



Historic District Commission MEETING AGENDA

Monday, September 9, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for September 9, 2024.

Old Business

- 1) **Application Number:** 2024 - 1214 / HD 24 - 64
Applicant: Linda Redmond
Location: 410 August Street
Tax Map 0104, Grid 0EA, Parcel 1067
Zoning District: R-7A
Request: Exterior alterations to the windows, doors and siding.
- 2) **Application Number:** 2023 - 1087 / HD 23 - 139
Applicant: Deborah Patterson and Charles Freeman
Location: 45 Pennsylvania Avenue
Tax Map 103, Grid 0EA, Parcel 1085
Zoning District: CB
Request: Amendment to previously approved exterior alterations.

New Business

- 1) **Application Number:** 2024 - 1281 / HD 24 - 99
Applicant: Yuner Sanchez
Location: 108 N. Park Street
Tax Map 0103, Grid 00EA, Parcel 0800
Zoning District: R - 10A
Request: Exterior alterations to the roof, siding, deck, fence and covered porch.

Discussion Item

- 1) Preliminary discussion for the proposed construction of a new detached garage and tree removal (healthy) at 220 South Street.

- 2) Preliminary discussion for the proposed replacement of the second floor exterior staircase and first floor accessibility ramp at 405 S. Washington Street.
- 3) Fencing surrounding utility easements on town-owned parking lot # 11 (Corner of Talbot Lane and South Lane).

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the August 26, 2024 meeting.

Administrative Approval

- | | | |
|----|----------------------------|---|
| 1) | Application Number: | 2024 - 1283 / HD 24 - 100 |
| | Applicant: | Chris Jordan Exteriors |
| | Location: | 312 South Street |
| | | Tax Map 0104, Grid 0000, Parcel 1848 |
| | Zoning District: | R-7A |
| | Request: | In kind asphalt shingle roof replacement. |

Consent Docket

Adjournment



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

Historic District Commission Staff Report

Meeting Date: 9/9/2024

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

Property Address: 410 August Street

Application Number: 2024-1214

Request: Window replacement, siding replacement, HVAC installation,

Executive Summary:

The applicant is proposing to install 6 new with new fiberglass-clad wood windows. Four of these windows will be new windows, one replaces an existing vinyl window, and one will replace an existing door. A vinyl, rear window will also be replaced with a vinyl-clad French style door. The existing siding will be replaced with new smooth fiber cement lap style siding. Two HVAC units will be installed on the west side of the house and screened from view using plantings. This is considered a contributing structure to the Easton Historic District.

Outstanding Issue(s)

1. There is a Code Enforcement case regarding a violation of the Town's property maintenance code (IPMC 304.2 Protective Treatment). A notice was sent to the property owner on March 1st 2024 directing the property owner to "scrape and paint all the peeling paint surfaces on the exterior of the single-family dwelling."



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Figures 1 & 2: Code Enforcement Photographs May 1, 2024



Historic District Guidelines:

Secretary of the Interiors Standards for Rehabilitation:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes and construction techniques or examples or craftsmanship that characterize a historic building shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.
- b. Retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc., to the greatest extent possible. Avoid removing historic materials that are in serviceable condition.

Guideline 2. Repair Rather than Replace

- a. Repair rather than replace historic features wherever possible.

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.



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14 S Harrison Street, Easton MD 21601**

- 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 44. Adding New Doors

- a. Avoid adding a new door to a front façade.**
- b. Install additional doors, when needed, at the side or rear of the property. Avoid converting historic windows to door openings, especially where visible from the public-right-of-way.

Guideline 48. HVAC

- a. Retain and maintain existing functional, efficient HVAC systems.
- b. Upgrade existing systems to increase efficiency when the existing system has reached the end of its useful life.
- c. Increase efficiency of HVAC systems by installing programmable thermostats, ceiling fans, and louvers and vents where appropriate.
- d. Place equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.**

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.



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- c. Remove metal, vinyl, asbestos shingles and other inappropriate materials from façades and repair damaged wood as necessary.

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.

Guideline 78. Substitute Materials for Siding

- a. Contributing buildings with original wood siding are to continue with wood siding.

Staff notes that if this siding is determined to be original, this guideline recommends that wood siding be used as a replacement material. There is recent precedent for the replacement of deteriorated wood siding with a fiber cement material that is similar in appearance with an approval given to 102 Talbot Lane at the January 8, 2024 meeting.

Guideline 79. Fiber Cement Siding

- a. Use smooth finished boards matching the original profile and reveal as closely as possible. Although many of these boards come in a wood-grain texture, this is not historically appropriate. Historic wood siding was planed and sanded smooth prior to painting, and a smooth plank creates a more appropriate finish.
- b. Although fiber cement replacement siding may be approved when replacing existing synthetic siding, it is generally not appropriate to replace wood siding with fiber cement or other synthetic siding, however, severely deteriorated siding will be considered on a case-by-case basis.
- c. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance. Joints will be avoided in areas with spans of less than 12 feet in length.
- d. Maintain existing trim details at window and door surrounds. If necessary, “pad out” existing window trim to maintain the existing detail, depth, and appearance.



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- e. Use of aluminum- or vinyl-wrapped wood for trim or fascia is not appropriate and will not be approved.
- f. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Guideline 90. Make Sensitive Replacements (Windows)

- 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.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- 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.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.
- 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.
- g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Appendix B.2. Common Substitute Materials – Siding



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Appendix B.2 states that Fiber cement board with a smooth finish is also an appropriate replacement for existing vinyl, asbestos, or aluminum siding. A smooth, rather than woodgrain, finish is appropriate, as it mimics the appearance of planed and painted wood boards. **Fiber cement board may be approved for use as a replacement for historic wood siding** or on newly constructed buildings within the Historic District.

Appendix B.2. Common Substitute Materials – Windows

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:

Should the application be approved, staff recommends the following conditions, in addition to any other conditions required by the Commission:

1. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance.
2. There shall be no siding joints in areas with spans of less than 12 feet.
3. The HVAC units shall be screened from view on August Street using plantings.

Draft 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

AUG 26 2024

HD 24 - 64



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #: 2024 - 1214
Date Received: 08/26/2024
Fee Paid: -
HDC Meeting Date: 09/09/2024
Date Property Posted: 08/30/2024

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 410 AUGUST ST. EASTON MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Linda Redmond
TELEPHONE NO. 410-336-0074 EMAIL Linda.Redmond@mac.com

Applicant or Agent

NAME _____
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

1. Replace Siding w/Hardie Smooth
2. Repair existing windows
3. Add several new windows and one door
4. Install mini split (hidden lines)

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

<u>Linda Redmond</u>
<u>8-26-24</u>
<u>Linda Redmond</u>

Revised 4.4.2022

Proposal to the Easton Historic District Commission
410 August Street (1910)

Siding

- Remove the existing siding, install ZIP System sheathing, and install Hardie Plank lap siding (Smooth) with a 5” reveal.
- Paint pre-primed siding on site.
- Repair or replace trim as needed (AZEK, painted).
- Gutters will not be added.

Windows

- Original windows
 - Repair window glazing and paint.
 - Replace window trim (AZEK) in the same dimension as the current trim, then paint.
 - Install new double-track storm windows (QUANTAPANEL 504-DH Architectural Low-e Storm Window)
 - Add 6 new windows (One replaces a door. One replaces a vinyl window).
- Add one door (Replaces a vinyl window).

Heating and Cooling

- Install two Mitsubishi heat pump units on the west side of the house.
- All lines are hidden in the framing, under the siding.

Project Materials/Equipment:

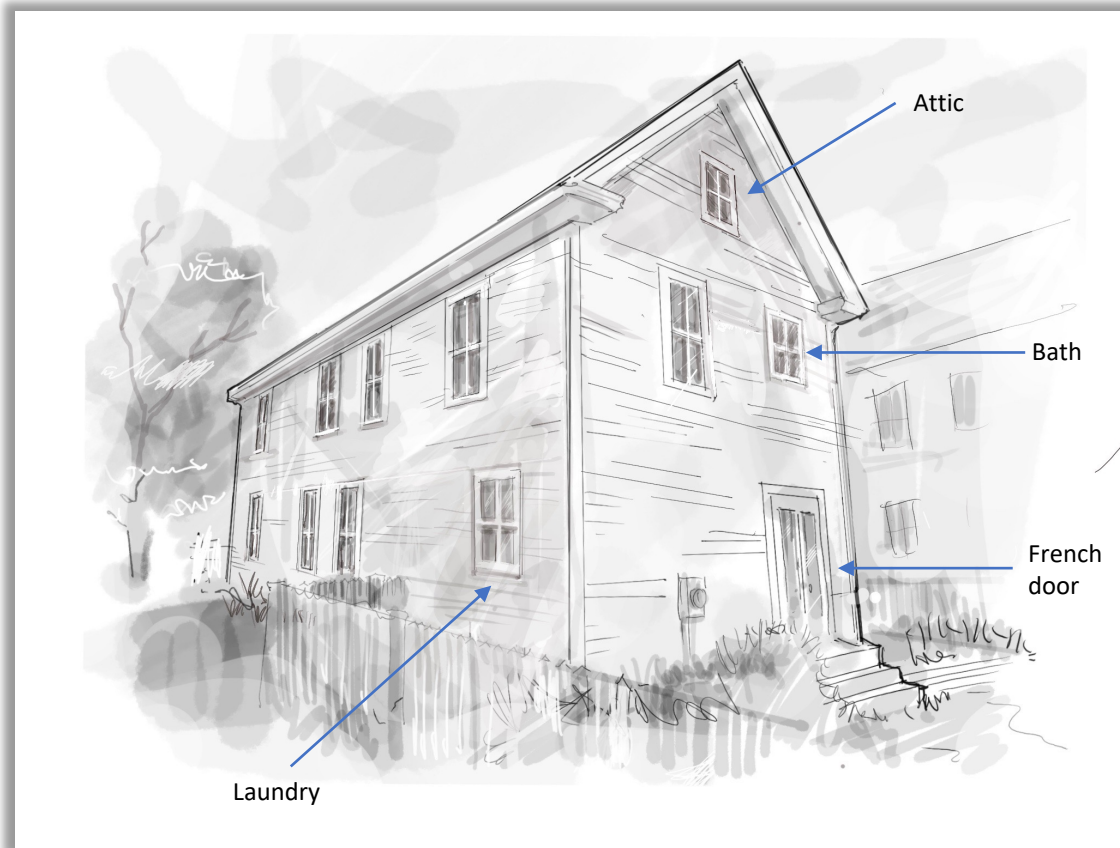
- ✓ ZIP System sheathing (PDF)
- ✓ Hardie Plank (PDF)
- ✓ AZEK (PDF)
- ✓ Treated lumber
- ✓ Marvin Elevate Windows ([Website](#))
- ✓ Mitsubishi Heat Pumps (PDF)
- ✓ Storm windows (QUANTAPANEL 504-DH) (PDF)

Front and East side Windows



Qty	Location	Style	Type	Notes
2	East side (kitchen)	Casement (assembly)	Marvin Elevate (2/2)	Replaces one vinyl window
1	Front (attic)	Casement	Marvin Elevate (2/2)	New

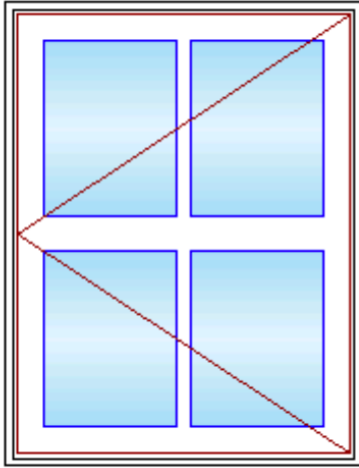
Rear and West side Windows and Door



Qty	Location	Style	Type	Notes
1	West side (laundry)	Double hung (2/2)	Marvin Elevate (2/2)	Replaces door
1	Rear (attic)	Casement	Marvin Elevate (2/2)	New
1	Bathroom	Casement	Marvin Elevate (2/2)	New
1	Rear	Inswing French Door	Marvin Elevate	Replaces vinyl window

Attic (Front and Rear)

MARVIN 



As Viewed From The Exterior

MO 24 1/2" X 31 3/8"

CN 2531

FS 24" X 31 1/8"

RO 25" X 31 5/8"

Egress Information

Width: 15 15/64" Height: 26 23/32"

Net Clear Opening: 2.83 SqFt

Performance Information

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.25

Visible Light Transmittance: 0.42

Condensation Resistance: 59

CPD Number: MAR-N-250-01102-00001

Performance Grade

Licensee #898

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 610X1807 mm (25X71.5 in)

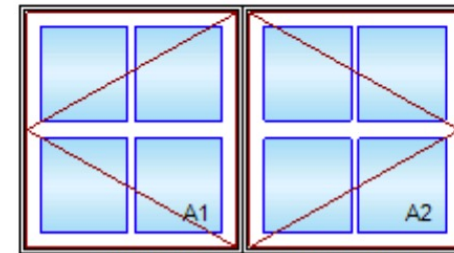
LC-PG50 DP +50/-50

FL9684

Ultrrex Fiberglass: AAMA 624

Kitchen

MARVIN 



As Viewed From The Exterior

MO 56 1/2" X 31 3/8"

FS 56" X 31 1/8"

RO 57" X 31 5/8"

Egress Information A1, A2

Width: 21 7/8" Height: 26 23/32"

Net Clear Opening: 4.06 SqFt

Performance Information A1, A2

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.25

Visible Light Transmittance: 0.42

Condensation Resistance: 59

CPD Number: MAR-N-250-01102-00001

Performance Information OA

Performance Grade A1, A2

Licensee #898

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 711X1807 mm (29X71.5 in)

LC-PG50 DP +50/-50

FL9684

Performance Grade Mull

Licensee #898

AAMA 450-10

LC-PG50 2844X1829 mm (56X72 in)

LC-PG50 DP 50

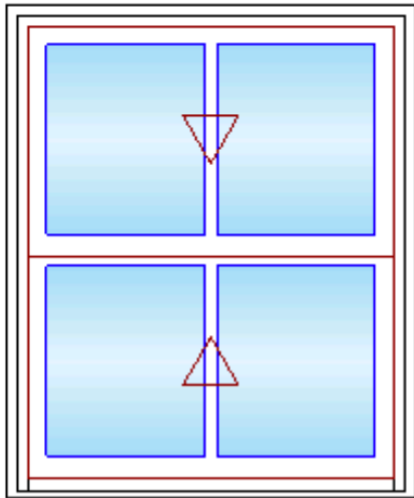
FL14133

Performance Grade Overall Assembly

LC-PG50 DP

Ultrrex Fiberglass: AAMA 624

Laundry



As Viewed From The Exterior

MO 30" X 36"

CN 3036

FS 29 1/2" X 35 3/4"

RO 30 1/2" X 36 1/4"

Egress Information

Width: 26 3/8" Height: 12 31/32"

Net Clear Opening: 2.38 SqFt

Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.48

Condensation Resistance: 56

CPD Number: MAR-N-272-01534-00001

Performance Grade

Licensee #783

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 1054X1924 mm (42X76.8 in)

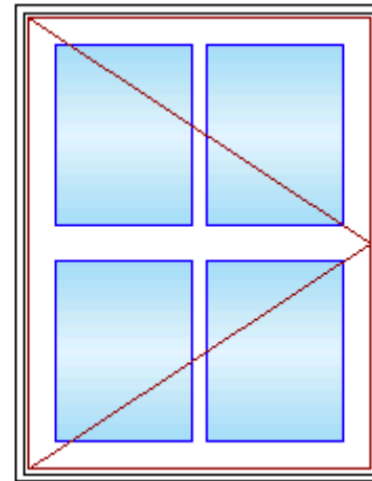
LC-PG40 DP +40/-40

FL6525

Ultrax Fiberglass: AAMA 624

Bathroom

MARVIN 



As Viewed From The Exterior

MO 24 1/2" X 31 3/8"

CN 2531

FS 24" X 31 1/8"

RO 25" X 31 5/8"

Egress Information

OMS Ver. 0004.11.00 (Current)

Width: 15 15/64" Height: 26 23/32"

Net Clear Opening: 2.83 SqFt

Performance Information

U-Factor: 0.27

Solar Heat Gain Coefficient: 0.25

Visible Light Transmittance: 0.42

Condensation Resistance: 59

CPD Number: MAR-N-250-01102-00001

Performance Grade

Licensee #898

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 610X1807 mm (25X71.5 in)

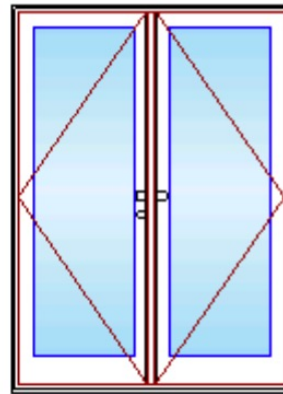
LC-PG50 DP +50/-50

FL9684

Ultrax Fiberglass: AAMA 624

Rear

MARVIN 



As Viewed From The Exterior

MO 59 1/2" X 82 1/4"

CN 5068

FS 59" X 82"

RO 60" X 82 1/2"

Egress Information

Width: 52 13/32" Height: 78 1/4"

Net Clear Opening: 28.48 SqFt

Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 62

CPD Number: MAR-N-306-00598-00001

Performance Grade

Licensee #936

AAMA/WDMA/CSA/101/I.S.2/A440-08

LC-PG30 1803X2425 mm (71X95.5 in)

LC-PG30 DP +30/-30

FL10196

Ultrex Fiberglass: AAMA 624

Heating and Cooling Proposal

- Install two Mitsubishi heat pump units on the West side of the house.
 - Install on 12" raised platforms (treated lumber) to reduce the risk of water damage.
 - MUFZ-KJ18NAHZ-U1 18,000 BTU Heat Pump
 - MXZ-2C20NAHZ4-U1 20,000 BTU Ductless H/P Condenser
- All lines to the interior units will be installed **inside** the walls.
- Plantings will reduce visibility of the exterior units.



Rhvac - Residential & Light Commercial HVAC Loads
Shaw's Incorporated
Saint Michaels, MD 21663-2408



Elite Software Development, Inc.
Linda Redmond
Page 1

Load Preview Report

Scope	Net Ton	Rec Ton	ft ² /Ton	Area	Sen Gain	Lat Gain	Net Gain	Sen Loss	Sys Htg CFM	Sys Clg CFM	Sys Act CFM	Duct Size
Building	2.51	3.06	367	1,122	27,520	2,622	30,142	36,433	474	1,253	1,253	
System 1	2.51	3.06	367	1,122	27,520	2,622	30,142	36,433	474	1,253	1,253	12x17
Zone 1				1,122	27,520	2,622	30,142	36,433	474	1,253	1,253	12x17
1-Downstairs				720	16,675	1,383	18,058	22,713	296	759	759	7-7
2-Linda's Room				242	6,199	723	6,922	7,166	93	282	282	3-6
3-Son's Room				160	4,646	516	5,162	6,554	85	212	212	2-7

Siding



More than 50% of the siding is in poor condition or is a composite material that's rotting.



Not wood

Siding



Not wood

Not original





The Front

FIGHTS AIR AND MOISTURE.

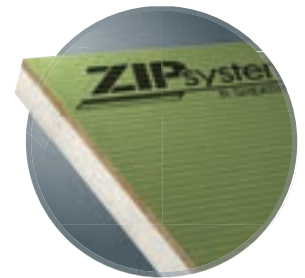


The Back

FIGHTS HEAT AND COLD.

TOGETHER, THEY KNOCK OUT THE ELEMENTS.

ZIP System® R-sheathing is the simple all-in-one structural panel with built-in exterior insulation. Featuring integrated moisture, air and thermal protection, ZIP System R-sheathing completely reimagines traditional wall assemblies by streamlining exterior water, air and thermal management. Learn how to protect your next project at [InsulateYourBuild.com](https://www.insulateyourbuild.com).



BUILT-IN EXTERIOR INSULATION

Designed to meet new energy codes, each panel features integrated continuous foam insulation to increase thermal performance and minimize thermal bridging.



STRUCTURAL DURABILITY

An exterior engineered wood panel meets wall bracing requirements, contributes to shear wall designs and provides a nailable, flashable base for cladding, trim and windows.



INTEGRATED WATER-RESISTIVE BARRIER

A built-in water-resistive barrier can eliminate the need for housewrap and helps achieve a quick rough dry-in backed by a 180-day Exposure Guarantee and 30-year Limited Warranty.*



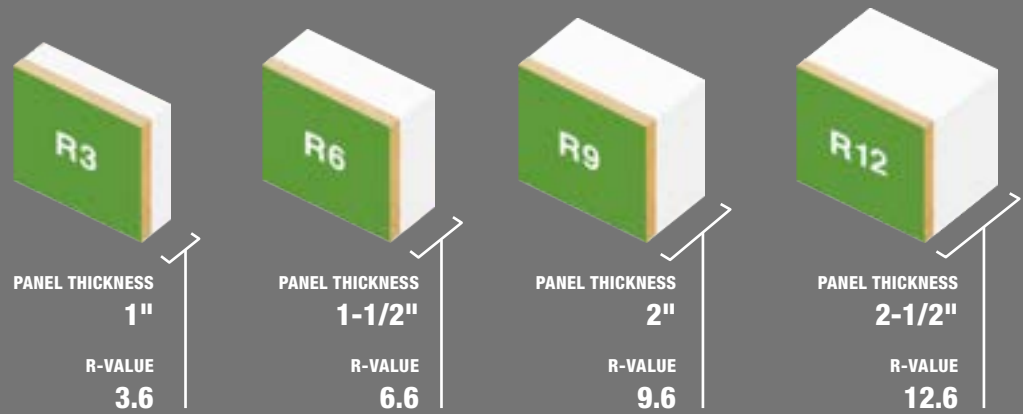
CONTINUOUS AIR BARRIER

Taped seams create a continuous air barrier that helps prevent air leakage and protects insulation R-value as part of an energy-efficient enclosure.

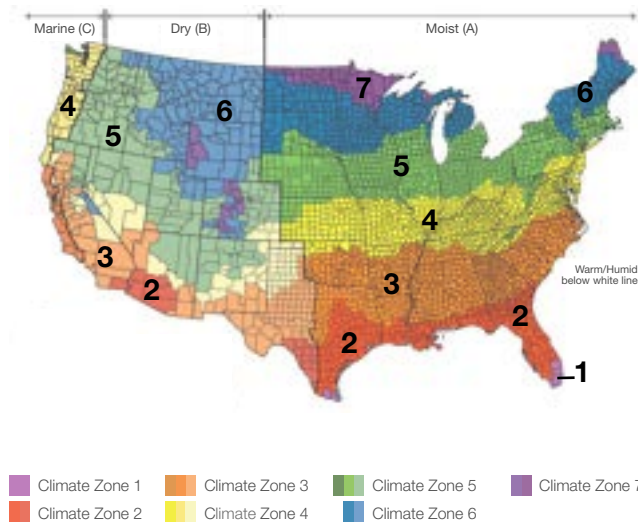
* Limitations and restrictions apply. View the ZIP System Wall Residential Warranty at huberwood.com/residential-warranties/zip-system-wall, and/or Commercial Warranty for ZIP System Wall at huberwood.com/commercial-warranties/zip-system-wall for more details.

**CHOOSE FROM FOUR THICKNESSES
AND THREE SIZES – 8FT, 9FT AND
10FT – TO FIND THE RIGHT PANEL
FOR YOUR JOB.**

Whether you're building to meet
new energy codes or higher thermal
performance, ZIP System® R-sheathing
has the continuous insulation solution
for your project, no matter the region.



**INTERNATIONAL ENERGY
CONSERVATION CODE (IECC) CLIMATE**



WOOD FRAMED WALLS R-VALUE REQUIREMENTS

CLIMATE ZONE	2012, 2015, 2018 IECC	2021 IECC
1	13	13 or 0+10
2	13	13 or 0+10
3	20 or 13+5	20 or 13+5 or 0+15
4, 4 (MARINE)	20 or 13+5	30 or 20+5 or 13+10 or 0+20
5	20 or 13+5	30 or 20+5 or 13+10 or 0+20
6	20+5 or 13+10	30 or 20+5 or 13+10 or 0+20
7, 8	20+5 or 13+10	30 or 20+5 or 13+10 or 0+20

Source: International Code Council® (ICC®)

Learn how ZIP System insulated R-sheathing can
streamline your next project at [InsulateYourBuild.com](https://www.insulateyourbuild.com)

ZIP SYSTEM® R-SHEATHING FASTENING REQUIREMENTS FOR PRESCRIPTIVE BRACING^{1,2} AND ENGINEERED SHEAR WALL DESIGN³

ZIP System® R-sheathing Type	FRAMING		FASTENERS			SHEAR VALUES ⁴	
	Nominal Stud Spacing (min.)	Maximum Stud Spacing (in.)	Fastener Specifications ⁵	Edge/Field Spacing (in.)	Minimum Penetration into Framing (in.)	Allowable Seismic Controlled Shear Values ^{6,8} (plf)	Allowable Wind Controlled Shear Values ⁶ (plf)
R-3	2-by-4	24	0.131" shank nails	4/12	1.5	245	343
R-3	2-by-4	24	0.131" shank nails	3/12	1.5	280	392
R-3	2-by-4	16	16ga staples, 7/16" crown, 2" length	3/6	1.0	210	294
R-6	2-by-4	24	0.131" shank nails	4/12	1.5	230	322
R-6	2-by-4	24	15ga staples, 7/16" crown, 2.5" length	3/6	1.0	NA ⁷	NA
R-6	2-by-4	24	0.131" shank nails	3/12	1.5	255	357
R-9	2-by-4	24	0.131" shank nails	3/12	1.5	240	336
R-12	2-by-4	24	0.131" shank nails	3/12	1.5	215	301

* Limitations and restrictions apply. View the ZIP System Wall Residential Warranty at huberwood.com/residential-warranties/zip-system-wall,
and/or Commercial Warranty for ZIP System Wall at huberwood.com/commercial-warranties/zip-system-wall for more details.

For SI: Inch = 25.4mm; 1 pound per foot (ppf) = 14.59 N/m.

1. Prescriptive bracing requirements under the 2018, 2015, 2012, and 2009 IRC. 2. Not approved for use as prescriptive wall bracing
where wind design is required by R301.2.1.1. 3. Engineered shear wall requirements with Douglas Fir-Larch Framing under the 2015, 2012, and 2009 IBC.

4. For framing with other than Douglas Fir-Larch, the shear value must be multiplied by the Specific Gravity Adjustment Factor = [1 - (0.50 - SG)], where

SG=Specific Gravity of the framing lumber in accordance with the ANSI/AWC NDS. This adjustment factor must not be greater than 1. 5. Fasteners must be common

nails or equivalent, or staples, of a type generally used to attach wood sheathing. 6. The shearwalls must have a maximum height-to-width aspect ratio of 2:1. 7. This panel and fastening configuration is only applicable
to the prescriptive bracing requirements under the 2015 IRC. 8. ZIP System R-sheathing used as the lateral resistance system in seismic zones D_s, D₁, D₂ and E should be designed in accordance to ER-482. © 2018-
2023 Huber Engineered Woods LLC. ZIP System®, logo and design are trademarks of Huber Engineered Woods LLC. Huber is a registered trademark of J.M. Huber Corporation. HUB 19107-001 REV 3/21/2023

ZIPsystem™
R-SHEATHING

Hardie® Plank Lap Siding

Protect and transform your home with our best-selling product line from the #1 brand of fiber cement siding in North America*, available in stunning finishes to suit every style.

Showing products for: 21601



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select your color collection

Statement Collection®

Magnolia Home | James Hardie Collection

Primed for Paint

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Select a color

Arctic White

Add sample to cart | Free

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Why Choose Hardie® Plank?

Hardie® siding does more than transform your home's look—it helps protect your home for decades to come.



Superior durability

Hardie® siding is noncombustible—it will not burn.** It resists damage from moisture and holds no appeal for pests like woodpeckers or termites.



Engineered for Climate®

Our fiber cement siding and trim products are formulated to offer superior performance based on your region's unique climate needs, and help protect against damage from weather extremes, hurricanes, winter storms and more.



Lasting value

Enjoy a low-maintenance exterior with a 30-year non-prorated limited, transferrable substrate warranty for lasting peace of mind and quality you can trust.

Create unmatched curb appeal

ColorPlus® Technology finishes provide countless color options in an ultra-durable finish. Our factory-applied, baked-on color is cured between coats for superior color consistency, adhesion and durability.



Tech specs and documents

Learn everything you need to know about installing and caring for Hardie® Plank.

Download tech docs →

Specs: Select Cedarmill®					+
Specs: Smooth					—
Width	12 in	5.25 in	5.25 in	5.25 in	
Length	144 in	144 in	144 in	144 in	
Thickness	0.312 in	0.312 in	0.312 in	0.312 in	
ExposureWidth	10.75 in	4 in	4 in	4 in	
Dream Collection®					•
Primed for Paint					•
Statement Collection®					•
Magnolia Home James Hardie Collection					•
* Thickness 5/16 in and Length 12 ft planks for all					
Specs: Beaded Select Cedarmill®					+
Specs: Beaded Smooth					+



Quick Start Installation Guide

Get an overview of the installation process for Hardie® Plank. In English and Spanish.

Download PDF



How to Install Hardie® Plank

From starter strips to correct gap length, it's important to know the basics for siding installation.

Watch video →



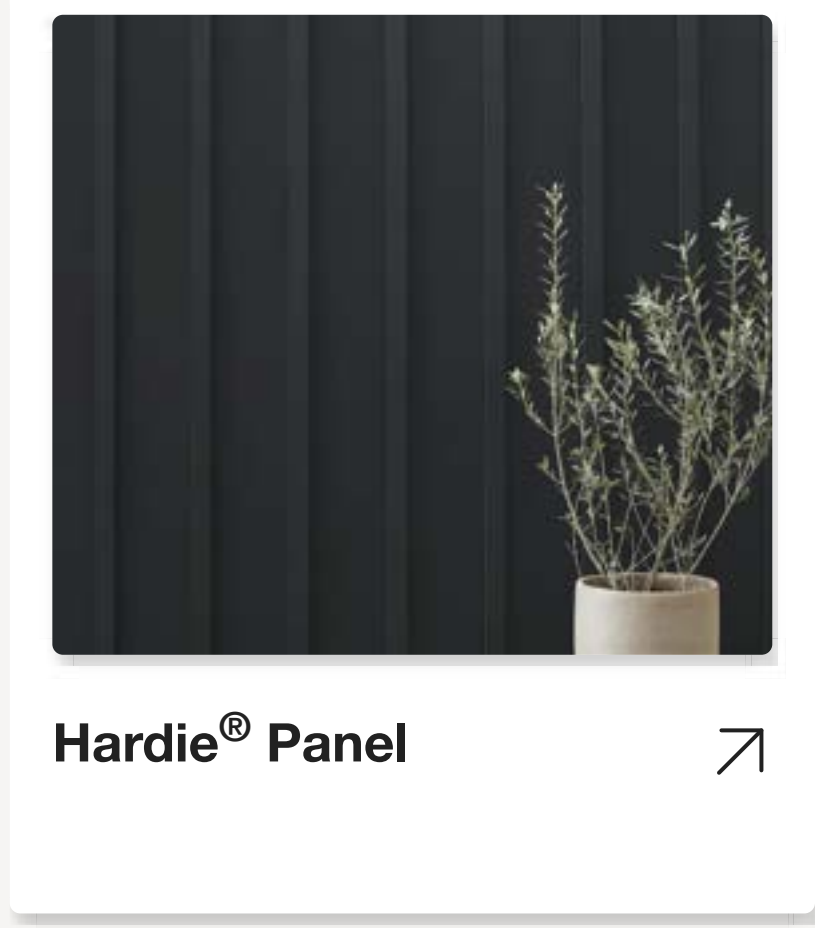
Browse Tech Docs Library

Quickly browse and gather all the docs you need for a successful install project, from CAD files to install instructions to safety sheets.

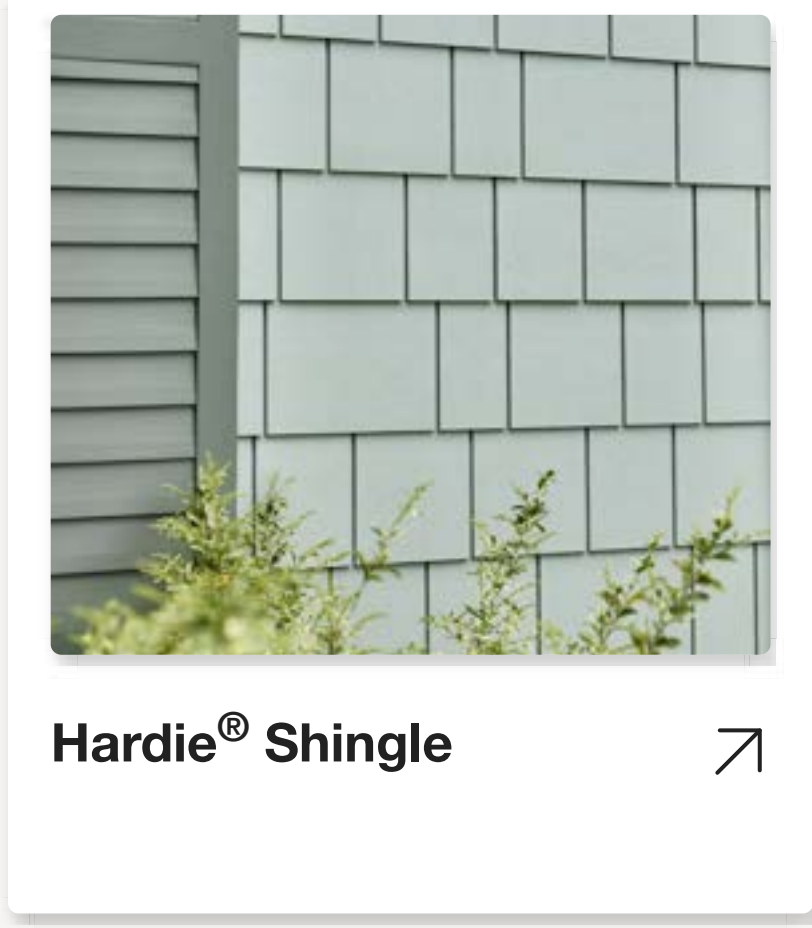
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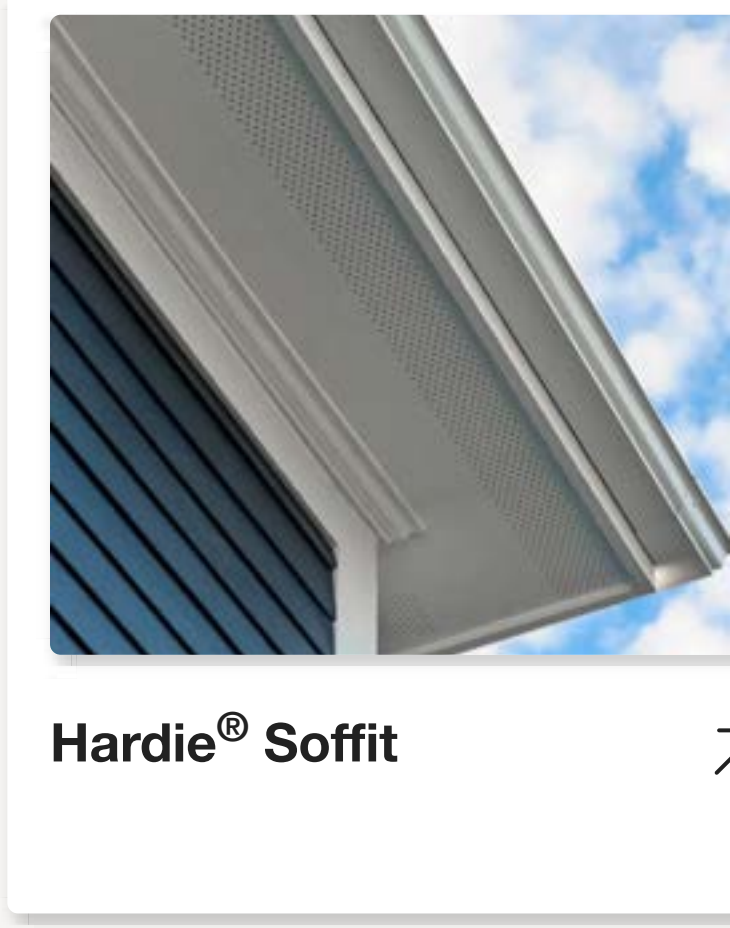
See how Hardie® products can help your home look beautiful for years to come!



Hardie® Panel



Hardie® Shingle



Hardie® Soffit



Start your renovation

Ready to take the next step? Find a local pro to help you execute your design vision with Hardie® siding.

Find a local contractor



*Based on Freedonia 2022 Global Siding (Cladding) demand estimates and James Hardie sales in North America.

**Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by firefighters and fire departments across the U.S., including Chicago IL, St. Paul MN, Flagstaff, AZ and Wayne County, OH. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames.

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AZEK[®] TRIM

THE MOST TRUSTED NAME IN TRIM

Beautiful and long-lasting, AZEK Trim is a more workable and durable replacement to traditional wood in non-stress and non-load-bearing applications. It is easily milled, routed and heat formed for exquisite custom looks or curved applications. AZEK Trim does not require paint for protection but is easily painted for aesthetic purposes. AZEK Trim is available in two finishes: Traditional has a smooth, semimatte finish while Frontier features a rustic, woodgrain appearance.

Visit the AZEK BIM library to easily download BIM content on Trimboards for designing in REVIT.

AZEK TRIM AVAILABLE WITH PROTECTIVE FILM

To ensure that it looks as beautiful on homes as it does when it leaves our facilities, Classic AZEK Trim comes with Protective Film to preserve the crisp white semimatte finish on both Traditional and Frontier finishes. The film protects our trim through every production phase:

- Shipping
- Repacking
- 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.

- ORDER SAMPLE
- DOWNLOAD BIM/REVIT

Share:



Sizing	Options & Accessories	Installation Help	Warranty & Care
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8/4 X THICKNESS Traditional Only		
NOMINAL	ACTUAL	LENGTHS
8/4 x 4	1 1/2" x 3 1/2"	18'
8/4 x 6	1 1/2" x 5 1/2"	18'
8/4 x 8	1 1/2" x 7 1/4"	18'
8/4 x 10	1 1/2" x 9 1/4"	18'
8/4 x 12	1 1/2" x 11 1/4"	18'

6/4 X THICKNESS Frontier Only		
NOMINAL	ACTUAL	LENGTHS
6/4 x 4	1 1/4" x 3 1/2"	20'
6/4 x 6	1 1/4" x 5 1/2"	20'
6/4 x 8	1 1/4" x 7 1/4"	20'
6/4 x 10	1 1/4" x 9 1/4"	20'
6/4 x 12	1 1/4" x 11 1/4"	20'

5/4 X THICKNESS		
NOMINAL	ACTUAL	LENGTHS
5/4 x 4	1" x 3 1/2"	12', 18', and 20'
5/4 x 5	1" x 4 1/2"	12', 18', and 20'
5/4 x 6	1" x 5 1/2"	12', 18', and 20'
5/4 x 8	1" x 7 1/4"	12', 18', and 20'
5/4 x 10	1" x 9 1/4"	12', 18', and 20'
5/4 x 12	1" x 11 1/4"	12', 18', and 20'
5/4 x 16	1" x 15 1/4"	12', 18', and 20'

RABBETED TRIMBOARD (3/4" X 3/4" CHANNEL)		
NOMINAL	ACTUAL	LENGTHS
5/4 x 4	1" x 3 1/2"	18'
5/4 x 6	1" x 5 1/2"	18'
5/4 x 8	1" x 7 1/4"	18'

4/4 X THICKNESS		
NOMINAL	ACTUAL	LENGTHS
1 x 2	3/4" x 1 1/2"	18'
1 x 4	3/4" x 3 1/2"	12' and 18'
1 x 5	3/4" x 4 1/2"	12' and 18'
1 x 6	3/4" x 5 1/2"	12' and 18'
1 x 8	3/4" x 7 1/4"	12' and 18'
1 x 10	3/4" x 9 1/4"	12' and 18'
1 x 12	3/4" x 11 1/4"	12' and 18'
1 x 16	3/4" x 15 1/4"	12' and 18'

5/8 X THICKNESS	
ACTUAL	LENGTHS
5/8" x 3 1/2"	12' and 18'
5/8" x 5 1/2"	12' and 18'
5/8" x 7 1/4"	12' and 18'
5/8" x 9 1/4"	12' and 18'
5/8" x 11 1/4"	12' and 18'
5/8" x 15 1/4"	12' and 18'

PROTECTIVE FILM

NOMINAL THICKNESS	NOMINAL WIDTH						
	4	5	6	8	10	12	16
5/8	•	•	•	•	•	•	•
4/4	•	•	•	•	•	•	•
5/4	•	•	•	•	•	•	•

Available for AZEK Trim in both Traditional and Frontier finish

FREQUENTLY ASKED QUESTIONS

Do I need to paint AZEK[®] Trim?

No. AZEK[®] Trim products do not require paint for protection, but may be painted to achieve a custom color or to cover nail holes that have been filled. If you choose to paint, use 100% acrylic latex paint with an LRV of 55 or higher.

➤ LEARN MORE

Does AZEK[®] Trim come in colors?

No, AZEK[®] Trim products are manufactured in a matte white finish only, but can be painted to achieve a custom color. Please refer to the painting section in our Trim Installation Guidelines.

➤ LEARN MORE

What can I use to clean AZEK[®] Trim?

Depending on degree of cleaning needed, power wash or hose loose dirt off of the trim board. If using a power washer, be sure to test the pressure setting and nozzle first to ensure that the surface of the trim will not be damaged. Other cleaning methods include using a soft cloth and a mixture of mild detergent.

➤ LEARN MORE



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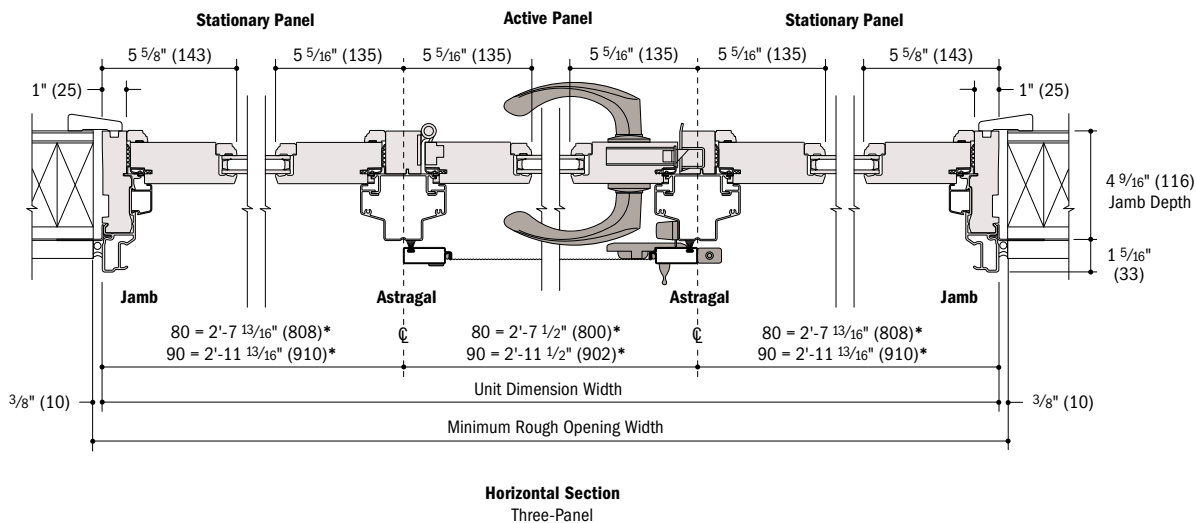
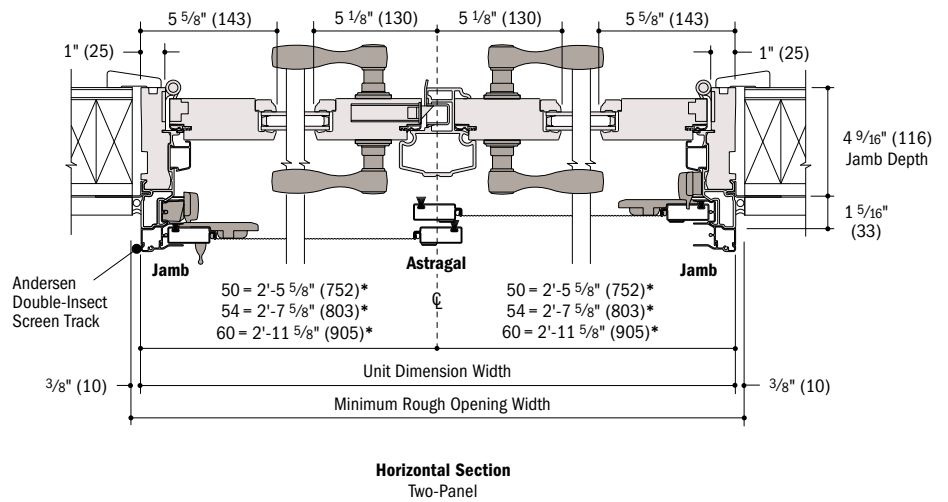
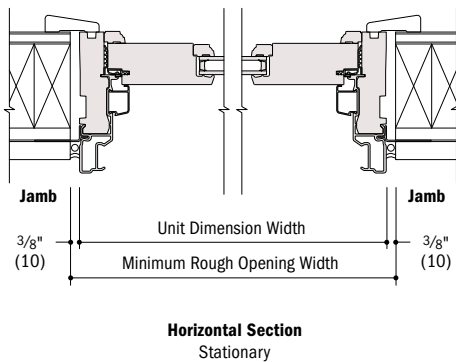
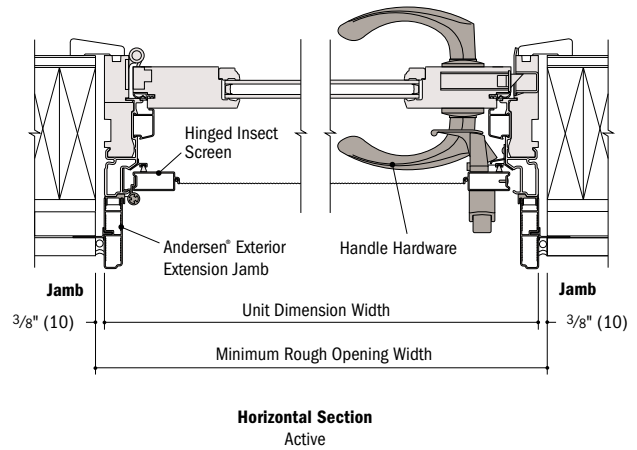
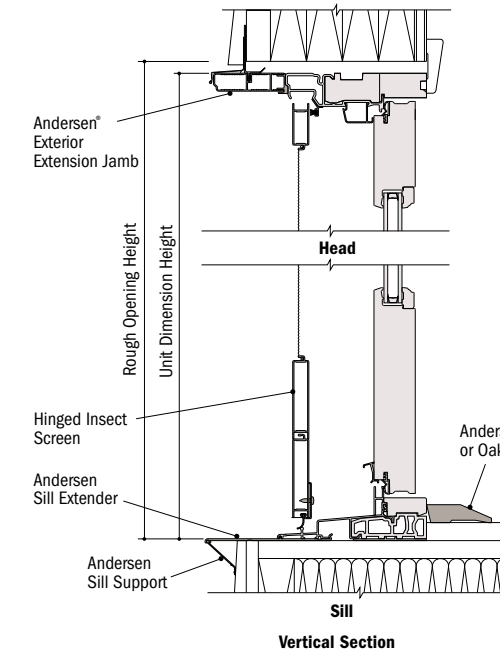
Where To Buy
Trim & Moulding Warranty

400 SERIES FRENCHWOOD® HINGED INSWING PATIO DOORS



Frenchwood® Hinged Inswing Patio Door Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



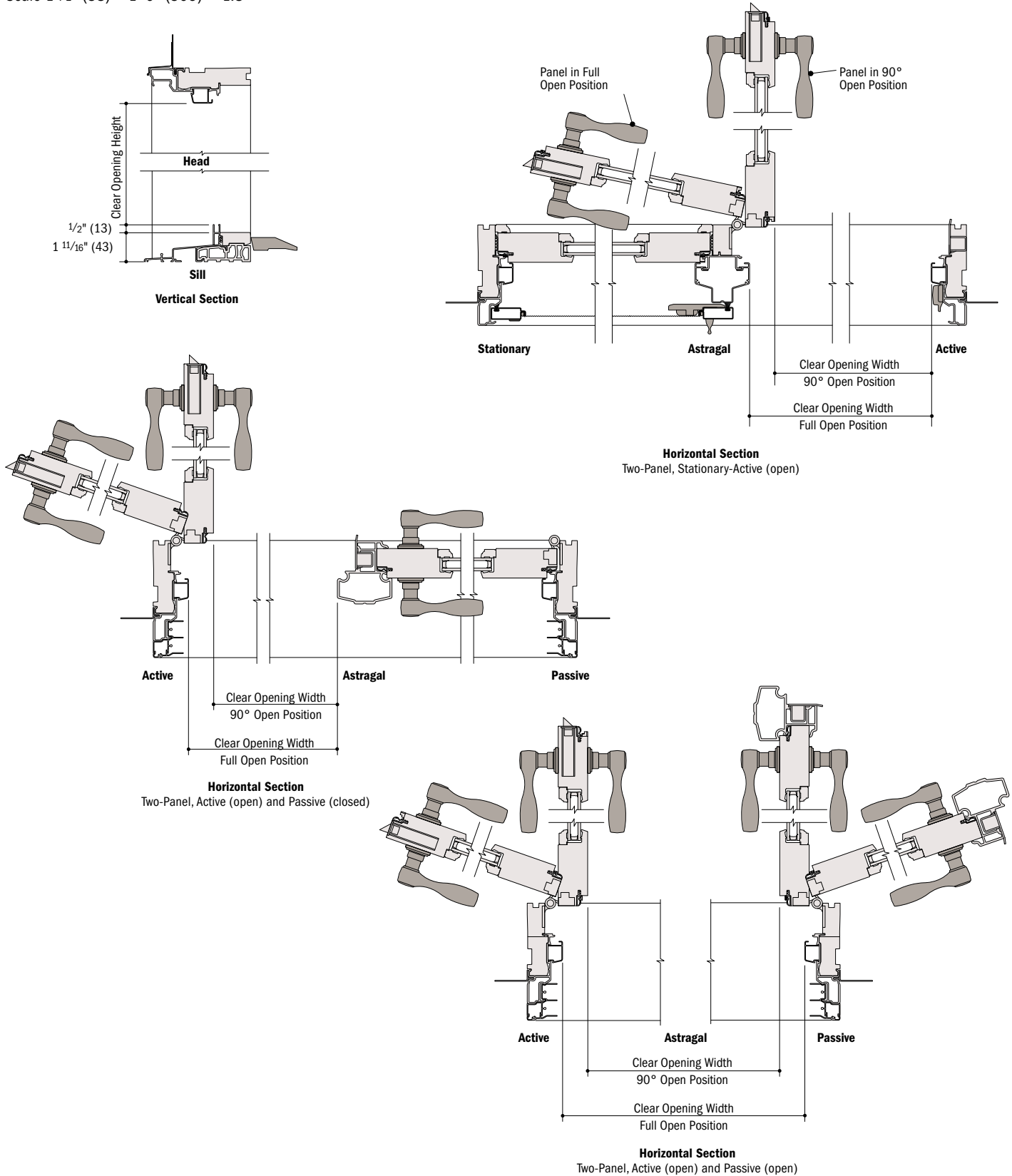
- 4 9/16" (116) overall jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- Dimension indicates location of astragal centerline.

400 SERIES FRENCHWOOD® HINGED INSWING PATIO DOORS



Clear Opening Details

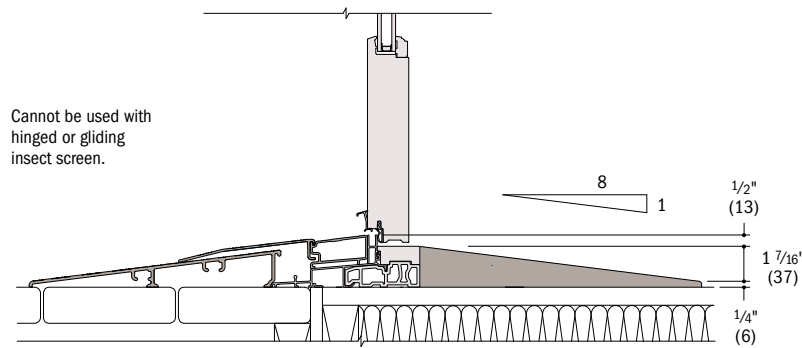
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

Ramped Sill Detail

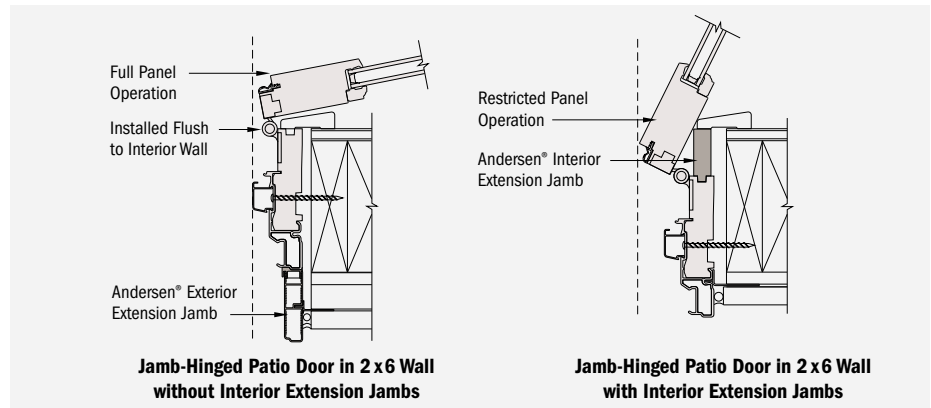
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section

Interior Extension Jambs

Use of interior extension jambs or drywall return will restrict panel operation on jamb-hinged patio doors. Jamb-hinged patio doors must be installed flush to the interior to achieve full panel operation.



*Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.

• **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**

• Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

• Andersen recommends installation of doors into separate rough openings. Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.

• Dimensions in parentheses are in millimeters.

Job Name:

System Reference:

Date:

Indoor Unit: MFZ-KJ18NA	Outdoor Unit: MUFZ-KJ18NAHZ	Wireless Remote Controller
		

GENERAL FEATURES

- Floor-mounted indoor unit mounts on the floor or up to 5" above the floor
- Floor front panel access to the filter for ease of cleaning
- Perfect for difficult areas that may be smaller or don't have usable space on the walls
- Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
- Quiet operation
- Multi-flow vane for faster heating
- Multiple control options available:
 - Hand-held Remote Controller (provided with unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Unit can be recessed mounted into wall

SPECIFICATIONS: MFZ-KJ18NA & MUFZ-KJ18NAHZ

Cooling ¹	Maximum Capacity	BTU/H	22,500
	Rated Capacity	BTU/H	17,000
	Minimum Capacity	BTU/H	5,300
	Maximum Power Input	W	2,320
	Rated Power Input	W	1,350
	Moisture Removal	Pints/h	4.4
	Sensible Heat Factor		0.65
	Power Factor	%	97 / 97
Heating at 47°F ²	Maximum Capacity	BTU/H	29,000
	Rated Capacity	BTU/H	21,000
	Minimum Capacity	BTU/H	5,700
	Maximum Power Input	W	3,430
	Rated Power Input	W	1,730
	Power Factor	%	98 / 98
Heating at 17°F ³	Maximum Capacity	BTU/H	23,000
	Rated Capacity	BTU/H	12,800
	Maximum Power Input	W	3,210
	Rated Power Input	W	1,430
Heating at 5°F ⁴	Maximum Capacity	BTU/H	21,000
	Maximum Power Input	W	3,000
Heating at -4°F ⁵	Maximum Capacity	BTU/H	18,480
Heating at -13°F ⁶	Maximum Capacity	BTU/H	15,960
Efficiency	SEER		21
	EER ¹		12.6
	HSPF (IV)		11.3
	COP at 47°F ²		3.56
	COP at 17°F in Maximum Capacity ³		2.10
	COP at 5°F in Maximum Capacity ⁴		2.05
	ENERGY STAR® certified units(ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)		YES
Electrical	Voltage, Phase, Frequency		208/230V, 1 phase, 60Hz
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	20
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
Indoor Unit	MCA	A	1
	MOCP	A	20
	Blower Motor Full Load Amperage	A	0.72
	Blower Motor Output	W	40

SPECIFICATIONS: MFZ-KJ18NA & MUFZ-KJ18NAHZ

	Airflow Rate at Cooling, Dry		CFM	491-420-328-254-198
	Airflow Rate at Cooling, Wet		CFM	417-357-279-216-168
	Airflow Rate at Heating, Dry		CFM	470-399-328-268-212
	Sound Pressure Level (Cooling)		dB(A)	50-45-39-33-28
	Sound Pressure Level (Heating)		dB(A)	49-45-40-35-29
	Drain Pipe Size		In. (mm)	5/8 (15.88)
	Heat Exchanger Type			Plate fin coil
	External Finish Color			White
	Unit Dimensions	W: In. (mm)	29-17/32 (750)	
		D: In. (mm)	8-15/32 (215)	
		H: In. (mm)	23-5/8 (600)	
	Package Dimensions	W: In. (mm)	32-2/16 (816)	
		D: In. (mm)	10-13/16 (275)	
		H: In. (mm)	27-12/16 (693)	
	Unit Weight		Lbs. (kg)	33 (15)
	Package Weight		Lbs. (kg)	41 (18.5)
Indoor Unit Operating Temperature Range	Cooling Intake Air Temp (Maximum / Minimum)*		°F	90 DB / 73 WB // 67 DB / 57 WB
	Heating Intake Air Temp (Maximum / Minimum)		°F	80 DB // 70 DB
Outdoor Unit	MCA		A	16
	MOCP		A	20
	Fan Motor Full Load Amperage		A	0.93
	Fan Motor Output		W	77
	Airflow Rate		CFM	1,653 / 1,730
	Refrigerant Control			LEV
	Defrost Method			Reverse cycle
	Heat Exchanger Type			Plate fin coil
	Sound Pressure Level, Cooling ¹		dB(A)	55
	Sound Pressure Level, Heating ²		dB(A)	51
	Compressor Type			DC INVERTER-driven Twin Rotary
	Compressor Model			SNB173FQKMT
	Compressor Rated Load Amps		A	12.0
	Compressor Locked Rotor Amps		A	15.0
	Compressor Oil Type // Charge		oz.	FV50S // 13.5
	External Finish Color			Munsell 3Y 7.8/1/1
	Base Pan Heater			Built-in
	Unit Dimensions	W: In. (mm)	33-1/16 (840)	
		D: In. (mm)	13 (330)	
		H: In. (mm)	34-5/8 (880)	
	Package Dimensions	W: In. (mm)	38-9/16 (980)	
		D: In. (mm)	16-9/16 (420)	
		H: In. (mm)	39 (990)	

SPECIFICATIONS: MFZ-KJ18NA & MUFZ-KJ18NAHZ

	Unit Weight	Lbs. (kg)	124 (56)
	Package Weight	Lbs. (kg)	144 (65)
Outdoor Unit Operating Temperature Range	Cooling Air Temp (Maximum / Minimum)*	°F	14 to 115
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	11 / 14
	Heating Air Temp (Maximum / Minimum)	°F	-13 to 75
	Heating Thermal Lock-out / Re-start Temperatures**	°F	-18 / -14
Refrigerant	Type		R410A
	Charge	Lbs, oz	3, 5
Piping	Gas Pipe Size O.D. (Flared)	In. (mm)	1/2 (12.7)
	Liquid Pipe Size O.D. (Flared)	In. (mm)	1/4 (6.35)
	Maximum Piping Length	Ft. (m)	100 (30)
	Maximum Height Difference	Ft. (m)	50 (15)
	Maximum Number of Bends		10

Notes

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)	¹ Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
	² Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
	³ Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB
Conditions	⁴ Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
	⁵ Heating at -4°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -4 DB, -5 WB
	⁶ Heating at -13°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -13 DB, -14 WB

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

**System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

ACCESSORIES: MFZ-KJ18NA

Anti-allergy Enzyme Filter	□ MAC-408FT-E
kumo touch™ RedLINK™ Wireless Controller	□ MHK2
Deluxe MA Remote Controller ¹	□ PAR-40MAAU
Simple MA Controller ¹	□ PAC-YT53CRAU-J
Touch MA Controller ¹	□ PAR-CT01MAU-SB
Wired Remote Sensor	□ M21-EAA-307
Wireless Temperature and Humidity Sensor	□ PAC-USWHS003-TH-1
System Control Interface ²	□ MAC-334IF-E
Wireless Interface 2	□ PAC-USWHS002-WF-2
Thermostat Interface	□ PAC-US444CN-1
kumo station®	□ PAC-WHS01HC-E
USNAP Interface	□ PAC-WHS01UP-E
IT Extender	□ PAC-WHS01IE-E
BACnet® and MODBUS® Interface	□ PAC-UKPRC001-CN-1
External Fan / Heater Control Relay Adapter	□ CN24RELAY-KIT-CM3
Lockdown Bracket for Hand-held Remote Controllers	□ RCMKP1CB
Blue Diamond Sensor Extension Cable — 15 Ft.	□ C13-103
Blue Diamond Alarm Extension Cable — 6.5 Ft.	□ C13-192
Blue Diamond MultiTank — collection tank for use with multiple pumps	□ C21-014
Blue Diamond Rubber Foot Pads	□ F10-010
Mini Condensate Pump — 230 volt application	□ SI30-230
MegaBlue Advanced Blue Diamond Condensate Pump w/ Reservoir & Sensor	□ X87-835 - 110 to 250V
MaxiBlue Advanced Blue Diamond Mini Condensate Pump w/ Reservoir & Sensor (110V) up to 48,000 BTU/H[recommended]	□ X87-711 - 110V
Advanced Blue Diamond Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	□ X87-721 - 208/230V
MicroBlue Blue Diamond Mini Condensate Pump (110/208/230V) up to 18,000 BTU/H	□ X85-003
Fascia Kit for MicroBlue Pump – mounts the MicroBlue and sensor directly beneath the indoor unit	□ T18-016
Drain Pan Level Sensor	□ SS610E
(30A/600V/UL) [fits 2" X 4" utility box] - Black	□ TAZ-MS303
(30A/600V/UL) [fits 2" X 4" utility box] - White	□ TAZ-MS303W
Guides air flow for floor mount model when a concealer is used to hide the floor mount.	□ MAC-760FD-E

¹ Requires MAC-334IF-E

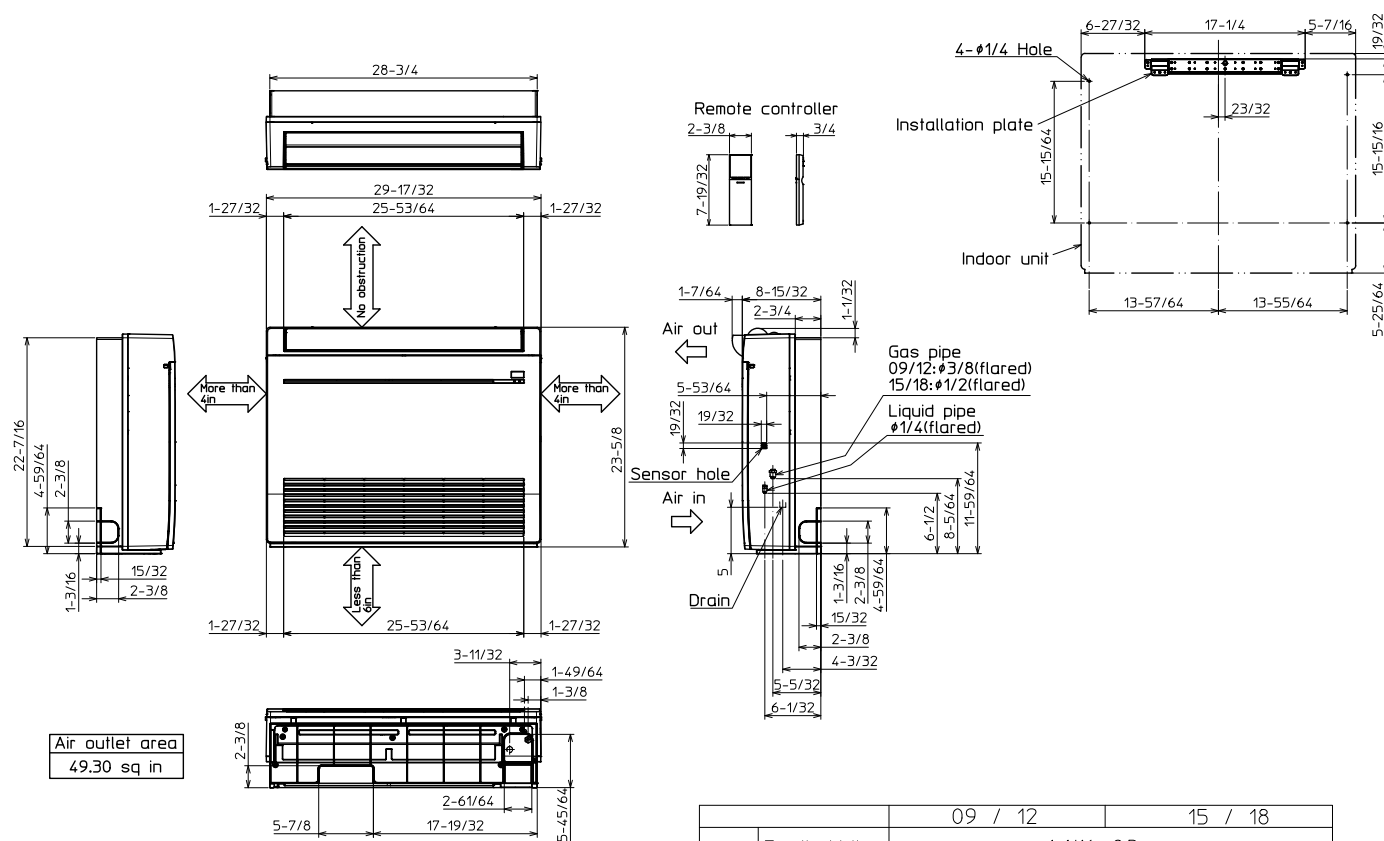
² Allows indoor units to connect to an MA Controller

ACCESSORIES: MUFZ-KJ18NAHZ

Air Outlet Guide	□ MAC-886SG-E
Hail Guard	□ HG-A7
Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	□ DSD-400P
Condensing Unit Mounting Pad 16" x 36" x 3"	□ ULTRILITE1
Outdoor Unit Stand — 12" High	□ QSMS1201M
Outdoor Unit Stand — 18" High	□ QSMS1801M
Outdoor Unit Stand — 24" High	□ QSMS2401M
Heavy Duty Wall Mounting Bracket— Coated Steel	□ QSWB2000M-1
Heavy Duty Wall Mounting Bracket — 316 Series Stainless Steel	□ QSWBSS
15' x 1/4" x 15' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-15
30' x 1/4" x 30' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-30
50' x 1/4" x 50' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-50
65' x 1/4" x 65' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-65
100' x 1/4" x 100' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-100

DIMENSIONS: MFZ-KJ18NA

Unit: inch



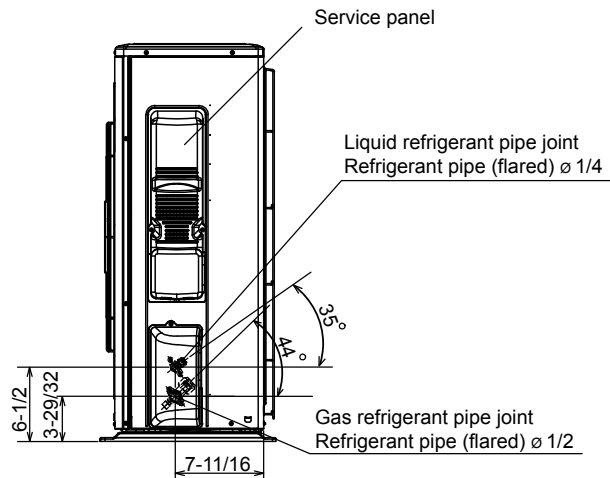
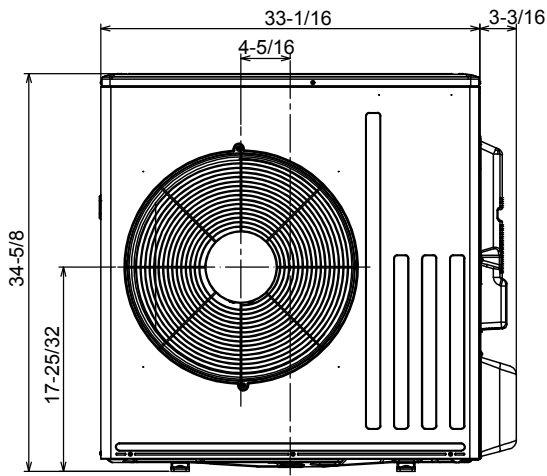
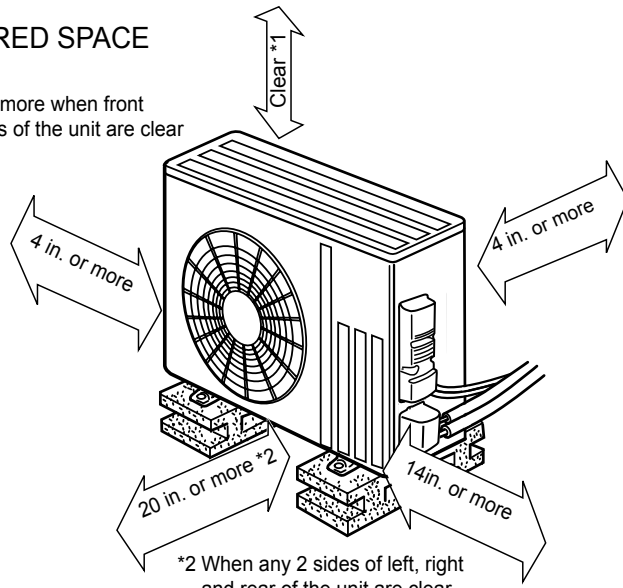
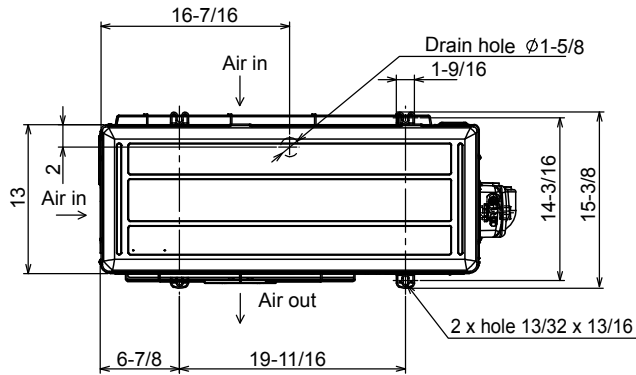
		09 / 12	15 / 18
Pipe cover	For liquid line	1-1/16 O.D	
	For gas line	1-1/16 O.D	1-7/32 O.D
Piping	Liquid line	Flared connection 1/4	
	Gas line	Flared connection 3/8	Flared connection 1/2
Drain hose		Heat insulator 1-9/64 O.D	Connection point 5/8 O.D Effective length 13-25/32 (case of right backward piping)

DIMENSIONS: MUFZ-KJ18NAHZ

Unit: inch

REQUIRED SPACE

*1 20 in. or more when front and sides of the unit are clear



1340 Satellite Boulevard, Suwanee, GA 30024
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MXZ-2C20NAHZ4 1.66-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Variable speed INVERTER-driven compressor
- Built-in base pan heater
- Quiet outdoor unit operation as low as 54 dB(A)
- High-pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 93% heating capacity at -13°F
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
 - Rated for 2,000 hours spraying time per ASTM B117 Standard

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

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Page 35 of 150

SPECIFICATIONS: MXZ-2C20NAHZ4

Cooling ¹ (Non-Ducted // Mix (Low-static) // Ducted (Low-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	20,000 // 20,000 // 20,000 20,000 // 20,000
	Rated Capacity	BTU/H	18,000 // 19,000 // 20,000 19,000 // 20,000
	Minimum Capacity	BTU/H	12,600 // 12,600 // 12,600 14,300 // 16,000
	Maximum Power Input	W	2,680 // 2,680 // 2,680 2,750 // 2,820
	Rated Power Input	W	1,334 // 1,577 // 1,819 1,577 // 1,819
	Power Factor (208V, 230V)	%	99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 99.0, 99.0 // 99.0, 99.0
Heating at 47°F ² (Non-Ducted // Mix (Low-static) // Ducted (Low-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	25,500 // 25,500 // 25,500 25,500 // 25,500
	Rated Capacity	BTU/H	22,000 // 22,000 // 22,000 22,000 // 22,000
	Minimum Capacity	BTU/H	11,400 // 11,400 // 11,400 13,850 // 16,300
	Maximum Power Input	W	3,650 // 3,650 // 3,650 3,808 // 3,965
	Rated Power Input	W	1,612 // 1,681 // 1,750 1,681 // 1,750
	Power Factor (208V, 230V)	%	99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 99.0, 99.0 // 99.0, 99.0
Heating at 17°F ³ (Non-Ducted // Mix (Low-static) // Ducted (Low-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	22,000 // 22,000 // 22,000 22,000 // 22,000
	Rated Capacity	BTU/H	13,700 // 13,700 // 13,700 13,700 // 13,700
	Maximum Power Input	W	3,071 // 3,148 // 3,224 3,308 // 3,545
	Rated Power Input	W	1,450 // 1,519 // 1,588 1,650 // 1,850
	Maximum Capacity	BTU/H	22,000 // 22,000 // 22,000 22,000 // 22,000
	Maximum Power Input	W	3,410 // 3,547 // 3,684 3,547 // 3,684
Efficiency (Non-Ducted // Mix (Low-static) // Ducted (Low-static) Mix (High-static) // Ducted (High-static))	SEER2		17.0 // 16.5 // 16.0 15.65 // 14.3
	EER2 ¹		13.5 // 12.25 // 11.0 12.25 // 11.0
	HSPF2 (IV)		10.0 // 9.35 // 8.7 8.95 // 7.9
	COP at 47°F ²		4.0 // 3.83 // 3.68 3.84 // 3.68
	COP at 17°F at Maximum Capacity ³		2.1 // 2.04 // 2.0 1.96 // 1.82
	COP at 5°F at Maximum Capacity ⁴		1.89 // 1.77 // 1.75 1.82 // 1.75
Electrical	ENERGY STAR® Certified		Yes // Yes // No Yes // No
	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
Outdoor unit	Recommended Fuse/Breaker Size	A	40
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
	Minimum Circuit Ampacity	A	26.9
	Maximum Overcurrent Protection	A	40
	Fan Motor Full Load Amperage	A	2.43
	Airflow Rate (Cooling / Heating)	CFM	2,150 / 2,550
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate Fin Coil
	Heat Exchanger Coating		Blue Fin Coating
	Sound Pressure Level, Cooling ¹	dB(A)	54
	Sound Pressure Level, Heating ²	dB(A)	58
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		MNB33FBTMC
	Compressor Rated Load Amps	A	17.1
	Compressor Locked Rotor Amps	A	28.8
	Compressor Oil Type // Charge	oz.	FV50S // 37.2
	Base Pan Heater		Optional
	Unit Dimensions	W: In. [mm]	37-13/32 [950]
		D: In. [mm]	13 [330]
		H: In. [mm]	41-17/64 [1,048]
	Package Dimensions	W: In. [mm]	41-3/8 [1,050]
		D: In. [mm]	17-3/8 [440]
		H: In. [mm]	48-7/16 [1,230]
	Unit Weight	Lbs.[kg]	187 [85]
	Package Weight	Lbs.[kg]	216 [98]
Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum ⁵)	°FDB	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	10.4 / 14
	Heating Intake Air Temp (Maximum / Minimum)	°FWB	65 / -13
	Heating Thermal Lock-out / Re-start Temperatures	°FDB	-4 / 5

NOTES:

AHRI Rated Conditions ¹Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
(Rated data is determined at a fixed compressor speed) ²Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
³Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB
Conditions ⁴Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

⁵A 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Low, mid and high external static pressure tests conducted at 0.1, 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

SPECIFICATIONS: MXZ-2C20NAHZ4

Refrigerant	Type		R410A
	Pre-Charged Refrigerant Amount	Lbs, oz	8.0, 13.0
	Maximum Pre-Charged Piping Length	Ft. [m]	98.0 [30.0]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.216 [20]
Indoor unit connection	Maximum Number of Connected IDU		2
	Minimum Number of Connected IDU		2
	Minimum connected capacity	BTU/H	12,000
	Maximum connected capacity	BTU/H	24,000
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	A,B: 1/4 [A,B: 6.35]
	Gas Pipe Size O.D. (Flared)	In.[mm]	A,B: 3/8 [A,B: 9.52]
	Total Piping Length	Ft. [m]	164 [50]
	Maximum Height Difference, ODU above IDU	Ft. [m]	49 [15]
	Maximum Height Difference, ODU below IDU	Ft. [m]	49 [15]
	Farthest Piping Length from ODU to IDU	Ft. [m]	82 [25]
	Maximum Number of Bends for IDU		50

NOTES:

AHRI Rated Conditions ¹Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
(Rated data is determined at a fixed compressor speed) ²Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
³Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions ⁴Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

^{*}Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

^{**}A 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

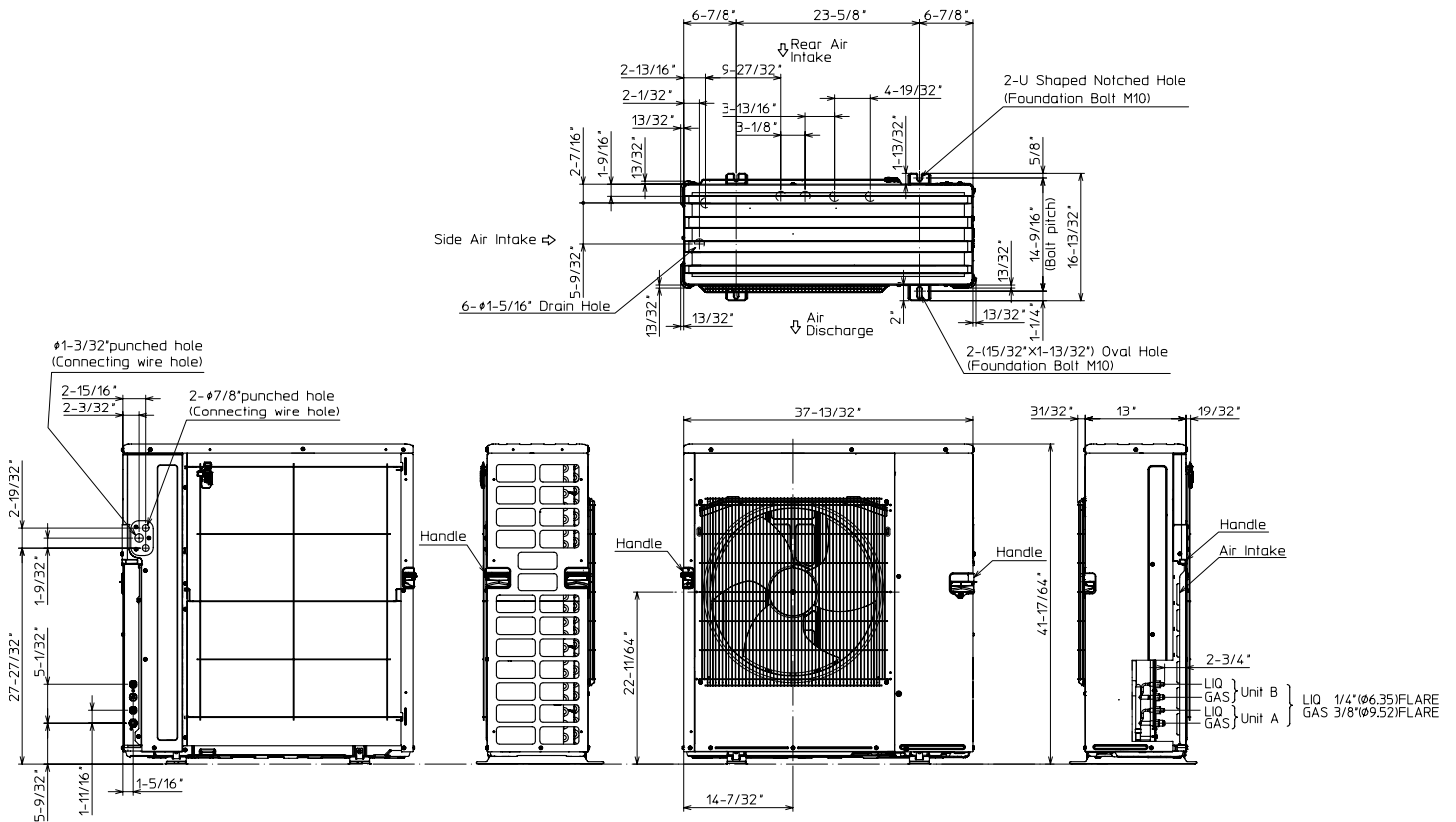
Low, mid and high external static pressure tests conducted at 0.1, 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

OUTDOOR UNIT ACCESSORIES: MXZ-2C20NAHZ4

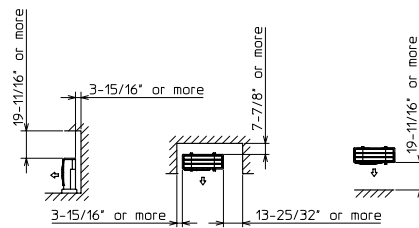
Air Outlet Guide	Air Outlet Guide (1 Piece)	☐ PAC-SH96SG-E
Ball Valve	Refrigeration Ball Valve - 1/2"	☐ BV12FFSI2
	Refrigeration Ball Valve - 1/4"	☐ BV14FFSI2
	Refrigeration Ball Valve - 3/8"	☐ BV38FFSI2
	Refrigeration Ball Valve - 5/8"	☐ BV58FFSI2
Drain Socket	Drain Socket	☐ PAC-SG60DS-E
Hail Guards	Hail Guard	☐ HG-A1
M-NET Converter	M-NET Converter	☐ PAC-IF01MNT-E
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	☐ ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	☐ DSD-400P
Port Adaptor	Adaptor: 1/2" x 3/8"	☐ MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	☐ MAC-A456JP-E
	Adaptor: 3/8" x 1/2"	☐ MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	☐ PAC-SG76RJ-E
Stand	18" Single Fan Stand	☐ QSMS1801M
	24" Single Fan Stand	☐ QSMS2401M
	Condenser Wall Bracket	☐ QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	☐ QSWBSS
	Outdoor Unit Stand — 12" High	☐ QSMS1201M

OUTDOOR UNIT DIMENSIONS: MXZ-2C20NAHZ4

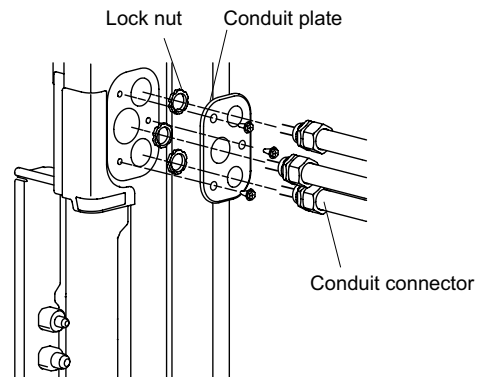
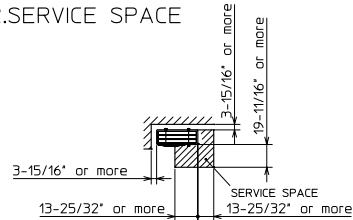
Unit: inch (mm)



1.FREE SPACE



2.SERVICE SPACE



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FORM# MXZ-2C20NAHZ4 - 202311





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QUANTAPANEL 504-DH IGS



- Structure:

Residential, Commercial
- Placement:

Exterior
- Application:

Operable Double Hung,
Screen Available, Screen Available
- Features:

Historical Structure Application

Energy Efficient

Noise Reduction

Lower Temperature Variance

Reduced Maintenance

Measurement

- Measurement Guideline_QP500:

Download PDF File

CAD Drawings

- QP504DH ASSEMBLY 7B:

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Installation

- 500 SERIES INSTALL INSTRUCTIONS:

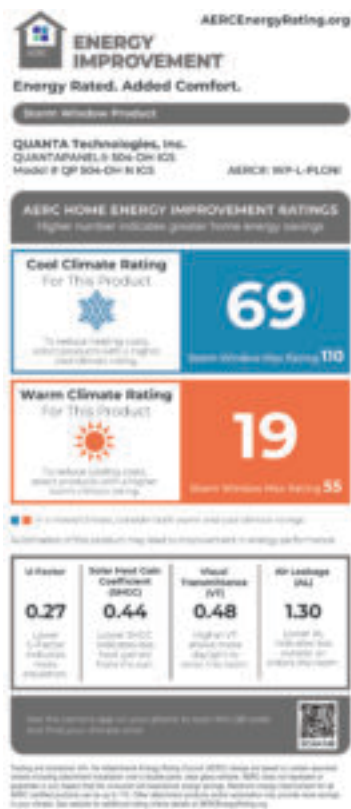
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The **QUANTAPANEL 504-DH Architectural Low-e Storm Window** installs on the exterior of an existing window, and can be installed in either a blind stop or overlap fashion. This 2-track system has a removable upper sash and removable screen in the outer track; and an inner sash that opens vertically to adjustable heights to allow for fresh air ventilation. All sashes remove to the interior for cleaning and maintenance. The low-profile design integrates with the existing window providing an unobstructed view of the existing primary window. This product is ENERGY STAR certified for the northern or southern region. The **QUANTAPANEL 504-DH Architectural Low-e Storm Window** is available in standard or custom colors (185 colors to choose from)!



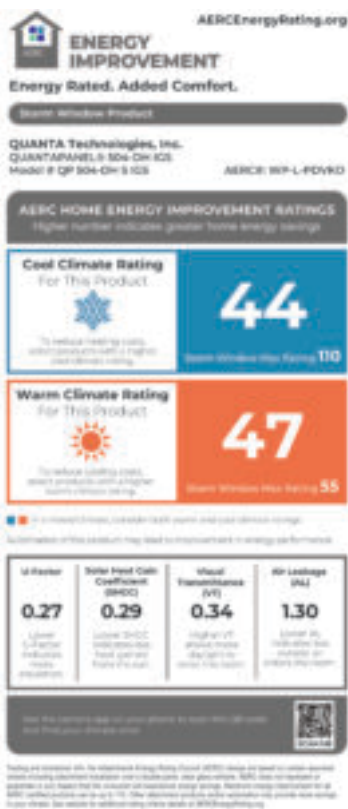
Certifications

AERC North



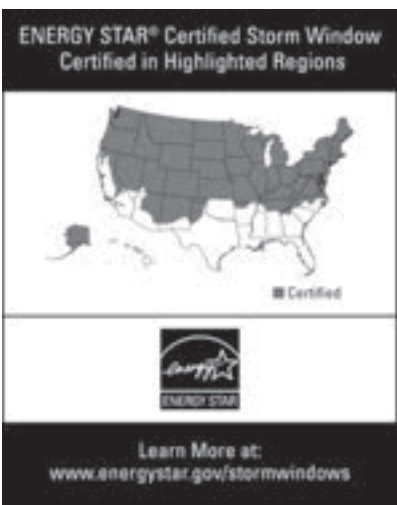
Download Certification

AERC South



Download Certification

Energy Star North



View on Energy Star Site

Energy Star South

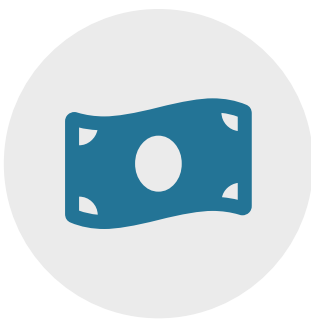


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QUANTA Technologies, Inc. is proud to offer our customers low-e storm window products that have earned the government's ENERGY STAR label.

Business Hours

Monday	7:30 AM - 4:00 PM
Tuesday	7:30 AM - 4:00 PM
Wednesday	7:30 AM - 4:00 PM
Thursday	7:30 AM - 4:00 PM
Friday	7:30 AM - 4:00 PM
Saturday	Closed
Sunday	Closed

QUANTA Technologies, Inc.

1036 New Holland Avenue
Lancaster, PA 17601
United States
Phone: (855) 782-6821



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

Historic District Commission Staff Report

Meeting Date: 9/9/2024

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

Property Address: 45 Pennsylvania Avenue

Application Number: 2023-1087

Request: Siding and Front Door

Executive Summary:

The applicant is seeking a revised approval to remove the existing siding on the front and rear facades and install new cedar shake siding that matches the new siding on the side facades. The applicant also is proposing a change in style to the fiberglass door that was approved by the HDC in the original application.

Background Information:

This project originally appeared before the Historic District Commission on December 11, 2023. The application was subsequently amended on January 22, 2024 and August 12, 2024. These requests and outcomes are summarized in the table below.

Date	Request	Outcome
12/11/2023	Window and door replacement on front and south facades. Siding replacement on the south façade.	Approved as submitted
1/22/2024	Replacement of remaining windows	Approved as submitted
8/12/2024	Decorative trim removal, gutter installation, cedar shake siding on side facades	Approved with conditions on lighting, preservation of trim on the north façade and large front dormer, and half round gutters and downspouts

Historic District Guidelines:

Guideline 41. Maintain Original and Historic Doors

- a. Maintain doors and entrances in their original location. Avoid relocating or removing



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

historic doors by blocking-in existing door openings, especially on the front façade.

- b. Maintain and repair doors, frames, sills, hardware, transoms, fanlights and sidelights on doors located on front façades and side and rear façades visible from a primary public right-of-way.
- c. Avoid adding details, surrounds, canopies, or ornamentation that have no historical basis and are not in keeping with the character of the original door.

Guideline 42. Make Sensitive Replacements

- a. Replace historic doors and surrounds in-kind, where repair is not possible. The replacement door should duplicate the original as closely as possible.
- b. Replacement doors should be compatible with the overall character of the façade in which they are located.
- c. Doors located on the front façade of historic properties are typically solid wood. Replacement doors for front façades should be wood. Alternative materials, provided they are smooth and painted, may be used for doors located on the sides or rear of the property. See Appendix B for additional information on Substitute Materials.
- d. If the location of a door to be replaced is not under a protective cover, then an alternate material may be considered for increased durability. The design must be compatible with the architectural style of the property and should mimic the appearance of the original door.

Appendix B.2 Common Substitute Materials (Doors)

Wood, Fiberglass, and Composite

For residential properties, replacement doors of wood, fiberglass, or composite matching the historic feature or in a design compatible with the building's architectural design are most appropriate. Fiberglass and composite doors can be produced to mimic the style of historic doors and can be painted, a traditional finish for historic doors.

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.



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

- c. Remove metal, vinyl, asbestos shingles and other inappropriate materials from façades and repair damaged wood as necessary.

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.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101018949		45 PENNSYLVANIA AVE		MCCAFFERTY, JAMES E. III			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE APPARENT				YES- SEE NOTES			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
						Y	
NOTES							
THIS 1 1/2 STORY COMMERCIAL BUILDING DISPLAYS AT LEAST THREE BUILDING EPISODES, ALL OF WHICH APPEAR TO BE GREATER THAN 50 YEARS OF AGE. NEW WINDOWS + SIDING, BUT BUILDING HAS A CHARMING COMPLEX JIGSAWN CORNICE + NICE COMMERCIAL FRONT							

Summary of Proposed Changes for 45 Pennsylvania Avenue

(Charles Freeman & Deborah Patterson)

1. Cedar Shake Siding

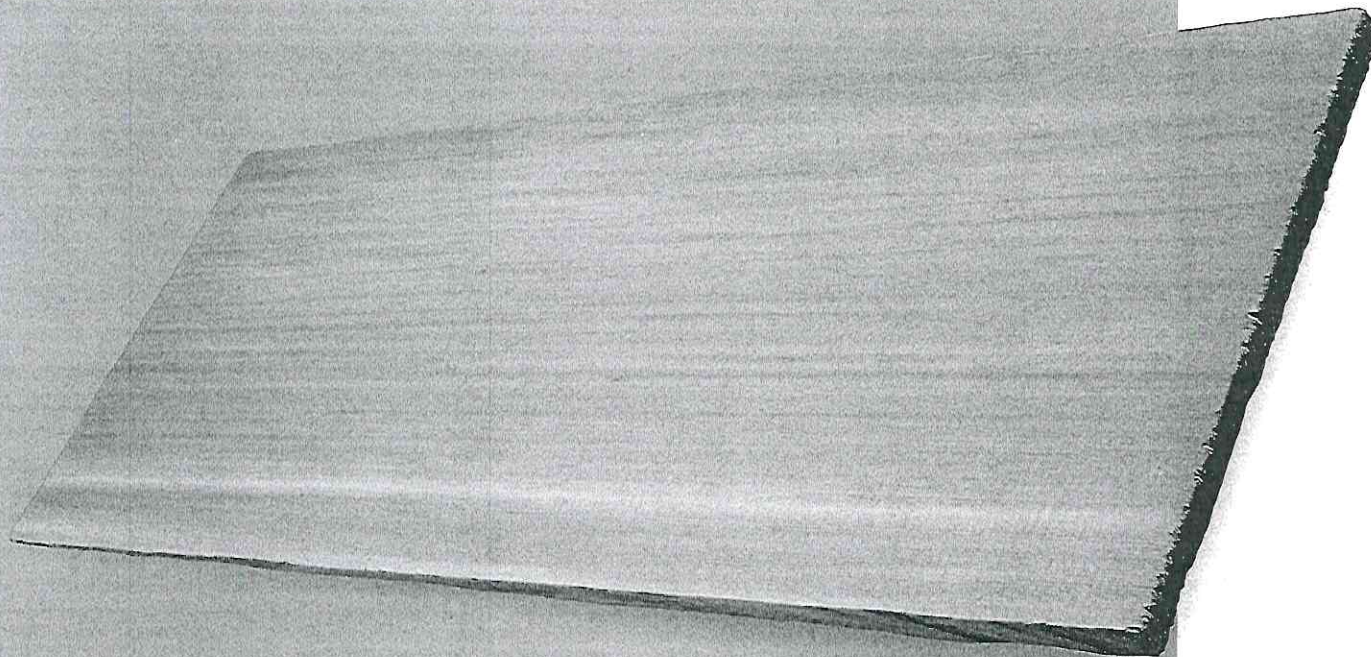
With HDC approval to re-shingle the south and north-facing elevations, we now also propose to re-shingle the facade and rear of the house. We will use Warrens Woodworks' "Perfection" red cedar shake shingles (see cut sheet).

2. Front Door

At a previous meeting, we were approved to replace the current front door with a six-panel fiberglass (due to the exposure) door. Now with the shingles, we believe that the door in the attached cut sheet works much better with the style. Although we don't love Home Depot (at all), we priced the exact same door at Warrens, Builders Source, and 84 Lumber in Cambridge, and they all cost 3-4 times more. We're hoping this can meet your criteria.

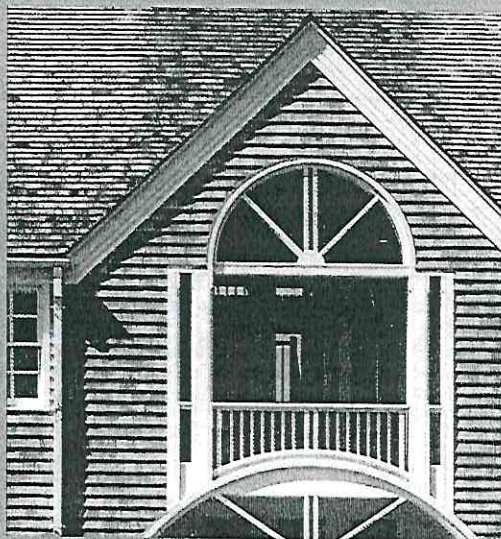
CERTIGRADE®

Red Cedar Shingles

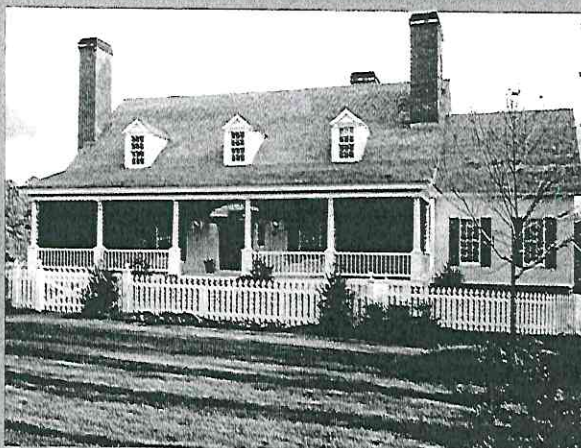


This type of smooth sawn architecturally uniform cedar shingle is preferred for its natural and tailored appearance and is used on traditional and modern residential and non-residential structures. For use on roofs and sidewalls.

Cedar
Shake
& Shingle
Bureau



R.M. Kirnert & Frances Halsband Architects



William E. Poole Designs

Beautiful Durable Insulative Wind Resistant Withstands Thermal Shock Impact Resistant Light Weight

CERTIGRADE® Red Cedar Shingles

NUMBER 1 GRADE, BLUE LABEL®

Description—Lengths 16-inch, 18-inch, 24-inch; width 4" minimum, 14" maximum on 24-inch and 3" on 16-inch and 18-inch; thickness of 16-inch is 5/2" (5 butts together is 2" thick), 18-inch is 5/2 1/4" thick, 24-inch is 4/2" thick. Clear heartwood; 100% edge grain; no defects.

Recommended Use—For walls and roofs on 3:12 pitch and steeper where a premium quality product is desired.

NUMBER 2 GRADE, RED LABEL

Description—Lengths 16-inch, 18-inch, 24-inch; thickness of 16-inch is 5/2", 18-inch is 5/2 1/4", 24-inch is 4/2"; width 4" minimum, 14" maximum. Face must be 10", 11" and 16" clear or better on 16-inch, 18-inch and 24-inch shingles, respectively. Limited sapwood and flat grain are allowed. Limited knots and defects are allowed above the clear portion.

Recommended Use—For walls and roofs on 3:12 pitch and steeper where a good quality product is desired.

NUMBER 3 GRADE, BLACK LABEL

Description—Lengths 16-inch, 18-inch, 24-inch; thickness of 16-inch is 5/2", 18-inch is 5/2 1/4", and 24-inch is 4/2". Width 3" minimum, 14" maximum on 18-inch and 24", 2 1/2" minimum on 16-inch. Face must be 6" clear on 16-inch and 18-inch, 10" clear on 24-inch. Unlimited sapwood and flat grain allowed. Limited knots and defects above clear portion.

Recommended Use—For walls and roofs on 3:12 pitch and steeper where an economy product is acceptable.

UNDERCOURSING GRADE

Description—Lengths 16-inch and 18-inch, thickness 5/2" and 5/2 1/4", respectively; width 2 1/2" minimum, 17" maximum. Unlimited defects, flat grain and sapwood.

Recommended Use—For the underlying starter course at eaves and undercoursing for double course wall construction.

SPECIAL UNDERCOURSING

Same grade requirements as undercoursing grade, except each bundle also contains the machine production of No. 3 grade shingles.

Roof Exposure Table

PITCH	Maximum exposure recommended for roofs								
	Length								
	No. 1 Blue Label			No. 2 Red Label			No. 3 Black Label		
	16"	18"	24"	16"	18"	24"	16"	18"	24"
3/12 to 4/12	33/4"	41/4"	53/4"	31/2"	4"	51/2"	3"	31/2"	5"
4/12 and steeper	5"	51/2"	71/2"	4"	41/2"	61/2"	31/2"	4"	51/2"

Wall Exposure Table

Shingle Length	Max. Weather Exposure	
	Single Course	Double Course
16"	71/2"	12" #
18"	81/2"	14" ##
24"	11 1/2"	16"

#Maximum exposure for #2 grade is 10"

##Maximum exposure for #2 grade is 11"

- Class B & C fire rating may be obtained by specifying Certi-Guard permanent fire retardant Certigrade shingles.
- Certi-Last CCA treated shingles are available for added longevity and come with a 30-year warranty against rot and fungal decay.

- Products manufactured by members of the Cedar Shake & Shingle Bureau are graded in accordance with UBC Standard No. 32-11 and/or CSA 0118.1.
- This is only a product description sheet necessary for selection of materials and grades. For a new roof construction manual and/or wall manual please contact:

Cedar Shake & Shingle Bureau

US Address
P.O. Box 1178
Sumas, WA 98295 - 1178

Tel: (604) 462-8961
Fax: (604) 462-9386

www.cedarbureau.org

Canadian Address
#2 - 7101 Horne Street
Mission, BC V2V 7A2





Salisbury 10PM

21601

What can ...



Salisbury 10PM

21601



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... / Exterior Doors / Front Doors / Fiberglass Doors / Fiberglass Doors With Glass

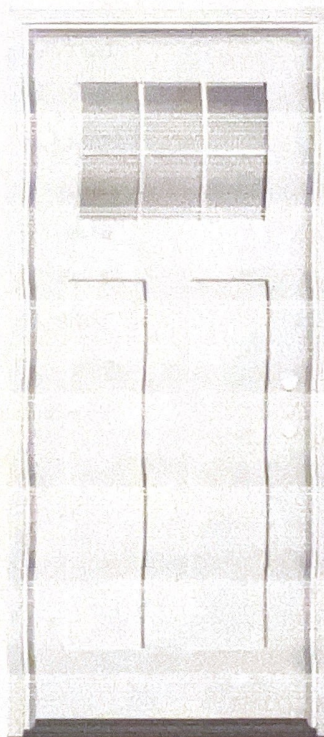
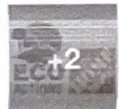
Live Chat

Feedback

Masonite

Craftsman 32 in. x 80 in. Left-Hand/Inswing 1/4 Lite Clear Glass Primed White Smooth Fiberglass Prehung Front Door

★★★★★ (2) Questions & Answers (1)



Hover Image to Zoom



Share



Print

Door Handing: Right-Hand/Inswing

Left-Hand/Inswing

Bore Type	Double Bore
Color Family	White
Color/Finish	Primed White
Door Configuration	Single Door
Door Glass Insulation	Dual Pane
Door Handing	Left-Hand/Inswing
Door Style	Craftsman
Door Type	Exterior Prehung
Features	Brickmold, Lockset Bore (Double Bore), Weatherstripping
Finish Type	Primed
Frame Material	Wood
Glass Caming Finish	No caming
Glass Layout	1/4 Lite
Glass Shape	Rectangle Lite
Glass Style	Clear Glass
Hinge Finish	Black
Hinge Type	Ball Bearing
Included	Instructions, No Additional Items Included
Material	Fiberglass
Number of Hinges	3
Number of Lites	6 Lite
Panel Type	2 Panel
Product Weight (lb.)	110 lb
Suggested Application	Front
Works With	No additional compatibility

Live Chat
Feedback

Warranty / Certifications

Energy Star Qualified	North-Central, Northern, South-Central, Southern
Manufacturer Warranty	Limited Lifetime Warranty

[How can we improve our product information? Provide feedback.](#)

Questions & Answers

1 Question

Customer Reviews

5 out of 5 ★★★★★ (2)

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

Historic District Commission Staff Report

Meeting Date: 9/9/2024

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

Property Address: 108 N Park Street

Application Number: 2024-1281

Request: Exterior Alterations

Executive Summary:

The applicant is proposing to replace existing deteriorated wood trim, fascia, and soffit with metal. The applicant is also proposing to replace existing wood deck board with new composite decking. Other items proposed include replacing the existing wood privacy fence, the replacement of a small section of gutter, the installation of new screen on the porch, and the repair or replacement of the shed door. This is a non-contributing structure to the Easton Historic District due to past alterations and a change in the environment surrounding the property.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

- a. Retain existing historic perimeter walls and fences.
- b. Repair or restore damaged or deteriorated historic perimeter walls and fences. Where repair is not possible due to the severity of the deterioration, replace historic walls or fences in-kind using the same material as the original and matching in size, shape, height, profile, texture, and color. If use of the same material is not feasible, the substitute material should approximate the original as closely as possible.
- c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.
- d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.
- e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.



Guideline 45. Screen, Storm, and Garage Doors

- a. Maintain historic screen doors. Painted surfaces to protect the underlying wood or metal.
- b. Screen doors are usually appropriate on residential buildings but are not typically found on commercial properties.
- c. Install new screen doors in a design that is compatible with the design of the door. Wood is the preferred material for screen doors on front façades.
- d. Metal screen and storm doors may be used. Full light storm doors are preferred when used on the front facade.
- e. Garage doors should be consistent with the architecture of the house and garage.

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements (Porches)

- 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.

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

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



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

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

Guideline 76. Preserve Historic Wood Siding

c. Remove metal, vinyl, asbestos shingles and other inappropriate materials from façades and repair damaged wood as necessary.

Guideline 78. Substitute Materials for Siding

c. If the existing siding is not historically appropriate, consider replacing all of the siding with an appropriate alternative.



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

FIGURE



TAX ID		ADDRESS		OWNER NAME			
2101005065		108 N PARK ST		PHOENIX, SERUG A SR AND CARLENE T			
YEAR BUILT		PHYSICAL CONDITION					
1890		GOOD ALTERED					
ARCHITECTURAL STYLE			ADDITION(S)				
I-HOUSE			NONE- ENCLOSED PORCHES				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		N	INTEGRITY
NOTES							
AS WITH ITS NEIGHBOR 112 N PARK, IN A LESS ALTERED SETTING THIS MARGINAL + MUCH ALTERED EXAMPLE OF A COMMON HOUSE TYPE WOULD WARRANT DESIGNATION AS A CONTRIBUTING RESOURCE, HOWEVER THE ENVIRONMENTAL SETTING HAS ALSO BEEN IMPACTED BY THE DEMOLITION OF BUILDINGS AND CONSTRUCTION OF A LARGE MODERN COMMERCIAL STRUCTURE							

09/09 meeting

RECEIVED

AUG 23 2024

HD 24 - 99



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

Application #: 2024 - 1281
Date Received: 08/23/2024
Fee Paid: \$75.00
HDC Meeting Date: 09/09/2024
Date Property Posted: 08/30/2024

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 Park St Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Yuner Sanchez
TELEPHONE NO. 443-258-3046 EMAIL sanchezbartolon2@gmail.com

Applicant or Agent

NAME Yuner Sanchez
TELEPHONE NO. 443-258-3046 EMAIL sanchezbartolon2@gmail.com

Description of Proposal (include additional sheets, as necessary)

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

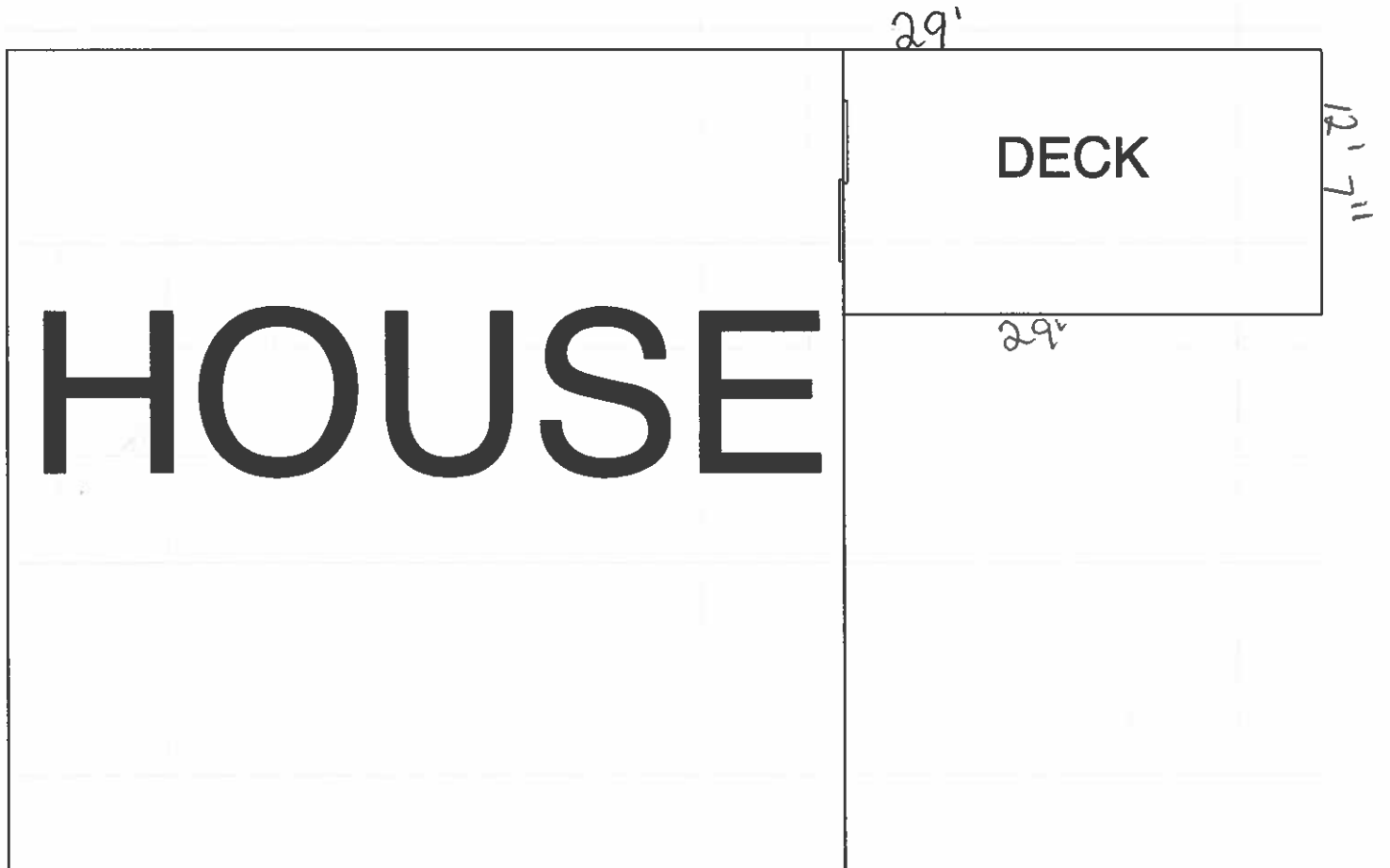
Date

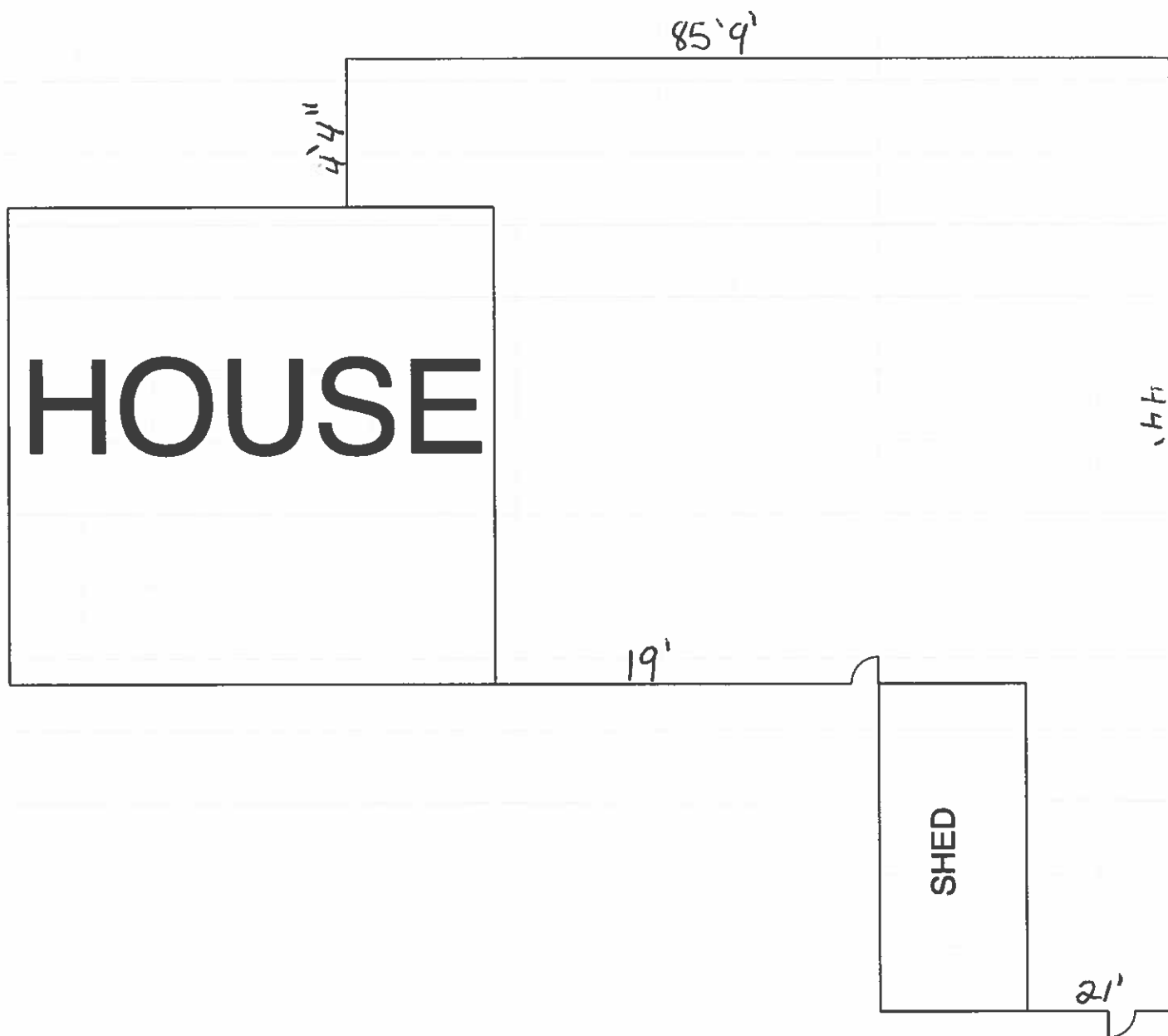
Printed Name of Applicant or Agent

<u>Yuner Sanchez</u>
<u>8-21-24</u>
<u>Yuner Sanchez</u>

Revised 4.4.2022

Currently around the house the fascia trim/soffit is rotting I want to repair it and use metal. I want to repaint the house and shutters same color as they are currently. Some siding around the house have dents and cracks that I want to repair and use the same siding that the house currently has. It currently has a wooden deck that the boards are broken and I want to replace the wooden boards with composite deck board keeping the deck same size. The house also has a fence around it that I want to repair and keeping it wooden material keeping the size the same and place of fence the same. The house currently has a covered porch that needs new window screen mesh, replacing the gutter above the storm door. The door that opens to the sun room is falling due to the trim I want to repair the trim and keep same door. The house has a shed not connected and has two door entrance that I would like to repair or replace.





Trex Enhance Basics 1-in x 6-in x 16-ft Clam Shell Grooved Composite Deck Board

Item #1217530 | Model #CS010616E2G01

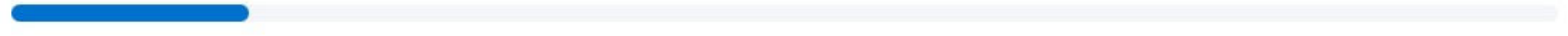
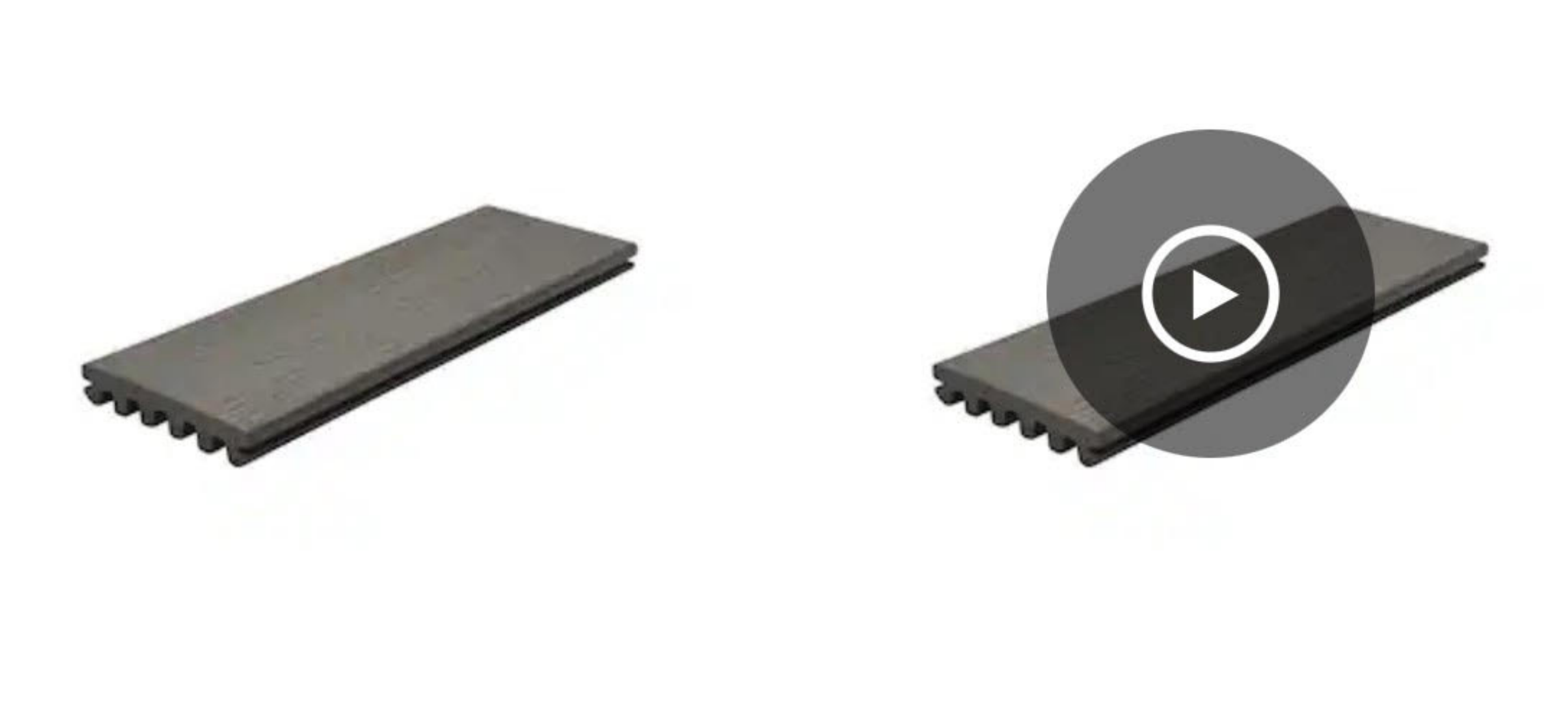
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★ ★ ★ ★ ★

▼

3081

♡



10k+ bought last week

\$32.00

Manufacturer Color/Finish: Clam Shell



Actual Length (Feet): 16

8

12

16



- Overview
- Specifications
- Compare
- >

—

1

+

Add to Cart

ts / Building Supplies / Gutters & Accessories / Gutters

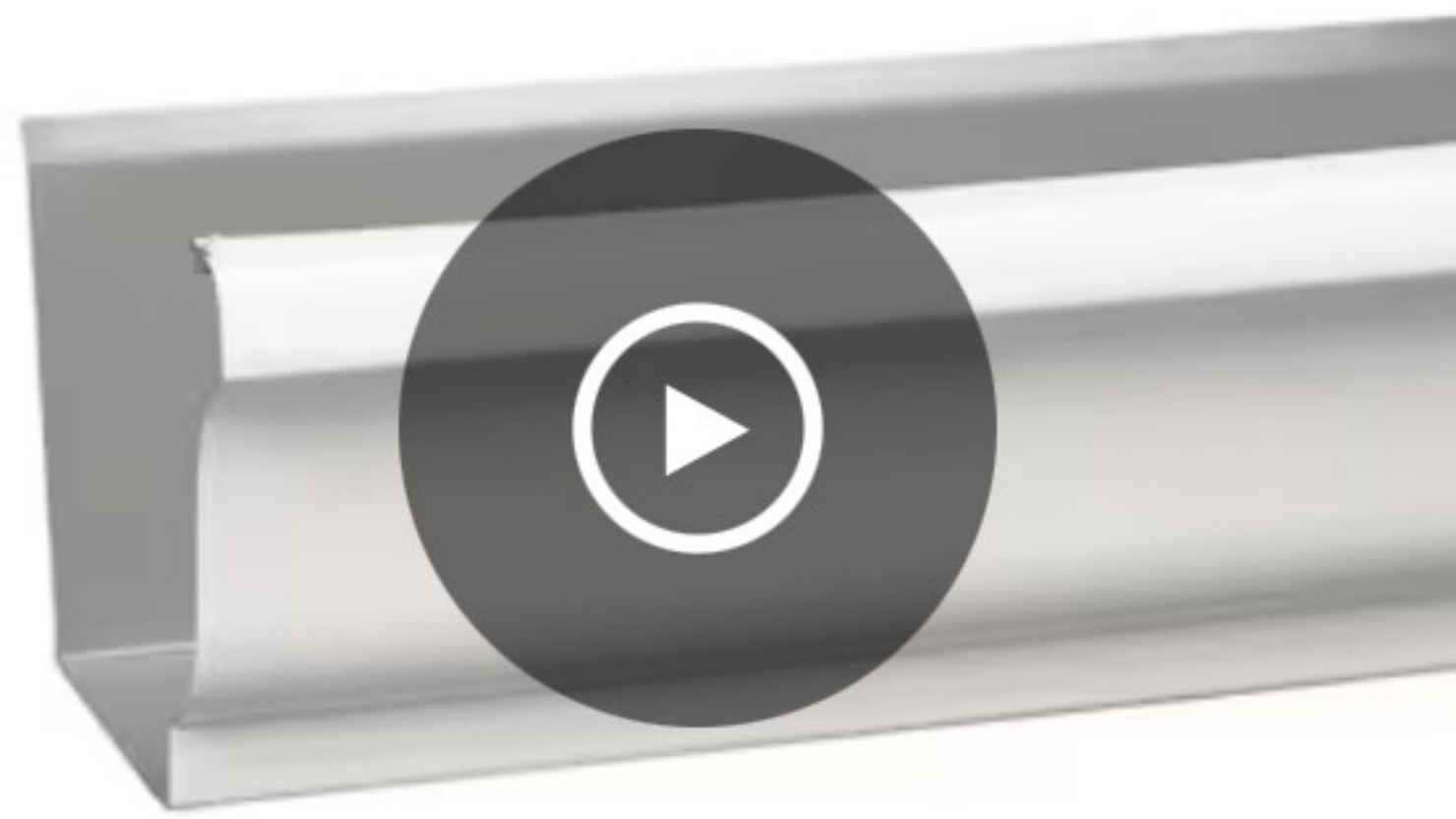
Amerimax 5-in x 120-in White K Style Gutter

Item #11551 | Model #2600600120

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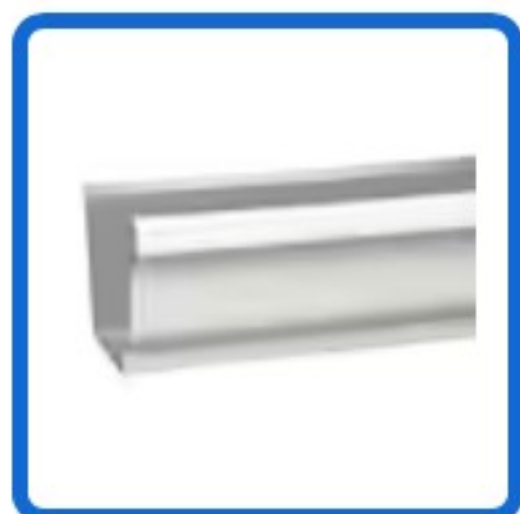
302



600+ bought last week

\$12.98

Manufacturer Color/Finish: White



Out of Stock

Out of Stock



Get It Installed

Overview

Specifications

Compare



1



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**Town of Easton
Historic District Commission
September 9, 2024
Discussion Item**

220 South Street

View from Aurora Street
(not current picture)



220 South Street

View from South Street
(not current picture)



220 South Street

Guest Carriage House
(not current picture)

History

- Designed in 1851 by architect Richard Upjohn who also designed Christ Church.
- Built in 1870.
- Registered with the Maryland Historical Trust. (T-45)
- “Victorian asymmetric brick Gothic Cottage style with many rather unusual details, including a very pronounced jerkin roof pierced with wide jerkin dormers with the whole roof line and gable ends finished with boldly scrolled barge boards and a vaguely Moorish design.”
- The original Trippe-Beale House named for the two families who originally occupied the house.
- Became the Magnolia Bed & Breakfast and is also known as The Magnolia Manor.
- Today the house remains largely unchanged, but it is in extremely poor condition. It has received almost two dozen violation notices from the Town and will require significant investment.

Context

- Owners: Bridget & John Horner
- Purchased August 8, 2024
- ½ acre parcel at corner of South & Aurora Streets
- Three structures:
 1. Main home
 2. Guest carriage house
 3. Cottage house (separate water/electric meters)
- Several specimen trees, including a glorious historic Magnolia (certified by the state as a significant historic tree), twin Sycamores on either side of the main walk, a stately Black Walnut tree, and a fruitful Fig tree.

Goal:

Restore this beautiful property and significant piece of history to its original glory while doing careful, approved, renovations to provide modern conveniences and comforts.



Maryland Big Tree Program
Official Record
Southern Magnolia

Magnolia grandiflora

Located in Talbot County

Register # - BT-0271

Owned by: Joyce DeLaurentis
220 South Street
Easton, MD 21601

Nominated by: Joyce DeLaurentis
Measured by: Dori Murphy, Stephanie Garrity, John Bennett
On: April 11, 2009

The official measurements of this tree are:

Circumference: 7 feet, 8 inches
Height: 58 feet
Average Crown Width: 75 feet
Total Points: 169.0 points

Maryland Big Tree Program
Department of Natural Resources Forest Service



Objectives

- Demo interior of all three structures to install all new utility infrastructure; return interior to original architecture wherever possible
 - Properly permit full bathroom on second floor including brick exterior
- Trim and shape up trees
- Maintain original architecture & colors
 - New roof on all three structures
 - New shutters and windows on main home
 - Refinish / refurbish brick exterior
 - Refresh / refurbish exterior of carriage and cottage houses
- Implement appropriate landscaping and property beautification
- Establish appropriate easement for adjacent property driveway just south on Aurora at the rear of the property

Current Status

- Property Cleanup Completed
 - During the last three weeks of August, the property was cleaned up.
 - Invasive species / vines removed, and overgrown weeds and brush were cleared.
 - Property will be maintained weekly by reputable local property management company.
 - Before / after pictures of the recent cleanup are included with this slide deck.

Next Steps:

- Tree shaping on property and removal of three low quality cedar trees
- Demo Permit
 - The demo permit (interior only) was applied for with the Town of Easton on August 19, 2024; awaiting approval.
 - Once approved, a dumpster will be located on the driveway, and the interior of all three structures will be taken down to the studs to remove all existing plumbing and electric as well as all fixtures and furnishings.
- Formal architectural design plans subsequently prepared and submitted to HDC and Town of Easton for approval.

Discussion Items

1. Connect two porches around northeast corner matching original architecture.
 - Maintain existing architecture and allow for main entrance access to side porch on Aurora Street side of house
2. Add new two car / two story garage.
 - Match original design and architecture
 - Removal of three ~10" low quality cedar trees
 - See property plat at end of slide deck
3. Potentially rent cottage house (rear of property) given separate water and electric meters once fully renovated and refurbished.





Note: Discuss second floor full bathroom addition and exterior brick update.

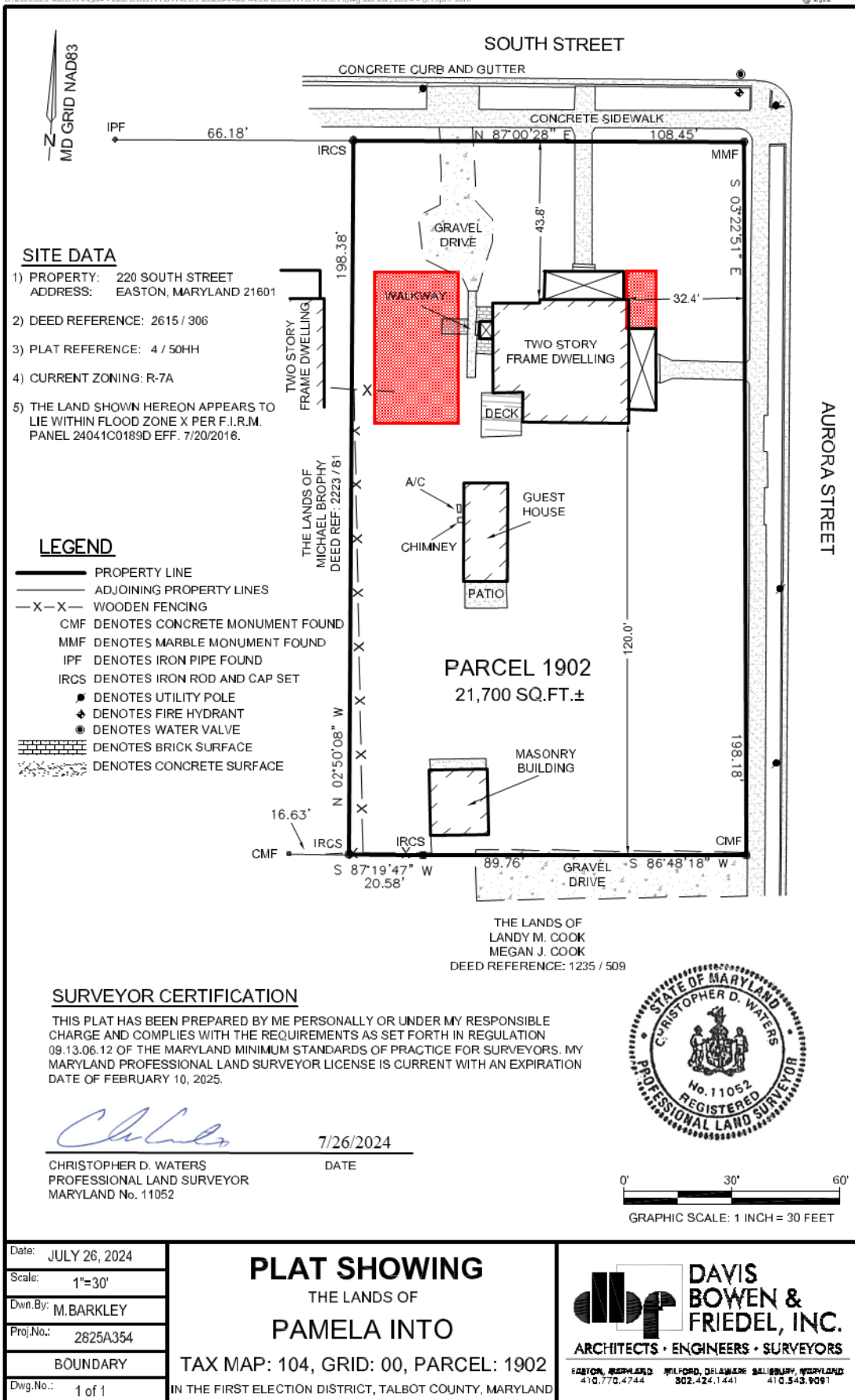


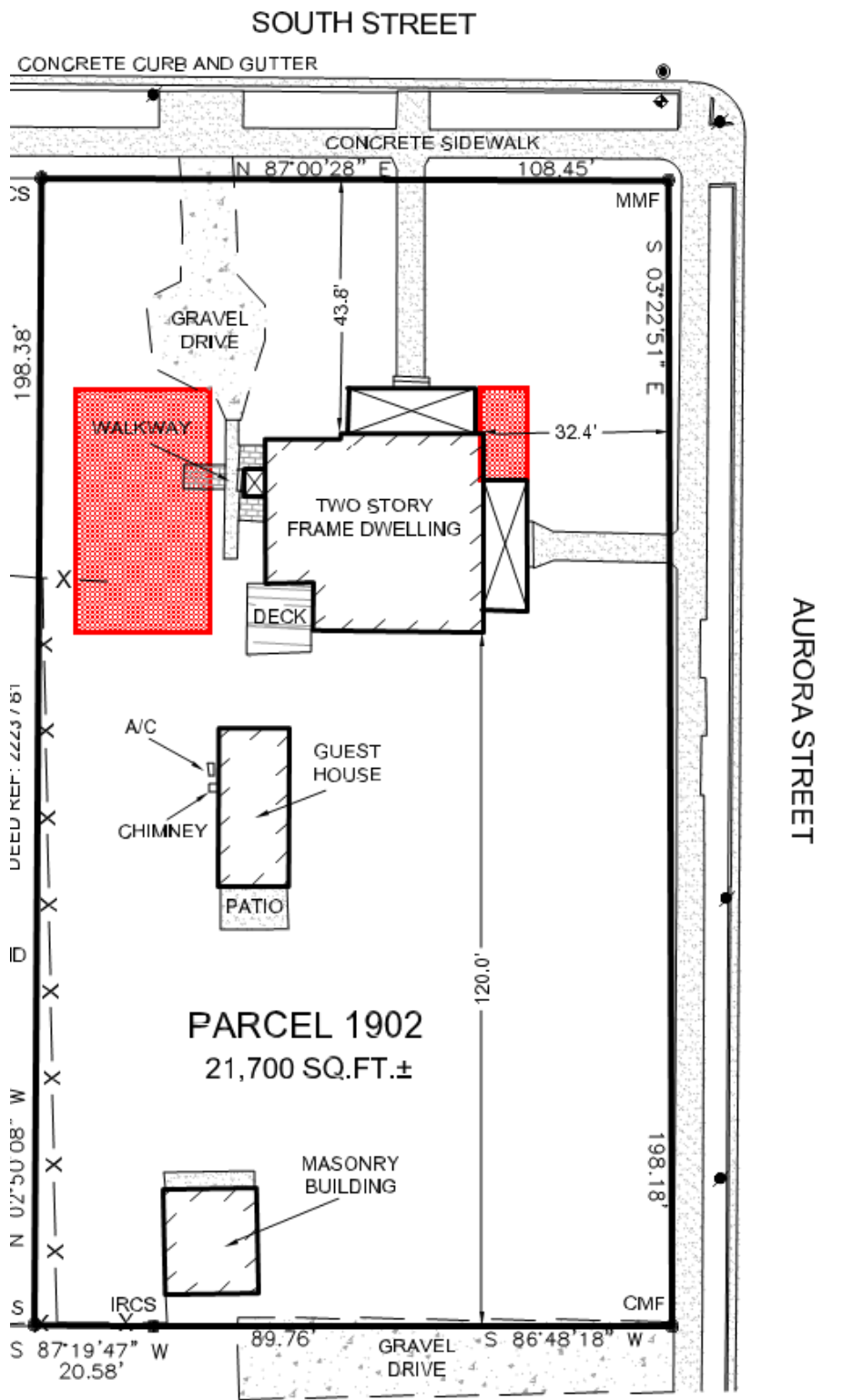
Note: Discuss potential porch connection due to window door on Aurora Street porch.



Example of HDC approved garage one block away;
Architecture would be changed to match.

120 South Street Garage (off Hanson Street)
~40'x24' garage / workshop / granny flat





Note: Discuss porch connection, garage (remove three cedar trees), locations of carriage and cottage houses, and need for driveway easement at rear of property.



Thank You!

Questions?

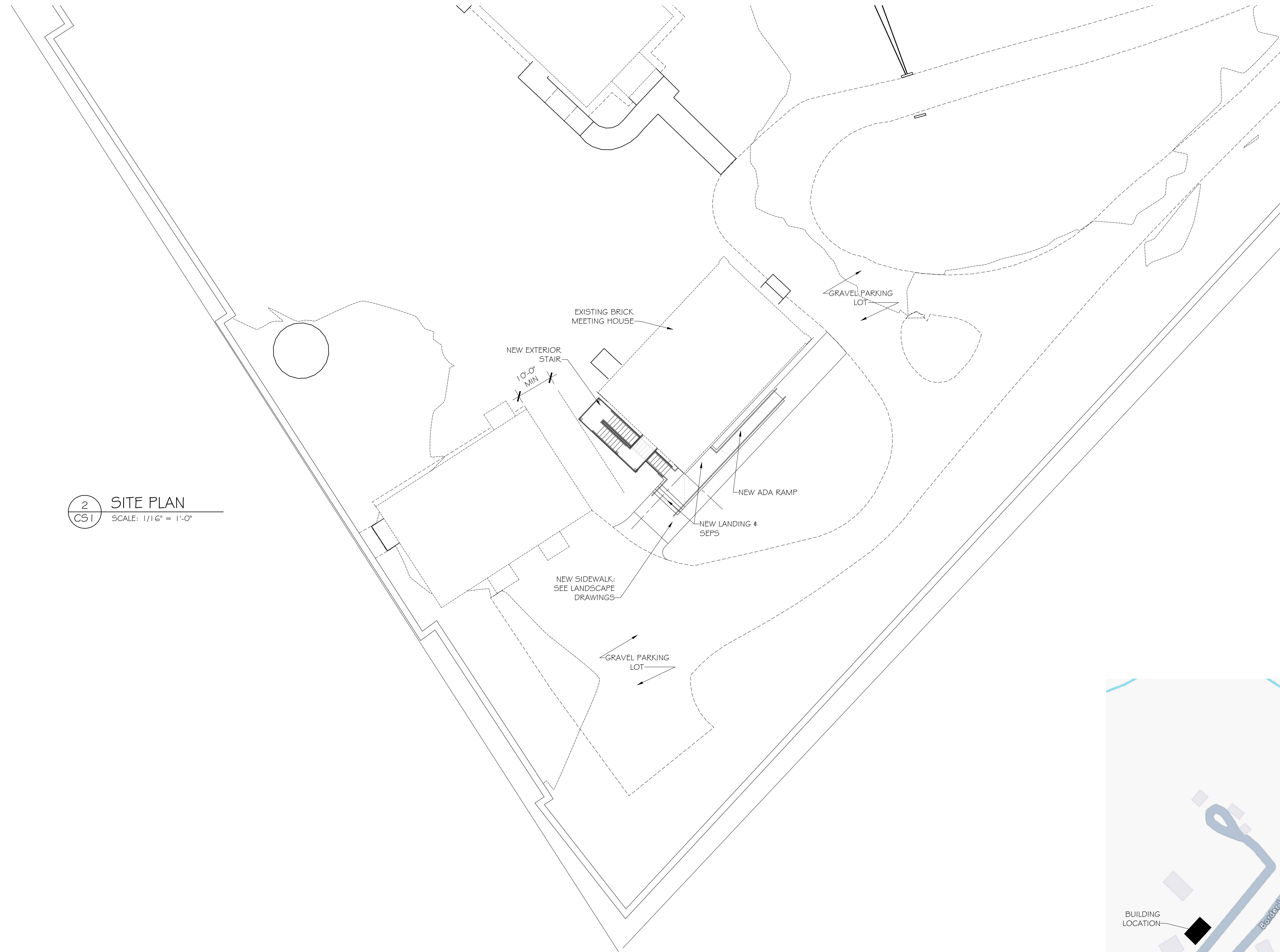
220 South Street

View from Aurora Street
(not current picture)

Exterior Stair and Ramp Addition for the

Brick Meeting House at Third Haven Meeting

405 S. Washington St, Easton, MD 21601



LIST OF DRAWINGS:

GENERAL

- CS 1 COVER SHEET
- G 1 . 0 GENERAL NOTES & SPECIFICATIONS

LANDSCAPE

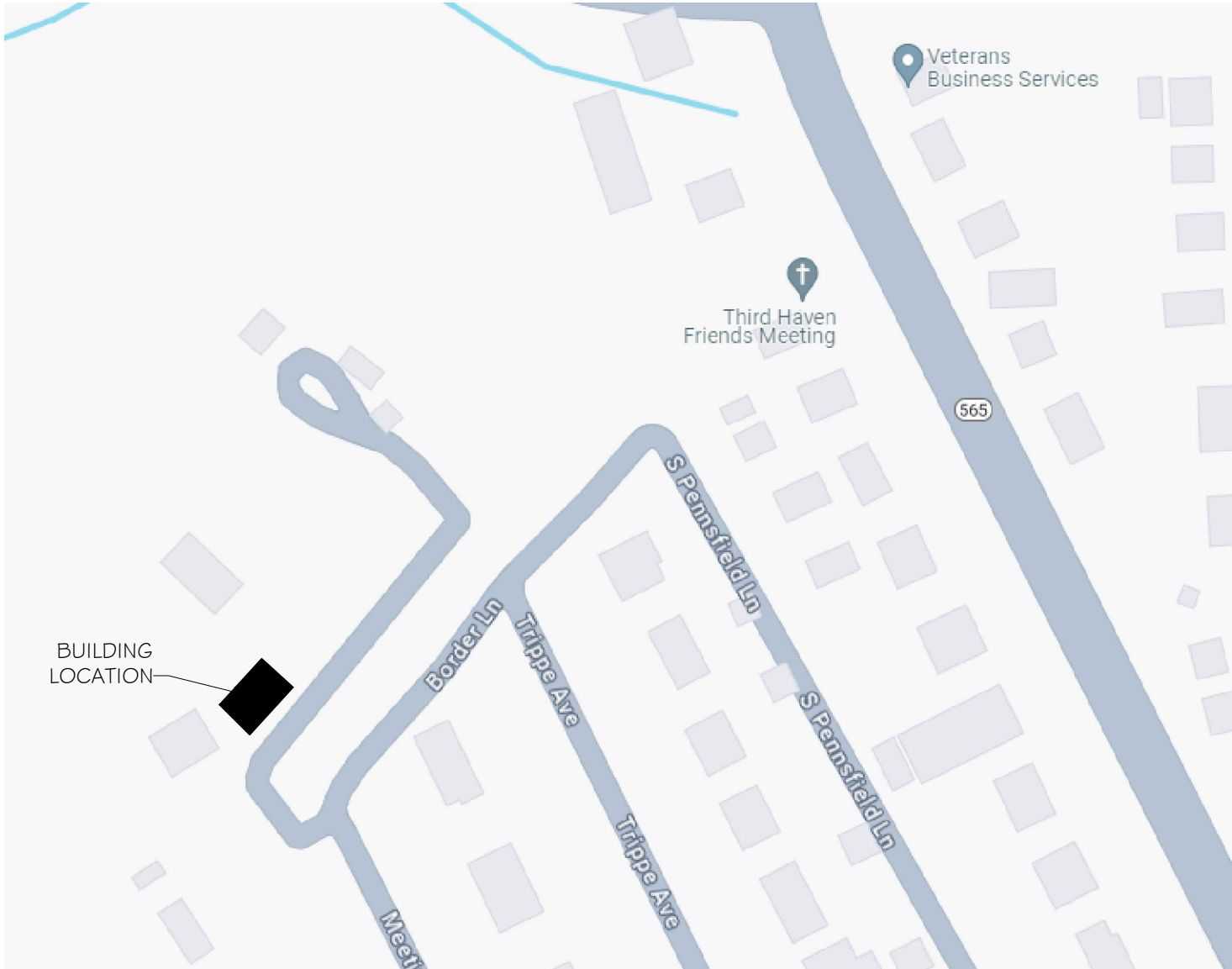
- L 1 . 00 SITE PLAN & DETAILS

ARCHITECTURAL

- D 1 . 0 FIRST and SECOND FLOOR DEMOLITION PLANS
- A 1 . 0 FOUNDATION PLAN
- A 1 . 1 FIRST FLOOR PLAN
- A 1 . 2 SECOND FLOOR PLAN
- A 2 . 0 EXTERIOR ELEVATIONS
- A 3 . 0 BUILDING SECTIONS
- A 4 . 0 ENLARGED EXTERIOR DETAILS
- A 5 . 0 ENLARGED DOOR DETAILS

STRUCTURAL

- S 1 . 0 STRUCTURAL NOTES & DETAILS
- S 1 . 1 STRUCTURAL PLANS



ARCHITECT

JOHN MILNER ARCHITECTS, INC.
104 Lakeview Drive
Chadds Ford, PA 19317
(610) 388-0111

STRUCTURAL ENGINEER

STRUCTURAL DESIGN ASSOCIATES
533 Uwchlan Ave.
Downingtown, PA 19335
(610) 458-4470

LANDSCAPE ARCHITECT

JONATHAN CECI LANDSCAPE ARCHITECTS
1400 Greenmount Avenue
Suite H02
Baltimore, MD 21202
(410) 299-8059

Revisions:		Remarks:
No.	Date:	
Date: 03/15/2024		
Scale: AS NOTED	Drawn: WDM	
Checked: JDK		Status: Permit and Bidding
Brick Meeting House at Third Haven Meeting		
405 S. Washington St, Easton, MD 21610		
JOHN MILNER ARCHITECTS, inc.		
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 (610) 388-0111		
COVER SHEET		

CS1

PROJECT CODE NOTES:

2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL BUILDING CODE (IBC)

IBC 2021

CHAPTER 3 - BUILDING OCCUPANCY & CLASSIFICATION USE

- EXISTING BUILDING IS CLASSIFIED A-3 AS A RELIGIOUS ASSEMBLY SPACE ON THE FIRST-FLOOR W/ SUPPORTING EDUCATIONAL ROOMS ON THE SECOND. THIS PROJECT WILL NOT ALTER THE EXISTING OCCUPANCY OR USE.

CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS

- EXISTING. NO CHANGES ARE PROPOSED.

CHAPTER 6 - TYPES OF CONSTRUCTION

- TYPE 3B EQUIVALENT. NO CHANGES PROPOSED.

CHAPTER 10 - MEANS OF EGRESS

- EXISTING MEANS OF EGRESS FROM THE SECOND FLOOR TO BE IMPROVED BY INSTALLING A NEW COMPLIANT EXTERIOR STAIRCASE WITH 32" MIN CLEAR WIDE EGRESS DOOR. THE FIRST FLOOR WILL BE SERVICED BY A NEW EXTERIOR LANDING & ADA COMPLIANT RAMP ADJACENT TO THE SOUTHWEST REAR DOOR. NO OTHER CHANGES ARE PROPOSED

IEBC 2021

CHAPTER 4 - REPAIRS

- REPAIR WORK WILL BE UNDERTAKEN IN SUCH A MANNER AS TO NOT REDUCE THE LEVEL OF COMPLIANCE CURRENTLY PROVIDED.

GENERAL PROJECT NOTES:

- PROJECT IS LOCATED ON AN HISTORICAL SITE. EXISTING ARTIFACTS OR ITEMS OF HISTORIC OR ARCHEOLOGICAL SIGNIFICANCE MAY EXIST IN AREAS SURROUNDING THE BUILDING. LIMIT THE DISTURBANCE OF THE SITE & BUILDING TO THE GREATEST EXTENT POSSIBLE. NOTIFY ARCHITECT IMMEDIATELY OF ANY ITEMS SUSPECTED OF BEARING SIGNIFICANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY WORK OR DESIGN ASSOCIATED WITH MECHANICAL, ELECTRICAL, & PLUMBING (MEP) SYSTEMS; AS WELL AS ALL DOCUMENTATION REQUIRED FOR MEP PERMITTING.
- COORDINATE THE EXTENT OF DEMOLITION SHOWN WITH REQUIREMENTS OF NEW WORK. IF ADDITIONAL DEMOLITION TO THAT INDICATED IS REQUIRED, CONSULT ARCHITECT PRIOR TO PROCEEDING.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO STRUCTURAL SYSTEMS.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN REQUIRED CLEARANCES FROM ALL UTILITIES WITHIN THE WORK AREA.
- LEAD BASED PAINT: MANY BUILDING COMPONENTS ARE EXPECTED TO RETAIN LEAD-BASED COATINGS. PERFORM WORK IN ACCORDANCE WITH OSHA 29 CFR 1962.62 (LEAD IN CONSTRUCTION) & OSHA 29 CFR 1910.134 (RESPIRATORY PROTECTION). GROUND PROTECTION SHALL BE PROVIDED IN AREAS WHERE DEMOLITION & SALVAGE ARE TO BE PERFORMED TO COLLECT FLAKING PAINT FOR DISPOSAL IN ACCORDANCE WITH FEDERAL, STATE & LOCAL REGULATIONS.
- PROVIDE TEMPORARY SHORING & SUPPORT OF STRUCTURE AT ANY POINT DURING THE PROJECT AS REQUIRED. COORDINATE ALL WORK W/ REQUIREMENTS OF STRUCTURAL DRAWINGS.
- SALVAGE THE FOLLOWING MATERIALS UNLESS SPECIFICALLY NOTED TO BE DISCARDED OR DISPOSED OF.
 - HISTORIC BRICK
 - DOOR & WINDOW CASINGS & TRIM TO BE REPLICATED (FOR TEMPLATING)

SPECIFICATIONS:

GENERAL

- ALL WORK & PERFORMANCE THEREOF SHALL COMPLY WITH THE CONTRACT DOCUMENTS & SPECIFIC MANUFACTURERS INSTRUCTIONS
- WHERE "APPROVED EQUAL" IS NOTED AS ACCEPTABLE, APPROVAL OF EQUAL SHALL BE AT THE SOLE DISCRETION OF DESIGN PROFESSIONAL & OWNER.

DIVISION 03 - CONCRETE

A. CAST-IN-PLACE CONCRETE

- REFER TO STRUCTURAL DRAWINGS

DIVISION 04 - MASONRY

A. EXISTING BRICK RESTORATION

- SUMMARY: IN AREAS WHERE EXISTING BRICK IS TO BE CUT, REPAIRED, REPLACED, OR REPOINTED, THE FOLLOWING SPECIFICATIONS APPLY
- QUALITY ASSURANCE
 - MASONRY RESTORATION SHALL CONFORM TO THE GUIDELINES OF THE SECRETARY OF THE INTERIOR FOR HISTORIC PRESERVATION. TECHNIQUES EMPLOYED FOR MASONRY POINTING & REPAIR SHALL BE AS OUTLINED IN "PRESERVATION BRIEF NO. 2 (SEPTEMBER 1998) AS PUBLISHED BY THE NATIONAL PARK SERVICE.
- MASONRY RESTORATION WORK SHALL COMPLY WITH ACI / ASCC 530.1-04. CONTRACTOR SHALL MAINTAIN AT LEAST ONE COPY OF ACI / ASCC 530.1-04 ON SITE.
- PRODUCTS
 - ANY BRICK TO BE REPLACED SHOULD FIRST BE SOURCED FROM SITE-SALVAGED STOCK. IF STOCK IS EXHAUSTED THE CONTRACTOR SHOULD SOURCE SALVAGED MATERIAL TO MATCH EXISTING.
 - CLEAN EXISTING BRICK MASONRY TO REMOVE ATMOSPHERIC SOILING & BIOLOGICAL GROWTH USING ONE OF THE FOLLOWING:
 - PROSOCO 2010 ALL-SURFACE CLEANER
 - CHEMIQUE ION 417
 - ARCHITECT-APPROVED EQUIVALENT
 - MORTAR MIX FOR POINTING & SETTING OF EXISTING BRICK WORK SHOULD BE TYPE N, 1 PART CEMENT: 1 PART HYDRATED LIME, 6 PARTS SAND
- SUBMITTALS
 - PROVIDE PRODUCT DATA FOR ITEMS SPECIFIED
 - PRIOR TO INSTALLATION THE CONTRACTOR SHALL PRODUCE MATERIAL SAMPLES & IN SITU MOCK-UPS OF ALL PRODUCTS TO BE INSTALLED & WORK TO BE COMPLETED FOR REVIEW BY OWNER / ARCHITECT.
- PROCEDURE
 - PRIOR TO POINTING RAKE LOOSE JOINTS BACK MIN ¾" OR TO SOUND MORTAR.

- REMOVE DIRT & DEBRIS WITH LOW PRESSURE WATER. ACID CLEANING WILL NOT BE PERMITTED. CLEANING COMPOUNDS TO BE REVIEWED BY OWNER / ARCHITECT.
 - ONCE CLEANED MATCH NEW MORTAR COLOR TO CLEANED SURFACE. & APPLY MORTAR IN ¼" LAYERS.
- B. NEW BRICK FOR RAMP CONSTRUCTION:
- SUMMARY: NEW FACE BRICK TO BE INSTALLED ALONG THE EXPOSED PERIMETER OF THE NEW ENTRY RAMP & LANDING. BRICK PAVERS ARE TO BE USED FOR THE WALKING SURFACE OF THE RAMP, LANDING, & SIDEWALKS
 - PRODUCTS:
 - PROVIDE PRODUCTS WHICH ARE RECOMMENDED IN WRITING & TESTED FOR INSTALLATIONS INDICATED. MANUFACTURER & INSTALLER SHALL VERIFY APPROPRIATENESS OF MATERIALS TO BE USED FOR EACH INSTALLED APPLICATION PRIOR TO SUBMITTING PRODUCT DATA FOR REVIEW.
 - BRICK MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS MANUFACTURED BY GLEN GERY, BELDEN BRICK, OLD CAROLINA, RED L BRICK OR APPROVED EQUAL.
 - FACE BRICK: ASTM C 216, TYPE FBS, GRADE SW OR MW. COLOR TO BE SELECTED BY ARCHITECT.
 - PAVER BRICK: ASTM C 902, TYPE I OR II, CLASS SW. COLOR TO BE SELECTED BY OWNER / ARCHITECT.
 - MORTAR MIX FOR POINTING & SETTING OF NEW MASONRY AT RAMP CONSTRUCTION SHOULD BE TYPE S, 2 PART CEMENT: 1 PART HYDRATED LIME: 9 PARTS SAND. COLOR TO MATCH POINTING MORTAR ON EXISTING BUILDING.

SUBMITTALS:

- PROVIDE PRODUCT DATA FOR NEW BRICKS & ALL MORTAR COMPONENTS
- PROVIDE SAMPLES FOR COLOR SELECTION BY THE ARCHITECT FOR THE FOLLOWING
 - NEW BRICK
 - POINTING MORTAR

DIVISION 05 - METALS

A. STRUCTURAL STEEL:

- SUMMARY: NEW STEEL STAIR: REFER TO STRUCTURAL DRAWINGS FOR SIZES, MATERIALS, & COMPONENTS.
 - SUBMITTALS: PROVIDE SHOP DRAWINGS FOR ALL STRUCTURAL STEEL FABRICATIONS
 - FINISHES: ALL STRUCTURAL STEEL TO BE GALVANIZED & FIELD PAINTED. SEE SECTION 9 FOR EXTERIOR PAINTS
 - COLOR: BLACK
 - SHEN: GLOSS
- B. STEEL GUARDRAILS & HANDRAILS
- SUMMARY: NEW GUARD RAILS ARE TO BE PROVIDED ALONG PERIMETER OF NEW METAL STAIR RUNS & LANDINGS. NEW HANDRAILS ARE TO BE PROVIDED ALONG THE PERIMETER OF EACH STAIR RUN, LOWER LANDING, & RAMP.
 - ALL CONNECTIONS ARE TO BE WELDED. HANDRAILS & GUARDRAILS TO BE CONTIGUOUS ALONG SEGMENTS.
 - GUARDRAILS SUPPORTS ARE TO BE WELDED TO THE TOP FLANGE OF EXTERIOR STAIR STRINGERS.
 - HANDRAILS ALONG THE STAIR ARE TO BE SUPPORTED BY BENT RODS AT EACH GUARD SUPPORT ALONG THE STAIR RUN. AT THE RAMP & BOTTOM LANDING HANDRAILS ARE TO BE SUPPORTED BY SQUARE SUPPORTS EMBEDDED INTO THE MASONRY FLOOR BELOW.

QUALITY ASSURANCE:

- ALL COMPONENTS ARE TO BE HIGH CARBON STEEL, C1010 OR MALLEABLE IRON AS REQUIRED.
- HANDRAILS ARE TO COMPLY 2010 ADA STANDARDS
- PRODUCTS & COMPONENTS
 - STOCK STEEL BAR & SQUARE TUBING
 - ½"x1 ½" SOLID BAR STOCK FOR GUARD AND HANDRAIL SUPPORTS
 - ½"x3/4" SOLID BAR STOCK FOR GUARD TOP RAIL
 - 1"x3/4" BAR STOCK FOR GUARD MID RAIL, GUARD & HANDRAIL BOTTOM RAILS
 - ½" DIA ROD FOR BALLUSTERS
 - ¾" DIA ROD FOR HANDRAIL SUPPORT ALONG GUARD RAIL
 - DECORATIVE STEEL COMPONENTS - BASIS OF DESIGN
 - JULIUS BLUM 369 1 1/2" SQUARE SUPPORT BASE
 - JULIUS BLUM 4441 HANDRAIL CAP W/ ASSOCIATED 1 ½"x1/2" BAR SUPPORT RAIL
 - JULIUS BLUM 4441 SQUARE HANDRAIL END PIECE
 - JULIUS BLUM 4441S STRAIGHT LAMBS TONGUE HANDRAIL END PIECE

FINISHES: ALL RAILING COMPONENTS ARE TO BE FIELD PAINTED

- COLOR: BLACK
- SHEN: GLOSS
- SUBMITTALS:
 - PROVIDE PRODUCT DATA FOR RAILING COMPONENTS.
 - PROVIDE SHOP DRAWINGS FOR FABRICATED ASSEMBLIES

DIVISION 06 - WOOD, PLASTICS, COMPOSITES

A. HISTORIC WOOD REPAIR

- SUMMARY: TREATMENT FOR REPAIR OR REPLACEMENT OF HISTORIC WOOD.
 - ALL REPAIRS TO BE DUTCHMAN-PATCHED OR FULL REPLACEMENT OF ENTIRE MEMBER
- QUALITY ASSURANCE
 - A PROFESSIONAL EXPERIENCED WITH THE REPAIR OF HISTORIC WOOD SHOULD BE ENGAGED TO PERFORM THE WORK
- PRODUCTS
 - WOOD, GENERAL: CLEAR FINE-GRAINED LUMBER; KILN DRIED TO A MOISTURE CONTENT OF 6 TO 12 PERCENT AT TIME OF FABRICATION; FREE OF VISIBLE FINGER JOINTS, BLUE STAIN, KNOTS, PITCH POCKETS, & SURFACE CHECKS LARGER THAN 1/32 INCH DEEP BY 2 INCHES WIDE.
 - SPECIES & GRADE: PLANTATION-GROWN HONDURAN MAHOGANY, SPANISH CEDAR OR SAPELE, FAS.
 - MAXIMUM MOISTURE CONTENT: 15 PERCENT.
 - FACE SURFACE: SURFACED (SMOOTH).
 - NO FINGER-JOINTING PERMITTED.
 - GRADING RULES:
 - NHPMA OFFICIAL GRADING RULES, 1978: ALL SPECIES, C & BETTER

- SELECT.
 - WCLIB ST&ARD GRADING & DRESSING RULES, 1984: ALL SPECIES, C & BETTER VG.
 - NHLA GRADING RULES, FIRST GRADE UNLESS OTHERWISE INDICATED.
- FASTENERS
 - TYPE 304 OR 316 STAINLESS STEEL
- FINISHES
 - UNFINISHED REPLACEMENT COMPONENTS & DUTCHMAN PATCHES: PROVIDE EXPOSED EXTERIOR WOOD SURFACES UNFINISHED; SMOOTH, FILLED, & SUITABLY PREPARED FOR ON-SITE PRIMING & FINISHING IN ACCORDANCE WITH SECTION 09, "EXTERIOR PAINTING". BACK PRIME ALL CONCEALED & CUT SURFACES.
- SUBMITTALS: SUBMIT SHOP DRAWINGS & SAMPLES OF NEW PROFILED WOOD TRIM FOR COMPARISON WITH HISTORIC PROFILES.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

B. JOINT SEALANTS

- SUMMARY: PROVIDE JOINT SEALANTS AS FOLLOWS:
 - MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS MANUFACTURED BY TREMCO OR APPROVED EQUAL.
 - PRODUCTS: PROVIDE PRODUCTS WHICH ARE RECOMMENDED IN WRITING & TESTED FOR INSTALLATIONS INDICATED. MANUFACTURER & INSTALLER SHALL VERIFY APPROPRIATENESS OF SEALANTS TO BE USED FOR EACH INSTALLED APPLICATION PRIOR TO SUBMITTING PRODUCT DATA FOR REVIEW.
 - LOCATIONS: SEALANT JOINTS SHALL INCLUDE BUT NOT BE LIMITED TO:
 - DOOR FRAME PERIMETER ALONG MASONRY OPENING
 - INSERTIONS INTO MASONRY FOR ELECTRICAL FIXTURE INSTALLATION
- QUALITY ASSURANCE:
 - TESTING: PROVIDE MANUFACTURER PULL TEST FOR EACH SEALANT INSTALLATION. TESTS SHALL BE COORDINATED THROUGH & PERFORMED BY A QUALIFIED AGENT
- PRODUCTS:
 - SILICONE, S, NS, 35, NT: NON-STAINING, SINGLE-COMPONENT, NON-SAG, PLUS 35 PERCENT & MINUS 35 PERCENT MOVEMENT CAPABILITY, NONTRAFFIC-USE, NEUTRAL-CURING SILICONE JOINT SEALANT; ASTM C 920, TYPE S, GRADE NS, CLASS 35, USE NT.
 - MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
 - GE CORNING CORPORATION.
 - GE CONSTRUCTION SEALANTS; MOMENTIVE PERFORMANCE MATERIALS INC.
 - TREMCO
 - ARCHITECT-APPROVED EQUIVALENT.
 - LATEX SEALANTS
 - LATEX SEALANT FOR EXTERIOR WOODWORK; EXTERIOR-GRADE, PAINTABLE SILICONIZED LATEX SEALANT. MEETS ASTM C-834, TYPE-OP, NS, GRADE -1B
 - PROVIDE ONE OF THE FOLLOWING PRODUCTS:
 - GE ALL-WEATHER PRO
 - SHERWIN-WILLIAMS 1050Q
 - DAP ALEX PLUS
 - ARCHITECT-APPROVED EQUIVALENT
 - COLOR: AS SELECTED BY THE OWNER FROM MANUFACTURERS' FULL RANGE OF APPROVED PRODUCTS.
 - ACCESSORIES: PROVIDE MANUFACTURER RECOMMENDED, BACKINGS, TAPES, PRIMERS, & OTHER RELATED MATERIALS BASED ON COMPATIBILITY WITH ONE ANOTHER & WITH SPECIFIED JOINT SEALANT & SUBSTRATES & AS REQUIRED FOR A COMPLETE INSTALLATION. INSTALL SEALANTS PER MANUFACTURERS' RECOMMENDATIONS.
 - SUBMITTALS: PROVIDE PRODUCT DATA & INSTALLATION DETAILS FOR EACH PRODUCT REQUIRED INCLUDING COLOR CHARTS FOR SEALANT COLOR SELECTION.

DIVISION 08 - OPENINGS

A. NEW CUSTOM EXTERIOR WOOD DOORS

- SUMMARY: NEW CUSTOM-FABRICATED EXTERIOR WOOD DOOR FOR INSTALLATION AT TOP OF NEW EGRESS STAIR
- QUALITY ASSURANCE
 - WARRANTY: ONE YEAR FROM SUBSTANTIAL COMPLETION.
 - WINDOW & DOOR MANUFACTURERS ASSOCIATION - WDMA I.S.G-A INDUSTRY STANDARD FOR ARCHITECTURAL STILE & RAIL DOORS
- PRODUCTS
 - 4 PANEL CUSTOM WOOD DOOR
 - 1 ¾" THICK STILE & RAIL DOOR W/ RAISED PANELS: PROFILES & COMPONENT WIDTHS TO MATCH EXISTING
 - MORTISE-ASSEMBLED WOOD FRAME: PROFILES TO MATCH EXISTING
 - TRANSOM: CUSTOM-FABRICATED, TRUE-DIVIDED-LIGHT, WOOD SASH TO MATCH EXISTING WINDOW STILE, RAIL, & MUNTIN WIDTHS & PROFILES
- ASSEMBLY INSTRUCTIONS: ALL COMPONENTS ARE TO BE PRIMED PRIOR TO ASSEMBLY. BACK-PRIME ALL CONCEALED SURFACES PRIOR TO INSTALLATION.
- DOOR HARDWARE
 - HINGES: (3) IVES 5BB1 4.5X4.5 NRP, US10B FINIS
 - PANIC HARDWARE: VON DUPRIN 88-L-17, G13 FINISH
 - MORTISE CYLINDER and FSIC CORE: SCHLAGE, AS REQUIRED for SPECIFIED HARDWARE and COMPATIBLE w/ OWNERS EXISTING KEYING SYSTEM, G13 FINISH.
 - SURFACE CLOSER: FALCON SC70A SERIES, G9S FINISH
 - KICK PLATE: IVES, 8400 SERIES, 10" HIGH, COUNTERSUNK SCREWS, US10B FINISH.
 - GASKETING: ZERO INTERNATIONAL, 488-S or SIMILAR, BLACK FINISH.
 - DOOR SWEEP: ZERO INTERNATIONAL, 8197D
 - THRESHOLD (SADDLE): ZERO INTERNATIONAL, 545D
- MATERIALS
 - QUARTER SAWN WOOD
 - PLANTATION-GROWN HONDURAN MAHOGANY
 - SPANISH CEDAR
 - TRANSOM GLASS
 - SALVAGED HISTORIC GLAZING TO MATCH EXISTING
 - REPLICA CYLINDER GLASS
- FINISHES
 - OIL BASED PRIMER
 - LATEX EXTERIOR PAINT
 - COLOR: TBD
- SUBMITTALS

- PROVIDE SHOP DRAWINGS & FULL DETAILS OF CONSTRUCTION PRIOR TO INSTALLATION FOR REVIEW BY OWNER / ARCHITECT
 - CONTRACTOR TO PROVIDE SAMPLE OF GLASS FOR DOOR TRANSOM GLAZING FOR REVIEW BY OWNER / ARCHITECT
 - PROVIDE PRODUCT DATA FOR ALL COMPONENTS SPECIFIED
- B. FIRE RATED, EXTERIOR HOLLOW METAL DOORS & FRAMES
- SUMMARY: NEW DOUBLE FIRE-RATED ACCESS DOORS FOR EXISTING EXTERIOR BOILER ENCLOSURE
 - CONFORM TO NFPA 80 FOR FIRE RATING ASSEMBLIES
 - PRODUCTS:
 - ASYMMETRICAL PAIR OF 1¾" HOLLOW CORE STEEL DOORS
 - 45 MIN FIRE RATING
 - MATERIALS
 - 14 GAUGE STEEL SKIN
 - 18 GAUGE STEEL-STIFFENED & FIBERGLASS CORE
 - MANUFACTURERS
 - CECO
 - CURRIES
 - STEELCRAFT
 - ACCESSORIES
 - 12"x12" FIRE RATED FUSIBLE-LINK AIR LOUVER FOR 1¾" DOOR
 - 45 MIN FIRE RATING
 - PRODUCT
 - MANUFACTURER: TRUDOOR
 - SERIES: 1900A FUSIBLE-LINK LOUVER
 - COLOR: GRAY
 - 5/8" RABBETED, WELDED, HOLLOW METAL FRAME FOR MASONRY OPENINGS
 - 45 MIN FIRE RATING
 - MATERIALS
 - 16 GAUGE COLD ROLLED STEEL
 - MANUFACTURERS
 - CECO
 - CURRIES
 - STEELCRAFT
 - ACCESSORIES
 - EWA ANCHOR FOR EXISTING MASONRY OPENINGS
 - HARDWARE
 - HINGES: (4) IVES 5BB1 4.5X4.5 NRP, US10B FINISH
 - MANUAL FLUSH BOLT: (2) IVES FB45B, G13 FINISH
 - DUST PROOF STRIKE PLATE: (2) IVES DP2, G13 FINISH. PROVIDE HM FRAME PREP AS NEEDED.
 - STOREROOM LOCK: FALCON T-SERIES LATCHSET WITH QUANTUM LEVER, G13 FINISH.
 - FSIC CORE: SCHLAGE, AS REQUIRED for SPECIFIED HARDWARE and COMPATIBLE w/ OWNERS EXISTING KEYING SYSTEM, G13 FINISH.
 - GASKETING: ZERO INTERNATIONAL, 488-S or SIMILAR, BLACK FINISH.
 - FINISHES
 - FACTORY PAINTED.
 - COLOR: WHITE
 - SUBMITTALS
 - PROVIDE SHOP DRAWINGS & FULL DETAILS OF CONSTRUCTION PRIOR TO INSTALLATION FOR REVIEW BY OWNER / ARCHITECT
 - PROVIDE PRODUCT DATA FOR ALL COMPONENTS SPECIFIED

DIVISION 09 - FINISHES

A. EXTERIOR PAINT

- SUMMARY:
 - STRIPPING, PRIMING & PAINTING OF EXISTING EXTERIOR AND INTERIOR WOOD SUBSTRATES
 - PREPARATION, PRIMING & PAINTING OF NEW EXTERIOR AND INTERIOR WOOD SUBSTRATES
 - PREPARATION, PRIMING AND PAINTING OF EXTERIOR METAL SUBSTRATES
- QUALITY ASSURANCE
 - DELUXE TYPE II SPECIFICATIONS OF THE PAINTING & DECORATING CONTRACTORS OF AMERICA, LATEST EDITION
 - WARRANTY: 2 YEARS AFTER SUBSTANTIAL COMPLETION
- PRODUCTS
 - MANUFACTURERS:
 - BASIS OF DESIGN: SHERWIN WILLIAMS
 - ALTERNATE MANUFACTURER: BENJAMIN MOORE
- PAINT SYSTEMS
 - EXISTING WOOD
 - ALKYD PRIMER MPI #5
 - S-W EXTERIOR OIL-BASED WOOD PRIMER
 - WATER-BASED ALKYD URETHANE INTERMEDIATE COAT
 - S-W PRO-INDUSTRIAL WATER-BASED ALKYD URETHANE ENAMEL - GLOSS
 - WATER-BASED ALKYD URETHANE FINISH COAT
 - S-W PRO-INDUSTRIAL WATER-BASED ALKYD URETHANE ENAMEL - GLOSS
 - NEW WOOD
 - ALKYD PRIMER MPI #5
 - S-W EXTERIOR OIL-BASED WOOD PRIMER
 - WATER-BASED ALKYD URETHANE INTERMEDIATE COAT
 - S-W PRO-INDUSTRIAL WATER-BASED ALKYD URETHANE ENAMEL - GLOSS
 - WATER-BASED ALKYD URETHANE FINISH COAT
 - S-W PRO-INDUSTRIAL WATER-BASED ALKYD URETHANE ENAMEL - GLOSS
 - NEW GALVANIZED METAL (NON-WALKING SURFACES)
 - ACRYLIC METAL PRIMER
 - S-W PRO-CRYL METAL PRIMER
 - WATER-BASED ALKYD URETHANE INTERMEDIATE COAT
 - S-W PRO-INDUSTRIAL WATER-BASED ALKYD URETHANE ENAMEL
 - WATER-BASED ALKYD URETHANE FINISH COAT
 - S-W PRO-INDUSTRIAL WATER-BASED ALKYD URETHANE ENAMEL - GLOSS
 - NEW GALVANIZED METAL (WALKING SURFACES)
 - ACRYLIC METAL PRIMER
 - S-W PRO-CRYL METAL PRIMER
 - WATER-BASED ACRYLIC INTERMEDIATE COAT
 - S-W ARMORSEAL TREADPLEX FLOOR COATING
 - WATER-BASED ACRYLIC FINISH COAT
 - S-W ARMORSEAL TREADPLEX FLOOR COATING
 - S-W H & C SHARKGRIP SLIP-RESISTANT ADDITIVE

ABBREVIATIONS

CONC.
DIA
DN
EA
MAX
MIN
M.O.
O.C.
OCC
SIM
STL
T.O.
TYP
VIF

CONCRETE
DIAMETER
DOWN
EACH
MAXIMUM
MINIMUM
MASONRY OPENING
ON CENTER
OCCUPANTS
SIMILAR
STEEL
TOP OF
TYPICAL
VERIFY IN FIELD

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Exterior Stair and Ramp Addition for the
Brick Meeting House at Third Haven Meeting
405 S. Washington St. Easton, MD 21610

JOHN MILNER ARCHITECTS, inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317

GENERAL NOTES
& SPECIFICATIONS

G1.0

Revisions:
No. _____
Date: _____

Remarks:

Contractor shall verify all
Dimensions and Existing
Conditions before
proceeding with the work.

Third Haven Friends

Brick Meeting House

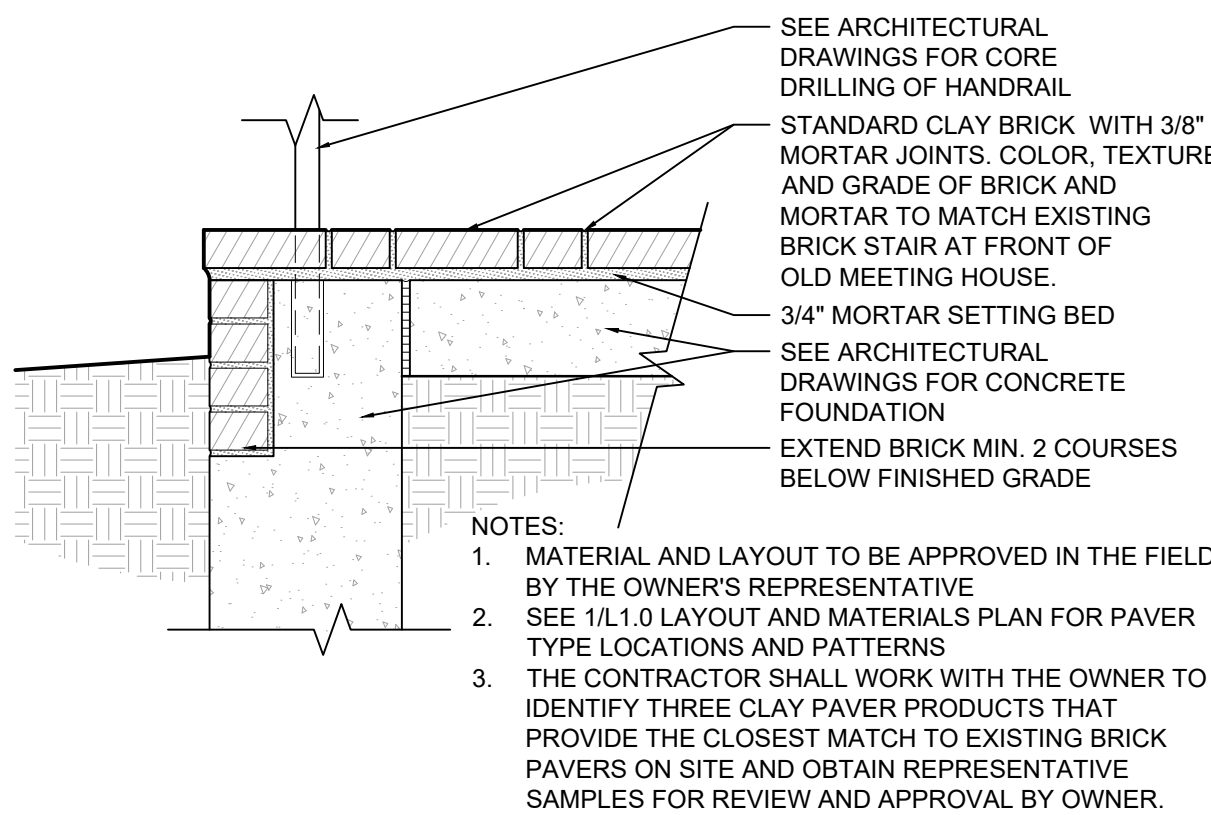
PROJECT ADDRESS

405 S. Washington St, Easton, MD 21601

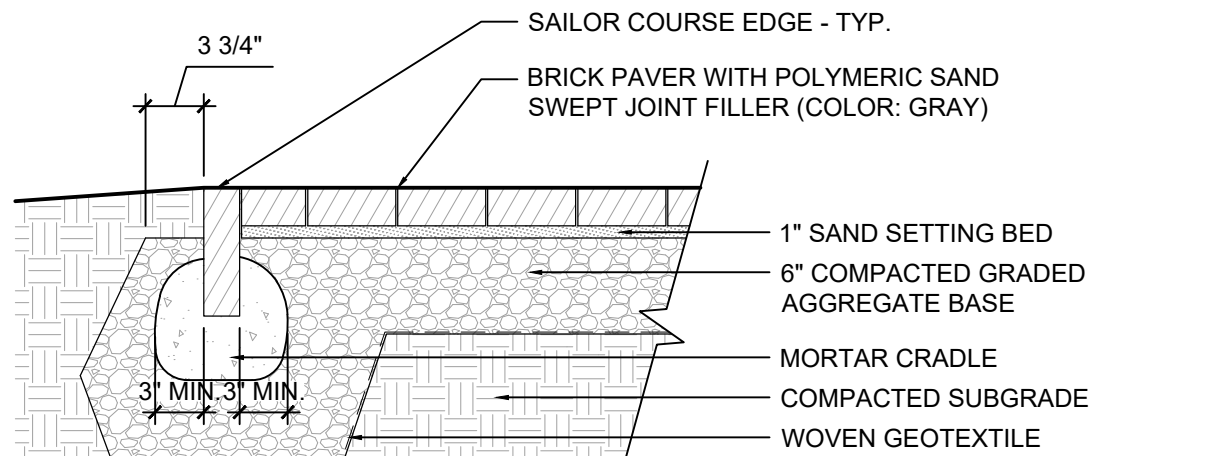
LANDSCAPE ARCHITECT

JONATHAN CECI
LANDSCAPE ARCHITECTS

1400 Greenmount Avenue, Suite H02
Baltimore, Maryland 21202

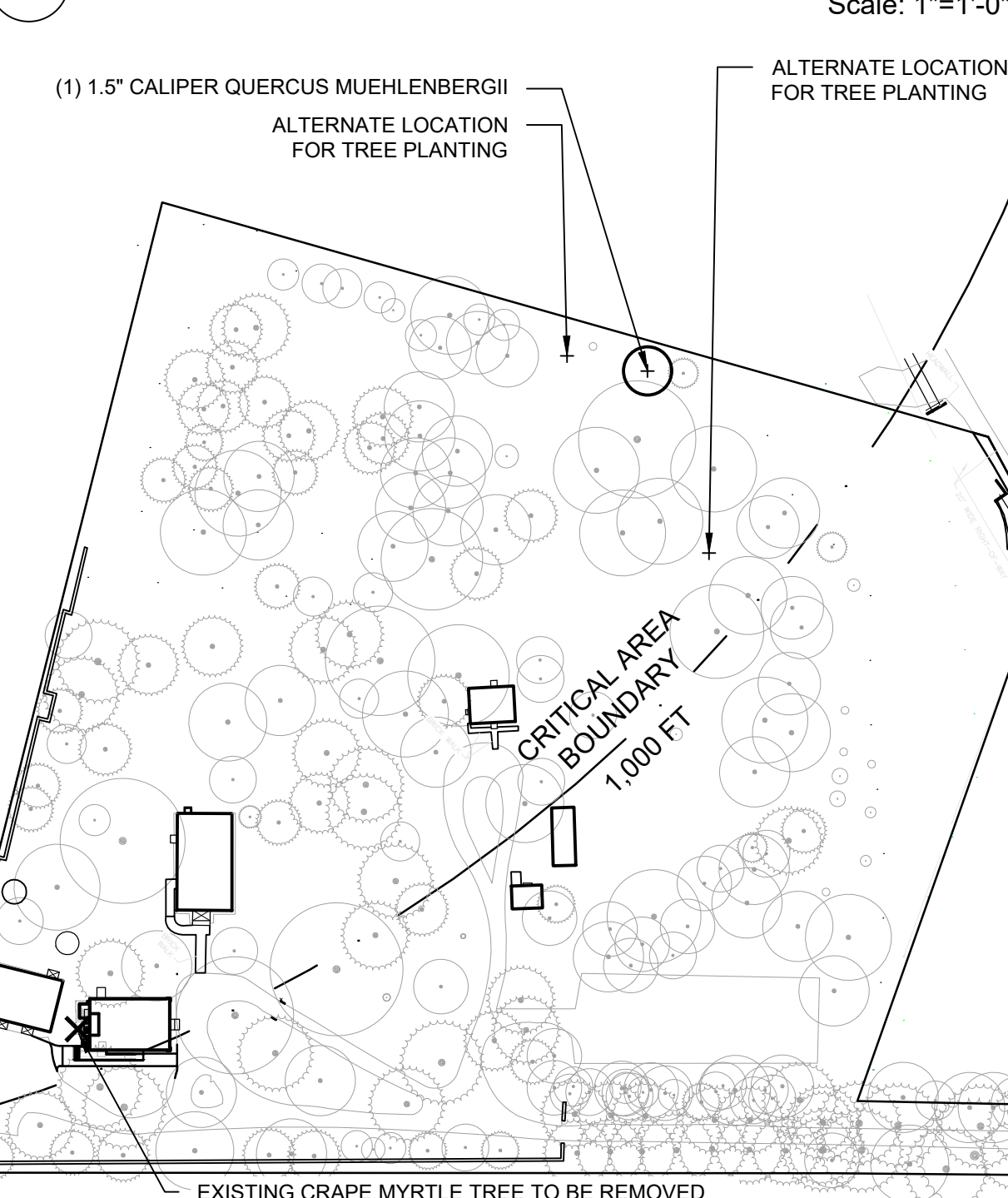


2 PEDESTRIAN BRICK PAVING - MORTARED Scale: 1"=1'-0"



3 PEDESTRIAN BRICK PAVING - DRY LAID Scale: 1"=1'-0"

4 PLANTING KEY PLAN FOR TREE LOSS MITIGATION Scale: 1"=100'-0"



4 PLANTING KEY PLAN FOR TREE LOSS MITIGATION Scale: 1"=100'-0"

PLANTING NOTES

- Planting to be approved by the owner's representative on site. Before the start of work, the Contractor shall verify the location of mechanical equipment, utility lines and major roots in the vicinity of new plantings and, if necessary, relocate select plantings as directed by the Owner or with guidance from the design team.
- The Contractor shall follow all best horticultural practices with plant bed preparation, planting, pruning and maintenance prior to the landscape is turned over to the Owner at Final Acceptance.
- The Contractor shall amend all plant beds (with mature compost and through mechanical mixing) to provide a minimum depth of 12 inches of good planting soils. For turf areas, the Contractor shall amend soils for good planting conditions to a minimum depth of six inches. The Contractor shall amend the soils in tree and shrub planting pits as noted in the planting details. The finished elevation of all plant beds and turf areas shall be flush with or one half inch below abutting paved surfaces, unless otherwise noted.
- During bed preparation activities and prior to installing plants, the Contractor shall report any areas with poor drainage to the Owner and design team. If warranted, the Contractor shall remediate compacted soils or add drainage improvements when approved by the Owner.
- Compacted soils shall be remediated using the Scoop and Dump technique: The Contractor shall apply a layer of 6 to 8 inches of compost to compacted soils and use a backhoe bucket to sparingly mix this into the top 18 inches of compacted soil. Using the backhoe, the Contractor shall dig down, scooping the soil-compost mix, lifting it 3 feet into the air and then dropping it onto the ground and smoothing it out.
- The Contractor shall take special care when planting around existing trees and shrubs to protect the root systems from damage.
- The Contractor shall remove and replace plants damaged by construction activity with specimens of the same size and variety as the damaged specimen or with an Owner-approved replacement.
- All plants shall meet the standards (for quality and size, etc.) of the American Standard for Nursery Stock (ANSI Z60.1 or later). If, in the estimation of the owner's representative, any plant materials are not acceptable in terms of health, vigor or branching structure, the Contractor shall replace the specimen(s) during the Constn Period for no additional cost.
- The Contractor shall water plants throughout the maintenance and warranty periods as described in the specifications. The Contractor shall install temporary irrigation systems, including drip hoses or other approved means, as coordinated with the Owner.

REVISION

DATE

-	-

SEAL

PROJECT NUMBER

22220

DRAWING AUTHOR:

JCLA

DRAWING DATE:

03/15/2024

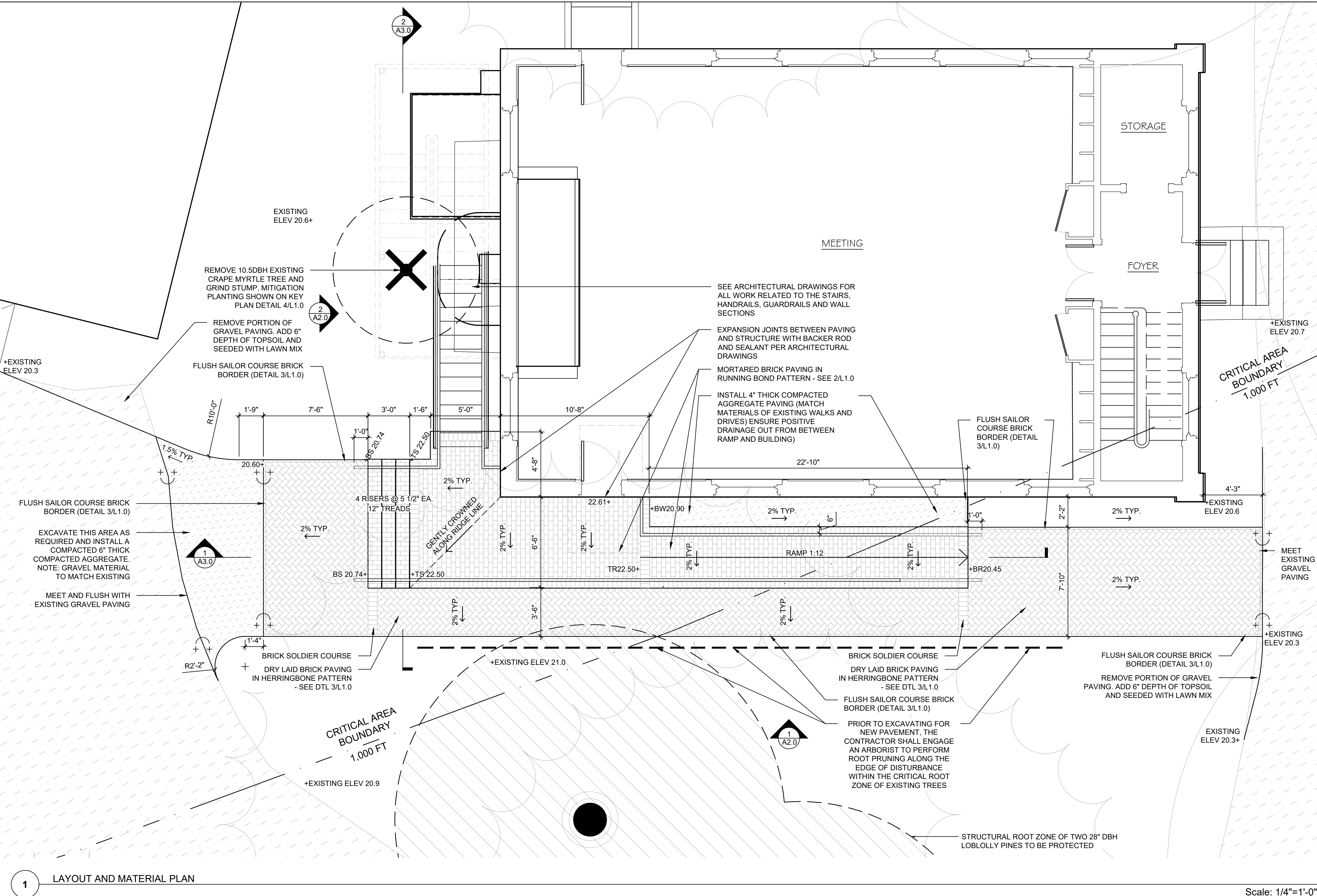
DRAWING TITLE

SITE PLAN AND DETAILS

SHEET NUMBER

L1.0

NOT FOR CONSTRUCTION



1 LAYOUT AND MATERIAL PLAN Scale: 1/4"=1'-0"

GENERAL NOTES

- Before any excavation takes place, the contractor shall contact Miss Utility (811) and have utility lines marked in the field to avoid hitting lines.
- Before the start of work, the contractor shall verify existing conditions and notify the Owner and design team of any discrepancies between the drawings and actual field conditions. This pertains to all site features that may be impacted by or have a bearing on proposed construction activities: all structures, paving, trees, utilities, equipment, topography, etc. At the time and before proceeding with work, the contractor shall also request approval of any necessary modifications to the scope or to the configuration of site improvements.
- If any existing features are discovered below ground after digging begins, the contractor shall notify the Owner and design team and shall request approval for any necessary modifications to the scope or configuration of the site improvements.
- Construction activity shall not begin until the Owner and the contractor have obtained all necessary permits and authorizations from agencies holding jurisdiction. Unless otherwise agreed, the contractor shall be responsible for obtaining all required building and excavation permits.
- The contractor shall perform its work in accordance with all applicable codes (whether federal, state and local) and recognized building practices and shall take all necessary precautions to ensure the safety and welfare of the Owner and the public throughout construction.
- The contractor shall provide all labor, equipment and materials necessary to perform the work shown on the plans.
- The contractor shall coordinate construction staging and access with the Owner and obtain the Owner's approval prior to commencing work.
- If there are multiple contractors working on site, it shall be the responsibility of each contractor to coordinate its work with the others.
- The Contractor shall protect existing-to-remain features from construction activity. If existing improvements (paving, curbing, structures, plantings, etc) are damaged by construction activity, the Contractor shall, without additional compensation, restore or replace them in kind. The restored or replaced feature shall match or exceed the quality and condition of the original.

SITE PREPARATION NOTES

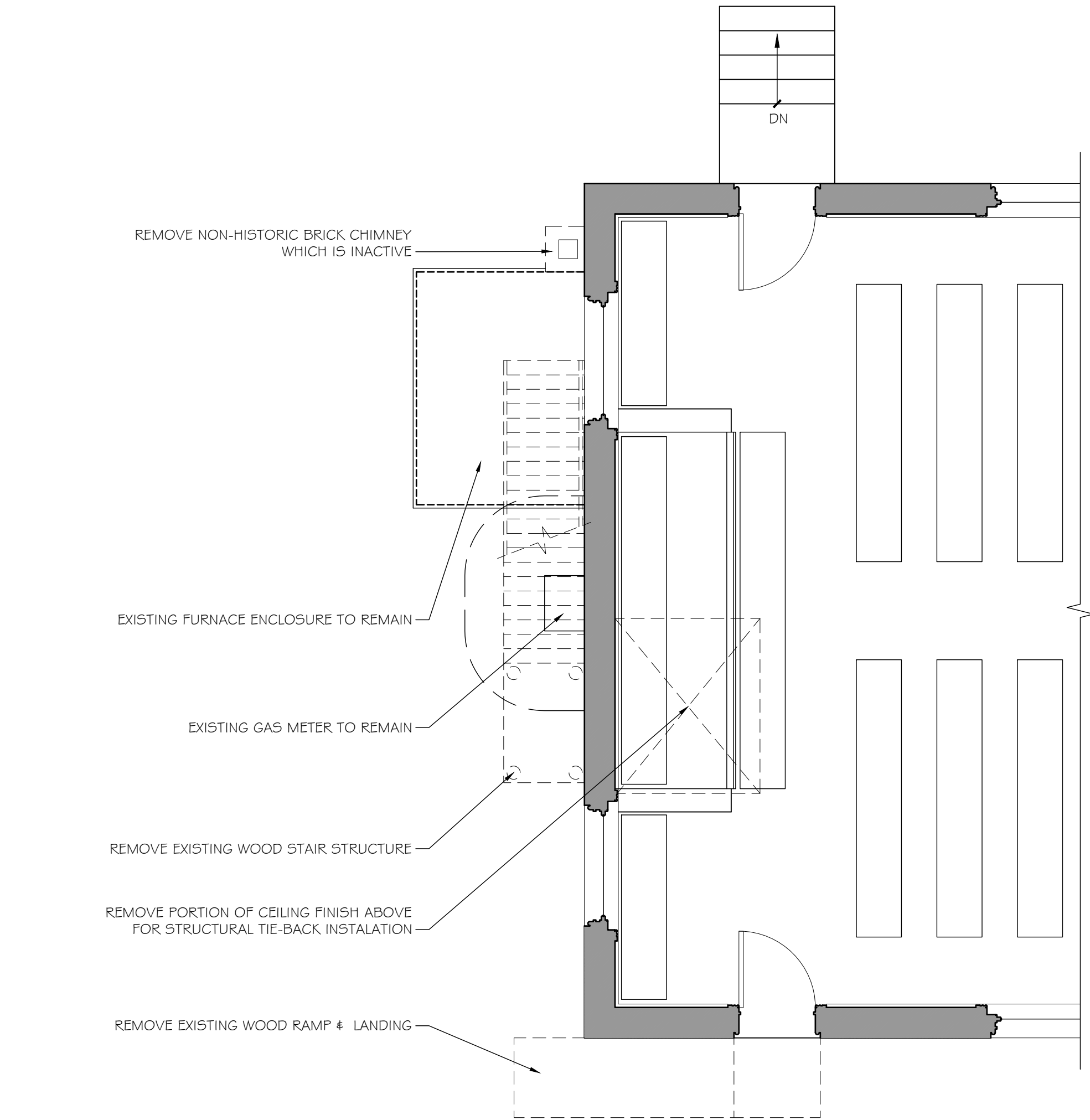
- Construction activity outside of the designated Limit of Work or Limit of Disturbance shall be restricted to construction staging, access and storage and must be approved by the Owner.
- Construction activity shall not commence until all site protection items are installed, including fencing around the Critical Root Zone (CRZ) of existing-to-remain trees. (CRZ is equal to a one foot radius for every inch of tree trunk diameter at breast height). Where the CRZ cannot be fenced without severely restricting construction staging and access, the Contractor shall request approval from the Owner and design team for reducing the fenced area to a practical minimum (such as the tree drip line) combining this with other measures (such as placing geotextiles and a layer of mulch) to protect tree roots from construction equipment and activity.
- The contractor shall install any erosion and sediment control devices required elsewhere and as mandated by government agencies with jurisdiction. If none are required, the contractor shall, at a minimum, install silt fencing and/or hay bales at the downslope perimeter of excavated zones and around drainage structures and a riprap mud-tracking apron at the construction entry.
- The Contractor shall bring disturbed areas to a finished condition as soon as possible after initial disturbance. The Contractor shall protect slopes and open excavations from erosion using straw, hydroseeded mulch or annual ryegrass until final hardscape or planting work is done. The Contractor shall also employ dust-control measures during dry-spells.
- The contractor shall remove existing site features as directed on the plans and as necessary to complete the new work. Prior to beginning work, the contractor shall confirm with the Owner and design team which existing features are to be removed and which are to remain. Except as noted on the plans, the contractor shall carefully remove any existing light fixtures, site furniture, garden art and other moveable items from within the construction area. If these items are to be reused in the finished landscape, the contractor shall store them safely for reinstallation later. If the items are not to be reinstalled, then the Contractor shall turn them over to the Owner or, if the Owner does not want them, then the Contractor shall properly dispose of them.
- Salvageable unit pavers and stone units shall be carefully removed by the Contractor, cleaned of mortar and stored on pallets until their reinstallation as part of the finished site work. If they will not be used as part of the final construction, then the Contractor shall turn over to the Owner anything that the Owner would like to retain and then properly dispose of any remaining items.
- The Contractor shall maintain the construction area in an orderly condition throughout construction, securing materials and properly disposing of concrete chunks, boulders, demolition materials and any debris that may cause a hazard or nuisance.
- Prior to grading or earthwork operations, the Contractor shall coordinate with the Owner and design team to work out a strategy for preserving topsoil health. If earth disturbance is required, the Contractor shall strip the topsoil moving it to the side the minimal required distance and storing it in piles no taller than 3 feet in height. (The goal is to limit soil compaction and meant to preserve the soil's biology and structure for horticultural use).

GRADING NOTES

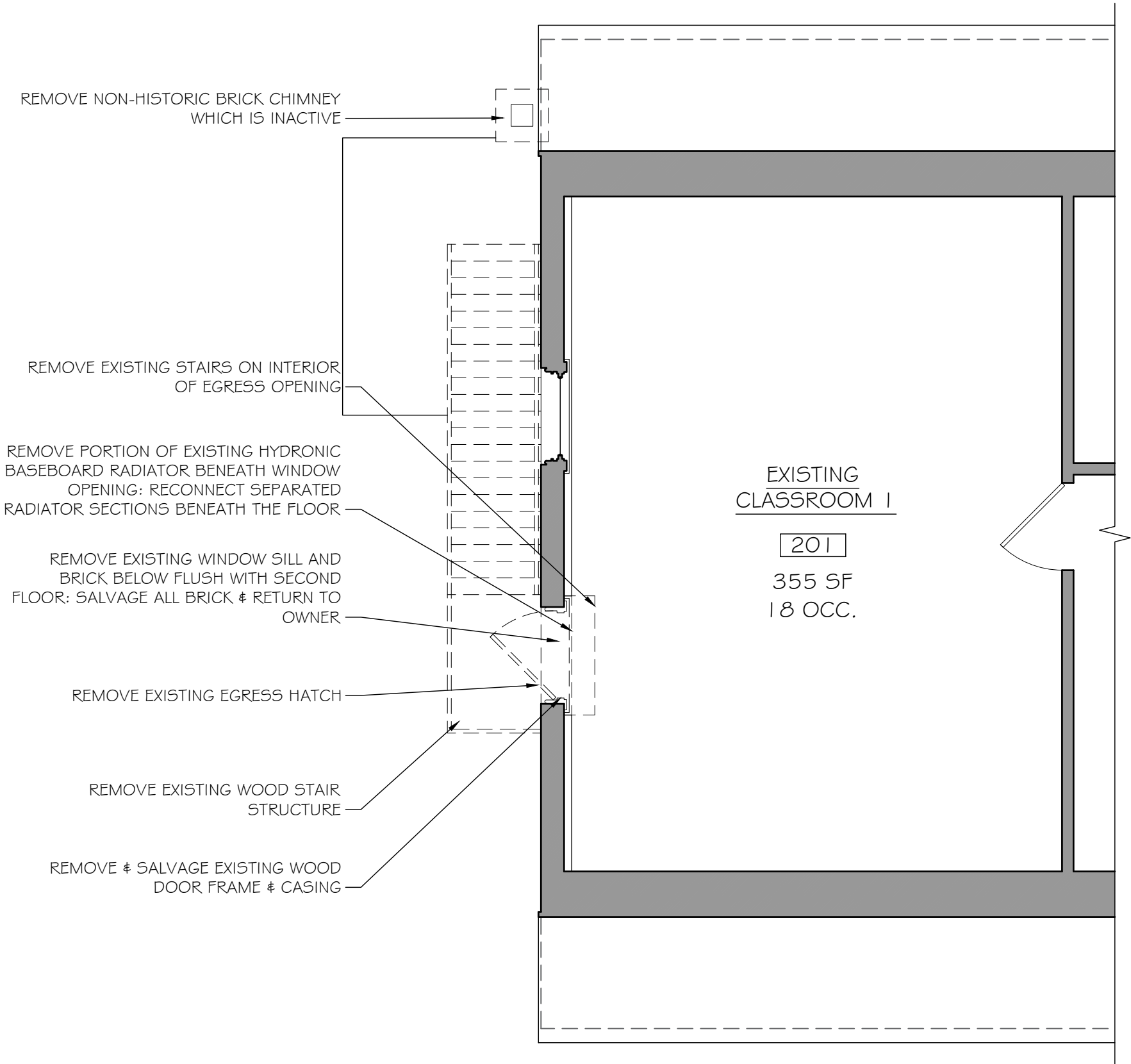
- Prior to grading operations, the Contractor shall verify existing conditions and report to the Owner and design team any conflicts suggested by the proposed grading.
- Finished grading shall conform to the following parameters:
- Finished grading shall provide positive drainage away from and around all buildings and other vertical structures, directing runoff to stormwater management facilities or drainage structures.
- All planted areas shall slope away from buildings and structures at a minimum slope of 2%.
- Walkways and paved areas shall be graded to shed water with a minimum slope of 1%.
- The maximum running slope of any walk shall be 4.98%.
- The maximum cross slope of any walk shall be 1.98%.
- Stair landings shall pitch away from the bottom step at a maximum slope of 1.98% for a distance of five feet.
- The maximum slope of any ramp including curb ramps shall be 8.3% (1 vertical to 12 horizontal).
- The maximum cross slope of any ramp shall be 1.98%.
- All slope transitions shall be smooth. Cut and fill transitions shall be feathered smoothly and seamlessly blended with the adjacent grades.
- The Contractor shall adjust all utility collars, frames, inlets, drainage piping, valve boxes, etc in project area in order to meet new surface grades.
- Prior to paving, planting or seeding, all final grading shall be approved by the Owner and/or the design team.
- The contractor shall properly dispose of excess fill off-site or as directed by the Owner on site.

LAYOUT NOTES

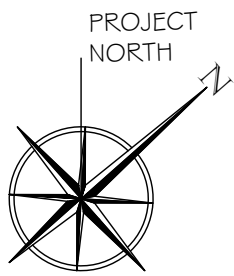
- The Contractor shall provide all required submittals and shop drawings as specified elsewhere in the contract documents.
- Before installing paving and walls, the Contractor shall stake out the proposed layout in the field for review with the Owner and design team. Modifications to the layout may be considered provided they preserve the design intent and are approved by the Owner prior to the start of work.
- Where the dimensions of existing features are shown on the plans, they are provided for informational purposes only. The Contractor is responsible for verifying dimensions of existing features with their own measurements.
- All dimensions and radii are to the face of curbs or walls unless otherwise noted.
- Pathways shall be centered on doors, windows, adjacent structures unless otherwise indicated.



1 FIRST FLOOR DEMO PLAN
D1.0 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR DEMO PLAN
D1.0 SCALE: 1/4" = 1'-0"



Contractor shall verify all
Dimensions and Existing
Conditions before
proceeding with the work.

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405 S. Washington St. Easton, MD 21610

JOHN MILNER ARCHITECTS, inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 (610) 388-0111

FIRST & SECOND
FLOOR DEMOLITION
PLANS

Date: 03/15/2024
Scale: AS NOTED
Drawn: WDM
Checked: JDK
Status: Permit and Bidding

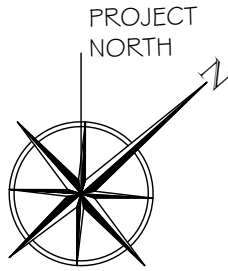
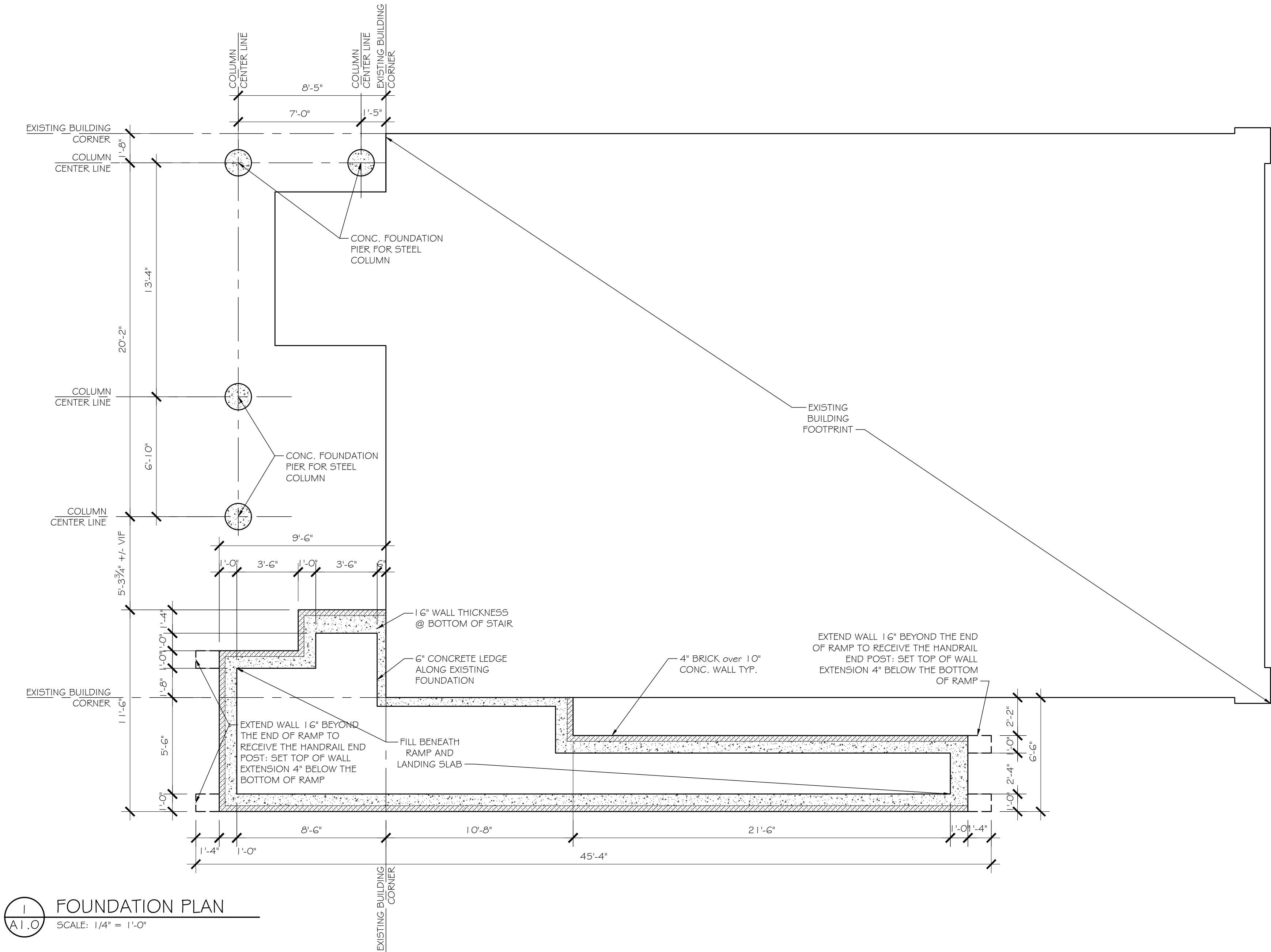
Revisions:
No. _____
Date: _____
Remarks: _____

D1.0

PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES WITH PROPOSED DESIGN.
2. ALL DIMENSIONS ARE TAKEN FROM EITHER THE FACE OF MASONRY, THE FINISHED FACE OF EXISTING WALLS, or THE CENTER LINE OF STRUCTURAL ELEMENTS UNLESS NOTED OTHERWISE.

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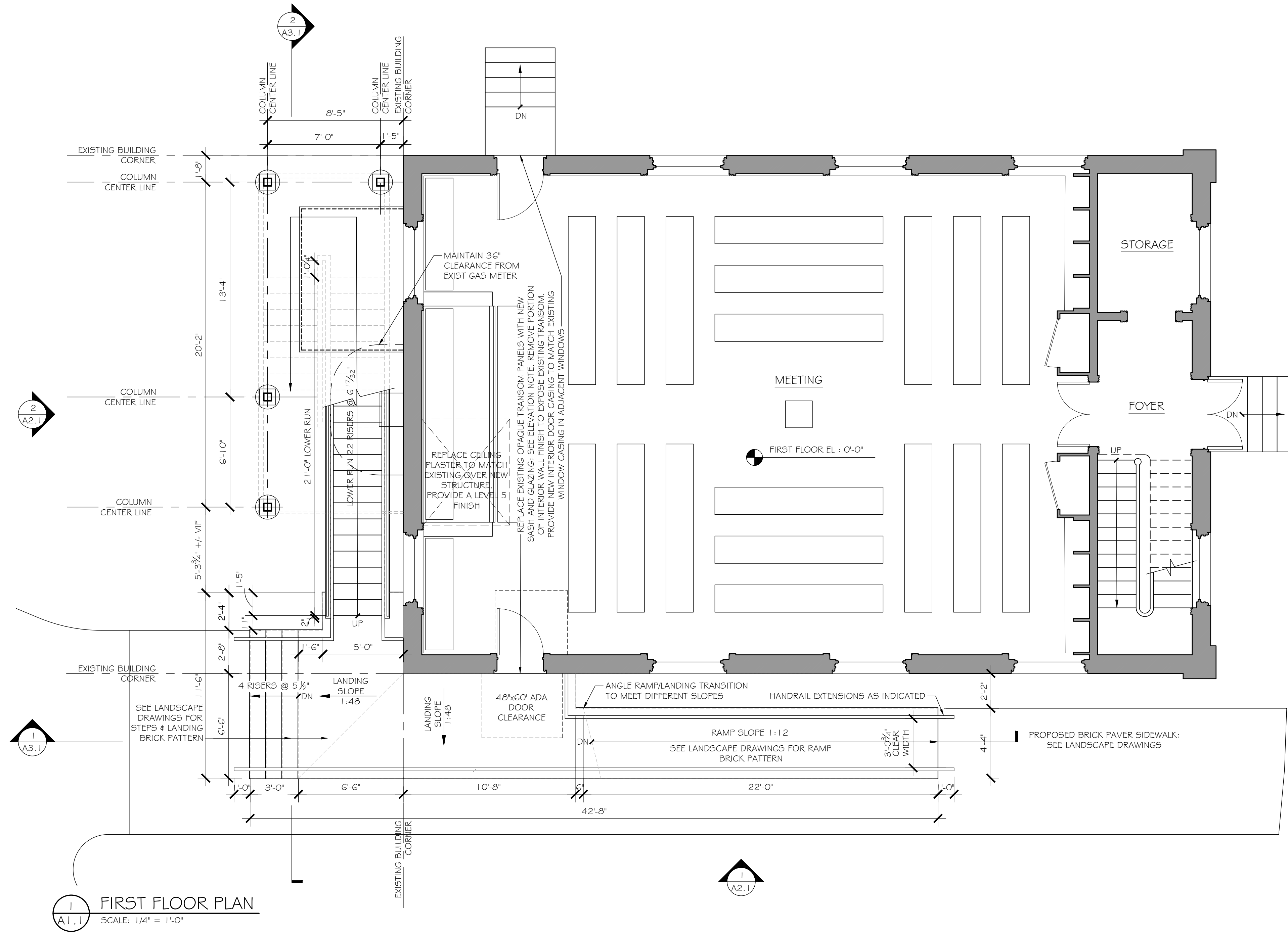
Contractor shall verify all Dimensions and Existing Conditions before proceeding with the work.

Exterior Stair and Ramp Addition for the
Brick Meeting House at Third Haven Meeting
405 S. Washington St. Easton, MD 21610

JOHN MILNER ARCHITECTS, inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 (610) 388-0111

FOUNDATION PLAN

A1.0

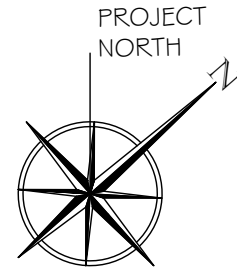


1
A1.1
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN GENERAL NOTES

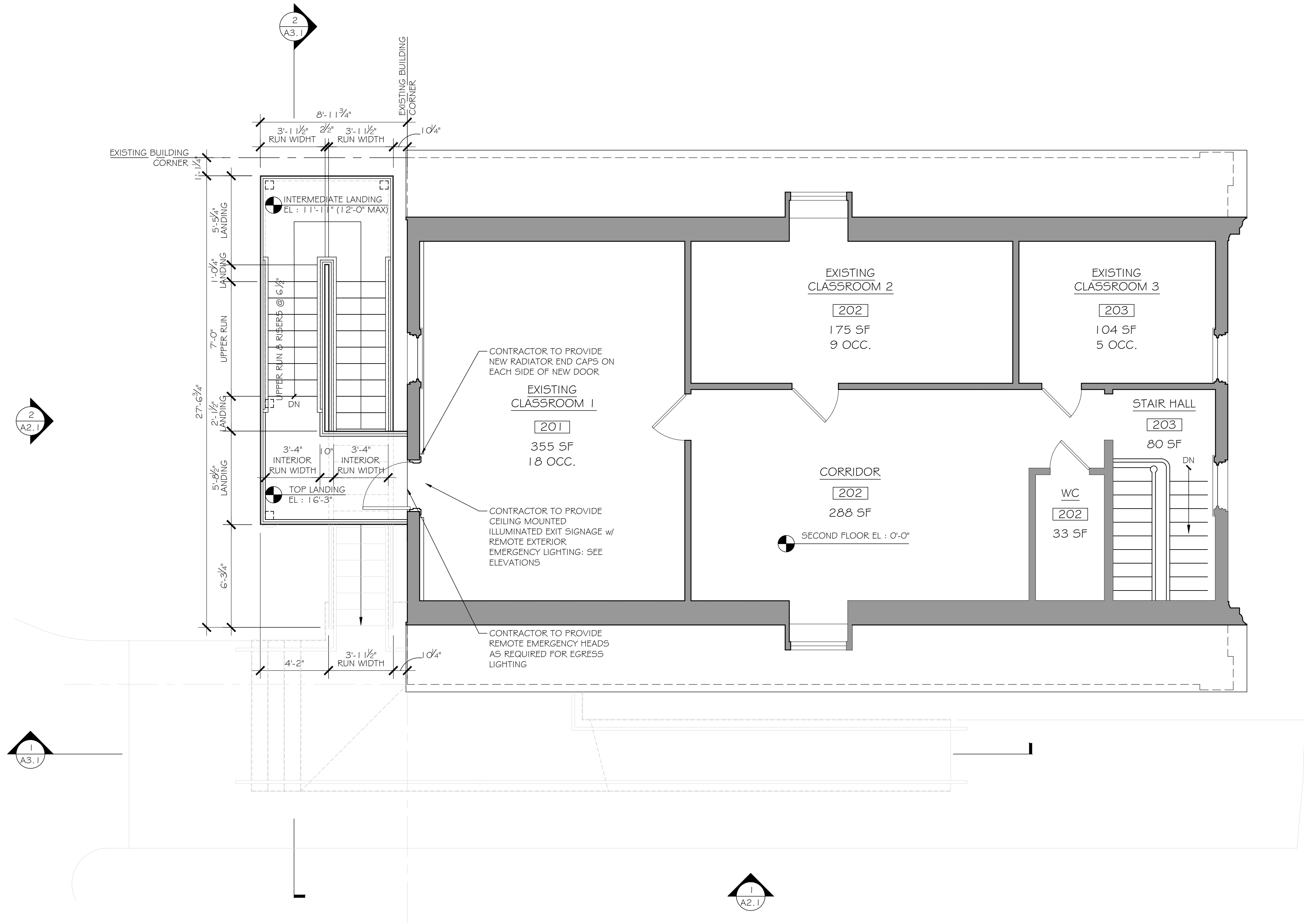
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JOHN MILNER ARCHITECTS, inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 (610) 388-0111		FIRST FLOOR PLAN		
A1.1				



1
A1.2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN GENERAL NOTES

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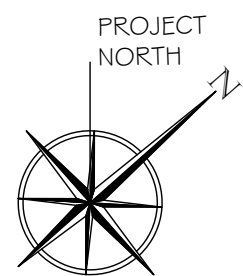
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Exterior Stair and Ramp Addition for the
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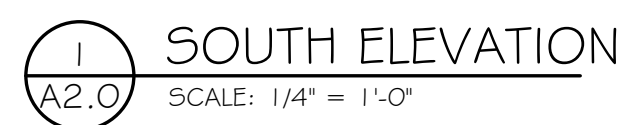
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SECOND FLOOR PLAN

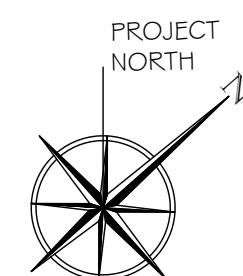
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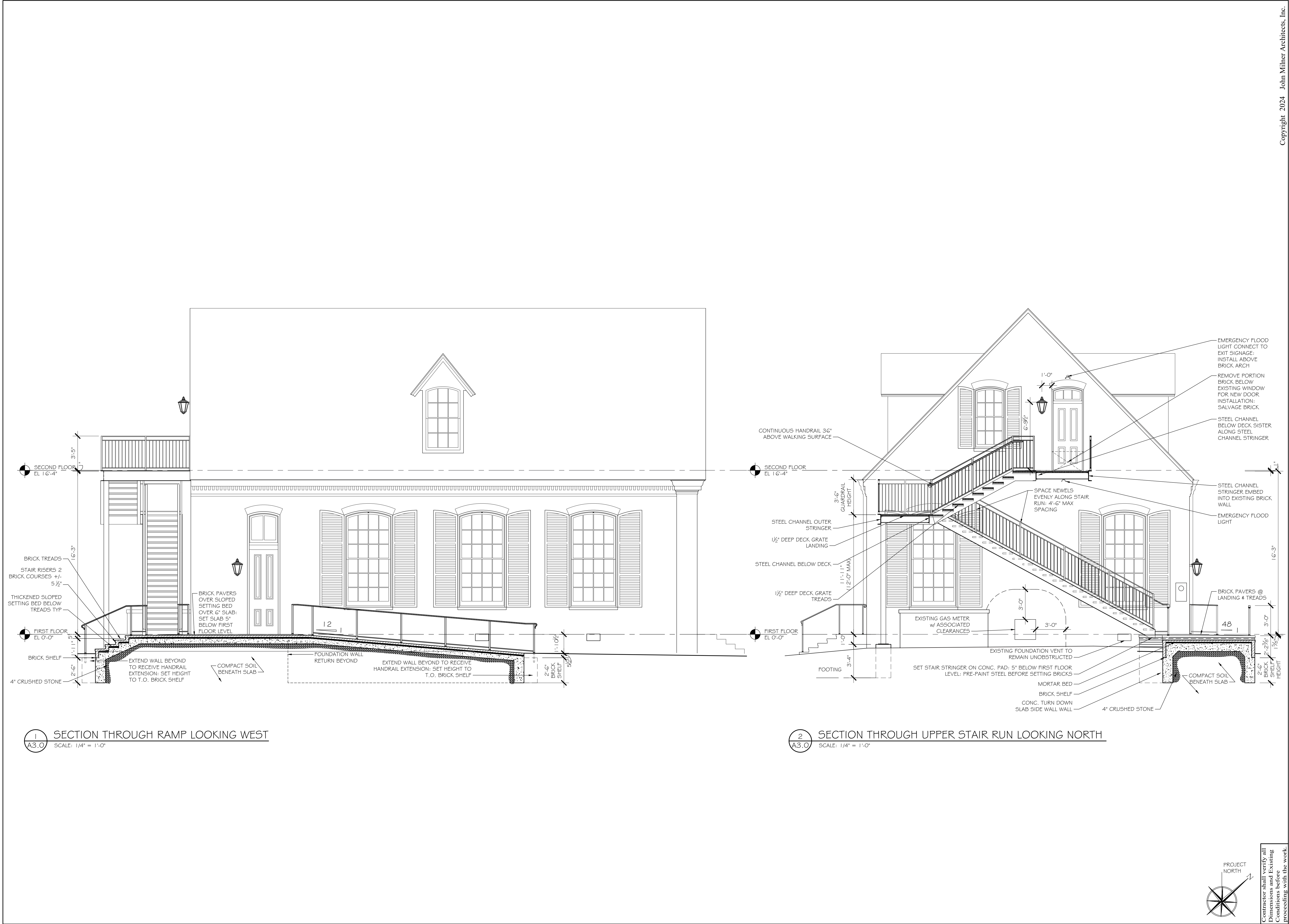
Contractor shall verify all Dimensions and Existing Conditions before proceeding with the work.



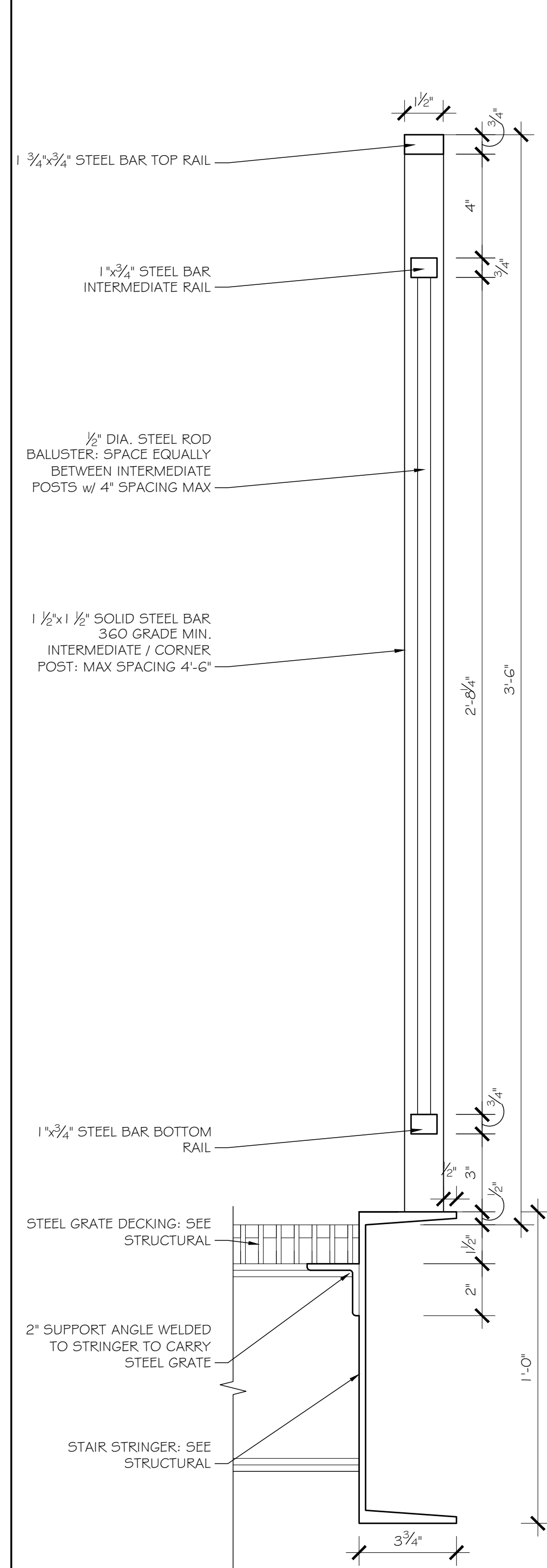
3 SOUTH ELEVATION OF BOILER ENCLOSURE
A2.0 SCALE: 1/4" = 1'-0"



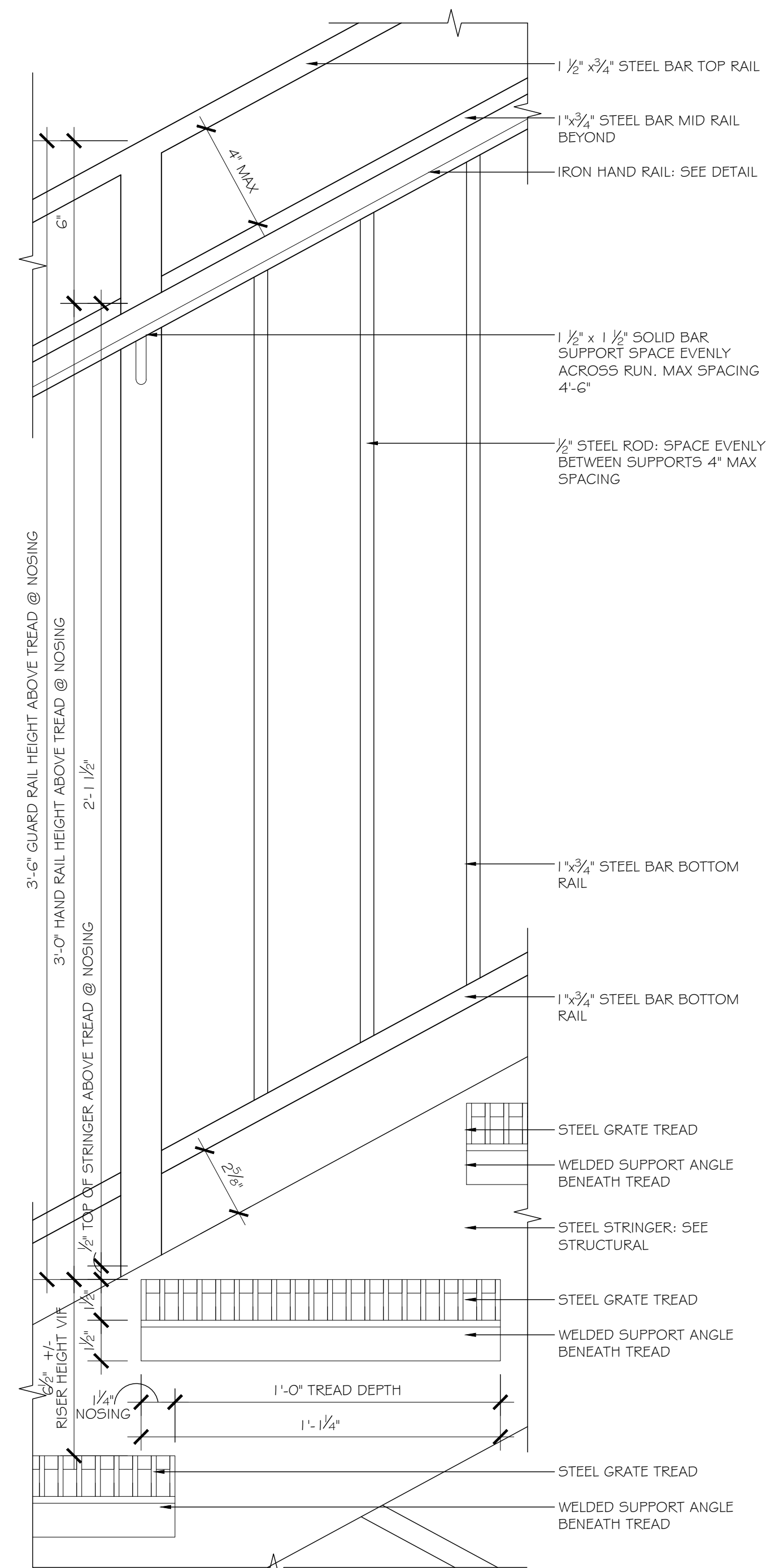
Contractor shall verify all Dimensions and Existing Conditions before proceeding with the work.



Exterior Stair and Ramp Addition for the Brick Meeting House at Third Haven Meeting 405 S. Washington St. Easton, MD 21610		Revisions: No. _____ Date: _____	
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BUILDING SECTION		Date: 03/15/2024 Scale: AS NOTED Drawn: WDM Checked: JDK Status: Permit and Bidding	
A3.0			



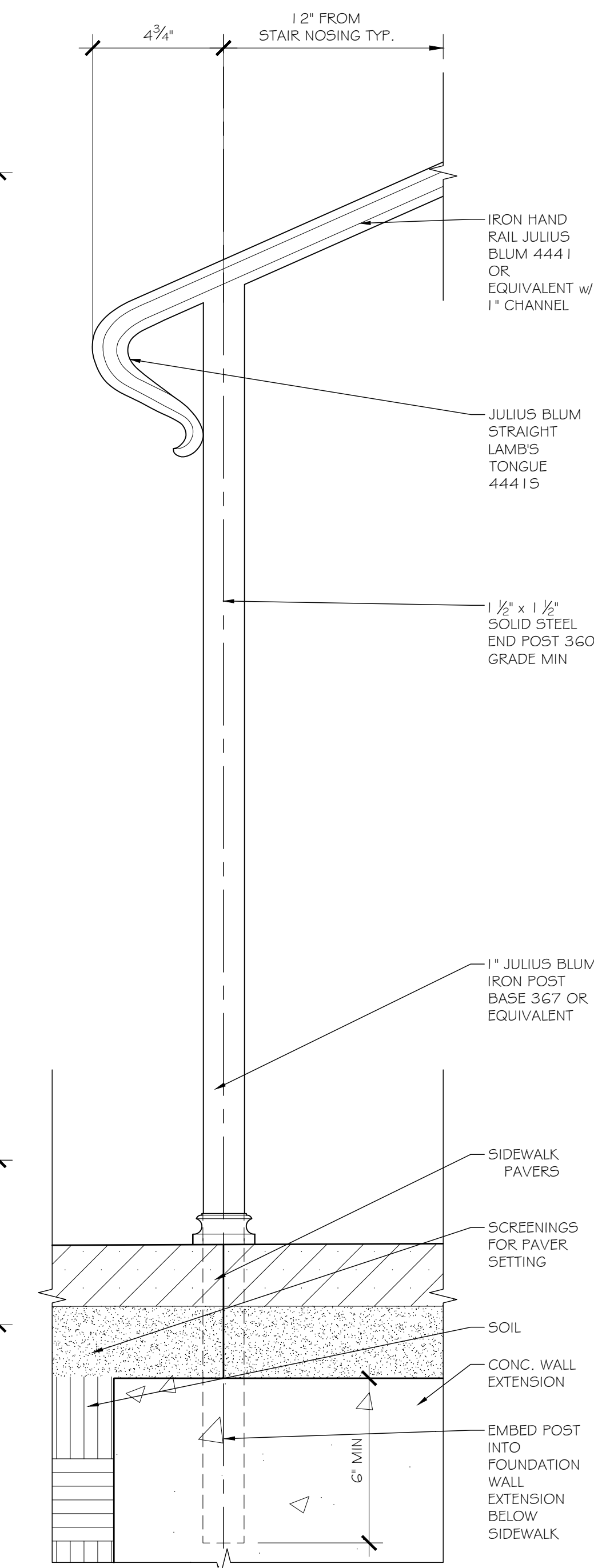
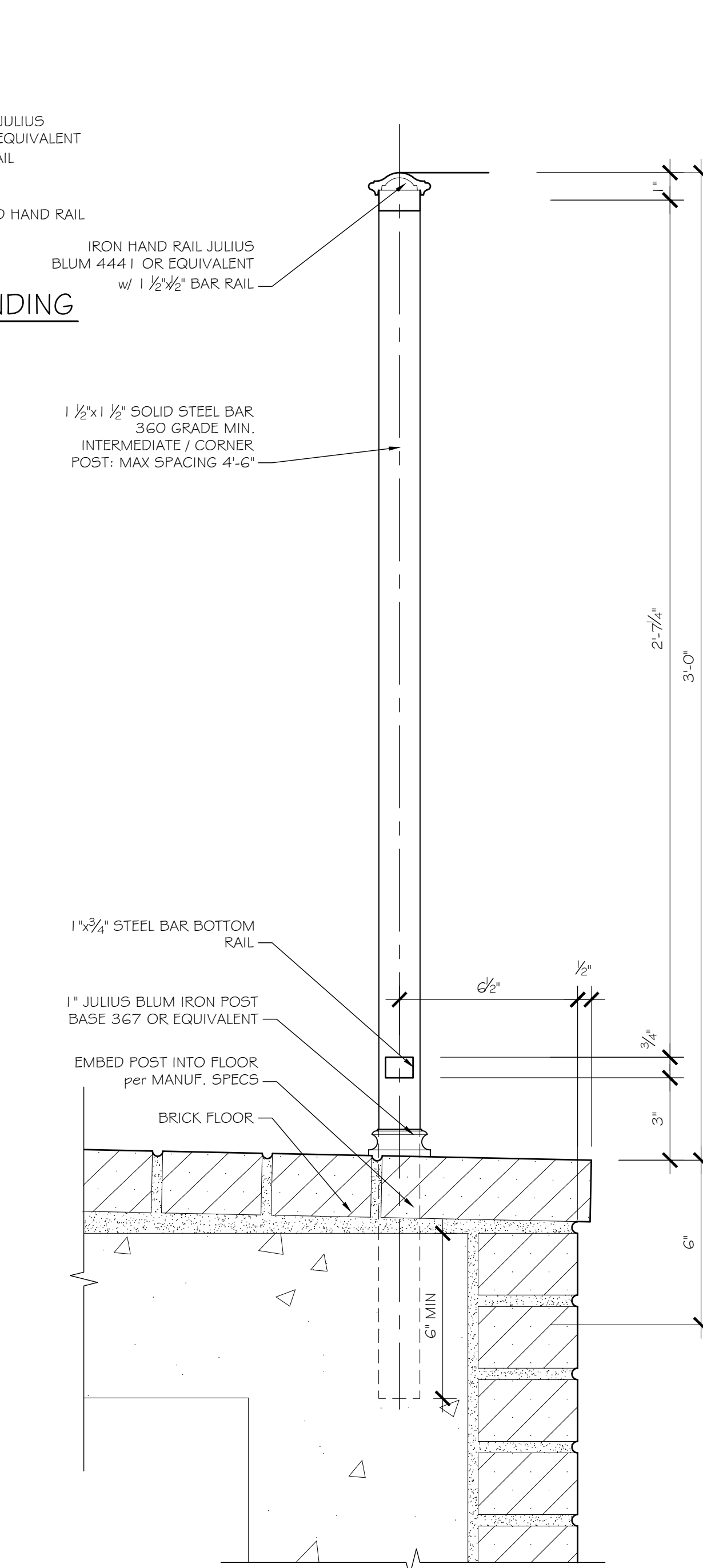
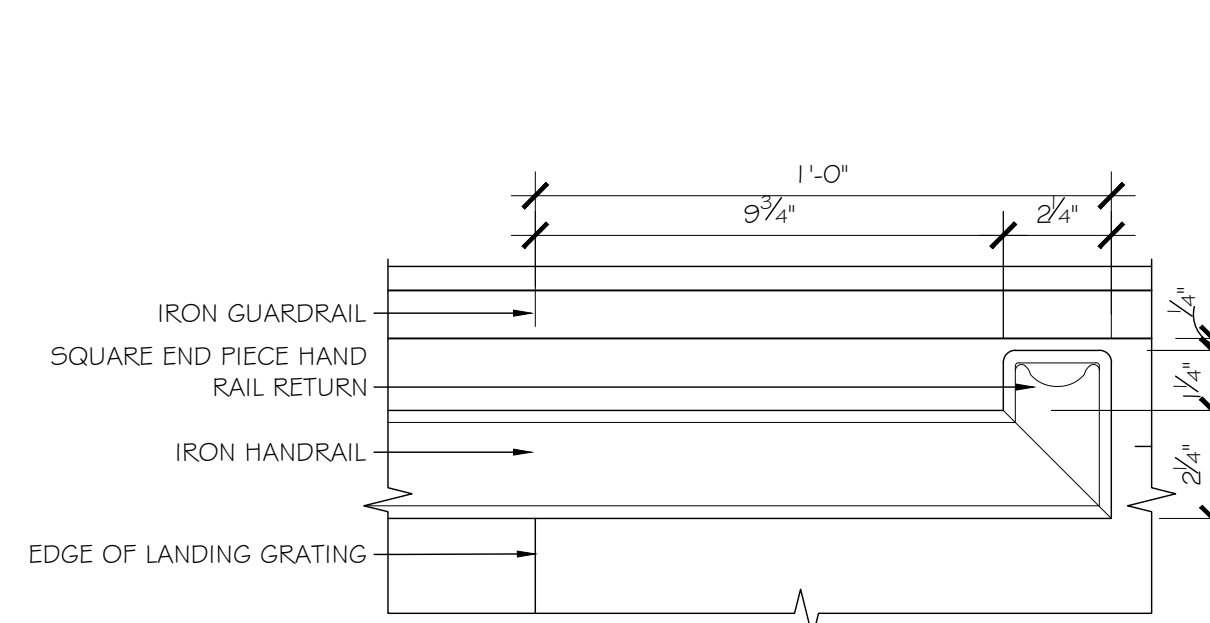
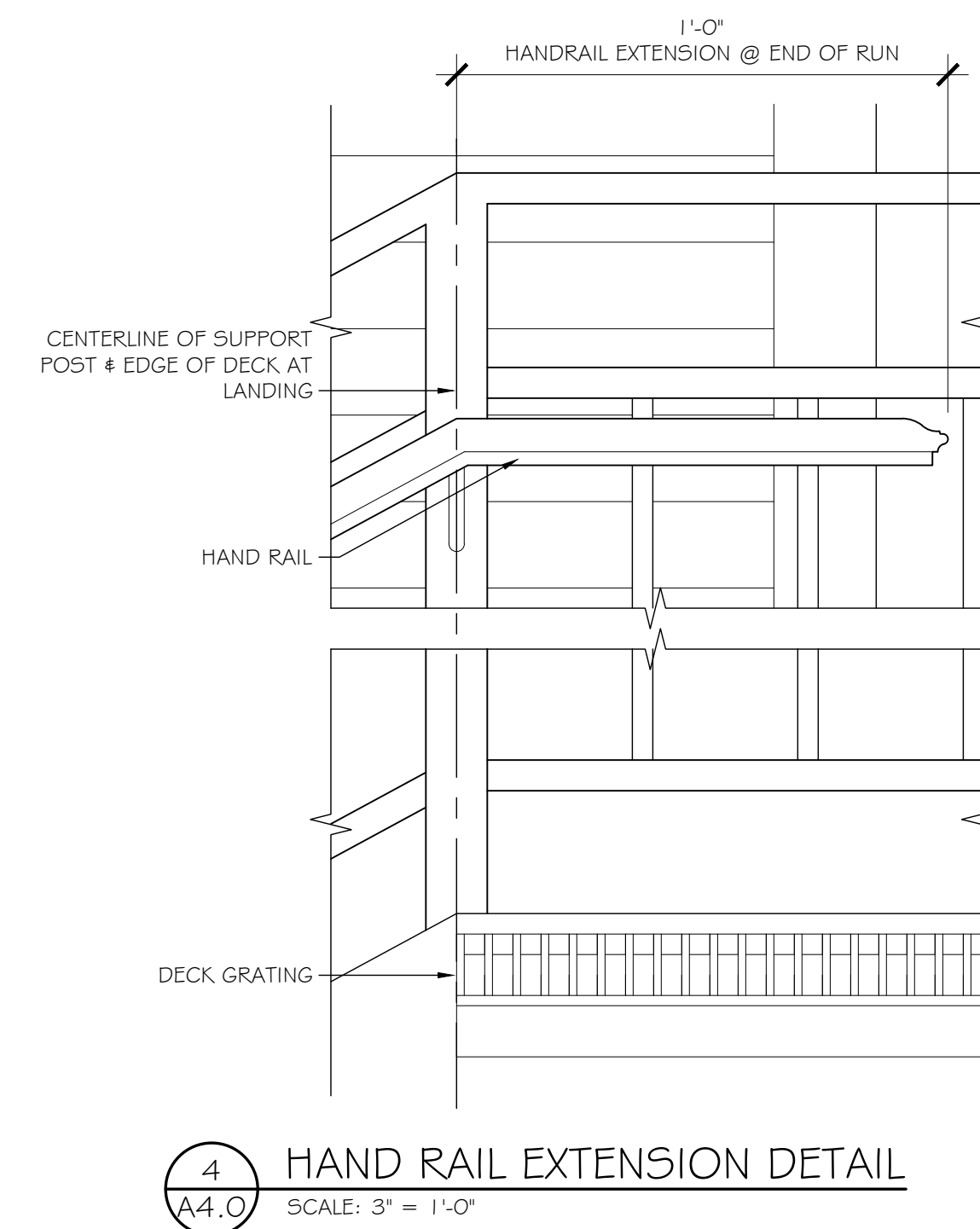
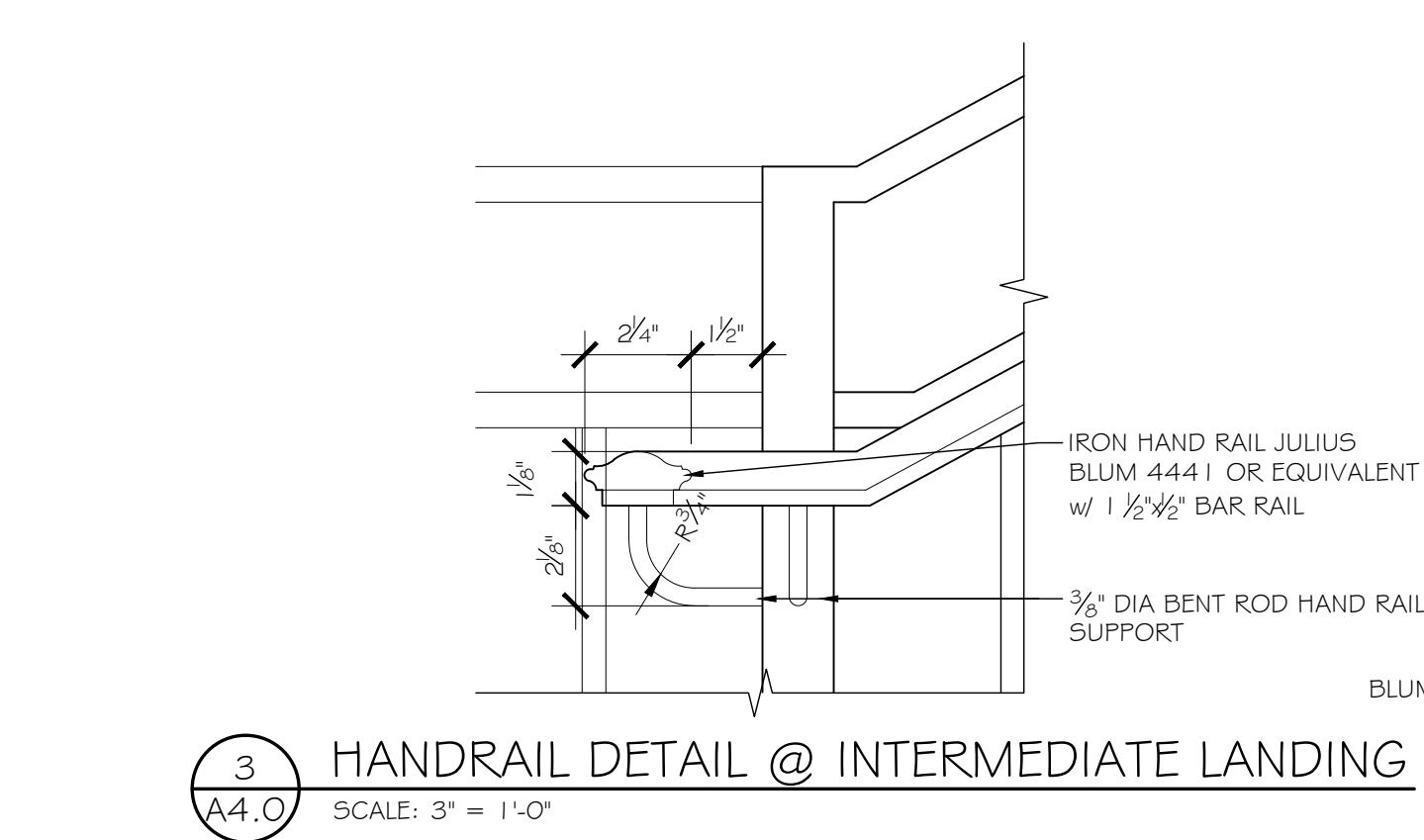
DETAIL SECCION @ LANDING
SCALE: 3" = 1'-0"



2
A4.0

DETAIL SECTION @ TREADS TYPICAL

SCALE: 3" = 1'-0"



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Exterior Stair and Ramp Addition for the
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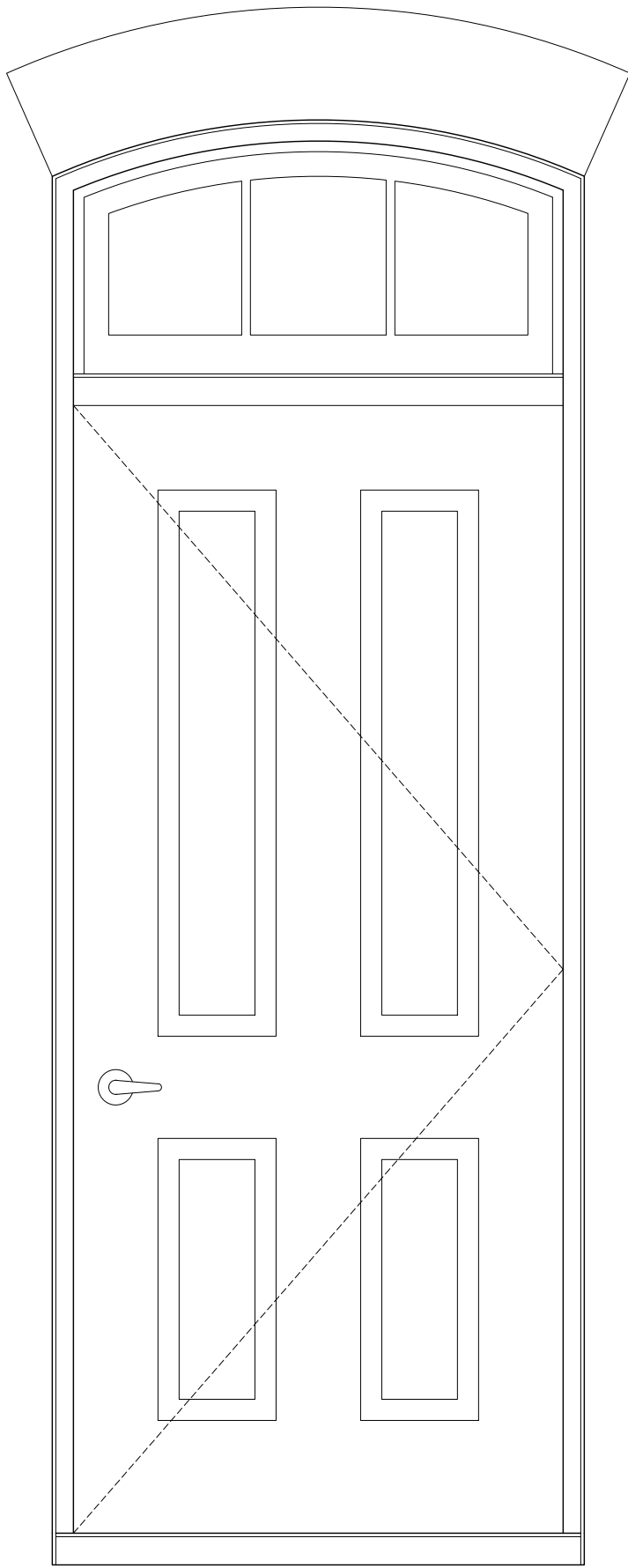
JOHN MILNER ARCHITECTS, inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 ■ (610) 388-0111

ENLARGED EXTERIOR DETAILS

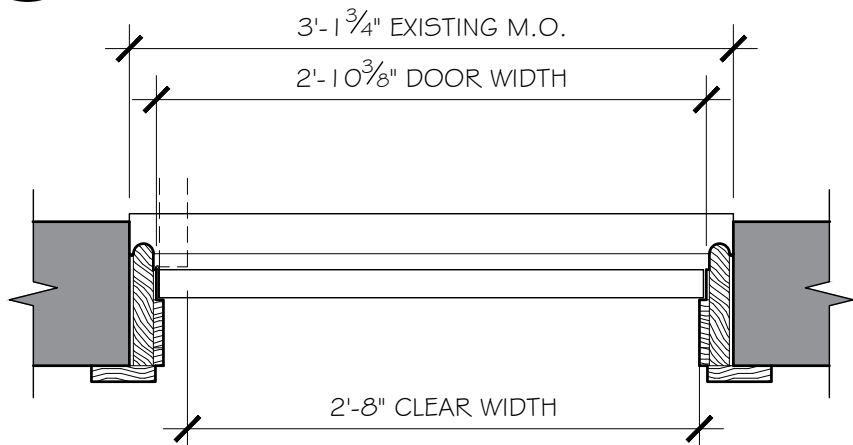
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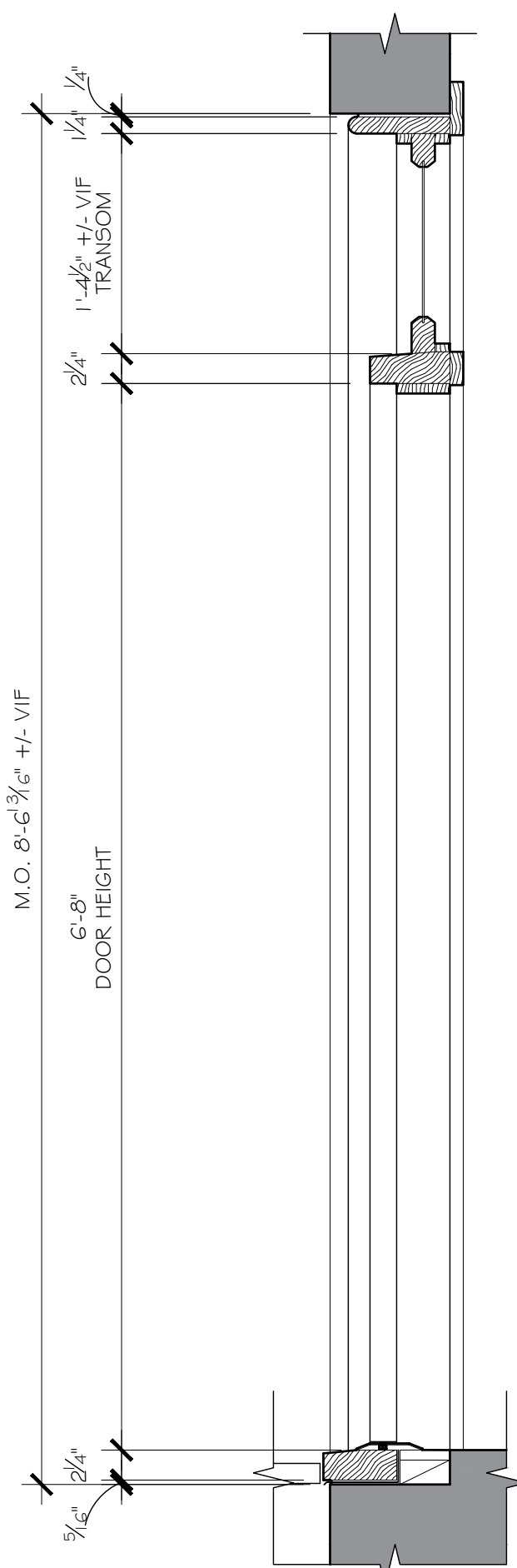
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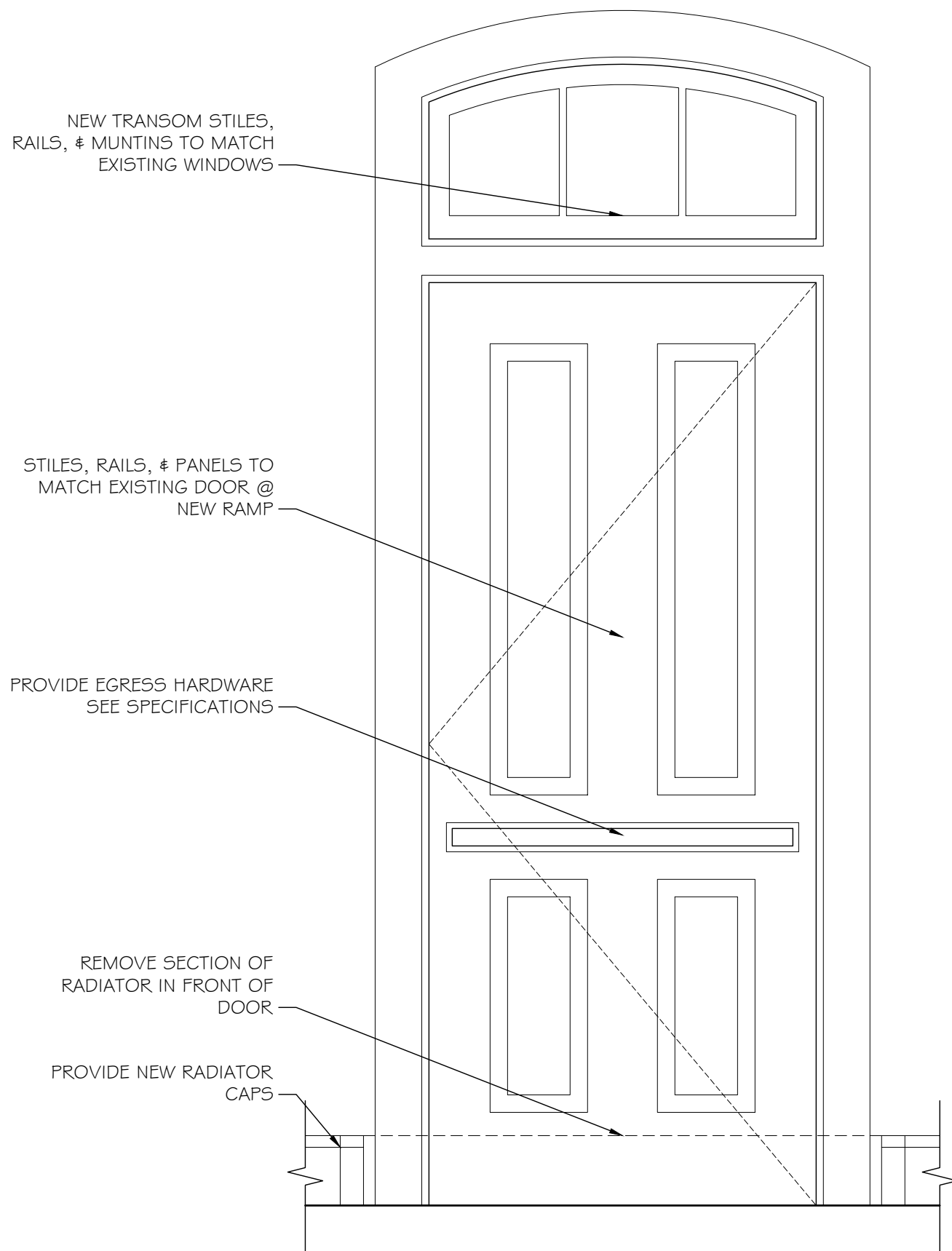
1 NEW DOOR EXTERIOR ELEVATION
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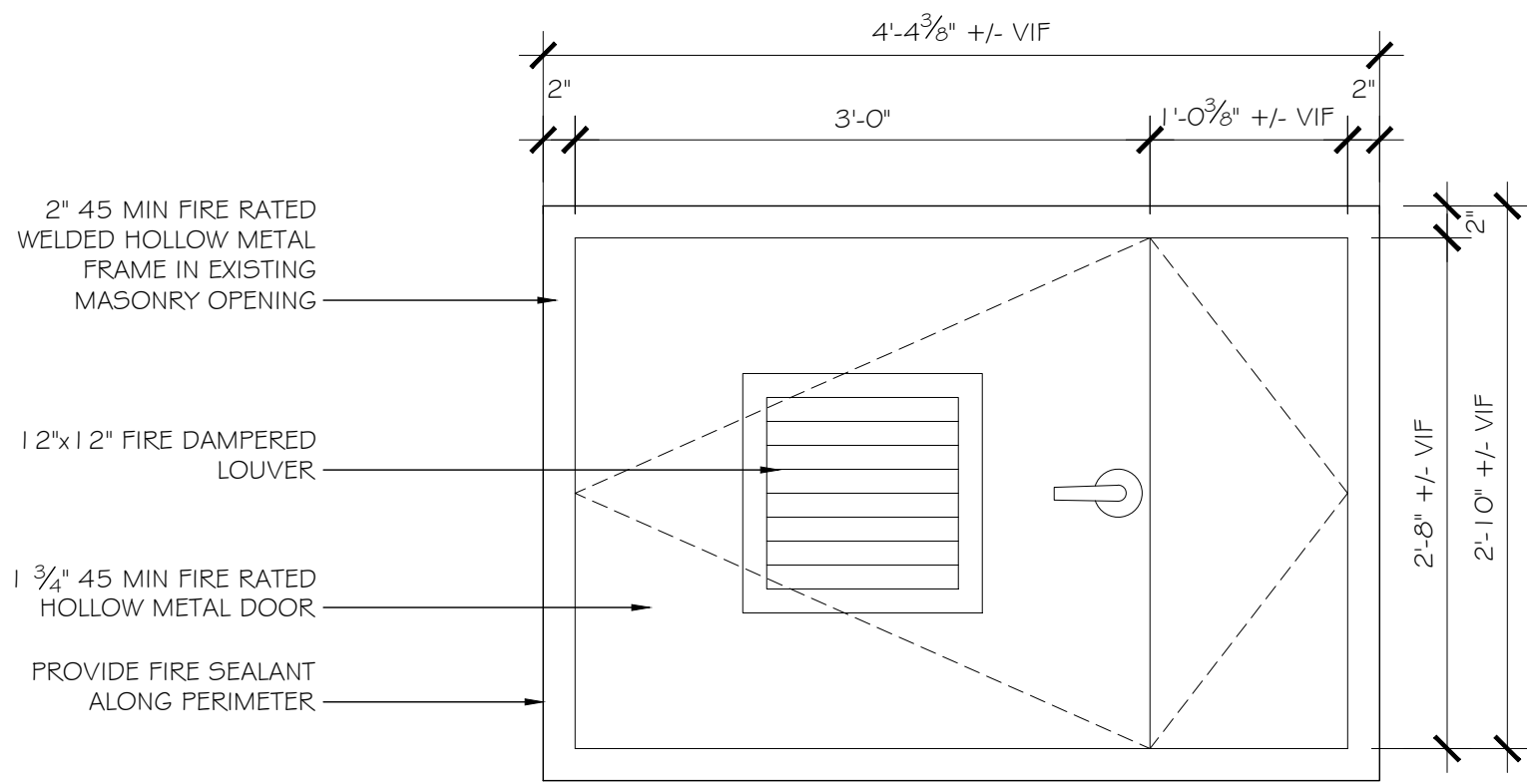
4 NEW DOOR DETAIL PLAN
SCALE: 1" = 1'-0"



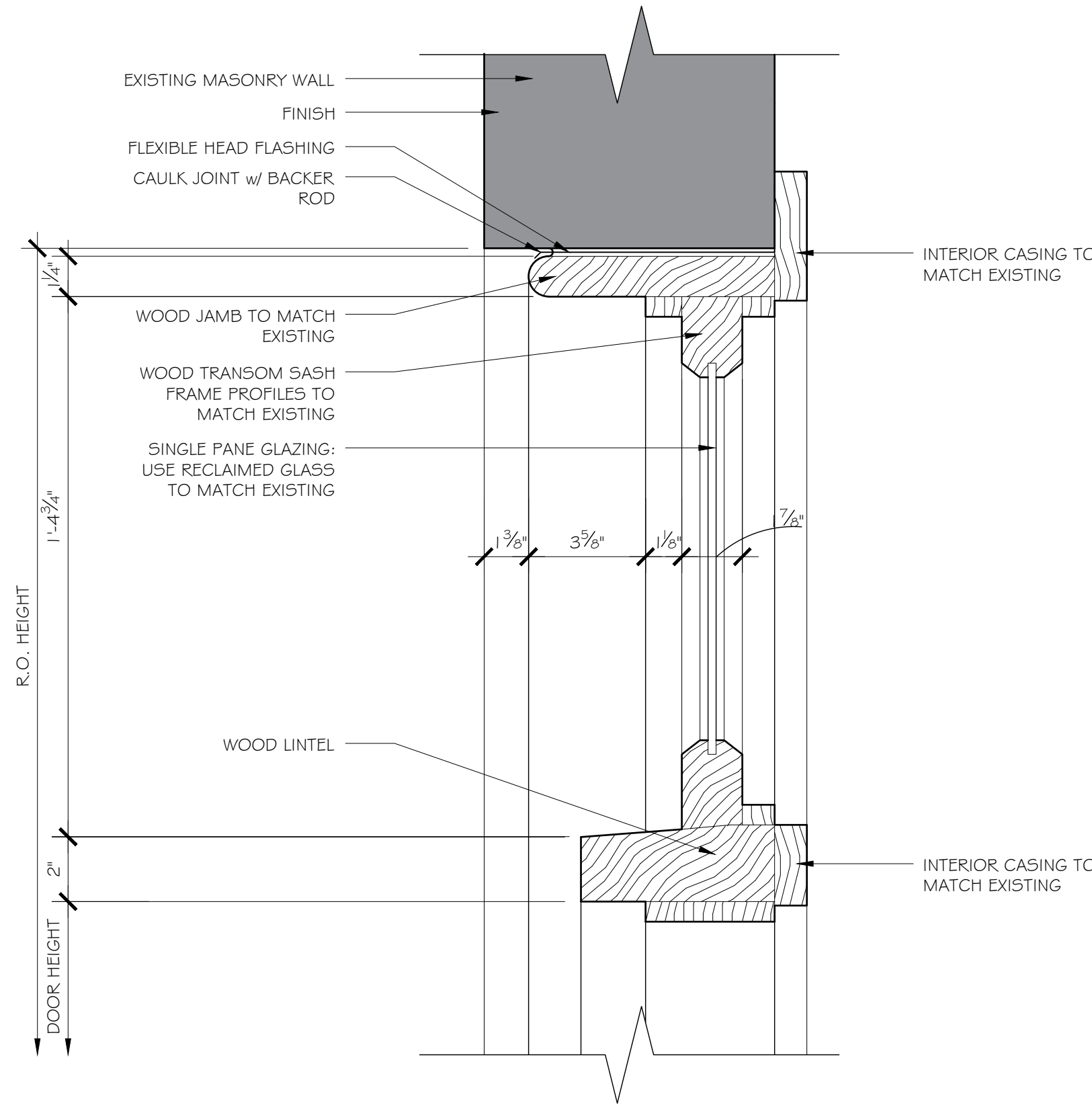
2 DETAIL SECTION
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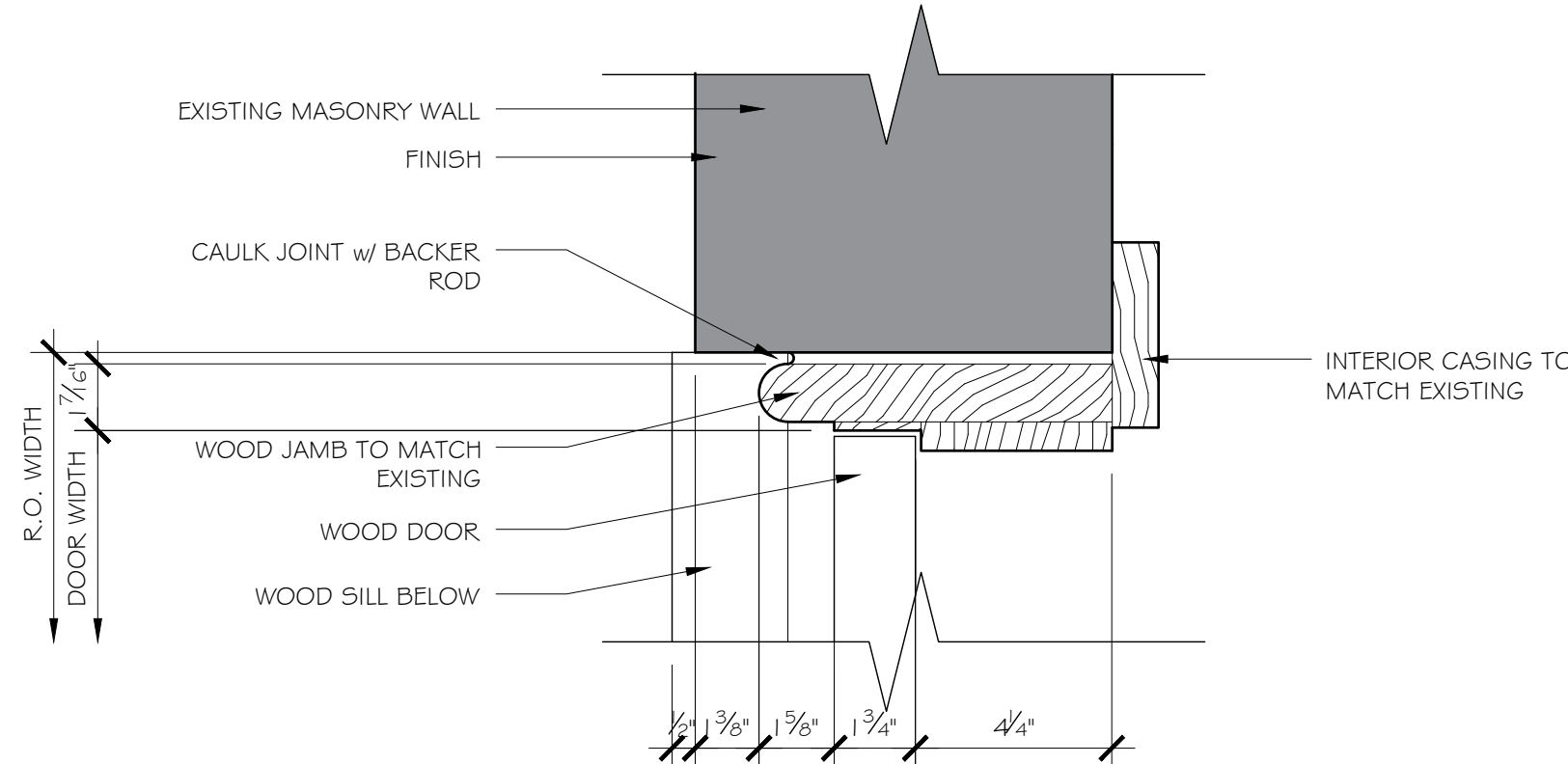
3 NEW DOOR INTERIOR ELEVATION
SCALE: 1" = 1'-0"



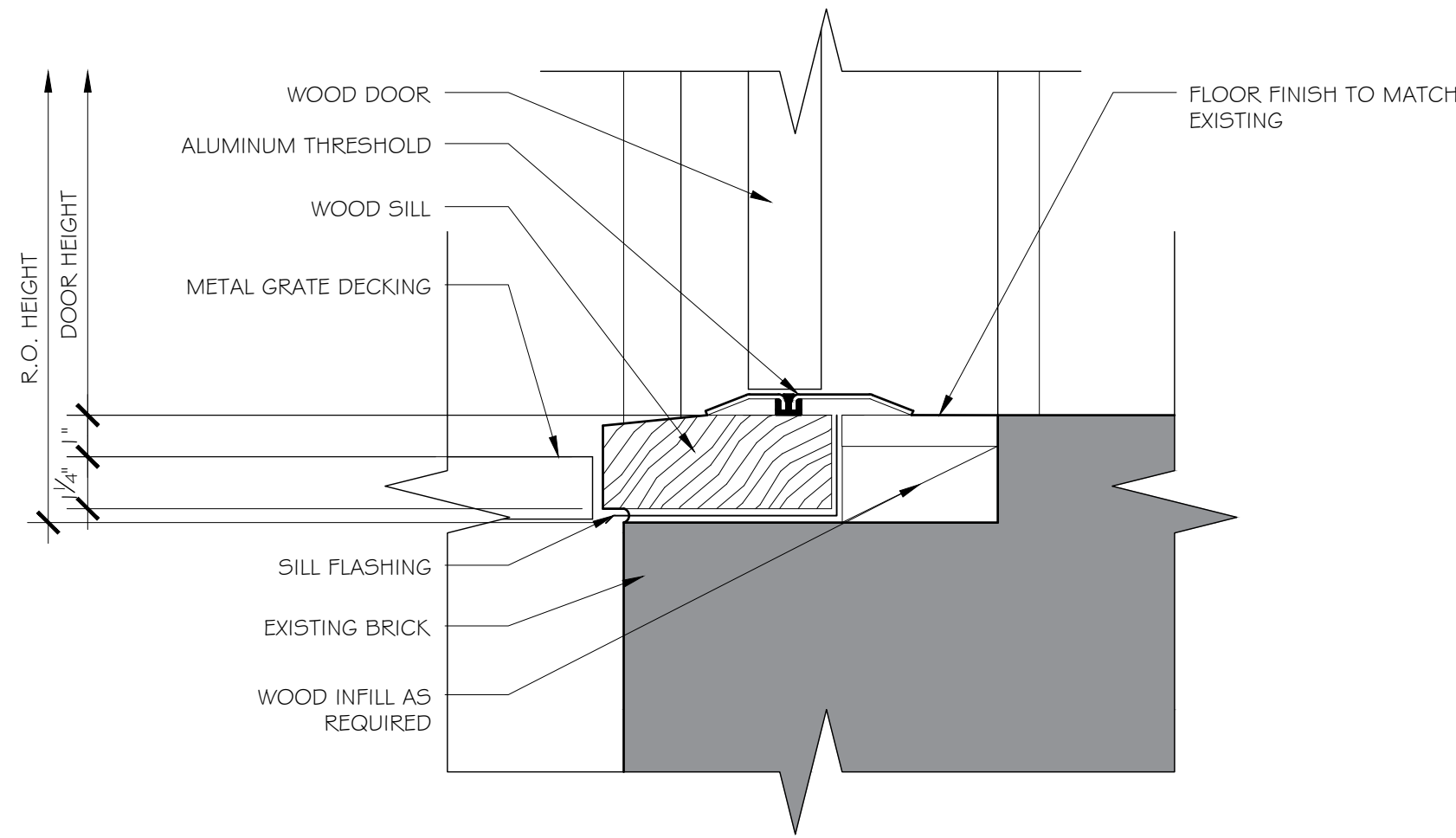
8 NEW FIRE DOOR @ BOILER ENCLOSURE
SCALE: 1" = 1'-0"



5 NEW DOOR HEAD DETAIL
SCALE: 3" = 1'-0"



6 NEW DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



7 NEW DOOR SILL DETAIL
SCALE: 3" = 1'-0"

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Exterior Stair and Ramp Addition for the
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405 S. Washington St. Easton, MD 21610

JOHN MILNER ARCHITECTS, inc.
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ENLARGED DOOR
DETAILS

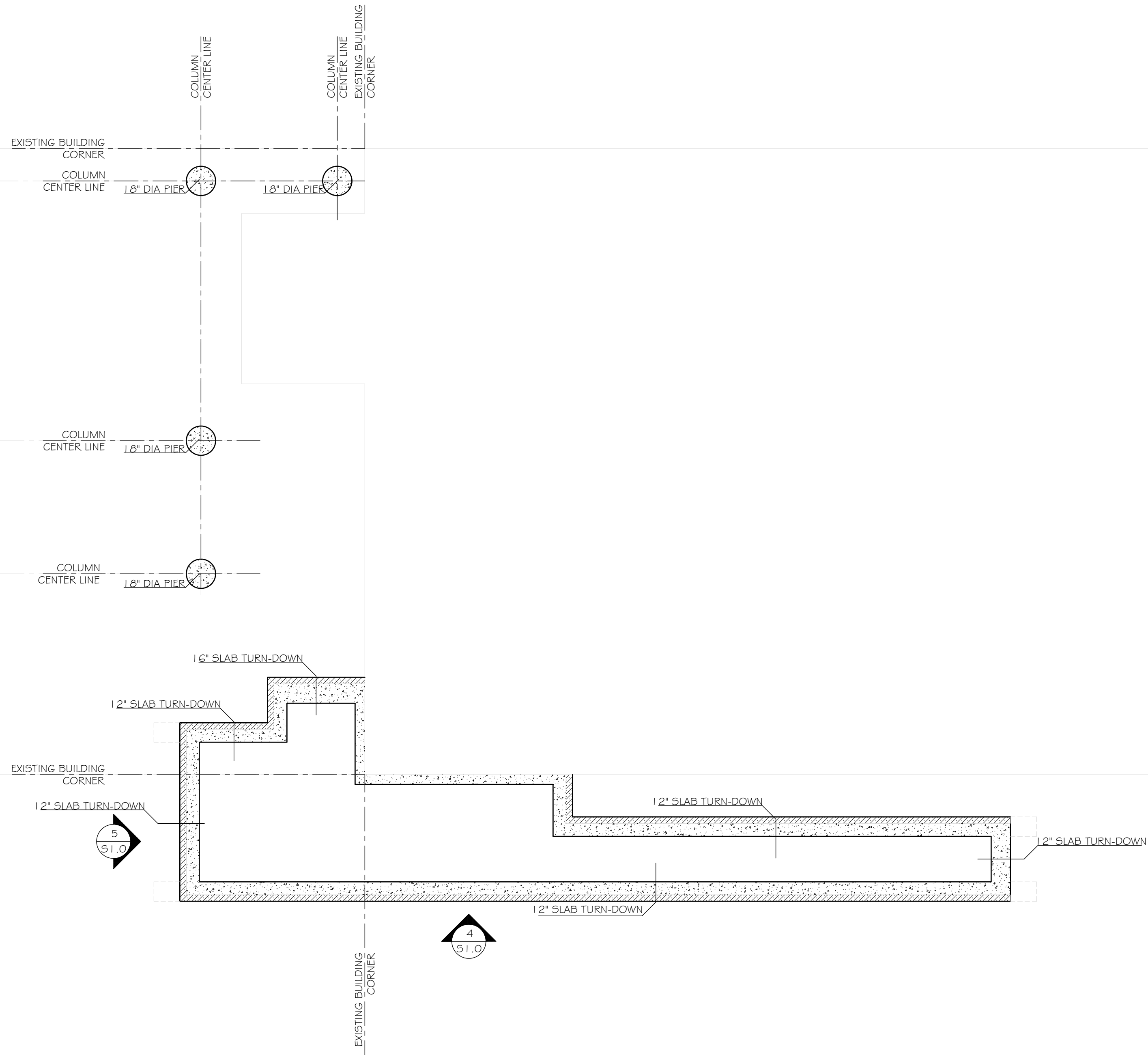
Revisions:		Remarks:	
No.	Date:		

Date: 03/15/2024
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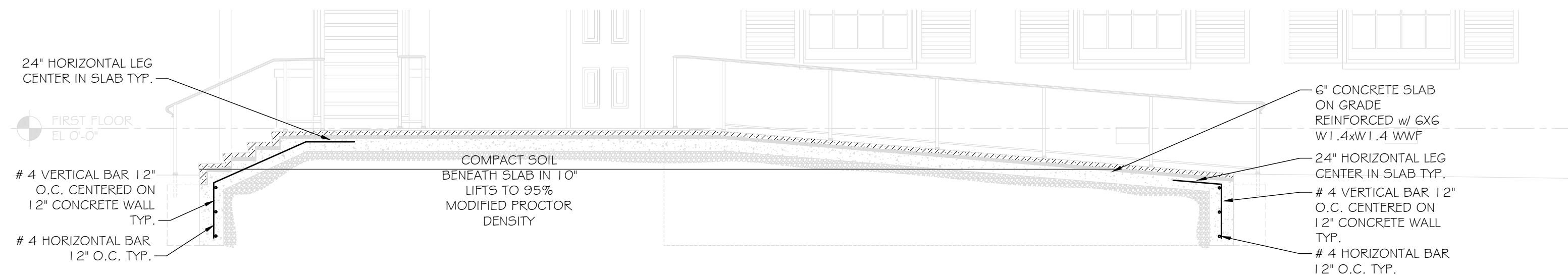
A5.0

GENERAL NOTES GENERAL 1.The following codes and standards, including all specifications referenced within, shall apply to the design, construction, and safety of all work performed on the project. "International Building Code - 2021 Edition", International Code Council. All local, county, and state modifications and revisions to the Building Codes. 2.The Contractor shall be responsible to confirm that all existing conditions are as indicated on the drawings; and shall notify the Architect immediately if any existing conditions are not as shown. If the existing field conditions do not permit the installation of the work in accordance with the details shown, the Contractor shall provide a sketch of the condition with his proposed modification of the details given on the contract document. 3.The Contractor shall review and verify all existing conditions with the proposed work prior to commencement of this work. 4.The Contractor shall be responsible for the proper design and construction of all required bracing and shoring of all construction. 5.The Contractor shall inform the Architect and/or Owner of any fabrication installation and/or erection errors or deviations. No correction action shall be taken without the Architect's approval. 6.The Contractor shall provide for dewatering, as required, during excavation and construction. 7.For dimensions, sections, elevations, etc. see Architectural drawings. 8.The Contractor shall coordinate all information shown on the structural drawings with the Architect's drawings. 9.Any inconsistencies shall be brought to the immediate attention of the Architect for resolution or verification. The Contractor is responsible for notifying the Architect of any inconsistencies between these plans and governing Building Codes Ordinances. EARTHWORK 1.Excavation shall be performed within OSHA guidelines, so as not to disturb existing adjacent buildings, streets, and utility lines. Verify location of all utilities prior to commencement of work. Hand excavate around utilities, as required. FOUNDATIONS 1.Footings shall bear on undisturbed stratum or engineered fill with a minimum bearing capacity of 3,000 psf. 2. All foundations shall be protected from frost action. 3. The bottom of exterior footings shall be a minimum of three (3) feet below finished grade 4. Prior to footing concrete placement, the footing subgrade shall be verified and documented by a Geotechnical Engineer hired by the General Contractor. If conditions prove to be unacceptable at elevations shown, footing bottoms shall be lowered to acceptable subgrade material. Fill over-excavation with lean concrete (2,500 psi). 5. Slabs on grade shall bear on mechanically compacted soil capable of supporting 500 psf. Drainage fill under slabs shall be compacted sand and gravel or crushed stone. 6. Basement and crawl space walls have been designed for an assumed at rest pressure of 50 pcf. CONCRETE 1.Reinforced concrete work shall be in accordance with the "Building Code Requirements for Reinforced Concrete" (ACI 318, latest edition) and the Specifications for Structural Concrete (ACI 301, latest edition) of the American Concrete Institute. 2.All concrete shall be normal weight and have a minimum compressive 28-day strength of 4,000 psi. Air Entrainment 4% to 6% in all exposed concrete work. 3.Admixtures containing calcium chloride shall not be used in the concrete design mix. 4.Reinforcing Steel: ASTM A-615, Grade 60. 5.Welded Wire Fabric: (W.W.F.) ASTM A-185. 6.Grout for leveling plates shall be non-shrink, non-metallic type, factory pre-mixed grout that is manufactured in accordance with ASTM C109. FC shall not be less than 5,000 psi. 7.The Contractor is to provide slab-on-grade control joints as shown on the plans. These control joints can be formed or saw cut. Saw cutting shall be done as soon as the Contractor can walk on fresh concrete. The Contractor shall not wait until the next day to saw cut control joints. The Contractor can use blade for "soft" concrete. 8.Reinforcing steel clear cover shall be as follows unless noted otherwise: Concrete cast against and permanently exposed to earth 3" Concrete exposed to earth or weather #6 bars and larger 2" #5 bars and smaller 1-1/2" Concrete not exposed to weather or in contact with ground #11 bars and smaller 3/4" 9.Lap welded wire fabric two (2) full mesh lengths at splices and wire together. Wire fabric shall be placed two inches below top of slab. 10.Lap all reinforcing bars a minimum of 30 inches or 48 times the bar diameter, whichever is larger. 11.Cold weather concreting shall be in accordance with ACI-306.9. 12.Hot weather concreting shall be in accordance with ACI-305R. 13.Cold Weather Concreting: a. If the Owner decides not to wait for mild weather above 40° F. Neglect of cold protection against early freezing can cause immediate destruction or permanently weakened concrete. The following must be provided: b. Under no circumstances shall calcium chloride be used as an accelerant to the concrete mix when using reinforcement steel and/or welded wire fabric. c. All snow, ice, and frost must be removed from subgrade and concrete forms. Concrete shall not be placed on frozen subgrade material. The subgrade may be thawed by covering the grade with rigid insulation (insulation greater or equal to 60 psi compression) and/or external heat. d. To prevent early-age freezing, protection must be provided immediately after concrete placement. The Contractor must submit a concrete protection plan within 72 hours of pouring to the Architect and Engineer. Arrangements for covering, insulating, housing, or heating newly placed concrete shall be documented in the Contractor's plan. The Contractor shall install multiple high/low temperature gages against concrete and formwork. A Contractor's permanent record of temperatures must be recorded and logged every 12 hours and submitted to the Architect and Engineer. e. Acceptable material and methods of protections include insulating materials: polystyrene foam sheets, urethane foam, foamed blankets, cellulose fibers, straw, commercial blankets. In addition, heated enclosures and internal electric heating are acceptable methods. f.The concrete protection period depends on whether the concrete strength has attained the required in-place strength as determined by the Architect and Engineer. The Contractor is responsible to cast six (6) field cured test specimens from each 50 cubic yards of concrete. The specimens shall be made in accordance with ASTM C31. In the event the concrete specimens do not attain the required strength, the Contractor will continue to protect the pour until test specimens have met design criteria. g. At the end of the protection period, concrete should be cooled gradually to reduce crack-inducing differential strains. Concrete thickness of 12 to 36 inches shall maintain 40° F during the first 24 hours after end of the protection period. MASONRY 1. Masonry shall be constructed in accordance with the latest Edition of the Building Code for Masonry Structures (ACI 530) and the Specifications for Masonry Structures (ACI 530.1), except where otherwise modified by these General Notes. 2. Concrete Masonry Units: Hollow block shall conform to ASTM C90, Type N-1. Solid blocks shall conform to ASTM C145. Prisms to have minimum 28-day compressive strength of fm = 1,500 psi. 3. Mortar shall conform to ASTM C270, Type M or S. 4. Portland Cement: ASTM C150, Type I. Lime: ASTM C207. Masonry Cement: ASTM C91. 4. Grout shall conform to ASTM C476 and have a minimum 28-day compressive strength of 3,000 psi. Slump shall be 8 to 10 inches. Maximum aggregate size shall be 3/8". 5. Concrete brick masonry units shall conform to ASTM C57. 6. Deformed bar reinforcement shall conform to ASTM A615, Grade 60. 7. Grout placement shall not start until the placement of reinforcing has been inspected. 8. Fill CMU lintels, bond beams, beam bearings and cells with reinforcement solid with grout. 9. Hollow core units below-grade shall have all cores grouted solid. 10. Allow grout in reinforcing CMU walls to cure a minimum of 48 hours before imposing concentrated or other loads from above. 11. Horizontal Joint Reinforcing: ASTM A82; 9 gage truss-type, galvanized. 12. Provide and install temporary bracing required to insure stability of all walls during construction and until erection of attached structural framing is completed. 13. Provide standard weight galvanized horizontal joint reinforcement in all walls at 16" o.c. unless otherwise shown or noted. Provide one (1) piece prefabricated units at 8" o.c. at all wall corners and intersections. 14. Lap splices for deformed reinforcing bars used in masonry construction shall be 50 bar diameters. STRUCTURAL STEEL 1. Fabrication and erection of structural steel shall conform with A.I.S.C. "The Manual of Steel Construction - Allowable Stress Design", Latest Edition, including Specifications for Structural Steel Buildings, Specification for Structural Joints Using ASTM A325 or A490 Bolts, and Code of Standard Practice for steel buildings and bridges except where otherwise modified by these General Notes. 2. Welding shall be in accordance with the "Structural Welding Code ANSI/AWS D1.1", American Welding Society, latest Edition. Use E70XX electrodes. 3. Wide Flanges: ASTM A992, Grade 50. 4. Angles, Channels, Plates, etc: ASTM A36 / ASTM 992 Grade 50 5. Steel Pipe: ASTM A-53, Type E or S, Grade B. 6. Bolted connections shall be with ASTM A325 high strength bolts, 3/4" diameter minimum. 7. Anchor Bolts: ASTM A-307, Grade C. 8. Welding electrodes for field welding: E70-XX series. All welding shall be performed by certified welders and shall conform to AWS - Structural Welding Code. 9. Gas cutting torches shall not be used to correct fabrication errors without the approval of the Structural Engineer. 10. All interior steel shall be painted with rust inhibitive primer. 11. Steel angles and plates along with bolts and washers, in direct contact with exterior finish masonry, and all exposed structural steel, shall be hot-dipped galvanized per ASTM A123. 12. All connections shall be "Framed Beam Connections" designed in accordance with Part 4 of the AISC Manual. The connections shall be designed for end reactions as indicated on Uniform Load Constants For Beams Laterally Supported Tables in Part 2 of the AISC Manual. Provide full depth double angle connections unless otherwise noted. 13. The Contractor shall provide 6" minimum bearing at ends of steel beams on concrete, CMU or "lvy" block walls. Steel beams shall be prevented from rotating or sliding by grouting pocket solid. DESIGN DATA For all joist spans: Deflection Live Load = 1/600 Deflection Total Load = 1/480 For joist spans over 15'-0", limit deflection to 3/8" maximum 1. Gravity - Superimposed Dead Loads AREA PSF Steel Stairs with steel grating 25 psf 2. Gravity - Superimposed Live Loads AREA PSF Egress stairs 100 psf Ground Snow Load 30 psf 3. Wind Data: Wind Speed: 115 mph Risk Category II Importance Factor (Iw): B I.O Building Exposure Category: Components & Cladding: To be designed in accordance with "2021 International Building Code". 1 51.0 SCALE: 1 1/2" = 1'-0" 2 51.0 SCALE: 1 1/2" = 1'-0" 3 51.0 SCALE: 1 1/2" = 1'-0" 4 51.0 SCALE: 1 1/2" = 1'-0" Copyright, 2024 John Milner Architects, Inc. Contractor shall verify all Dimensions and Existing Conditions before proceeding with the work. Brick Meeting House at Third Haven Meeting 405 S. Washington St. Easton, MD 21610 JOHN MILNER ARCHITECTS, inc. 104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 STRUCTURAL NOTES AND DETAILS S1.0 Page 102 of 150

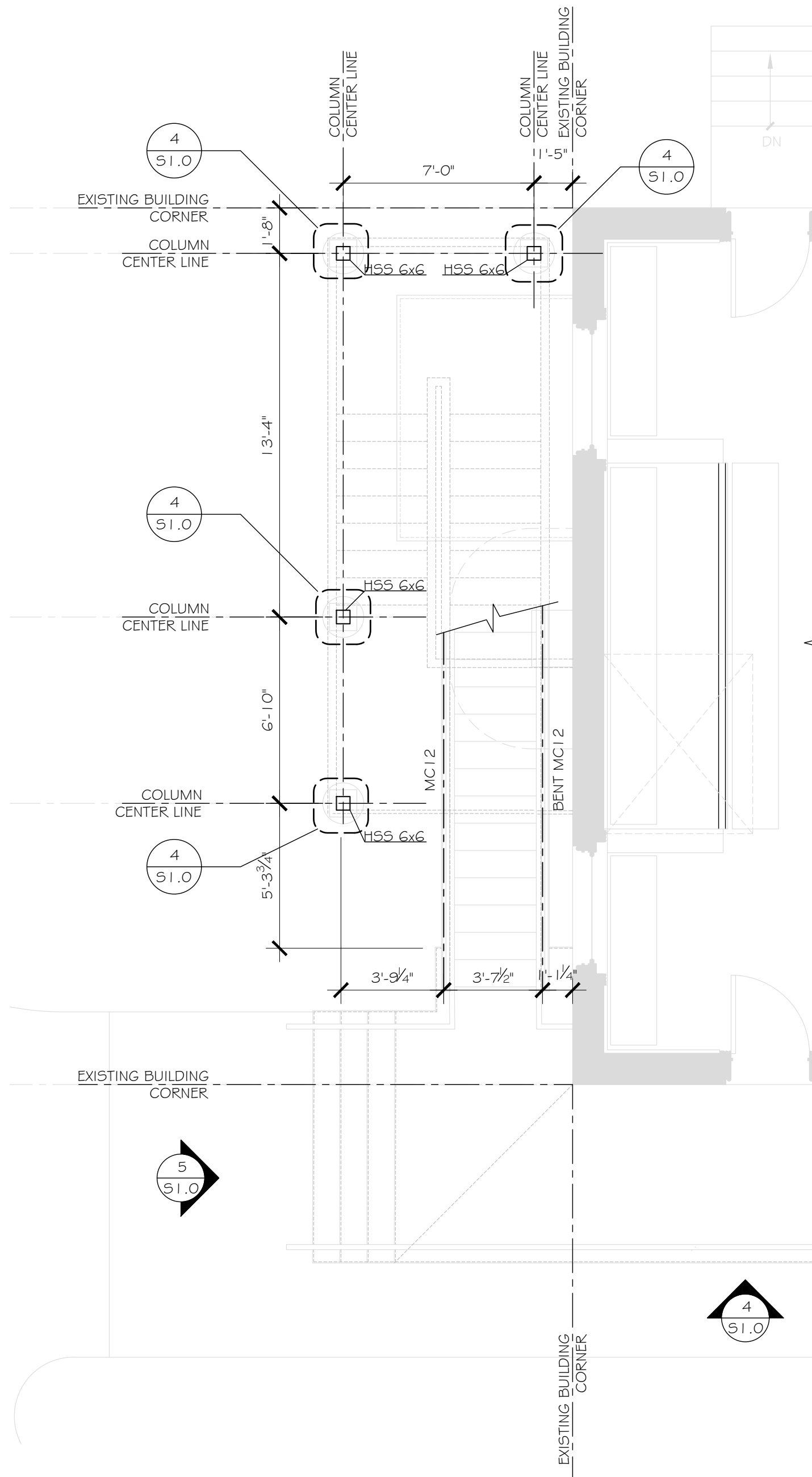
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MARK	DESCRIPTION	MATERIAL	SIZE	NOTES
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C8	INTERMEDIATE SUPPORT	GALVANIZED STEEL	C8x11.5	
MC12	STAIR STRINGER	GALVANIZED STEEL	MC12x35	
BG1	BAR GRATE	GALVANIZED STEEL	1 $\frac{1}{2}$ " x $\frac{3}{4}$ " 11-W-4	
ST	BAR GRATE	GALVANIZED STEEL	1 $\frac{1}{2}$ " x $\frac{3}{4}$ " 11-W-4	



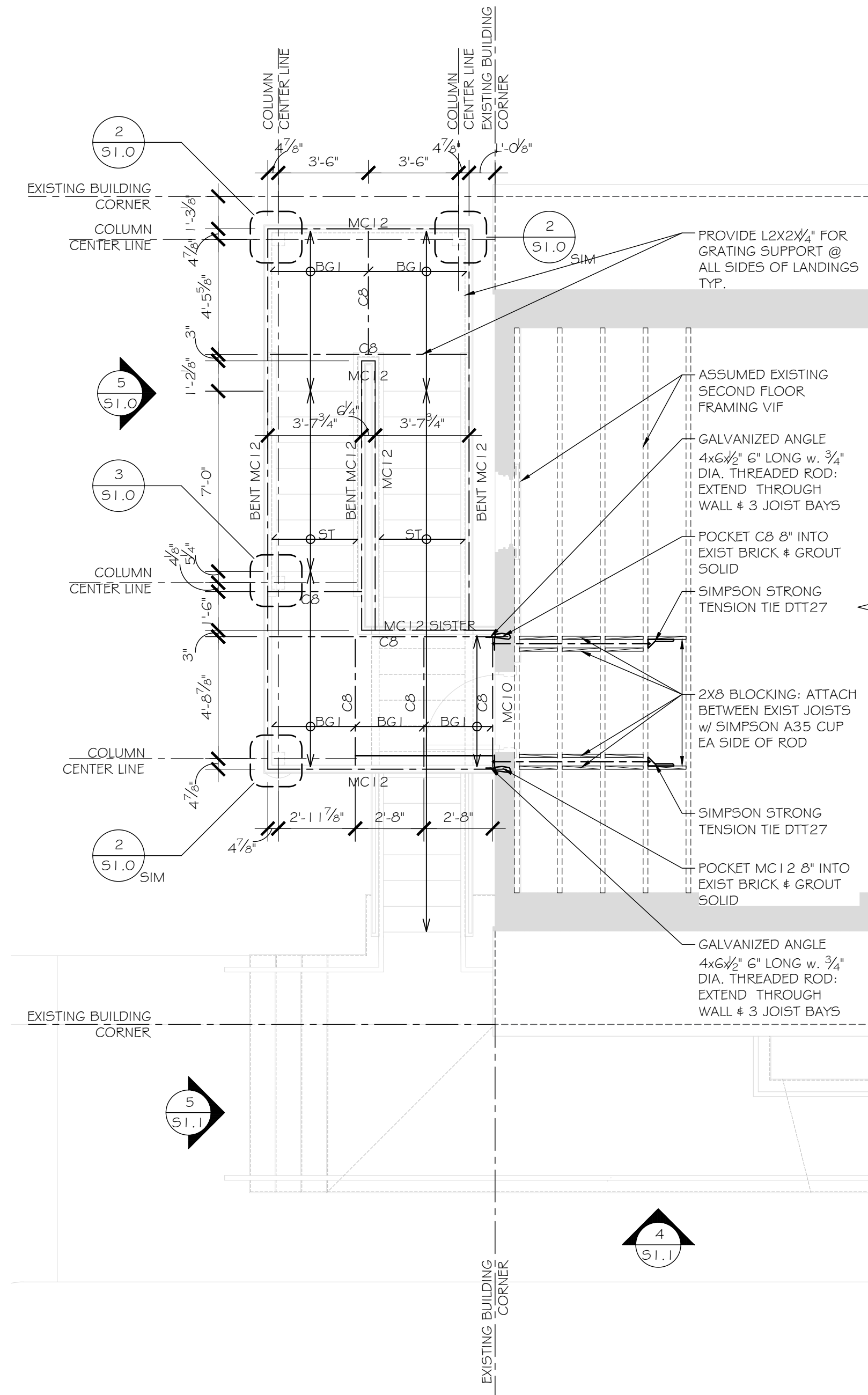
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SCALE: 1/4" = 1'-0"



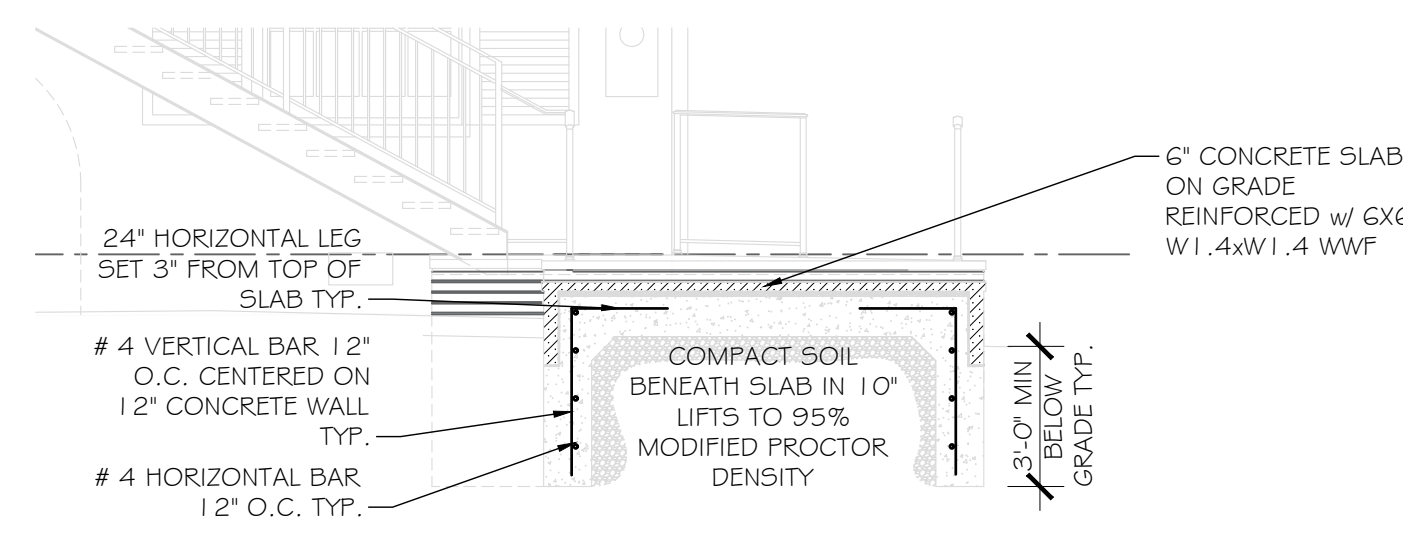
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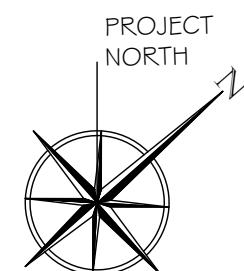
2 STRUCTURAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 STRUCTURAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



5 STRUCTURAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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JOHN MILNER ARCHITECTS, inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317
(610) 388-0111

STRUCTURAL
PLANS AND SECTIONS

S1.1

Third Haven Friends Meeting

405 S Washington Street



Setting of 1880 Brick Meeting House and 1684 Frame Meeting House



Front (East) Elevation



North / South Elevations – showing existing noncompliant ramp



Rear (West) Elevation –Showing noncompliant 2nd floor exit stairs

It is proposed to build a gas regulator station in the landscape area/rain garden of the Town-Owned parking lot at 23 Talbot Lane. The station, approximately 16 feet x 20 feet in size, will be centered between the two southerly trees, preserving the existing shade trees. The station will be surrounded by a wood fence that is 8 feet high, with gates for maintenance access. The proposed fence outline was painted at the landscape area, see Figure 1.



Figure 1: Overall Layout of Fence.

The fence will have access gates as shown in Figure 1, one of them is larger (8 feet) for maintenance access, the smaller gate (4 feet) is an emergency egress required by code. It is proposed that the fence be a wooden privacy fence with a cap board, see Figure 2.



Figure 2: Photograph of a Fence of Similar Construction and Materials.
(Note: This fence is 6 feet tall, ours will be 8 feet.)

The fence posts will be inside the fence, such that Figure 2 is a representation of the view from outside the fence.

The design of the utility equipment, fence and landscaping plan is consistent with the Easton Historic District Design Guidelines, specifically:

Guideline 123.b (Mechanical Equipment) "...screened with fences or plantings."

Guideline 14.e (Fences) "...Simple, unobtrusive fences in traditional designs..."

Guideline 19.a (Trees) "Preserve existing shade trees."

Guideline 19.d (Street Plantings) "Stormwater management features and rain gardens should be unobtrusive and compatible with the surrounding district."

Barbed wire brackets will be attached to the posts on the inside of the fence, at a height such that the upper strand of barbed wire is below the cap board, and the barbed wire is not visible to someone standing in the street, see Figure 3.



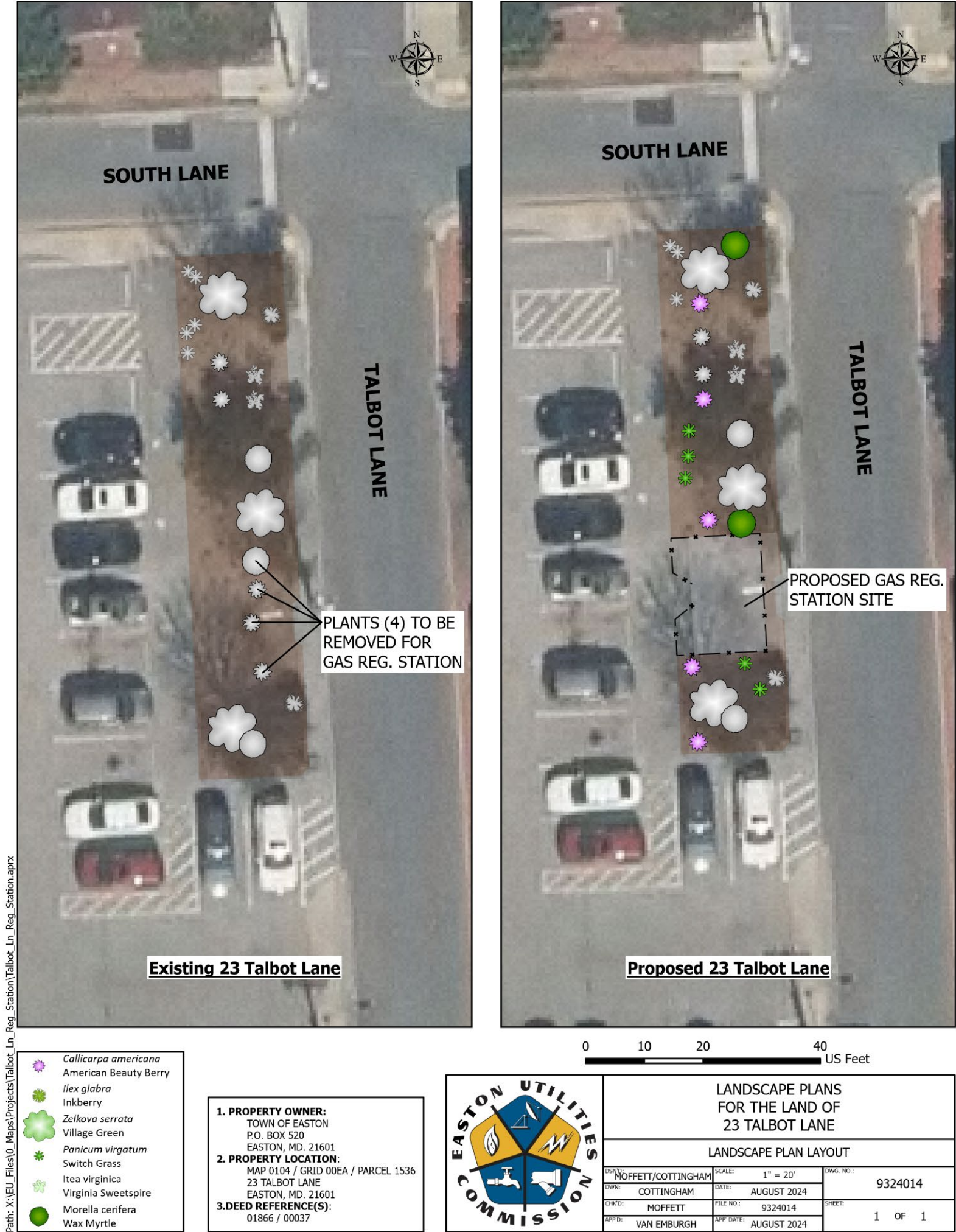
Figure 3. Barbed Wire Bracket, Mounted on Inside of Fence Post.

No-smoking signs will be placed on the exterior of the fence, one on each face (N., S., W., E.) - the signs will be similar to the sign at the regulator station on South St, see Figure 4.



Figure 4. No Smoking Sign at Corner of South Street and Hanson Street.

Additional shrubs and grasses will be planted in the area outside of the fence, see Figure 5.



Note: New plantings shown in color.

Figure 5. Landscape Plan.



TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: September 6, 2024
TO: Miguel Salinas - Director of Planning & Zoning
cc: Kody Cario - Director of Engineering
Paul Moffett - Easton Utilities
FROM: Rick Van Emburgh, P.E. – Town Engineer
SUBJECT: Easton Utilities Talbot Lane Gas Regulator Station Fence

Easton Utilities is proposing to build a gas regulator station in the landscape area along the Town-owned parking lot at 23 Talbot Lane. Easton Utilities has worked closely with the Town to develop the design as well as the proposed wood fencing to screen the gas regulator station from public view.

Section 28-601.E.2.c of the Town Code indicates "All Work in the Town Right of Way, Town-owned Parking Lots, and Town-owned Parks fall under the jurisdiction of the Town Engineer. The Town Engineer or designated Staff will review and approve all work within the Right of Way in accordance with the Historic District Guidelines. The Town Engineer or Staff may decide to bring items to the Commission prior to the Town Engineer's approval."

I reviewed the work and feel the proposed fence is consistent with the Historic District Guidelines. However, I would like to bring the wood fence to the Commission for feedback prior to my approval.

END OF DOCUMENT



**Town of Easton Historic District Commission
Draft Decision Summary**

Monday, August 26, 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](https://www.eastonmd.gov)
 [\(eastonmd.gov\)](https://www.eastonmd.gov)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Kevin Bateman
Emily Carey
Dudley Greer
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist
Tom Diem, Building Code Official

Absent:

Commission Members:

Maria Brophy, Vice Chairperson

1. Call to Order — Chairperson Demby called the meeting to order at 6:00 pm.

2. Agenda Summary Review —

**Commissioner Greer moved to approve the August 26, 2024 Agenda Summary.
Commissioner Stuart seconded the motion.**

<u>Vote</u>	<u>4 - 0 - 2</u>
FOR:	4 - Demby, Carey, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Bateman

3. Old Business — None

4. New Business —

a. **File No.:** 2024 - 1273 / HD 24 - 93
Applicant: Laurence and Kelly Pezor
Location: 407 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0747
Zoning: R-7A

Request: The applicant is proposing to replace the existing rear steps and railing with new brick steps and iron railing; to install environmental pavers around the newly constructed carriage garage for a 216 square foot patio; and to install a 6' privacy fence in the rear yard. The primary structure on this property is considered a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places.

Background: At their June 27, 2022 meeting, the Commission granted approval for the construction of a new garage. In January 2024, the Commission approved an amended application which proposed changes to the material and scale of the garage.

Historic District Guideline references:

- i. *Guideline 9. New Driveways*
- ii. *Guideline 14. Perimeter Walls and Fences*
- iii. *Guideline 65. Make Sensitive Replacements (Porches)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Kelly Pezor

Public Comment — None

Public Comment Written — None

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

<u>Vote</u>	<u>5 - 0 - 1</u>
FOR:	5 - Demby, Bateman, Carey, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Brophy

b. **File No.:** 2024 - 1265 / HD 24 - 91
Applicant: Barrow & Sons, LLC
Location: 222 S. Washington Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2088

Zoning: R-10A

Request: The applicant is proposing to remove the existing colonial revival treated trim surrounding the front entryway door to expose the hidden transom above, with fluted Azek trim to be added to both sides of the door. This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 41. Maintain Original and Historic Doors*
- ii. *Guideline 42. Make Sensitive Replacements*
- iii. *Guideline 43. Restore Missing or Inappropriately Altered Doors*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Megan Murray

Public Comment — None

Public Comment Written — None

Commissioner Greer moved to approve the application as submitted. Commissioner Carey seconded the motion.

<u>Vote</u>	<u>5 - 0 - 1</u>
FOR:	5 - Demby, Bateman, Carey, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Brophy

- c. **File No.:** 2024 - 1276 / HD 24 - 96
Applicant: Enid McKitrick
Location: 116 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1141
Zoning: R-7A

Request: The applicant is proposing to remove a secondary door from the front porch. The space will be filled in with siding that matches the existing siding of the house. This is a contributing structure to the Historic District.

Background: The Easton Historic District Survey notes that the front porch of this structure was previously enclosed; indicating that the proposed door to be removed is likely non-original.

Historic District Guideline references:

- i. *Guideline 4. Restore Significant Historic Features*
ii. *Guideline 77. Make Sensitive Replacements (Siding)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Enid McKittrick

Public Comment — None

Public Comment Written — None

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

<u>Vote</u>	<u>5 - 0 - 1</u>
FOR:	5 - Demby, Bateman, Carey, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Brophy

d. File No.: 2024 - 1270 / HD 24 - 92
Applicant: Willow Construction
Location: 106 South Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1960
Zoning: R-7A

Request: The applicant is proposing to remove the existing rear loading dock door and frame, and to widen the existing opening with the addition of new hollow metal doors. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties.

Outstanding Issues: On January 3, 1990 a Maryland Historic Trust preservation easement was recorded on this property that requires exterior alterations to receive written approval from the Maryland Historic Trust.

Historic District Guideline references:

- i. *Guideline 41. Maintain Original and Historic Doors*
ii. *Guideline 42. Make Sensitive Replacements*
iii. *Guideline 43. Restore Missing or Inappropriately Altered Doors*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

Shaquille Turner, Willow Construction

Jennifer Chrzanowski, Interim Director of the Academy Art Museum

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application subject to approval from the Maryland Historic Trust. Commissioner Stuart seconded the motion.

Vote 5 - 0 - 1

FOR: 5 - Demby, Bateman, Carey, Greer, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Brophy

e. File No.: 2024 - 1274 / HD 24 - 94

Applicant: Anchor Church

Location: 620 Goldsborough Street, Easton, MD 21601

Tax Map 0103, Grid 00EA, Parcel 0956

Zoning: R-7A

Request: The applicant is proposing to resurface the existing gravel parking lot with asphalt. The proposed level of disturbance is approximately 53,378 square feet. This is a non contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 12. Universal Guidance for Parking Lots

ii. Guideline 13. New Parking Lots

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson, Town Planner - Current

Tom Diem, Building Code Official

Applicant Presentation:

Pastor Paul Carroll

Public Comment — None

Public Comment Written — None

Commissioner Greer moved to table the application pending the submission of a landscaping plan that incorporates a 3' wide landscape buffer along the Goldsborough Street frontage (*Guideline 13.c*). The Commission also suggested that

the applicant reach out to the Town’s Engineering Department for comment on the proposal. Commissioner Bateman seconded the motion.

Vote	5 - 0 - 1
FOR:	5 - Demby, Bateman, Carey, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Brophy

5. Discussion Item —

- a. Proposed addition of a new outdoor pavilion at 22 S. Harrison Street - Legal Assets Craft Food & Spirits — Ms. Pamela Gardner and Bo Orstain were present on behalf of Legal Assets Craft Food & Spirits to discuss the preliminary design set of a proposed outdoor pavilion at 22 S. Harrison Street. The proposal includes a satellite kitchen area, additional bar space, and ADA compliant restrooms. The Commission provided their feedback on the project; noting general massing concerns to the surrounding properties, and loud noise levels in consideration of the recent passing of a Commercial Noise Ordinance (*Ordinance No. 823*). The Commission made recommendations for materials to be used including half round gutters, and advised the applicant to return upon submission with their preference in column material.
- b. The Commission continued their discussion from the August 12, 2024 meeting regarding the administrative approval process of Historic District applications, and the additional ongoing effort to revise the current Historic District Guidelines.

6. Decision Summary Review —

Commissioner Bateman moved to approve the August 12, 2024 Decision Summary. Commissioner Greer seconded the motion.

Vote	5 - 0 - 1
FOR:	5 - Demby, Bateman, Carey, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Brophy

7. Administrative Approval

- a. **File No.:** 2024 - 1275 / HD 24 - 95
Applicant: Dock Street Foundation
Location: 41 E. Dover Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1196

Zoning: CB

Request: The applicant is requesting approval for a temporary 46” tall sandwich board sign. The application may be administratively approved subject to the condition that the sign shall be located so as not to impede pedestrian traffic, and must be removed during the business’ closing hours. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 28. Free-standing Signs*

b. File No.: 2024 - 1277 / HD 24 - 97

Applicant: Griffith Energy Services, Inc.

Location: 214 Goldsborough Street, Easton, MD 21601

Tax Map 0103, Grid 00EA, Parcel 1133

Zoning: R-7A

Request: The applicant is requesting to replace the existing roof mounted HVAC system. The application may be administratively approved subject to the following conditions:

- 1) Exterior line sets shall be painted to match the structure.
- 2) The unit shall be mounted in a manner that does not damage the historic material.

This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 48. HVAC*

c. File No.: 2024 - 1279 / HD 24 - 98

Applicant: Jessica Young

Location: 407 August Street, Easton, MD 21601

Tax Map 0103, Grid 00EA, Parcel 1079

Zoning: R-7A

Request: The applicant is requesting to remove and replace the existing architectural asphalt shingle roof in-kind. The existing soffit and fascia 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*

326 **8. Consent Docket** — None

327

328

329 **9. Adjournment** — Commissioner Greer moved to adjourn. Commissioner Carey
330 seconded the motion. The meeting was adjourned at 7:35 p.m.



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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: September 9, 2024
Application Number: HD-24-1283
Location: 312 South Street
Applicant: Chris Jordan Exteriors
Request: In-kind asphalt shingle roof replacement

The applicant, Chris Jordan Exteriors, requested approval for an in-kind asphalt shingle roof replacement at 312 South Street. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application is **approved subject to the following condition:**

1. Any existing trim, facia, soffit, and gutters shall remain.

Historic District Guideline references: 68 and 70

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

8/30/2024
Date



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

RECEIVED

AUG 29 2024

HD 24 - 100

Application #: 2024 - 1283
Date Received: 08/29/2024
Fee Paid: \$25.00
HDC Meeting Date: 09/09/2024
Date Property Posted: -

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 312 South Street
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Denise Joshua
TELEPHONE NO. 443-205-5431 EMAIL ddjoshua01@hotmail.com

Applicant or Agent

NAME Chris Jordan Exteriors
TELEPHONE NO. 410-829-2764 EMAIL ChrisJordanext@yahoo.com

Description of Proposal (include additional sheets, as necessary)

Remove existing roof. install drip edge, ice & water
shield on eaves & valleys. install Synthetic
underlayment. install GAF Timberline HD2
Shingle. install ridge vent (where applicable)
install lifetime vent pipe collars.
Dispose of debris.

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

Lexie Jordan
8/29/24
Lexie Jordan

Revised 4.4.2022



MHIC #111421

Thursday, August 29, 2024

Chris Jordan Exteriors, LLC

MHIC #111421

Chris Jordan Exteriors on 312 South Street, Easton, MD 21601 is removing the existing 3-tab shingles and replacing them with new-kind architectural shingles. The color chosen is GAF Timberline HDZ shingle Barkwood. Chris Jordan Exteriors will not alter existing gutters, trim, fascia, and soffit.

Chrisjordanext@yahoo.com

410-829-2764

410-829-2764
Chrisjordanext@yahoo.com
602 Dutchmans Lane
Easton, MD 21601

Chris Jordan Exteriors
 602 Dutchmans Lane
 Easton, MD 21601
 Chrisjordanext@yahoo.com
 Chrisjordanext.com

Estimate



Name/Address
The Affordable Housing Committee
Job: 312 South Talbot Street Easton

Date	Estimate No.
07/18/24	1832

Description	Total
-Remove existing roof using equipter no mess roofers buggy trash management system. -Install 1/2" CDX plywood -Install drip edge, ice and water shield on eaves, valleys, and low slopes. -Install Tiger paw synthetic underlayment, and starter stripes around perimeter for maximum wind warranty. (130 mph) -Install GAF Timberline HDZ shingles with hip and ridge caps and ridge vent where applicable. -Install Lifetime vent pipe colliers, kitchen, and bath vents. -Re-flash chimney with aluminum coil stock. -Dispose of old roof. -Town permit fee included Any insufficient plywood will be an extra \$45.00 per sheet for labor and market price for plywood. Framing or insufficient roof flashing will be an extra \$45.00 per hour, per man plus material cost unless otherwise stated. All workmanship meets and exceeds manufactures specifications for a GAF 50 year Weather Stopper System Plus warranty and 15 year on workmanship. Payment schedule: Upon acceptance of this proposal, 1/3 deposit is due at signing of contract. Final payment will be sent via email and is due at the completion of the job. Chris Jordan Exteriors is not responsible for realignment of satellites.	14,070.00
Note: This proposal may be withdrawn by us if not accepted within 15 days.	Total \$14,070.00



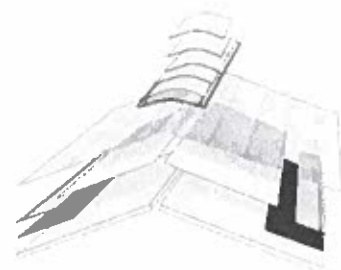
WeatherWatch[®] Mineral-Surfaced Leak Barrier

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 barriers¹

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 limited warranty** when used on Lifetime Shingle roofs* and it's an eligible component of GAF residential enhanced warranties

In the "North," most building codes require the use of leak barriers at the eaves:³

- Protection against ice dams is required by most building codes³ 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"³ (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

Product Details:

Nominal Specifications:
For use with asphalt shingles

1.5 square roll:^{*}

- 150 ft² (13.94 sq. m) per roll[†]
- Roll width: 36" (914 m)
- Roll length: 50' (15.24 m)

2.0 square roll:^{*}

- 200 ft² (18.58 sq. m) per roll[†]
- Roll width: 36" (914 m)
- Roll length: 66 7' (20.33 m)
- UV exposure: Up to 60 days, if necessary
- Shelf life: Best if used within 1 year from date of manufacture

^{*}Excludes laps

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 shingles⁴
- ICC-ES Evaluation Report (ESR-1322)

Check local building codes for requirements in your area. 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. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and any 3 qualifying GAF Accessories. 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.

³Source: International Building Code (IBC) and International Residential Code (IRC)

⁴Refer to UL Online Certification Directory for actual assemblies



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

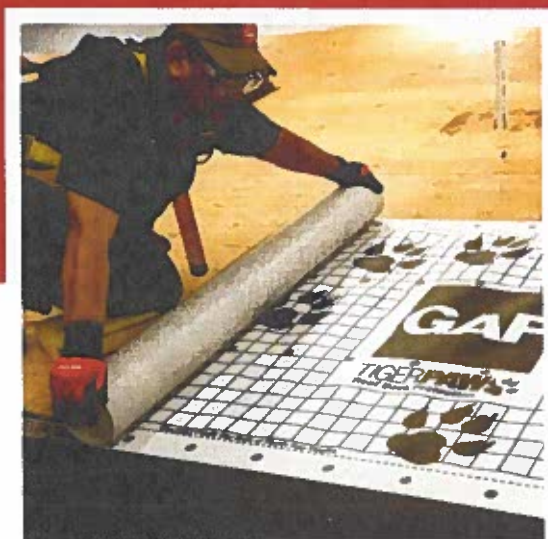


We protect what matters most™



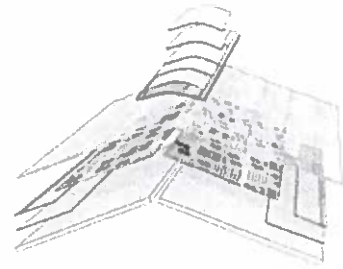
Tiger Paw™ Premium Roof Deck Protection

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



- Provides a critical layer of extra protection between your shingles and roof deck to resist wind-driven rain (or moisture from other sources)
- Offers longer-lasting protection than conventional asphalt felts (which can rot or become brittle over time)
- Avoids wrinkling and buckling for a better-looking finished roof

Tiger Paw™ Premium Roof Deck Protection



Benefits:

- **Premium non-asphaltic, polypropylene construction** for long-lasting protection
- **Specially designed walking surface** and anti-skid back coating help provide excellent walkability for installers
- **Moisture-control design** helps reduce damaging moisture on the roof deck unlike typical synthetic non-breathable underlayments¹
- **Provides at least 600% (i.e., 7 times) greater tear strength²** and **147% higher nail-pull strength³** than conventional #30 asphalt felt
- **48-inch-wide (1.22 m) roll provides 33% more coverage** than conventional 36-inch-wide (914 mm) asphalt felts
- **Light-gray surface** is cooler to work on in hot weather than conventional black felts
- **Eligible for up to a Lifetime⁴ limited warranty.** It's also an eligible accessory product in the Roof Deck Protection Category of GAF residential enhanced warranties

Installation:



Product Details:

Nominal Specifications:

For use with asphaltic shingles and may also be used with slate, wood, metal, or tile⁴

- Roll size: 10 squares (1,000 sq. ft. [92.9 m²]) (excludes laps)
- Roll length: 250' (76.2 m)
- Roll width: 48" (1.22 m)
- Approx. roll weight: 40 lb. (18 kg)
- UV exposure: UV-stabilized polypropylene construction resists UV degradation for up to 180 days⁵

Code Approvals and Standards:

- Meets or exceeds the physical requirements of ASTM D226, Type II and D4869
- Miami-Dade County Product Control approved
- State of Florida approved
- ICC-ES ESR-3286
- CSA A123.3
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles⁶
- Listed with Texas Department of Insurance as an acceptable alternate roof underlayment

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.

As per GAF ASTM D570-modified testing

² GAF trapezoidal tear strength testing per ASTM D4533

³ GAF nail pull-through testing per ASTM D3462

⁴ Contact GAF Technical Support at 1-800-766-3411 for acceptable non-asphaltic roofing systems and limited warranty coverage.

⁵ 180 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 Tiger Paw™ Roof Deck Protection is water resistant, it is NOT WATERPROOF. DO NOT USE Tiger Paw™ Roof Deck Protection as a temporary roof to protect property or possessions.

⁶ Refer to UL Online Certification Directory for actual assemblies.

Note: Always use plastic cap nails or staples with plastic caps to install Tiger Paw™ Roof Deck Protection. Do NOT use nails or staples without caps.



To learn more about the Lifetime⁴ Roofing System visit gaf.com/Lifetime



We protect what matters most™

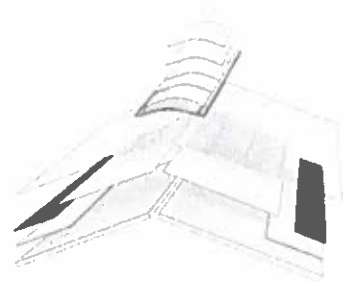


Pro-Start[®] Starter Strip Shingles

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



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 strips¹
- **Eligible for a Lifetime² limited warranty** when installed on Lifetime³ 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 D3462⁴, D3018
- ASTM D3161 Class F
- UL Listed to ANSI/UL 790 Class A⁵

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) or 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.

² Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

³ Refer to UL Online Certification Directory for actual assemblies.

⁴ See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.



To learn more about the Lifetime² Roofing System visit gaf.com/Lifetime



We protect what matters most™



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Timberline HDZ® Shingles



Benefits:

- **LayerLock™ Technology** mechanically fuses the common bond between overlapping shingle layers
- The added strength of 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
- **Up to 30% faster nail fastening** thanks to the industry's largest nail zone
- Our legendary **Dura Grip™** sealant pairs with the smooth microgranule 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** — 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:



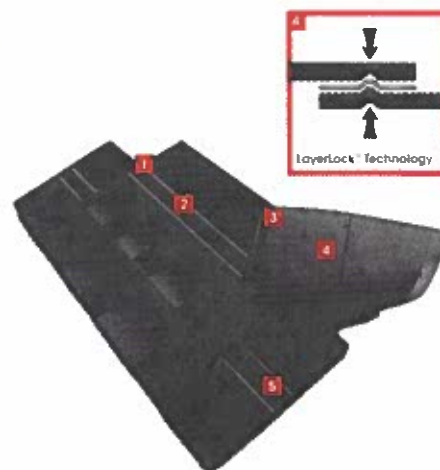
The StrikeZone™ Nailing Area

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 microgranule 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 HDZ® Shingles to Timberline HDZ® Shingles on a 16 square foot 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™



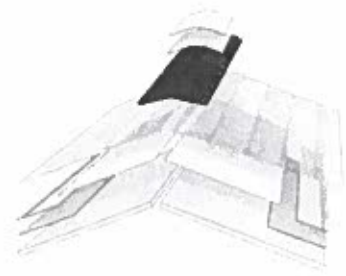
Cobra® SnowCountry® Advanced Premium Exhaust Vent for Roof Ridge

Remove excess heat and moisture from your attic and protect your roof system from premature deterioration



- Improve energy efficiency by reducing attic heat and your summer air-conditioning load
- Limit the growth of harmful mold and mildew
- Minimize peeling of paint inside and out

Cobra® SnowCountry® Advanced Premium Exhaust Vent for Roof Ridge



Benefits:

- Allows heat and moisture to **escape** at the most effective location—the ridge
- **Shingle-over design** blends into the ridge line
- **Engineered for durability** with high-impact UV-resistant polymers
- **External baffles** with crush-resistant internal structure
- **Snow Guard™ Filter** helps resist snow, pine needle, and insect infiltration while avoiding dust clogging — meets the requirements of ICC Dust Exposure testing¹
- Includes 3" (76 mm) corrosion-resistant ring shank nails included for proper fastening of the vent and cap shingles
- **Unique EasyTear® Sizing Feature** allows you to hand-tear the vent in 3" (76 mm) increments — no cutting and less waste
- **Passes the 110 mph wind-driven rain test²**
- **Eligible for up to a Lifetime¹ limited warranty.** It's also an eligible accessory product in the Attic Ventilation category of GAF residential enhanced warranties.

Balanced Ventilation:

Balanced attic ventilation means there's an equal amount of air entering it as there is exiting it. The amount of exhaust ventilation must **never** exceed the amount of intake ventilation at the soffits or eaves. GAF recommends a minimum of 1 sq. ft. of net free ventilation for every 300 sq. ft. of attic floor space. Always consult local building codes for specific ventilation requirements.

How Much Do I Need?

Calculate the total square footage of your attic floor space and then review the chart below for how much Cobra® SnowCountry® Advanced Premium Exhaust Vent for Roof Ridge is needed:

Total attic sq. footage	Recommended length of Cobra® SnowCountry® Advanced Premium Exhaust Vent (ft.)	Minimum Intake Ventilation (net free area in sq. in.)
1600	22	396
1900	26	468
2200	30	540
2500	34	612
2800	38	684
3100	42	756
3400	46	828

Note: Chart above based on 1/300 rule. Always have a balanced attic ventilation system. In no case should the amount of exhaust ventilation at or near the ridge exceed the amount of intake ventilation at or near the soffit. Visit gaf.com/ventcalculator for more details.



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

Product details:

- For use in colder climates
- 11.5" (292 mm) width — for 12" (305 mm) width ridge cap shingles
- 9" (229 mm) width — for 10" (254 mm) width ridge cap shingles
- 18 sq. inches per lineal foot (38,100 mm² per lineal meter) of net free ventilating area
- Hand nail installation with included 3" (76 mm) ring shank nails
- For roof pitches 3/12 to 16/12

Code Approvals & Standards

- Miami-Dade County Product Control Approved
- State of Florida Approved
- UL ERI5072-01
- Texas Department of Insurance Product Evaluation RV-29
- CCMC 14083-R
- UL Listed to ANSI/UL 790 Class C³



1. Warm, moist air escapes attic through **Cobra® SnowCountry® Advanced Premium Exhaust Vent for Roof Ridge** (installed under ridge cap shingles)
2. Fresh air enters attic through intake vent at the soffit or eave

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. Tested in accordance with ICC AC132, Section 4.2.

² Under controlled laboratory testing conducted by GAF.

³ Refer to UL Online Certification Directory for actual assemblies.



We protect what matters most™



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Seal-A-Ridge® Ridge Cap Shingles

Choose the perfect finishing touch for your new
GAF shingle roof with protective ridge cap shingles



- Protects against leaks and shingle blow-off at your roof's hips and ridges
- Provides a high-quality and less labor-intensive alternative to using cut-up 3-tab strip shingles as your ridge cap
- An integral part of the GAF Lifetime® Roofing System



Seal-A-Ridge® Ridge Cap Shingles

Benefits:

- **Manufactured by GAF to complement** the color of your GAF shingles (unlike typical cut-up 3-tab strip shingles)
- **Traditional look** provides a clean finished **touch** on your new roof
- **Dura Grip™** Adhesive seals each piece tightly and reduces the risk of shingle blow-off
- **Machine-cut design** provides a cleaner finished look than cut-up 3-tab strip shingles
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration
- **Eligible for up to a Lifetime¹ limited warranty** when installed on Lifetime Shingle roofs. They're also an eligible component of GAF residential enhanced warranties
- **Pre-perforated design** eliminates the need for time-consuming cuts

Also available:

Seal-A-Ridge® AS SBS-Modified IR Ridge Cap Shingles

- **Made with our proprietary SBS-modified asphalt** to help protect your home from extreme weather conditions and is covered by a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration. Seal-A-Ridge® AS SBS-Modified IR Ridge Cap Shingles may also qualify for insurance discounts.

Product Details:

Seal-A-Ridge® Ridge Cap Shingles

Nominal Specifications:

- For use with GAF Timberline HDZ™, Timberline NS, Timberline UHD, Timberline CS and Timberline AH Shingles
- Fiberglass asphalt design
- 6' 1" (169 mm) exposure
- Approx. 12" (305 mm) wide
- 4 bundles cover approx. 100 lineal feet (30 m)
- 45 ridge caps per bundle (15 shingles, each with 3 ridge caps per shingle)

Code Approvals:

- UL Listed to ANSI/UL 790 Class A
- Meets ASTM D3462²
- ASTM D3018 Type 1
- ASTM D3161 Class F
- ICC-ES ESR-1475 and ICC-ES ESR-3267
- Miami-Dade County Product Control Approved
- State of Florida approved
- CSA A123.5

Seal-A-Ridge® AS SBS-Modified IR Cap Shingles

Nominal Specifications:

- For use with GAF Timberline® AS and Grand Sequoia® AS Shingles
- SBS-modified asphalt design
- Passes UL 2218 Class 4 (highest rating)
- 5' (127 mm) exposure
- Approx. 12" (305 mm) wide
- 4 bundles cover approx. 100 lineal ft
- 60 ridge caps per bundle (20 shingles, each with 3 ridge caps per shingle)

Code Approvals:

- UL Listed to ANSI/UL 790 Class A
- UL 2218 Class 4
- Meets ASTM D3462²
- ASTM D3018 Type 1
- ASTM D3161 Class F
- ICC-ES ESR-1475 and ICC-ES ESR-3267
- State of Florida approved
- CSA A123.5

¹Lifetime refers to the length of warranty coverage provided and means, unless as provided in the actual coverage of a single family detached residence for eligible second owners) name the property, where the qualifying GAF products are installed for other circumstances, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF EA-Lite™ Shingles only. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and any 3 qualifying GAF Accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LWS for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessories Limited Warranty. 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages featuring the StainGuard Plus™ logo. See GAF Shingle & Accessories Limited Warranty for complete coverage and restrictions and qualifying products. May qualify for insurance discounts when installed with certain GAF shingles. See specifications for details. Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information. Refer to UL Online Certification Directory for complete details. Products tested, inspected and certified to ensure compliance with ASTM D3462 at time of manufacture.

²See gaf.com/ridgecapapproval for regional approvals.



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



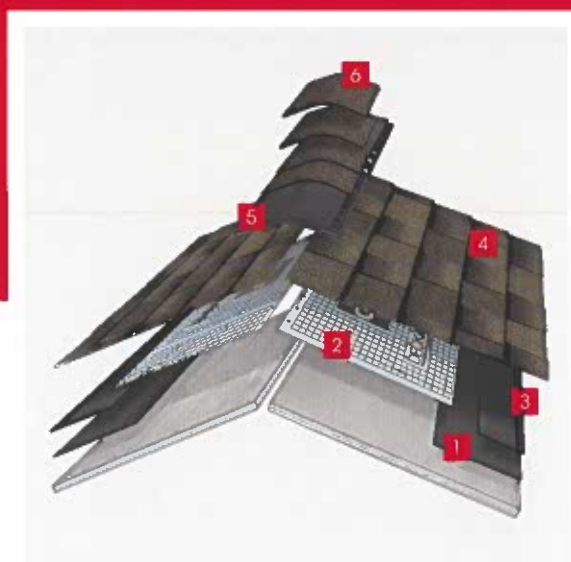
We protect what matters most™



The GAF Lifetime[†] Roofing System



Install any GAF Lifetime[†] Shingle and at least 3 qualifying GAF accessories and you'll automatically get a Lifetime[†] Limited Warranty on your shingles and all qualifying GAF accessories.



Leak Barrier
Helps prevent leaks caused by wind-driven rain and ice dams



Starter Strip Shingles
Helps guard against shingle blow-offs



Attic Ventilation
Helps reduce attic moisture and heat



Roof Deck Protection
Helps shield the roof deck from moisture infiltration



Lifetime' Shingles
beautify and protect for years to come



Ridge Cap Shingles
The finishing touch that helps defend against leaks at the hips and ridges



Visit **gaf.com/LRS** for qualifying products

We protect what matters most™



[†] 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.



VIEW 3D MODEL



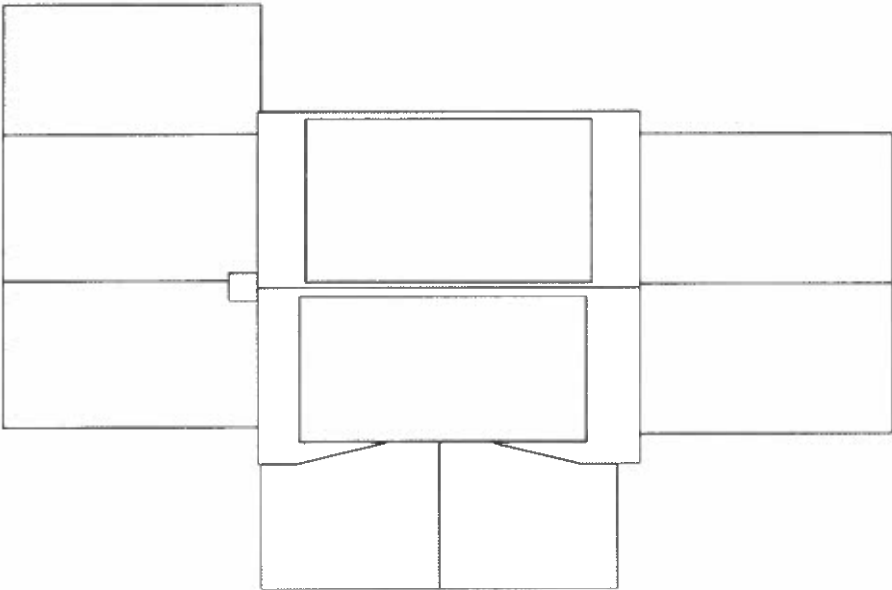
Roof Measurements

312 South Street, Easton,
ROOF SUMM

Roof	Area	Total	Length
Roof Facets	950 ft ²	11	-
Ridges / Hips	-	4	48' 5"
Valleys	-	2	14'
Rakes	-	16	141' 2"
Eaves	-	11	110' 5"
Flashing	-	6	29' 9"
Step Flashing	-	22	80' 7"
Drip Edge/Perimeter	-	-	251' 7"

Roof Pitch*	Area	Percentage
6 / 12	378 ft ²	39.79%
4 / 12	210 ft ²	22.11%
14 / 12	169 ft ²	17.79%
3 / 12	116 ft ²	12.21%

* Only top 4 values shown. Reference Roof Pitch page for all values.



Example Waste Factor Calculations

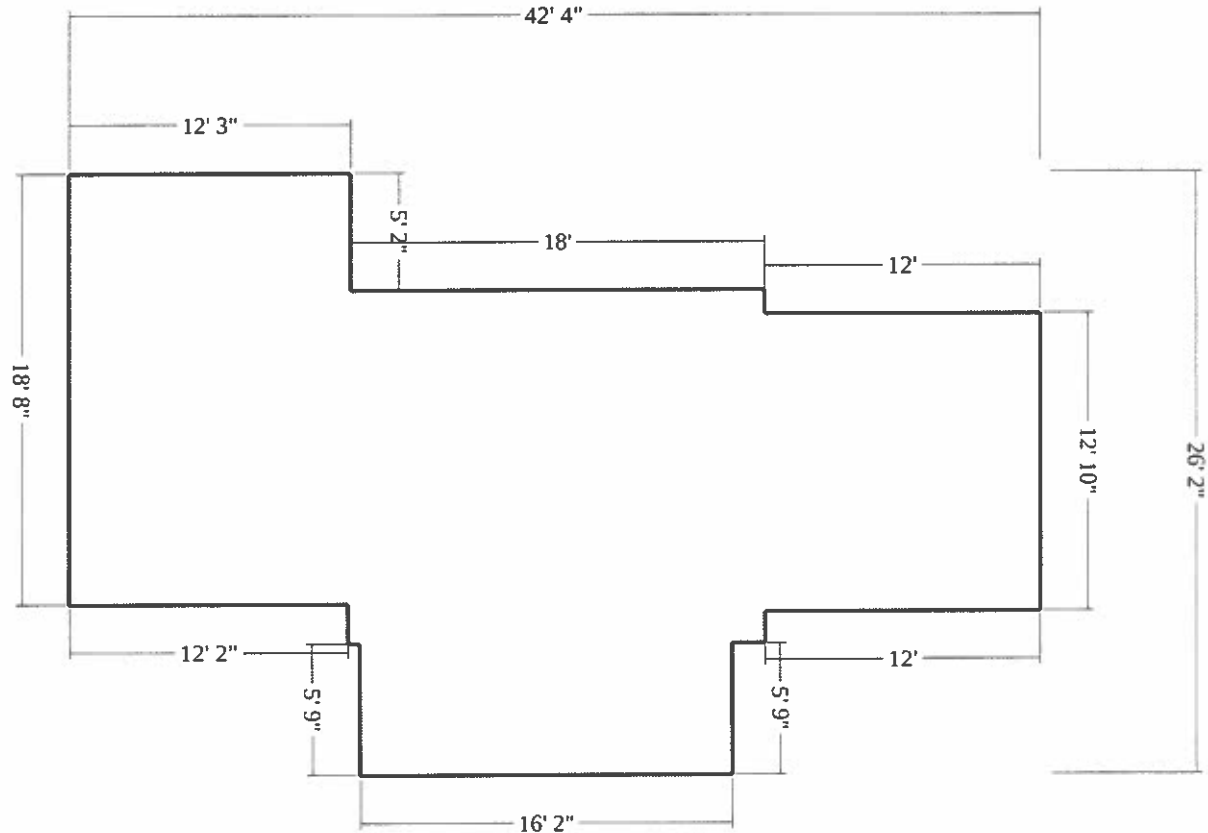
	Zero Waste	+5%	+10%	+15%	+20%
Area	950 ft ²	998 ft ²	1045 ft ²	1093 ft ²	1140 ft ²
Squares	9⅔	10	10⅔	11	11⅔

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require addit materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.

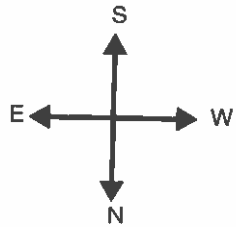
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BACK



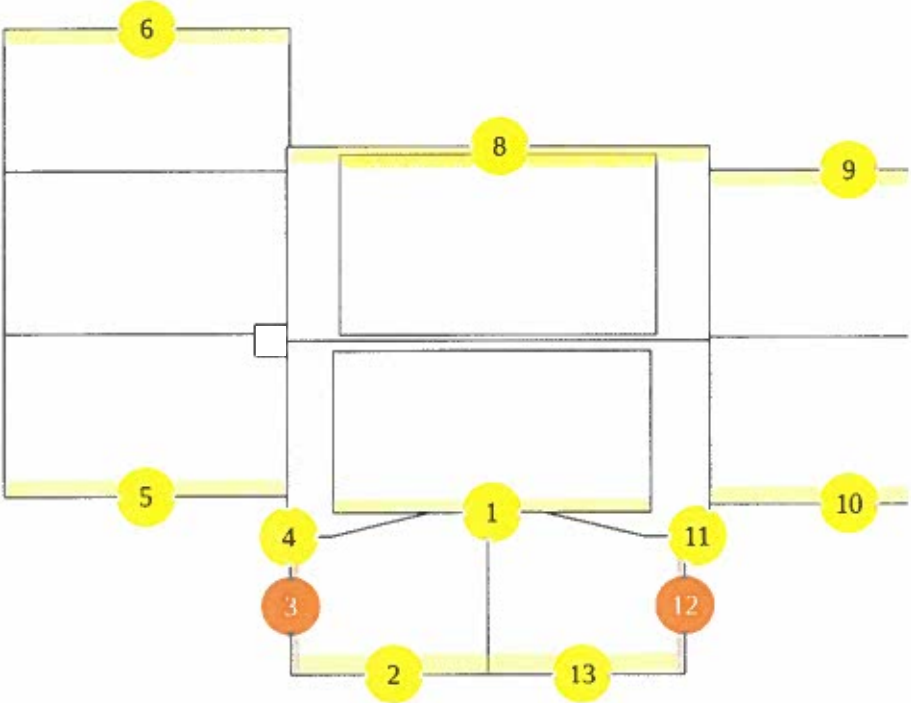
FRONT



Number of Stories: > 1
Footprint Perimeter: 137'
Footprint Area: 753 ft²

Soffit Summary

Depth	Type	Count	Total Length	Total Area
1" - 6"	eaves	2	13' 4"	5 ft ²
6" - 12"	rakes	2	16' 10"	15 ft ²
	eaves	9	94' 11"	63 ft ²
Totals			125' 1"	83 ft ²





Roof Measurements

312 South Street, Easton,
SC

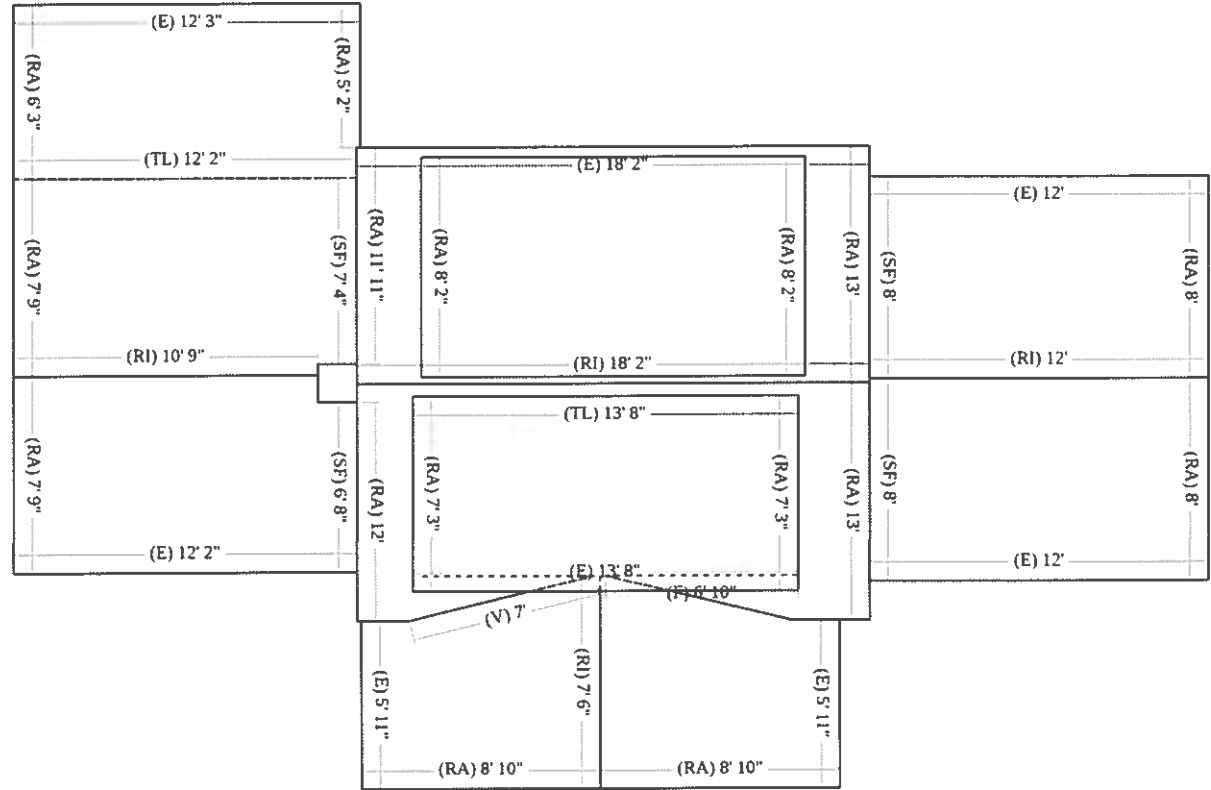
Soffit Breakdown

num	Type	Depth	Length	Area	Pitch
1	eave	7"	13' 8"	7 ft²	4 / 12
2	rake	11"	8' 5"	7 ft²	3 / 12
3	eave	4"	6' 8"	2 ft²	3 / 12
4	eave	8"	2"	0 ft²	14 / 12
5	eave	8"	12' 2"	9 ft²	6 / 12
6	eave	8"	12' 3"	8 ft²	2 / 12
7	eave	7"	13' 7"	8 ft²	4 / 12
8	eave	8"	18'	13 ft²	14 / 12
9	eave	8"	12'	8 ft²	6 / 12
10	eave	8"	12'	8 ft²	6 / 12
11	eave	8"	1' 1"	1 ft²	14 / 12
12	eave	4"	6' 8"	2 ft²	3 / 12
13	rake	11"	8' 5"	7 ft²	3 / 12

Feature is too small to label on the plan diagram

Roof	Length
Ridges (RI)	48' 5"
Hips (H)	-
Valleys (V)	14'
Rakes (RA)	141' 2"
Eaves (E)	110' 5"
Flashing (F)*	29' 9"
Step Flashing (SF)*	80' 7"
Transition Line (TL)	39' 5"

*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)



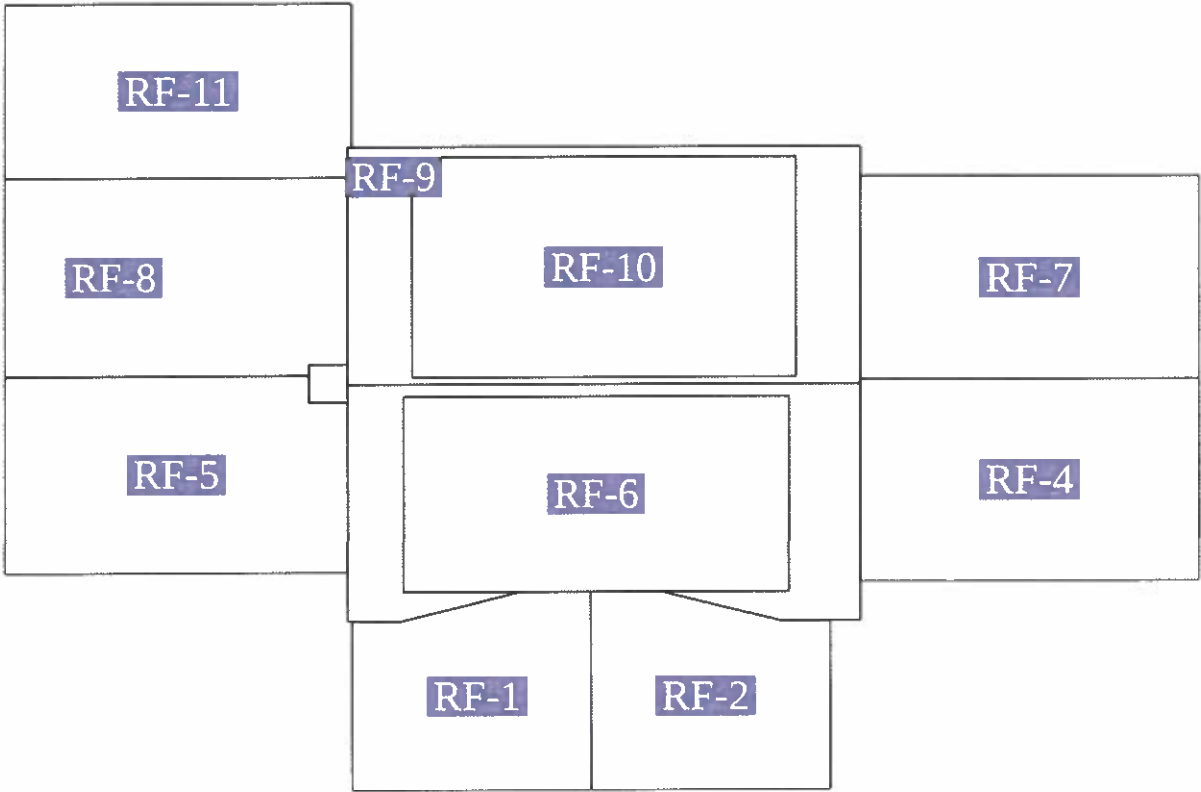


Roof Measurements

312 South Street, Easton,
ROOF FA

Roof Facets

Facet	Area	Pitch
RF-1	58 ft ²	3/12
RF-2	58 ft ²	3/12
RF-3	84 ft ²	14/12
RF-4	96 ft ²	6/12
RF-5	93 ft ²	6/12
RF-6	99 ft ²	4/12
RF-7	96 ft ²	6/12
RF-8	93 ft ²	6/12
RF-9	85 ft ²	14/12
RF-10	111 ft ²	4/12
RF-11	77 ft ²	2/12

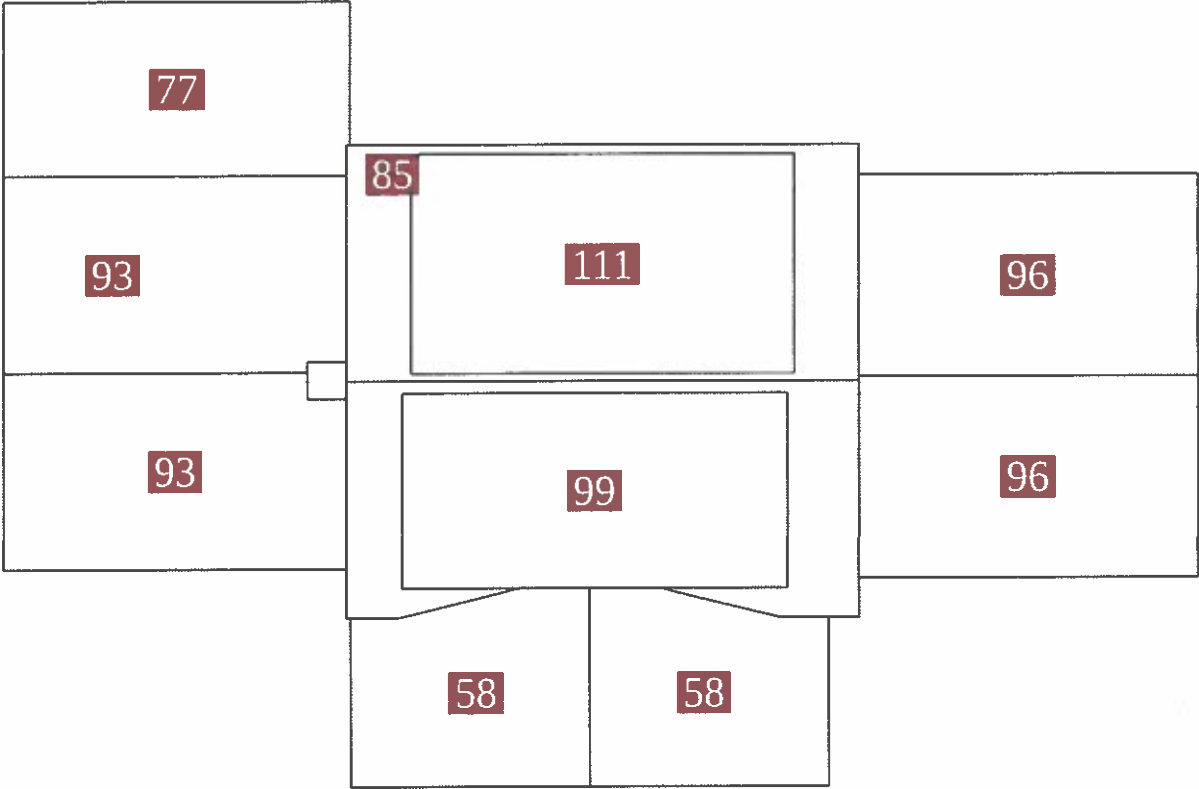




Roof Measurements

312 South Street, Easton,
ROOF /

Roof	Facets	Total
Total	11	950 ft ²

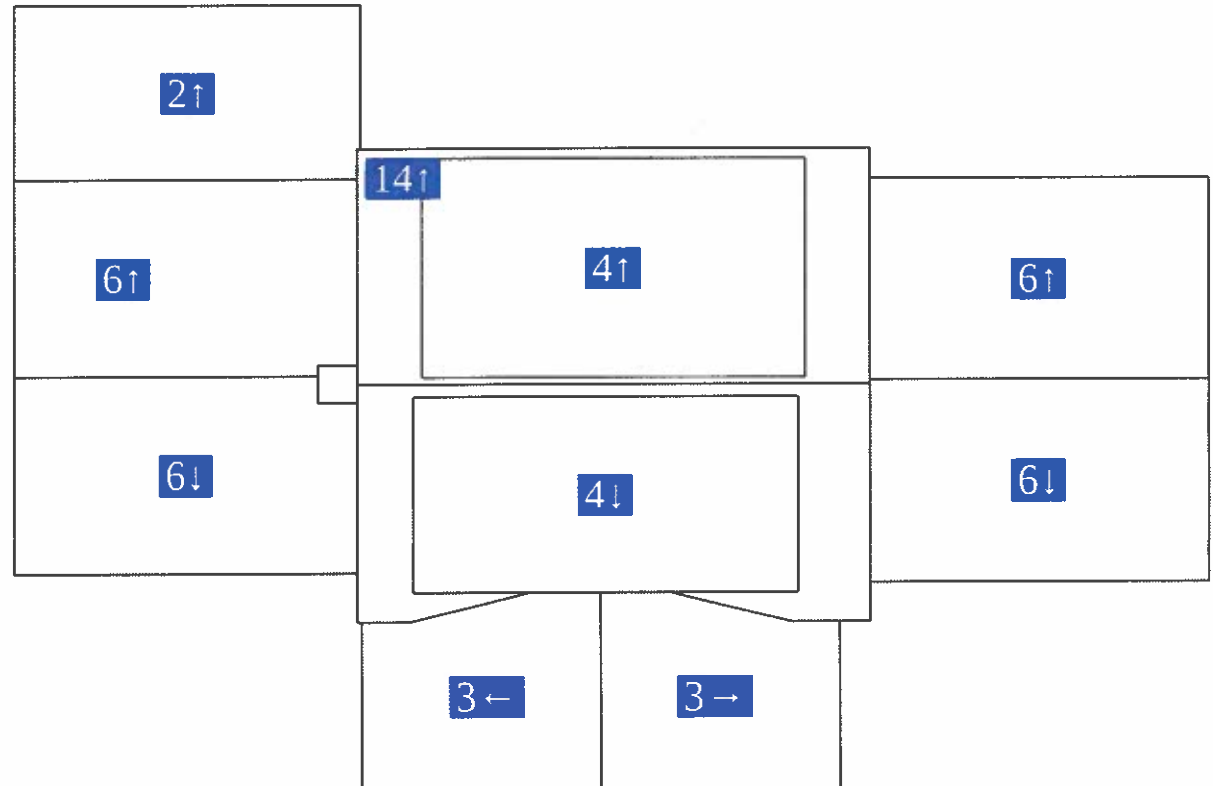




Roof Measurements

312 South Street, Easton,
ROOF F

Roof Pitch	Area	Percentage
6 / 12	378 ft ²	39.79%
4 / 12	210 ft ²	22.11%
14 / 12	169 ft ²	17.79%
3 / 12	116 ft ²	12.21%
2 / 12	77 ft ²	8.11%





Roof Measurements

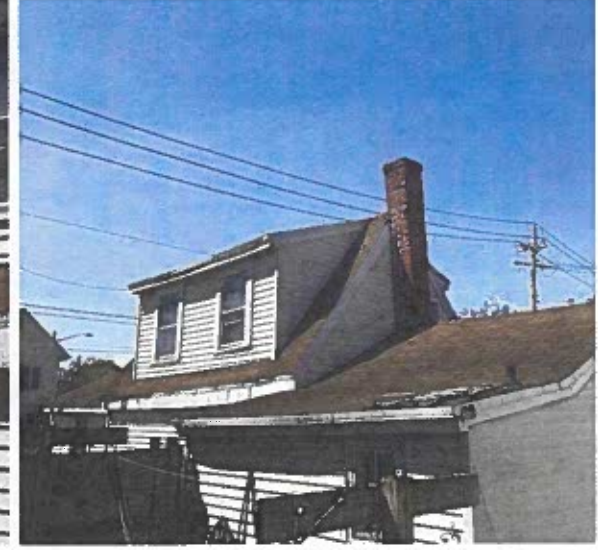
312 South Street, Easton,
PHC



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PROPERTY ID: 11
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10 APR 2024
Page 10



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Roof Measurements

312 South Street, Easton,
PHC



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August 20, 2024

The Affordable Housing Committee
312 South Talbot &
Easton, MD 21601
Estimate #1832

Based on the estimate provided to you by Chris Jordan, MHIC #111421, Chris J. Jordan Exteriors, LLC proposes to furnish material and labor complete in accordance with the estimate specifications, a copy of which is attached and incorporated into this Contract, for the sum of **\$14,070.00** as outlined in the estimate. All dates are approximate and subject to the availability of materials, the nature of the work requested, and the weather conditions when the work is to be done.

Payment is made as follows:

- Final payment will be sent via email and is due at the completion of the job.

Final Payment is due within 24 hours of the completion of the job. If the Final Payment is not received within 15 days of completion of work, you are subject to a late payment fee of 1.5% of the amount that is past due for each month there is a past due amount. All disputes arising out or in any way related to this Agreement shall be subject to the laws of the State of Maryland and submitted to the courts of Talbot County, Maryland.

Date: 08/20/2024

- You may cancel this transaction, without any penalty or obligation, within five (5) business days from the above date or within seven (7) business days from the above date if you are at least sixty-five (65) years old.
- If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled.
- If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.
- If you make the goods available to the seller and the seller does not pick them up within 20 days of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for the performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this to:

Chris J. Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601

not later than midnight on 08/25/24 or 08/27/24

I hereby cancel this transaction.

Client Signature

Date

WRITTEN ACKNOWLEDGEMENT OF RECEIPT OF BUYER'S RIGHT TO CANCEL

I, **Jim Bent**, have been provided written notice that I have the right to cancel this transaction, without any penalty or obligation, within five (5) business days from the date of the transaction specified on the "Notice of Cancellation," or, if I am at least 65 years old, within seven (7) business days from the date of the transaction specified on the "Notice of Cancellation.

Signed by:
JIM BENT
3A6C8C9C6C6A13

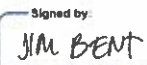
8/21/2024

Client Signature

Date

NOTICES REQUIRED BY MARYLAND LAW

1. This Contract is subject to the requirements of the Maryland Home Improvement Commission (the "Commission").
2. Each contractor who provides home improvement services in Maryland must be licensed with the Commission, and you have a right to request information about any contractor from the Commission. The Commission's address is 1100 N. Eutaw St., Room 121, Baltimore, Maryland 21201, and its phone numbers are 410-230-6231 and 1-888-218-5925.
3. Formal mediation of disputes between homeowners and contractors is available through the Commission.
4. The Commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors.
5. A homeowner may request that a contractor purchase a performance bond for additional protection against losses not covered by the Guaranty Fund.
6. Once signed, Chris J. Jordan Exteriors, LLC will provide you with a copy of this Contract prior to the beginning of work under this Contract.
7. You, the buyer, may cancel this transaction at any time prior to midnight of the fifth business day after the date of this transaction or the seventh business day after the date of this transaction if you are at least sixty-five (65) years old. See the attached notice of cancellation form for an explanation of this right.

Signed by:  JIM BENT	8/21/2024
Client Signature	Date

 CJE, LLC Signature	8/20/24 Date
---	-----------------

Notice of Cancellation



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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: September 9, 2024
Application Number: HD-24-1283
Location: 312 South Street
Applicant: Chris Jordan Exteriors
Request: In-kind asphalt shingle roof replacement

The applicant, Chris Jordan Exteriors, requested approval for an in-kind asphalt shingle roof replacement at 312 South Street. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application is **approved subject to the following condition:**

1. Any existing trim, fascia, soffit, and gutters shall remain.

Historic District Guideline references: 68 and 70

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

8/30/2024
Date