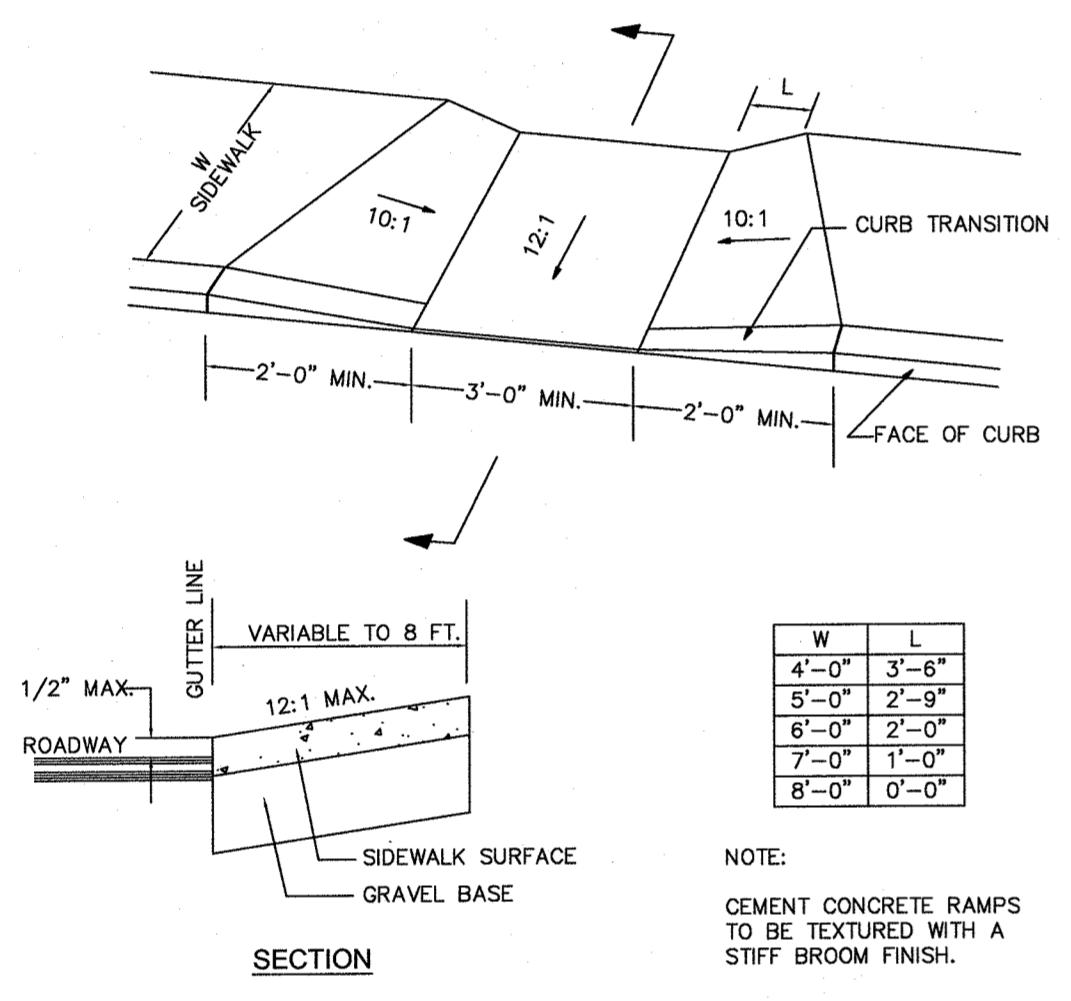
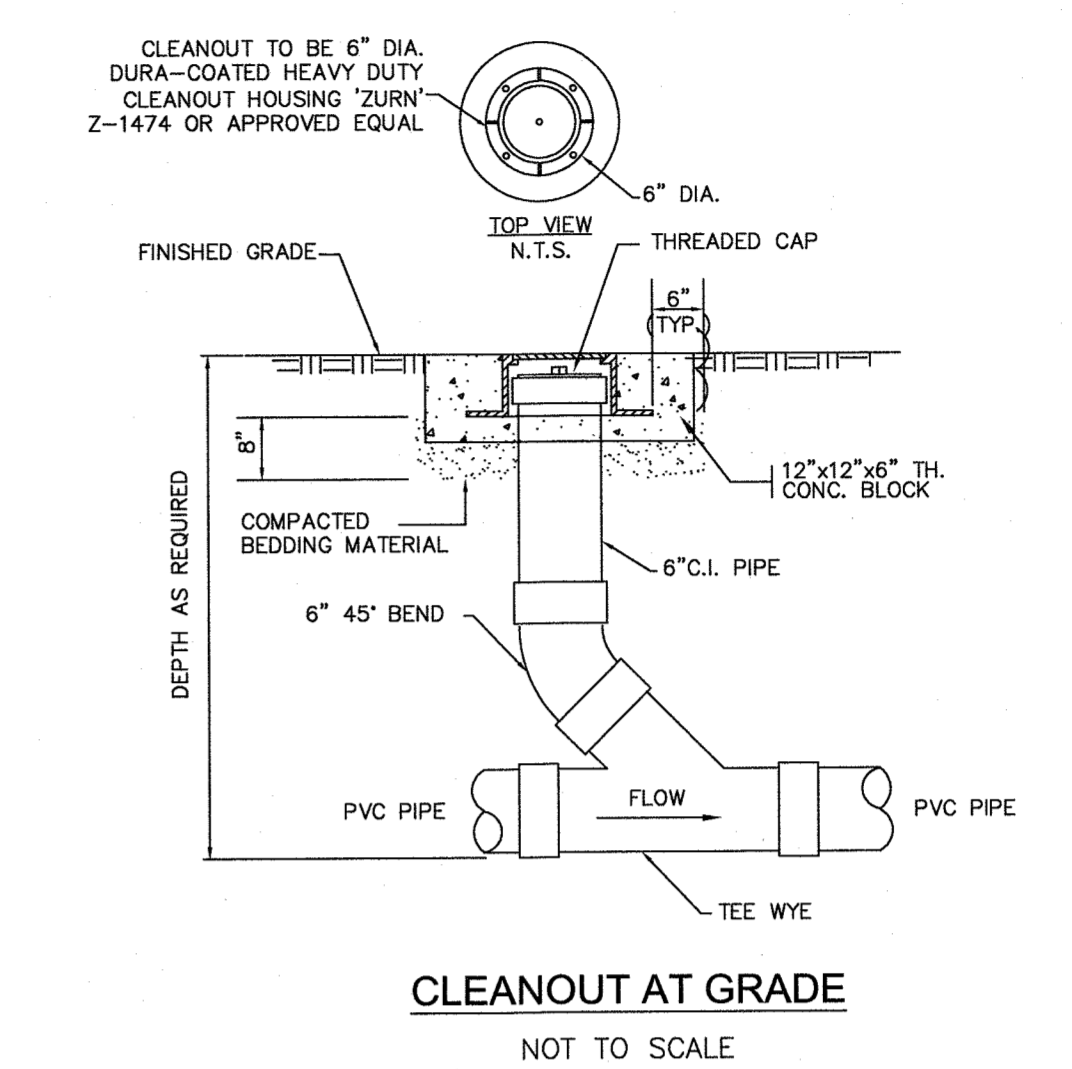
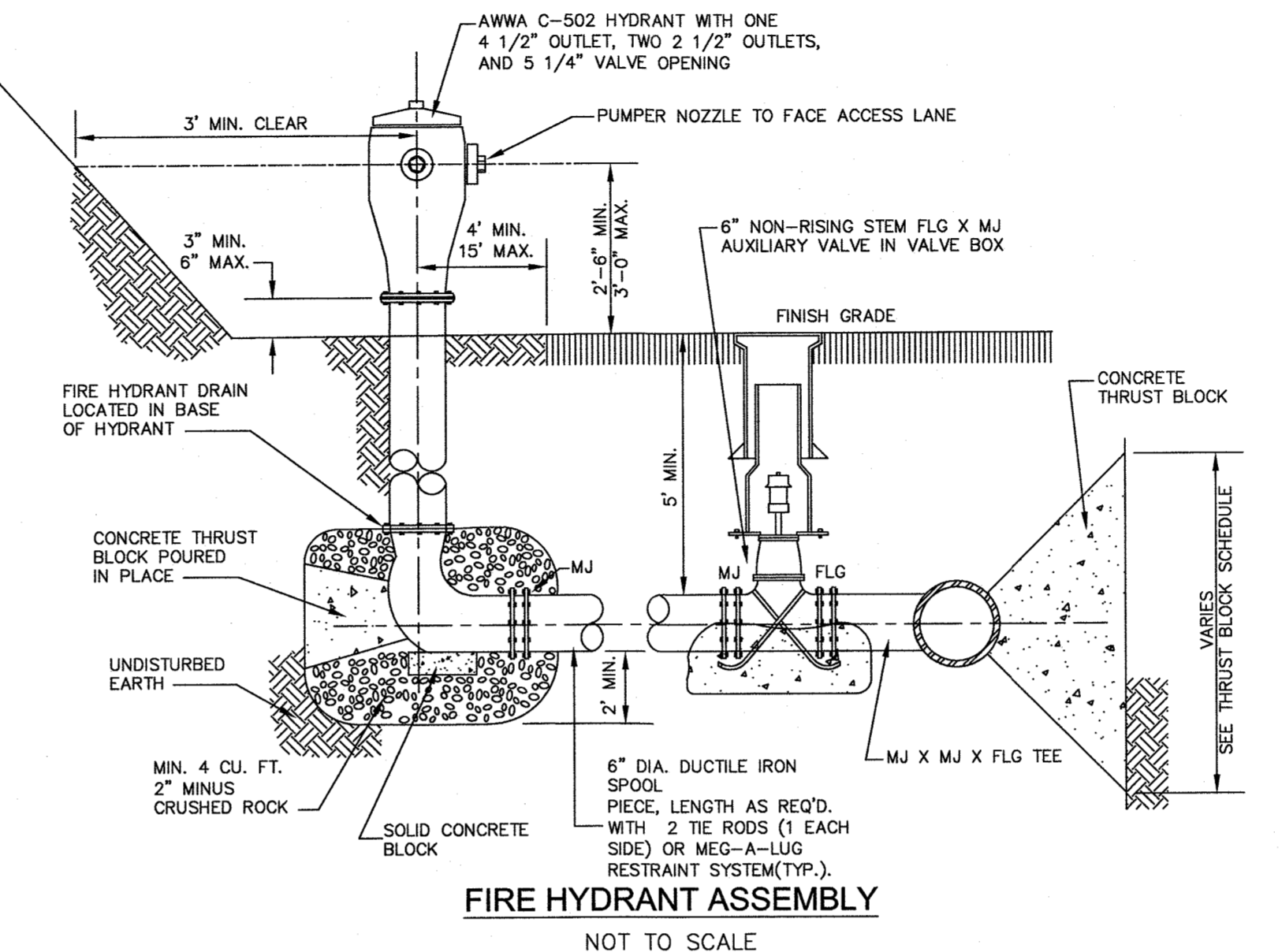
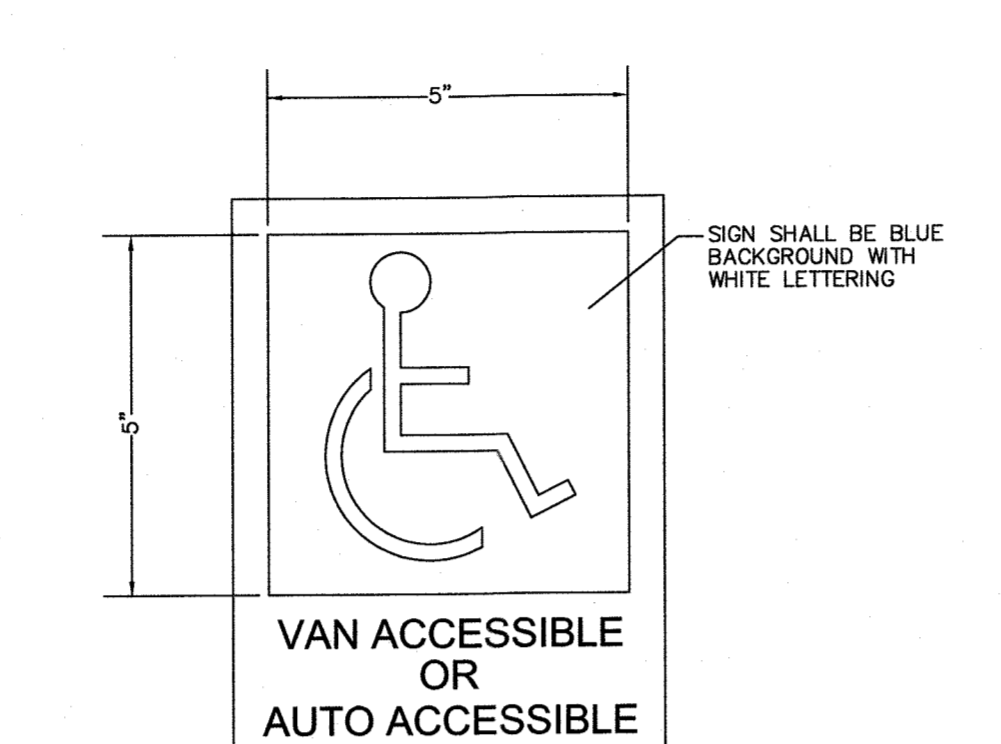
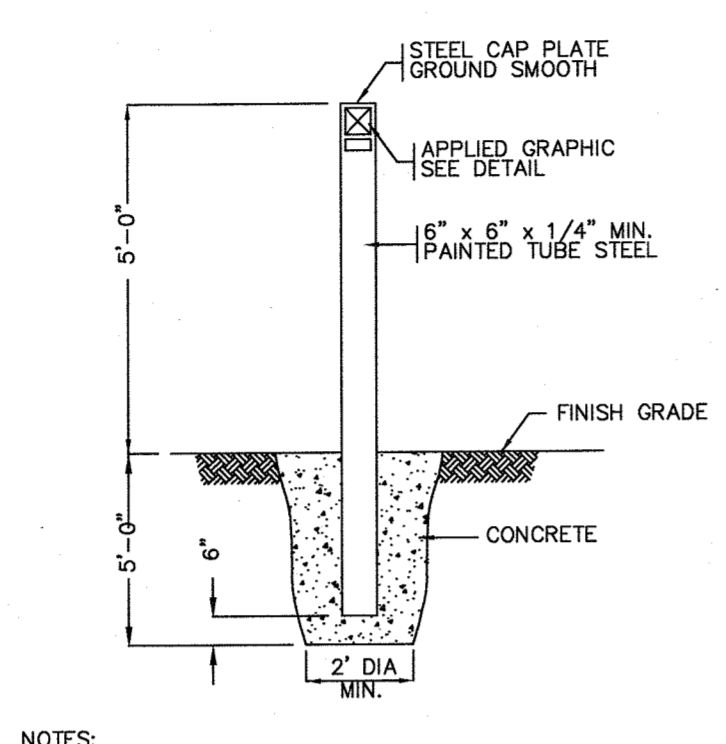
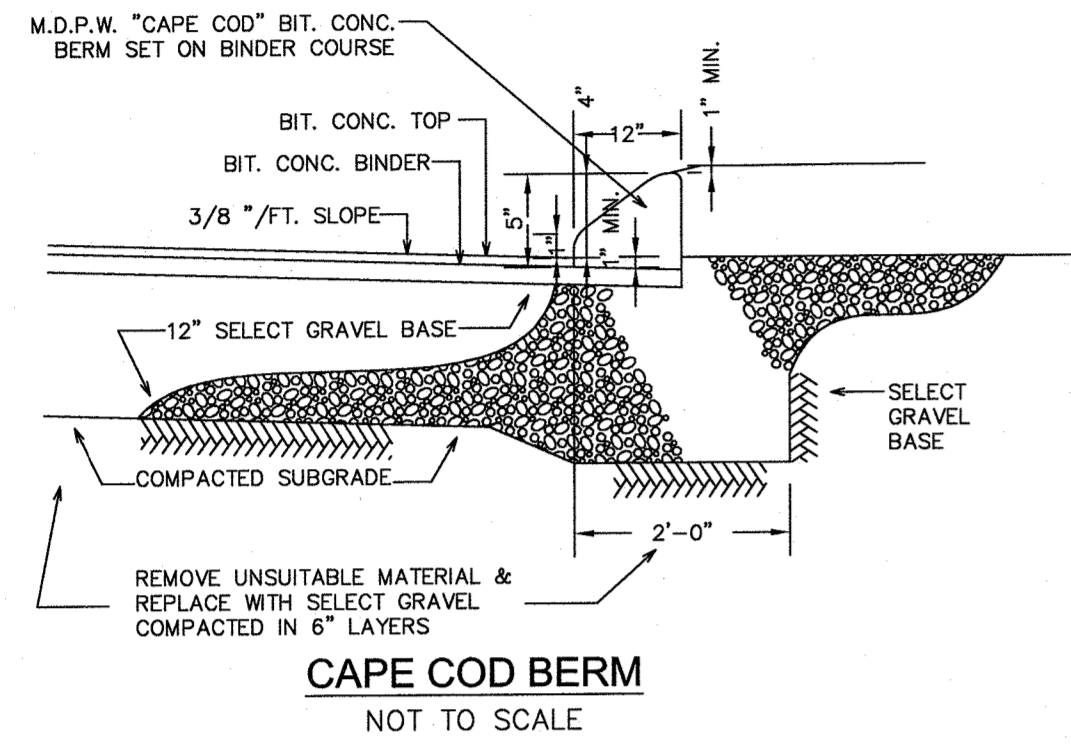
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EROSION CONTROL
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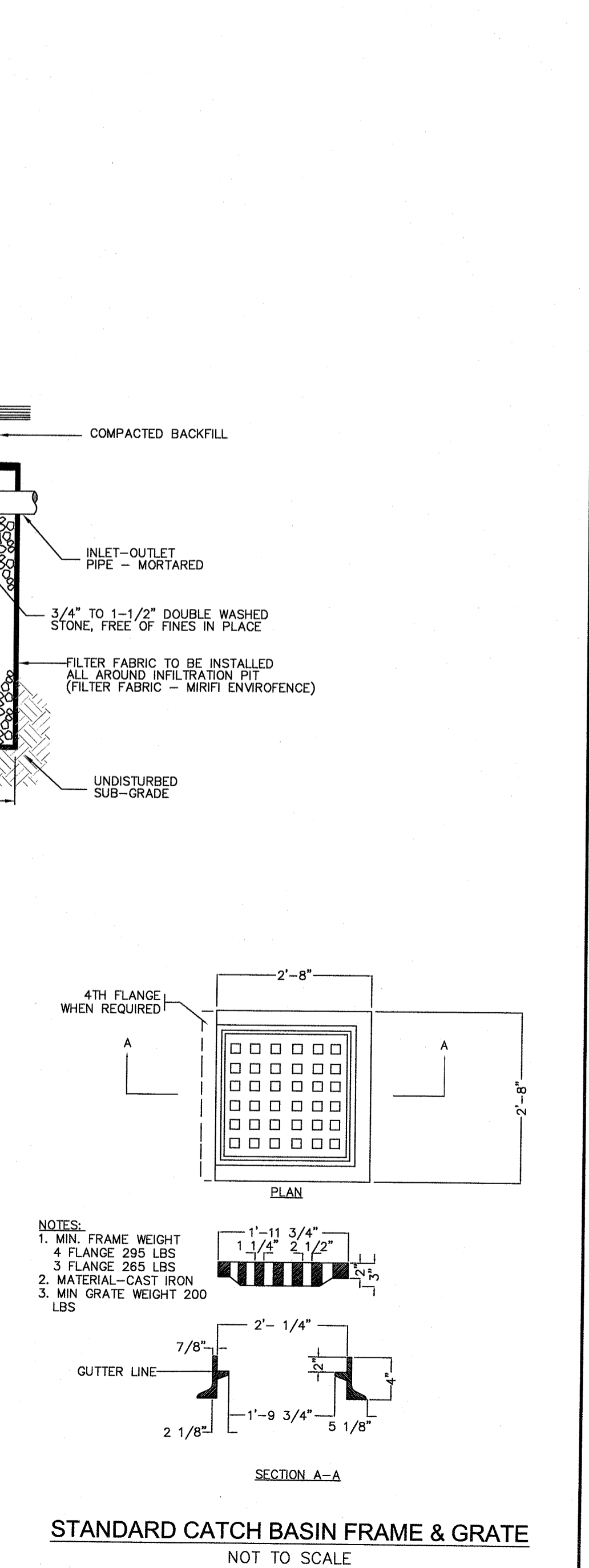
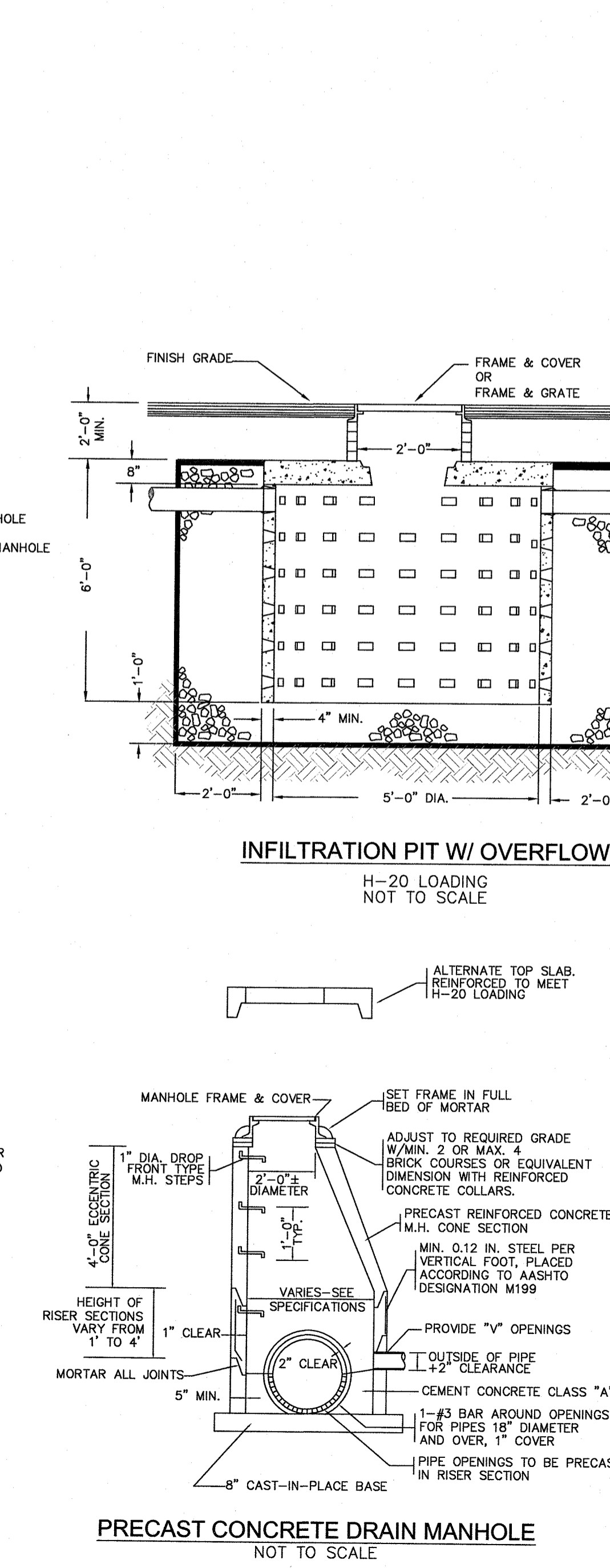
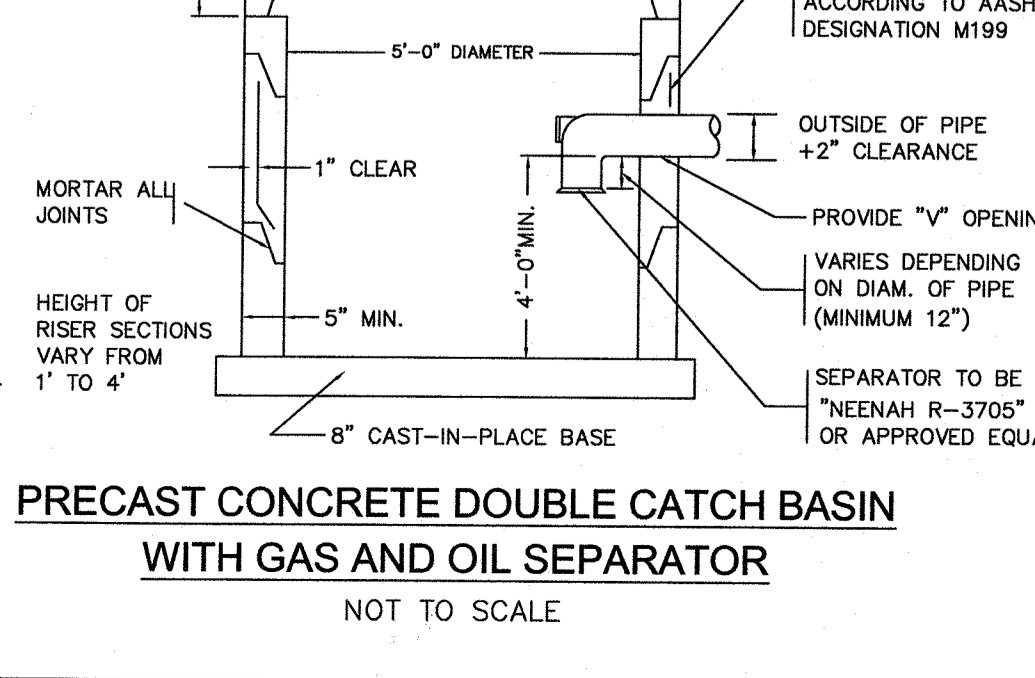
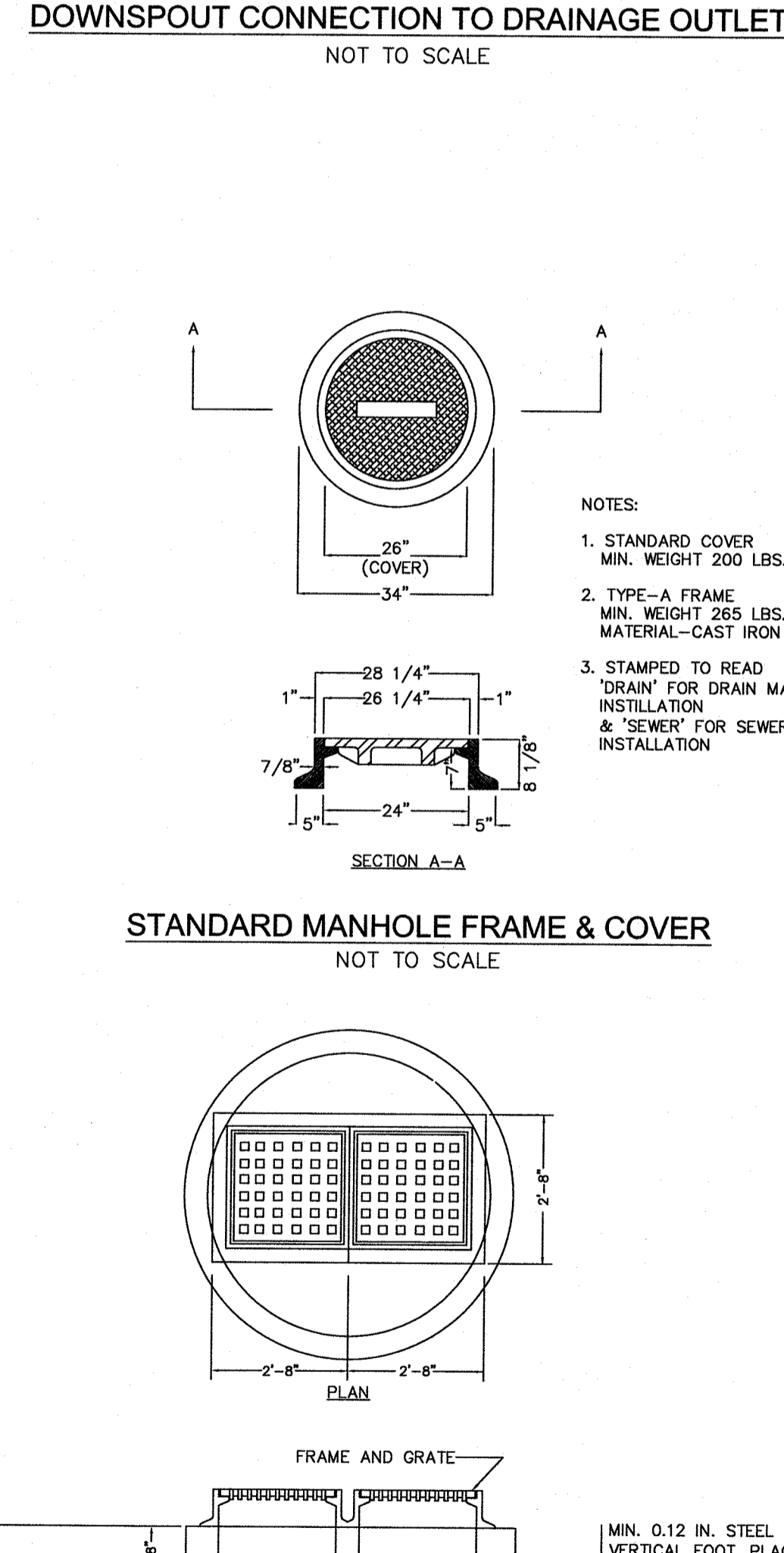
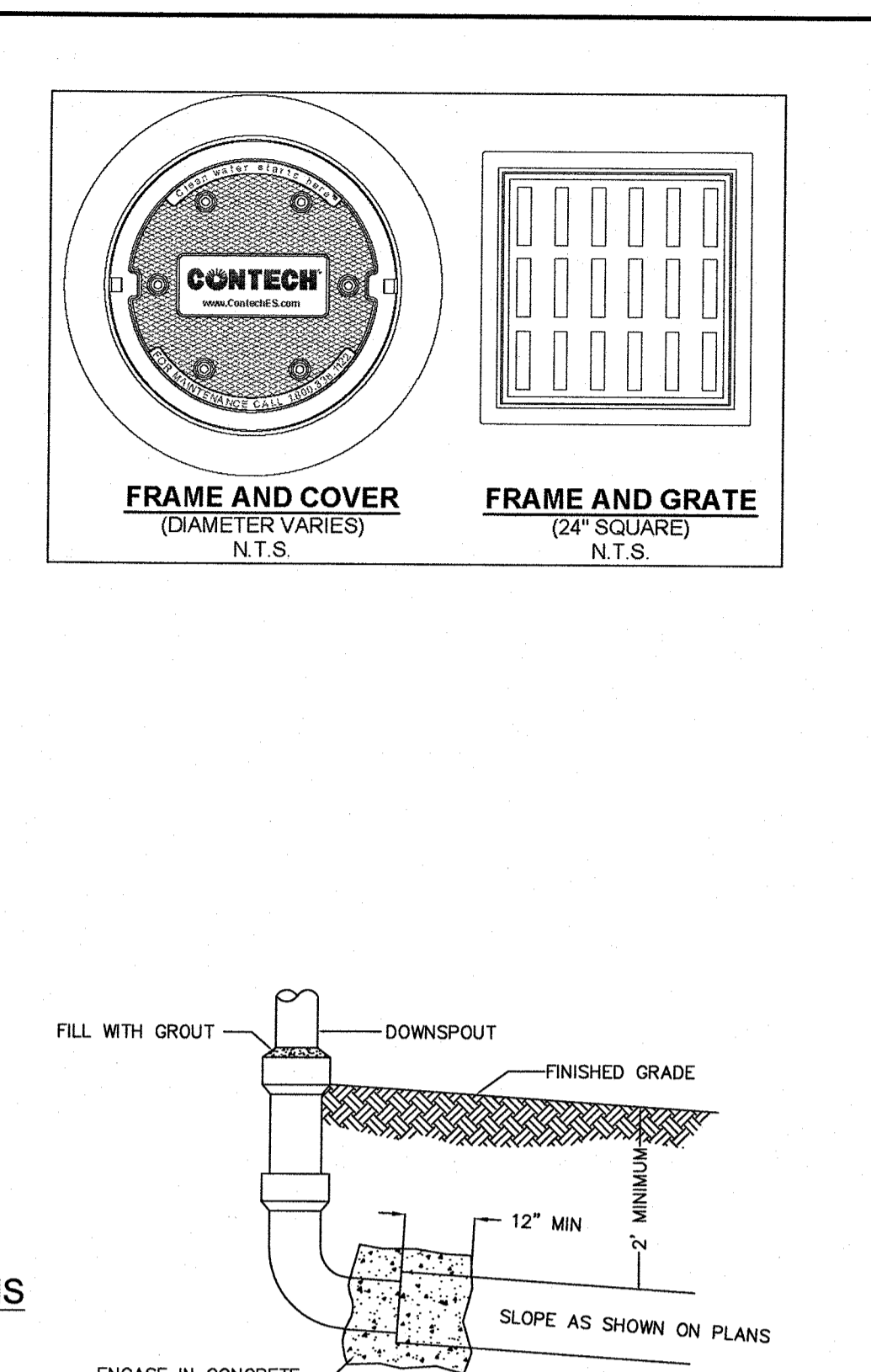
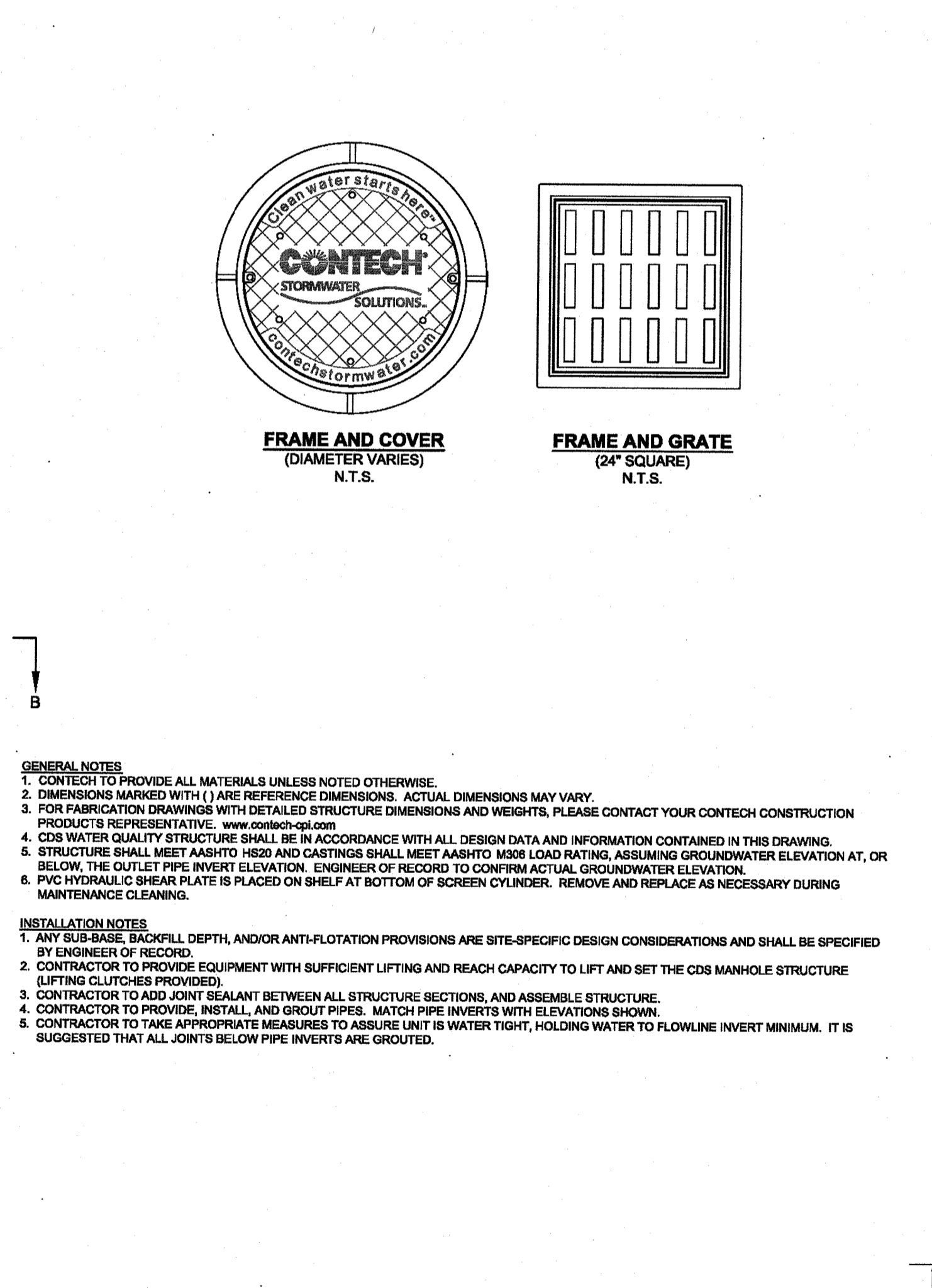
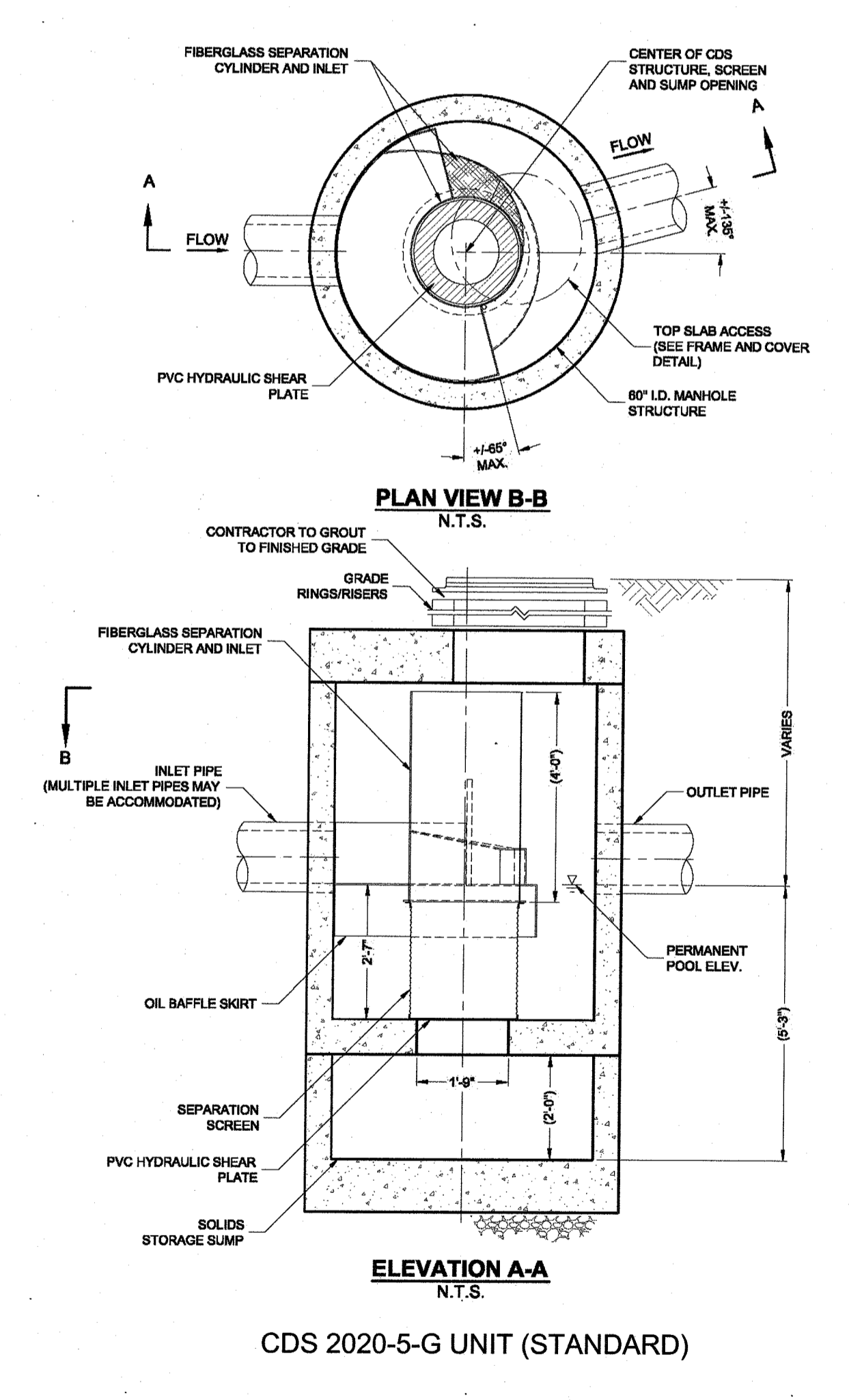
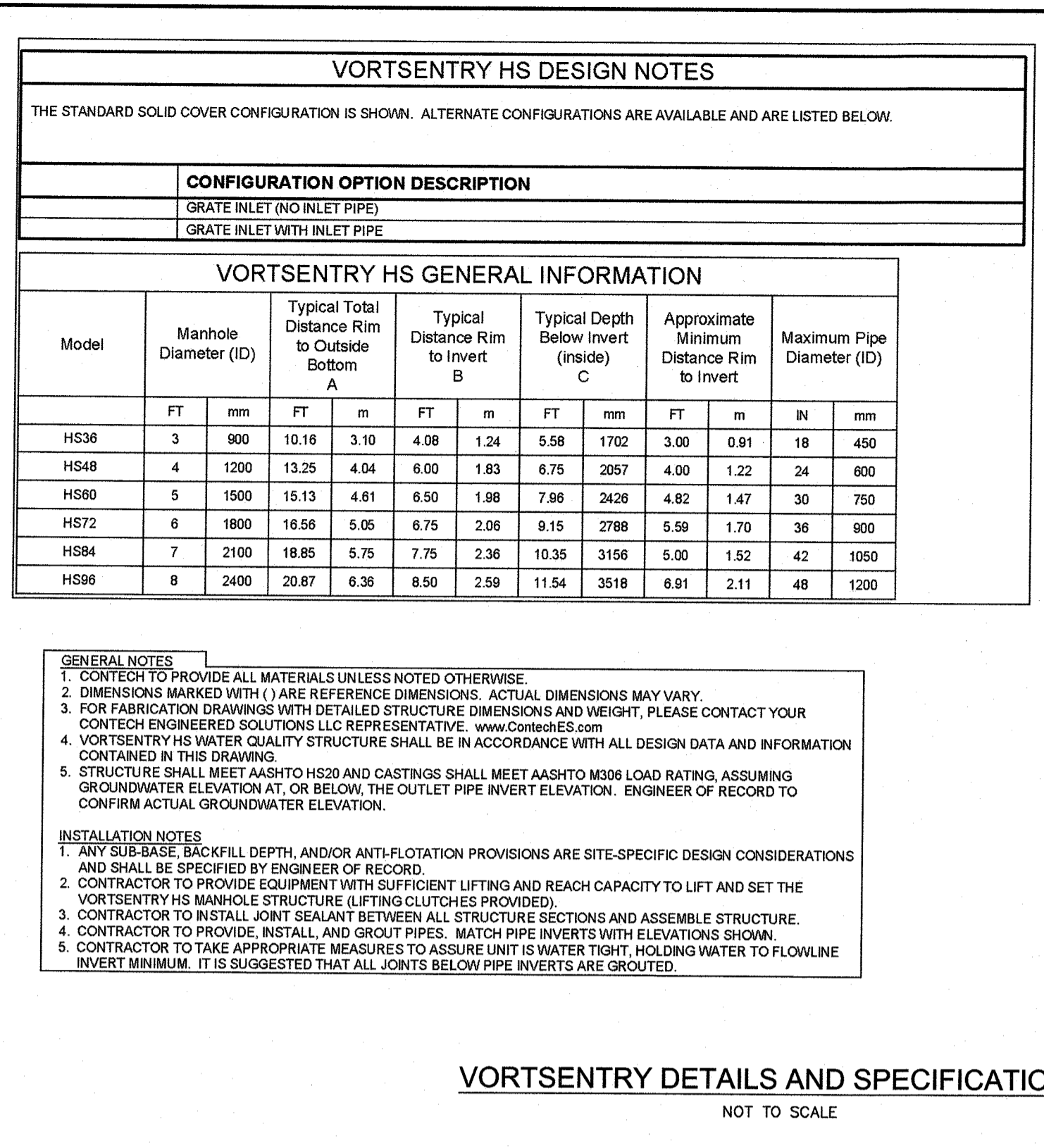
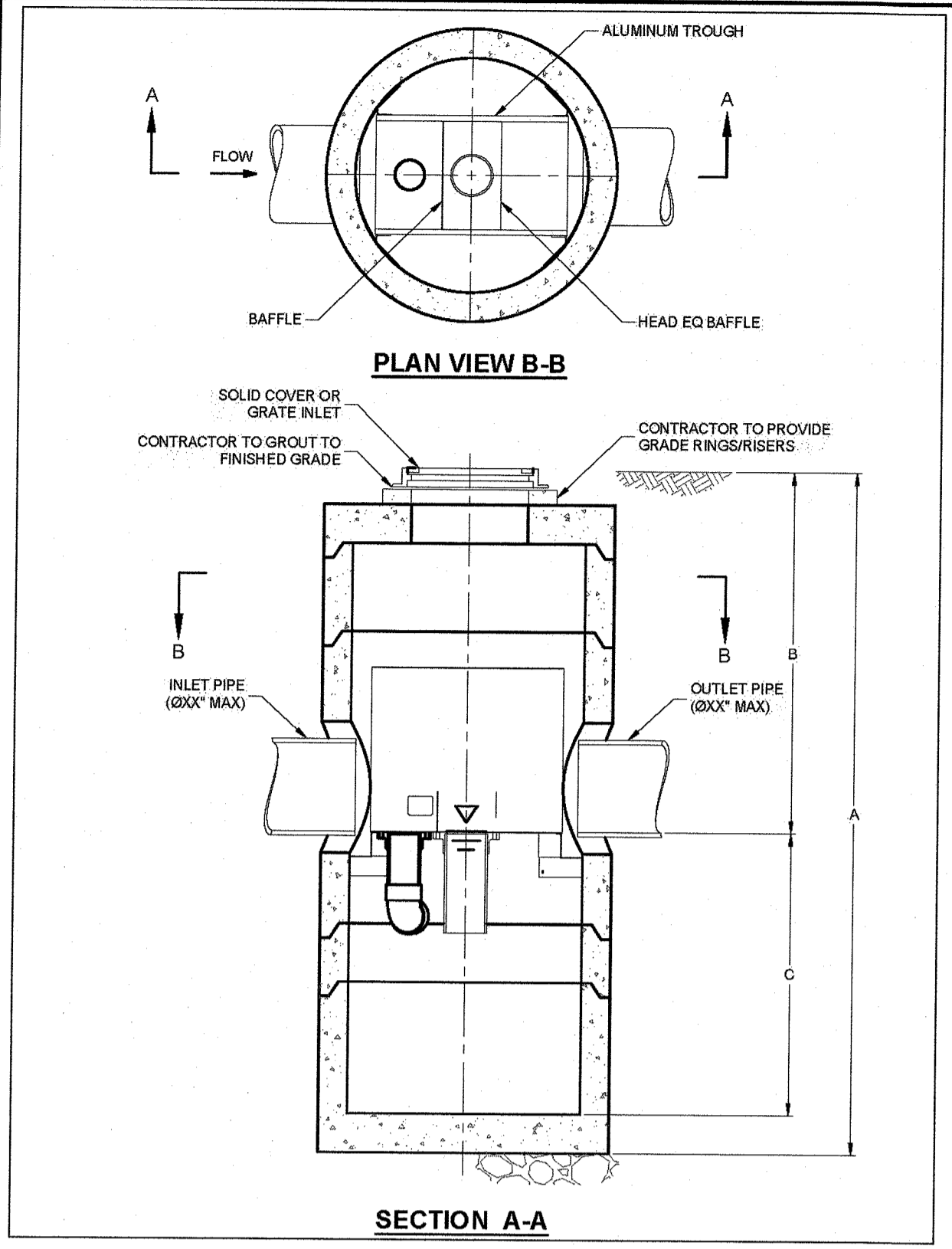
PIPE SIZE	RESTRAINED JOINT SCHEDULE			
	90°	45°	22 1/2°	11 1/4°
12"	92'	38'	18'	9'
10"	78'	32'	16'	8'
8"	66'	27'	13'	7'
6"	51'	21'	10'	5'
4"	38'	16'	8'	4'

- NOTES:
- RESTRAINED LENGTH FOR TEES, CROSSES, VALVES AND PLUGS SHALL EQUAL RESTRAINED LENGTH FOR 90° BENDS.
 - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING RESTRAINED JOINTS.
 - THE SCHEDULE SHOWN IS FOR THE FOLLOWING SERVICE CONDITIONS 150 psig INTERNAL PRESSURE; SOIL TYPE: SAND-SILT; 36 INCHES OF COVER AND TYPE 2 LAYING CONDITIONS.
 - RESTRAINED LENGTHS SHOWN IN TABLE ARE MINIMUM LENGTHS (N FEET) AND ARE REQUIRED IN EACH DIRECTION FROM FITTINGS OR VALVES.
 - THRUST BLOCKS TO BE INSTALLED AS REQUIRED.

THE ENGINE YARD
 COMMERCIAL/RESIDENTIAL REUSE
 PARCEL ID 279-181-000-000
 40 ALPINE ROW
 FRANKLIN, MASSACHUSETTS

LEVEL
 DESIGN GROUP
 CIVIL ENGINEERING / LAND SURVEYING
 249 SOUTH STREET
 UNIT 1
 PLAINVILLE, MA 02762
 TEL. (508) 695-2221 FAX. (508) 695-2219

TYPICAL DETAILS
C-4.0
 SHEET 6 OF 7
1880.00



NO	DATE	REVISIONS
1	06/21/2021	PERMIT SUBMISSION

SEAL

DATE: JUNE 21, 2021
DRAWN: DRC
SCALE: 1" = 20"

THE ENGINE YARD
COMMERCIAL/RESIDENTIAL REUSE
PARCEL ID 279-181-000-000
40 ALPINE ROW
FRANKLIN, MASSACHUSETTS

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249 SOUTH STREET
UNIT 1
PLAINVILLE, MA 02762
TEL. (508) 695-2221 FAX. (508) 695-2219

TYPICAL DETAILS

C-4.1
SHEET 7 OF 7

1880.00



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



PROJECT INFORMATION
THE ENGINE YARD

40 ALPINE ROW
 FRANKLIN, MA 02038

FOR ZONING

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ISSUE CHART

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

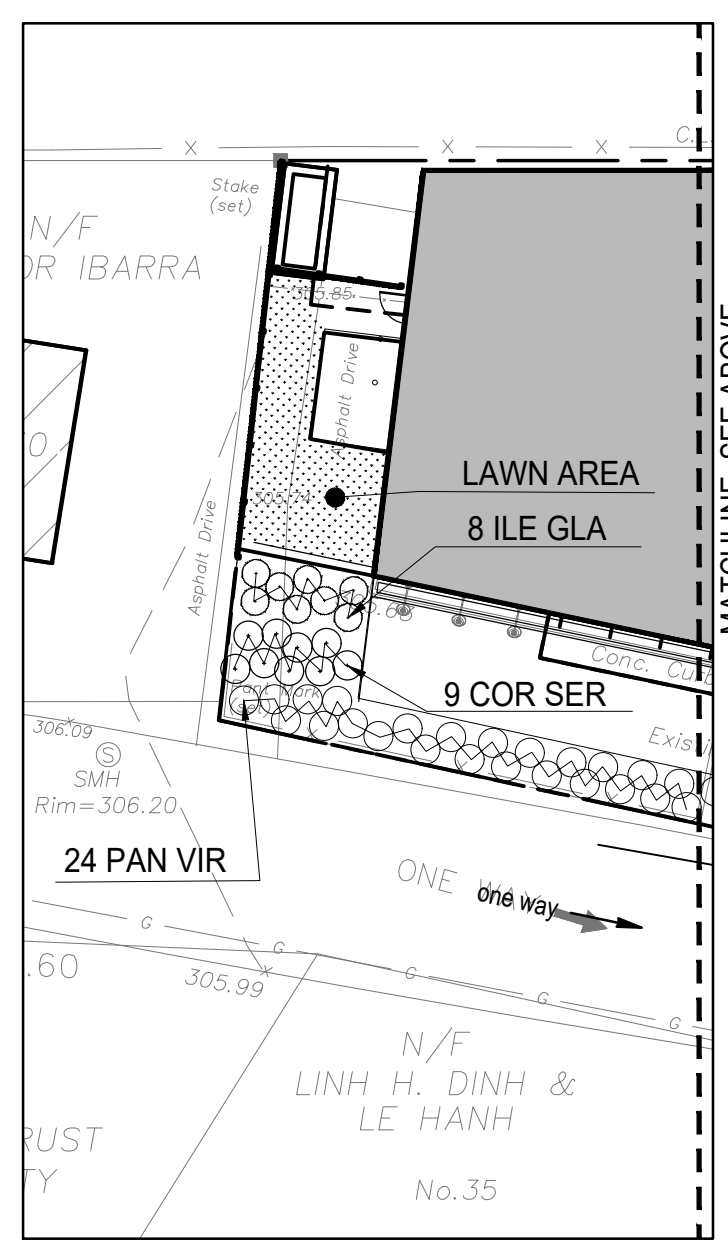
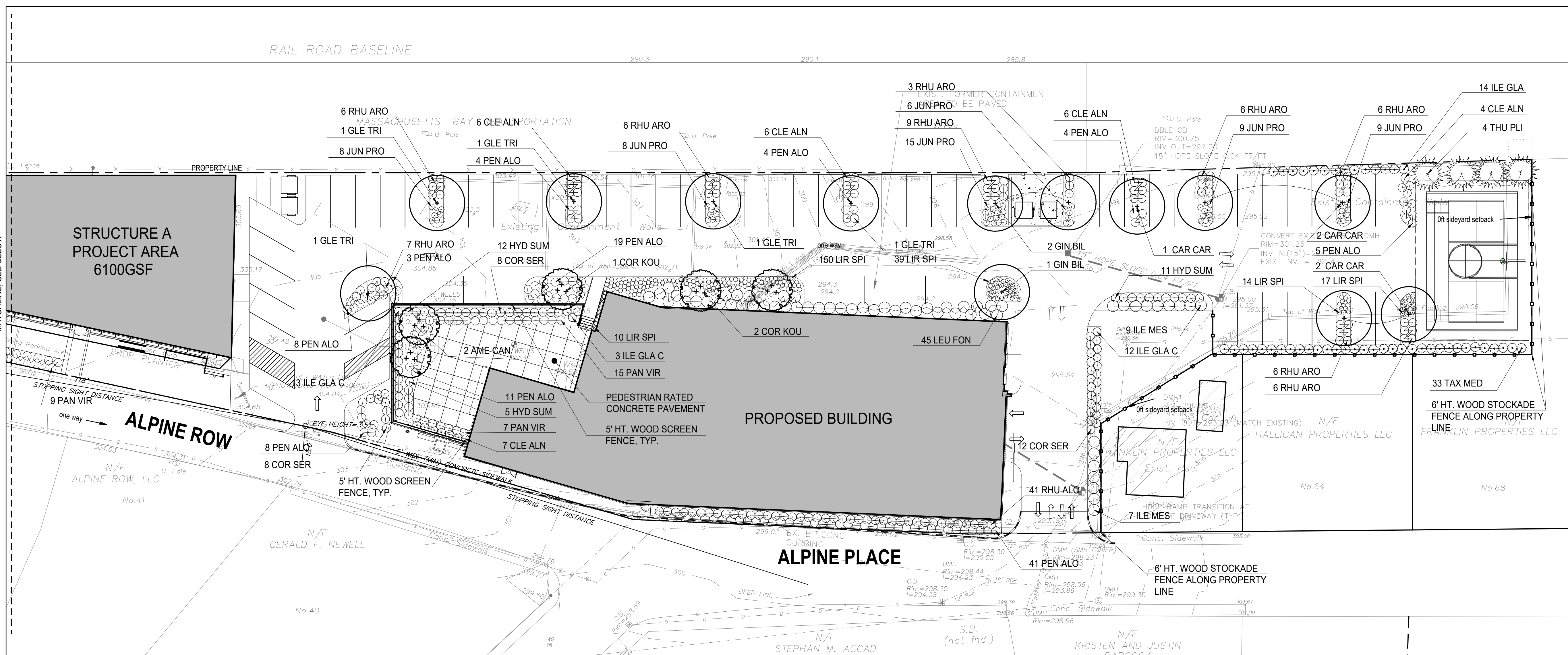
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440	PROJECT NUMBER
Checker	CHECKED
Approver	APPROVED

SCALE
 SHEET NAME

SITE LANDSCAPE PLAN

SHEET NUMBER

LA-01

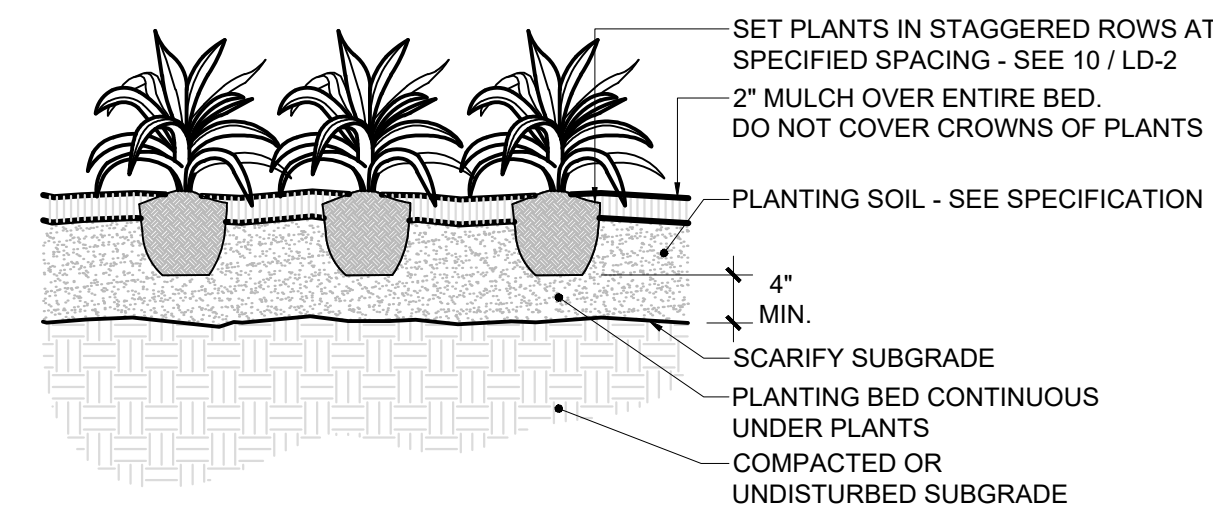


PLANTING NOTES

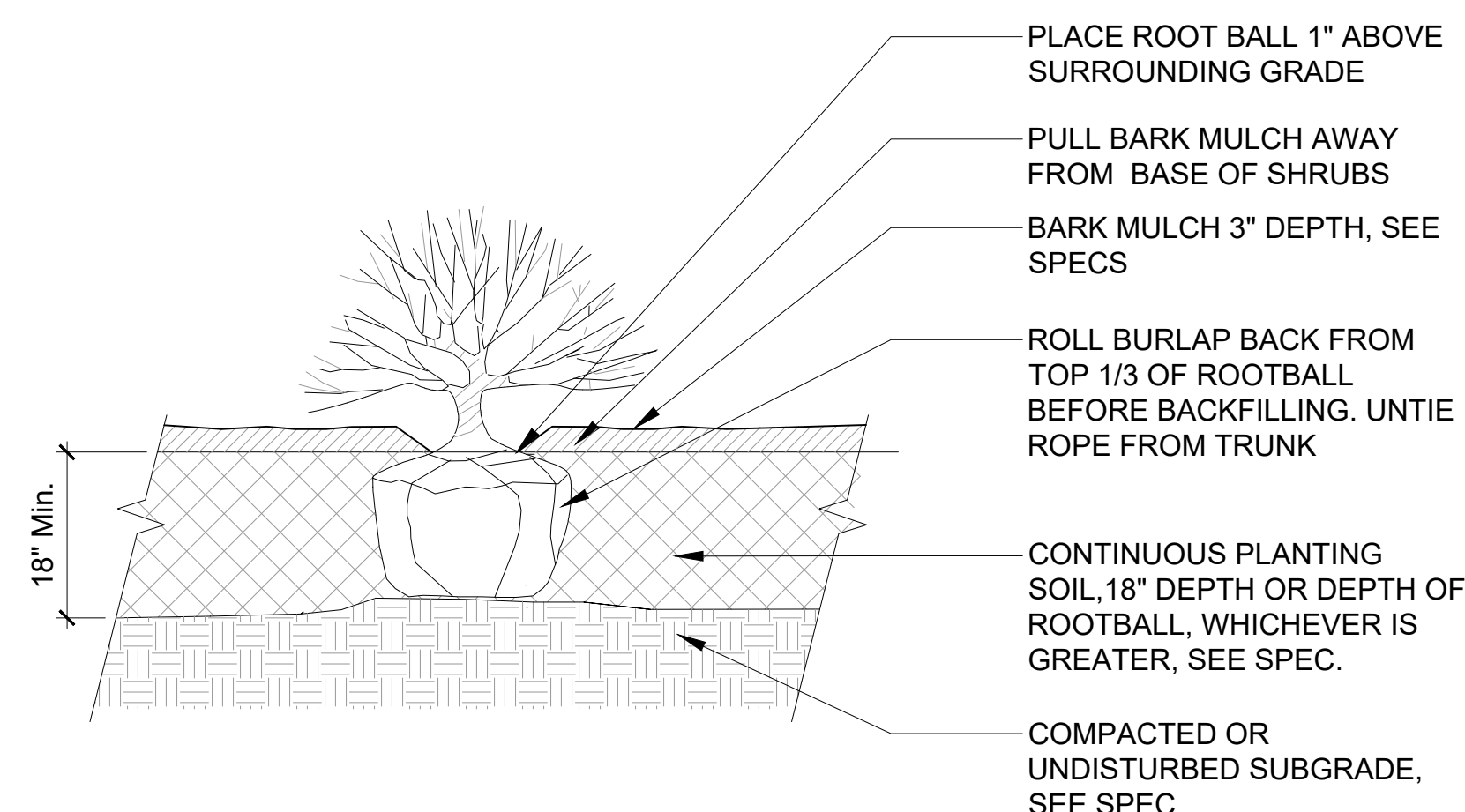
1. BASE FILE SURVEY INFORMATION PROVIDED BY JOE THE ARCHITECT, MAY 05, 2021.
2. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN.
3. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. IN ADDITION, ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY.
4. ALL NEW PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER-GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
5. THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
6. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
7. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
8. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY OWNER'S REP PRIOR TO THE COMMENCEMENT OF PLANTING.
9. NEW SHRUBS AND GROUND COVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. TREES SHALL BE SET 3" HIGHER THAN PREVIOUS GRADE. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
10. ALL PLANT BEDS TO RECEIVE THREE INCHES (3") OF BARK MULCH AS PER THE SPECIFICATIONS.
11. ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED AND APPROVED BY THE OWNER'S REP.
12. PRUNE EXISTING AND NEW TREES IN ACCORDANCE WITH THE SPECIFICATIONS.
13. CONTRACTOR SHALL PROVIDE FULL DEPTHS OF LOAM AS NOTED ON DETAILS AND AS SPECIFIED, FOR ALL PLANTING.
14. ALL TREES TO BE REMOVED FROM SCOPE OF WORK SHALL INCLUDE GRINDING OF STUMP AND REMOVAL OFF-SITE.
15. ANY EXISTING TREES AFFECTED BY CONSTRUCTION SHALL HAVE ROOTS PRUNED PER THE SPECIFICATIONS.

PLANTING SCHEDULE

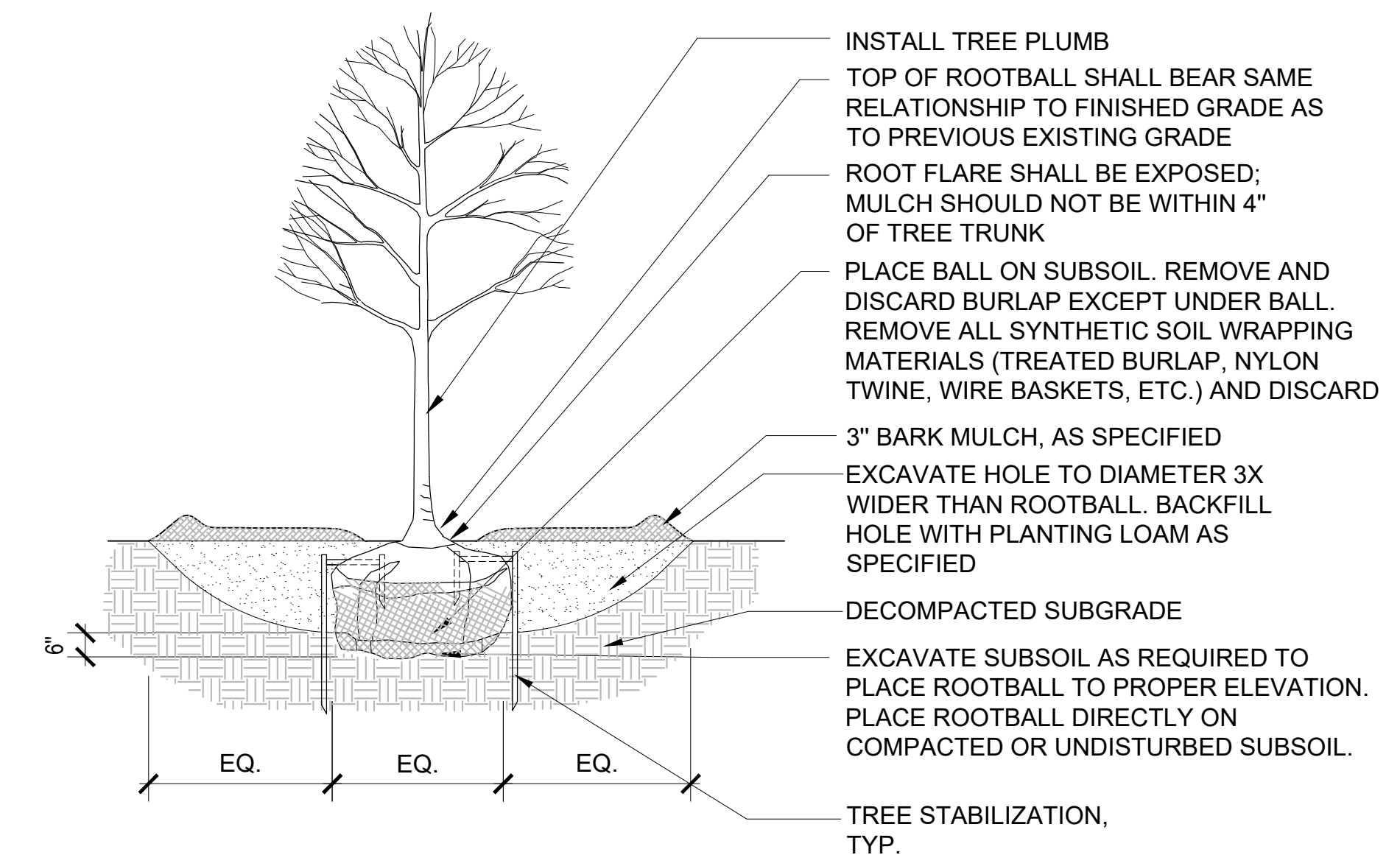
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/NOTES
SHADE TREES					
GIN BIL	3	<i>Ginkgo biloba</i>	Ginkgo	2 - 2 1/2" CAL	B&B
GLE TRI	5	<i>Gleditsia triacanthos</i>	Honeylocust	2 - 2 1/2" CAL	B&B
CAR CAR	5	<i>Carpus carolinia</i>	American Hornbeam	2 - 2 1/2" CAL	B&B, NATIVE
ORNAMENTAL TREES					
AME CAN	2	<i>Amelanchier canadensis</i>	Serviceberry	8-10' HT.	B&B; Multi-stem, NATIVE
COR KOU	3	<i>Cornus kousa</i>	Kousa Dogwood	8-10' HT.	B&B; Multi-stem
EVERGREEN TREES					
THU PLI	4	<i>Thuja plicata 'Nana'</i>	Dwarf Western Arbovitae	8-10' HT.	B&B
EVERGREEN SHRUBS					
ILE GLA C	28	<i>Ilex glabra 'compacta'</i>	Compact Inkberry	24"-36" HT	36" O.C. NATIVE
ILE GLA	22	<i>Ilex glabra</i>	Inkberry	24"-36" HT	42" O.C. NATIVE
ILE MES	16	<i>Ilex meserveae 'Blue Prince'</i>	Blue Prince Holly	24"-36" HT	48" O.C.
LEU FON	45	<i>Leucothoe fontanesiana 'Compacta'</i>	Compact Drooping Leucothoe	2 Gal.	48" O.C. NATIVE
TAX MED	33	<i>Taxus media 'Hill's Upright'</i>	Hill's Upright Yew	36"-48" HT	36" O.C.
DECIDUOUS SHRUBS					
CLE ALN	29	<i>Clethra alnifolia 'Compacta'</i>	Compact Summersweet	3 Gal.	48" O.C. NATIVE
COR SER	37	<i>Cornus Sericea 'kelseyi'</i>	Kelsey Dogwood	3 Gal.	48" O.C. NATIVE
HYD SUM	28	<i>Hydrangea 'Endless Summer'</i>	Endless Summer Hydrangea	3 Gal.	36" O.C.
RHU ARO	90	<i>Rhus aromatica 'Gro Low'</i>	Gro-Low Fragrant Sumac	3 Gal.	36" O.C.
ORNAMENTAL GRASSES AND PERENNIALS					
JUN PRO	37	<i>Juniperus procumbens 'Nana'</i>	Dwarf Juniper	1 Gal.	24" O.C.
LIR SPI	230	<i>Liriope spicata</i>	Lily Turf	1 Gal.	18" O.C.
PAN VIR	55	<i>Panicum virgatum 'Shenandoah'</i>	Switch Grass	1 Gal.	36" O.C. NATIVE
PEN ALO	107	<i>Pennisetum alopecuroides 'hameln'</i>	Hameln Fountain Grass	1 Gal.	36" O.C.



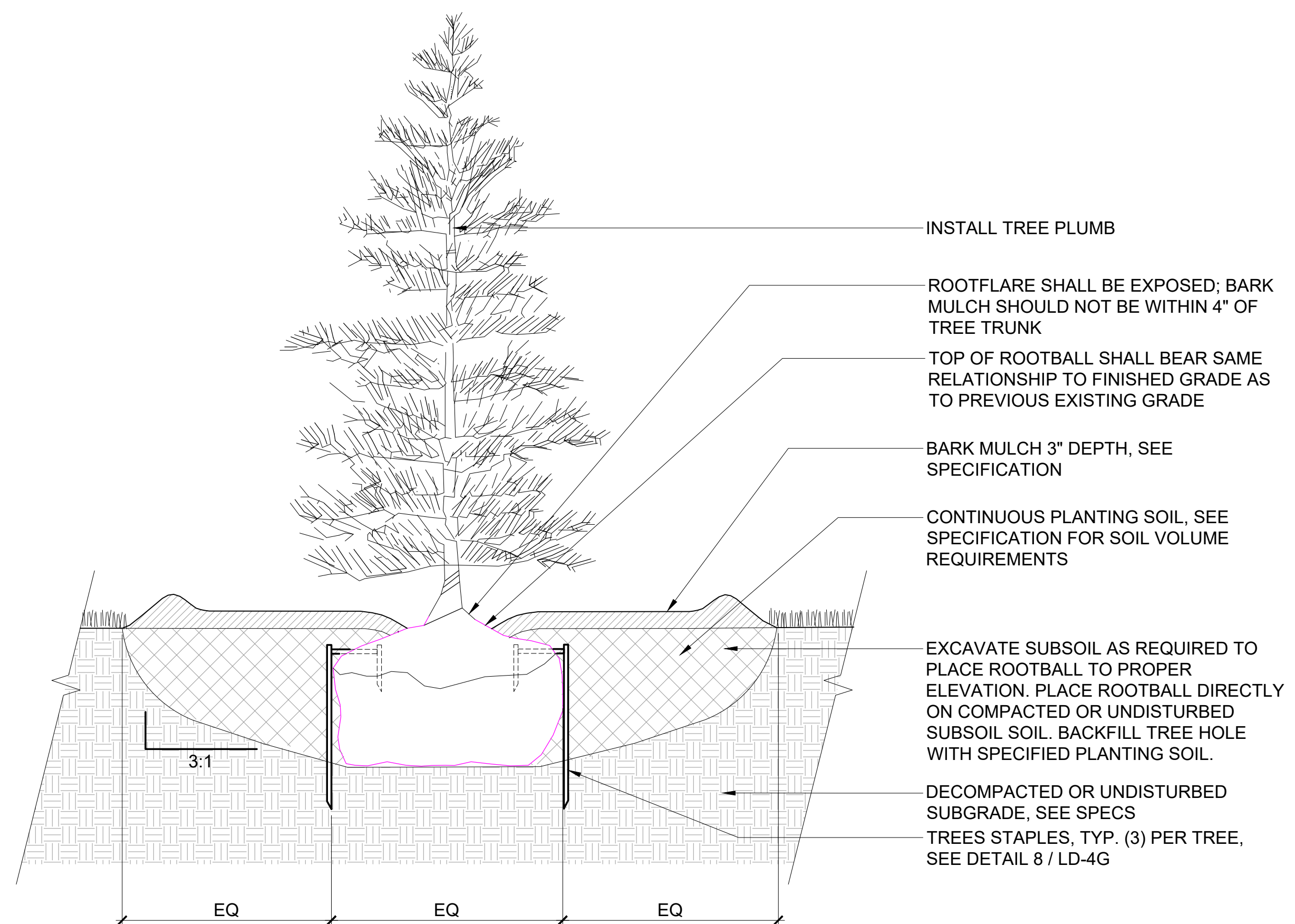
4 PERENNIAL/GROUNDCOVER PLANTING
 SCALE: NTS



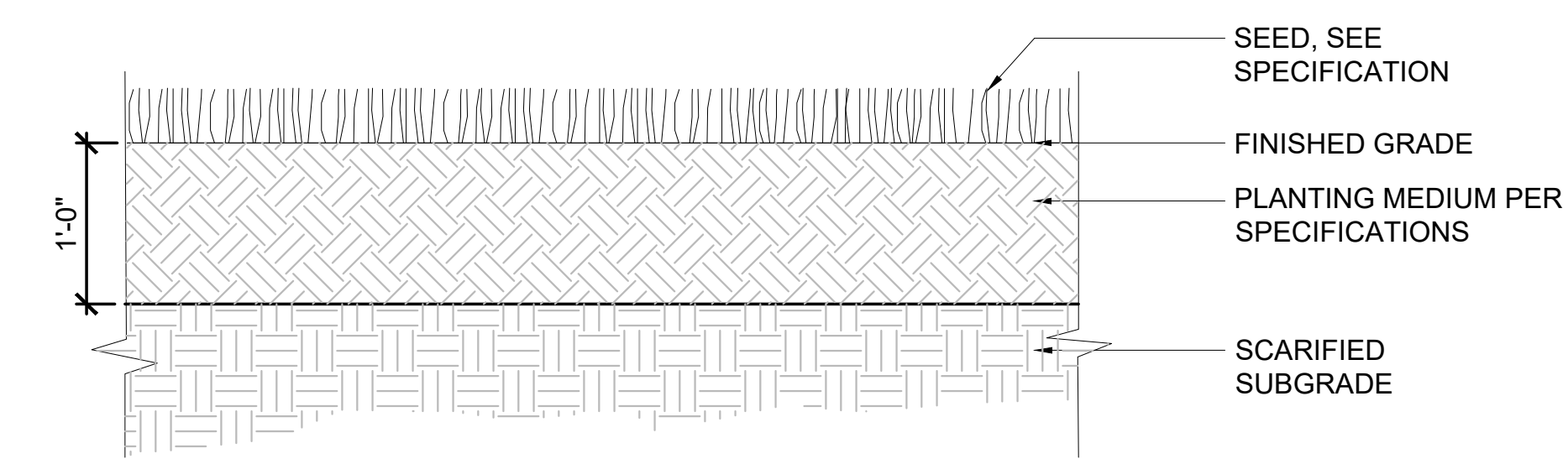
5 SHRUB PLANTING
 SCALE: NTS



1 DECIDUOUS TREE PLANTING
 SCALE: NTS



2 EVERGREEN TREE PLANTING
 SCALE: NTS



3 SEEDED LAWN
 SCALE: NTS



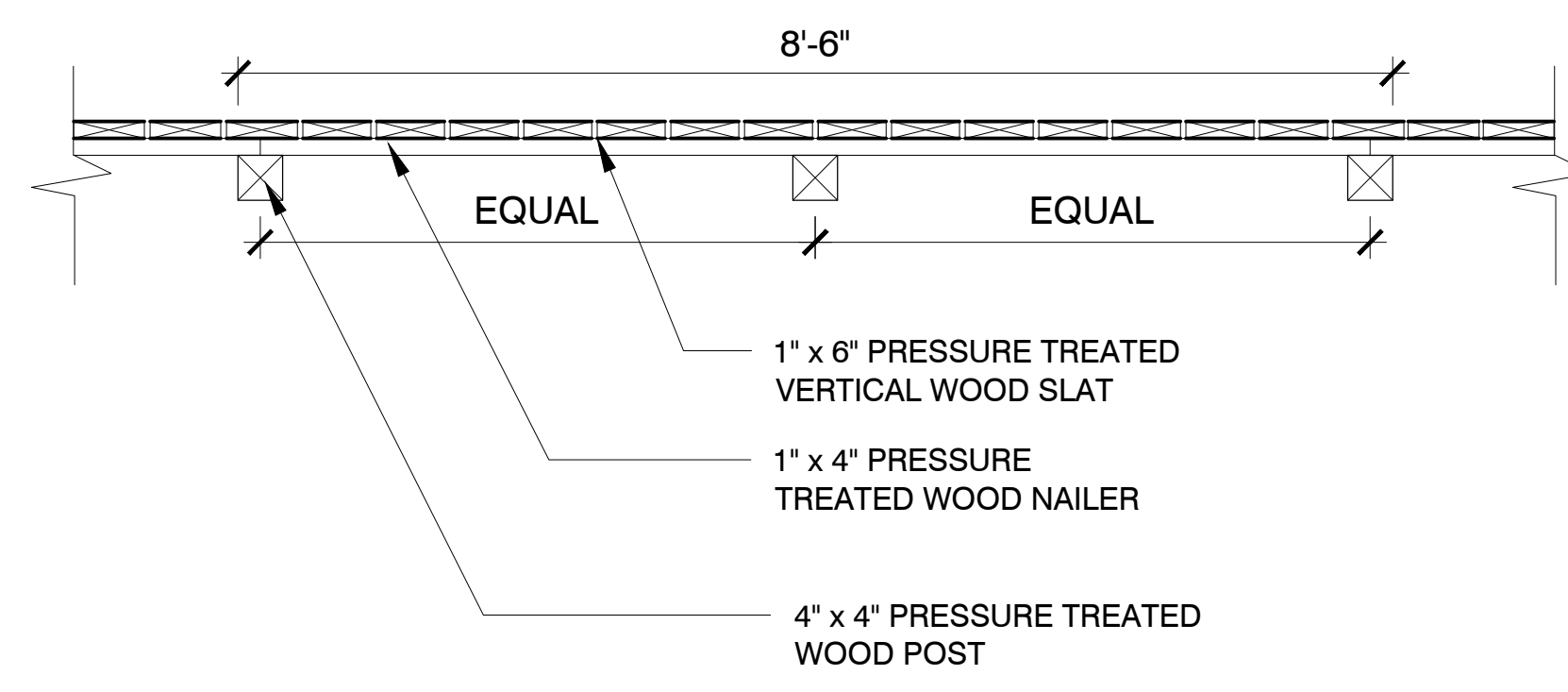
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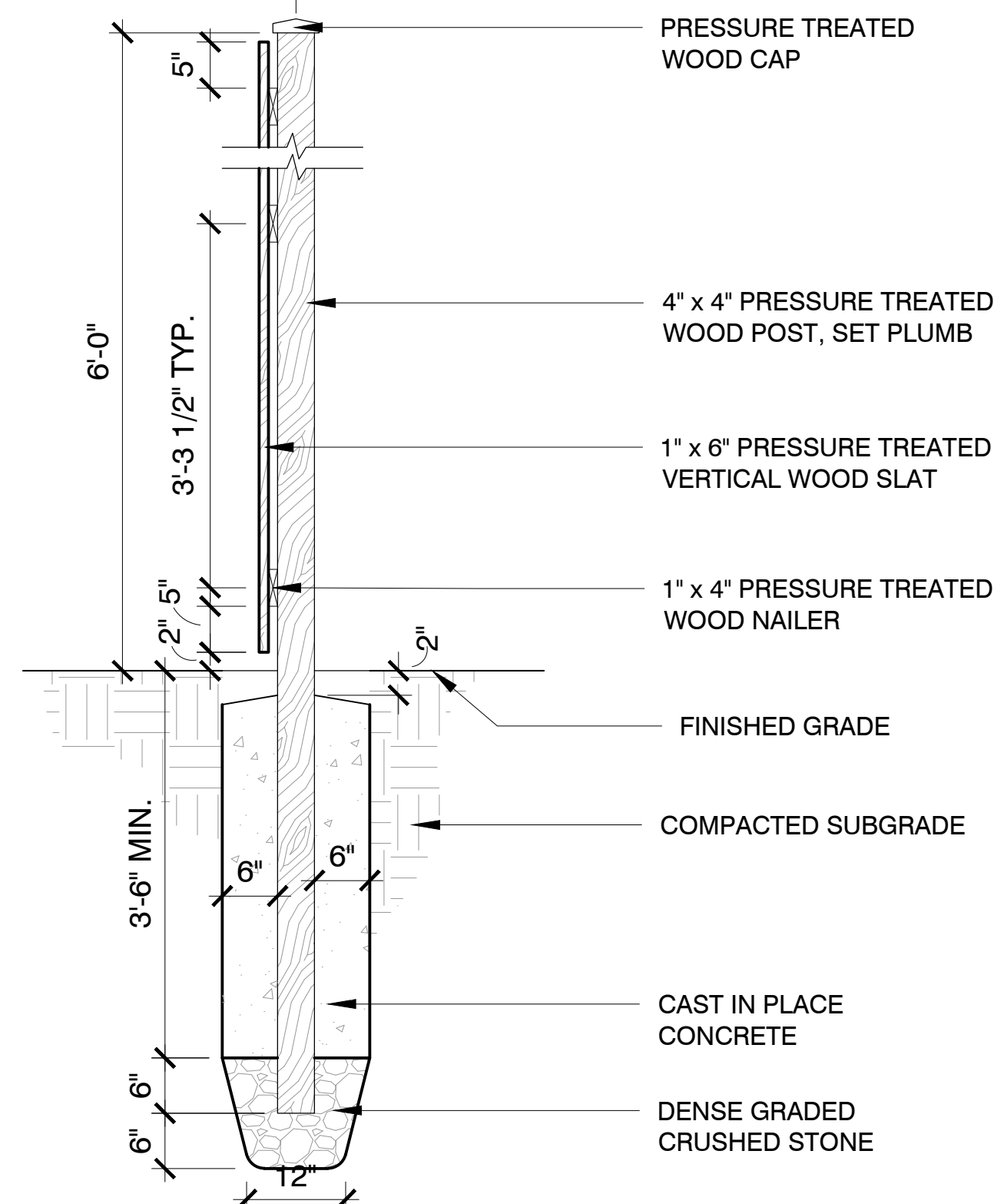
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SITE LANDSCAPE DETAILS

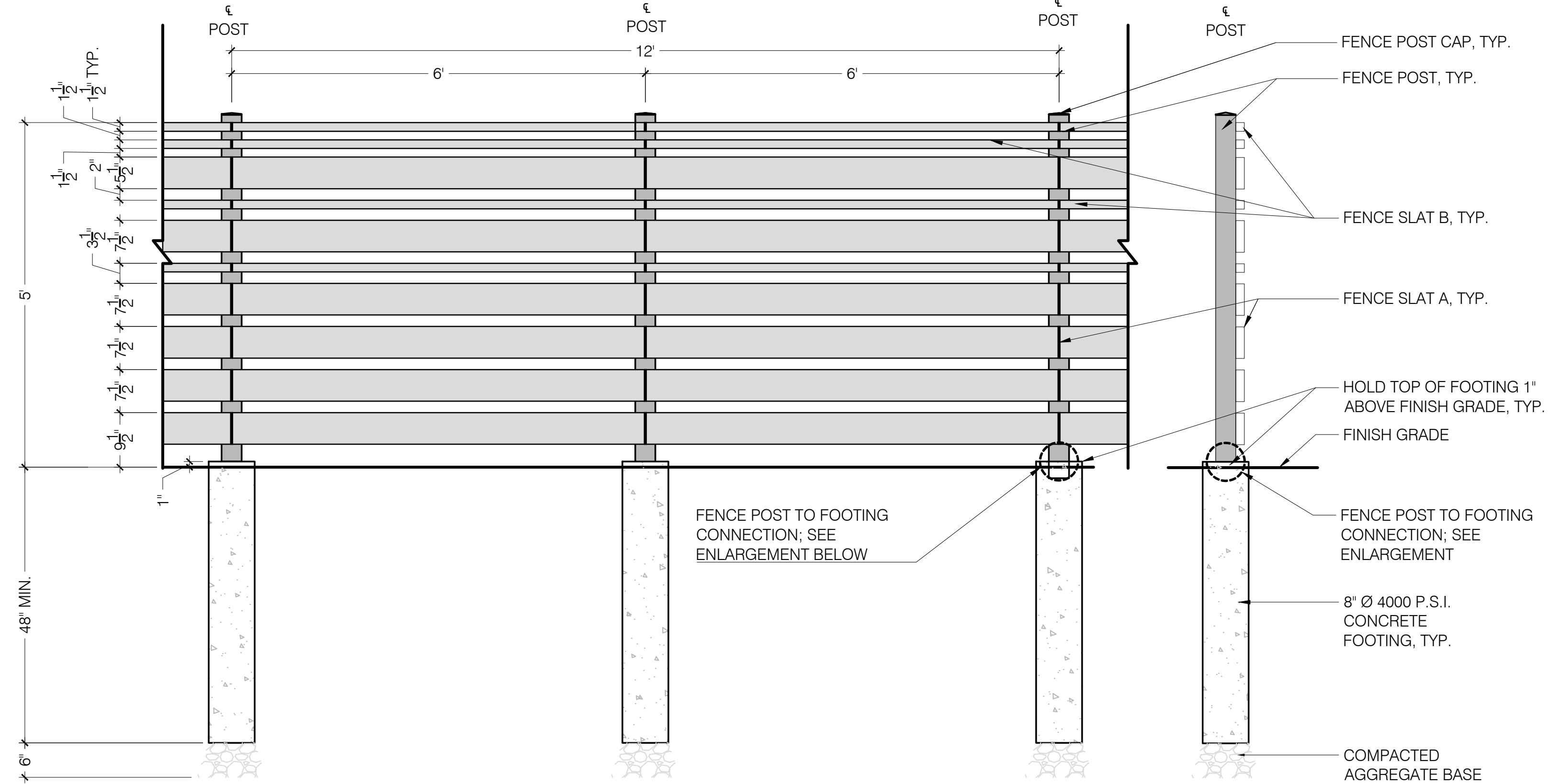


PLAN



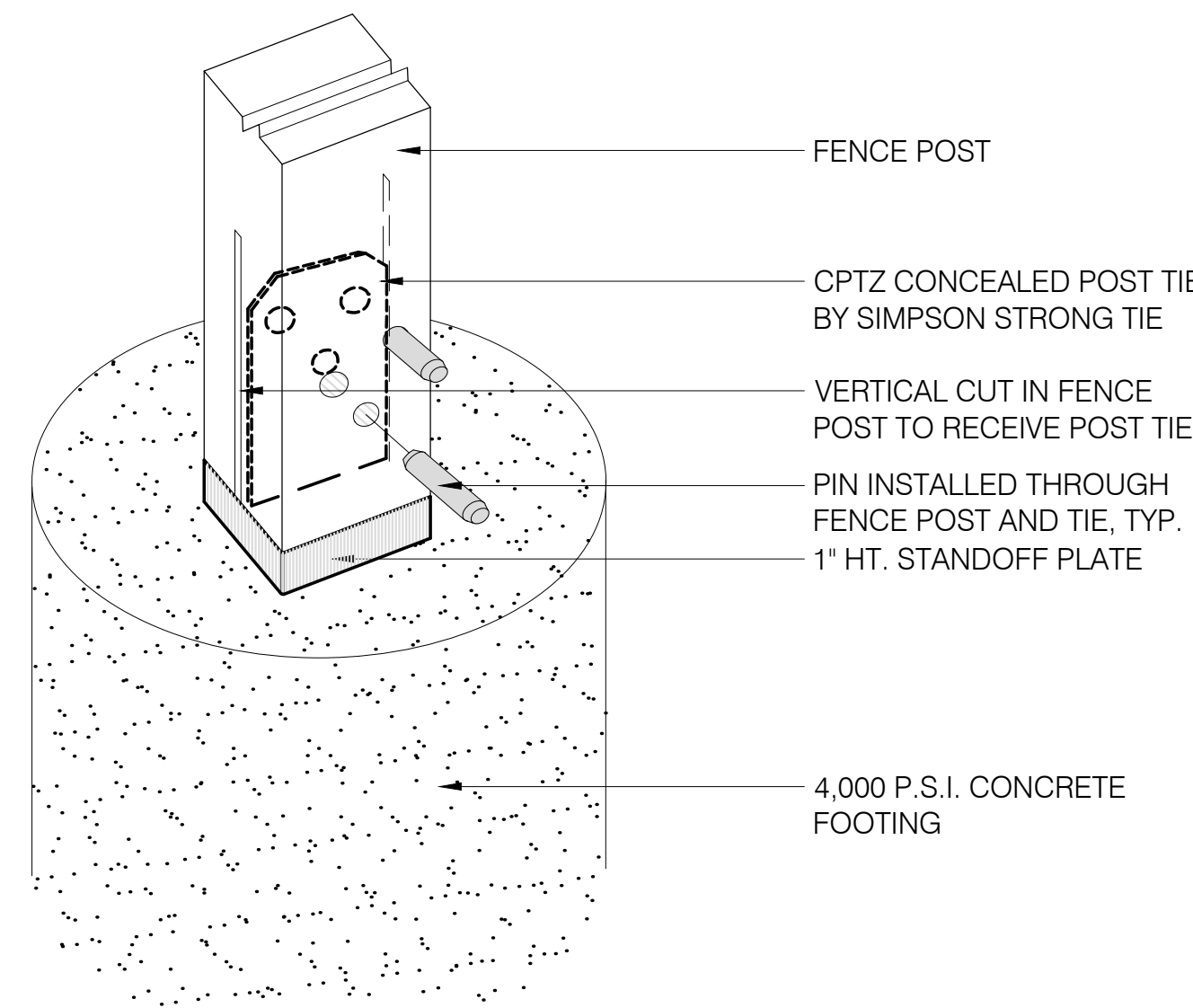
SECTION

2 6' HT. WOOD STOCKADE FENCE
SCALE: NTS

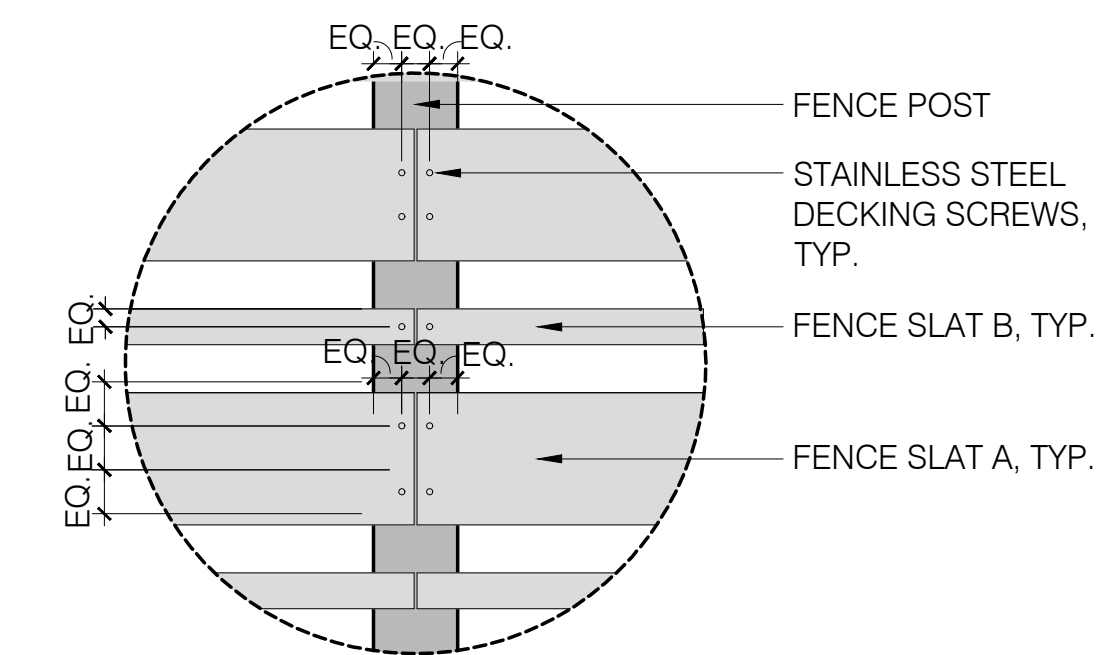


SCREEN FENCE A - ELEVATION

SCREEN FENCE A - SECTION



FENCE POST TO FOOTING CONNECTION



FENCE SLAT CONNECTION

NOTES:

- FENCE POST SHALL BE 4X4 NOM. EASTERN RED CEDAR POST
- FENCE SLAT 'A' SHALL BE 2X6 NOM. EASTERN RED CEDAR BOARD
- FENCE SLAT 'B' SHALL BE 2X2 NOM. EASTERN RED CEDAR BOARD
- GAPS BETWEEN FENCE SLATS SHALL BE 2" CLEAR, TYP. EXCEPT WHERE SHOWN ON THE DETAIL
- ALL FENCE PANELS SHALL BE INSTALLED PARALLEL WITH VARYING HORIZONTAL, AND LINEAR OFFSETS.
- PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.

1 WOOD SCREEN FENCE AT OUTDOOR TERRACE
SCALE: NTS



PROJECT INFORMATION
THE ENGINE YARD

40 ALPINE ROW
FRANKLIN, MA 02038

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**SITE LANDSCAPE
DETAILS**

SHEET NUMBER

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**SITE LANDSCAPE
 PLAN IMAGERY**

DECIDUOUS TREES -

- Carpinus caroliniana* American Hornbeam
- Ginkgo biloba* Maidenhair Tree
- Gleditsia tricanthos* Thornless Honeylocust

ORNAMENTAL TREES -

- Amelanchier canadensis* Serviceberry
- Cornus kousa* Kousa Dogwood

EVERGREEN TREES -

- Thuja plicata 'Nana'* Dwarf Western Arborvitae



TREE PLANTING OPTIONS
 MAY 17, 2021

PD SD DD CD CA



EVERGREEN SHRUBS -

- Taxus media 'Hill's Upright'* Hill's Upright Yew
- Ilex glabra 'Compacta'* Compact Inkberry
- Ilex glabra* Inkberry
- Ilex meserveae 'Blue Prince'* Blue Prince Holly

DECIDUOUS SHRUBS -

- Hydrangea macrophylla 'Endless Summer'* Endless Summer Hydrangea
- Rhus aromatica 'Gro-low'* Gro-low Fragrant Sumac
- Clethra alnifolia* Summersweet Clethra
- Cornus sericea* Redtwig Dogwood

PERENNIALS/GRASSES/GROUND COVER -

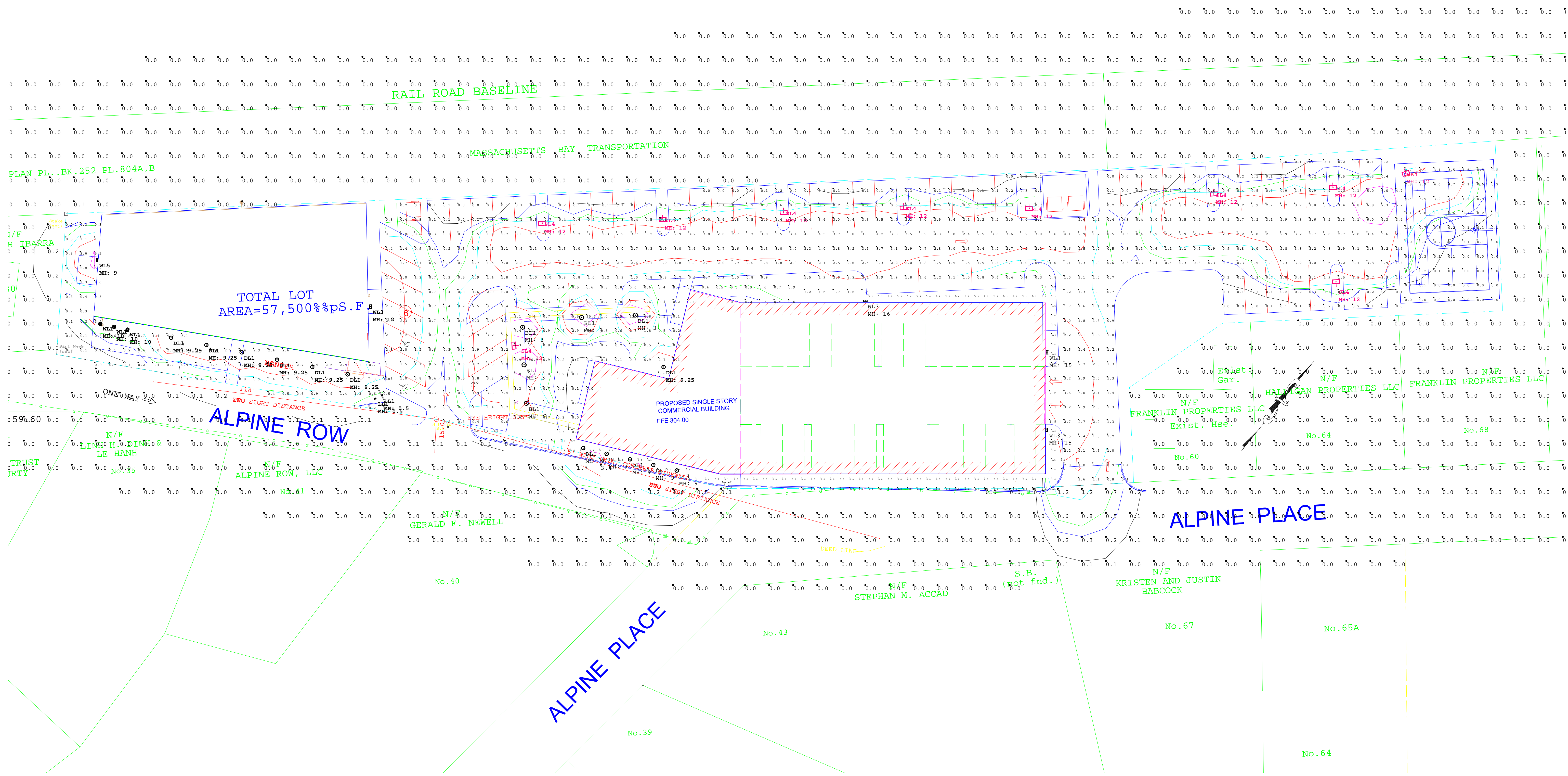
- Liriope muscari* Blue Lilyturf
- Pennisetum alopecuroides* Fountain Grass
- Panicum virgatum 'Shenandoah'* Shenandoah Switch Grass
- Juniperus procumbens 'Nana'* Dwarf Japanese Juniper



SHRUB & PERENNIAL PLANTING OPTIONS
 MAY 17, 2021

PD SD DD CD CA





TOTAL LOT
AREA=57,500%P.S.F

PROPOSED SINGLE STORY
COMMERCIAL BUILDING
FFE 304.00

ALPINE ROW

ALPINE PLACE

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
○	2	LL1	SINGLE	0.900	FL1A-BLT(BLACK)-RND-C4-K1-118-0 / M	428
○	3	WL1	SINGLE	0.900	H18110-91(BLACK)-1-2-HL-A-91(BLACK)	1295
○	12	DL1	SINGLE	0.900	FM-W9100-FINISH	924
□	4	WL3	SINGLE	0.900	RWL1-48L-25-3K7-3-U	3587
□	10	SL4	SINGLE	0.900	RAR-1-80L-50-3K7-4W-BC	3663
□	1	WL5	SINGLE	0.900	SG1-10-3K	1346
○	5	BL1	SINGLE	0.900	S-KK0103US-16A-0870007A-730-16US	1255
□	1	WALL LIGHT	SINGLE	0.900	RWL1-48L-45-3K7-4W-U	5484

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
BASKETBALL COURT	Illuminance	Fc	0.86	4.7	0.0	N.A.
GREEN SPACE	Illuminance	Fc	1.60	15.6	0.0	N.A.
PARKING LOT	Illuminance	Fc	1.61	7.3	0.0	N.A.
SIDEWALK	Illuminance	Fc	1.05	6.1	0.0	N.A.
SPILL LIGHT	Illuminance	Fc	0.04	3.4	0.0	N.A.
STRUCTURE A STORAGE AREA	Illuminance	Fc	1.34	5.9	0.2	6.70
STRUCTURE A STREET AREA	Illuminance	Fc	1.48	4.4	0.0	N.A.
TRACKS	Illuminance	Fc	0.00	0.1	0.0	N.A.



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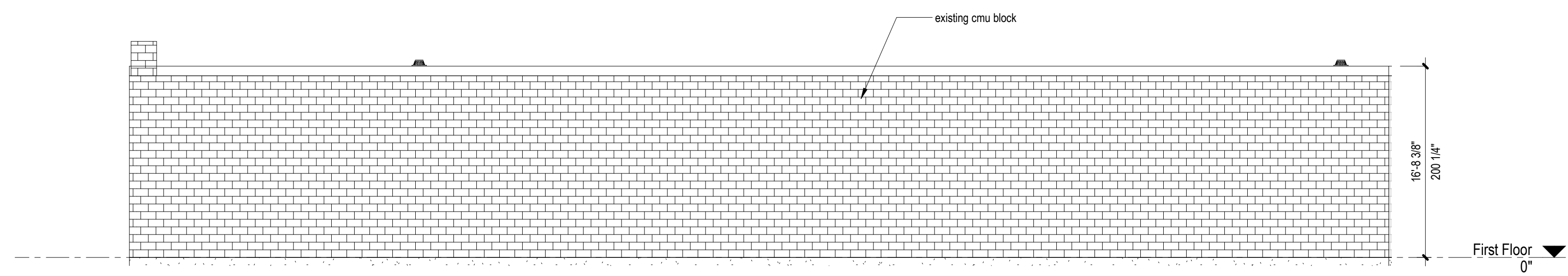
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	As indicated	SCALE
		SHEET NAME

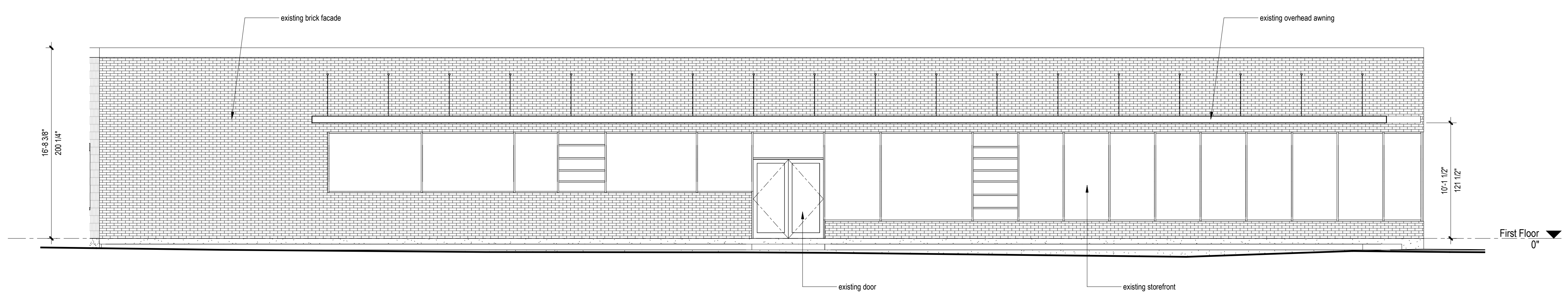
EXISTING BUILDING ELEVATIONS

EXISTING BUILDING FINISH

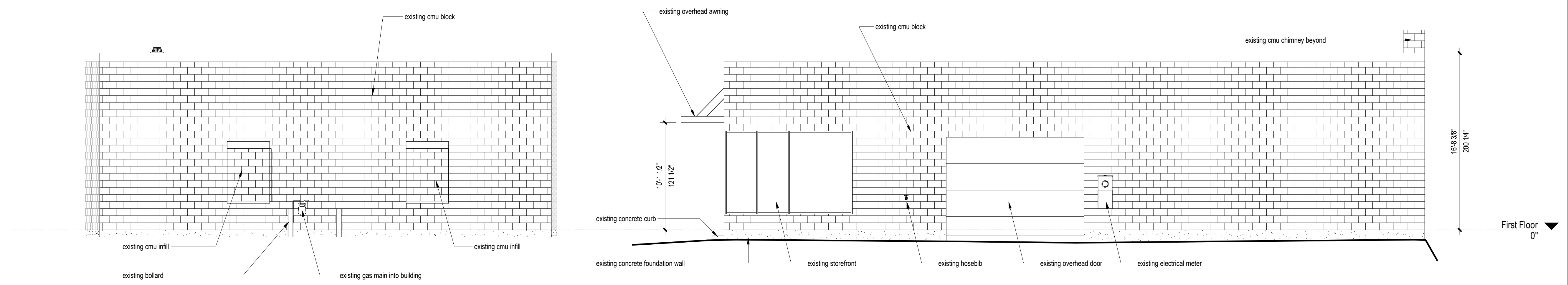
	concrete masonry unit
	brick masonry - running bond



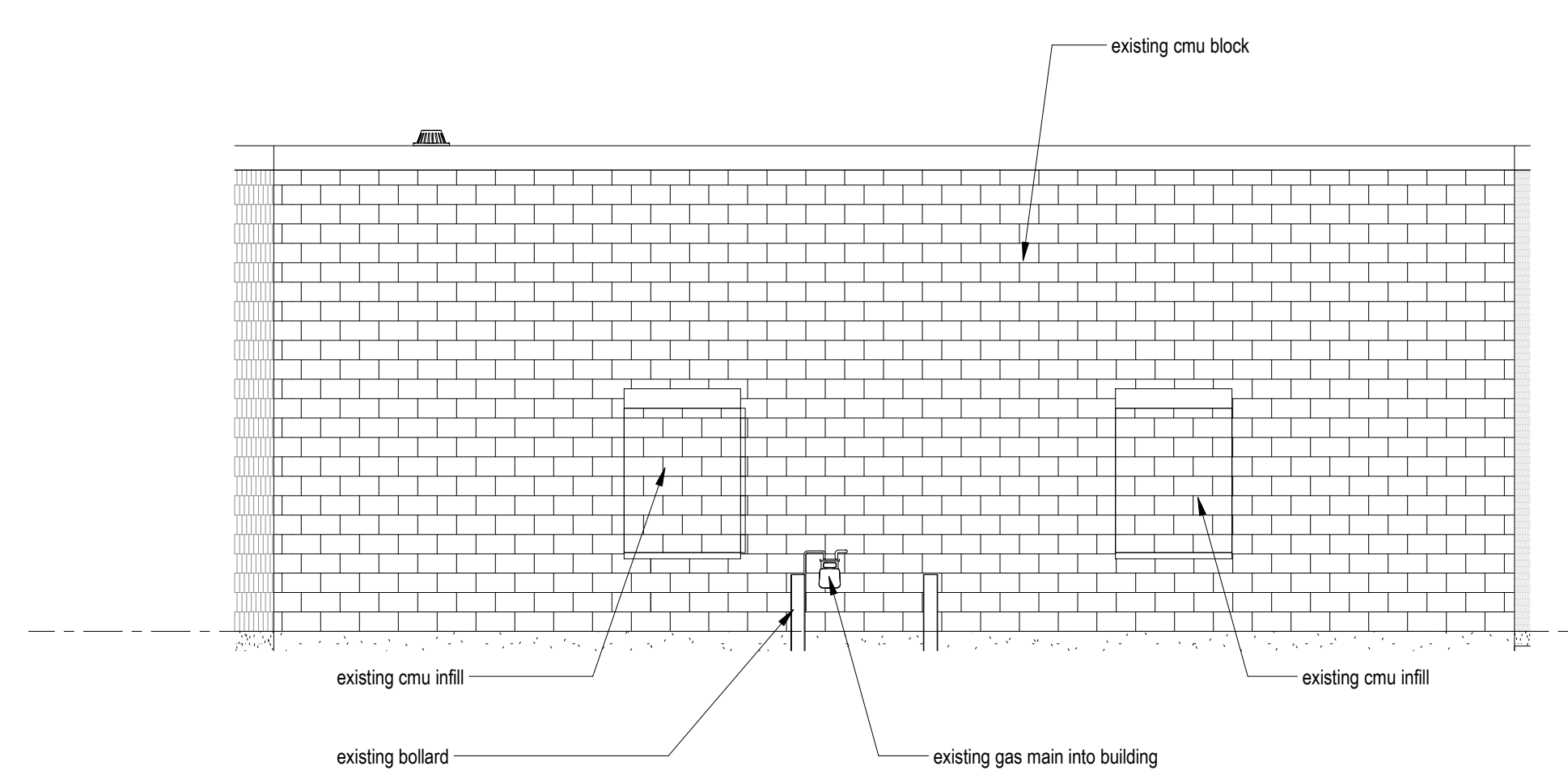
4 EXISTING NORTH ELEVATION
A031 1/8" = 1'-0"



3 EXISTING SOUTH ELEVATION
A031 3/16" = 1'-0"



1 EXISTING EAST ELEVATION
A031 3/16" = 1'-0"



2 EXISTING WEST ELEVATION
A031 3/16" = 1'-0"



PROJECT INFORMATION

THE ENGINE YARD

40 ALPINE ROW
FRANKLIN, MA 02038

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	1/8" = 1'-0"	SCALE
		SHEET NAME

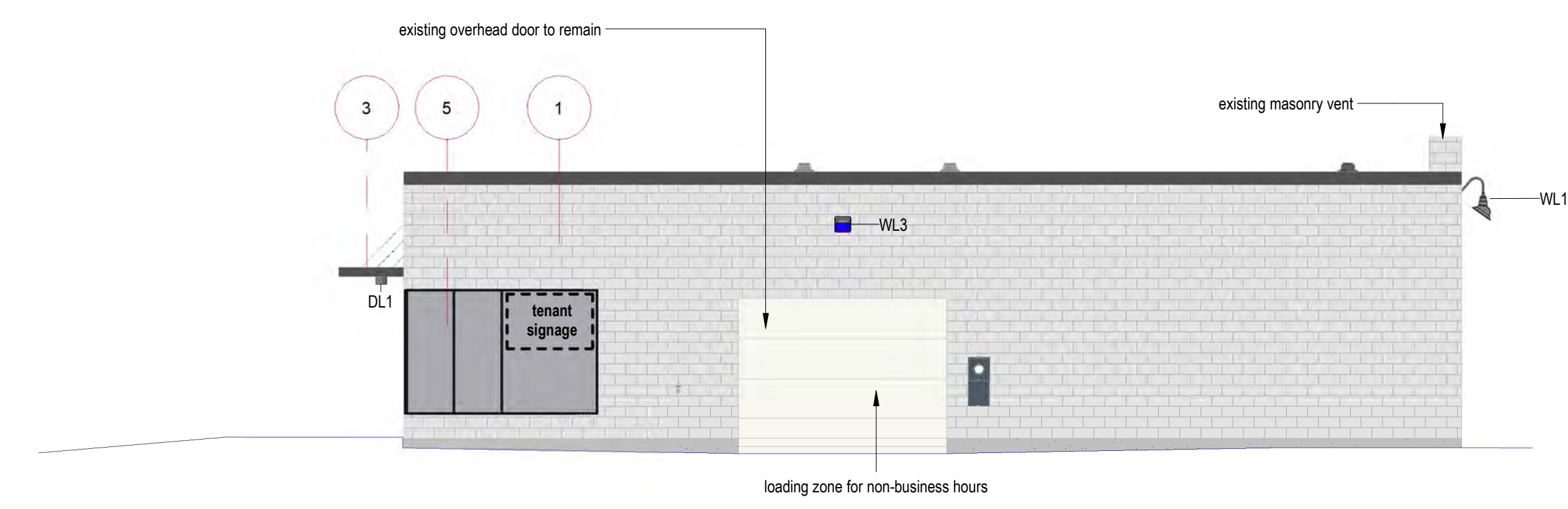
EXTERNAL ELEVATIONS

SHEET NUMBER

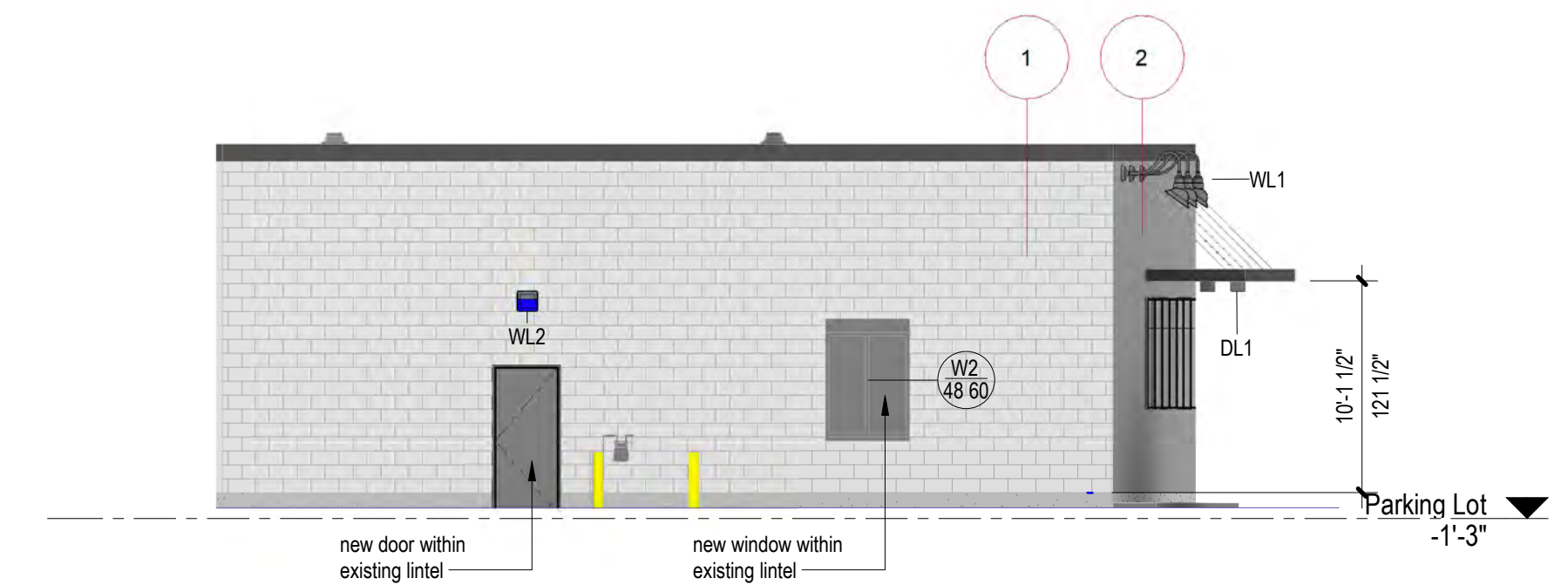
A200

PROPOSED BUILDING FINISHES

1 concrete masonry unit; to be powerwashed clean & painted; sherwin-williams duration series SW 7006 extra white satin.	8 siding to be composite cement board; color new england pewter
2 brick masonry - running bond; to be powerwashed clean & painted; sherwin-williams duration series SW 7006 extra white satin.	9 siding to be sugi ban (charred black natural wood)
3 existing awning, awning angle support, and fascia trim to be painted; sherwin-williams duration series SW 6258 tricorn black matte	10 siding to be a natural pine (stained) or a natural looking composite pine.
4 underside of existing awning to be painted; sherwin-williams duration series SW 7006 extra white satin	11 awnings to be a black metal fascia (satin black).
5 existing storefront to be replaced with similar; new sealant and metal black satin finish.	12 parapet trim/ drip edge/window trim to be azek composite; color pantone 20-0100
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.	13 top parapet cap to be metal fascia; color satin black
7 new landscaped surround to be concrete retaining wall block; painted sherwin-williams H&C Acryla-deck; Muddy Gray HC172	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



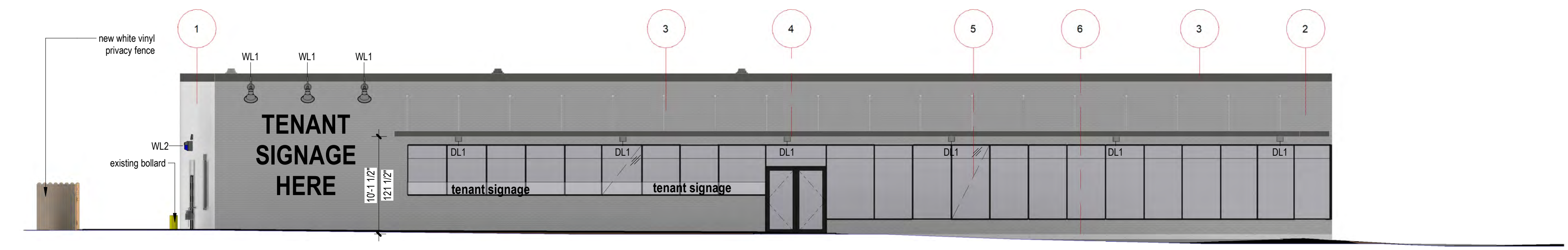
1
A200
PROPOSED EAST ELEVATION -
STRUCTURE A
1/8" = 1'-0"



4
A200
PROPOSED WEST ELEVATION -
STRUCTURE A
1/8" = 1'-0"



2
A200
PROPOSED NORTH ELEVATION -
STRUCTURE A
1/8" = 1'-0"



3
A200
PROPOSED SOUTH ELEVATION -
STRUCTURE A
1/8" = 1'-0"



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

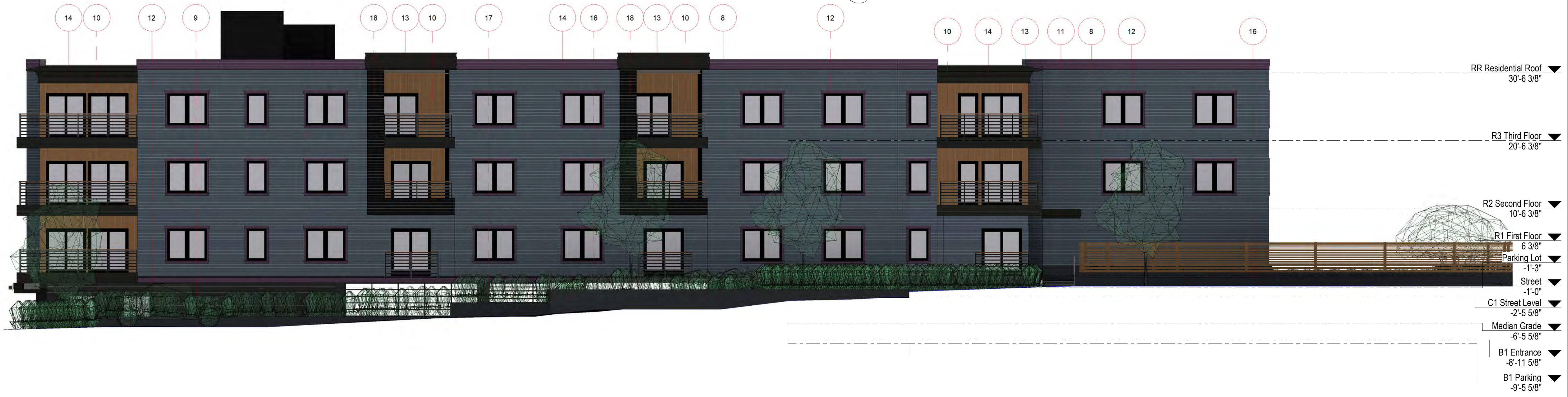
ISSUE	DATE
440	PROJECT NUMBER
Checker	CHECKED
Approver	APPROVED
1/8" = 1'-0"	SCALE

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 tricorn 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"



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

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



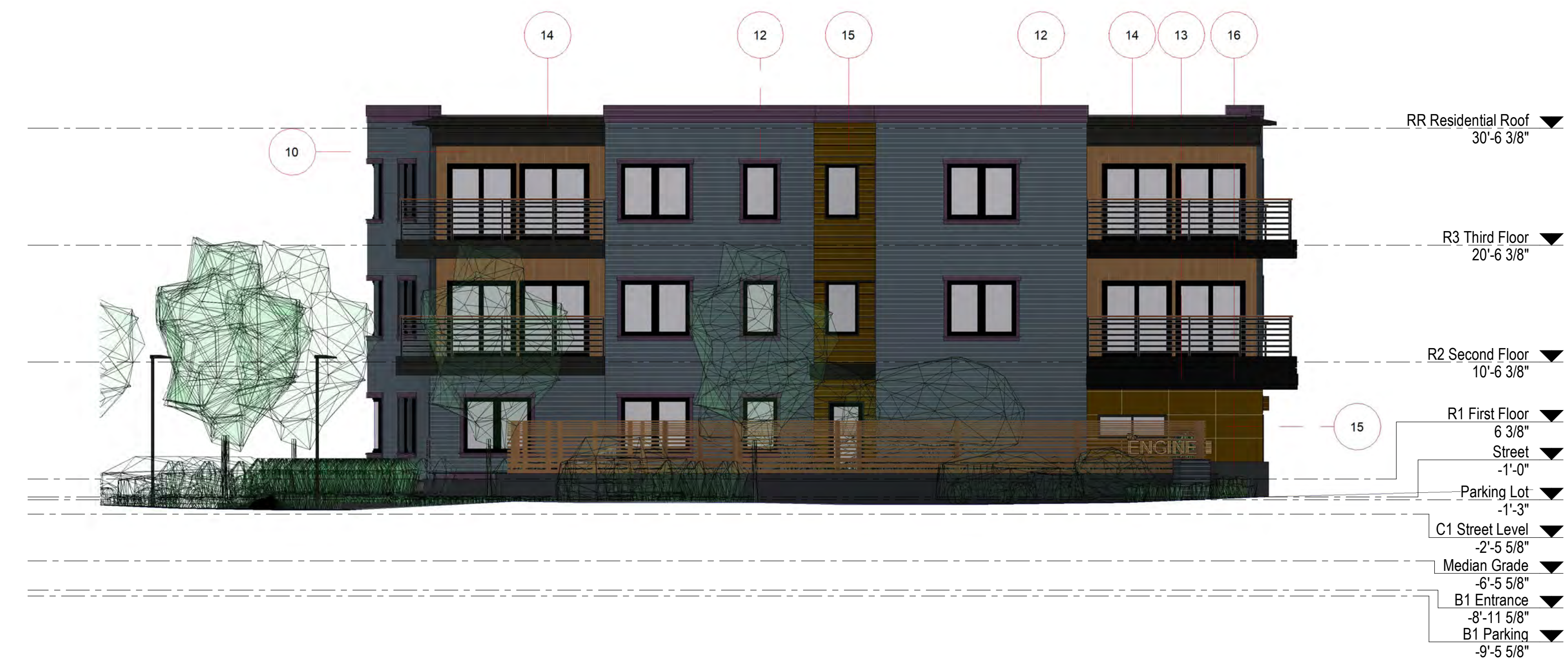
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2	DESIGN REVIEW	06/23/2021
1	PLANNING BOARD	06/23/2021

N	ISSUE	DATE
	440	PROJECT NUMBER
	as	CHECKED
	ac	APPROVED
	1/8" = 1'-0"	SCALE

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.
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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 A
A202 1/8" = 1'-0"

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

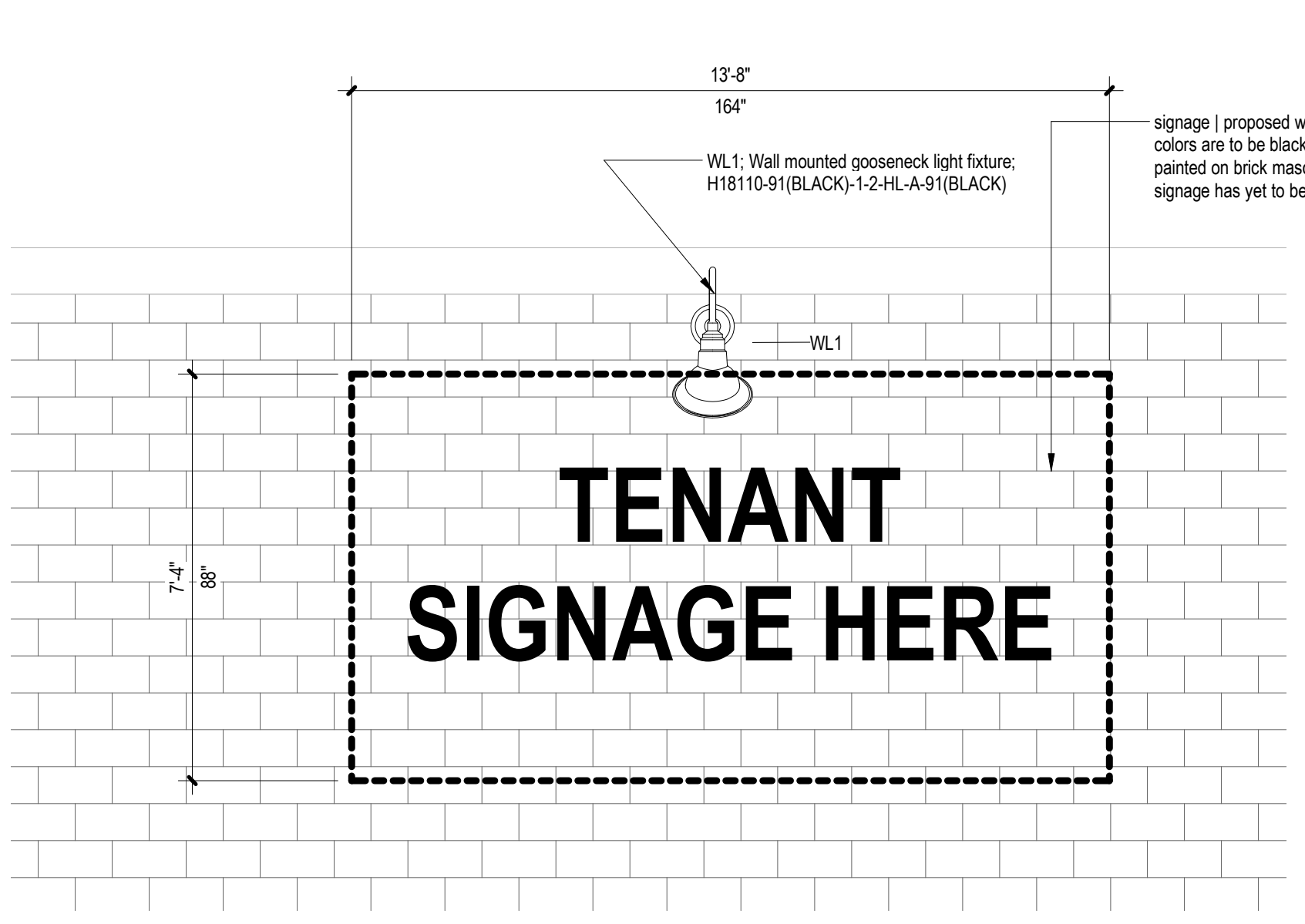


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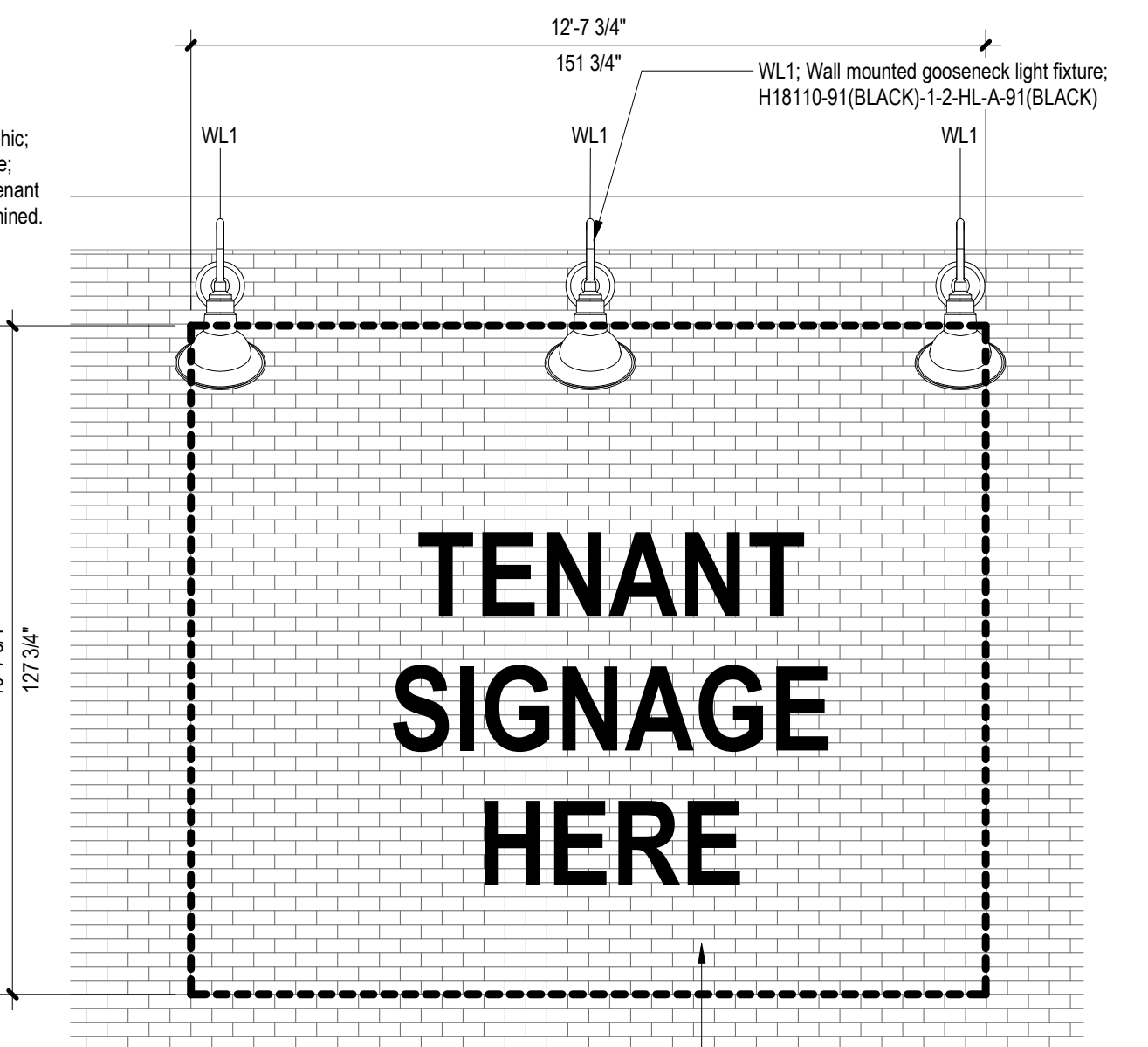
2	DESIGN REVIEW	06/23/2021
N	ISSUE	DATE
	440	PROJECT NUMBER
	as	CHECKED
	ac	APPROVED
	As indicated	SCALE
		SHEET NAME

EXTERNAL SIGNAGE

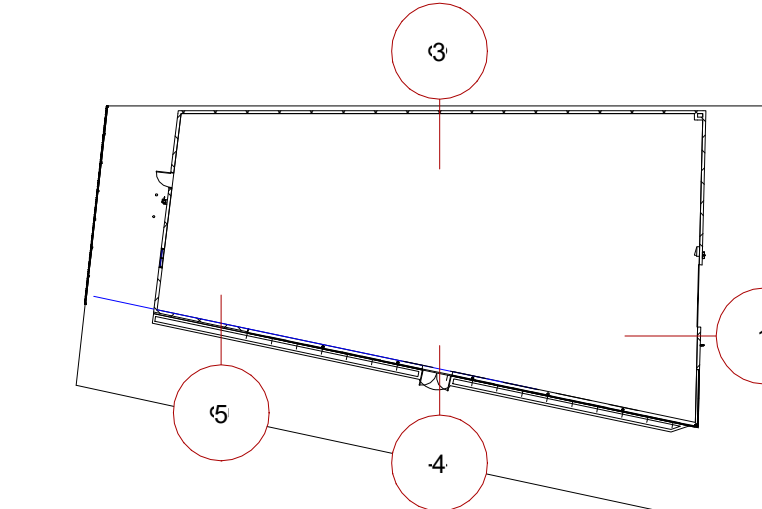
Sign Type	Downtown Commercial District ¹	Downtown Commercial District ²
Wall Signs		
First floor storefront facing street	No more than 24 square feet or 10% of front facade ³	and no more than 7 feet high
First floor storefront facing street corner	No more than 36 square feet or 15% of 1 facade divided into 2 ⁴	One shared sign no more than 40 square feet and no more than 14 feet high
Upper floors facing street	Not permitted	Multiple establishments on same property with access from two roadways
Freestanding Signs		One additional freestanding sign permitted near secondary access drive, no more than 15 square feet and no more than 7 feet high
Single establishment	One sign no more than 30 square feet and no more than 14 feet high	
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 ⁵	
Upper floors facing street	No more than 4 square feet or 10% of window surface ⁵	
Door signs	No more than 2 square feet ⁶	
Reader Boards		
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		
Non-profits and charities	Check for availability of Town display	
Project construction signage	No more than 80 square feet or 1 square foot per linear foot of frontage ⁷	
All other temporary signs	See § 185-20D	
Public Use and Safety Signs		
All sign types	Permitted	
Political Signs		
Freestanding or wall	No more than 32 square feet	



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



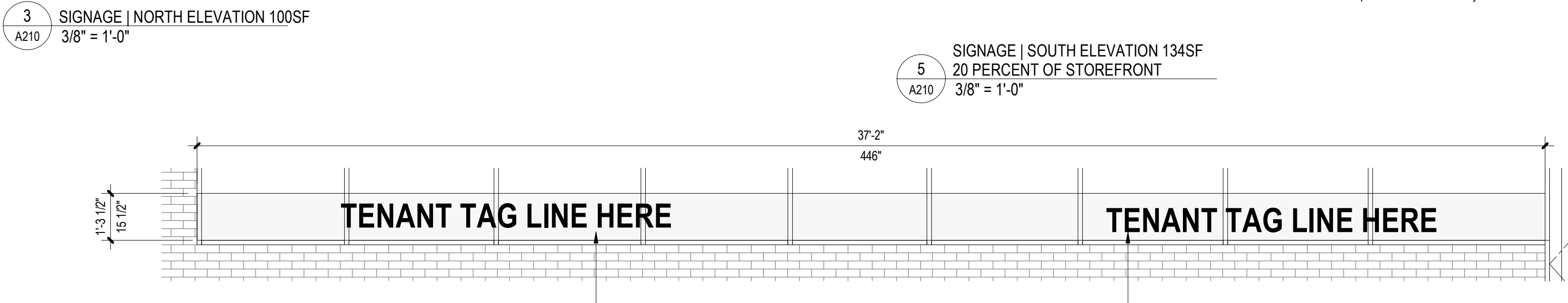
1 SIGNAGE | WEST ELEVATION 18SF
3/8" = 1'-0"



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

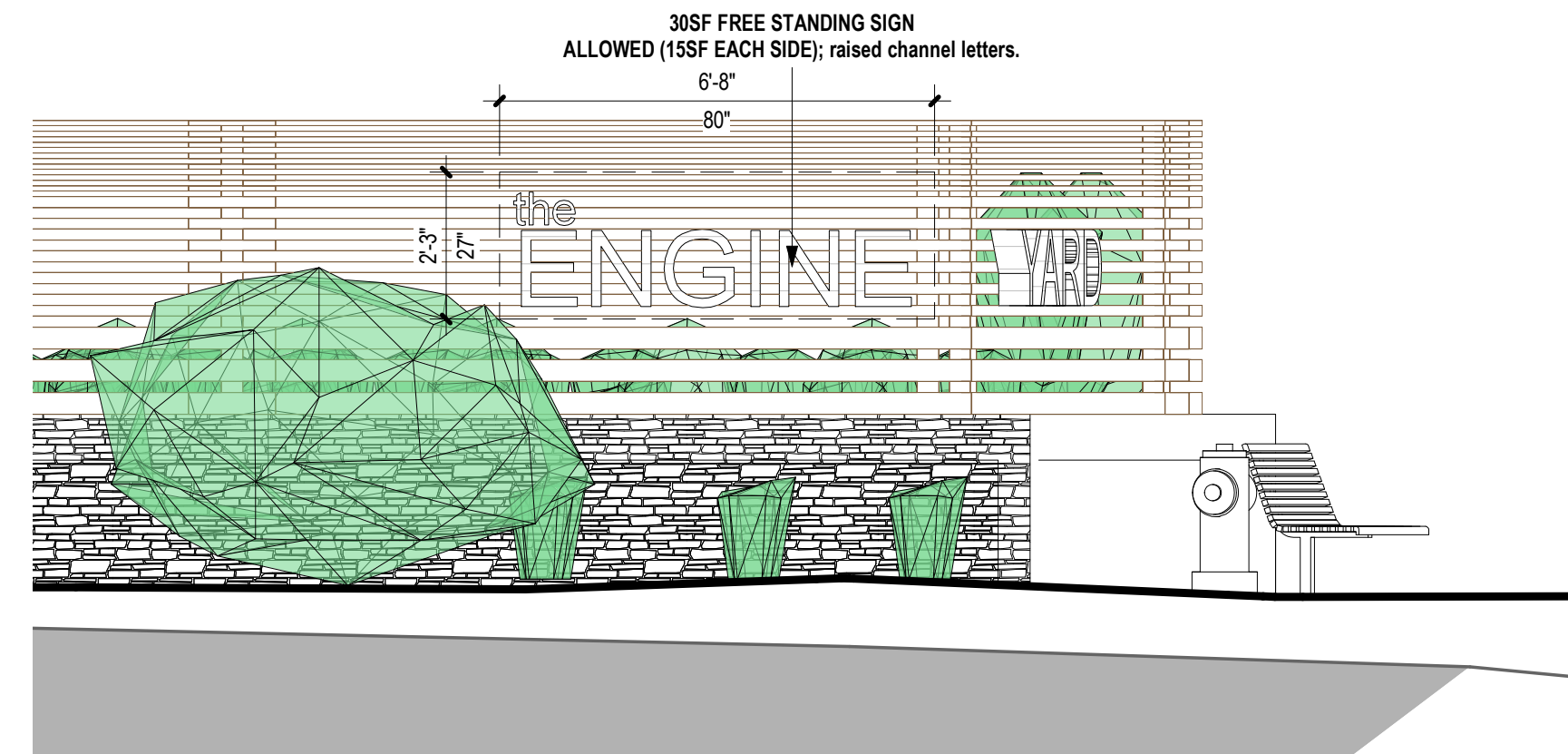


7 SIGNAGE KEYPLAN BUILDING B
1" = 40'-0"

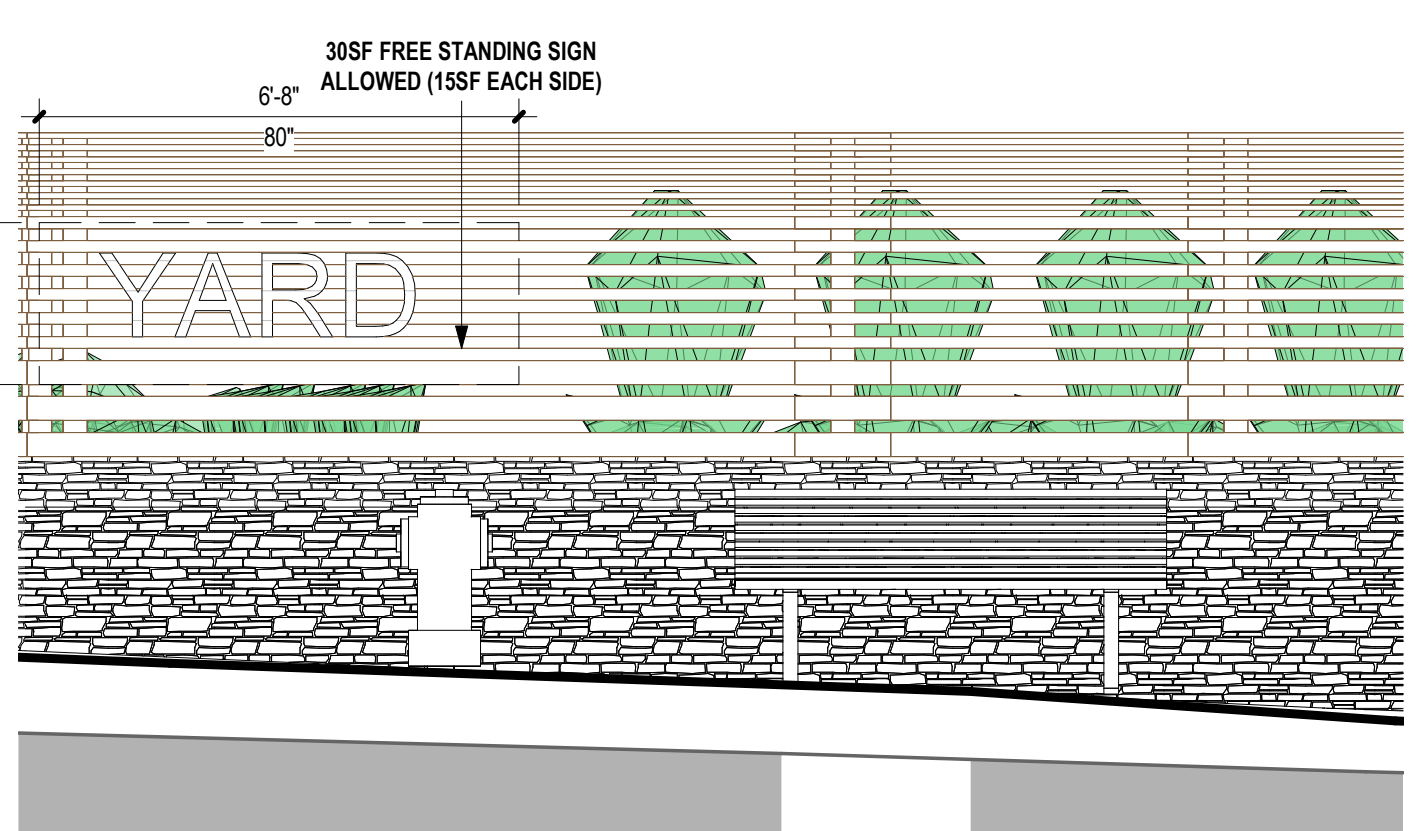


5 SIGNAGE | SOUTH ELEVATION 134SF
20 PERCENT OF STOREFRONT
3/8" = 1'-0"

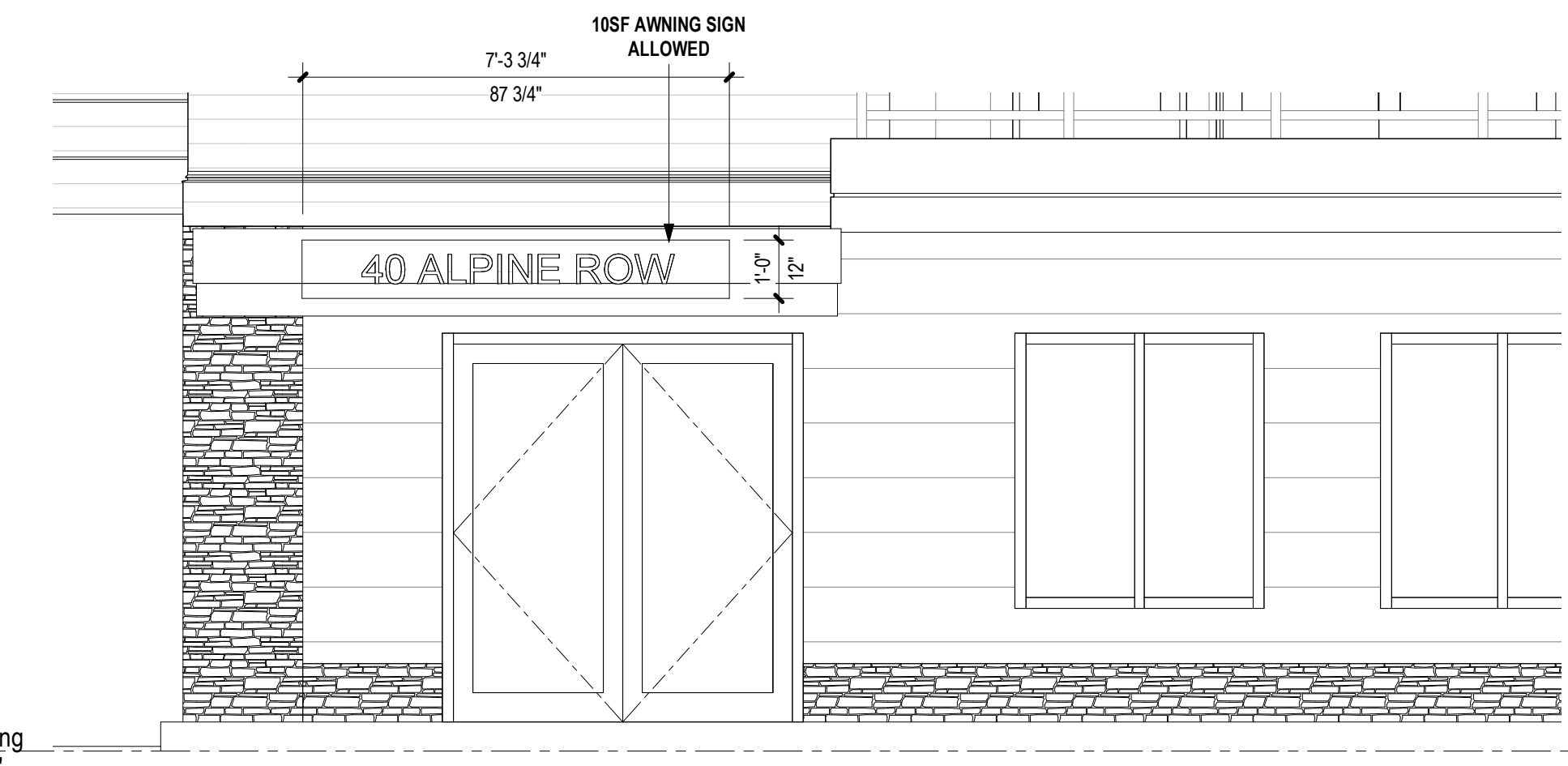
4 SIGNAGE | SOUTH ELEVATION 48SF
3/8" = 1'-0"



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



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

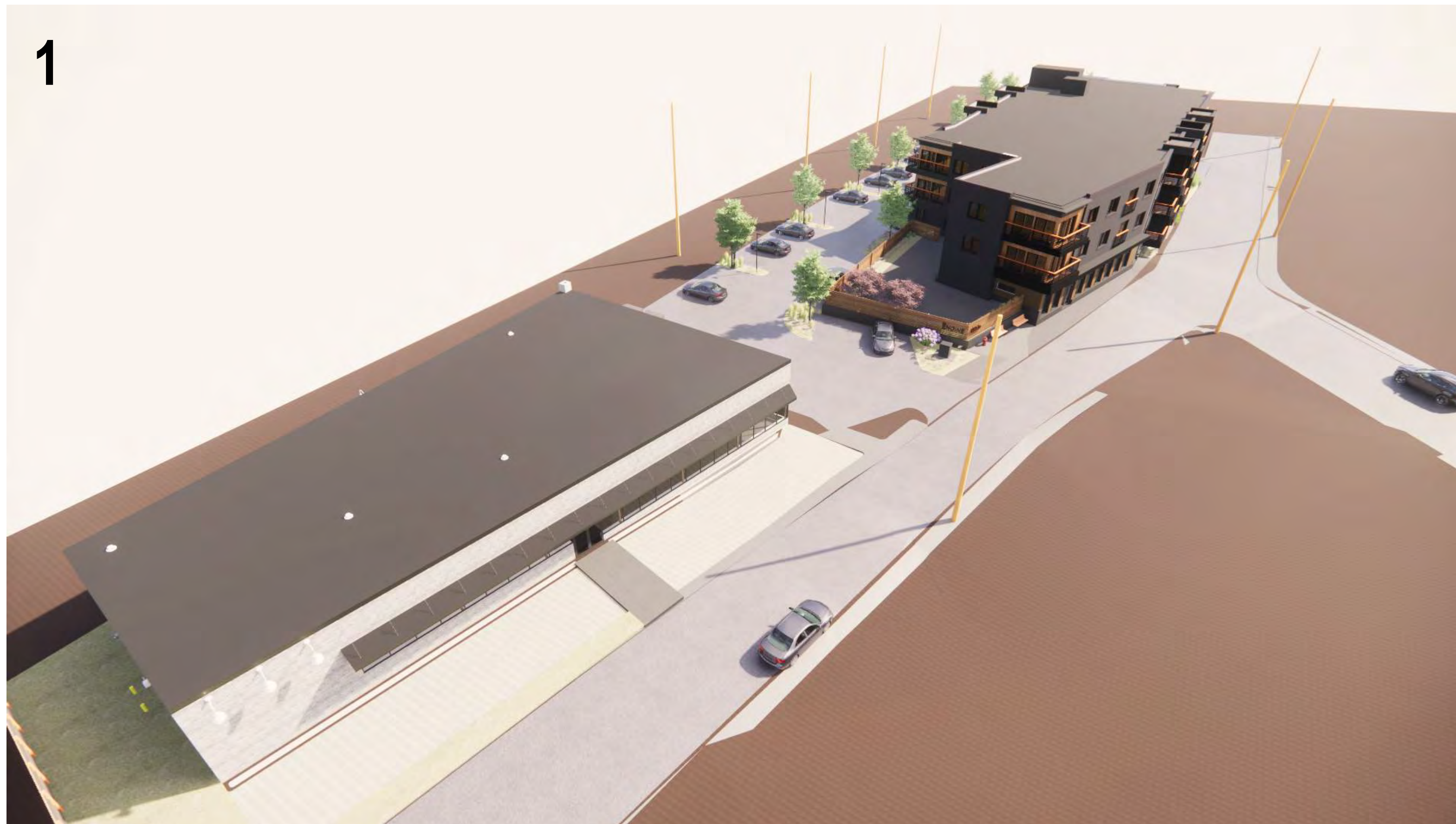


9 SIGNAGE - RESIDENTIAL ENTRANCE
3/8" = 1'-0"

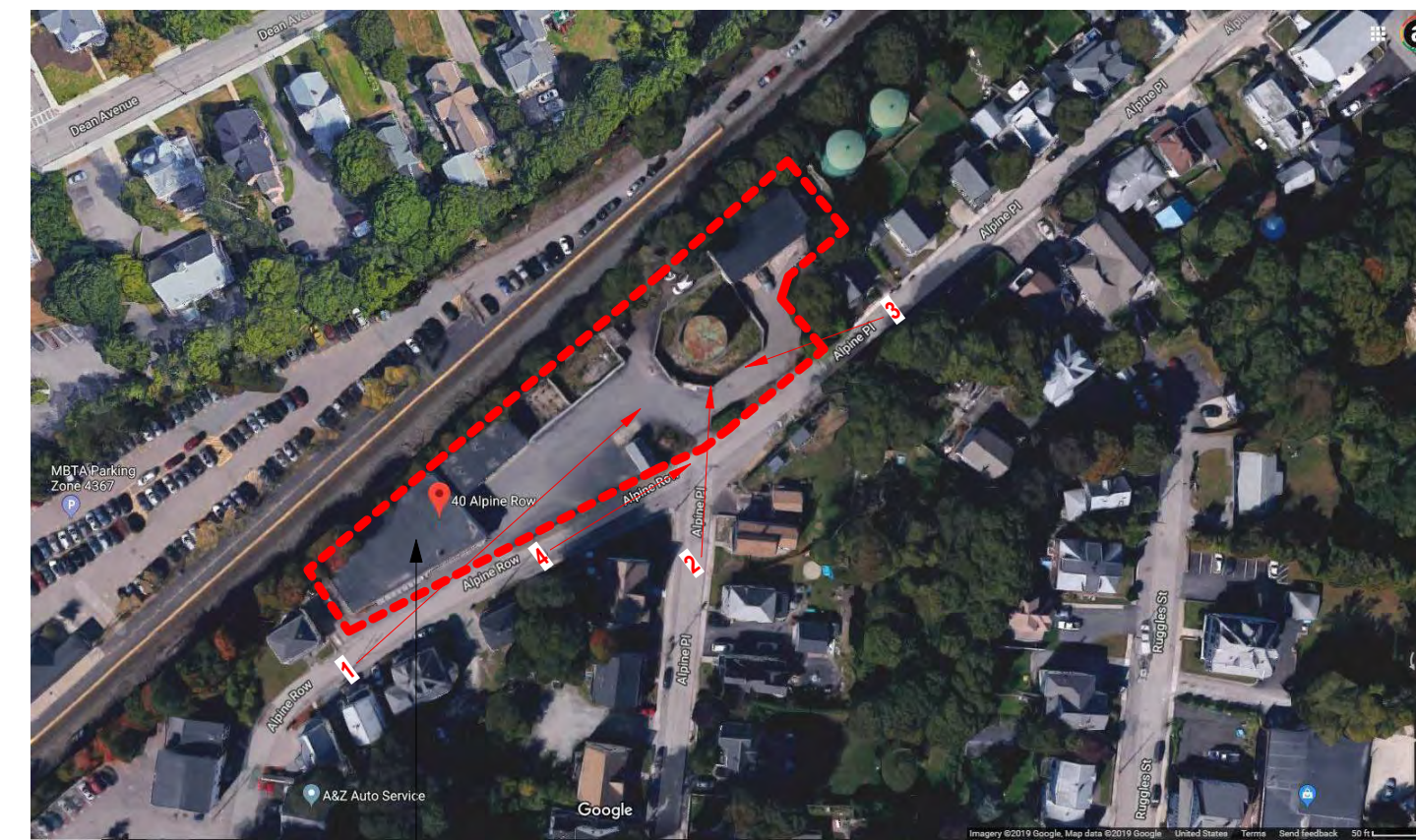


8 SIGNAGE - COMMERCIAL TENANT
3/8" = 1'-0"

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.

2



3



4



DESIGN FIRM

J t A

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

CLIENT



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

CONSULTANT

SEAL



KEY PLAN

PROJECT INFORMATION

THE ENGINE YARD

40 ALPINE ROW
FRANKLIN, MA 02038

FOR ZONING

6/22/2021 10:18:23 PM

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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