

298 Main Street

Re: Request for Approvals Extension | 298 Main Street
Attn: Erin Zwirko | Director of Planning and Development Town of Yarmouth
Prepared by: Mark Nordby on Behalf of Applicant 298 Main Partners, LLC

To Whom It May Concern:

This letter is intended to serve as a memo to supplement the revised elevations as they relate to the proposed changes to the exterior cladding for the new building construction at 298 Main Street. Previous elevations were approved by the Planning Board in August of 2021. In addition to the proposed change to a portion of the building façade from brick to masonry, some window and door locations or configurations have been adjusted in response to interior layout concerns, as well as engineering requirements. Any adjustments made have maintained design requirements in accordance with the Character Based Development Code. Please refer to the elevations dated March 30, 2022 in reviewing these comments.

A.201/1 North Elevation – Main Street

Elevation revisions are limited to exterior siding and trim details. No significant revision to window size, placement, or glazing percentage is shown in this proposed elevation.

A.201/2 East Elevation – Railroad Square

First Floor – A passage door has been added to the recessed opening on this façade to provide a secondary means of access to the mechanical room beyond. This revision supplements long-term building maintenance and operations requirements.
Second Floor – Window size and spacing has been adjusted to better serve interior room layouts, client design goals, and structural engineer’s requirements. One window in the landing of the stairwell has been removed per these needs. This revision also shows some double hung windows combined into factory mulled pairs of double-hung windows. This change results in an overall increase of two double-hung windows on this level.
Third Floor - The same adjustments to combined factory-mulled double hung windows are applied here, resulting in an overall increase of two double-hung windows.

A.202/1 South Elevation – Toward Neighbor Building

Elevation revisions are limited to exterior siding, and trim details, and the addition of columns in the parking area, per structural engineer’s needs. No change is proposed to parking space count or clearances.

A.202/2 West Elevation – Railroad Square

First Floor – One window in the landing of the stairwell has been removed (~11sqft) per client and engineer’s requirements.
Second Floor – Window size and spacing has been adjusted to better serve interior room layouts, client design goals, and structural engineer’s requirements. One window in the landing of the stairwell has been removed per these needs. This revision also shows some double hung windows combined into factory mulled pairs of double-hung windows. This change results in an overall increase of one double-hung window.
Overall glazing increases by 3sqft for this level.
Third Floor - The same adjustments to combined factory-mulled double hung windows are applied here, resulting in an overall increase of one double-hung window.

Respectfully Submitted,

Mark Nordby, Architecture - Project Manager

Barrett Made Architecture + Construction