



November 6, 2020

Town of Wellesley
Design Review Board
525 Washington Street
Wellesley MA 02482

Re: Design Review Board Project Narrative

Attention: Design Review Board

The following is a brief summary of the proposed work for the installation of a Chase Bank site located at 9 Central Street in Wellesley, MA:

The subject property is located at the northwest intersection of Central Street and Crest Road consisting of 6,797 SF and is situated within the Wellesley Square Commercial District (Neighborhood Commercial A). The proposed project includes the remodel of the existing Peet's Coffee Shop into a Chase Bank branch location. The remodel includes interior and building exterior renovations and limited sitework mainly including front sidewalk repairs and modifications to bring the pathway into compliance with ADA accessibility standards.

The remodel is limited to the existing space and exterior, project will not include additions or changes to the building footprint. The interior shall be remodeled to be suited for a banking use, and the exterior work includes refacing the exterior consistent with the Chase Brand as shown on our elevation drawings submitted with this application.

The limited sitework scope is consistent with local "Minor Construction Standards" as existing parking, driveways and paving will remain unchanged to maintain existing traffic patterns and availability of customer parking. The existing mature street tree along Crest Road is intended to be preserved and opportunities will be evaluated to add green space and landscaping as the project site is almost completely paved or occupied by the building footprint.

Sincerely,

Marc Sides
Senior Project Manager - Architecture
857.321.8623 | msides@core-states.com



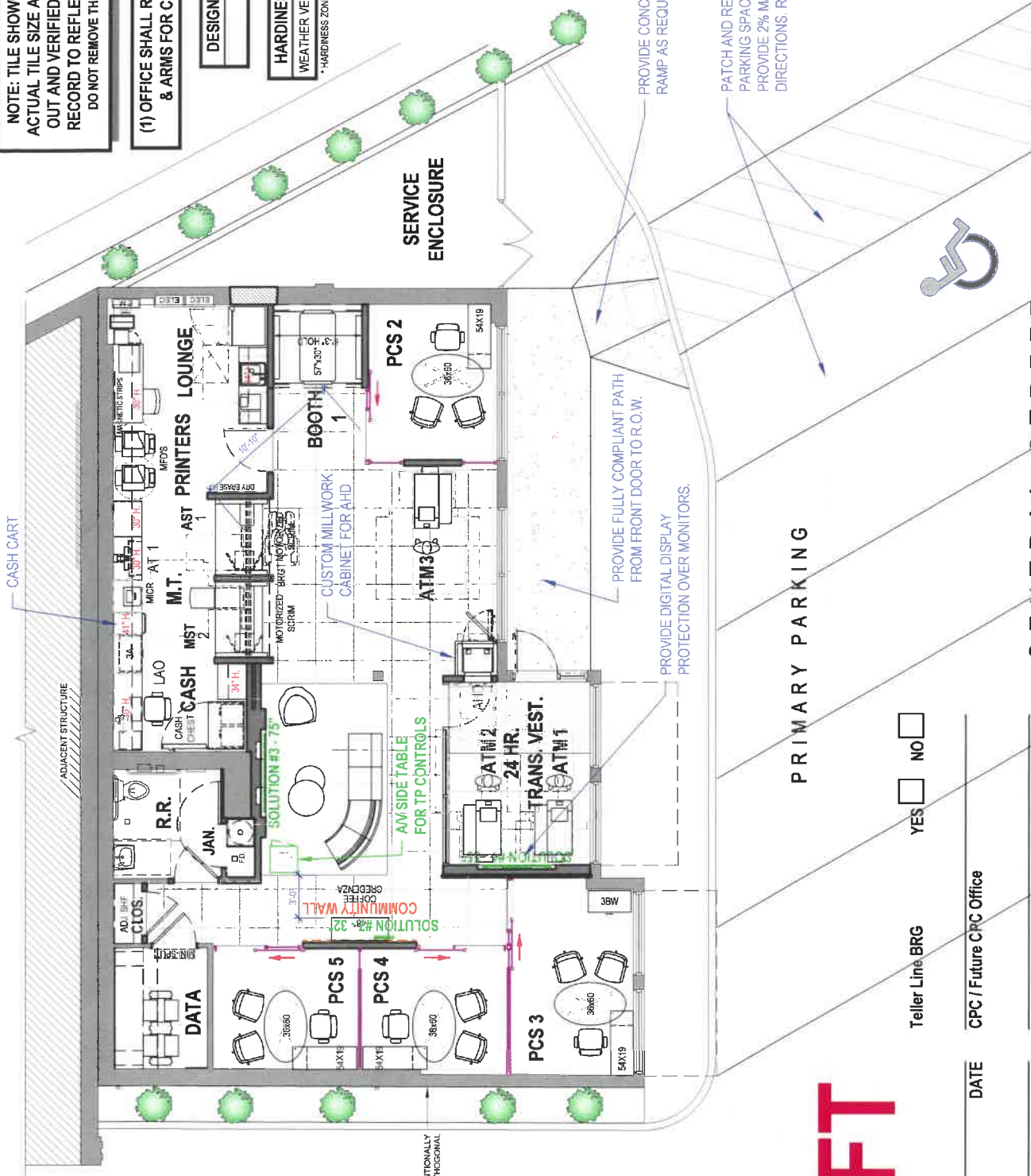
NOTE: TILE SHOWN FOR PATTERN ONLY. ACTUAL TILE SIZE AND SPACING TO BE LAID OUT AND VERIFIED BY THE ARCHITECT OF RECORD TO REFLECT THE DESIGN INTENT. DO NOT REMOVE THIS TAG FROM FLOOR PLAN

(1) OFFICE SHALL RECEIVE DUAL MONITORS & ARMS FOR CPC OR FUTURE CPC.

DESIGN STANDARDS
20.2

HARDNESS ZONE 6A
WEATHER VESTIBULE REQUIRED •
*HARDNESS ZONES 4-6B

CREST ROAD



PROVIDE CONCRETE CURB RAMP AS REQUIRED.

PATCH AND REPAIR ACCESSIBLE PARKING SPACE AND ACCESS AISLE TO PROVIDE 2% MAX SLOPE IN ALL DIRECTIONS. RE-STRIPE AS REQUIRED.

PROVIDE FULLY COMPLIANT PATH FROM FRONT DOOR TO R.O.W.

PROVIDE DIGITAL DISPLAY PROTECTION OVER MONITORS.

PRIMARY PARKING

REGION - New England
OVP NO. - 38100P366836

DATE	DESIGNER	AREA	SCALE
6/9/20	WP	+/- 1,836 sf	3/32" = 1'-0"

0' 2' 4' 8' 12'

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Proposed Floor Plan
Wellesley Central St
9 Central St, Wellesley, MA

DRAFT

Teller Line BRG YES NO

Regional Director (RD) _____ DATE _____ CPC / Future CPC Office

Operating Model Lead (OML) _____ DATE _____ Neighborhood Name

