CITY OF GARDINER

The Gardiner Historic Preservation Commission works to promote and preserve the unique historic and architectural heritage of the designated Water Street preservation district.

CERTIFICATE OF APPROPRIATENESS APPLICATION

APPLICANT'S NAME Eli Ladd- Berry's Hearing Center PHONE # 207-899-7204

MAILING ADDRESS 62 Collinsbrook Rd., Brunswick, ME 04011 MAP/LOT 034-116

PROPERTY LOCATION 312 Water St. Gardiner, ME 04345 ZONING DISTRICT TD

PROPERTY OWNER'S NAME Three One Two, LLC

Replace storefront doors, and windows. Replace exterior siding and trim

To apply to the Historic Preservation Commission for a Certificate of Appropriateness, please sign below and submit pages 1 and 2 as a completed application to include a scale drawing of proposed activity, materials description/list, photographs of current and historic building/area and any other applicable materials along with and additional 9 copies and the $50.00 fee, ***at least 21 days prior*** *to the scheduled meeting date to the Code Enforcement office.*

The undersigned hereby applies for a Certificate of Appropriateness for the work described in this document. I will attend the Historic Preservation Commission meeting listed above.

Owner's Signature: _____ Applicant's Signature eli.ladd@newtilty.com

---

FOR CODE ENFORCEMENT USE ONLY

DATE REVIEWED BY CEO/PLANNING STAFF 10/6/2026

A Certificate of Appropriateness is required by the Gardiner Land Use Ordinance Section 12.6 involving exterior changes: (check those that apply)

__x__ Alterations ____New Construction ____Demolition ____Relocation ____Additions X Other*

*(Similar activity associated with any exterior architectural feature for a building, site, sign monument or structure)

The Secretary of the Interior's *Standards for the Treatment of Historic Properties and Guidelines for:*

X Preserving ____Rehabilitating ____Restoring ____Reconstructing

Does the proposed use require a Zoning Variance or a Site Plan Review Permit? No.

If so, what for? _____

Was the variance requested/granted and if so, what date? N/A

The next Historic Preservation Commission Meeting is October 20, 2026

Signed: _____
Kristopher McNeill, Code Enforcement Officer

Gardiner Historic Preservation Application for Certificate of Appropriateness

1. Narrative –Installation of heat pumps under the staircase on the rear of the building for five new apartments and a café. Replacing/repairing the current egress on to Church St., and also adding means of egress to the proposed fourth floor unit.

- **nature of the alterations:** replacing storefront doors and windows, replacing exterior siding and trim
- **materials to be used (type, source):** cut sheets attached showing detail of product
- **method of installation:** Contractor will install
- **any special considerations:** none at this time

2. Documentation - Please give the Historic Preservation Commission a visual description of the work you are proposing.
Please see the attached information and photos of existing and proposed work.

3. Applicants need to have a consultation with the Director of Community Archives at the Gardiner Public Library for information and possible documentation of the historic timeline of the property.

Date of Meeting with Archivist/GPL: N/A

4. Timeline for Project - Please describe when you anticipate starting the project, and do you have a projected date of completion? Within the next month.

The Gardiner Historic Preservation Commission, established in the 90's, is charged with the preservation of the architectural, historic and environmental heritage of our riverfront community and to promote the cultural, educational and economic benefits of these resources.

Gardiner is one of only 11 communities in Maine designated as a Certified Local Government program with a local historic preservation ordinance. This designation allows the City to identify and preserve distinctive historic and architectural characteristics of Gardiner for current and future generations, while recognizing the need to allow repairs or alterations to buildings to promote energy efficiency and contemporary use of properties.

The Gardiner historic district consists of downtown Water Street from the Post Office to the Gardiner Public Library.

There are many benefits to being an historic district including helping maintain a sense of community pride in our heritage and history, protecting investments of owners and residents of historic properties and positively impacting the local economy through tourism and business recruitment potential. Building owners and business owners that rent historic properties also have access to designated federal and state tax credits, tax incentives, grants, technical assistance and training when considering renovation or rehabilitation projects.

If your property falls within the boundaries of Gardiner's Historic District alterations to the property need to be approved by the Gardiner Historic Preservation Commission *before* undertaking renovations. This process requires an application for a Certificate of Appropriateness (available at City Hall), submission of the completed application to the city clerk and a presentation to the Commission at a scheduled meeting.

Members of The Historic Preservation Commission are appointed by the Mayor and meet the third Tuesday of the month to review any pending applications. The Commission consists of seven members and are selected based on backgrounds in history, architecture, planning, law and/or construction as well at least one member who resides in the historic district. The city's Code Enforcement Officer Is available to answer questions about your project and application.

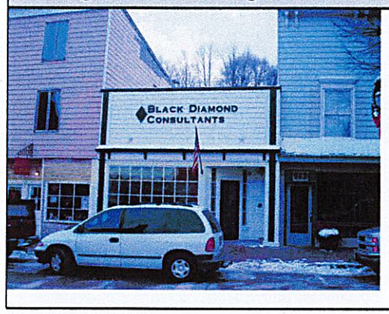
Gardiner has seen many changes in the past few centuries and is a treasured part of our history and future. The Gardiner Historic Preservation Commission receives guidance from the Maine Historic Preservation Commission and from the U.S Department of the Interior to ensure our unique heritage is conserved.

Property Card: **312 WATER ST**
City of Gardiner, ME

Parcel Information	
Parcel ID: 034116	**Map:** 034
Vision ID: 2408	**Lot:** 116
Owner: THREE ONE TWO LLC	**Use Description:** OFFICE BLD
Co-Owner:	**Zone:** 17
Mailing Address: 62 COLLINSBROOK RD	**Land Area in Acres:** 0.04
BRUNSWICK, ME 04011	

Sale History	Assessed Value
Book/Page: 15068/085	**Land:** $28,100
Sale Date: 6/3/2024	**Buildings:** $115,500
Sale Price: $275,000	**Extra Bldg Features:** $0
	Outbuildings: $0
	Total: $143,600

Building Details: Building # 1



Model:	Commercial	**Int Wall Desc 1:**	Drywall
Living Area:	2331	**Int Wall Desc 2:**	
Year Built:	1900	**Ext Wall Desc 1:**	Wood Shingle
Style:	Office/Apt	**Ext Wall Desc 2:**	
Stories:	1	**Roof Cover:**	Tar & Grvl/Rub
Occupancy:	2	**Roof Structure:**	Flat
No. Total Rooms:		**Heat Type:**	Forced Air-Duc
No. Bedrooms:		**Heat Fuel:**	Oil
No. Baths:		**A/C Type:**	None
No. Half Baths:			

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

Property Location 312 WATER ST | Map ID 034/ 116/ / / | Bldg Name | State Use 0340
Vision ID 2408 | Account # 002550 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 7/31/2026 12:14:15 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
THREE ONE TWO LLC	1 Level	2 Public Water	1 Paved	4 Bus. District
	4 Rolling	3 Public Sewer		
62 COLLINSBROOK RD				
BRUNSWICK ME 04011				

SUPPLEMENTAL DATA

Alt Prcl ID	SEND VAL
TIF CODE DT:Downtown	TAX ACQ
USE PRO	LISTING A
TG ENRO	LIST PRIC
TG PLAN	SPEC DIS HISTORIC
LD #1 TYP	
GIS ID 034116	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDENTL	0101	57,750	57,750
RES LAND	0101	14,050	14,050
COMMERC.	0340	57,750	57,750
COM LAND	0340	14,050	14,050
Total		143,600	143,600

3510

GARDINER, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
THREE ONE TWO LLC	15068	085	06-03-2024	Q	I	275,000	00
WALTMAN JACOB S	14381	189	03-10-2022	U	I	125,000	1
BLACK DIAMOND CONSULTANTS INC	7638	0161	09-15-2003	Q	V	64,900	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2026	0101	57,750	2025	0101	57,750	2024	0101	47,250
	0101	14,050		0101	14,050		0101	14,050
	0340	57,750		0340	57,750		0340	47,250
	0340	14,050		0340	14,050		0340	14,050
	Total	143,600		Total	143,600		Total	122,600

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

Berries Hearing Center

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	115,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	28,100
Special Land Value	0
Total Appraised Parcel Value	143,600
Valuation Method	C
Total Appraised Parcel Value	143,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-20-2025	CL			26	Building Permit Visit
10-16-2024	CL			26	Building Permit Visit
06-02-2023	CL			26	Building Permit Visit
05-21-2012	CL			15	Building Permit Inspection
04-28-2011	CL			15	Building Permit Inspection
05-10-2010	CL			15	Building Permit Inspection
10-18-2007	PM			00	Measure + Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	0340	OFFICE BLD	17		1,742	SF	12.92	1.25000	A	1.00		1.000			0	16.15	28,100
				Total Card Land Units	0.04	AC	Parcel Total Land Area:	0.04								Total Land Value	28,100

Property Location 312 WATER ST | Map ID 034/ 116/ / / | Bldg Name | State Use 0340
Vision ID 2408 | Account # 002550 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 7/31/2026 12:14:16 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	82	Office/Apt
Model	94	Commercial
Grade	03	Average
Stories:	1	
Occupancy	2.00	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure	01	Flat
Roof Cover	04	Tar & Grvl/Rub
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	05	Tile Vyn Cmp
Interior Floor 2		
Heating Fuel	02	Oil
Heating Type	04	Forced Air-Duc
AC Type	01	None
Bldg Use	3400	OFFICE BLD
Total Rooms		
Total Bedrms		
Total Baths		
Heat/AC	00	None
Frame Type	02	Wood
Baths/Plumbing	02	Average
Ceiling/Wall	05	Susp Ceil & WL
Rooms/Prtns	02	Average
Wall Height	10.00	
% Comn Wall	75.00	
1st Floor Use:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

MIXED USE

Code	Description	Percentage
0340	OFFICE BLD	50
0101	Single Fam	50
		0

COST / MARKET VALUATION

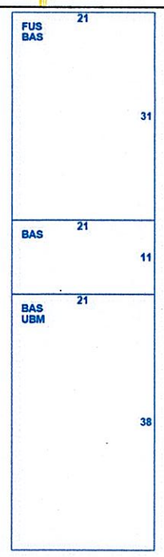
RCN	175,044
Year Built	1900
Effective Year Built	1991
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	34
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	66
RCNLD	115,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,680	1,680	1,680	69.16	116,189
FUS	Upper Story, Finished	651	651	651	69.16	45,023
UBM	Basement, Unfinished	0	798	200	17.33	13,832
	Ttl Gross Liv / Lease Area	2,331	3,129	2,531		175,044





DESIGN AND PERFORMANCE VERSATILITY WITH UNMATCHED FABRICATION FLEXIBILITY



TRIFAB® VERSAGLAZE® 450, 451 & 451T (THERMAL) FRAMING SYSTEMS & TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner,architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels.
The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs adual Isolock® thermal break.

KAWNEER

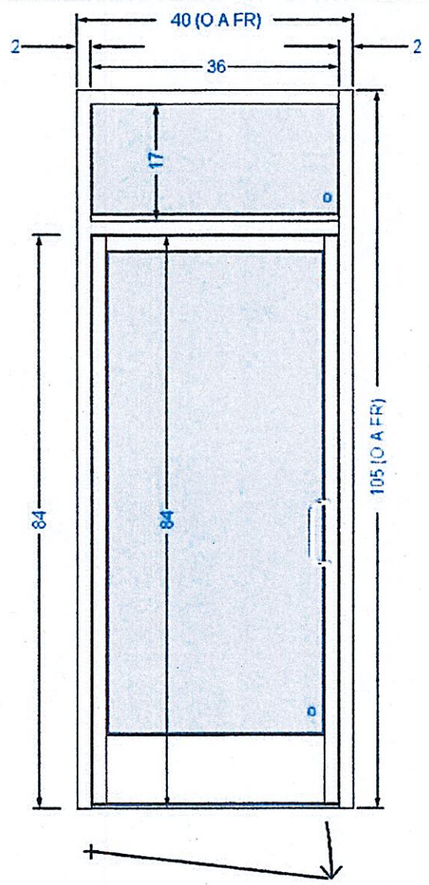
Building Legacies

Project Name: Berrie Hearing Gardiner **9/24/2026 7:22 AM**

Frame Set Name: Frame Set 1 **Frame Name:** Frame 1 **Panels:** 1 **Rows:** 2

Metal Group: M451T CG/SS/OG STOPS UP NEW SILL **D/S:** 1 **Frame Type:** Standard **Frame Width:** 40 **Frame Height:** 105

Required: 1 **Back Member Color:** #22 BONE WHITE : FLUROPON **Face Member Color:** #22 BONE WHITE : FLUROPON

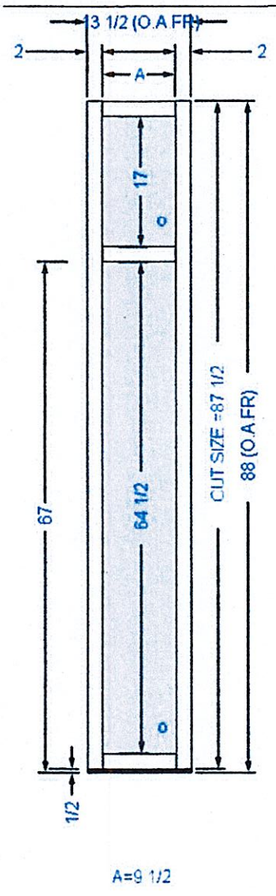


Project Name: Berrie Hearing Gardiner **9/24/2026 7:22 AM**

Frame Set Name: Frame Set 1 **Frame Name:** Frame 2 **Panels:** 1 **Rows:** 2

Metal Group: M451T CG/SS/OG STOPS UP NEW SILL **D/S:** 1 **Frame Type:** Standard **Frame Width:** 13 1/2 **Frame Height:** 88

Required: 2 **Back Member Color:** #22 BONE WHITE : FLUROPON **Face Member Color:** #22 BONE WHITE : FLUROPON

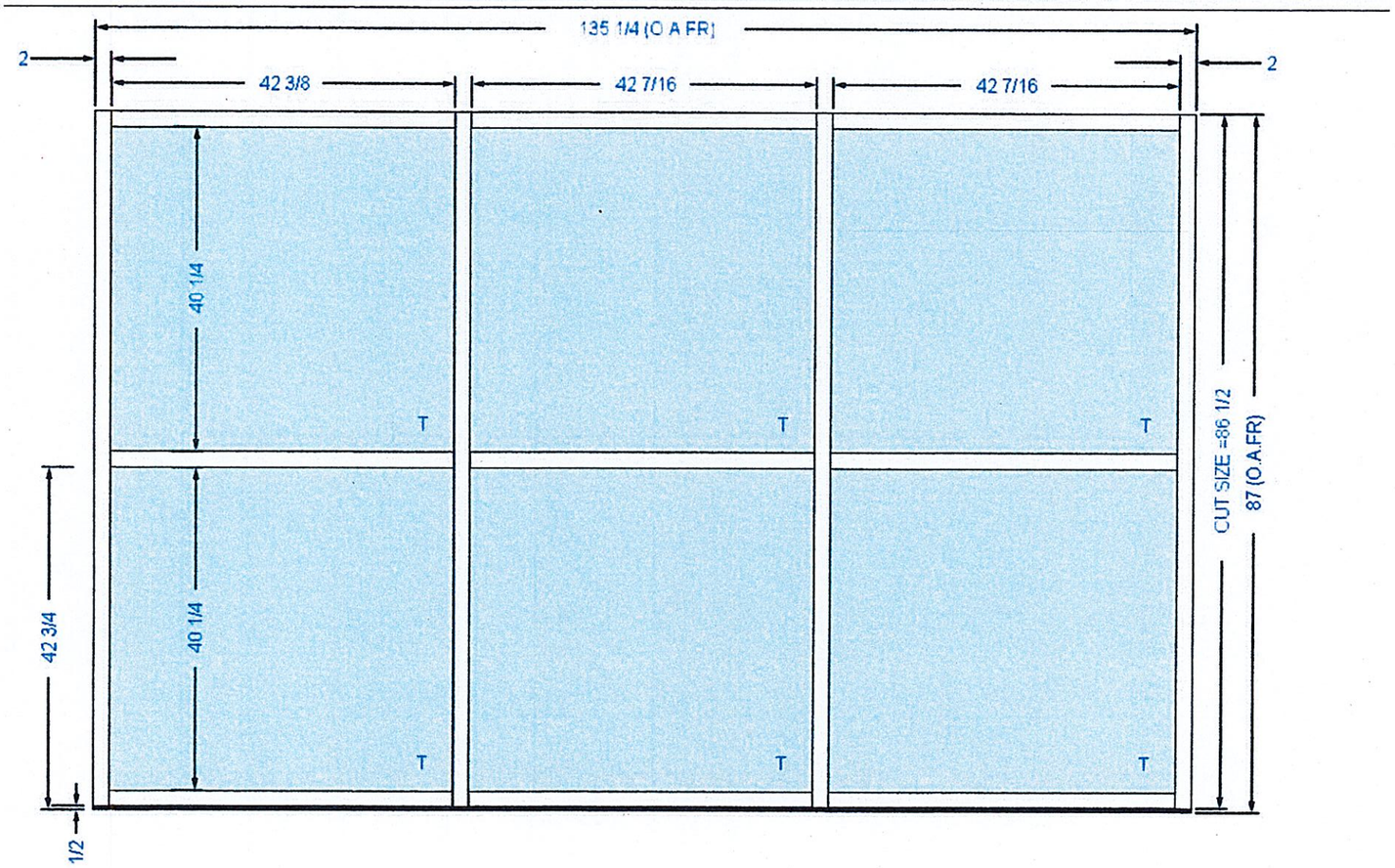


Project Name: Berrie Hearing Gardiner **9/24/2026 7:22 AM**

Frame Set Name: Frame Set 1 **Frame Name:** Frame 3 **Panels:** 3 **Rows:** 2

Metal Group: M451T CG/SS/OG STOPS UP NEW SILL **D/S:** 1 **Frame Type:** Standard **Frame Width:** 135 1/4 **Frame Height:** 87

Required: 1 **Back Member Color:** #22 BONE WHITE : FLUROPON **Face Member Color:** #22 BONE WHITE : FLUROPON

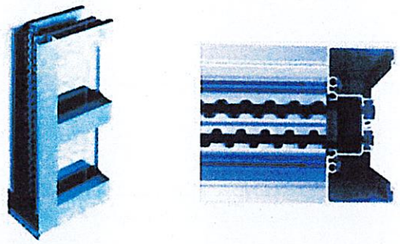


PERFORMANCE

Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project.

(See the Kawneer Architectural Manual or Kawneer.com for additional information.)



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

PERFORMANCE TEST STANDARDS	
Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Trifab® VersaGlaze® 451

Trifab® VersaGlaze® 451T

Trifab® 451UT





Front | Center | Back | SSG | Weatherseal | Multi-Plane

©Kawneer Company, Inc. 2024
Form Number 17-2241.B

KAWNEER

Technology Park/Atlanta
555 Guthridge Court
Norcross, GA 30092

AESTHETICS

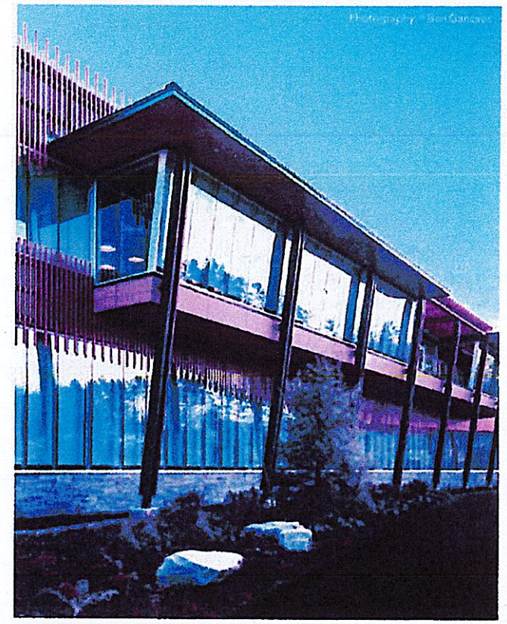
Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choice, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units for efficient handling and installation. (available for all Trifab systems)
- **Shear Block** – for punched openings or continuous runs using tubular verticals with shear blocks to connect horizontal members. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Continuous sill and head receptors are installed with horizontals connected to tubular verticals with shear blocks. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

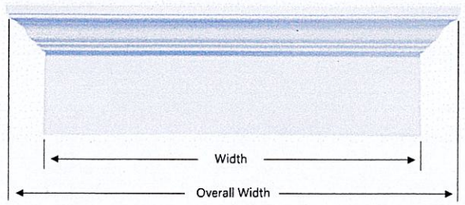
FOR THE FINISHING TOUCH

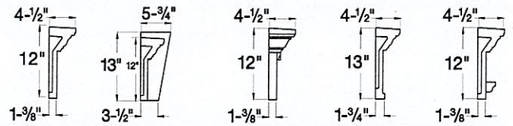
Architectural Class I anodized aluminum and painted finishes influoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

KAWNEER



12" Classic Crosshead





Standard | w/ Keystone K12M | w/ Dentil Trim | w/ Bottom Trim[1] | w/ Trim Strip

Part Number	Width	Overall Width
WCH36X12	36"	41-½"
WCH40X12	40"	45-½"
WCH44X12	44"	49-½"
WCH48X12	48"	53-½"
WCH54X12	54"	59-½"
WCH56X12	56"	61-½"
WCH64X12	64"	69-½"
WCH72X12	72"	77-½"

Part Number	Width	Overall Width
WCH96X12	96"	101-½"
WCH102X12	102"	107-½"
WCH104X12	104"	109-½"
WCH144X12	144"	149-½"
WCH200X12	200"	205-½"
WCH203X12	203"	208-½"
WCH213X12	213"	218-½"

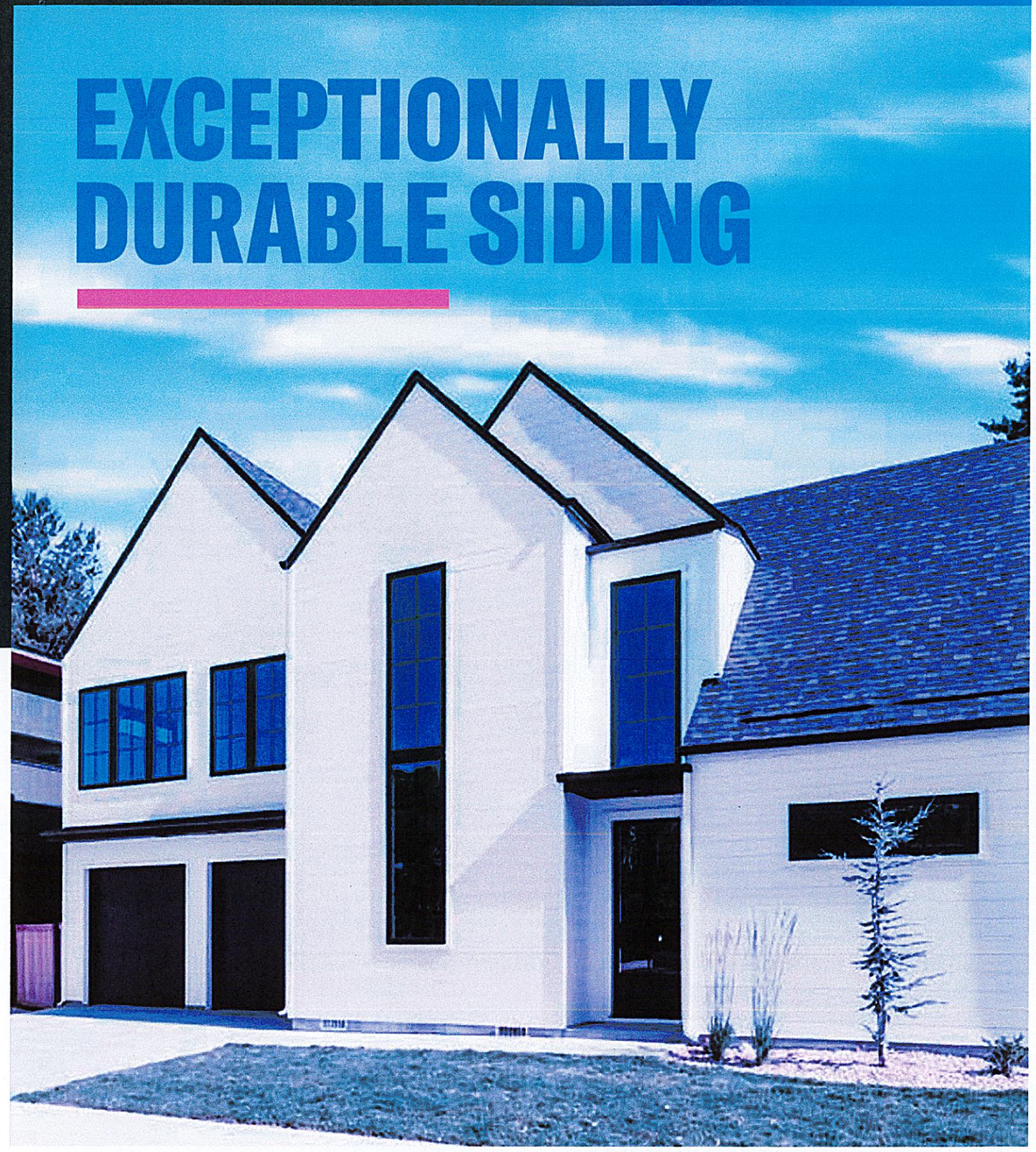
PART NUMBER LOGIC

WCH36X12_

- Crosshead
- Breast Board Width
- Height
- **[Configuration]**
  - **K** = w/ Keystone
  - **D** = w/ Dentil
  - **T** = w/ Trim Strip
  - **13BT*** = w/ Bottom Trim (WCH36X13BT)
  - **R** = w/ Route

[1]Bottom trim adds 1" to overall height.

EXCEPTIONALLY DURABLE SIDING



LP® SmartSide® Trim & Siding
Product Guide & Specifications

2026 LPCorp.com

LP SmartSide®
TRIM & SIDING

A REPUTATION OF PERFORMANCE.

Throughout the last 25 years, the LP® SmartSide® brand has earned a reputation as one of the highest-performing and most preferred trim and siding brands on the market due to its Advanced Durability for Longer Lasting Beauty®.

LP SmartSide® TRIM & SIDING



LP® SmartSide® ExpertFinish® Lap in Quarry Gray, Vertical Siding and Trim in Quarry Gray, and Trim & Fascia in Shorescape White

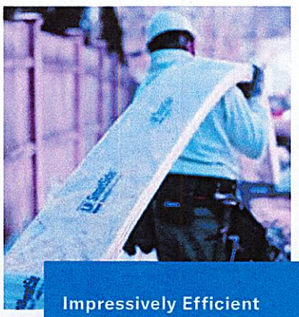
LPCorp.com

A SMART CHOICE WITH BENEFITS THAT STACK UP



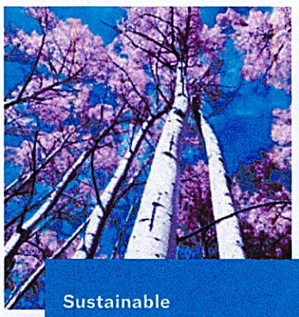
Exceptionally Durable

Features engineered wood strand technology and LP's proprietary SmartGuard® process



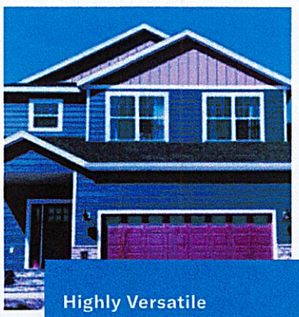
Impressively Efficient

Easy to cut, transport, and install, and performs durably on the jobsite – helping you finish faster



Sustainable

Made with wood, a renewable resource, and verified carbon negative by ASTM International



Highly Versatile

Available primed or prefinished, in a variety of styles and profiles, and in cedar texture or brushed smooth

DURABILITY

LP® SmartSide® products help deliver superior resistance against:

- Moisture intrusion from many weather conditions
- Impacts from hail
- Damage from freeze/thaw cycles
- Damage from termites
- Damage from fungal decay

LP® SmartSide®
5/50 YEAR PRORATED LIMITED WARRANTY

LP® SmartSide® ExpertFinish®
5/15/50 YEAR PRORATED LIMITED WARRANTY

See p. 9 for additional warranty info.

Refer to limited warranty at LPCorp.com/literature for complete details, including important limitations and exclusions.

Image edited for dramatization.



DURABLE SIDING. SMART TECHNOLOGY.

The exceptional durability of LP® SmartSide® Trim & Siding is built on engineered wood strand technology and LP's proprietary SmartGuard® manufacturing process.

Made using precisely-sized, shaped, and layered wood strands from responsibly-sourced logs, every LP SmartSide product is treated to the core with an advanced formula of adhesive resins, water-resistant waxes, and zinc borate. Then, a water-resistant, resin-saturated overlay is permanently bonded to the product.

Our SmartGuard process takes durability to the next level, arming LP SmartSide products to help protect the beauty and integrity of your home's exterior.

Learn more about the impressive resiliency of LP SmartSide Trim & Siding at LPCorp.com

THE DURABILITY DIFFERENCE

200 MPH

LP® SmartSide® lap siding is designed to help withstand tough storms with wind gusts of up to 200 miles per hour.



See p. 8 for study information

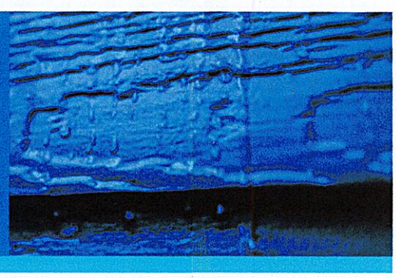
1.75 INCHES

The LP SmartSide limited warranty covers damage from hail up to 1.75" in diameter. See LPCorp.com for details.



THE BIG 3

Every LP SmartSide product is treated with adhesive resins, water-resistant waxes, and zinc borate, helping protect against moisture intrusion.



Refer to limited warranty at LPCorp.com/literature for complete details, including important limitations and exclusions.



Resists Impacts from Hail

Results of third-party testing commissioned by LP demonstrate that LP® SmartSide® cedar texture lap siding resists hail damage better than fiber cement siding and vinyl siding. In fact, the LP SmartSide limited warranty covers impacts from hail up to 1.75" in diameter.

Stays Put in High Winds

LP SmartSide Lap Siding is designed to withstand tough storms with wind gusts of up to 200 miles per hour. Refer to ESR-1301 or PR-N124.

Resists Cracking from Heat and Sun Exposure

Thanks to industrial-grade binders and resins and a durable primed overlay, LP SmartSide siding has been shown to remain strong when well maintained, even after prolonged exposure to intense sunlight.

Resists Damage Through Freeze-Thaw Cycles

Many substrates delaminate when water is absorbed, then freezes and expands. LP SmartSide products, made with the SmartGuard® process, resist water and therefore are less subject to freeze-thaw cycle damage.

Resists Fungal Decay

LP has conducted testing since 1996 on LP SmartSide Trim & Siding near Hilo, Hawaii. The climate's high average temperature, high levels of humidity, and heavy annual rainfall make it a perfect breeding ground for termites, moisture, and fungal decay. Yet, our exterior exposure testing continues to validate that LP SmartSide siding performs over time.

Resists Termite Damage

To put LP SmartSide products to the test, we exposed samples to Formosan termites, widely recognized as one of the world's most destructive pests. Each sample was placed on a grid, surrounded by untreated bait samples, then laid directly on top of termite colonies. The bait samples were damaged within three months – but even after a number of years, the LP SmartSide siding exhibited no structural damage.

Refer to limited warranty at LPCorp.com/literature for complete details, including important limitations and exclusions.

WARRANTY

REST EASY.
IT'S LP® SMARTSIDE® SIDING.

All LP® SmartSide® Trim & Siding products are backed by an industry-leading transferable prorated limited warranty:

- **50-year substrate**
- **5-year labor and materials**
- **15-year finish on ExpertFinish® prefinished products**

The LP SmartSide limited warranty offers protection against damage from hail up to 1.75" in diameter, fungal decay and termites, and buckling, cracking, peeling, and chipping of the substrate.

LP® SmartSide®
5/50 YEAR PRORATED LIMITED WARRANTY

LP® SmartSide® ExpertFinish®
5/15/50 YEAR PRORATED LIMITED WARRANTY

Warranty Info

Refer to limited warranty at LPCorp.com/literature for complete details, including important limitations and exclusions.



LP® SmartSide® ExpertFinish® Lap in Quarry Gray, Trim in Snowscape White and Vertical Siding in Snowscape White, Quarry Gray and Tumble Gray

SUSTAINABILITY

The way we build today matters for tomorrow.

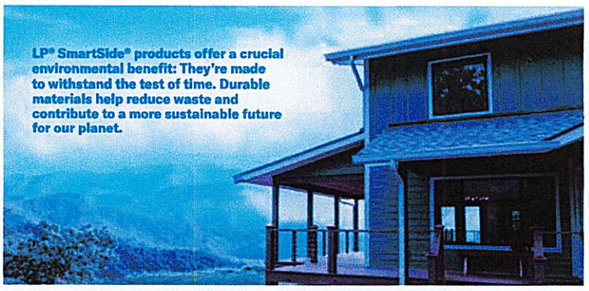
LP® SmartSide® Trim & Siding is an inherently sustainable, carbon-negative solution that can help you reduce the environmental impact of your builds, meet code, and qualify for green building programs.

2026 GREEN BUILDER SUSTAINABLE PRODUCT OF THE YEAR

LP SmartSide TRIM & SIDING



LP® SmartSide® ExpertFinish® Panel and Trim in Abyss Black



LP® SmartSide® ExpertFinish® Lap, Vertical Siding, and Trim (Board & Batten Style) in Cavern Steel; Trim and Soffit in Quarry Gray

INHERENTLY SUSTAINABLE

The LP® SmartSide® manufacturing process begins with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards.

SUSTAINABLE FORESTRY INITIATIVE SFI-00093

We optimize resource efficiency by utilizing approximately 99% of the wood fiber that enters our facilities — either as a raw material in our products or as biomass, a renewable energy source, helping to reduce dependence on fossil fuels.

GREEN BUILDING CERTIFICATION

Many LP® products support architects and specification writers in earning credits for green building certifications, including the U.S. Green Building Council's LEED® (Leadership in Energy and Environmental Design) certification and the WELL Building Institute's WELL Building Standard®.

In 2024, seven LP products also achieved National Green Building Standard® certification, reinforcing their role in sustainable construction:

- LP® SmartSide® Trim & Siding
- LP® SmartSide® ExpertFinish® Trim & Siding
- LP® FlameBlock® Fire-Rated Sheathing
- LP Legacy® Premium Sub-Flooring
- LP® TechShield® Radiant Barrier Sheathing
- LP® TopNotch® 350 Durable Sub-Flooring
- LP WeatherLogic® Air & Water Barrier

CARBON NEGATIVE

LP SmartSide products lock in carbon previously stored in trees. Once installed, they continue to store carbon, resulting in less carbon in the atmosphere.

The majority of LP SmartSide products are verified carbon negative by ASTM International and have Environmental Product Declarations (EPDs) that show they store more carbon than is released during their entire life cycle.

The LP SmartSide Trim & Siding portfolio represents one of the only carbon-negative siding options on the market, making it a smart choice for building more sustainably.

CO_2 NEGATIVE

AN EFFICIENT SOLUTION

LP SmartSide products can help architects, specifiers, and builders achieve credits within green building certification programs, and our lap and panel products can be used as components within many wall assemblies to help builders meet code efficiently.

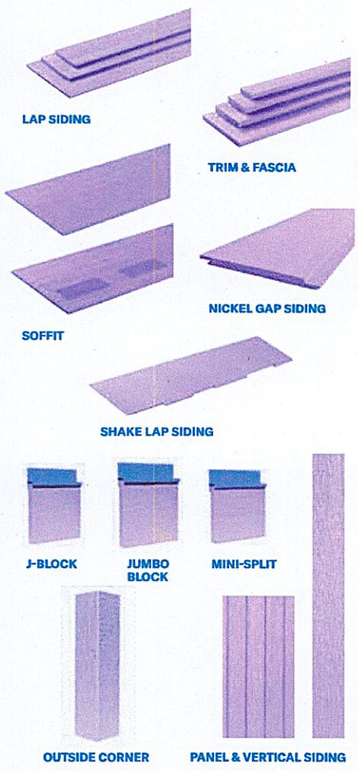
Learn more about the sustainability of LP SmartSide products

OPTIONS

Whatever your project or style, the LP® SmartSide® Trim & Siding portfolio offers the versatility you need to achieve stunning results.

- Offerings include lap, trim, panel, vertical siding, soffit, shake, and accessory products that work together beautifully
- Many products are available in two options — cedar texture and brushed smooth
- Choose from primed products or prefinished offerings within our LP® SmartSide® ExpertFinish® color collection
- Can be utilized for new home construction, remodels, multifamily projects, or sheds and outdoor buildings

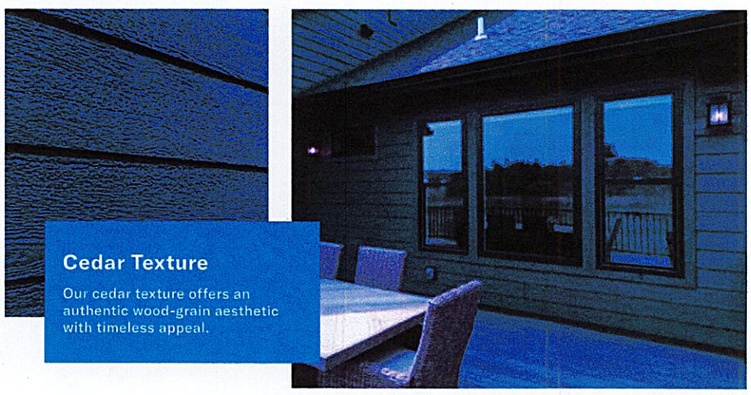
THE LP® SMARTSIDE® TRIM & SIDING PORTFOLIO



Take a closer look at our complete suite of solutions on p. 24.

LP SmartSide® TRIM & SIDING

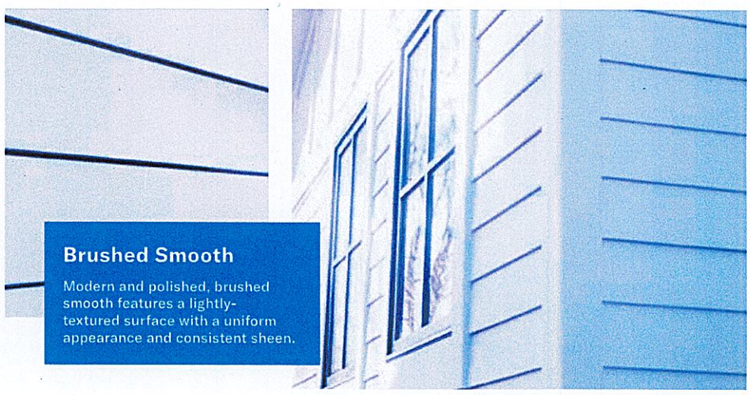
TWO TEXTURES. ENDLESS POSSIBILITIES.



Cedar Texture

Our cedar texture offers an authentic wood-grain aesthetic with timeless appeal.

LP® SmartSide® ExpertFinish® Lap and Trim in Abyss Black



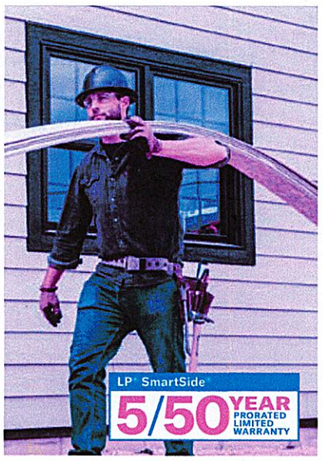
Brushed Smooth

Modern and polished, brushed smooth features a lightly-textured surface with a uniform appearance and consistent sheen.

LP® SmartSide® ExpertFinish® Lap, Panel, and Trim in Snowscape White



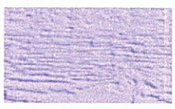
LP® SmartSide® Primed Lap Siding



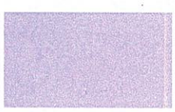
LP® SmartSide® Primed Lap

PRIMED AND READY TO PAINT

The complete LP® SmartSide® Trim & Siding product portfolio is available primed (unpainted) and ready to paint any color — giving you the flexibility to create the look you want. Our primed products offer exceptional paint adhesion and can be repainted over time.



Cedar Texture



Brushed Smooth

See Specifications section for availability by product.
Refer to limited warranty at LPCorp.com/literature for complete details, including important limitations and exclusions.



Our primed siding is a blank canvas for your color & style!

GETTING THE LOOK YOU WANT IS AS EASY AS 1, 2, 3.



1

Install primed (unpainted) trim and siding.



2

Paint LP® SmartSide® products using high-quality, exterior-grade 100% acrylic paint manufactured for wood or engineered wood use.



3

Put your style on display, while enjoying the lasting benefits of LP SmartSide Trim & Siding

LP® SmartSide® Lap and Trim in custom color

See LPCorp.com for installation instructions.

LAP SIDING

Cedar Texture

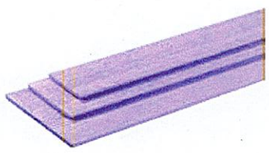
Products:

LP® SmartSide® 38 Series Lap Siding
LP® SmartSide® ExpertFinish® 38 Series Lap Joint Siding

DESIGNED & RATED FOR EXTERIOR USE

May be attached direct to studs; see application instructions for fastening and installation requirements

APA-Certified Lap Siding



Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from responsibly sourced logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay

Application Instructions:

LPCorp.com/Literature

Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards

SUSTAINABLE FORESTRY INITIATIVE

LP SmartSide 5/50 YEAR PRORATED LIMITED WARRANTY

LP SmartSide ExpertFinish 5/15/50 YEAR PRORATED LIMITED WARRANTY

Primed Specifications and PIDs:

38 SERIES CEDAR TEXTURE LAP



Cedar Texture | Primed

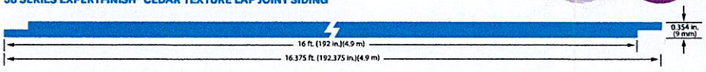
PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
38 Series Cedar Texture Lap	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	25796
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	25797
	16 ft. (192 in.) (4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	25799

All graphics are for illustrative purposes only.
See LPCorp.com for product, warranty, and installation details. Metric units are rounded. PSF = Pounds Per Square Foot
Refer to limited warranty at LPCorp.com/literature for complete details, including important limitations and exclusions.

ExpertFinish® Color Specifications and PIDs:

Cedar Texture | ExpertFinish® Colors

38 SERIES EXPERTFINISH® CEDAR TEXTURE LAP JOINT SIDING



COLOR	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
Snowscape White	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	41715
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	42271
Sand Dunes	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	41841
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	42272
Desert Stone	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	41842
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	42274
Quarry Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	41837
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	42288
Prairie Clay	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	41834
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	42278
Terra Brown	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	41845
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	42277
Harvest Honey	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45327
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45284
Timberland Suede	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	41843
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	42269
Garden Sage	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45328
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45325
Redwood Red	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	41840
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	42293
Tundra Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	41846
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	42300
Summit Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	41844
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	42273
Rapids Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	41839
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	42287
Cavern Steel	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	41835
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	42301
Midnight Shadow	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45329
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45326
Abyss Black	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	41774
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	42279
NEW NATURALS COLLECTION™						
Washed White	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	46731
Smoky Slate	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	46730
Bonsai Black	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	46729
Weathered Walnut	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	46728
Aged Amber	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	46727
Saffron Cedar	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	46726

All graphics are for illustrative purposes only.
Metric units are rounded. PSF = Pounds Per Square Foot. Contact your LP Sales Rep for product availability.
All colors shown are representative and may not be an exact match.

LAP SIDING

Brushed Smooth

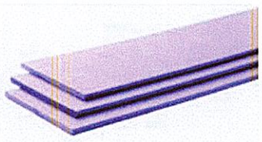
Products:

LP® SmartSide® 38 Series Lap Siding
LP® SmartSide® ExpertFinish® 38 Series Lap Joint Siding

DESIGNED & RATED FOR EXTERIOR USE

May be attached direct to studs; see application instructions for fastening and installation requirements

APA-Certified Lap Siding



Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from responsibly sourced logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay

SMARTGUARD

Application Instructions:

LPCorp.com/Literature

Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards

SUSTAINABLE FORESTRY INITIATIVE

LP® SmartSide® 5/50 YEAR PRIMED LIMITED WARRANTY

LP® SmartSide® ExpertFinish® 5/15/50 YEAR PRIMED LIMITED WARRANTY

Primed Specifications and PIDs:

38 SERIES BRUSHED SMOOTH LAP



Brushed Smooth | Primed

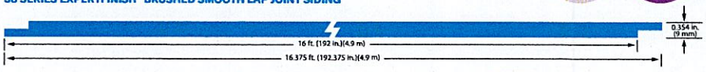
PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
38 Series Brushed Smooth Lap	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45989
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45990
	16 ft. (192 in.) (4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45991

All graphics are for illustrative purposes only.
See LPCorp.com for product, warranty, and installation details. Metric units are rounded. PSF = Pounds Per Square Foot
Refer to limited warranty at LPCorp.com/literature for complete details, including important limitations and exclusions.

ExpertFinish® Color Specifications and PIDs:

Brushed Smooth | ExpertFinish® Colors

38 SERIES EXPERTFINISH® BRUSHED SMOOTH LAP JOINT SIDING

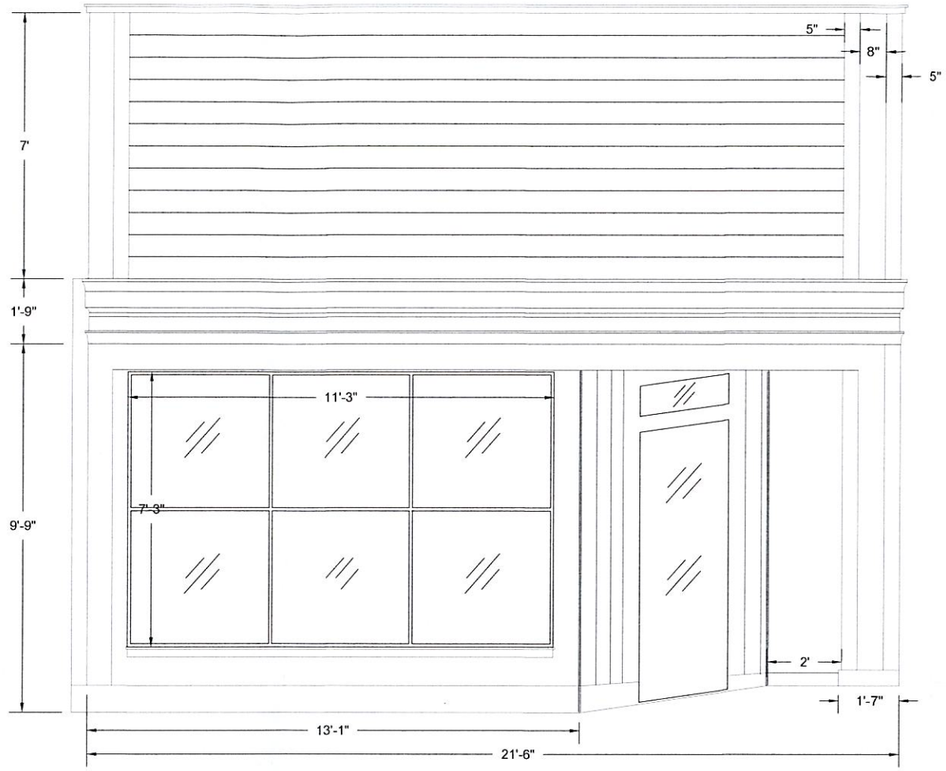


COLOR	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
Snowscape White	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45683
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45667
Sand Dunes	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45682
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45666
Desert Stone	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45674
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45658
Quarry Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45679
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45663
Prairie Clay	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45678
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45662
Terra Brown	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45685
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45669
Harvest Honey	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45676
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45660
Timberland Suede	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45686
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45670
Garden Sage	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45675
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45659
Redwood Red	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45681
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45665
Tundra Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45687
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45671
Summit Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45684
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45668
Rapids Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45680
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45664
Cavern Steel	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45673
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45657
Midnight Shadow	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45677
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45661
Abyss Black	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45672
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	45656
NEW NATURALS COLLECTION LAP: Washed White	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	46725
NEW NATURALS COLLECTION LAP: Smoky Slate	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	46724
NEW NATURALS COLLECTION LAP: Bonsai Black	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	46723
NEW NATURALS COLLECTION LAP: Weathered Walnut	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	46722
NEW NATURALS COLLECTION LAP: Aged Amber	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	46721
NEW NATURALS COLLECTION LAP: Saffron Cedar	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in. o.c.	1.5 PSF	46720

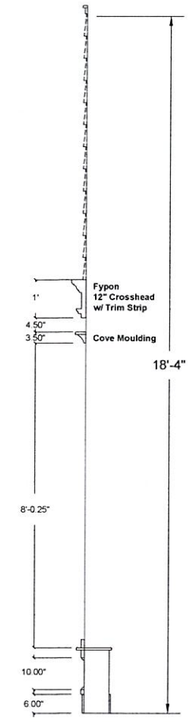
All graphics are for illustrative purposes only.
Metric units are rounded. PSF = Pounds Per Square Foot. Contact your LP Sales Rep for product availability.
All colors shown are representative and may not be an exact match.



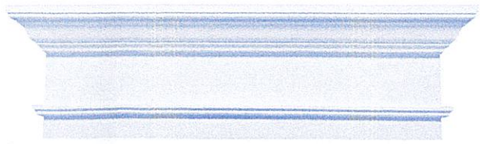
EXISTING ELEVATION

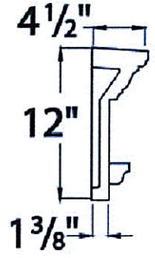


PROPOSED ELEVATION



PROPOSED PROFILE





MILLWORK DETAIL

NOT FOR CONSTRUCTION

TITLE: General Arrangement: Interior Rennovations

SCALE: N/A	ENGINEER: EJL	PROJECT NO:	xx-yyy-zzz
DWG SIZE: ANSI D	PROJECT MGR: EJL	REVISION:	C
DRAWING NUMBER: Z-312-000			
FILE: -			

Newtility
Newtility, LLC
Brunswick, ME
207.619.1205

PROJECT: ----

CLIENT

Newtility, LLC
62 Collinsbrook Rd.
Brunswick, ME 04011

REV. NO.	DATE	DESCRIPTION	DRAFT	CHECK
A	9-19-25	For Discussion Only	E.J.L.	E.J.L.
B	7-6-26	For Discussion Only	E.J.L.	E.J.L.
C	7-26-26	For Discussion Only	E.J.L.	E.J.L.

DRAWING NUMBER REV.
Z-312-000 C