



TWO WELLS AVE BUILDING SIGN PROPOSAL



Presented to:

City Council

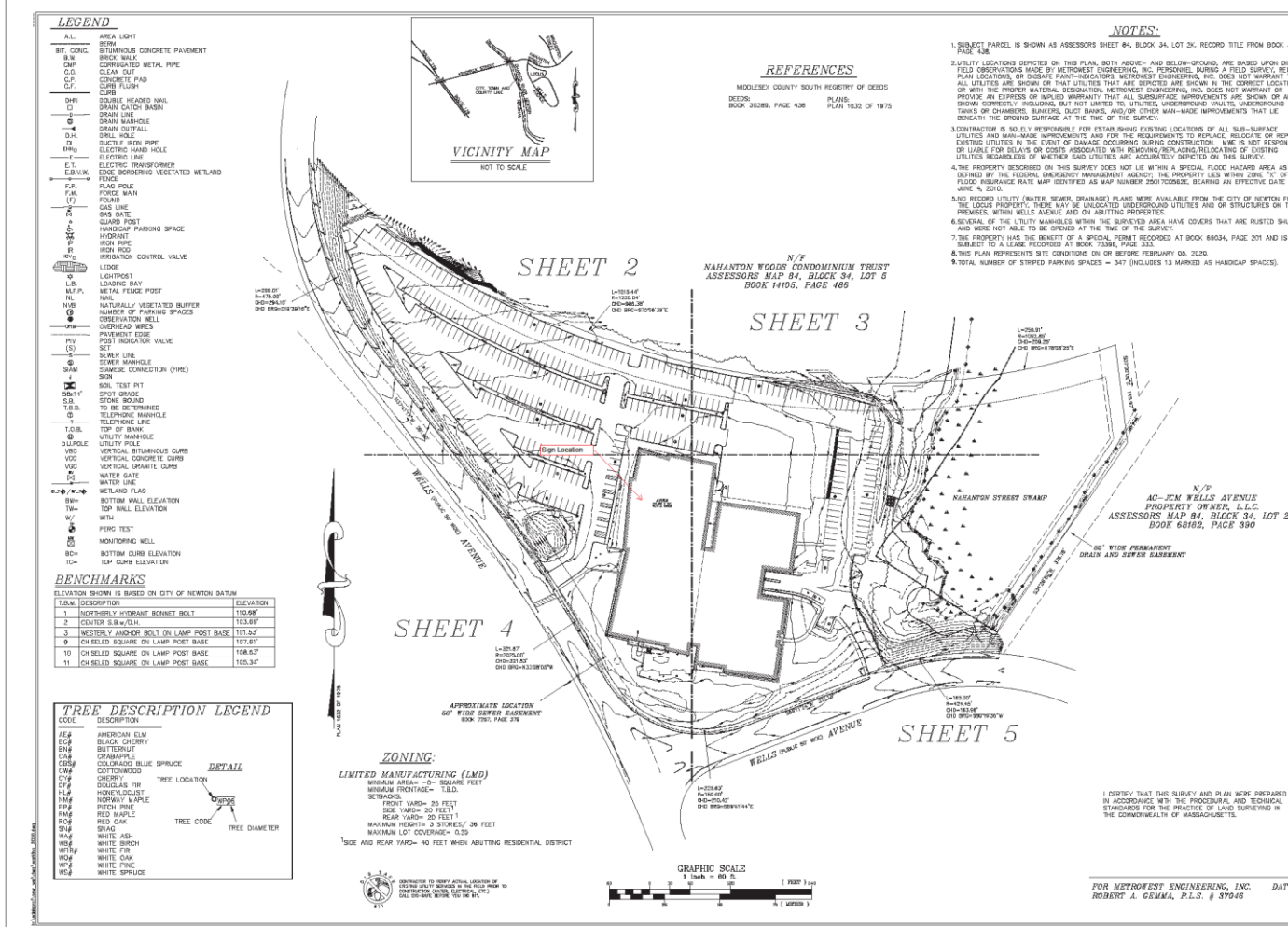
Presented by:

Steven Geller



March 29, 2021

Detailed Site Plan



NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 84, BLOCK 34, LOT 24. RECORD TITLE FROM BOOK 3008, PAGE 408.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OPERATIONS MADE BY METROWEST ENGINEERING, INC. POSITIVE DURING A FIELD SURVEY. RECORD PLAN LOCATIONS OR DISCREPANCY POINT-INDICATORS, METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CONTAINERS, BLANKETS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES BY THE CITY OF NEWTON OCCURRING DURING CONSTRUCTION. THIS IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/RELOCATING/RELOCATING EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "IC" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 2501700502E, BEARING AN EFFECTIVE DATE OF APRIL 4, 2020.
- NO RECORD UTILITY (WATER, SEWER, DRAINAGE) PLANS WERE AVAILABLE FROM THE CITY OF NEWTON FOR THE LOCUS PROPERTY. THERE MAY BE UNLOCATED UNDERGROUND UTILITIES AND/OR STRUCTURES ON THE PREMISES, WITHIN WELLS AVE AND ON ADJUTING PROPERTIES.
- SEVERAL OF THE UTILITY MANHOLES WITHIN THE SURVEYED AREA HAVE COVERS THAT ARE RUSTED SHAFT AND WERE NOT ABLE TO BE OPENED AT THE TIME OF THE SURVEY.
- THE PROPERTY HAS THE BENEFIT OF A SPECIAL PERMIT RECORDED AT BOOK 6803A, PAGE 201 AND IS SUBJECT TO A LEASE RECORDED AT BOOK 7038A, PAGE 32A.
- THIS PLAN REPRESENTS SITE CONDITIONS ON OR BEFORE FEBRUARY 05, 2020.
- TOTAL NUMBER OF STRIPPED PARKING SPACES - 347 (INCLUDES 13 MARKED AS HANDICAP SPACES)

REFERENCES
MIDDLESEX COUNTY SOUTH HIGHWAY OF DEEDS
DEED: BOOK 3008, PAGE 408 PLAN 1532 OF 1875

EXISTING CONDITIONS PLAN
2 WELLS AVENUE
NEWTON, MA 02459

STUDIO MILA ARCHITECTS
320 WASHINGTON STREET, BROOKLINE, MA 02445

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.L.S. # 37048

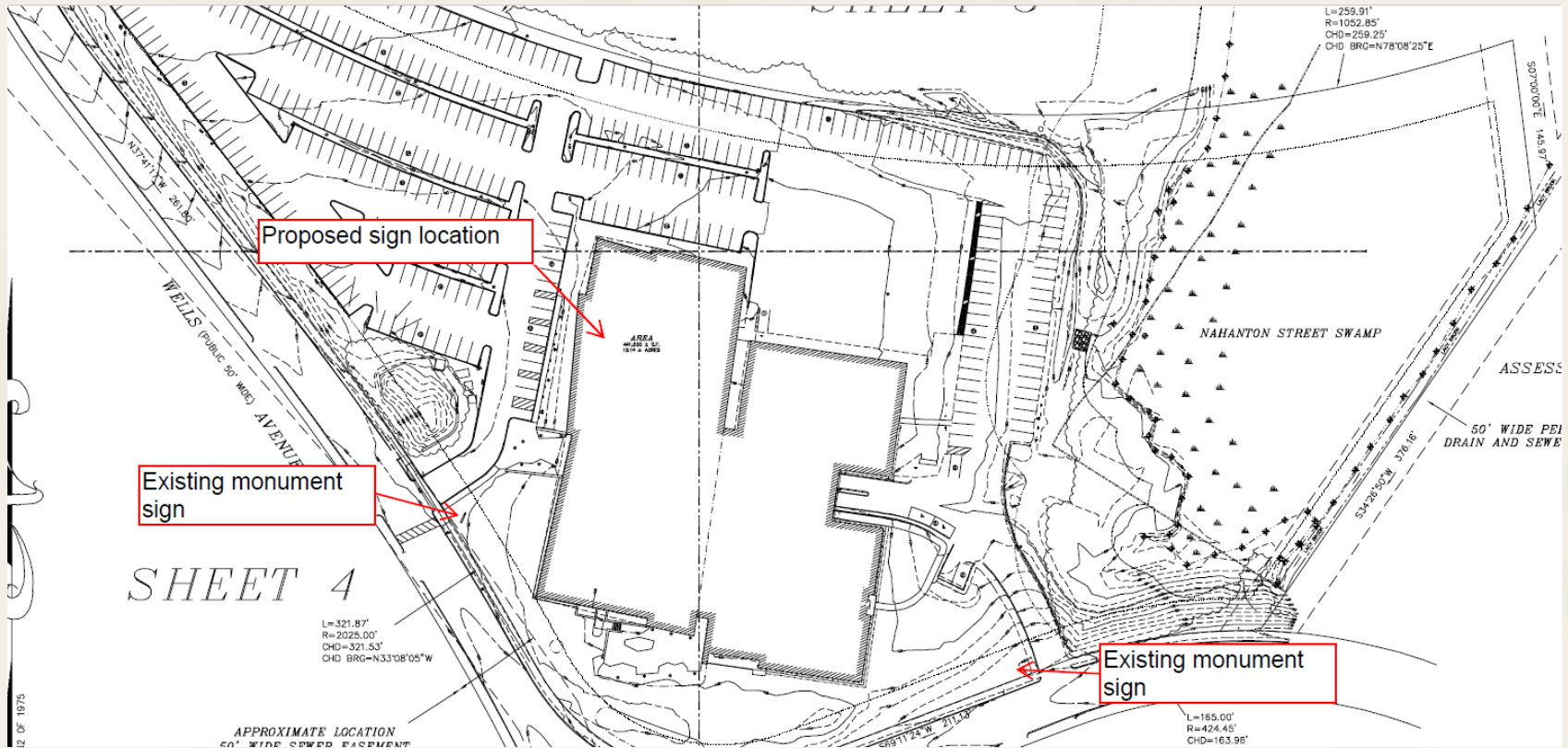
METROWEST ENGINEERING, INC.
20 FRANKLIN STREET
PAULISAND, MA 02458
TEL: 781-663-0833
FAX: 781-663-0833

NO.	REVISION	DATE

METROWEST PROJECT # 20544-2
FILE # 1740
SCALE 5/8"=1'-0"
DATE 02/08/2020
PROJECT MANAGER: [Name]
SURVEYOR: RAG
MAP-DRAWN: RAG
CHECKED BY: RAG

EX-1.1

Enlarged Site Plan





Existing Sign w/ dimensions (approx. 192 sqft.)



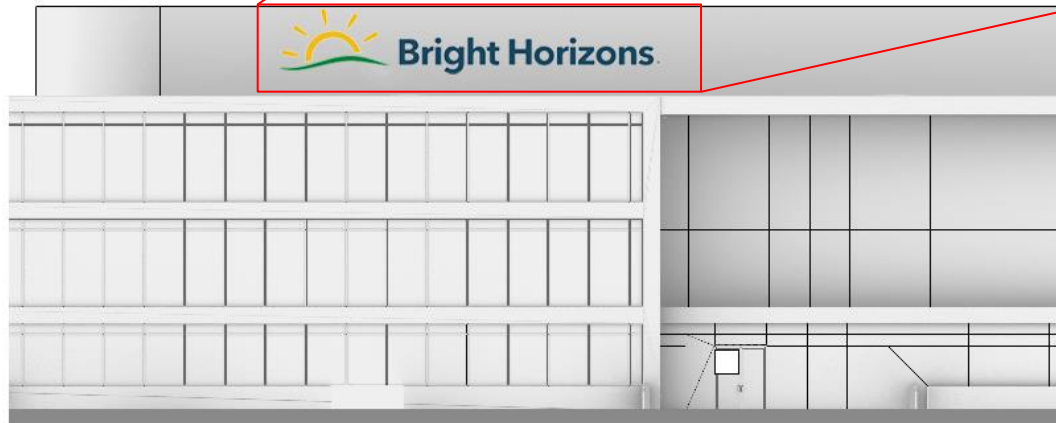
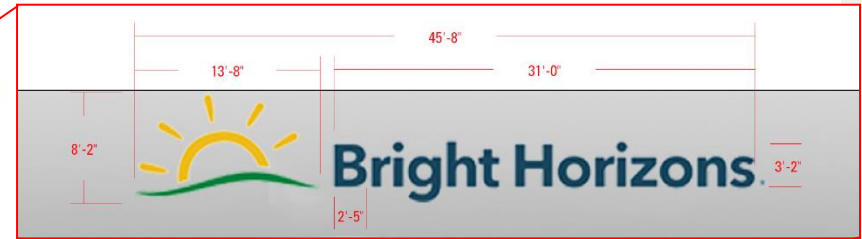


Existing Signs



New Proposed Sign (Approx 373 sqft.)

Upper Building Sign Logotype measurements - alternate



All dimensions \pm VIF. Size is estimated. Actual dimensions to be determined after field verification is completed.



Elevation with New Proposed Sign

Bright Horizons monument sign and branded roof sign





Existing Elevation

