

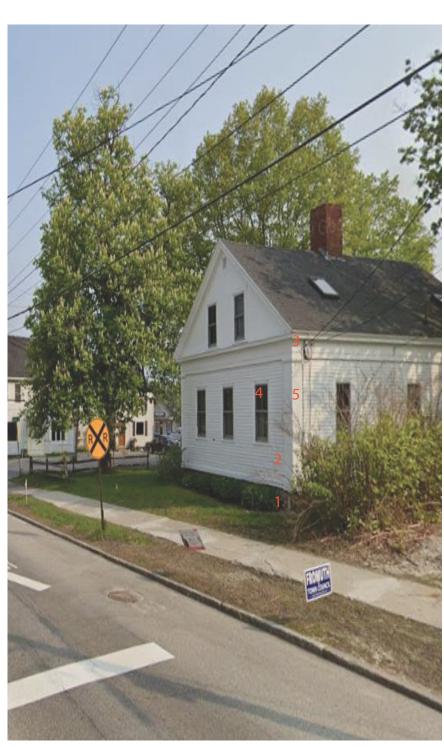
REVISED CLADDING PRESENTATION

298 Main Street Yarmouth, Maine

EXTERIOR CLADDING - RESIDENTIAL PRECEDENTS

LOCATED IN YARMOUTH RESIDENTIAL BUILDINGS

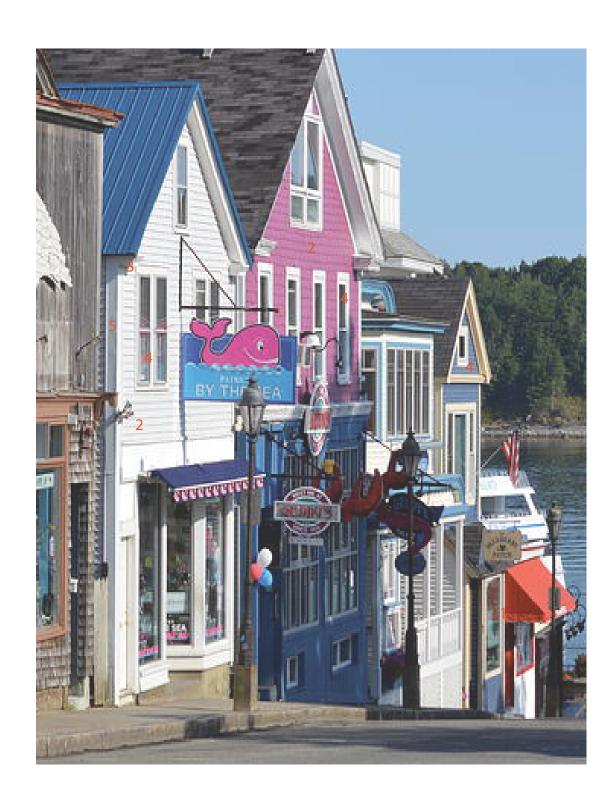




- 1. LOWER LEVEL VARIES IN MATERIAL
- 2. TRADITIONAL PAINTED SIDING
- 3. SIMPLE CORNICE ARTICULATION
- 4. TRADITIONAL WINDOW SIZE & SHAPE
- 5. CORNER DETAIL ACCENTUATED

EXTERIOR CLADDING - RESIDENTIAL PRECEDENTS

LOCATED IN MAINE RESIDENTIAL BUILDINGS





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EXTERIOR CLADDING - PUBLIC PRECEDENTS

LOCATED IN YARMOUTH
PUBLIC & CIVIC BUILDINGS

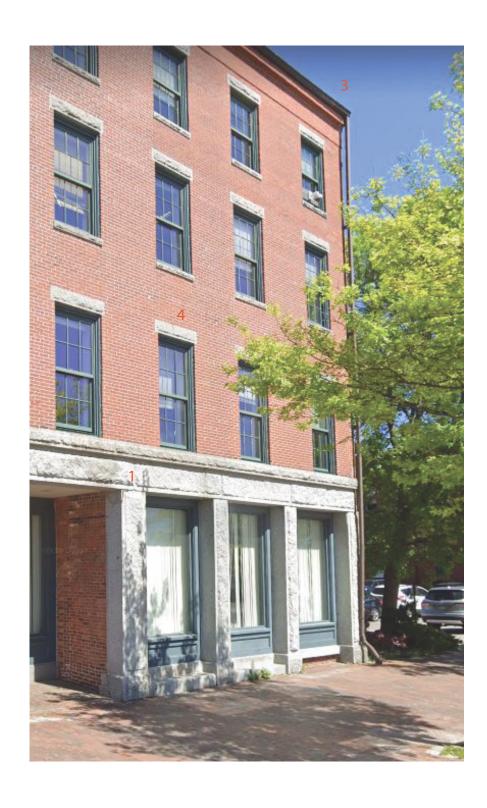


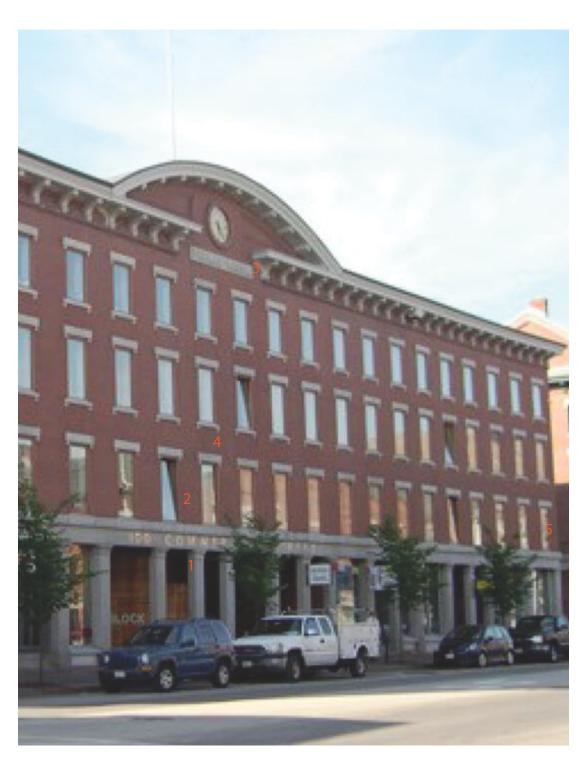


- 1. PROMINENT BASE WITH BANDING ABOVE
- 2. PAINTED HORIZONTAL SIDING ABOVE
- B. DETAILED CORNICE ARTICULATION
- 4. TRADITIONAL WINDOW SIZE & SHAPE
- 5. CORNER DETAIL ACCENTUATED

EXTERIOR CLADDING - PUBLIC PRECEDENTS

LOCATED IN MAINE
PUBLIC & CIVIC BUILDINGS





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EXISTING CONDITIONS AT 298 MAIN ST.

MAIN ST IN YARMOUTH



MAIN ST IN YARMOUTH
RESIDENTIAL UNITS ON UPPER LEVELS
COMMERCIAL SPACES AT STREET LEVEL



MATERIAL LEGEND

- 1. CAST STONE AT BASE & STOREFRONT
- 2. PAINTED HORIZONTAL SIDING
- 3. PAINTED BORAL TRIM
- 4. PAINTED WINDOWS



MAIN ST IN YARMOUTH
RESIDENTIAL UNITS ON UPPER LEVELS
COMMERCIAL SPACES AT STREET LEVEL

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MAIN ST IN YARMOUTH
RESIDENTIAL UNITS ON UPPER LEVELS
COMMERCIAL SPACES AT STREET LEVEL

VISUAL LEGEND

- 1. CAST STONE AT BASE & STOREFRONT
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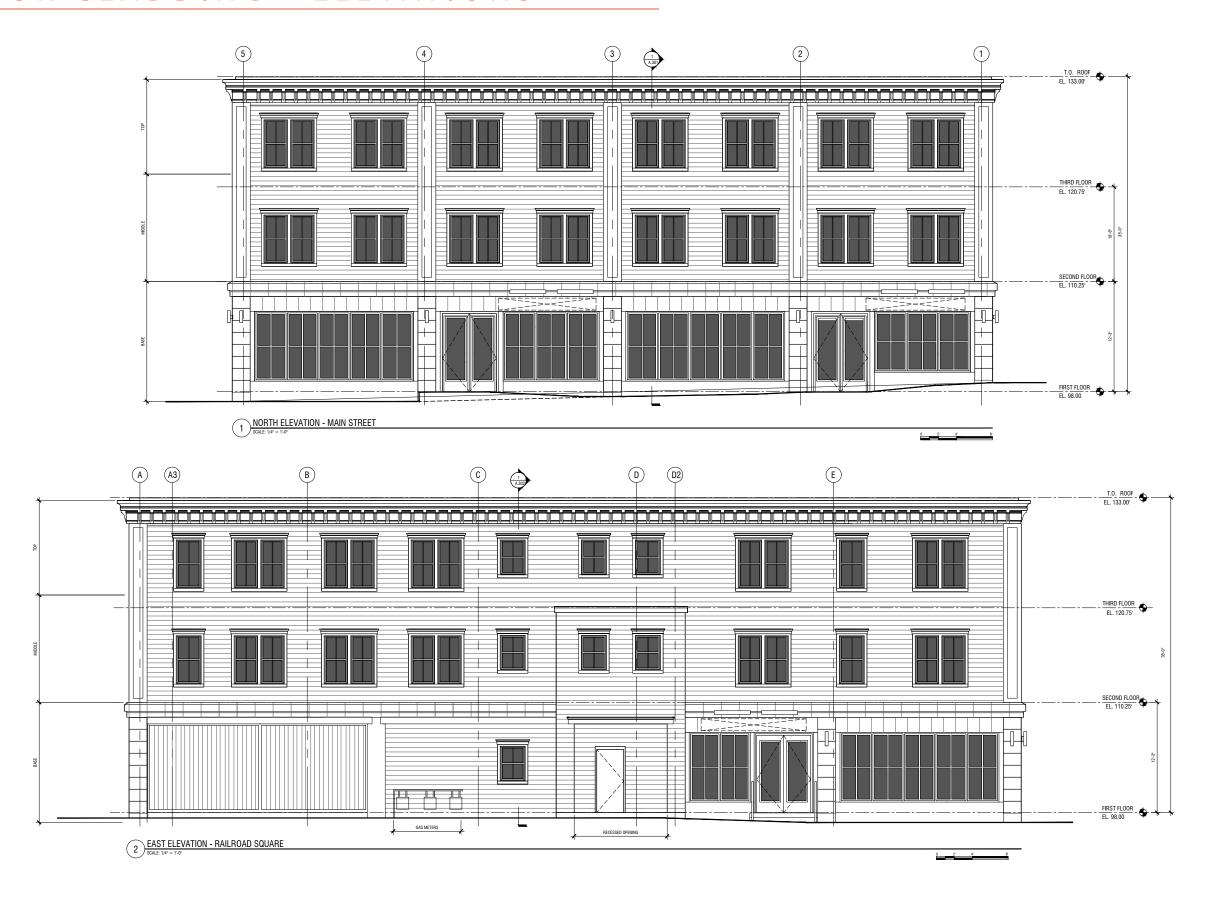
MAIN ST IN YARMOUTH
RESIDENTIAL UNITS ON UPPER LEVELS
COMMERCIAL SPACES AT STREET LEVEL



VISUAL LEGEND

CAST STONE AT BASE & STOREFRONT

EXTERIOR CLADDING - ELEVATIONS



EXTERIOR CLADDING - ELEVATIONS





EXTERIOR CLADDING & PAINT COLORS - CHARCOAL SLATE



EXTERIOR CLADDING & PAINT COLORS - MONTEREY WHITE



EXTERIOR CLADDING & PAINT COLORS - CLIFFSIDE GRAY

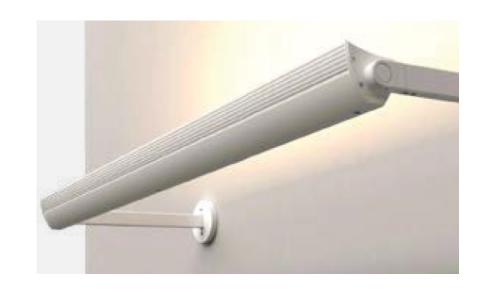


EXTERIOR LIGHTING SPECS









PARKING GARAGE

BEACON SRT1 EDGE-LIT 12" X 3.1" 2000-6800 LUMEN 15-55 WATT RANGE

EXTERIOR FACADE

INSIGHT LIGHTING
CYNDER WHITE LIGHT
11" X 7.375" X 5.25"
TEMPERED GLASS
POWDER COATED

DOWNLIGHT

PRESCOLITE LTR-4RD LITEISTRY 4" ROUND DOWNLIGHT 5" X 5.12" 600-4000 LUMEN

LINEAR SIGN LIGHT

INSIGHT LIGHTING
MEDLEY X
PERFORMANCE LINEAR
WHITE + STATIC COLOR SPECS
3.25" X 4.25"
TEMPERED GLASS
STATIC COLORS: RED, GREEN,
BLUE, AMBER

Requirement:

Article 5.F.2.A Building Form Table / Article 5.K.5 Architectural Standard: Non commercial space 20-70-% glazing Commercial Space 70% min

Calcs as of 5.11.22

Main St
First Floor - 66% (70% min)
Upper Floors - 30% (20% min)
South St
First Floor - 37% (70% min)
Upper Floors - 25% (20% min)
Railroad Square
All Floors - 24% (20% min)
Alley
All Floors - 25% (20% min)

Calcs as of 7.21.21

Main St First Floor - 54% glazing
South St First Floor - 46% glazing
Plan - will request waiver from 70% glazing (as advised by Erin)

Note from Erin 7.19.21

- need to request waiver for glazing if not meeting 70%
- Erin agrees that the building meets CBDC and 70% is probably too stringent, and doesn't see issue with PB granting waiver
- shopfront: count facade up to top of sign band
- side facing RR SQ isn't frontage only main st and south st

Calcs as of 7.12.21

Window Areas with percent of window per each facade: North - 909 SF (30%) East - 633 SF (25%) South - 408 SF (19%) West - 559 SF (21%)

