

51 S. Main St. – DRB comment response

- **Provide a letter or communication from other Utility companies that will need to relocate boxes on site.**
We have been in contact with Comcast, FirstLight, and Consolidated Communications as well as met on site with FirstLight and Consolidated Communication (10.16.2023) to discuss options for relocation of their boxes. We will be meeting on-site with Comcast on 10.19.2023, however, all utility companies have agreed that they will continue to work with the project team to relocate existing boxes as necessary.
Memos from Comcast, FirstLight, and Consolidated Communications will be submitted once they are received.
- **Indication of how the roof over the ramp is projected over the driveway.**
The original roof did not project over the driveway (only over the sidewalk), however we have reduced the overhang of the porch roof in order to pull the roof edge further from the edge of the driveway.
Original roof edge was 10" from driveway.
New roof edge is 1'-10" from driveway.
See revised porch roof on A103.
- **Provide a response from DPW regarding the info you submitted prior to the last meeting.**
It is our understanding that Zoning has been in contact with Bill at DPW and a response is in the works.
We have also met with Bill on site (10.16.2023) and he indicated a letter would be sent within the day.
A DPW response will be submitted once it is received.
- **Request to show the building with the 3rd floor 'east' façade pulled back 8'-0".**
We have revised the 3rd floor to allow a portion of the east façade to be moved back +/-13'-8".
Swapping the location of the studio & 1br apartments has allowed us to relocate an interior entry door and pull the hallway wall back further from the street, lessening the amount of façade at the current depth.
It was determined to be unfeasible to reduce the number of apartments or to change a 1-bedroom apartment to a Studio, but we have made the changes we can to pull as much of the 3rd floor back from the street as possible.
See revised renderings on the Cover Sheet and A400.
See revised 3rd floor plan on A103.
See revised elevations on A200.

51 S. MAIN

51 S. MAIN ST. WATERBURY, VT

ZONING / DRB

10/18/2023

(NOT FOR CONSTRUCTION)

SHEET LIST REVISED SHEETS ONLY

GENERAL

A000 COVER SHEET

CIVIL

C-0.00 OVERALL EXISTING CONDITIONS PLAN
C-1.00 PROPOSED SITE PLAN
C-1.01 PROPOSED SITE PLAN DETAIL FRONT OF BUILDING
C-1.02 PROPOSED SITE PLAN DETAIL REAR OF BUILDING
C-1.03 PROPOSED EROSION PREVENTION AND SEDIMENT CONTROL
C-2.00 DETAILS
C-2.01 DETAILS
C-2.02 DETAILS
C-2.03 DETAILS
C-2.04 DETAILS
C-2.05 DETAILS

LANDSCAPE

L1.0 EXISTING CONDITIONS PLAN
L2.0 LANDSCAPE PLAN
L2.1 LANDSCAPE PLAN COLOR
L3.0 LANDSCAPE DETAILS
SP1.0 SITE PHOTOMETRIC PLAN

ARCHITECTURAL

A100 SITE PLAN
A101 FLOOR PLAN - LEVEL 1
A102 FLOOR PLAN - LEVEL 2
A103 FLOOR PLAN - LEVEL 3
A104 ROOF PLAN
A200 ELEVATIONS - COLOR
A300 BUILDING SECTIONS
A400 RENDERED VIEWS
A500 SITE PHOTOS



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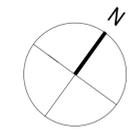


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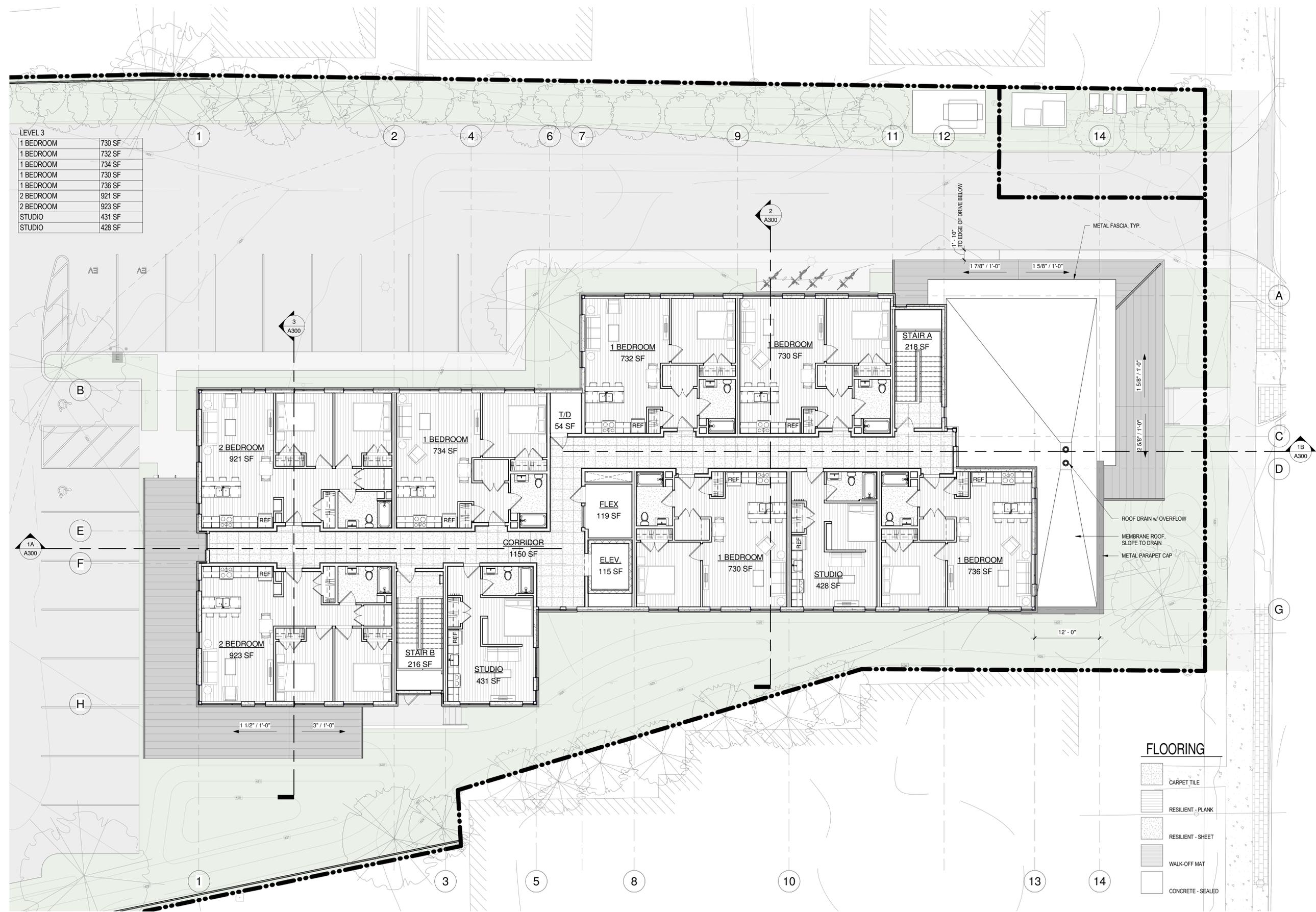
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LEVEL 3	
1 BEDROOM	730 SF
1 BEDROOM	732 SF
1 BEDROOM	734 SF
1 BEDROOM	730 SF
1 BEDROOM	736 SF
2 BEDROOM	921 SF
2 BEDROOM	923 SF
STUDIO	431 SF
STUDIO	428 SF



51 S. MAIN

51 S. MAIN ST. WATERBURY, VT

Revisions:	
#	
Project Number:	2022-0017
Phase:	ZONING / DRB
Scale:	1/8" = 1'-0"
Date:	10/18/2023

FLOORING

- CARPET TILE
- RESILIENT - PLANK
- RESILIENT - SHEET
- WALK-OFF MAT
- CONCRETE - SEALED

1 LEVEL 3

SCALE: 1/8" = 1'-0"

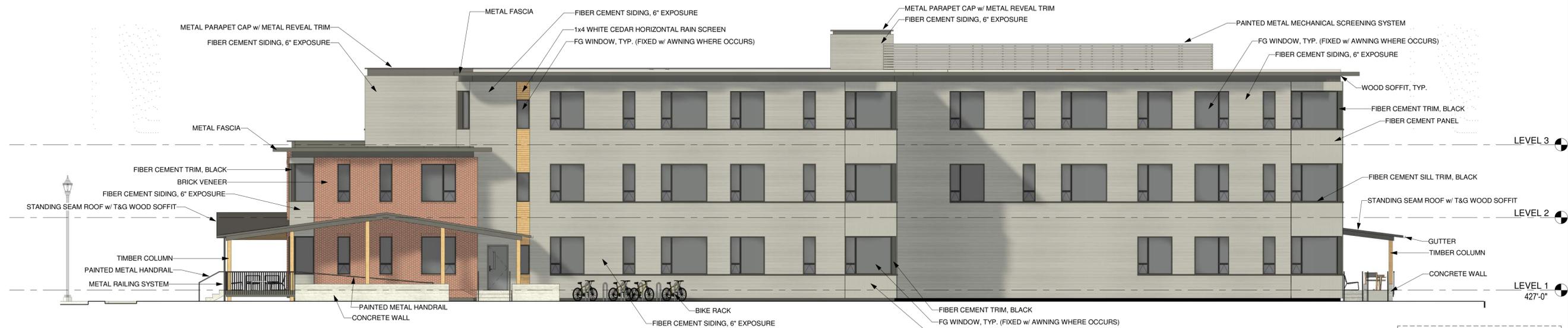
FLOOR PLAN
- LEVEL 3

A103



1 EAST
SCALE: 1/8" = 1'-0"

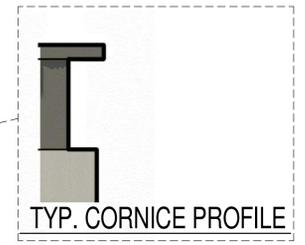
3 WEST
SCALE: 1/8" = 1'-0"



2 NORTH
SCALE: 1/8" = 1'-0"



4 SOUTH
SCALE: 1/8" = 1'-0"



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#	
Project Number:	2022-0017
Phase:	ZONING / DRB
Scale:	As indicated
Date:	10/18/2023

ELEVATIONS
- COLOR

A200



VIEW FROM REAR OF PROPERTY



VIEW FROM MAIN ST.



VIEW FROM MAIN ST. - APPROACHING FROM THE 'SOUTH'



VIEW ACROSS MAIN ST.



VIEW FROM MAIN ST. - APPROACHING FROM THE 'NORTH'



CONCEPTUAL MAIN ST. ELEVATION

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51 S. MAIN

51 S. MAIN ST. WATERBURY, VT

Revisions:
#

Project Number: 2022-0017

Phase: ZONING / DRB

Scale

Date 10/18/2023

RENDERED
VIEWS

A400

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