Historic District Commission
MEETING AGENDA

Monday, May 13, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for May 13, 2024.

Old Business

1)
Application Number: 2023 - 1057
Applicant: Ademia Ramierz - Lopez
Location: 23 S. Hanson Street
Tax Map 104, Grid 000, Parcel 1546
Zoning District: R-7A
Request: Porch and storm door replacement.

2)
Application Number: 2023 - 867
Applicant: Johnston Development Enterprises, LLC
Location: 416 Goldsborough Street
Tax Map 0103, Grid 0EA, Parcel 1087
Zoning District: CB
Request: Replacement of the soffit and fascia.

3)
Application Number: 2023-905
Applicant: Dover Station LLC
Location: 500 Dover Road - Dover Station Project
Tax Map 104, Grid 0EA, Parcel 1055
Zoning District: CB
Request: Amendment to previously approved exterior modifications.

New Business

1)
Application Number: 2024 - 1198
Applicant: Sharon Long
Location: 117 E. Dover Street, Unit 103
Tax Map 0104, Grid 0000, Parcel 1188, Lot 204
Zoning District: CB

Request: Window replacement.

2) **Application Number:** 2024 - 1202
Applicant: Mid-Shore Exteriors
Location: 9 Brookletts Avenue
Tax Map 0104, Grid 000, Parcel 1971
Zoning District: R-10A
Request: In-kind roof replacement.

3) **Application Number:** 2024 - 1195
Applicant: Marasun Roofing
Location: 306 S. Aurora Street
Tax Map 0105, Grid 0EA, Parcel 2240
Zoning District: R-7A
Request: Roof replacement on existing shingles, standing seam, and rear porch.

4) **Application Number:** 2024 - 1188
Applicant: Bluepoint Hospitality Group
c/o Suzanne Kline
Location: 108 N. West Street
Tax Map 0104, Grid 0EA, Parcel 1264
Zoning District: CB
Request: Installation of wall signage.

5) **Application Number:** 2024 - 1203
Applicant: Leo Hair Artistry
c/o Jami Pott
Location: 307 E. Dover Street
Tax Map 0104, Grid 0EA, Parcel 1124
Zoning District: CB
Request: Installation of commercial signage.

6) **Application:** 2024 - 1205
Applicant: Bee Green Land Companies, LLC
Location: 220 S. Aurora Street
Tax Map 0105, Grid 0EA, Parcel 2178
Zoning District: R-7A
Request: Porch floor board and fascia replacement.

7) **Application Number:** 2024 - 1204
Applicant: Phillips Signs

Location: 30 E. Dover Street - Shore United Bank
Tax Map 0104, Grid 0EA, Parcel 1459

Zoning District: CB

Request: Installation of (1) two sided non-illuminated 27" x 42" bracket mounted sign, and (1) 5.75" x 7.75" bronze plaque.

8) **Application Number:** 2024 - 1184

Applicant: Z.H. Stafford III

Location: 20 S. Aurora Street
Tax Map 0104, Grid 0000, Parcel 1573

Zoning District: R-7A

Request: New construction.

9) **Application Number:** 2024 - 1197

Applicant: Kody and Leslie Cario

Location: 606 Goldsborough Street
Tax Map 0103, Grid 0EA, Parcel 0959

Zoning District: R-7A

Request: Porch column and bracket replacement.

10) **Application Number:** 2024 - 1194

Applicant: Derick Daly

Location: 209 Port Street - Polaris Village Church
Tax Map 0104, Grid 0000, Parcel 1483

Zoning District: R-7A

Request: Installation of a wall-mounted building sign.

11) **Application Number:** 2024 - 1182

Applicant: Lane Engineering, LLC

Location: 139 N. Washington Street
Tax Map 104, Grid 0EA, Parcel 0612

Zoning District: CB

Request: Demolition of the existing Safeway building, and the construction of 4-story town homes and single-family detached dwellings.

Discussion Item

Approval of Minutes

1) Approval of the Draft Decision Summary from the April 22, 2024 meeting.

Administrative Approval

1)

Application Number:	2024 - 1200
Applicant:	Kalmia Construction
Location:	40 S. Washington Street Tax Map 0104, Grid 0EA, Parcel 1461
Zoning District:	CB
Request:	Routine roof replacement.

Consent Docket

1)

Application Number:	2024 - 1217
Applicant:	Jesse Harris
Location:	226 N. Aurora Street Tax Map 0103, Grid 0EA, Parcel 0686
Zoning District:	R-7A
Request:	Approval *(as per the Historic District Chairperson)* for the in-kind replacement of the existing wooden steps. A stop work order was placed after work was completed without receiving a Certificate of Appropriateness or Residential Building Permit.

Adjournment.

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 5/13/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 23 S Hanson Street

Application Number: 2023-1057

Request: Porch Renovation

Executive Summary:

The applicant is proposing to replace the rear porch decking, column, and railing. The applicant is also proposing to install a new storm door. This is considered a contributing structure to the Easton Historic District.

Historic District Guidelines:

Guideline 3. Make Sensitive Replacements

a. Replace as little historic material as possible. This may include patching, splicing, or piecing-in replacement materials such as individual roofing tiles, shingles, or siding, masonry patches, or dutchman repairs for wood elements.

b. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. In some cases, replacement with features recreated in synthetic materials may be appropriate (for additional information on substituting historic materials, see Appendix B).

c. Avoid changing the character of historic features. For example, original horizontal board siding should not be replaced by vertically oriented siding or shingles, even of the same material.

d. Substitute materials should only be used if they do not cause damage or change the character of the historic resource. The new material should match the form, color, and texture of the historic feature (for additional information on substituting historic materials, see Appendix B).

Guideline 45. Screen, Storm, and Garage Doors

d. Metal screen and storm doors may be used. Full light storm doors are preferred when used on the front facade.

Guideline 64. Preserve Historic Porches

a. Maintain and repair original porches, including steps, flooring, ceiling, columns, roof, details and ornamentation.

b. Avoid enclosing a porch located on the front façade or visible from a primary public right-of-way. If the porch is not visible from a primary public right-of-way, it may be enclosed if done in a manner that does not significantly alter the original character of the porch. Note: screening-in is not considered enclosing the porch.

c. It is appropriate to remove enclosures to reveal original porch and details.

d. Screen porches in such a way that original details are not altered or destroyed may be appropriate.

Guideline 65. Make Sensitive Replacements

a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.

b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.

c. Alternate materials may be allowable on a on side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.

d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

Draft Motions:

1. I move that the Historic District Commission **approve** the application as submitted.

OR

2. I move that the Historic District Commission deny the application based on the following findings…

OR

3. I move an alternate motion.

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101022504	23 S HANSON ST	LASSALLE, EARL DAVID

YEAR BUILT	PHYSICAL CONDITION
1910	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
FOUR SQUARE	NONE APPARENT

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

IMITATION STONE CONCRETE BLOCK FOUNDATION 2/2 WINDOWS EITHER EXPERTLY RESTORED OR REPLACED. CHIMNEY HAS BEEN REMOVED. WOODEN SIDING; ORIGINAL GLAZED-AND-PANELED DOOR ORIGINAL DOOR IN SIDE ENTRANCE. NO OUTBUILDING.

Town of Easton
Planning and Zoning
14 S. Harrison Street Easton, MD 21601 410-822-1943
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

Meeting Date:	**10/23/2023**
Application Number:	**2023-1057**
Location:	**23 S Hanson Street**
Applicant:	**Ademia Ramirez-Lopez**

Request: The applicant is proposing to replace three (3) existing wooden doors with new doors that closely resemble the existing doors in design.

Commissioner Bateman moved to approve the application as submitted.
Commissioner Stuart seconded the motion.

FOR: 5 - Demby, Brophy, Bateman, Pezor, Stuart

If the scope of work changes and or the materials and methods used are contrary to that understood by the application and any supplemental information provided, the work shall not continue until such time that the Commission is notified and said differences are considered and approved by the Commission.

"A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission".

Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained. Also, please reach out to the Building Inspection department to ensure your project complies with the Town of Easton's building codes.

Nicholas Johnson
Representative, Historic District Commission

11/14/2023
Date

RECEIVED
APR 17 2024
TOWN OF EASTON

HD 23-125

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2023-1057
Date Received:	04/17/2024
Fee Paid:	-
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER
NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS
FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 23 S Hanson St.

☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Ademia Fabiola Ramirez Lopez
TELEPHONE NO.: 410-714-2519 EMAIL: fabirami458@gmail.com

Applicant or Agent

NAME: Ademia Fabiola Ramirez Lopez
TELEPHONE NO.: 410-714-2519 EMAIL: fabirami458@gmail.com

Description of Proposal (include additional sheets, as necessary)

Replace wood porch to match the same one

Replace Storm doors to match

Specific Requirements

- **The payment of fees is due at the time of application submittal.**
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- **Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.**
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent Ademia
Date 4/16-2024
Printed Name of Applicant or Agent Ademia Ramirez

Revised 4.4.2022

Replace Rotten ~~wood~~

All Rotten wood will be Replaced

For, Pressure treated lumber

Replace 6x6 Corner Pillar.

Reuse aluminum Cover For Pillar

Replace Play wood, For decking board. treated

Replace Hand Rail. will use trated lumber

will use Galvanzed nail and ~~screws~~ screws

Existing deck
8 x 10

Will use 6x6 — 2x6 — 2x8.

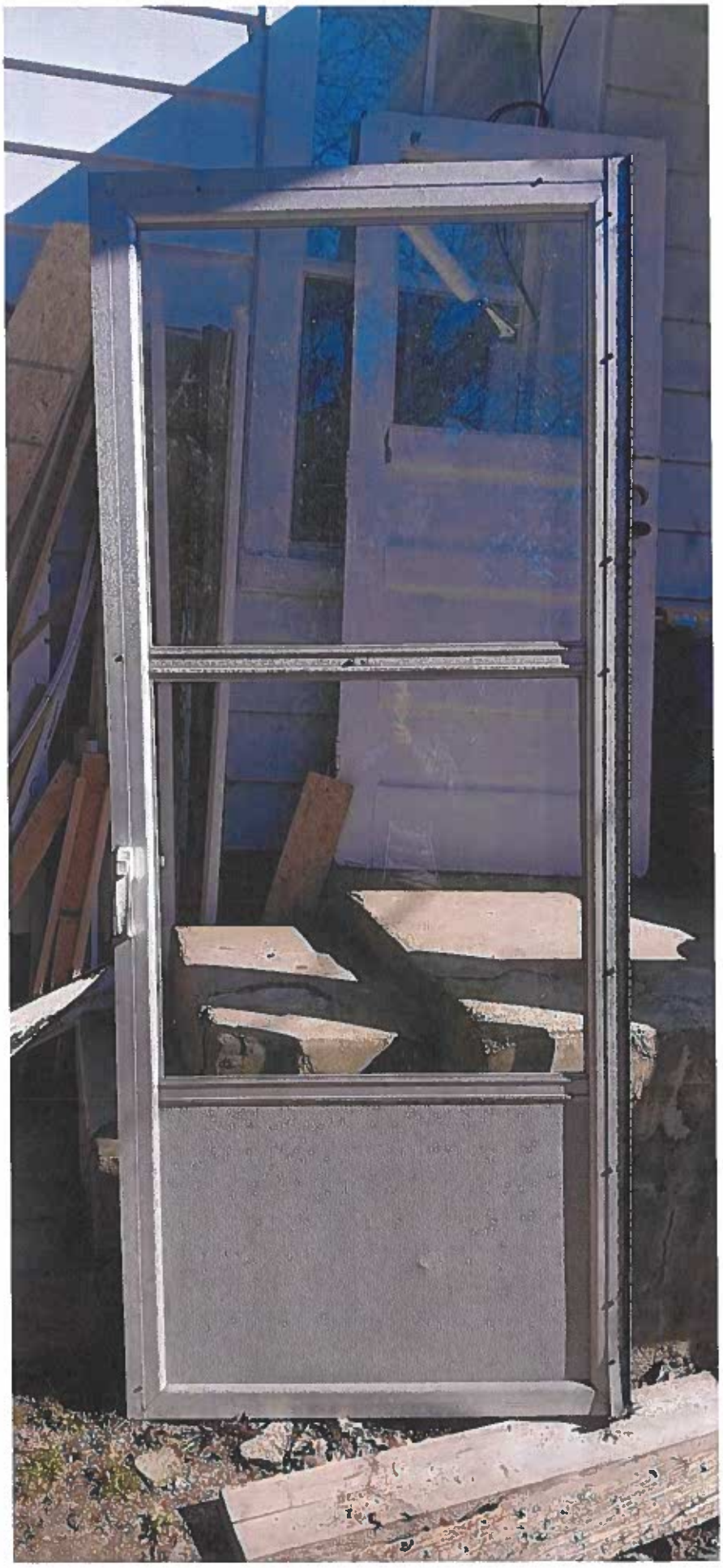
Specifications

General

Collection Name	Bismarck
Color/Finish Family	White
Handle Finish	Black
Hardware Finish	Matte black
Interior Color/Finish	White
Manufacturer Color/Finish	White
Type	Storm door

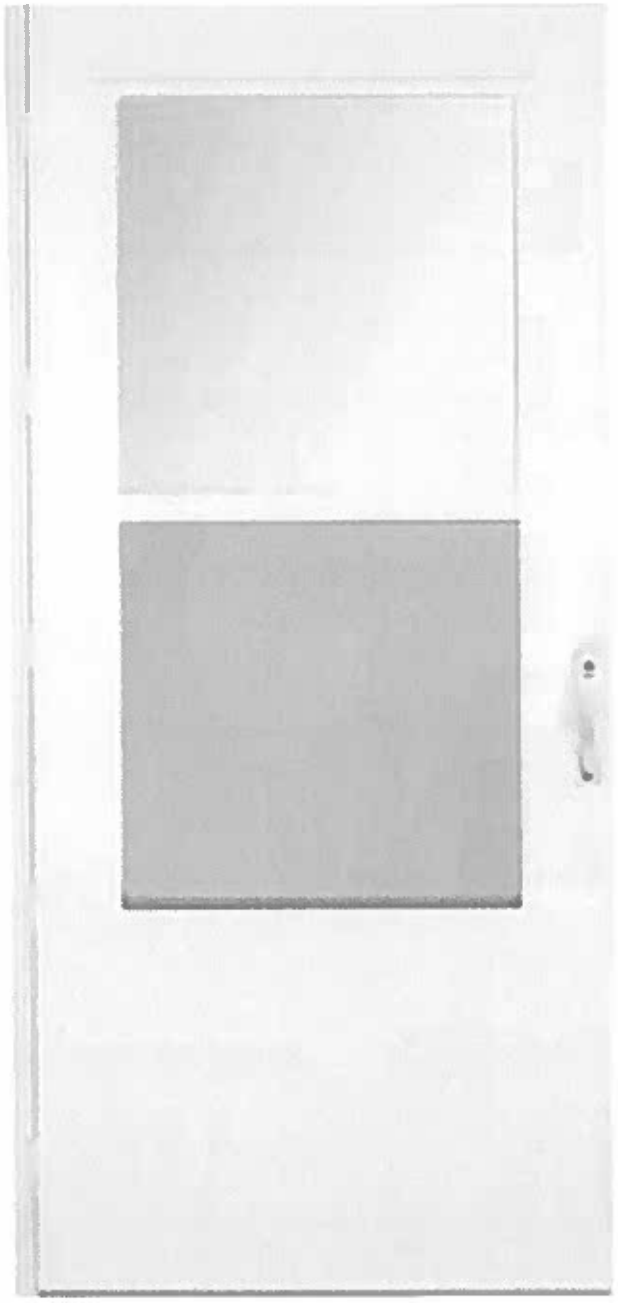
Dimensions

Actual Depth (Inches)	1.0
Actual Height (Inches)	79.875
Actual Width (Inches)	35.75
Common Depth (Inches)	1.0
Common Height (Inches)	81.0
Common Size (W x H)	36-in x 81-in
Common Width (Inches)	36
Weight (lbs.)	55.7



Old ones used

23 South
Hanson St.



screen
New door to use

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 5/13/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 416 Goldsborough Street

Application Number: 2024-1195

Request: Siding, Trim, and Window Replacement

Executive Summary:

The applicant is proposing to replace/repair wooden siding on the east, west, and south facades of the structure. The applicant is also proposing to replace the damaged trim with new Boral trim. This is considered a contributing structure to the Historic District and is listed on the Maryland Inventory of Historic Properties (T-496).

Outstanding Issues:

1. **On December 10, 2012 the Historic District Commission granted approval for the demolition of the condemned front porch on this structure. That approval was based on the understanding that the applicant would return to the Commission with a plan to rebuild the porch prior to May 1, 2013 and re-built by July of 2013. Since that approval, a demolition permit was issued by the Town in April of 2013 but the applicant never returned before the Commission with plans to rebuild the porch.**
2. There is an outstanding Code Enforcement case regarding peeling paint on this structure as well as damaged wood on the back of the roof.

Background Information:

On February 14, 2023 Code Enforcement issued a correction notice after it was discovered that the existing wooden siding was being replaced without a COA. The property owner subsequentially filed an application and came before the Historic District Commission on February 27, 2023. At that meeting, the Commission approved the application conditioned upon;

1. The new cedar siding having approximately a 5 ¼” reveal and;
2. The trim would be either wood, boral, or a cementitious product.

That work was completed and the associate building permit was closed on May 2, 2023. On March 27, 2024 and April 19, 2024 Code Enforcement issued a notice for a violation of the Town's property maintenance code. This notice required the property owner to;

A) Please scrape peeling paint surfaces on the entire exterior of the dwelling and repaint.

B) Please scrape the peeling paint on the soffit, fascia and trim of the entire structure and repaint.

C) Please repair and or replace the wood on the A-frame of the back roof of the structure.

Historic District Guidelines:

Guideline 3. Make Sensitive Replacements

a. Replace as little historic material as possible. This may include patching, splicing, or piecing-in replacement materials such as individual roofing tiles, shingles, or siding, masonry patches, or dutchman repairs for wood elements.

b. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. In some cases, replacement with features recreated in synthetic materials may be appropriate (for additional information on substituting historic materials, see Appendix B).

c. Avoid changing the character of historic features. For example, original horizontal board siding should not be replaced by vertically oriented siding or shingles, even of the same material.

d. Substitute materials should only be used if they do not cause damage or change the character of the historic resource. The new material should match the form, color, and texture of the historic feature (for additional information on substituting historic materials, see Appendix B).

Guideline 76. Preserve Historic Wood Siding

a. Maintain existing wood façades using appropriate paint or other protective coatings.

b. Repair minor deterioration using an appropriate wood consolidant or filler.

Guideline 77. Make Sensitive Replacements (Siding)

a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.

b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.

c. Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.

d. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Appendix B.2 Common Substitute Materials

Architectural Details and Trim

High-quality synthetic products may be an appropriate replacement for wood or plaster details in situations where the profile, size, and dimension of the element can be accurately reproduced. Applications for the use of synthetic materials will be considered on a case-by-case basis. All synthetic materials are subject to a painting requirement.

Cellular PVC board is used to produce trim, moldings, and other decorative architectural elements. These products are durable, and most can be painted.

Recommended Condition:

1. The applicant shall submit an application for a certificate of appropriateness to rebuild the historic front porch no later than July 8, 2024

Draft Motions:

1. I move that the Historic District Commission **approve** the application with staff's recommended condition

OR

2. I move that the Historic District Commission deny the application based on the following findings…

OR

3. I move an alternate motion.

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101020617	416 GOLDSBOROUGH ST	JOHNSTON DEVELOPMENT

YEAR BUILT	PHYSICAL CONDITION
1900	FAIR TO POOR

ARCHITECTURAL STYLE	ADDITION(S)
ITALIANATE	TWO ADDITIONS, BOTH HISTORIC

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A	T-496	Y	

NOTES

THIS ONCE HANDSOME + IMPORTANT BUILDING RETAINS MOST OF ITS HISTORIC EXTERIOR FABRIC, BUT IT IS RAPIDLY DETERIORATING. VERY NICE BOLD BRACKETED. 2ND STORY PORCH/BALCONY HAS BEEN BRACED TO PREVENT COLLAPSE. CORNICE, WEATHERBOARDS ROTTING + FALLING OUT

Town of Easton
Planning and Zoning
14 S. Harrison Street Easton, MD 21601 410-822-1943
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

Meeting Date:	**2/27/2023**
Application Number:	**2023-0867**
Location:	**416 Goldsborough Street**
Applicant:	**Johnston Development Enterprises LLC**

Request: On February 14, 2023 Code Enforcement issued a stop work order for siding to be removed and replaced without a certificate of appropriateness from the Historic District Commission. The applicant has now filed a formal application to replace the existing wooden siding in-kind and replace the existing soffit and facia. This is a contributing building to the Historic District, and is listed on the Maryland Register of Historic Places.

Historic District Guideline references:

i. Guideline 77. Make Sensitive Replacements
ii. Appendix B. Substitute Materials

Commissioner Sebastian moved to approve the application with the condition that:
1) the siding will be cedar with 5.25 reveal;
2) the exterior trim will be replaced in-kind.
Commissioner Pezor seconded the motion.

Vote 5-0-1
FOR: 5- Demby, Brophy, Bateman, Pezor, Sebastian
ABSENT: 1- Harrington

If the scope of work changes and or the materials and methods used are contrary to that understood by the application and any supplemental information provided, the work shall not continue until such time that the Commission is notified and said differences are considered and approved by the Commission.

"A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission".

Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained.

Nicholas Johnson _____ 3/14/2023

Representative, Historic District Commission Date

From: **Peter Johnston** <plj@peterjohnstonassociates.com>
Date: Fri, May 3, 2024 at 10:37 AM
Subject: Re: 416 Goldsborough Street
To: Nicholas Johnson <njohnson@eastonmd.gov>

Mr. Johnson,

I appreciate your advice. However, I would consider it blatantly unjust for the HDC to delay the other project components because of a difference of opinion about the window, considering I have already contracted the work and have been ordered by Codes Enforcement to correct the paint and deterioration issues with performance deadlines. For the time being, I am withdrawing the window from the application. Does that mean I have to revise my application?

Thanks,

Peter Johnston

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2023-867
Date Received:	04/29/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING **OTHER**
NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS
FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 416 Goldsborough Street

[X] Contributing [ ] Non-Contributing YEAR BUILT: Late 1800s NATIONAL REGISTAR #: No

PROPERTY INFORMATION

OWNER NAME	Johnston Development Enterprises, LLC		
TELEPHONE NO.	410-822-9630	EMAIL	plj@peterjohnstonassociates.com

Applicant or Agent

NAME	Peter Johnston		
TELEPHONE NO.	410-822-9630	EMAIL	plj@peterjohnstonassociates.com

Description of Proposal (include additional sheets, as necessary)

Continuation of work described in Application 2023-867 to replace deteriorated sofit and facia on the main building facade (front and back). Scrap, paint, caulk siding and trim. Replace deteriorated siding with clear cedar wood siding of the same dimensions and texture, maintaining a reveal consistent with that of the replaced boards. Replace deteriorated attic window.

SEE ATTACHED PROJECT NARRATIVE

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
The applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent	PETER JOHNSTON
Date	**4/29/24**
Printed Name of Applicant or Agent	**Peter Johnston**

Revised 4.4.2022

Historic District Commission Application Checklist

Revised December 2022

Please complete the section that applies to your application. If a checklist item is not included or is non-applicable, please provide information supporting its omission for the Commission's consideration.

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows: ***Commercial - $200, Residential - $75, Signs - $75, Staff Approval - $25.***

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

☒ A narrative fully explaining the request

☒ Photographs of all existing conditions and that will be affected by the proposed project

☒ Description of all existing materials and a listing of all materials to be used for proposed project.

☒ Manufacturer cut-sheets and material specifications related to all proposed work.

☒ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

☐ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project

☐ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.

☐ Construction schedule

☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

- ☐ Elevations or photographs of the existing conditions
- ☐ Elevation of the proposed changes
- ☐ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
    - Windows
    - Doors
    - Trim, fascia, soffit, etc
    - Decking/ porch flooring materials
    - Roofing Materials, gutters

Windows

Restoration of existing windows is the Commissions first choice. However, the Commission recognizes it may not always be practical to replace windows. For contributing buildings the front façade and any other façade facing a primary right of way are required to be wood windows. Aluminum, or fiberglass clad wood windows may be approved by the Commission on side or rear façades of contributing buildings. For non-contributing buildings clad wood windows will be considered on all elevations. Note: National Register Buildings are held to the highest of standards.

- ☒ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled.
- ☒ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Materials for the windows must be clearly identified on the cut sheet
- ☐ Please note if existing trim/shutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Roofing

Note: National Register Buildings are held to the highest of standards.

- ☐ Photographs or scaled elevations showing the existing roofing material to be replaced.
- ☐ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Please note if existing trim, fascia, soffit, or gutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Signs

- ☐ Dimensioned scale drawings of the sign. Identify all materials to be used, color(s), lettering (including size and font style) and wording
- ☐ Photograph depicting the proposed location for the signage
- ☐ Lighting detail
- ☐ Construction and or mounting details

Landscaping & Trees

☐ Landscape plan where existing and proposed landscape features to be installed/planted, removed and/or relocated are identified including the location and species of existing and new trees

Fence

☐ Application must Include:

- A Site plan :
  - Drawn to scale
  - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
  - Include location of neighboring structures
  - Identify height of proposed fence, location of gates and other openings
  - If the height or style of fence changes based on location, this must be clearly identified.
- Proposed fence style and material
- Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
- other relevant construction and or material detail

Demolition

The Historic District Commission (HDC) reserves the right to request a professional inspection of the structure(s). Said request may include evaluation by a historic preservation specialist.

☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

Other

☐ Attach all documentation supporting request

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.

PROJECT NARRATIVE
EASTON HISTORIC DISTRICT COMMISSION

Scrap, Replace Deteriorated, And Paint Siding
Replace And Repair the Soffit And Facia Trim
Replace a Deteriorated Attic Window
Building At 416 Goldborough Street

The building at 416 Goldsborough Street has undergone numerous changes since its original construction. As can be seen from this 1930s photo, the most substantial change is that of the mansard roof, then, to the gable roof found today. Our understanding was a fire in the 1960s destroyed the third floor, and the mansard roof was replaced with a gable roof.

The building exterior is currently in need of rehabilitation. Except for those portions of the facade where the siding and the water table have been replaced or recently painted, the remaining portions need to be scrapped and painted. This condition is particularly applicable on the west facade, where, in addition to scrapping, caulking, and painting, some siding and water table elements are rotted and need to be replaced (see accompanying photos).

This request is a continuation of the work in our application heard by the Historic District Commission on 2/7/23. We concluded from subsequent correspondence, including staff recommendations and COA references to guideline 77, Make Sensitive Replacements, and Appendix B. Substitute Materials, that our proposed plan of action was approved. Following Guideline 77, we understood that we are required to adhere to certain guidelines in the execution of the work. Per guideline 77, Make Sensitive Replacements, we understood the following applied to our siding work:

- In instances of severe deterioration, replace the wood siding with one that matches the existing size, shape, profile, and texture.
- Replace original wood siding with like wood siding that matches the existing in size, shape, profile, and texture. This guideline also speaks to the reveal of beveled siding.
- Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.
- Avoid applying replacement material so that it damages or destroys other character-defining elements, including trim and ornamental pieces.

On 2/27/23, we proffered replacing the existing trim on the east facade with a substitute material, in this case, a Boral trim that matches the size, proportion, design, texture, color, etc (see attached specifications). It was our understanding that the Historic District Commission authorized us to replace this feature of a building with materials of the same characteristics, including size, proportion, design, texture, and color. We intend to utilize the same replacement material on the west facade if existing conditions warrant.

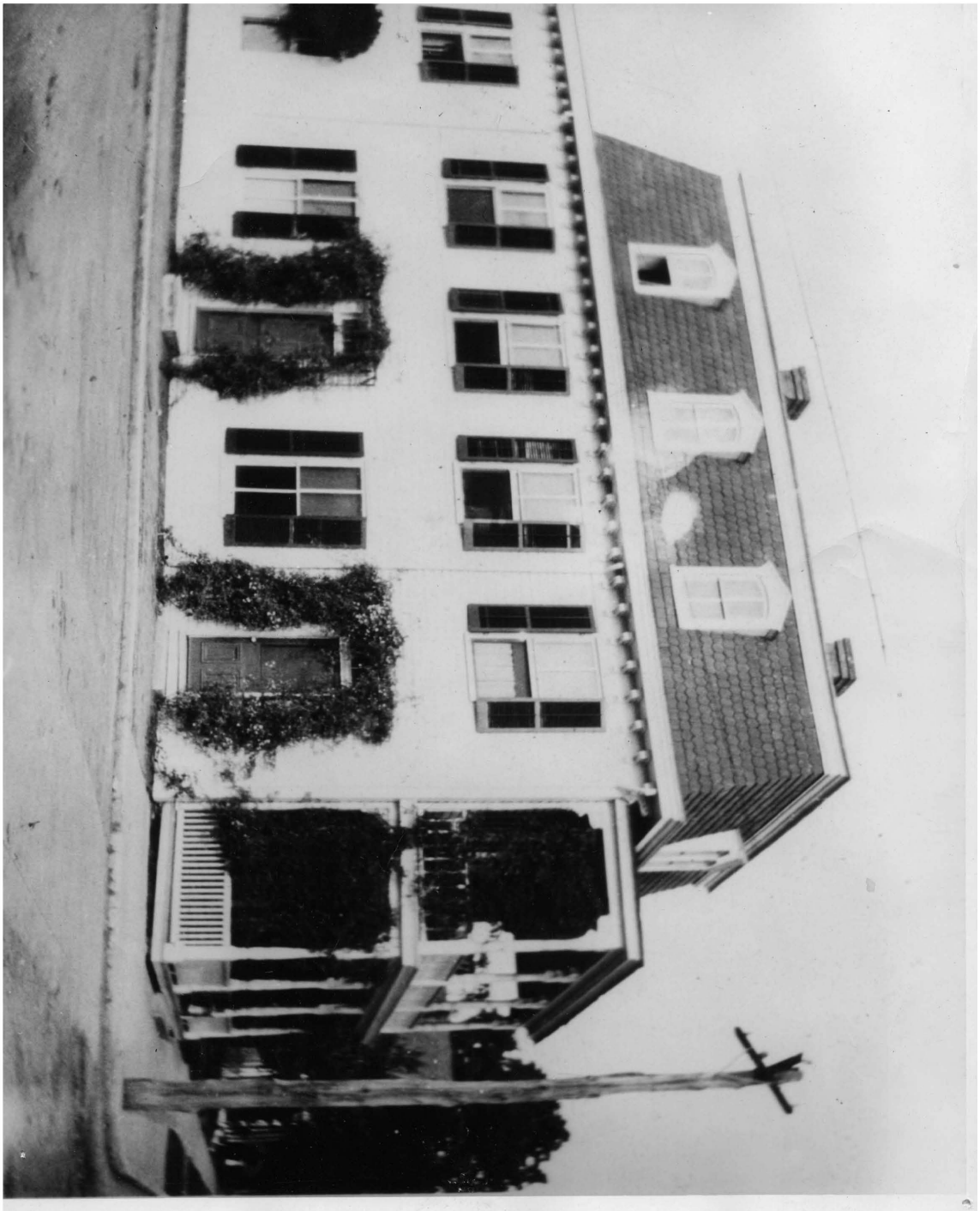
We submit that, except for the material makeup, Boral trim as applied exactly mimics the existing material, will not cover any existing historic fabric, is physically compatible with the surrounding building materials, will realistically match the original feature or material in size, proportion, detail,

profile, texture, and finish and is more durable as compared to the historical material in the same environment.

The existing attic window, which is not original, is in such deteriorated condition that it is beyond repair and can no longer even hold the glass panes. The window failed in a recent rain event, causing interior water damage. Because neither the window nor the gable roof itself are original, we feel that a rigorous replacement is not warranted.

Nor does the attic window adversely affect the validity of the primary historic structure that sets under the added gable roof. The replacement window color matches the current window, blending it into the current gable format in a way that minimizes its overall visual effect (see attached specifications). No one will notice. In addition, although technically visible from a public way, the location of the attic window is not on the main facade view from Pennsylvania Avenue, nor is it within the normal cone of vision of a pedestrian or motorist. Again, unless called out, no one will notice.

1930s PHOTO



EXISTING CONDITIONS PHOTOS

4/29/24, 11:25 AM IMG_0758.jpg

https://mail.google.com/mail/u/0/#inbox/FMfcgzGxStwKpnphhgnZlJNJTGvFXWxD?projector=1&messagePartId=0.1

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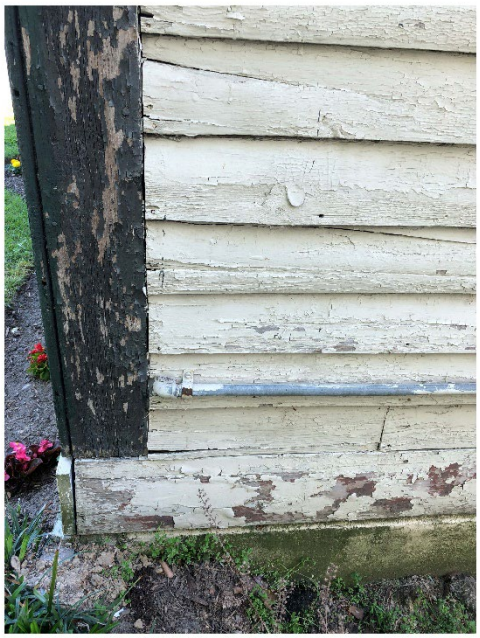

https://mail.google.com/mail/u/0/#inbox/FMfcgzGxStwKpnjxWmLnVzFGkHdKprP?projector=1&messagePartId=0.1

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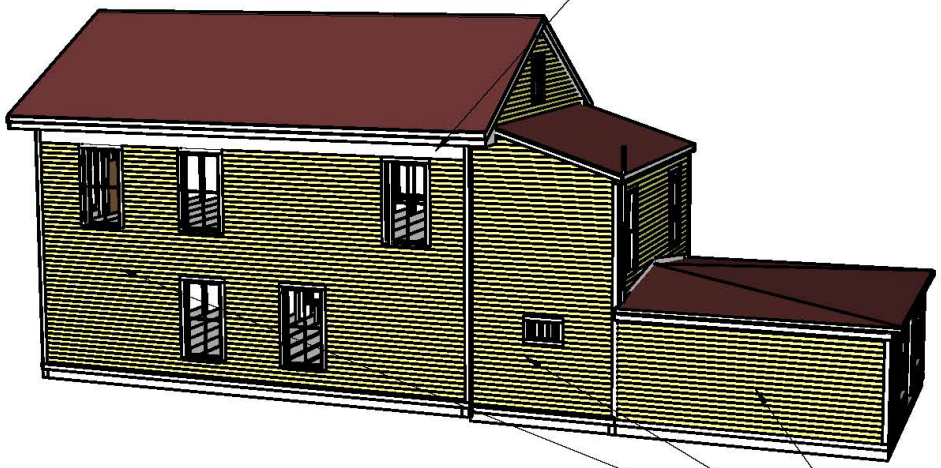
4/29/24, 11:25 AM IMG_0758.jpg

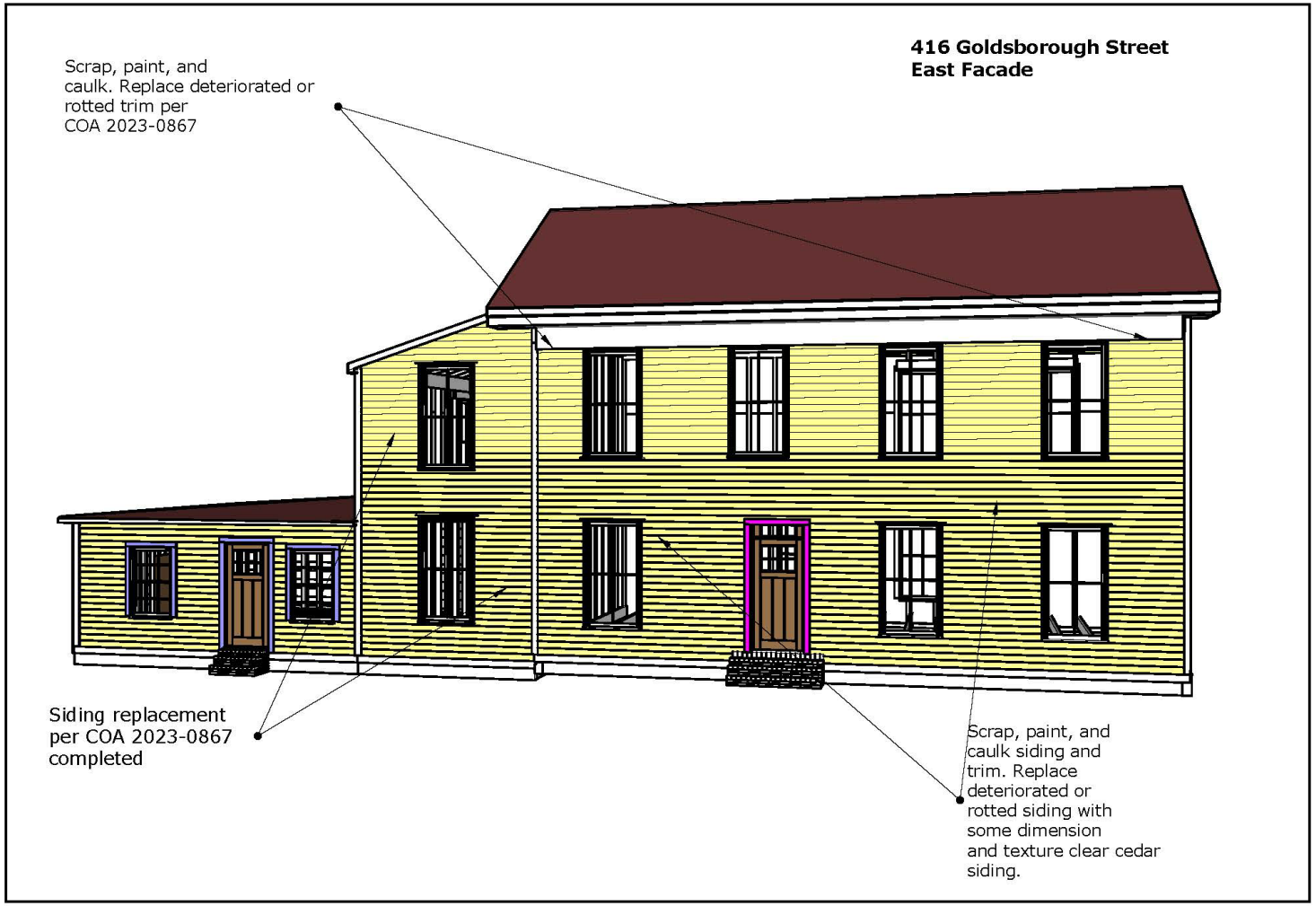
https://mail.google.com/mail/u/0/#inbox/FMfcgzGxStwKpnphhgnZlJNJTGvFXWxD?projector=1&messagePartId=0.1

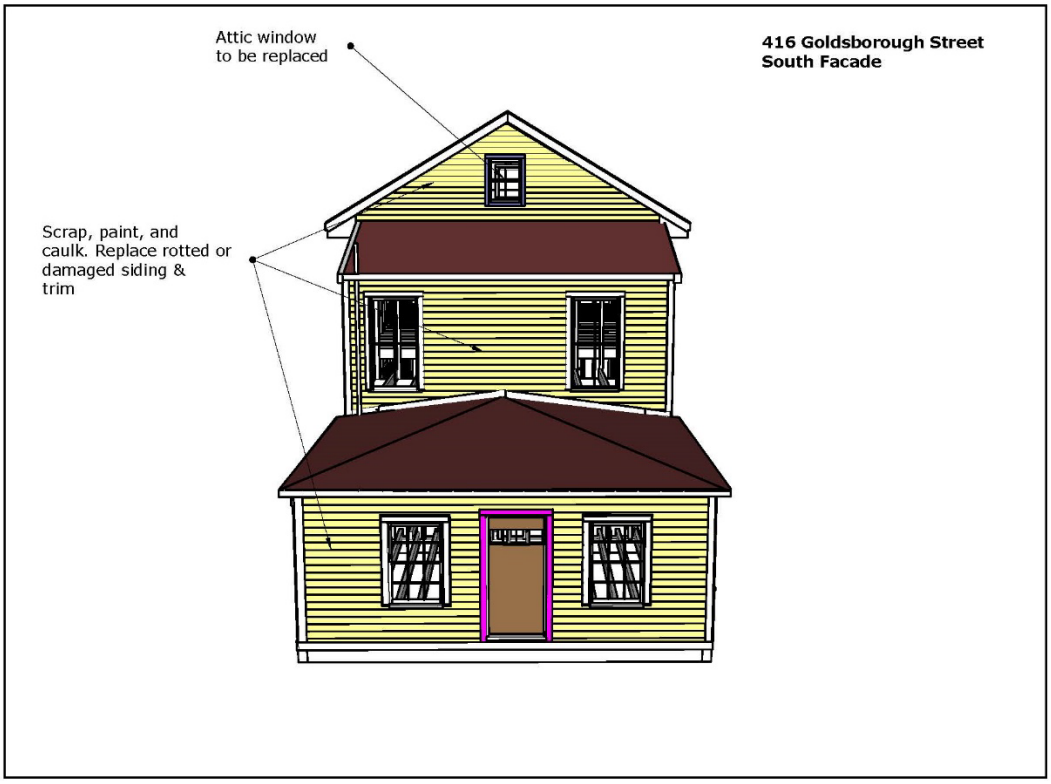
PROPOSED WORK

416 Goldsborough Street
West Facade



5


416 Goldsborough Street
East Facade
Scrap, paint, and caulk. Replace deteriorated or rotted trim per COA 2023-0867
Siding replacement per COA 2023-0867 completed
Scrap, paint, and caulk siding and trim. Replace deteriorated or rotted siding with some dimension and texture clear cedar siding.


Attic window
to be replaced
416 Goldsborough Street
South Facade
Scrap, paint, and
caulk. Replace rotted or
damaged siding &
trim

Window Specifications

Begin Line 100 Description

---- Line 100-1 ----

A1: Unit: 32 || Frame: 31 1/2-in || RO: 33-inUnit: 42 || Frame: 41 1/2-in || RO: 42-in Single Hung Equal. Frame Size: 31 1/2 X 41 1/2. Pella 250 Series Series. No Dry Wall Pass Through North Central Climate Zone 4	Standard Vinyl Nail Fin No Foam Insulated 3 1/4" 1 1/8" 2 1/8". Brown Laminated. White. Glass: Insulated Dual Low-E SunDefense™+ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock White No Limited Opening Hardware. Half Screen InView™. Combination U-Factor 0.24 U-Factor 0.24 Combination SHGC 0.21 SHGC 0.21 VLT 0.50 CPD PEL-N-208-00378-00001 Satisfied Energy Star Zones North Central,South Central,Southern Yes Performance Class R PG 35 Calculated Positive DP Rating 35 Calculated Negative DP Rating 35 Year Rated 08-11 STC 25 OITC 22 Clear Opening Width 27.25 Clear Opening Height 15.214 Clear Opening Area 2.879038 Egress Does not meet typical United States egress but may comply with local code requirements.	Remake: No In-Store Pick-up EA 04/02/2024 False True 877-473-5527 . 35 Days. 943056 WTS Pella 250 Window LLT. 103848. Grille: No Grille Wrapping Information: Vinyl Flat Casing Factory Applied Brown Factory Applied Pella Recommended Clearance Perimeter Length = 146".

End Line 100 Description

Accepted by: _____ **Date:** 4/8/2024

Pre-Tax Total	**$651.99**

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******

Page 2 Of 2

BORAL TRIM

See the following web pages for information

https://www.finehomebuilding.com/project-guides/siding-exterior-trim?c=installing-exterior-trim

https://truexterior.com/product/trim/

https://truexterior.com/wp-content/uploads/2018/10/trim_product_data_sheet.pdf

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 5/13/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 500 Dover Road

Application Number: 2023-905

Request: Roofing

Executive Summary:

The applicant is proposing to replace the existing flat TPO roof on areas 1 and 2 in-kind. The applicant is also proposing to remove the small gable roof from area 2 which was determined by the Commission to be non-contributing. This gable roof will be replaced with a flat roof line that matches the rest of the roof on this façade of area 2.

Background Information:

The HDC found at its April 25th meeting, that the buildings labeled 2, 4, and 5 were non-contributing structures while the buildings marked 1 and 3 were contributing structures. At this meeting, the HDC approved partial demolition of building 2 and the installation of a corrugated metal roof on buildings 3, 4, and 5. Then at the June 26th meeting, the Commission approved additional alterations including the replacement of two garage doors, the installation of 2 new steel doors, and the replacement of metal siding on building 4. On March 11, 2024 the Commission issued a certificate of appropriateness for additional exterior alterations including the installation of awnings, replacement of doors/windows, and the installation of new siding.

Historic District Guidelines:

Guideline 68. Maintain Historic Roof Shape

a. Preserve the historic shape and slope of the roof. If a roof will be replaced completely, it shall be replaced with the same roof form or a similar form complimentary to the architectural style.

b. Details, ornamentation and other character-defining elements should be maintained.

c. The addition of dormers should be undergone sensitively. If a dormer is added, its size, design, and placement should be in keeping with the character of the building and in scale with its size. Its siding and roofing should match the existing, and its windows should be consistent with the building's other windows in terms of style, type, and material.

d. Do not increase the height or change the shape of parapets unless to restore an inappropriately altered condition to its historic appearance.

e. Roofs on secondary structures should be consistent with the architectural style of the main building in terms of shape and slope.

f. Missing or severely damaged roof towers, dormers, finials, cresting, chimneys and other character-defining elements should be replaced based on documentary or photographic evidence. If no evidence of the appearance of the element exists, a new element should be designed to be compatible with the overall character of the building.

Guideline 69. Perform Regular Roof Maintenance

b. Coat and seal flat roofs per the manufacturer's recommendation, typically every five years.

Guideline 70. Roof Material

b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.

d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.

Staff Recommendation:

Staff supports a Commission approval of this application as submitted. The proposed in-kind TPO roof replacement is consistent with Guidelines 69b and 70b. The proposal to remove the small gable roof from the non-contributing portion of the structure is consistent with Guideline 68a as the proposed roof is complimentary to the building's architectural style.

Draft Motions:

1. **I move that the Historic District Commission approve the application as submitted**

OR

2. I move that the Historic District Commission deny the application based on the following findings…

OR

3. I move an alternate motion.

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101006894	500 DOVER ROAD	BEACON SALES ACQUISITION INC

YEAR BUILT	PHYSICAL CONDITION
1915	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
2 PART COMMERCIAL BLOCK	LEFT WING LATER

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A		Y	

NOTES

TYPICAL E-20TH C COMMERCIAL STRUCTURE. EMBELLISHMENTS TO OTHERWISE UTILITARIAN STRUCTURE INCLUDE ENGAGED CORBELLED PILASTERS + CORBELLED CORNICE. WINDOWS ARE REPLACED BUT DOOR APPEARS EARLY. LEFT WING ALSO APPEARS EARLY. ENVIRONMENTAL SETTINGS

BADLY COMPROMISED BY NEW CONSTRUCTION + ROAD WIDENING

Town of Easton
Planning and Zoning
14 S. Harrison Street Easton, MD 21601 410-822-1943
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

Meeting Date:	**4/25/2023**
Application Number:	**2023-0905**
Location:	**500 Dover Road**
Applicant:	**Sevan Topjian on behalf of Dover Station LLC**

Request: The applicant is seeking approval for two alterations to the existing structures at 500 Dover Road. The first is the partial demolition of a 30' x 60' area of the existing structure. There are no replacement plans at this time as the applicant is requesting to return the area to green space. The second alteration request is to replace the existing roofs on the building areas marked 3, 4, and 5. The applicant requests that the Commission make the finding that the former Easton Wholesale Building marked as areas 1A, 1B, and the rails-to-trails façade of area 3 are contributing structures; and the finding that the remaining structures marked as areas 2, 3, 4 and 5 are non-contributing structures. This structure is currently a contributing building to the Historic District.

Historic District Guideline references:
i. Demolition Review
ii. Guideline 70. Roof Material

The applicant amended their application to request the buildings labeled as 2, 4, and 5 on the provided site plan be considered non-contributing. Commissioner Pezor moved to approve the application with findings to include: 1) building areas marked 2, 4 and 5 shall be found as non-contributing; 2) building areas 1 and 3 shall be found as contributing; 3) partial demolition of building area 2 shall be approved with a condition to submit a landscape plan; and 4) replace existing roofs on building areas 3, 4 and 5 with a corrugated metal roof.
Commissioner Bateman seconded the motion.

Vote 5-0
FOR: 5- Demby, Brophy, Bateman, Pezor, Sebastian

If the scope of work changes and or the materials and methods used are contrary to that understood by the application and any supplemental information provided, the work shall not continue until such time that the Commission is notified and said differences are considered and approved by the Commission.

"A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission".

Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained.

Nicholas Johnson _____ 4/25/2023 _____
Representative, Historic District Commission Date

Town of Easton
Planning and Zoning
14 S. Harrison Street Easton, MD 21601 410-822-1943
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

Meeting Date:	**3/11/2024**
Application Number:	**2023-905**
Location:	**500 Dover Road**
Applicant:	**Dover Station LLC**

The applicant amended their application to exclude the painting of signage on the brick wall from this application.

Commissioner Bateman moved to approve the amended application with the determination that Fibrex, wood clad, or aluminum are appropriate for the replacement of the noncontributing windows on this structure. Commissioner Greer seconded the motion.

FOR: 4 - Brophy, Bateman, Greer, Pezor

If the scope of work changes and or the materials and methods used are contrary to that understood by the application and any supplemental information provided, the work shall not continue until such time that the Commission is notified and said differences are considered and approved by the Commission.

“A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission”.

Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained. Also, please reach out to the Building Inspection department to ensure your project complies with the Town of Easton’s building codes.

Nicholas Johnson _____ 3/26/2024

Representative, Historic District Commission Date

To: Town of Easton Historic District Commission
Date: Revised May 3, 2024
Property: 500 Dover Road Easton MD 21601
Subject: Proposed roof line repairs for Area 2

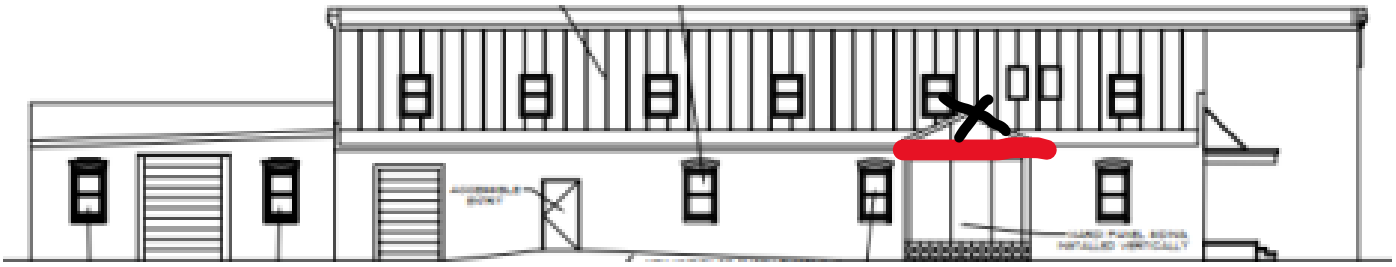
Summary: Dover Station LLC is proposing to replace the existing white TPO/PVC roof for Areas 1 and 2 with a new white TPO/PVC roof. At that time, we would also like to repair/replace the abandoned garage bay shed roof with continuous flush roof decking. This will provide a more natural and uniform design, while matching the existing roof line of the building. Gutters shall be repaired as needed to match existing product. Pursuant to prior HDC approvals, this area has previously been determined as Non-Contributing Area 2.

Overview of Proposed Work:

Red Line indicates the continuous roof line and the "X" shed gable which shall be removed:

Proposed Revision to Current Approved Plan Façade:

Red Line indicates continuous roof line and the "X" shed gable which shall be removed:



TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2023-905
Date Received:	05/03/2024
Fee Paid:	-
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING X DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 500 Dover Road Easton MD 21601

☐ Contributing ☒ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Dover Station LLC

TELEPHONE NO.: _____ EMAIL: sevan@brooklandhomes.biz

Applicant or Agent

NAME: Sevan Topjian

TELEPHONE NO.: _____ EMAIL: _____

Description of Proposal (include additional sheets, as necessary)

Replace existing commercial roof

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent _____

Date 5/2/24

Printed Name of Applicant or Agent Sevan Topjian

Revised 4.4.2022

Historic District Commission Application Checklist

Revised December 2022

Please complete the section that applies to your application. If a checklist item is not included or is non-applicable, please provide information supporting its omission for the Commission's consideration.

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows: ***Commercial - $200, Residential - $75, Signs - $75, Staff Approval - $25.***

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

- ☐ A narrative fully explaining the request
- ☐ Photographs of all existing conditions and that will be affected by the proposed project
- ☐ Description of all existing materials and a listing of all materials to be used for proposed project.
- ☐ Manufacturer cut-sheets and material specifications related to all proposed work.
- ☐ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

- ☐ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- ☐ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- ☐ Construction schedule
- ☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

- ☐ Elevations or photographs of the existing conditions
- ☐ Elevation of the proposed changes
- ☐ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
    - Windows
    - Doors
    - Trim, fascia, soffit, etc
    - Decking/ porch flooring materials
    - Roofing Materials, gutters

Windows

Restoration of existing windows is the Commissions first choice. However, the Commission recognizes it may not always be practical to replace windows. For contributing buildings the front façade and any other façade facing a primary right of way are required to be wood windows. Aluminum, or fiberglass clad wood windows <u>may</u> be approved by the Commission on side or rear façades of contributing buildings. For non-contributing buildings clad wood windows will be considered on all elevations. Note: National Register Buildings are held to the highest of standards.

- ☐ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled.
- ☐ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Materials for the windows must be clearly identified on the cut sheet
- ☐ Please note if existing trim/shutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Roofing

Note: National Register Buildings are held to the highest of standards.

- ☐ Photographs or scaled elevations showing the existing roofing material to be replaced.
- ☐ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Please note if existing trim, fascia, soffit, or gutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Signs

- ☐ Dimensioned scale drawings of the sign. Identify all materials to be used, color(s), lettering (including size and font style) and wording
- ☐ Photograph depicting the proposed location for the signage
- ☐ Lighting detail
- ☐ Construction and or mounting details

Landscaping & Trees

☐ Landscape plan where existing and proposed landscape features to be installed/planted, removed and/or relocated are identified including the location and species of existing and new trees

Fence

☐ Application must Include:

- A Site plan :
  - Drawn to scale
  - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
  - Include location of neighboring structures
  - Identify height of proposed fence, location of gates and other openings
  - If the height or style of fence changes based on location, this must be clearly identified.
- Proposed fence style and material
- Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
- other relevant construction and or material detail

Demolition

The Historic District Commission (HDC) reserves the right to request a professional inspection of the structure(s). Said request may include evaluation by a historic preservation specialist.

☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

Other

☐ Attach all documentation supporting request

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 5/13/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 117 E Dover Street Unit 103

Application Number: 2024-1198

Request: Window Replacement

Executive Summary:

The applicant is proposing to replace five (3) existing windows on the third floor with new Fibrex® windows. Fibrex® replacement windows have been previously approved by the Commission for this structure in 2018, 2019, and April of 2024. This is a non-contributing structure to the Easton Historic District.

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements

a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.

c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.

d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.

f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.

Appendix B: Common Substitute Materials

Composite/Fiberglass and Fiberglass-Clad

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows and are available with details (including proportions and profiles) that mimic those of historic windows.

Many composite windows are paintable and are a good, lower-cost option for residences in historic districts. Fiberglass-Clad windows are typically wood windows clad in a fiberglass or fiberglass facing and are generally appropriate wherever composite/fiberglass windows are appropriate.

Staff Recommendation:

Staff supports a Commission **approval** of the application as submitted. Firbrex® windows have previously been approved by the HDC for replacement windows on this structure. Given that this structure is non-contributing and the proposed material matches that of other windows on the structure, staff feels that it is an appropriate replacement material.

Draft Motions:

1. I move that the Historic District Commission **approve** of the application as submitted

OR

2. I move that the Historic District Commission deny the application based on the following findings…

OR

3. I move an alternate motion.

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101064932	117 E DOVER ST	REYNOLDS, HUGH WILLIAM, TRUSTEE

YEAR BUILT	PHYSICAL CONDITION
1985	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
COLONIAL REVIVAL	

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				G		N	AGE

NOTES

LARGE COLONIAL REVIVAL CONDOMINIUM BUILDING

RECEIVED

APR 2 3 2024

TOWN OF EASTON

HD 24-56

Application #:	2024-1198
Date Received:	04/23/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING (OTHER)

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 117 E. Dover St. #103 Easton, MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1985 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Sharon L. Long
TELEPHONE NO. 215-605-0953 EMAIL sharonlong4gk@gmail.com

Applicant or Agent

NAME Sharon Long
TELEPHONE NO. 215-605-0953 EMAIL sharonlong4gk@gmail.com

Description of Proposal (include additional sheets, as necessary)

replacement of 3 window inserts

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent Sharon L. Long
Date 4-21-24
Printed Name of Applicant or Agent Sharon L. Long

Revised 4.4.2022

From: "Murray, Karlen" <Karlen.Murray@andersencorp.com>
Date: April 9, 2024 at 4:40:28 PM EDT
To: Sharon Long <sharonlong4gk@gmail.com>
Subject: RE: Windows

Good afternoon Ms. Long,

Please see attached U-values for your replacement windows.

Glass Performance Ratings:

Energy performance ratings labeled on the product represent total unit performance as certified by the National Fenestration Rating Council (NFRC) and will differ from center-of-glass properties and product type. The performance characteristics listed below are based on center-of-glass values.

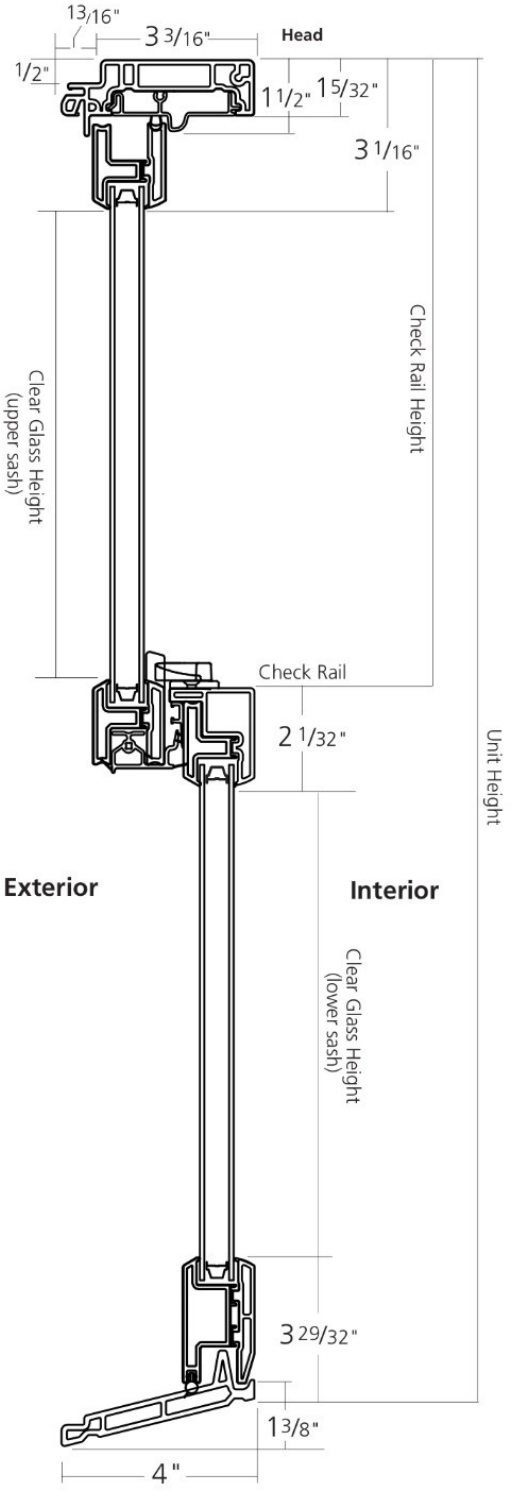
High-Performance™ glass options Center of Glass Performance Data			
	Low-E4®	Low-E4® SmartSun™	Low-E4® Sun
U-value	.25	.24	.25
Visible light transmission through the glass	72%	65%	40%
Ultraviolet rays blocked by glass	84%	95%	84%
Solar heat gain coefficient[1]	.42	.28	.26
[1] Data reflects the center of glass performance values for 3mm glass, 1/2" air agp using Window 5.2a software.			

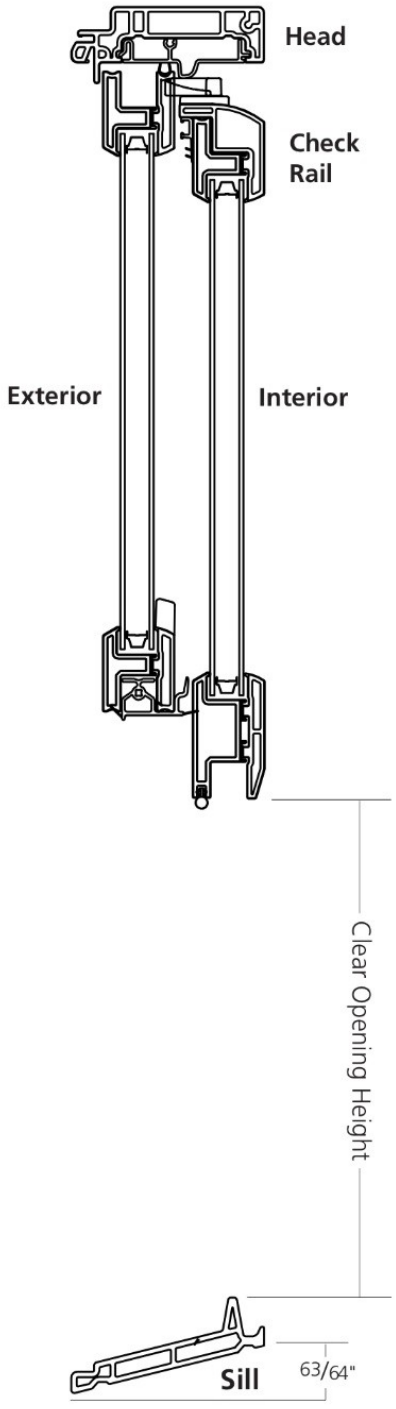
Thank you,

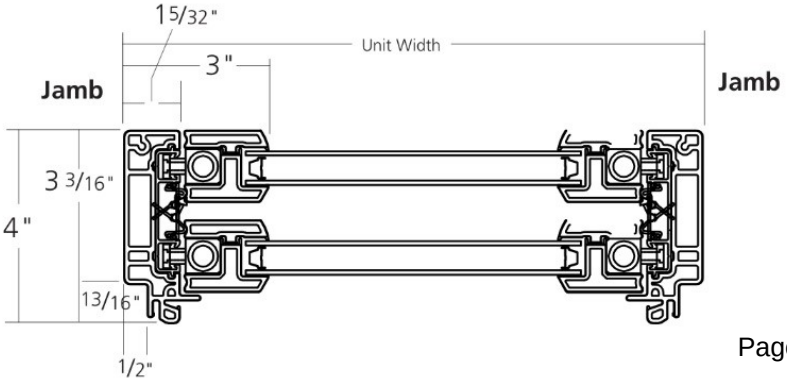
Karlen Murray
Renewal by Andersen
443-829-4576 Cell
Karlen.murray@andersencorp.com

CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW | SLOPED SILL INSERT







NOTICE!

Window profiles shown for measurement purposes.

Residential Application for Building Permit

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. A Commercial Building Permit Assistance Bulletin is available and or the Building Inspection Division can answer questions regarding the completion of this application. Additional Applications are required for Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical work. Applicants should also contact the following offices for additional requirements: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. This application must be accompanied by three sets of construction documents prepared by a registered design professional.

Revised Dec. 2023

Town of Easton
Building Inspection Division
14 S. Harrison St.
Easton, MD 21601
Phone: 410-822-2526
Fax: 410-822-8738

Office Use Only

Received Date ____ / ____ / ____

Building Permit Number _____

Total Permit Fees $ _____

Part 1: Property Information

@ 5-1-24 — Project Application Date

117 E. Dover St. #103 — Project's Address

Project's Subdivision (if any)

Easton, MD 21601 — Project's City, State and Zip Code

☐ Tax Map
☐ Grid
☐ Parcel
☐ Lot
☐ Zoning

Indicate if the Project is located within the Overlay District's below:

☐ Planned Redevelopment ☑ Historic ☐ Critical Area ☐ Planned Unit Development ☐ Planned Health Care

Part 2: Owner - Tenant Information

Owner

Sharon L. Long — Name

117 E. Dover St. #103 — Address

Easton, MD 21601 — City, State and Zip Code

sharonlong4gk@gmail.com 215-605-0953 — Email Address and Phone Number

Tenant Information

For a Multiple Occupancy Building provide tenants information by attaching additional sheets

Name

Address

City, State and Zip Code

Email Address and Phone Number

Occupied Square Footage

Part 3: Certification

The applicant hereby certifies by completing this application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their agent." (2) "That the information contained in the application and construction documents is a full disclosure of the project." (3) "That the information contained in the application and construction documents is in compliance with all applicable covenants and or deed restrictions."

The applicant further certifies if a permit is issued as follows; (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property not specifically in this application and construction documents." and (3) "That the Town Officials shall have the authority to enter areas covered by such permit to enforce the codes applicable to such permit.".

S Sharon L Long — Signature of Applicant

Sharon L. Long — Printed Name of Applicant

215-605-0953 — Telephone Number

sharonlong4gk@gmail.com — Email Address

Connection with Application

117 E. Dover St. #103 Easton, MD 21601 — Mailing Address of Applicant

Part 4: Contractor Information

General Contractor

For Multiple Contractors, provide information by attaching additional sheets

Renewal by Anderson	Name
8265 Patuxent Range Rd.	Address
Jessup, MD 20794	City, State and Zip Code
www.renewalbyandersonic.com	Email Address and Phone Number
	Contractor's or MHIC and/or MHBR License Numbers

Mechanical Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Maryland HVACR License Number

Plumbing Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Maryland, Talbot and/or Easton Plumbing License Number

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Talbot County Electrical Registration Number

Sprinkler Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	MHIC & Sprinkler License Number

Part 5: Permit Information

Upon receipt of the Building Permit the permit shall be posted on site and work covered by that permit may commence. Every permit issued shall become: invalid unless the work is commenced within 180 days after the permit's issuance or expired if the commenced work is suspended or abandoned for a period greater than 180 days from the last inspection. Validation of commencement shall be through required inspections and, suspension or abandonment shall be through periodic departmental inspections. All permits shall expire 630 days from the date of their issuance. The Code Official is authorized to grant, in writing, one or more extensions of time, for periods not exceeding 90 days each. All extension shall be requested in writing with justifiable cause demonstrated. One set of approved Construction Documents must be on site at all times.

It shall be the duty of the holder of the Building Permit or their duly authorized agent to: notify the Building Inspection Division when work is ready for inspection, to provide access to such work and means for the inspections of such work, for all required inspections. Inspection requests shall be made twenty-four hours in advance of the work being ready. Requested inspections will be made on the next available business day, prior to the end of business. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Inspection Division.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the Code Official has issued a Certificate of Occupancy. Prior to the issuance of a Certificate of Occupancy, the Building Inspection Division shall have received all required approval from the following offices: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. All required inspections for Building, Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical permits associated with the building structure or portion thereof shall have been approved. The Building Inspection Division shall also have received final reports from all third party inspection agencies for special inspections and a certified location survey plat.

Part 6: Square Footages by Floor for Classification of Work

Classification of Work	Basement	First	Second	Third	Fourth
New Construction or Addition					
Change of Occupancy					
Alteration Level 3					
Alteration Level 2					
Alteration Level 1					
Repairs					
Demolition					
Unaltered					
Total Building Floor					

Part 7: Project Type

Project Type

O Single Family Dwelling O Duplex Family Dwelling O Multiple Family Townhouse O Manufactured Housing O Accessory Structure

Part 8: Accessory Structures Information

Accessory Structure Information	Porches Patio Covers	Patios - Decks	Garages - Sheds	Fences	Other _____
Square Footage or Linear Feet					
Attached to Primary Structure					
Detached from Primary Structure					
Proximity to Primary Structure					

Part 9: Description of Proposed Work

insert replacement of 3 windows

Part 10: Systems

Fire Sprinkler: _____ (Yes / No) Fuel Gas: _____ (Yes / No) Type of Heat: _____ (Gas / Electric)

Part 11: Total Project Information

5 / 1 / 24	5 / 1 / 24	$ 10,000	FEMA Flood Plain
Estimated Start Date	Estimated Finish Date	Estimated Project Value	Y or N

Office Use Only

Building Dept - General Info.	Planning & Zoning - General Info.	Engineering Dept Application	HDC Application
O Received Date ___/___/___	O Not Applicable	O Not Applicable	O Not Applicable
O Permit # _____	O Town Impact $ _____	O Grading Permit # _____	O Yes - In Review
O Permit Fee $ _____	O County Receipt Received	O ROW Permit # _____	O Yes - Approved
Approval	**Approval**	**Approval**	**Approval**
O Date ___/___/___	O Date ___/___/___	O Date ___/___/___	O Date ___/___/___
O BD Initials _____	O P&Z Initials _____	O Eng. Initials _____	O HDC Initials _____

EUC Approval / Comments: Date: ____/____/____ EUC Initials: _____

Revised Dec. 2023

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 5/13/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 9 Brookletts Avenue

Application Number: 2024-1202

Request: Roof Replacement

Executive Summary:

The applicant is proposing to replace an existing asphalt shingle roof in-kind as well as replace the existing k-style gutters in-kind. The application notes that the existing roof consists of two layers of asphalt shingles and one layer of cedar shakes. This is considered a contributing structure to the Easton Historic District.

Historic District Guidelines:

Guideline 70. Roof Material

a. Retain and repair visible historic roofing materials where feasible.

b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.

c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.

d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

a. Replace deteriorated or damaged gutters and downspouts in-kind.

b. Half-round gutters and round downspouts are appropriate for most buildings in the Historic District.

Appendix B.2 Common Substitute Materials

Shingles

Architectural shingles are designed to mimic the naturalistic appearance of slate or wood shake roofs. Also known as laminated or dimensional shingles, are a heavy-duty asphalt product made

with a fiberglass backing and a facing made from ceramic-coated mineral grains, suspended in an asphalt coating. Architectural shingles differ from traditional asphalt tab shingles as they are more dimensional and provide a more irregular pattern. Architectural shingles are designed to mimic traditional roofing materials like slate and timber shingles. Architectural shingles may serve as an appropriate replacement for severely deteriorated slate or timber shingle roofs, as well as existing tab-style asphalt shingles.

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The proposal to replace asphalt shingles in-kind is consistent with Guideline 70b and Appendix B.2. Also, the in-kind replacement of K-style gutters is consistent with Guideline 73b.

Draft Motions:

1. I move that the Historic District Commission **approve** the application as submitted

OR

2. I move that the Historic District Commission deny the application based on the following findings…

OR

3. I move an alternate motion.

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101020560	9 BROOKLETTS AVE	COZZI, JOHN P

YEAR BUILT	PHYSICAL CONDITION
1910	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE	1 STORY REAR SECTION

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

HEAVILY BUT SENSITIVELY REMODELED 1/1 WINDOWS. FISH-SCALE SHINGLES IN GABLES. ORIGINAL WINDOW + DOOR SURROUNDS.

RECEIVED
APR 29 2024
TOWN OF EASTON

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2024-1202
Date Received:	04/29/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

(ROOFING) DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 9 Brooketts Ave

☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Julia Matheson
TELEPHONE NO.: 202-251-6920 EMAIL: jmatheson@potomaclaw.com

Applicant or Agent

NAME: MidShore Exteriors
TELEPHONE NO.: 410-673-1939 EMAIL: info@midshoreexteriors.com

Description of Proposal (include additional sheets, as necessary)

In kind like and same roof replacement. Remove existing 2 layers of shingles + 1 layer of wood shakes. Install 1/2" CDX plywood, underlayment, IWS, dripedge, flashing, starter strip, and GAF Timberline HDZ Architectural asphalt shingles + ridge caps. Install pipe collars and flash chimney. Install new 6" K-Style gutters with 3x4 downspouts. Clean up + remove all debris.

Note: Existing metal roofs on front porch + left + right sides to stay as is.

Specific Requirements Existing soffit + fascia to stay as is.

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
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If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent Julie Hauser
Date 4-15-24
Printed Name of Applicant or Agent Julie Hauser of Mid-Shore Exteriors

Revised 4.4.2022

Mid-Shore Exteriors
01/23/2023 10:17 am (EST)
Julia Mathson / 2301-4168930-01
9 Brookletts Avenue Easton, MD 21601

GAF Timberline HDZ®
High Definition® Shingles

Barkwood

America's #1-selling shingle just got better — again

Now with a 25-Year StainGuard Plus™ Algae Protection Limited Warranty[3] and LayerLock™ Technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.

Charcoal

Slate

Fox Hollow Gray

Oyster Gray

Pewter Gray

Williamsburg Slate

Hunter Green

Biscayne Blue

Barkwood

Hickory

Harvest Blend Colors

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Explore colors and styles with our Virtual Home Remodeler at **gaf.com/VHR**

Timberline HDZ® Shingles

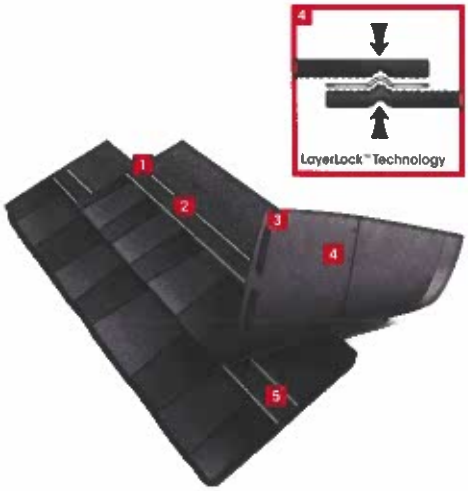
Benefits:

- **LayerLock™ Technology** mechanically fuses the common bond between overlapping shingle layers
- The added strength at the common bond powers the **StrikeZone™** — the industry's widest nailing area
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test[2]
- **Up to 30% faster nail fastening** thanks to the industry's largest nail zone
- Our legendary **Dura Grip™** sealant pairs with the smooth micrograniule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **WindProven™ Limited Wind Warranty**[1] — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.[3] Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.

Installation:

The StrikeZone™ Nailing Area
The industry's largest nailing area for up to 99.9% nail placement accuracy.[2]

LayerLock™ Technology
Proprietary technology mechanically fuses the common bond between overlapping shingle layers.



1. Alignment guide
2. StrikeZone™ Nailing Area
3. Dura Grip™ Adhesive
4. LayerLock™ Technology
5. Smooth micrograniule surface

Visit **gaf.com/TimberlineHDZ**

[1] 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

[2] Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

[3] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

We protect what matters most™

©2021 GAF 12/21 • #925 • RESTZ102-NE 411041-0922

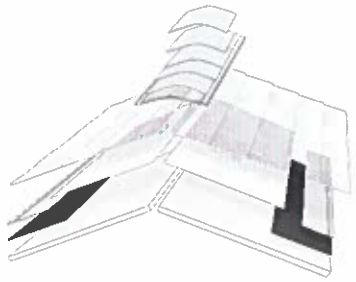
WeatherWatch® Mineral-Surfaced Leak Barrier

Help protect your home and roof system from wind-driven rain and damaging ice dams

- Helps prevent leaks at the most vulnerable areas of your roof
- Reduces the risk of costly repairs due to wall or ceiling staining from leaks
- Meets most code requirements where local building codes require the use of leak barriers[1]

GAF WeatherWatch® Mineral-Surfaced Leak Barrier

WeatherWatch®
Mineral-Surfaced Leak Barrier



Benefits:

- **Excellent protection** at the eaves and rakes, in valleys, and around chimneys and skylights, which guards against leaks caused by wind-driven rain, ice dams, backed-up gutters, and roof settling
- **Self-seals** around fasteners to help avoid leaks
- **Durable** fiberglass-reinforced construction
- **Traditional mineral surfacing** for use with asphalt shingle roof systems
- **Split-back release film** peels off in layers for fast installation
- **Eligible for up to a Lifetime[1] Limited Warranty.** It's also an eligible accessory product in the Leak Barrier category of GAF residential enhanced warranties.

In the "North," most building codes require the use of leak barriers at the eaves:[1]

- Protection against ice dams is required by most building codes[2] at the eaves where the January average temperature is 25°F (-4°C) or lower or where there is a possibility of ice forming in the eaves — i.e., areas labeled "North"[1] **(see map).**
- Ice dams can still occur in areas where the average temperature is above 25°F (-4°C)
- In warmer/Southern climates, leak barriers provide critical protection against wind-driven rain

Meets or exceeds the following requirements of ASTM D1970

Property	Method	Requirement
Thickness (mils)	D5147	Min. 40
Tensile strength MD (lbf/in)	D2523	Min. 25
Tensile strength CMD (lbf/in)	D2523	Min. 25
Elongation at break, modified bitumen Portion - MD and CMD (%)	D2523	Min. 10
Adhesion to plywood at 75°F (24°C) (lbf/ft-width)	D903	Min. 12
Adhesion to plywood at 40°F (4°C) (lbf/ft-width)	D903	Min. 2
Thermal stability (mm)	D1204	Max. 3
Low temperature flexibility -20°F (-29°C)	D1970	Pass
Tear resistance MD (lbf)	D4073	Min. 20
Tear resistance CMD (lbf)	D4073	Min. 20
Moisture vapor permeance (U.S. Perms)	E96 A	Max 0.1
Sealability around nail	D1970	Pass
Waterproof integrity after low temperature flexibility	D1970	Pass
Waterproof integrity of lap seam	D1970	Pass

To learn more about the Lifetime Roofing System visit **gaf.com/Lifetime**

Product Details:

Nominal Specifications:
For use with asphalt shingles

- UV exposure: Up to 60 days, if necessary
- Shelf life: Best if used within 1 year from date of manufacture

1.5 square roll:
- 150 ft² (13.94 sq. m) per roll (Excludes laps)
- Roll width: 36" (.914 m)
- Roll length: 50' (15.24 m)

2.0 square roll:
- 200 ft² (18.58 sq. m) per roll (Excludes laps)
- Roll width: 36" (.914 m)
- Roll length: 66.7' (20.33 m)

Code Approvals:
- Meets or exceeds the performance criteria of ASTM D1970
- Miami-Dade County Product Control Approved
- State of Florida approved
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles[3]
- ICC-ES Evaluation Report (ESR-1322)

[1] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

[1] Source: International Building Code (IBC) and International Residential Code (IRC)

[2] Check local building codes for requirements in your area.

[3] Refer to UL Online Certification Directory for actual assemblies

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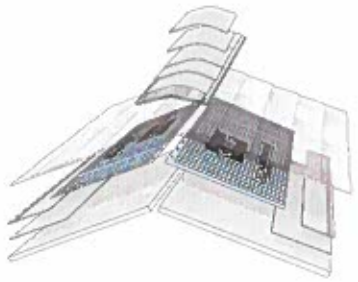
We protect what matters most™

Deck-Armor™ Premium Breathable Roof Deck Protection

Help protect your home and roof system from damaging moisture with breathable roof deck protection

- Helps reduce inside moisture that can become trapped in the roofing system, which can cause mold, mildew, and expensive structural damage
- Provides a critical layer of extra protection between your shingles and roof deck to resist wind-driven rain (or moisture from other sources) that can cause damage to your roof structure
- Avoids wrinkling and buckling for a better-looking finished roof

GAF Deck-Armor™
Premium Breathable Roof Deck Protection



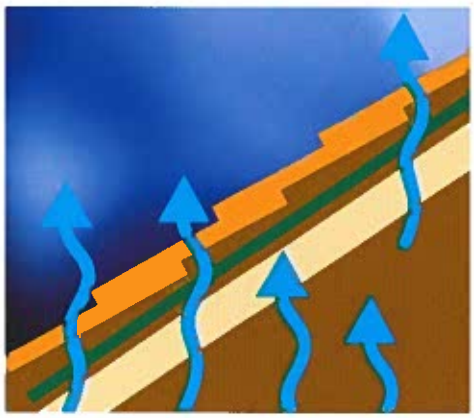
Deck-Armor™ Premium Breathable Roof Deck Protection

Benefits:

- **Breathable technology helps reduce common inside moisture** (from cooking, bathing, cleaning, etc.) that can become trapped within your roofing system, causing rot or other costly damage
- **Premium non-asphaltic, polypropylene construction** provides long-lasting protection
- **Specially designed surface provides enhanced walkability** versus conventional felts
- **At least 600% (i.e., 7 times) greater tear strength**[1] and 214% higher nail-pull strength[2] than conventional #30 asphalt felt
- **48"-wide (1.22 m) roll provides 33% more coverage per course than conventional 36"-wide (914 mm)** asphalt felts
- **Light-blue surface is cooler to work on in hot weather** than conventional black felts
- **Eligible for up to a Lifetime[†] limited warranty.** It's also an eligible accessory product in the Roof Deck Protection category of GAF residential enhanced warranties.

GAF recommends the use of roof deck protection that helps reduce moisture that can be trapped under the roof's shingles!

Typical
"Non-breathable" synthetic underlayments can trap harmful moisture



Deck-Armor™
Allows excess moisture in the roof system to escape

To learn more about the Lifetime[†] Roofing System visit **gaf.com/Lifetime**

Product Details:

Nominal Specifications:
For use with asphaltic shingles and may also be used with slate, wood, metal, or tile[3]

- Roll size: 10 squares (1,000 sq. ft. [92.9 m^2])
  (excludes laps)
- Roll width: 48" (1.22 m)
- Roll length: 250' (76.2 m)
- Approx. roll weight: 43 lb. (19.5 kg)
- UV exposure: UV-stabilized polypropylene construction resists UV degradation for up to 180 days[4]

Code Approvals and Standards:

- Meets or exceeds ASTM D8257
- Meets or exceeds the physical requirements of ASTM D226 Type II and D4869 Type IV
- Meets or exceeds ICC Acceptance Criteria AC188
- ICC-ES Evaluation Report (ESR-2808)
- Miami-Dade County Product Control approved
- State of Florida approved
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles[5]
- Listed with Texas Department of Insurance as an acceptable alternate roof underlayment

Deck-Armor™ Roof Deck Protection "out-breathes" typical underlayments

Deck-Armor™	16 Perms*
#15 asphalt felt	6 Perms*
#30 asphalt felt	5 Perms*
Typical synthetic underlayments	.05 Perms* (virtually non-breathable)

* Nominal MVTR perms value as measured by GAF on Mocon unit @ 82°F (28°C) and 50% R.H.

†Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

[1]GAF trapezoidal tear strength testing per ASTM D4533.

[2]GAF nail pull-through testing per ASTM D3462.

[3]Contact GAF Technical Support at 877-GAF-ROOF for acceptable non-asphaltic roofing systems and limited warranty coverage.

[4]180-day UV resistance refers to standardized testing conducted to ensure the product will not physically degrade when exposed to UV. It is NOT related to withstanding water, snow, or wind. While Deck-Armor™ Premium Breathable Roof Deck Protection is water resistant, it is NOT WATERPROOF. DO NOT USE Deck-Armor™ Premium Breathable Roof Deck Protection as a temporary roof to protect property or possessions.

[5]Refer to UL Online Certification Directory for actual assemblies

Note: Always use plastic cap nails or staples with plastic caps to install Deck-Armor™ Premium Breathable Roof Deck Protection. Do NOT use nails or staples without caps.

GAF LIFETIME LIMITED WARRANTY TERM

GAF AMERICAN OWNED

WINNER 9 OUT OF 10 RECOMMENDED WOMEN'S CHOICE AWARD 2012-2023

We protect what matters most™

GAF

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42-581-0623

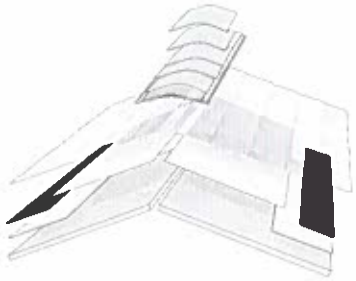
Pro-Start®
Starter Strip Shingles

Help prevent shingle blow-off and eliminate waste

- A cost-effective alternative to using cut-up strip shingles as your starter course
- Made with a high-quality, factory-applied adhesive that will tightly lock your shingles in place
- Easy to use and install, with no cutting of starter strips on the roof

GAF Pro-Start® Starter Strip Shingles

Pro-Start®
Starter Strip Shingles



Benefits:

- **Properly positioned Dura Grip™ Adhesive** helps to lock down the shingles at the eaves and rakes to reduce the risk of shingle blow-off
- **Pre-perforated design** is easy to use and install, with no cutting on the roof
- **No more wasted time (or material)** cutting your own starter strips
- **At least 50% more coverage** per bundle (vs. typical 3-tab strip shingles)
- **GAF offers increased wind coverage** on many GAF shingles when you use GAF starter strips[3]
- **Eligible for a Lifetime[1] limited warranty** when installed on Lifetime[1] Shingle roofs and they're an eligible accessory product in the Starter Strip Category of GAF residential enhanced warranties

Installation:

Tears in half easily along perforation for easy installation

Installs at the eaves and rakes to help prevent shingle blow-off

Product details:

For use with most standard English and metric-sized asphalt shingles

- **Full sheet:** 13" x 38" (330 x 965 mm)
- **Half sheet:** 6.5" x 38" (165 x 965 mm)

Packaging

- **Bundle count:** 19 full sheets (38 individual pieces)

Coverage

- Approx. 120.33 lineal feet (36.69 lm) (when split in half)

Code Approvals:

- State of Florida approved
- Miami-Dade County Product Control approved
- ICC-ES ESR-1475
- Meets ASTM D3462[1], D3018
- ASTM D3161 Class F
- UL Listed to ANSI/UL 790 Class A[2]

[1] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the GAF Roofing System Limited Warranty, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

[1] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

[2] Refer to UL Online Certification Directory for actual assemblies.

[3] See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

To learn more about the Lifetime[1] Roofing System visit **gaf.com/Lifetime**

LIFETIME LIMITED WARRANTY TERM

AMERICAN OWNED

WINNER AMERICA'S MOST RECOMMENDED WOMEN'S CHOICE AWARD 2012-2021

We protect what matters most™

GAF

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TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 5/13/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 306 S Aurora Street

Application Number: 2024-1195

Request: Roof Replacement

Executive Summary:

The applicant is proposing to replace an existing asphalt shingle roof and standing seam metal roof with a new asphalt shingle roof and textured standing seam metal roof. The proposed standing seam material is textured with 1.5" high ribs and 16.5" wide panels. This is considered a contributing structure to the Easton Historic District.

The Commission must determine whether the proposed roofing materials are consistent with Guideline 70. The Commission should note that the proposed standing seam metal roof panels are ½" wider than those specified in Guideline 70e.

Historic District Guidelines:

Guideline 70. Roof Material

a. Retain and repair visible historic roofing materials where feasible.

b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.

c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.

d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.

e. The specifications for a standing seam metal roof should be 1.5" (inches) or less for the rib seam height, the maximum panel width should be 16" (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6" (inches).

Appendix B.2 Common Substitute Materials

Shingles

Architectural shingles are designed to mimic the naturalistic appearance of slate or wood shake roofs. Also known as laminated or dimensional shingles, are a heavy-duty asphalt product made with a fiberglass backing and a facing made from ceramic-coated mineral grains, suspended in an asphalt coating. Architectural shingles differ from traditional asphalt tab shingles as they are more dimensional and provide a more irregular pattern. Architectural shingles are designed to mimic traditional roofing materials like slate and timber shingles. Architectural shingles may serve as an appropriate replacement for severely deteriorated slate or timber shingle roofs, as well as existing tab-style asphalt shingles.

Draft Motions:

1. I move that the Historic District Commission **approve** the application based on the finding that the proposed roofing material is consistent with Guideline 70.

OR

2. I move that the Historic District Commission **continue** the application pending the submittal of revised specifications for the standing seam roof that are consistent with Guideline 70e.

OR

3. I move an alternate motion.

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101011766	306 S AURORA ST	KANE, JOHN EDWARD

YEAR BUILT	PHYSICAL CONDITION
1920	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
FOUR SQUARE/QUEEN ANNE	FLAT-ROOFED RIGHT SIDE FRONT SECTION

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

2 1/2 STORY 2 BAY HIPPED ROOF DWELLING WITH 2 STORY PROJECTING SIDE BAY. FRONT PORCH PARTIALLY ENCLOSED. 1/1 ALUMINUM WINDOWS WOODEN SHINGLE SIDING. POTENTIALLY CONTRIBUTING SHED.

RECEIVED
APR 19 2024
TOWN OF EASTON

HD 24-53

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2024-1195
Date Received:	04/19/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

(ROOFING) DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 306 S. Aurora St.

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR #: _____

PROPERTY INFORMATION

OWNER NAME: John & Theresa Kane

TELEPHONE NO.: (410) 443-8323 EMAIL: Kanejedward@gmail.com

Applicant or Agent

NAME: MARASUN

TELEPHONE NO.: (410) 226-6212 EMAIL: production@marasun.com

Description of Proposal (include additional sheets, as necessary)

Full roof replacement on the existing shingles, standing seam replacement on the back porch & Bay window roof, and Ure-A-Sil (urethayne & silicone) coating on the Widow's walk. *Please note* we are not proposing work on the existing TPO flat roof. All existing trim, fascia, soffit, and gutters are to remain. This proposal is for in kind replacement on the shingles and standing seam, with a coating.

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent: Jocelyn Tucker.
Date: 4/19/24
Printed Name of Applicant or Agent: Jocelyn (Josey) Tucker

Revised 4.4.2022

Historic District Commission Application Checklist

Revised December 2022

Please complete the section that applies to your application. If a checklist item is not included or is non-applicable, please provide information supporting its omission for the Commission's consideration.

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows: ***Commercial - $200, Residential - $75, Signs - $75, Staff Approval - $25.***

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

- ☑ A narrative fully explaining the request
- ☑ Photographs of all existing conditions and that will be affected by the proposed project
- ☑ Description of all existing materials and a listing of all materials to be used for proposed project.
- ☑ Manufacturer cut-sheets and material specifications related to all proposed work.
- ☑ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

- ☐ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- ☐ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- ☐ Construction schedule
- ☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

- ☐ Elevations or photographs of the existing conditions
- ☐ Elevation of the proposed changes
- ☐ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
    - Windows
    - Doors
    - Trim, fascia, soffit, etc
    - Decking/ porch flooring materials
    - Roofing Materials, gutters

Windows

Restoration of existing windows is the Commissions first choice. However, the Commission recognizes it may not always be practical to replace windows. For contributing buildings the front façade and any other façade facing a primary right of way are required to be wood windows. Aluminum, or fiberglass clad wood windows may be approved by the Commission on side or rear façades of contributing buildings. For non-contributing buildings clad wood windows will be considered on all elevations. Note: National Register Buildings are held to the highest of standards.

- ☐ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled.
- ☐ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Materials for the windows must be clearly identified on the cut sheet
- ☐ Please note if existing trim/shutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Roofing

Note: National Register Buildings are held to the highest of standards.

- ☑ Photographs or scaled elevations showing the existing roofing material to be replaced.
- ☑ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building.
- ☑ Please note if existing trim, fascia, soffit, or gutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Signs

- ☐ Dimensioned scale drawings of the sign. Identify all materials to be used, color(s), lettering (including size and font style) and wording
- ☐ Photograph depicting the proposed location for the signage
- ☐ Lighting detail
- ☐ Construction and or mounting details

Landscaping & Trees

☐ Landscape plan where existing and proposed landscape features to be installed/planted, removed and/or relocated are identified including the location and species of existing and new trees

Fence

☐ Application must Include:

- A Site plan :
  - Drawn to scale
  - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
  - Include location of neighboring structures
  - Identify height of proposed fence, location of gates and other openings
  - If the height or style of fence changes based on location, this must be clearly identified.
- Proposed fence style and material
- Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
- other relevant construction and or material detail

Demolition

The Historic District Commission (HDC) reserves the right to request a professional inspection of the structure(s). Said request may include evaluation by a historic preservation specialist.

☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

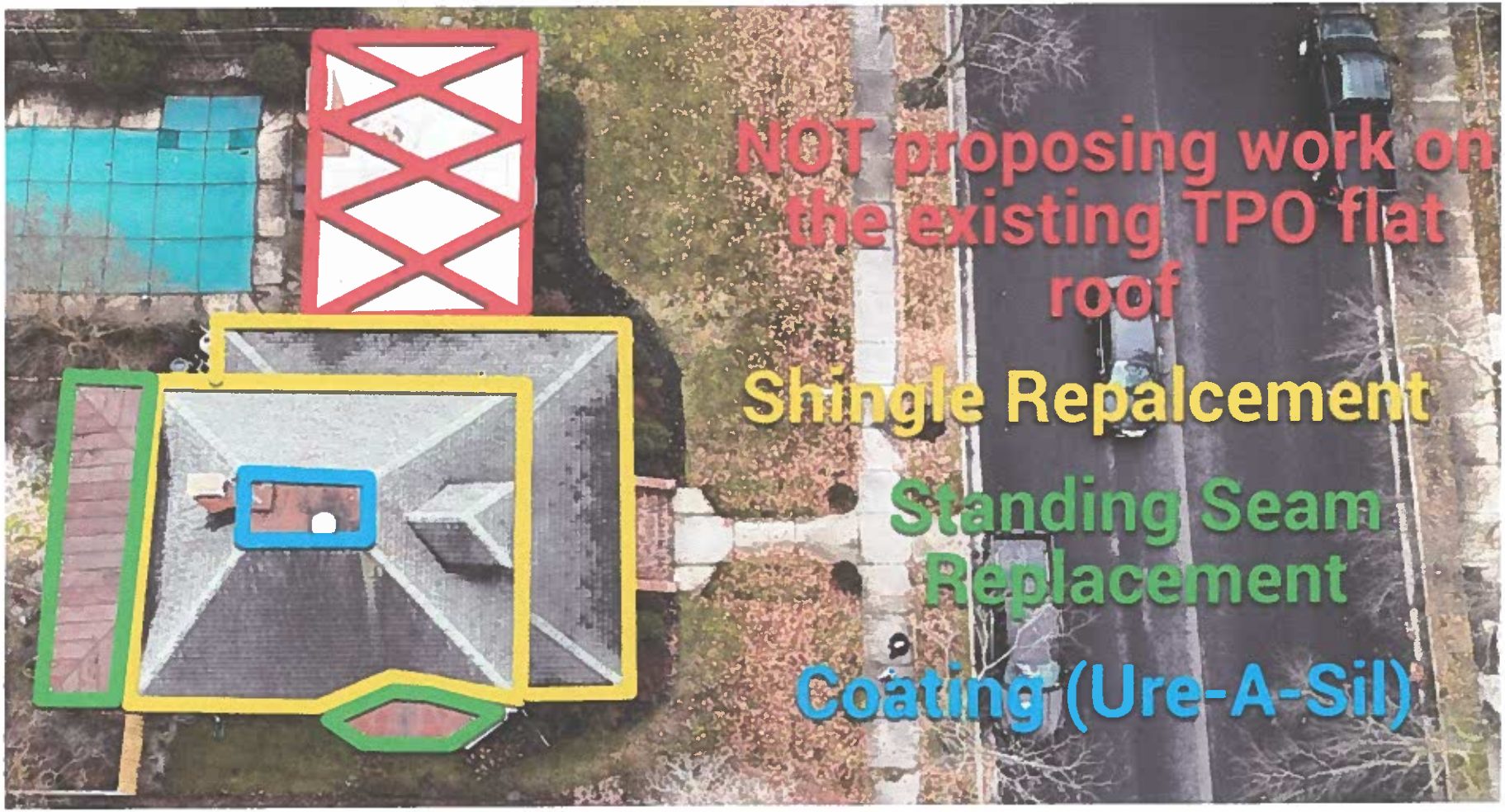
Other

☐ Attach all documentation supporting request

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.



* All existing trim, fascia, soffit, & gutters are to remain *

KANE: ROOFING PROPOSAL (J3 UPDATE)

JAN 09, 2024
Project #16713368742

MARASUN
roofing | siding | windows | gutters | solar

JOHN KANE

kanejedward@gmail.com
410-443-8323
306 S. Aurora St.
Easton, MD
21601

FULL ROOF REPLACEMENT

Description	Qty
Material	
OWENS CORNING TRUDEFINITION DURATION SHINGLES: Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology	63
OWENS CORNING PROEDGE HIP AND RIDGE: ProEdge® Hip & Ridge shingles provide a clean and consistent look.	7
OWENS CORNING STARTER STRIP: Starter strip shingles provide increased wind resistance to the overall shingle system.	5
OWENS CORNING RHINOROOF GRANULATED ICE AND WATERSHIELD 1.95 SQ Protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials.	12
OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT 10 sq 42" X 286' Long A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.	3
ROOFING ACCESSORIES	
1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS: Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.	2.01
TRI BUILT 1 1/4" COIL NAILS: Electro galvanized nails used to fasten down the roofing system	2
TRI-BUILT ELASTOMERIC SEALANT Clear	1
TRI BUILT ROOF ACCESSORY PAINT: is used to paint flashings and penetrations to match the roof.	1
PIPE BOOTS	

TRI BUILT 1 1/4" - 4" ADJUSTABLE ROOF PIPE FLASHING:	1
used to seal around plumbing vents that penetrate through the roof decking. These have a flange that is secured to the deck and the roofing material is installed to create a positive lap creating a proper seal.	
TRIM & FLASHING MATERIALS	
DRIP EDGE - TRI ODE 2":	45
Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	
TRI BUILT ALUMINUM TRIM COIL 24" X 50':	.5
Can be used to create decorative accents and other architectural design elements. It is also designed to cover and protect hard-to-maintain areas on a home's exterior.	
TRI BUILT PRE-BENT ALUMINUM STEP FLASHING:	5
is a rectangular piece of flashing bent 90 degrees in the center. It is used for roof to wall flashing. Multiple pieces of the flashing will be installed in layers with shingles to ensure the water flows away from the wall.	
RIDGE AND EAVE VENTILATION	
GAF MASTERFLOW GREEN MACHINE HIGH-POWER SOLAR ROOF VENT - 750 CFM:	3
DIMENSIONAL LUMBER	
1/2" CDX PLYWOOD SHEET:	65
Covers the material cost of Exterior Grade CDX Plywood 4'x8' Sheet. material is used for property protection and rotted decking if necessary	
ROOF REPLACEMENT LABOR	
ASPHALT ROOF REPLACEMENT 3/12 - 8/12:	12
tearing off your old roofing materials down to the decking and installing all-new asphalt roofing component	
ASPHALT ROOF REPLACEMENT 9/12 - 12/12:	13
Tearing off your old roofing materials down to the decking and installing all-new asphalt roofing components.	
ASPHALT ROOF REPLACEMENT 12/12 +:	1
Tearing off your old roofing materials down to the decking and installing all-new asphalt roofing components.	
CEDAR EXTRA LAYER:	28
Covers the additional cost of labor for an extra cedar layer.	
VENTILATION LABOR	
POWER VENT INSTALLATION:	3
A type of fan that is typically installed on the roof.	
CHIMNEY AND CUPOLA LABOR	
CHIMNEY FLASHING:	2
A type of roof flashing that creates a waterproof seal to protect your chimney and roof from water damage and penetration.	
CHIMNEY CRICKET:	1
To divert water, snow, and debris around your chimney, preventing pooling near the base.	

ANTENNA & SATELLITE DISH LABOR	
ANTENNA/SATELLITE DISH REMOVAL AND DISPOSAL:	1
DIMMENSIONAL LUMBER LABOR	
DECKING INSTALL:	61
Covers the cost of time and labor to install plywood/HD Board and use plywood as property protection.	
PRODUCTION MEASUREMENTS	
PIPE BOOT MEASUREMENT	4
ROOFING SERVICES	
WASTE DISPOSAL FEE:	110
Dump fees for waste disposal.	
CATCH-ALL SYSTEM:	1
To protect the home from roofing debris and property damage during roof replacement.	
EQUIPTER TRASH MANAGEMENT (DAY):	2
Increases production speed and safety and helps our customers receive roofing services faster and more efficiently. self-propelled, raisable trailer takes the hassle out of debris management	
WARRANTIES	
OWENS CORNING SYSTEM PROTECTION WARRANTY	17

Lifetime Limited Warranty

Includes all Owens Corning shingles and components

TRU PROtection period of 50 years

no proration of system value

includes tear off and disposal if required

Materials only coverage after 50 years

Blow Off Coverage - 15 Years

StreakGuard Algae Resistance - First 25 Years

Required: Minimum of 3 OC Components

Must be installed by an OC Preferred Contractor. Marasun is an Owens Corning Certified Contractor.

Marasun Workmanship Warranty: 10 years

Exclusions: Existing skylights, cupolas, HVAC accessories, or any other on roof components that are not replaced by Marasun Roofing.

ROOFING SERVICES	
WASTE DISPOSAL FEE:	7
dump fees for waste disposal.	

CATCH-ALL SYSTEM: To protect the home from roofing debris and property damage during roof replacement.	1
EQUIPTER TRASH MANAGEMENT (DAY): Increases production speed and safety and helps our customers receive roofing services faster and more efficiently. self-propelled, raisable trailer takes the hassle out of debris management	2
STANDING SEAM MATERIALS	
STANDING SEAM PANELS 1 1/2' SEAM HEIGHT, 16" PANEL WIDTH, TEXTURED FINISH 26 ga	368
ABM RESIDENTIAL EAVES TEXTURED 10'	11
ABM GABLE/SIDEWALL FLASHING 10'	4
ABM UNIVERSAL ENDWALL - TEXTURED 10'	3
ABM Z-CLOSURE TEXTURED 1 1/2" High	14
ABM PANCAKE SCREWS 1"	119
ABM STAINLESS STEEL POP RIVETS 100 per bag	2
ABM HIGH TEMPERATURE UNDERLAYMENT Epiply Ply Stik Plus Peel and Stick 2 SQ	3
ABM SEALER TAPE 1" x 3/32" 45' Roll	3
ABM FLATSHEET TEXTURED 42" x 10' 26 ga	2
ABM STANDING SEAM CLIPS 1.5" Seam Height	215
Metal Restoration (Widows Walk)	

URE-A-SIL AROMATIC URETHANE 520 A base coat of Aromatic Urethane 520 is applied to the roof. This step is what sets the Ure-A-Sil system apart from other roof coating systems on the market. This aromatic urethane base layer acts as a primer and provides the system with superior strength, durability, flexibility, and adhesion. Applied at a minimum of 1.5GAL/SQ for 15 Year Full System Warranty and 20 Year Material Warranty. Ordered in 5 Gallon Pail. Type: Single-component moisture cure urethane Viscosity: 2000 cps Elongation: 350% ± 50% Tensile strength: 975 ± 25 psi Volume solids: 70% ± 2% Color: Silver	1
URETHANE BRUSH-GRADE 522 Urethane Brush-Grade 522 is a high-solids, single-component, moisture-curing polyurethane elastomeric coating. Specifically formulated with a thicker consistency than Urethane 520, Urethane Brush-Grade 522 is a mastic designed to waterproof and protect large gaps and problem areas. 5 Gallon Pail.	.5
HIGH SOLIDS SILICONE 412 A top coat of High-Solids Silicone 412 is then applied to the roof. This silicone top layer not only completes the system, it forms a seamless, flexible, rubber-like seal that provides industry-leading UV protection, reflectivity, weatherability, and resistance to ponding water. Applied at 1.1GAL/SQ for 15 Year Full System Warranty and 20 Year Material Warranty. Ordered in 5 Gallon Pail. Type: UV resistant elastomeric Elongation: 170% + 25% Tensile strength: 450 psi + 50 psi Volume solids: 92% ± 2% Color: White, gray, and tan	1
URE-A-SIL BASE COAT LABOR Apply base coat of AROMATIC URETHANE 520 roof coating at a rate of 1.5 gallons per 100 square feet.	2
SILICON COATING LABOR - SINGLE LAYER: Roll on Silicone Coating to extend the life of your Roof. Unlike acrylic roof coatings, silicone does not break down under ponding water making this seamlessness even more impressive.	2
METAL INSTALLATION LABOR AND SERVICES	
EXISTING ROOF REMOVAL	4
STANDING SEAM INSTALLATION 3/12 - 8/12	5
METAL SMALL ROOF CHARGE	3
ROOFING SERVICES	

WASTE DISPOSAL FEE:	4
dump fees for waste disposal.	
CATCH-ALL SYSTEM:	1
To protect the home from roofing debris and property damage during roof replacement.	
EQUIPTER TRASH MANAGEMENT (DAY):	1
Increases production speed and safety and helps our customers receive roofing services faster and more efficiently. self-propelled, raisable trailer takes the hassle out of debris management	
WARRANTY & PERMITTING	
STANDING SEAM METAL ROOFING MATERIAL WARRANTY	1
The Metal Standing Seam products all carry a 40 year Paint Finish Warranty.	
MARASUN WORKMANSHIP WARRANTY	1
Marasun offers a 10 year workmanship warranty on metal standing seam roof installations.	
Town of Easton- Building Permit	1
Town of Easton- Historic District Application	1
OWENS CORNING SYSTEM PROTECTION WARRANTY	28

Lifetime Limited Warranty

Includes all Owens Corning shingles and components

TRU PROtection period of 50 years

no proration of system value

includes tear off and disposal if required

Materials only coverage after 50 years

Blow Off Coverage - 15 Years

StreakGuard Algae Resistance - First 25 Years

Required: Minimum of 3 OC Components

Must be installed by an OC Preferred Contractor. Marasun is an Owens Corning Certified Contractor.

Marasun offers a Limited Lifetime Workmanship Warranty.

Exclusions: Existing skylights, cupolas, HVAC accessories, or any other on roof components that are not replaced by Marasun Roofing.

Quote subtotal

Total

AUTHORIZATION PAGE

Full Roof Replacement

Project: 16713368742
Name: John Kane
Address: 306 S. Aurora St., Easton, MD

Marasun offers a price match guarantee. If you provide a competitive quote from a local, licensed and insured roofing contractor, we wil match or beat the price. If we are unable to do so, we will send you a check for $100.

Final Price

Customer Comments / Notes

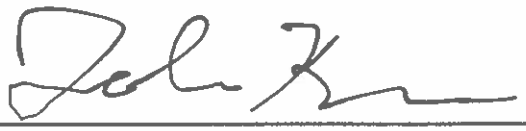
color selection tbd. JK

My Product Selections

Shingle Color

Chimney Flashing Color

Drip Edge Color

John Kane:  Date: 3/18/2024

PROPOSAL EXPIRATION: This Proposal will expire 30 Days from the presentation date.

PERMITS: All required Permit fees and third-party Inspection fees will be added to the final invoice.

UNDISCLOSED CONDITIONS: Any rotted sheathing discovered during the removal of the existing roofing or siding that is not included in this proposal will be replaced at an additional cost of $85 per sheet including labor. Undisclosed additional layers of the roofing will be removed at an additional charge of $53 per SQ per layer including removal and waste charge. Any Rotted Plywood or extra layers will be photographically documented and presented to the home owner.

PAYMENT SCHEDULE & TERMS - We accept ACH, Check or Cash Payments.
- 1/3 DEPOSIT: Upon acceptance of this proposal, Marasun Roofing will submit an electronic invoice via email for 1/3 of the total job price to be paid as a Deposit.
- 1/3 MATERIAL PAYMENT: When materials are ordered, the second 1/3 will be invoiced and will be due on the first day of installation.
- FINAL PAYMENT AND CHANGE ORDERS: The final outstanding amounts will be due upon completion of work.
- LATE PAYMENTS: Invoices are due upon receipt or start of work. A monthly late fee of 2% will be added to past due 2nd Payment and Final invoices.

RIGHT OF RESCISSION: The purchaser may cancel this agreement for any reason within 3 business days of signing this agreement with written notice

GENERAL TERMS: Marasun shall perform all work under this Agreement in a workmanlike manner and accordance with applicable building codes. Marasun shall remove all debris resulting from work done hereunder and leave work areas in "broom clean" condition upon completion. All surplus materials shall remain the property of the Marasun. Purchaser(s) are ultimately responsible for confirming the color selection. Marasun will start work at 7am and will be working until 7pm. This proposal is based on Contractor not encountering asbestos-containing or toxic materials. Marasun assumes no responsibility for the existing property not meeting local building and zoning code requirements (such as HVAC Lines installed less than 1.5" away from the underside of roof decking). Purchaser(s) are responsible for protecting patio furniture and other interior or exterior obstructions before the start of work. Purchaser(s) are also responsible for safeguarding any pictures, wall hangings, or loose or fragile items from interior walls when re-roofing. Marasun is not responsible for slight scratching or slight denting of gutters or aluminum capping, hairline fractures to driveway or concrete, or minor damage to plants or shrubbery. Marasun is not responsible for damage to rotted trim or decking. No claim for compensation or damage for defects in materials or workmanship shall be made by the Purchaser(s) unless the Marasun is notified in writing of such claims within the specified product manufacturer's warranty. If any such claims are valid, the Contractor's limit of liability shall be the reasonable cost of correcting them and not for any claims or incidental or consequential damages. Marasun is responsible for removing all waste taken from the roof or job site and, unless expressly noted in this proposal, will take ownership of and dispose of all items removed during the installation process. This includes Asphalt Products, Rotten Wood, Removed Windows, Flashing (of all materials),Siding, Satellite Dishes, Antennas, Lightning Rods, and Cables. Ice damming is an act of nature that is not caused by workmanship; therefore, Marasun cannot be held responsible. Formal Mediation of disputes between homeowners and contractors is available through the Maryland Home Improvement Commission; The Commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors; and a homeowner may request that the Marasun purchase a performance bond for additional protection against losses not covered by the Guaranty Fund at the cost of the Purchaser(s). Purchaser(s) may contact MHIC at MHIC is 500 North Calvert Street, Baltimore, Maryland 21202. The telephone numbers are 410-230-6309 and 1-888-218-5925 or may visit on the Web at https://www.dllr.state.md.us/license/mhic/. In order to take delivery of materials, it may be necessary for the delivery truck to enter the driveway. Extra charges will apply should the delivery truck not be allowed in the driveway. Marasun and its suppliers are not responsible for damages beyond our control. Start and completion dates are approximations only, greatly affected by weather and circumstances beyond our control. Marasun may, at its discretion, engage subcontractors to perform work hereunder, provided Contractor shall fully pay the subcontractor and in all instances remains responsible for the proper completion of this contract. Purchaser authorizes Contractor to display a sign for the duration of the job and to use photographs for promotion. The purchasers agree that if this account is turned over to an attorney for collection, the Purchasers shall be responsible for all costs of collection, including but not limited to attorney fees. All past due accounts accrue interest at 1.5% per month (18% per annum) from the date due until paid in full. Purchasers acknowledge and agree that all invoices shall stand as correct unless the Purchasers notify Marasun in writing within five (5) days of receipt of the invoice of any and all errors and omissions in the work performed and/or amount invoiced. A $75.00 fee will be charged on all returned checks. No warranties shall be issued or upheld until 100% of the contract price has been paid. Our Workmanship Warranty is limited to correcting the defective portions of our work and Marasun assumes no responsibility for acts or conditions beyond Marasun's control. This warranty does not include any manufacturer defects. In the event of a material defect, the manufacturer will be held responsible. Customers must take immediate steps to protect the building and its contents in the event of a roof leak and must notify Marasun within 10 days of the first discovery of such a condition. The Workmanship Warranty does not cover any moisture or leaks due to masonry walls or chimneys. The Workmanship Warranty is fully transferable one time by the customer, provided Marasun is given written notice within 30 days of the transfer of ownership. The Workmanship Warranty period will be specifically identified in the proposal related to the work performed. This Warranty constitutes the sole and exclusive warranty made by Marasun and there are are no other warranties for the work performed by Marasun. This Agreement shall be governed by and construed in accordance with the laws of the State of Maryland, without regard to its conflict of laws principles. The venue and jurisdiction for any legal claims will be the Circuit Court or District Court of Talbot County, Maryland. Purchaser(s) and Marasun each hereby expressly waive trial by jury in any action. This Agreement and all exhibits attached constitutes the entire Agreement.

John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02:08 pm
by BP Marrah

John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

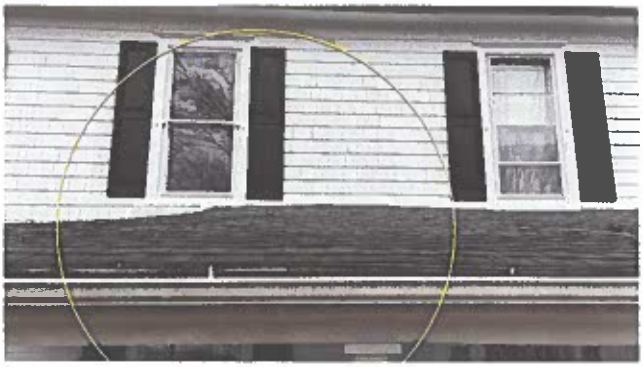
Thu, Dec 28 02:10 pm
by BP Marrah

John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02:11 pm
by BP Marrah

John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02.11 pm
by BP Marrah



John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02:11 pm
by BP Marrah

John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02:12 pm
by BP Marrah

John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02:13 pm
by BP Marrah

John Kane: 306 S. Aurora St.
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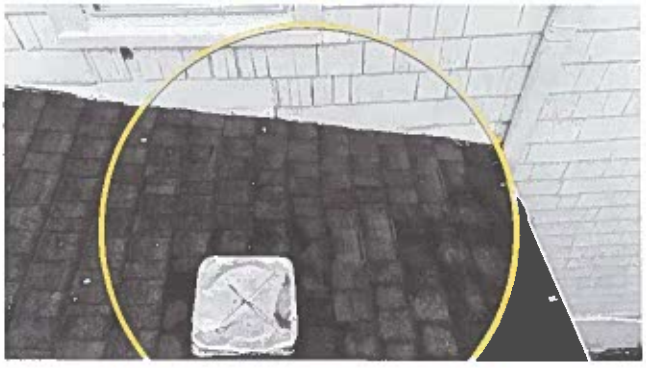
Thu, Dec 28 02:13 pm
by BP Marrah

John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02:14 pm
by BP Marrah



John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

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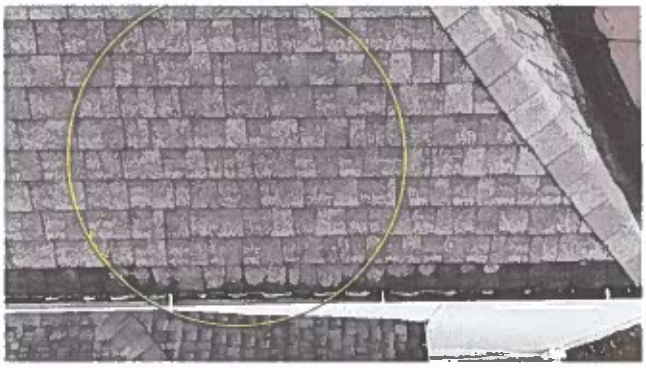
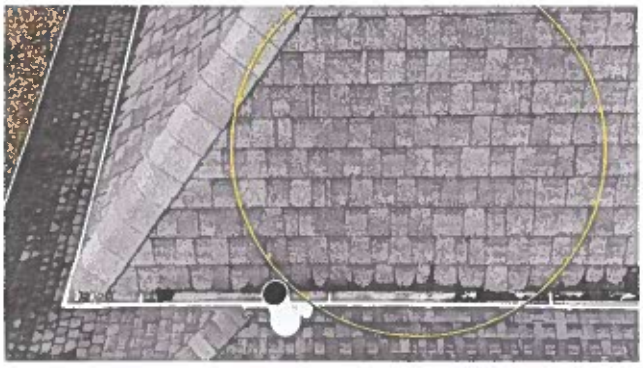
by BP Marrah



John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02:17 pm
by BP Marrah



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Thu, Dec 28 02:17 pm
by BP Marrah

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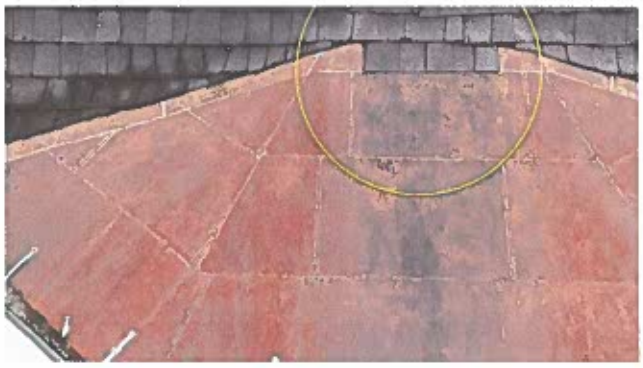
Thu, Dec 28 02:17 pm
by BP Marrah

John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02:19 pm
by BP Marrah

John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02:20 pm
by BP Marrah



John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02:20 pm
by BP Marrah

John Kane: 306 S. Aurora St.
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Thu, Dec 28 02:20 pm
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Thu, Dec 28 02:20 pm
by BP Marrah

John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02:22 pm
by BP Marrah

John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

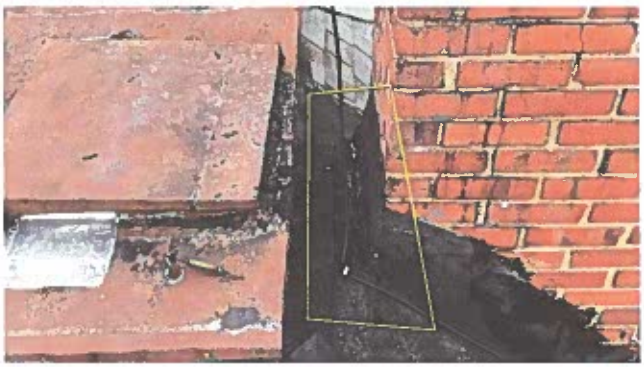
Thu, Dec 28 02:23 pm
by BP Marrah

John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02:24 pm
by BP Marrah

John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02:24 pm
by BP Marrah



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Thu, Dec 28 02:24 pm
by BP Marrah

John Kane: 306 S. Aurora St.
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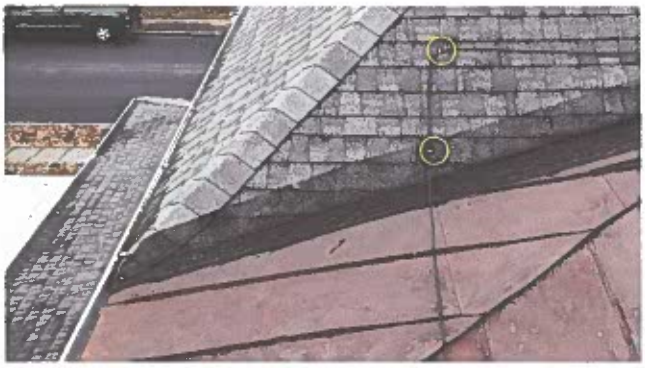
Thu, Dec 28 02.25 pm
by BP Marrah

John Kane: 306 S. Aurora St.
306 S. Aurora St. • Easton, MD 21601

Thu, Dec 28 02:26 pm
by BP Marrah



John Kane: 306 S. Aurora St.
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Thu, Dec 28 02:26 pm
by BP Marrah

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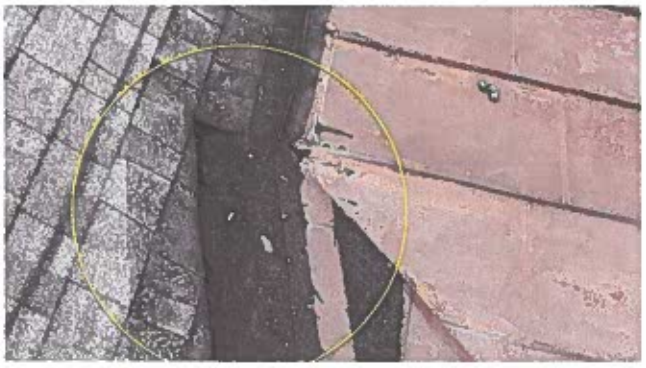

John Kane: 306 S. Aurora St.
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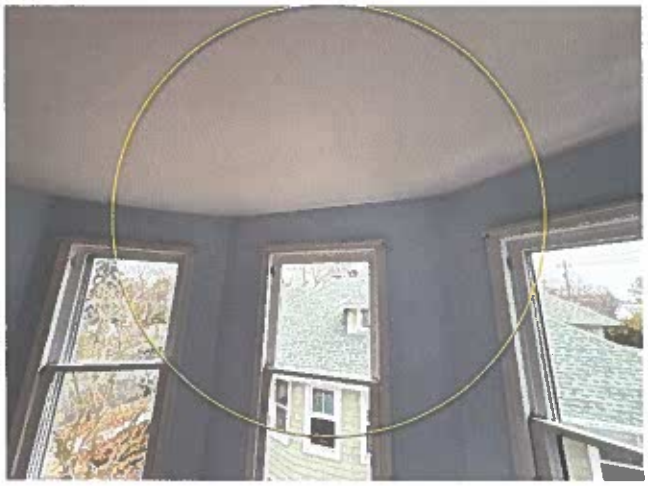

John Kane: 306 S. Aurora St.
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Thu, Dec 28 02:44 pm
by BP Marrah

John Kane: 306 S. Aurora St.
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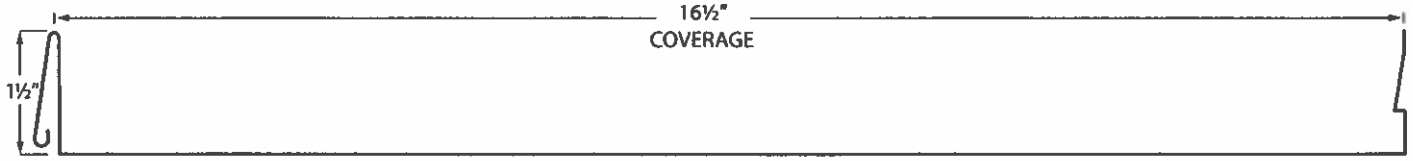
Thu, Dec 28 02:48 pm
by BP Marrah

Textured ABSeam Panel

26 Gauge Specifications

ABSeam Panel Textured Profile (ABSTcc)



Textured: 16½" Wide Coverage • 1½" High Rib

	26 Gauge
Steel Thickness	0.019" minimum thickness
Steel Weight	Approx. 0.95 lbs. per square foot
Panel Weight	Approx. 1.3 lbs. per linear foot
Coating	AZ50 Galvalume
Grade	50 KSI
Pretreatment	1303
Primed	Yes
Paint	Valspar WeatherXL® Crinkle Finish
Warranty	40 Year Limited Paint Warranty*

*See warranty documents for details.

Why Textured?

Our textured panels continue to be very popular in residential applications.

Homeowners like it because the unique texture surface redirects sunlight for less glare than smooth panels. Plus the textured panels are less prone to "oil canning" which makes for a more attractive roof.

Contractors like it because the texture provides more grip during installation than smooth panels.

Sounds great. But will it stand the test of time?

Because the texture coating is baked into the metal coil at the factory, our textured panels carry the same 40-year paint warranty as our other panels (see warranty for details).

82 Garden Spot Road
Ephrata, PA 17522
717-445-6885

35 Ridge Road
Newville, PA 17241
717-776-5951

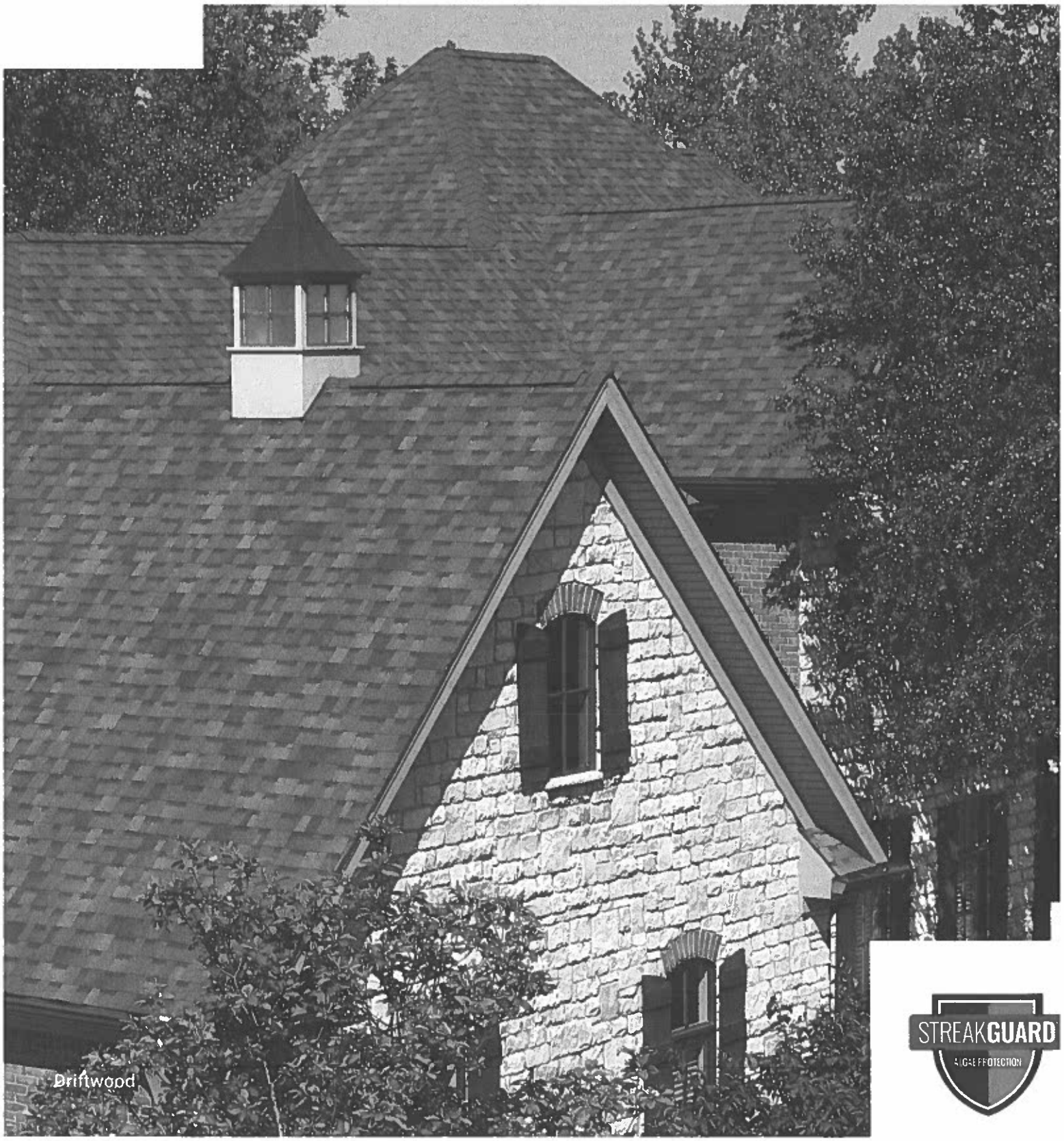
A. B. MARTIN
ROOFING SUPPLY, LLC
Roofing & Siding • Hardware • Lumber

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®



DEEP DIMENSION OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*[1] for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty[3,5]
- Rated Class 3 for Impact Resistance[6] and may qualify for a homeowner insurance discount[7]

UNA NUEVA DIMENSIÓN DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida*[1] mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard® con una garantía limitada de 25 años de resistencia a las algas [3,5]
- Clasificación nominal 3 para resistencia a los impactos[6] y puede ser aplicable a descuento por seguro del propietario[7]

STREAKGUARD

Don't let black streaks lower the value or curb appeal of your home.

Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.

No deje que las manchas de algas afecten al valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.

THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning Roofing and offer a finished look for the roof.

EL TOQUE FINAL

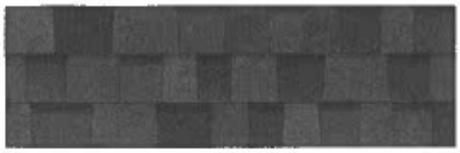
TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning Roofing para lograr techos con u acabado único

TruDefinition®

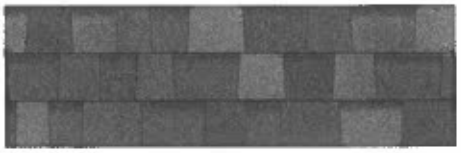
DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Brownwood[1]

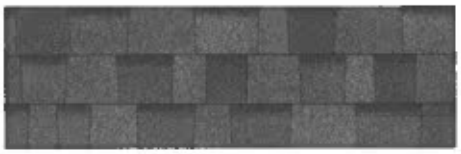
Chateau Green[1]



Colonial Slate[1]

Desert Rose[1]

Driftwood[1]



Estate Gray[1]

Harbor Blue[1]

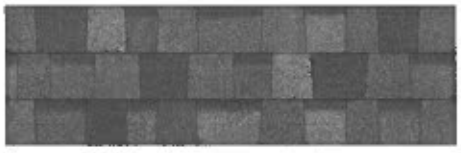
Midnight Plum[1/5]

Onyx Black[1]

Peppercorn[1]

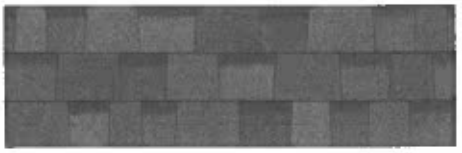
Sand Castle[1]

Sierra Gray[1]



Slatestone Gray[1]

Teak[1]



Terra Cotta[1]

Williamsburg Gray[1]

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.®

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail® Technology, only from Owens Corning.

HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail,® una exclusividad de Owens Corning.

SureNail Technology

Breakthrough Design
Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

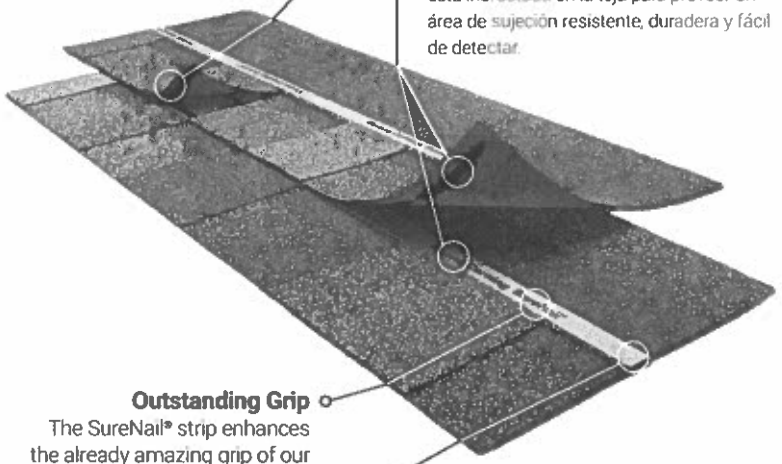
Diseño innovador
La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

Excellent Adhesive Power
Helps keep the shingle layers laminated.

Excelente poder adhesivo
Ayuda a conservar el laminado de las capas de las tejas.

"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Área de clavado ancha, sin cálculos "a ojo"
Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.



Outstanding Grip
The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond®** sealant for exceptional wind resistance of a 130-MPH wind warranty.

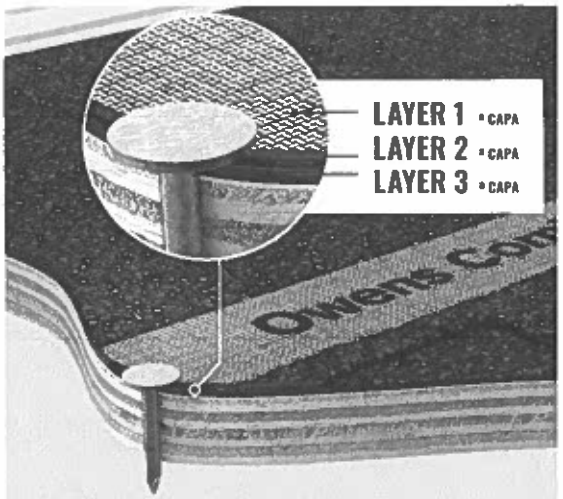
Agarre excepcional
La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond®** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

Triple Layer Protection®+
A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection®+
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond
SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

Duplica la adherencia común
En comparación con las tejas comunes, SureNail® ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.



THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO

Up to **2.5X BETTER** NAIL PULL-THROUGH RESISTANCE

Hasta **2.5X MEJOR** RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS

Up to **9X BETTER** NAIL BLOW-THROUGH RESISTANCE

Hasta **9X MEJOR** RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS

Up to **2X BETTER** DELAMINATION RESISTANCE

Hasta **2X MEJOR** RESISTENCIA A LA DELAMINACIÓN

TOTAL PROTECTION SIMPLIFIED®

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System®* gives you the assurance that all of your Owens Corning roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA®

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas criticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning funcionan en conjunto para mejorar el desempeño de su techo.

SEAL. SELLAR.

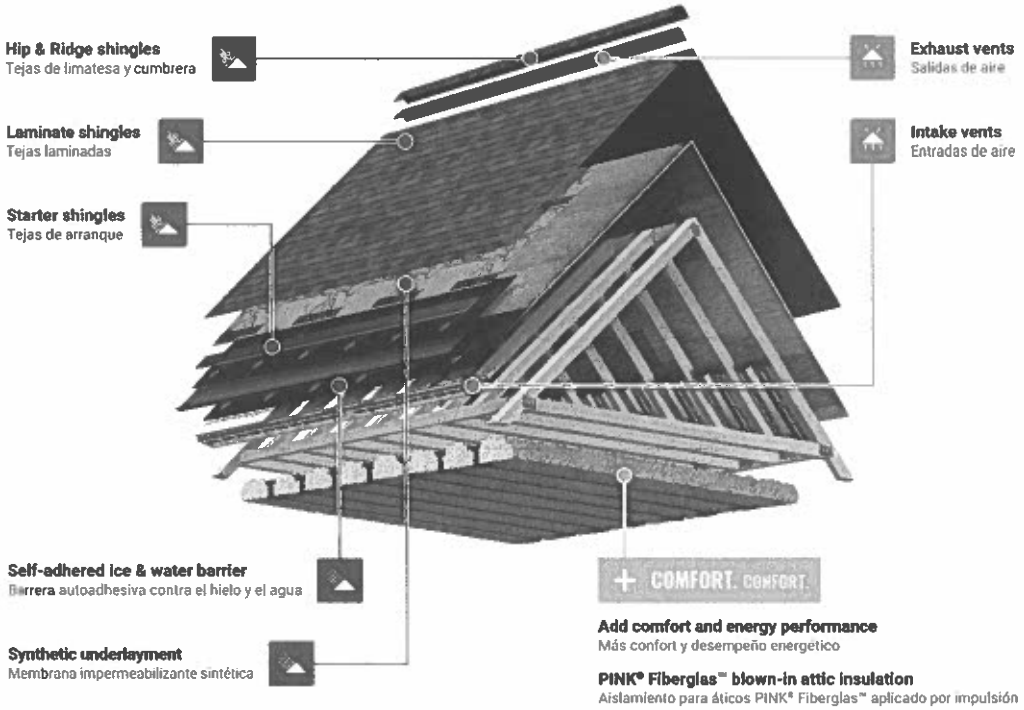
Helps create a waterproof barrier
Ayuda a crear una barrera impermeable

DEFEND. DEFENDER.

Helps protect against nature's elements
Protege contra los elementos climáticos

BREATHE. RESPIRAR.

For balanced attic ventilation
Para una ventilación equilibrada del ático



REGISTER YOUR WARRANTY

Registering your Owens Corning® warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to www.owenscorning.com/roofingstandardwarranty or call 1-800-ROOFING (1-800-766-3464) to finish the process.

SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

REGISTRE SU GARANTÍA

Al registrar su garantía de Owens Corning® la podrá consultar rápidamente si fuera necesario acceder a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite www.owenscorning.com/roofingstandardwarranty o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.

Product Attributes

Warranty Length*

Limited Lifetime‡
(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty*§

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years

TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39⅜"
Application Exposure	5⅝"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Type 1)
- ICC-ES AC438#
- ASTM D3161 (Class F Wind Resistance)
- ASTM D7158 (Class H Wind Resistance)
- ASTM E108/UL 790 (Class A Fire Resistance)
- UL 2218 (Class 3 Impact Resistance)†
- FM 4473 (Class 3 Impact Resistance)†
- PRI ER 1378E01
- Florida Product Approval
- Miami-Dade County Product Approval[2]

Características del producto

Período de garantía*

Garantía limitada de por vida‡
(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas*§

25 años

Período no prorrateado de garantía limitada TRU PROtection®

10 años

Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 × 100 cm (13¼ × 39⅜ pulg)
Exposición de aplicación	14.3 cm (5⅝ pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

Normas y códigos pertinentes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Tipo 1)
- ICC-ES AC438#
- ASTM D3161 (Resistencia al viento, Clase F)
- ASTM D7158 (Resistencia al viento Clase H)
- ASTM E108/UL 790 (Resistencia al fuego Clase A)
- UL 2218 (Resistencia a impactos de clase 3)†
- FM 4473 (Resistencia a impactos de clase 3)†
- PRI ER 1378E01
- Aprobación del producto en el estado de Florida
- Producto aprobado por el condado de Miami-Dade[2]

* See actual warranty for complete details, limitations and requirements.

‡ 40-Year Limited Warranty on commercial projects.

† Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

** Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 3 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

§ Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

5 Owens Corning® Bourbon and Midnight Plum shingles include a patent pending design.

6 Qualifying Owens Corning Hip & Ridge Shingles may be required to complete a UL 2218 and/or FM 4473 Class 3 Impact-Resistant Roof System. Due to the variability in real storm conditions, a Class Rating on any product does not guarantee that it will withstand damage from hailstorms or other acts of God. Owens Corning shingles are not covered under a warranty for hail damage.

7 Homeowners should check with their insurance company to see if they qualify.

SureNail® Technology is not a guarantee of performance in all weather conditions.

For patent information, please visit owenscorning.com/patents.

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

‡ Garantía limitada de 40 años para proyectos comerciales.

† Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

** Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

^ Se excluyen productos para techos no fabricados por Owens Corning®, como tapajuntas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 3.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

§ La instalación debe incluir el uso de un producto para limatesa y cumbrera de Owens Corning®.

5 Las tejas de Owens Corning® Bourbon y Midnight Plum incluye un diseño con patente pendiente.

6 Es posible que se requiera el uso de tejas aptas para limatesa y cumbrera de Owens Corning para completar un sistema de techo resistente a impactos UL 2218 y/o FM 4473 Clase 3. Debido a la variación de las condiciones de tormenta real, una calificación de clase en cualquier producto no garantiza que soportará daños por tormentas de granizo u otros casos fortuitos. Las tejas de Owens Corning no están cubiertas por una garantía por daños de granizo.

7 Los propietarios deben verificar con su aseguradora para saber si califican.

La tecnología SureNail® no es una garantía de desempeño en todos los tipos de condiciones climáticas.

Para información sobre la patente, visite www.owenscorning.com/patents.

OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OH 43659 USA

1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

Pub. No. 10024201-A. Printed in U.S.A. February 2024.
THE PINK PANTHER™ & © 1964–2024 Metro-Goldwyn-Mayer Studios Inc.
All Rights Reserved. The color PINK is a registered trademark of Owens Corning.
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(Kearny)

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THE PINK PANTHER™ y © 1964–2024 Metro-Goldwyn-Mayer Studios Inc.
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QUICK SPEC

Ure-A-Sil®

ROOF RESTORATION SYSTEM

The Ultimate Flat Roof Restoration Solution

The Ure-A-Sil Roof Restoration System is the ultimate solution to restore and protect a variety of flat roof surfaces including modified bitumen, smooth and gravel BUR, EPDM, single-ply, concrete decks, and spray polyurethane foam. It combines the industry-leading durability and adhesion qualities of Aromatic Urethane 520 with the unsurpassed UV protection and weatherability of Silicone 410 or High-Solids Silicone 412.

The Ure-A-Sil System offers facility managers and property owners a variety of money-saving benefits. It does more than just stop leaks—it effectively reduces maintenance costs, lowers building energy consumption, improves performance, and extends service life. Best of all, the Ure-A-Sil System costs significantly less than a conventional roof replacement.

Basic Uses

The Ure-A-Sil Roof Restoration System is a versatile and durable application designed to restore and protect a wide range of commercial and industrial roof substrates from weathering and moisture intrusion. It is especially effective as a protective coating membrane for entire roof surface, to use for spot repair, and to provide additional protection for flashing.

Features/Benefits

- Stops leaks and vastly improves performance
- Costs significantly less than a total roof replacement
- Substantially reduces maintenance and energy costs
- Extends service life by restoring the existing roof membrane
- Industry-leading UV stability, reflectivity, and durability
- Cures to form a seamless, watertight membrane
- Long-term StarGard Warranty plans available
- Provides minimal interruption to business

Suitable Substrates

- Built-Up Roofs
- Concrete
- EPDM
- Modified Bitumen
- Single-Ply
- Spray Polyurethane Foam

SURFACE PREPARATION

To ensure maximum adhesion, the roof is pressure washed to remove all dirt, dust, debris, and other foreign contaminants.

SEAMS/DETAILS

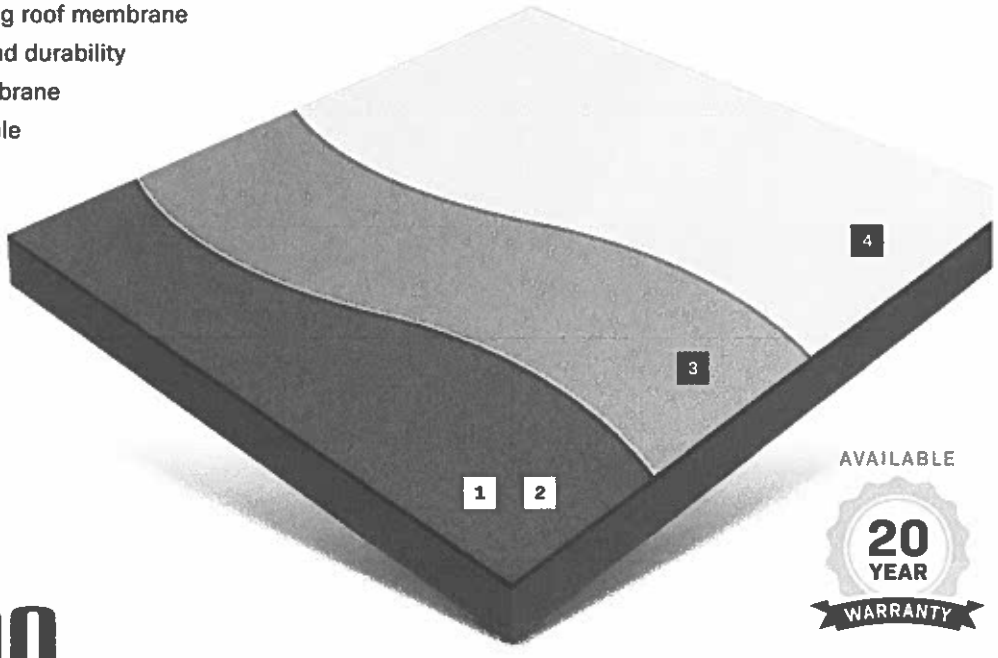
All seams and flashing details are coated with Urethane Brush-Grade 522 to help withstand the expansion and contraction of the roof structure.

BASE COAT

A base coat Aromatic Urethane 520 acts as a primer and provides the system with excellent strength, durability, flexibility, and adhesion.

TOP COAT

A top coat of Silicone 410/High-Solids Silicone 412 forms a seamless rubber-like membrane and provides industry-leading UV protection, reflectivity, and resistance to ponding water.



AVAILABLE 20 YEAR WARRANTY

American WEATHERSTAR®

americanweatherstar.com

QUICK SPEC

ADHESION TEST
To ensure a successful application, an adhesion test is recommended to ensure maximum adhesion of the Aromatic Urethane 520 base coat to the existing roof substrate(s).

PRE-INSPECTION
Before system application, pre-inspect the roof for necessary repairs. The inspection should include, but not be limited to:

- HVAC flashing
- Proper drainage
- Seams, terminations, reglets
- Roof penetrations
- Water leakage
- Sign or display anchorage
- Drains and location of drains
- Parapet roof detail
- Wet or damp insulation
- Coping and flashing

INSTALLATION TIPS
- All roof surfaces to be coated must be properly cleaned and prepared. Pressure washing at 3000-4000 psi is recommended.
- Existing coatings must be checked for proper adhesion. Before application, any loosely adhered coating must be removed and bare surfaces must be prepared, cleaned, and checked for compatibility. In some cases, the use of a primer may be necessary.
- Silicone 410, High-Solids Silicone 412, and Aromatic Urethane 520 may be applied using medium nap roller, synthetic brush, tank spreader, or airless spray equipment.
- Apply Aromatic Urethane 520 base coat to clean, dry, sound surfaces free of contaminants and other foreign matter.
- Depending on temperature and humidity, allow 6-12 hours for urethane base coat to cure. Allow 2-8 for silicone top coat to cure. For technical assistance, contact your American WeatherStar Field Representative for more information.

TECHNICAL DATA

SILICONE 410	
Solids by Volume	69% ± 2
Elongation	318%
Tensile Strength	500 psi
Reflectivity	84%
Emissivity	.85

HIGH-SOLIDS SILICONE 412	
Solids by Volume	96% ± 2
Elongation	170 ± 25
Tensile Strength	450 ± 50
Reflectivity	Initial .87
Emissivity	Initial .89

AROMATIC URETHANE 520	
Solids by Volume	70% ± 2
Elongation	350 ± 50%
Tensile Strength	975 ± 25 psi
Viscosity	2,000 cps

Please see product data sheets for complete technical data.

SUBSTRATE	TERM	BASE COAT	INTERMEDIATE COAT	INTERMEDIATE COAT	TOP COAT	TOTAL DFT*
BUR Modified Bitumen	12 years	Urethane 520	–	–	Silicone 410/412	30
	15 years	Urethane 520	–	–	Silicone 410/412	35
	20 years	Urethane 520	Silicone 410/412	–	Silicone 410/412	40
EPDM Single-Ply	12 years	Urethane 520	–	–	Silicone 410/412	25
	15 years	Urethane 520	–	–	Silicone 410/412	30
	20 years	Urethane 520	Silicone 410/412	–	Silicone 410/412	35
Concrete	12 years	Urethane 520	Urethane 520	–	Silicone 410/412	38
	15 years	Urethane 520	Urethane 520	–	Silicone 410/412	45
	20 years	Urethane 520	Urethane 520	Silicone 410/412	Silicone 410/412	55
Spray Foam	12 years	Urethane 520	–	–	Silicone 410/412	25
	15 years	Urethane 520	–	–	Silicone 410/412	30
	20 years	Urethane 520	Silicone 410/412	–	Silicone 410/412	35

*Dry film thickness (DFT) is rounded to the nearest mil and is theoretical. Actual DFT varies depending on substrate, application technique, and waste factor.

NOTE: This document is intended as an overview of installation procedures only. Please refer to application guidelines for complete installation information. Published technical information is subject to change without notice. Please visit www.americanweatherstar.com or contact your Field Representative for current technical data.

American WEATHERSTAR

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 5/13/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 108 N West Street

Application Number: 2024-1188

Request: Wall Signage

Executive Summary:

The applicant is proposing to install a wall sign consisting of individual bronze letters mounted to the masonry wall. The letters will be study mounted through the mortar joints. This structure recently underwent extensive renovation that was originally approved by the Historic District Commission in August of 2021 and amended in August of 2022.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

a. Avoid covering or obscuring architectural features.

b. Mount signs in a way that does not damage historic fabric. For example, connections for wall-mounted signs should be through a mortar joint rather than a masonry unit.

c. Integrate signs to the overall building composition. Locate signs in a way that emphasizes architectural features of the building. Use the shapes and sizes of signs to reinforce the directional expression or visual façade divisions.

d. Limit the overall number of signs to avoid a cluttered appearance that competes with the building's historic character.

e. Signs should be placed in locations on building that are traditionally used for signs.

Guideline 35. Wall Signs

a. Wall signs mounted above a storefront cornice or signboard area should not cover upper floor windows, window surrounds or decorative features of the front façade. On one-story buildings, signs should not cover the cornice or project above it.

b. Wall signs should generally be mounted above the storefront, within a sign band or on the façade between the storefront cornice and the second story windowsills.

c. Wall signs should be an appropriate scale for the wall to which they are attached.

d. It is inappropriate to paint over existing historic signs (often referred to as "ghost signs").

Staff Recommendation:

Staff supports a Commission **approval** of the application with a condition regarding the Zoning Ordinance's signage requirements. This recommended condition relates to the Zoning Ordinance's standard for wall mounted signage which states "wall-mounted signage for each street frontage is permitted with a maximum area of one square foot of signage per one lineal foot of street frontage of the building." During the permit review process for this proposed sign, staff will need to verify that the sign meets this requirement. This could theoretically lead to the size of the sign to be reduced in order to meet this requirement.

Recommended Condition:

1. The area of the wall sign shall be consistent with §28-1101.7.A(c) and verified by Staff during the signage permit review.

Draft Motions:

1. I move that the Historic District Commission **approve** the application with Staff's recommended condition.

OR

2. I move that the Historic District Commission deny the application based on the following findings…

OR

3. I move an alternate motion.

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101007882	108 N WEST ST	WASHINGTON STREET PROPERTIES, LLC

YEAR BUILT	PHYSICAL CONDITION
	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
NONE APPARENT	REAR CONCRETE BLOCK SECTION

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

THE FAÇADE OPENING OF THIS EARLY 20TH C. GARAGE HAS BEEN ALTERED BUT IT REMAINS A RELATIVELY INTACT EXAMPLE OF AN EARLY 20TH C. UTILITARIAN STRUCTURE. (REAR CONCRETE BLOCK ADDITION WAS ADDED AT AN EARLY POINT IN BUILDINGS HISTORY)

RECEIVED

APR 12 2024

TOWN OF EASTON

HD 24-49

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2024-1188
Date Received:	04/12/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION (SIGNAGE) FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 108 N. West St.

☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Washington Street Properties LLC
TELEPHONE NO. 410 770 9500 EMAIL Kline@beowulfenergy.com

Applicant or Agent

NAME Bluepoint Hospitality Group / Suzanne Kline
TELEPHONE NO. 410 770 8903 EMAIL Kline@beowulfenergy.com

Description of Proposal (include additional sheets, as necessary)

We are proposing to install a wall sign.
Please see attached sheets for Details

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

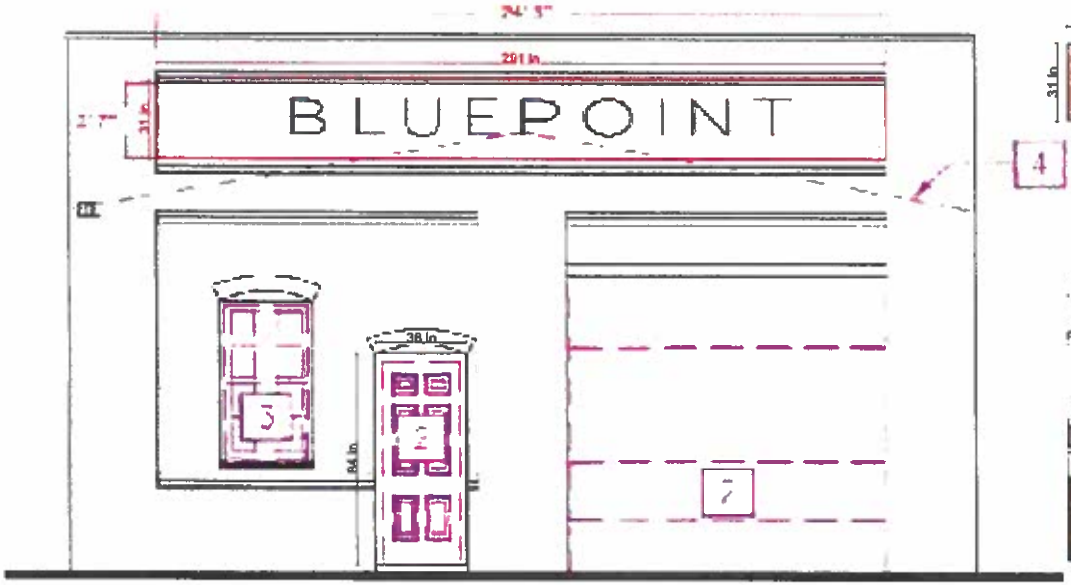
I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent [signature]
Date 4/12/24
Printed Name of Applicant or Agent Suzanne Kline

Revised 4.4.2022

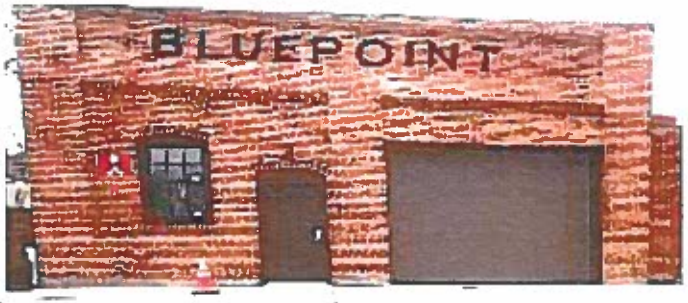
We are proposing to install a wall sign of individual lettering to say "BLUEPOINT" to the Front of the Exterior of the Building at 108 N. West St.

- Materials- 3/8" thick individually cut metal bronze letters with vertical grain sating finish and outdoor clear coated.
- Dimensions- Signband – 291" L x 31" H
  Individual Lettering- 15-1/2" LH
- Font- CA Negron
- Mounting Details- stud mounted through mortar joints / ½" cspacer mount.


291 in
31 in
BLUEPOINT
38 in
84 in
3
2
1
7

4

291 in
31 in
BLUEPOINT
15 1/2" LH
flat cut satin finish bronze w/ clear coat
CA Negron Fill Font
3/8"thick / stud mounted


BLUEPOINT

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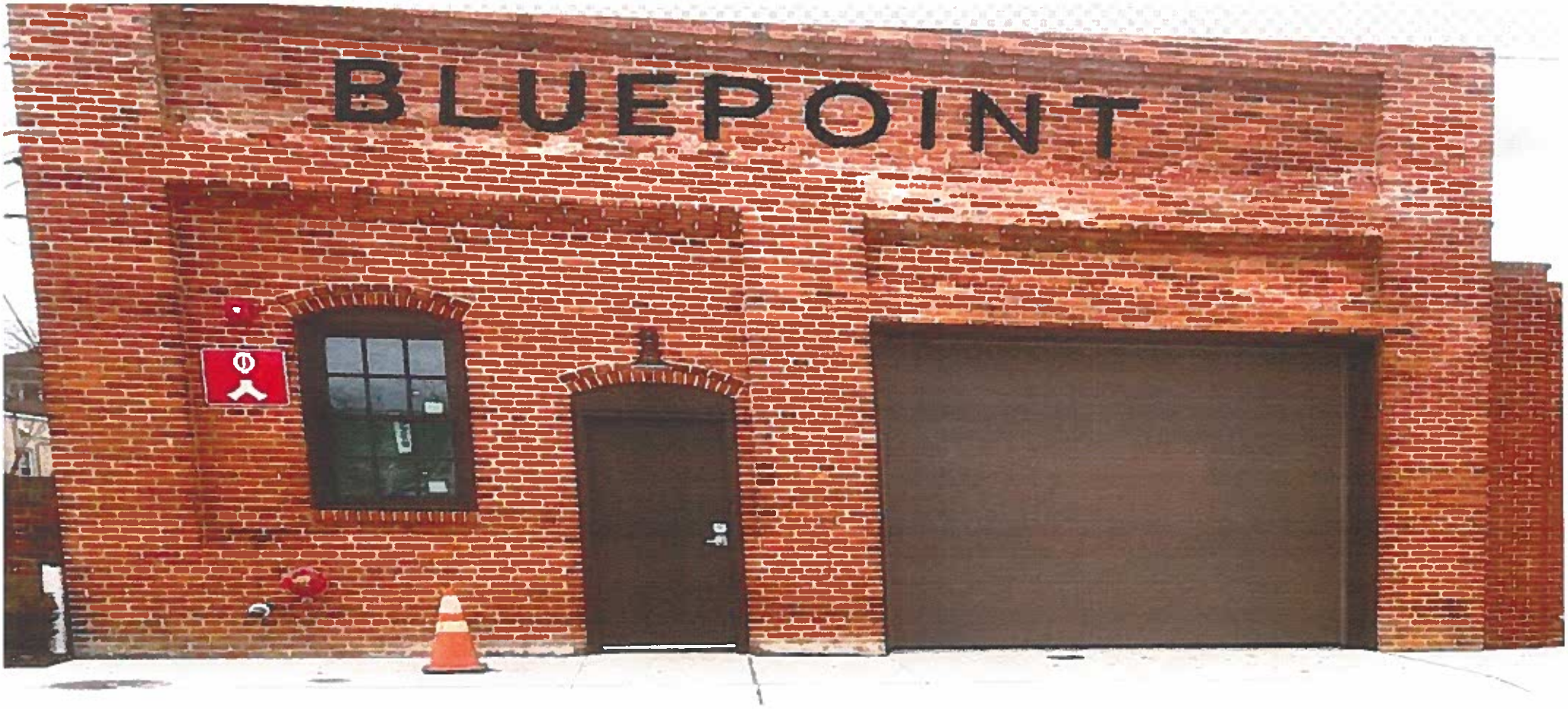

BLUEPOINT

PROPOSAL

p: 410-268-2008 f: 410-268-2270 e: info@signcraft.biz

Kaitlyn Burchell
Blue Point Hospitality
P 410-770-8903 **E** kburchell@bluepointhospitality.com
9 Federal St.
Easton, MD 21601

Mon, Mar 25, 2024
J-027958

Signcraft proposes to provide the following: **Bluepoint Bronze Lettering**

Description: Exterior bronze

Job Options:	Units
Design and Development : create architectural drawings, draft layouts, compile customer provided information for sizing and fabrication details CA Negroni Fill font	1
Exterior Building Letters : 3/8" thick individually cut bronze letters w/ vertical grain sating finish and outdoor clear coatd / stud mounts / 1/2" cpacer mount with pattern "BLUEPOINT" 15 1/2" LH,	1
Delivery & Installation : includes prep, site, and drive time to Easton, MD crew rate : full day 3-4 people with ladders and PPE / sidewalk closure / protect the public travel / set up site at brick wall / set pattern / drill holes / set letters / clean up / travel	1

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 5/13/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 307 E Dover Street

Application Number: 2024-1203

Request: Signage

Executive Summary:

The applicant is proposing to install a 5.8 square foot metal wall sign. The structure to which the sign will be mounted is considered a contributing structure to the Easton Historic District.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

a. Avoid covering or obscuring architectural features.

b. Mount signs in a way that does not damage historic fabric. For example, connections for wall-mounted signs should be through a mortar joint rather than a masonry unit.

c. Integrate signs to the overall building composition. Locate signs in a way that emphasizes architectural features of the building. Use the shapes and sizes of signs to reinforce the directional expression or visual façade divisions.

d. Limit the overall number of signs to avoid a cluttered appearance that competes with the building's historic character.

e. Signs should be placed in locations on building that are traditionally used for signs.

Guideline 28. Free-standing Signs

a. Sandwich board signs should have a signage area of no more than 10 square feet per face.

b. Sandwich board signs may not exceed five feet in height.

c. Sandwich board signs should be located so as not to impede pedestrian traffic and must be removed during a business's closed hours.

Guideline 35. Wall Signs

a. Wall signs mounted above a storefront cornice or signboard area should not cover upper floor windows, window surrounds or decorative features of the front façade. On one-story buildings, signs should not cover the cornice or project above it.

b. Wall signs should generally be mounted above the storefront, within a sign band or on the façade between the storefront cornice and the second story windowsills.

c. Wall signs should be an appropriate scale for the wall to which they are attached.

d. It is inappropriate to paint over existing historic signs (often referred to as "ghost signs").

Staff Recommendation:

Staff supports a Commission **approval** of the application with conditions. There is very limited space on the front façade of this structure to place a freestanding sign due to the location of the windows and planter boxes. The proposed location and size of this proposed sign seems appropriate given the lack of a traditional storefront or sign band.

Recommended Conditions:

1. The area of the wall sign shall be consistent with §28-1101.7.A(c) and verified by Staff during the signage permit review.
2. Sandwich board signs should be located so as not to impede pedestrian traffic and must be removed during a business's closed hours.

Draft Motions:

1. I move that the Historic District Commission **approve** the application with Staff's recommended condition.

OR

2. I move that the Historic District Commission deny the application based on the following findings…

OR

3. I move an alternate motion.

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101023926	303 E DOVER ST	RATHELL, CHARLES R. JR

YEAR BUILT	PHYSICAL CONDITION
1920	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
ENGLISH QUEEN ANNE	NONE

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

UNUSUAL EXAMPLE OF A DUTCH COLONIAL COMMERCIAL ARCHITECTURE WINDOWS AND DOORS NOT ORIGINAL

RECEIVED

APR 29 2024

TOWN OF EASTON

HD 24-59

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2024-1203
Date Received:	04/29/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION (SIGNAGE) FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 307 E Dover Street, EASTON MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Charles Rantnall

TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Jami Pott – Leo Haie Artistry

TELEPHONE NO. 443-214-9524 EMAIL leo.haie.artistry@gmail

Description of Proposal (include additional sheets, as necessary)

Front of Building SIGN
SIDEWALK MOVEABLE SIGN

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent [signature]

Date 4.28.24

Printed Name of Applicant or Agent Jami L Pott

Revised 4.4.2022

307
LEO HAIR ARTISTRY

307
LEO HAIR ARTISTRY

307
LEO
HAIR ARTISTRY

LEO
HAIR ARTISTRY
HOURS
TUESDAY - SATURDAY
10 AM to 7 PM
BY APPOINTMENT ONLY
CUT & STYLE
COLOR
BLONDING
BOOK NOW AT
LEOHAIRARTISTRY.COM

Certificate of Occupancy Update & Signage Application for Commercial and Industrial Buildings

Town of Easton
Building Inspection Division
14 South Harrison Street
Easton, Maryland 21601
Telephone 410-822-2526
Fax 410-822-8738

APPLICANT INSTRUCTIONS: Complete all parts of this application, the Building Inspection Division can answer questions, regarding the completion of this application. This application is for the update of a Certificate of Occupancy only when no change occurs in the classification of the occupancy or the use within that classification. Additional Applications are required for construction activity. This application may need to be accompanied by a code analysis prepared by a registered design professional.

Signage Application should be accompanied by two sets of the signage construction documents prepared or detailing information provided within the application.

Office Use Only
Received Date 4/24/24
Building Permit Number 24-19231
Total Permit Fees $ _____

Part 1: Property Information

4.9.24	Update Application Date	☐ Tax Map
303 E. Dover Street		☐ Grid
307 E Dover Street	Project's Address	☐ Parcel
	Project's Subdivision (if any)	☐ Lot
EASTON, MD 21601	Project's City, State and Zipcode	☐ Zoning

Part 2: Owner - Tenant Information

Owner

	Name
	Address
	City, State and Zip Code
	E-Mail Address and Telephone Number

Tenant Information
For a Multiple Occupancy Building Provide Tenants information by attaching additional sheets

Jami Pott - Leo Hair Artistry	Name
307 E Dover Street	Address
EASTON MD 21601 443.214.9324	City, State and Zip Code
leo.hair.artistry@gmail.com	E-Mail Address and Telephone Number
	Occupied Square Footage

Part 3: Certification

The applicant hereby certifies by completing this application as follows; (1) "I am the owner of record of the named property, or that the proposed update is authorized by the owner of record and that I have been authorized by the owner to make this application as their agent.", (2) "That the information contained in the application is a full disclosure of the update to the Certificate of Occupancy." and (3) "That the information contained in the application is in compliance with all applicable covenants and or deed restrictions.".

The applicant further certifies; (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property without making the appropriate applications and acquiring the required permits." and (3) "That the Town Officials shall have the authority to enter areas covered by this application prior to issuance of the updated Certificate of Occupancy".

Signature of Applicant	Jami Pott Printed Name of Applicant
443.214.9324 Telephone Number	leo.hair.artistry@gmail E-Mail Address
Business Owner Connection with Application	
117 Choptank Ave, EASTON MD 21601 Mailing Address of Applicant	

Revised Dec. 2021

Part 4: Former Tenant Information

Name

Address

City, State and Zip Code

E-Mail and Telephone

Occupancy and Use Type | Occupied Square Footage

Part 5: Building Information

Occupancy Design
- ○ Single Occupancy
- ○ Multiple Occupancies

Occupancy Separation
- ○ Single Occupancy
- ○ Non-Separated
- ○ Separated

Fire Protection
- ○ No Sprinklers
- ○ Partially Sprinklered
- ○ Fully Sprinklered

Number of Fire Areas
- ○ Single Fire Area
- ○ _____ Fire Areas

Parking Spaces Available
- ○ Total _____
- ○ ADA _____

Part 6: Square Footages by Floor for Occupancy Classification

Occupancy Classification	Basement	First	Second	Third	Fourth
Assembly					
Business					
Educational					
Factory and Industrial					
High Hazard					
Institutional					
Mercantile					
Residential					
Storage					
Utility and Miscellaneous					
Total Building Floor	_____	_____	_____	_____	_____

Part 7: Fire Resistance Rating for Building Elements

Complete Information for One Construction Type Only

Construction Type	Structural Frame	Bearing Walls Exterior/Interior	Non Bearing Walls Exterior/Interior	Floor Construction	Roof Construction
		/	/		

Part 8: Description of Proposed Change of Occupancy

No change of occupancy, just ADDING SIGNAGE

Part 9: Change of Tenant Information

_____ / _____ / _____
Former Tenant Vacating Date

_____ / _____ / _____
Tenant Anticipated Occupancy Date

Part 10: Signage Information & Grid

Sign Application Type:

☐ Check if Application is for the replacement, restoration or re-facing of an existing sign.

☒ Sidewalk ☐ Freestanding ☒ Wall ☐ Roof ☐ Freestanding ☐ Projecting/Suspending ☐ Master Sign Plan

☐ Marquee ☐ Institutional ☐ Awning or Canopy ☐ Directory ☐ Multiple Tenancy ☐ Other

☐ Check if signage selected above is to feature electronic or digital enhancements

Signage Contractor Information

Superior Signs	Name
Colton + Zak Williams	Contact
983 Haven Chapel Way	Address
Gambrills, MD 21054	City, State and Zip Code
410-827-4225	Telephone Number
	E-Mail Address

Sign Information

1. Length of façade sign serves		1a. Square Footage	
2. Location Zoning Classification			
3. Location Zoning Classification			
4. Historic District?	☑ Yes ☐ No		
5. Temporary Signage?	☐ Yes ☐ No		
5a. Display Date	ASAP	5b. Consecutive Days	
6. Signage Installation Completion Date			
7. Cost of Sign			

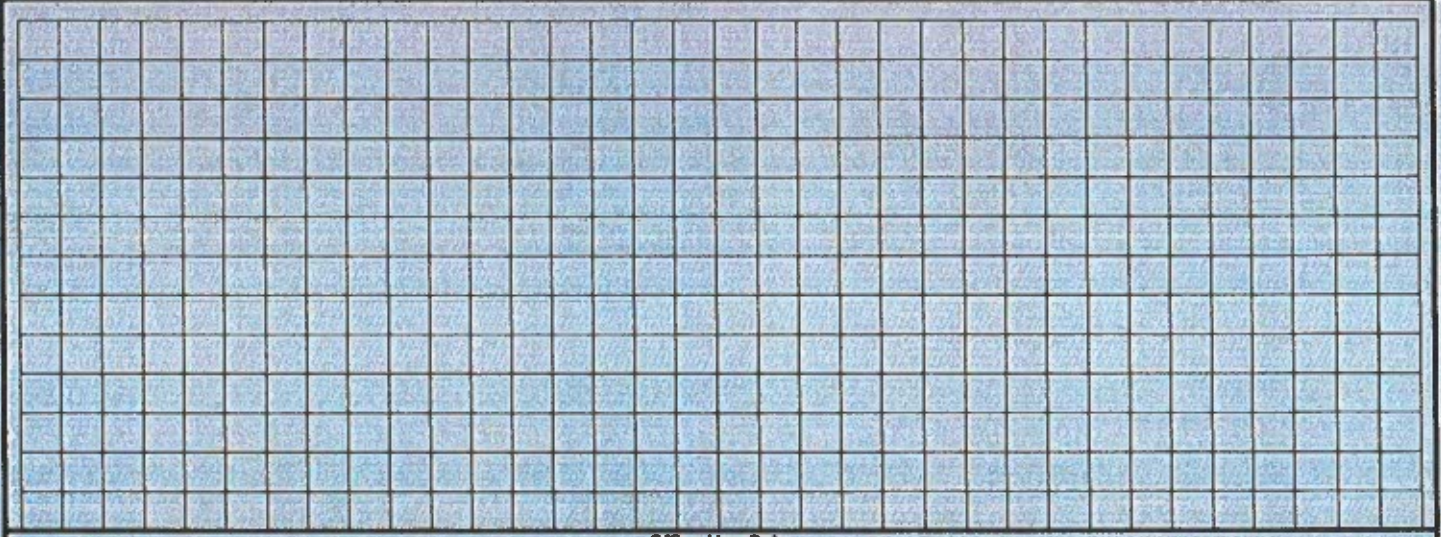
Summary of Request *(consider proposed signage special approvals, location, height, width, area, illumination, material(s) and color(s), lettering, number of faces, footer detail, total height from surface of road, nearest dimension from walking surface below, visibility triangle, reader-board, method of construction or attachment, clearance from objects, landscaping, electronic/digital display, etc.)*

Sidewalk sign - moveable - plastic 27" ~~wide~~ x 45" tall

Wall sign - metal - nails/screw - 10" x 84" - 7feet from ground

Additional Information Required

1. Attach site plan(s) and other details as necessary or required.
2. Attach dimmensioned drawing of the proposed sign or use grid below to sketch.
3. Include any relevant approvals/details.
4. If the applicant is other than the owner, include a letter of certification from the owner.



Office Use Only

Building Inspection Division
- General Information: ○ Received Date ___/___/___ ○ Permit Number _____ ○ Permit Fee $ _____
- Approval: ○ Date ___/___/___ ○ BID Initials _____

Planning and Zoning
- General Information: ○ Not Applicable ○ County Receipt Received
- Approval: ○ Date ___/___/___ ○ Town Impact $ _____ ○ P&Z Initials _____

Planning Commission
- Application: ○ Not Applicable ○ Yes - In Review ○ Yes - Approved
- Approval: ○ Date ___/___/___ ○ PC Initials _____

Historic District Commission
- Application: ○ Not Applicable ○ Yes - In Review ○ Yes - Approved
- Approval: ○ Date ___/___/___ ○ HDC Initials _____

Revised Dec 2021

3/3

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 5/13/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 220 S Aurora Street

Application Number: 2024-1205

Request: Porch Renovation

Executive Summary:

The applicant is proposing to replace rotten porch boards on second story rear porch with new tongue and groove wood boards. The applicant is also proposing to replace the rotten wood facia board. The request stems from a Code Enforcement letter dated April 17, 2024 regarding violations of the Town's property maintenance code. This is considered a contributing structure to the Easton Historic District.

Outstanding Issues:

1. There is an outstanding Code Enforcement case regarding rotten wood on the second story rear porch as well as peeling paint and damaged screening.

Historic District Guidelines:

Guideline 3. Make Sensitive Replacements

a. Replace as little historic material as possible. This may include patching, splicing, or piecing-in replacement materials such as individual roofing tiles, shingles, or siding, masonry patches, or dutchman repairs for wood elements.

b. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. In some cases, replacement with features recreated in synthetic materials may be appropriate (for additional information on substituting historic materials, see Appendix B).

c. Avoid changing the character of historic features. For example, original horizontal board siding should not be replaced by vertically oriented siding or shingles, even of the same material.

d. Substitute materials should only be used if they do not cause damage or change the character of the historic resource. The new material should match the form, color, and

texture of the historic feature (for additional information on substituting historic materials, see Appendix B).

Guideline 64. Preserve Historic Porches

a. Maintain and repair original porches, including steps, flooring, ceiling, columns, roof, details and ornamentation.

b. Avoid enclosing a porch located on the front façade or visible from a primary public right-of-way. If the porch is not visible from a primary public right-of-way, it may be enclosed if done in a manner that does not significantly alter the original character of the porch. Note: screening-in is not considered enclosing the porch.

c. It is appropriate to remove enclosures to reveal original porch and details.

d. Screen porches in such a way that original details are not altered or destroyed may be appropriate.

Guideline 65. Make Sensitive Replacements

a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.

b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.

c. Alternate materials may be allowable on a on side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.

d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

Recommended Condition:

1. The facia shall match the existing material in size, shape, profile, texture, and color.

Draft Motions:

1. I move that the Historic District Commission **approve** the application with staff's recommended condition

OR

2. I move that the Historic District Commission deny the application based on the following findings…

OR

3. I move an alternate motion.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101000047	220 S AURORA ST	ADAMS, JOSEPH WAYNE

YEAR BUILT	PHYSICAL CONDITION
1910	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
FOUR SQUARE	NONE

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

2 1/2 STORY 3 BAY DWELLING. ORIGINAL 2/2 WINDOWS + GLAZED + PANELED FRONT DOOR. REAR 2 LEVEL PORCH IS A RARE SURVIVOR OF ONCE COMMON FEATURE. FRONT PORCH SCREENED IN BUT POSTS PROBABLY ORIGINAL. ASBESTOS SHINGLES HIPPED ROOF WITH PROJECTING 2 STORY SIDE

BAY HISTORIC GARAGE HAS PARTIALLY COLLAPSED.

RECEIVED
APR 30 2024
TOWN OF EASTON

HD 24-61

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2024-1205
Date Received:	04/29/2024
Fee Paid:	
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 220 South Aurora Street

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR #: _____

PROPERTY INFORMATION

OWNER NAME: Bee Green Land Companies, LLC

TELEPHONE NO.: 410-924-6200 EMAIL: beegreen.md@gmail.com

Applicant or Agent

NAME: Louis Ewing

TELEPHONE NO.: 410-924-6200 EMAIL: beegreen.md@gmail.com

Description of Proposal (include additional sheets, as necessary)

Replace rotten porch floor boards on rear porch with 3 1/2 wood tongue and groove boards.

Replace rotten wood fascia board between upper and lower rear porches and paint.

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

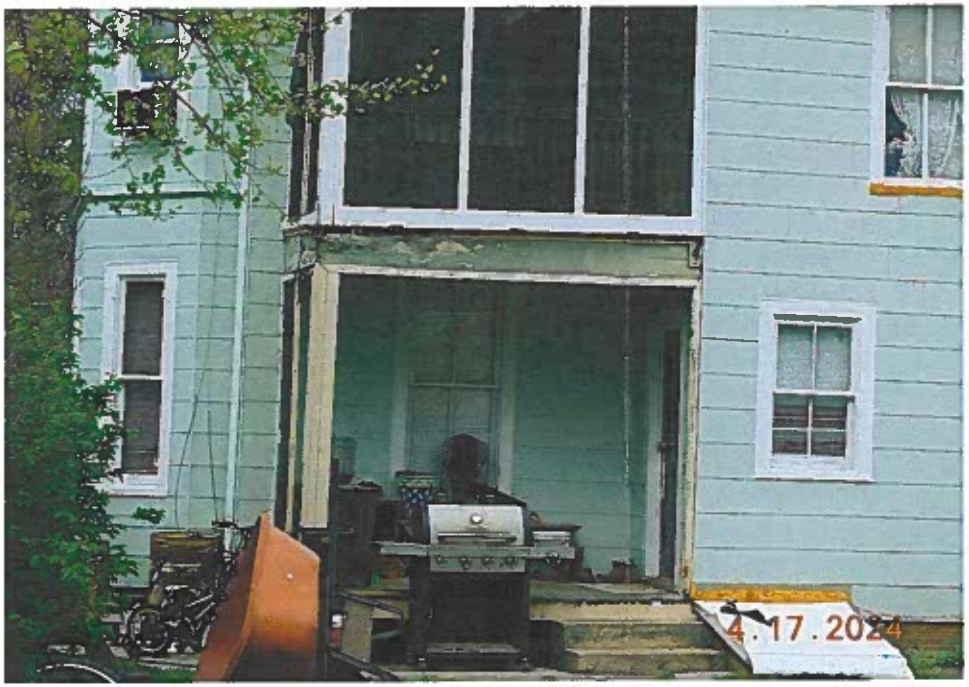
I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date 4/30/24

Printed Name of Applicant or Agent LOUIS EWING JR.

Revised 4.4.2022


4.17.2024

4.17.2024

4.17.2024

4.17.2024

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 5/13/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 30 E Dover Street

Application Number: 2024-1204

Request: Signage

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

a. Avoid covering or obscuring architectural features.

b. Mount signs in a way that does not damage historic fabric. For example, connections for wall-mounted signs should be through a mortar joint rather than a masonry unit.

c. Integrate signs to the overall building composition. Locate signs in a way that emphasizes architectural features of the building. Use the shapes and sizes of signs to reinforce the directional expression or visual façade divisions.

d. Limit the overall number of signs to avoid a cluttered appearance that competes with the building's historic character.

e. Signs should be placed in locations on building that are traditionally used for signs.

Guideline 31. Hanging and Bracket Signs

a. Utilize existing sign brackets where possible.

b. Mount hanging and projecting signs to a masonry building with connections through the mortar joints rather than through brick or stone units to the greatest extent possible.

c. The bracket itself should contribute to the overall design of the hanging sign and may be decorative in character. Avoid overly ornate styles that are not in keeping with the historic features of the building.

d. Hanging signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.

e. Hanging signs should have a maximum area of 8 square feet per face.

f. Avoid nationally or regionally distributed signs, or vacuum formed signs that are not in keeping with the character of the building.

g. Avoid internally lighted signs, or those that use flashing or moving illumination

Draft Motions:

1. I move that the Historic District Commission **approve** the application as submitted.

OR

2. I move that the Historic District Commission deny the application based on the following findings…

OR

3. I move an alternate motion.

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101010530	30 E DOVER ST	DOVER STREET ASSOCIATES

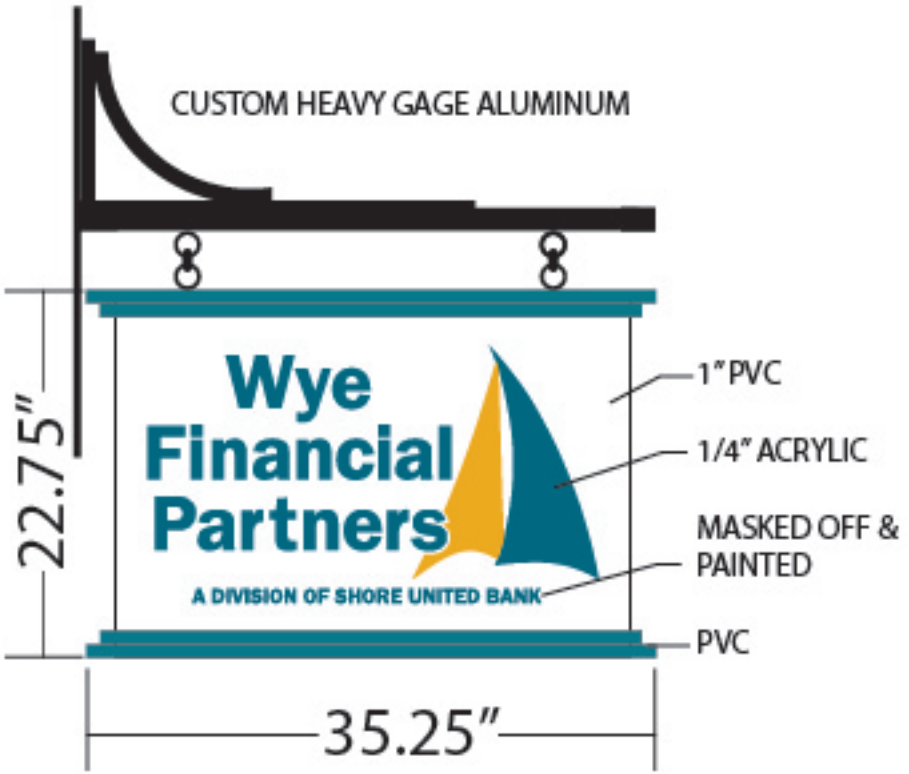
YEAR BUILT	PHYSICAL CONDITION
1885*	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE	2 REAR ADDITIONS

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C		Y	

NOTES

2 STORY-5-BAY, 2 PART BRICK COMMERCIAL BLOCK CORBELLED BRICK PILASTERS AND CORNICE. PRESSED METAL CROSS GABLE. TERRA COTTA MEDALLIONS AND ACCENTS SEGMENTAL ARCHES OVER 1/1 WINDOWS. 1ST STORY COMMERCIAL ENTRANCE AND PENT ROOF NOT ORIGINAL



NON-ILLUMINATED HANGING SIGN

MOUNTED WITH LAGS IN MORTER JOINTS

5-7-24 small all around
3-27-24 added COPY
3-25-24 added tag line
3-20-24 changed locations

PHILLIPS SIGNS

THIS DESIGN IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF PHILLIPS SIGNS, INC. ALL RIGHTS TO IT'S USE OR REPRODUCTION ARE RESERVED BY PHILLIPS SIGNS, INC. COPIES OR REPRODUCTIONS OF THIS DESIGN CAN NOT BE MADE WITHOUT THE PERMISSION OF PHILLIPS SIGNS, INC., SEAFORD, DE (302) 629-3550/FAX (302) 628-9082

PHILLIPS SIGNS, INC., SEAFORD, DE (302) 629-3550/FAX (302) 628-9082

IF APPLICABLE, THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

CUSTOMER INFORMATION

Customer: SHORE UNITED BANK
Address: EASTON

Date: 3-14-2024
Sales: THOMAS

RECEIVED

APR 29 2024

TOWN OF EASTON

HD 24-60

Application #:	2024 - 1204
Date Received:	04/29/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION (SIGNAGE) FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 30 EAST DOVER ST.

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1800 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: SHORE UNITED BANK

TELEPHONE NO.: 410.763.7933 EMAIL: DEBRA.RICH@SHBI.COM

Applicant or Agent

NAME: PHILLIPS SIGNS - THOMAS COLEMAN

TELEPHONE NO.: 302.480.5804 EMAIL: THOMAS@PHILLIPSSIGNS.BIZ

Description of Proposal (include additional sheets, as necessary)

INSTALL (1) TWO SIDED NON-ILLUMINATED 27" x 42"
BRACKET MOUNTED SIGN AND (1) 5.75" x 7.75"
BRONZE PLAQUE

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

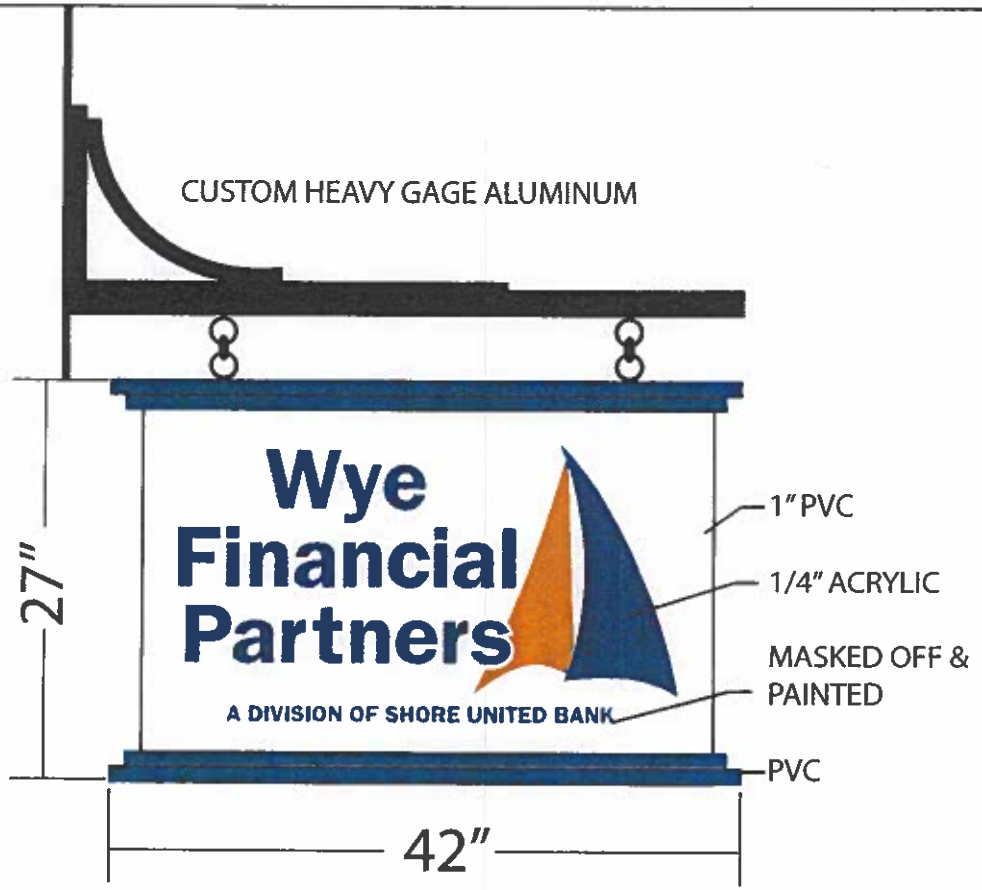
I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date 4/26/24

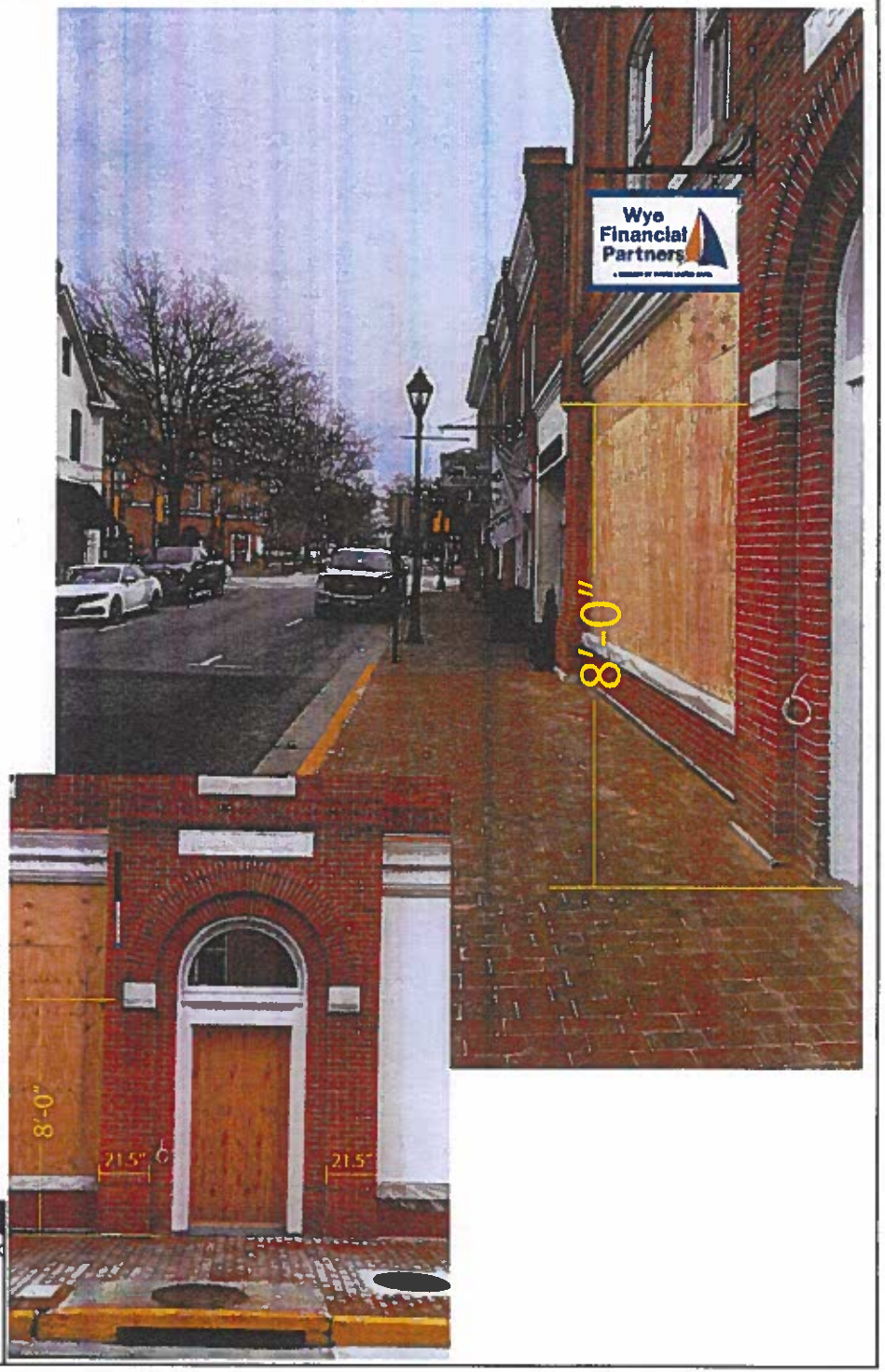
Printed Name of Applicant or Agent MATT PHILLIPS

Revised 4.4.2022



NON-ILLUMINATED HANGING SIGN

MOUNTED WITH LAGS IN MORTER JOINTS



3-27-24 added COPY
3-25-24 added tag line
3-20-24 changed locations

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CUSTOMER INFORMATION

Customer: SHORE UNITED BANK
Address: EASTON

Date: 3-14-2024
Sales: THOMAS

7.75"

5.75"

CAST BRASS PLAQUE - GEMINI
STUD MOUNTED IN MORTER JOINTS

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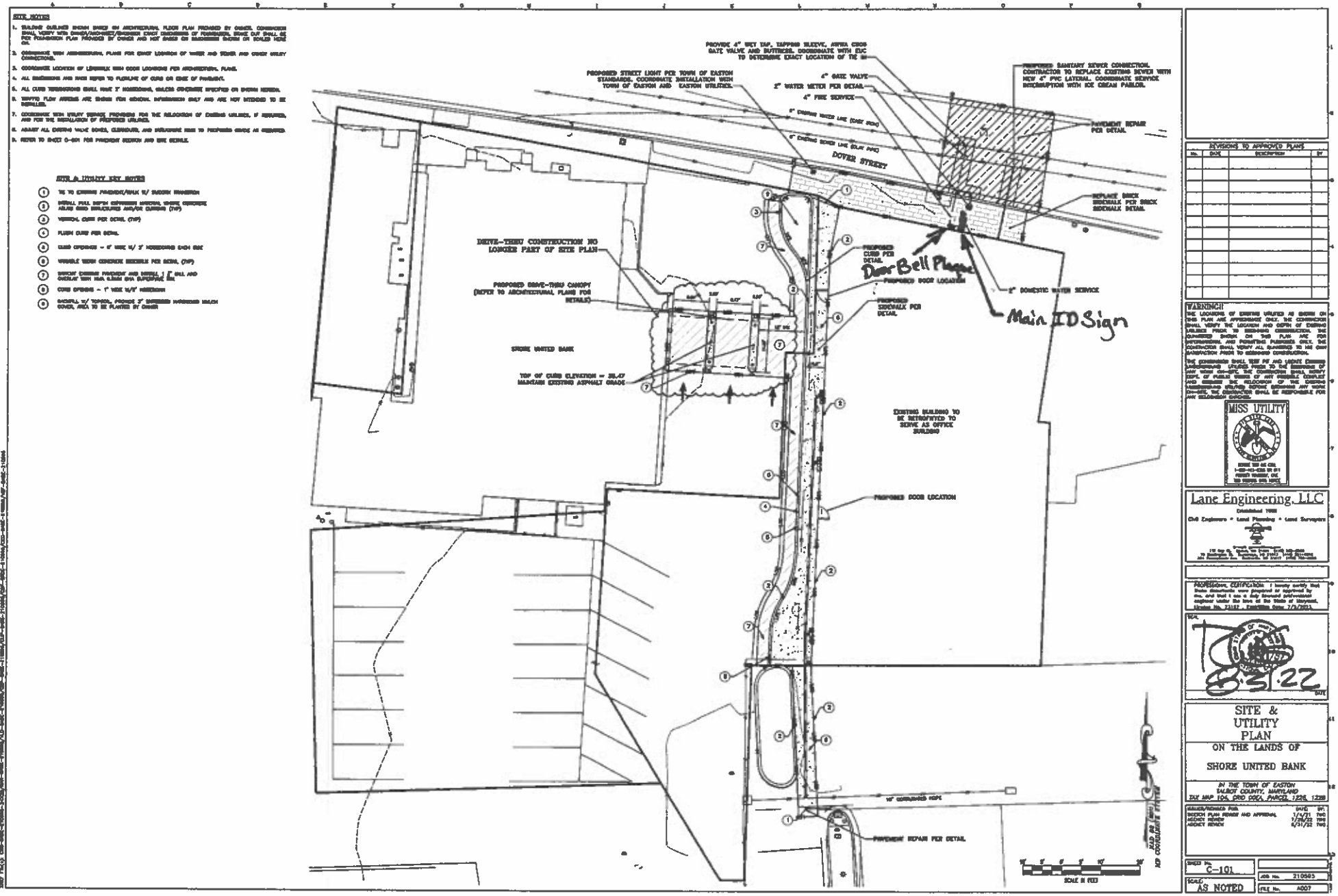
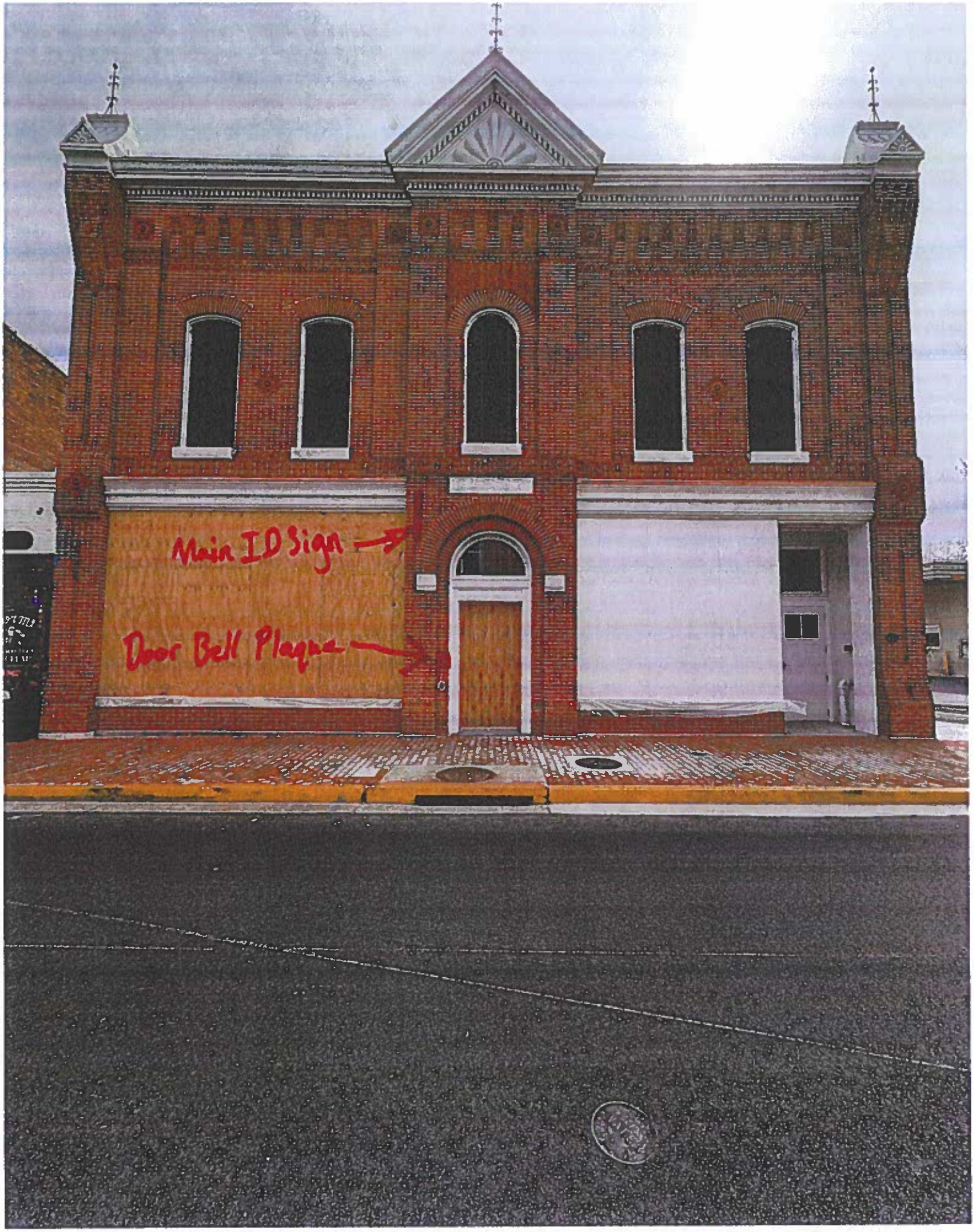
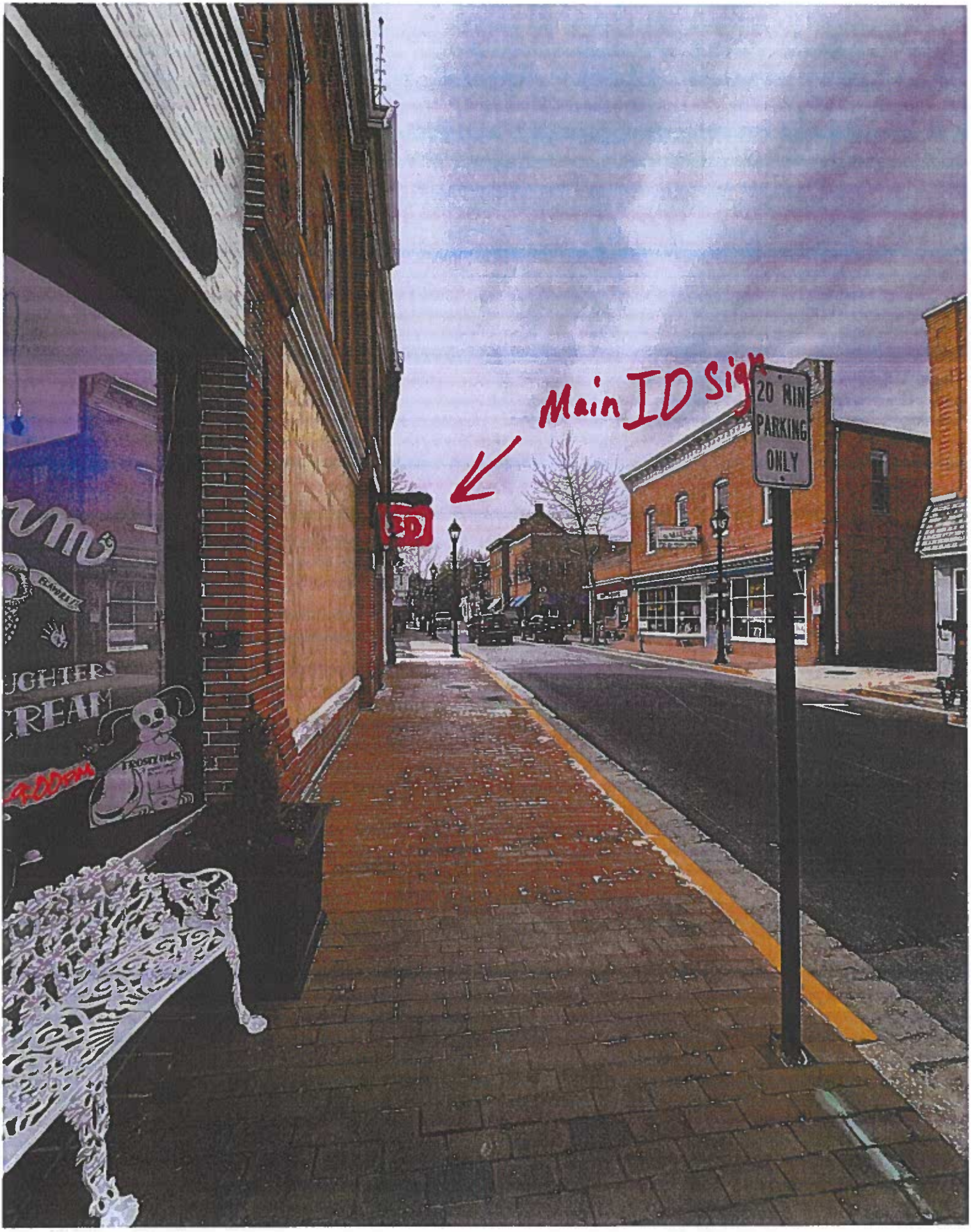
CUSTOMER INFORMATION	
Customer:	WYE FINANCIAL
Address:	PARNERS
Date:	3-7-2024
Sales:	THOMAS

3-25-24 approved version
3-19-24 changes to more OPTIONS
3-19-24 changes to more OPTIONS
3-19-24 changes to OPTIONS
3-18-24 OPTIONS


SITE NOTES
SITE & UTILITY KEY NOTES
DOVER STREET
DRIVE-THRU CONSTRUCTION NO LONGER PART OF SITE PLAN
PROPOSED DRIVE-THRU CANOPY (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
SHORE UNITED BANK
TOP OF CURB ELEVATION = 35.47 MAINTAIN EXISTING ASPHALT GRADE
PROPOSED CURB PER DETAIL
PROPOSED DOOR LOCATION
PROPOSED SIDEWALK PER DETAIL
2" DOMESTIC WATER SERVICE
Door Bell Plaque
Main ID Sign
EXISTING BUILDING TO BE RETROFITTED TO SERVE AS OFFICE BUILDING
PROPOSED DOOR LOCATION
PAVEMENT REPAIR PER DETAIL
REPLACE BRICK SIDEWALK PER BRICK SIDEWALK DETAIL
PROPOSED SANITARY SEWER CONNECTION. CONTRACTOR TO REPLACE EXISTING SEWER WITH NEW 4" PVC LATERAL. COORDINATE SERVICE INTERRUPTION WITH ICE CREAM PARLOR.
PROVIDE 4" WET TAP, TAPPING SLEEVE, AWWA C500 GATE VALVE AND BUTTERFLY. COORDINATE WITH EUC TO DETERMINE EXACT LOCATION OF TIE IN
PROPOSED STREET LIGHT PER TOWN OF EASTON STANDARDS. COORDINATE INSTALLATION WITH TOWN OF EASTON AND EASTON UTILITIES.
4" GATE VALVE
2" WATER METER PER DETAIL
4" FIRE SERVICE
REVISIONS TO APPROVED PLANS
WARNING!!
MISS UTILITY
Lane Engineering, LLC
SITE & UTILITY PLAN
ON THE LANDS OF
SHORE UNITED BANK
IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 104, GRID COEA, PARCEL 1226, 1228
SHEET No. C-101
SCALE AS NOTED
JOB No. 210595
FILE No. A007
8.31.22

CLARK BUILDING
Door Bell Plaque


Main ID Sign
Door Bell Plaque


Main ID Sign
20 MIN
PARKING
ONLY

Real Property Data Search ( )
Search Result for TALBOT COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 010530

Owner Information

Owner Name:	SHORE UNITED BANK	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	PO BOX 949 EASTON MD 21601-0000	**Deed Reference:**	/02884/ 00452

Location & Structure Information

Premises Address:	30 E DOVER ST EASTON 21601-0000	**Legal Description:**	LOT 10,960 SF 30-32 S/S DOVER ST EASTON

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	000EA	1226	11100.21	0000				2022	Plat Ref:

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1800	9,600 SF		10,960 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MIXED RESIDENTIAL / RETAIL	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2022	As of 07/01/2023	As of 07/01/2024
Land:	523,800	523,800		
Improvements	592,400	563,400		
Total:	1,116,200	1,087,200	1,087,200	1,087,200
Preferential Land:	0	0		

Transfer Information

Seller: DOVER STREET ASSOCIATES	**Date:** 08/20/2021	**Price:** $1,320,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /02884/ 00452	**Deed2:**
Seller: DOVER STREET ASSOCIATES	**Date:** 08/21/2019	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /02635/ 00211	**Deed2:**
Seller: HILL, WILLIAM C	**Date:** 02/02/2009	**Price:** $1,600,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /01663/ 00298	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 5/13/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 20 S Aurora Street

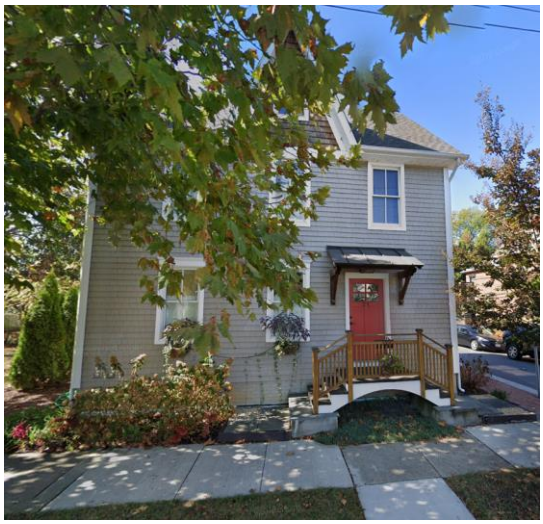
Application Number: 2024-007

Request: New Construction

Executive Summary:

The applicant is proposing to construct a two-story structure on a vacant parcel at the corner of S Auora Street and South Lane. The proposed structure will utilize wood windows, wood doors, asphalt shingle roofing, and smooth fiber cement siding. The proposed two-story building is similar in architectural style to the historic structure located at 416 Goldsborough Street. After approval by the Historic District Commission, a Board of Zoning Appeals hearing will be required in order to obtain variances from the setback requirements.

Surrounding Structures:



Historic District Guidelines:

Guideline 94. Style

New infill buildings should be compatible with the overall historic and architectural character of the area, yet they should also be recognizable as products of their own time. For example, windows of contemporary design might be appropriate if their size and proportions were similar to those of surrounding properties.

a. Avoid imitating earlier or historic architectural styles.

b. Create a new design that compliments the existing historic surroundings through compatible scale, form, massing, height, color, and character.

c. Architectural details of new infill buildings should relate to and be compatible with the architectural detailing of adjacent buildings. For example, matching cornice heights and referencing the façade rhythm of surrounding buildings.

Guideline 95. Siting

a. Site new construction on existing vacant lots whenever possible.

b. New buildings should be oriented to face the street.

c. Landscaping, such as front yards, should be in keeping with those of neighboring properties.

Guideline 96. Orientation, Alignment, and Setback

a. Orient new construction toward the major street. See Chapter 4.5 Design Principles for additional information.

b. Align new buildings with the setback of surrounding buildings on the street. Avoid constructing new buildings which have setbacks that are significantly deeper or shallower than surrounding buildings.

c. Additions to free standing buildings should be setback behind the front façade if possible.

d. In most cases, the front façade of a side addition to zero lot line, party wall buildings should align

Guideline 97. Form, Massing, Height, and Scale

a. Respect the form and massing of adjacent and surrounding historic properties. New buildings should be compatible with surrounding property and generally should occupy the same visual volume.

b. The massing of a façade of an addition should be compatible to the façade of the building to which it is attached.

c. The width and proportion of infill buildings should be similar to or compatible with surrounding buildings. Where new buildings are significantly wider than surrounding buildings, their facades should be visually divided to maintain street rhythm.

d. Construct new buildings to a height compatible with adjacent buildings. New buildings should have the same number of stories as surrounding buildings.

e. Match cornice and window heights to neighboring buildings to achieve streetscape unity.

f. The height of the front façade of an addition in the commercial areas should be compatible to the front façade of the building to which it is attached. Taller additions should be located so they are not visible when viewing the principal façades.

g. The height of a new building should be within ten percent of the height of surrounding buildings.

Guideline 103. Materials

a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.

b. Board siding, including wood and cementitious/fiber cement board, may be appropriate.

c. Unpainted brick masonry is generally an appropriate material for exterior walls throughout the district.

d. Stucco surfaces are generally most appropriate for rear or side elevations.

e. Stone or pressed concrete block may be appropriate in some settings, or for some parts of façades.

Guideline 105. Exterior Color

a. Exterior wall and detail color of new construction should harmonize with the colors of surrounding historic properties.

b. Avoid flashy colors or patterns that overshadow architectural details and detract from the surrounding buildings.

c. Consider whether the building is usually in shadow or bright light when choosing paint color. Darker colors are more appropriate on well-lit facades, and lighter colors on shadowed facades.

d. Avoid using more than three exterior colors for a new building or addition.

Guideline 106. Details and Ornamentation

a. The details and ornamentation of a new building should be compatible with those of neighboring buildings.

b. The details and ornamentation of an addition should be compatible with those of the building to which it is attached.

c. Avoid introducing dramatically different details and ornamentation on a new building or addition.

d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.

e. Simple and understated elements are preferred for new construction within the historic district.

f. Minimize the amount or type of decoration on the façade. Instead, allow the building's lines and fenestration to dominate.

Guideline 107. Placement

a. On streets where storefronts are dominant, recessed entries are preferred.

b. Doors may be centered or aligned to either side of the façade.

Guideline 109. Energy and Sustainability

a. Employ the use of shutters and awnings.

b. Wherever possible, use durable, repairable, and recyclable building materials.

c. Utilize energy efficient windows with low emissivity ("low-e") glass.

d. Place energy efficient HVAC equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.

e. Add natural sustainable features to the site, such as shade trees, where possible. Locate shade trees where they will not grow to damage historic buildings.

f. Avoid paving up to the building foundation, which can create a heat island effect. Use permeable materials or landscaping with native plants to help control stormwater and reduce heat transmission to the building interior.

g. Avoid removing existing shade trees or vegetation.

h. Use permeable paving where appropriate to manage stormwater.

i. Employ features that provide natural light to the building interior, such as glass doors and transom, clearstories, and roof monitors.

j. As part of a larger architectural project, the HDC will entertain new building concepts that may not be immediately recognizable in the Town of Easton Historic District, such as "net zero" properties.

Guideline 110. Exterior Lighting

a. Exterior light fixtures should match the character of the building.

b. Place building-mounted lighting to illuminate functional building elements, like entrances and signs.

c. Utilize accent lighting to highlight architectural elements. Accent light fixtures should be placed in inconspicuous locations and should generally not be visible from street-level.

d. Exterior lighting design should be subordinate to the overall façade design.

Guideline 112. Proportion

a. The proportions of a façade of a new building should be compatible with the façades of its neighbors.

b. Avoid dramatically different proportions on new buildings and additions.

Guideline 115. Roof Form

The roof shape of a new building should respect that of its neighbors. For example, in a street of buildings where gable end roofs predominate, introducing a different roof shape, such as a flat roof with an elaborate cornice would probably not be in keeping with the existing character of the street. The roof shape of an addition should complement the shape of the roof of the building to which it is attached.

a. Roof forms should be consistent with and similar to adjacent buildings.

b. Avoid constructing new buildings with roofs that vary significantly in shape or pitch.

c. In general, the heights of cornices and parapets on new buildings should match those of adjacent buildings.

Guideline 116 Roof Material

a. Roof material should generally be consistent with that of surrounding buildings.

b. Roof colors, where visible, should be compatible with the color scheme of the new building and the surrounding area.

Guideline 117. Gutters and Downspouts

Gutters and downspouts are generally not character-defining features and most buildings within the historic district have gutters that are not visible from the main facades.

a. Where possible, locate gutters so that they are obscured by parapets.

b. Locate downspouts in inconspicuous locations on the façade.

c. Half-round gutters and round downspouts are generally more appropriate than corrugated or “K-Style” gutters.

Guideline 121. General Guidelines for Utilities for New Construction

a. Locate electric, telephone, and cable services underground whenever possible.

b. Where underground placement is not possible, utilize the rear or other non-visible façade.

c. Locate exterior conduit and housing in an inconspicuous area and paint housing to match the exterior surface to which it is applied.

Guideline 122. Trash and Refuse Containers

a. Locate dumpsters and other trash receptacles in the rear or on a non-visible side elevation.

b. Employ opaque fencing or screening to limit the view from public rights-of-way.

Guideline 123. Mechanical Equipment

a. Rooftop mechanical systems should be positions so as not to be visible from the street.

b. Where rooftop location is not possible, mechanical systems should be located at a side or rear elevation and screened with fences or plantings.

Guideline 126. Arrangement

a. Windows should be present on all elevations that are visible from the street.

b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.

c. The relationship of voids to solids should be similar to that of neighboring buildings.

d. Window orientation should be consistent with the directional expression of surrounding buildings.

Guideline 127. Window Type

a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.

b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.

c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Staff Recommendation:

Staff supports a Commission **approval** of the application with conditions. The proposed materials are consistent with the Guidelines for new construction as well as Appendix B. The general massing, height, and placement of the structure is also consistent with the surrounding structures. There is also a 40 foot visibility triangle located at the corner of South Lane and Aurora Street that requires this structure to be set back further from the front property line than other structures on this block.

Recommended Conditions:

1. Half-round gutters and round downspouts shall be installed.

2. Trash receptacles shall be screened from view using wood fencing or landscape plantings.
3. Minor revisions to the proposed site and structure as determined by staff, may be approved administratively given they are consistent with the Historic District Commission Guidelines.

Example Motions:

1. I move that the Historic District Commission **approve** the application with staff's recommended conditions.

OR

2. I move that the Historic District Commission deny the application based on the following findings...

OR

3. I move an alternate motion.

RECEIVED

APR 17 2024

TOWN OF EASTON

HD 24-48

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2024-1184
Date Received:	04/17/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 20 SOUTH AURORA STREET

Contributing Non Contributing YEAR BUILT: ____ NATIONAL REGISTAR # ____

PROPERTY INFORMATION

OWNER NAME OSCAR ALVARADO

TELEPHONE NO. 410.924-5019 EMAIL OSCAR ALVARADO. 2539 @gmail.com.

Applicant or Agent

NAME Z. H. STAFFORD III.

TELEPHONE NO. 410-310-7755 EMAIL hoppe@easton.net

Description of Proposal (include additional sheets, as necessary)

CONSTRUCT PER ATTACHED PLANS FOR TWO STORY HOUSE

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date 04.09.2024

Printed Name of Applicant or Agent Z.H. STAFFORD III

Revised 4.4.2022

Railroad Hotel —Goldsborough Street at Pennsylvania Avenue

In 1870 Josiah Caldwell opened up his subdivision, Caldwell's Addition, a large tract of land which lay on both sides of the new railroad tracks and on both sides of Goldsborough Street. He had this tract platted in Blocks and Lots. That same year Thomas Webster bought Lot 28 in Block 3. The deed reads "with buildings and improvements made or being made." The lot extended from the intersection of Goldsborough Street and Pennsylvania Avenue, south 130 feet to Powell's Alley, west along the alley 30 feet, then north and east to the point of beginning. Mr. Webster put up a three-story building to be used as a hotel. Unfortunately, he died in 1872, and his executor, left in charge, seems to have let the property deteriorate badly. The Court ordered it sold in 1882 for the benefit of the heirs.

A succession of owners followed, but as a hotel enterprise this was never a very successful one. No doubt the opening of the new Avon Hotel, a really superior establishment, had much to do with the demise of the Railroad Hotel. At any rate, it was in a deplorable condition when Mr. Guy Lovelace, the head of Retrospect Studios Inc., bought it in 1976 for his firm. He has done an outstanding job of restoring this old building, which started out with such hopes of grandeur and success. Mr. Lovelace has now given it a productive life, with its antique shop, offices and studios.

PROPERTY OWNER: OSCAR ROLANDO ALVARDO
RUTH MARIBEL ANDRADE SANCHEZ
PROPERTY ADDRESS: 20 SOUTH AURORA STREET
EASTON, MARYLAND 21601
DEED REFERENCE: 2898/178

SITE NOTES

ZONING CLASSIFICATION: R-7A & HD (RESIDENTIAL AND HISTORICAL)

SETBACKS:	EXISTING /	PROPOSED
FRONT-	15'	68'/6'
SIDE-	8'	6'/8'
REAR-	25'	NA

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON 05-18-22.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS MDOT (NGS CERTIFICATE PENDING) AND MDNM (NGS CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.

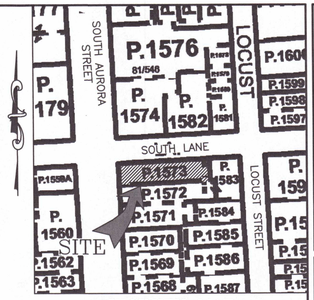
NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TOWN OF EASTON ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD DATA

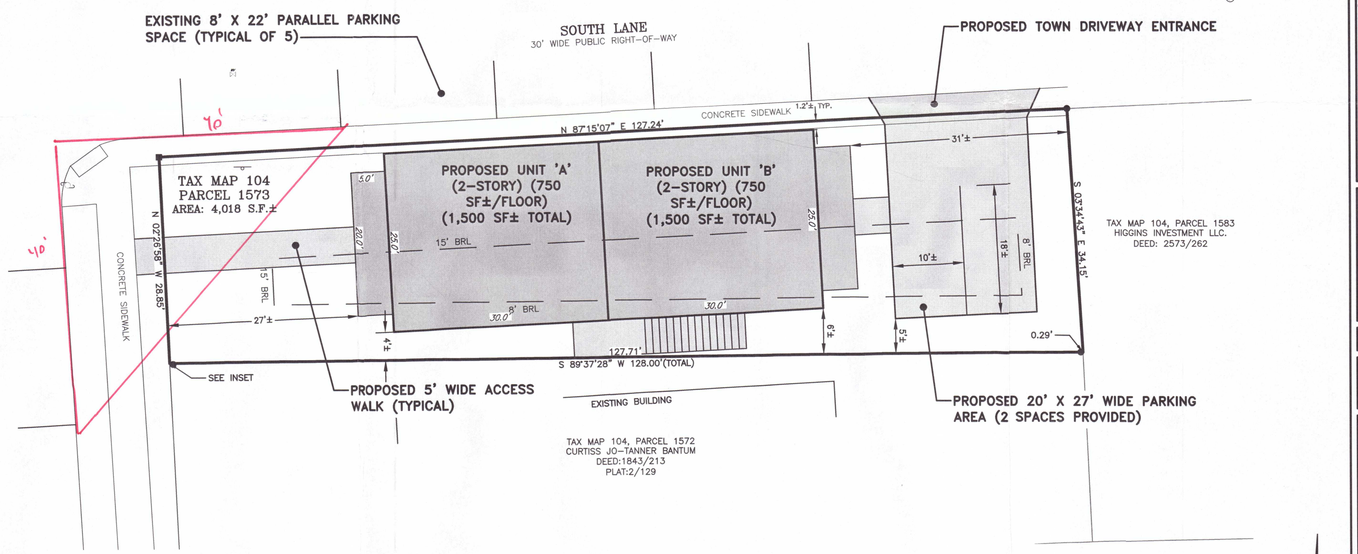
THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 24041C0189D FOR THE TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.



VICINITY MAP
SCALE: 1" = 100'
50' 0' 50' 100'
SCALE IN FEET



INSET
SCALE: 1"=1'

LEGEND
- SINGLE POST SIGN
- UTILITY POLE
- MARBLE MONUMENT FOUND
- IRON ROD FOUND

NAD 83 (2011) MD COORDINATE SYSTEM

NOTE: THE LAYOUT AS SHOWN HEREON IS CONCEPTUAL ONLY AND NOT INTENDED TO BE UTILIZED FOR DESIGN OR CONSTRUCTION PURPOSES.

10' 5' 0' 5' 10' 20'
SCALE IN FEET

PLANS ARE ISSUED FOR REVIEW ONLY

PLANS ARE NOT APPROVED FOR CONSTRUCTION

REVISIONS

No.	DATE	DESCRIPTION	BY

WARNING!!
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.

MISS UTILITY
DIG WITH CARE
CALL BEFORE YOU DIG
MARYLAND LAW
BEFORE YOU DIG CALL
1-800-441-8355 OR 811
PROTECT YOURSELF, GIVE
TWO WORKING DAYS NOTICE

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lanellc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL

DATE

SITE PLAN

ON THE LANDS OF
OSCAR ROLANDO ALVARADO
AND
RUTH MARIBEL ANDRADE SANCHEZ

IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 104, GRID 0, PARCEL 1573

ISSUED FOR:	DATE:	BY:
AGENCY REVIEW	1/04/23	JSC

SHEET No. 1 OF 1	DATE: 1/04/23
SCALE: AS NOTED	JOB No. 220204
	FILE No. B702

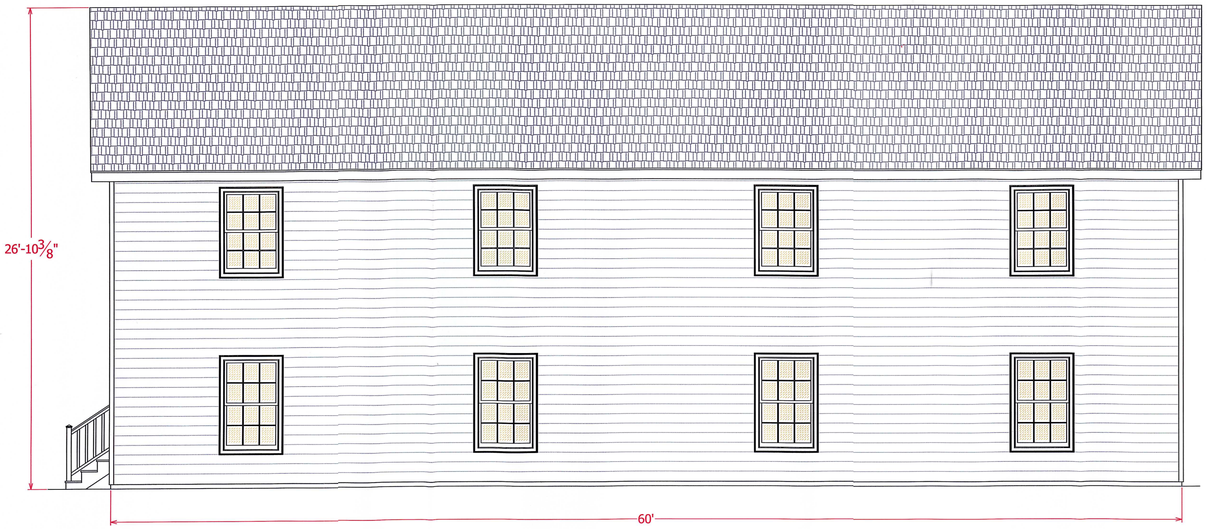
Date: 01/04/2024 - 11:41am User: wbamhart Project Manager: JSC
Drawing Path: K:\2022\220204-Old Town Rd, Easton, MD\CAD\PLTS-220204.dwg | SITE PLAN
XREF Path(s): K:\BASE-220204\ALD-BASE-220204\RBS-BASE-2438-220204\RSK-BASE-220204

PROPOSED FRONT ELEVATION

SCALE: ¼" = 1'-0" ARCHITECTURAL

PROPOSED RIGHT SIDE

SCALE: ¼" = 1'-0" ARCHITECTURAL



PROPOSED LEFT SIDE

SCALE: ¼" = 1'-0" ARCHITECTURAL

PROPOSED REAR ELEVATION

SCALE: ¼" = 1'-0" ARCHITECTURAL

SHEET NUMBER **E-1**

PROJECT NUMBER:

NOTES:

Scale: 1/4" = 1'-0" ARCHITECTURAL

Date of Plans Issued: February 23, 2024

REVISIONS

Rev. #:	Date:

WEST & CALLAHAN, INC. / EASTERN MILLWORK, INC.

8911 Mistletoe Drive
Easton, MD 21601

Office #: 410-822-3617 / 410-820-8848
Fax #: 410-822-7954 / 410-820-7880

Drawn By: Christine Gross
Designer Specialist
Email: christinegross@goeaston.net

OWNER & PROPERTY INFO:

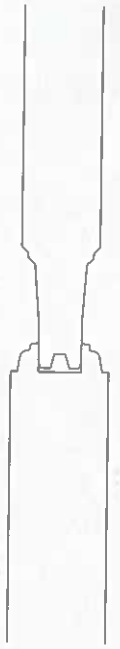
Owner(s): Happy Stafford (Oscar Alvarado)

Premises Address: 20 South Aurora Street
Easton, MD 21601

Mailing Address:

Map: 104
Grid: 0
Parcel: 1573
Subdivision: 0000

Tax Account #: 01-026135
County: Talbot
District: 1
Lot #: 8 /Acreage: 30' x 130'



Panel Profile

SM7282
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
Wide Layout

3/0 x 6/8
3/0 x 7/0

SM7702
IG
1-7/16" Double Hip
Raised Panel
Ovolo Sticking

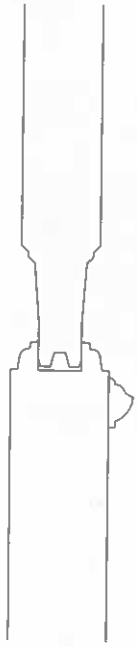
1/0 x 6/8 1/0 x 7/0
1/2 x 6/8 1/2 x 7/0

SM7344
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
Wide Layout

3/0 x 6/8
3/0 x 7/0

SM7130
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
Wide Layout

3/0 x 6/8 3/0 x 7/0



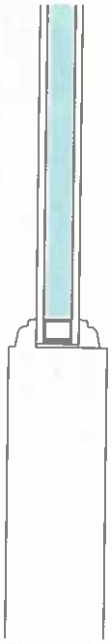
Panel Profile

SM7282RM
1-7/16" Double Hip
Raised Panel
Wide Layout
Raised Moulding, 1 Side
Ovolo Sticking

3/0 x 6/8
3/0 x 7/0

SM7702RM
IG
1-7/16" Double Hip
Raised Panel
Raised Moulding, 1 Side
Ovolo Sticking

1/2 x 6/8
1/2 x 7/0



Glass Profile

SM7501LE
Low-E
1-7/16" Double Hip
Raised Panel
Wide Layout
Ovolo Sticking

2/6 x 6/8 2/6 x 8/0
2/8 x 6/8 2/8 x 8/0
3/0 x 6/8 3/0 x 8/0

SM7801LE
Low-E
1-7/16" Double Hip
Raised Panel
Ovolo Sticking

1/0 x 6/8 1/0 x 8/0
1/2 x 6/8 1/2 x 8/0

Double Hung Insert G2 windows with Matte Black hardware

ULTIMATE DOUBLE HUNG INSERT G2

The Ultimate Double Hung Insert G2 window adds quality craftsmanship, beauty, and energy efficiency to your home without compromising architectural integrity. Its frame-in-frame design is built precisely to seamlessly fit into your unique window opening, so there's no need to remove the existing frame or disturb the exterior or interior trim of your house.

INTERIOR

EXTERIOR

SASH LOCK IN SATIN NICKEL

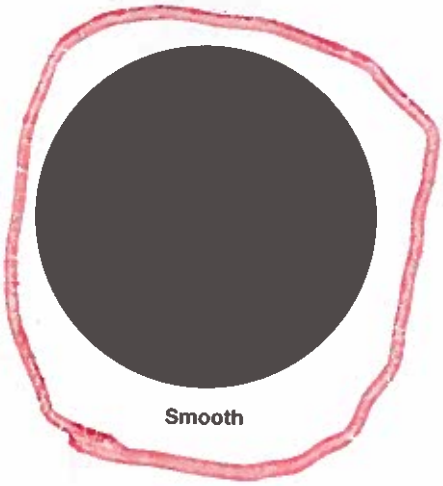
A classic look that stands the test of time.

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.

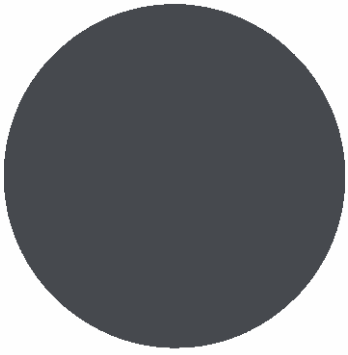
Hardie® Plank

Select Cedarmill®



Smooth

Beaded Select Cedarmill®



Beaded 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
Statement Collection®				•
Dream Collection®	•	•	•	•
Prime	•	•	•	•

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 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	•

Beaded Smooth

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

GAF

TimberlineHDZ®

High Definition® Lifetime† Shingles

STAINGUARD PLUS ALGAE PROTECTION

LAYERLOCK™ TECHNOLOGY

WINDPROVEN™ INFINITE WIND SPEED PROTECTION

Color Shown: Pewter Gray

America's #1-selling shingle just got better — again

Now with GAF Time-Release Algae-Fighting Technology and LayerLock™ Technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.

A standard INDUSTRIES COMPANY

We protect what matters most™

GAF

It's long-lasting stain prevention

Timberline HDZ® Shingles now come with a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration and GAF Time-Release Algae-Fighting Technology. Shingles with GAF Time-Release Algae-Fighting Technology use specially engineered capsules infused with copper microsites that release copper steadily over time for long-lasting algae-fighting power.[2]

Visit gaf.com/StainGuardPlus

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

GAF TimberlineHDZ®
High Definition® Lifetime* Shingles

It's the most advanced GAF shingle. Period.

WindProven™ Limited Wind Warranty — Timberline® Shingles with LayerLock™ Technology may qualify for the industry's first wind warranty with no maximum wind speed limitation when installed with the required combination of 4 qualifying GAF accessories.[1]

LayerLock™ Technology mechanically fuses the common bond between overlapping shingle layers. The added strength at the common bond powers the StrikeZone™ nailing area — the industry's widest nail zone.

[1]15-year WindProven™ limited wind warranty on Timberline® Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

TIMBERLINE® LIFETIME SHINGLES — NORTH AMERICA'S #1-SELLING ROOF

Value & Performance In A Genuine Wood-Shake Look

- Great Value... Architecturally stylish but practically priced — with a Lifetime ltd. warranty.[1]
- Dimensional Look... Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look.
- Highest Roofing Fire Rating... UL Class A, Listed to ANSI/UL 790.
- StainGuard® Algae Protection... Helps ensure the beauty of your roof against unsightly blue-green algae.[2]
- High Performance... Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more).
- Stays In Place... Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 130 mph (209 km/h).[3]
- Peace Of Mind... Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.[1]
- Perfect Finishing Touch... Use Timbertex® Premium Ridge Cap Shingles or TimberCrest™ Premium SBS-Modified Ridge Cap Shingles (visit www.gaf.com/ridgecapavailability for availability in your area).

[1] See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

[2] StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

[3] This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

[4] Limited availability.

[5] Rated by the Cool Roof Rating Council (CRRC) and can be used to comply with 2016 Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations.

[6] Timberline HD® White is ENERGY STAR® certified (U.S. only). Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment efficiency, and other factors.

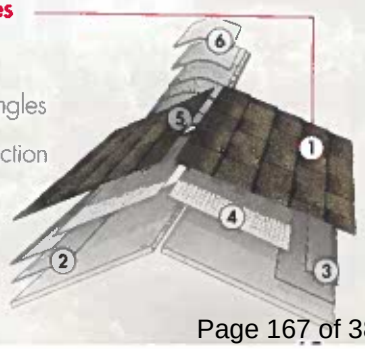
Most Popular High Definition® Shingle Colors

Regional High Definition® Shingle Colors

See chart on page 14 for color availability.

Where They Fit Within The Lifetime Roofing System

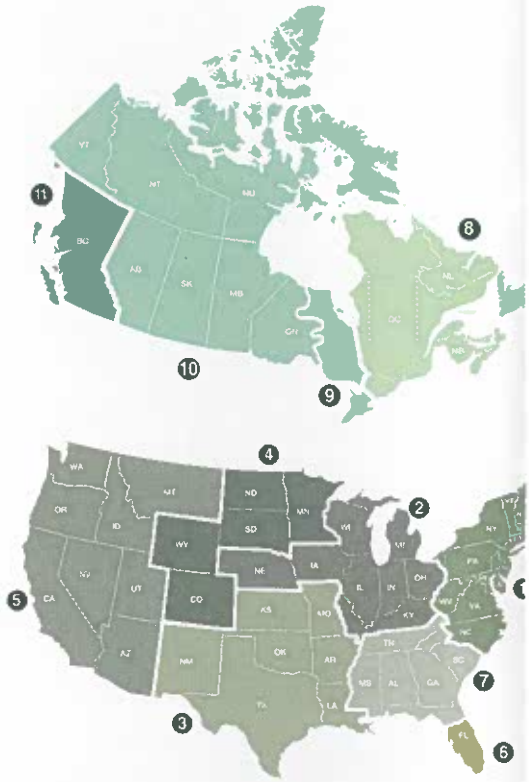
1. Lifetime Shingles
2. Leak Barrier
3. Starter Strip Shingles
4. Roof Deck Protection
5. Cobra® Attic Ventilation
6. Ridge Cap Shingles



GAF TIMBERLINE® LIFETIME HIGH DEFINITION® SHINGLES Color Availability

TIMBERLINE HD®

	1	2	3	4	5	6	7	8	9	10	11
Most Popular Colors:											
Barkwood	●	●	●	●	●	●	●	●	●	●	●
Birchwood		●		●	●	●	●		●	●	●
Charcoal	●	●	●	●	●	●	●	●	●	●	●
Hickory	●	●	●	●	●	●	●	●	●	●	●
Hunter Green	●	●	●	●	●	●	●		●		
Mission Brown	●	●	●	●	●	●	●	●	●	●	●
Pewter Gray	●	●	●	●	●[1]		●	●	●	●	●
Shakewood	●	●	●	●	●	●	●	●	●	●	●
Slate	●	●	●	●	●	●	●		●		●
Weathered Wood	●	●	●	●	●	●	●	●	●	●	●
Regional Colors:											
Biscayne Blue	●										
Canadian Driftwood								●	●	●	●
Copper Canyon					●						
Driftwood						●	●				
Fox Hollow Gray	●	●									
Golden Amber[4]					●						
Oyster Gray	●					●	●				
Patriot Red	●										
Sunset Brick						●					
White[2,3]						●	●				
Williamsburg Slate	●	●									



TIMBERLINE ULTRA HD®

	1[1]	2	3	4[1]	5
Most Popular Colors:					
Barkwood	●	●	●	●	●
Charcoal	●	●	●	●	●
Hickory	●	●		●	●
Pewter Gray	●		●[1]	●	
Shakewood	●	●	●[1]	●	●
Slate	●	●	●[1]	●	●
Weathered Wood	●	●	●	●	●
Regional Colors:					
Fox Hollow Gray	●			●	
Hunter Green	●			●	
Patriot Red	●			●	

3

LEARN MORE AT energystar.gov

U.S. only

[1]Limited availability.

[2]Rated by the Cool Roof Rating Council (CRRC) and can be used to comply with 2016 Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations.

[3]Timberline HD® White is ENERGY STAR® certified (U.S. only). Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment efficiency, and other factors.

[4]Timberline Ultra HD® Shingles / Timberline® UHD Shingles in these areas have the Dual Shadow Line feature.

For complete product specifications, visit gaf.com.

Most Popular

High Definition® Shingle Colors

(See chart at left for availability)

Regional

High Definition® Shingle Colors

(See chart at left for availability)

* StainGuard Plus™ Time-Release Technology is available only on Timberline Ultra HD® Shingles sold in packages bearing the StainGuard Plus™ logo. Products with StainGuard Plus™ Time-Release Technology are covered by a 25-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

** StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

GOOD HOUSEKEEPING QUALITY TESTED Since 1909 LIMITED WARRANTY

U.S. only

GAF STAINGUARD PLUS *

GAF STAINGUARD **

[1, 2, 3] See footnotes on previous page

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 5/13/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 606 Goldsborough Street

Application Number: 2024-1197

Request: Porch Column and Railing Replacement

Executive Summary:

The applicant is proposing to replace the existing wooden porch columns, railings, and decorative brackets with similar PVC components. This is a contributing structure to the Easton Historic District.

Staff supports a Commission continuation of this application. The proposal to replace wooden features on the front porch of a contributing structure with PVC is inconsistent with Guidelines 1, 3, 64, 65, and Appendix B.2

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics including the building's overall shape, roof form, and fenestration patterns, as well as small-scale features like moldings, brackets, ornaments, and other examples of skilled craftsmanship.

Guideline 3. Make Sensitive Replacements

a. Replace as little historic material as possible. This may include patching, splicing, or piecing-in replacement materials such as individual roofing tiles, shingles, or siding, masonry patches, or dutchman repairs for wood elements.

b. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. In some cases, replacement with features recreated in synthetic materials may be appropriate (for additional information on substituting historic materials, see Appendix B).

c. Avoid changing the character of historic features. For example, original horizontal board siding should not be replaced by vertically oriented siding or shingles, even of the same material.

d. Substitute materials should only be used if they do not cause damage or change the character of the historic resource. The new material should match the form, color, and texture of the historic feature (for additional information on substituting historic materials, see Appendix B).

Guideline 64. Preserve Historic Porches

a. Maintain and repair original porches, including steps, flooring, ceiling, columns, roof, details and ornamentation.

Guideline 65. Make Sensitive Replacements

a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.

b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.

c. Alternate materials may be allowable on a on side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.

d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

Appendix B.2 Common Substitute Materials

Vinyl

Vinyl is another common material for replacement columns and railings, which are available in a variety of designs. They are used for new construction and are most appropriate for buildings constructed in the late-20th century and later. Like vinyl windows, vinyl porch columns and railings are susceptible to fading and warping as a result of UV exposure and have a relatively short lifespan. The dimensions of vinyl columns typically do not match historic proportions or details and their use on historic buildings is discouraged.

Staff Recommendation:

Staff supports a Commission **continuation** of the application. The proposal to replace wood components of a front porch on a contributing structure with PVC (vinyl) is inconsistent with Guidelines 1a, 3b, 64a, and 65b. While the proposed PVC components are similar in

appearance to the existing wood features, there are noticeable differences. The Commission may request that the applicant explore the restoration of these character defining features and/or replacement with matching wood components.

Draft Motions:

1. I move that the Historic District Commission **continue** the application pending a revised submission.

OR

2. I move that the Historic District Commission **deny** the application based on the following finding that the proposal to replace wooden features on the front porch of a contributing structure with PVC is inconsistent with Guidelines 1, 3, 64, 65, and Appendix B.2

OR

3. I move an alternate motion.

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101004867	606 GOLDSBOROUGH ST	CARIO, KODY X AND LESLIE H

YEAR BUILT	PHYSICAL CONDITION
1900	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	REAR SECTION APPEARS TO BE LATER

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

VINYL SIDING, NEW WINDOWS + FRONT DOOR, BUT RETAINS FISH SCALE SHINGLES IN GABLE + SIDE OF PORCH AS WELL AS WOODEN WINDOW SURROUNDS + DOOR TRANSOM. MODERN OUTBUILDING.

RECEIVED

APR 2 2 2024

TOWN OF EASTON

HD 24-55

Application #:	2024-1197
Date Received:	04/22/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 606 Goldsborough Street

☐ Contributing ☐ Non-Contributing YEAR BUILT: ~1910 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Kody and Leslie Cario

TELEPHONE NO. 410.463.6219 EMAIL cariokody@gmail.com

Applicant or Agent

NAME Kody Cario

TELEPHONE NO. 410.463.6219 EMAIL cariokody@gmail.com

Description of Proposal (include additional sheets, as necessary)

Replace 5 wooden porch columns with 5 pvc porch columns. Replace 21LF of pvc porch railing and balusters in-kind with pvc railings and balusters. Replace 8 decorative porch brackets with 8 pvc decorative porch brackets.

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

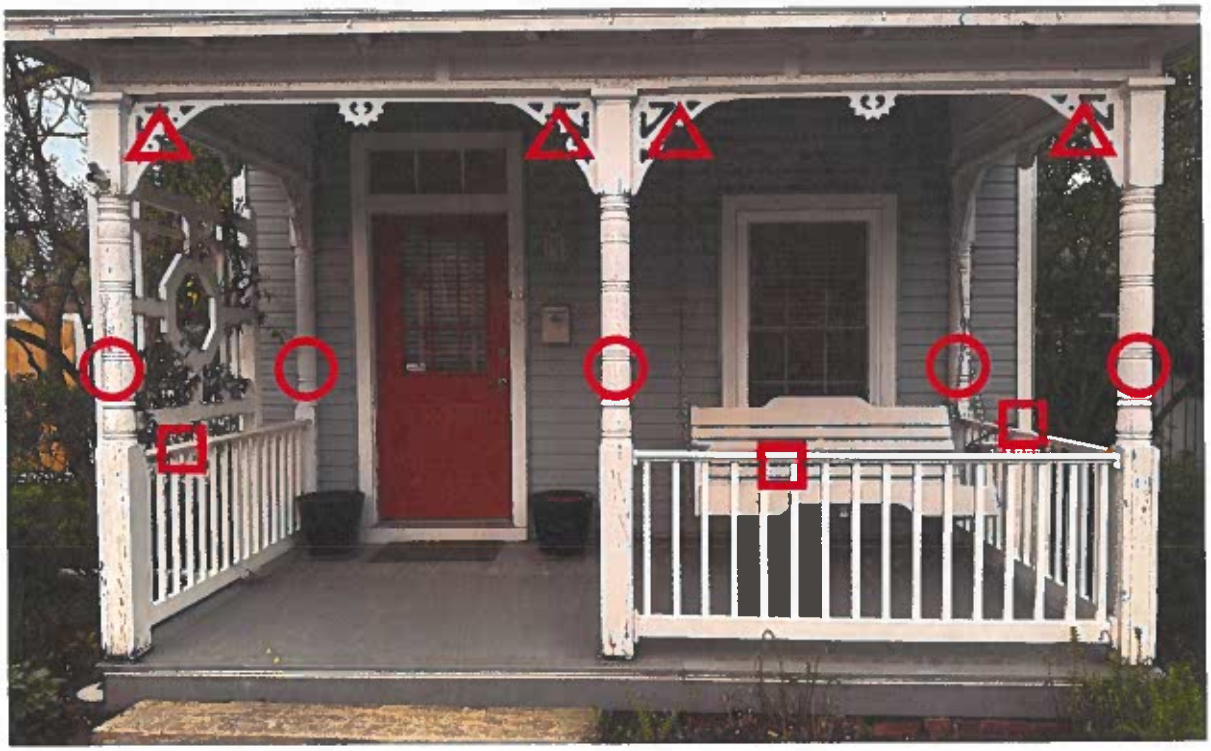
I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent _____

Date 4/22/2024

Printed Name of Applicant or Agent Kody Cario

Revised 4.4.2022



COLUMNS TO BE REPLACED (5)

RAILINGS/BALUSTERS TO BE REPLACED (3 SECTIONS)

DECORATIVE PORCH BRACKETS TO BE REPLACED (8 TOTAL)

EXISTING CONDITIONS

Cario/606 Goldsborough Street

Historic District/Building Application Information 1/5

EXISTING CONDITIONS

Cario/606 Goldsborough Street

Historic District/Building Application Information **2/5**

EXISTING WOOD COLUMN 5.25"x5.25"xH

PROPOSED PVC COLUMN 5.25"x5.25"xH

Cario/606 Goldsborough Street

Historic District/Building Application Information 3/5

EXISTING DECORATIVE BRACKET 15"x15"x1"W

PROPOSED PVC DECORATIVE BRACKET
14.75"x14"x1"W

EXISTING PVC RAILING AND BALUSTERS 36"x76" (3 SECTIONS)

PROPOSED PVC RAILING AND BALUSTERS 36"x76" (3 SECTIONS)

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 5/13/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 209 Port Street

Application Number: 2024-1194

Request: Signage

Executive Summary:

The applicant is proposing to install an approximately 32 square foot wall sign. The sign will be externally illuminated using gooseneck lamps.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

a. Avoid covering or obscuring architectural features.

b. Mount signs in a way that does not damage historic fabric. For example, connections for wall-mounted signs should be through a mortar joint rather than a masonry unit.

c. Integrate signs to the overall building composition. Locate signs in a way that emphasizes architectural features of the building. Use the shapes and sizes of signs to reinforce the directional expression or visual façade divisions.

d. Limit the overall number of signs to avoid a cluttered appearance that competes with the building's historic character.

e. Signs should be placed in locations on building that are traditionally used for signs.

Guideline 30. Lighting for Signs

a. Internally illuminated signs, particularly box or cabinet signs in which the entire surface is illuminated, and neon signs, are generally not appropriate for the character of the district.

b. Halo lighting, in which individual letters contain lighting to illuminate the wall behind them, are appropriate for wall signs.

c. Indirect lighting should be utilized. Gooseneck lamps or similar fixtures which direct light at a signboard are generally appropriate.

d. Lighting sources and associated conduit for signs should generally be concealed from view.

e. Excessively bright or flashing lights and animated signs are not appropriate for residential or commercial portions of the district.

Guideline 35. Wall Signs

a. Wall signs mounted above a storefront cornice or signboard area should not cover upper floor windows, window surrounds or decorative features of the front façade. On one-story buildings, signs should not cover the cornice or project above it.

b. Wall signs should generally be mounted above the storefront, within a sign band or on the façade between the storefront cornice and the second story windowsills.

c. Wall signs should be an appropriate scale for the wall to which they are attached.

d. It is inappropriate to paint over existing historic signs (often referred to as "ghost signs").

Staff Recommendation:

Staff supports a Commission **continuation** of the application. There is a Zoning Code related issue with the placement of the sign being above the eave line that needs to be resolved. Staff recommend that the applicant explore other placement options for the sign or a different sign type such as a freestanding sign.

Draft Motions:

1. I move that the Historic District Commission **table** the application pending a revised submittal that reflects staff's comments on placement.

OR

2. I move that the Historic District Commission approve the application as submitted.

OR

3. I move an alternate motion.

NOTES

1. FOR BUILDING DETAILS SEE ARCHITECTURAL PLANS
2. LIMITS OF DISTURBANCE: 3,953 SQ.FT.±

SHEET KEYNOTES

1. PROPOSED BRICK SIDEWALK (SEE DETAIL)
2. PROPOSED CONCRETE RAMP
3. PROPOSED STEPS (5 RISERS)
4. PROPOSED BRICK PLANTER BOX
5. PROPOSED BRICK LANDING
6. PROPOSED COVERED STAIRS TO SECOND FLOOR
7. PROPOSED GATE
8. PROPOSED FENCE
9. PROPOSED CONCRETE PAD / SIDEWALK
10. PROPOSED PLAY AREA
11. PROPOSED LANDSCAPING (TYPICAL)
12. PROPOSED (FUTURE) LOCATION OF ELEC. METER AND CT CABINET

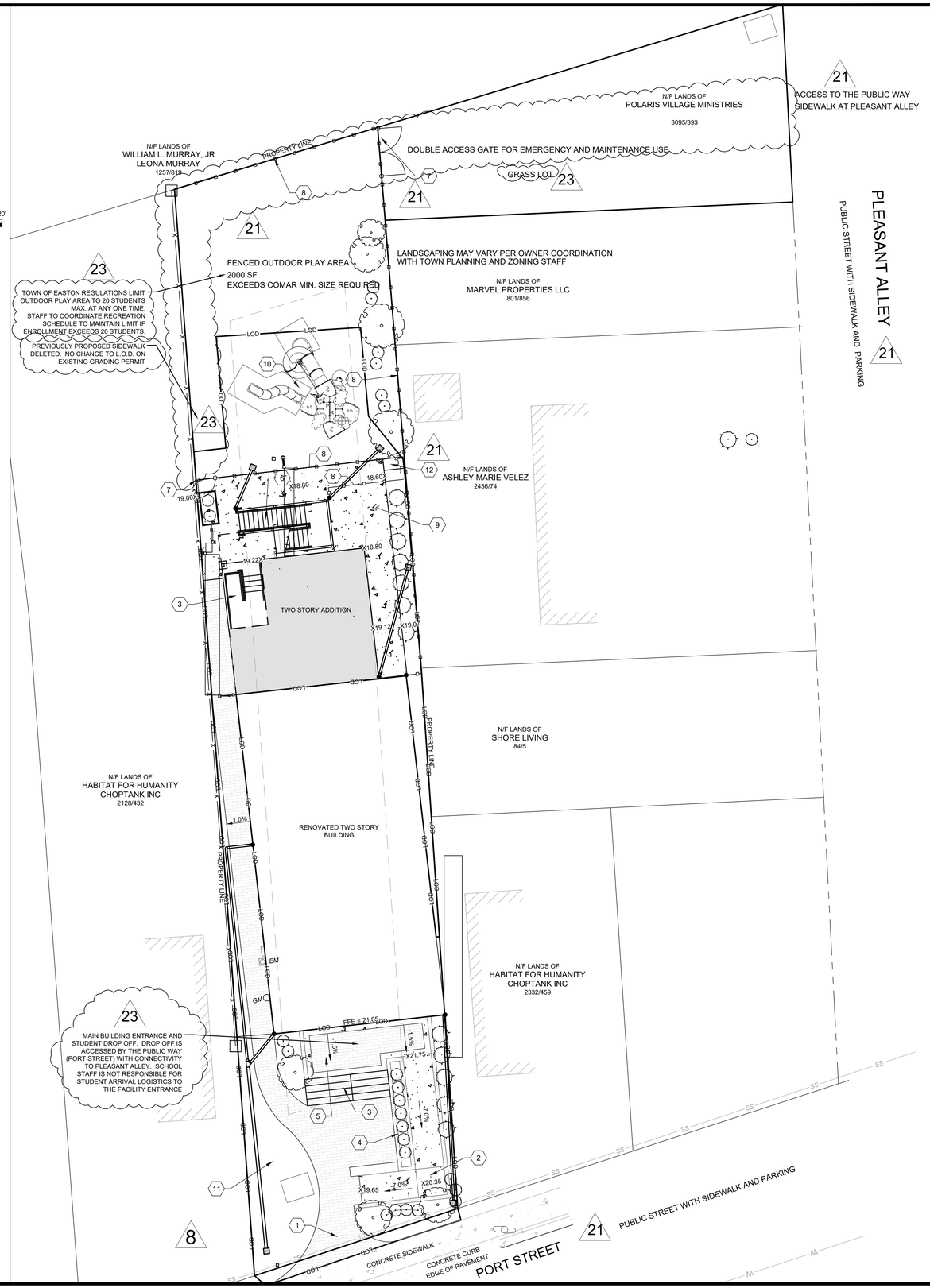
LEGEND

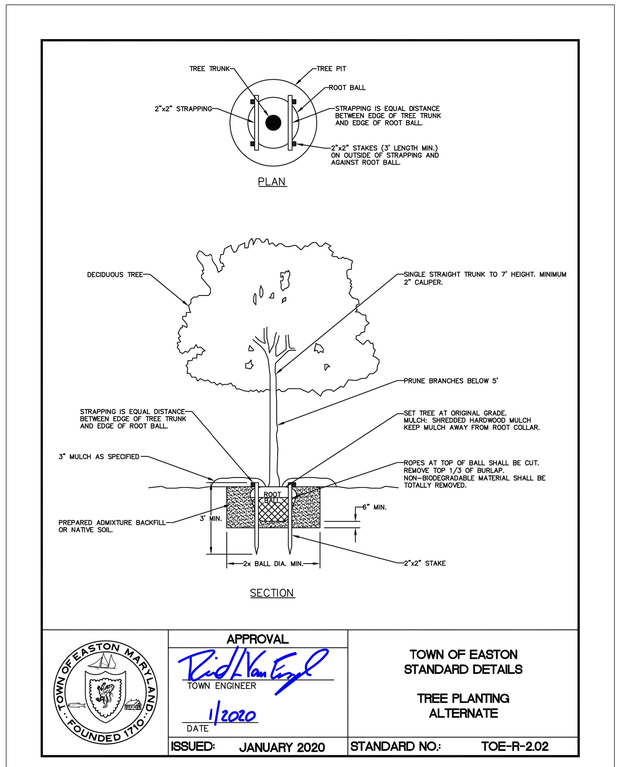
- N/F — DENOTES NOW OR FORMERLY
- 20 — DENOTES EXISTING CONTOUR
- DENOTES BUILDING SETBACK LINE
- X — DENOTES EXISTING FENCE LINE
- DENOTES PROPOSED FENCE
- DENOTES FENCE POST
- GM — DENOTES GAS METER
- EM — DENOTES ELECTRIC METER
- WM — DENOTES WATER METER
- DENOTES UTILITY POLE
- LOD — DENOTES LIMITS OF DISTURBANCE
- DENOTES PROPOSED CONCRETE
- DENOTES EXISTING CONCRETE
- DENOTES PROPOSED BRICK
- DENOTES PROPOSED DOWNSPOUT

NAD 83/91

N

0 10' 20'





TOWN OF EASTON MARYLAND FOUNDED 1710

APPROVAL

TOWN ENGINEER

1/2020
DATE

TOWN OF EASTON
STANDARD DETAILS

TREE PLANTING
ALTERNATE

ISSUED: JANUARY 2020 STANDARD NO.: TOE-R-2.02

TOWN OF EASTON PLANNING AND ZONING 14 S. HARRISON STREET EASTON, MD 21601	APPROVED BY	DATE
TOWN OF EASTON TOWN ENGINEER 14 S. HARRISON STREET EASTON, MD 21601	APPROVED BY	DATE
EASTON UTILITIES 201 N. WASHINGTON STREET EASTON, MD 21601	APPROVED BY	DATE

PROPOSED SITE PLAN

ON THE LANDS OF

POLARIS VILLAGE MINISTRIES, INC.

TOWN OF EASTON, TAX MAP 104, PARCEL 1483

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR: POLARIS

RAUCH inc
engineering design & development services
office: 410.770.9081 | fax: 410.770.3667
email: info@rauchengineering.com | www.rauchengineering.com
Maryland Office: 106 N. Harrison St. - Easton, MD 21601
Virginia Office: 8229 Boone Blvd, Suite 625 - Vienna, VA 22182

REVISIONS

REV. #	DATE	DESCRIPTION
1	7/01/2021	REVISED LOD
2	7/22/2021	REVISED PER COMMENTS
3	9/14/2021	REVISED PER COMMENTS
4	11/11/2021	REVISED PER T.O.E. COMMENTS DATED 10/7/21
5	02/10/2022	REVISED PER T.O.E. COMMENTS DATED 12/1/21
19	10/17/2023	REVISIONS TO TOWN PERMIT OFFICE
21	03/29/2024	REVISIONS TO TOWN PERMIT OFFICE
23	05/06/2024	REVISION TO TOWN PERMIT AND ENGINEERING DEPARTMENTS

SEAL

DATE

DATE: APRIL 2021

SCALE: 1" = 10'

DRAWN BY: W. BONNETT

PROJECT NO.: 200040

SHEET NO.: SP-1

RECEIVED

APR 29 2024

TOWN OF EASTON

HD 24-52

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2024-1194
Date Received:	04/29/2024
Fee Paid:	$75.00
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION (SIGNAGE) FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 209 PORT STREET, EASTON, MARYLAND 21601

☐ Contributing ☒ Non-Contributing YEAR BUILT: REBUILT 2024 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Polaris Village Ministries, Inc

TELEPHONE NO.: (410) 310-6241 EMAIL: ddaly@polarisvillage.org

Applicant or Agent

NAME: Derick Daly

TELEPHONE NO.: (410) 310-6241 EMAIL: ddaly@polarisvillage.org

Description of Proposal (Include additional sheets, as necessary)

PROPOSED 32 SF (APPROX.) WALL-MOUNTED BUILDING SIGN PROPOSED FOR POLARIS VILLAGE MINISTRIES.
IGN TO BE OF WOOD, MDO, AND/OR PVC PANEL MATERIALS, TYPICAL FOR SIGN MAKING IN TOWN. LETTERS ARE
O BE APPROXIMATELY 8" HIGH, RAISED, AND PAINTED IN A CONSTRASTING COLOR. EDGE TRIM TO BE RAISEDÚND
PAINTED A CONTRASTING COLOR. LOGO TO BE RAISED OR CARVED, AND PAINTED A CONTRASTING COLOR.
IGN MAY BE ILLUMINATED AT OWNER'S DISCRETION WITH TWO GOOSENECK STYLE EXTERIOR SCONCES.
IGN ADHERES TO ALL TOWN ORDINANCE AND HISTORIC DISTRICT GUIDELINES. SEE ATTACHED.

Specific Requirements

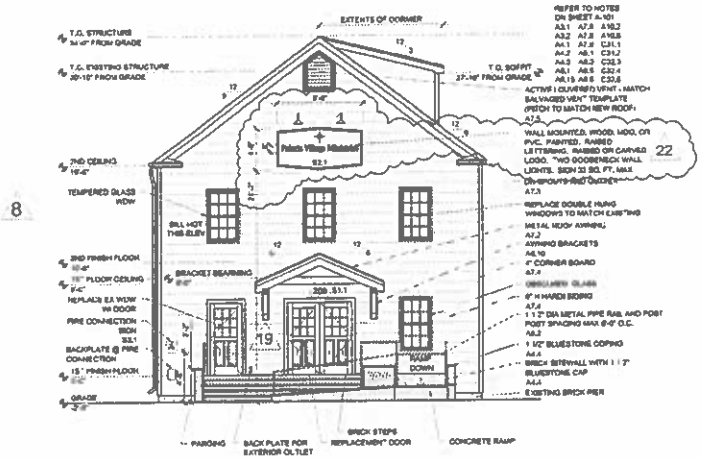
- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

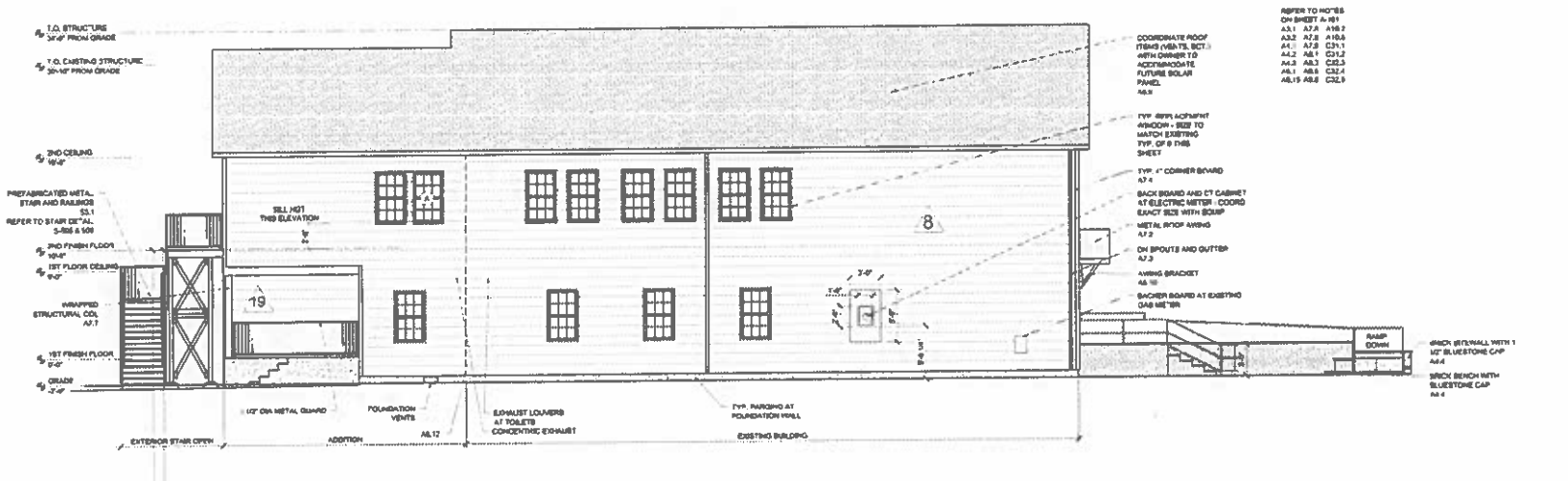
Signature of Applicant or Agent
Date 4/29/24
Printed Name of Applicant or Agent Derick Daly

Revised 4.4.2022



1 SOUTH ELEVATION

Scale: 3/16" = 1'-0"



2 WEST ELEVATION

Scale: 3/16" = 1'-0"

DRAWINGS

200 PORT STREET EASTON, MD 21601

POLARIS VILLAGE MINISTRIES

TAX MAP 104 GRID C, PARCEL 1483

TALBOT COUNTY, MARYLAND

PREPARED FOR DERICK DALY

RAUCH

ARCHITECT SEAL

PROFESSIONAL CERTIFICATION

REVISIONS

REV. #	DATE
REV 2	6/24/2022
3	10/17/2022
77	04/22 2024

DATE

SCALE

DRAWN BY

CHK'D BY

SHEET TITLE

ELEVATIONS

SHEET NO.

A-201

Nicholas Johnson <njohnson@eastonmd.gov>

209 Port Street Sign

1 message

Nicholas Johnson <njohnson@eastonmd.gov> Thu, May 2, 2024 at 10:26 AM
To: Derick Daly <ddaly@jackresources.com>
Cc: Miguel Salinas <msalinas@eastonmd.gov>, Samantha Smith <ssmith@eastonmd.gov>

Hi Derick,

I wanted to bring a Zoning Ordinance related issue to your attention regarding the proposed Polaris VIllage sign and suggest that you hold off on applying for Historic District approval. There is a line in the signage ordinance that states "Wall signs shall not be mounted higher than the eave line...". This Code as written would prohibit the proposed wall sign from being installed where you have proposed. We are in the process of a Zoning Code amendment that would hopefully allow signage to be installed above the eave line in the case gable end roofs. I would suggest that we hold off on your application temporarily until we get a better sense of when and how this code will be amended. Alternatively, you could amend your application and propose a different style of sign (ie, freestanding or hanging).

Sincerely,
--
Nicholas Johnson
Planner
Town of Easton
Planning & Zoning

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 5/12/2024

Staff Contact: Miguel Salinas, Director of Planning and Zoning, msalinas@eastonmd.gov

Property Address: 139 N. Washington Street

Application Number: 2024-1182

Request: Demolition of an existing building and Certificate of Appropriateness for the construction of townhomes and single-family dwellings

Executive Summary:

The applicant, Miller Development Corporation, is seeking approval for the demolition of a non-contributing building (the former Safeway building) and a Certificate of Appropriateness to construct twenty-four (24) four-story townhomes and nine (9) single-family dwellings with associated parking, stormwater management facilities, and landscaping. The applicant also has additional associated applications under review: 1) sketch subdivision, and 2) Planned Unit Development (PUD) – Infill.

Background Information:

Miller Development Corporation (Applicant) is seeking approval for the demolition of an existing non-contributing building built in 1967 and construction of twenty-four (24) townhomes and nine (9) single-family dwellings with associated parking, stormwater management facilities, and landscaping. The site is the former Safeway grocery store and is zoned Central Business (CB). The project also proposes a mews, which includes an ornamental fence, garden walls and decorative pavers to provide a walkable connection between North Washington Street and North West Street.

Staff supports the demolition of the existing structure as the Old Safeway building. Although the building was in 1967, it is a non-contributing building; the structure was built after the Historic District's period of significance.

Historic District Guidelines for New Construction:

Guideline 94. Style

The Guidelines recommend avoiding the imitation of earlier of historic architectural styles and to create a new design that compliments the existing historic surroundings. New infill buildings should relate to and be compatible with the architectural detailing of adjacent buildings.

Staff notes the applicant provided precedent images that demonstrate the proposed project is compatible, but does not imitate earlier historic architectural styles.

Guideline 95. Siting

The Guidelines recommend to site new construction on existing vacant lots whenever possible and that new buildings should be oriented to the street. Landscaping should be in keeping with those of neighboring properties.

The applicant has met this guideline as it related to surrounding single-family structures.

Guideline 96. Orientation, Alignment, and Setback

The Guidelines recommend orienting new construction towards the major streets and to align new buildings with the setback of surrounding buildings on the street.

The applicant has met this guideline.

Guideline 97. Form, Massing, Height, and Scale

The Guidelines recommend that the height of a new building should be within ten percent of the height of the surrounding buildings.

The applicant provided a building height exhibit and demonstrates that they are in keeping with the ten percent guideline. For conformance with the additional recommendations of this guideline, see the sections below.

Guideline 98. Street Rhythm

The Guidelines recommend that the overall size, massing, and form of a new building should respect the existing street rhythm and to avoid designs that interrupt or otherwise disrupt the street rhythms.

Staff notes that the site plan and rendering show consistency with historic surrounding homes related to breaks between the facades of the single-family homes adjacent to North Washington Street and Bay Street. In addition, the mews is effective in breaking up the lengthy street frontages of the property on the aforementioned streets.

Guideline 103. Materials

The Guidelines for walls, sloped roofs, and other visible elements state that new buildings should utilize materials that are either the same or similar to those found on buildings in the surrounding area in order to tie into the streetscape. Board siding, including wood and cementitious fiber/cement may be appropriate. In addition, unpainted brick masonry is generally an appropriate material for exterior walls. Staff notes the applicant is not proposing vinyl siding on any of the elevations.

Overall, the elevations of all the buildings show clear delineations between the base, middle, and cap of their facades through the use of varying materials, textures, and designs. The North Washington Street east elevation demonstrates homes using fiber cement clapboard siding and fiber cement vertical shiplap siding along with fiber cement panels and trims. The front elevation for homes 28 and 27 use a combination of clapboard siding for floors 2 and 3 and vertical shiplap siding on the front gable for the top half-floors. Home 25 replaces the vertical shiplap on the front gable with a fiber cement panel. The two side gable homes propose red Brick A(floors 2 and 3). All five homes incorporate a brick base (ground floor) although the application is not clear on any final differences between Brick A and Brick B. The elevations demonstrate a combination of red and gray brick.

Regarding the Bay Street north elevation, Home 25 continues the fiber cement clapboard siding and brick base consistent with its North Washington Street elevation. The bay windows on Floors 2 and 3 incorporate fibber cement panel identical to the material on the homes front gable. The front elevation of the townhomes along Bay Street consists of red brick facades with differentiation between floors 2 and 3 by incorporating a checkerboard brick spandrel of matching break. Similarly between floors 3 and the tope half-floor, the facades incorporate a corbel of matching brick.

The West Street elevations for the front gable homes depict materials similar to those on the North Washington Street frontage, as does the side gable home.

The north and south alley elevations of the townhomes use a red brick and matching corbels consistent with their front facades except that the checkerboard brick spandrel is eliminated between floors 2 and 3. The facades are further articulated with soldier course brick headers of matching brick. The top half-floors include fiber cement vertical shiplap siding.

The main materials used for the facades of the townhomes facing the mews are consistent with the materials used for the front facades of the townhomes along the North Washington Street frontage.

The porch materials include polymer flooring and decorative porch columns and entablatures along with decorative railings.

Staff requests the applicant clarify the differences between Brick A and Brick B, especially as depicted on the North Washington Street frontage.

Guideline 105. Exterior Color

The Guidelines states that exterior walls and detail colors of new construction should harmonize with the colors of surrounding historic properties and to avoid using more than three exterior colors for a new building or addition.

Guideline 107. Placement of Doors and Entrances

Guideline 108. Design

The Guidelines state that doors may be centered or aligned to either side of the façade and that secondary doors should be understated and simple in design as compared to the front or main door.

The red brick side gable homes facing North Washington Street and West Street include centered fiberglass and steel double doors. The front-gables homes and townhomes include side-aligned fiberglass and steel single doors. The side doors of the front-gable homes facing the alleys are clearly secondary. The fiberglass doors are consistent with the Guidelines.

In addition, the applicant is proposing sectional aluminum and glass overhead garage doors with painted steel lintels. Although modern in appearance, staff prefers these materials for the overhead garage doors as they provide a contras with the more traditional features of the townhomes and avoid completely mimicking the surrounding historic structures.

Guidelines 108. Energy and Sustainability

The Guidelines recommend employing energy and sustainability techniques including the use of shutters and awnings, to place energy efficient HVAC equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street; avoid paving up to the building foundation, avoid removing existing shade trees or vegetation.

The applicant has addressed several of the guidelines. indicated the shutters on the front gable homes will be operable. The applicant, as depicted in the illustratives or renderings, is also proposing private landscape beds using masonry garden walls along North Washington Street, West Street, and portions of Bay Street. Similar private garden beds with masonry walls are also proposed to flank each entrance of the mews. These beds serve to soften the hardscape along these street frontages. Private raised garden beds, to include flowering trees, perpendicular to the Mews are also proposed along the mews to provide additional green space and to delineate the

private front patios of the townhomes. These depictions are consistent with the applicant's PUD sketch plan. However, the plan depicts canopy trees planted along Bay Street. Staff notes the narrow width of the roadside right-of-way precludes the planting of any street trees.

Staff notes the narrow width of the roadside precludes the planting of canopy trees on the right of way. Staff requests the applicant clarify whether private planting beds along Bay Street are of sufficient width and depth to support canopy trees. Staff also requests the applicant indicate the placement of HVAC mechanical equipment. Lastly, staff notes that the removal of existing vegetation along West Street will be required.

Guideline 110. Exterior Lighting

The Guidelines recommend exterior lighting that matches the character of the building and is subordinate to the overall façade design. They also recommend to place building-mounted lighting to illuminate functional building elements such as entrances and to utilize accent lighting to highlight architectural elements and lace in inconspicuous locations not generally visible from street level.

The renderings show wall lighting using traditional design on the townhomes on the ground level above the entrance doors. This same element is shown on the townhomes facing Bay Street. The applicant meets this guideline.

Guideline 112. Proportion

The relation of dimensions (height and width) of the front elevation of a building and its components should be compatible with the facades of its neighbors. The Guidelines recommend avoiding different proportions on new buildings and additions.

Staff notes that the proportion of buildings create scale and scale is the relationship of the human form to the buildings and from one building to another. The applicant provided precedent images show single-family structures in Easton between three and four bays wide. The proposed single-family homes along the street frontages are three bays. Although the width of the brick single-

family homes are wider with two adjacent windows on the outside bays, staff considers them as three bay homes as the elevations effectively reduces the perception of these widths by incorporating porches and decorative porch columns. Staff notes the North Washington Street elevation includes two attached dwellings. The design is a unique adaption of a traditional narrow single-family Gable-Ell house where one dwelling unit is the rectangular gable-front and the other unit is formed with an intersecting, perpendicular ell. The design of the two attached units is effective in reducing the perceived width of the structure.

The directional expression of the buildings are vertical in proportion, similar to several along Washington Street. The top half stories of the homes along North Washington Street and West Street also provide a more human scale to their vertical proportions. The same can be said for the half stories of the townhomes along Bay Street with their unique straight mansard-like roofs. The renderings also show these half story roofs reduce pedestrians' perceptions of their vertical proportionality along the mews.

Guideline 113. Façade and Rhythm

The spacing and repetition of building façade elements (windows, doors, etc.) give an elevation its rhythm. The Guidelines recommend avoiding façade rhythms drastically different from those in the surrounding area. Staff notes that the rhythm and placement of window and door openings are compatible with those of adjacent historic structures and of the street itself. If anything, the street rhythm closes the gap that exists between the incompatible suburban-style former property and the traditional historic district development pattern of Easton's central business district.

Guideline 114. Landscape Features.

The Guidelines recommend that new buildings should respect the existing character-defining landscape features of the property on which it is located and should be compatible with the landscape design of adjacent properties.

Staff notes that existing property is currently devoid of any landscaping. The applicant proposes landscaping beds to soften the look of the buildings adjacent to the roadside and contribute to an attractive gateway into the historic downtown.

Guideline 115. Roof Form
Guideline 116. Roof Material
Guideline 117. Gutters and Downspouts.

The Guidelines recommend that roof shapes of new buildings should respect that of its neighbors. Roof materials should also be generally consistent with that of surrounding buildings and colors, where visible, should be compatible with the color scheme of the new buildings and the surrounding area. The Guidelines recommend to locate gutters so they are obscured by parapets and to locate downspouts in inconspicuous locations on the façade. Half-round gutters and round downspouts are generally more appropriate.

Washington Street consists of a mix of predominantly side gable roofs along with mansard and flat roofs. Staff notes the existing home at the corner of Bay Street and North Washington Street, as well as the existing home adjacent the proposed development on West Street are front gable. The mix of front and side gable single family homes create a variety of roof forms along the front elevations. As previously mentioned, the townhomes include unique stepped-back half stories of straight mansard-like roofs.

The townhomes include standing seam metal roofs and the single-family homes are slate asphalt shingled roofing. The standing seam metal roofs are 1.5” or less for the rib seam height with closed rib ends and a maximum panel width of 16 inches. These specifications are consistent with the Guidelines for roof material of existing historic structures. The applicant’s submission includes Highland Slate Designer Roofing Shingles with options for a darker color palette (Smokey Quartz, New England Slate, Fieldstone, Black Granite, Weathered Wood).

Staff recommends the applicant adhere to the darker color palette for the slate asphalt roofing shingles and requests the applicant clarify that the roofing materials for the porches on the

single-family homes will match that of the main structures as well as the painted color of the standing seam metal roofs. The applicant is proposing underground stormwater storage chambers. Staff notes the applicant has provided a cut sheet for aluminum half round reverse bead gutters and aluminum plain round downspouts. Staff recommends a condition that the location of gutters and downspouts shall be consistent with Guideline 117.

Guideline 122. Trash and Refuse Containers

The Guidelines recommend locating dumpsters and trash receptacles in the rear or on a non-visible elevation and to employ opaque fencing or screening to limit the view from public rights-of-way.

Staff notes the applicant has stated at the Easton Staff Development Review Committee that trash and recycling collection will be privately contracted and receptacles will be kept in garages. Staff requests the applicant clarify the location of receptacles. Staff also recommends that the location and screening of trash receptacles shall adhere to Guideline 122.

Guideline 123. Mechanical Equipment

The Guidelines recommend that rooftop mechanical systems should be positioned so as not to be visible from the street and, where rooftop location is not possible, to locate such equipment at a side or rear elevation and screened with plantings.

Staff requests the applicant verify that the rooftop mechanical equipment for the townhomes will be effectively screened. Staff also requests the applicant verify that mechanical equipment for the single-family homes will be located to the side and rear and will be effectively screened.

Guideline 126. Window Arrangement

The Guidelines recommend that windows should be present on all elevations that are visible from the street; that window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings; that the relationship of solids to voids should be similar to

that of neighboring buildings; and that window orientation should be consistent with the directional expression of surrounding buildings.

Staff finds the application is consistent with this guideline.

Guideline 127. Window Type

The Guidelines recommend that windows should match the character of the new building's façade; that vinyl windows are not appropriate in the historic district; and that wood, aluminum, aluminum clad wood; and fiberglass may be appropriate materials.

The applicant is proposing wood clad double hung or awning windows and dormer windows (Anderson 400 Series). The wood clad double hung windows depicted in the elevations include cast stonesill/band/headers with the exception of the rear facades of the townhomes which include soldier course brick headers along with matching vertical stacked bond brick for third story windows.

Staff Recommendation:

Staff supports a Commission **approval** of the demolition and Certificate of Appropriateness as submitted subject to the applicant clarifying:

1. The differences between Brick A and Brick B, especially as depicted on the North Washington Street frontage
2. Whether private planting beds along Bay Street are of sufficient width and depth to support canopy trees
3. The location of HVAC mechanical equipment
4. The painted color of the standing seam metal roofs
5. The location of trash receptacles and/or dumpsters

Should the application be approved, staff recommends the following conditions, in addition to any other conditions required by the Commission:

1. The applicant adhere to the darker color palette for the slate asphalt roofing shingles.
2. The roofing materials for the porches on the single-family homes will match that of the main structures.
3. The location of gutters and downspouts shall be consistent with Guideline 117.
4. The location and screening of trash receptacles shall adhere to Guideline 122.
5. The placement of HVAC mechanical equipment on the rooftops shall be effectively screened or otherwise such equipment shall be located at ground level to the side and rear of structures and will be effectively screened through landscaping or a masonry wall.

Draft Motions:

1. I move that the Historic District Commission **approve** the demolition of the existing old Safeway building. I further move that the Historic District Commission approve a Certificate of Appropriateness for the application as submitted subject to the following conditions…

OR

2. I move that the Historic District Commission deny the application based on the following findings…

OR

3. I move an alternate motion.

RECEIVED
APR 0 8 2024
TOWN OF EASTON

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

HD 24-47

Application #:	2024-1182
Date Received:	04/08/2024
Fee Paid:	$75.00
HDC Meeting Date:	04/22/2024
Date Property Posted:	04/15/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 139 N Washington St, Easton, MD 21601

☐ Contributing ☒ Non-Contributing YEAR BUILT: 1967 NATIONAL REGISTAR #:

PROPERTY INFORMATION

OWNER NAME: Contract Purchaser/Applicant: Miller Development Corporation c/o Robby Miller

TELEPHONE NO.: 301-807-7057 EMAIL: rmiller@miller.group

Applicant or Agent

NAME: Lane Engineering, LLC c/o Brett Ewing, AICP

TELEPHONE NO.: 410-822-8003 EMAIL: bewing@leinc.com

Description of Proposal (include additional sheets, as necessary)

Demolition of the old Safeway building and construction of 4-story townhomes and single-family dwellings (33 units total).

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date 4/8/2024

Printed Name of Applicant or Agent Brett Ewing, AICP, Lane Engineering, LLC

Revised 4.4.2022

Historic District Commission Application Checklist

Revised December 2022

Please complete the section that applies to your application. If a checklist item is not included or is non-applicable, please provide information supporting its omission for the Commission's consideration.

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows: ***Commercial - $200, Residential - $75, Signs - $75, Staff Approval - $25.***

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

☒ A narrative fully explaining the request

☒ Photographs of all existing conditions and that will be affected by the proposed project

TBD ☐ Description of all existing materials and a listing of all materials to be used for proposed project.

TBD ☐ Manufacturer cut-sheets and material specifications related to all proposed work.

☒ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

☒ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project

☒ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.

TBD ☐ Construction schedule

☒ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

- ☐ Elevations or photographs of the existing conditions
- ☐ Elevation of the proposed changes
- ☐ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
    - Windows
    - Doors
    - Trim, fascia, soffit, etc
    - Decking/ porch flooring materials
    - Roofing Materials, gutters

Windows

Restoration of existing windows is the Commissions first choice. However, the Commission recognizes it may not always be practical to replace windows. For contributing buildings the front façade and any other façade facing a primary right of way are required to be wood windows. Aluminum, or fiberglass clad wood windows <u>may</u> be approved by the Commission on side or rear façades of contributing buildings. For non-contributing buildings clad wood windows will be considered on all elevations. Note: National Register Buildings are held to the highest of standards.

- ☐ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled.
- ☐ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Materials for the windows must be clearly identified on the cut sheet
- ☐ Please note if existing trim/shutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Roofing

Note: National Register Buildings are held to the highest of standards.

- ☐ Photographs or scaled elevations showing the existing roofing material to be replaced.
- ☐ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Please note if existing trim, fascia, soffit, or gutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Signs

- ☐ Dimensioned scale drawings of the sign. Identify all materials to be used, color(s), lettering (including size and font style) and wording
- ☐ Photograph depicting the proposed location for the signage
- ☐ Lighting detail
- ☐ Construction and or mounting details

Landscaping & Trees

☐ Landscape plan where existing and proposed landscape features to be installed/planted, removed and/or relocated are identified including the location and species of existing and new trees

Fence

☐ Application must Include:

- A Site plan :
  - Drawn to scale
  - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
  - Include location of neighboring structures
  - Identify height of proposed fence, location of gates and other openings
  - If the height or style of fence changes based on location, this must be clearly identified.
- Proposed fence style and material
- Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
- other relevant construction and or material detail

Demolition

The Historic District Commission (HDC) reserves the right to request a professional inspection of the structure(s). Said request may include evaluation by a historic preservation specialist.

☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

Other

☐ Attach all documentation supporting request

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101024329	139 N WASHINGTON ST	SAFEWAY STORES HOLDINGS CORP.

YEAR BUILT	PHYSICAL CONDITION
1967	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
COMMERCIAL	

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	AGE

NOTES

BUILT AFTER DISTRICTS PERIOD OF SIGNIFICANCE.

PUD SKETCH PLAN

FOR

139 NORTH WASHINGTON

IN THE TOWN OF EASTON

TALBOT COUNTY, MARYLAND

PROJECT DATA

OWNER:	NAI SATURN EASTERN, LLC ATTN LEGAL DEPARTMENT 250 PARK CENTER BOULEVARD BOISE, ID 83706
APPLICANT/DEVELOPER:	MILLER DEVELOPMENT CORPORATION C/O ROBBY MILLER (PRESIDENT) 8120 WOODMONT AVENUE, #160 BETHESDA, MD 20814

PROPERTY ADDRESS

139 NORTH WASHINGTON STREET EASTON, MD 21601

DEED REFERENCE:	2237/62
PLAT REFERENCE:	21/37 & 48/10
ZONING CLASSIFICATION:	CB – CENTRAL BUSINESS COMMERCIAL DISTRICT PUD – PLANNED UNIT DEVELOPMENT (INFILL) HISTORIC DISTRICT
SITE AREA:	1.522 ACRES±

ZONING REQUIREMENTS

	CB	PUD INFILL	PROPOSED PUD
MINIMUM LOT SIZE	5,000 SF	N/A	1,159 SF±
MAXIMUM LOT SIZE	N/A	5 ACRES	4,934 SF±
MAXIMUM BUILDING HEIGHT	60'	N/A	42'±
*MAXIMUM LOT COVERAGE	90%	N/A	N/A
*EXISTING LOT COVERAGE	34%	–	–
*PROPOSED LOT COVERAGE *(BUILDINGS & STRUCTURES)	–	–	41%
MAXIMUM DENSITY	SINGLE FAMILY 7 DWELLING UNITS/ACRE (10 DWELLING UNITS TOTAL) MIDDLE HOUSING 9 DWELLING UNITS/ACRE (13 DWELLING UNITS TOTAL)	60 DWELLING UNITS/ACRE (91 DWELLING UNITS TOTAL)	22 DWELLING UNITS/ACRE (33 DWELLING UNITS TOTAL)

APPROVALS:	HDC REVIEW/APPROVAL IS REQUIRED.
EXISTING CONDITIONS:	EXISTING GROCERY STORY BUILDING WITH THE REMAINDER OF THE PARCEL CONSISTING OF PAVED PARKING LOT.
PROPOSED DEVELOPMENT:	4–STORY TOWNHOMES & SINGLE FAMILY DETACHED DWELLINGS (33 UNITS TOTAL)
BUILDING FOOTPRINT:	760 SF± (TOWNHOMES) 798 SF± (SINGLE FAMILY DETACHED DWELLINGS) 840 SF± (SINGLE FAMILY DETACHED DWELLINGS)
PARKING REQUIRED:	CODE 28–305.2 OFFSTREET PARKING SHALL NOT BE REQUIRED WITHIN CB ZONING DISTRICT.
PARKING PROVIDED:	67 TOTAL SPACES PROVIDED (INCLUDES GARAGES)
PARKING NOTE:	OFF–STREET PARKING IS NOT REQUIRED FOR PROJECTS IN THE CBD ZONING DISTRICT, ALTHOUGH ADEQUACY IS CONSIDERED THROUGH THE SITE PLAN PROCESS. 2.06 SPACES IS PROPOSED PER UNIT AND SIDEWALK CONNECTION TO ACCESS DOWNTOWN EASTON RESULT IN ADEQUACY FROM A FUNCTION AND MARKETING PERSPECTIVE.
REFUSE/TRASH:	PROPOSED RESIDENTIAL TIPPER CANS TO BE STORED WITHIN INDIVIDUAL GARAGES.
SITE LIGHTING:	POLE HEIGHT TO BE DETERMINED FOR EFFICIENT LIGHT COVERAGE, BUT HEIGHTS IN RANGE OF 18'–20'±. PHOTOMETRIC ANALYSIS WILL BE PROVIDED PRIOR TO FINAL APPROVAL.
STORMWATER MANAGEMENT:	STORMWATER QUANTITY MANAGEMENT IS ADDRESSED WITH UNDERGROUND CHAMBERS. THE SITE IS THE IN THE TANYARD BRANCH WATERSHED AND THE POST–DEVELOPMENT 10–YEAR STORM RUNOFF IS MANAGED TO THE PRE–DEVELOPMENT 2–YEAR STORM RUNOFF. STORMWATER QUALITY MANAGEMENT IS ADDRESSED THROUGH USE OF STRUCTURAL FILTERS, PAVERS, AND PLANTER AREAS. ADDITIONALLY, THIS IS A REDEVELOPMENT SITE AND IMPERVIOUS AREA HAS BEEN SIGNIFICANTLY REDUCED.
FOREST CONSERVATION:	IS EXEMPT PER §31–3.2.0: AN ACTIVITY ON A PREVIOUSLY DEVELOPED AREA COVERED BY IMPERVIOUS SURFACE AND LOCATED IN THE PRIORITY FUNDING AREA.

PROJECT NOTES

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL NO. 1295, ENACTED AUGUST 12, 2014.

THE ABOVE GROUND IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON FEBRUARY 2, 2024.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM BEST AVAILABLE RESOURCES AND ARE APPROXIMATE ONLY.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS MDNM (NGS CERTIFICATE PENDING) AND LOYF (PID DK7414) COMBINED FACTOR: 0.99995360

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS MDNM (NGS CERTIFICATE PENDING) AND LOYF (PID DK7414) COMBINED FACTOR: 0.99995360. THE DISTANCES SHOWN HEREON ARE GROUND BASED.

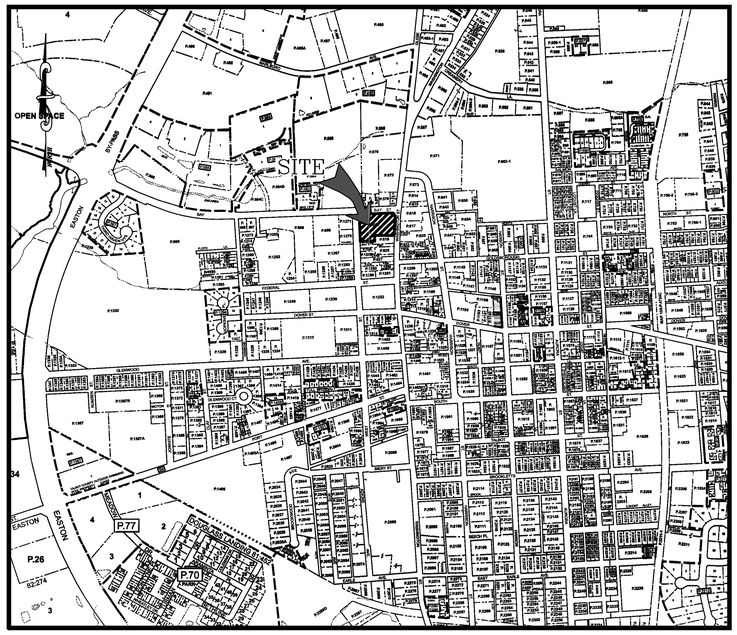
NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TOWN OF EASTON COUNTY ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 24041C0189D FOR TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100–YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
ZONE X – AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.



VICINITY MAP

0 0 0' 0 0 0

SCALE IN FEET

INDEX OF SHEETS

PDF SHEET	TITLE
1	TITLE SHEET & PROJECT NOTES
2	AERIAL CONTEXT PLAN
3	SKETCH SITE PLAN
4	ILLUSTRATIVE SITE PLAN
5	CONCEPTUAL SWM PLAN
6	PROPOSED LOT LAYOUT

PUD LANDSCAPE REQUIREMENTS SUMMARY PER ZONING ORDINANCE: SECTION 701:

SECTION 701.G (TABLE)

PUD INFILL – MINIMUM OPEN SPACE REQUIREMENTS: LANDSCAPING SHALL BE PROVIDED TO ENHANCE THE PROJECT AND ADVANCE THE DEGREE TO WHICH THE INFILL PROJECT BLENDS IN WITH SURROUNDING PROPERTIES

COMPREHENSIVE PLAN DESIGN PRINCIPLES RESPONSE NARRATIVE

PRINCIPLE #1– INTEGRATED USES ARE DESIRABLE– THIS DEVELOPMENT PROPOSES RESIDENTIAL DEVELOPMENT ADJOINING OTHER RESIDENTIAL LAND USES AND COMMERCIAL USES.

PRINCIPLE #2– NATURAL FEATURES SHOULD DETERMINE DESIGN– NO COMPELLING NATURAL FEATURES; SWM INTEGRATED ON SITE.

PRINCIPLE #3– AUTOMOBILES SHOULD NOT DETERMINE DESIGN– PARKING FOR RESIDENTS IS IMPORTANT. THE PROPOSED PARKING HAS BEEN DESIGNED TO ACCOMMODATE THE BUILDING LAYOUT ON–SITE.

PRINCIPLE #4– AMPLE OPEN SPACES SHOULD BE PROVIDED WITHIN & AROUND NEIGHBORHOODS– USABLE OPEN SPACE NOT SPECIFICALLY APPLICABLE HERE.

PRINCIPLE #5– ARCHITECTURE SHOULD RESPECT EASTON'S HISTORICAL DEVELOPMENT– THIS APPLICATION PROPOSES ARCHITECTURE COMPATIBLE WITH EXISTING BUILDINGS AND COMPATIBLE WITH EXISTING ARCHITECTURE FOUND IN EASTON.

PRINCIPLE #6– SIGNS SHOULD INFORM BUT NOT DOMINATE–SIGNAGE TASTEFUL, SIMPLE AND PER CODE.

PRINCIPLE #7– NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES– THIS DEVELOPMENT PROPOSES TOWNHOMES AND SINGLE FAMILY DWELLINGS AS PERMITTED IN THE CB ZONING DISTRICT.

PRINCIPLE #8 RESIDENTIAL NEIGHBORHOODS SHOULD BE INTERESTING PLACES– THIS DEVELOPMENTS SETTING PROVIDES DIVERSITY TO THE DOWNTOWN DISTRICT.

PRINCIPLE #9– NEIGHBORHOODS SHOULD CONNECT– THE MEWS WILL PROVIDE PEDESTRIAN CONNECTION FROM WASHINGTON STREET TO WEST STREET.

APPROVED:
PLANS ARE ISSUED FOR REVIEW ONLY
TOWN OF EASTON – TOWN PLANNER DATE

APPROVED:
TOWN OF EASTON – TOWN ENGINEER DATE

APPROVED:
PLANS ARE NOT APPROVED FOR CONSTRUCTION
EASTON PLANNING COMMISSION DATE

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

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Established 1986
Civil Engineers • Land Planning • Land Surveyors
E–mail: general@lanei nc.com
117 Bay St. Easton, MD 21601 (410) 822–8003
15 Washington St. Cambridge, MD 21613 (410) 221–0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758–2095

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 48188 , Expiration Date: 12/28/2025.

SEAL
STATE OF MARYLAND
JARRET B. CARROLL
48188
PROFESSIONAL ENGINEER
4-26-24
DATE

TITLE SHEET

ON THE LANDS OF
NAI SATURN EASTERN, LLC

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 104 TAX PARCEL 612

ISSUED/REVISED FOR:	DATE: BY:
ESDR	04/03/24 BCE
PC	04/26/24 BCE

SHEET No.	1 OF 6
SCALE:	AS NOTED
JOB No.	240014
FILE No.	B412

Date: 04/29/2024 – 8:55am User: jcarroll Project Manager: BCE
Drawing Path: J:\2024\0000\240014\Civil3D–240014\Dwg\Plots\GCS–CSK–PUD–PLTS–240014.dwg | 1–Notes
XREF File(s): VJD–BASE–240014/CBS–BASE–2436–240014

NAD 83 (2011) MD COORDINATE SYSTEM

60' 30' 0' 30' 60' 120'
SCALE IN FEET

APPROVED:
PLANS ARE ISSUED FOR REVIEW ONLY
TOWN OF EASTON – TOWN PLANNER DATE

APPROVED:
TOWN OF EASTON – TOWN ENGINEER DATE

APPROVED:
PLANS ARE NOT APPROVED FOR CONSTRUCTION
EASTON UTILITIES – ENGINEER DATE

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

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SEAL
STATE OF MARYLAND
JARRET J. BEVER
REGISTERED PROFESSIONAL ENGINEER
4-26-24
DATE

AERIAL CONTEXT PLAN

ON THE LANDS OF NAI SATURN EASTERN, LLC

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 104 TAX PARCEL 612

ISSUED/REVISED FOR:	DATE:	BY:
ESDR	04/03/24	BCE
PC	04/26/24	BCE

SHEET No. 2 OF 6
SCALE: AS NOTED
JOB No. 240014
FILE No. B412

Date: 04/29/2024 – 8:56am User: jcarroll Project Manager: BCE
Drawing Path: C:\swap\AcPublish_11068\CSK-PUD-PLTS-240014.dwg | 2-Aerial Context Plan
XREF File(s): VLD-BASE-240014/2024-03-18-CAR/CSF-SRCE-240014/CSK-BASE-240014/CBS-BASE-2436-240014/RAR-BASE-240014/RLD-EUC-OLD-BASE-240014/VSF-BASE-240014/CSW-CSK-BASE-240014/XRN-PUD-BASE-240014/LLP-PUD-BASE-240014

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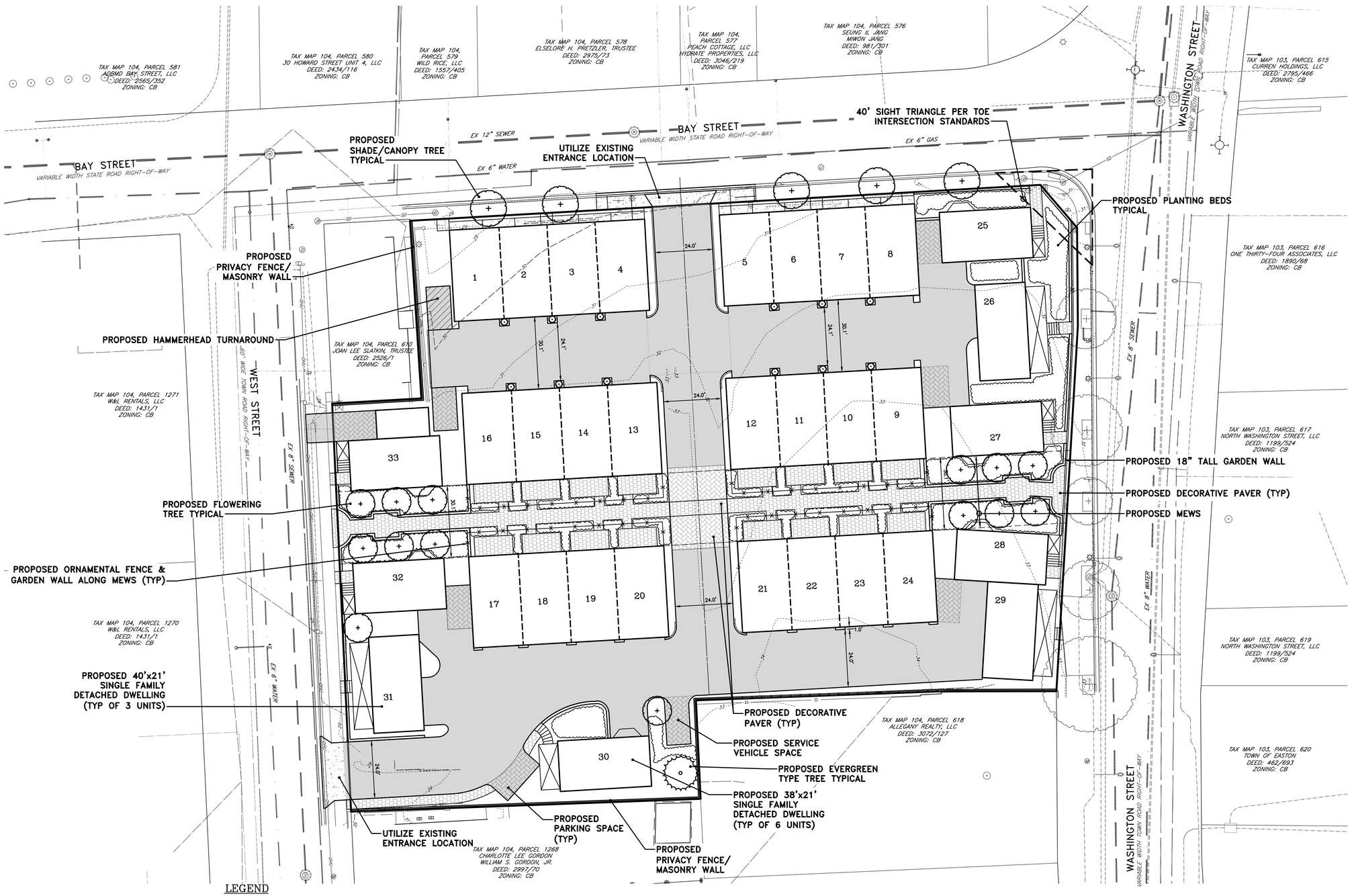

LEGEND

- IRON ROD FOUND
- COMPUTED POINT
- ELECTRIC HANDHOLE
- SINGLE POST SIGN
- GAS VALVE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- UTILITY POLE
- LAMP POLE
- OHU — OVER HEAD UTILITY LINES
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE/INLET
- SD — STORM DRAIN LINE
- DECIDUOUS TREE

LANDSCAPE KEY

- 2" CALIPER MINIMUM CANOPY OR STREET TREES (OAK, MAPLE TYPES)
- 1.25" CALIPER OR 7' HEIGHT MINIMUM FLOWERING TREES (CHERRY, MAGNOLIA, SERVICEBERRY, RED BUD, SERVICEBERRY TYPES)
- 7' HEIGHT MINIMUM EVERGREEN TREES (WHITE PINE, AMERICAN ARBORVITAE, LOBLOLLY TYPES)
- PLANTING BEDS

UNOBSTRUCTED VISION TRIANGLE AREA NOTE

40' UNOBSTRUCTED VISION TRIANGLE (AT THE INTERSECTION OF WASHINGTON AND BAY STREET) IN ACCORDANCE WITH THE TOWN OF EASTON ZONING ORDINANCE.

NOTE: THE LAYOUT AS SHOWN HEREON IS CONCEPTUAL ONLY AND NOT INTENDED TO BE UTILIZED FOR DESIGN OR CONSTRUCTION PURPOSES.

20' 10' 0' 10' 20' 40'
SCALE IN FEET

APPROVED:
PLANS ARE ISSUED FOR REVIEW ONLY
TOWN OF EASTON – TOWN PLANNER DATE

APPROVED:
PLANS ARE NOT APPROVED FOR CONSTRUCTION
TOWN OF EASTON – TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES COMMISSION DATE

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

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SEAL
STATE OF MARYLAND — JAMES C. BOWERS — 48188 — PROFESSIONAL ENGINEER
4-26-24
DATE

SKETCH SITE PLAN

ON THE LANDS OF
NAI SATURN EASTERN, LLC

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 104 TAX PARCEL 612

ISSUED/REVISED FOR:	DATE:	BY:
ESDR	04/03/24	BCE
PC	04/26/24	BCE

SHEET No. 3 OF 6
SCALE: AS NOTED
JOB No. 240014
FILE No. B412

Date: 04/29/2024 - 8:56am User: jcarroll Project Manager: BCE
Drawing Path: C:\swap\AcPublish_11068\CSK-PUD-PLTS-240014.dwg | J-Sketch
XREF File(s): VLD-BASE-240014/2024-03-18-CAR/CSP-SRCE-240014/CSK-BASE-240014/CBS-BASE-240014/RAR-BASE-240014/RLD-EUC-OLD-BASE-240014/VSF-BASE-240014/LLP-PUD-BASE-240014

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20' 10' 0' 10' 20' 40'
SCALE IN FEET

NAD 83 (2011) MD COORDINATE SYSTEM

APPROVED:
PLANS ARE ISSUED FOR REVIEW ONLY
TOWN OF EASTON – TOWN PLANNER DATE

APPROVED:
TOWN OF EASTON – TOWN ENGINEER DATE

APPROVED:
PLANS ARE NOT APPROVED FOR CONSTRUCTION
EASTON PLANNING COMMISSION DATE

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

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MISS UTILITY
DIG WITH CARE
BEFORE YOU DIG CALL
1-800-441-8355 OR 811
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lanelnc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 48188 , Expiration Date: 12/28/2025.

SEAL
STATE OF MARYLAND
JARRETT B. CARROLL
48188
PROFESSIONAL ENGINEER
FINAL ENGINEERING
4-26-24
DATE

ILLUSTRATIVE SITE PLAN

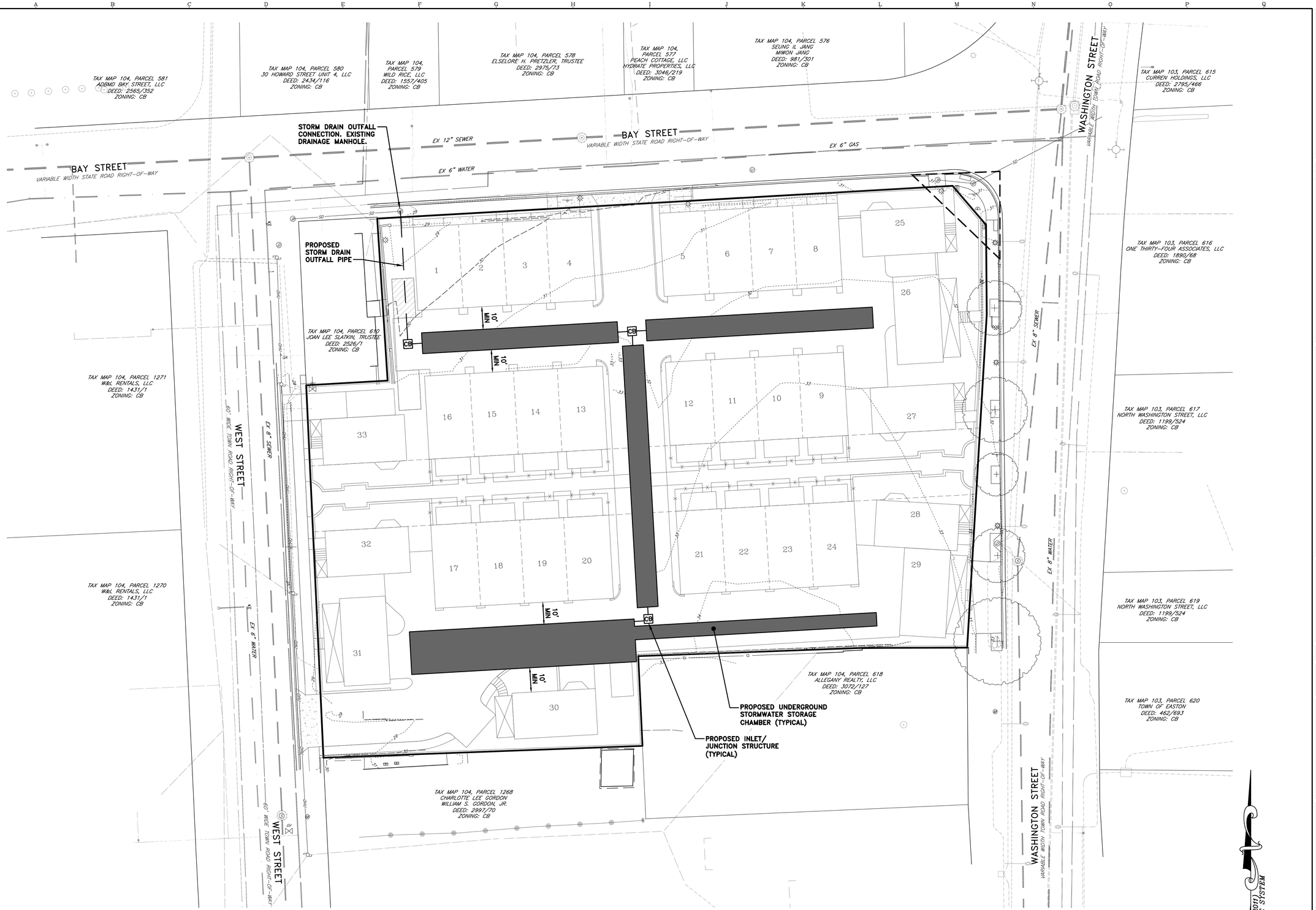
ON THE LANDS OF
NAI SATURN EASTERN, LLC

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 104 TAX PARCEL 612

ISSUED/REVISED FOR:	DATE:	BY:
ESDR	04/03/24	BCE
PC	04/26/24	BCE

SHEET No. 4 OF 6
JOB No. 240014
SCALE: AS NOTED
FILE No. B412

Date: 04/29/2024 - 8:56am User: jcarroll Project Manager: BCE
Drawing Path: C:\swap\AcPublish_11068\CSK-PUD-PLTS-240014.dwg | 4-illustrative
XREF File(s): V:\D-BASE-240014\2024-03-18-CAR\CSF-SKCE-240014\CSK-BASE-240014\CBS-BASE-2438-240014\RAR-BASE-240014\RLD-EUC-OLD-BASE-240014\VSF-BASE-240014\LLP-PUD-BASE-240014



SWM QUANTITY SUMMARY CHART

POI	DA (ACRES)	IMPERVIOUS (ACRES)	RCN	Tc (MINUTES)	PRE 2 YEAR	POST 2 YEAR	WSE	PRE 10 YEAR	POST 10 YEAR	WSE	PRE 100 YEAR	POST 100 YEAR	WSE
1	1.50	0.04	–	2.9	7.06	3.87	–	11.15	6.93	–	–	–	–
2	0.06	0.01	–	1.3	0.33	0.15	–	0.53	0.30	–	–	–	–

ESD SUMMARY CHART

DRAINAGE AREA	TYPE OF ESD PRACTICE	TYPE OF ESD PRACTICE (STRUCTURE NAME)	ON-SITE OR OFF-SITE STRUCTURE	RUNOFF CURVE NUMBER (RCN) WEIGHTED	MARYLAND GRID COORDINATE NAD 83 METERS NORTHING	MARYLAND GRID COORDINATE NAD 83 METERS EASTING	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	ESD PRACTICE IMPERVIOUS DRAINAGE AREA (ACRES)	SURFACE AREA OF ESD PRACTICE (ACRES)	TARGET PE (IN)	ACTUAL PE (IN)	TARGET ESDv (FT³)	ACTUAL ESDv (FT³)
OVERALL	–	BAYFILTER 522	ON-SITE	–	–	–	1.52	1.50	–	1.0	1.0	952	1,250

APPROVED:
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TOWN OF EASTON – TOWN PLANNER DATE

APPROVED:
TOWN OF EASTON – TOWN ENGINEER DATE

APPROVED:
PLANS ARE NOT APPROVED FOR CONSTRUCTION
EASTON UTILITIES – ENGINEER DATE

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

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SEAL

4-26-24
DATE

CONCEPTUAL SWM PLAN

ON THE LANDS OF NAI SATURN EASTERN, LLC

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 104 TAX PARCEL 612

ISSUED/REVISED FOR:	DATE:	BY:
ESDR	04/03/24	BCE
PC	04/26/24	BCE

SHEET No. 5 OF 6
SCALE: AS NOTED
JOB No. 240014
FILE No. B412

Date: 04/29/2024 - 8:56am User: jcarroll Project Manager: BCE
Drawing Path: C:\swap\VuPublish_11068\CSK-PUD-PLTS-240014.dwg | 5-SWM
XREF File(s): VLD-BASE-240014/2024-03-18-CAR/CSP-SRCE-240014/CSK-BASE-240014/CBS-BASE-240014/RAR-BASE-240014/RLD-EUC-OLD-BASE-240014/XSF-BASE-240014/XRN-PUD-BASE-240014/LLP-PUD-BASE-240014

PROPOSED LOT LAYOUT TABLE		
UNIT #	LOT SIZE (SF±)	UNIT TYPE
1	2119	20'x38' TOWNHOME
2	1159	20'x38' TOWNHOME
3	1159	20'x38' TOWNHOME
4	2101	20'x38' TOWNHOME
5	2098	20'x38' TOWNHOME
6	1159	20'x38' TOWNHOME
7	1159	20'x38' TOWNHOME
8	1197	20'x38' TOWNHOME
9	1407	20'x38' TOWNHOME
10	1362	20'x38' TOWNHOME
11	1362	20'x38' TOWNHOME
12	2383	20'x38' TOWNHOME
13	2383	20'x38' TOWNHOME
14	1362	20'x38' TOWNHOME
15	1362	20'x38' TOWNHOME
16	1407	20'x38' TOWNHOME
17	1613	20'x38' TOWNHOME
18	1561	20'x38' TOWNHOME
19	1561	20'x38' TOWNHOME
20	2809	20'x38' TOWNHOME
21	2899	20'x38' TOWNHOME
22	1621	20'x38' TOWNHOME
23	1629	20'x38' TOWNHOME
24	1692	20'x38' TOWNHOME
25	2210	38'x21' SINGLE FAMILY DETACHED DWELLING
26	2865	40'x21' SINGLE FAMILY DETACHED DWELLING
27	2888	38'x21' SINGLE FAMILY DETACHED DWELLING
28	2481	38'x21' SINGLE FAMILY DETACHED DWELLING
29	1911	40'x21' SINGLE FAMILY DETACHED DWELLING
30	4934	38'x21' SINGLE FAMILY DETACHED DWELLING
31	2823	40'x21' SINGLE FAMILY DETACHED DWELLING
32	2516	38'x21' SINGLE FAMILY DETACHED DWELLING
33	3094	38'x21' SINGLE FAMILY DETACHED DWELLING
	TOTAL: 66,286 SF±/1.522 AC±	

NAD 83 (2011) MARYLAND COORDINATE SYSTEM

NOTE

A WAIVER OF STANDARD DRAINAGE & UTILITY EASEMENTS (AT FRONT, SIDE AND REAR OF LOTS) IS REQUESTED AS PART OF THIS PUD.

SOME LOTS ARE PROPOSED AS FEE SIMPLE LOTS WITHOUT DIRECT ROAD FRONTAGE. A "BLANKET EASEMENT" WILL BE PROVIDED ACROSS THE PROPERTY FOR AREAS OF COMMON USE/TRAVEL.

NOTE: THE PROPOSED LOT LAYOUT AS SHOWN HEREON IS CONCEPTUAL ONLY AND NOT INTENDED FOR FINAL PLAT/LOT CONFIGURATION AND RECORDATION.

20' 10' 0' 10' 20' 40'
SCALE IN FEET

APPROVED:
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TOWN OF EASTON – TOWN PLANNER DATE
APPROVED:
TOWN OF EASTON – TOWN ENGINEER DATE
APPROVED:
PLANS ARE NOT APPROVED FOR CONSTRUCTION
EASTON DIRECTOR OF PUBLIC WORKS DATE

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

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SEAL
STATE OF MARYLAND
JAMES W. BOWERS
48188
REGISTERED PROFESSIONAL ENGINEER
4-26-24
DATE

PROPOSED LOT LAYOUT

ON THE LANDS OF
NAI SATURN EASTERN, LLC

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 104 TAX PARCEL 612

ISSUED/REVISED FOR:	DATE:	BY:
ESDR	04/03/24	BCE
PC	04/26/24	BCE

SHEET No. 6 OF 6
SCALE: AS NOTED
JOB No. 240014
FILE No. B412

Date: 04/29/2024 - 8:56am User: jcarroll Project Manager: BCE
Drawing Path: C:\swap\AcPublish_11068\CSK-PUD-PLTS-240014.dwg | 6-Subdivision
XREF File(s): V:\0-BASE-240014\2024-03-18-CAR/CSF-SKCE-240014/CSK-BASE-240014/CBS-BASE-2436-240014/RAR-BASE-240014/RLD-EUC-OLD-BASE-240014/VSF-BASE-240014/CSW-CSK-BASE-240014/XRN-PUD-BASE-240014/LLP-PUD-BASE-240014

139 N. WASHINGTON ST.

maurice**walters** | architect

05/06/24

© 2024, Maurice Walters Architect, Inc.

139 N. WASHINGTON ST - EXTERIOR MATERIALS SCHEDULE			
MATERIAL KEY	**MATERIAL**	**MANUFACTURER / DETAILS***	**NOTES**
BR1	BRICK A (RED)	Belden Brick or similar	
BR2	BRICK B	Brick A or other	
BR3	BRICK C (RED)	Triangle Brick or similar	
BR5	STACKED BOND BRICK, MATCH BRICK		
BR6	SOLDIER COURSE BRICK HEADER, MATCH BRICK		
BR7	BRICK CORBEL DETAIL, MATCH BRICK		
BR8	CHECKERBOARD BRICK SPANDREL, MATCH BRICK		
CL1	DECORATIVE PORCH COLUMNS AND ENTABLATURE	Azek Exteriors or similar	
CS1	CAST STONE SILL/BAND/HEADER		
CS2	COPING		
DR1	TOWNHOUSE DOOR, SINGLE	Therma-Tru or similar	Fiberglass. See elevations for doors with side lites
DR2	TOWNHOUSE DOOR, DOUBLE	Therma-Tru or similar	Fiberglass. See elevations for doors with side lites
DR3	SECTIONAL ALUMINUM AND GLASS OVERHEAD GARAGE DOOR	Overhead Door or Timberlane or similar	
DR4	TERRACE DOOR	Therma-Tru / Fiberglass or similar	
FC1	CLAPBOARD SIDING (FIBER CEMENT)	Hardie Artisan Lap Siding or similar	
FC2	VERTICAL SHIPLAP SIDING (FIBER CEMENT)	Hardie Artisan Siding or similar	
FC3	FIBER CEMENT PANEL	Hardie Panel / Hardie Board on Batten or similar	
FC4	FIBER CEMENT TRIM	Hardie Trim / Azek Exteriors or similar	
GW1	MASONRY GARDEN WALLS	Brick TBD	
LT1	LATTICE	Azek Exteriors or similar	
RF1	SHINGLED ROOFING	Certainteed Highland Slate Asphalt Shingle or similar	
RF3	STANDING SEAM METAL ROOF AND SIDING	Pac-Clad Petersen or similar	Standing seam metal roof - standing seam metal roof should be 1.5” (inches) or less for the rib seam height, the maximum panel width should be 16” (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6” (inches)
SR1	SHUTTERS, OPERABLE	Timberlane or similar	Louver, Operable, with hardware (hinges, tiebacks, locks, and pull rings)
MT1	DECORATIVE RAILING	TBD	Durable Polymer, BOD Classic Picket
MT2	STEEL LINTEL, PAINTED		
WS1	WINDOWS, HUNG OR AWNING	Anderson400 or similar	Clad wood
WS2	DORMER WINDOWS, HUNG OR AWING	Anderson400 or similar	Clad wood

*MANUFACTURERS ARE SUGGESTIVE AND PRELIMINARY AND SUBJECT TO CHANGE

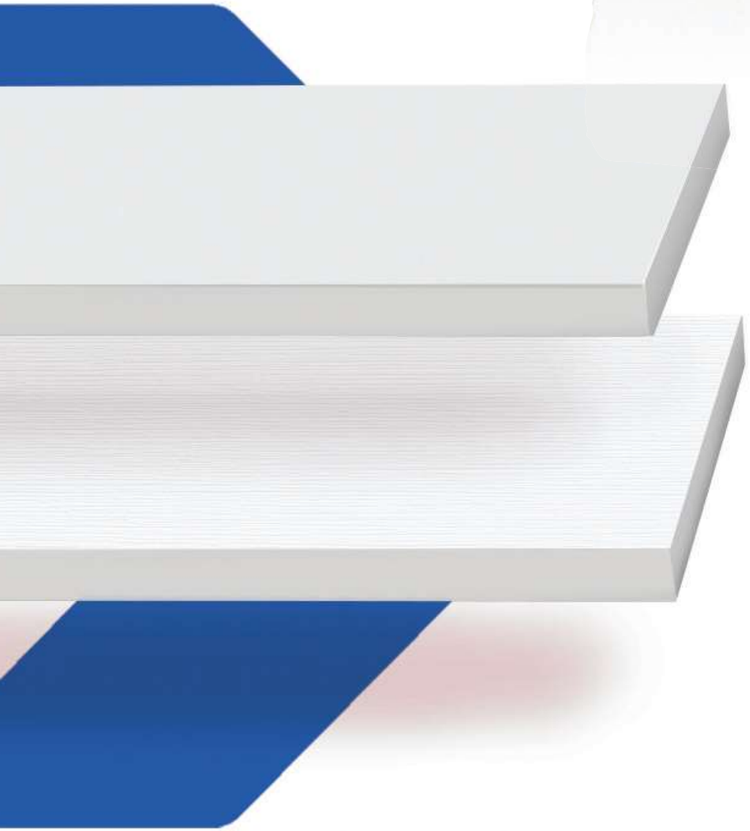
BR1 - BRICK A (RED)

BR3, 5-8 - BRICK C (RED)

AZEK®
EXTERIORS
ENGINEERED TO
LAST BEAUTIFULLY
TRIM | MOULDING | SIDING | FASTENING
AZEK® EXTERIORS
LIFETIME LIMITED
SIDING WARRANTY
AZEK® EXTERIORS
LIFETIME LIMITED
TRIM & MOULDING WARRANTY

WHY WOOD
YOU EVER?

We wouldn't. Unlike our polymer products, wood can offer no reliable protection against the elements. With wood trim or siding, you should expect water damage from mold and rot, costly painting, and regular maintenance.



AZEK® EXTERIORS LIFETIME LIMITED SIDING WARRANTY

AZEK® EXTERIORS LIFETIME LIMITED TRIM & MOULDING WARRANTY

INDUSTRY-LEADING WARRANTIES

We back the performance of our trim, moulding, and siding with a Lifetime Limited Warranty that covers rotting, delaminating, splintering, and swelling from excessive moisture.

CLASS A RATED FLAME SPREAD INDEX ASTM E 84

CLASS-A-RATED FLAME SPREAD INDEX

AZEK Trim and Siding with PaintPro® Technology maintains a Class A Flame Spread Rating. It's an excellent choice if you are building in wildfire country.

Moisture Resistant

Rot Resistant

Insect Resistant

Weather Resistant

Durable, Less Long-Term Maintenance

Lightweight

DESIGNED FOR EASY INSTALLATION
ENGINEERED TO ENDURE

Our premium products are made from engineered polymer using advanced materials science and crafted for installation ease. With moisture resistance and durability far superior to traditional wood and other non-wood alternatives, AZEK® ensures your build stays as beautiful on day 1,000 as on day 1.

MOISTURE RESISTANT

AZEK boards are 100% protected, inside and out, from both water exposure and absorption.

UNPRECEDENTED DURABILITY

Our flexible and durable engineered polymer prevents jobsite breakage and delivers long-lasting protection for homeowners.

ROT RESISTANT

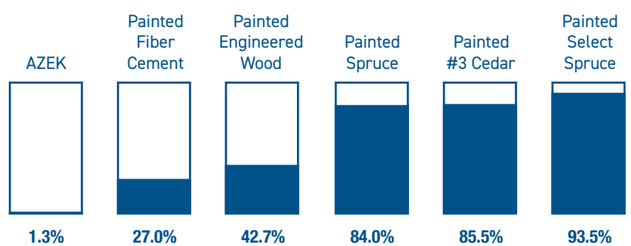
Say goodbye to splitting, splintering, and rotting caused by constant exposure to the elements.

RATE OF MOISTURE ABSORPTION*

Even when painted, wood and other porous materials naturally absorb water. This leads to rot, mold growth, and material expansion. As trim or siding expands, the resulting movement can lead to unsightly damage and leave extended gaps in the exterior wrap, making other parts of the home susceptible to water damage.

100 DAYS

* Results were based on internal testing performed by AZEK where materials were exposed to water and weighed to determine moisture absorption.



PAINTPRO® TECHNOLOGY

Engineered to be the best substrate for paint

AZEK Trim and Siding with PaintPro Technology offers a superior substrate for painting. Engineered for a superior bond with paint and enhanced for improved paint coverage without the need for any special prep, PaintPro Technology ensures longer-lasting curb appeal. Say hello to the revolutionary power of PaintPro Technology for exterior trim and siding and say goodbye to frequent maintenance and expensive repainting.

AZEK TRIM AND SIDING PAINT TYPE GUIDELINES

COLOR RANGE	KEY COLOR SELECTION CRITERIA	PAINT TYPE
Lighter paint colors only	Must have a light reflective value (LRV) above 55	Exterior 100% acrylic latex
Light, medium, and some darker colors	Only use colors that are from a paint manufacturer's approved color list for vinyl siding. No custom colors.	Exterior 100% acrylic latex made for vinyl siding
Dark colors & custom colors	Available via special order only. Visit our custom colors and special-order paint page. **Never custom color match in local paint stores.**	Exterior 100% acrylic latex with solar reflective pigments

REMEMBER: *Always make sure your paint is 100% water-based (acrylic) and suitable for exterior application.*

SCAN TO SEE PAINT AND COLOR RECOMMENDATIONS

READY TO PAINT

No sanding. No priming.
Faster dry times.

SUPERIOR ADHESION

Paint creates a strong bond with PaintPro Technology to reduce chipping, cracking, and other paint defects over time.

LOW MAINTENANCE

Enjoy a painted finish that endures beautifully without the need for constant repainting.

AVAILABLE PRODUCTS

TRIM AND SHEET

Available in over 20 profiles, including One-Piece Skirt and Corner Boards. Add color to any job. Reversible trim in smooth and woodgrain finish. See page 34.

SHINGLE SIDING

Available in three profiles, including staggered and straight patterns. Shingle siding offers the look of cedar with a vertical woodgrain emboss. See page 15.

BOARD AND BATTEN SIDING

Available in 8', 10', and 12' sheets, and batten strips in 1 1/2" and 2 1/2" widths, for options to customize your design. See page 19.

BOARD & BATTEN SIDING
MORE DESIGN OPTIONS

Traditionally, board and batten siding starts with wide vertical planks (boards), which are then joined together by thin vertical strips (battens) to cover the seams. Using AZEK Sheet as the board and AZEK narrow trim as the batten, design options in batten spacing are no longer limited to a specific size. AZEK Sheet and Trim used in board and batten is available in Classic White or with PaintPro Technology.

TRADITIONAL NARROW SPACING

The spacing of board and batten used to be determined by the width of the boards. The boards most common width was 8", which led to the traditional narrow spacing. Narrow batten placement at 8" or 12" works well on smaller, more compact exterior spaces.

Smooth Finish

Woodgrain Finish

ACCENT AND WIDE-WIDTH SPACING

With the popularity of the modern farmhouse design, batten spacing of 12" to 16" may be desired to enhance the modern approach and create a less cluttered look, especially on larger spans of siding.

Smooth Finish

Woodgrain Finish

EFFICIENT AND ENDURING TRIM & MOULDING

AZEK® offers more trim sizes and solution-based moulding profiles than any other brand on the market. By listening to the valued insight of contractors, architects, and homeowners, we solve exteriors problems. Installation is simplified. Labor requirements are reduced. Design integrity is uncompromised. We are dedicated to delivering reliable, consistent products you can depend on to grow your business. AZEK PVC products serve as the exteriors solution you need — and your project deserves.

- Moisture Resistant
- Rot Resistant
- Insect Resistant
- Weather Resistant
- Durable, Less Long-Term Maintenance
- Lightweight
- PaintPro® Designed for Paint

WHITE OR READY-TO-PAINT TRIM
AZEK OFFERS STYLE-BASED SOLUTIONS

Ready-to-Install Classic AZEK® Trim: Crisp, Bright White

The ultimate exterior matchmaker, AZEK Trim comes ready to install in brilliant white with two finish options (smooth and woodgrain) to complement and instantly elevate any surrounding. AZEK Classic Trim can be painted — but because paint is not required for a clean, finished look, installations go faster.

Ready-to-Paint PaintPro Enhanced Trim: The Best Substrate for Paint

If your project requires painting trim, AZEK PVC Trim with PaintPro technology is the perfect choice. Ready to paint. No sanding. No priming. PaintPro Trim maintains the long-lasting, low-maintenance benefits of PVC trim while adding enhanced paintability. Paint bonds securely for lasting adhesion that resists splits, chips, and flakes.

*PaintPro must be painted within 180 days of installation.
Visit AZEKexteriors.com/products/trim/trim-boards/paintpro-trim

AZEK TRIM OUTPERFORMS WOOD TRIM

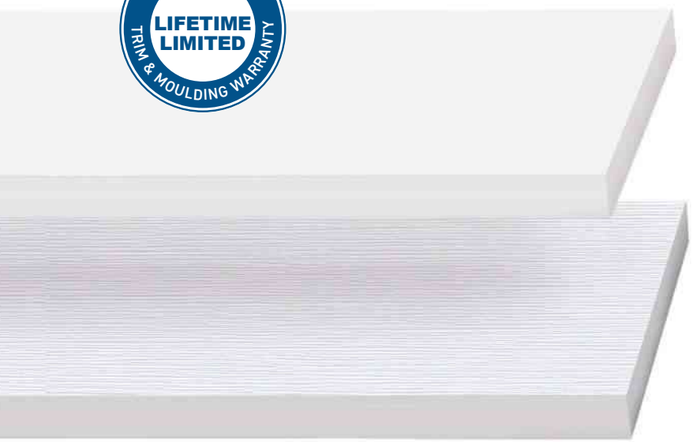
AZEK Trim is made from 100% engineered polymer to provide a durable, long-lasting building material that is far more resistant to the elements than wood. No sealants are needed on surfaces or cut ends; every inch of our trim is equally protected against moisture. With superior uniformity, durability, workability, beauty, and much more, AZEK PVC Trim is the better choice for exteriors than wood.

	AZEK PVC TRIM	WOOD TRIM
UNIFORMITY		
Square edges	★	★
No knots, no waste; every inch usable	★	
DURABILITY		
Will not rot, split, splinter, delaminate, warp, or swell excessively from moisture	★	
Impervious to moisture and insect-resistant	★	
Suitable for ground and masonry contact	★	
Lifetime limited warranty	★	
Handles easily without breakage	★	★
WORKABILITY		
Use standard woodworking tools	★	★
Safely milled, shaped, and molded without special safety equipment	★	★
Can be heat-formed	★	
Fasten close to edge without predrilling	★	
BEAUTY		
Readily accepts paint*	★	★
Can be crafted for unique applications	★	◭
EXTRAS		
Available in trim boards, sheets, cornerboards, beadboard, and mouldings	★	
Special labor-saving solution profiles available	★	

★ **ALL PRODUCTS MEET CRITERIA**
◭ SOME PRODUCTS MEET CRITERIA

*PaintPro must be painted within 180 days of installation.
Visit AZEKexteriors.com/products/trim/trim-boards/paintpro-trim.

GET FREE TRIM SAMPLES WITH PAINTPRO® TECHNOLOGY



CLASSIC AZEK

Available in smooth or woodgrain finish

PAINTPRO TECHNOLOGY

Reversible (one side smooth, one side woodgrain)

Smooth Finish

Woodgrain Finish

All AZEK Trim is long-lasting, moisture-resistant, and keeps its appearance with very little maintenance. Easily mill and router our trim, or heat form it before painting, for exquisite customized or curved applications. Classic AZEK Trim's brilliant white complements any exterior while AZEK Trim with PaintPro® was made to be painted.

PROTECTIVE FILM
KEEPS CLASSIC WHITE TRIM CLEAN

Classic AZEK Trim with protective film is available for smooth and woodgrain finishes. To ensure it looks as beautiful on your client's home as it does when it leaves our facilities, a protective film preserves AZEK Trim's crisp white semi-matte finish.

NOMINAL THICKNESS	NOMINAL WIDTH						
	4	5	6	8	10	12	16
5/4	SW	SW	SW	SW	SW	SW	SW
4/4	SW	SW	SW	SW	SW	SW	SW
5/8	SW	SW	SW	SW	SW	SW	SW

The film protects AZEK Trim through every production phase:

- Shipping
- Repackaging
- Installation
- Storage
- Handling

AZEK Trim with protective film should be kept dry prior to installation. Do not expose film to direct sunlight for extended periods. Protective film can be removed prior to, during, or immediately after installation.

AZEK® TRIM

8/4 X THICKNESS		
NOMINAL	ACTUAL	18'
8/4 x 4	1 ½" x 3 ½"	S
8/4 x 6	1 ½" x 5 ½"	S
8/4 x 8	1 ½" x 7 ¼"	S
8/4 x 10	1 ½" x 9 ¼"	S
8/4 x 12	1 ½" x 11 ¼"	S

6/4 X THICKNESS		
NOMINAL	ACTUAL	20'
6/4 x 4	1 ¼" x 3 ½"	W
6/4 x 6	1 ¼" x 5 ½"	W
6/4 x 8	1 ¼" x 7 ¼"	W
6/4 x 10	1 ¼" x 9 ¼"	W
6/4 x 12	1 ¼" x 11 ¼"	W

5/4 X THICKNESS					
NOMINAL	ACTUAL	12'	16'	18'	20'
5/4 x 4	1" x 3 ½"	SW	P	SW	SW
5/4 x 5	1" x 4 ½"	SW		SW	SW
5/4 x 6	1" x 5 ½"	SW	P	SW	SW
5/4 x 8	1" x 7 ¼"	SW	P	SW	SW
5/4 x 10	1" x 9 ¼"	SW	P	SW	SW
5/4 x 12	1" x 11 ¼"	SW	P	SW	SW
5/4 x 16	1" x 15 ¼"	SW	P	SW	SW

4/4 X THICKNESS				
NOMINAL	ACTUAL	12'	16'	18'
1 x 2	¾" x 1 ½"		P	SW
1 x 3	¾" x 2 ½"		P	
1 x 4	¾" x 3 ½"	SW	P	SW
1 x 5	¾" x 4 ½"	SW		SW
1 x 6	¾" x 5 ½"	SW	P	SW
1 x 8	¾" x 7 ¼"	SW	P	SW
1 x 10	¾" x 9 ¼"	SW	P	SW
1 x 12	¾" x 11 ¼"	SW	P	SW
1 x 16	¾" x 15 ¼"	SW	P	SW

5/8 X THICKNESS		
ACTUAL	12'	18'
5/8" x 3 ½"	SW	SW
5/8" x 5 ½"	SW	SW
5/8" x 7 ¼"	SW	SW
5/8" x 9 ¼"	SW	SW
5/8" x 11 ¼"	SW	SW
5/8" x 15 ¼"	SW	SW

Smooth Finish (S)

Woodgrain Finish (W)

PaintPro Technology (P)

PaintPro Sheet Sheet ATM Sheet

AZEK SHEET

Applications over 16" wide are easy with AZEK Sheet. Use Sheet for bay windows, dormers, and raised panels.

SHEET					
ACTUAL	8'	10'	12'	18'	20'
3/8" x 4'	SW	SW	S	S	
½" x 4'	SWP	SWP	SP	S	
5/8" x 4'	S	S	S	S	
¾" x 4'	SWP	SWP	S	S	
1" x 4'	S	S	S	S	S

AZEK-TO-MILL (ATM)

ATM's thick profile makes it an ideal material for fabrication. Its consistent density offers a superior product for milling operations.

AZEK-TO-MILL					
ACTUAL	8'	10'	12'	18'	20'
1 ¼" x 9 ¼"				S	
1 ½" x 3 ½"				S	
1 ½" x 5 ½"				S	
1 ½" x 7 ¼"				S	
1 ½" x 9 ¼"				S	
1 ½" x 11 ¼"				S	
1 ¼" x 48" Sheet	S				
1 ½" x 48" Sheet	S	S	S		S

Shown:
Flange Slotted
Window Trim and
Cornerboard

Shown:
Cornerboard

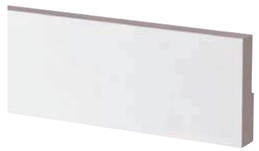
FLANGE SLOTTED & RABBETED TRIM

Flange Slotted Window Trim and Rabbeted Trim are engineered to create beautiful, consistent, and long-lasting window surrounds by removing the installation challenges. Rabbeted trim is ideal for replacing existing trim. The cut flange easily covers existing siding. Ideal for new construction, the Flange Slotted and Rabbeted Trim has a 3/4" pocket, and, if using a vinyl window, the nailing fin will be hidden. The relief on the back of the board allows it to sit over the nailing flange without shimming.

FLANGE SLOTTED TRIM		
NOMINAL	ACTUAL	18'
5/4 x 4" Slotted	1" x 3 ½"	SW
5/4 x 6" Slotted	1" x 5 ½"	SW
RABBETED TRIM (1" x 1" channel)		
NOMINAL	ACTUAL	18'
5/4 x 4	1" x 3 ½"	SWP
5/4 x 6	1" x 5 ½"	SW
5/4 x 8	1" x 7 ¼"	SW
FLANGE SLOTTED AND RABBETED TRIM		
NOMINAL	ACTUAL	18'
5/4 x 4" Slotted & Rabbeted	1" x 3 ½" with ¾" Rabbeted Channel	SW
5/4 x 6" Slotted & Rabbeted	1" x 5 ½" with ¾" Rabbeted Channel	SW

FLANGE SLOTTED TRIM

The flange slot helps trim sit flush over a window's nailing flange.



RABBETED TRIM WITH SIDING POCKET

This 1" trim is perfect for end wall terminations.

FLANGE SLOTTED RABBETED TRIM WITH WINDOW AND SIDING POCKET

The ultimate trim to build a neat, professional window surround.

Smooth Finish (S)

Woodgrain Finish (W)

PaintPro Technology (P)

CORNERBOARDS

AZEK Cornerboards offer faster installations and a seamless finish to complement any home exterior. Unlike two-piece cornerboards, which attract dirt in the seam, our one-piece cornerboards feature smooth outside edges to keep dirt away during installation.

CORNERBOARD			
NOMINAL	ACTUAL	10'	20'
5/4 x 4" x 4"	1" x 3 ½" x 3 ½"	SW	SWP
5/4 x 6" x 6"	1" x 5 ½" x 5 ½"	SW	SWP
5/4 x 8" x 8"*	1" x 7 ¼" x 7 ¼"		S
RABBETED CORNERBOARD			
NOMINAL	ACTUAL	10'	20'
5/4 x 4" x 4"	1" x 3 ½" x 3 ½"	SW	SW
5/4 x 6" x 6"	1" x 5 ½" x 5 ½"	SW	SW
5/4 x 8" x 8"*	1" x 7 ¼" x 7 ¼"		S
INSIDE CORNERBOARD			
NOMINAL	ACTUAL	10'	20'
2" x 2"	1 ½" x 1 ½"		P

Cornerboard

Used with fiber cement and or wood siding. Caulk would be used when siding butts up against square trim face.

Rabbeted Cornerboard

Most often used with vinyl siding, where siding tucks behind trim. NO caulk is needed.

*5/4 x 8" x 8" only available in Traditional

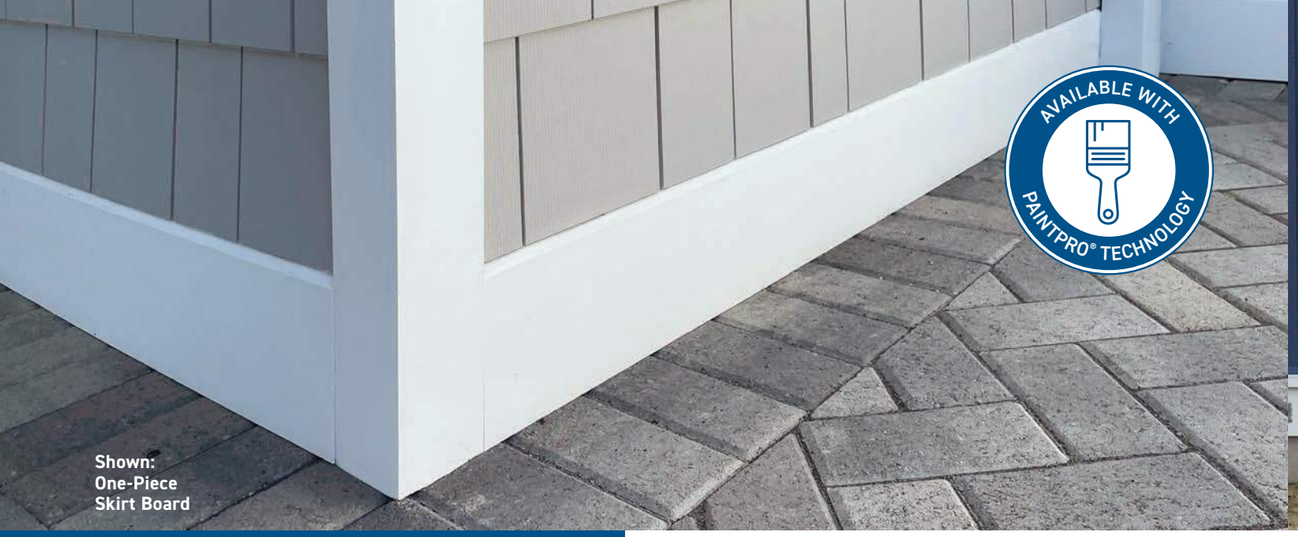
Seamless Cornerboards for Quick, Clean Installation

The Problem

Multiple pieces requires more time and labor. Caulk is required to combine two trim boards. Other materials are not approved for ground and masonry contact.

The Solution

Cornerboard means no seams, no caulk, and no paint required. Lengths up to 20' make installation faster.



Shown:
One-Piece
Skirt Board

Shown:
Integrated Drip Edge

Shown:
Universal Skirt Board

Save on Installation Time & Cost Without Compromising Beauty

The Problem

If using fiber cement, multiple pieces are needed and it is not approved for ground masonry contact.

The Solution

One-Piece Board is moisture-resistant, approved for ground contact.

ONE-PIECE SKIRT BOARD

The perfect transition between siding and grade, the AZEK® One-Piece Skirt Board is designed to eliminate the need for a separate starter strip, skirt board, or flashing. In addition to its consolidated three-in-one function, the slanted top of the board helps drain water away from the structure and allows for easy application of paint.

ONE-PIECE SKIRT BOARD			
NOMINAL	ACTUAL	16'	18'
4/4 x 8	¾" x 7 ¼"		SW
4/4 x 10	¾" x 9 ¼"		SW
5/4 x 6	1" x 5 ½"		SW
5/4 x 8	1" x 7 ¼"		SW
5/4 x 10	1" x 9 ¼"	P	SW

Smooth Finish (**S**)

Woodgrain Finish (**W**)

PaintPro Technology (**P**)

One-Piece Skirt Board
No starter strip needed. One-piece design makes this profile ideal for painting.

INTEGRATED DRIP EDGE

Designed to assist with water management efforts around doors and windows. Comes in two pieces with a reversible trim board; one side in smooth finish and the other in woodgrain finish. Routered to accept a drip edge for channeling water away from window and door surrounds. This profile design is also ideal for band board installations.

INTEGRATED DRIP EDGE		
NOMINAL	ACTUAL	18'
5/4 x 4	1" x 3 ½"	W
5/4 x 6	1" x 5 ½"	W
1 ¼" nailing flange length		
1/8" drip edge overhang		

Integrated Drip Edge
Window and door surrounds assemble faster with the integrated nailing flange.

UNIVERSAL SKIRT BOARD

A two-piece skirt board in reversible classic smooth or woodgrain finish designed to assist with water management and material transitions. Routered with a universal siding interface for quick and easy installation. Unlike other skirt boards, the AZEK Universal Skirt Board works well with fiber cement, vinyl, or wood siding.* No starter strips needed.

UNIVERSAL SKIRT BOARD		
NOMINAL	ACTUAL	18'
5/4 x 6	1" x 5 ½"	W
5/4 x 8	1" x 7 ¼"	W
5/4 x 10	1" x 9 ¼"	W
5/4 x 12	1" x 11 ¼"	W
1 ½" nailing flange length		
¼" drip edge overhang		

*Universal Skirt Board works with many products; ensure compatibility before purchase.

Universal Skirt Board
No starter strip needed, saves time on installation.

Shown:
Tapered Column

Shown:
Column Wrap Crown Kit

AZEK® THREE-PLUS-ONE COLUMN WRAP

This easy-to-install Three-Plus-One Column Wrap profile saves time and installation costs. Three connected panels and a fourth "locking" panel fit easily and securely around a structural support with press-fit seams and clean corners.

THREE-PLUS-ONE COLUMN WRAP				
NOMINAL	INSIDE DIMENSION	OUTSIDE DIMENSION	8' 6"	10'
4 x 4	3 ¾" x 3 ¾"	4 ¾" x 4 ¾"	S	S
6 x 6	5 ¾" x 5 ¾"	6 ¾" x 6 ¾"	S	S
8 x 8	7 ¾" x 7 ¾"	8 ¾" x 8 ¾"	S	S

Smooth
Finish (S)

Column Wrap

Installs quickly with three interlocking boards and a precut locking panel.

TAPERED COLUMN

The four-piece AZEK Tapered Column combines a craftsman aesthetic with a column wrap's ease of installation. Four precut panels each feature a friction-fit miter lock joint to ensure a secure fit and the correct angle for each panel. Includes squaring corners and 3 1/2" decorative skirt pieces for the cap and base of each column to fasten and accessorize.

TAPERED COLUMN WITH BASE SKIRT		
ACTUAL	5'	6'
12" base / 8" cap	S	S
16" base / 12" cap	S	S

Smooth
Finish (S)

AZEK® THREE-PLUS-ONE COLUMN WRAP ACCESSORIES

Embellish your Three-Plus-One Column Wraps with moulding kits and accent wraps. Accessory kits can be purchased to enhance the column and give you the decorative look you desire.

THREE-PLUS-ONE COLUMN WRAP ACCESSORIES		
DESCRIPTION	4"	6"
TRIM KIT - BASE MLDG	S	S
TRIM KIT - BED MLDG	S	S
TRIM KIT - BED MLDG XL	S	S
TRIM KIT - CROWN MLDG	S	S
TRIM KIT - CROWN MLDG XL	S	S
ACCENT WRAP 10"	S	S

Smooth
Finish (S)

Column Wrap Accessories

Kits connect with precut dovetails to speed installation on decorative details.

Shown:
Reversible
Beadboard

Shown:
Shiplap

Plentiful Options for Ceilings and Walls

Beadboards and Beaded Sheets offer broad and beautiful coverage for ceilings under raised decks or above the porch. Tongue-and-groove profiles can be oriented on walls horizontally or vertically. Just like all AZEK® Trim and Moulding, every product for exterior ceilings and walls is made from moisture-resistant, low-maintenance PVC and designed to elegantly complement and elevate the entire exterior.

Beaded Sheet

BEADBOARD E & CB

AZEK Beadboard (E & CB) is certified UL580 class 90 wind gust uplift-resistant, making it ideal for use in coastal areas. It is reversible and perfect for wainscoting, with an edge and center bead on one side and a v-groove on the other.

BEADBOARD	
ACTUAL	18'
½" x 3 ½"	S
¾" x 3 ½"	S
¾" x 5 ½"	S
BEADED SHEET	
ACTUAL	8'
½" x 4'	S

Smooth Finish (**S**)

PaintPro® Technology (**P**)

Beadboard (E & CB)

Add character to any wall or ceiling with the classic and cozy look of beadboard.

REVERSIBLE BEADBOARD

AZEK® Beadboard is reversible with an edge and center bead on one side and a V-groove on the other, perfect for wainscoting and porch ceilings.

BEADBOARD	
ACTUAL	18'
5/8" x 3 ½"	S
½" x 5 ½"*	S

*Features a nailing flange for easier installation.

Smooth Finish (**S**)

Reversible Beadboard

V-Groove provides wider planks and a more formal aesthetic compared to beadboard on the reverse side.

SHIPLAP & NICKEL GAP

Bring the contemporary look of wider planks with either shiplap or nickel gap. Both deliver similar finished looks, but the tongue-and-groove nickel gap and reversible WP4 allow for hidden fasteners. Each profile type is suitable for horizontal and vertical orientation.

TONGUE-AND-GROOVE SHIPLAP	
ACTUAL	18'
¾" x 5 ½"	S
¾" x 7 ¼"	S
TONGUE-AND-GROOVE NICKEL GAP/WP4 (REVERSIBLE)	
ACTUAL	18'
¾" x 5 ½"	S

Smooth Finish (**S**)

Shiplap

Combine with overlapping "rabbeted" joints.

Nickle Gap

Tongue-and-groove joints and reverse side offers V-groove aesthetic.

AZEK® MOULDING

With over 30 different profiles to mix and match, you can customize any build with a distinctive look.

BED MOULDING
Similar to crown moulding, a bed mould is used to cover the joint between the ceiling and wall.

RAMS CROWN
Consider installing Rams Crown at the top of a column or post, or use in place of a crown for a distinctive look.

CROWN MOULDING
Crown Moulding is used for a classic look, bridging the corner between the wall and ceiling.

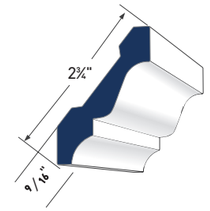
BAND MOULDING
Band Moulding can be used alone or added to the base of a crown for a premium finish.

THE MOST BEAUTIFUL, HIGH-PERFORMANCE MOULDING LINE AVAILABLE

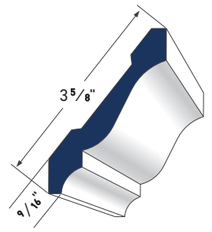
With crisp, architectural details reminiscent of premium wood mouldings, high-performance AZEK® Moulding will last beautifully without the maintenance hassles associated with wood. Backed by AZEK's promise of high quality and lasting performance, AZEK Moulding will retain a like-new appearance despite the tests of time and weather. AZEK Moulding offers greater stability and predictability when fastening. Unlike traditional wood moulding, AZEK Moulding resists moisture and insect damage and will not rot or split.

CROWN PROFILES

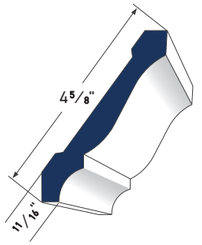
Crown moulding profiles are typically decorative mouldings designed for use along the intersection of a wall or ceiling. They may be combined with other mouldings to create a built-up profile.



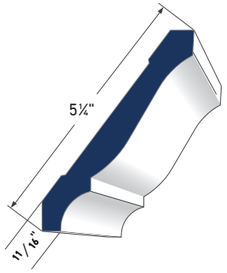
3" CROWN AZM-52
LENGTH: 16'



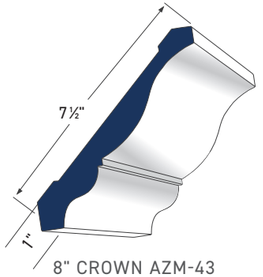
4" CROWN AZM-49
LENGTH: 16'



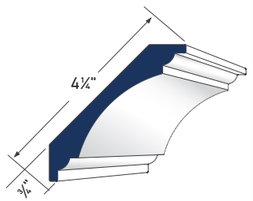
5" CROWN AZM-47
LENGTH: 16'



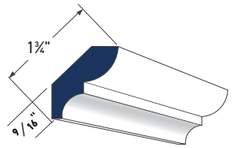
6" CROWN AZM-45
LENGTH: 16'



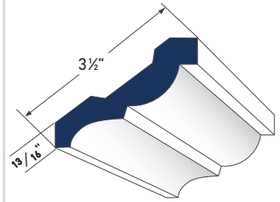
8" CROWN AZM-43
LENGTH: 16'



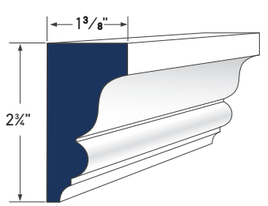
COVE MOULDING AZM-80
LENGTH: 16'



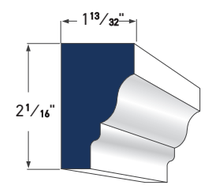
BED MOULDING AZM-75
LENGTH: 16'



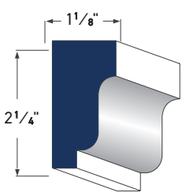
3 ½" BED MOULDING AZM-28
LENGTH: 16'



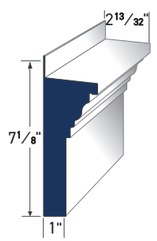
IMPERIAL RAKE CROWN
AZM-6937
LENGTH: 16'



RAMS CROWN
AZM-6934
LENGTH: 16'



SOLID CROWN
AZM-7954
LENGTH: 16'

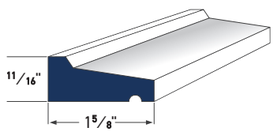


CROSSHEAD PEDIMENT
AZM-6216
LENGTH: 18'

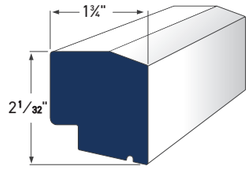
DETAIL & SILL/DRIP PROFILES

AZEK® Drip profiles can be used as a water table or brick ledge for separation and watershed against two different materials. AZEK Sill profiles shed water and offer architectural detail.

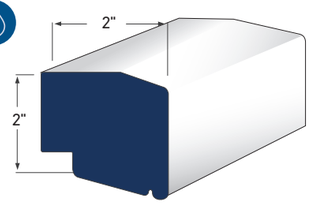
Denotes Water Management Drip Edge



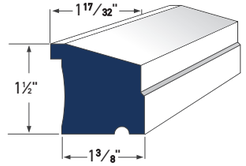
DRIP CAP AZM-197
LENGTH: 16'



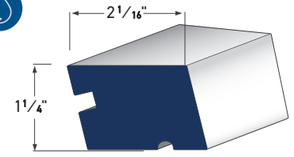
HISTORIC SILL AZM-6930
LENGTH: 16'



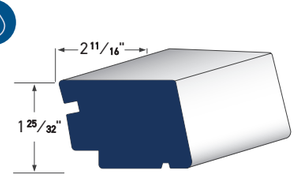
LARGE SILL NOSE AZM-7979
LENGTH: 16'



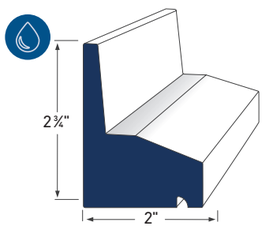
SUB SILL NOSE AZM-6933
LENGTH: 16'



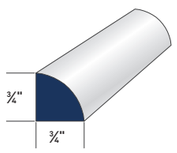
WINDOW SILL NOSE AZM-7974
LENGTH: 12'



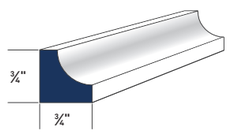
LARGE HISTORIC SILL AZM-7958
LENGTH: 16'



WATER TABLE AZM-6935
LENGTH: 18'



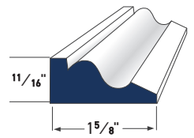
QUARTER ROUND AZM-105
LENGTH: 16'



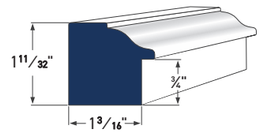
SCOTIA AZM-93
LENGTH: 16'

CASING PROFILES

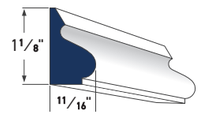
Use AZEK® Casing Profiles as decorative moulding against a wall, door, or window to create surrounds. Elevate your framing with style and durability.



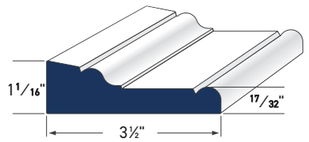
BAND MOULDING AZM-217
LENGTH: 16'



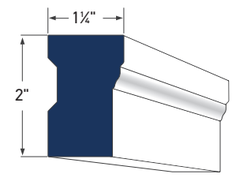
BACK BAND AZM-6931
LENGTH: 16'



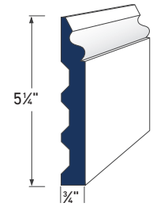
BASE CAP AZM-164
LENGTH: 16'



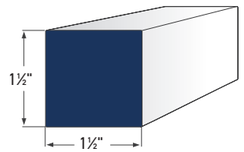
ADAMS CASING AZM-97
LENGTH: 16'



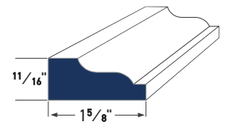
BRICK MOULD AZM-180
LENGTHS: 16', 17' and 18'*



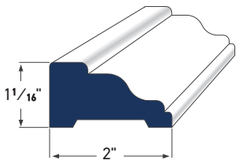
COLONIAL BASE CAP AZM-163
LENGTH: 16'



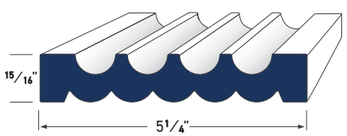
SQUARE PROFILE AZM-236
LENGTH: 12'



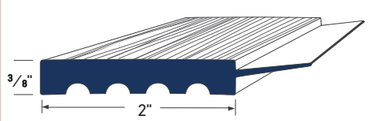
SHINGLE MOULD AZM-210
LENGTH: 16'



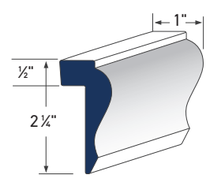
RAKE MOULDING AZM-287
LENGTH: 16'



FLUTED/REEDED AZM-606
LENGTH: 16'



GARAGE DOOR THERMOSTOP AZM-6936 LENGTHS: 7', 9', and 16'

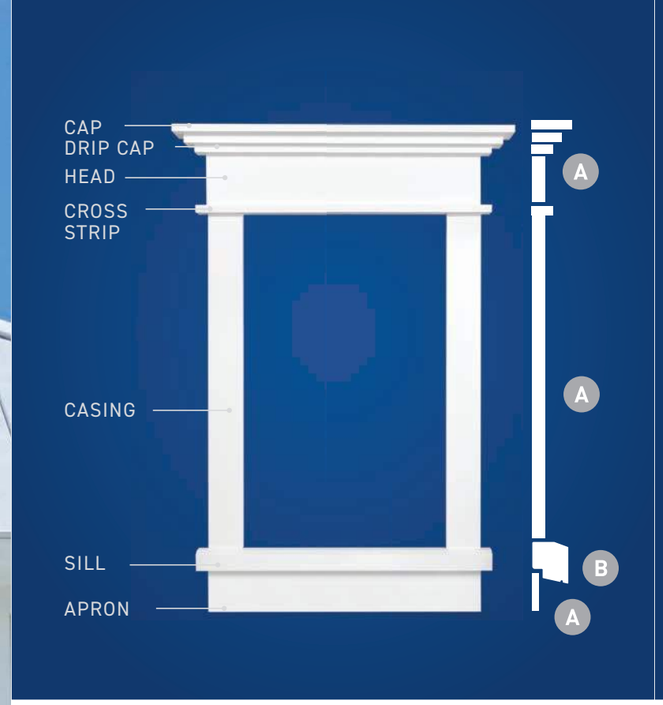


WAINSCOT CAP AZM-284
LENGTH: 16'

*18' Brick Mould (AZM-180) is available in full units only and cannot be ordered via the Pick & Pack program.

CREATIVE FREEDOM MEETS INNOVATIVE EFFICIENCY WITH AZEK® SURROUND DESIGNS

Drawing inspiration from architectural archives and a diverse trim collection, AZEK® designers created a series of classic window and door surround designs to make style choices simple. These trim and moulding profiles are built up with varying shadow-line compositions and varying weights and widths, then matched with complementary sill profiles to give each surround its own character. Single-structure, pre-milled profiles reduce costly carpentry and assembly steps. AZEK Surround designs bring sophisticated styling and moisture management to your homes without breaking the budget.



STATESIDE

This surround grouping features horizontal stepping, casting distinct shadow lines. With its tall head and cap combination, the Stateside is best suited for large window or door arrangements, especially on historic home designs that call for dramatic horizontal definition. Match with the Historic Sill or Window Sill Nose.

TO CREATE THE STATESIDE SURROUND, USE THE PROFILES BELOW

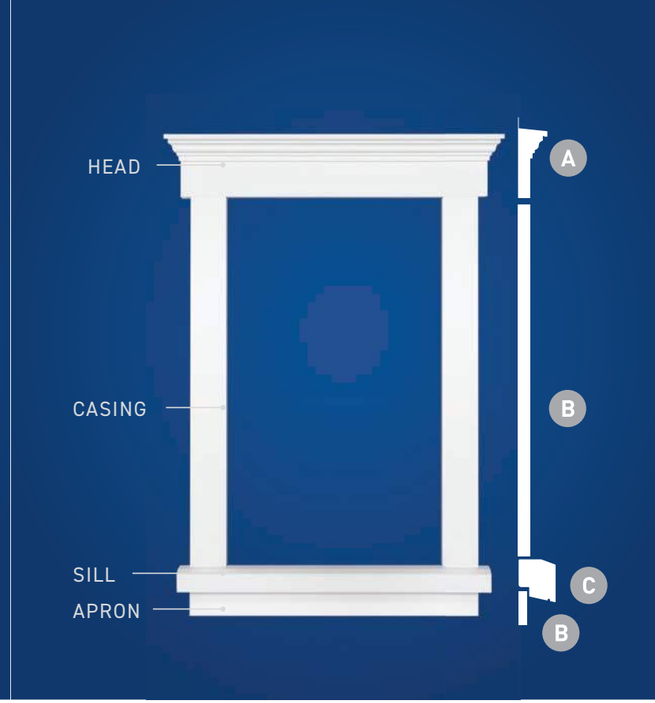
A

CAP: 6/4 x 2 1/2
DRIP CAP: 5/4 x 4
HEAD: 5/4 x 6
CROSS STRIP: 4/4 x 2
CASING: 5/4 x 4 or 6
APRON: 5/4 x 4 or 6

B

HISTORIC SILL
AZM-6930
LENGTH: 16'

OR USE
WINDOW SILL NOSE
AZM-7974
LENGTH: 12'



HISTORIC RAMS HEAD

This assembly replicates a classic surround with subtle detail. An attractive one-piece crown mould and wide head makes installation a breeze. The Historic Rams Head surround delivers an intriguing yet simple aesthetic and is commonly used in Arts and Crafts–styled homes. The Historic Sill should be used with this surround.

TO CREATE THE HISTORIC RAMS HEAD SURROUND, USE THE PROFILES BELOW

A

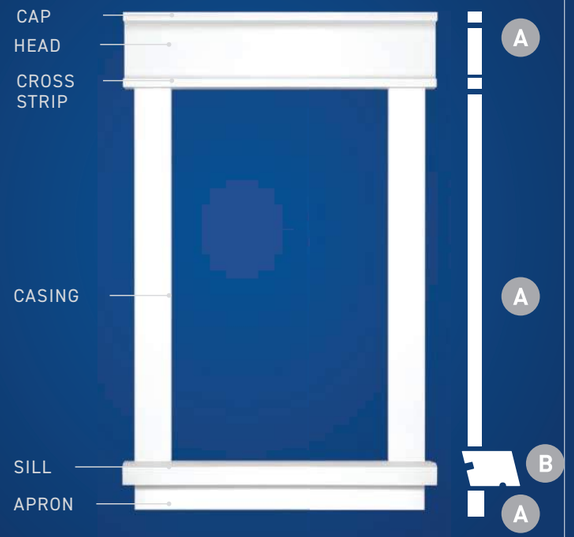
CROSSHEAD PEDIMENT
AZM-6216
LENGTH: 18'

B

CASING: 5/4 x 4
APRON: 5/4 x 4

C

HISTORIC SILL
AZM-6930
LENGTH: 16'



DOUBLE-CROSS HEAD

For clean, versatile styling, the Double-Cross Head surround accentuates strong horizontal shadow lines above and below the smooth-head member. The effect complements other trim detailing around the home without appearing overly decorative. The Window Sill Nose assembly is recommended.

TO CREATE THE DOUBLE-CROSS HEAD SURROUND, USE THE PROFILES BELOW

A

CAP: 4/4 x 2
HEAD: 5/4 x 6
CROSS STRIP: 4/4 x 2
CASING: 5/4 x 6
APRON: 5/4 x 4 or 6

B

WINDOW SILL NOSE
AZM-7974
LENGTH: 12'

CROWNED BANDIT

The Crowned Bandit surround is ideal when a stronger vertical presence or higher level of detail is desired versus a linear approach. It's typically used to complement other moulded elements found in cornices, frieze banding, and columns. Finish with the Large Historic Sill profile.

TO CREATE THE CROWNED BANDIT SURROUND, USE THE PROFILES BELOW

A

CAP: 4/4 x 4
CASING: 4/4 x 6
APRON: 5/4 x 4 or 6

B

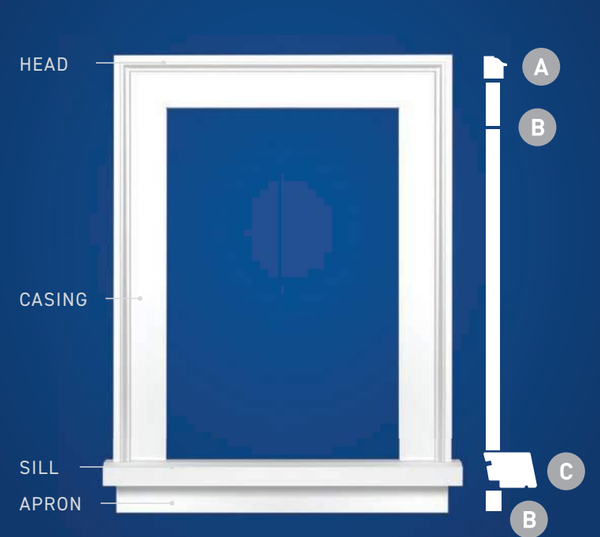
4" CROWN
AZM-49
LENGTH: 16'

C

BACK BAND
AZM-6931
LENGTH: 16'

D

LARGE HISTORIC SILL
AZM-7958
LENGTH: 16'



HISTORIC BACK BAND

Featuring an edge detail around the casing and head elements, the defined shadowing in the Historic Back Band adds depth and width to window and door treatments. Use either the Historic Sill or moulded apron assembly to enhance this combination.

TO CREATE THE HISTORIC BACK BAND SURROUND, USE THE PROFILES BELOW

A

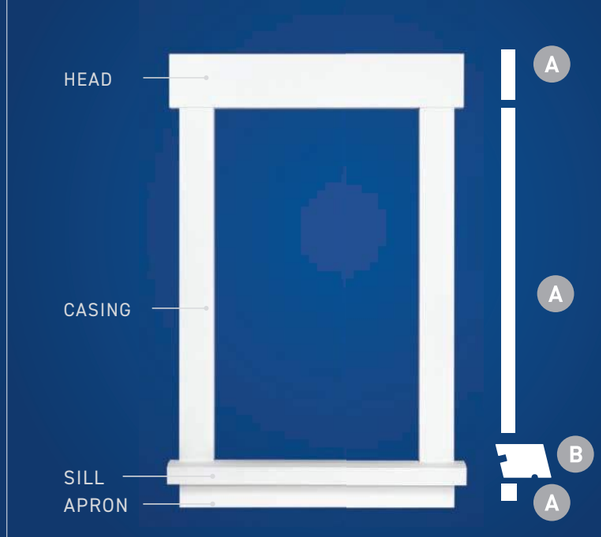
BACK BAND
AZM-6931
LENGTH: 16'

B

HEAD: 4/4 x 6
CASING: 4/4 x 6
APRON: 4/4 x 6

C

LARGE HISTORIC SILL
AZM-7958
LENGTH: 16'



CLEAN & SIMPLE

While compatible for a wide variety of traditional styles, the Clean and Simple surround is best suited for small- to medium-sized windows. This assembly is a cost-effective solution that creates smooth, understated framing. The Window Sill Nose or moulded apron assembly are recommended for this assembly.

TO CREATE THE CLEAN AND SIMPLE SURROUND, USE THE PROFILES BELOW

A

HEAD: 5/4 x 6
CASING: 5/4 x 4
APRON: 5/4 x 4

B

WINDOW SILL NOSE
AZM-7974
LENGTH: 12'

Shown:
Reversible
Beadboard

Shown:
Shiplap

Plentiful Options for Ceilings and Walls

Beadboards and Beaded Sheets offer broad and beautiful coverage for ceilings under raised decks or above the porch. Tongue-and-groove profiles can be oriented on walls horizontally or vertically. Just like all AZEK® Trim and Moulding, every product for exterior ceilings and walls is made from moisture-resistant, low-maintenance PVC and designed to elegantly complement and elevate the entire exterior.

Beaded Sheet

BEADBOARD E & CB

AZEK Beadboard (E & CB) is certified UL580 class 90 wind gust uplift-resistant, making it ideal for use in coastal areas. It is reversible and perfect for wainscoting, with an edge and center bead on one side and a v-groove on the other.

BEADBOARD	
ACTUAL	18'
½" x 3 ½"	S
¾" x 3 ½"	S
¾" x 5 ½"	S
BEADED SHEET	
ACTUAL	8'
½" x 4'	S

Smooth Finish (**S**)

PaintPro® Technology (**P**)

Beadboard (E & CB)

Add character to any wall or ceiling with the classic and cozy look of beadboard.

REVERSIBLE BEADBOARD

AZEK® Beadboard is reversible with an edge and center bead on one side and a V-groove on the other, perfect for wainscoting and porch ceilings.

BEADBOARD	
ACTUAL	18'
5/8" x 3 ½"	S
½" x 5 ½"*	S

*Features a nailing flange for easier installation.

Smooth Finish (**S**)

Reversible Beadboard

V-Groove provides wider planks and a more formal aesthetic compared to beadboard on the reverse side.

SHIPLAP & NICKEL GAP

Bring the contemporary look of wider planks with either shiplap or nickel gap. Both deliver similar finished looks, but the tongue-and-groove nickel gap and reversible WP4 allow for hidden fasteners. Each profile type is suitable for horizontal and vertical orientation.

TONGUE-AND-GROOVE SHIPLAP	
ACTUAL	18'
¾" x 5 ½"	S
¾" x 7 ¼"	S
TONGUE-AND-GROOVE NICKEL GAP/WP4 (REVERSIBLE)	
ACTUAL	18'
¾" x 5 ½"	S

Smooth Finish (**S**)

Shiplap

Combine with overlapping "rabbeted" joints.

Nickle Gap

Tongue-and-groove joints and reverse side offers V-groove aesthetic.

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® Plank

Select Cedarmill®

Smooth

Beaded Select Cedarmill®

Beaded 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
Statement Collection®				•
Dream Collection®	•	•	•	•
Prime	•	•	•	•

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 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	•

Beaded Smooth

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

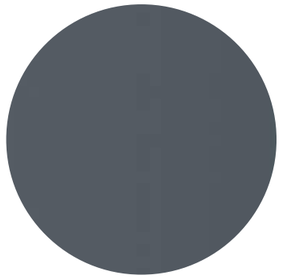
Designed for versatility and beautiful performance.

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.

Hardie® Panel

Select Cedarmill®



Smooth

Stucco

Sierra 8

Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus® Pcs/Pallet	50	—	50
Pcs/Sq.	3.2	2.8	2.5

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection®			•
Dream Collection®	•		•
Prime	•	•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection®			•
Dream Collection®	•		•
Prime	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection®			
Dream Collection®	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection®			
Dream Collection®			
Prime	•	•	•

A finished look starts with beautiful trim.

Hardie® Trim

Form meets function at every intersection with Hardie® Trim boards. With an authentic look, Hardie® Trim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

With higher performance to withstand damage from the elements compared to wood trim, Hardie® Trim is the perfect option for a long-lasting home. Hardie® Trim is a low-maintenance and durable accent for your exterior — adding an extra component of beauty to your home.

Hardie® Trim

4/4 Smooth	Thickness .75 in			Length 12 ft boards	
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus® Pcs/Pallet	312	208	156	104	104
Statement Collection®	•	•	•	AW	•
Dream Collection®	•	•	•	•	•
Prime	•	•	•	•	•

5/4 Smooth	Thickness 1 in			Length 12 ft boards		
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus® Pcs/Pallet	240	200	160	120	80	80
Statement Collection®	•	•	•	•	AW	•
Dream Collection®	•	•	•	•	•	•
Prime	•	•	•	•	•	•

Batten Boards

Thickness	.75 in
Length	12 ft
Width	2.5 in
Prime Pcs/Pallet	437
ColorPlus® Pcs/Pallet	190

Rustic Grain	
Statement Collection®	
Dream Collection®	•
Prime	•

Smooth	
Statement Collection®	•
Dream Collection®	•
Prime	•

Protection in every detail, complete confidence in every area.

Hardie® Soffit

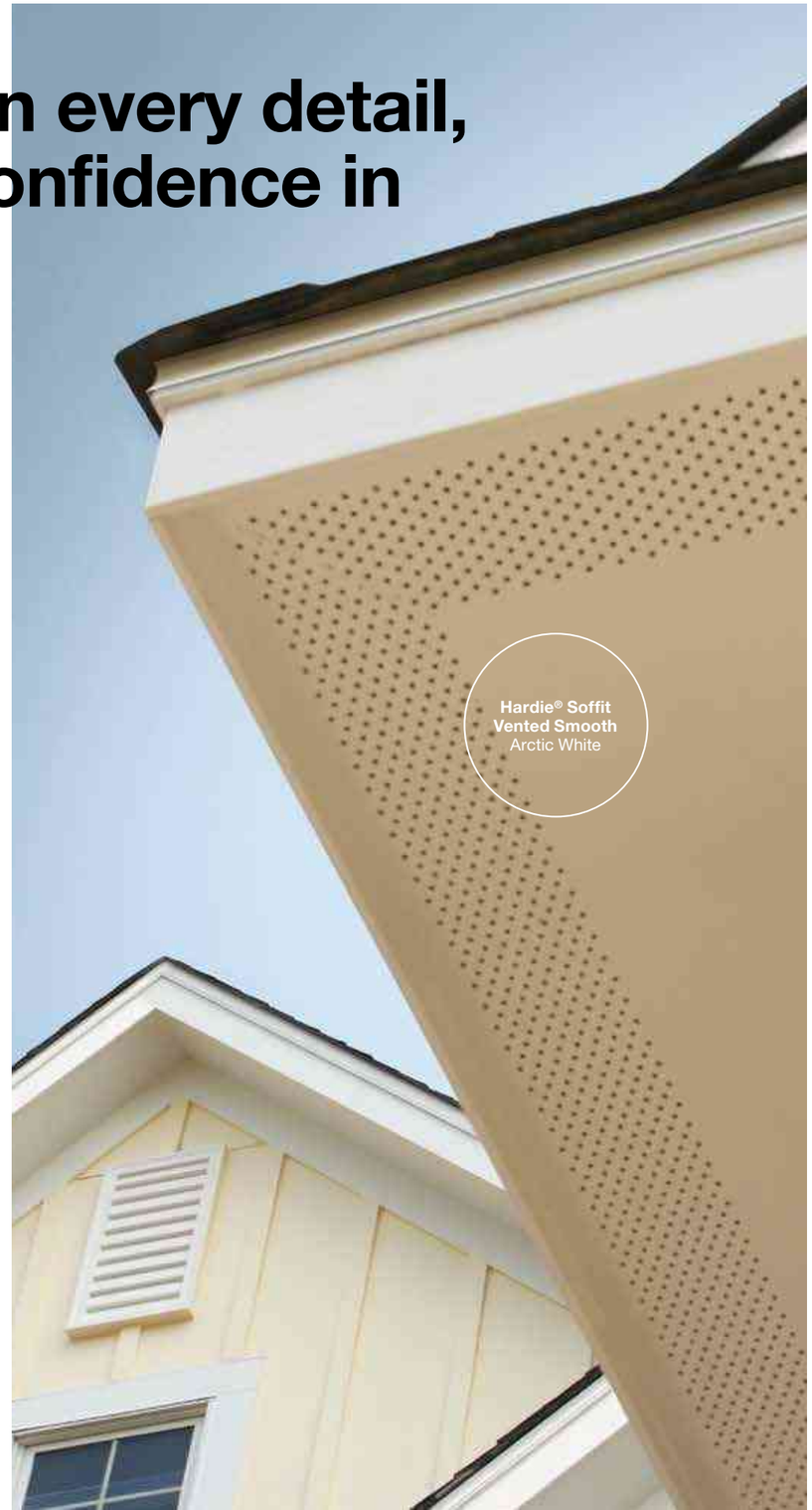
Every part of your home's exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

DID YOU KNOW?

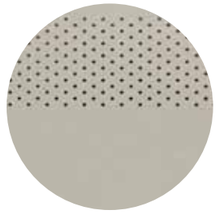
Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home's framing over time.

In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

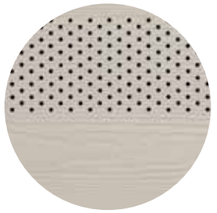
In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.



Hardie® Soffit



Vented Smooth



Vented Select Cedarmill®

Non-Vented Smooth

Non-Vented Select Cedarmill®

Thickness 1/4 in

Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus® Pcs/Pallet	216	156	108	—

Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection®	•	•	•
Dream Collection®	•	•	•
Prime	•	•	•

Non-Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	4 ft x 8 ft
Statement Collection®	•	•	•	
Dream Collection®	•	•	•	
Prime	•	•	•	•

Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection®			
Dream Collection®	•	•	•
Prime	•	•	•

Non-Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	4 ft x 8 ft
Statement Collection®				
Dream Collection®	•	•	•	
Prime	•	•	•	•

Distinctive design, engineered to last.

Hardie® Artisan Siding

Offering gorgeous, deep shadow lines and extra thick boards, Hardie® Artisan siding will set your home apart. The 5/8-inch thickness and unique features of Hardie® Artisan siding provide precise fit and finish as well as the freedom to miter corners for attractive, streamlined styling.

LOCK JOINT SYSTEM

Hardie® Artisan siding flat wall profiles have a lock joint system that helps enable faster, cleaner installation. Orient vertically, horizontally or use as soffit.

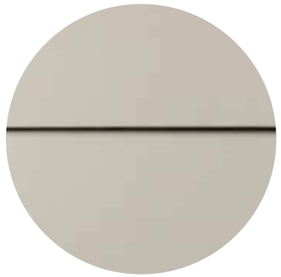
MITERED CORNERS

Add sophistication to your design with mitered corners that can be crafted on-site with any Hardie® Artisan profile.

Lock Joint

Mitered Corners

Hardie® Artisan Siding



Lap Siding

Lap Siding	Thickness 5/8 in	
Width	7.25 in (6 in exposure)	8.25 in (7 in exposure)
Length	12 ft	12 ft
Pcs/Pallet	144	125
Finish	Primed	Primed

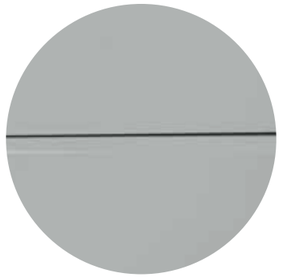
FLAT WALL PROFILES

Shiplap

Shiplap	Thickness 5/8 in
Width	10.25 in (9 in exposure)
Length	12 ft
Pcs/Pallet	105
Finish	Primed

V-Groove

V-Groove	Thickness 5/8 in
Width	8.25 in (7 in exposure)
Length	12 ft
Pcs/Pallet	126
Finish	Primed



Square Channel

Square Channel	Thickness 5/8 in
Width	10.25 in (9 in exposure)
Length	12 ft
Pcs/Pallet	105
Finish	Primed

A Complete Door System

Fiberglass & Steel

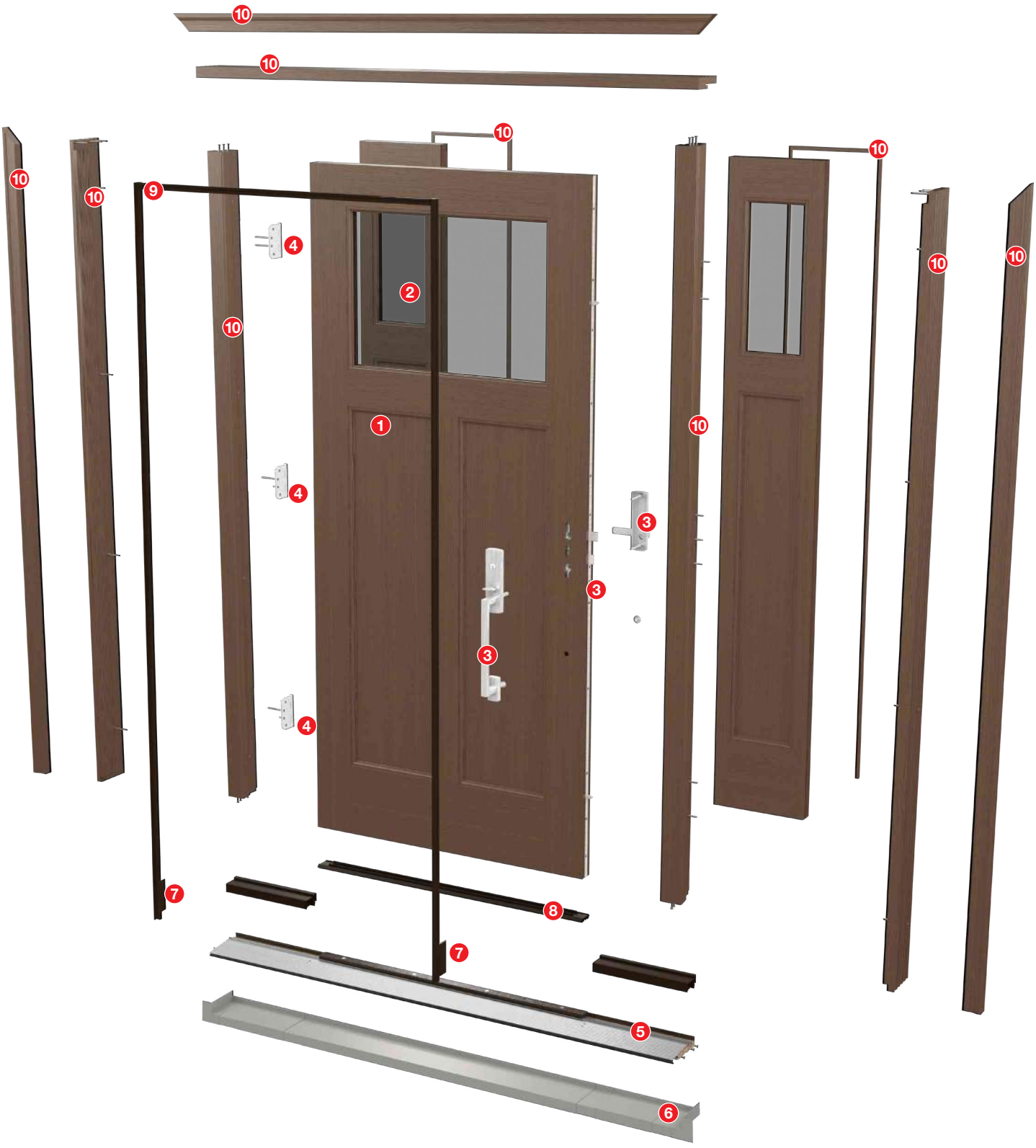
THERMA-TRU® DOORS

Uncompromising quality, inside and out.

Engineered to work together.

A Therma-Tru® door system with genuine Therma-Tru components is engineered with craftsman precision for durability and reliability through the years. From the door slab and glass to the hinges and sill, Therma-Tru specifies each piece to work together at the most critical points where an ordinary door system's performance can fail.

So when a homeowner chooses a complete Therma-Tru door system, you can be confident it will perform as exceptionally as it looks.

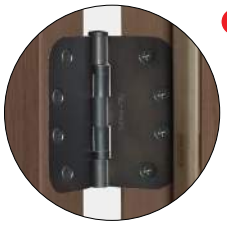


A Complete Door System

1 Fiberglass Door Panel
Delivers years of low-maintenance durability. Unlike wood, fiberglass will not warp or rot. Unlike steel, it will not dent or rust.

2 Glass
Welcomes natural light into the home and is available in a variety of styles, many featuring triple-pane construction.

3 Multi-Point Locking System
(Recommended)
Engages the door and frame at three points from top to bottom for enhanced sealing and security.
More on pages 22–24.



4 Hinges
Ensure smooth operation and position the door so it creates a tight seal with the weatherstrip when closed.
More on page 19.

5 Sill
Provides a solid stepping surface and forms a tight seal at the bottom of the door system to help channel moisture away from the home.
More on pages 14–18.

6 Sill Pan
Adds an extra layer of protection to help keep moisture away from the subfloor.
More on page 15.

7 Corner Seal Pads (Inswing Only)
Fit securely behind the weatherstrip to help block wind-driven moisture infiltration at the bottom corner of the door system.
More on page 20.

8 Bottom Sweeps (Inswing Only)
A dual-bulb, dual-fin design helps maintain tight contact with adjustable sill caps and creates added barriers against moisture.
More on pages 15–17.

9 Weatherstrip
Features a resilient design to help deliver a precise seal between the door and frame.
More on page 21.

10 Composite Door Frame*
Provides a rot-free solution that delivers extra protection from the damaging effects of moisture.
More on pages 10–13.

Astragal
Covers the margin between double doors to help complete the seal against air and moisture infiltration, with aluminum construction for stability, holding power and durability.
More on page 25.

Need help determining which parts you need for your Therma-Tru door system?
See pages 26–27 for more information.

*See your Therma-Tru seller for details on product availability.

Tru-Defense® Warranty Rider

A Therma-Tru® door system with Tru-Defense system components is a high-performing door system backed by a lifetime limited warranty and a comprehensive Tru-Defense Warranty Rider.

Tru-Defense: The Ultimate Protection

More than beautiful doors and glass; a complete door system includes the components used to assemble it. We manufacture or specify every aspect of a complete door system. The Therma-Tru genuine components in a Tru-Defense door system are our premium options for long-lasting durability.

Double Your Peace of Mind

When it comes to door systems, we believe that proper installation is just as important as having the best components. A Tru-Defense door system installed by a Therma-Tru Certified Door System Installer doubles your reimbursement eligibility should an issue arise.* Look for the (✤) icon.

CERTIFIED
DOOR SYSTEM
INSTALLER
THERMA-TRU® DOORS

thermatru.com/installer

*The Rider does not warrant workmanship of anyone who assembles or installs a Tru-Defense door system, including Therma-Tru Certified Door System Installers, nor any damages caused by improper handling, assembly or installation.
**See the Tru-Defense warranty rider for complete details on qualifying components.
***Latch and deadbolt must meet Therma-Tru specifications.
Note: See your Therma-Tru seller or visit thermatru.com for details on limited warranties and exclusions.

Top: Classic Craft Canvas, Provincial Glass, Door – CCV10028, Sidelites – CCV108SL, Transom – CC420T, Finish – Chestnut

Engineered to work together.

Therma-Tru® door system components are designed to work together with our door families to create a tight seal.

Door Collection	Corner Seal Pad	Weatherstrip	Hinges
Classic Craft®	**Classic Craft 7-Shape Pads**	**Medium-Reach Weatherstrip** For square edge doors. All Sides	**Classic Craft Ball-Bearing Hinge**
Fiber-Classic® & Smooth-Star®	**Fiber-Classic / Smooth-Star 7-Shape Pads**	**Medium-Reach Weatherstrip** Hinge Side **Long-Reach Weatherstrip** For bull edge doors. Lock Side & Head	**Self-Aligning Ball-Bearing Hinge** Tabs for pass through door machining.
Profiles™ & Traditions Steel	**Basic Pads**	**Medium-Reach Weatherstrip** Hinge Side **Long-Reach Weatherstrip** For bull edge doors. Lock & Head Side	**Self-Aligning Hinge** Tabs for pass through door machining.

The house at left features our 401 Trifold Collection Garage Door with a vertical panel design, 2 over 2 lite windows in a custom finish that adds the right amount of contrast and aesthetic appeal.

TIMBERLANE

TRIFOLD COLLECTION

Charming, Rich Details

Choose From 3 Styles

Inspired by the old-style trifold doors, our Trifold Collection embodies the charming style with the added convenience of being an overhead door. Our available trifold garage doors can be customized by selecting a panel design and optional windows to enhance the look of your garage door. All available styles come in single or double doors.

Choose from our available trifold collection garage door styles or design your own. If you dream it, we can build it.

TRIFOLD COLLECTION CUSTOMIZATION OPTIONS

SIZES: Width: 8′, 9′, 16′, 18′, Custom
Height: 7′, 8′, 9′, Custom

PANEL INSERTS: Flat, Vertical, Herringbone

MATERIALS: Vintage, Luxcore

Don’t see the custom option you want?
Call us at 800-250-2221

401

402

403

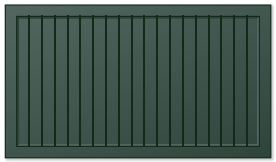
Customize Your Trifold Collection Panel Profile

After you have selected your preferred garage door style, the next step in designing your perfect garage door is choosing a panel design, milling option, windows, and more! Take your custom garage door to an entirely different level.

1. CHOOSE YOUR PANEL DESIGN*

Your garage door journey doesn't end once you've selected a style. Push the boundaries by choosing a panel design that is sure to elevate your home's architectural style.

FLAT



VERTICAL

HERRINGBONE

2. CHOOSE YOUR MILLING OPTION*

If you are looking to add a vertical or herringbone panel design, select our v-groove milling option to elevate the look of your garage door.

V-GROOVE

3. CHOOSE YOUR WINDOW STYLE & PATTERN

If you crave additional options to explore, Timberlane has more than enough window styles to design the perfect garage door for any home.

SOLID SQ

SHORT SQ

2 OVER 2 LITE SQ

SOLID AR

SHORT AR

2 OVER 2 LITE AR

*Panel designs and milling options may vary depending upon finish selected.

SR1 - OPERABLE SHUTTERS

The house at left features Premium Wood Shutters in our TR1 Fixed Louver profile with functional shutter hardware including Rat Tail Tiebacks.

TIMBERLANE

LOUVER SHUTTERS

Layers of Intrigue

Choose From 10 Profiles

Shutters that were once meant to facilitate ventilation and provide privacy have transcended into elegant adornments. There's something truly mesmerizing about perfectly aligned louvers stacked ever so delicately on top of one another, and louver shutters have an amazing ability to liven up a home's facade. Timberlane offers a choice between fixed and operable louvers.

Choose from our available louver shutter styles or design your own. If you can dream it, we can build it.

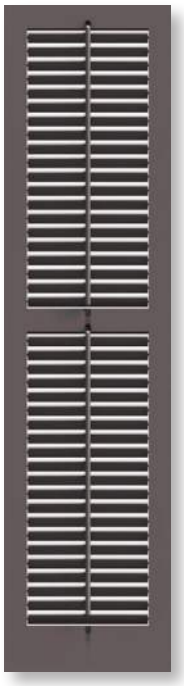
LOUVER SHUTTER CUSTOMIZATION OPTIONS

STYLES: Fixed Louver, Operable Louver

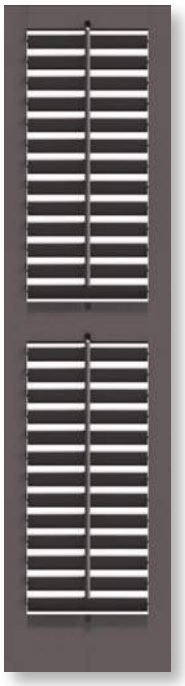
MATERIALS: Endurian®, Premium Wood

Don't see the custom option you want?
Call us at 800-250-2221

LBO

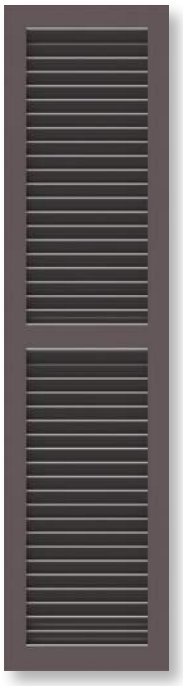


WLO



SWO*

LB1



WL1

SW1

*SWO and TR2 are only available in Premium Wood.

WL2

TR1

TR2*

NE1

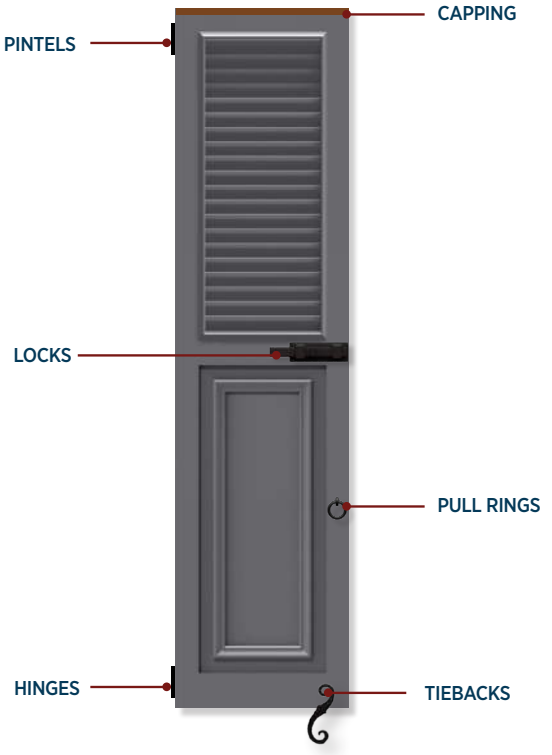
TIMBERLANE

HARDWARE

The Finishing Touch

Shutters originated out of necessity, providing privacy and protection for old windows. They were required to be strong enough to hold up to the elements. Today, homeowners have the option to choose either decorative or functional shutters. No matter which type of installation you want for your home, hardware adds a finishing touch that will bring your shutters' style and impact to a whole new level.

Timberlane offers shutter hardware not just to look beautiful, but to work hard for you. Our locking hardware locks. Our hinges and pintels swing. And our tiebacks hold your shutters steady in the breeze.



TIMBERLANE

HINGES & PINTELS

Something about seeing shutters adorned with hardware causes a second glance. Why? Because the effect of hardware's finishing touch, whether functional or decorative, creates visual impact. Timberlane offers a wide range of light, standard, and heavy-duty hardware to fit each customer's needs. No matter what kind of shutters you design, we have the perfect hardware for your project.

Timberlane Experts are happy to assist you with selecting the hardware your particular project requires. This window features a full set of steel hardware, including shutter locks, pull rings, and Vintage Grape Sill Mount Tiebacks.

TAPERED STRAP HINGES

PLATE MOUNT PINTELS

STORM STRAP HINGES

BRICK PINTELS

NEW YORK STYLE "L" HINGES

LAG PINTELS

"H" AND BUTT HINGES

JAMB PINTELS

TIMBERLANE

TIEBACKS

Originally, shutters included sets of tiebacks and pull rings strictly for function. Later, homeowners opted for more creative designs to add elegance and style to their homes. Our tiebacks are available in a wide variety of unique and classic styles. Lag mount tiebacks connect to the exterior wall, while sill mount tiebacks connect to your window sill—a great solution when mounting to the wall surface is not an option.

The Scallop Tieback is an attractive option for keeping shutters open and steady. This Lag Mount Tieback is installed on a shutter finished in Timberlane's Really Red Premium Paint.

"S" SHAPED TIEBACKS

GRAPE TIEBACKS

BEACON HILL TIEBACKS

RAT TAIL TIEBACKS

BELMONT AND PROPELLER TIEBACKS

FLOWER TIEBACKS

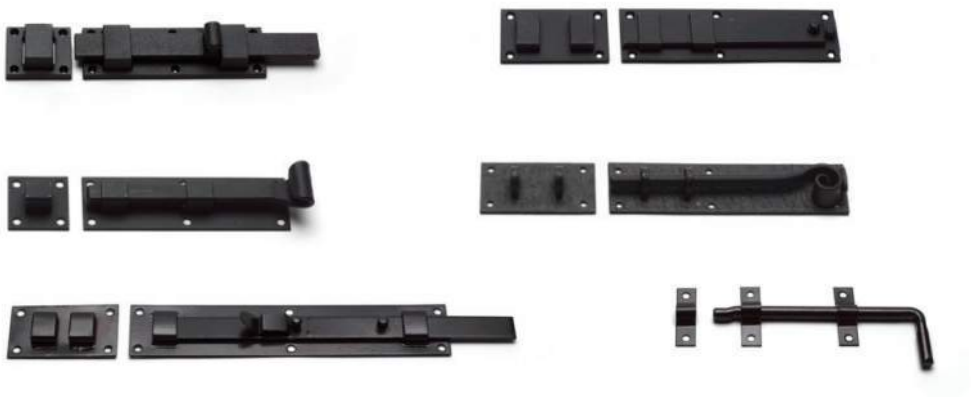
NAUTICAL TIEBACKS

HOOK & STAPLE TIEBACKS

TIMBERLANE

LOCKS & PULL RINGS

Timberlane's stainless steel and black powder-coated shutter locks come in a wide variety of sizes and styles. Their purpose is to keep the shutter secured in the closed position, but they are commonly installed to simply emulate the appearance of a functional shutter.



BLACK POWDER-COATED AND STAINLESS STEEL SHUTTER LOCKS

PLATE AND SCREW IN PULL RINGS

Our attractive selection of Shutter Locks will give your shutters added dimension and authenticity as well as the option to secure them when in the closed position.

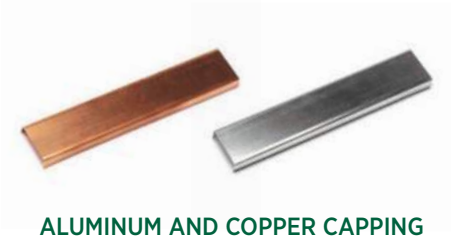
Pull Rings will add function and authenticity to your shutter design.

TIMBERLANE

HARDWARE FOR INSTALLATION

No detail is too small. Your shutter hardware should look as great as your shutters! Every piece of capping, fastener, anchor, and sill-mounting kits are here to make sure you have what you need to properly mount your new Timberlane exterior shutters.

BULLET CATCHES



ALUMINUM AND COPPER CAPPING

INSTALLATION SCREWS

FAUX HARDWARE

Our Copper Shutter Capping is quite simply a roof for your shutter. Most shutters commonly fail due to water penetration at the joints. Shutter capping eliminates this problem and directs water off and away from the shutter.

Timberlane's Bullet Catch is highly recommended on all hinged shutter applications, regardless if a shutter tie back was used or not. The bullet catch is mounted on the rear of the shutter, out of sight, and keeps the shutter firmly secured and eliminates the typical rattling that is common on hinged shutter installations.

Highland Slate®

Designer Roofing Shingles

Highland Slate, shown in Fieldstone

certainteed
SAINT-GOBAIN

SAINT-GOBAIN

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.

Shown in Smokey Quartz

Affordable Old World Luxury

Slated for Excellence
A tribute to simpler times, Highland Slate is a modern-day interpretation of elegant old world roofing. By combining the classical allure of slate with the state-of-the-art performance of asphalt construction, Highland Slate provides homeowners a smartly-priced roof that will showcase brilliantly while offering unwavering protection from the ire of Mother Nature.

Inspired Design
Highland Slate's large format four-tab design is expertly engineered to replicate the chiseled form of real quarried slate. Plus, with a dynamic selection of color options that feature rich blends of complementary-colored granules, it is easy to give your roof a well-balanced and stylish appearance.

A Top Performer for All Seasons
CertainTeed's world-class manufacturing practices ensure that each Highland Slate shingle meets the industry's most demanding quality standards for roofing materials. In addition to its highly-reliable build quality, Highland Slate also boasts a Class A fire resistance rating and a 110 MPH wind resistance rating (can be upgraded to 130 MPH).

Beauty that Lasts
The ultimate in stain protection, CertainTeed's **Streak***Fighter* technology uses the power of science to repel algae before it can take hold and spread. **Streak***Fighter*'s granular blend includes naturally algae-resistant copper to combat the ugly black streaking caused by algae and help your roof maintain its beauty for years to come.

Supported by More Than a Century of Roofing Excellence
CertainTeed's lifetime-limited transferable warranty is a true industry standout, providing a level of coverage that the competition cannot equal. Whereas other manufacturers only warrant against defects that cause leaks, CertainTeed protects your investment against all manufacturing defects, including aesthetic defects. It's quality you can trust, rooted in roofing expertise that traces back to our founding in 1904.

HIGHLAND SLATE® COLOR PALETTE

Smokey Quartz

New England Slate

Fieldstone

Shown in Smokey Quartz

When Your Home is Your Castle

HIGHLAND SLATE®

- Rugged cut to mimic the craggy profile of natural slate
- Dynamic color options
- 110 mph wind warranty
  Upgrade to 130 MPH available

Black Granite

Max Def Weathered Wood

Scan code for more information

See page 6 for specifications and warranty details

Strength with Style

HIGHLAND SLATE®

- Class A fire resistance
- Algae resistant
- 110 mph wind warranty
  Upgrade to 130 MPH available
- Lifetime-limited warranty

SPECIFICATIONS

- Single-layer fiber glass-based construction
- Authentic depth and dimension of natural slate

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL certified to meet ASTM D3018, Type 1
- UL 790 Class A
- ASTM E 108 Class A

Wind Resistance:

- UL 2390/ASTM D 6381 Class H
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranties against manufacturing defects on group owned or commercial applications
- 15-year **Streak***Fighter*® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind resistant warranty
- Upgrade to 130 MPH available CertainTeed starter and CertainTeed hip & ridge required

See actual warranty for specific details and limitations.

Add a Little Accent to Your Roof

CEDAR CREST®

Cedar Crest hip and ridge accessories feature blended colors and an upgraded medium profile with two full layers of premium materials for a striking dimensional appearance that coordinates with Highland Slate shingles.

SHANGLE RIDGE®

For a stylish finishing touch to hips and ridges, choose Shangle Ridge® hip and ridge accessories. Shangle Ridge is designed specifically to complement Highland Slate shingles.

Color Companion Products™ for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.

The Ultimate in Protection

StreakFighter®

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **Streak***Fighter* technology uses the power of science to repel algae before it can take hold and spread. **Streak***Fighter*'s granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with StreakFighter Technology

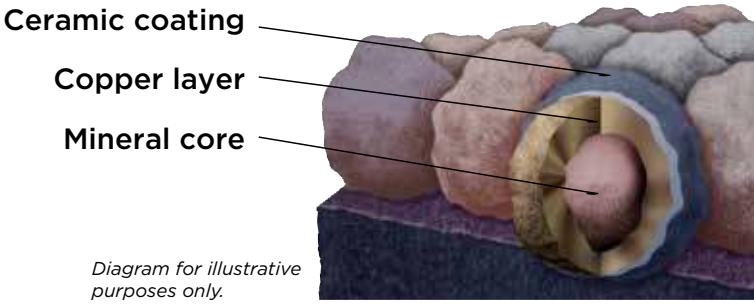
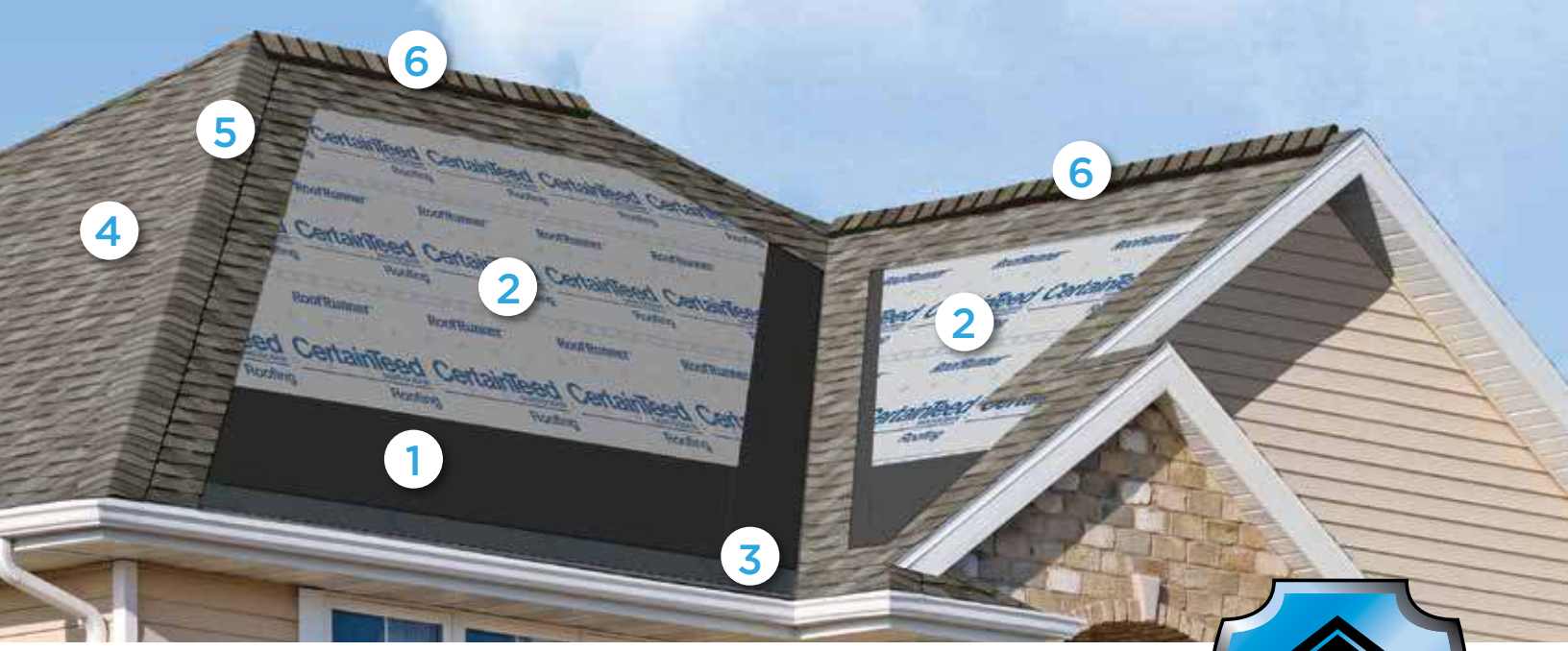


Diagram for illustrative purposes only.

CertaSeal®

Uplift Protection

Certa*Seal*® is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE

With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

It all starts with CertainTeed's broad line of shingles, featuring brilliant color blends, dramatic styles and shadow lines, and the strongest warranties in the industry. The right shingle can mean the difference between an average, everyday look or a beautiful roof that's the talk of the neighborhood.

Shingles are just the beginning – to keep your new roof performing and looking great for years to come it takes a complete CertainTeed Integrity Roof System approach.

1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.

2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

5. Hip & Ridge Caps

Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

6. Ventilation

A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with Intake Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

learn more at: certainteed.com/roofing

SAINT-GOBAIN

CertainTeed

CEILINGS • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM

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SNAP-ON STANDING SEAM PANEL

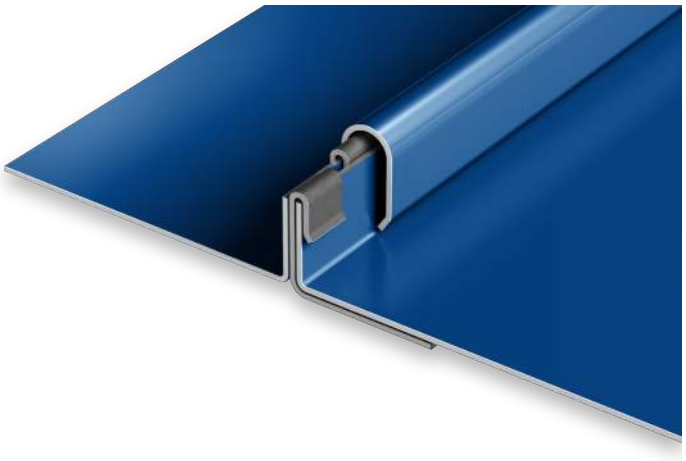
MATERIALS

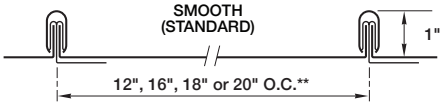
.032 aluminum 24 gauge steel*

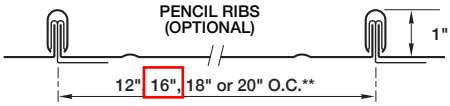
SPECS

12" 16" 18" or 20" O.C. 1" High

UL-90







PRODUCT FEATURES

- Ideal for transition roofs
- Pencil ribs available
- 30-year non-prorated finish warranty
- Panel lengths up to 35'

MATERIAL

- 43 stocked colors (24 gauge steel)
- 36 stocked colors (.032 aluminum)
- Galvalume Plus available

UL CLASSIFICATION

- UL-580 Class 90 rated over solid substrate. (steel only - up to 18" O.C.)
- UL-1897 wind uplift
- UL-790 Class A fire rated
- UL-263 fire resistance rated

ASTM TESTS

- ASTM E283/1680 tested
- ASTM E331/1646 tested

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-On Panels.

*12" and 18" 24 gauge steel Snap-On Standing Seam panels and 11" and 18" 24 gauge steel High Snap-On Standing Seam panels are UL-90 Classified over solid substrate. See roof deck construction in Underwriter Laboratories roofing materials and systems directory.

A complete specification is available online at pac-clad.com.

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ANDERSEN™
WINDOWS & DOORS

400 SERIES

*2020 Andersen brand survey of U.S. contractors.

2021-22 PRODUCT GUIDE FOR PROFESSIONALS

RELIABLE & ENERGY EFFICIENT

As our best-selling products, the 400 Series product line offers a distinct blend of design, reliability and trade confidence. Designed for easy installation for replacement, remodel or new construction projects, 400 Series products feature our Perma-Shield® exterior cladding that revolutionized the window industry. They're also backed by our renowned limited warranty and the largest service network in the industry.

ENERGY-SAVING GLASS FOR ANY CLIMATE

Andersen makes windows and patio doors with options that make them ENERGY STAR® v. 6.0 certified throughout the United States.

Visit **andersenwindows.com/energystar** for more information and to verify that the product with your glass option is certified in your area.

ASK ABOUT ENERGY STAR

RIGOROUSLY TESTED

The exclusive Andersen Perma-Shield system gives our windows and doors a tough, protective shell that safeguards the wood inside. It repels water, resists dents* and stays beautiful for years.

LOW MAINTENANCE, NEVER NEEDS PAINTING

The Perma-Shield exteriors on Andersen 400 Series windows and doors offer superior weather resistance and are virtually maintenance free.

OPTIONS FOR THE HARSHEST WEATHER

400 Series windows with Stormwatch® Protection meet building code requirements in coastal areas.** Products with Stormwatch Protection are energy efficient, resist the effects of salt water, and stand up to hurricane-force winds and wind-borne debris.** For details, visit **andersenwindows.com/coastal**.

StormWATCH PROTECTION

QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE*

Many other window and door warranties end when a home is sold, but our coverage – 20 years on glass, 10 years on non-glass parts – transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.

OWNER2OWNER® LIMITED WARRANTY

BUILT FOR YEARS TO COME*

Our products are built strong to last long.* We use the right materials in the right places, including solid wood, fiberglass and our own Fibrex® composite material. These give our windows and doors superior strength, stability and long-term beauty.

KEEPS THE WEATHER OUT

Our weather-resistant construction and careful selection of weatherstrip by product type seals out drafts, wind and water whatever the weather.

*Visit andersenwindows.com/warranty for details.
**See your local code official for code requirements in your area.
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

OVERALL BEST-IN-CLASS AMONG CONTRACTORS

FOR CLAD WOOD WINDOWS.*

*2020 Andersen brand survey of U.S. contractors.

PRODUCT OVERVIEW

Double-Hung Windows

Choose Woodwright® double-hung windows that replicate the look of traditional architecture or our best-selling tilt-wash double-hung windows that are extremely energy efficient. Both are available as full-frame or insert windows, and can be part of bay window combinations. Coordinating picture and transom windows are also available.

Specialty Windows

A collection of stylish shapes to help distinguish a home's style or create a delicate accent.

Woodwright full-frame windows come in a variety of shapes.

Our **Narroline® double-hung window conversion kit** can upgrade Andersen® Narroline double-hung windows to tilt-wash windows.

Complementary specialty windows offer 35 additional shapes and custom sizes.

Casement & Awning Windows

Casement and awning windows are energy efficient, and are built with our low-maintenance Perma-Shield® cladding. Available for new construction or replacement, as integral twin or triple units, or as part of bay or bow window combinations. Coordinating picture and transom windows are also available.

Complementary casement windows come in a variety of shapes and in French casement options.

Gliding Windows

Superior energy efficiency, reliable performance and uncommon beauty. Both sash on our gliding windows open for improved ventilation.

Frenchwood® Gliding & Hinged Inswing Patio Doors

Wide wood profiles provide the authentic craftsmanship of traditional French doors, and our Perma-Shield exterior cladding protects the unit and offers low maintenance. Add blinds-between-the-glass to conveniently control light and privacy. To learn more about other traditional- and contemporary-style Andersen door options, visit **andersenwindows.com/doors**.

Frame any Frenchwood patio door with **Frenchwood patio door sidelights and transoms.**

Complementary curved top patio doors, including Springline™ and arch hinged doors, are handcrafted and complement our 400 Series products.

EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting*, low-maintenance white finish. Select windows are also available with a dark bronze or black finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished maple or oak interiors.

EXTERIOR COLORS**

White | Canvas | Sandtone | Terratone | Dark Bronze | Forest Green | Black

INTERIOR OPTIONS**

Pine | Maple | Oak | White | Dark Bronze† | Black†

Design your window at
andersenwindows.com/design-tool

*Visit andersenwindows.com/warranty for details.
**Some products are not available in all colors or wood species. See your Andersen supplier for details.
†Products with dark bronze and black interiors have matching exteriors; excludes complementary products.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

EXTERIOR TRIM SYSTEM

Add curb appeal with Andersen® exterior trim. Our trim is made with Fibrex® composite material, an environmentally smart composite that contains 40% pre-consumer reclaimed wood fiber by weight. For details, see page 175.

Time saving and cost effective

No nail holes, no visible fasteners, no painting

Innovative attachment strip

Sandtone window with cocoa bean trim

Independent of water management system for easy installation

Style that gets noticed

Our wide trim profiles overlap the window frame to create clean lines without visible sealant joints. Mitered brick mould corners and butt joints on flat casing profiles reflect traditional corner joints.

Visit andersenwindows.com/exteriortrim to learn more.

EXTERIOR COLORS

White | Canvas | Prairie Grass | Sandtone | Terratone | Cocoa Bean | Dark Bronze | Red Rock | Forest Green | Dove Gray | Black

Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.

WINDOW HARDWARE

Window hardware* enhances the overall design of a window and harmonizes with a home's décor. That's why we offer a broad range of hardware styles and finishes.

HARDWARE FINISHES

Antique Brass

Black

Bright Brass

Brushed Chrome

Distressed Bronze

Distressed Nickel

Gold Dust

Oil Rubbed Bronze

Polished Chrome

Satin Nickel

Stone

White

*Hardware is sold separately, except standard lock and keeper for double-hung windows.
Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Casement & Awning Windows

CONTEMPORARY FOLDING

Black | Bright Brass | Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

TRADITIONAL FOLDING

Antique Brass | Black | Bright Brass | **Distressed Bronze**
Distressed Nickel | Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

CLASSIC SERIES™

Stone | **White**

ESTATE™

Antique Brass | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

Folding handles avoid interference with window treatments.

Gliding Windows

Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel
Stone | White

Bold name denotes finish shown.

Woodwright® Double-Hung Windows

Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass | Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust | Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

Tilt-Wash Double-Hung Windows

Standard Lock & Keeper

Black | **Gold Dust** | Stone | White

Stone is standard with natural interior units.
White comes with prefinished white interiors.
Other finishes optional.

Optional Lock & Keeper

ESTATE™

Antique Brass | **Bright Brass**
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

Optional Estate lock and keeper is available only for 400 Series tilt-wash double-hung windows.
Estate lock and keeper reduces the clear opening height by 19/32" (15). Check with local building code officials to determine compliance with egress requirements.
Optional sash lifts shown on page 48 for Woodwright windows and page 76 for tilt-wash windows.

Hardware is sold separately, except standard lock and keeper for double-hung windows.
Dimensions in parentheses are in millimeters.
Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

PATIO DOOR HARDWARE

Patio door hardware* is available in a variety of designs to match virtually any style. Anvers,® Yuma,® Newbury,® Covington,™ Encino® and Whitmore® hardware options feature solid drop-forged brass for added strength, while Albany and Tribeca® hardware options are made of diecast zinc with durable powder-coated finishes. Also, look for additional hardware options such as exterior keyed locks and matching hinge finishes in the detailed product sections for each individual patio door.

ANVERS®

Bright Brass | Oil Rubbed Bronze
Satin Nickel

YUMA®

Distressed Bronze
Distressed Nickel

NEWBURY®

Antique Brass | Bright Brass
Brushed Chrome | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel

ALBANY

Black | **Gold Dust**
Stone | White

Bold name denotes finish shown.

HARDWARE FINISHES

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel

Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

*Hardware sold separately.
Matching hinges available for inswing patio doors; excludes FSB® hardware.
Mix-and-match interior and exterior style and finish options are available.
Bright brass and satin nickel finishes feature a 10-year limited warranty
Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

COVINGTON™

Antique Brass | **Bright Brass**
Oil Rubbed Bronze

ENCINO®

Distressed Bronze
Distressed Nickel

WHITMORE®

Antique Brass | Bright Brass
Oil Rubbed Bronze | Satin Nickel

TRIBECA®

Black | Stone | **White**

FSB® HINGED PATIO DOOR HARDWARE

Durable stainless steel FSB hinged door hardware* features clean lines and a sleek satin finish for a thoroughly modern look. Choose from four styles and two finishes.

Black Anodized Aluminum

Satin Stainless Steel

1035 1075 1076 1102**

*Hardware sold separately. **FSB style 1102 is not available in black anodized aluminum.
"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want. From SmartSun™ glass with HeatLock® coating that's ENERGY STAR® certified in all climate zones* to PassiveSun® glass that helps heat homes in northern areas, there's an option for every climate, project and customer. Check with your supplier for selections that meet ENERGY STAR requirements in your area.

		ENERGY		LIGHT	
GLASS		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.	●●●○	●●●○	●●●○	●●●○
Low-E4 with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●○	●●◐○	●●●○
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	●●●○	●●●●	●●◐○	●●●●
SmartSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●●	●●○○	●●●●
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	●●●○	●●●●	●○○○	●●●○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	●●◐○	●○○○	●●●○	●●●○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●○	●○○○	●●◐○	●●●○
Clear Dual-Pane	High visibility with basic thermal performance.	●○○○	○○○○	●●●●	○○○○

Center of glass performance only. Ratings based on glass options as of May 2021. Visit andersenwindows.com/energystar for ENERGY STAR map and NFRC total unit performance data.

HEATLOCK TECHNOLOGY

Applied to the room-side glass surface, HeatLock coating reflects heat back into the home for improved performance.

STORMWATCH® PROTECTION

Most Andersen 400 Series windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.

StormWATCH PROTECTION

ADDITIONAL GLASS OPTIONS

Tempered safety glass is standard on patio doors and required for larger window sizes.

Laminated glass is available for added strength, enhanced security and sound control.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.

Cascade Fern Obscure

Reed Satin Etch

ART GLASS

With art glass panels from Andersen, you can add interest, create focal points and make your work stand out. See page 173 or visit **andersenwindows.com/artglass** for more information.

TIME-SAVING FILM

We protect our products during delivery and construction with translucent film on the glass that peels away for a virtually spotless window.

For more details on our glass options, visit **andersenwindows.com/glass**.

ASK ABOUT ENERGY STAR

*Andersen 400 Series products only with SmartSun glass with HeatLock coating (argon gas blend), no grilles, no capillary breather tubes. Excludes patterned/textured glass.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

CONTRACTORS

Search gutters, downspouts, rain chains & r

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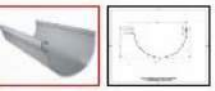

Aluminum Half Round Reverse Bead Gutters

Product Highlights:

- Available in over 15 different colors
- Can ship in any length up to 20 feet
- Available with an assortment of different hanger types to fit various applications

See more details

Select Your Product Options

Size

6"

Color

Gauge

.032

Build Your Gutter System with Quick Shop ›

Check everything off your list in one place using our Material lists. Fill in the quantities for the items needed and save as a quote or add them to the cart with a single click! You'll find everything you need for your unique job.

DOWNSPOUT - ROUND

Aluminum Plain Round Downspouts

Product Highlights:

- Available in 3" and 4" round
- Match half round and K-style gutter systems
- 10 ft. in length

See more details

Select Your Product Options

Size

Select Size

Color

Gauge

.019 .0216 .024 .026 .027

Quantity Add to Cart

Build Your Gutter System with Quick Shop >

Check everything off your list in one place using our Material lists. Fill in the quantities for the items needed and save as a quote or add them to the cart with a single click! You'll find everything you need for your unique job.

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timbertech.com/product/porch-collection/

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TIMBERTECH ADVANCED PVC

Porch Collection

Hardwood & Stained Wood Looks

Give your porch the refined look of premium hardwood with all the benefits of a durable capped polymer material. Our high-performance, low-maintenance porch boards are designed with a tongue-and-groove system for minimal gapping, giving you a smooth surface you'll never have to sand, stain, or seal.

PORCH COLOR Coastline®

SAMPLE SIZE

1' Sample FREE $0.00

$0.00

- 1 + ADD TO CART

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TAX MAP:

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23215
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EXPIRATION DATE: 09/03/2024

Drawing Title

PRECEDENT IMAGES

Sheet No.

A000

Scale

VIEW AT CORNER OF BAY ST AND WASHINGTON ST

KEY PLAN 1-40
1" = 40'-0"

HDC SUBMISSION - 04.08.24

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SITE RENDERING

Sheet No.

A001

Scale 1" = 40'-0"

VIEW FROM WASHINGTON ST TOWARD MEWS ENTRY

KEY PLAN 1-40
1" = 40'-0"

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Drawing Title

SITE RENDERING

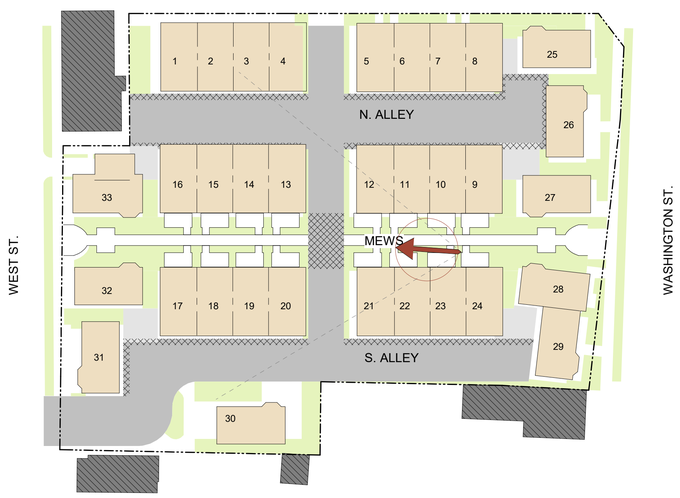
Sheet No.

A002

Scale 1" = 40'-0"

BAY ST.

VIEW IN MEWS TOWARD WEST ST



KEY PLAN 1-40
1" = 40'-0"

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SITE RENDERING

Sheet No.

A003

Scale 1" = 40'-0"

BAY ST.

VIEW AT MEWS ENTRY AT WEST ST

KEY PLAN 1-40
1" = 40'-0"

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SITE RENDERING

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A004

Scale 1" = 40'-0"

BAY ST.

VIEW FROM WEST ST TOWARD MEWS ENTRY

KEY PLAN 1-40
1" = 40'-0"

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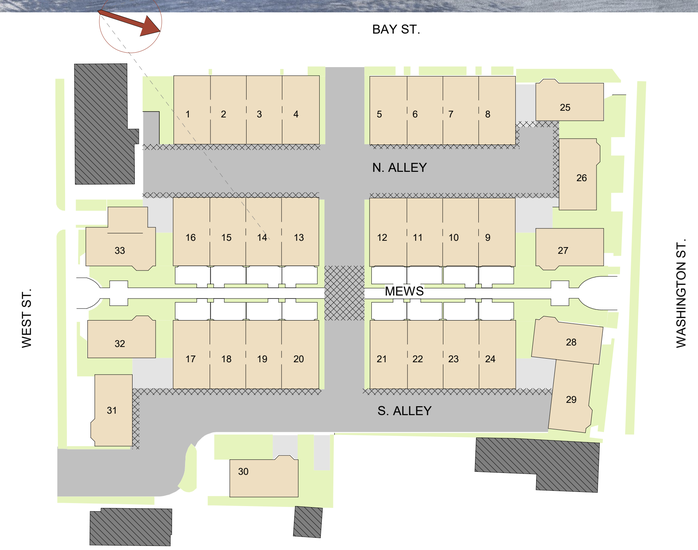
SITE RENDERING

Sheet No.

A005

Scale 1" = 40'-0"

VIEW FROM BAY ST TOWARD WASHINGTON ST.



KEY PLAN 1-40
1" = 40'-0"

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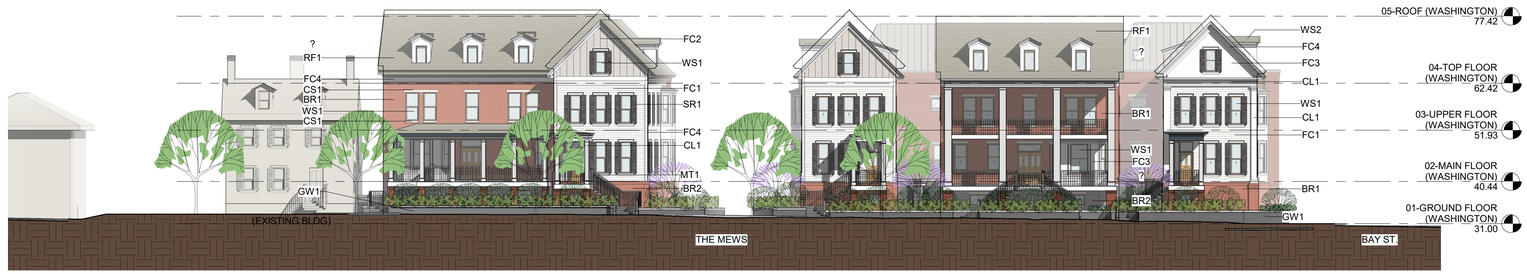
SITE RENDERING

Sheet No.

A006

Scale 1" = 40'-0"

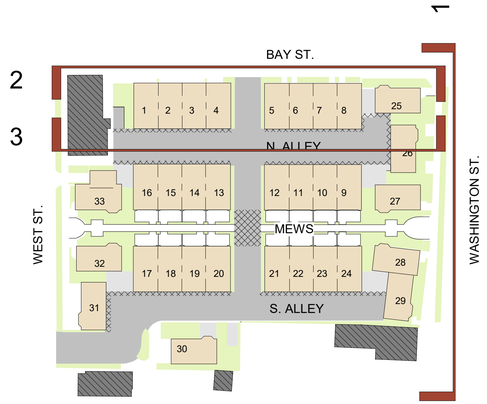
Materials Legend	
Key Value	Keynote Text
BR1	BRICK A (RED)
BR2	BRICK B
BR3	BRICK C (RED)
BR5	STACKED BOND BRICK, MATCH BRICK
BR6	SOLDIER COURSE BRICK HEADER, MATCH BRICK
BR7	BRICK CORBEL DETAIL, MATCH BRICK
BR8	CHECKERBOARD BRICK SPANDREL, MATCH BRICK
CL1	DECORATIVE PORCH COLUMNS AND ENTABLATURE
CS1	CAST STONE SILL/BAND/HEADER
CS2	CAST STONE COPING
DR1	TOWNHOUSE DOOR, SINGLE
DR2	TOWNHOUSE DOOR, DOUBLE
DR3	SECTIONAL ALUMINUM AND GLASS OVERHEAD GARAGE DOOR
DR4	TERRACE DOOR
FC1	CLAPBOARD SIDING (FIBER CEMENT)
FC2	VERTICAL SHIPLAP SIDING (FIBER CEMENT)
FC3	FIBER CEMENT PANEL
FC4	FIBER CEMENT TRIM
GW1	MASONRY GARDEN WALLS
MT1	DECORATIVE RAILING
MT2	STEEL LINTEL, PAINTED
RF1	SHINGLED ROOFING
RF3	STANDING SEAM METAL ROOF AND SIDING
SR1	SHUTTERS, OPERABLE
WS1	WINDOWS, HUNG OR AWNING
WS2	DORMER WINDOWS, HUNG OR AWING



1 Washington St - East Elevation
1/16" = 1'-0"

2 Bay Street - South Elevation
1/16" = 1'-0"

3 North Alley - North Elevation
1/16" = 1'-0"



HDC SUBMISSION

139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
TAX MAP:

MNCPPC:

OWNER / CLIENT
MILLER GROUP
8120 Woodmont Ave, Ste 160 | Bethesda, MD 20814
202.752.9866 | www.miller.group

ARCHITECT
maurice walters | architect
400 7th St NW, Ste 502 | Washington, DC 20004
202.675.1094 | www.mwaltersarchitect.com

CIVIL ENGINEER
Lane Engineering, LLC
117 Bay St. | Easton, MD 21601
410.822.8003 | www.leinc.com

LANDSCAPE ARCHITECT
OEHME, VAN SWEDEN
800 G St SE | Washington, DC 20003
202.546.7575 | www.ovsla.com

LAND USE ATTORNEY
McAllister, DeTar, Showalter & Walker, LLC
100 N. West St | Easton, MD 21601
410.820.0222 | www.mdswlaw.com

Issues / Revisions

NO.	DESCRIPTION	DATE

Professional Seal

I hereby certify that these document were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.

NAME: MAURICE WALTERS
LICENSE No: 15649
EXPIRATION DATE: 09/03/2024

Drawing Title

SITE ELEVATIONS

Sheet No.

SD - 201

Scale As indicated

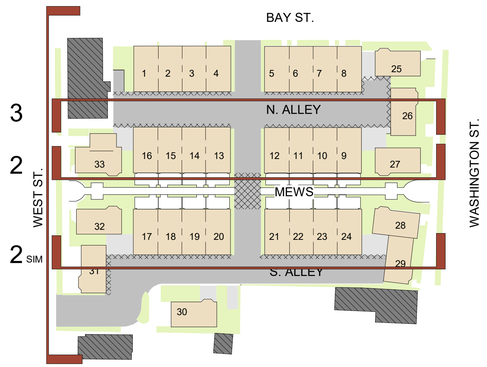
Materials Legend	
Key Value	Keynote Text
BR1	BRICK A (RED)
BR2	BRICK B
BR3	BRICK C (RED)
BR5	STACKED BOND BRICK, MATCH BRICK
BR6	SOLDIER COURSE BRICK HEADER, MATCH BRICK
BR7	BRICK CORBEL DETAIL, MATCH BRICK
BR8	CHECKERBOARD BRICK SPANDREL, MATCH BRICK
CL1	DECORATIVE PORCH COLUMNS AND ENTABLATURE
CS1	CAST STONE SILL/BAND/HEADER
CS2	CAST STONE COPING
DR1	TOWNHOUSE DOOR, SINGLE
DR2	TOWNHOUSE DOOR, DOUBLE
DR3	SECTIONAL ALUMINUM AND GLASS OVERHEAD GARAGE DOOR
DR4	TERRACE DOOR
FC1	CLAPBOARD SIDING (FIBER CEMENT)
FC2	VERTICAL SHIPLAP SIDING (FIBER CEMENT)
FC3	FIBER CEMENT PANEL
FC4	FIBER CEMENT TRIM
GW1	MASONRY GARDEN WALLS
MT1	DECORATIVE RAILING
MT2	STEEL LINTEL, PAINTED
RF1	SHINGLED ROOFING
RF3	STANDING SEAM METAL ROOF AND SIDING
SR1	SHUTTERS, OPERABLE
WS1	WINDOWS, HUNG OR AWNING
WS2	DORMER WINDOWS, HUNG OR AWING

1 West St - West Elevation
1/16" = 1'-0"

2 Mews - North Elevation
1/16" = 1'-0"

3 North Alley - South Elevation (S. ALLEY SIMILAR)
1/16" = 1'-0"

1



HDC SUBMISSION

139 N. Washington St.

139 N. WASHINGTON ST. | EASTON, MD 20814

1ST ELECTION DISTRICT
TALBOT COUNTY, MD
WSSC GRID:
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Issues / Revisions

NO.	DESCRIPTION	DATE

Professional Seal

STATE OF MARYLAND · MAURICE C. WALTERS II · 13215 · ARCHITECT

I hereby certify that these document were prepared or approved by me, and that I am a duly licensed professional architect under the laws of the State of Maryland.

NAME: MAURICE WALTERS
LICENSE No: 15649
EXPIRATION DATE: 09/03/2024

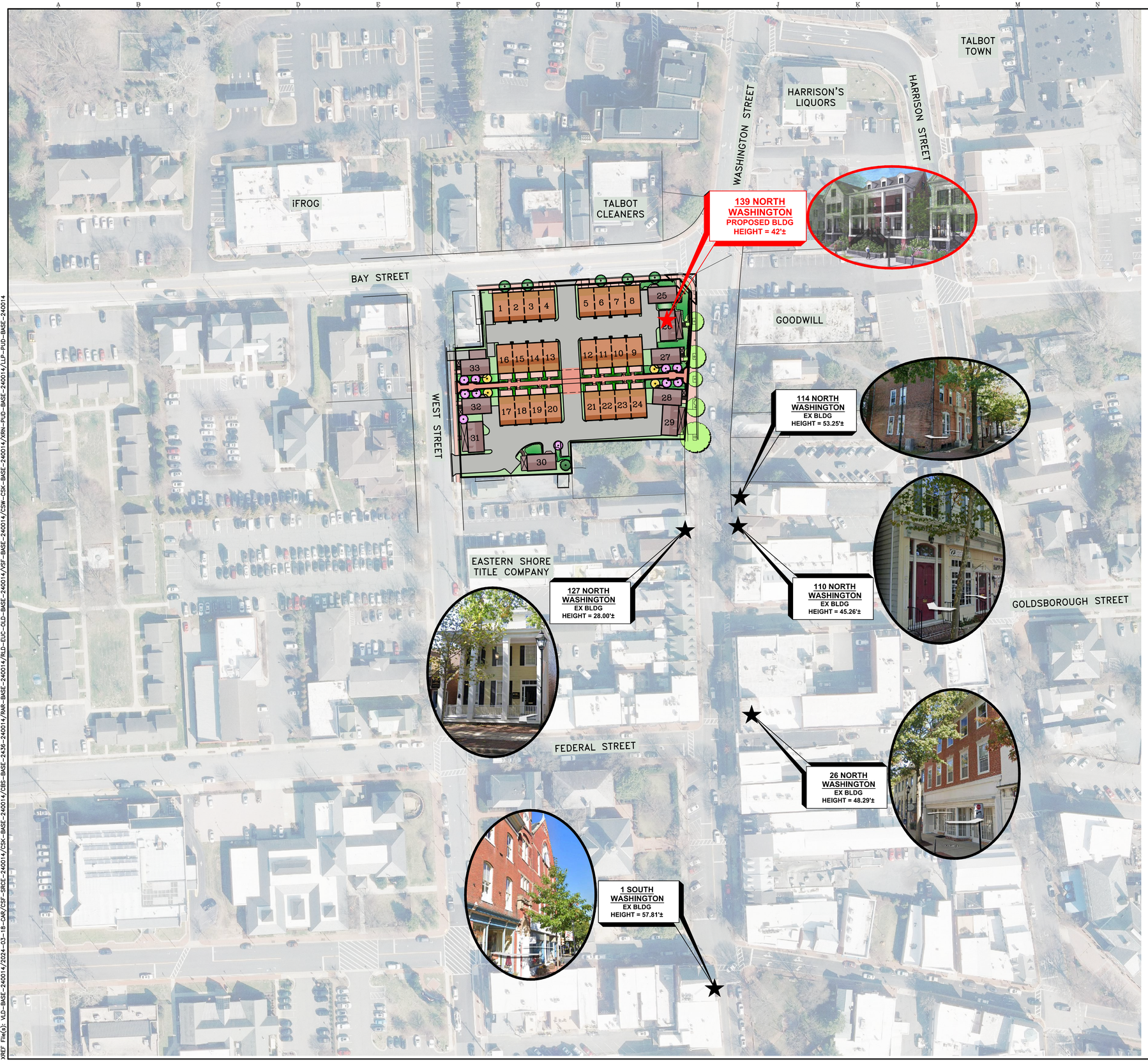
Drawing Title

SITE ELEVATIONS

Sheet No.

SD - 202

Scale As indicated



NAD 83 (2011) MD COORDINATE SYSTEM

60' 30' 0' 30' 60' 120'
SCALE IN FEET

APPROVED:
PLANS ARE ISSUED FOR REVIEW ONLY
TOWN OF EASTON – TOWN PLANNER DATE
APPROVED:
TOWN OF EASTON – TOWN ENGINEER DATE
APPROVED:
PLANS ARE NOT APPROVED FOR CONSTRUCTION
EASTON UTILITIES – ENGINEER DATE

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

WARNING!!

THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.

MISS UTILITY
DIG WITH CARE
BEFORE YOU DIG CALL
1-800-441-8355 OR 811
PROTECT YOURSELF, GIVE
TWO WORKING DAYS NOTICE

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 48188 , Expiration Date: 12/28/2025.

SEAL

STATE OF MARYLAND · JANICE J. BOYER · 48188 · REGISTERED PROFESSIONAL ENGINEER

DATE

BUILDING HEIGHT EXHIBIT

ON THE LANDS OF
NAI SATURN EASTERN, LLC

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 104 TAX PARCEL 612

ISSUED/REVISED FOR: DATE: BY:

SHEET No. 1 OF 1
SCALE: AS NOTED
JOB No. 240014
FILE No. B412

© Lane Engineering, LLC

Date: 04/15/2024 - 4:10pm User: jcarroll Project Manager: BCE
Drawing Path: J:\2024\0000\240014\Civil3D-240014\Dwg\Plats\VDC-PLTS-240014.dwg | 1
XREF File(s): VLD-BASE-240014/2024-03-18-CAR/CSP-SRCE-240014/CSK-BASE-240014/CBS-BASE-2436-240014/RAR-BASE-240014/RLD-EUC-OLD-BASE-240014/VSF-BASE-240014/CSW-CSK-BASE-240014/CSW-CSK-BASE-240014/XRN-PUD-BASE-240014/LLP-PUD-BASE-240014

DEMOLITION NOTICE:

Guideline 2.9 Demolition Review Procedures

Sign posted on April 8, 2024

Town of Easton Historic District Commission
Draft Decision Summary
Monday, April 22, 2024 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:
Town of Easton Agenda and Minutes (eastonmd.gov)

Attendance:

Commission Members:
Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Dudley Greer

Staff:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official
Susan Filbird, Code Enforcement Officer

Absent:

Commission Members:
Michael Stuart

Staff:
Samantha Smith, Administrative Specialist

1. **Call to Order** — Chairperson Demby called the meeting to order at 6:00 pm.

2. **Agenda Summary Review** —
April 22, 2024 - The Commission made an amendment to the agenda to move application *2024-1182* for the demolition of the existing Safeway building at 139 N. Washington Street to a Discussion Item.

Vice Chairperson Brophy moved to approve the April 22, 2024 Agenda Summary with the proposed amendment. Commissioner Bateman seconded the motion.

Vote	4 - 0
FOR:	4 - Demby, Brophy, Bateman, Greer
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business —

a. File No.: **2024 - 1155**
Applicant: **Beaverdam Builders LLC**
Location: 220 S. Washington Street, Easton, MD 21601
Tax Map 0105, Grid 0000, Parcel 2089
Zoning: R-10A

Request: This application was previously seen by the Commission at their March 25, 2024 meeting after it was discovered that the porch steps and risers had been replaced with a new composite decking material called Trex without receiving a Certificate of Appropriateness or building permit. The Commission tabled the application pending a revised scope of work including the replacement of the composite steps and risers with tongue and groove wood, and the in-kind replacement of the tongue and groove wood porch decking.

The applicant is now proposing to replace the existing deteriorated wooden porch boards in-kind with new tongue and groove wood. The applicant is also proposing to remove the existing composite steps and PVC risers, and to install new wooden steps and risers. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 65. Make Sensitive Replacements

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Brandon Barrow, Beaverdam Builders LLC

Public Comment — None

Commissioner Bateman moved to approve the amended application as submitted. Vice Chairperson Brophy seconded the motion.

Vote	4 - 0
FOR:	4 - Demby, Brophy, Bateman, Greer
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

4. New Business —

a. File No.: **2024 - 1169**
Applicant: **Andrew Yetter**
Location: 204 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 0EA, Parcel 2138
Zoning: R-10A

Request: The applicant is proposing to replace the existing concrete walkway with a new clay brick walkway. The primary structure and garage on this property are considered contributing structures to the Historic District.

Historic District Guideline references:

i. Guideline 15. Preserve Historic Sidewalk and Curb Material

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
Andrew Yetter

Public Comment — None

Vice Chairperson Brophy moved to approve the application as submitted. Commissioner Greer seconded the motion.

Vote	4 - 0
FOR:	4 - Demby, Brophy, Bateman, Greer
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

b. File No.: **2024 - 1177**
Applicant: **George McGuire**
Location: 117 E. Dover Street Unit 306, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1188
Zoning: CB

Request: The applicant is proposing to replace five (5) existing windows on the third floor with new Fibrex® windows. In 2018 and 2019, Fibrex® replacement windows were previously approved by the Commission for this structure. This is a non contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 90. Make Sensitive Replacements (Windows)

ii. *Appendix B: Common Substitute Materials (Composite/Fiberglass and Fiberglass-Clad)*

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
George McGuire

Public Comment — None

Commissioner Greer moved to approve the application as submitted. Commissioner Bateman seconded the motion.

Vote	4 - 0
FOR:	4 - Demby, Brophy, Bateman, Greer
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

c. File No.: 2024 - 1179
Applicant: Timothy and Mary Gibson
Location: 408 August Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1068, Lot 2
Zoning: R-7A

Request: The applicant is proposing to construct a 6' x 8' outbuilding with an asphalt shingle roof, T111 siding, a wooden door, and Azek trim. The applicant is also proposing to install a 6' tall wooden picket fence along the rear property line between the existing shed and the proposed shed. In 2011, the existing fence received Historic District approval and a subsequent building permit. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. *Guideline 11. Erect New Outbuildings Sensitively*
ii. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
Timothy Kevin Gibson

Public Comment — None

Commissioner Bateman moved to approve the application as submitted. Commissioner Greer seconded the motion.

Vote	4 - 0
FOR:	4 - Demby, Brophy, Bateman, Greer
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

5. Discussion Item —

a. Demolition of the existing Safeway building, and the construction of 4-story townhomes and single-family detached dwellings at 139 N. Washington Street —

Vice Chairperson Brophy abstained from the discussion. Mr. Ryan Showalter of MDSW LLC, Brett Ewing of Lane Engineering LLC (Applicant), and Maurice Walters of Maurice Walters Architect were present on behalf of Miller Development Corporation for the preliminary discussion regarding the demolition of the old Safeway building, and subsequent new construction of 33 total attached/detached residential units. This application is anticipated to be seen at the April 24, 2024 Easton Staff Development Review (ESDR) Committee meeting. Once all agency comments are addressed, the application will subsequently be scheduled for the May 16, 2024 Planning Commission meeting for Subdivision Sketch Plat approval, and a PUD Infill recommendation to the Town Council.

The Applicants discussed details of the preliminary PUD sketch site plan design; highlighting specific details of mass and spacing of the proposed detached units in relation to its consistency with the surrounding structures along Washington Street. The Commission discussed material features of the project that mirror the historic character of the neighborhood including the proposed clad-wood windows and decorative trim of the porches. Mr. Tom Diem of the Building Department inquired about drainage concerns regarding elevation changes between Washington Street and West Street. The Applicant noted that grading, stormwater management, and safety access details will be addressed during the staff agency review phase. The Commission also addressed concerns regarding a shortage of available parking along Washington Street. The Applicant advised that the majority of the units will contain a two-car garage, with select single family units containing a one-car garage and an off street parking space. This application is anticipated to appear as a New Business item on the May 13, 2024 Historic District Commission agenda.

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the April 8, 2024 Decision Summary. Commissioner Bateman seconded the motion.

Vote	4 - 0
FOR:	4 - Demby, Brophy, Bateman, Greer
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. Administrative Approval

a. File No.: 2024 - 1193
Applicant: Brandon Shostak
Location: 513 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 0761
Zoning: R-7A

Request: The applicant is requesting to replace the existing asphalt shingle roof in-kind. The existing trim, facia, soffit, and standing seam metal roof shall remain. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 68. Maintain Historic Roof Shape
ii. Guideline 70. Roof Material

b. File No.: 2024 - 1194
Applicant: Derrick Daly
Location: 209 Port Street, Easton, MD 21601 - Polaris Village Ministries
Tax Map 0104, Grid 0000, Parcel 1483
Zoning: R-7A

Request: The applicant is requesting to install a six (6) foot tall wooden privacy fence in the rear yard. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 14. Perimeter Walls and Fences

c. File No.: 2024 - 1196
Applicant: Jason Ewing
Location: 10 S. Hanson Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1551
Zoning: CB

Request: The applicant is requesting to replace the existing asphalt shingle roof in-kind. The existing trim, facia, soffit, and standing seam metal roof shall remain. This is a non contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 68. Maintain Historic Roof Shape*
ii. *Guideline 70. Roof Material*

8. Consent Docket

a. File No.: 2024 - 1192
Applicant: Joseph W. Minarick III
Location: 128 S. Harrison Street, Easton, MD 21601
Tax Map , Grid , Parcel
Zoning: R-7A

Request: Approval for an emergency roof replacement as per the Historic District Commission Chairperson. This is a contributing structure to the Historic District.

9. Adjournment — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:00 p.m.

RECEIVED
APR 19 2024
TOWN OF EASTON

HD 24-57

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2024-1200
Date Received:	04/19/2024
Fee Paid:	
HDC Meeting Date:	05/13/2024
Date Property Posted:	05/06/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

(ROOFING) DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 40 S Washington Street, Easton, Maryland 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Verizon, 40 S Washington Street, Easton

TELEPHONE NO.: 301-512-5696 EMAIL: kendra.soto@verizon.com

Applicant or Agent

NAME: Kalmia Construction

TELEPHONE NO.: (202) 779-2413 EMAIL: bheath@kalmiaconstruction.com

Description of Proposal (include additional sheets, as necessary)

The work to replace approximately 17,225SF of existing flat roof with new TPO roof. No changes to the existing slate roof.

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent Benjamin Heath

Digitally signed by Benjamin Heath
DN: C=US, E=bheath@kalmiaconstruction.com, CN=Benjamin Heath
Date: 2024.04.19 15:15:20-04'00'

Revised 4.4.2022

Historic District Commission Application Checklist

Revised December 2022

Please complete the section that applies to your application. If a checklist item is not included or is non-applicable, please provide information supporting its omission for the Commission's consideration.

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows: ***Commercial - $200, Residential - $75, Signs - $75, Staff Approval - $25.***

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

- ☐ A narrative fully explaining the request
- ☐ Photographs of all existing conditions and that will be affected by the proposed project
- ☐ Description of all existing materials and a listing of all materials to be used for proposed project.
- ☐ Manufacturer cut-sheets and material specifications related to all proposed work.
- ☐ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

- ☐ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- ☐ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- ☐ Construction schedule
- ☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

- ☐ Elevations or photographs of the existing conditions
- ☐ Elevation of the proposed changes
- ☐ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
    - Windows
    - Doors
    - Trim, fascia, soffit, etc
    - Decking/ porch flooring materials
    - Roofing Materials, gutters

Windows

Restoration of existing windows is the Commissions first choice. However, the Commission recognizes it may not always be practical to replace windows. For contributing buildings the front façade and any other façade facing a primary right of way are required to be wood windows. Aluminum, or fiberglass clad wood windows <u>may</u> be approved by the Commission on side or rear façades of contributing buildings. For non-contributing buildings clad wood windows will be considered on all elevations. Note: National Register Buildings are held to the highest of standards.

- ☐ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled.
- ☐ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Materials for the windows must be clearly identified on the cut sheet
- ☐ Please note if existing trim/shutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Roofing

Note: National Register Buildings are held to the highest of standards.

- ☐ Photographs or scaled elevations showing the existing roofing material to be replaced.
- ☐ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Please note if existing trim, fascia, soffit, or gutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Signs

- ☐ Dimensioned scale drawings of the sign. Identify all materials to be used, color(s), lettering (including size and font style) and wording
- ☐ Photograph depicting the proposed location for the signage
- ☐ Lighting detail
- ☐ Construction and or mounting details

Landscaping & Trees

☐ Landscape plan where existing and proposed landscape features to be installed/planted, removed and/or relocated are identified including the location and species of existing and new trees

Fence

☐ Application must Include:

- A Site plan :
  - Drawn to scale
  - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
  - Include location of neighboring structures
  - Identify height of proposed fence, location of gates and other openings
  - If the height or style of fence changes based on location, this must be clearly identified.

- Proposed fence style and material
- Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
- other relevant construction and or material detail

Demolition

The Historic District Commission (HDC) reserves the right to request a professional inspection of the structure(s). Said request may include evaluation by a historic preservation specialist.

☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

Other

☐ Attach all documentation supporting request

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

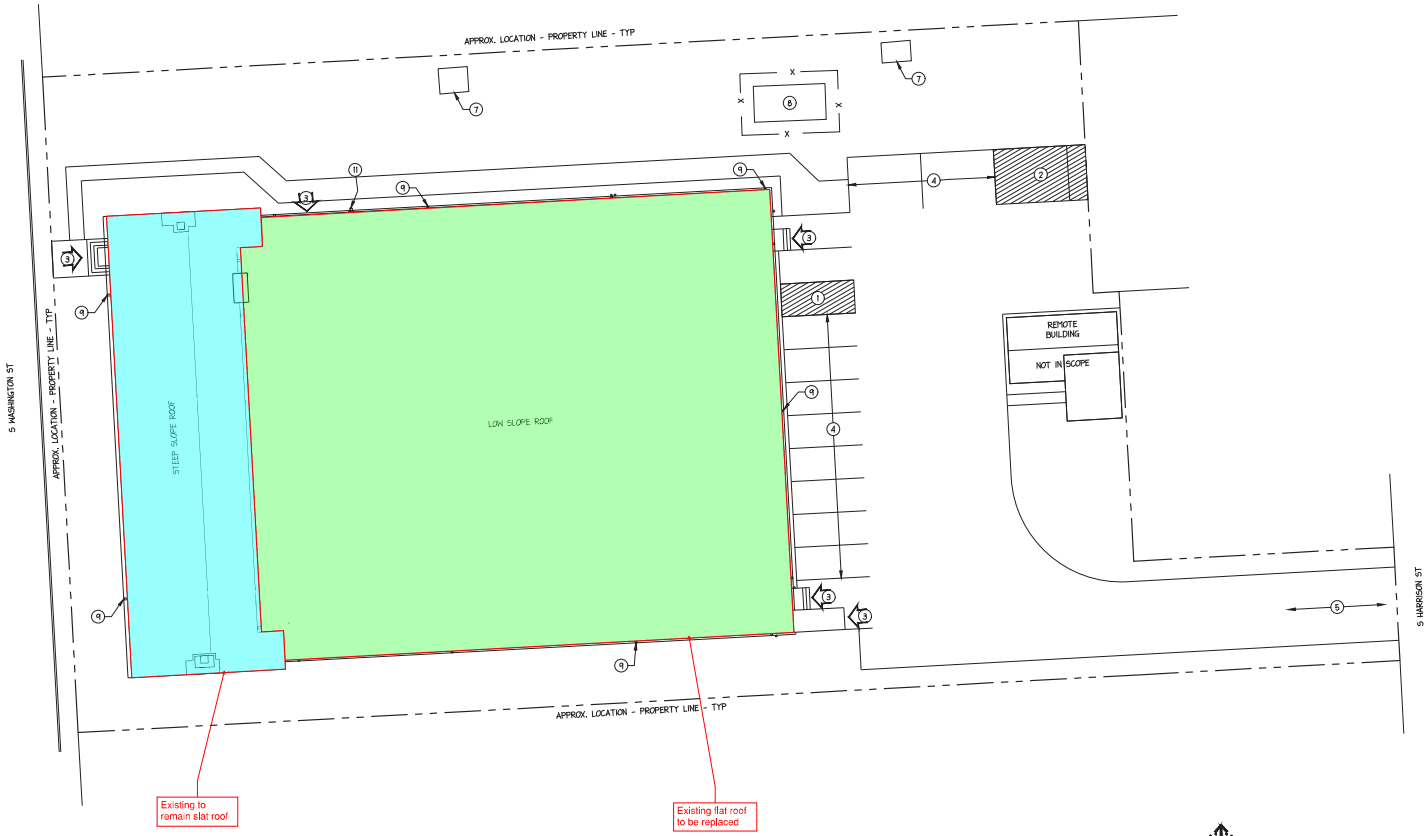
This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.

Project: Verizon Easton Roof Replacement

Project Narratives

The Verizon Easton Roof Replacement project is to remove approximately 17,225SF of the existing flat roof assembly which consists of 2" rock ballast on filter fabric on 2" expanded polystyrene on 1/2" bitumen flood coat and replace with new 80 mil gray TPO on 1/2" dens deck on tapered polyisocyanurate insulation on a vapor barrier on existing concrete roof deck. Metal flashing, coping, gutters and downspouts will be replaced in kind using Dark Bronze materials.

The goal of this project is to enhance the building efficiency, protect the interior from the elements and preserve the historical characteristic of the building.



SITE PLAN
SCALE: 1/16" = 1'-0"

KEYNOTES

1. DUMPSTER / LIFT TRUCK STAGING AREA. CONTRACTOR SHALL PROVIDE PROTECTION FOR BUILDING WALL, WINDOWS, SIDEWALK AND PAVEMENT.
2. MATERIAL STORAGE / STAGING AREA. STAGING AREA SHALL BE BROUGHT BACK TO ORIGINAL CONDITION UPON PROJECT COMPLETION.
3. VERIZON EMPLOYEE BUILDING ACCESS POINT. CONTRACTOR SHALL KEEP INGRESS AND EGRESS TO BUILDING SAFE AND CLEAR AT ALL TIMES.
4. EXISTING PARKING AREA. ENSURE PARKING AREA REMAINS AVAILABLE FOR VERIZON VEHICLE ACCESS THROUGHOUT THE DURATION OF THE PROJECT.
5. EXISTING DRIVEWAY TO REMAIN CLEAR FOR VERIZON ACCESS AT ALL TIMES - DO NO BLOCK THE DRIVEWAY.
6. EXISTING OVERHEAD DOOR.
7. EXISTING UTILITY TRANSFORMER.
8. EXISTING ABOVE GROUND FUEL TANK.
9. EXISTING RAIN LEADER - DOWNSPOUT LOCATION - TYPICAL.
10. EXISTING UTILITY METER.

GENERAL NOTES

A. STAGING OF PROJECT SHALL BE ACCOMPLISHED TO ALLOW CLEAR EGRESS AND INGRESS OF BUILDING BY VERIZON PERSONNEL AND SHALL IN NO WAY IMPACT ADJACENT PROPERTY OWNERS OR THEIR ABILITY TO ACCESS THEIR BUILDINGS.

B. ALL STAGING AREAS SHALL BE APPROVED BY VERIZON REPRESENTATIVE.

C. CONTRACTOR SHALL PROTECT ALL STAGING AREAS (SAND, PLYWOOD, TARPS). CONTRACTOR SHALL RESTORE BUILDING WALLS AND AT GRADE STAGING AREAS BACK TO ORIGINAL CONDITION FOUND ACCEPTABLE TO VERIZON'S PROJECT MANAGER.

D. CONTRACTOR SHALL ENSURE ACCESS TO EXISTING UTILITY INFRASTRUCTURE FOUND AT PROJECT SITE IS NOT OBSTRUCTED THROUGHOUT THE DURATION OF THE PROJECT.

E. PROJECT WORK ACTIVITIES SHALL IN NO WAY IMPACT THE ADJACENT VERIZON BUILDING OR ADJACENT PROPERTIES.

ROOF AREA

MAIN BUILDING

LOW SLOPE ROOF	± 17,225 SF
STEEP SLOPE ROOF	± 4,952 SF (EXCLUDES PITCH)

TOTAL ROOF AREA - ±22,177 SF

STATE OF MARYLAND
BRYAN L. KASSAB
20040
ARCHITECT

I certify that these documents were prepared or approved by me, and that I am duly licensed Architect under the laws of the State of Maryland, license number 20040, expiration date 08.14.2025.

PRIME PROFESSIONAL SERVICES BY

WTA, INC.

Building Owner:
verizon

Project Management:
JLL

C&K ARCHITECTS INTERIORS

ARCHITECTURAL
SITE PLAN
VERIZON FACILITY ROOF REPLACEMENT AT
40 S WASHINGTON ST | EASTON, MD | 21601

verizon

ISSUE DATES:	
NO.	DATE & DESCRIPTION
1	01.17.2024 80% REVIEW
2	02.09.2024 BID ISSUE
WTA PROJECT NO.:	XXXXX
C+K PROJECT NO.:	23019
DRAWN BY:	TJA
CHECKED BY:	XXX

SHEET
A200

Verizon Roof Replacement
40 S Washington St

PHOTOS OF EXISTING CONDITIONS

MANUFACTURER'S PRODUCT DATA

Technical Information Sheet

V-Force™ Vapor Barrier Membrane

Item Description	Item Number
1 Roll (5 Squares)	W56358900V25

Description

V-Force Vapor Barrier Membrane is a vapor barrier comprised of SBS modified bitumen adhesive, factory-laminated to a tri-laminate woven, high-density polyethylene top surface. A polymeric release liner protects the adhesive. V-Force membrane is intended for use as a vapor retarder in Elevate roofing systems and may be used as a temporary roof membrane for up to ninety (90) days.

Method of Application

1. V-Force membrane can be applied at ambient temperatures as low as 25 °F (-4 °C) if it has been stored in a heated area so that it will be between 50 °F (10 °C) and 100 °F (38 °C) at the time of application.
2. All substrates except metal decks must be primed with either SA-Water Based Primer (W563587091), SA-LVOC Primer (W563587092), or SA-Solvent Based Primer (W563587090).
3. V-Force membrane must be installed with minimum 3" (76 mm) side laps and 6" (152 mm) end laps. At the end of each roll, install a 6" x 42" (152 mm x 1.07 m) sheet metal plate to support the end lap between deck ribs. Stagger the end laps 12" (305 mm).
4. V-Force membrane must be rolled in with a 75 lb (34 kg) roller to fully mate each roll to substrate, including all lap areas.

Acceptable Immediate Substrates for Self-Adhered Application

NOTE: All substrates except metal decks must be primed with either SA Water Based Primer (W563587091), SA-LVOC Primer (W563587092), or SA Solvent Based Primer (W563587090).

- Structural Concrete (must be clean, dry, and properly cured)
- Steel Deck (processing oils must be removed)

NOTE: Factory Mutual (FM) does not recognize direct to steel deck attachment of this product.

- Plywood or OSB
- Existing Smooth Surface BUR, SBS, or APP Modified Bitumen (must be clean and smooth)
- DensDeck® Prime, SECUROCK® Gypsum Fiber, STRUCTODEK® HD
- ISOGARD™ HD Composite or Cover Board, RESISTA™ / ISOGARD CG Insulation

NOTE: Please consult the Elevate Asphalt Roofing Systems Guide for Applicators and Designers and QuickSpecs found on the Elevate website to review specific information regarding the type of deck and insulation in use.

Storage

- All material should be stored out of the weather in a clean, dry area in its original unopened packaging at a minimum of 50 °F (10 °C) and a maximum of 140 °F (60 °C).
- If material must be stored temporarily on the roof prior to application, it must be elevated from the roof surface on a pallet, stored on end, and protected from the weather with a light colored, opaque tarp in a neat, safe manner that does not exceed the allowable load limit of the storage area.

Shelf Life

Shelf life of one year (12 months) can be expected when kept dry and stored in the original, unopened packaging between 60 °F and 80 °F (16 °C and 27 °C)

Precautions

- For safety information, refer to the Safety Data Sheet (SDS) for SBS Membranes and Flashing.
- Hot asphalt cannot be used to adhere roofing materials to V-Force Vapor Barrier membrane.
- Not suitable for use as a temporary roof under ponding water conditions.
- Take care when transporting and handling Elevate Modified Bitumen rolls to avoid punctures and other types of physical damage.
- Isolate waste products, petroleum products, grease, oil (mineral and vegetable) and animal fats from all Elevate Modified Bitumen membranes.

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 0%
Manufacturing Location: Quebec, Canada

NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Product Data	
Property	**Value**
Roll Width	3' 9" (1.14 m)
Roll Length	133' 9" (40.8 m)
Net Coverage	468 ft^2 (43.5 m^2)
Roll Weight	80 lb (36.5 kg)
Weight Per Pallet	2,125 lb (964 kg)
Rolls per Pallet	25
Pallet Size	43" x 43" (1.1 m x 1.1 m)
Coverage Per Pallet	11,700 ft^2 (1,087 m^2)

Typical Properties

Property	ASTM Standard	Typical Performance
Thickness	D 5147	30 mil (0.762 mm)
Tensile Strength	D 5147	54 lbf/in (9.5 kN/m), MD 68 lbf/in (12 kN/m), XMD
Ultimate Elongation, Bitumen Portion, at 73 °F (23 °C)	D 5147	33%, MD 20%, XMD
Low Temperature Flexibility (Cold Bending)	D 5147	-30 °F (-35 °C)
Dynamic Puncture	E 154	152 lbf (675 N)
Tear Strength at 73 °F (23 °C)	D 5601	79 lbf (350 N), MD 90 lbf (400 N), XMD
Lap Adhesion at 73 °F (23 °C)	D 1876	6 lbf/in (0.95 kN/m)
Water Absorption, % by Weight	D 5147, D 95	<0.1 %
Peel Resistance	D 903	5.6 lbf/in (1 kN/m)
Water Vapor Permeance, max.	E 96 Procedure B	0.04 perms (2.5 Ng/Pa·s·m^2)
Air Permeability	D 1970	0.001 L/sec· m^2
	E 2178	< 0.0002 ft^3/min·ft^2 (< 0.0011 L/sec·m^2)
Sealability around Nail	D 1970	Pass

Please contact Holcim Technical Services at 800-428-4511 for further information.

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Technical Information Sheet

UltraPly™ Bonding Adhesive

Item Description	Item Number
Bonding Adhesive	W56TPO3005

Description

Elevate UltraPly Bonding Adhesive is a solvent-based contact adhesive designed specifically for bonding Elevate UltraPly TPO membranes to approved insulations in addition to wood, metal, masonry, and other acceptable substrates. **NOTE: Not for use in adhering UltraPly TPO XR membranes.**

Method of Application

1. Surfaces to receive Elevate UltraPly Bonding Adhesive must be clean, smooth, dry, and free of sharp edges, loose and foreign materials, oil, grease, and other contaminants.
2. Stir the adhesive thoroughly to achieve a uniform mix with no sediment on the bottom and no marbling evident before and during use.
3. Apply UltraPly Bonding Adhesive at about the same time to both the exposed underside of the sheet and the substrate to which it will be adhered to allow approximately the same drying time. Apply UltraPly Bonding Adhesive evenly avoiding areas of accumulation.
4. Apply the UltraPly Bonding Adhesive with a solvent resistant paint roller and roll the adhesive onto the mating surfaces. When applying UltraPly Bonding Adhesive, ensure complete uniform coverage of both surfaces that will be adhered. Care must be taken not to apply Bonding Adhesive over seam areas.
5. UltraPly Bonding Adhesive can be dispensed by means of power rollers or industrial spray equipment. Other equipment may be used as recommended by the manufacturer for application of this adhesive. NOTE: Spray applied bonding adhesive requires back- rolling with 9" (228.6 mm) wide solvent resistant roller (medium nap) to insure 100% coverage of the adhesive on the substrate and membrane.
6. Allow Bonding Adhesive to flash off until tacky. Touch down on the Bonding Adhesive surface with a clean, dry finger to be certain that the adhesive does not string. As you are touching the adhesive, pushing straight down to check for stringing, also push forward on the adhesive at an angle to ensure that the adhesive solvents have flashed off and are ready throughout its thickness. If either motion exposes wet areas or sticking when the finger is lifted, then it is not ready for mating. Flash off time will vary depending on ambient conditions.
7. Starting at the fold, roll the previously coated portion of the sheet into the coated substrate slowly and evenly to maintain position and minimize wrinkles.
8. To ensure proper contact, compress the bonded half of the sheet to the substrate with a stiff push broom using heavy pressure immediately after mating.
9. Contact a Regional Technical Coordinator at 1-800-428-4511 for specific application information.

Storage

- Store in original unopened containers at temperatures between 60 °F - 80 °F (16 °C - 27 °C) until ready for use.
- For optimum results, rotate stock to ensure stored material has not exceeded the shelf life of one year.

Coverage

A coverage rate of 45 - 60 ft^2 per gallon (1.10 – 1.47 m^2 per liter) may be obtained depending on the substrate. Some insulation surfaces are more uneven and porous and will result in a lower coverage rate while smooth non-porous substrates will result in higher coverage rates. Rates are based on roller application to both mating surfaces.

Very porous substrates (rough wood, concrete block) may require two coats of UltraPly Bonding Adhesive, to ensure proper adhesion. This can be determined by testing a small area. Check by adhering a small piece of membrane to the porous substrate to verify the bonding strength.

Shelf Life

Shelf life of one year can be expected if stored in original sealed container at temperatures between 60 °F - 80 °F (16 °C - 27 °C). If exposed to lower temperatures, restore to room temperature prior to use. Shelf life will be shortened if exposed to elevated temperatures for a prolonged period.

Precautions

- Refer to Safety Data Sheets (SDS) for additional safety information.
- Flammable. Keep away from fire and open flame and other possible ignition sources during storage and use. Do not smoke when using.
- Harmful or fatal if swallowed.
- Avoid prolonged inhalation. Use only in well ventilated areas.
- Avoid prolonged contact with skin. Gloves should be worn (OSHA approved).
- Avoid eye contact by wearing safety goggles with side shields.
- Thinning is not allowed.
- Do not use for splicing.
- Do not use with EPDM or XR membranes.
- Cover tightly when not in use.
- Recommended cleaner is Toluene (while fluid).

Packaging

- Available in 5-gallon (18.9 L) pail
- Each pail weighs about 41 lb (18.6 kg)

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 0%
Manufacturing Location: South Bend, IN
NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties

Properties	Value
Base	A blend of Polychloroprene and SBR rubbers
Color	Yellow
Solvents	A blend of Acetone, Hexane, Toluene and Xylene
Solids	≥ 23
Viscosity	3,300-3,800 cps, with R.V.F. spindle @ 10 rpm
Weight/Gallon	6.6-7.4 lb/gal
Specific Gravity	0.7909-0.8868
V.O.C. Content	5.282 lb/gal (633 g/L)

Approved Power Equipment

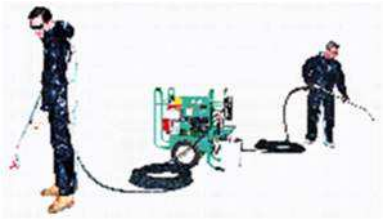
Garlock 25ST Roller Boss Power Roller

4 hp Honda Engine, 4 CFM Compressor, 25-gal pressurized supply tank (20 gal for material; 60-80 psi), Up to 100 psi rating, 2 – ¾" x 30' supply hoses with swivels, 2 – 18" roller head assemblies

Garlock 2120 Commander Sprayer

18 hp Kohler Engine, 4500 psi Rating, 5 Gallon per Minute Flow, 1200 psi Pressure (minimum), Pump Displacement 45:1, GPM Rating: up to 5 gpm, ½" x 100' hose, 2" Intake pipe with screen, 5- or 55-gal drum containers, Graco Spray Tip: .023 to .031 diameter hose

Approved Power Equipment (Continued)

Garlock Twin Gun Airless Sprayer	
6.5 hp Honda Engine, 3000 psi Rating, Pump Displacement 30:1, GPM Rating: up to 1 gpm, Up to 400' of single ½" diameter hose, Up to 200' of dual ½" diameter hose, ¾" Intake pipe with screen, 5- or 55-gal drum containers, Bulk tank containers, Graco Spray Tip: .019 to .025 diameter hose (1850 psi operating pressure)	
Graco Spray Equipment	
P70EC4-70 – 70:1 Xtreme Sprayer Package w/Heavy Duty car, Hopper package, w/NXT motor and Data Track, Xtreme-Duty high pressure hose, ⅜" x 50', 7250 psi, with ¼" x 6' whip hose, XTR-7 applicator with XHD821-825 tip	

Approved Substrates

TIS	Product Name	Approved (✓) / Not Approved
901A	ISO 95+ GL	✓
901B	ISOGARD GL	✓
903	ISO 95+ GL Woodfiber Composite	✓
905A	HailGard Composite Board	✓
905B	ISOGARD HG Composite	✓
909	DensDeck Roof Board	✓
910	DensDeck Prime Roof Board	✓
916	ISOGARD HD Cover Board	✓
917A	Resista	✓
917B	ISOGARD CG	✓
918A	ISOGARD HD Composite	✓
918B	ISOGARD HD Composite	✓
952	Securock Ultralight Glass-Mat	Not Approved
953	Structodek	✓
954	Securock Gypsum-Fiber	✓
956	DensDeck StormX	✓

Substrate	Approved (✓) / Not Approved
EPS	Not Approved
XPS	Not Approved
Fiberglass Insulation	Not Approved
Perlite	Not Approved
Coal Tar Pitch	Not Approved

Approved Substrates (Continued)	
Substrate	**Approved (✓) / Not Approved**
Structural Concrete (New)	✓
Structural Concrete (Existing) (Clean/Dry/Free of Contaminants)	✓
Steel	Not Approved
Gypsum	Not Approved
Cementitious Wood Fiber	Not Approved
Plywood	✓
OSB	✓
Wood Plank	✓
Lightweight Insulating Concrete (Cellular)	✓
Lightweight Insulating Concrete (Aggregate)	Not Approved
Structural Lightweight Concrete	✓
NOTE: Contact a Regional Technical Coordinator for materials or conditions not listed. All substrates must be clean, dry, free of contaminants or debris and prepared properly prior to application.	

Please contact Holcim Technical Services at 800-428-4511 for further information.

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Technical Information Sheet

Image Coming Soon

Splice Wash SW-100

Item Description	Item Number
Splice Wash	W563587066

Description

Splice Wash SW-100 is designed to clean and prepare Elevate single-ply membranes to be welded or to receive Elevate Primers, Adhesives or Sealants as noted in Elevate Specifications and Details. This product is not intended for use with PVC or PVC KEE membranes.

Method of Application

1. Surfaces to be welded, or to receive primer, adhesive or sealant shall be clean, dry, and free of foreign materials and excess dusting agent. Remove loose contaminates using brooms or rags.
2. Clean/prepare dirty surfaces using clean cotton rags wetted with Splice Wash SW-100, moving in circular motions with heavy pressure over affected areas. Membrane with caked dirt, including in-service thermoplastic membranes, should be scrubbed using QuickScrubber™ Handle & Pad wetted with Single-Ply Splice Wash SW-100, followed by wiping with clean rags to remove contaminates. On thermoplastic surfaces, the wipe with Splice Wash SW-100 should be in one direction, flipping the rag often to avoid transferring contaminates.
3. Allow surfaces cleaned with Single-Ply Splice Wash SW-100 to dry completely (usually within 10 to 30 minutes) before welding or applying primer, adhesive or sealant per current Elevate specifications and details.
4. Contact a Regional Technical Coordinator at 1-800-428-4511 for specific application information.

Storage

- Store in original unopened pails indoors at temperatures between 60 °F - 80 °F (16 °C - 27 °C) away from all sources of direct heat and ignition - this is a flammable liquid.
- When exposed to lower temperatures, restore to room temperature prior to use.
- Keep the material out of direct sunlight until ready for immediate use.

Shelf Life

Shelf life of two (2) years can be expected when stored in original unopened container at temperatures between 60 °F (16 °C) and 80 °F (27 °C).

Coverage Rate

200-250 ft^2/gallon (4.9 - 6.1 m^2/L) on one side

Precautions

- Refer to Safety Data Sheets (SDS) for additional safety information.
- Flammable liquid. Store and use away from all sources of direct heat and ignition.
- Cover tightly when not in use.
- Thinning is not allowed.
- Use solvent-resistant Neoprene gloves is required when applying Splice Wash. Avoid contact with eyes and skin.
- Avoid breathing vapors.
- Do not directly wash QuickSeam™ Tape with Splice Wash SW-100.
- Do not take internally.
- Use only in well ventilated areas.
- This product is not to be used with PVC or PVC KEE membranes.

Packaging

5 gallon (18.9 L) pail; about 35 lb (13.6 kg) per pail

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 0%
Manufacturing Location: South Bend, IN
NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties

Properties	Typical Performance
Solvents	Aliphatic Hydrocarbon Mixture
Viscosity	Very thin, free flowing
Weight per Gallon	6.3 lb/gal (0.75 kg/L) (nominal)
Specific Gravity	0.75 (nominal)
Boiling Point	247 °F (119.4 °C)
V.O.C. Content	6.21 lb/gal (745 g/L)

Please contact Holcim Technical Services at 800-428-4511 for further information.

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Firestone, the brand of premier roofing, wall, and lining systems you know and trust, will be coming to you under a new name: Elevate. During our transition, products carrying the brand name **Firestone** will change to **Elevate** on product labels and packaging, Technical Information Sheets, and elsewhere. Only the brand name is changing. Our products remain the same.

For further information on our brand transition to Elevate, scan the code below with your smartphone, or visit our website: www.holcimelevate.com

Technical Information Sheet

UltraPly™ TPO T-Joint Cover

Item Description	Item Number
White	W56TPO3027
Tan	W56TPOT027
Gray	W56TPOG027

Description

Elevate UltraPly TPO T-Joint Covers are made from flexible, non-reinforced, thermoplastic polyolefin membrane. They are designed to cover and seal T-joints formed at seam intersections and at angle changes 1:12 or greater for UltraPly TPO membranes.

Method of Application

1. Prepare T-joint area by removing all dirt and debris from membrane surface. Clean the surface area of the field sheet and the T-Joint Cover with Elevate Splice Wash SW-100 prior to installation of Elevate UltraPly TPO T-Joint Covers.
2. Install UltraPly TPO T-Joint Covers in accordance with current Elevate UltraPly TPO roofing specifications and details.

Storage

Store material in its original unopened packaging away from sources of physical damage or chemical contamination.

Precautions

- Refer to Safety Data Sheet (SDS) for TPO systems for safety information.
- Contact a Regional Technical Coordinator at 1-800-428-4511 for specific recommendations regarding chemical or waste product compatibility with Elevate UltraPly TPO T-Joint Covers.

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 0%
Manufacturing Location: Wellford, SC
NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties

Properties	Test Method	Typical Performance
Membrane Thickness	D 751	0.060" (1.52 mm)
Tensile Strength	D 638	1,780 psi (12.3 MPa)
Elongation at Break	D 638	750%
Tearing Strength	1004 (Die C)	16 lbf (71 N)
Brittleness Point	D 2137	-40 °F (-40 °C)
Properties After Heat Aging (Retained Values) (166 h at 240 °F (116 °C)):		
Tensile Strength	D 638	1,550 psi (10.7 MPa)
Elongation at Break	D 638	650%
Tearing Strength	1004 (Die C)	12 lbf (53 N)

Product Data

Units per Carton	100	Cartons per Pallet	100
Weight per Carton	9 lb (4.1 kg)	Weight per Pallet	900 lb (408 kg)

Product Packaging

Material	Thermoplastic Polyolefin (TPO)
Colors	White, Tan, Gray
Nominal Thickness	0.060" (1.52 mm) ± 10%
Width	4" x 4" (102 mm x 102 mm) with ½" (13 mm) radius corners

Please contact Holcim Technical Services at 800-428-4511 for further information.

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Technical Information Sheet

Image Coming Soon

Jet Bond Spray Adhesive

Item Description	Item Number
Jet Bond Spray Adhesive Canister	W56RACSADC
Application Accessories (sold separately)	
LVOC Canister Flush Solution (refer to TIS 839)	W56RAC16DC
Spray Gun (for vertical application)	W56RACINTH
Spray Gun with Extension (for horizontal application)	W56RACINTI
60° Spray Tip - 5 pack	W56RACINTJ
Canister Hose - 6 foot	W56RACIAPRL
Canister Hose - 12 foot	W56RACIAPRM
Canister Hose - 18 foot	W56RACIAPRN

Description

Jet Bond Spray Adhesive is an LVOC bonding adhesive packaged in portable, pressurized canisters and formulated for two-sided spray application directly from the canister. Jet Bond provides excellent adhesion of Elevate RubberGard™ EPDM, EcoWhite™ EPDM, UltraPly™ TPO, and TPO XR roofing membranes and flashings to approved substrates in both horizontal and vertical applications.

General Application Information

1. Dispense Elevate Jet Bond Spray Adhesive in a well-ventilated area using appropriate personal protective equipment (PPE). The use of 3rd party dispensing systems is not approved.
2. Surfaces to receive Jet Bond Adhesive must be clean, smooth, dry, free of sharp edges, loose and foreign materials, oil, grease, and other contaminants. Avoid contact with asphalt surfaces.
3. The Jet Bond canister must be at least 70 °F (21 °C) at the time of application. Adhesive may be applied at ambient temperatures as low as 25 °F (-4 °C) and rising, but canister temperature must be a minimum of 70 °F (21 °C).
4. Do not apply Jet Bond in windy conditions exceeding 15 mph (or when flag is standing straight out). A wind break may be necessary to maintain fan spray pattern in winds less than 15 mph.
5. Apply adhesive at about the same time to both the membrane and the substrate to allow approximately the same flash-off time.
6. Make sure the trigger lock on adhesive spray gun (if equipped) is engaged when not in use to prevent accidental discharge.
7. Refer to the Jet Bond Application Guide for specific application instructions.

Jet Bond Spray Applicator Assembly

1. **Caution:** Before first use of spray gun, remove the retaining cap and spray tip and ensure the valve seat is installed large end toward the spray tip. Reinstall the spray tip and retaining cap, then squeeze and release trigger five times to properly seat the valve stem within the valve seat. This allows proper on/off control of the spray gun.
2. Connect the hose to the gun and tighten fitting securely with wrench. Connect the other end of the hose to the Jet Bond Adhesive cylinder outlet and tighten fitting securely with wrench. Use caution not to cross-thread the connections.
3. Open the cylinder valve fully, checking all connections for leaks. Tighten if necessary.
4. Once the valve has been opened, do not close the valve until the cylinder is completely empty or hose and spray gun are to be removed and proper cleaning is performed. Refer to the Jet Bond Application Guide for additional information.
5. The spray tip may require periodic cleaning.
6. Agitate Jet Bond canister for 30 seconds prior to use. Periodically shake the canister during application to maintain canister pressure and produce optimal fan spray pattern.

Coverage Rate

- Approximately 1000 ft^2/canister (92.9 m^2/canister) for smooth-backed membranes (includes double-sided application for 10 completed squares)
- Approximately 750 ft^2/canister (69.7 m^2/canister) for TPO XR fleece backed membrane (includes double-sided application for 7.5 completed squares)

Approved Substrates

ISO 95+™ GL / ISOGARD™ GL, RESISTA™ / ISOGARD CG, ISOGARD HD & HD Composite, HailGard / ISOGARD HG, DensDeck Prime, SECUROCK® Gypsum-Fiber Roof Board, Structodek® HD, APA-Rated Oriented Strand Board

Packaging

Jet Bond Canister Packaged Weight: 45 - 48 lb (20.4 - 21.7 kg) per canister. **NOTE:** Application accessories (cleaning solution, spray guns, hoses, tips) sold separately.

Storage

- Store canister tightly closed, without gun/hose assembly attached, in a cool, dry, well-ventilated area, between 60 °F and 80 °F (16 °C – 47 °C).
- Bring cannister to 70 °F (21 °C) before application.
- Do not allow cannister temperature to exceed 110 °F (43 °C).
- For best results, use partially dispensed adhesive canisters within 60 days.

Shelf Life

Shelf life of one (1) year can be expected when stored in original container at temperatures between 60 °F (16 °C) and 80 °F (27 °C).

Precautions

- Refer to Safety Data Sheets (SDS) for additional safety information.
- Avoid contact with eyes. Wear safety glasses with side shields.
- Avoid breathing vapors. Spray in well ventilated areas.
- Avoid contact with skin. Wear gloves when dispensing. Wash hands thoroughly after handling.
- Close canister valves when not in use.
- Do not sit or stand on cartons or canisters.
- Do not expose product to open flame or temperatures above 110 °F (43 °C).
- Canisters and contents must be brought to temperature between 70 °F – 90 °F (21 – 32 °C) for use.
- Keep canisters in upright position while dispensing adhesive.
- Do not dispense adhesive in areas of spark, open flame, or other ignition sources. Do not smoke in areas where Jet Bond Spray Adhesive is being applied.
- Product not intended for use with Elevate PVC Membranes.

Disposal

- During product disposal, wear appropriate PPE and maintain proper ventilation.
- Empty canisters completely of any remaining material.
- Add oil absorbent to waste components. Dispose of waste in an approved landfill.
- Turn empty canister upside down and open valve completely to relieve the canister of pressure.
- Once pressure is completely discharged, locate, and punch the plug on the shoulder of the canister using a non-ferrous punch.
- Empty canisters can be sent to a metal recycler or an approved landfill.
- Do not burn empty canisters. Dispose in accordance with local, state, and federal regulations.

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 0%
Manufacturing Location: South Bend, IN or Houston, TX
NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties

Properties	Test Method	Typical Performance
Base	---	Synthetic Polymers
Color	---	Clear to hazy amber yellow
Viscosity	ASTM D2196	50-200 cPs @ 68 °F (20 °C)
Density	ASTM D1875	7.05-7.22 lb/gal (0.845-0.865 kg/l)
V.O.C. Content		<250 grams/liter

Please contact Holcim Technical Services at 800-428-4511 for further information.

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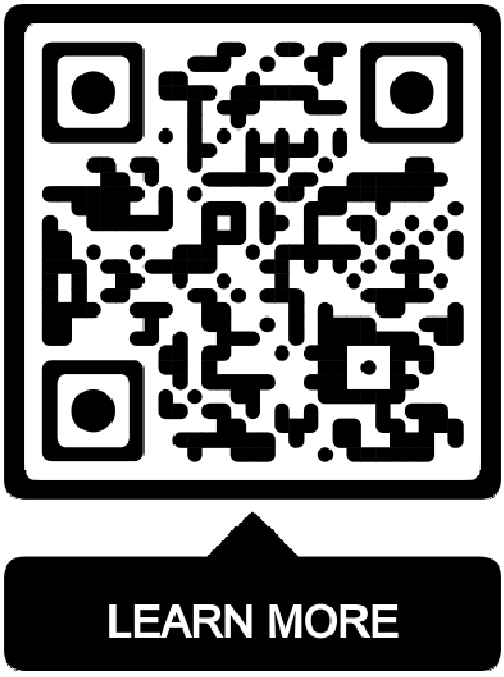

Technical Information Sheet

Image Coming Soon

Single-Ply LVOC Primer

Item Description	Item Number
3 Gallon	W563587110
1 Gallon	W563587111
1 Quart	W563587112

Description

Single-Ply LVOC Primer is a solvent-based primer designed to clean and prime RubberGard™ EPDM membranes (FR, LS-FR, Platinum™, MAX™, SA, EcoWhite™) and UltraPly™ TPO membranes (TPO standard, XR, SA, Platinum) to receive QuickSeam™ tape products/accessories where allowed by Elevate specifications and in accordance with state regulations. Single-Ply LVOC Primer VOC content does not exceed 250 grams per liter and can be used in air quality management districts with VOC limits of 250 grams per liter. Verify that local and state regulations allow the use of the solvents used in Single-Ply LVOC Primer in the given area independent of VOC regulations.

Method of Application

1. Mix thoroughly before and during use. Product will appear uniform after mixing.
2. Surfaces to receive Single-Ply LVOC Primer must be clean, dry and free of foreign materials and excess dusting agent. Clean with broom or rags to remove contaminates.
3. Apply Single-Ply LVOC Primer at the coverage rate specified to the splicing surfaces using the QuickScrubber™ or QuickScrubber Plus pad and handle. Use back and forth strokes (four minimum) with heavy pressure along the length of the splicing area, until membrane surfaces become uniform in color, with no streaks or puddles. Additional scrubbing is required where the substrate is contaminated.
4. Bear down on the QuickScrubber Plus pad and handle system during application so the pad holder flattens to allow the total surface of the pad to contact with the substrate to receive Single-Ply LVOC Primer.
5. Allow the surfaces to dry completely before applying QuickSeam products. Use touch-push test to determine readiness. Dry time will vary due to ambient conditions. Complete seaming procedures per Elevate's current specifications and details.

Storage

Keep the material out of direct sunlight until ready for immediate application.

Shelf Life

Shelf life of 12 months can be expected if stored in original unopened container at temperatures between 60 °F to 80 °F (16 °C to 27 °C). Shelf life will be shortened if exposed to elevated temperatures.

Precautions

- Refer to Safety Data Sheets (SDS) for additional safety information.
- WARNING! Flammable! Keep away from fire (open flame) and other possible ignition sources during storage and use. Do not smoke when using.
- Keep away from children.
- For professional use only.
- Use only in well ventilated areas.
- Use of neoprene or nitrile gloves and eye protection with side shields is recommended.
- Do not thin.
- Mix thoroughly before and during use.
- Do not apply Single-Ply LVOC Primer with rollers, brushes or rags.

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 0%
Manufacturing Location: South Bend, IN
NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties	
Properties	**Value**
Base	Rubber Polymers
Visual Appearance	Smooth, no lumps translucent when applied
Color	Clear to hazy yellowish color
Solvent System	Naphtha, Acetone, PCBTF (Parachlorobenzotrifluoride)
Percent Solids	11.0 - 12.5%
Viscosity	200 cPs maximum, #2 Spindle @ 20 rpm
Specific Gravity	0.961 to 1.057
V.O.C. Content	Not to exceed 250 g/l

Packaging	
Pail	3 gallon (11.4 liter) 1 gallon (3.78 liter), 4-1 gallon pails per carton, 1 Quart (0.94 liter), 12-1 quart cans per carton
Coverage	200 - 250 ft^2/gallon (5-6 m^2/L)
Weight	8.0-8.8 lb per gallon (4.9-6.1 m^2/L)

Please contact Holcim Technical Services at 800-428-4511 for further information.

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Technical Information Sheet

Image Coming Soon

Pourable Sealer S-10 (Part A & Part B)

Item Description	Item Number
Part A: One gallon (3.78 L) Can Part B: One pint (0.47 L) Can	W563587065

Description

Pourable Sealer S-10 is designed for sealing penetration pockets used in conjunction with Elevate roof systems.

Method of Application

1. Substrates must be free of water, dust, dirt, oil, and any other contaminants.
2. After preparation of the penetration pocket per Elevate details, pour Part B into Part A, and mix thoroughly with a drill with a mixing blade. Mix until the Part A material is uniform in color. If material contains gray streaks, mixing should continue. Mix so that material on the bottom and sides of the can is fully circulated and blended.
3. Pour the Pourable Sealer into the penetration pocket. Mound the sealer so as to shed water away from the actual penetration.
4. Do not thin Pourable Sealer S-10 or use partial quantities.

Storage

- Store in original, unopened containers, at temperatures between 60 °F and 80 °F (15.6 °C and 26.7 °C) until ready for use.
- When exposed to lower temperatures, restore to room temperature prior to use.
- For optimum results, rotate stock to ensure stored material has not exceeded the shelf life of one (1) year.

Shelf Life

Shelf life of one (1) year can be expected when stored in original sealed containers at temperatures between 60 °F and 80 °F (15.6 °C and 26.7 °C). Shelf life will be shortened if exposed to elevated temperatures.

Coverage Rate

Coverage rate of 200 in^3 (3277 cm^3) for each mixture of Part A and Part B can be expected.

Precautions

- Refer to Safety Data Sheets (SDS) for additional safety information.
- Avoid moisture contamination. Contact with water can generate explosive pressure in a closed container.
- Do not thin.
- Do not contaminate with foreign materials.
- Avoid contact with skin. Pourable Sealer S-10 is extremely difficult to remove. Disposable gloves are recommended when mixing and dispensing pourable sealer.
- Avoid breathing vapors. Use only in well ventilated areas.
- Cover containers tightly when not in use.

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 0%
Manufacturing Location: South Bend, IN

Insert approval logos here

NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties

Properties	Value
Base	Polyurethane
Color	Mixed: Black / Part A: Light Gray / Part B: Black
Solvents	None
Solids	100%
Viscosity	Part A: 250,000 to 325,000 cps w/ Brookfield #7 spindle at 4 RPM / Part B: Thin, Free Flowing
Specific Gravity	Part A: 1.25 / Part B: 1.14
Weight/Gallon	Part A: Part A: 10.40 lb/gal (1.25 kg/L) / Part B: 9.50 lb/gal (1.14 kg/L)
Mix Ratio	1 can of Part B to 1 can of Part A
Pot Life	30 minutes (max.) at 72 °F (22.2 °C)
V.O.C. Content	0 g/L

Product Packaging

Part A	One gallon (3.78 L) can
Part B	One pint (0.47 L) can
Carton	4 one-gallon cans and 4 one-pint cans
Weight per Carton	Approximately 46 lb (21 kg)

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Technical Information Sheet

UltraPly™ TPO Inside / Outside Corner

Item Description	Item Number
White	W56TPO301C
Tan	W56TPOT01C
Gray	W56TPOG01C

Description

Elevate UltraPly TPO Inside/Outside Corners are molded from a flexible thermoplastic polyolefin. The TPO Inside/Outside Corners were specifically designed for flashing either inside or outside corners on curbs, parapets, and scuppers.

Method of Application

1. Prepare TPO Inside/Outside Corner areas by removing all dirt and debris from the membrane surface. Clean the surface area of the field sheet and the inside and outside corners with Elevate Splice Wash SW-100 prior to installation of the TPO Inside/Outside Corner.
2. By cutting the TPO Inside/Outside Corner on the appropriate guideline, the product can be used to complete the flashing of either an inside or an outside corner.
3. All cut corners must be rounded off prior to being heat welded per current Elevate UltraPly TPO Specifications. Care should be taken during the heat welding process to prevent heat buildup that could damage the TPO Inside/Outside Corner.

Storage

Store material in its original unopened packaging away from sources of physical damage or chemical contamination.

Precautions

- Refer to Safety Data Sheet (SDS) for TPO systems for safety information.
- Contact a Regional Technical Coordinator at 1-800-428-4511 for specific recommendations regarding chemical or waste product compatibility with Elevate UltraPly TPO Inside/Outside Corner.
- Transitions may require additional heat to conform to step-off.

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 0%
Manufacturing Location: Wellford, SC
NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties

Properties	Test Method	Typical Performance
Membrane Thickness	D 751	0.070" (1.78 mm)
Tensile Strength	D 638	1,780 psi (12.3 MPa)
Elongation at Break	D 638	750%
Tearing Strength	1004 (Die C)	11 lbf (49 N)
Brittleness Point	D 2137	-40 °F (-40 °C)
Properties After Heat Aging (Retained Values) (166 h at 240 °F (116 °C))		
Tensile Strength	D 638	1,550 psi (10.7 MPa)
Elongation at Break	D 638	650%
Tearing Strength	1004 (Die C)	9 lbf (40 N)

Product Data

Properties	Value
Material	Thermoplastic Polyolefin (TPO)
Thickness	0.070" (1.8 mm)
Colors	White, Tan, Gray
Overall Size	6" (150 mm) x 8" (200 mm)
Corner Size	3" x 3" x 3.25" (75 mm x 75 mm x 83 mm) with 0.5" (12 mm) radius on all edges of the raised corner

Product Packaging

Units per Carton	20	Weight per Carton	8 lb (3.6 kg)

Please contact Holcim Technical Services at 800-428-4511 for further information.

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Technical Information Sheet

Single-Ply LVOC Splice Wash

Item Description	Item Number
3 Gallon (11.4 L)	W563587113

Description

Elevate Single-Ply LVOC Splice Wash is designed to clean and prepare Elevate single-ply membranes to be welded, or to receive Elevate Primers, Adhesives or Sealants, as noted in Elevate Specifications and Details. This product is not intended for use with PVC or PVC KEE membranes.

Method of Application

1. Surfaces to be welded, or to receive primer, adhesive or sealant shall be clean, dry, and free of foreign materials and excess dusting agent. Remove loose contaminates using brooms or rags.
2. Clean/prepare dirty surfaces using clean cotton rags wetted with Single-Ply LVOC Splice Wash, moving in circular motions with heavy pressure over affected areas. Membrane with caked dirt, including in-service thermoplastic membranes, should be scrubbed using QuickScrubber™ Handle & Pad wetted with Single-Ply Splice Wash LVOC, followed by wiping with clean rags to remove contaminates. On thermoplastic surfaces, the wipe with Single-Ply LVOC Splice Wash should be in one direction, flipping the rag often to avoid transferring contaminates.
3. Allow surfaces cleaned with Single-Ply Splice Wash LVOC to dry completely (usually within 10 to 30 minutes) before welding or applying primer, adhesive or sealant per current Elevate specifications and details.

Storage

- Store in original unopened container, at temperatures between 60 °F (16 °C) and 80 °F (27 °C), away from all sources of direct heat and ignition, until ready for use. This is a flammable liquid.
- When exposed to lower temperatures, restore to room temperature prior to use.
- Keep the material out of direct sunlight until ready for immediate use.

Shelf Life

Shelf life of two (2) years can be expected when stored in original unopened container at temperatures between 60 °F (16 °C) and 80 °F (27 °C).

Coverage Rate

200-250 ft^2/gallon (4.9 - 6.1 m^2/L) on one side

Precautions

- Refer to Safety Data Sheets (SDS) for additional safety information.
- Flammable liquid. Store and use away from all sources of direct heat and ignition.
- Cover tightly when not in use.
- Thinning is not allowed.
- Use solvent-resistant Neoprene gloves is required when applying Splice Wash. Avoid contact with eyes and skin.
- Avoid breathing vapors. Use only in well ventilated areas. Do not take internally.
- Do not directly wash QuickSeam™ Tape with Single-Ply LVOC Splice Wash.

LEED® Information

Post-Consumer Recycled Content: 0%

Post Industrial Recycled Content: 0%

Manufacturing Location: South Bend, IN

NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties

Properties	Value
Solvents	Solvent Blend of Acetone and Mineral Spirits
Viscosity	Very Thin, Free Flowing
Weight / Gallon	6.593 ± 0.329 lb/gal (790 ± 39.42 g/l)
VOC Content	Less than 250 g/l

Packaging Data

Properties	Value
Pail	3 gal (11.4 L)
Weight	Appx 20 lb (9 kg)

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Technical Information Sheet

All-Purpose Fastener

Size	Item Number	Size	Item Number
1½"	W56RAC4224	4½"	W56RAC4206
2"	W56RAC4225	5"	W56RAC4207
2½"	W56RAC4226	5½"	W56RAC4198
3"	W56RAC4227	6"	W56RAC4208
3½"	W56RAC4228	7"	W56RAC4209
4"	W56RAC4229	8"	W56RAC4210

Description

All-Purpose Fasteners are used in applications for the attachment of roofing insulation and base sheets in combination with Elevate Insulation Plates and for the attachment of Elevate Batten Strips, Seam Plates, Termination Bars, and other accessories to steel and wood substrates were approved by Elevate Technical Specifications. The Elevate All-Purpose Fastener is Factory Mutual (FM) approved.

Method of Application

1. Using the #3 Phillips tip provided, and a variable speed drill, engage the fastener into the deck as noted below. Take care not to over or under drive the fastener. Threads must engage the decking material per Elevate Technical Specifications.
2. Determine screw length as follows:
   a. Steel Decks: Select fastener length to penetrate through the deck a minimum of ¾" (19.1 mm).
   b. Wood Decks: Select fastener length to penetrate into or through the deck a minimum of 1" (25.4 mm).
3. All-Purpose Fasteners may not work as expected through existing roof systems or unusual substrates. Consideration should be given to using Elevate HD Fasteners in these instances.

Storage

Store in original, unopened packaging protected from the weather.

Precautions

Eye protection must be worn during the installation of the fasteners.

LEED® Information

Recycled Content: 20%

Manufacturing Location: Bryan, OH

NOTE: LEED® is a registered trademark of the U.S. Green Building Council

FM APPROVED

Product Packaging

Screw Length	Thread Length	Pieces per Plastic Pail	Pails per Pallet
1½" (38.1 mm)	Full	1,000	60
2" (50.8 mm)	Full		
2½" (63.5 mm)	Full		
3" (76.2 mm)	2⅞" (73 mm)		
3½" (88.9 mm)			
4" (101.6 mm)	3⅞" (98.4 mm)		
4½" (114.3 mm)			
5" (127.0 mm)			
5½" (139.7 mm)			
6" (152.4 mm)			
7" (177.8 mm)		500	
8" (203.2 mm)			

Typical Properties

Property	Typical Performance
Material	SAE 1022, Heat Treated Steel with Epoxy E-Coat
Thread Size	0.237" (6.0 mm)
Threads/Inch	13
Thread Design	Symmetrical
Fastener Tip	Drill point
Fastener Head	#3 Phillips drive
Ultimate Tensile Strength	3,254 lbf (14.47 kN)
Ultimate Shear Strength in Threaded Region	2,216 lbf (9.86 kN)
Corrosion Resistant Coating	Electrocoating exhibit 15% or less red rust after 30 cycles of Kesternich and exceed requirements of FM 4470.

Pullout Values

Wood Substrates					
Thickness	Per inch of thread not including tip	7/16″ (11.1 mm)	15/32″ (11.9 mm)	19/32″ (15.1 mm)	23/32″ (18.3 mm)
OSB	N/A	270 lbf (1,201 N)	290 lbf (1,290 N)	310 lbf (1,379 N)	410 lbf (1,824 N)
APA Rated Plywood	N/A	N/A	360 lbf (1,601 N)	410 lbf (1,824 N)	730 lbf (3,247 N)
SPF #2 Wood 2x4	795 (360.6 kg)	N/A			

Corrugated Steel Deck Substrates with Various Yield Strengths				
	33.0 ksi	36.5 ksi	80.0 ksi	102.0 ksi
24 ga.	N/A	255 lbf (1,134 N)	N/A	N/A
22 ga.	315 lbf (1,401 N)	N/A	480 lbf (2,135 N)	560 lbf (2,491 N)
20 ga.	420 lbf (1,868 N)	N/A	615 lbf (2,736 N)	710 lbf (3,158 N)
18 ga.	675 lbf (3,003 N)	N/A	885 lbf (3,937 N)	985 lbf (4,382 N)
16 ga.	850 lbf (3,781 N)	N/A	1,115 lbf (4,960 N)	1,240 lbf (5,516 N)

NOTE: Pullout resistance needs to be field verified on every project by testing per SPRI/ANSI FX-1.

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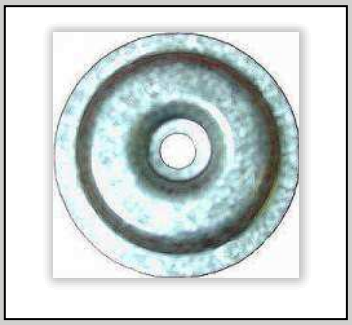
Technical Information Sheet



2″ Metal Plate

Item Description	Item Number
Pail: 1,000 Pieces	W56RAC4180

Description

The 2" (51 mm) Metal Plates are specifically designed to be used with Elevate All-Purpose, Heavy Duty (HD) and Concrete Drive Fasteners in roofing system applications, for the attachment of Elevate roof membranes and Reinforced Perimeter Fastening (RPF) Strips as permitted by current Elevate specifications and details.

Method of Application

1. Position the 2" (51 mm) Metal Plates as permitted by current Elevate specifications and details.
2. Attach plates with the appropriate Elevate fastener with the ribbed side up, showing the Elevate label.

Storage

Store in unopened original containers protected for the weather.

Precautions

- Do not overdrive or underdrive fastener.
- Not for use with Heavy Duty Plus Fasteners.
- Avoid installing HD Seam Plates / field seams directly over insulation plates.

LEED® Information

Post-Consumer Recycled Content:	8%
Post Industrial Recycled Content:	17%
Manufacturing Location:	Cleveland, OH / Bryan, OH

FM APPROVED

NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Product Packaging	
Weather Resistant Pail	1000 pieces
Weight of Pail	34 lb (15.4 kg) per
Pails per Pallet	40

Typical Properties	
Properties	**Typical Performance**
Material	Sheet steel with Galvalume® coating
Material Thickness	0.030" (0.76 mm) – 0.036" (0.91 mm)
Size	2" (51 mm) diameter
Hole Diameter	0.265" ± 0.005" (6.731 ± 0.127 mm)
Pull-Through Resistance	400 lb (181.4 kg) from center hole
Corrosion Resistance	Meets FM 4470 criteria

*Galvalume® is a registered trademark of BIEC International, Inc.

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Georgia-Pacific

DensDeck®

Prime Roof Board with EONIC™ TECHNOLOGY

Manufacturer

Georgia-Pacific Gypsum
133 Peachtree Street
Atlanta, GA 30303

Georgia-Pacific Canada
2180 Meadowvale Boulevard, Suite 200
Mississauga, ON L5N 5S3

Technical Service Hotline: 1-800-225-6119

Description

DensDeck® Prime Roof Board has been enhanced to provide a broader compatibility and higher performance with roofing adhesives. Face mat enhancements allow adhesives to be applied more uniformly and consistently. In adhered, single ply membrane testing, enhanced DensDeck Prime demonstrated an average of 24% better bond than the original products, when using solvent based adhesives. (Average based on 60 sq.ft./gal coverage rates.)* Choose DensDeck Prime Roof Boards for adhered and self-adhered "peel & stick" roofing systems, as well as hot mopped, cold mastic and torch-applied modified bitumen roofs. Enhanced DensDeck Prime Roof Boards create a stronger and more economical installation by reducing the amounts of mastic or adhesive used and potentially eliminates the field primer. Consult with membrane manufacturer for actual priming requirements.

DensDeck Prime Roof Boards are the first and only fiberglass mat gypsum roof boards with a 90-day weather exposure limited warranty when applied vertically on a parapet wall.** (Limited to 1/2″ and 5/8″ products only.)

Primary Uses

Roof system manufacturers and designers have found DensDeck Prime Roof Board to be compatible with many types of roofing systems, including: modified asphalt, single-ply, metal systems, recover board, as well as an overlayment for polyisocyanurate and polystyrene insulation. DensDeck Prime Roof Board can also be used as a form board for poured gypsum concrete deck in roof applications as well as a substrate for spray foam roofing systems. 1/2″ (12.7 mm) and 5/8″ (15.9 mm) DensDeck Prime Roof Board may also be used in vertical applications as a backer board or liner for the roof side of parapet walls.

DensDeck Prime Roof Board may allow the bonding of cold mastic modified bitumen and torching directly to the surface. *Consult with the system manufacturer for recommendations on this application.*

DensDeck Prime Roof Board is the preferred substrate for vapor retarders.

Standards and Code Approvals

DensDeck Prime Roof Boards are manufactured to meet ASTM C1177 and have the following approvals:

- Florida Product Approved
- Miami-Dade County Product Control Approved

Recommendations and Limitations

DensDeck Prime Roof Boards are manufactured to act with a properly designed roof system following good roofing practices. The actual use of DensDeck Prime Roof Board as a roofing component in any system or assembly is the responsibility of the roofing system's design authority. Consult with the appropriate system manufacturer and/or design authority for system and assembly specifications and instructions on applying other products to DensDeck Prime Roof Board. Georgia-Pacific does not warrant and is not responsible for any systems or assemblies utilizing DensDeck Prime Roof Board or any component in such systems or assemblies other than DensDeck Prime Roof Board.

The need for a separator sheet between the DensDeck Prime Roof Board and the roofing membrane must be determined by the roof membrane manufacturer or roofing system designer.

* Testing was done in accordance with FM approvals 4470, Appendix C: Small Scale Tests, Membrane Delamination Tests for Roofing Membranes and Substrates Using Tensile Loading.

** For complete warranty details, visit www.DensDeck.com. (Limited to 1/2″ and 5/8″ products only.)

Confirm any priming requirements with the membrane manufacturer. When applying solvent-based adhesives or primers, allow sufficient time for the solvent to flash off to avoid damage to roofing components.

DensDeck Prime Roof Boards should not be subjected to abnormal or excessive loads or foot traffic, such as, but not limited to, use on plaza decks or under steel-wheeled equipment that may fracture or damage the panels. Provide suitable roofing system protection when required.

When using DensDeck Prime Roof Boards for hot-mopped applications, Georgia-Pacific recommends maximum asphalt application temperatures of 425°F (218°C) to 450°F (232°C). Application temperatures above these recommended temperatures may adversely affect roof system performance. Consult and follow the roofing system manufacturer's specifications for full mopping applications and temperature requirements.

When using DensDeck Prime Roof Board as a substrate for torch applications, ensure that the product is dry and that the proper torching technique is used. Limit the heat to the DensDeck Prime Roof Board. Maintain a majority of the torch flame directly on the roll.

Conditions beyond the control of Georgia-Pacific, such as weather conditions, dew, leaks, application temperatures and techniques may cause adverse effects with roofing systems.

Handling and Use–CAUTION

This product contains fiberglass facings which may cause skin irritation. Dust and fibers produced during the handling and installation of the product may cause skin, eye and respiratory tract irritation. Avoid breathing dust and minimize contact with skin and eyes. Wear long sleeve shirts, long pants and eye protection. Always maintain adequate ventilation. Use a dust mask or NIOSH/MSHA approved respirator as appropriate in dusty or poorly ventilated areas.

Moisture Management

DensDeck Prime Roof Boards, like other components used in roofing systems, must be protected from exposure to moisture before, during and after installation.

Remove the plastic packaging from all DensDeck Prime Roof Board immediately upon receipt of delivery. Failure to remove the plastic packaging may result in entrapment of condensation or moisture. DensDeck Prime Roof Board stored outside must be stored level and off the ground and protected by a breathable waterproof covering. Provide means for air circulation around and under stored bundles of DensDeck Prime Roof Board. DensDeck Prime Roof Board must be covered the same day as installed.

Avoid application of DensDeck Prime Roof Boards during rain, heavy fog and any other conditions that may deposit moisture on the surface, and avoid the overuse of non-vented, direct-fired heaters during winter months. When roofing systems are installed on new poured concrete or light weight concrete decks or when re-roofing over an existing concrete deck, a vapor barrier should be installed above the concrete to retard the migration of water from the concrete into the roof assembly. Always consult the roofing system manufacturer or design authority for specific instructions for applying other products to DensDeck Prime Roof Boards.

Moisture vapor movement by convection must be eliminated, and the flow of water by gravity through imperfections in the roof system must be controlled. After a leak has occurred, no condensation on the upper surface of the system should be tolerated, and the water introduced by the leak must be dissipated to the building interior in a minimum amount of time.

Although DensDeck Prime Roof Boards are engineered with fiberglass facings and high density gypsum cores, the presence of free moisture can have a detrimental effect on the performance of the product and the installation of roofing membranes. For example, hot asphalt applications can blister; torched modified bitumen may not properly bond; and adhesives for single ply membranes may not dry properly.

Submittal Approvals

Job Name _____

Contractor _____

Date _____

continued

Stamps / Signatures

Moisture accumulation may also significantly decrease wind uplift and vertical pull resistance in the system or assembly. DensDeck® Prime Roof Boards containing excessive free moisture content may need to be evaluated for structural stability to assure wind uplift performance.

Fire Resistance Classifications

DensDeck Prime Roof Boards are excellent fire barriers over combustible and noncombustible roof decks, including steel decks.

UL 790 Classification. DensDeck Prime Roof Boards have been classified by Underwriters Laboratories LLC (UL) for use as a fire barrier over combustible and noncombustible decks in accordance with the ANSI/UL 790 test standard. The UL classification includes a comprehensive Class A, B or C rating. For additional information concerning the UL 790 classification, consult the UL Certification Directory.

UL 1256 Classification. DensDeck Prime Roof Boards have also been classified by UL in roof deck constructions for internal (under deck) fire exposure in accordance with the ANSI/UL 1256 Steiner Tunnel test. For additional information concerning the UL 1256 classification, consult the UL Certification Directory.

FM Class 1 Approvals. DensDeck Prime Roof Boards are included in numerous roofing assemblies with a Factory Mutual (FM) Class 1 fire rating. 1/4″ (6.4 mm) DensDeck Prime Roof Boards have passed testing under the FM Calorimeter Standard 4450 and have been approved by FM as such for insulated steel deck roofs when installed according to the conditions identified by FM. For more information concerning FM Approvals and FM Class 1 assemblies with DensDeck Prime Roof Boards, consult FM or RoofNav®.

Type X. 5/8″ (15.9 mm) DensDeck® Prime Fireguard® Roof Boards are manufactured to meet the "Type X" requirements of ASTM C1177 for increased fire resistance beyond regular gypsum board.

UL Fire Resistance Ratings. 5/8″ (15.9 mm) DensDeck Prime Fireguard Roof Boards are designated as **Type DD** by UL and included in assembly designs investigated by UL for hourly fire resistance ratings. 5/8″ (15.9 mm) DensDeck Prime Fireguard Roof Boards may also replace any unclassified 5/8″ (15.9 mm) gypsum board in an assembly in the UL Fire Resistance Directory under the prefix "P".

Flame Spread and Smoke Developed. When tested in accordance with ASTM E84, DensDeck Prime Roof Boards had Flame Spread 0, Smoke Developed 0.

Wind Uplift

DensDeck Prime Roof Boards are included in numerous assemblies evaluated by FM or other independent laboratories for wind uplift performance. For information concerning such assemblies, please visit www.roofnav.com.

Physical Properties

Properties	1/4″ (6.4 mm)	1/2″ (12.7mm)	5/8″ (15.9 mm)
Thickness, nominal	1/4″ (6.4 mm) ± 1/16″ (1.6 mm)	1/2″ (12.7 mm) ± 1/32″ (.8 mm)	5/8″ (15.9 mm) ± 1/32″ (.8 mm)
Width, standard	4′ (1219 mm) ± 1/8″ (3 mm)	4′ (1219 mm) ± 1/8″ (3 mm)	4′ (1219 mm) ± 1/8″ (3 mm)
Length, standard	4′ (1219 mm) and 8′ (2438 mm) ± 1/4″ (6.4 mm)	4′ (1219 mm) and 8′ (2438 mm) ± 1/4″ (6.4 mm)	4′ (1219 mm) and 8′ (2438 mm) ± 1/4″ (6.4 mm)
Weight, nominal, lbs./sq. ft. (Kg/m^2)	1.2 (5.9)	2.0 (9.8)	2.5 (12.2)
Surfacing	Fiberglass mat with non-asphaltic coating	Fiberglass mat with non-asphaltic coating	Fiberglass mat with non-asphaltic coating
Flexural Strength[1], parallel, lbf. min. (N)	≥ 40 (178)	≥ 80 (356)	≥ 100 (444)
Flute Spanability[2]	2-5/8″ (66.7 mm)	5″ (127 mm)	8″ (203 mm)
Permeance[3], Perms (ng/Pa•S•m^2)	>30 (>1710)	>23 (>1300)	>17 (>970)
R Value[4], ft^2•°F•hr/BTU (m^2•K/W)	.28	.56	.67
Linear Variation with Change in Temp., in/in °F (mm/mm/C°)	8.5 x 10^{-6} (15.3 x 10^{-6})	8.5 x 10^{-6} (15.3 x 10^{-6})	8.5 x 10^{-6} (15.3 x 10^{-6})
Linear Variation with Change in Moisture	6.25 x 10^{-6}	6.25 x 10^{-6}	6.25 x 10^{-6}
Water Absorption[5], % max	5	5	5
Compressive Strength[6], psi nominal	900	900	900
Surface Water Absorption, grams, nominal	1.0	1.0	1.0
Flame Spread, Smoke Developed (ASTM E84)	0/0	0/0	0/0
Bending Radius	4′ (1219 mm)	6′ (1829 mm)	8′ (2438 mm)

1. Tested in accordance with ASTM C473 method B.
2. Tested in accordance with ASTM E661.
3. Tested in accordance with ASTM E96 (dry cup method).
4. Tested in accordance with ASTM C518 (heat flow meter).
5. Specified values per ASTM C1177.
6. Tested in accordance with ASTM C473.

Georgia-Pacific Gypsum

U.S.A. Georgia-Pacific Gypsum LLC
Georgia-Pacific Gypsum II LLC
Canada Georgia-Pacific Canada LP

SALES INFORMATION AND ORDER PLACEMENT

U.S.A. West: **1-800-824-7503**
Midwest: **1-800-876-4746**
South Central: **1-800-231-6060**
Southeast: **1-800-327-2344**
Northeast: **1-800-947-4497**

CANADA Canada Toll Free: **1-800-387-6823**
Quebec Toll Free: **1-800-361-0486**

TECHNICAL INFORMATION

U.S.A. and Canada: **1-800-225-6119,** www.gpgypsum.com

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WARRANTIES, REMEDIES AND TERMS OF SALE For current warranty information for this product, please go to www.gpgypsum.com and select the product for warranty information. All sales of this product by Georgia-Pacific are subject to our Terms of Sale available at www.gpgypsum.com.

UPDATES AND CURRENT INFORMATION The information in this document may change without notice. Visit our website at www.gpgypsum.com for updates and current information.

CAUTION For product fire, safety and use information, go to www.buildgp.com/safetyinfo or call 1-800-225-6119.

FIRE SAFETY CAUTION Passing a fire test in a controlled laboratory setting and/or certifying or labeling a product as having a one-hour, two-hour, or any other fire resistance or protection rating and, therefore, as acceptable for use in certain fire rated assemblies/systems, does not mean that either a particular assembly/system incorporating the product, or any given piece of the product itself, will necessarily provide one-hour fire resistance, two-hour fire resistance, or any other specified fire resistance or protection in an actual fire. In the event of an actual fire, you should immediately take any and all actions necessary for your safety and the safety of others without regard for any fire rating of any product or assembly/system.

Technical Information Sheet

Image Coming Soon

Twin Jet

Item Description	Item Number*
Part 1 and kit (Dispensing Accessories)	W56RACIAHFO1
Part 2	W56RACIAHFO2
Twin Jet Hose and Gun	W56RACIAPRK
Twin Jet Mixing Tips	W56RACIAPRT
Twin Jet Extension Tubes	W56RACIAPRE

**NOTE: Each item bearing an item number is sold separately.*

Description

Twin Jet is a two-component, LVOC, low-rise polyurethane adhesive applied in bead pattern for the attachment of Elevate approved roof insulations. It may also be used in bead or spatter pattern for the attachment of Elevate PVC XR, PVC KEE XR or UltraPly TPO XR Membranes to acceptable horizontal substrates, per Elevate specifications. Twin Jet is packaged in portable pressurized canisters, allowing extrusion of Part 1 and Part 2 to the gun and mix tip assembly. Use Twin Jet when ambient and substrate temperatures range from 40 °F (4 °C) to 100 °F (38 °C).

Twin Jet has been updated with an environmentally friendly HFO propellant that's compliant with all U.S. State and Canadian Provincial regulations. HFO propellants are categorized as having zero ozone depletion potential (ODP) and low global warming potential (GWP), providing a more sustainable solution compared to alternatives CFC, HCFC, and HFC propellants.

Item	Description
Part 1 and kit (Dispensing Accessories)	Part 1 in 49 lb pressurized canister, 25' (7.6 m) hose and gun assembly, six mix tips, three 17″ (432 mm) extension tubes; 9/16″ (14.3 mm) wrench; one packet O-ring lubricant
Part 1 and kit (Dispensing Accessories)	Part 1 in 45 lb pressurized canister, 25' (7.6 m) hose and gun assembly, six mix tips, three 17″ (432 mm) extension tubes; 9/16″ (14.3 mm) wrench; one packet O-ring lubricant
Part 2	Part 2 in 44 lb pressurized canister
Twin Jet Hose and Gun	25' (7.6 m) hose and gun assembly, allows dispensing Twin Jet 25' (7.6 m) from canisters. The gun assembly has a trigger lock to prevent accidental dispensing
Twin Jet Mixing Tips	10 Mixing Tips per bag
Twin Jet Extension Tubes	17″ (432 mm) extension tube that allows roofers to stand upright during application for better ergonomics and less fatigue. 10 Extension Tubes per bag

Packaging Data	
Part 1 Canister	36 lb (16.3 kg) per canister, 32 canisters per pallet. Packaged Weight: 49 lb (22.2 kg), 1568 lb (711.2 kg) per pallet **NOTE:** Package includes Canisters + Kit accessories
Part 2 Canister	31 lb (14 kg) per canister, 32 canisters per pallet. Packaged Weight: 45 lb (20.4 kg), 1440 lb (653.1 kg) per pallet **NOTE:** Package includes Canisters only

Method of Application

Twin Jet Adhesive Canister Operating Instructions

Twin Jet is dispensed in a semi-foamed bead that expands to several inches while rising ¾ to 1″ (19 to 25 mm) above the substrate. A chemical reaction occurs that secures the board in approximately 4 to 8 minutes after application, depending on temperature and weather conditions. It is important to determine the open/mate time for the ambient conditions encountered before attempting adhesion.

1. Install only as much roof insulation or membrane as can be made watertight during that working day.
2. Substrates to receive Twin Jet must be clean, smooth, dry, free of sharp edges, loose and foreign materials, oil, grease, and other contaminants.
3. Install Twin Jet only when ambient conditions, bonding substrates and insulations range from 40 °F (4 °C) to 100 °F (38 °C).
4. Determine the open/mate time relative to ambient conditions before attempting adhesion (see below).
5. Dispense a small amount of Twin Jet into a waste container to verify proper mixing and extrusion of Part 1 and Part 2 before dispensing on substrate.

Instructions for Attaching Hoses to Canisters

1. Remove hose and gun assembly from Part 1 carton.
2. Remove canisters of Part 1 and Part 2 from their carton.
3. Shake Canisters Part 1 and Part 2 back and forth 30 times to achieve the proper mix. Replace canisters Part 1 and Part 2 back in their respective cartons and insert hoses through holes in the side of each carton.
4. Attach swivel fitting on the red striped hose, finger tight, to the valve outlet on top of the Part 1 canister (red).
5. Attach fitting on the clear hose, finger tight, to the valve outlet of the Part 2 canister (white).
6. Tighten both fittings with the supplied 9/16″ (14 mm) wrench by turning an additional 1/6 turn until firmly attached. DO NOT OVER TIGHTEN! Close lid of each carton to protect from sun, wind, and dirt.

Application of Mix Tips

1. Apply lubricant to black rubber O-ring on gun.
2. Insert mix tip over O-ring on gun and snap onto the gun.
3. Extension Tubes may be attached to mix tip end to facilitate bead application of Twin Jet.

For Insulation Attachment

1. Apply Twin Jet on the substrate in 1¼″ (32 mm) beads spaced maximum 12″ (305 mm) on center or as specified to meet wind uplift requirements. Allow adhesive to reach the open/mate time (see below) and set suitable insulation boards into position.
2. Place maximum 4' x 4' (1.2 m x 1.2 m) insulation boards into Twin Jet Insulation Adhesive within the identified mate time.
3. Immediately after setting the insulation board, provide continuous pressure using weighty objects such as adhesive pails on the insulation until the adhesive sets (typically 4-8 minutes) to ensure adequate contact between the insulation, substrate, and adhesive during the critical set-up period.

FOR ELEVATE PVC XR or ULTRAPLY TPO XR MEMBRANE ATTACHMENT (Horizontal Application)

1. Unroll and position Elevate PVC XR or UltraPly TPO XR Membrane, overlapping in shingle fashion wherever possible.
2. Allow XR membrane to relax in its final intended position for a minimum of 30 minutes.
3. Back-roll the properly positioned membrane panels to expose the substrate to receive Twin Jet adhesive. (Do not "butterfly" large areas of roof membrane during adhesive application.) Take care not to move or otherwise disturb the membrane from its final intended position while back-rolling.
4. Dispense Twin Jet onto the substrate as follows:

   Bead Application: Apply Twin Jet Adhesive on the substrate in ¾" - 1" (19 mm - 25 mm) wide beads, spaced maximum 12" (305 mm) on center.

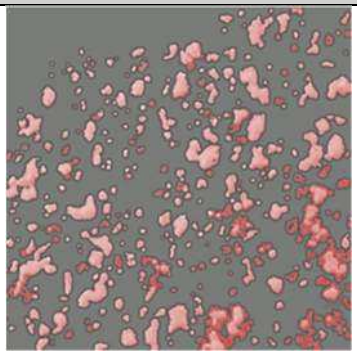
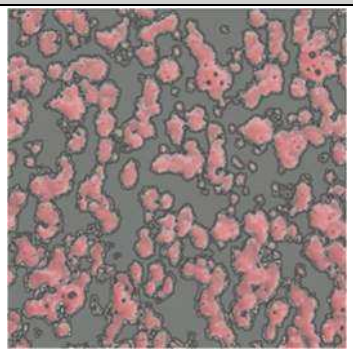
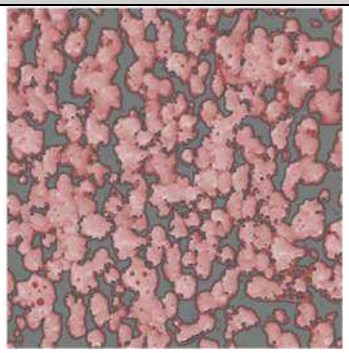
   Spatter Application: Spatter Twin Jet at a rate of 60-70% coverage over the horizontal substrate and 75-85% at base tie-in locations, 2200 ft^2 (204 m^2) to 2350 ft^2 (218 m^2) per cannister set.
5. Do not apply Twin Jet Adhesive to the roof membrane. Keep lap areas of XR membrane clean and free of Twin Jet Adhesive overspray. Remove any Twin Jet Adhesive from the seam area before mating the seam.
6. Allow the adhesive to rise in height and reach open/mate condition. Mate the Elevate PVC XR or TPO XR Membrane to the substrate before a skim coat develops on the adhesive (See Reaction Time below).
7. Immediately after setting the membrane in the Twin Jet adhesive, broom the membrane then roll thoroughly using a 75 lb (34 kg) to 150 lb (68 kg) roller. It is important that the freshly installed membrane and substrate remain in contact with the Twin Jet adhesive until the adhesive sets to ensure proper adhesion.

Reaction Time

- Open/mate time: The time at which long "strings" of tacky material can be pulled away from the surface of the foam when the surface is touched by the edge of a tongue blade depressor or similar implement.
- Tack-free state: The time when the upper surface of the material can be touched by a tongue blade depressor or gloved finger without sticking.
- Apply Twin Jet adhesive to the substrate when ambient and substrate temperatures range between 40 °F to 100 °F (4 °C – 38 °C).
- Surfaces must be mated after the Twin Jet Adhesive reaches open/mate time, typically 3-5 minutes, but before the adhesive reaches tack-free state, usually 8-9 minutes.

Coverage Rate

- Bead dispensed at 12″ (305 mm) o.c. – up to 3500 ft^2 (325 m^2) per canister set
- Bead dispensed at 6″ (152 mm) o.c. – up to 1750 ft^2 (162.5 m^2) per canister set
- Bead dispensed at 4″ (102 mm) o.c. – up to 1167 ft^2 (108.3 m^2) per canister set
- Spatter dispensed at 0.318 gal/sq. minimum – 2200 ft^2 (204 m^2) to 2350 ft^2 (218 m^2) per canister set.

TOO LITTLE	60-70% COVERAGE	75-85% COVERAGE
		

Clean-Up

Protect all surfaces in the immediate area of application from accidental contact with adhesive. Uncured foam may be cleaned off by using any commercially available polyurethane foam cleaner.

Storage

- Store in original unopened containers between 60 °F (16 °C) and 90 °F (32 °C) until ready for use.
- Do not store in direct sunlight.
- Do not allow Twin Jet to freeze.
- Store canisters with valves upright.

Shelf Life

16 months if stored in accordance with the above recommendations.

Precautions

- Refer to Safety Data Sheets (SDS) for additional safety information.
- Personnel who are sensitive/allergic to isocyanate or polyurethane should not work with Twin Jet.
- At the start and throughout each workday, create test samples with Twin Jet to verify proper mixing, set-up, and overall adhesion of insulation to substrate before proceeding.
- Avoid contact with eyes. Wear safety glasses with side shields.
- Avoid breathing vapors. A Self-Contained Breathing Apparatus or Respirator should be used during limited ventilation periods.
- Avoid contact with skin. Wear gloves when dispensing. Wash hands thoroughly after handling.
- Close canister valves when not in use.
- Do not sit or stand on cartons or canisters.
- Do not expose product to open flame or temperatures above 100 °F (38 °C).
- Canisters and contents must be brought to temperature between 70 °F (21 °C) – 90 °F (32 °C) for use.
- Insulation boards shall not exceed 4' x 4' (1.2 m x 1.2 m).
- Replace mix tip and extension tube after 30 minutes of non-use or if adhesive does not flow freely.
- Keep canisters in upright position while dispensing adhesive.
- Do not pull or lift canisters by the hoses.

Precautions Continued

- Do not dispense adhesive in areas of spark, open flame, or other ignition sources. Do not smoke in areas where Twin Jet adhesive is being applied.
- When using a full canister set, pull the trigger gradually until you reach the desired pressure. Pulling the trigger too aggressively could result in safety risk.
- Do not transfer used hoses to a new canister set to prevent cross-contamination.

Partially Used Canisters

- Turn the valves on each canister to the OFF position.
- Do not drain the chemical from the hoses.
- Slide the safety on the applicator gun into the LOCKED position.
- Remove the old mix tip, but do not discard. Clean the end of the gun to ensure the chemical exit ports are not obstructed.
- Apply fresh lubricant to the black rubber O-ring on gun. Re-attach the old mix tip, which, clogged with adhesive, will keep air and moisture out of the gun and hoses.
- After every 7 days without use, dispense a small amount of chemical to prevent crystallization from occurring in the hoses (no mix tip required for this).
- Remaining contents must be dispensed within 30 days of the date of initial use.
- Do not transfer used hoses to a new canister set to prevent cross-contamination.

Disposal

- During product disposal, wear recommended eye and skin protection. Maintain proper ventilation.
- Empty canisters completely of any remaining material.
- Add oil absorbent to waste components. Dispose of waste in an approved landfill.
- Turn empty canister upside down and open valve completely to relieve the canister of pressure.
- Once pressure is completely evacuated, locate and punch out the button on the shoulder of the canister using a non-ferrous punch.
- Empty canisters can be sent to a metal recycler or an approved landfill.
- Do not burn empty canisters. Dispose in accordance with local, federal, and state regulations.

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 0%
Manufacturing Location: Rockford, MN
NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties

Properties	Test Method	Typical Performance
Base	---	Part 1: Diisocyanate; Part 2: Polyol
Color	---	Part 1: Brown, Part 2: Red, Mixed Red
Viscosity	ASTM D2196	Part 1: 160 – 240 cPs @ 77 °F (25 °C) Part 2: 150 – 350 cPs @ 77 °F (25 °C)
Density	ASTM D1875	Part 1: 10.0 – 10.6 lb/gal (1.2 –1.27 kg/l); Part 2: 8.2 – 8.8 lb/gal (0.98 – 1.05 kg/l)
Specific Gravity	---	Part 1: 1.2 – 1.27, Part 2: 0.98 – 1.05
Weight of full canister	---	Part 1: 49± 2 lb (22.2 ± 0.9 kg); Part 2: 45± 2 lb (20.4 ± 0.9 kg)
Max Ratio (Part 1: Part 2)	---	1:1 by volume
V.O.C. Content	ASTM D2369	<25 grams/liter (0.21 lb/gal)

Acceptable Substrates

Substrate	NOTE
Structural Concrete (New)	New poured decks must have a minimum 28-day cure time.
Structural Concrete (Existing)	Positive adhesion test required.
Steel	New steel decks may require cleaning to remove processing oils.
Gypsum	Positive adhesion test required.
Cementitious Wood Fiber Plank	Positive adhesion test required.
Existing Asphalt and Modified Bitumen Roofs (Mineral or Smooth Surfaced)	Positive adhesion test required.
V-Force™ Vapor Barrier Membrane	Positive adhesion test required.
Lightweight Concrete	Acceptable Lightweight concrete substrates include cellular or air-entrained concrete. Lightweight concrete substrates with aggregate (such as perlite or vermiculite) are not acceptable.
Plywood	7/16" (16 mm) thick minimum
Coal Tar Pitch	Positive adhesion test required.
ISOGARD™ GL / ISO95+™ GL, ISOGARD HG / HailGard, ISOGARD CG / RESISTA™, ISOGARD HD, Structodek® wood fiberboard, Dens-Deck Products, Expanded Polystyrene, Extruded Polystyrene, Polyiso, Wood Fiber	Non- Elevate brand insulations require a positive adhesion test.
Existing Single Ply Roofs	Not Acceptable
Fiberglass Insulation	Not Acceptable
Perlite Insulation	Not Acceptable
Existing substrates containing residual asphalt must be cleaned and scraped as smoothly as possible. The substrate shall be smooth, flat, clean, dry, free of sharp fins, or foreign materials All perimeters, deck seams and all penetrations must be sealed to prevent air infiltration through the deck. Elevate recommends an expanding foam or similar product be used.	

Please contact Holcim Technical Services at 800-428-4511 for further information.

This sheet is meant to highlight Elevate products and specifications and is subject to change without notice. Holcim takes responsibility for furnishing quality materials that meet published Elevate product specifications or other technical documents, subject to normal manufacturing tolerances. Neither Holcim nor its representatives practice architecture. Holcim offers no opinion on and expressly refuses any responsibility for the soundness of any structure. Holcim accepts no liability for structural failure or resultant damages. Consult a competent structural engineer prior to installation if the structural soundness or structural ability to properly support a planned installation is in question. No Holcim representative is authorized to vary this disclaimer.

Technical Information Sheet

Image Coming Soon

AP Sealant

Item Description	Item Number
Cartridge: 10 fl oz (300 mL) *Complies with ASTM C 920. Classified as Type S, Grade NS, Class 35, Use NT, M, A, O and I.*	W563587078

Description

AP Sealant is a single-component polyurethane non-sag moisture-curing sealant. It can be used to caulk sheet metal, masonry, brick, and concrete block. It may be used as an exterior sealant at termination bar details and as a fastener sealer over fastener heads per current Elevate specifications and details.

Method of Application

1. Surfaces to receive AP Sealant must be clean, dry, sound, frost-free, and grease-free. If grease or oil is present, it must be removed with a suitable solvent prior to the application of AP Sealant.
2. Apply AP Sealant to substrates above 40 °F (4 °C).
3. AP Sealant is supplied in cartridges or sausage chubs ready to apply. Do not open cartridges until all substrate cleaning and preparation work has been completed.
4. Fill joints from the deepest point to the surface by holding a properly sized nozzle against the back of the joint.
5. Dry tooling is recommended.
6. **DO NOT** use soapy water when tooling.

Storage

- Store in original unopened containers at temperatures between 60 and 80 °F (16 and 27 °C).
- When exposed to lower temperatures, restore to room temperature prior to use.
- For optimum results, rotate stock to ensure stored material has not exceeded the shelf life of one (1) year.

Shelf Life

Shelf life of one (1) year can be expected when stored in original, sealed containers at temperatures between 60 and 80 °F (16 and 27 °C). Shelf life will be shortened if exposed to elevated temperatures.

Coverage Rate

Cartridge seals 24' (7.3 m) in a ¼" x ¼" (6.3 mm x 6.3 mm) joint.

Packaging

30 Cartridges per carton; approximately 26 lb per carton.

Clean-Up

For clean-up, use mineral spirits or Elevate Splice Wash SW-100 while material is fresh, generally within twenty-four (24) hours. After AP Sealant cures, it can be removed by abrasion or mechanical means.

Precautions

- Refer to Safety Data Sheets (SDS) for additional safety information.
- Flammable. Keep away from fire and open flames during storage and use. Do not smoke when using.
- Use only in well-ventilated areas.
- Do not contaminate with foreign materials.
- Do not thin.
- AP Sealant is **NOT** to be used for: aquariums, food contact surfaces, hot stacks/stove pipes/fireplaces, structural glazing, below-grade applications, or splices.

LEED® Information

Post-Consumer Recycled Content: 0%

Post Industrial Recycled Content: 0%

Manufacturing Location: Brighton, CO

NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties

Properties	Value
Base	Polyurethane
Color	Gray
Solids	92.5% ± 2
Tooling Time	Less than 20 minutes
UV & Ozone	Excellent
Specific Gravity	1.186 ± 0.024
Cure System	Moisture Activated
V.O.C. Content	111 ± 1 g/L

Please contact Holcim Technical Services at 800-428-4511 for further information.

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Firestone, the brand of premier roofing, wall, and lining systems you know and trust, will be coming to you under a new name: Elevate. During our transition, products carrying the brand name **Firestone** will change to **Elevate** on product labels and packaging, Technical Information Sheets, and elsewhere. Only the brand name is changing. Our products remain the same.

For further information on our brand transition to Elevate, scan the code below with your smartphone, or visit our website: www.holcimelevate.com

Technical Information Sheet

Image Coming Soon

Water Block Seal (S-20)

Item Description	Item Number
Cartridge: 10 fl oz (300 mL) Carton: 25 Cartridges	W563587071

Description

Water Block Seal (S-20) is designed to provide a seal when used in compression as required by Elevate Details.

Method of Application

1. Surfaces to which Water Block Seal (S-20) is applied shall be free from loose concrete, stone, mortar, dust, foreign materials, and other contaminants.
2. Apply a ⅜" (9.5 mm) to ½" (12.7 mm) bead to substrate surface.
3. Bring the mating surface of the flashing membrane into contact with the Water Block Seal (S-20).
4. Roll or press the flashing membrane firmly against the Water Block Seal (S-20) and substrate, avoiding wrinkles.
5. Complete the detail per current Elevate Specifications and Details.

Storage

- Store in original unopened containers, at temperatures between 60 °F and 80 °F (15.6 °C and 26.7 °C) until ready for use.
- When exposed to lower temperatures, restore to room temperature prior to use.

Shelf Life

Shelf life of two (2) years can be expected when stored in original sealed containers at temperatures between 60 and 80 °F (15.6 and 26.7 °C). Shelf life will be shortened if exposed to sustained elevated temperatures. For optimum results, rotate stock to ensure stored material has not exceed the shelf life of two (2) years.

Coverage Rate

Coverage of approximately 10' (3.1 m) per cartridge of ⅜" to ½" (9.5 to 12.7 mm) bead.

Clean-Up

Recommended cleaners are mineral spirits, naphtha, or kerosene.

Precautions

- Refer to Safety Data Sheets (SDS) for additional safety information.
- Flammable. Keep away from fire and open flames during storage and use. Do not smoke when using.
- Do not thin.
- Do not contaminate with foreign materials.
- Avoid prolonged contact with skin.
- Use only in well ventilated areas.
- Water Block Seal (S-20) is not designed to be used as an exposed caulk.

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 0%
Manufacturing Location: Evansville, IN
NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties	
Properties	Value
Base	Butyl Rubber
Color	Gray
Solvents	Heptane
Solids	86%
Viscosity at 80 °F (27 °C)	1,600,000 ± 300,000 cps
Specific Gravity	1.31
Weight/Gallon	10.93 lb/gal (1.31 kg/L)
V.O.C. Content	1.47 lb/gal (176 g/L)

Product Packaging	
Cartridge	10 fl oz (300 mL)
Carton	25 Cartridges
Carton Weight	Approximately 27 lb (12 kg)

Please contact Holcim Technical Services at 800-428-4511 for further information.

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Technical Information Sheet

Image Coming Soon

UltraPly™ TPO Clear Cut Edge Sealant

Item Description	Item Number
Clear	W56TPOC002

Description

Elevate UltraPly TPO Clear Cut Edge Sealant is a polymer-based sealant used to seal all cut edges of UltraPly TPO Membrane where the polyester reinforcement is exposed. It is approved for use with all Elevate TPO membranes.

Method of Application

1. Surfaces to receive UltraPly TPO Clear Cut Edge Sealant must be clean, dry, and free of loose and foreign materials, oi and grease.
2. Allow the welded seam to cool prior to application of UltraPly TPO Cut Edge Sealant. Seam should be cool to the touch.
3. Clean seam area with Elevate Splice Wash SW-100 prior to treating the cut edge with sealant.
4. Trim the time of the nozzle to provide approximately a ⅛" (3.175 mm) opening.
5. Apply an approximate ⅛" (3.175 mm) to ¼" (6.35 mm) diameter bead of sealant to all exposed cut edges of UltraPly TPO Membrane with exposed reinforcement. The UltraPly TPO Clear Cut Edge Sealant can be used at 20 °F (-6.67 °C) and rising if blushing is not present.

Clean-Up

Recommended cleaner is rubbing alcohol followed by soap and water.

Coverage Rate

- ⅛" (3.175 mm) diameter bead: 188 lf/pt (57 m/0.47L)
- ¼" (6.35 mm) diameter bead: 50 lf/pt (15.2 m/0.47L)

Storage

- Store in original unopened containers at temperatures between 60 °F and 80 °F (1536 °C and 26.7 °C) until ready for use.
- When exposed to lower temperatures, restore to room temperature prior to use.
- For option results, rotate stock to ensure stored material has not exceeded the shelf life of one (1) year.

Shelf Life

Shelf life of one (1) year can be expected when stored in original, sealed container at temperatures between 60 °F and 80 °F (15.6 °C and 26.7 °C). Shelf life will be shortened if exposed to elevated temperatures for a prolonged period of time.

Precautions

- Refer to Safety Data Sheets (SDS) for additional safety information.
- Flammable. Keep away from fire and open flames during storage and use. Do not smoke when using.
- Use only in well ventilated areas.
- Cover tightly when not in use.
- Do not contaminate with foreign materials.
- Do not thin.
- UltraPly TPO Clear Cut Edge Sealant is not to be used for splicing or as a general-purpose caulking.

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 0%
Manufacturing Location: Akron, OH
NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties	
Properties	**Value**
Base	Synthetic Rubber
Color	Clear
Solids	28 - 32%
Viscosity	3,000 – 4,000 cps
Weight/Gallon	7.4 lb/gal (3.4 kg/L)
V.O.C. Content	611 g/L
Cure Time	24 hours
Tack Free Time	4 hours

Product Packaging	
Bottle	1 Pint (0.47 L)
Carton	12 Squeeze Bottle with Applicator Nozzles
Carton Weight	13 lb (5.9 kg)

Please contact Holcim Technical Services at 800-428-4511 for further information.

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Technical Information Sheet

UltraPly™ TPO Platinum Membrane

Item Description	Item Number
1 Roll	Various
Meets or exceeds ASTM D 6878	

Description

Elevate UltraPly TPO Platinum membrane is a flexible, 0.080" (2.03 mm) thick, Thermoplastic Polyolefin (TPO) roofing membrane, reinforced with polyester, weft-inserted scrim. This heat weldable TPO Platinum membrane is available in 0.080" (2.0 mm) thickness and widths up to 12'4" (3.8 m). Elevate Platinum TPO is available in white, tan and gray. This reflective membrane is suitable for a variety of low-slope applications.

Method of Application

1. Substrates must be clean, dry, smooth, and free of sharp edges, fins, loose or foreign materials, oil, grease, and other materials that may damage the membrane.
2. All rough surfaces that can damage the membrane shall be repaired as specified to offer a smooth substrate.
3. All surface voids greater than ¼" (6.4 mm) wide shall be properly filled with an acceptable fill material.
4. Elevate UltraPly TPO Platinum membrane is installed as continuous roofing or waterproofing layer on the roof. Rolls are overlapped (side laps and end laps) prior to the heat welding of the seam areas.
5. Install UltraPly TPO Platinum Roofing System in accordance with current Elevate UltraPly TPO Platinum membrane specifications, details, and workmanship requirements.

Storage

- Store away from sources of punctures and physical damage.
- Assure that structural decking will support the loads incurred by material when stored on rooftop. The deck load limitations should be specified by the project designer.
- Store away from ignition sources as membrane will burn when exposed to open flame.

Precautions

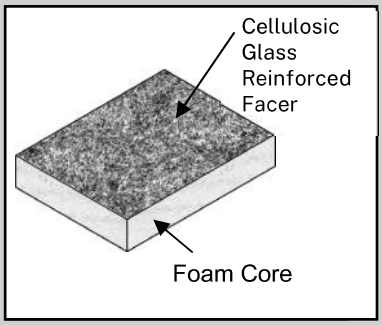
- Refer to Safety Data Sheets (SDS) for safety information.
- Exercise caution when lifting, moving, transporting, storing, or handling membrane rolls to avoid sources of punctures and possible physical damage.
- Contact a Regional Technical Coordinator at 1-800-428-4511 for specific recommendations regarding chemical or waste product compatibility with Elevate UltraPly TPO Platinum Membrane.

LEED® Information

Post-Consumer Recycled Content: 0%
Post Industrial Recycled Content: 15%
Manufacturing Location: Wellford, SC or Tuscumbia, AL
NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties (Meets or Exceeds ASTM D 6878 Specification)			
Properties	**ASTM Standard**	**Performance Minimum**	Typical Performance 80 mil
Overall Thickness	D 751	0.039" (1.0 mm)	0.080" (2.03 mm) ± 10%
Coating over Scrim	D 7635	0.015" (0.381 mm)	0.033" (0.84 mm)
Breaking Strength	D 751, Grab Method	220 lbf (979 N)	460 lbf (2,046 N)
Elongation of Reinforcement Break	D 751, Grab Method	15%	25%
Tearing Strength	D 751	55 lbf (245 N)	120 lbf (534 N)
Brittleness Point	D 2137	-40 °F (-40 °C)	Pass
Ozone Resistance, No Cracks	D 1149	Pass	Pass
Properties After Heat Aging (Retained Values) ASTM D 573-5376 h (224 days or 32 weeks) at 240 °F (116 °C)			
Breaking Strength	D 751, Grab Method	90% Minimum	> 90%
Elongation at Break	D 751, Grab Method	90% Minimum	> 90%
Tearing Strength	D 751	60% Minimum	> 60%
Weight of Change	---	± 1% Maximum	< 1%
Linear Dimension Change	D 1204, 6 h at 158 °F (70 °C)	± 1% Maximum	< 1%
Water Absorption	D 471	± 3% Maximum	< 3%
Weather Resistance	G 155	> 60,000 kJ/m^2	> 60,000 kJ/m^2
176 °F (80 °C) Black Panel, no cracking, crazing when wrapped around a 3" (76.2 mm) mandrel and inspected at 7X magnification			
Puncture Resistance	FTM 101C, Method 2031	---	450 lbf (2,002 N)
Dynamic Puncture Resistance MD	D 5635	---	Pass (60 J)

Technical Information Sheet



ISOGARD™ GL Insulation

Item Description
Flat and Tapered Polyiso Boards
Flat Boards: 4' x 4' (1.22 m x 1.22 m), 4' x 8' (1.22 m x 2.44 m)
Tapered Boards: 4' x 4' (1.22 m x 1.22 m)
Slope Range: 1/16" per foot (.5%) to ½" per foot (4%)
Thickness Range: 0.5" (12.7 mm) to 4.5" (114.3 mm)
Other options available include: 4' x 7'4" (1.22 m x 2.25m). Export cut for international shipments and scored ISO for metal retrofits.
Meets or exceeds performance requirements of ASTM C 1289, Type II, Class 1

Description

Elevate™ ISOGARD GL flat and tapered roof insulation consists of a closed cell polyiso foam core laminated to a glass reinforced mat facer on both major surfaces. Flat and tapered ISOGARD insulation provides outstanding thermal performance on commercial roofing applications, while providing positive rooftop drainage to help eliminate ponding water when tapered ISOGARD GL insulation is used.

All Elevate polyisocyanurate foam insulations use EPA accepted blowing agents. Elevate ISOGARD GL incorporates a HCFC-free blowing agent that does not contribute to the depletion of the ozone layer (ODP-free).

Method of Application

1. Insulation shall be neatly fitted to all roof penetrations, projections, and nailers.
2. No more insulation shall be installed than can be covered with membrane and completed before the end of each day's work or before the onset of inclement weather.
3. Elevate ISOGARD GL board may be installed using:
   - Elevate fasteners and plates.

   NOTE: For ballasted systems, the top layer of Elevate insulation may not be mechanically attached.
   - Hot asphalt (requires a cover board, when hot asphalt or torch applied base sheet is installed)
   - Elevate approved insulation adhesives.
     - I.S.O. Twin Pack™
     - I.S.O.Stick™
     - Twin Jet
     - I.S.O. Spray™ R

Acceptable Immediate Substrates

- 2,500 psi Structural concrete (must be clean, dry, and properly cured)
- Steel deck (min 22 ga)
- Plywood and OSB (min ½")
- Lightweight concrete
- Gypsum deck (min 2")

NOTE: Please consult the Design Guides and QuickSpecs online at www.holcimelevate.com to review specific information regarding the assembly.

Storage

- Keep insulation dry at all times.
- Elevate insulation above the deck or ground.
- Cover insulation with waterproof tarps.

Precautions

- Polyiso foam will burn if exposed to a flame of sufficient heat and intensity. Keep away from heat, sparks, and open flames.
- Protect against dust that may be generated during installation.
- Refer to Safety Data Sheet (SDS) for additional information.
- Take care when transporting and handling Elevate insulation to avoid physical damage.

Specification Compliance

ASTM C1289, Type II, Class 1
UL Classified – UL1256
FM 4470 Class 1 Approved
Manufactured in an ISO 9001 Registered Facility
CAN/ULC-S704-11, Type 2, Class 2
CAN/ULC-S704-11, Type 3, Class 2 available upon request

LEED® Information

See Recycled Content in Typical Properties table.

Manufacturing Locations: Bristol, CT
De Forest, WI
Salt Lake City, UT
Youngwood, PA
Florence, KY
Jacksonville, FL

NOTE: LEED® is a registered trademark of the U.S. Green Building Council

Typical Properties (Meets ASTM C 1289, Type II, Class 1)

Property	ASTM Test Method	Elevate Typical Performance
Thermal Resistance	C518	40 °F (4.4 °C) 6.2 R/in 75 °F (23.9 °C) 5.7 R/in 110 °F (43.3 °C) 5.0 R/in
Compressive Strength	D1621	Grade 2: 20 psi (138 kPa) Grade 3: 25 psi (172 kPa) *
Density	D1622	2 pcf (32 kg/m^3)
Dimensional Stability	D2126	<2%
Moisture Vapor Transmission	E96	<1 perm (<57.5 ng/(Pa•s•m^2))
Water Absorption	C209	<1% by volume
Service Temperature	---	-100 to 250 °F (-73 to 121 °C)
Flame Spread	E84	Index 50
Smoke Development	E84	Index 160 - 180

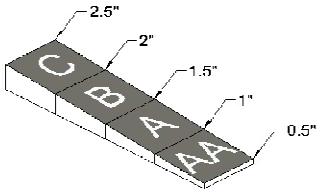
**25 psi (172 kPa) available upon request.*

Product Information

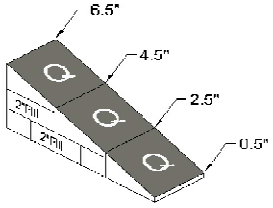
Thickness*		R-Value	Max Flute Span		Approximate Recycled Content		
inches	mm	**	inches	mm	Post-Consumer	Post Industrial	Total
0.5	12.70	2.9	1.50	38.10	52%	15%	67%
1.0	25.40	5.7	2.62	66.67	37%	15%	52%
1.1	27.94	6.3	2.62	66.67	36%	15%	51%
1.2	30.48	6.8	2.62	66.67	34%	15%	49%
1.3	33.02	7.4	3.67	93.34	32%	15%	47%
1.4	35.56	8.0	3.67	93.34	30%	15%	45%
1.5	38.10	8.6	4.37	111.12	29%	15%	44%
1.6	40.64	9.1	4.37	111.12	27%	15%	42%
1.7	43.18	9.7	4.37	111.12	26%	15%	41%
1.75	44.45	10.0	4.37	111.12	26%	15%	41%
1.8	45.72	10.3	4.37	111.12	25%	15%	40%
1.9	48.26	10.8	4.37	111.12	24%	15%	39%
2.0	50.80	11.4	4.37	111.12	24%	15%	39%
2.1	53.34	12.0	4.37	111.12	22%	15%	37%
2.2	55.88	12.6	4.37	111.12	21%	15%	36%
2.25	57.15	12.9	4.37	111.12	21%	15%	36%
2.3	58.42	13.2	4.37	111.12	21%	15%	36%
2.4	60.96	13.8	4.37	111.12	20%	15%	35%
2.5	63.50	14.4	4.37	111.12	20%	15%	35%
2.6	66.04	15.0	4.37	111.12	19%	15%	34%
2.7	68.58	15.6	4.37	111.12	18%	15%	33%
2.75	69.85	15.9	4.37	111.12	18%	15%	33%
2.8	71.12	16.2	4.37	111.12	18%	15%	33%
2.9	73.66	16.8	4.37	111.12	17%	15%	32%
3.0	76.20	17.4	4.37	111.12	17%	15%	32%
3.1	78.74	18.0	4.37	111.12	16%	15%	31%
3.2	81.28	18.6	4.37	111.12	16%	15%	31%
3.25	82.55	18.9	4.37	111.12	16%	15%	31%
3.3	83.82	19.2	4.37	111.12	16%	15%	31%
3.4	86.36	19.9	4.37	111.12	15%	15%	30%
3.5	88.90	20.5	4.37	111.12	15%	15%	30%
3.6	91.44	21.1	4.37	111.12	14%	15%	29%
3.7	93.98	21.7	4.37	111.12	14%	15%	29%
3.75	95.25	22.0	4.37	111.12	14%	15%	29%
3.8	96.52	22.3	4.37	111.12	14%	15%	29%
3.9	99.06	23.0	4.37	111.12	14%	15%	29%
4.0	101.60	23.6	4.50	114.30	14%	15%	29%
4.1	104.14	24.2	4.50	114.30	13%	15%	28%
4.2	106.58	24.9	4.50	114.30	13%	15%	28%
4.25	107.95	25.2	4.50	114.30	13%	15%	28%
4.3	109.22	25.5	4.50	114.30	13%	15%	28%
4.4	111.76	26.1	4.50	114.30	13%	15%	28%
4.5	114.3	26.8	4.50	114.30	13%	15%	28%

**Other thicknesses available upon request.*
***R- values provide a 15-year time-weighted average in accordance with CAN/ULC-S770.*

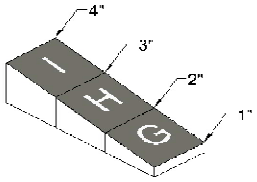
Tapered ISOGARD GL (available sizes)				
Panel Code	Min-Max Thickness		Slope	
	Inches	mm		
AA	0.5 – 1.0	12.7 – 25.4	⅛"/ft	1%
A	1.0 – 1.5	25.4 – 38.1	⅛"/ft	1%
B	1.5 – 2.0	38.1 – 50.8	⅛"/ft	1%
C	2.0 – 2.5	50.8 – 63.5	⅛"/ft	1%
G	1.0 – 2.0	25.4 – 50.8	¼"/ft	2%
H	2.0 – 3.0	50.8 – 76.2	¼"/ft	2%
I	3.0 – 4.0	76.2 – 101.6	¼"/ft	2%
X	0.5 – 1.5	12.7 – 38.1	¼"/ft	2%
Y	1.5 – 2.5	38.1 – 63.5	¼"/ft	2%
Z	2.5 – 3.5	63.5 – 88.9	¼"/ft	2%
Q	0.5 – 2.5	12.7 – 63.5	½"/ft	4%
SS	0.5 – 2.0	12.7 – 50.8	⅜"/ft	3%



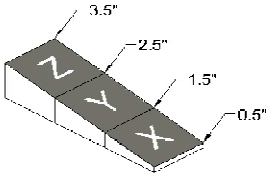
1/8"/ft. Tapered Section



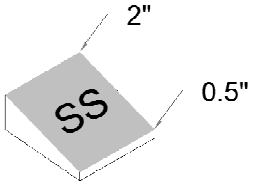
1/2"/ft. Tapered Section



1/4"/ft. Tapered Section



1/4"/ft. Tapered Section



3/8"/ft. Tapered Section

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Typical Properties (Continued)			
Dynamic Puncture Resistance CD	D 5635	---	Pass (60 J)
Static Puncture Resistance	D 5602	---	Pass (25 kg)
Air Permeance (Material)	E 2178	< 0.004 ft^3/ft^2 (L/(s·m^2))	Pass

1. The ASTM 2178 values listed above are for the air permeance of the UltraPly TPO Membrane component only.
2. When system design includes an air barrier, please consult a Regional Technical Coordinator for additional roof system securement enhancements.
3. Consult the Designer / Architect, Code Agency or Authority having Jurisdiction (AHJ) for requirements regarding the selection and use of an appropriate air barrier material, and its installation into the building envelope.

Radiative Properties

Cool Roof Ratings Council (CRRC): Values: Initial / 3 Year	White	Light Tan* (HR)	Gray
Solar Reflectance	0.79 / 0.69	0.79 / 0.63**	0.34 / 0.34
Thermal Emittance	0.85 / 0.83	0.90 / 0.90**	0.89 / 0.88
Solar Reflectance Index (SRI)	98 / 83	90 / 77**	37 / 36
Rated Product ID	0008	TBD	0032
Licensed Manufacturer ID	0608	TBD	0608
Classification	Production Line	Production Line	Production Line
LEED®	**White**	**Light Tan* (HR)**	**Gray**
Initial Solar Reflectance Index (SRI)	Pass (98)	---	---
3-year Aged Solar Reflectance Index (SRI)	Pass (83)	---	---

*Light Tan data determined by testing conducted by PRI Construction Materials Technologies LLC

**Rapid Ratings Results

Product Sizes

Membrane Thickness: 0.080" (2.03 mm)	Membrane Weight: 0.38 lb/ft^2 (1.9 kg/m^2)
Available Sizes	**Available Colors**
5' x 100' (1.5 m x 30.5 m)	White, Tan, Gray
6' 2" x 100' (1.9 m x 30.5 m)	White
8' x 100' (2.4 m x 30.5 m)	White, Tan, Gray
10' x 100' (3.0 m x 30.5 m)	White, Tan, Gray
12'4" x 100' (3.8 m x 30.5 m)	White

Please contact Holcim Technical Services at 800-428-4511 for further information.

This sheet is meant to highlight Elevate products and specifications and is subject to change without notice. Holcim takes responsibility for furnishing quality materials that meet published Elevate product specifications or other technical documents, subject to normal manufacturing tolerances. Neither Holcim nor its representatives practice architecture. Holcim offers no opinion on and expressly refuses any responsibility for the soundness of any structure. Holcim accepts no liability for structural failure or resultant damages. Consult a competent structural engineer prior to installation if the structural soundness or structural ability to properly support a planned installation is in question. No Holcim representative is authorized to vary this disclaimer.

20 Year, 120 MPH Warranty

Hickman Edge Systems, LLC. warrants that the purchased products made by HES listed below (the “Products”) will not blow off or leak in wind conditions up to 120 miles per hour (3 second maximum peak gust speed) for a period of 20 years from the date of shipment. Furthermore, HES warrants that the Products are free from defects in material and workmanship according to HES’ specifications for five years from date of shipment. The term "free from defects in ma-terial and workmanship" does not include waviness present in the flat area of the Products due to inconsistency in the alloys, galvanizing process, light gauge metals, uneven substrates, installation and/or misalignment of support systems over which the Products are applied, which the industry has accepted as being prevalent and normal. Such waviness shall not be the cause for a claim under this or any other warranty.

You must notify HES in writing about any warranty claim within 30 days after you notice a problem. If, after receiving prompt written notice, HES determines that the Products are not as warranted, HES will either (a) refinish the failed Product, (b) replace the failed Product, or (c) refund the purchase price of the failed Product. Deci-sions as to refinishing, replacing, or refunding will be made solely by HES. In all cases, HES reserves the right to approve and negotiate the contract for such refinishing or replacing. Refinishing of the Product shall be performed by using standard finishing practices and materials, not necessarily replacing the product, at HES’s discre-tion. The remedy under this limited warranty is available only for those Products actually exhibiting a manufacturing defect as set forth above. Any refinished or re-placed Product will be warranted only for the remainder of the original warranty period. HES's liability under the terms of this limited warranty will be limited to the direct cost of refinishing or replacing the failed Product or refunding the purchase price of the Product. HES’s maximum aggregate liability arising out of or related to this limited warranty shall in no event exceed the original purchase price of the Product.

This limited warranty does not apply where the Products have: (a) been subjected to abuse, misuse, neglect, negligence, accident, improper testing, improper installation (which term includes failure to permit drainage of standing water), improper storage, improper handling, abnormal physical stress (including defects resulting from Products being formed beyond the limits of the surface coating elasticity), abnormal environmental conditions (including corrosive or aggressive atmospheric conditions such as chemical fumes or direct salt spray), failure to remove protective masking, metal dust and shavings, or any use contrary to any instructions issued by HES; (b) been reconstructed, repaired or altered by persons other than HES or its authorized representative; (c) been used with any third-party product, hardware or product that has not been previously approved in writing by HES; or (d) been damage by other trades or materials substituted for, or used in addition to, the Products. This limited warranty only covers the Products and does not cover any other material obtained from other sources.

THIS LIMITED WARRANTY IS EXCLUSIVE AND REPLACES ALL OTHER WARRANTIES, CONDITIONS, REPRESENTATIONS AND GUARANTEES, WHETHER EXPRESS OR IMPLIED, WHETHER BY STATUTE, AT LAW OR IN EQUITY, INCLUDING THE IMPLIED WARRANIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THIS LIMITED WARRANTY IS YOUR EXCLUSIVE WARRANTY FROM HES AND REPRESENTS THE SOLE REMEDY AVAILABLE TO ANY OWNER OF THE PRODUCTS. HES MAKES NO OTHER REPRESENTATIONS, CONDITIONS, GUARANTEES OR WARRANTIES OF ANY KIND OTHER THAT STATED HEREIN. HES WILL NOT BE LIABILE IN ANY EVENT FOR CONSEQUENTIAL, PUNITIVE, SPECIAL, INCIDENTAL, OR OTHER SIMILAR DAMAGES OF ANY KIND, INCLUDING DAMAGE TO THE INTERIOR OR EXTERIOR OF ANY BUILDING, WHETHER ANY CLAIM AGAINST IT IS BASED UPON BREACH OF THIS WARRANTY, NEGLIGENCE, STRICT LIABILITY IN TORT, OR FOR ANY OTHER CAUSE. SOME JURISDICTIONS DO NOT ALLOW LIMITATIONS ON OR THE EXCLUSION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATIONS MAY NOT APPLY TO YOU.

This limited warranty may not be changed or modified except in writing, signed by an officer of HES. No one (other than officer of HES) has the authority to assume any additional or other liability or responsibility for HES in connection with the Products except as described in this limited warranty.

Product(s) Warranted:

Building Description:

Registered Owner:

Building Location:

Completion Date:

Architect:

Installer:

HES Job Number: **Job Name:**

Authorized Signature for Hickman Edge Systems: _____

Hickman Edge Systems, LLC. – 4 Commerce Way, Arden, NC 28704
Phone (800) 892-9173

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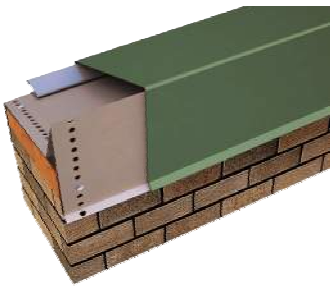
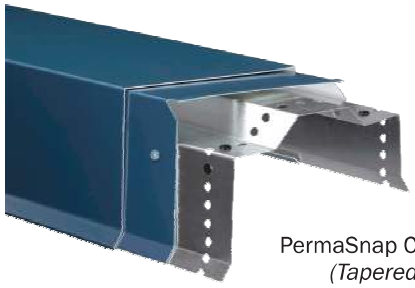
PermaSnap & PermaSnap Premier Coping

Continuing a tradition of innovative, rigorously tested roof edge systems, PermaSnap coping products are a fine complement to your building's natural aesthetics for parapet conditions. Available in variety of options, including standard and custom colors as well as anodized finishes, PermaSnap coping is exactly what you need for your building: the right design, the right quality, the right price—and easy to install.

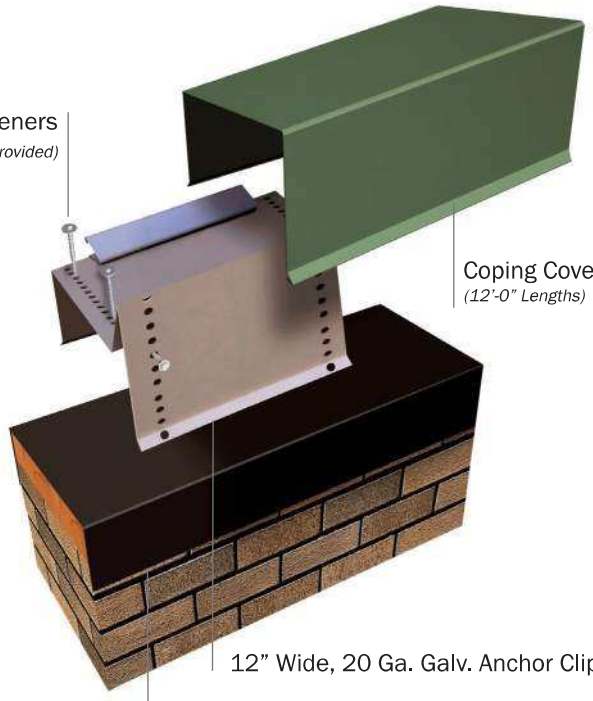


PermaSnap Premier Coping *(Tapered)*



PermaSnap Coping *(Tapered)*

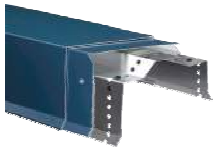
PermaSnap Premier Coping *(Tapered)*



PermaSnap At-A-Glance

- 20 Year, 120 MPH Wind Warranty
- ANSI/SPRI/FM 4435/ES-1 Tested
- FM Approved for Wind Uplift Protection*
- Miami-Dade County Approved*
- Custom Fabricated for Specific Req's
- Easy Install = Decreased Labor Costs

*See chart on page 2

PRODUCT NAME	VERSIONS	PROFILE	WIND WARRANTY	COVER MATERIALS	ANCHOR CHIP/CLEAT MATERIAL	TESTED WALL SIZE	ANSI/SPRI/FM 4435/ ES-1 TESTED	FM APPROVED	MIAMI-DADE COUNTY APPROVED
 PERMASNAP COPING	Tapered Flat Existing Slope	Inside Flush; Outside Drip	20 Year, 120 MPH	24 ga. 22 ga. .040” .050” .063”	20 ga. Anchor Clip	Max 16”	X		
PERMASNAP PREMIER COPING	Tapered Flat Existing Slope	Drip	20 Year, 120 MPH	24 ga. 22 ga. .040” .050” .063”	20 ga. Anchor Clip	Max 16”	X	X	X
PERMASNAP CONTINUOUS CLEAT COPING	Tapered Flat Existing Slope	Drip	20 Year, 120 MPH	24 ga. 22 ga. .040” .050” .063”	20 ga. Cleat	Max 24”	X	X	X

10 Express Colors for Quick Shipping

Express, standard, and premium colors and finishes are available to meet your job requirements and includes a 30-year Kynar 500® finish warranty on coil-coated standard colors. Custom colors are also available. For the most accurate color representation, contact us to request a paint chip.

Almond | Bone White | Cityscape | Clear Anodized | Dark Bronze

Medium Bronze | Sandstone | Sierra Tan | Slate Gray | Stone White

Also available in Mill Finish.

Easy and Efficient Installation

- Simple, snap-on design with no crimping
- Provided in 12’-0” lengths for quicker installation and lower labor costs
- Pre-punched slotted fastening holes to ensure proper attachment and thermal movement
- Prefabricated miters and accessories to prevent need for field fabrication

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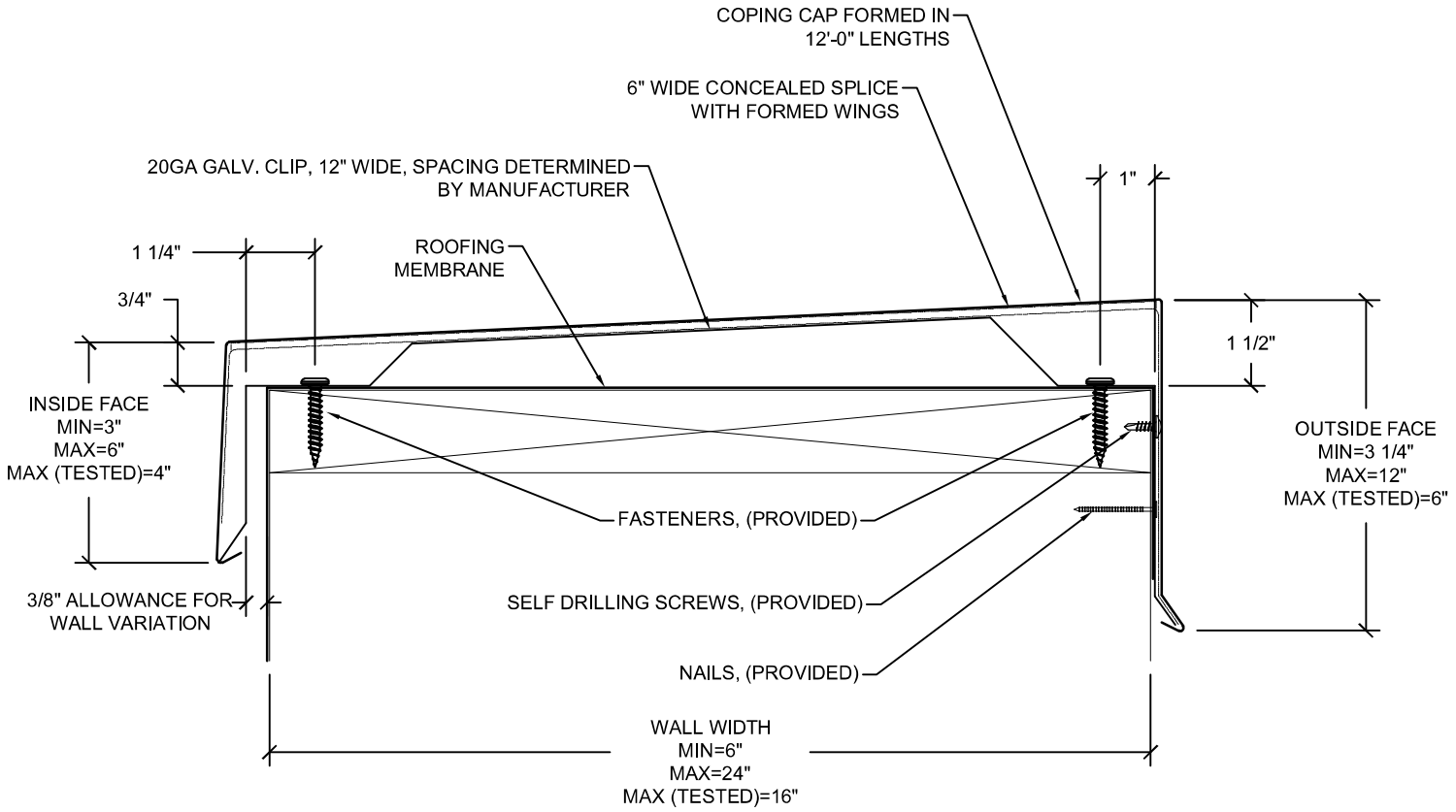
HES-0110 Rev. 062022

ANSI/SPRI/FM4435/ES-1 TEST PRESSURES UP TO 69 PSF (HORIZONTAL) AND 121 PSF (VERTICAL)
FOR 24 GA. GALV. STEEL CAP ON 16" WALL.



APPLICATIONS
SINGLE-PLY MEMBRANES
MODIFIED BITUMEN
BUR

SIZES:
SEE DRAWING

NOTES:
1-REFER TO ROOF MEMBRANE MANUFACTURER FOR THEIR APPROVED INSTALLATION DETAIL.
2-PERMASNAP COPING IS TESTED IN ACCORDANCE WITH ANSI/SPRI/FM4435/ES-1.

HICKMAN EDGE SYSTEMS

Hickman Edge Systems
4 Commerce Way
Arden, NC 28704
828-676-1700
www.hickmanedgesystems.com

NAME:	PERMASNAP COPING				
DRWN. BY: PL	DATE: 08/29/2022	SKU: PC			
APPD. BY: PL	DATE: 08/29/2022	SCALE: NOT TO SCALE	SHEET: 1 OF 1		

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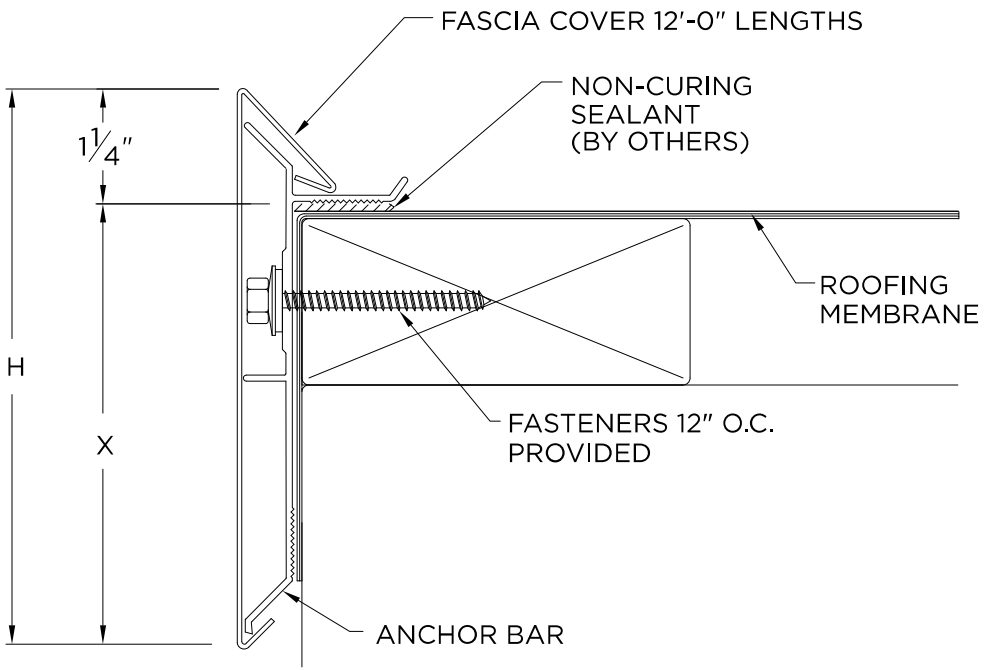
TERMINEDGE EX FASCIA

FULLY ADHERED OR MECHANICALLY ATTACHED SINGLE-PLY VERSION



NOTES

- For non-90 miters, see separate print approval
- Product should be installed per provided installation instructions
- ANSI/SPRI/FM 4435/ES-1 Test Pressure up to 275 psf.

APPROVALS

MIAMI-DADE COUNTY APPROVED

FM APPROVED

ANSI/SPRI/FM 4435/ES-1
Test Pressures listed in notes

DIMENSIONS

PRODUCT ID. NO.	H DIM	X DIM	NAILER COVERAGE
☐ AF-40	4"	2 3/4"	1 NAILER
☐ AF-55	5 1/2"	4 1/4"	2 NAILERS
☐ AF-70	7"	5 3/4"	3 NAILERS
☐ AF-85	8 1/2"	7 1/4"	4 NAILERS

MATERIAL

☐ 24 Ga. Galv. Steel
☐ 22 Ga. Galv. Steel
☐ .040" Aluminum

Color: ____
Finish: ____

Substrate: ☐ Wood ☐ Masonry ☐ Metal
If substrate is not given, wood fasteners will be provided.

☐ OTHER: ____

QUANTITIES

____ Lineal Feet (12'-0" Lengths)
____ Outside Miter (90°)
____ Inside Miter (90°)
____ Right Endcaps
____ Left Endcaps

____ Right Endwall Flashing
____ Left Endwall Flashing

____ Overflow Scupper
☐ Style A ☐ Style B

____ Spillout Scupper
☐ Style A ☐ Style B

____ Downspout Scupper
☐ Style A ☐ Style B
Size ____ x ____

Style A=Tapered 1.5" Drop | Style B=Flat

PROJECT INFO

Project Name:

Architect:

Roofing Contractor:

Project Type:

☐ By selecting this box you have verified and confirmed that dimensions, sizes, and quantities are correct. All products will be installed in strict accordance with printed instructions.

Date: ____

Hickman Edge Systems
4 Commerce Way
Arden, NC 28704
Phone: 828-676-1700
www.hickmanedgesystems.com

SHT# 1 of 1
DATE: 10/18/21
DRN BY: JJC
CKD BY: MM
DWG #: 64010-36604
REV: A

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TerminEdge EX Fascia for Single-Ply and BUR/MOD Application

TerminEdge EX Fascia products combine custom engineering and superior performance with an attractive appearance.

The patented design of our extruded aluminum anchor bar securely terminates the membrane, providing protection superior to any other manufactured or shop-fabricated roof edge.

TerminEdge EX Fascia holds up under the toughest of weather conditions – extreme wind, driving rain, heavy snow – to protect your roof and its surroundings.

TerminEdge EX Fascia
Single-Ply Version

VERSIONS

-TerminEdge EX Fascia (Fully Adhered or Mechanically Attached Single-Ply)
-TerminEdge EX MB Fascia (Built-up or Modified)

STANDARD SIZES

- 4" (Single-Ply Only)
- 5.5"
- 7"
- 8.5"

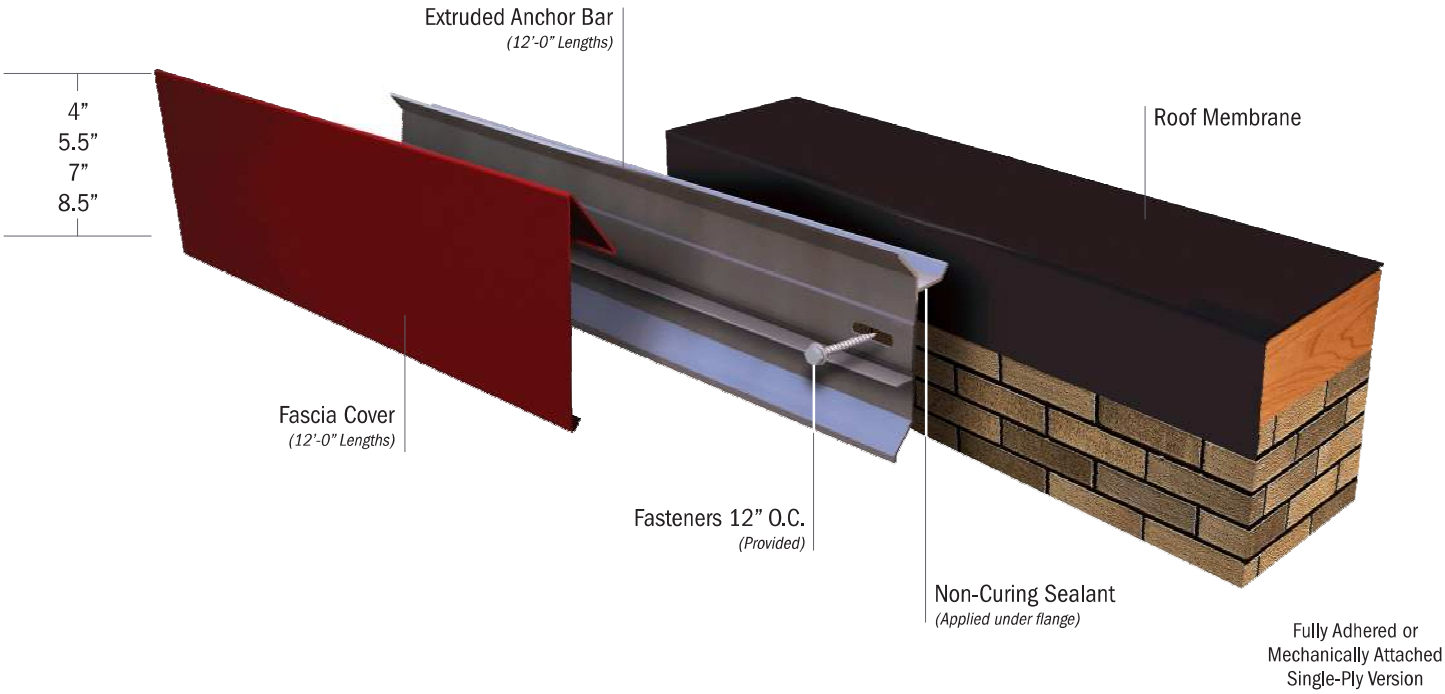
COVER MATERIALS

- 24 ga. Steel
- 22 ga. Steel
- .040" Aluminum

TerminEdge EX At-A-Glance

- 215 MPH Lifetime Wind Warranty
- ANSI/SPRI/FM 4435/ES-1 Tested
- FM Approved for Wind Uplift Protection
- Miami-Dade County Approved
- Variety of Colors, Sizes & Materials
- Easy Install = Decreased Labor Costs

TerminEdge EX Fascia



10 Express Colors for Quick Shipping

Express, standard, and premium colors and finishes are available to meet your job requirements and includes a 30-year Kynar 500® finish warranty on coil-coated standard colors. Custom colors are also available. For the most accurate color representation, contact us to request a paint chip.

Almond | **Bone White** | **Cityscape** | **Clear Anodized** | **Dark Bronze**

Medium Bronze | **Sandstone** | **Sierra Tan** | **Slate Gray** | **Stone White**

Also available in Mill Finish.

Easy Installation

- Full snap-on design with extruded aluminum bar for easy installation
- No stripping-in or heat-welding typical with other systems for overall labor savings
- Prefabricated miters and accessories to prevent need for field fabrication
- Provided in 12' lengths with pre-punched holes for quicker installation

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Color Chart

Express Colors*

Almond

Bone White

Cityscape

Clear Anodized

Dark Bronze

Medium Bronze

Sandstone

Sierra Tan

Slate Gray

Stone White

Standard Colors

Cardinal (Regal) Red

Charcoal (Charcoal Gray)

Colonial Red

Evergreen

Forest (Sherwood) Green

Granite

Hartford Green

Hemlock Green

Hunter Green

Interstate (Regal) Blue

Mansard Brown

Matte Black ▲

Glossy Black ▲

Midnight (Extra Dark) Bronze

Musket Gray

Patina Green ▲

Sky (Military) Blue

Slate Blue

Terra Cotta

Premium Colors

Aged Copper

Award Blue

Champagne (Metallic)

(Classic) Copper Penny

Sand Stone ■ ★

Silver (Metallic)

Silversmith

Weathered Zinc

Zinc

* = Also in Mill Finish
■ = Post-Painted
▲ = Must Specify Supplier
★ = Available in 3 Other Stone Colors

Our colors are deep, rich and true. Made of Valspar's Fluropon® High Performance Hylar 5000®/Kynar 500® finish, they offer the ultimate in resistance against fading and weathering. Custom colors also available.

Quick Reference Guide

		24 ga.	22 ga.	.040"	.050"	.063"
Hylar 5000®/Kynar 500®	Almond	◆	◆	◆	◆	
	Bone White	◆	◆	◆	◆	◆
	Cardinal (Regal) Red	◆			◆	
	Charcoal (Charcoal Gray)	◆	◆	◆	◆	
	Cityscape	◆	◆	◆	◆	
	Colonial Red	◆		◆	◆	
	Dark Bronze	◆	◆	◆	◆	◆
	Midnight Bronze	◆	◆	◆	◆	
	Evergreen	◆				
	Forest (Sherwood) Green	◆	◆	◆	◆	
	Granite	◆	◆	◆	◆	
	Hartford Green	◆		◆	◆	
	Hemlock Green	◆			◆	
	Hunter Green	◆				
	Mansard Brown	◆	◆	◆	◆	
	Matte Black ▲	◆	◆	◆	◆	
	Glossy Black ▲	◆	◆	◆	◆	
	Medium Bronze	◆	◆	◆	◆	◆
	Musket Gray	◆	◆		◆	
	Patina Green ▲	◆		◆		
	Interstate (Regal) Blue	◆	◆	◆	◆	
	Sky (Military) Blue	◆	◆	◆		
	Slate Blue	◆				
	Slate Gray	◆	◆	◆	◆	
	Sandstone	◆	◆	◆	◆	◆
	Sierra Tan	◆	◆	◆	◆	
	Stone White	◆	◆	◆	◆	◆
	Terra Cotta	◆			◆	
Premium	Champagne Metallic	◆	◆	◆	◆	
	Copper Penny (Classic)	◆		◆	◆	
	Silver Metallic	◆	◆	◆	◆	
	Zinc	◆		◆	◆	
	Weathered Zinc	◆	◆		◆	
	Aged Copper	◆				
	Silversmith			◆		
	Sand Stone (Spatter Coat)			◆	◆	◆
	Award Blue	◆			◆	
Coil Anodized	Black			◆		
	Clear			◆	◆	◆
	Dark Bronze			◆		
	Light Bronze			◆		

Other	Mill Finish (3003-H14)	.040, .050, .063, .080, .100, .125
	110 Copper	16 oz. & 20 oz.
	304 - 2B Stainless Steel	20 ga., 22 ga. & 24 ga.
	Galvanized Steel	16 ga., 20 ga., 22 ga. & 24 ga.
	Galvalume Plus	22 ga., 24 ga.
	Paint Grip	24 ga.

Also available: Stucco Embossed Sheets

▲ = Must specify supplier. Contact Hickman for specific color information.

Please Note

Express colors available in shorter lead times for 24 ga., .040" and .050"only. Standard lead times, which may be longer, apply for 22 ga. and .063".

Protective film must be removed immediately. Please note this chart is only a representation of color options. Color matches should only be made with actual samples. Please call or write for actual metal sample(s).

Hickman receives metal through multiple vendors. If a specific metal vendor is required for a project, please specify this at the time of order.

These color reproductions are as accurate as modern printing technology will permit and may vary slightly from actual colors supplied. Finished color chip samples are available upon request. Customer is responsible for color selections chosen from printed literature.

Kynar 500 based fluropolymer coating is a high-grade architectural finish offering excellent resistance to degradation caused by nature's elements and airborne contaminants. A limited thirty (30) year warranty is available on the prefinished coil-coated steel and aluminum colors shown.

A limited ten (10) year warranty is included for post-painted Kynar-coated aluminum applications unless otherwise stated. A twenty (20) year warranty is also available only upon request at the time of order. Restrictions may apply; consult a sales representative for specific information.

Standard anodized finishes that utilize a continuous coil anodizing process to provide excellent color consistency from piece to piece are available. However, shade variations may occur from coil batch to coil batch. Class I batch anodizing is also available.

Kynar 500 is a registered trademark of Arkema, Inc. Valspar is a registered trademark of Valspar Sourcing, Inc.

Due to product improvements and changes, we reserve the right to change or delete information herein without prior notice.

©2023. All statements made herein are based on performance and testing and are believed to be accurate and reliable. However, the statements are made without guarantee and warranty on our part. Statements concerning possible use of our products are made without knowledge of infringement of any valid patent. No warranty, express or implied, other than that described in this literature, is made or intended. Kynar 500 is a registered trademark belonging to Arkema Inc.

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Rev. 11/2023

HD 24-66

RECEIVED
MAY 08 2024
TOWN OF EASTON

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2024-1217
Date Received:	05/08/2024
Fee Paid:	
HDC Meeting Date:	05/13/2024
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER
NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS fixing steps
FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 226 N. Aurora St
☐ Contributing ☑ Non-Contributing YEAR BUILT: 2010 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME Ajax Holdings LLC
TELEPHONE NO. 6038287945 EMAIL

Applicant or Agent

NAME Jesse Harris
TELEPHONE NO. 6038287945 EMAIL

Description of Proposal (include additional sheets, as necessary)

repairing existing wood steps with pressure treated wood.
it is an in kind repair

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the ~~fees are~~ as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 ~~digital copy~~ of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, ~~the~~ HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent
Date 5/8/24
Printed Name of Applicant or Agent Jesse Harris

Revised 4.4.2022

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101014668	226 N AURORA ST	KURSCH, MICHAEL J

YEAR BUILT	PHYSICAL CONDITION
1910	GOOD- ALTERED

ARCHITECTURAL STYLE	ADDITION(S)
NONE APPARENT	

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
						N	INTEGRITY

NOTES

ONE OF 2 UNUSUAL CONCRETE BLOCK + FRAME DUPLEXES. THIS IS SIGNIFICANTLY ALTERED TO THE POINT THAT ITS ORIGINAL APPEARANCE IS UNCLEAR. FURTHERMORE THIS PART OF THE DISTRICT HAS MANY VACANT LOTS + MODERN CONSTRUCTION WHICH FURTHER DETRACTS FROM ITS HISTORIC

ASSOCIATIONS

Warren's Wood Works, Inc
8708 BROOKS DRIVE • EASTON, MARYLAND 21601
410-820-8984 FAX 410-820-6134
www.warrenswoodworks.com

Quotation

BILL TO
CASH
8708 BROOKS DRIVE
EASTON, MD 21601
(410)820-8984

SHIP TO
CASH
8708 BROOKS DRIVE
EASTON, MD 21601
(410)820-8984

ACCOUNT	ENT	SALES	ORDER NO.	ORDER DATE	INVOICE DATE	DUE DATE	PAGE
00059	GC	HA	773810	05/07/24			1 of 1

SHIP VIA	CUSTOMER P.O. NO.	TERMS	INVOICE NO.
	GC	CASH	

QUANTITY ORDER	SHIP	B/O	U/M	ITEM	DESCRIPTION	BIN	UNIT PRICE	EXTENDED AMOUNT
4	4	0	EA	21212PT	2X12X12 #1 PRESSURE TREATED	BLDG E	24.74	98.96
8	8	0	EA	54616PT	5/4X6X16 SELECT P-TREATED DECK	BLDG E	21.17	169.36

STORE HOURS: MONDAY - FRIDAY 6:30 - 4:00

) RETURNS WITHOUT RECEIPT / NO RETURNS AFTER 30 DAYS
L RETURNED MERCHANDISE MUST BE IN ORIGINAL CONDITION
RETURNS ON SPECIAL ORDER MERCHANDISE
AGE OR SHORTAGE MUST BE REPORTED WITHIN 24 HOURS.
RESPONSIBLE FOR LOSS OR DAMAGE OF SPECIAL ORDERS
ED AT WARREN'S WOOD WORKS OVER 30 DAYS

T _____

ized Purchaser _____

PULLED _____
CHECKED _____
DELIVERED _____

Sub Total	268.32
Tax on MTL & FAB	16.10
Shipping Charge	
Misc. Charge	
Project Total	284.42
Deposit	
Amount Due	284.42

12:08:49 213 GC

228
226

Residential Application for Building Permit

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. A Commercial Building Permit Assistance Bulletin is available and or the Building Inspection Division can answer questions regarding the completion of this application. Additional Applications are required for Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical work. Applicants should also contact the following offices for additional requirements: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. This application must be accompanied by three sets of construction documents prepared by a registered design professional.

Revised Dec. 2023

Town of Easton
Building Inspection Division
14 S. Harrison St.
Easton, MD 21601
Phone: 410-822-2526
Fax: 410-822-8738

Office Use Only

Received Date ____ / ____ / ____

Building Permit Number _____

Total Permit Fees $ _____

Part 1: Property Information

5/8/24	Project Application Date
226 N. Aurora St	Project's Address
	Project's Subdivision (if any)
Easton, MD 21601	Project's City, State and Zip Code

Tax Map ☐ Grid ☐ Parcel ☐ Lot ☐ Zoning ☐

Indicate if the Project is located within the Overlay District's below:

☐ Planned Redevelopment ☒ Historic ☐ Critical Area ☐ Planned Unit Development ☐ Planned Health Care

Part 2: Owner - Tenant Information

Owner

Ajax Holdings LLC	Name
7972 Pond Haven Ln	Address
St. Michaels, MD 21663	City, State and Zip Code
603 828 7945	Email Address and Phone Number

Tenant Information

For a Multiple Occupancy Building provide tenants information by attaching additional sheets

Geikha Atienza	Khalid Awan	Name
228 N. Aurora	226 N Aurora	Address
Easton, MD 21601	Easton, MD 21601	City, State and Zip Code
240-978-4717	410-900-5876	Email Address and Phone Number
1000	1000	Occupied Square Footage

Part 3: Certification

The applicant hereby certifies by completing this application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their agent." (2) "That the information contained in the application and construction documents is a full disclosure of the project." (3) "That the information contained in the application and construction documents is in compliance with all applicable covenants and or deed restrictions."

The applicant further certifies if a permit is issued as follows; (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property not specifically in this application and construction documents." and (3) "That the Town Officials shall have the authority to enter areas covered by such permit to enforce the codes applicable to such permit.".

[signature] — Signature of Applicant

Jesse Harris — Printed Name of Applicant

603 828 7945 — Telephone Number

jesseaharris@yahoo.com — Email Address

Owner — Connection with Application

7972 Pond Haven Ln St. Michaels, MD 21663 — Mailing Address of Applicant

Part 4: Contractor Information

General Contractor

For Multiple Contractors, provide information by attaching additional sheets

Ajax Handyman LLC	Name
7972 Pond Haven Lane	Address
St. Michaels, MD 21663	City, State and Zip Code
603-928-7945	Email Address and Phone Number
	Contractor's or MHIC and/or MHBR License Numbers

Mechanical Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Maryland HVACR License Number

Plumbing Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Maryland, Talbot and/or Easton Plumbing License Number

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Talbot County Electrical Registration Number

Sprinkler Contractor

For Multiple Contractors, provide information by attaching additional sheets

	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	MHIC & Sprinkler License Number

Part 5: Permit Information

Upon receipt of the Building Permit the permit shall be posted on site and work covered by that permit may commence. Every permit issued shall become: invalid unless the work is commenced within 180 days after the permit's issuance or expired if the commenced work is suspended or abandoned for a period greater than 180 days from the last inspection. Validation of commencement shall be through required inspections and, suspension or abandonment shall be through periodic departmental inspections. All permits shall expire 630 days from the date of their issuance. The Code Official is authorized to grant, in writing, one or more extensions of time, for periods not exceeding 90 days each. All extension shall be requested in writing with justifiable cause demonstrated. One set of approved Construction Documents must be on site at all times.

It shall be the duty of the holder of the Building Permit or their duly authorized agent to: notify the Building Inspection Division when work is ready for inspection, to provide access to such work and means for the inspections of such work, for all required inspections. Inspection requests shall be made twenty-four hours in advance of the work being ready. Requested inspections will be made on the next available business day, prior to the end of business. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Inspection Division.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the Code Official has issued a Certificate of Occupancy. Prior to the issuance of a Certificate of Occupancy, the Building Inspection Division shall have received all required approval from the following offices: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. All required inspections for Building, Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical permits associated with the building structure or portion thereof shall have been approved. The Building Inspection Division shall also have received final reports from all third party inspection agencies for special inspections and a certified location survey plat.

Part 6: Square Footages by Floor for Classification of Work

Classification of Work	Basement	First	Second	Third	Fourth
New Construction or Addition					
Change of Occupancy					
Alteration Level 3					
Alteration Level 2					
Alteration Level 1					
Repairs					
Demolition					
Unaltered					
Total Building Floor					

Part 7: Project Type

Project Type

○ Single Family Dwelling ☒ Duplex Family Dwelling ○ Multiple Family Townhouse ○ Manufactured Housing ○ Accessory Structure

Part 8: Accessory Structures Information

Accessory Structure Information	Porches Patio Covers	Patios - Decks	Garages - Sheds	Fences	Other _____
Square Footage or Linear Feet					
Attached to Primary Structure					
Detached from Primary Structure					
Proximity to Primary Structure					

Part 9: Description of Proposed Work

Replace steps with new pressure treated wood. The current steps are pressure treated wood. So it is an in kind repair. Please see pictures.

Part 10: Systems

Fire Sprinkler: _____ (Yes / No) Fuel Gas: _____ (Yes / No) Type of Heat: _____ (Gas / Electric)

Part 11: Total Project Information

5/8/24 Estimated Start Date	5/8/24 Estimated Finish Date	$ 400 Estimated Project Value	FEMA Flood Plain Y or N

Office Use Only

Building Dept - General Info.	Planning & Zoning - General Info.	Engineering Dept Application	HDC Application
○ Received Date __/__/__	○ Not Applicable	○ Not Applicable	○ Not Applicable
○ Permit # _____	○ Town Impact $ _____	○ Grading Permit # _____	○ Yes - In Review
○ Permit Fee $ _____	○ County Receipt Received	○ ROW Permit # _____	○ Yes - Approved
Approval	**Approval**	**Approval**	**Approval**
○ Date ____/____/____	○ Date ____/____/____	○ Date ____/____/____	○ Date ____/____/____
○ BD Initials _____	○ P&Z Initials _____	○ Eng. Initials _____	○ HDC Initials _____

EUC Approval / Comments: Date: ____/____/____ EUC Initials: _____

Revised Dec. 2023

TOWN OF EASTON

Office of Building Inspection
14 S. Harrison Street
Easton, Maryland 21601
(410) 822-2526

ACCREDITED

Case No. _____

INSPECTION NOTICE

Permit No. _____

Location of Building	Number and Street: 228 N Aurora St	Zone	Date: 5-8-24	Time: 2:00
	Subdivision	Map	Parcel	Lot
Property or Permit Holder	Name	Tel. No.		
	Address	Email		

Remarks:

Site Visit -

Stop Work order! Town requires permit for work being Done on front steps.

A fine of 500.00 will be attached if permit is not applied for by the end of work day 5/10/24

☐ APPROVED ☐ APPROVED W/ EXCEPTION ☒ DISAPPROVED ☐ DISAPPROVED W/ PENALTY

☐ WAIVED ☐ CANCELLED ☐ PARTIAL _____

When applicable, please call for inspection when corrections have been completed. Acceptance and approval by an inspector of this office is required and must be corrected before _____.

Signature Copy Left on Site

Printed Name _____

I hereby acknowledge receipt of this notice by my signature, which does not imply agreement or disagreement with its contents

By: Tim Belcher
Inspector