

**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

RECEIVED
2018 FEB - 7 P 4: 49
TOWN OF FRANKLIN
TOWN CLERK

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: THE WOODSHED GALLERY

Property Address 1243 POND ST. FRANKLN

Assessors' Map # _____ Parcel # _____

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: BRUCE WOOD

Address: 1243 POND ST

Telephone Number: 508 533 6277

Contact Person: SAM

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

Business Owner: _____ Property Owner: _____

Address: _____

All of the information is submitted according to the best of my knowledge

Executed as a sealed instrument this 29 day of Jan 2018.

[Signature]
Signature of Applicant

Signature of Owner

BRUCE WOOD
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 Information (if not the applicant)

a. Sign Company

Business Name: _____
Contact Person: _____
Address _____
Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: _____
Contact Person: _____
Address _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: RE-FACING EXISTING SIGNS

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 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

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

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





ART RESTORATION

INSTALLATION OVER EXISTING SIGN (ON POSTS)

48" x 48"

BLACK LETTERS 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 # 279-241-000-000

Zoning District (select applicable zone): DCL

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: PRO SIGN

Address: 251 BOOT RD
DOWNINGTOWN PA 19335

Telephone Number: 610-518-5881 [116]

Contact Person: JESSICA DAVIS [EXT. 116] - MEGHAN LANGLEY [133]

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

Business Owner: NABIL NAKHOUL
Address: 43 E. CENTRAL ST
FRANKLIN MA

Property Owner: NAKHOUL REALTY LLC
43 E. CENTRAL ST.
FRANKLIN MA 02038

All of the information is submitted according to the best of my knowledge
Executed as a sealed instrument this 6th day of FEBRUARY 2018

Jessica Davis
Signature of Applicant

Nabil Nakhoul
Signature of Owner

JESSICA DAVIS / PROSIGN
Print name of Applicant

NABIL NAKHOUL
Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**

FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1-4

SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

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

a. Sign Company

Business Name: PRO SIGNS
Contact Person: JESSICA DAVIS
Address: 251 BOOT RD DOWNINGTOWN PA
Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: _____
Contact Person: _____
Address: _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: REFACING CANOPY WITH BLUE ACM/VINYL + NEW RADIUS CORNERS, ADDING "SUNOCO" YELLOW VINYL DECALS - REIMAGING VALANCES TO BE BRANDED SUNOCO - INSTALLING NEW M.I.D PRICE SIGN

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 materials
style of lettering lighting-illuminated, non-illuminated and style
2. Drawing and/or pictures indicating location of new sign.
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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
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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. _____

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

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

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

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

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

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

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.



43 E Central St
Franklin, MA
DUNS# TBD



TOTAL IMAGING
 "IMAGING THE PETROLEUM INDUSTRY"
 2054 Adas Circle, Gainesville, FL 32601
 Phone (770) 536-7906 Fax (770) 532-0497

Revisions:
 Rev. 0 - Original Drawing

11/6/17

Project/Location: **43 E Central St
Franklin, MA**

Customer: PRO SIGM
 Drawn by: JH

Job Number: SUN-244775-SR
 Date: 11/6/17

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Gas Canopy Option 2

43' x 45' x 36"

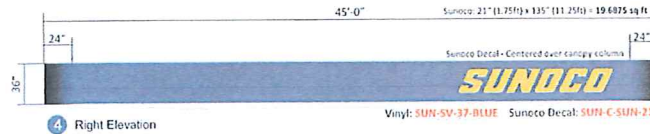
Existing Gas Canopy



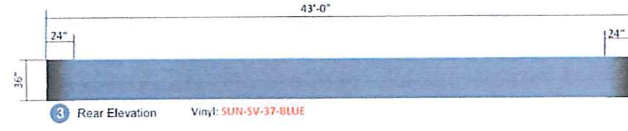
1 Front Elevation



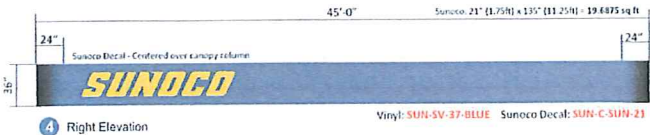
2 Left Elevation



3 Rear Elevation



4 Right Elevation



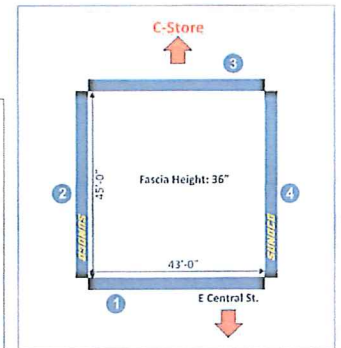
Scope of Work:

Reimage existing canopy fascia per Sunoco specifications to include new blue vinyl (horizon, flags & OFTs count towards sq ft. Max sq ft allowed is 10 sq ft)
 Install Qty: 4 24" radius canopy corners per Sunoco specification.
 Install Qty: 2 21" Sunoco logo decals on sides 2 & 4 of canopy (street justified)



Material Parts Summary:

VINYL: SUN-SV-37-BLUE 37" x 96" Blue Vinyl Qty: 23 sheets	FLAGS: N/A not allowed due to code
OFES: N/A not allowed due to code	HORIZONS: N/A not allowed due to code
LIGHT BOXES: N/A not allowed due to code.	



TOTAL IMAGING

"IMAGING THE PETROLEUM INDUSTRY"
 2054 Abby Circle Galveston, TX 77551
 Phone (770) 536-7998 Fax (770) 532-0497

Revisions:

Rev 0 - Original Drawing	11/6/17
Rev 2 - added Qty: 2 21" Sunoco logo decals to sides 2 & 4 of canopy	1/26/18

Project/Location: **43 E Central St Franklin, MA**

Customer: **PRO SIGN**
 Drawn by: **JH**

Job Number: **SUN-24477-SR**
 Date: **11/6/17**

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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.

TOTAL IMAGING
"IMAGING THE PETROLEUM INDUSTRY"
2054 Atlas Circle, Gainesville, GA 30601
Phone (770) 536-7006 Fax (770) 532-0497

Revisions:

Rev. 0 - Original Drawing

11/6/17

Project/Location: **43 E Central St
Franklin, MA**

Customer: PRO SIGH

Drawn by: JH

Job Number: SUN-24777-SR

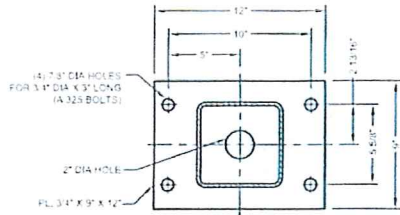
Date: 11/6/17

This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.

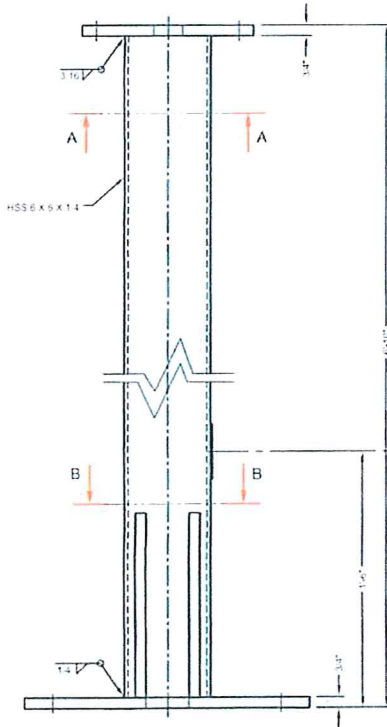
MATERIAL SPECIFICATION
 1. ALL PLATES TO BE ASTM A36
 2. ALL TUBE STEEL TO BE ASTM A500 GRADE B

FINISH
 POLE FINISH PER CUSTOMER SPEC

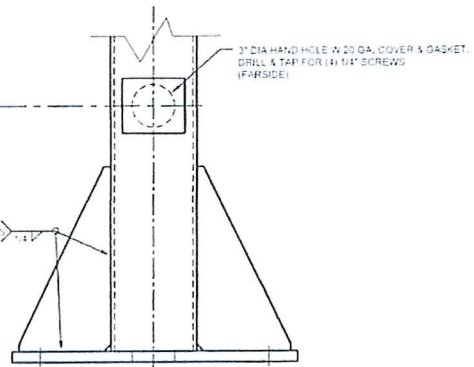
POLE SPECIFICATION
 POLE WEIGHT: 273 LBS
 TOTAL POLE LENGTH: 6'-10"



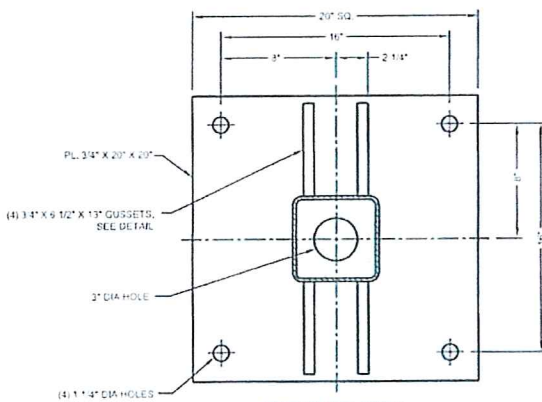
MATCH PLATE DETAIL
SECTION 'A-A'
 SCALE 1:8



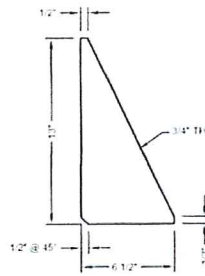
POLE ASSY. FRONT VIEW
 SCALE 1:8



SIDE VIEW
 SCALE 1:8

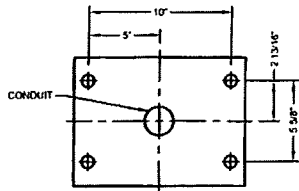


BASE PLATE DETAIL
SECTION 'B-B'
 SCALE 1:8

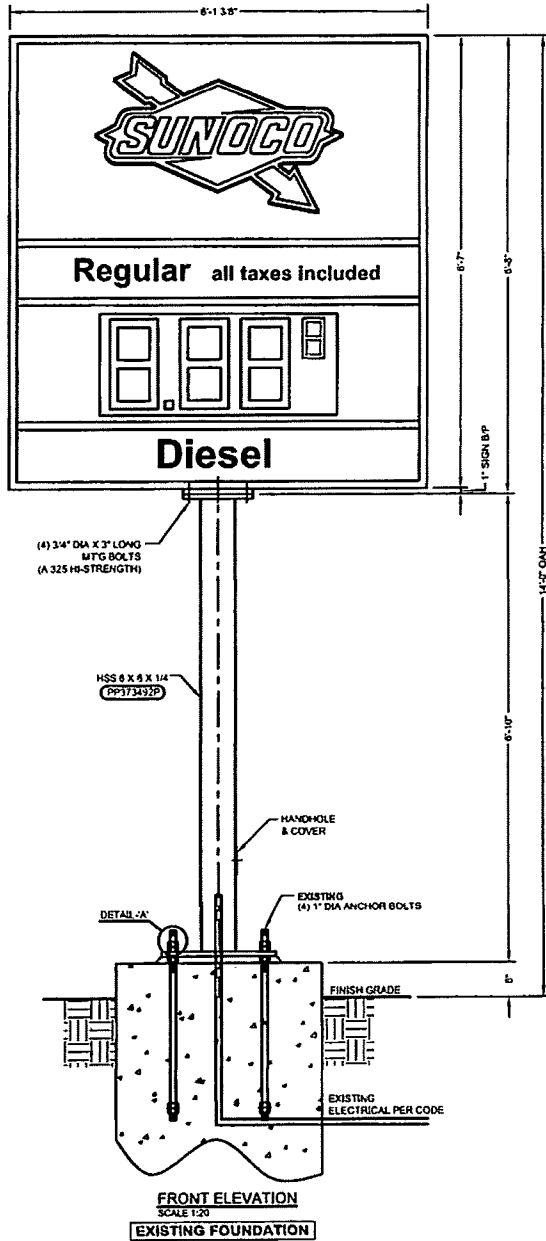


(4) GUSSET DETAIL
 SCALE 1:8

				INSTALLATION DRAWING		SITE SUN43EADR 43 E CENTRAL FRANKLIN, MA	
				DRAWN BY IMPACT-TDT	DATE 01/12/18		
				CHK BY RHB	DATE 01/15/18	SCALE AS SHOWN	REF
				PROJECT NO. 373492	DRAWING NO. PP373492P	REV. A	
				DWS TITLE 6'-10" POLE FOR SUNOCO 6'-8" X 6'-1 3/8" SIGN			
		THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EVERBRITE, LLC. USE OF, OR REPLICATION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBRITE, LLC IS PROHIBITED.					
Everbrite 4949 SO. 110TH ST. P.O. BOX 20020 GREENFIELD, WI 53220 414-329-1300							



SIGN MTG. PATTERN
SCALE 1/8



FRONT ELEVATION
SCALE 1/20
EXISTING FOUNDATION

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

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING 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 INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

LIFTING HOLE NOTE
ANY LIFTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER. LIFTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PAINTED.

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

DESIGN NOTE
SIGN AND POLE ARE DESIGNED TO WITHSTAND A WIND LOAD OF 30 PSF.

INSTALLATION INSTRUCTIONS

1. MOUNT POLE
2. MOUNT SIGNAGE TO POLE. (INSTALLER TO PROVIDE WIRE BETWEEN SIGN AND BASE OF POLE.)
3. MAKE FINAL ELECTRICAL HOOK-UP. (ALL ELECTRICAL TO MEET LOCAL CODES.)
4. TEST SIGNAGE FOR PROPER FUNCTION AND LIGHTING.
5. REMOVE ANY LIFTING BRACKETS AND REINSTALL BOLTS.
6. CLEAN UP AREA AND REMOVE ANY PACKING MATERIAL. DO NOT DISCARD ANY MATERIAL OR DEBRIS INTO ON SITE DUMPSTERS.

EVERBRITE TO FURNISH

1. 6'-6" X 6'-1 3/8" SIGN
2. MOUNTING POLE
3. ALL MOUNTING HARDWARE

INSTALLER TO FURNISH

1. ALL ELECTRICAL COMPONENTS REQUIRED

GENERAL CONTRACTOR TO FURNISH

1. PRIMARY WIRES FROM BUILDING TO SIGN

ELECTRICAL SPECIFICATION:

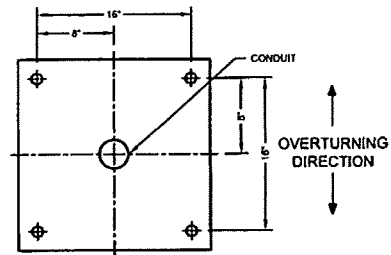
LAMPS: (8) F72T12CW/NO
BALLAST: (1) E58-1048-26L
CURRENT DRAW: 5.5 AMPS 120 V 60HZ - (2) 20 AMP CIRCUIT NEEDED
POWER SUPPLIES:
(1) 2 CHANNEL 10.5V POWER SUPPLY @ 2.5 AMPS
LUMENS TOTAL: 37500
AREA: 40.2543 SQ FT

POLE SPECIFICATION:

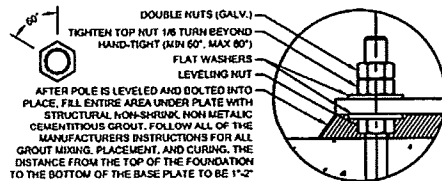
POLE WEIGHT: 273 LBS
TOTAL POLE LENGTH: 6'-10"

EXISTING FOUNDATION NOTE

THE EXISTING FOUNDATION SIZE AND THE EMBEDMENT DEPTH OF THE EXISTING ANCHOR BOLTS (IF 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 BASED ON ALL OF THE INFORMATION AVAILABLE.

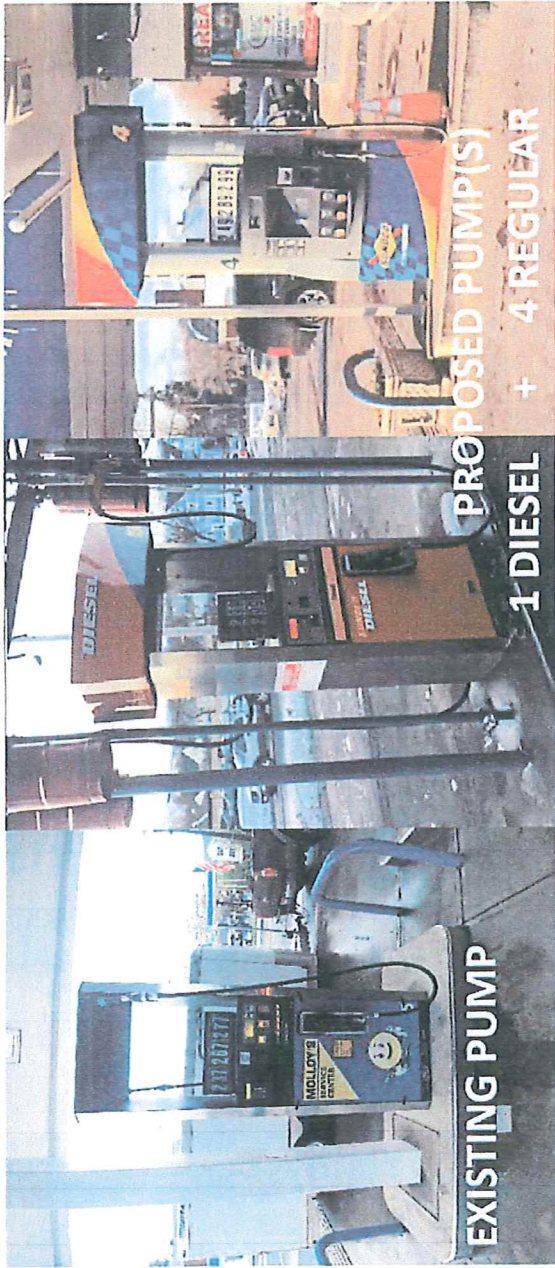


EXISTING ANCHOR BOLT PATTERN
SCALE 1/12

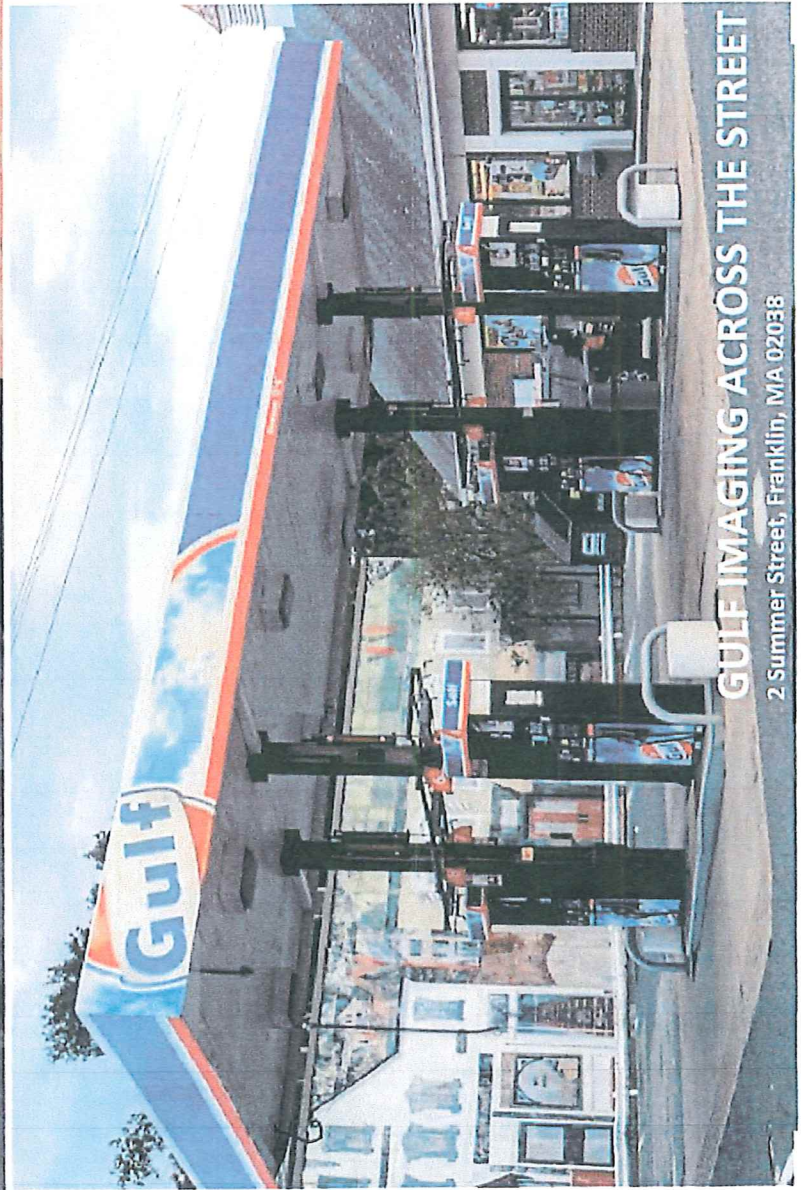


ANCHOR BOLT DETAIL-A'
SCALE 1/10

				INSTALLATION DRAWING		SITE SUN43EADR 43 E CENTRAL FRANKLIN, MA											
				DRAWN BY (IMPACT-TDT)		DATE 01/12/18											
				CHK BY RHB		DATE 01/15/18											
				PROJECT NO. 373492		DRAWING NO. IN373492P											
				DWG TITLE SUNOCO 6'-8" X 6'-1 3/8" SIGN @ 14'-0" OAH		REV. A											
<table border="1"> <tr> <td>REV</td> <td>DATE</td> <td>BY</td> <td>CHK</td> <td>DESCRIPTION</td> </tr> <tr> <td>A</td> <td>01/15/18</td> <td>CPD</td> <td>RHB</td> <td>RELEASED FOR INSTALLATION</td> </tr> </table>				REV	DATE	BY	CHK	DESCRIPTION	A	01/15/18	CPD	RHB	RELEASED FOR INSTALLATION	<p>Everbrite 4849 SO. 110TH ST. P.O. BOX 30020 GREENFIELD, WI 53220 414-229-3500</p> <p>THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EVERBRITE, LLC. USE OF, OR DUPLICATION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBRITE, LLC. IS PROHIBITED.</p>			
REV	DATE	BY	CHK	DESCRIPTION													
A	01/15/18	CPD	RHB	RELEASED FOR INSTALLATION													



EXISTING PUMP
 1 DIESEL + 4 REGULAR
 PROPOSED PUMP(S)



GULF IMAGING ACROSS THE STREET
 2 Summer Street, Franklin, MA 02038



Dispenser Imaging

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.

Gas Dispenser Scope of Work:

Qty: 4 new pre-imaged Gilbarco Encore 700s 4.0 & Qty: 1 Encore 700s 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 M&M
- d. Install all required regulatory decals as needed (ethanol, low sulfur, etc.)

Existing Dispensers Under Gas Canopy:



Wayne Vista 580 3+0
Qty = 4



Wayne Vista 387 - Diesel
Qty = 1

PROPOSED:



TOTAL IMAGING

"IMAGING THE PETROLEUM INDUSTRY"
2054 Atlas Circle Gainesville, GA 30501
Phone (770) 536-7806 Fax (770) 532-0497

Revisions:

Rev. 0 - Original Drawing

11/6/17

Project/Location: 43 E Central St
Franklin, MA

Customer: PRO SIGN

Drawn by: JH

Job Number: S016-24477-56

Date: 11/6/17

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Typical Under Canopy Imaging

Existing Under Canopy (IGAS):



Under Canopy Scope of Work:

Canopy columns to be painted Sunoco Morning Fog
 Dispenser island curbing to be painted Sunoco Morning Fog
 Bollards painted Sunoco Morning Fog
 Install IMU(s), trashcans & pump toppers.
 Install Pump ID# & Self/Full decals to dispenser valances
 Install regulatory decals as needed (ethanol, low sulfur, warning, no smoking, etc.)

Typical Side View

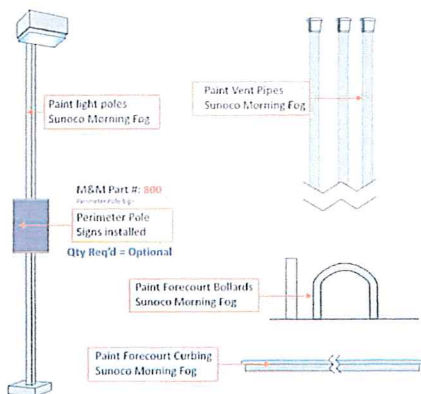
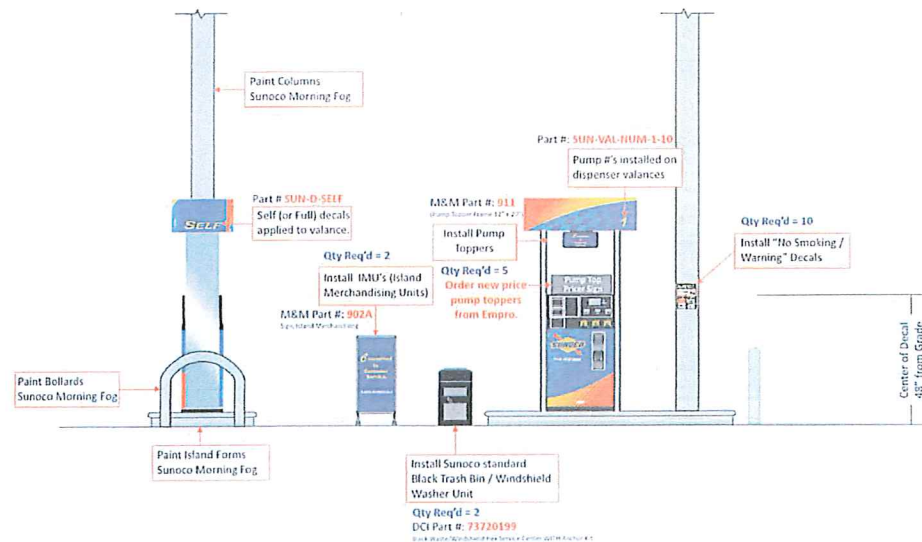
Typical Front View



Forecourt Imaging

Scope of Work:

Vent Pipes to be painted Sunoco Morning Fog
 Forecourt Bollards to be painted Sunoco Morning Fog
 Light poles to be painted Sunoco Morning Fog
 Install Perimeter Pole Signs (Optional)
 Painted curbing to be re-painted Sunoco Morning Fog



TOTAL IMAGING
 "IMAGING THE PETROLEUM INDUSTRY"
 2054 Atlas Circle - Gainesville, GA 30601
 Phone (770) 536-7906 Fax (770) 532-0497

Revisions:	Date:
Rev. 0 - Original Drawing	11/6/17

Project/Location:	43 E Central St Franklin, MA
Customer:	PRO SIGN
Drawn by:	JH

Job Number:	SUN-24477-SR
Date:	11/6/17

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Color Specifications

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: 3M Sulfur Blue
 Opaque Vinyl: 3M Sapphire Blue
 Paint: Sherwin Williams - Sunoco Sapphire Blue
 Pantone Match: PMS 288C

Exterior Canopy Faces, Canopy Fascia

SUNOCO White

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

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

SUNOCO Morning Fog

MF Translucent 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

SR Translucent Vinyl: 3M Red
 Opaque Vinyl: 3M Tomato Red
 Paint: Sherwin Williams - SW6968 Real Red
 Pantone Match: PMS 485C

Exterior Overhang and Barrel Arch

NASCAR Standard Colors

NASCAR Yellow - Match PMS 129C

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

NASCAR Purple - Match PMS 240C

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

NASCAR Red - Match PMS 185C

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

NASCAR Blue - Match PMS 300C

NB Translucent Vinyl: N/A
 Opaque Vinyl: N/A
 Pantone Match: PMS 300C

SUNOCO Standard Colors

SY SUNOCO Yellow
SB SUNOCO Blue
SW SUNOCO White
MF SUNOCO Morning Fog
AB SUNOCO ADA Blue
SR SUNOCO Red

NASCAR Standard Colors

NY NASCAR Yellow
NR NASCAR Red
NP NASCAR Purple
NB NASCAR Blue



C-Store Imaging

Existing C-Store



Proposed:



Scope of Work:

- Repaint e-store bollards Sunoco Morning Fog (if applicable)
- Repaint e-store curbing Sunoco Morning Fog
- Repaint e-store door frame Sunoco Morning Fog

TOTAL IMAGING
 "IMAGING THE PETROLEUM INDUSTRY"
 2054 Atlas Circle, Calimesa, CA 92501
 Phone (770) 536-7906 Fax (770) 532-0497

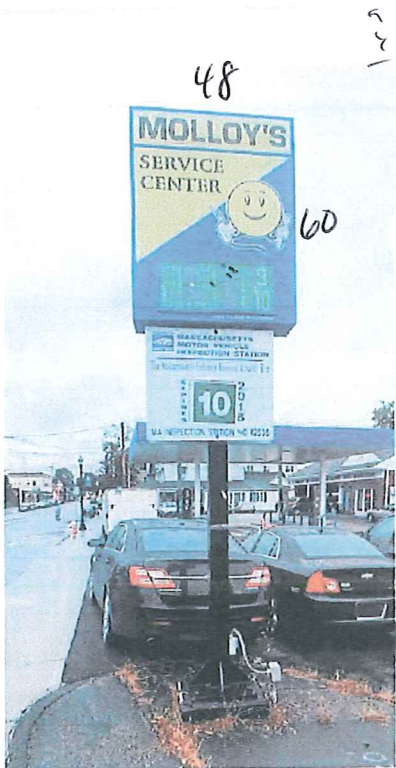
Revisions:
Rev. 0 - Original Drawing

11/6/17

Project/Location: **43 E Central St
Franklin, MA**
 Customer: PRO SIGR
 Drawn by: JH

Job Number: SUN-24477-SR
 Date: 11/6/17

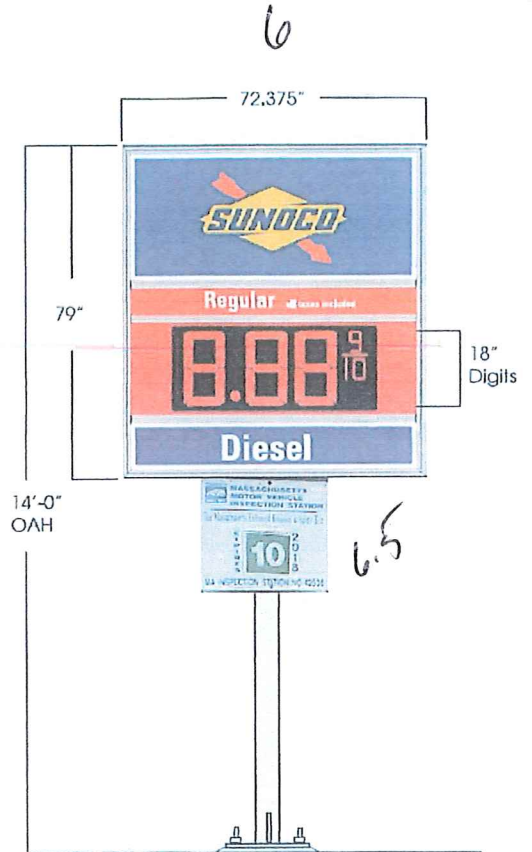
This original drawing is property of TI, and is not to be exhibited, copied, or reproduced without permission.



Before



After



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite 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 unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.
Project No: 373492-4	New Combo, One Product Sign @	CUSTOMER SIGNATURE _____ DATE _____
Date: 12/18/17	14' OAH	LANDLORD SIGNATURE _____ DATE _____
Location & Site No: 43 E, Central Franklin, MA	Revised:	
Site: SUN43	Revised:	

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

Assessors' Map # _____ Parcel # _____

Zoning District (select applicable zone): _____

Zoning History: Use Variance _____
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: Elizabeth Barry

Address: 3 Chilmark Road
Franklin, MA 02038

Telephone Number: 508 - 726 - 8480 (cell)

Contact Person: Same

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

Business Owner: Elizabeth Barry Property Owner: Rich Beaulieu/Mich LLC
Address: 3 Chilmark Road 120 Grove Street
Franklin, MA 02038 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____

Elizabeth A. Barry
Signature of Applicant
Elizabeth A. Barry
Print name of Applicant

Richard Beaulieu
Signature of Owner
Richard Beaulieu
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 Aquino
Address 61 Endicott Street, Building 25, Norwood, MA 02062
Telephone Number: 781-769-4040

b. Architect/Engineer (when applicable)

Business Name: N/A
Contact Person: _____
Address _____
Telephone Number: _____

E) Work Summary

Summary of work to be done: 3' x 13' foot aluminum Belt Sign
- Background to be aluminum with vinyl lettering to read "Franklin Yoga + Wellness"

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 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

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

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



RGB
186, 194, 92
CMYK
31, 13, 80, 0
BAC25C



RGB
60, 74, 83
CMYK
76, 60, 51, 35
3C4A53



RGB
232, 124, 89
CMYK
5, 63, 68, 0
E87C59

Pantone:
390 C

Pantone:
432 C

Pantone:
7416 C

SECONDARY COLOURS



RGB
160, 199, 209
CMYK
37, 10, 14, 0
A0C7D1



RGB
238, 201, 123
CMYK
6, 20, 60, 0
EEC97B

Pantone:
551 C

Pantone:
7403 C

TYPOGRAPHY

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

PRIMARY TYPEFACES

Main Text / Content Text

Open Sans

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789
!@#%&*'(){}|~:;".<>?

[Download / Purchase Here:](https://www.fontsquirrel.com/fonts/open-sans)

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

Libre Baskerville

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789
!@#%&*'(){}|~:;".<>?

[Download / Purchase Here:](https://fonts.google.com/specimen/Libre+Baskerville)

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

SECONDARY TYPEFACES

Headings / Titles / Subheadings

Open Sans Semi-Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789
!@#%&*'(){}|~:;".<>?

[Download / Purchase Here:](https://www.fontsquirrel.com/fonts/open-sans)

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

Libre Baskerville Italic

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789
!@#%&*'(){}|~:;".<>?

[Download / Purchase Here:](https://fonts.google.com/specimen/Libre+Baskerville)

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



FRANKLIN
YOGA & WELLNESS

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 URGENT CARE FACILITY

Property Address 1262 - 1286 WEST CENTRAL ST

Assessors' Map # 274 Parcel # 2 & 3

Zoning District (select applicable zone): INDUSTRIAL

Zoning History: Use Variance N/A
Non-Conforming Use _____

B) Applicant Information:

Applicant Name: KEVIN LUBISSER @ K.A.D. HOLDINGS CORP.

Address: 31 WHITEWOOD ROAD
MILFORD MA 01757

Telephone Number: 508 478-6235

Contact Person: KEVIN LUBISSER

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____

Kevin W. Lubisser president
Signature of Applicant

Kevin W. Lubisser president
Signature of Owner

Kevin W. Lubisser
Print name of Applicant

Kevin W. Lubisser
Print name of Owner

***FOR SIGNS COMPLETE PAGES 1 & 2 ONLY.**
FOR SITE PLANS, BUILDING PLANS, PROJECTS, COMPLETE PAGES 1 - 4
SEE ADDENDA ATTACHED FOR ASSISTANCE IN COMPLETION OF FORM Q

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

a. Sign Company

Business Name: _____
Contact Person: _____
Address _____
Telephone Number: _____

b. Architect/Engineer (when applicable)

Business Name: DiGiorgio Associates Incorporated
Contact Person: Thomas M. Lam, AIA, LEED AP
Address 529 Main Street-Suite 3303
Telephone Number: 617.723.7100

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 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 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:

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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 character of the surrounding buildings. _____
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. **Facade, 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.

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

9. **Heritage** – Removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable. _____
The new building has sited in the presently undeveloped nature of the site will have no impact on the site heritage. _____

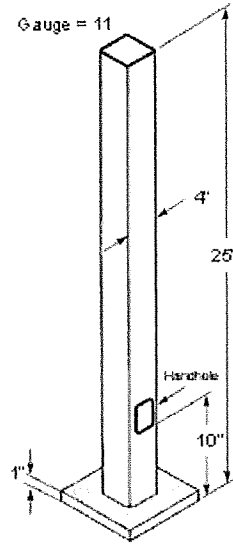
10. **Energy Efficiency** – To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements.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

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. _____
The landscape design considerations for this project seek to improve the character and appearance of the surrounding area. _____

SEE ADDENDA ATTACHED FOR INSTRUCTIONS TO ASSIST IN COMPLETING APPLICATION.

PS4-11-25D2

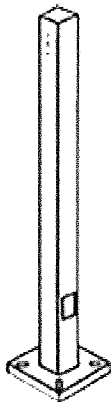
Dimensions



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:

Type:

Prepared By:

Date:

Lamp Info

Type: N/A
 Watts: 0W
 Shape/Size: N/A
 Base: N/A
 ANSI: N/A
 Hours: N/A
 Lamp Lumens: N/A
 Efficacy: N/A

Ballast Info

Type: N/A
 120V: N/A
 208V: N/A
 240V: N/A
 277V: N/A
 Input Watts: 0W

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 manufacturing! 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.



01/29/18

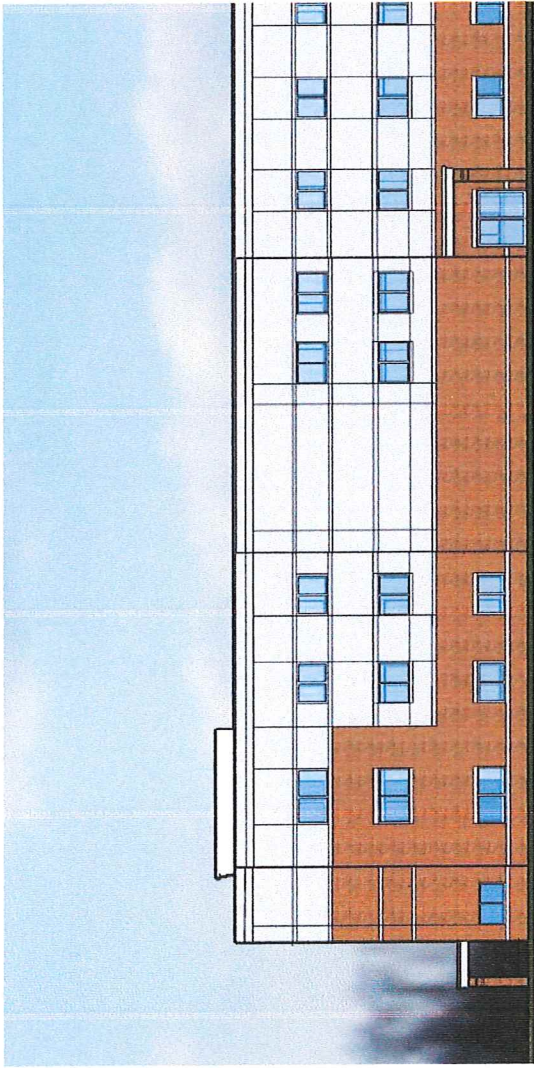
**DIGIORGIO
ASSOCIATES
INC.**



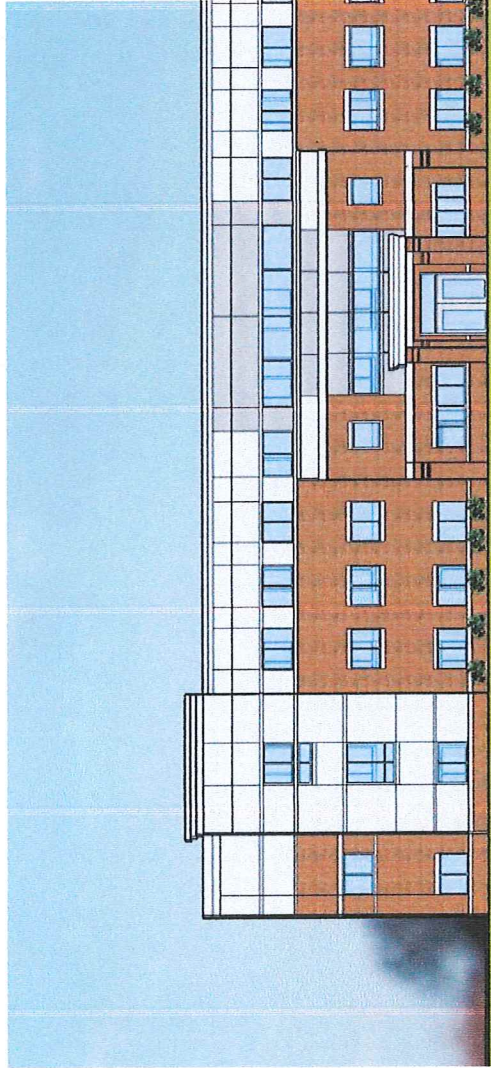
ENTRANCE VIEW



117568.00

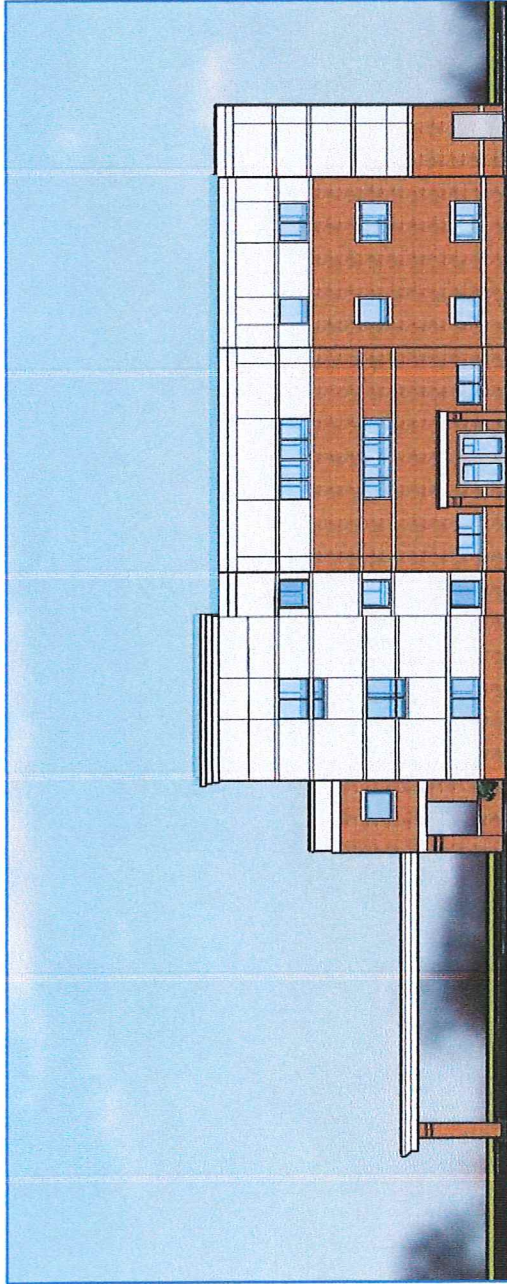


SOUTH

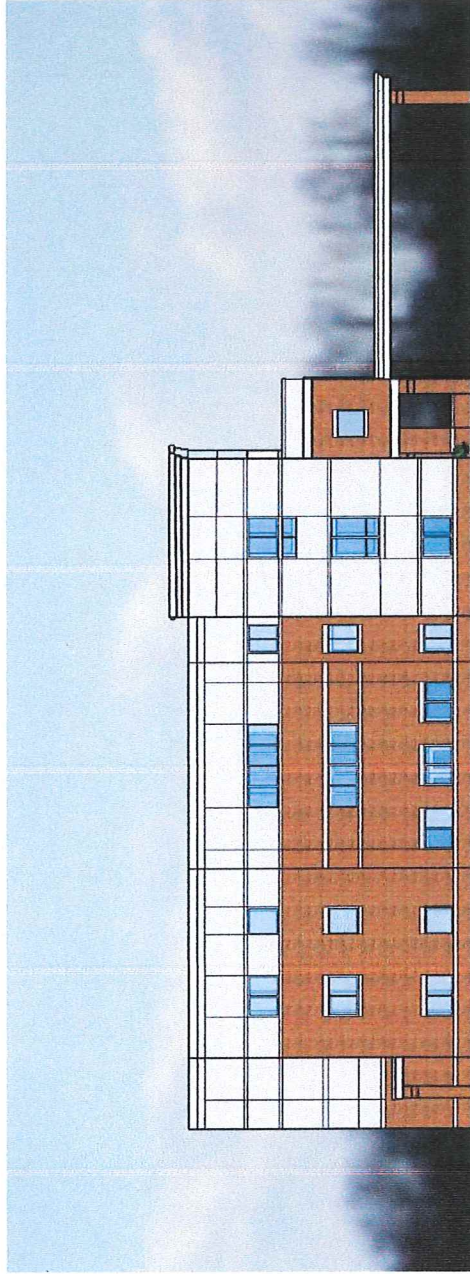


NORTH

NORTH & SOUTH ELEVATION



EAST



WEST



01/29/18

DIGIORGIO
ASSOCIATES
INC.

117588.00



EAST & WEST ELEVATION



96.00 in



TOP PANEL ALL ALUMINUM CONSTRUCTION
PUSH THRU LED-LIT LETTERS
ILLUMINATES WHITE

BOTTOM PANEL ALL ALUMINUM CONSTRUCTION
STANDARD INTERNALLY ILLUMINATED SIGN CABINET
USING LEDs FOR LISTING PRACTICE NAMES
ILLUMINATES WHITE

88.47 in



144.00 in

36.00 in

Milford Regional
Urgent Care

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

206.01 in

Milford Regional Physician Group

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

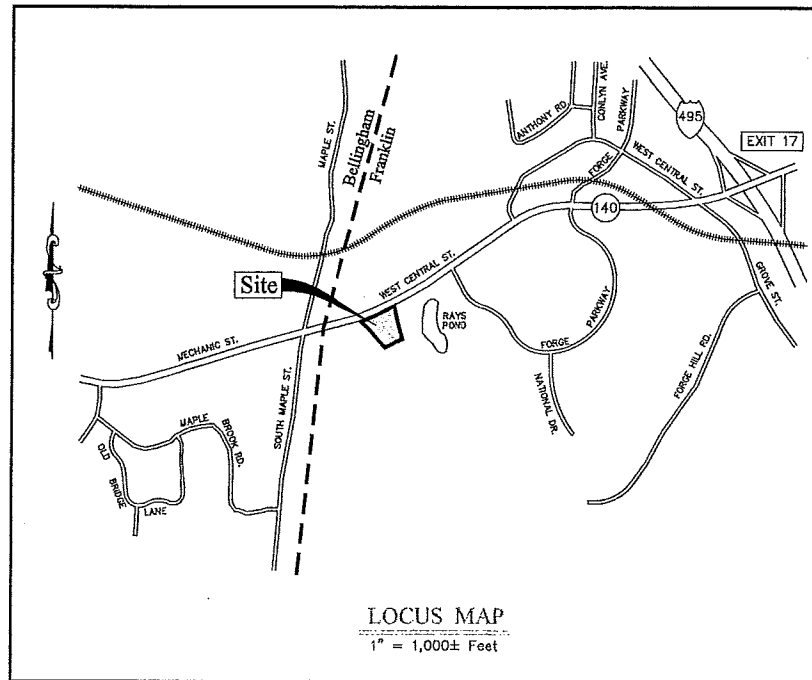
Milford Regional Physicians Group Medical Building

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

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

CIVIL ENGINEER

Allen Engineering, LLC
2 Willowbrook Lane
Mendon, MA 01756

LANDSCAPE ARCHITECT

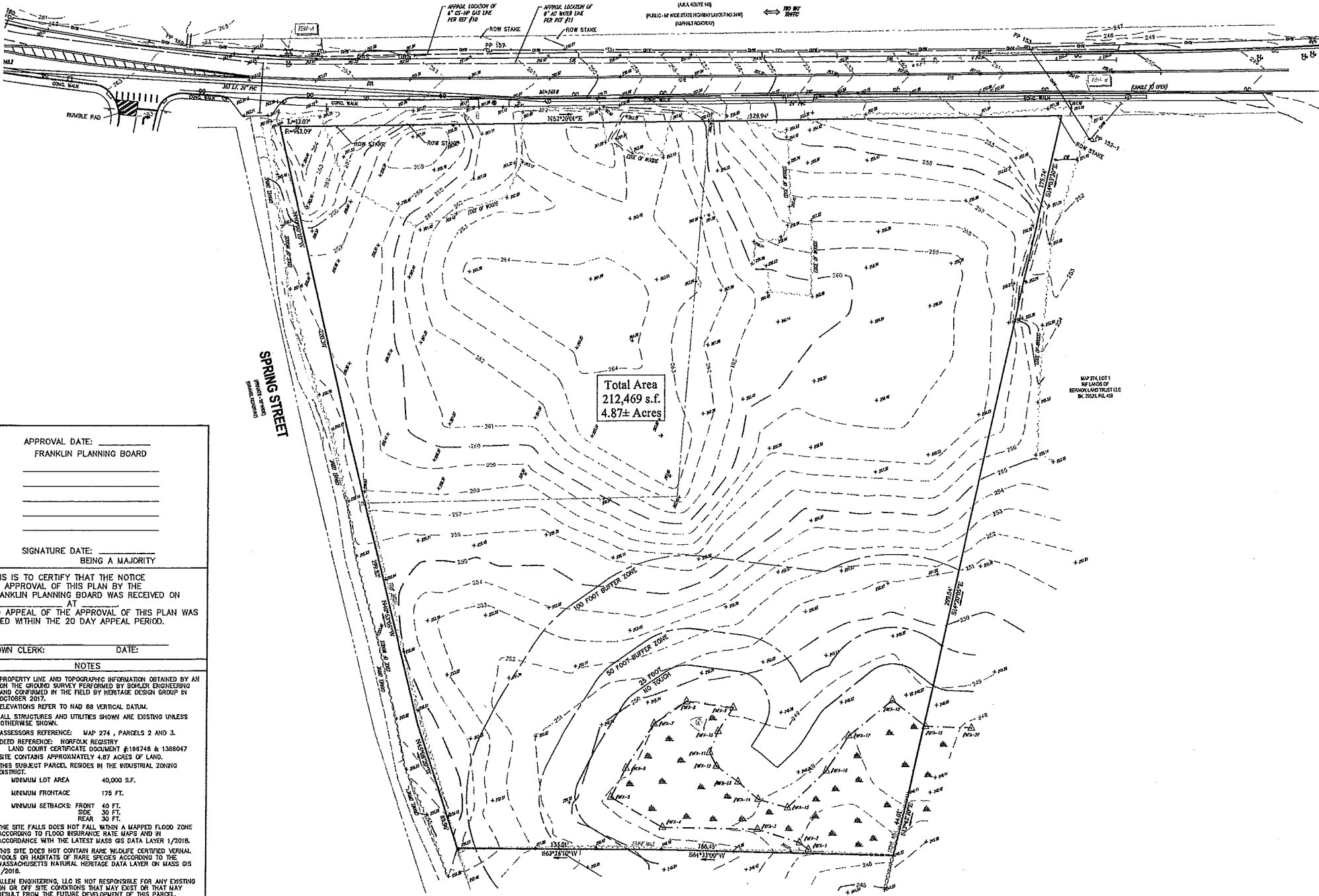
Bohler Engineering
352 Turnpike Road
Southborough, MA 01772

LAND SURVEYOR

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

TBM-A: X-CUT ON BONNET BOLT OF HYDRANT ELEV.=265.82'
 TBM-B: MAG NAIL SET IN PAVEMENT ELEV.=251.02

WEST CENTRAL STREET



Total Area
212,469 s.f.
4.87± Acres

APPROVAL DATE: _____
FRANKLIN PLANNING BOARD

SIGNATURE DATE: _____
BEING A MAJORITY

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE FRANKLIN PLANNING BOARD WAS RECEIVED ON _____ AT _____ NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK: _____ DATE: _____

NOTES

- PROPERTY LINE AND TOPOGRAPHIC INFORMATION OBTAINED BY AN ON THE GROUND SURVEY PERFORMED BY BOWLER ENGINEERING AND CONFIRMED IN THE FIELD BY HERITAGE DESIGN GROUP IN OCTOBER 2017.
- ELEVATIONS REFER TO MAD 88 VERTICAL DATUM.
- ALL STRUCTURES AND UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE SHOWN.
- ASSESSORS REFERENCE: MAP 274, PARCELS 2 AND 3.
- DEED REFERENCE: NORFOLK REGISTRY LAND COURT CERTIFICATE DOCUMENT #198748 & 1388047
- SITE CONTAINS APPROXIMATELY 4.87 ACRES OF LAND.
- THIS SUBJECT PARCEL RESIDES IN THE INDUSTRIAL ZONING DISTRICT.
 MINIMUM LOT AREA 40,000 S.F.
 MINIMUM FRONTAGE 175 FT.
 MINIMUM SETBACKS: FRONT 40 FT.
 SIDE 30 FT.
 REAR 30 FT.
- THE SITE FALLS DOES NOT FALL WITHIN A MAPPED FLOOD ZONE ACCORDANCE WITH THE LATEST MASS GIS DATA LAYER 1/2018.
- THIS SITE DOES NOT CONTAIN RARE WILDLIFE CERTIFIED WERNAL POOLS OR HABITATS OF RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE DATA LAYER ON MASS GIS 1/2018.
- ALLEN ENGINEERING, LLC IS NOT RESPONSIBLE FOR ANY EXISTING ON OR OFF SITE CONDITIONS THAT MAY EXIST OR THAT MAY RESULT FROM THE FUTURE DEVELOPMENT OF THIS PARCEL.
- THERE SHALL BE NO USE OF FILL CONTAINING HAZARDOUS MATERIALS.



LEGEND

- 250- EXISTING CONTOUR
- 252- PROPOSED CONTOUR
- +177.6 EXIST. SPOT GRADE
- +177.5 PROP. SPOT GRADE
- PROP. SURFACE WATER FLOW
- ⊙ DRAINAGE MANHOLE
- DRAIN LINE
- UTILITY POLE
- GUY WIRE
- OHTW OVERHEAD WIRES
- EROSION CONTROL
- ETC ELECTRIC, TELEPHONE & CABLE LINE
- STONE WALL
- EXP EDGE OF PAVEMENT
- FOUND FOUND
- NT NOW OR FORMERLY
- ⊙ DRILLHOLE
- ⊙ IRON PIPE/IRON PEN
- AP ASSESSORS PARCEL
- BC PL DEED BOOK/PAGE
- ⊙ B BOLLARD
- BUILDING BUILDING
- EXISTING TREE LINE
- ASZ EDGE OF WETLAND

PREPARED FOR:

KAD Holdings Corp.
31 Whitewood Road
Milford, MA 01757

TITLE:

EXISTING CONDITIONS PLAN
 For
 Milford Regional Physicians
 Group - Medical Building
 in
 Franklin, MA

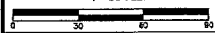
PREPARED BY:



Allen Engineering, LLC
 Civil Engineers and
 Land Development Consultants
 2 Willowbrook Lane - Mendon, MA 01756
 (508) 381-3212 Phone
 (508) 381-3213 Fax
 www.allenengineeringllc.com



SCALE: 1"=30 FEET

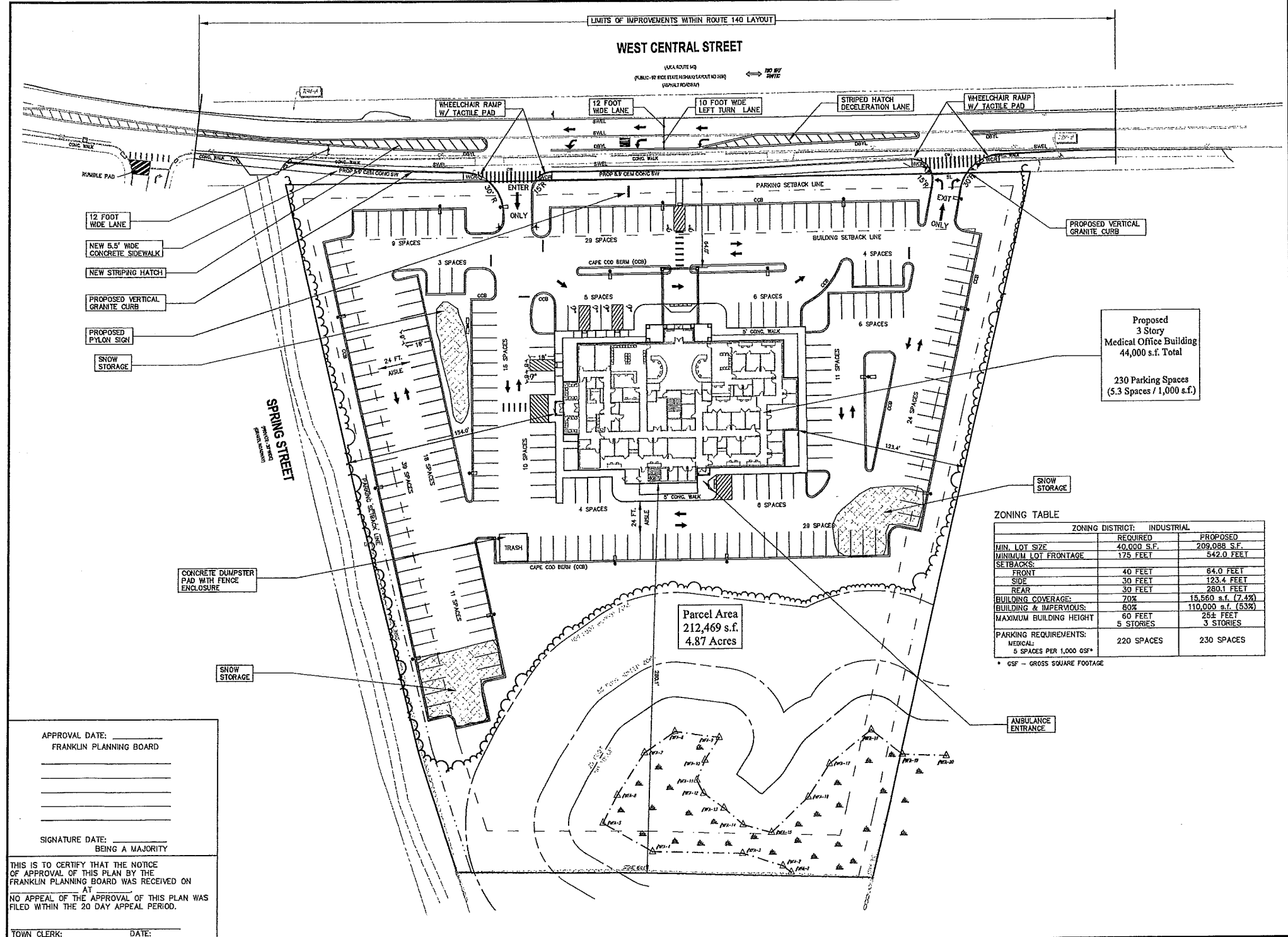


DATE: February 1, 2018

REVISIONS		
#	DATE	DESCRIPTION

JOB NO: 0517 SHEET: 2 of 7

WEST CENTRAL STREET



Proposed
3 Story
Medical Office Building
44,000 s.f. Total

230 Parking Spaces
(5.3 Spaces / 1,000 s.f.)

Parcel Area
212,469 s.f.
4.87 Acres

ZONING TABLE

	ZONING DISTRICT: INDUSTRIAL	
	REQUIRED	PROPOSED
MIN. LOT SIZE	40,000 S.F.	209,088 S.F.
MINIMUM LOT FRONTAGE	175 FEET	542.0 FEET
SETBACKS:		
FRONT	40 FEET	64.0 FEET
SIDE	30 FEET	123.4 FEET
REAR	30 FEET	280.1 FEET
BUILDING COVERAGE:	70%	15,560 s.f. (7.4%)
BUILDING & IMPERVIOUS:	80%	110,000 s.f. (53%)
MAXIMUM BUILDING HEIGHT	60 FEET	264 FEET
	5 STORIES	3 STORIES
PARKING REQUIREMENTS:		
MEDICAL:	220 SPACES	230 SPACES
	5 SPACES PER 1,000 GSF*	

* GSF - GROSS SQUARE FOOTAGE

LEGEND

- 259 --- EXISTING CONTOUR
- 258 --- PROPOSED CONTOUR
- + 177.5 EXIST. SPOT GRADE
- + 172.5 PROP. SPOT GRADE
- FRESH SURFACE WATER FLOW
- DRAINAGE MANHOLE
- DRAIN LINE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- EROSION CONTROL
- ELEC. TELEPHONE & CABLE LINE
- STONE WALL
- EDGE OF PAVEMENT
- LIGHT POLE
- NOW OR FORMERLY DRAINAGE
- IRON PIPE/IRON PIN
- ASSESSORS PARCEL
- DEED BOOK/PAGE
- BOLLARD
- BUILDING
- EXISTING TREE LINE
- A2
- A3
- EDGE OF WETLAND

PREPARED FOR:
KAD Holdings Corp.
31 Whitewood Road
Milford, MA 01757

TITLE:
SITE ACCESS AND PARKING PLAN
For
Milford Regional Physicians Group - Medical Building
in
Franklin, MA

PREPARED BY:

Allen Engineering, LLC
Civil Engineers and
Land Development Consultants
2 Wilburton Lane - Mendon, MA 01756
(508) 381-3212 Phone
(508) 381-3213 Fax
www.allenengineeringllc.com



PROFESSIONAL ENGINEER
SCALE: 1"=30 FEET

DATE: February 1, 2018

REVISIONS

#	DATE	DESCRIPTION	INT

JOB NO: 0517 SHEET: 3 of 7

APPROVAL DATE: _____
FRANKLIN PLANNING BOARD

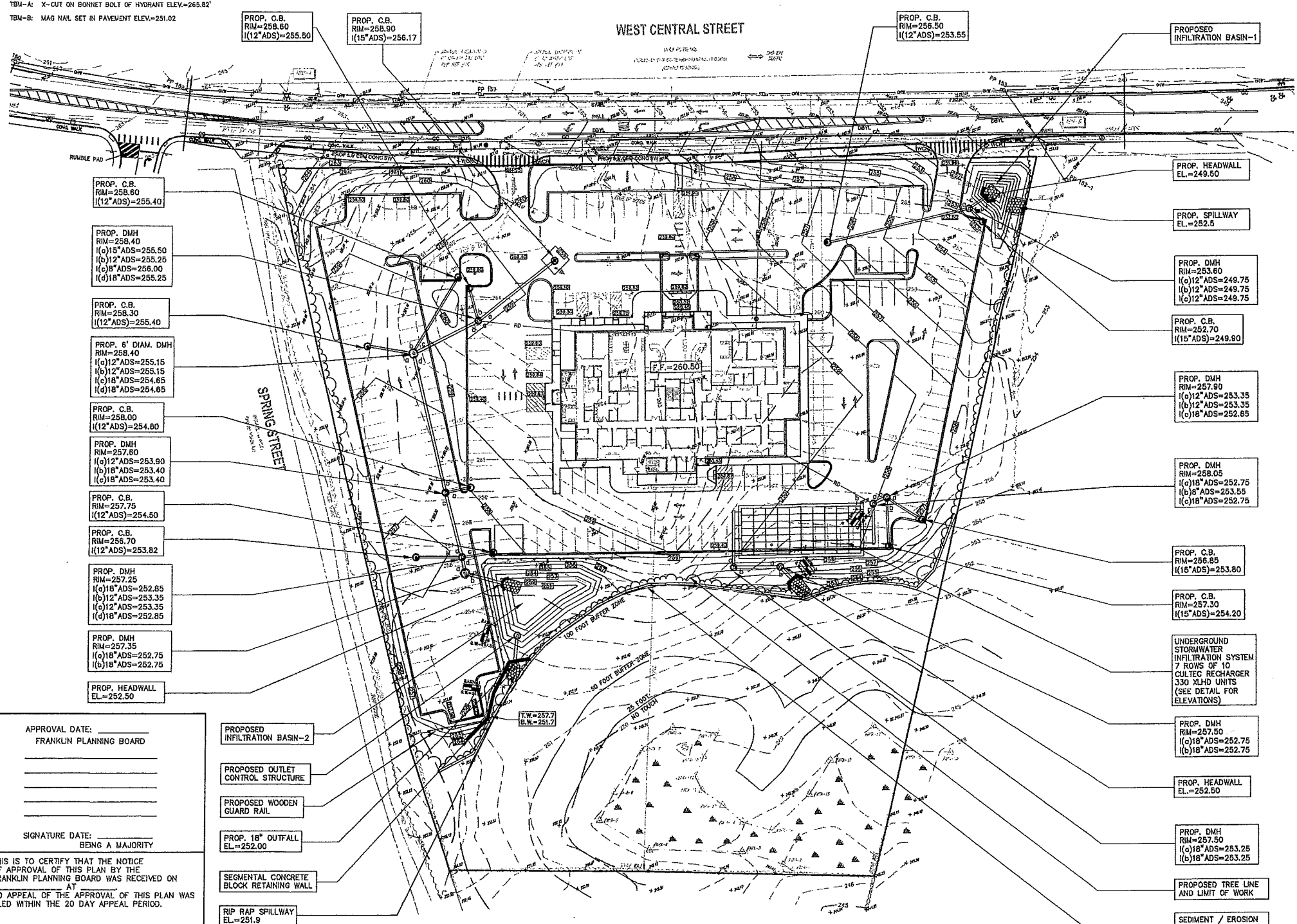
SIGNATURE DATE: _____
BEING A MAJORITY

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE FRANKLIN PLANNING BOARD WAS RECEIVED ON _____ AT _____
NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK: _____ DATE: _____

TBM-A: X-CUT ON BONNET BOLT OF HYDRANT ELEV.=265.82'
 TBM-B: MAG NAL SET IN PAVEMENT ELEV.=251.02

WEST CENTRAL STREET



LEGEND

- 254 --- EXISTING CONTOUR
- 255 --- PROPOSED CONTOUR
- + 177.5 EXIST. SPOT GRADE
- + 222.2 PROP. SPOT GRADE
- PROP. SURFACE WATER FLOW
- ⊙ DRAINAGE MANHOLE
- DRAIN LINE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- EROSION CONTROL
- ETC. ELECTRIC, TELEPHONE & CABLE LINE
- STONE WALL
- EDGE OF PAVEMENT
- FOUND
- NOW OR FORMERLY
- BELLHOLE
- IRON PIPE/IRON FIN
- ASSESSOR'S PARCEL
- DEED BOOK/PAGE
- BOLLARD
- BUILDING
- EXISTING TREE LINE
- EDGE OF WETLAND

PREPARED FOR:
KAD Holdings Corp.
 31 Whitewood Road
 Milford, MA 01757

TITLE:
GRADING DRAINAGE & EROSION CONTROL PLAN
 For
Milford Regional Physicians Group - Medical Building
 in
Franklin, MA

PREPARED BY:

Allen Engineering, LLC
 Civil Engineers and
 Land Development Consultants
 2 Willowbrook Lane - Mendon, MA 01756
 (508) 381-3212 Phone
 (508) 381-3213 Fax
 www.allenengineeringllc.com



SCALE: 1"=30 FEET

DATE: February 1, 2018

REVISIONS		
#	DATE	DESCRIPTION

JOB NO: 0517 SHEET: 4 of 7

PROP. C.B.
RIM=258.60
(12"ADS)=255.40

PROP. DMH
RIM=258.40
(a)15"ADS=255.50
(b)12"ADS=255.25
(c)18"ADS=258.00
(d)18"ADS=255.25

PROP. C.B.
RIM=258.30
(12"ADS)=255.40

PROP. 6' DIAM. DMH
RIM=258.40
(a)12"ADS=255.15
(b)12"ADS=255.15
(c)18"ADS=254.65
(d)18"ADS=254.65

PROP. C.B.
RIM=258.00
(12"ADS)=254.80

PROP. DMH
RIM=257.90
(a)12"ADS=253.90
(b)18"ADS=253.40
(c)18"ADS=253.40

PROP. C.B.
RIM=257.75
(12"ADS)=254.80

PROP. C.B.
RIM=256.70
(12"ADS)=253.82

PROP. DMH
RIM=257.25
(a)18"ADS=252.85
(b)12"ADS=253.35
(c)12"ADS=253.35
(d)18"ADS=252.85

PROP. DMH
RIM=257.35
(a)18"ADS=252.75
(b)18"ADS=252.75

PROP. HEADWALL
EL.=252.50

PROPOSED INFILTRATION BASIN-2

PROPOSED OUTLET CONTROL STRUCTURE

PROPOSED WOODEN GUARD RAIL

PROP. 18" OUTFALL
EL.=252.00

SEGMENTAL CONCRETE BLOCK RETAINING WALL

RIP RAP SPILLWAY
EL.=251.9

PROP. C.B.
RIM=256.50
(12"ADS)=253.55

PROPOSED INFILTRATION BASIN-1

PROP. HEADWALL
EL.=249.50

PROP. SPILLWAY
EL.=252.5

PROP. DMH
RIM=253.60
(a)12"ADS=249.75
(b)12"ADS=249.75
(c)12"ADS=249.75

PROP. C.B.
RIM=252.70
(15"ADS)=249.80

PROP. DMH
RIM=257.90
(a)12"ADS=253.35
(b)12"ADS=253.35
(c)18"ADS=252.85

PROP. DMH
RIM=258.05
(a)18"ADS=252.75
(b)18"ADS=253.55
(c)18"ADS=252.75

PROP. C.B.
RIM=256.85
(15"ADS)=253.80

PROP. C.B.
RIM=257.30
(15"ADS)=254.20

UNDERGROUND STORMWATER INFILTRATION SYSTEM
7 ROWS OF 10 CULTEC RECHARGER 330 XLHD UNITS
(SEE DETAIL FOR ELEVATIONS)

PROP. DMH
RIM=257.50
(a)18"ADS=252.75
(b)18"ADS=252.75

PROP. HEADWALL
EL.=252.50

PROP. DMH
RIM=257.50
(a)18"ADS=253.25
(b)18"ADS=253.25

PROPOSED TREE LINE AND LIMIT OF WORK

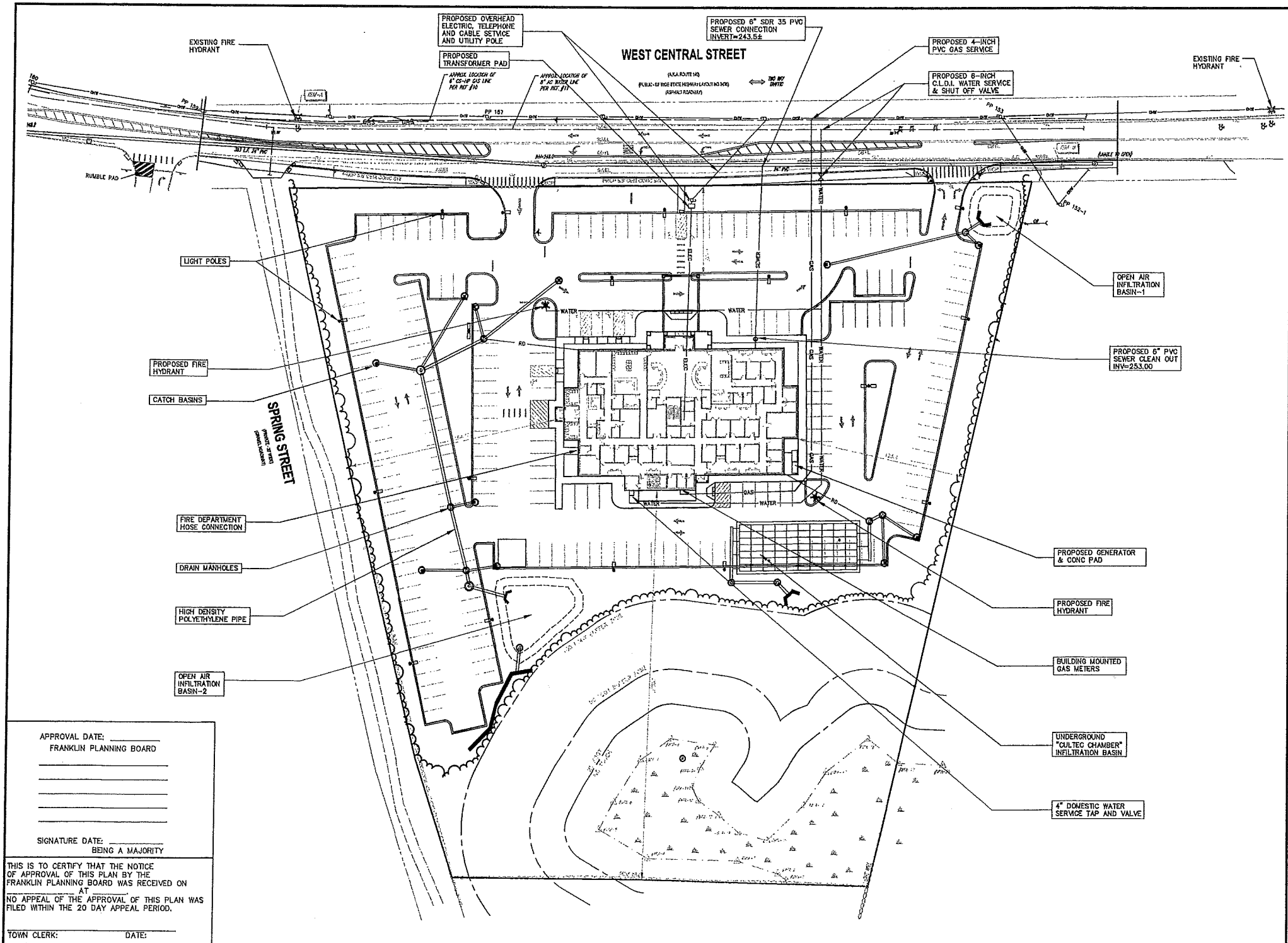
SEDIMENT / EROSION CONTROL BARRIER

APPROVAL DATE: _____
 FRANKLIN PLANNING BOARD

SIGNATURE DATE: _____
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LEGEND

- 258--- EXISTING CONTOUR
- 258--- PROPOSED CONTOUR
- 177.5 EXIST. SPOT GRADE
- 177.5 PROP. SPOT GRADE
- ~(177.5) PROP. SURFACE WATER FLOW
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- D — DRAIN LINE
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- O — OVERHEAD WIRES
- E — EROSION CONTROL
- ETC — ELECTRIC TELEPHONE & CABLE LINE
- S — STONE WALL
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- ⊕ R/W PIPE/IRON P/W
- A.P. — ASSESSORS PARCEL
- B.C. P.C. — DEED BOOK/PAGE
- B — BOLLARD
- ▭ BUILDING
- T — EXISTING TREE LINE
- A2 — A3 — EDGE OF WETLAND

PREPARED FOR:
KAD Holdings Corp.
 31 Whitewood Road
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 2 Willowbrook Lane - Milford, MA 01758
 (508) 381-3212 Phone
 (508) 381-3213 Fax
 www.allenengland.com


 PROFESSIONAL ENGINEER

SCALE: 1"=30 FEET



DATE: February 1, 2018

REVISIONS

#	DATE	DESCRIPTION	INT

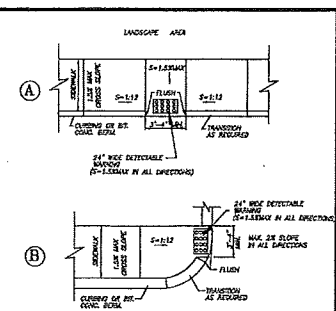
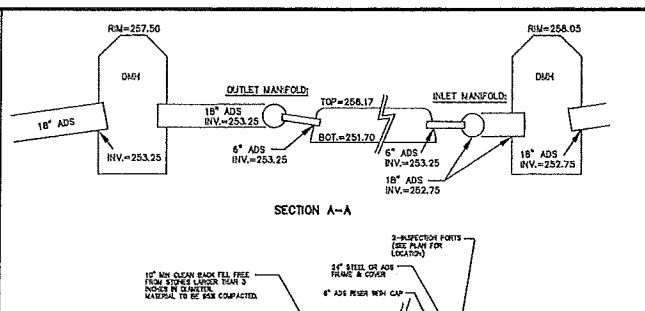
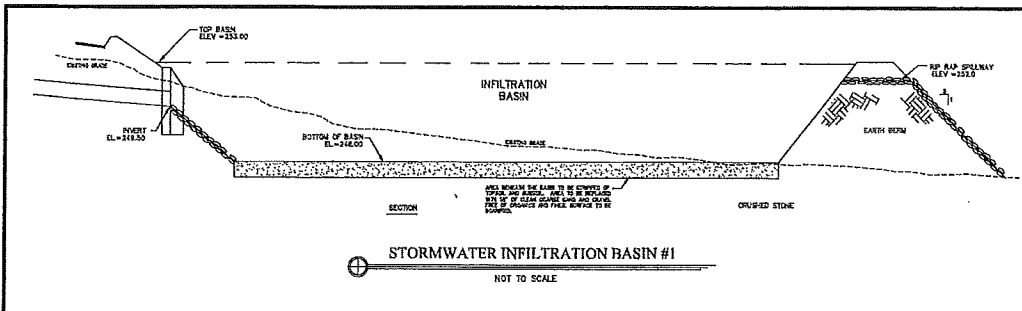
JOB NO: 0517 SHEET: 5 of 7

APPROVAL DATE: _____
 FRANKLIN PLANNING BOARD

SIGNATURE DATE: _____
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TOWN CLERK: _____ DATE: _____



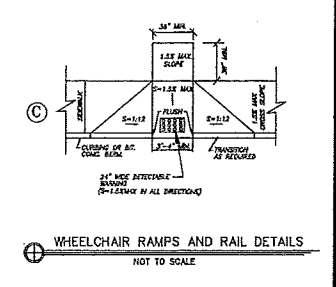
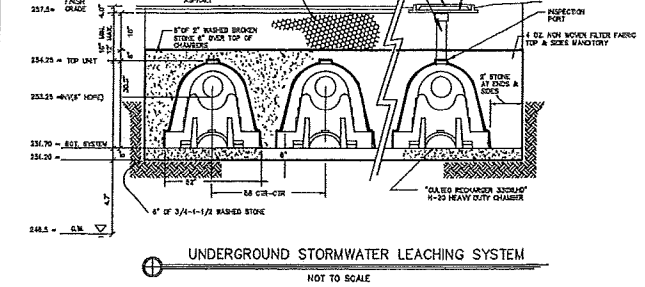
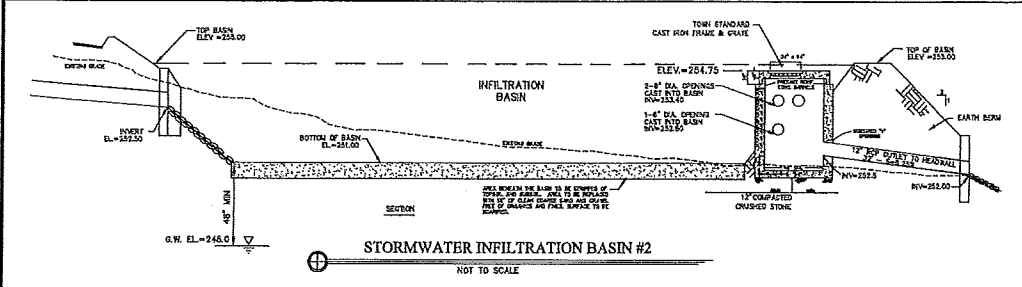
APPROVAL DATE: _____
FRANKLIN PLANNING BOARD

SIGNATURE DATE: _____
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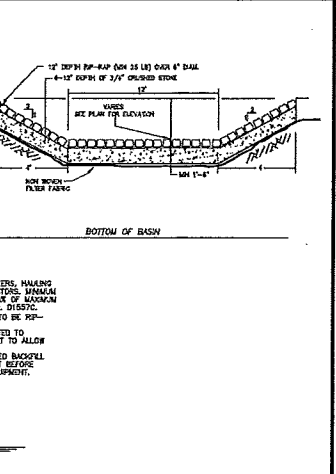
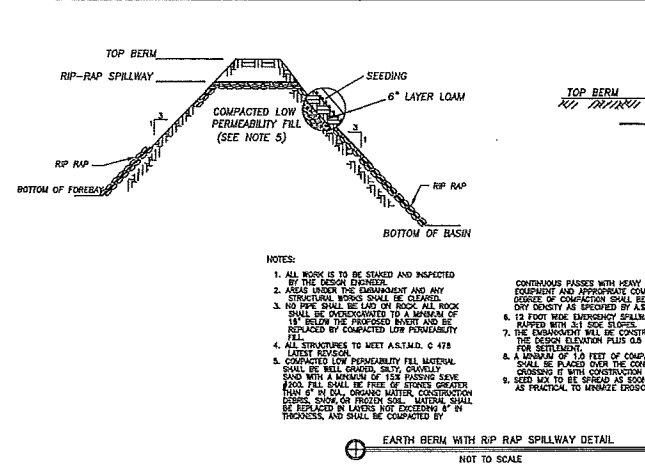
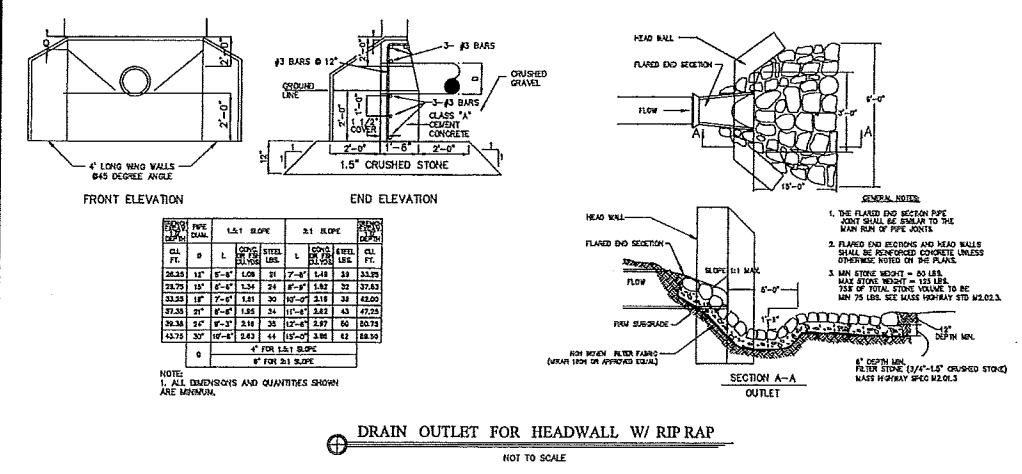
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TOWN CLERK: _____
DATE: _____



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KAD Holdings Corp.
31 Whitewood Road
Milford, MA 01757

TITLE:
CONSTRUCTION DETAIL PLAN
For
Milford Regional Physicians
Group - Medical Building
in
Franklin, MA

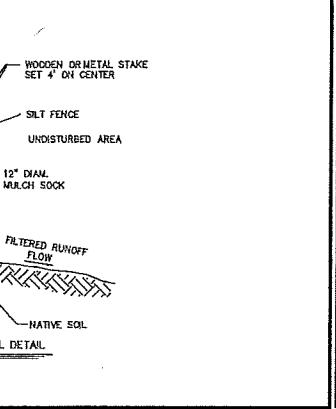
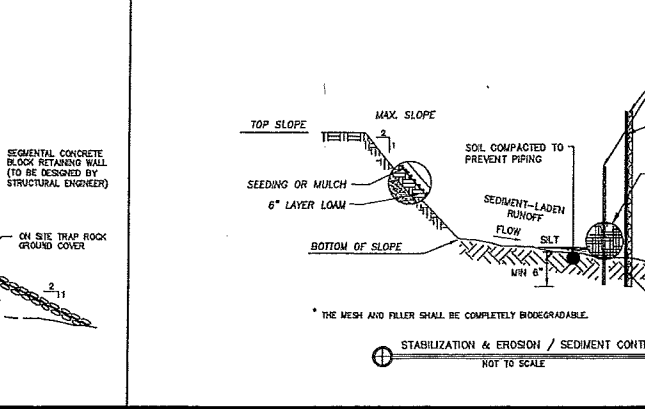
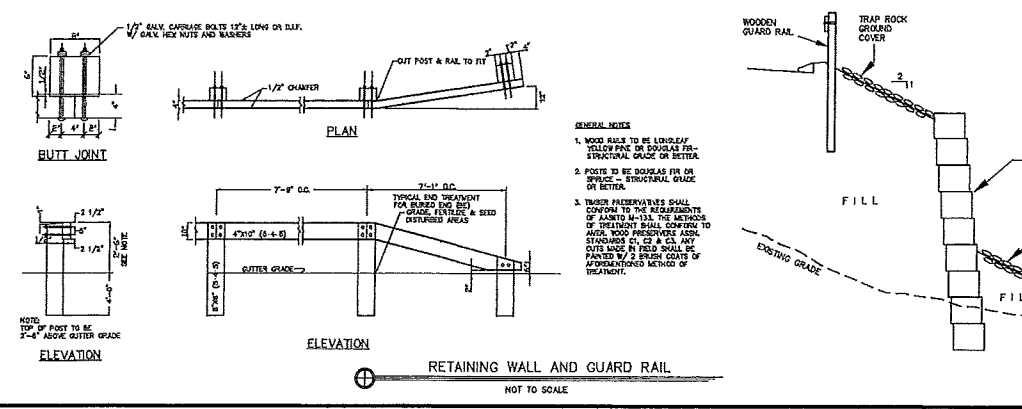


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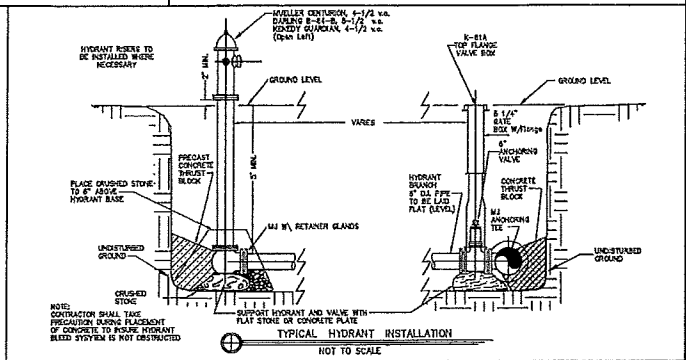
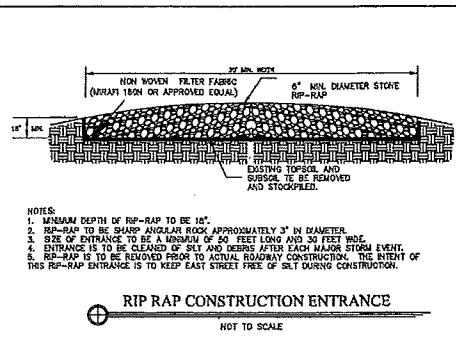
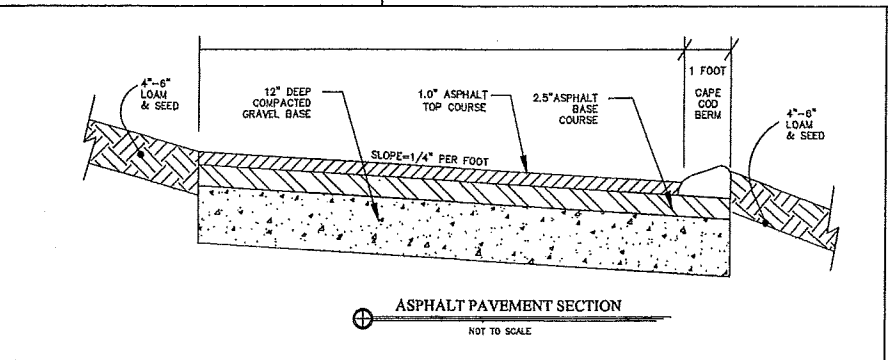
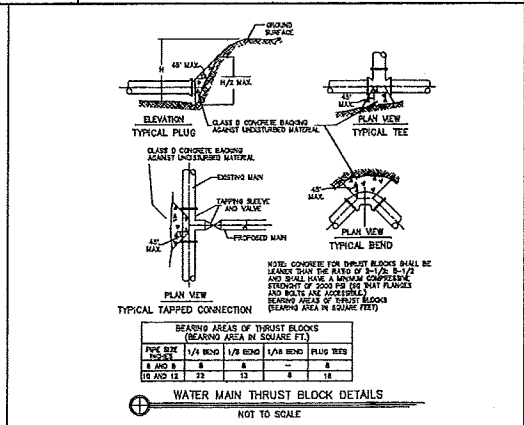
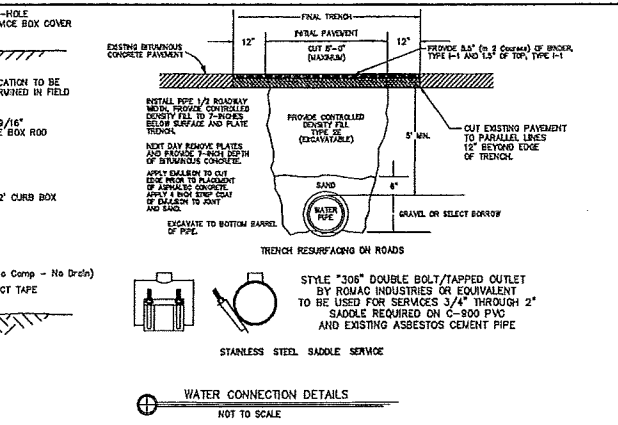
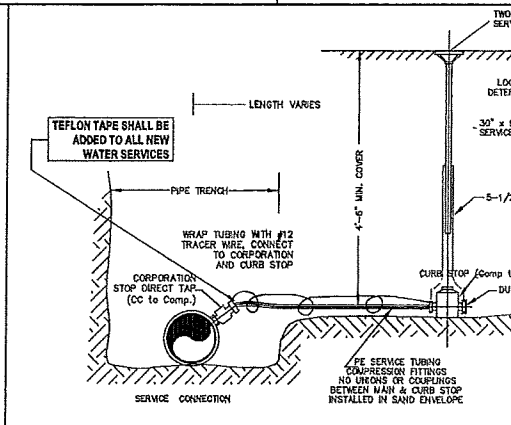
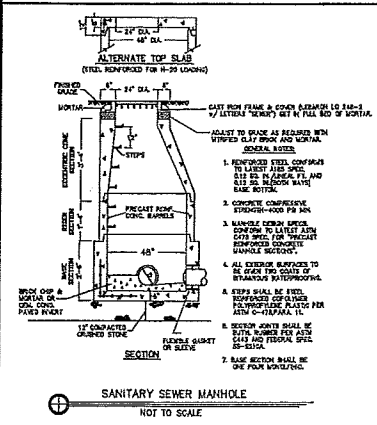
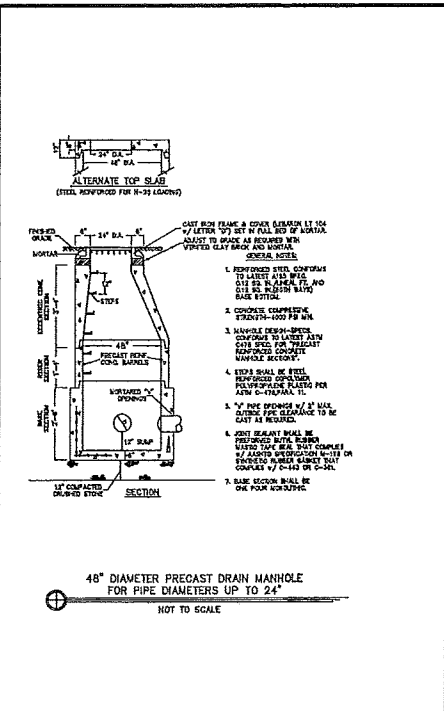
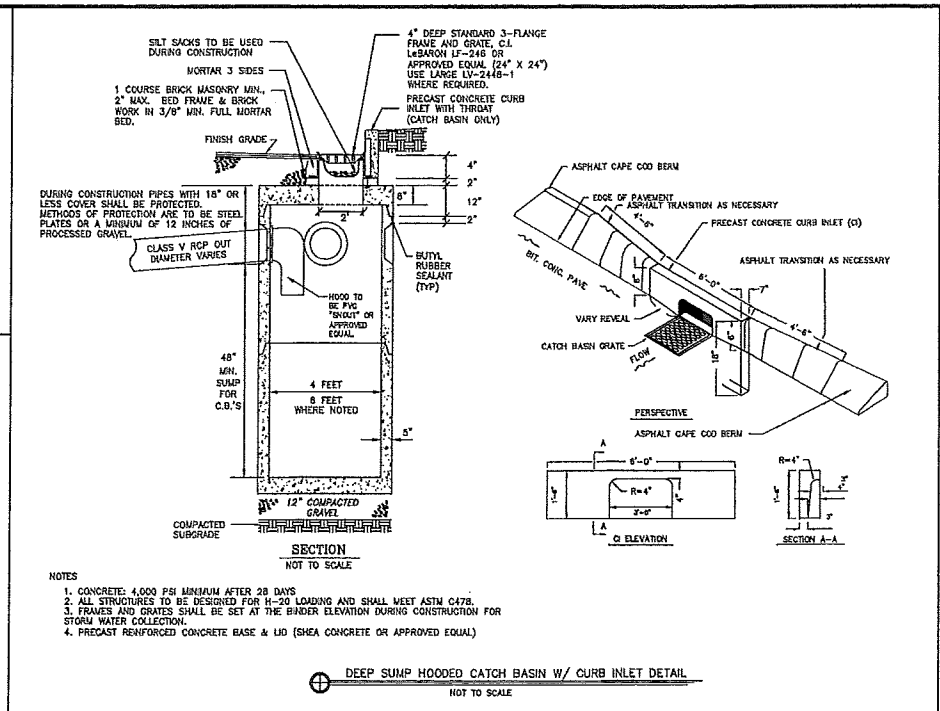
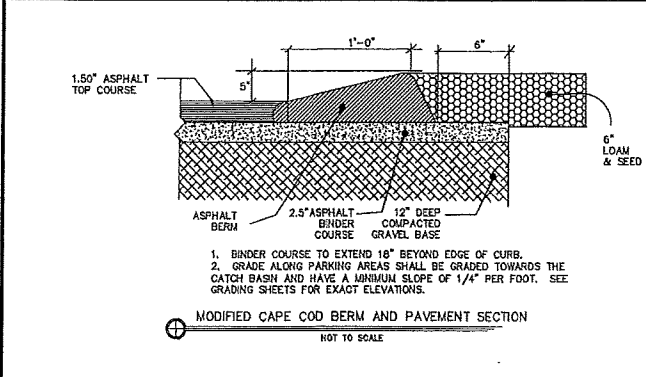
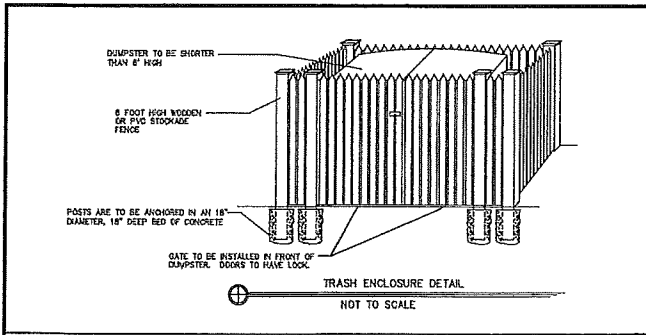
PROFESSIONAL ENGINEER
SCALE: AS SHOWN
DATE: February 1, 2018

#	DATE	DESCRIPTION	BY

JOB NO: 0517 SHEET: 6 of 7



JOB NO: 0517 SHEET: 6 of 7



APPROVAL DATE: _____
FRANKLIN PLANNING BOARD

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PREPARED FOR:
KAD Holdings Corp.
31 Whitewood Road
Milford, MA 01757

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CONSTRUCTION DETAIL PLAN
For
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PREPARED BY:

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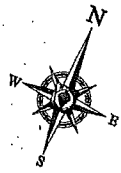
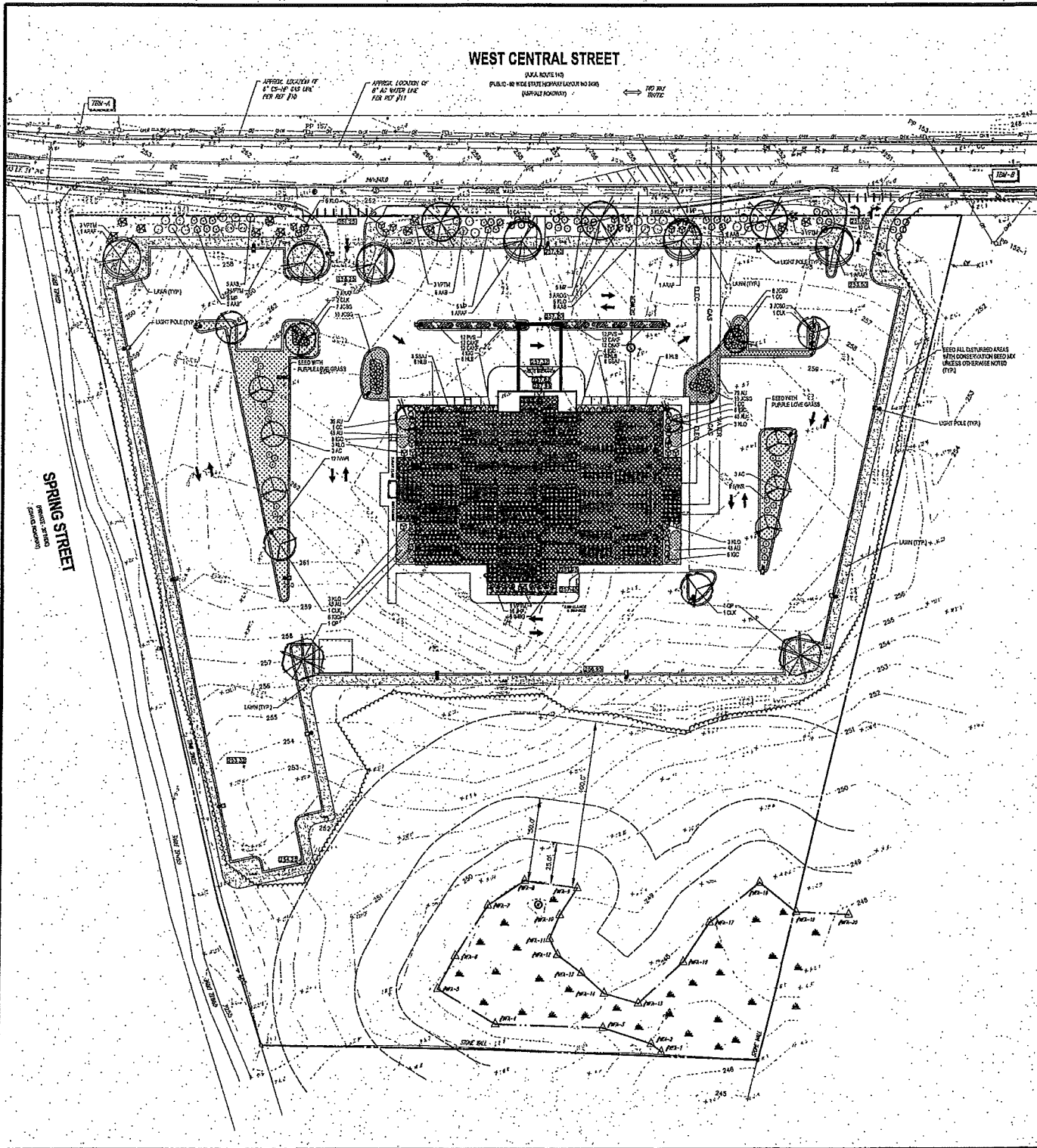
SCALE: AS SHOWN

DATE: February 1, 2018

REVISIONS

#	DATE	DESCRIPTION	BY

JOB NO: 0517 SHEET: 7 of 7



LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
ARAF	6	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2 1/2-3" CAL.	B+3
ADOS	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+2
CLK	5	CLARKEA KENTUCKIA	YELLOWBIRCH	2-2 1/2" CAL.	B+3
OP	2	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+2
SUBTOTAL					16
ORNAMENTAL TREES					
CC	6	AMELANCHIER CANADENSIS	SNOWBERRY DOGWOOD	2-2 1/2" CAL.	B+3
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL.	B+3
SUBTOTAL					9
DECIDUOUS SHRUBS					
AAB	25	ARONIA ARBUSTIVA 'RILL LANTISSEW'	RED CHOKERBERRY	3-4'	B+3
CA	20	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-32'	45 CAN
TYVR	21	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY HOLLY	30-36'	45 CAN
NP	21	NIPERIA PENTASYCHIA	NORTHERN PATSYBERRY	30-36'	B+3
VYFH	13	VIORNIUM FLAVIFLORUM 'TOMBENTOSH MARBLE'	MARSHES GOLDMEXILE VIORNIUM	30-36'	B+3
SUBTOTAL					102
EVERGREEN SHRUBS					
TIC	34	REV. OLAXA 'DOBBYAN'	SWAMP INHERENT HOLLY	24-32'	45 CAN
EGAS	8	ILEX X WESSINGHOE 'BLUE GEM'	BLUE GEM HOLLY	24-32'	45 CAN
JCS	30	JUNIPERUS CHAMPAENSIS 'TEA OREGON'	SEA GREEN JUNIPER	24-32' SPKAL	B+3
JAF	16	JUNIPERUS HORIZONTALIS 'PLANIDA'	ANDROMEDA JUNIPER	15-18' SPKAL	45 CAN
HLD	28	KALMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE NEWMAN LAUREL	30-34'	B+3
SUBTOTAL					124
GRASS & COVERS					
AU	255	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	12-15'	45 CAN
SUBTOTAL					255
PERENNIALS					
LJ	22	HEXACODALLIS 'LILASTY BABY'	LILASTY BABY DAVID'S LILY	8 GAL.	CONTAINER
ESAJ	16	SEKUM SPECTABILIS 'AUTUMN JOY'	AUTUMN JOY SEDUM	8 GAL.	CONTAINER
SUBTOTAL					48
ORNAMENTAL GRASSES					
CAF	48	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	8 GAL.	CONTAINER
FVS	24	PANDORUM VIRGATUM 'SHEMANSKIAN'	SHEMANSKIAN SVITCH GRASS	8 GAL.	CONTAINER
SUBTOTAL					72

APPLICABLE SPACING REQUIREMENTS:
 SECTION 12.12 (b)
 (1) 2" CALIBER: CANTY FREE PER 10 PARKING SPACES
 (2) 4" CALIBER: 1 TREE PER 10 PARKING SPACES
 (3) 6" CALIBER: 2 TREES PER 10 PARKING SPACES

NEW ENGLAND HERB AND PLANT, INC. (115) 494-2022
 1202-1204 WEST CENTRAL STREET
 FRANKLIN, MA 01717
 (508) 485-5900
 (508) 485-9000
 WWW.BOHLERENGINEERING.COM

PURPLE LOVE GRASS SEED
 APPLICATION RATE 2#/1000
 REFER TO SHEET L-1 FOR LIGHTING INFORMATION

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
 CIVIL AND CONSULTING ENGINEERING
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 PHONE: (508) 485-5900
 FAX: (508) 485-9000
 WWW.BOHLERENGINEERING.COM

REVISIONS			
REV.	DATE	COMMENTS	BY
1			
2			
3			
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NOT APPROVED FOR CONSTRUCTION
 PROJECT NO: W17121
 DRAWN BY: PFB
 CHECKED BY: W17121
 DATE: 01/26/16
 SCALE: AS NOTED
 CAD ID: W17121/1590

PROJECT:
 MEDICAL REGIONAL PHYSICIAN GROUP
 FRANKLIN, MA

FOR:
 Lobbes Building Corp.
 31 Whitewood Rd
 Hillford, MA 01757

LOCATION OF SITE
 1202-1204 West Central Street
 Franklin, MA

BOHLER ENGINEERING
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 485-5900
 Fax: (508) 485-9000
 www.BohlerEngineering.com



SHEET TITLE:
LANDSCAPE PLAN
 SHEET NUMBER:
L1
 REV: 0 - 02/02/2016

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