DESIGN REVIEW COMMISSION AGENDA

Tuesday, February 13, 2018 7:00 PM.Municipal Building, 355 East Central Street 2nd Floor, Room 205

7:00 PM The Woodshed Gallery- 1243 Pond Street Freestanding Sign

7:05 PM Sunoco Gas Station- 43 East Central Street Reface Canopy Decals, Price Sign, Reface Pump Decals

7:10 PM Franklin Yoga & Wellness-1256 West Central Street Wall Sign

7:15 PM Medical Office & Urgent Care Facility – 1262-1288 West Central Street Site Plan

General Matters

Approval of Meeting Minutes from 1-9-18 Approval of Meeting Minutes from 1-23-18 10WN OF FRANKLING
1018 FEB - 1 P 4: 49

COMMENTS: These listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

This agenda is subject to change. Last updated: February 7, 2018

The next meeting of the Design Review Commission is tentatively scheduled for February 27, 2018

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:	100DSHED GALLERY
Name of Business or Project: THE W Property Address 1243 Powl	ST FRANKLYN
Assessors' Map # Parcel #	
Zoning District (select applicable zone):	
Zoning History: Use Variance Non-Conforming Use	
B) Applicant Information:	
Applicant Name: Bruch WOOD)
Address: 1243 POND 5	
Telephone Number: 508 533 6	5277
Contact Person: Sm/	
C) Owner Information (Business Owner &	& Property Owner if different)
Business Owner:Address:	Property Owner:
All of the information is submitted according Executed as a sealed instrument this 29	
Signature of Applicant	Signature of Owner
BANCE WOND	
Print name of Applicant	Print name of Owner .

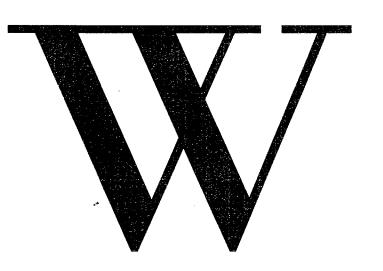
*FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 – 4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

Business Name: Contact Person: Address Telephone Number: b. Architect/Engineer (when applicable) Business Name: Contact Person: Address Telephone Number: E) Work Summary Summary Summary of work to be done: Re-FANING ENISTING 516AS F) Information & Materials to be Submitted with Application a) FOR SIGN SUBMISSIONS ONLY: NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION 1. Drawing of Proposed Sign which must also include type of sign (wall, pylon etc.) colors size/dimensions 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: NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION 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 Mote: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing tc.) as well as samples of paint colors.	D) Architect/Engineer/Sign Company a. Sign Company	Information (if not the applicant)
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WOODSHED GALLERY

ART RESTORATION

INSTALLATION OVER EXISTING SIEN (ON POSTS)

48" X48"

BLACK LETIERS ON WHITE REFLECTIVE BACKGROUND

NON - ILLUMINATED

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: SUNOCO GAS STATION
Property Address 43 E CENTRAL ST FRANKLIN MA
Assessors' Map # Parcel # <u>279-241-000-000</u>
Zoning District (select applicable zone): DCD
Zoning History: Use Variance Non-Conforming Use
B) Applicant Information:
Applicant Name: Pps Si6N
Address: 251 BOOT PD DOWNINGTOWN PA 19335
Telephone Number: 610 · 518 · 5881 [116]
Contact Person: TESSICA DAVIS [EXT. 116] - MEGHAN LANGLEY [133]
C) Owner Information (Business Owner & Property Owner if different)
Business Owner: NABIL NAVHOUL Address: 43 E. CENTRAL ST FRANKLIN MA FRANKLIN MA. 02038
All of the information is submitted according to the best of my knowledge Executed as a sealed instrument this 673 day of FEBRUARY 2018
Signature of Applicant Signature of Owner
Signature of Applicant Signature of Owner TESSICA DAVIS ROSIGN NAKHOUL
Print name of Applicant 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 In	
a. Sign Company Business Name: Pro SIGNS	
Business Name: Pro SIGNS	
Contact Person: TESSICA DAVI'S	
Address 251 BOOT PO	DOWNINGTOWN PA
Telephone Number:	
b. Architect/Engineer (when applicable)	
Business Name:	
Contact Person:	
Address Telephone Number:	
Telephone Number:	
E) Work Summary	
Summary of work to be done: PEFAC	ING CANOPY WITH BLUE
ACM/VINYL + NEW PADIU	S CORNERS , ADDING 'SUNOCO"
YELLOW VINYL DECALS - PO	EIMAGING VALANCES TO BE
BRANDED SUNDIO - INST	ALLING HEN MILD PRICE SIGN
F) Information & Materials to be Submi	itted with Application
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Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

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.

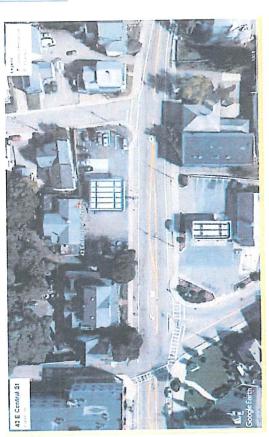
11. Landscape - The landscape should improve the character and appearance of the surrounding area and parking areas should be located to the side or rear of buildings when reasonably possible.
10. Energy Efficiency – To the maximum extent reasonably practicable, proposals shall utilize energy efficient 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.
9. Heritage – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable.
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.

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

43 E Central St Franklin, MA DUNS# TBD

43 E Central St

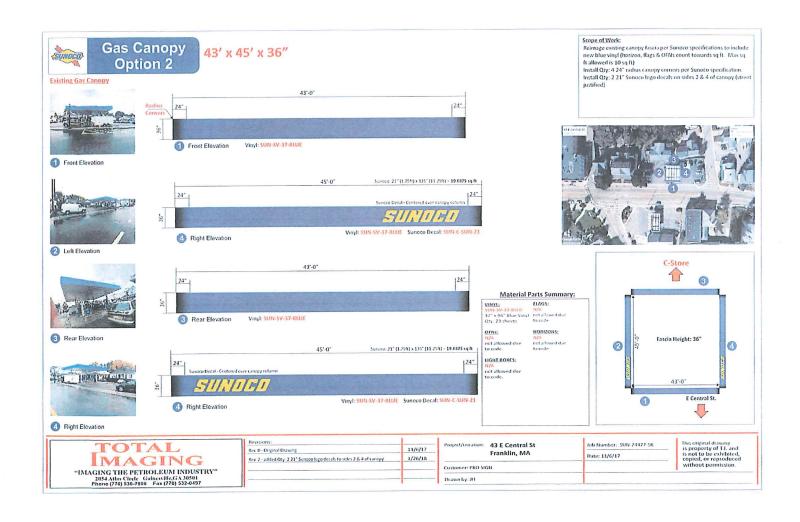




N.



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Job Number: SUN-24477-5R Date: 11/6/17	
Project/Location: 43 E Central St Franklin, MA Custamer: PRO SIGN	Drawn by: JH
11/6/17	
N Drawing	





Canopy Deck & Lighting

Scope of Work:

No pressure washing/painting of canopy decking necessary. LED canopy decking lights already installed.

Existing Gas Canopy Decking & Lighting



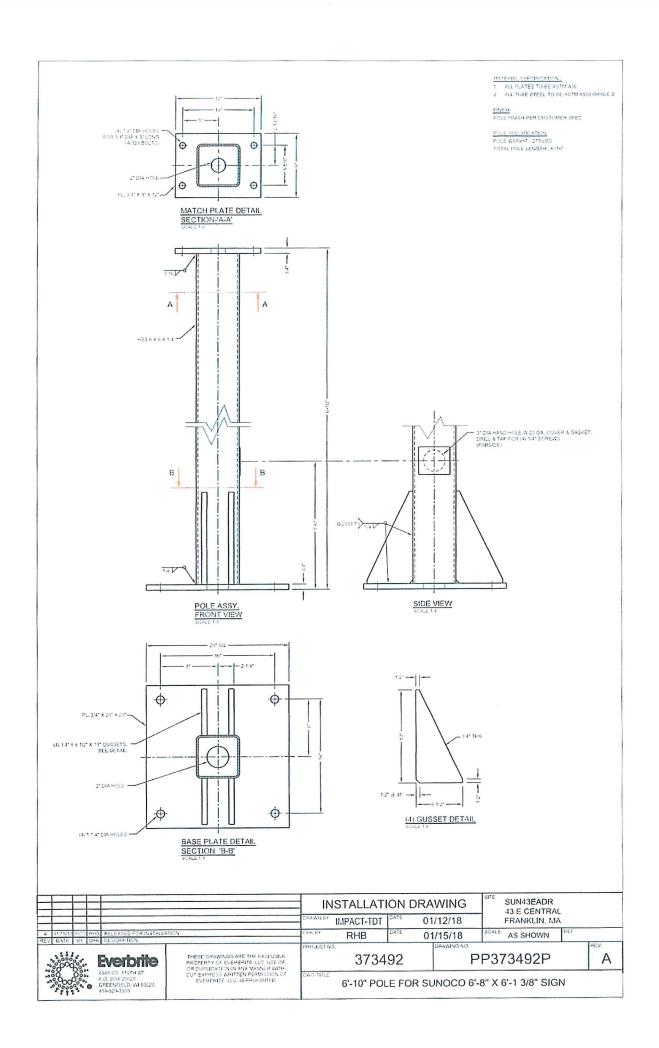
Per Sunoco specifications, all gas canopy decks should be White.
Canopy decks should be clean and free of peeling paint.
Canopy decks that are not clean should be power washed.
Canopy decks should be freshly re-painted if the underside was previously painted.

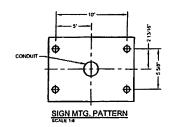
All canopy lights should be fully functional with clean lenses. Damaged or missing lenses should be replaced. Light boxes should not have cracked or peeling paint.

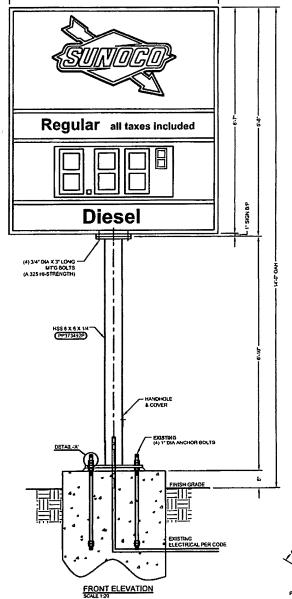


Revisions:	-	Designation of Company Co	tak threshop Clin 34427.ch
David Ordinary Description	11/6/17	Project/Location: 43 E Central St	Job Number: SON-24477-316
Simon product of the control of the		Franklin, MA	Date: 11/6/17
		Succession SIGN	
	The second secon	Drawn by: JH	
		Accelege market and provided market accelege to the following of the contract	

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EXISTING FOUNDATION

GENERAL NOTES
INSTALLER TO PROVIDE COMPLETION PHOTOS OF POLE, BASE PLATE MATCH
PLATE-SIGN CONNECTIONS. ANY WELDED CONNECTIONS, ELECTRICAL WIRDIG
AND OVERALL ELEVATION.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE ANDOR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDOWG OF THE SIGN

INSTALLER TO BE SURE SIGNS ARE PROPERLY INSTALLED, CONNECTED AND GROUNDED.

LANDSCAPING MATERIALS SHOULD BE KEPT MINIMUM TWO INCHES AWAY FROM SIGN POLES OR BASE PLATES.

THIS DRAWING IS FOR DISTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

LIFTING HOLE MY LETTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER LETTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PARTIED.

<u>WELDING NOTE</u>

ANY REQUIRED WELDING IS TO BE COMPLETED BY AN AWS CERTIFIED WELDER QUALIFIED IN THE APPLICABLE POSITIONS NEEDED.

 $\underline{\text{DESIGN NOTE}}$ SIGN AND POLE ARE DESIGNED TO WITHSTAND A WIND LOAD OF 30 PSF.

INSTALLATION INSTRUCTIONS

- MOUNT SIGNAGE TO POLE. (INSTALLER TO PROVIDE WIRE BETWEEN SIGN AND BASE OF POLE.)
- MAKE FINAL ELECTRICAL HOOKAIP. (ALL ELECTRICAL TO MEET LOCAL CODES.)

- COURS I TEST SIGNAGE FOR PROPER FUNCTION AND LIGHTING, REMOVE MAY LIFTING BRACKETS AND REINSTALL BOUTS. CLEAN UP AREA AND REMOVE ANY PACKING WATERIAL DO NOT DISCARD ANY MATERIAL, OR DEBRIS INTO ON SITE DIAMPSTERS.

EVERDRITE TO FURNISH 1. 6'-6" X 6'-1 3'6" SIGN

INSTALLER TO FURNISH

1. ALL ELECTRICAL COMPONENTS REQUIRED

GENERAL CONTRACTOR TO FURNISH

1. PRIMARY WIRES FROM BUILDING TO SIGN

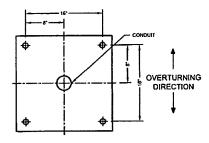
ELECTRICAL SPECIFICATION: LAUPS: (8) F72T12CW:HO BALLAST: (1)EESB-1018-26L

CURRENT DRAY : 5.5 AMPS 120 V 60HZ - (2) 20 AMP CIRCUIT NEEDED POWER SUPPLIES:

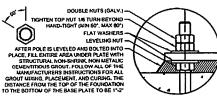
(1) 2 CHANNEL 10.5V POWER SUPPLY @ 2.5 AMPS LUMENS FOTAL: 37503 AREA: 40.2543 SQ FT

POLE SPECIFICATION POLE WEIGHT: 273 LBS TOTAL POLE LENGTH: 6-10"

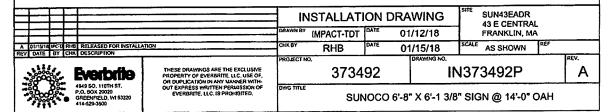
EXISTING FOUNDATION NOTE
THE EXISTING FOUNDATION SIZE AND THE EMBEDMENT DEPTH OF THE EXISTING
ANCHOR BOATS HE APPLICABLE; ARE UNKNOWN, AND ARE THE RESPONSIBILITY
OF THE SIGN OWNER. THE AREA OF THE NEW SIGN IS SAME AS EXISTING SIGN.
THE EXISTING FOUNDATION WAS NOT ANALYZED AND IS ASSUMED ADEQUATE
DASED ON ALL OF THE INFORMATION AVAILABLE.

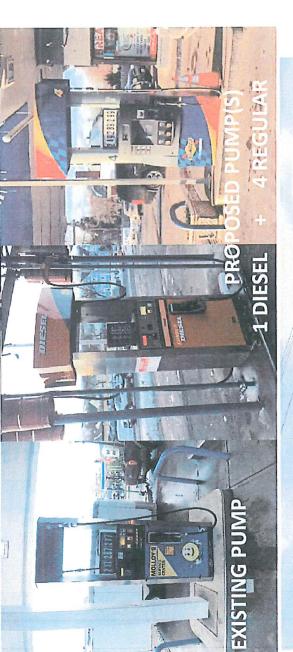


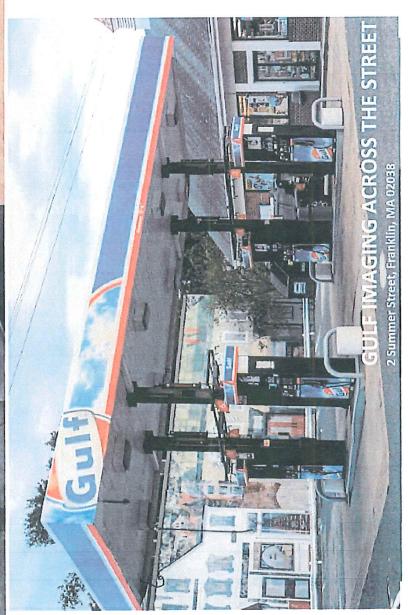
EXISTING ANCHOR BOLT PATTERN



ANCHOR BOLT DETAIL-'A'





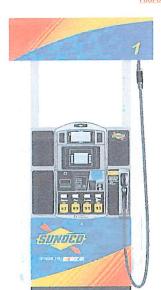




Existing Dispensers Under Gas Canopy:

NOTE: Dispenser bezel graphics will be handled by imaging contractor (not Total Imaging). You will provide make/model, grades, quantity and photos to Lakeland Graphics. Lakeland will send you a material quote and spec sheet for the decals. Illustration Below is FOR EXAMPLE only.

PROPOSED:





Drawn by: 1H

Gas Dispenser Scope of Work: Qty: 4 new pre-imaged Gilbarco Encore 700s 4+0 & Qty: 1 Encore 760s Diesel dispensers to be installed. Dispensers will come from Sunoco and will include valances.

- a. SUNOCO H style valances provided by ProSign to be fitted on all dispensers b. Valances to include dispenser ID and self decals. c. Each dispenser to receive standard pump topper supplied by MEM d. Install all required regulatory decals as needed (ethanol, low sulfur, etc.)

Wayne Vista 387 - Diesel

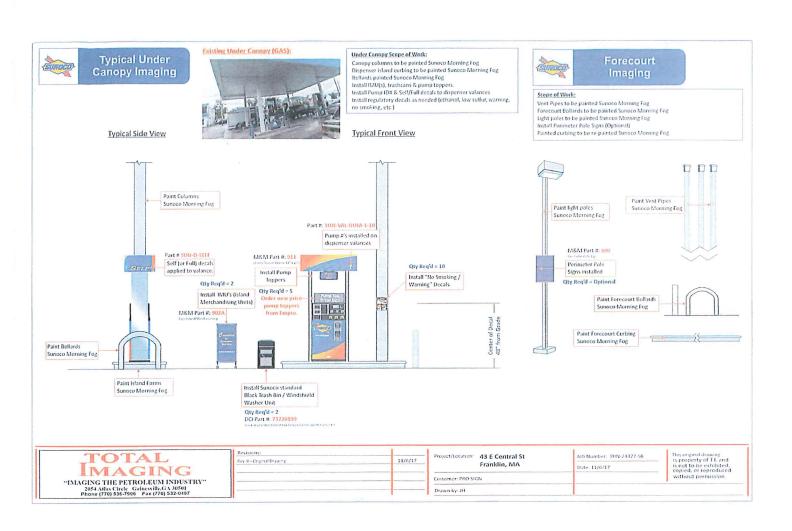
Wayne Vista 580 3+0 Qty = 4

"IMAGING THE PETROLEUM INDUSTRY"
2634 Adac Ciric. Galneville, G. 1989
Prince (Trd) 528-708 - 504 (Trd) 522-607

11/6/17 Rev O - Original Drawing

43 E Central St Franklin, MA Job Number: SUN-24477-SR Date: 11/6/17

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SUNOCO Standard Colors

SUNOCO Yellow

SY Translucent Vinyl: 3M Yellow
Opaque Vinyl: 3M Bright Yellow
Paint: Sherwin Williams - Sunoco Yellow
Pantone Match: PMS 109C

Traditional Parking, No Parking Zones Trash Enclosure Bollards, Loading Zones, Propane Bollards

SUNOCO Blue



SB Translucent Vinyl: 2M Sultan Blue
Opaque Vinyl: 3M Sapphire Blue
Paint: Sherwin Williams - Sunoco Sapphire Blue
Pantone Match: PMS 28SC

Exterior Canopy Faces, Canopy Fascia

SUNOCO White



SW Translucent Vinyl: 3M White Opaque Vinyl: 3M White #10 Paint: Sherwin Williams - Sunozo White Pantone Match: N/A

Gas Canopy Underside, Exterior Asphalt Striping Including: Stop Bars, Arrows/Directional Symbols, "ONLY" Text



MF Iranslucent Vinyl: N/A
Opaque Vinyl: 3M Pearl Gray #11
Paint: Sherwin Williams - Morning Fog
Pantone Match: N/A

Steel Island Forms, Guard Rails, Non APlus Building Exterior, Metal Doors

SUNOCO ADA Blue



AB
Translucent Vinyl: N/A
Opaque Vinyl: N/S
Paint: Sherwin Williams - ADA Blue
Pantone Match: PMS 485C

Asphalt Striping Including: Accessible Parking Spaces, Symbols, and Paths of Travel

SUNOCO Red



Translucent Vinyl: 3M Red
Opaque Vinyl: 3M Tomato Red
Paint: Sherwin Williams - SW6868 Real Red
Pantone Match: PMS 485C

Exterior Overhang and Barrel Arch

NASCAR Standard Colors

NASCAR Yellow - Match PMS 129C



Translucent Vinyl: N/A
Opaque Vinyl: N/A
Pantone Match: PMS 129C

NASCAR Red - Match PMS 185C



Translucent Vinyl: 3M Red (3630-33)
Opaque Vinyl: 3M Tomato Red (3650-13)
Pantone Match: PMS 185C

NASCAR Purple - Match PMS 240C



Translucent Vinyl: N/A
Opaque Vinyl: N/A
Pantone Match: PMS 240C

NASCAR Blue - Match PMS 300C



Translucent Vuryl: 11/A
Opaque Viryl: N/A
Pantone Match: PMS 300C

SUNOCO Standard Colors





SW SUNOCO White MF SUNOCO Morning Fog

AB SUNOCO ADA Blue

SUNOCO Red

NASCAR Standard Colors

NY NASCAR Yellow NASCAR Red

NASCAR Purple

NASCAR Blue



C-Store Imaging

Scope of Work;
Repaint c-store blands Sunoco Morning Fog (if applicable)
Repaint c-store curbing Sunoco Morning Fog.
Repaint c-store door frame Sunoco Morning Fog.

Existing C-Store



Proposed:



"IMAGING THE PETROLEUM INDUSTRY"
2054 Alba Citele Galineville,GA 30501
Phone (770) 535-7506 Fax (770) 532-0497

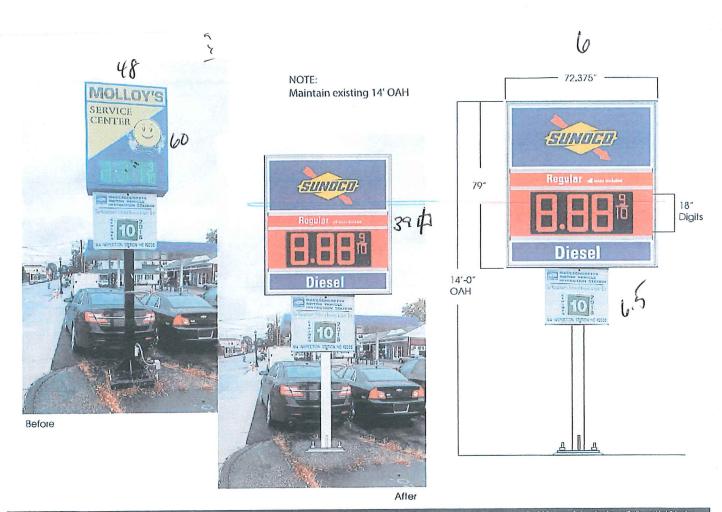
	-	
Rev. 0 - Original Drawing 11/6/17	/17	Project/Locatio
		Customer: PRO
	-	Drawn by: JH

43 E Central St Franklin, MA oject/Location:

ustomer: PRO SIGN

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Job Number: SUN-24477-5R Date: 11/6/17



	DISCLAIMER: Renderings are for graphic p	urposes only and not intended for actual construction dimensions, For	r windiced requirements, actual dimensions and mounting detail, plea	ee refer to engineering specifications and install drawings,
	These drawings and designs are the e	e exclusive property of Everbrita LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.		
Customer: Sunoco		Description: Customer Approval: Graphics and colors on file will be used unles		file will be used unless otherwise specified by
Project No: 373492-4	Scale: 3/8"=1'-0"	Description: New Combo, One Product Sign @ Customer Approval: Graphics and colors on file will be used unless of customer, Please review drawing carefully. By signing below, you agree shown above, and to location of sign as shown. Please roturn signed or	. Please return signed copy back to Everbrite.	
Date: 12/18/17	Drawn By: RB	14' OAH		
Location & Site No: 43 E. Central	ation & Site No: 43 E. Central Revised:		CUSTOMER SIGNATURE	DATE
Franklin, MA	Site: SUN43	Revised:	LANDLORD SIGNATURE DATE	

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: Franklin Yoga + Wellness LLC Property Address 1256 W. Central Street
Property Address 1256 W. Central Street
Assessors' Map # Parcel #
Zoning District (select applicable zone):
Zoning History: Use VarianceNon-Conforming Use
B) Applicant Information:
Applicant Name: Elizabeth Barry
Address: 3 Chilman K Roal Franklin, MA 02038
Telephone Number: 50% - 726 - 8480 (all)
Contact Person:
C) Owner Information (Business Owner & Property Owner if different)
Business Owner: Elizabeth Basin Property Owner: Rich Beaulien/Mich LLC Address: 3 Chilman C Road O 120 Grove Street Franklin MA 12038 Franklin MA 02038
All of the information is submitted according to the best of my knowledge Executed as a sealed instrument this day of 20
Signature of Applicant Signature of Owner Print name of Applicant Print name of Owner Manager

*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: Sign Language Signs Contact Person: Eric Aquillet Street, Building 25, Norwood, WA 02062 Telephone Number: 781-769-4040
Contact Person: Eric Aquility
Address CI Endicate Street, Building 25, Novwood, VMA 02060
Telephone Number: 781-769-4040
b. Architect/Engineer (when applicable) Business Name:
E) Work Summary
Summary of work to be done: 3' × 13' fot aluminum 13el+5; on - Back gramal to be aluminum with viny lettering to read " Franklin yoga o Wellness
a) <u>FOR SIGN SUBMISSIONS ONLY</u> : NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED WITH APPLICATION
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:
NINE (9) COPIES OF THE FOLLOWING MUST BE SUBMITTED W/APPLICATION
Site Plan including Landscape Plan showing plantings. Plantings must be from Best Development Practices Guide History Planting Lighting Laurely & specifications of proposed lights.
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

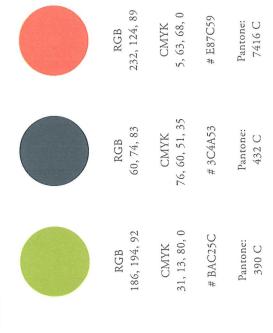
Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

COLOUR SCHEME

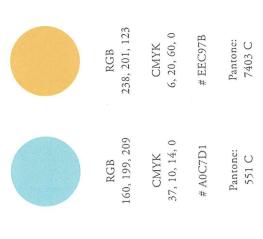
Accurate reproduction of the brand colour scheme is essential in communicating a clear and consistent message about the company image.

The Pantone colours should be used wherever possible, with CMYK / RGB being matched as closely as possible depending on the materials and print process. Black and white are acceptable as accent colours, in addition to the colours within the assigned scheme.

PRIMARY COLOURS



SECONDARY COLOURS



BRAND IDENTITY GUIDE January 2018

TYPOGRAPHY

consistency - especially within the logo. selected to best represent the brand These typefaces have been carefully image, and must be used to retain Replacing fonts with alternatives should not be done under any circumstances.

PRIMARY TYPFACES

Main Text / Content Text

Open Sans

ABCDEFGHIJKLMNOPQRSTUVWXYZ abcdefghijklmnopqrstuvwxyz !@#\$%^8*()[[{}\;"";,<>? 0123456789

Download / Purchase Here:

https://www.fontsquirrel.com/fonts/open-sans

Libre Baskerville

ABCDEFGHIJKLMNOPORSTUVWXYZ abcdefghijklmnopqrstuvwxyz 0123456789 !@#\$%^&*()[[{\\;;";,<>?

Download / Purchase Here:

https://fonts.google.com/specimen/Libre+Baskerville

SECONDARY TYPEFACES

audette.stephanie@gmail.com

graphic designer

www.stephanieaudette.com Worcester County, MA

774 289 7020

Stephanie audette brand architect & Headings / Titles / Subheadings

ABCDEFGHIJKLMNOPQRSTUVWXYZ abcdefghijklmnopqrstuvwxyz !@#\$%^&*()[]{}V;;"',.<>? Open Sans Semi-Bold 0123456789

Download / Purchase Here:

https://www.fontsquirrel.com/fonts/open-sans

Libre Baskerville Italic

ABCDEFGHIJKLMNOPORSTUVWXYZ abcdefghijklmnopqrstuvwxyz !@#\$%~&*()[]{}\/;;";.<>? 0123456789

Download / Purchase Here:

https://fonts.google.com/specimen/Libre+Baskerville



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: MEDICAL OFFICE AND URBUT CARE FACILITY
Property Address 1262 - 1286 WEST CENTRAL ST
Assessors' Map # 274 Parcel # 2 4 3
Zoning District (select applicable zone):
Zoning History: Use Variance NA Non-Conforming Use
B) Applicant Information:
Applicant Name: KEVIN LUBISSE & K.A.D. HOLDINUS CORP.
Address: 31 WHIEWOOD ROAD MUFACO INT 0757
Telephone Number: 508 478-6235
Contact Person: KEVI LUBISSIEL
C) Owner Information (Business Owner & Property Owner if different)
Business Owner: SAME Property Owner: SAME Address:
All of the information is submitted according to the best of my knowledge Executed as a sealed instrument this day of 20
Print name of Applicant 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 Info	ormation (if not the applicant)				
a. Sign Company					
Business Name:					
Contact Person:					
Address					
Telephone Number:					
	rporated D AP				
E) Work Summary					
Summary of work to be done: 45,000 Building Gross Square Feet of new construction contained within three stories.					
F) Information & Materials to be Submit a) FOR SIGN SUBMISSIONS ONLY: NINE (9) COPIES OF THE FOLLOWING APPLICATION					
1. Drawing of Proposed Sign which must type of sign (wall, pylon etc.) size/dimensions style of lettering	also include colors materials lighting-illuminated, non-illuminated and style				
2. Drawing and/or pictures indicating local	tion of new sign.				
3. Picture of existing location and signs (if	previously existing location)				
b) FOR BUILDINGS/DEVELOPMENTS	S OR PROJECT SUBMISSIONS:				
NINE (9) COPIES OF THE FOLLOWIN	NG MUST BE SUBMITTED W/APPLICATION				
	wing 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

Note: Please bring a sample of the following to the meeting: materials samples (brick, siding, roofing etc.) as well as samples of paint colors.

DESIGN STANDARDS

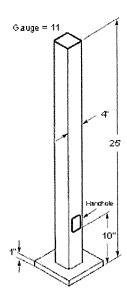
Explain how each of the design standards outlined below has been incorporated into the design of the proposed development. Fill in the information in the spaces provided or use a separate sheet.

1. Height—The height of any proposed alteration shall be compatible with the style and character of
the surrounding buildings, within zoning requirements.
The building design will be a combination of synthetic stucco, metal panel and brick masonry and
will be keeping in the character of the neighborhood.
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. The building design window and door configuration will be in keeping with the aesthetic spirit of the neighborhood.
3. Relations of Building Masses and Spaces – The relationship of a structure to the open space between it and adjoining structures shall be compatible.
The building massing is articulated at the building corners facing West Central Street. The porte cochere drop off at the main entrance offers an articulate visual relief. The single structure allows
abundant green space within the site and the neighboring properties.
4. Roof Shape – The design and pitch of the roof shall be compatible with the architectural style and
The building flat roof design is consistent with that of the roofs of neighboring properties.
5. Scale – The scale of the structure shall be compatible with its architectural style and the character of the surrounding buildings. The building scale is consistent with that of the roofs of neighboring properties.
6. Façade, Line, Shape & Profile – Facades shall blend with other structures in the surrounding area with regard to the dominant vertical or horizontal context:
The building facade, line, shape and profile is consistent with that of the neighboring properties.
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.
The architectural details are consistent with that of the neighboring properties.

	ertising Features — The size, location, design, color, texture, lighting and materials of all ent signs and outdoor advertising structures shall not detract from the use and enjoyment of the d buildings and structures and the surrounding properties.
	a buildings and buildings and the surrounding properties.
archite	tage – Removal or disruption of historic, traditional or significant uses, structures or tural elements shall be minimized insofar as practicable.
The ne	w building has sited in the presently undeveloped nature of the site will have no impact on the itage.
efficien conscio element	
The ene	gy design considerations for this building are consistent with Massachusetts state energy codes.
and parl	dscape - The landscape should improve the character and appearance of the surrounding area ing areas should be located to the side or rear of buildings when reasonably possible. pe design considerations for this project seek to improve the character and appearance of the surrounding area in the character and appearance of the surrounding area in the character and appearance of the surrounding area in the character and appearance of the surrounding area in the character and appearance of the surrounding area in the character and appearance of the surrounding area in the character and appearance of the surrounding area in the character and appearance of the charac
	area.

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

Dimensions



Features

Designed for ground mounting

Heavy duty TGIC polyester coating

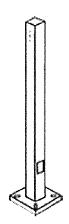
Reinforced hand holes with grounding lug and removable cover for easy wiring access

Anchor Bolt Kit includes pole cap and base cover (sold separately)

Custom manufactured for each application

PS4-11-25D2





Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 168.0 lbs

Project: Prepared By:			Туре:	
		Date:		
	Lamp Info		Ballast Info	
	Туре:	N/A	Туре:	N/A
	Watts:	Wo	120V:	N/A
	Shape/Size:	N/A	208V:	N/A
	Base:	N/A	240V:	N/A
	ANSI:	N/A	277V:	N/A
	Hours:	N/A	Input Watts:	0W
	Lamp Lumens:	N/A		
	Efficacy:	N/A		

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations.

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

36,000 p.s.i. minimum yield.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Height:

25 FT.

Weight:

168 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4°.

Hand Hole Dimensions:

3" x 5".

Bolt Circle:

8 1/2",

Base Dimension:

8".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available.

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

70MPH 4.5 ft_/135 lb 80MPH 2.3 ft_/80 lb 90MPH 0.8 ft_/35 lb.

Other

Terms of Sale:

Pole Terms of Sale is available .

Buy American Act Compliance:

RAB values USA manufacturingl Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.



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01/29/18

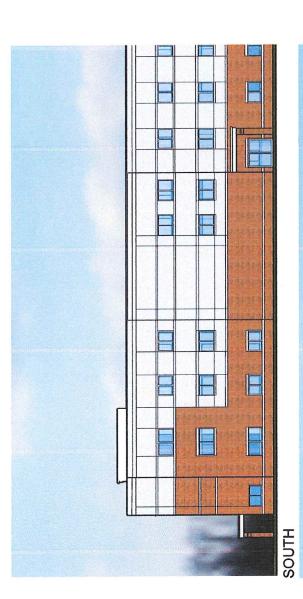


ENTRANCE VIEW

DIGIORGIO ASSOCIATES INC.

117588.00

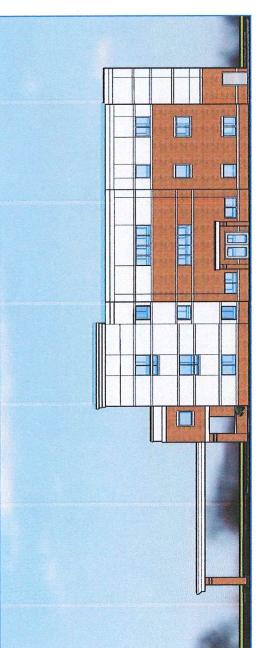




NORTH



NORTH & SOUTH ELEVATION



EAST



WEST

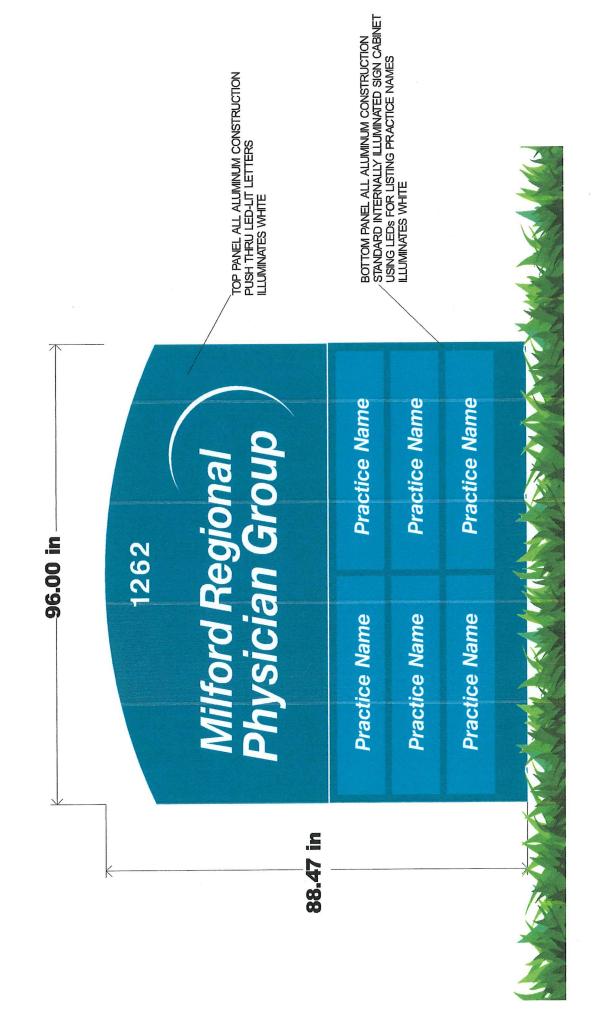


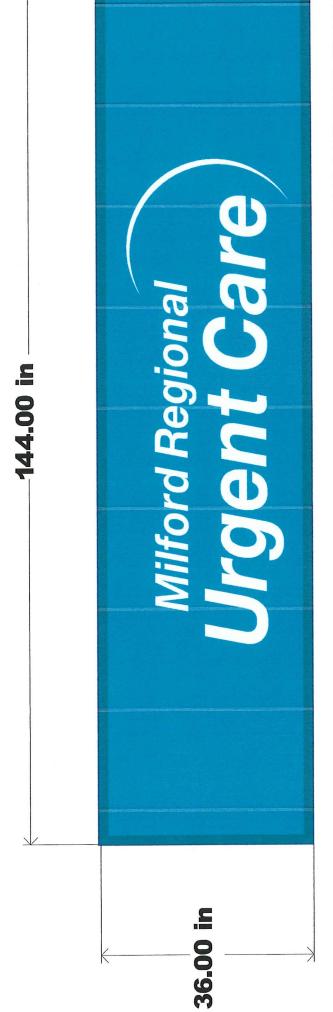
EAST & WEST ELEVATION

DIGIORGIO ASSOCIATES INC. 01/29/18

DAI

117588.00





3'X12' SINGLE FACED LED LIT INTERNALLY ILLUMINATED ALUMINUM SIGN CABINET, POLYCARBONATE SIGN FACE DECORATED WITH TRANSLUCENT CUT VINYL GRAPHICS

Informational Regional

68.72 in

LED LIT CHANNEL LETTERS ON RACEWAY, PAINTED TO MATCH BACKGROUND COLOR OF BUILDING, ALUMINUM CONSTRUCTION CHANNEL LETTER CANS AND RACEWAY. PLEXIGLAS LETTER FACES DECORATED WITH TRANSLUCENT VINYL. LETTERS INTERNALLY ILLUMINATED USING WHITE LEDS.

SITE DESIGN PLAN

For

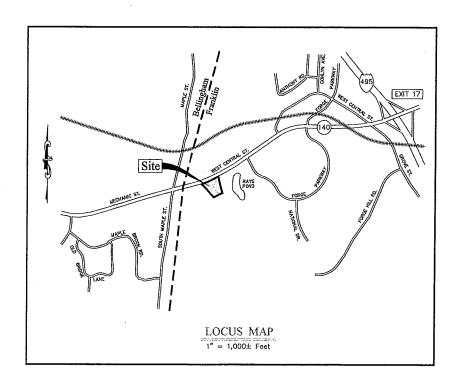
Milford Regional Physicians Group Medical Building

In

Franklin, Massachusetts

DATE: February 1, 2018

TITLE	SHEET
Cover Sheet	1
Existing Conditions Plan	2
Site Access & Parking Plan	3
Grading, Drainage & Erosion Control Plan	4
Site Utility Plan	5
Construction Details Plan	6
Construction Details Plan	7



OWNER/APPLICANT

KAD Holdings Corp. 31 Whitewood Road Milford, MA 01757

ARCHITECT

DiGiorgo Associates, Inc. 225 Friend Street, Suite 300 Boston, MA 02129

CIVIL ENGINEER

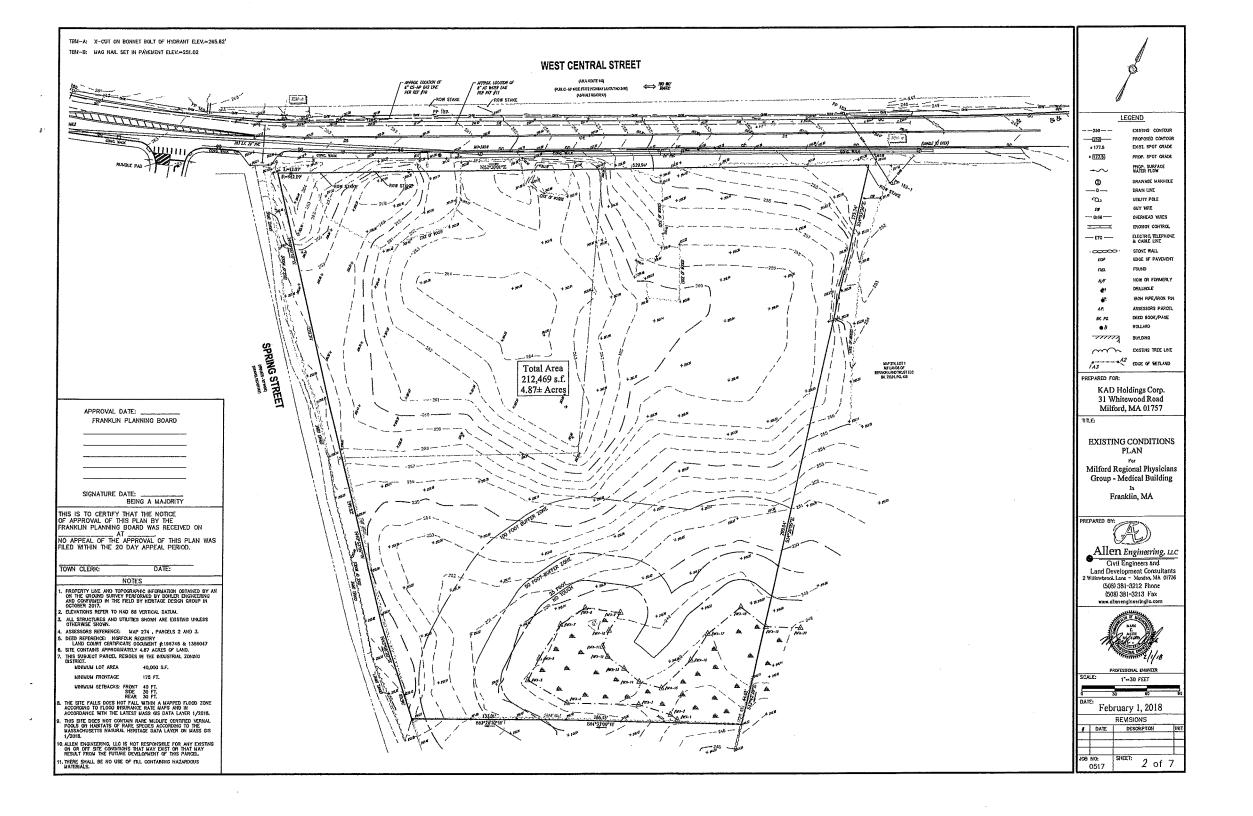
Allen Engineering, LLC 2 Willowbrook Lane Mendon, MA 01756

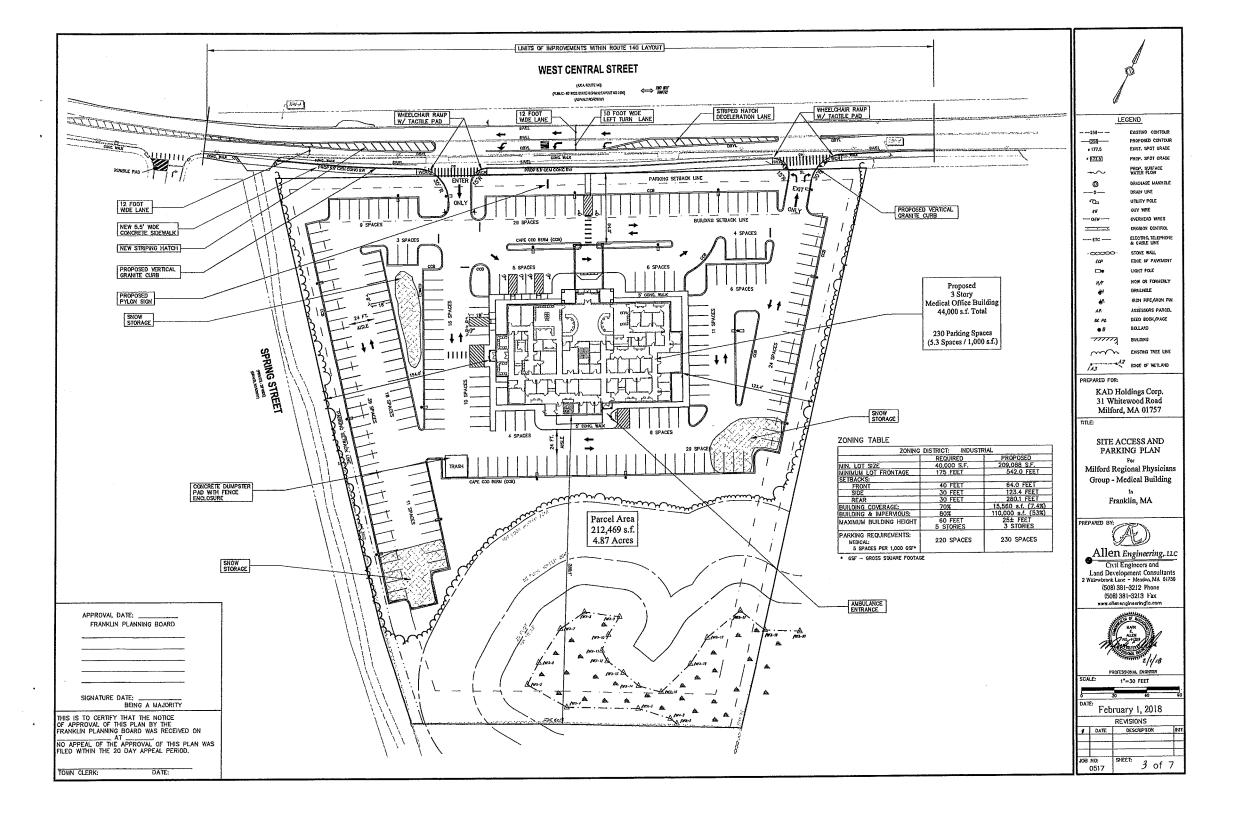
LANDSCAPE ARCHITECT

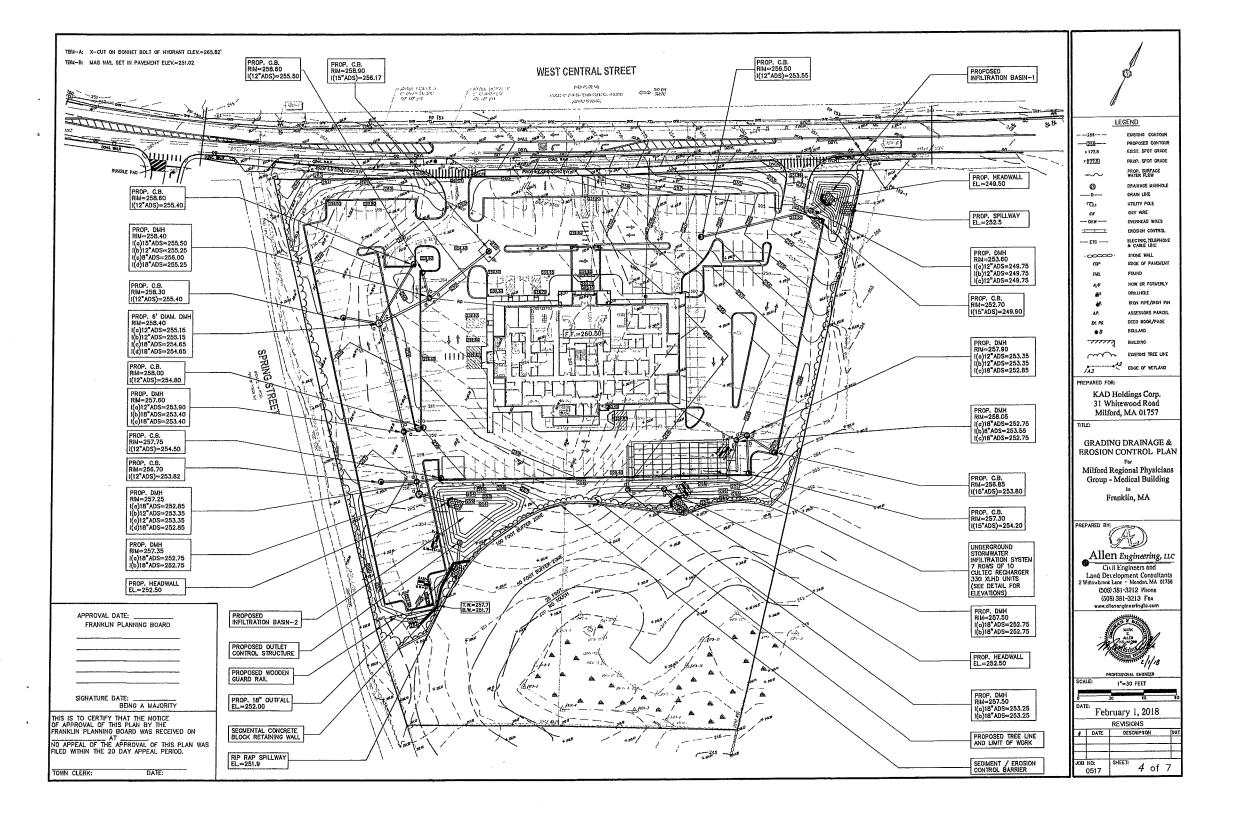
Bohler Engineering 352 Turnpike Road Southborough, MA 01772

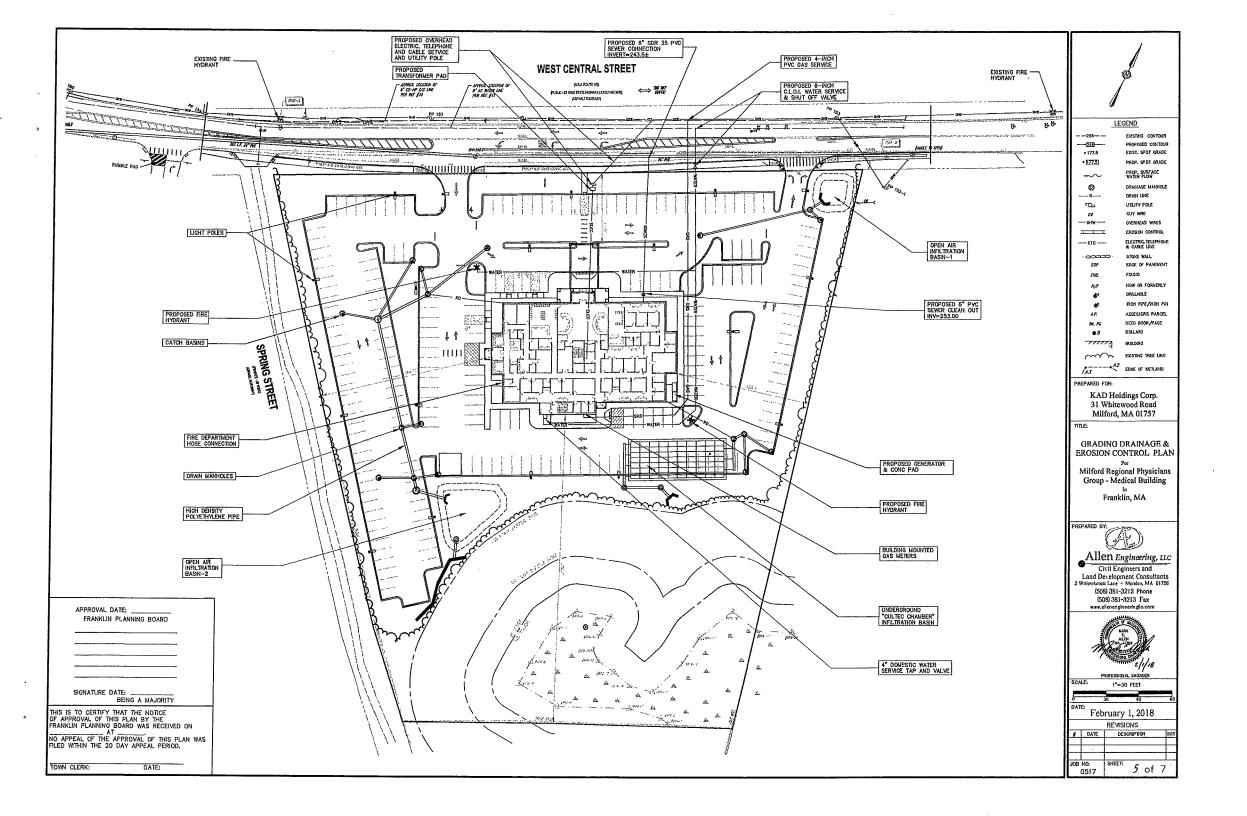
LAND SURVEYOR

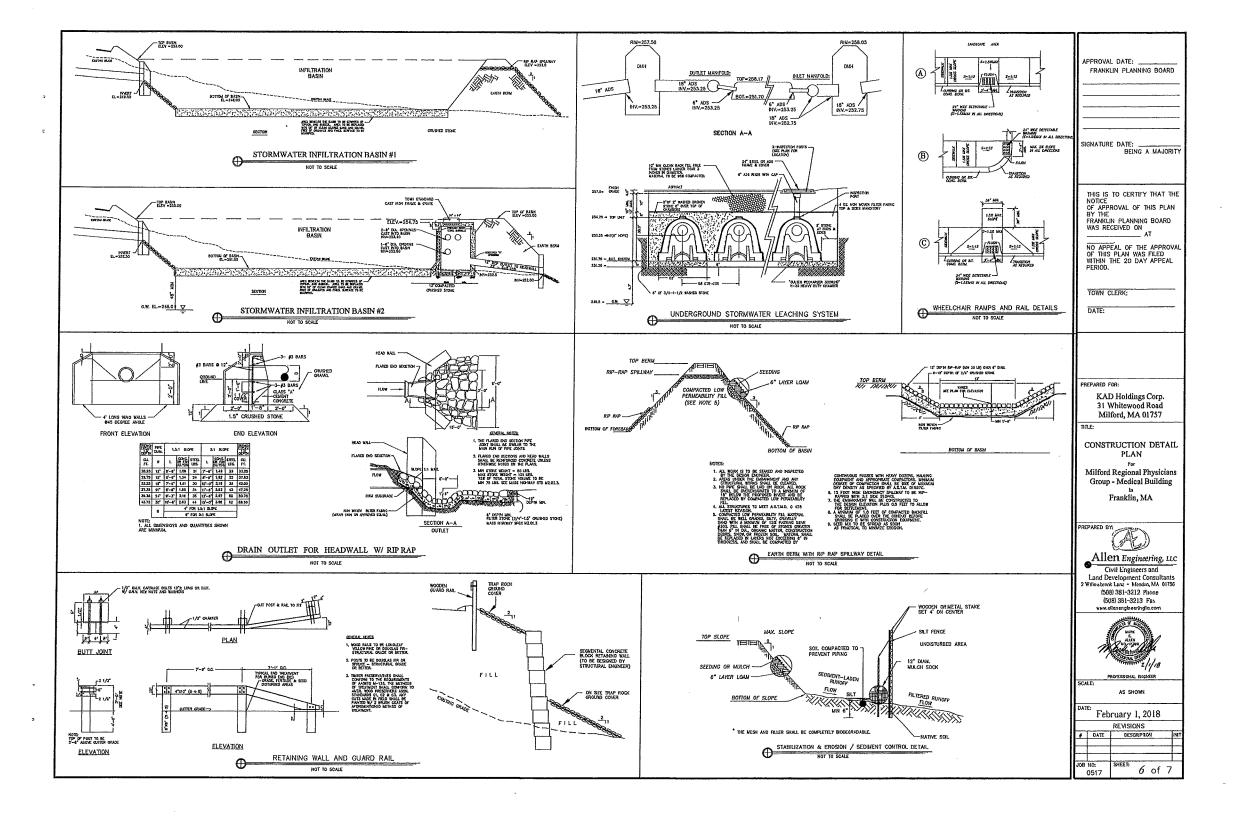
Heritage Design Group, LLC One Main Street Whitinsville, MA 01588

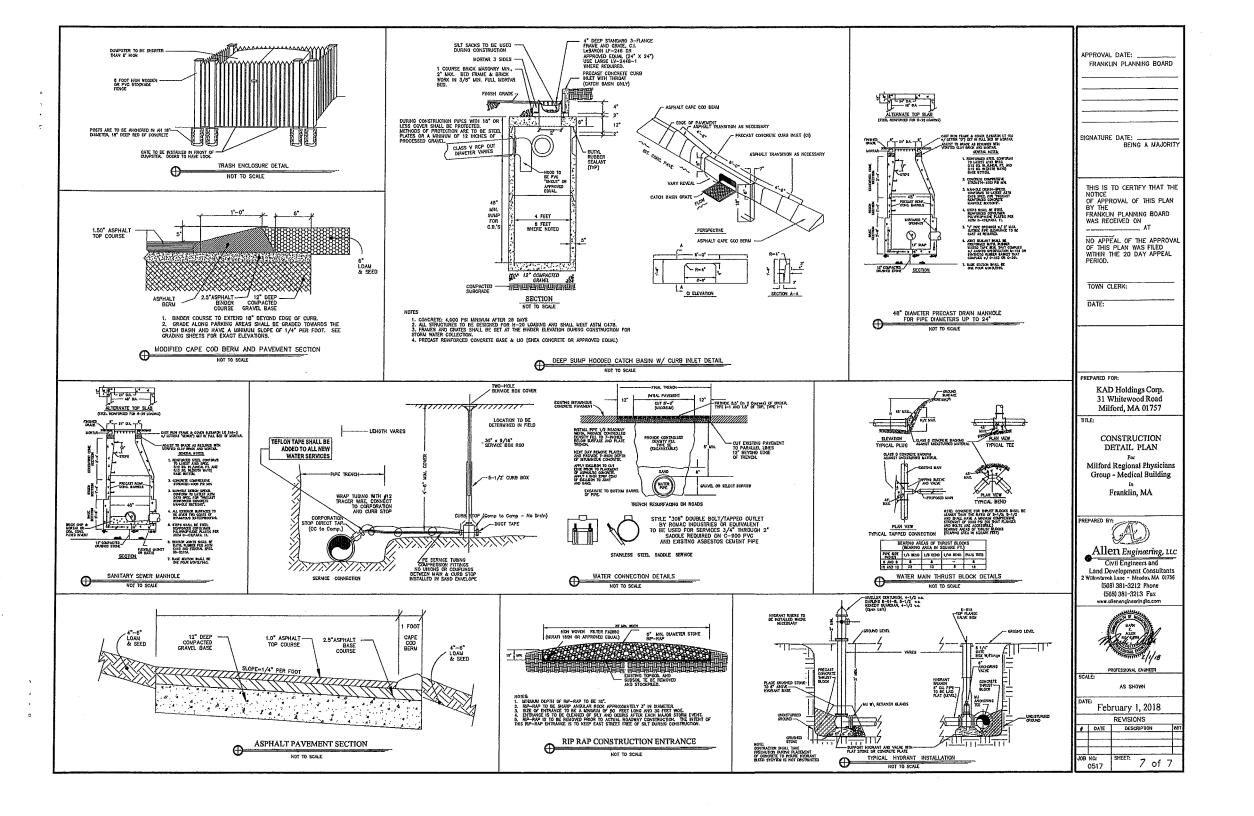


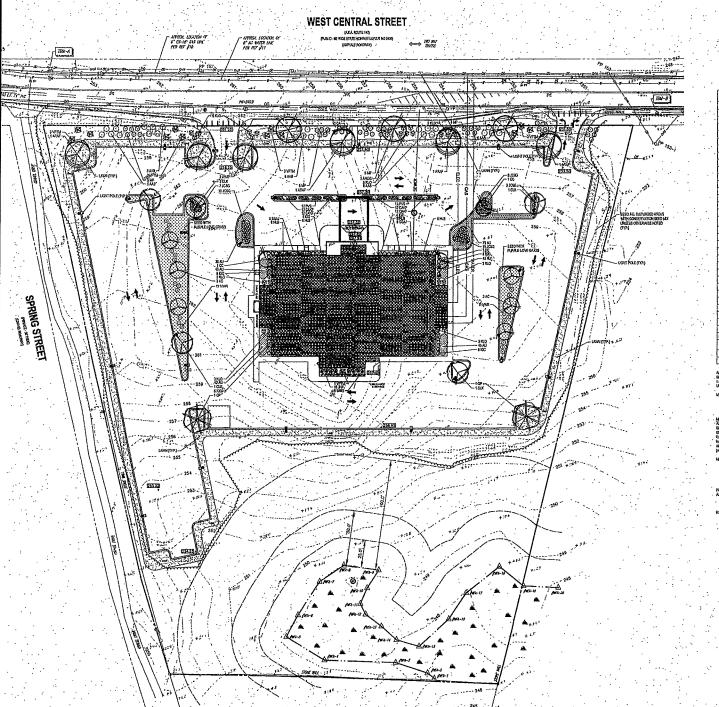














		LANDSCAP	E SCHEDULE		
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DHASE TREE(S)					
HAF !	6	ACER RUERUH 'AUTUMN FI ANE'	AUTURN FLANE RED HAFLE	2 1/2-3" C/L.	8+3
AROS	3	ACER RUBRUM "GCTOSER GLORY"	OCTOBER GLERY RED HAPLE	E 1/5-3, CYT	\$13
CLK	5	CLACRASTIS KENTUKEA	YELLÖVVOIS	2-3 1/2' CH	8+3
92"	2	CLERCUS PALUSTRIS	PSH DAX	E 1/5-3" C4L	5,3
SUSTITIAL	15	·			
DRIVANENTAL TREE	E(2)				
AC .	6	AMELANCHIER CANADERSIS	TRRELIDIVES VOJSONS	2-8 1/2" CAL	8+3
CC .	3	CERCIS CANADINATIS	EASTERN REDUIS	5-5 IVS, CVT	513
SUBTOTAL	9				
DECEMBER SHOW	(\$)				
EAA	25	ANDREST THE LEAD WILLIAM ASSOCIATION AND ASSOCIATION A	FED DOKEFORY	3-4'	B+3
CA	50	DETHRA ALMERIA	SUPPERSVEET CLETHRA	54-35	es can
IVVR	21	TLEX VERTICILLATA "VINTER RED"	VENTER RED VENTERBERRY HOLLY	33-36"	85 CAN
N2	स	MIRICA PERSTLVANICA	NORTHERN BAYSERRY	33-26,	2+3
YPTH	13	VIRUNAM PLICATUR TOWNTOSUM MARIETIN	HARIESTI BELBLEFILE VIBLENCH	32-36*	1 - 5+3
SUSTOTAL	100				
EVERGREEN SHRU	3(5)				
160	34	NEX GLASKA 'CONFACTA'	DVARF DIKBERRY HOLLY	24-30"	43 CAN
1985	В.	BLEX X HESERVEAE 'BLUE GIRL'	SELVE CERL HOLLY	54-36,	#5 CAN
2020	39	JUNIFERUS CHEMENSES TEA GREEN	SEA GREEN JAIPER	24-33' SPRD	3+8
3₽	16	JUNIPERUS HERITONTALIS PLUHISA	ANGORRA JUREPER	15-16" EFRO.	43 CAN
ил	28	KALMIS LATIFOLIA TOLYMPIC FIRE	OLYMPIC FIRE MOUNTAIN LAUREL	30-341	8+3
SUBTOTAL	124				
CERTAIN COVERS	,				
LÍA.	295	ARCTOSTAPHILDS UVA-URSI	BEARBERRY	12-15*	PAJ SP
SUBSESSAL*	293 .				
PORDVICAL(S)					
HLB	35	HENEROCALLIS TULLARY BABY	LULLAST BAST BAYLILY	8 GAL.	REMINTAL
LAZZ	15	SERUM SPECTABLE 'AUTUM JOY'	AUTURN JOY SEEDS	S CAT	CONTADER
SUSTITIAL	48				
DENMENTAL DENS	(\$3)23				
CAIG	48	CALAMAGROSTIS X ACULTIFLERA XARL FORRSTER	FEATHER REED GRASS	S CAT	CONTAINER
PVS	24	PANICIM VIRGATUM "SHENANIZMA"	SZARB HOTTVZ NAOSKAKSKZ	S GAT	RECUMPO
SURTOTAL	72				

. BECTRON (ELD) CANOPY TREE PER 13 PARIONS SPACES
APPLICABLE ZOUGHS TROUPY TREE PER 13 PARIONS SPACES

MADALAN PROPOSED PLAYONS SPACES 25013-25 TREES PROJUTED, 25 TREES PROPOSED

N DISCUSS CONSERVATION WAS LIFE SEED HEX.

MUMAND HANN WITH MATERIA DESIGNATION FOR HAN OUTERAD STORE IN CHEM WAS DESIGNATE SHACIED FOR SECTION FROM THE WAS DESIGNATED RESIDENT REPORTED HER SHACIED SECTION SECTION FOR THE WAS DESIGNATED FOR THE WAS

W ENGLAND WETLAND PLANTS, NO. HITSHIRCO

PURPLE LOVE GRADS SEED APPLICATION RATE BRANCO

REFER TO SHEET LA FOR LOWTING NEGRALATION

ALL LANDSCAPED AREAS SHALL BE IRRIGATED UNLESS NOTED OTHERWISE, IRRIGATION SYSTEM SHALL BE DESIGN BUILD

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS



	BOHLER ENGINEERING	AND SUNVEYING PROGESSANGEMENT AND CONSTITUTION OR RECEIVED THE STANDARD SERVICES THAN SOUTH AND STANDARD SERVICES STANDARD SERVICES	+ LPSTATI MINEYTOR + MOCHNERS (METHOD) + DATABACTE, NO + ENDINGAMO + PRACESTRIKE, NO + SOUTHERS MAKENDA - FINANCE A + MOTHOR, NO + PRITIZENER, NO + MOTHORY VERSAN + TAMP, FL.	+ KRYTORC HT + LIDHAR HULLE, N + COMMITTER A + DOUBLING THE A + MONTOR HULLE A + MONTOR HULLE A + MONTOR HULLE A + MONTOR HULL	CONTRACTOR OF THE PARTY OF THE
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NOT APPROVED FOR CONSTRUCTION

PROJECTION DRAWN BY: CHECKED BY: DATE SCALE: CAD LD:

> PRÓJECT: MEDICAL REGIONAL PHYSICIAN (

> > FOR Lobisser Building
> > Corp.
> > 31 Whitewood Rd
> > Milford, MA 01757

LOCATION OF SITE 1262-1288 Wast Central Str Franklin, MA



352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 Phone: (609) 480-9900 Fex: (509) 480-9040 AMW. BohlerEngineering, co



ACCUMP.

LANDSCAPE PLAN

HEET NAMER:

L1

REVO-XXXXXXXXXXX

LANDSCAPE SPECIFICATIONS VATER SHALL NOT BE PERMITTED IN PLANTING SERIE Pactor sual be required to perform all clearing, finished grading, sol preparation, per, planting and milicinio included all labor, waterals, tools and equipment incressary for trong of this des otherwise commutation by the general commutation. 8 TORSOLING A CONTINUED SHULL PROVIDE A 6" THICK MINIMAIN LAYER OF TOPSOL, OR AS DESCRED BY THE LOCAL GROWNICS OR CLEAT, N.A. PLANTING AREAS, TOPSOL SHOULD BE SPREAD OVER A PREPARED SURFACE OF A UNFORMLAYER TO A CHEMIC THE DESIRED 2_MATSHUS A DEBERG A THE INDEPENDENT OF THE STATE OF EXCEED SPECFFCATIONS AS OUTLINED BY THE STATE DEPARTMENT OF TRANSPORTATIONS SPECFFCATIONS COMPATIES THEOREMS E. CHASTE TOPOLOU WAS ELUSED TO EUPALDEBIT THE TOTAL AMOUNT REQUIRED. TOPOL FROM THE RIFE MAY BE RESECTED IT THAN INTEREST PROJECT, STORED AND PROTECTED PRICES TO CONSTRUCTION. C. CONTRICTOR BUT REMINIST THE PHYRONIAN AGAINST WAIL VISES OF SOTIN PROPRIED AND OWNER TO PROJ. TO BE UTILIZED IN ALL THAN PROJ. AGAINST AND REMINISTED AND OWNER TO PROJ. TO BE UTILIZED IN ALL THAN PROJ. AGAINST THE PROJ. AGAIN b. Topsol - natural fruble egany set sos navns an organsc content not less than sk, a phrange between 4.6-70. It skall be fres of desais, rocks larger than one beckite wood roots a vegetan salityes and clay 10 one C. LWM - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MOMERAM BY THICK LAYER OF TORSOIL, OR AS DIRECTED BY THE LOCAL DREMAINES OR CURAT, AND SEEDED OR BOODED BY ACCORDANCE WITH THE PERMANENT STARBUATION METHODS INDICATED ON THE

ORISHINGS OR CUENT, AND SEERS OR SOCRED IN ACCORDING WITH THE PROMUNENT STANDARD METHODS INDICATED OF LIVING SEED DATING SHALL BE FRESK, CLEHNENWOOD SEED.

I. LIVING SEED DATING SHALL BE FRESK, CLEHNENWOOD SEED.

R. ECO SHALL BE FROMOUT NOOTHER, KEED AND DESEASEPEST FREE WITH A LANFORM THICKNESS. SOO HETALLED ON BLOPES.

GENLER THAN CH. SHALL BE PROSED TO D. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF EXCENCINES (87). ALL DEBYS EXPOSED FROM EXCAVATION AND CULTIVATIC SHALL BE DISPOSED OF IN ACCORDANCE WITH DEMERAL WOOK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED HT THE TOP FOUR NEXTEX (5/1) THIN OBJECTIONS DOWNITIES SAKED ON A 1,000 GUALARE FOOT BUT AREA. FOR DE APPROSES ONLY THE D. MURCH - ALL PLANTING BEDS SHALL BE MALCHED WITH A E-THICK LAYER OF DOUBLE SHRE DTHERWISE STATED ON THE LANDSCAPE PLAN MEDOR LANDSCAPE PLAN INDITES OF TAKES Poun Burges (17) at a 17 and 18 and 1

. Plait waterw I. all paying shall in all caser coaforw to the regurdaents of the "americal Standard for Massery Stock" (and " Say Il latest edition as paying 80 by the 5.) I.A.181 EDNOM AS PAULUSED BY THE MERICAMINANCEY I LANGUAGE AND THE MERICAM ASSOCIATION OF INSERTINEN, MERICAMINANCEY I LANGUAGE AND THE RECORDING THE ALERCAM ASSOCIATION OF INSERTINEN, IF PLANTS SHALL BE LEGISLY TAGGED WITH THE FREE INVESTAGE AND THE TIME AS PRETOFERANT ON AT LEAST ONE PLANT OF EACH FORES FOR MERICATION PURPOSES LOTENS

3. Giberal Vory Procedures A compressión to utiliza vicrolament incuenty etandards in performing all landscape construction. The site is to be Let tha clean grafe at the end of each wordday. All deres, lateruls and todis shul be professy bitored, stock-lie

B. Wasternaterial & and desrig shall be completely disposed of at the contractor's expense. Debrig shall not be rig Nolugning origing materials, but shall be removed completely from the rate

4. SITE PREPURITORIS À BEPORÈ AND DIRING PRELIABIURY GRUDNIC AND FINSHED GRUDNIC, ALL WEEDS IND GRASSES SHALL SE DUG OUT BY THE ROOTS UN REGISSERS DE MEMORIANISTE MUTICIPARIEM VERN PROCEDURES OUTLINED HEIGHT.

A ALL EXISTING TREAS TO REMAIN SHALL SE FRUNCO TO REMAY ANY DAMAGED BRANCIES. THE ENTIRE LING OF ANY DAMAGED BRANCH SHALL SECTIOF SET THE SRANCH COLLAR, CONTRACTOR SHALL BRANCE THAT CUTA ME SEACOTH MOS STRANGH, ANY DEPOSITION FOR SHALL SECTI MACK WITH COLLAR, SHAPE TOOK, AND TOPROS. SHALL SEPALCES ARRADO HE REMAINSOR OF MOST RECORD SHAPE SHALL SECTION SHALL SHAPE SHAPE ARRADO SHAPE AND THOUGH A ROTH CONTRACT AND HE REMAINSOR OF CONTRACTIONS AND SHALL SHAPE SHE TO PROVED SHAPE ON THAT OR SHAPE OF SHAPE OF SHAPE SHAPE OF CONTRICTIONS AND SHALL SHAPE SHE TO PROVED SHAPE ON THAT OR SHAPE OF SHAPE OF CONTRICTIONS AND SHALL SHAPE SHE TO PROVED SHAPE ON THE WHO SHE (ON CONTRICTION SHALL WITH REPORTS THE SHAPE OF CONTRICTIONS AND SHALL SHAPE SHE TO PROVED SHAPE ON THE WHO SHE (ON CONTRICTION SHALL WITH RESPONSITIONS AND CONTRICTIONS AND SHALL SHAPE SHAPE OF SHAPE OF SHAPE SHAPE OF THE SHAP

O WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSECTED BY THE APPROVING AGENCY PRIOR TO DEBOLATION, CHAUDING, THESE CLEARING OR ART OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION EXCH SHALL BE REPORTACE IN SECTION BY THE LANGEOVER CONTRACTION AND MAINTAINED URTH ALL CONTRIBUTION AUTHOR THE BEEN COMPLETE

D, AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDOND IN THE

<u>8, for inconfications</u> A configurator small attain a for test for all areas of the site prior to conducting any planting, soci tests small b Departments

addreaday. I to increase a sandy boa's ability to retain water and nutrents, thoroughly till organic matter into the top b 12:

R. TO ROKEL-SE DRIANGE, MODET HEAVY CLAY OR SET MARE THAN 60% CLAY OR SET) BY ADDISID COMPOSTED PINE EAR. DOMASE EAVO MAYOR AGRICALINATE, OPPOIND. DOMASE EAVO MAY BE USED FEROUGH IS ADOED TO BENGT THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MCX GROSSIFF, CE SONJAME LINES JAN PREST TO BE ACCORD TO

ERMASE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSISHE FOR WENT OF FINE-GRADING WITKIN THE DISTURBANCE AREA OF THE SITE.

BARK, COMPOSTED LEAF MELCH ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PECCS WITH IDENTIFMELE LEAF OR E. ANDO MATERIAL WITH A PH

LTO REPEASE A NAME COMPOSTED LESS.

OF PEAT MOSS, ALL PROCOUTS BOOLD BE COMPOSTED.

OF PEAT MOSS ALL PROCOUTS BOOLD BE COMPOSTED.

THE REPEAT MOSS ALL P

r landscape contractor shall verfy that subsrade for installation of topso The site must weet the firshed grade less the regured topsoa. Theoress (1°2)

C. ALL LAWN AND PLANTING AREAS GNALL BE GRADED TO A. GMOOTH, EVEN AND UNFORM FLA AS DEPOTED WITHIN THAS BET OF CONSTRUCTION PLANS, UNLESS OTHERWASE DIRECTED BY T ARCHITECT

o. Contractor shall arrange to have a utility state-out to locate all underground utilities pror to install Any landscupe material. Utility compares shall be contacted three to days pror to the recansiat of mork

N. BYNE SHALL BE MEASURED TO THE AVERAGE HEIGHT OR EPREAD OF THE SHRUR, AND

of to the longest branch Trees and strugs shall be handled with case by the root ball

E SENTENDAM ... FOR CHARGO TO THE STE MIXED AS SPECIFIO IN THE ORGANIL MOPPING STANDAYD BLOS SHOWN'S VEIGHT.

FERTHER SHALL SEPTIME STANDAY OF THE STEE MIXED AS SPECIFIED IN THE ORGANIL MOPPING STANDAYD BLOS SHOWN'S VEIGHT.

AUXISTS AND MUXED OF MANAGEMENT SHALL SEPTIME STANDAYD OF THE STANDAY SHOWN SHOWN SHOWN SHOWN SHOWN SHOWN SHOWN SHALL B. PLATTING
A RESTAURT IS FEASILE, PLAT TATEFUL BALL ES PLATFED ON THE DAY OF DELATEY. AT THE ENSET THAT THIS SHOT
PROBLED, LANGELANE CONTRACTOR SHALL PROTECT LINESTALLES PLATT BUTTON. PLATFS SHALL NOT EDAMNING LAYED FOR
CONSTRUCTION AT THE SECOND AT THE DELATER. PLATES THAT VIALL TO THE PLATFS FOR PRODOCOT THAT OFFICENT THAT
PRIME BALLS AREA. IN SPECIAL SHALL PRODOCOT THAT OFFICENT THAT VIALL THE PROPERTY OF THE PRODOCOT THAT OFFICENT THAT

THE BALLS AREA. IN SPECIAL SHALL PROTECT CONTRACTORS THE PROPERTY OFFICENT THAT VIALL THE PROPERTY OF THE PLATF OFFICENT THAT VIALL THAT THE PROPERTY OFFICENT THAT VIALL THAT VIALL

C. Any number roots or branches shall be prined to have clean-cut fing prior to planting utilizes clear se Tools. Only names or diseased branching shall be reinoved

D. ALL PLAYTHYS CONTAMERS, BASKETS AND NOU-SCOEGRADABLE WATERALS SHALL SE REMOVED FROM ROOT BALLS DURING PLAYTHMA. INJURAL PEER BURLAP MUST SE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN ASJANST THE RO PROR TO BURLOU INVA

. Position trees and shrubs at their interded locations as per the plans and secure the approval of the landscap Incritect prior to excavating pits warran recession argitipate as different

PÉCIÉS FOR MERICATION PUROSES CURAD .

THE FIRM, INSPECIMON OFFICE BASE, UN SCALLA, INSPICIARATION OR PRESIDUIS OF LIMBS OVER IN, WHICH HAVE NOT BEEN .

CONFERT VALAISED, SHALL REFERÊNTED.

OWNERS VALAISED, SHALL REFERÊNTED.

FOR THE SHALL SHOT SHOULD OFFICE SHOT OR FOR AT ANY TIME SO AS TO DUMACE THE BANK ON BEBANDRACHES.

V. ALL PLAYES SHALL BE TIFFOL OF THEM SPÉCES OF WARTET AND SHALL HAVE A NORMAL HAST OF GROWTH WELL DEVELOPED.

BUT ALL PLAYES SHALL BE THEM CONTROLLED OF THE EAST ON MARTINE THE MART OF GROWTH WELL DEVELOPED.

WILL ALL PROSERVE OF THE SHALL SHA F PRIOR TO THE ISSUURCE OF ANY CENTROCKTE OF OCCUPANCY. THE PROPOSED LANGUAGE, AS SHOWN OUT HE APPROVAD ASSOCIATION AND ANY CONTROLL ASSOCIATION AND ASSOCIATION AND ASSOCIATION AND ASSOCIATION ASSOC

> PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SMALL BE PROVIDED DURN'S THE NEXT ASPROPRIATE SEASON AT THE NUMCEPAUTY'S DISCRETION. CONTRACTOR SHOULD CONTRACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS. I FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTERDAMICE. WITH TRANSPLANT SHOCK

I. RATINEAUGRE, THE FOLLOWN'S TREE VICETEES ARE US RESERVED TO STRONG THROUGH AND ARE FALL FOR THE FALL FAMILY AND ARE FALL FALL FAMILY AND ARE FA

H. PLAYING PITS SHALL BS DUG WITH LEVEL BOTTOMS, WITH THE WOTH TWOSE THE DUALETER OF ROOT BALL. THE ROOT BALL SHAL REST ON LINCUSTURSED GRADE, EACH PLANT PIT BHALL SE BACKFALLED IN LAYERS WITH THE POLLD WAYD PREPARED SOX LINED

\$. INSER PORTIONAL ACCOUNTS AND ASSESSMENT OF THE PROTECTION OF ALL EXISTING TREES TO TRAVEL A TIME PROTECTION ZONE SHALL BE ESTABLISHED AT THE DREP UNDER A TIME BUT OF CONTRACTION OF ALL EXISTING TRAVELY. AND EVER IS GREATER, LOOAL STANDARDS THAT IN AND RECEIVED RETECTION AND SOURCE ARROWS WITH THE THAT THE L FEL FREPARED GOL AROUND BULL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BLOOFIL AND WATER THOROUGHL J. ALL PLANTS SHALL BE PLANTED SO THAT THE YOP OF THE ROOT BALL. THE POINT AT WHICH THE ROOT PLARE EEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO SE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

K. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRAFEYAYS SHALL BE FRANED AND MAINTAINED TO A

GROUND COVER AREAS SHALL RECENTE A X' LAYER OF HURLS RAYED INTO THE TOP 1" OF PREVARED SOL PRIOR TO PLANTING. ALI ROUND COVER AREAS SHALL BY YEEDED AND TREATED WITH A PRE-EMPROENT CHEMICAL AS PER MANUFACTURER'S

M. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, EHALL BE PLANTED N. ALL FLANTING AREAS AND PLANTING FITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL MULCH IS TO TOUGH THE TRUNK OF THE TREE OR SHOUL

B. IF PLANTS ARE TO BE STOCKPRED BEFORE REPLAITING, THEY SHALL BE HEALED IN WITH MALCH OR SOL, ADD DECORPTION DEVIL EXTREME RELY SINGLESHADO.

D. UPON REPLANTING, BACKFEL SOIL SHALL BE AMENCED WITH FERTE DER AND ROOT GROWTH HO E. TRANSPLANTS SHALL BE COARANTEED FOR THE LEWITH OF THE COARANTEE PERSON SENCERO HORES

f. If transplants die, enguiss and trees less than 30 inches (f) den enul be reflaced in Kro. Trees greater than 800 Inches (s) den may be redured to be replaced in accordance with the kancapalitys tree replacement guidelines.

11. NATIFIERS
A REPORTANT OF CAMPAREAS SHALL BE ADSOLUTELY SERVATED BEST-NING BARELATELY AFTER PLANTING. WATER SHALL BE ADSOLUTELY SERVATED DISCUST THE AND BROKEN IN SOCH IMPREMANDIT TO DISTURB BADDELL AND TO THE ROTTER THAT ALL MATERIALS SHITTED AND THE ACT OF THE ROTTER AND THE PLANTING THE ARE THROUGHEST BATTERY OF THE CONTINE AT LEAST MATE RETAINED.

B. SITE OWNER SHALL PROVIDE WATER IF AVALABLE ON SITE AT TIME OF FLAHTING. IF WATER IS NOT AVAILABLE ON SITE, CONTR SHALL SUPPLY ALL INCOSSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL MELLY OF AUTER THE PRE-

C. IF AN INFOCATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BY USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FARLING OF THE SYSTEM DOES HOT ELIMENATE THE CONTRACTOR'S RESPONSIBILITY OF MUNTAMING THE DESKED MOSTRIRE LEVEL F WOORDOUG HEALTH GROWTH.

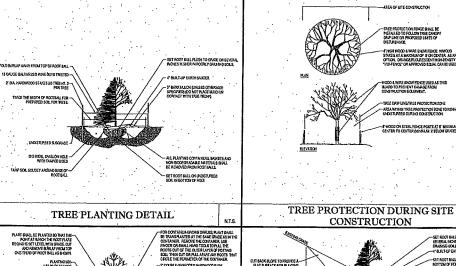
THE STATEMENT OF CONTRACTOR SMALL QUARANTEE ALT AMERICA A FRENCH OF THE ANALYSIS OF THE ANALYS

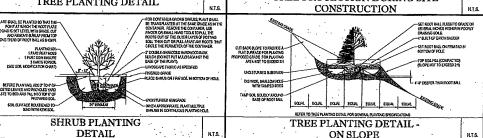
8. ANY DEAD OR DYING PLANT MATERIAL BHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERSOD, REPLACEMENT OF FLANT MATERIAL BHALL BE CONDUCTED AT THE FRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DEPOSED OF OFF-STIC, WITHOUT EXCEPTION. C. TREES AND GRAUSS SHALL BE MANTANED BY THE CONTRACTOR DURBYS CONSTRUCTION AND THROUGHOUT THE BY LAY MANTENANCE PERSON AS RECEIVED DEBERG. CULTURATION, WEEDING, WATERING AND THE PREVENTATION TREATMENTS SHALL BE PERFORMED AN RECEIVED ON PRESCI AND DEBELG.

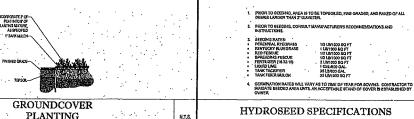
D. LAWAS SHALL BE MANTAINED THROUGH WATERING, FEXTELDING, WEEDING, MOVING, TRUMPIC AND OTHER OPERAL ROLLING, REGARDING AND REPLAYING AS REQUIRED TO ESTABLISH A SUCOTH, ACCEPTABLE LAWA, FREE OF PRODEC

<u>18. GERMB</u> ALL EPROTTE COMPLETION OF ALL LANDICAPE WATALLATION AND BEFORE THE FAVA ACCEPTANCE. THE CONTRACTOR GIVAL REMOVE ALL URLISED MATERIALS, COMPHENT AND DEBRIG FROM THE SITE. ALL PAYED AFFERS ARE TO BE CLEAVED,

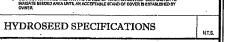
14. MANIFORMER METRIANDE BITS
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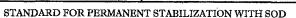






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Lobisser Building Corp. 31 Whitewood Rd Milford, MA 01767

LOCATION OF SITE

BOHLER BOHLER

352 TURNPIXE ROAD 352 TURKPIKE ROAD 50UTHBOROUGH, IMA 01772 Phone: (503) 483-9903 Fax: (503) 480-9080 WW. Bohler Engineering, co.



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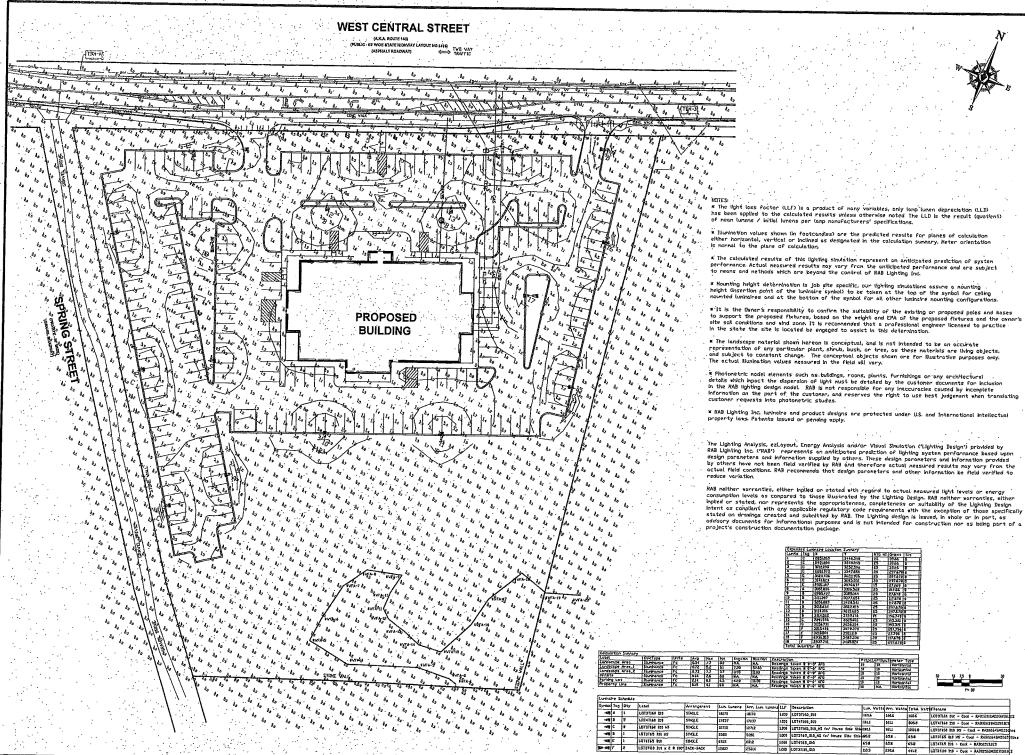
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MEDICAL REGIONAL PHYSICIAN OR

Lobisser Building Corp. 31 Whitewood Rd Milford, MA 01757

LOCATION OF SITE 1262-1268 West Central Street Franklin, MA



352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 Phane: (508) 480-9500 Fex: (508) 480-9500 MAN Boblas Englanding co.



SHEET TITLE

LIGHTING PLAN

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DESIGN REVIEW COMMISSION MINUTES OF MEETING January 9, 2018

A meeting of the Design Review Commission was held on Tuesday, January 9, 2018, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman, Claudine Silverman, Samuel Williams, and Associate Member James Bartro. Also in attendance was Chrissy Whelton.

Mark Fitzgerald, Chairman opened the meeting at 7:01 PM.

Mark Fitzgerald authorized Associate Member James Bartro to vote.

1. Highland Village—278, 280, 300 West Central Street—Site Plan and Monument Signs
Joel D'Errico represented Highland Village with a Sign and Site Plan proposal for 30 unit Condominiums.

2 Signs at each entrance. Signs are 10 feet long, 2 feet thick Stacked Stone wall granite insert about 66inches long and 8 inch width with Coach lighting. Site plan for Highland Village for 30 units. White garage doors and cranberry (AF510) entry doors recommended over other choices in plan. Vinyl Siding, shingles may be scalloped. Board asked that there be consistency with the different units. Grouping so one building will have same colors and shingles. Each unit will have a basement however no bulkhead access. Condensers will be on the backside and hidden from abutters. Wooded surrounding perimeter will remain. Board had some concerns about the abutters being close and asked that the applicant add more arborvitae at abutters wish. No concerns with photometric. The only spillage is the entry lights onto the sidewalk. Board just asked that the style be uniform and Street lights be LED.

Motion: To **Approve** the sign package as submitted and **Recommend** the Site Plan with the stipulations of Grouping and Color Scheme. Motioned by Silverman. Second by Williams: Voted (4-0-0).

2. McDonalds – 345 East Central Street- Site Plan

William Lucas represented McDonalds with a site plan proposal to remodel the interior and exterior of the building with a new modern look. Site plan shows same footprint only change will be the drive thru from a one lane to a two lane with two speakers and menu boards. The Commission asked for a better rendering of color and materials with more embellishment and detail and a photometric for the entire site at the last meeting. William Lucas came with a better rendering of color and materials that gives enough variation and depth. Silverman thought the rendering still looked to plain and wanted to see more detail added. William also brought a full site photometric. The Commission had no concerns of light spillage.

Motion: To **Recommend** the new amended version of the site plan as submitted. Motioned by Bartro. Second by Williams: Voted (3-1-0). (Against: Silverman)

Other Business:

Motion to adjourn. All in favor 4-0-0. Adjourned at 8:50 P.M. Respectfully submitted,

Chrissy Whelton

DESIGN REVIEW COMMISSION MINUTES OF MEETING January 23, 2018

A meeting of the Design Review Commission was held on Tuesday, January 23, 2018, at the Franklin Municipal Building, Franklin, Massachusetts. Members present were Mark Fitzgerald, Chairman, Chris Baryluk, V. Chairman, Nancy Pendleton, Claudine Silverman, Samuel Williams, and Associate Member James Bartro. Also in attendance was Chrissy Whelton, and Vacancy applicant Sean Preston.

Mark Fitzgerald, Chairman opened the meeting at 7:00 PM.

Mark Fitzgerald authorized Associate Member James Bartro to vote.

1. 9 Round- 1000 Franklin Village Drive-Door Sign

Cam Afonso of Signs By Cam, Inc. represented 9 Round with a sign proposal to install window graphics of Business hours on Door.

Motion: To **Approve** the sign package as submitted. Motioned by Silverman. Second by Bartro: Voted (6-0-0).

2. Sugar Shoppe – 376 Union Street- Awning and Window Sign

Cam Afonso of Signs By Cam, Inc. represented Sugar Shoppe with a sign proposal to install black door awning with logo above door and Window decal logo

Motion: To **Approve** the sign package as submitted. Motioned by Fitzgerald. Second by Baryluk: Voted (6-0-0).

3. Elite Vapor – 254 East Central Street- Cabinet Sign and Pylon sign face

Cam Afonso of Signs By Cam, Inc. represented Elite Vapor with a sign proposal to install a Cabinet Sign and a Pylon sign face. Using existing lighting.

Motion: To **Approve** the sign package as submitted. Motioned by Pendleton. Second by Bartro: Voted (6-0-0).

4. 70 East Central Street – 70 East Central Street- Site Plan

Brad Chaffee and Dan and Dennis from Dennis Colwell Architects represented 37-41 East Central Street, LLC. with a site plan proposal to remove 3 story Victorian house and build a 4 story multi use building with Apartments and Condos 2nd ,3rd ,and 4th floor and Commercial on the first floor with foyer to separate from residential and 20 parking spaces in the garage and 20 in the parking lot. Building is set between commercial and Residential abutters in the Downtown area. Simple lighting- wall packs not to shine out but cast down. Board would like to see the photometric achieve a 0. Board was concerned about traffic and the truck unloading for the 1st floor businesses and where they would park as the lot sites on an apex of a turn. Also concerns about not enough parking. Traffic study not yet complete by BETA and driveway will be widened. Building materials can change nothing set in stone. Balconies on some units. 2 large penthouses on 4th floor with large private deck. Bartro stated that he likes change and growth but this type of building would be a shock to the area. That the general massing shapes are

ok but and asks that the materials be more traditional to the Downtown or more of a New England look and feel. Silverman stated that the building will look out of place.

Lisa Piana, Director of the Downtown Partnership stated this type of building is not for the Downtown. The Downtown is traditional. She met with Applicant Brad Chaffee before the meeting to let him know she is happy to meet with him about coming up with a more traditional look. Beth Wierling, member of the Board of Director of the Downtown Partnership and resident had some concerns about the vinyl siding, the garage door on the side of the building in view of passing traffic. Brad Chaffee said due to the elevations site lines will block the garage door. Beth said a photo of the new building in that location from different angles will be helpful.

Motion: To **Table** the site plan to the next meeting. Motioned by Fitzgerald. Second by Baryluk: Voted (6-0-0).

5. Camp Haiastan – 722 Summer Street- Site Plan

Dave Hamarian represented Camp Haiastan with a site plan proposal to expand and renovate the Directors Quarters Building of the Summer Camp with a second floor for more private accommodations for staff. Same color scheme as other buildings. Changing to composite as the old T1-11 is decaying. Upgraded lighting to LED.

Motion: To **Recommend** the site plan as submitted. Motioned by Silverman. Second by Baryluk: Voted (6-0-0).

6. Franklin Professional Building – 834-836 and 840-842 West Central Street- Site Plan

Don Neilson with Guerriere & Halnon, Inc. represented John Padula with a site plan proposal to remove existing 2 unit apartment house and build a 4 story office building. Per Fire Chief there are to be no windows on the street side. Building will have a dropped elevation of 2 feet in the front and 4 feet in the back. Utilities will be in the back of the building on level pads on the ground. Trees and shrubbery to be planted around area in back and on side. A few retaining walls in back and side. Commission had no concerns.

Motion: To **Recommend** the site plan Elevations, Colors and Finishes as submitted. Motioned by Fitzgerald. Second by Silverman: Voted (6-0-0).

Other Business:

Meeting Minutes from December 19, 2017 meeting were approved (6-0-0)

Motion to adjourn. All in favor 6-0-0.

Adjourned at 9:05 P.M. Respectfully submitted,

Chrissy Whelton