



LWS
DEVELOPMENT LLC

MAIN STREET VIEW CORRIDOR RENDERINGS

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 3/15/23



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RENDERING AT CORNER OF MAIN AND WEST STREET

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 3/15/23



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RENDERING FROM MAIN STREET

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 3/15/23



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RENDERING FROM WEST STREET

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 3/15/23



- HISTORIC CORNICE WITH PLYWOOD SUBSTRATE AND PVS TRIMS IN HISTORIC DIMENSIONS, WHITE
- HIPPED ROOFS AT BAY WINDOW W/ ARCHITECTURAL ASPHALT SHINGLES
- WINDOWS: PARADIGM PREMIUM SERIES DOUBLE HUNG VINYL WINDOWS W/ SIMULATED DIVIDED LITES IN BKACK WITH INTEGRATED WHITE FLAT CASING WITH HISTORIC SILL
- 5/4x6 SOLID PVC CORNER BOARDS PAINTED TO MATCH ADACENT SIDING
- 2ND/3RD FLOOR SIDING: 4" CLAPBOARD - CEMENTITIOUS SIDING "ARTIC WHITE" BY JAMES HARDIE OR EQUAL HORIZONTAL CELLULAR PVC BANDING AT FIRST-SECOND FLOOR TRANSITION
- 1ST FLOOR SIDING: 7" CLAPBOARD - CEMENTITIOUS SIDING "AGED PEWTER" BY JAMES HARDIE OR EQUAL
- ENTRY DOORS: 2 PANEL FIBERGLASS WITH SIDELIGHT, BLACK
- EXTERIOR BUILDING LIGHTS: FULL CUT-OFF LIGHT AT ENTRIES (SEE BASIS OF DESIGN SPEC CUT SHEET)
- REBUILT STONE SITE WALL ALONG PERIMETER OF MAIN STREET

1 NORTH ELEVATION (MAIN STREET)



- LARGER FIXED WINDOWS WITH SIMULATED DIVIDED LITES
- 42" TALL ALUMINUM BLACK ANODIZED GUARDRAIL AT BALCONIES - TYP.

2 WEST ELEVATION A (WEST STREET)

RAILINGS:
Aluminum Square Ballusters Black Anodized

WINDOWS:
Premium Series Vinyl Paradigm Series 8 w/ integrated historic sill and flat casing SDL (simulated divided lites) Sash color: Black Frame Casing Color: White

DOORS:
Fiberglass Thermatru 1st Flr Entry: 84" 2 Panel w/ Sidelight 2nd/3rd Flr Patio: 84" Full Glass w/ Sidelight Color: Black

TRIMS/CORNER/BANDINGS:
Solid PVC (or Boral) Trims profiles noted on elevations Color: White or Pewter (to match siding)

BAY PANELS:
Solid PVC Flat Panels or James Hardie Panels w/ Ogee sticking
If PVC, painted to match "Pewter"

2ND/3RD FLOOR CLAPBOARD SIDING
Clapboards FC (Fiber Cement) 4" exposed James Hardie "Arctic White"

1ST FLOOR CLAPBOARD SIDING
Clapboards FC (Fiber Cement) 7" exposed James Hardie "Pewter"



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MAIN ST & WEST ST ELEVATIONS

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 3/15/23



1 SOUTH ELEVATION (PARKING)



2 EAST ELEVATION (TOWN HALL)



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PARKING & TOWN HALL ELEVATIONS

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 3/15/23



1 EAST ELEVATION (COURTYARD)



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COURTYARD ELEVATION

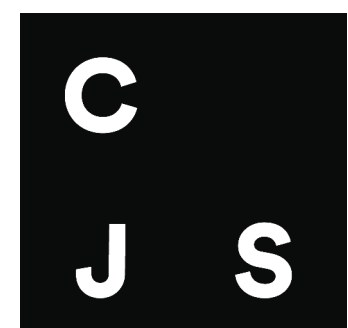
22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 3/15/23



CLOSE-UP OF CORNICE



CLOSE-UP OF MAIN STREET UNIT ENTRIES



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VARIOUS CLOSE-UPS OF BUILDINGS 3D MODEL

22 MAIN STREET - FREEPORT, ME
DESIGN REVIEW PRESENTATION 3/15/23

PROJECT MEMO:

To: Ms. Caroline Pelletier- Town Planner, Freeport Maine
Date: February 17, 2023
From: Tony Cowles
Project: Freeport Village Apts.- 22 Main Street- Freeport, ME

Dear Ms. Pelletier,

As requested, the following changes were made to the Landscape Plan in response to the Planning Board comments shared at the 02-15-2023 meeting. These modifications can be characterized as follows:

The proposed Red Maples shown along West Street have been up-sized from 2-2.5" caliper to a new size of 3-3.5" caliper. This is a significantly larger tree that will achieve mature growth 3-5 years faster, and will provide a larger canopy when initially installed. Red Maples are hardy street trees (Zone 3), and are adaptable to a range of soil conditions. As shown, the trees are spaced roughly 25' apart. Typically, this type of tree will grow to 45' height, and 25' width in full maturity.

The proposed trees along Main Street have been changed from Red Oak to 'Skyline' Honeylocust. In an effort to further address the scale of the proposed buildings, there are now a total of 5 trees to create a vegetative barrier along the Main Street façade. The Skyline Honeylocust is considered a columnar street tree that was developed for applications where a fuller canopy can present a challenge. These trees typically grow to a height of 45', and a width of 20' in full maturity. Similarly, this type of Honeylocust is also hardy (Zone 4), and offers a narrow and tightly branched pyramidal shape. You'll also note that interruptions were made in the proposed stone wall to accommodate these new tree plantings along Main Street.

It is also worth noting that there are additional tree plantings (3-Winter King Hawthorns) surrounding the civic space (at the corner of Main and West Street) that will help to reinforce the vegetative buffer at the southwest corner of the site.

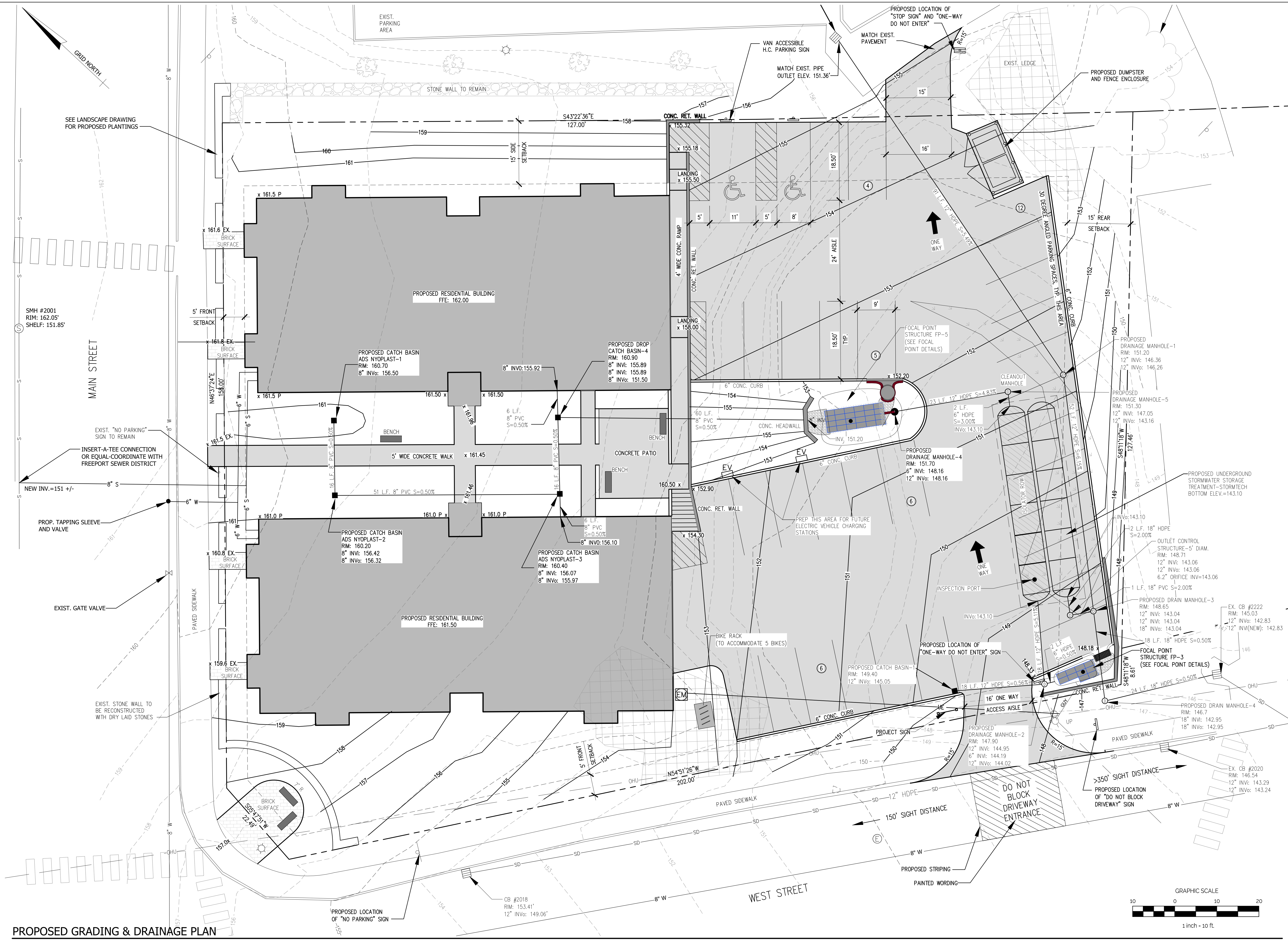
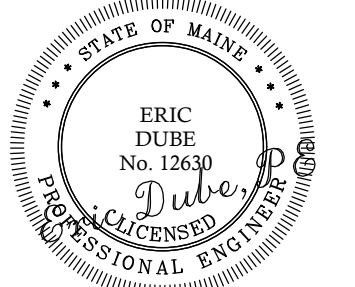
As a whole, it is my hope that these modifications will allay the concerns of the Planning Board. It is my professional opinion that these proposed plantings at the perimeter of the site will create an appropriate visual buffer that is in character with the vernacular of a New England village.

For your reference, these new changes can be found on Sheet L-100, dated 02-17-2023. Thank you, and please reach out if you have any questions or concerns regarding the Landscape Plan.

Sincerely,



Tony Cowles
Maine Licensed Landscape Architect

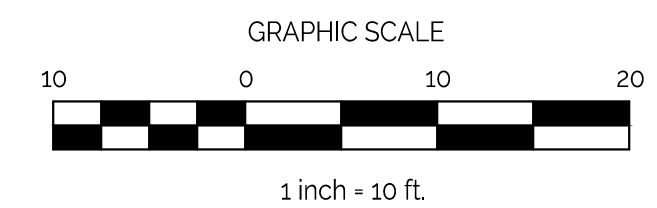


PROPOSED GRADING & DRAINAGE PLAN

ISSUED	DR	CHKD	DATE	DESCRIPTION
A	ED	ED	06-24-22	ISSUED FOR CONCEPT PLAN REVIEW
B	ED	ED	08-31-22	ISSUED FOR CONCEPT PLAN REVIEW
C	ED	ED	10-25-22	ISSUED FOR FINAL SITE PLAN REVIEW
D	ED	ED	01-04-23	REVISED PER REVIEW COMMENTS
E	AJC	ED	02-09-23	REVISED PER LANDSCAPING COMMENTS
F	ED	ED	02-09-23	

SHEET TITLE:
**PROPOSED LAYOUT,
GRADING &
DRAINAGE PLAN**

DESIGNED: ED
DRAWN: ED/AC
DATE: 04-20-22
PROJECT NUMBER: 22-102



C101

Accessories and Options

CASINGS



Flat Casing



Brickmould



Flat Casing with Sill



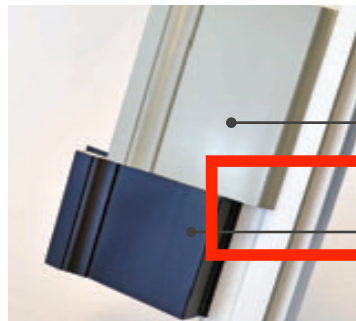
5" Brickmould



Available in offset or standard casing styles



Crown Moulding



Offset

Standard casings provide traditional style and appearance. Offset casings provide an architecturally correct appearance by hiding the bevel on the window frame to achieve a true-to-wood look. **Offset option only available on Double Hung, Glider and Beveled Picture windows.**

Standard

GRIDS



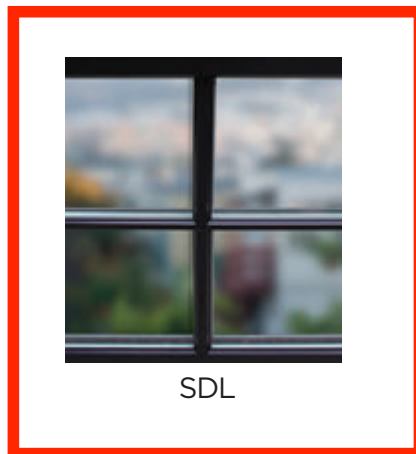
Flat



Contoured



Flat Prairie



SDL

EXTENSION JAMBS



Clear Pine



PVC



Primed Finger Jointed

INTERIOR RECEIVERS



Interior Receiver available in 1/2" 3/4" and 5/8"



LOCK OPTIONS



White



Tan



Brushed Nickel



Oil Rubbed Bronze



Black



Combo Tilt Latch



White Composite

Composite locks come standard on Single Hung window units. Available in all hardware colors listed above.

COMMERCIAL SECURITY HARDWARE



Keyed Lock Set



Pull Cord Lock

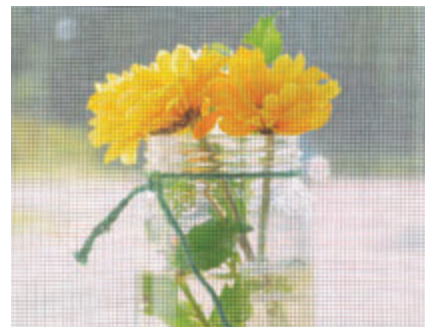


WOCD Limiter

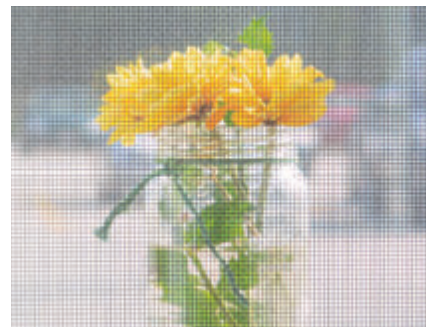


Common Sash Limiter

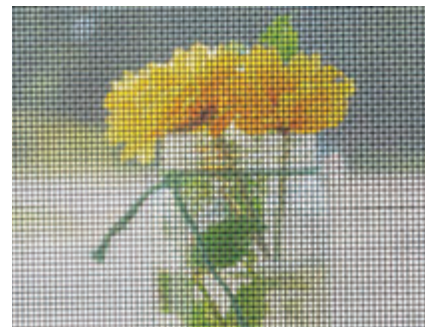
SCREENS



Fiberglass



Aluminum



Vandal Resistant



Vista-Vu



Flex Screen

Pick from Paradigm's 11 stock colors for interior and exterior.



Cameo



Classic Cream



Wicker

Finish Options

White Vinyl

Tan Vinyl



Clay



Sandstone



Sable



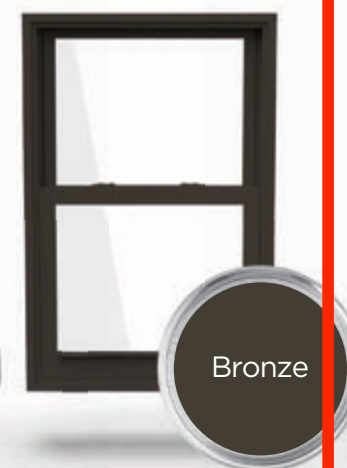
Anthracite Grey



Cranberry



Forest Green



Bronze



Black

Printed images will vary from exact product colors and finishes. Please see your Paradigm distributor for exact color and finish samples.

Statement Collection™ Products

It's your turn to let your home stand out with our Statement Collection™ products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.

Hardie® Plank, Hardie® Panel, Hardie® Shingle and Hardie® Trim Batten Color Offering

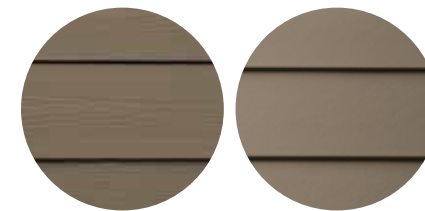


Hardie® Trim Color Offering



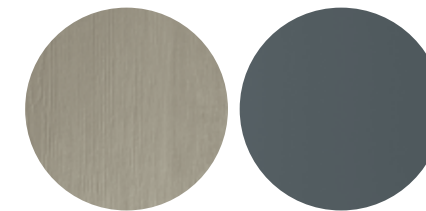
Hardie® Plank

Thickness 5/16 in
 Length 12 ft planks
 Select Cedarmill® & Smooth
 Width 5.25 in 6.25 in
 Exposure 4 in 5 in



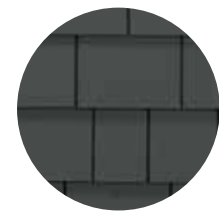
Hardie® Panel

Thickness 5/16 in
 Select Cedarmill® & Smooth
 Size 4 ft x 10 ft



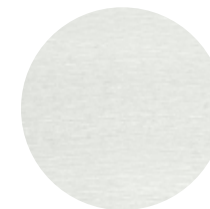
Hardie® Shingle

Thickness 1/4 in
 Length 48 in
 Straight Edge Panel
 Height 14 in 15.25 in
 Exposure 5 in 7 in



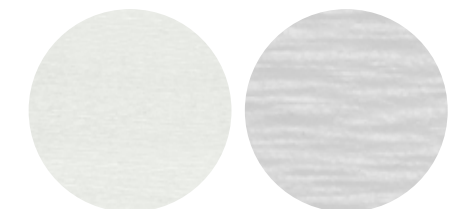
Hardie® Trim

Length 12 ft
 4/4 Smooth
 Thickness .75 in
 Width 3.5 in 5.5 in 7.25 in 11.25 in
 5/4 Smooth
 Thickness 1 in
 Width 3.5 in 4.5 in 5.5 in 7.25 in 11.25 in



Batten Boards

Smooth & Rustic Grain
 Thickness .75 in
 Length 12 ft
 Width 2.5 in



Scan code to request a sample.

A classic look that stands the test of time.

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.



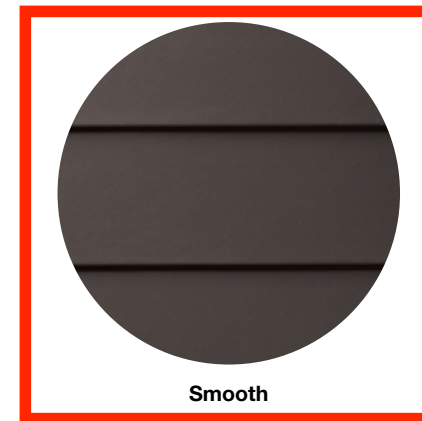
Hardie® Trim Smooth Arctic White

Hardie® Plank Select Cedarmill® Khaki Brown

Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®

2ND/3RD FLOORS

Select Cedarmill® & Smooth

Thickness 5/16 in Length 12 ft planks

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Statement Collection™	•	•				
Dream Collection™	•	•	•	•		
Prime	•	•	•	•	•	•

1ST FLOORS

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Statement Collection™	•	•				
Dream Collection™	•	•	•	•		
Prime	•	•	•	•	•	•

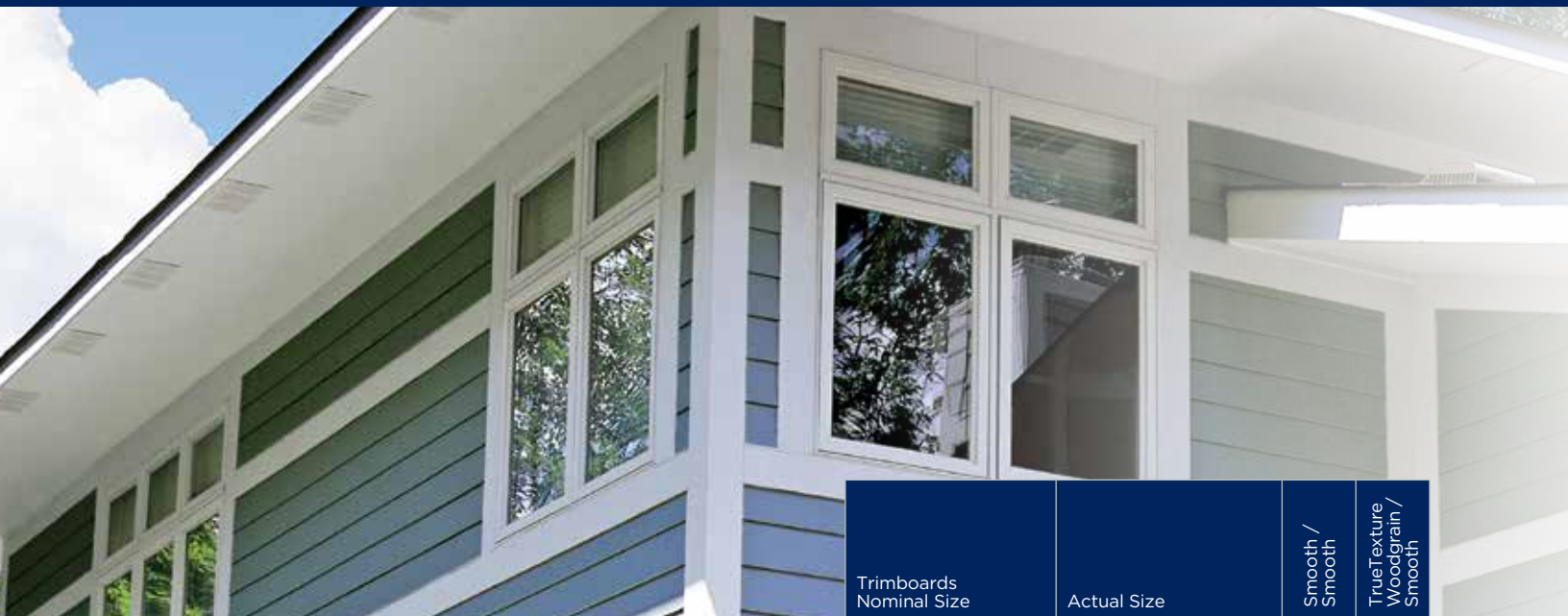
Beaded Select Cedarmill®

Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3

Statement Collection™	
Dream Collection™	•

Prime

*9.25 in and 12 in widths do not feature the drip edge



The Finishing Touch

Sometimes it's the little things that make a big difference in creating a distinctive home exterior. Restoration Millwork trim is a subtle finishing touch that brings exterior components beautifully together, creating definition and symmetry, while allowing exterior colors, profiles and design elements to take center stage.

FinishedEdge™

Edges are heat sealed to prevent dirt from collecting on surface.

Installation

Traditional face nailing or Cortex® Hidden Fastening System.



TrueTexture™ Finish

CertainTeed's TrueTexture woodgrain finish is molded from real cedar boards, creating a realistic appearance with smooth finish on reverse side.

Smooth Finish

Smooth finish creates the appearance of clean, freshly painted wood, and is smooth on both sides.

Trimboards Nominal Size	Actual Size	Smooth / Smooth	TrueTexture Woodgrain / Smooth
5/8 in. x 6 in. x 18 ft.	5/8 in. x 5-1/2 in. x 18 ft.	•	•
5/8 in. x 8 in. x 18 ft.	5/8 in. x 7-1/4 in. x 18 ft.		•
5/8 in. x 10 in. x 18 ft.	5/8 in. x 9-1/4 in. x 18 ft.	•	•
5/8 in. x 12 in. x 18 ft.	5/8 in. x 11-1/4 in. x 18 ft.		•
1 in. x 4 in. x 12 ft.	3/4 in. x 3-1/2 in. x 12 ft.		•
1 in. x 6 in. x 12 ft.	3/4 in. x 5-1/2 in. x 12 ft.		•
1 in. x 8 in. x 12 ft.	3/4 in. x 7-1/4 in. x 12 ft.		•
1 in. x 10 in. x 12 ft.	3/4 in. x 9-1/4 in. x 12 ft.		•
1 in. x 12 in. x 12 ft.	3/4 in. x 11-1/4 in. x 12 ft.		•
1 in. x 3 in. x 18 ft.	3/4 in. x 2-1/2 in. x 18 ft.	•	
1 in. x 4 in. x 18 ft.	3/4 in. x 3-1/2 in. x 18 ft.	•	•
1 in. x 5 in. x 18 ft.	3/4 in. x 4-1/2 in. x 18 ft.	•	•
1 in. x 6 in. x 18 ft.	3/4 in. x 5-1/2 in. x 18 ft.	•	•
1 in. x 8 in. x 18 ft.	3/4 in. x 7-1/4 in. x 18 ft.	•	•
1 in. x 10 in. x 18 ft.	3/4 in. x 9-1/4 in. x 18 ft.	•	•
1 in. x 12 in. x 18 ft.	3/4 in. x 11-1/4 in. x 18 ft.	•	•
1 in. x 16 in. x 18 ft.	3/4 in. x 15-1/4 in. x 18 ft.	•	•
5/4 in. x 4 in. x 12 ft.	1 in. x 3-1/2 in. x 12 ft.		•
5/4 in. x 6 in. x 12 ft.	1 in. x 5-1/2 in. x 12 ft.		•
5/4 in. x 8 in. x 12 ft.	1 in. x 7-1/4 in. x 12 ft.		•
5/4 in. x 10 in. x 12 ft.	1 in. x 9-1/4 in. x 12 ft.		•
5/4 in. x 12 in. x 12 ft.	1 in. x 11-1/4 in. x 12 ft.		•
5/4 in. x 4 in. x 18 ft.	1 in. x 3-1/2 in. x 18 ft.	•	•
5/4 in. x 5 in. x 18 ft.	1 in. x 4-1/2 in. x 18 ft.	•	•
5/4 in. x 6 in. x 18 ft.	1 in. x 5-1/2 in. x 18 ft.	•	•
5/4 in. x 8 in. x 18 ft.	1 in. x 7-1/4 in. x 18 ft.	•	•
5/4 in. x 10 in. x 18 ft.	1 in. x 9-1/4 in. x 18 ft.	•	•
5/4 in. x 12 in. x 18 ft.	1 in. x 11-1/4 in. x 18 ft.	•	•
5/4 in. x 16 in. x 18 ft.	1 in. x 15-1/4 in. x 18 ft.	•	•

Various Trim Elements

Corner Boards

Be creative!

From window boxes to bird houses, it's easy to build unique exterior elements with Restoration Millwork trimboards.





Atlas 1 Light Adjustable Wall Bracket in Black

DESCRIPTION

Atlas is a seemingly simple design, yet it has a range of subtle, hidden details that make it a staple for any home. The back plate of the wall bracket can be rotated, allowing it to be installed with the plate running parallel or perpendicular to the shade. The shade then has a hidden slit in the rear that purposefully allows light to leak, providing a gentle wash of light onto the wall. The top of the Atlas also features perforated metal detailing that adds an extra level of refinement. The minimalist Atlas range is available in textured black or bronze.

SPECIFICATIONS

SKU	309130
Height (mm)	375
Weight (kg)	0.8
Brand	Lucci Décor
Globe Quantity	1
Globe Type	SES
Wattage Max	28W
Voltage	240V
Material	Metal
Depth (mm)	135
Globe Included	No
Product Type	Lighting
Width (mm)	190
Colour/Finish	Black
Style	Classic