Historic District Commission
MEETING AGENDA

Monday, April 13, 2026 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for April 13, 2026.

Old Business

New Business

1)

Application Number:	2026 - 1674 / HD 26 - 28
Applicant:	Harold E. DeBona and Susan P. Mortimer
Location:	11 South Street Tax Map 0104, Grid 00EA, Parcel 1515
Zoning District:	R-7A
Historic Status:	Contributing (T-455)
Request:	Replacement of 18 linear feet of the rear fence. On November 12, 2024, the Commission granted a Certificate of Appropriateness for the in-kind replacement of 23.7 linear feet of the front yard fence (2024-1334).

2)

Application Number:	2026 - 1695 / HD 26 - 35
Applicant:	Glen and Barbara Biddle
Location:	206 August Street Tax Map 0104, Grid 00EA, Parcel 1163, Lot 1
Zoning District:	CB
Historic Status:	Contributing
Request:	Removal of the existing concrete steps and the construction of new cedar steps.

3)

Application Number:	2026 - 1678 / HD 26 - 30
Applicant:	Mid-Shore Exteriors LLC on behalf of Dan O'Brien

Location: 6 Brookletts Avenue
Tax Map 0105, Grid 00EA, Parcel 2094

Zoning District: R-10A
Historic Status: Contributing
Request: Removal and replacement of the TPO membrane roof, ISO board, and drip edge.

4) **Application Number:** 2026 - 1680 / HD 26 - 32
Applicant: Marasun LLC
on behalf of Elizabeth North

Location: 119 S. Harrison Street
Tax Map 0104, Grid 00EA, Parcel 1964

Zoning District: R-7A
Historic Status: Contributing
Request: In-kind asphalt shingle roof replacement, and the replacement of the existing 5" K-style gutters with 6" K-style gutters.

5) **Application Number:** 2026 - 1681 / HD 26 - 33
Applicant: Fello Community Development
Location: 521 August Street (the Laura House)
Tax Map 0103, Grid 00EA, Parcel 1028, Lot 2

Zoning District: CB
Historic Status: Contributing
Request: Installation of one (1) 5.5 sq ft black aluminum address plaque to be mounted on the primary front facade, and one (1) 2 sq ft PVC address plaque to be installed at the 2nd-floor stairway entrance.

6) **Application Number:** 2026 - 1696 / HD 26 - 36
Applicant: Charles Paul Goebel, Architect LTD
on behalf of American Legion Blake-Blackston Post 77

Location: 102 W. Glenwood Avenue
Tax Map 0104, Grid 00EA, Parcel 1436

Zoning District: CB
Historic Status: Contributing
Request: New construction and renovation to the existing rear addition.

On January 11, 2021, the Commission granted a Certificate of Appropriateness for the addition of a kitchen and restroom in the rear of the structure (2020-0121).

7) **Application Number:** 2026 - 1676 / HD 26 - 29
Applicant: Brendan S. Mullaney Esq.
on behalf of Shoregate of Cannery Commercial LLC
Location: 108 East Avenue
Tax Map 0103, Grid 00EA, Parcel 0753
Zoning District: BC
Historic Status: Contributing
Request: Demolition of the existing warehouse located on the property of 108 East Avenue, and the construction of a new one-story amenity building.

On October 9, 2023 the Historic District Commission granted a Certificate of Appropriateness for this scope of work (application 2023-0996). The project received Sketch Site Plan approval from the Planning Commission on December 21, 2023, and architectural approval on February 15, 2024.

Discussion Item

1) Rescheduling of the Monday, May 25, 2026 Historic District Commission Meeting (Meeting 2).

Approval of Minutes

1) Approval of the Draft Decision Summary from the March 23, 2026 Meeting.

Administrative Approval

1) **Application Number:** 2026 - 1682 / HD 26 - 34
Applicant: ARS/Rescure Rooter
on behalf of Norman Cheesman
Location: 509 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 0759

Zoning District: R-7A
Historic Status: Contributing
Request: Installation of five zone mini split system.

2) **Application Number:** 2026 - 1703 / HD 26 - 39
Applicant: Harriett Page
Location: 8 Brookletts Avenue
Tax Map 0105, Grid 00EA, Parcel 2095
Zoning District: R-10A
Historic Status: Contributing
Request: In-kind asphalt shingle roof replacement of the rear historic shed.

3) **Application Number:** 2026 - 1702 / HD 26 - 38
Applicant: American Custom Contractors on behalf of Paul Scuderi
Location: 207 E. Earle Avenue
Tax Map 0105, Grid 00EA, Parcel 2130
Zoning District: R-10A
Historic Status: Contributing
Request: In-kind asphalt shingle roof replacement.

Emergency Approval

1) **Application Number:** 2026 - 1679 / HD 26 - 31
Applicant: Kevin Bateman
Location: 519 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 0763
Zoning District: R-7A
Historic Status: Contributing
Request: Emergency approval for the installation of an iron railing on the rear porch (as per the Historic District Commission Chairperson).

Adjournment

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

Meeting Date:	**11/12/2024**
Application Number:	**2023-1334**
Location:	**11 South Street**
Applicant:	**Harold E. DeBona and Susan P. Mortimer**

Request: The Applicant is proposing to remove and replace the existing front yard fence (23.7 linear feet long) in-kind.

Vice Chairperson Brophy moved to **approve the application as submitted.**
Commissioner Greer seconded the motion.

FOR: 4 - Demby, Brophy, Greer, Stuart

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

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

In the event than any party is aggrieved by a decision of the Commission, the party has the right of appeal to the Board of Zoning Appeals in accordance with Article XIII of the Zoning Code. Appeal requests must be filed within thirty (30) days from the date of the Commission decision. Further appeal may be taken to the Circuit Court for Talbot County.

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

Nicholas Johnson
Representative, Historic District Commission

11/26/2024
Date

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

Historic District Commission Staff Report

Meeting Date: 4/13/2026

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

Property Address: 11 South Street

Applicant: Harold DeBona and Susan Mortimer

Application Number: 2026-1674

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing the replacement of the existing wooden privacy fence and gate with a new 6-foot-tall fence. The proposed fence consists of 5-feet of solid vertical boards with an additional 1-foot of wooden lattice. A small portion of chain link fence enclosing utility infrastructure will be removed and not replaced. The proposed fence matches existing privacy fencing on site which was approved by the Commission in 2021 (#21-449).

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

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.

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The proposed fence is a simple, unobtrusive style and matches the existing rear yard fencing previously approved by the Commission. Fences that are not more than 8-feet tall are exempt from the setback requirements of the Zoning Ordinance and may be located in any rear or side yard.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101017195	11 SOUTH ST	MACKENZIE, PAUL G

YEAR BUILT	PHYSICAL CONDITION
1890	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	WING IS LATER

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

NOTES

2 1/2 STORY 2 BAY GABLE FRONT DWELLING W/ WING. 2/2 WINDOWS. 3 LIGHT TRANSOM AND SIDELIGHTS LOW PITCH ROOF WITH PARTIAL GABLE RETURNS BRICK FOUNDATION. VINYL SIDING. CONTRIBUTING OUTBUILDING.

RECEIVED

MAR 16 2026

TOWN OF EASTON

HD 26 - 28

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

Application #:	2026 - 1674
Date Received:	03/16/2026
Fee Paid:	$75.00
HDC Meeting Date:	04/13/2026
Date Property Posted:	04/08/2026

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 11 SOUTH ST. EASTON MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1826-1890 NATIONAL REGISTAR # T-455

PROPERTY INFORMATION

OWNER NAME Harold DeBona & SUSAN MORTIMER

TELEPHONE NO. [redacted] EMAIL [redacted]

Applicant or Agent ***(If other than property owner, written authorization from owner is required.)***

NAME

TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Remove white fence + gate in backyard (adjacent to Ashley Jds. parking lot) and replace with 18± LF 72" high (5+!) vertical board & lattice top on 4"x4" posts & 4 piece picture frame - cedar fence & pressure treated posts. AND 1 - 4' wide. x 72" high arched top single gate on 6"x6" posts. This will coordinate & existing surrounding cedar fencing

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of July 1, 2025, 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 Susan P. Mortimer

Date 3/16/2026

Printed Name of Applicant or Agent SUSAN P. MORTIMER

Revised 4.4.2022

(800) 486-4283

MHIC # 9615 #9615-01 #9615-02
D.C. # 2116

LONG® FENCE

Long Fence Company, Inc.
1910 Betson Court • Odenton, Maryland 21113
Ph: (301) 261-3444 • Ph: (410) 793-0600 • Fax: (301) 261-0643
www.longfence.com

Job No. _____
Order No. _____
Customer No. _____
Date 3/14/26

BUYER'S NAME: HAL DE DONA
STREET: 11 SOUTH ST
CITY: EASTON ST: MD ZIP: 21601
COUNTY: TALBOT MAP Page/Grid
HM [redacted] WK PH. MR.
CE MS.
E-MAIL: LEAD #

Long Fence Company, Inc. (herein called Seller) proposes to furnish materials, labor and equipment to install a

18 LF 72" HIGH (5+1) VERTICAL BOARD with LATICE ON 4x4 post with 4 pc picture frame
CEDAR FENCE PRESSURE treated post
1 - 4' wide x 72" HIGH ARCHED TOP Single gate on 6x6 post

PLEASE PAY OUR FOREMAN

Estimated Monthly Investment
_____ Per Month
With Approved Credit

Additional Information or Remarks:		
	Total Contract Price	2500
	Deposit With Order	833
	Due on Day Materials are Delivered	833
	Due on Day of Substantial Completion	834
	And/or Balance Financed	

Work to begin approximately 2-3 wks * After Permit. Work to be completed approximately _____.
This projection is contingent upon obtaining approved financing, permits, H.O.A., and other conditions beyond Seller's control.

Estimate valid for 30 days for purpose of acceptance by the buyer.

Buyer agrees to pay for the goods, services and installation referred to above in accordance with the terms of this Agreement.

Buyer acknowledges that before Buyer signed this Agreement, Seller submitted the Agreement to Buyer with all blank spaces filled in and that buyer had a reasonable opportunity to examine it and that thereafter a legible executed and completed copy thereof was delivered to Buyer. Buyer has read and understands both the front and reverse side of this Agreement, and agrees to the terms and conditions as set forth herein.

Long Fence Company, Inc. Buyer(s)

(Sales Representative's Signature) (Signature) Date

Daniel Petro 97285

Sales Representative's Printed Name License No. (Signature) Date

BUYER'S RIGHT TO CANCEL: You, the buyer, may cancel this transaction at any time prior to midnight of the 5th business day after the date of this transaction, or midnight of the 7th business day after the date of this transaction if you are 65 years of age or older. If you cancel within the time period noted above, the seller may not keep any of your cash down payment.

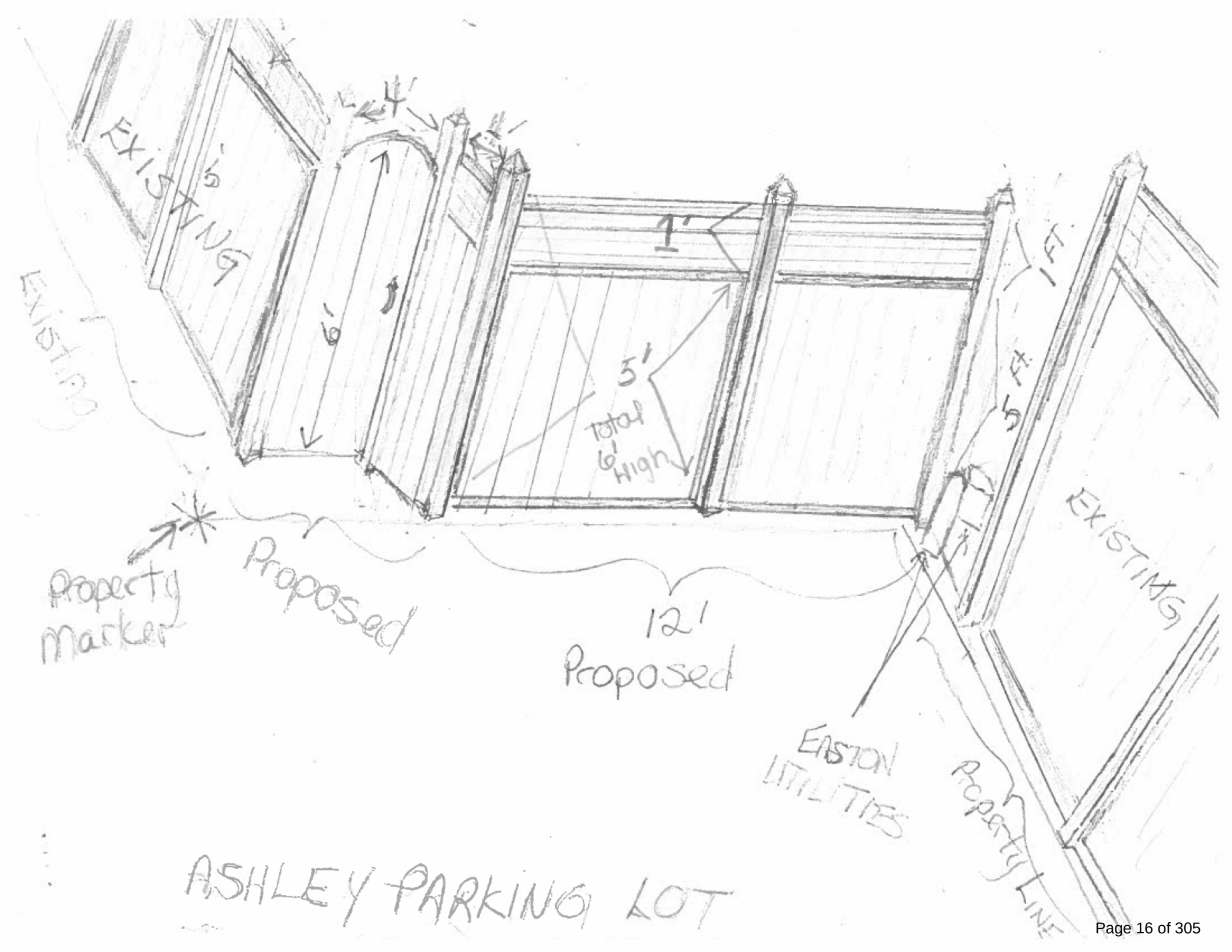

LONG FENCE
DO NOT BLOCK GATE
Remove + Replace
Property Line


Please
DO NOT
BLOCK
GATE
Remove +
Replace


Please
DO NOT
BLOCK
GATE
Please
DO NOT
BLOCK
GATE
Remove +
Replace


Please
DO NOT
BLOCK
GATE
Thank You!
Remove +
Replace


Chain link to be removed & this space will be left open to provide access for Easton Utilities


EXISTING
6'
6'
4'
1'
5'
Total
6' High
1'
5'
EXISTING
Property
Marker
Proposed
12'
Proposed
EASTON
UTILITIES
PROPERTY LINE
EXISTING
ASHLEY PARKING LOT

ArcGIS Web Map



3/16/2026, 11:35:12 AM

Easton Parcels	World Imagery	Citations
Road Centerlines	Low Resolution 15m Imagery	Light_Gray_Canvas_Base
Municipal Boundary	High Resolution 60cm Imagery	
Rails to Trails	High Resolution 30cm Imagery	

1:390

0 20 40 80 ft

0 5 10 20 m

MD iMAP, DoIT, VGIN, Microsoft, Vantor, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

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

Historic District Commission Staff Report

Meeting Date: 4/13/2026

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

Property Address: 206 August Street

Applicant: Barbara C. Biddle

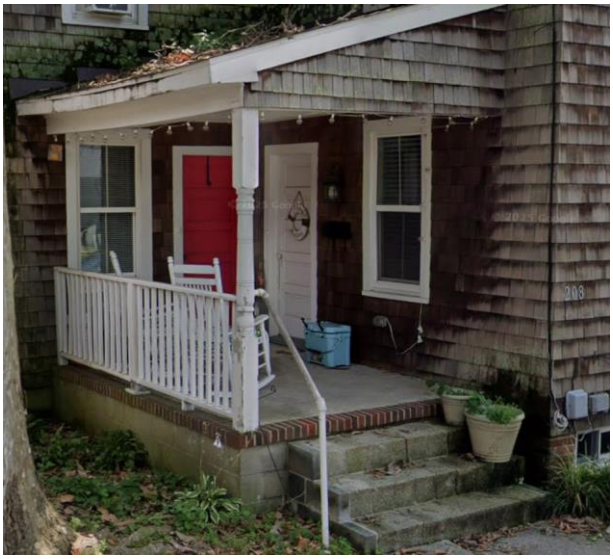
Application Number: 2026-1695

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is requesting approval to demolish damaged concrete front porch step on the right side of the building. Once the concrete steps have been removed, new wood steps will be constructed. These steps will have tongue-and-groove treads, 2" x 2" balusters, and 4" x 4" posts.

As a duplex, this structure has two front porches. This porch has concrete steps with wood decking, railing, and columns. The other front porch also has concrete steps but has a concrete deck and a pipe handrail.





Historic District Guidelines:

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements (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.

Appendix B.2 Common Substitute Materials (Porch and Deck)

Historic porch materials typically include wood, brick, stone, and concrete. Because few appropriate substitute materials for brick, stone, and concrete existing, these materials should generally be replaced in-kind.

Porch elements typically made of wood include columns, railings, balusters, floors, and ornaments. While repairing and maintaining historic wood porches is the preferred approach, some alternative materials may be appropriate.

Staff Analysis:

The proposed wood steps replace an existing concrete step which appears to be inconsistent with Appendix B.2. However, it could also be found to be consistent with Guideline 65b. The determining factor in the Commission's decision could be whether the steps are a historic material or a later replacement.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion…

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101008005	206 AUGUST ST	CAPUTE, CHARLES T., TRUSTEE

YEAR BUILT	PHYSICAL CONDITION
1910	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	NONE APPARENT

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

NOTES

FIVE HORIZONTAL PANEL DOORS IN EACH OF THE FOUR FRONT ENTRANCES. 2/2 WINDOWS ARE NOT ORIGINAL. PORCHES ARE DETERIORATING.

RECEIVED
MAR 30 2026
TOWN OF EASTON

HD 26 - 35

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

Application #:	2026-1695
Date Received:	03/30/2026
Fee Paid:	$75.00
HDC Meeting Date:	04/13/2026
Date Property Posted:	04/08/2026

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 206 August St. Easton
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Glen A and Barbara C. Biddle
TELEPHONE NO. [redacted] EMAIL [redacted]

Applicant or Agent ***(If other than property owner, written authorization from owner is required.)***

NAME
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Repair ice-damaged steps. See attached description

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of July 1, 2025, 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 Barbara C Biddle
Date
Printed Name of Applicant or Agent Barbara C. Biddle

Revised 4.4.2022

Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2025, the fees are as follows: ***Commercial - $200, Residential - $75, Signs - $75, Staff Approval - $25.***

The application submitted shall include 2 paper copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

☐ Application must Include:

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

Demolition

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

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

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

Other

☐ Attach all documentation supporting request

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

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

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

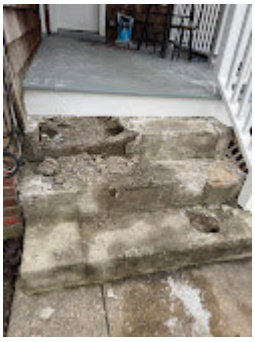
☐ Attach all documentation supporting request

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

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

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





Allen Builders, LLC
7567 Ocean Gtwy
Easton, MD 21601
[redacted]

ADDRESS
Barbara Biddle
29209 Woodridge Drive
Easton, MD 21601

Estimate [redacted]

DATE 03/24/2026

[redacted]

ACTIVITY	AMOUNT
Allen Builders proposes to: Construct new 4ft wide set of stairs Scope of Work: Remove and dispose of existing concrete steps construct a set of 3 steps using salt treated stringers Stair treads will be 11.5" deep x 4 ft wide and made of 1x4 tongue and groove fir Stair risers will be constructed out of cedar Handrail will be installed on both sides of stairs Post will be 4x4 fir Handrail will be constructed out of cedar w/ 2x2 cedar balusters Price does not include painting	[redacted]
Allen Builders proposes to: Construct new 6ft wide set of stairs Scope of Work: Remove and dispose of existing concrete steps construct a set of 3 steps using salt treated stringers Stair treads will be 11.5" deep x 6 ft wide and made of 1x4 tongue and groove fir Stair risers will be constructed out of cedar Handrail will be installed on both sides of stairs Post will be 4x4 fir Handrail will be constructed out of cedar w/ 2x2 cedar balusters Price does not include painting	[redacted]

* This is the proposal

By accepting this estimate, you agree to the work outlined and confirm that you've reviewed the terms and conditions attached to this estimate.

Please send the deposit to:
Allen Builders LLC
7567 Ocean Gateway
Easton, MD 21601



Allen Builders proposes to: Construct new 4ft wide set of stairs
Scope of Work:
Remove and dispose of existing concrete steps
construct a set of 3 steps using salt treated stringers
Stair treads will be 11.5" deep x 4 ft wide and made of 1x4 tongue and groove fir
Stair risers will be constructed out of cedar
Handrail will be installed on both sides of stairs
Post will be 4x4 fir
Handrail will be constructed out of cedar w/ 2x2 cedar balusters




206

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

Historic District Commission Staff Report

Meeting Date: 4/13/2026

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

Property Address: 6 Brookletts Avenue

Applicant: Mid-Shore Exteriors on behalf of Dan O'Brien

Application Number: 2026-1678

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing the replacement of a flat membrane roof located on a one-story rear addition. The existing railing will need to be removed to accommodate the roof replacement and the applicant has not indicated whether the railing will be re-installed.

Historic District Guidelines:

Guideline 68. Maintain Historic Roof Shape

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

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

Guideline 70. Roof Material

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

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

Draft Motions:

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

OR

2. I move that the Historic District Commission **table** the application pending additional information on the second-floor railing.

OR

3. I move an alternate motion.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101014897	6 BROOKLETTS AVE	MESSICK, JOAN S

YEAR BUILT	PHYSICAL CONDITION
1910	VERY GOOD

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

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

NOTES

1/1 WINDOWS APPEAR TO HAVE BEEN REPLACED. PORCH REBUILT. ASBESTOS WALL SINGLES. CONTRIBUTING GARAGE.

RECEIVED
MAR 17 2026
TOWN OF EASTON

HD 26 - 30

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

Application #:	2026 - 1678
Date Received:	03/17/2026
Fee Paid:	$25.00
HDC Meeting Date:	04/13/2026
Date Property Posted:	04/06/2026

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 6 Brooketts Ave

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

PROPERTY INFORMATION

OWNER NAME Dan O'Brien

TELEPHONE NO. [redacted] EMAIL [redacted]

Applicant or Agent ***(If other than property owner, written authorization from owner is required.)***

NAME Mid-Shore Exteriors

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Remove existing layer of 100 membrane roof, Iso Board, and Drip Edge. Install new TPO membrane roof (color-White) and weldable drip edge. Clean up and remove debris.

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of July 1, 2025, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 (Staff Approval $25)
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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

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

Signature of Applicant or Agent [signature]
Date 3/19/26
Printed Name of Applicant or Agent Briana Faulkner

Revised 4.4.2022

VERSIWELD TPO

G U I D E - S P E C

VersiWeld® Fully Adhered Roofing System

January 2026

This **GUIDE-SPEC** is a brief outline of Versico's VersiWeld Fully Adhered Roofing System requirements and is intended for use as a submittal document to compliment a contractor's bid package. Specifiers and Versico Authorized Contractors must reference and comply with applicable information contained within the current Versico Thermoplastic Roofing System Specification prior to design or bid of a project.

PART I GENERAL

1.01 DESCRIPTION

The VersiWeld Adhered Roofing System incorporates maximum 12' wide white, gray or tan 45, 60 or 80-mil thick scrim-reinforced VersiWeld Thermoplastic Polyolefin (TPO) membrane (also available in special colors in 60-mil thick, maximum 10' wide sheets). Versico Insulation is mechanically fastened to the roof deck or secured with Flexible DASH Adhesive, OlyBond 500 BA, or OlyBond Spot Shot Adhesive and the membrane is fully adhered to the insulation with the appropriate VersiWeld TPO Bonding Adhesive or CAV-GRIP 3V. Adjoining sheets of membrane are overlapped approximately 2" and joined together with a minimum 1-1/2" wide heat weld.

1.02 QUALITY ASSURANCE

A. The specified roofing system must be installed by a Versico Authorized Roofing Contractor in compliance with drawings and specifications as approved by Versico.

B. Upon request, an inspection shall be conducted by a Field Service Representative of Versico to ascertain that the membrane roofing system has been installed according to Versico's published specifications and details applicable at the time of bid. This inspection is to determine whether a warranty shall be issued. It is not intended as a final inspection for the benefit of the owner.

C. For specific code approvals achieved with this system, refer to Versico's VersiWeld TPO Code Approval Guide, DORA (Directory of Roof Assemblies), FM Approvals or UL Fire Resistance Directory for Roofing Materials and Systems.

1.03 SUBMITTALS

A. To ensure compliance with Versico's minimum warranty requirements, the following projects should be forwarded to Versico for review prior to installation, preferably prior to bid.

1. Air pressurized buildings, canopies, and buildings with large openings, cold storage buildings or freezer facilities, projects over 250' in height or projects where the membrane is expected to come in direct contact with petroleum-based products, waste products (i.e., grease, oil, animal fats, etc) and other chemicals.

B. Shop drawings must be submitted to Versico by the Versico Authorized Roofing Contractor along with a completely executed Copy-A – Job Approval Request for approval. Approved shop drawings are required for inspection of the roof and on projects where on-site technical assistance is requested.

1.04 GENERAL DESIGN CONSIDERATIONS

A. It is the responsibility of the building owner or his/her designated representative to verify structural load limitation. In addition, a core cut may be taken to verify weight of existing components when the roofing system is to be specified on an existing facility.

B. On new construction projects, especially in cold climate regions, moisture generated due to the construction process could adversely impact various components within the roofing assembly if not addressed. Refer to Design References DR-01-21 "Construction Generated Moisture" included in the Versico Technical Manual.

C. On structural concrete decks, when a vapor retarder is not used, gaps in the deck along the perimeter and around penetrations must be sealed along with vertical joints between tilt-up panels, if present, to prevent infiltration of hot humid air and possible moisture contamination resulting from condensation. This is specifically important when adhesive is used to attach the

VERSICO ROOFING SYSTEMS

roof insulation.

CAUTION: If left unaddressed, collected moisture could weaken insulation boards and facers resulting in a blow-off or increase the probability of mold growth.

D. Vapor Retarders

1. Versico does not require a vapor retarder for the protection of the membrane; however, it should be considered by the specifier for the protection of the roofing assembly (i.e. primarily insulation, underlayment and adhesives). The following criteria should be considered by the specifier:

   a. Use of a vapor retarder to protect insulation and reduce moisture accumulation within an insulated roofing assembly, should be investigated by the specifier.

   b. In the generally temperate climate of the United States, during the winter months, water vapor flows upward from a heated, more humid interior towards a colder, drier exterior. Vapor retarders are more commonly required in northern climates than in southern regions, where downward vapor pressure may be expected and the roofing membrane itself becomes the vapor retarder.

1.05 WARRANTY

Table I **Adhered Membrane Systems Warranty Options**

Years	Thermoplastic Membranes (VersiWeld TPO)				
	55, 72, 80 or 90 mph	100 mph	110 to 120 mph	Minimum Membrane Thickness	Additional Puncture Coverage (1)
	Adhered	Adhered	Adhered		
5,10, or 15 year	√(2)	√	√	VersiWeld 45-mil	Not Available - 80-mil Membrane Required
20 year	√	√	√	VersiWeld 60-mil (3)	Not Available - 80-mil Membrane Required
25 year	√	√	N/A	VersiWeld 80-mil	Available – See Below
30 year	√	√	N/A	VersiWeld 80-mil	Available – See Below

Notes: N/A = Not Acceptable √= Acceptable

(1) Limits of Hail/Puncture Coverage to be defined by other Tables.
(2) Water based adhesive may be used for projects with 15 year maximum warranty and wind speed coverage up to 55 mph.
(3) VersiWeld QA TPO 60-mil membranes may be used in lieu of VersiWeld 60-mil membrane.
(4) VersiWeld 80-mil TPO in Special Colors are limited to Warranties Up to 20 Year.

VersiWeld TPO Membrane

Hail
- 1" Dia. Hail Coverage requires a minimum of 60-mil TPO Adhered to cover board.
- 2" Dia. Hail Coverage requires 80-mil TPO Adhered to cover board.

Additional Design Requirement:
- Cover board (SecurShield HD, SecurShield HD Plus, SecurShield HD or DuraFaceR Composite, DensDeck Prime, or Securock – Adhered Only).

Puncture
- Minimum 80-mil TPO Adhered or Mechanically Fastened.
- Versico's Accidental Puncture Warranty covers labor hours and material used during the repair. Maximum labor and material hours are dependent upon system design. Refer to the Warranty Availability Quick Reference Guide for coverage.

1.06 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Deliver materials to the job site in the original, unopened containers labeled with the manufacturer's name, brand name and installation instructions.

B. Store VersiWeld membrane in original undisturbed plastic wrap.

C. Job site storage temperatures in excess of 90°F may affect shelf life of curable materials (i.e., adhesives and sealants).

D. When liquid adhesives and sealants are exposed to lower temperatures, restore to a minimum of 60°F before use.

1.07 JOB CONDITIONS

A. Refer to Versico Technical Manual for applicable project specific Job Conditions.

PART II PRODUCTS

2.01 GENERAL

The components of this roofing system are to be products of Versico or accepted by Versico as compatible. The installation, performance or integrity of products by others, **when selected by the specifier and accepted by Versico,** is not the responsibility of Versico and is **expressly disclaimed** by the Versico Warranty.

2.02 MEMBRANE

VersiWeld, white, gray or tan reinforced 45, 60 or 80-mil thick Thermoplastic Polyolefin (TPO) membrane is used for this roofing system. Field membrane sheets are 12', 10' or 8' wide by 100' long based on project conditions. Perimeter sheets are 6' wide (used with 12' or 10'field sheets), or 4' wide (used with 8' field sheets).

2.03 RELATED MATERIALS

VersiWeld Non-Reinforced or Reinforced Flashing, Standard and Low VOC Bonding Adhesive, Pressure Sensitive Cover Strip, TPO Pressure Sensitive RUSS, TPO T-Joint Covers, Cut Edge Sealant, Water Cut-Off Mastic, Universal Single Ply Sealant, Weathered Membrane Cleaner, Standard and Low-VOC Primers, One Part Pourable Sealer, Pre Molded Accessories, Heat Weldable Walkway Rolls and LIQUISEAL Liquid Flashing.

PART III EXECUTION

3.01 GENERAL

A. When feasible, begin the application at the highest point of the highest roof level and work to the lowest point to prevent moisture infiltration and minimize construction traffic on completed sections. This will include completion of all flashings and terminations.

3.02 ROOF DECK CRITERIA

A. A proper substrate shall be provided by the building owner. The structure shall be sufficient to withstand normal construction loads and live loads.

B. Defects in the roof deck must be reported and documented to the specifier, general contractor and building owner for assessment. The Versico Authorized Roofing Contractor shall not proceed unless the defects are corrected.

C. Refer to Versico Technical Manual for acceptable decks and the applicable Versico Fasteners (when mechanical attachment of insulation is specified).

3.03 SUBSTRATE REQUIREMENTS

A. Acceptable Versico insulations include all types currently approved with Design "A" Adhered Roofing Systems.

B. The substrate must be dry, relatively smooth, free of protrusions, debris, sharp edges or foreign materials and must be free of accumulated water, ice and snow. Cracks or voids in the substrate greater than 1/4" must be filled with Flexible DASH Adhesive or other suitable material.

C. On retrofit-recover projects, cut and remove wet insulation as identified by the specifier and fill all voids with new insulation,

so that it is relatively flush.

3.04 INSTALLATION

Refer to the applicable Safety Data Sheets and Technical Data Bulletins for cautions and warnings.

A. **Insulation Attachment**

1. Versico Flexible DASH Adhesive may be specified for insulation securement as outlined in the Versico Technical Manual.

2. Versico Fasteners may be used, when specified, to secure Versico Insulation at the specified density outlined in the Versico Technical Manual.

B. **Membrane Installation and Hot Air Welding**

1. Sweep loose debris from the substrate.

2. Position VersiWeld Membrane over acceptable substrate and fold membrane back so half the underside is exposed.

3. Apply the applicable Versico Bonding Adhesive to the exposed underside of the membrane and the corresponding substrate area with a plastic core medium nap paint roller at the published application rate on the applicable Technical Data Bulletin.

4. Allow adhesive to dry until tacky and roll coated membrane into coated substrate and avoid wrinkling.

5. Brush down the bonded section of membrane immediately with a soft bristle push broom.

6. Fold back the un-bonded half of the sheet and repeat the bonding procedure.

7. Install adjoining membrane sheets in the same manner, overlapping edges a minimum of 2" to provide for a minimum 1-1/2" hot air weld. It is recommended that all splices be shingled to avoid bucking of water.

8. Hot air weld the membrane sheets a minimum of 1-1/2” with an Automatic Hot Air Welding Machine.

9. Membrane that has been exposed to the elements for approximately 7 days must be prepared with Weathered Membrane Cleaner. Wipe the surface where Weathered Membrane Cleaner has been applied with a clean, dry Splice Wipe or other white rag to remove cleaner residue prior to hot air welding.

C. **Additional Membrane Securement**

The membrane must be secured at the perimeter of each roof level, roof section, expansion joint, curb, skylight, interior wall, penthouse, etc., at any angle change which exceeds 2" per horizontal foot and at all other penetrations in accordance with Versico’s published details.

D. **Membrane Flashing**

1. Flash all walls and curbs with VersiWeld reinforced membrane. Non-Reinforced membrane shall be limited to inside and outside corners, field fabricated pipe seals, scuppers and Sealant Pockets where the use of pre-molded accessories are not practical. Terminate the flashing in accordance with an appropriate Versico Termination Detail.

2. On vertical surfaces, such as walls, curbs and pipes, Bonding Adhesive is not required when flashing height is 12" or less and membrane is terminated under a metal counterflashing (nailed). When a coping or termination bar is used for vertical terminations, Bonding Adhesive may be eliminated for flashing heights 18" or less.

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Versico
P.O. Box 1289, Carlisle, PA 17013
800-992-7663
www.versico.com

Physical properties of VersiWeld TPO Membrane can be referenced in Part II, "Products" of the Thermoplastic Specification.
Attach copies of the applicable Versico Details that pertain to the individual project to complete a bid package submittal.





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

Historic District Commission Staff Report

Meeting Date: 4/13/2026

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

Property Address: 119 S Harrison Street

Applicant: Marasun on behalf of Elizabeth North

Application Number: 2026-1680

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing an asphalt shingle roof replacement using architectural asphalt shingles and a product called DeckSeal on the low slope portions of the roof. The existing K-style gutters will be removed and replaced with new K-style gutters of a slightly larger size.

Historic District Guidelines:

Guideline 68. Maintain Historic Roof Shape

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

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

Guideline 70. Roof Material

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

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

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

Guideline 71. Roof Appurtenances

a. New skylights, vents, chimneys, or other projections should be located so that they are not visible from a primary public right-of-way. If this is not possible, they should be designed to be in character with the overall appearance of the roof.

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

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

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

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101003143	119 S HARRISON ST	BISHOP, DAVID B

YEAR BUILT	PHYSICAL CONDITION
1890	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE	NONE APPARENT

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

NOTES

2 1/2 STORY 3-BAY ASYMMETRICAL GABLE FRONT DWELLING ON BRICK FOUNDATION. FISH SCALE SHINGLES AND SEMI-CIRCULAR WINDOWS IN SIDE AND PROJECTING FRONT GABLES. ALUM. SIDING. 2/2 WINDOWS + FRONT DOOR ORIGINAL VERY SIMILAR TO #117 S. HARRISON

RECEIVED
MAR 18 2026
TOWN OF EASTON

HD 26 - 32

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

Application #:	2026 - 1680
Date Received:	03/18/2026
Fee Paid:	$75.00
HDC Meeting Date:	04/13/2026
Date Property Posted:	04/08/2026

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 1195. HARRISON ST. EASTON MD 21601

☑ Contributing ☐ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME ELIZABETH NORTH

TELEPHONE NO. [redacted] EMAIL [redacted]

Applicant or Agent ***(If other than property owner, written authorization from owner is required.)***

NAME MARASUN

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

FULL ASPHALT SHINGLE ROOF REPLACEMENT IN-KIND
OWENS CORNING DURATION ARCHITECTURAL

FULL GUTTER REPLACEMENT. CURRENTLY 5" K-STYLE IS ON HOUSE
WE ARE GOING BACK WITH 6" K-STYLE. CURRENT SETUP OF GUTTER
AND DOWNSPOUT LOCATIONS TO REMAIN

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of July 1, 2025, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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

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

Signature of Applicant or Agent [signature]
Date
Printed Name of Applicant or Agent MICHAEL BROCK c/o MARASUN ROOFING

Revised 4.4.2022

ROBBINS: ROOF REPLACEMENT PROPOSAL

MAR 12, 2026

Project # [redacted]

MARASUN
roofing | siding | windows | gutters | solar



TREVOR ROBBINS

[redacted]

119 S Harrison St
Easton , MD
21601

We can help you with

Roofing & Gutters
913 S. Talbot Street St. Michaels, MD 21663

[redacted]

INTRODUCTION

Hi Trevor,

Thank you for allowing MARASUN the opportunity to provide this quote on the repairs to your home. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

Proposal 1: Full Roof Replacement
We will strip your roof down to the purlins and install all new plywood. We will use our Catch-All System and our Equipter Roof Buggy to keep your house safe and your yard Clean. We will use magnets to search for any stray nails that hit the ground. We are proposing the Top Rated Owens Corning Duration Shingle System with the OWENS CORNING SYSTEM PLATINUM PROTECTION WARRANTY, which includes all Owens Corning shingles and components and a TRU PROtection period of 50 years with no proration of system value--includes tear off and disposal if required. Materials only coverage after 50 years. Blow Off Coverage for the first 15 Years and Streak Guard Algae Resistance for the first 25 Years. This is a Workmanship Warranty provided by Owens Corning which offers a Limited Lifetime Workmanship Warranty with coverage reduced after 25 years based on the age of the roof.

Proposal 2: Full Gutter Replacement
We will remove and dispose of your existing gutters. We will then install 6" K-Style Gutters.. The pink circles indicate the gutter miters we will install. This will include all gutter caps, miters and accessories. All gutters and downspouts will be sealed appropriately.

Option:
We have included pricing for a second layer of cedar shake if a second layer is found during the roof replacement process. The pricing for this is located in the Options and Upgrades section on the Authorization Page.

Upgrades:
We are offering the upgrade to Lifetime Ultimate Pipe Flashings. We are offering the upgrade to Metal W-Valleys. We are offering the upgrade to have a solar attic fan installed during the roof replacement process. These can be selected in the Options and Upgrades section on the Authorization Page.

The clean up of entire work area: We will clean during and after the installation to maintain a clean worksite and we pay special attention to any nails.

You will have direct contact with our Production Manager for all scheduling and deliveries.

MARASUN is Licensed by the state of Maryland Home Improvement Commission and our License Number is 120560 . In Delaware our License number is DE-2022-000005015. We carry full Workers Comp and Liability Insurance at the $1.000,000, 2,000,000, 1,000,000 level. We would be happy to share our insurance and license information with you if you

would like.

We QA your installation all throughout the job and do a final QA after the installation is complete to make sure that your job meets all of our expectations. Our Goal is a 5 star experience for you and a Google 5 star rating for MARASUN.

If you have any questions, please give me a call. We always want to provide the best value to our clients. If we are outside your budget, please let me know and we will do our best to work within that.

Kind regards,

Mike Brock
MARASUN
[redacted]

INSPECTION



Damaged ridge caps create weak points where water can seep in, leading to leaks and structural damage. They also help hold the roof together—if they fail, wind can lift surrounding shingles and cause more widespread damage.



This gutter run is not pitched correctly, and water is likely pooling in the right side of the gutter run and pouring over the side during heavy storms.



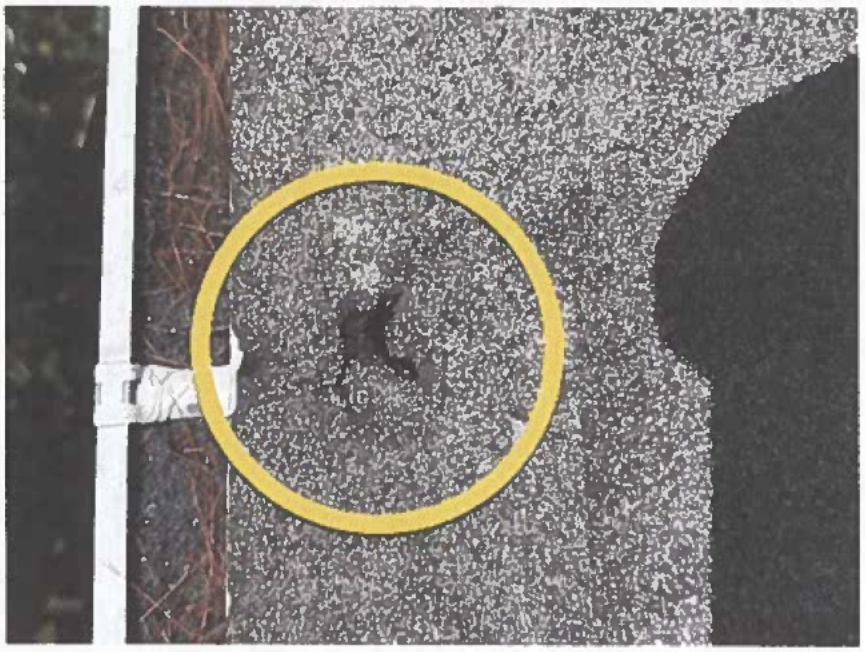
You have a missing shingle on the left side of the front porch roof.



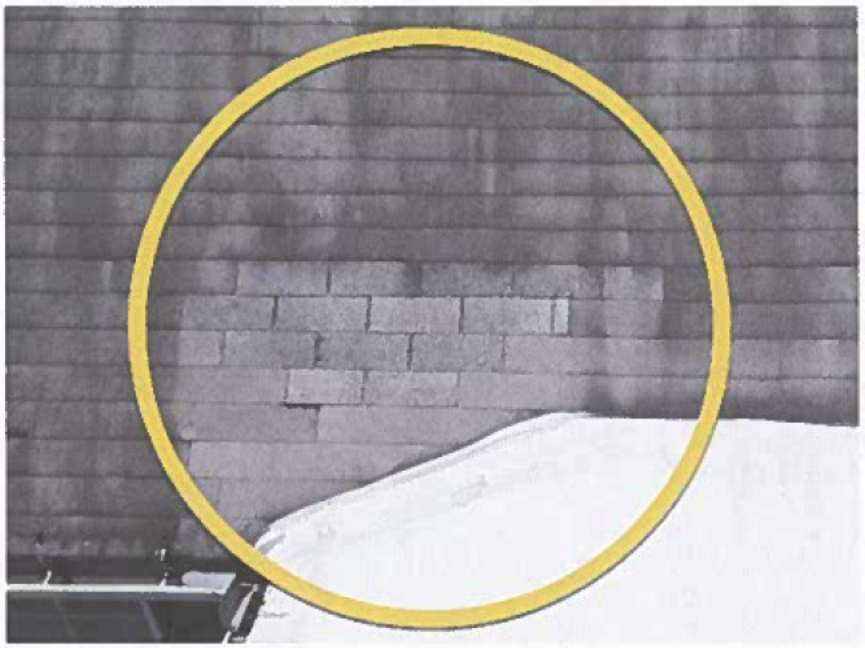
You have a missing shingle at the base of the chimney flashing on the left side of the house.



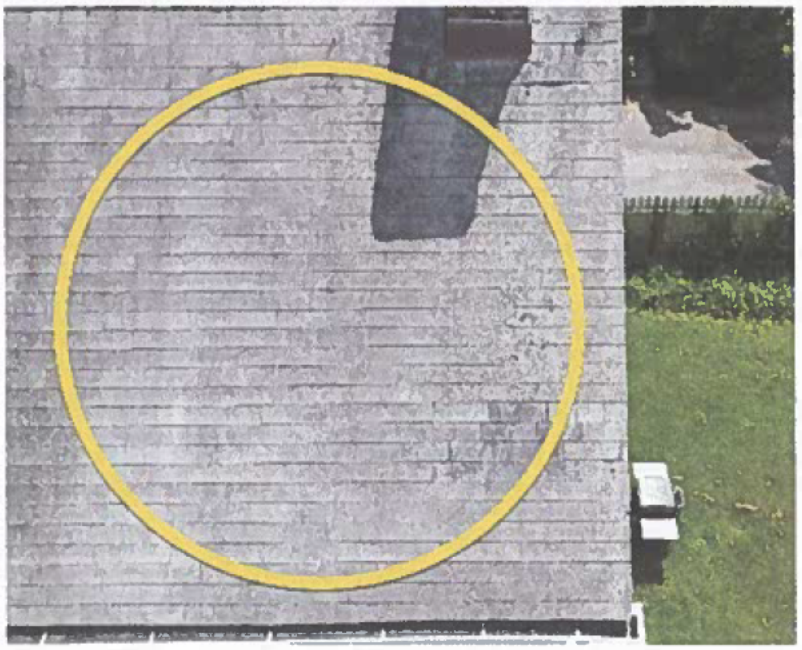
Brittle shingles can easily crack or split, which exposes your roof to potential leaks. When shingles get this brittle, trying to repair or replace a few of them can cause surrounding shingles to break, making simple repairs much more difficult. Since brittle shingles don't have the same flexibility, they can lift or blow off more easily in strong winds, leaving your roof exposed.



The shingles on your roof have started to crack, which is usually a sign that they're aging or have been exposed to long-term weather stress—like repeated sun exposure, temperature changes, or strong winds. When shingles crack, they lose their ability to protect your home from water intrusion. Moisture can seep in through those cracks and eventually lead to leaks, rot, or even mold inside the attic or walls.

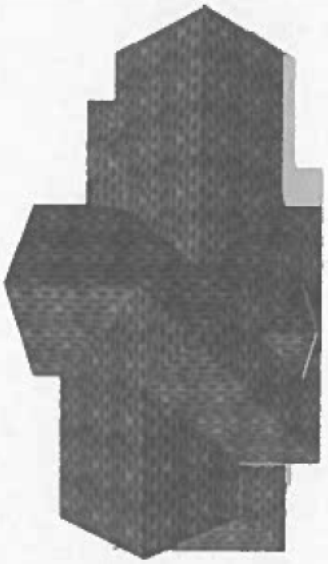


Despite these fixes, new problems keep appearing, which means the roof is reaching the end of its lifespan. Patching weak spots can work for a while, but at a certain point, the entire system is too worn out to function properly. At this stage, continued repairs can add up to the cost of a full replacement without solving the underlying issue.



Many of your roof slopes have granular loss. These granules–most of which are in your gutters–are essential because they protect the roof from the sun, rain, and other harsh weather conditions. Without granules, your shingles absorb more heat, making your home less energy efficient. Water can seep into exposed areas, leading to leaks, mold, and costly structural damage.

PROPOSED SOLUTION



Proposal 1: Full Roof Replacement

We are proposing to remove your existing shingles and install all new plywood decking.

We will install Ice and Water Shield, an adhesive backed Rolled Asphalt product at the eaves, valleys, all areas with flashing and all penetrations.

We will then install drip edge on the rakes and eaves of the house.

We will then cover the rest of the roof with Synthetic Underlayment. At this point, the roof is dried in.

We will then install Starter Shingles on eaves of the roof to improve the wind resistance of your new roof.

We will then install the Shingle System.

We will install Owens Corning DeckSeal on the existing low slope TPO roof

We will replace all Pipe Boots.

After the shingles are installed, we will install Hip and Ridge Shingles.



This is our proposed work area for your roof replacement

The area outlined in yellow is the entire roof area that we will be replacing.

The pink outline indicates the low slope roof where we will install Owens Corning DeckSeal.

The yellow circles are your pipe penetrations. The pipe boot flashings will be replaced during the time of the shingle installation.

The green circle indicates the location of the solar attic fan we are proposing to install--as an upgrade.

The orange square indicates a gooseneck vent. This will be flashed properly during the time of the shingle installation.

The red outline indicates your chimney. The flashing will be removed and new flashing will be installed correctly during the time of the shingle installation.

The red X indicates the decorative metal piece on the peak of the roof. This will be removed and disposed of during the time of the shingle installation

The street in front of your house is our intended area for the dumpster to be placed during the timeframe of your project.



Proposal 2: Full Gutter Replacement

We will remove and dispose of your existing gutters. We will then install 6" K-Style Gutters and 4x3" Downspouts as shown on the left with gutters in yellow and single and double story downspouts in green. The pink circles indicate the gutter miters we will install. We will connect three of the new downspouts on the right side of the house--indicated to the left with the word "connect"--to the existing downspout extensions. This will include all gutter caps, miters and accessories. All gutters and downspouts will be sealed appropriately.



Option:

We have included pricing for a second layer of cedar shake if a second layer is found during the roof replacement process.



Upgrade:
We are offering the upgrade to Lifetime Pipe Flashings.

The Ultimate Pipe Flashing® is made from ultra-pure silicone. Just like sand, it is made from silica and it is 100% stable in the sun. Most of all, it's all about its proprietary design.

- Proprietary compression collar makes a watertight seal for the life of the roof.
- Flat to very steep slopes (18/12+)
- Size specific to Schedule 40 PVC, ABS, Some Iron Pipes, Copper & Cast Iron use EasySleeve® or EasyFit™
- Guaranteed watertight for the life of your roof. See warranty for details.
- Made in USA



Upgrade:
We are offering the upgrade to Metal W-Valleys.

Metal W-Valleys are used on the valley of a roof to provide a durable and weathertight channel for water and debris to flow off the roof. They increase the protection in the critical area of the valley and also add an aesthetic value as well.

This is an image of the Metal W-Valleys we are proposing to install--as an upgrade.



This is an image of the GAF Master-Flow Solar Attic Fan we are proposing to install--as an upgrade.



PROPOSAL 1: FULL ROOF REPLACEMENT

Description	Qty
OWENS CORNING TRUDEFINITION DURATION	
OWENS CORNING TRUDEFINITION DURATION SHINGLES: Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology	62
OWENS CORNING PROEDGE HIP AND RIDGE: ProEdge® Hip & Ridge shingles provide a clean and consistent look.	6
OWENS CORNING STARTER STRIP: Starter strip shingles provide increased wind resistance to the overall shingle system.	3
OWENS CORNING RHINOROOF GRANULATED ICE AND WATERSHIELD 1.95 SQ Protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials.	5
MARASUN COMPOUND OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT 10 sq 42" X 286' Long A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.	2
OC DECKSEAL SA BASE - 2 SQ ROLL	1
OC DECKSEAL SA SBS CAP - 1 SQ ROLL	1
MARASUN COMPOUND 80 POUND ROLLER	1
TRI-BUILT ROOF X TENDER® SBS 100 Ultimate Rubberized Flashing Cement 10.1 Oz. Tube	1
ROOFING ACCESSORIES - FASTENERS, SEALANTS AND PAINT	
MARASUN COMPOUND: 1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS: Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.	1
MARASUN COMPOUND: 1 1/4" COIL NAILS: Electro galvanized nails used to fasten down the roofing system	1.5
TRI-BUILT ELASTOMERIC SEALANT Clear	1
MARASUN COMPOUND: ROOF ACCESSORY PAINT: is used to paint flashings and penetrations to match the roof.	1

BLUE TARP: Cover attic spaces from cedar removal debris	1
PIPE BOOTS	
TRI BUILT 1 1/4" - 4" ADJUSTABLE ROOF PIPE FLASHING: used to seal around plumbing vents that penetrate through the roof decking. These have a flange that is secured to the deck and the roofing material is installed to create a positive lap creating a proper seal.	1
TRIM & FLASHING MATERIALS	
DRIP EDGE - TRI ODE 2": Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	30
TRI BUILT ALUMINUM TRIM COIL 24" X 50': Can be used to create decorative accents and other architectural design elements. It is also designed to cover and protect hard-to-maintain areas on a home's exterior.	.33
MARASUN COMPOUND: ALUMINUM STEP FLASHING Bundle of 50. Covers 20LF	3
ATTIC AND BATHROOM VENTILATION	
TRI BUILT BATH PRO VENT - GOOSENECK: Used for venting bathroom fans, kitchen hood ranges, and/or dryer vents.	2
DIMENSIONAL LUMBER	
1/2" CDX PLYWOOD SHEET: Covers the material cost of Exterior Grade CDX Plywood 4'x8' Sheet. material is used for property protection and rotted decking if necessary	65
ASPHALT ROOF REPLACEMENT LABOR	
ASPHALT ROOF REPLACEMENT 3/12 - 8/12: Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	4
ASPHALT ROOF REPLACEMENT 9/12 - 12/12: Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	17
ASPHALT ROOF REPLACEMENT 13/12 +: Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	1
ASPHALT EXTRA LAYER REMOVAL: Covers the additional cost of labor for the removal of an extra asphalt layer.	18
CEDAR LAYER REMOVAL: Covers the additional cost of labor for a single cedar layer. ***During the removal process, this cedar layer will create a heavy amount of debris. Careful consideration of the items in the attic will have to be addressed prior to the removal process.***	18
OC DECKSEAL INSTALLATION LABOR - 2 Ply	2
CHIMNEY AND CUPOLA LABOR	

CHIMNEY FLASHING MASONRY: A type of roof flashing that creates a waterproof seal to protect your chimney and roof from water damage and penetration.	1
DIMENSIONAL LUMBER LABOR	
PLYWOOD DECKING INSTALL: Covers the cost of time and labor to install plywood and use plywood as property protection.	56
ROOFING SERVICES	
WASTE DISPOSAL FEE: Dump fees for waste disposal.	90
CATCH-ALL SYSTEM: To protect the home from roofing debris and property damage during roof replacement.	1
EQUIPTER TRASH MANAGEMENT - DAY: Increases production speed and safety and helps our customers receive roofing services faster and more efficiently. self-propelled, raisable trailer takes the hassle out of debris management	3
Town of Easton: Building Permit	1
Town of Easton: Historic District Building Permit	1
OWENS CORNING WARRANTIES	

Lifetime Limited Warranty
Includes all Owens Corning shingles and components
TRU PROtection period of 50 years
no proration of system value
includes tear off and disposal if required
Materials only coverage after 50 years
Blow Off Coverage - 15 Years
StreakGuard Algae Resistance - First 25 Years

Required: Minimum of 4 OC Components
Must be installed by an OC Platinum Contractor. Marasun is an Owens Corning Platinum Contractor.

This 50 Year Workmanship Warranty is backed by Owens Corning and offers a Limited Lifetime Workmanship Warranty with full 100% coverage for the first 25 years and then depreciates with the age of the roof, up to 50 years. This warranty is transferable and requires transfer registration with Owens Corning.

Marasun provides a Piece of Mind Assurance where regardless of how long your roof has been on your home, we always want to be your first call so that we can come out, identify the problem and help to resolve any issues with your roof for the rest of your life

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

Quote subtotal [redacted]

Total [redacted]

PROPOSAL 2: FULL GUTTER REPLACEMENT

Description	Qty
6" K-Style Aluminum Gutters	
GUTTER REMOVAL: Gutter removal and disposal	170
6" K-STYLE GUTTER MATERIALS AND LABOR: Covers the cost of material and labor for 6" gutter installation on a per foot basis.	196
K6 DOWNSPOUT MATERIALS AND LABOR 1 STORY: Covers the cost of materials and labor for single story downspouts including up to 3 elbows	5
K6 DOWNSPOUT MATERIALS AND LABOR 2 STORY: Covers the cost of materials and labor for 2 story downspouts including up to 3 elbows	2
6" GUTTER MITRE: The corners in the gutter systems.	11
T-WEDGES standoffs for gutter installation with sloped fascia or crown moldings. Materials and Labor Included	85
K6 DOWNSPOUT GUTTER DROP WITH EXTENSION Includes up to 5' of Downspout and up to 4 Elbows.	4
GUTTER SPLASH GUARDS MATERIAL AND LABOR:	3
Production Measurements	
2ND STORY GUTTER CHARGE: Covers the cost of labor of second story gutter.	103
T-WEDGE INSTALLATION	85
WARRANTIES	
MARASUN WORKMANSHIP WARRANTY Marasun offers a 2 year workmanship warranty on all new roofing, siding, coating, door, window, deck, skylight and gutter installation.	1

Quote subtotal [redacted]

Total [redacted]

AUTHORIZATION PAGE

☑ Proposal 1: Full Roof Replacement [redacted]
☑ Proposal 2: Full Gutter Replacement [redacted]

Project: [redacted]
Name: Trevor Robbins
Address: 119 S Harrison St , Easton , MD

Upgrades and Options

	Description	Qty	Unit price	Line total
☐	ADDITIONAL 2nd CEDAR LAYER REMOVAL COSTS IF REQUIRED	1	[redacted]	[redacted]
☑	UPGRADE TO LIFETIME ULTIMATE PIPE FLASHING: made from ultra-pure silicone. Just like sand, it is made from silica and it is 100% stable in the sun.	1	[redacted]	[redacted]
☐	UPGRADE TO 18" METAL PAINTED ALUMINUM W VALLEY:	11	[redacted]	[redacted]
☐	UPGRADE TO A GAF MASTERFLOW® GREEN MACHINE™ HIGH POWER SOLAR ROOF VENT - 750 CFM Includes Installation	1	[redacted]	[redacted]

Quotes [redacted]
Upgrades and Options [redacted]
Final Price [redacted]

Customer Comments / Notes

My Product Selections

Shingle Color / DeckSeal Color

Same

Chimney Flashing Metal Color

Same

Drip Edge Color / Gutter Color

Same

Trevor Robbins: Trevor Robbins Date: 3/13/2026

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

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

SKYLIGHTS NOT REPLACED WITH ROOF: Existing skylights that are not replaced with the roofing system are not covered by the Marasun Workmanship Warranty due to the high probability of leaks around the glass/seals within 10 years. It is highly recommended that all skylights are replaced along with the roofing system in order to match the useful life of the skylights and roofing system.

UNDISCLOSED CONDITIONS: Any rotted sheathing discovered during the removal of the existing roofing or siding that is not included in this proposal will be replaced at an additional cost of $75 per sheet including labor. Undisclosed additional layers of the roofing will be removed at an additional charge of $53 per SQ per layer including removal and waste charge. Any Rotted Plywood or extra layers will be photographically documented and presented to the home owner.

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

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

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

FINAL AUTHORIZATION SUMMARY

Status: Signed
Agreement Completed: Fri, 13 Mar 2026 12:01:54 GMT

- Document emailed for signature: Fri, 13 Mar 2026 11:58:28 GMT

  Document e-signed by: Trevor Robbins [redacted]

  Signature date: Fri, 13 Mar 2026 12:01:54 GMT

  IP address: 107.77.202.151

CR Consumer Reports™

ARCHITECTURAL / LAMINATED SHINGLES (9)



CR RECOMMENDED

ARCHITECTURAL / LAMINATED SHINGLES

Owens Corning Duration

$95.00

OVERALL SCORE **64**

STRENGTH	3 / 5
WIND	4 / 5
NAILING	5 / 5
IMPACT	4 / 5



CR RECOMMENDED

ARCHITECTURAL / LAMINATED SHINGLES

GAF Timberline HDZ

$110.00

OVERALL SCORE **61**

STRENGTH	3 / 5
WIND	5 / 5
NAILING	3 / 5
IMPACT	3 / 5



CR RECOMMENDED

ARCHITECTURAL / LAMINATED SHINGLES

Tamko Heritage

$90.00

OVERALL SCORE **60**

STRENGTH	3 / 5
WIND	4 / 5
NAILING	4 / 5
IMPACT	4 / 5



CR RECOMMENDED

ARCHITECTURAL / LAMINATED SHINGLES

GAF Timberline Natural Shadow

$104.00

OVERALL SCORE **60**

STRENGTH	3 / 5
WIND	5 / 5
NAILING	4 / 5
IMPACT	3 / 5



CR RECOMMENDED

ARCHITECTURAL / LAMINATED SHINGLES

Atlas Pinnacle Pristine

$95.00

OVERALL SCORE **60**

STRENGTH	3 / 5
WIND	3 / 5
NAILING	4 / 5
IMPACT	4 / 5



ARCHITECTURAL / LAMINATED SHINGLES

IKO Cambridge

$90.00

OVERALL SCORE **58**

STRENGTH	2 / 5
WIND	5 / 5
NAILING	3 / 5
IMPACT	4 / 5



ARCHITECTURAL / LAMINATED SHINGLES

Owens Corning Oakridge

$90.00

OVERALL SCORE **54**

STRENGTH	3 / 5
WIND	4 / 5
NAILING	4 / 5
IMPACT	3 / 5



ARCHITECTURAL / LAMINATED SHINGLES

CertainTeed Landmark Premium

$110.00

OVERALL SCORE **54**

STRENGTH	3 / 5
WIND	4 / 5
NAILING	3 / 5
IMPACT	2 / 5



ARCHITECTURAL / LAMINATED SHINGLES

CertainTeed Landmark

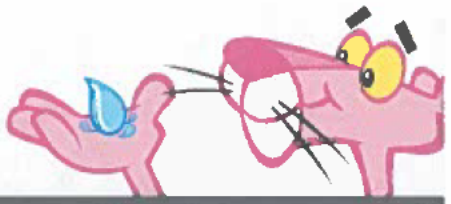
$95.00

OVERALL SCORE **53**

STRENGTH	3 / 5
WIND	4 / 5
NAILING	3 / 5
IMPACT	2 / 5

DeckSeal™

SELF-ADHERED ROOFING SYSTEM
FOR RESIDENTIAL LOW SLOPE



Owens Corning has applied its 75 years of building science technology to introduce the DeckSeal Self-Adhered (SA) Roofing System for residential low slope. DeckSeal roofing membranes deliver premium, durable system performance for many challenging low slope†† applications, such as additions, garages and porches.



Clean, Reliable, Friendly Installation

Safe: No kettles or torches are required for installation

Clean: None of the fumes and odors that accompany hot mop or solvent adhesive systems

Convenient: Can help reduce installation time versus conventional systems

Proven: SBS modified bitumen technology has decades of proven field experience

Trusted: Backed by Owens Corning, the industry's most trusted brand* in residential roofing

Six Attractive, Popular Colors



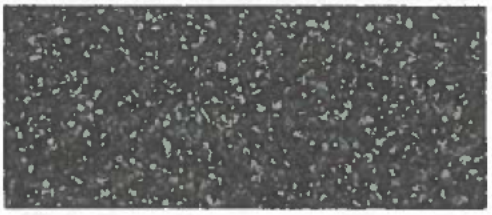
Brownwood*



Desert Tan*



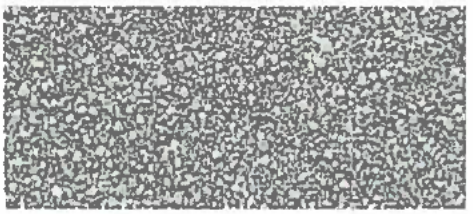
Driftwood*



Estate Gray*



Onyx Black*

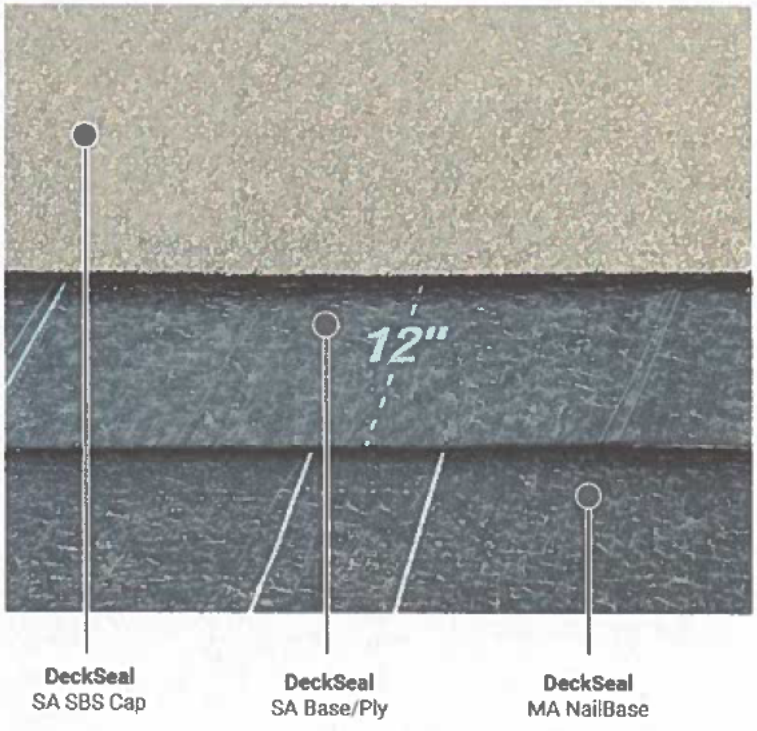


Shasta White*

Why DeckSeal is the Preferred Choice

Features	Benefits
• A Dual Compound Formula to meet the performance needs of different layers: * Top coat compound provides excellent granule adhesion * Back coat compound provides aggressive adhesion to the substrate	• Excellent adhesion, handling, and long term performance • Excellent wind uplift characteristics
• Granule-free adhesive selvedge on both the side and end laps	• Fast tack and reliable seam adhesion
• Attractive colors that complement popular shingle offerings	• Color coordinated roof elements to provide a "finished" look for the roof
• Most trusted brand* in residential roofing	• Peace of mind that Owens Corning offers warranties** on shingles and low slope roofing components

Example of 3 Ply System



OWENS CORNING SALES, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OH 43659 USA
1-800-GET-PINK®
www.owenscorning.com

Pub. No. 10020136-C. Printed in U.S.A. April 2025. THE PINK PANTHER™ & © 1964–2025 Metro-Goldwyn-Mayer Studios Inc. All Rights Reserved. The color PINK is a registered trademark of Owens Corning. © 2025 Owens Corning. All Rights Reserved.

(Brookville, Compton, Denver, Kearny, Medina, Minneapolis, Portland, Santa Clara, Summit.)

Product Attributes

Warranty Length**

Limited warranty**against material defects for up to 20 years

The versatile DeckSeal Roofing System can be applied as either a 2 or 3 ply system providing excellent protection to meet a range of customer needs.

Layer	2 Ply	2 Ply	3 Ply	3 Ply
3			DeckSeal SA SBS Cap	DeckSeal SA SBS Cap
2	DeckSeal SA SBS Cap	DeckSeal SA SBS Cap	DeckSeal SA Base/Ply	DeckSeal SA Base/Ply
1	DeckSeal MA NailBase	DeckSeal SA Base/Ply	DeckSeal MA NailBase	DeckSeal SA Base/Ply

Product Specifications

DeckSeal SA SBS Cap‡ (self-adhered)

Roll Dimension	32' 10" x 39 3/8"	(10M x 1M)
Roll Thickness	130 mills	(3.3 MM)
Roll weight	97 lbs.	(44 kg.)
Roll Size (Nominal)	100 sq. ft.	

DeckSeal SA Base/Ply‡ (self-adhered)

Roll Dimension	65' 8" x 39 3/8"	(20M x 1M)
Roll Thickness	80 mils	(2.0 MM)
Roll weight	90.4 lbs.	(41 kg.)
Roll Size (Nominal)	200 sq. ft.	

DeckSeal MA NailBase‡

Roll Dimension	65' 8" x 39 3/8"	(20M x 1M)
Roll Thickness	80 mils	(2.0 MM)
Roll weight	101.4 lbs.	(46 kg.)
Roll Size (Nominal)	200 sq. ft.	

Applicable Standards and Codes

UL Classifed for use in Class A, B or C roofs as listed in the UL "Roof Materials And Systems Directory"

TDI Listed for Usage in Texas Coastal Regions



* *2016 Roofing Homeowner Brand Awareness Survey* by Owens Corning Roofing and Asphalt, LLC.

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

† Actual colors and granule blends may vary from the photo. We suggest that you view actual product on the roof to get a better idea of the finished color. Color availability subject to change without notice.

†† DeckSeal self-adhered roofing system components are designed to be installed on roof slopes between 1/4:12 to 2:12.

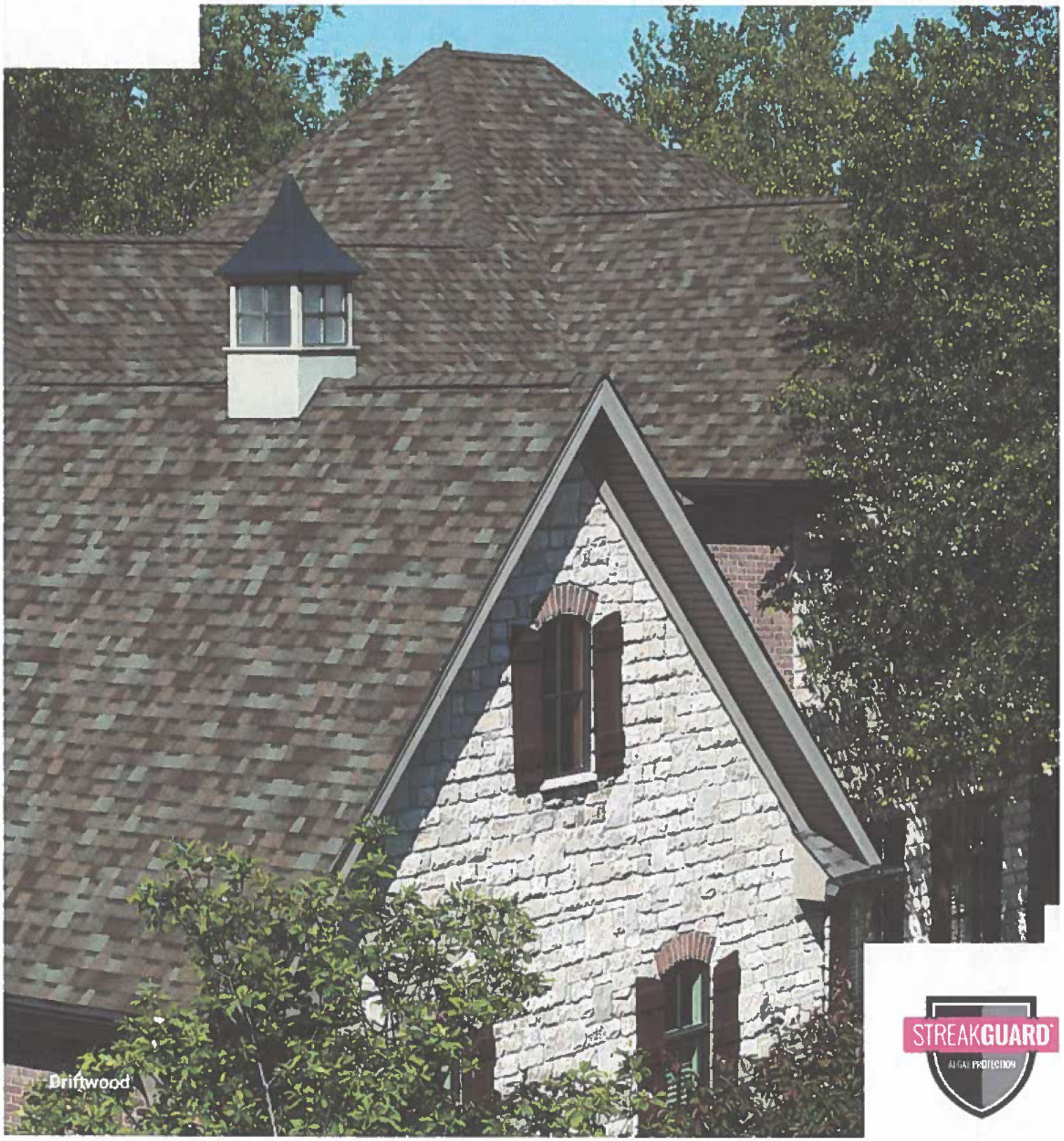
‡ Regionally available in fire-resistant (FR) versions. Visit www.owenscorning.com for product specification data sheets applicable to these products or contact 1-800-GET-PINK®.

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®



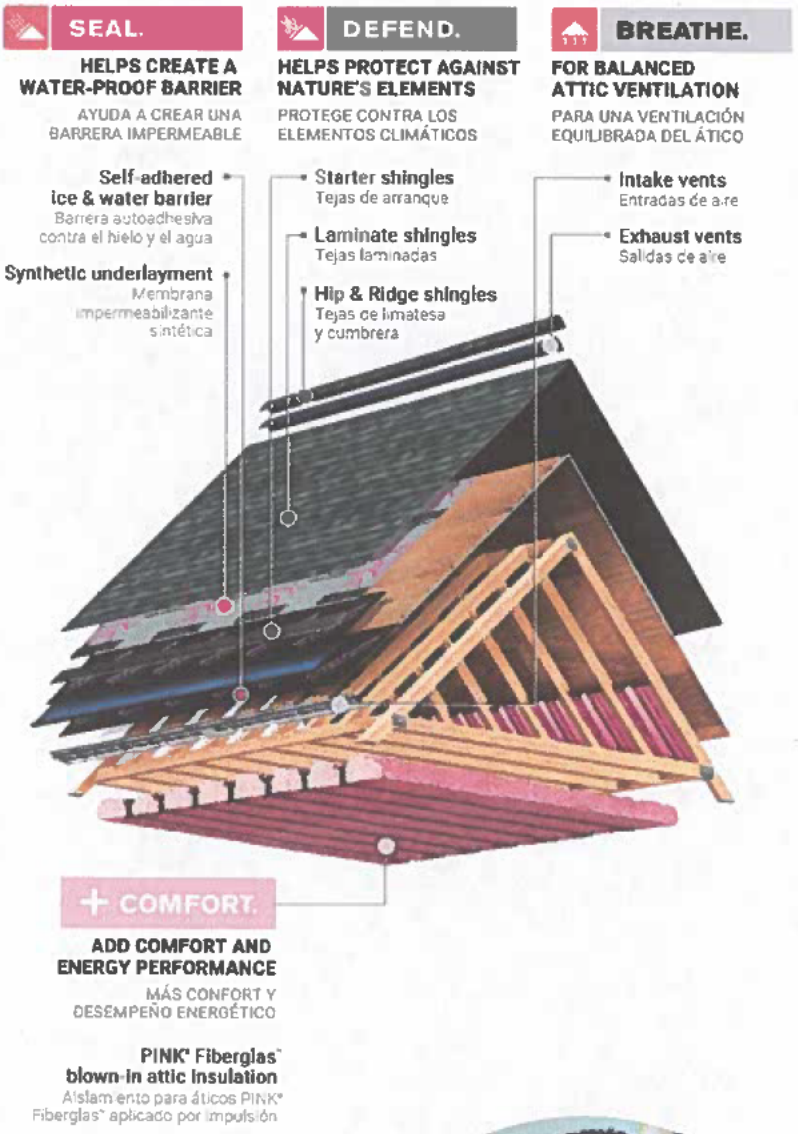
TOTAL PROTECTION ROOFING SYSTEM

TOTAL PROTECTION SIMPLIFIED™

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

PROTECCIÓN TOTAL SIMPLIFICADA™

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



REGISTER YOUR WARRANTY

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



SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

REGISTRE SU GARANTÍA

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

DEEP DIMENSION
OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*[1,2] for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard™ Protection with a 25-year Algae Resistance Limited Warranty[3,5]

UNA NUEVA DIMENSIÓN
DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida*[1,2] mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard™ con una garantía limitada de 25 años de resistencia a las algas [3,5]

STREAKGUARD

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

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

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

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



THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

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

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

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

TruDefinition®

DURATION®

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



Brownwood



Chateau Green



Colonial Slate



Desert Rose



Driftwood



Estate Gray



Harbor Blue



Midnight Plum



Onyx Black



Peppercorn



Sand Castle



Sierra Gray



Slatestone Gray



Teak



Terra Cotta



Williamsburg Gray

COLOR DISCLAIMER

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

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

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

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

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

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

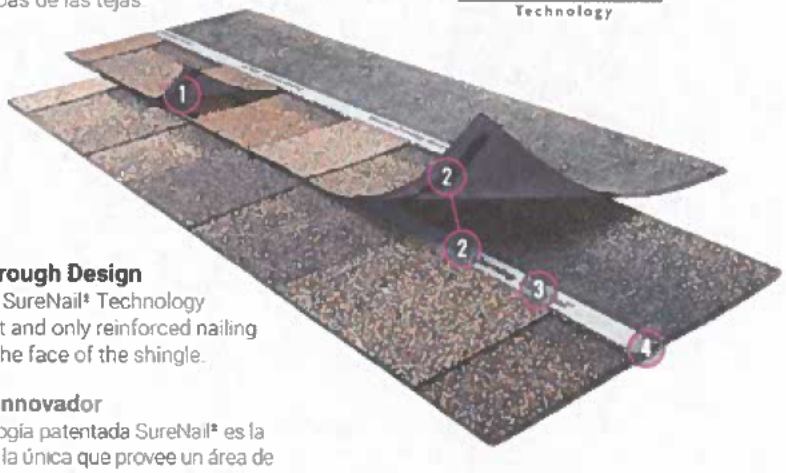
Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail,® una exclusividad de Owens Corning.

1

Excellent Adhesive Power
Helps keep the shingle layers laminated.

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

SureNail Technology



2

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

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

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

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

3

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

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

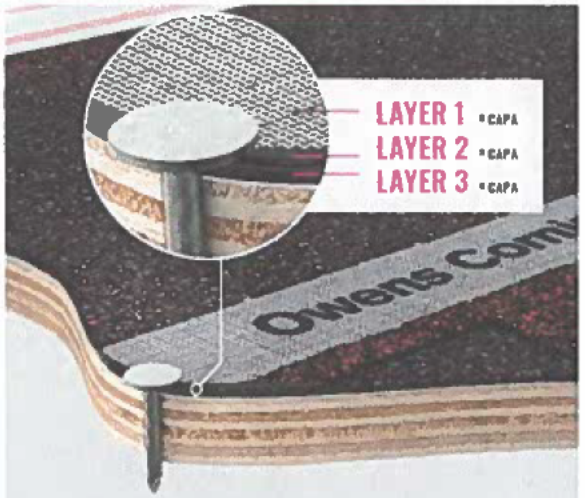
4

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

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

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

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



THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO



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

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



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

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



Up to **2X BETTER** DELAMINATION RESISTANCE

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

Product Attributes

Warranty Length*

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

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty*‡

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years

TruDefinition® Duration® Shingles Product Specifications

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

Applicable Standards and Codes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Type 1)
- ICC-ES AC438‡
- ASTM D3161 (Class F Wind Resistance)
- ASTM D7158 (Class H Wind Resistance)
- ASTM E108/UL 790 (Class A Fire Resistance)
- PRI ER 1378E01
- Florida Product Approval
- Miami-Dade County Product Approval‡

Características del producto

Período de garantía*

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

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas*‡

25 años

Período no prorrateado de garantía limitada TRU PROtection®

10 años

Especificaciones de las tejas Duration® TruDefinition®

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

Normas y códigos pertinentes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Tipo 1)
- ICC-ES AC438‡
- ASTM D3161 (Resistencia al viento, Clase F)
- ASTM D7158 (Resistencia al viento Clase H)
- ASTM E108/UL 790 (Resistencia al fuego Clase A)
- PRI ER 1378E01
- Aprobación del producto en el estado de Florida
- Producto aprobado por el condado de Miami-Dade‡

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

‡ 40-Year Limited Warranty on commercial projects.

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

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

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

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

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

‡ See Color Disclaimer information on page 2 for additional details.

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

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

§ This coverage is effective 1/1/2023; installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

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

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

‡ Owens Corning® Black Sable shingle includes a patented design.

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

‡ Garantía limitada de 40 años para proyectos comerciales.

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

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

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

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

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

‡ Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 2.

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

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

§ Esta cobertura entra en vigor el 1 de enero de 2023; la instalación debe incluir el uso de un producto para limatesa y cumbrera de Owens Corning®.

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

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

‡ Las tejas Black Sable de Owens Corning® incluyen un diseño patentado.

OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OH10, USA 43659

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

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(Kearny)

Pub. N.º 10024201. Impreso en EE.UU. Septiembre de 2022.
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TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 4/13/2026

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

Property Address: 112 N Park Street

Applicant: Brandon Berman

Application Number: 2026-1661

Code Enforcement Case: Yes ☐ No ☒ - ***While there is no active Code Enforcement case, this sign was installed without a permit or a COA (Figure 1) even after being informed both are required.***

Project Description:

The applicant is seeking after-the-fact approval for the installation of two wall mounted signs. The first sign is located on the August Street facing façade and is 5.5 square feet in area. The second sign is located within the stairwell fronting Park Street and is 2 square feet in area.



Figure 1: Signs Installed Without Permits - Source: Zillow

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

a. Avoid covering or obscuring architectural features.

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

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

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

Guideline 35. Wall Signs

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

Staff Analysis:

Signage for residential properties is not explicitly addressed in the Historic District Guidelines or the Zoning Ordinance. The Guidelines appear to be primarily intended for commercial properties, as evidenced by the introduction to Section 6.3, *Guidelines for Signage*, which references business uses.

In the absence of specific standards for residential signage, the Commission may consider Guidelines 25c, 25e, and 35c; which provide direction on appropriate placement and sizing of signage and may serve as a reasonable basis for evaluating the proposal.

Draft Motions:

1. I move that the Historic District Commission **deny** the application based on the finding the sign placement and sizing is inconsistent with Guidelines 25c, 25e, and 35c.

OR

2. I move that the Historic District Commission **approve** the application based on the finding the sign placement and sizing is consistent with Guidelines 25c, 25e, and 35c.

OR

3. I move an alternate motion.

RECEIVED

MAR 18 2026

TOWN OF EASTON

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

Application #:	2026 - 1681
Date Received:	HD 26 - 33
Fee Paid:	$75.00
HDC Meeting Date:	04/13/2026
Date Property Posted:	04/08/2026

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: 521 August Street, Easton MD

☐ Contributing ☐ Non-Contributing YEAR BUILT: 2026 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Fello Community Development

TELEPHONE NO.: [redacted] EMAIL: [redacted]

Applicant or Agent ***(If other than property owner, written authorization from owner is required.)***

NAME:

TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

Proposal for building signage with address to be placed on August Street as well as a small directional sign to be placed in the stairwell to indicate 2nd floor units.

Please see attached cut sheets and examples

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of July 1, 2025, 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 Ellen Gumpman

Date 3/18/26

Printed Name of Applicant or Agent Ellen Gumpman

Revised 4.4.2022

fello.

007770-R2 | 02.25.26| Laura House Plaques

521 August Street
Easton, MD

AppleSigns
VISION · DESIGN · IMPACT

Sign A:
.125" aluminum address plaque with raised copy and border. Stud mounted



SIGN TYPE A1 - LAYOUT OPTION 1: DIMENSIONAL ADDRESS PLAQUE
QUANTITY: 1 EACH - SQAURE FOOTAGE: 5.5'

AppleSigns
VISION · DESIGN · IMPACT
404 Serendipity Cr. • Millersville, Md. 21108
Phone 410.987.7446 • www.applesigns.com

Project Title:
Laura House Plaques
Client:
Fello
Site Address:
521 August Street
Easton, MD

Quote #: 007770-R3

Sales Person: Eric T.
Project Manager: Mark R.
Designer: AT
File Location: G:\Fello\007770 Laura House Address and Bldg Name Plaque

Drawn By	Date	Notes / Time
AT	02.25.26	CONCEPT DRAWING | 0.50hrs
AT	03.03.26	Square , add logos | 0.75hrs
AT	03.04.26	Update Font | 0.25hrs
AT	03.04.26	Resize | 0.25hrs

CLIENT APPROVAL
SALES APPROVAL
PROJECT MANAGER APPROVAL

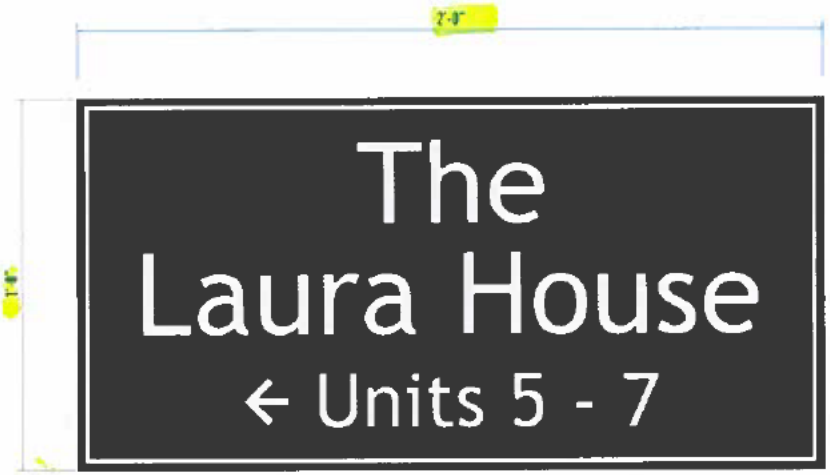
PAGE 2

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALLED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN(S). THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE.

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Sign A:
Routed acrylic / pvc address plaque with raised copy and border.



SIGN TYPE A2: DIMENSIONAL ADDRESS PLAQUE
QUANTITY: SQARE FOOTAGE: 2

AppleSigns
VISION · DESIGN · IMPACT
404 Serendipity Dr. • Millersville, Md. 21108
Phone 410.987.7446 • www.applesigns.com

Project Title:
Laura House Plaques
Client:
Fello
Site Address:
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Quote #: 007770-R3

Sales Person: Eric T.
Project Manager: Mark R.
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CLIENT APPROVAL

SALES APPROVAL

PROJECT MANAGER APPROVAL

PAGE 3

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Mar 11, 2026 at 2:23 PM EDT



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

Charles Paul Goebel, Architect, Ltd
PO Box 1822
Easton, MD 21601

Meeting Date:	**January 11, 2021**
Application Number:	**2020-121/ 20-00383**
Location:	**102 W Glenwood Avenue**
Applicant:	**Charles Goebel**
Request:	**addition**

Mr. Goebel was present for the proposed addition at 102 W Street, a contributing structure in the Historic District.

Mr. Goebel presented the plans for the proposed kitchen and restroom addition for the American Legion building. The addition is to be located to the rear of the building and will be blocked from West Street view by the existing structure. Windows will match existing windows installed on the previous addition. A new metal door is proposed toward the rear of the building.

Upon motion by Mr. Gibson, seconded by Mr. Mayhew, the Commission voted 6- 0 to **approve** the application as submitted.

Historic District Guideline References:
Compatible with the New Construction Guidelines regarding scale, proportion, and materials.

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".

Katie S Reed
Representative, Historic District Commission

1·25·2021
Date

Town of Easton
Historic District Motion Worksheet

I. Applicant Information.

Date: 1/11/2021 Application #: 2020-121/20-00383

Address: 102 W GLENWOOD AVENUE

II. Motion.

Motion Made by: GIBSON Motion 2nd by: MAYHEW

Vote: # For: 6 # Against: 0

I move to:

✓ Approve the Application as Submitted.

_____ Approve the Application with the Modifications listed below. (See Section III).

_____ Deny the Application.

_____ Continue the Application until _____ (decision within 45 days).

_____ Table the Application because it is Incomplete.

Because the application DOES (does or does not) meet the following criteria (guideline references):

COMPATIBLE WITH NEW CONSTRUCTION (PG81) GUIDELIN
REGARDING SCALE, PROPORTION, MATERIALS ETC.

III. Modifications (if necessary).

The following is a list of modifications agreed to by and between the Easton Historic District and the applicant or his/her agent.

IV. Compatibility.

The proposed changes ARE (are/are not) compatible with the neighborhood.

A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that do not require a Building Permit or for which none is issued, the Certificate of Appropriateness shall lapse six (6) months after its 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 und for good cause shown this period may be extended by the Commission.

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

Historic District Commission Staff Report

Meeting Date: 4/13/2026

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

Property Address: 102 W. Glenwood Avenue

Applicant: Charles Paul Gobel on behalf of American Legion Blake-Blackston Post 77 Inc

Application Number: 2026-1696

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is requesting approval for the demolition and re-construction of a side addition to a contributing structure. The re-constructed addition will occupy a slightly larger footprint than the existing addition. Proposed materials include a flat membrane roof, fiber-cement siding, and fiberglass-clad awning windows. A side facing door and steps will also be removed and replaced with two fiberglass-clad windows.



Figure 1 Existing vs Proposed

Background:

The Town records show that multiple additions and renovations have been permitted for this property since 1987. A building permit was issued on March 20, 1987 for the construction of a 40’ x 64’ addition to the historic structure. This addition is almost certainly the brick meeting hall that is noted in the Historic District Survey. On August 7, 2014, a building permit was issued for renovations to the front of the historic structure. These alterations included replacing the front door, constructing a new front porch, and increasing the roof pitch of the side addition. It should be noted, that the large vent on the front facing gable end was removed and replaced with a much smaller vent seemingly without approval.



Figure 2 Approved Elevations - 2014

On January 11, 2021 the Historic District Commission approved the construction of a large rear addition to accommodate a new kitchen and ADA bathrooms.



Figure 3: Approved Elevations 2021

Outstanding Issues:

1. As noted in the background section, there is no record of an approval for the removal of the large front facing gable vent. It would appear this work was done at the time of the front porch replacement in 2014. The approved plans (*Figure 2*) from that permit make no mention of this large gable vent being replaced.



Figure 4 2012 vs 2025: Sources Historic District Survey and Google Street View

2. Per the Demolition Review Procedures and the Historic District Commission Rules of Procedure, a structural analysis must be prepared by a licensed structural engineer. The only exception to this rule is cases where the Town has already condemned the structure. As the Town has not condemned this structure, a structural analysis must be submitted prior to the Commission taking action.

Historic District Guidelines:

Section 2.9 Demolition Review Procedures

Application and Notice

Those seeking to demolish any structure in the historic district must first complete an application for demolition. Once this application is received and complete, the Commission will schedule the first of **two mandatory hearings for contributing structures and one hearing for non-contributing structures**. Incomplete applications will delay any hearing scheduling.

The Commission will use the National Register Criteria for Evaluation and information collected to determine if the property is a contributing structure to the district.

During this time period, the applicant is required to post a sign on the property alerting the community to the application for demolition. The Town may send notices of the application to neighboring property owners and community organizations as it sees fit.

Structural Analysis

The Commission will require a structural report from a licensed structural engineer (at the applicant's expense). The Commission reserves the right to approve the selected engineer. The engineer must have proven expertise in working with historic buildings and may have to provide recent documentation to this effect. The Maryland Historical Trust maintains a list of experienced consultants on their website, however, please note their disclaimer.

Replacement Plans

The Commission will only hear applications for demolition that contain **plans and elevations for the replacement structure**, a site plan, a detailed landscape plan (with plant materials and quantities listed) or other tangible plan for the property after demolition of the existing structure. The Commission will render its decision on each portion of the application; however, the demolition will only be approved after all plans have received final approval. An application for demolition without replacement plans for the property will be deemed incomplete.

Historic Research

Before the first hearing the Commission will review the application with regard to its contribution to the overall historic district. The Commission will use existing documentation including the 1980 Easton National Register Historic District Map, which lists all structures in the Historic District. **The applicant is expected to submit conducted historical research on the building proposed for demolition.** Without this information, the application may be deemed incomplete. The Commission may also require the services of a historic preservation consultant (at the applicant's expense but of the Commission's selection).

In addition to these resources and the National Register Criteria for Evaluation, the Commission will use the following guidelines as a benchmark in determining contributing structures:

- **having character, interest or value and contributes to Easton's heritage;**
- **represents one or more periods or styles of architecture, landscape interest or value as part of the development, heritage or culture of the town architecture, building or construction technique with significant character, of Easton;**
- **reflects an outstanding attention to architectural design, detail, materials or craftsmanship;**
- **demonstrates characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District;**

- **represents an established and familiar feature of the Historic District due to its unique location or singular physical characteristics;**
- **provides certain historic or scenic value significant to the area.**

If the structure in question meets one or more of these above characteristics, the Commission will consider the structure to be contributing to the district.

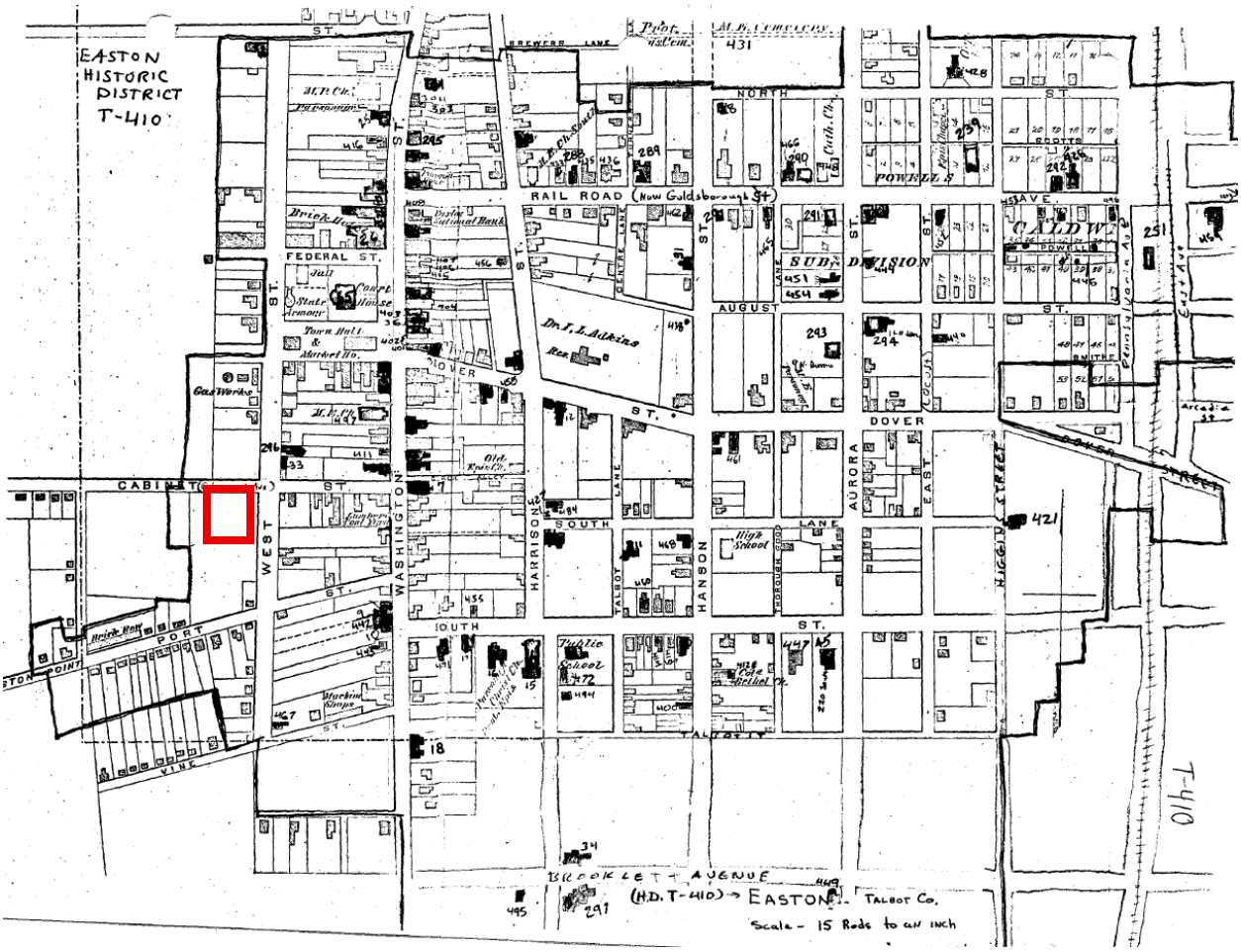


Figure 5 1980 Easton Register Map

First Hearing

If the Commission has **found the structure to be a non-contributing**, the Commission may act in one hearing to approve or deny a demolition. The Commission can approve both the demolition and replacement plans in one hearing.

If the Commission has **found the structure to be contributing**, the Commission will take at least two hearings to review and evaluate the application and any public comment. The Commission will review all relevant information and consider relevant criteria in rendering its decision.

This might include:

- whether or not denial of the application is a deterrent to a major public/civic improvement program that would benefit the town in general,
- whether the denial or approval of the application would not be in the best interest of the majority of the community,
- and whether the result of the decision would place undue financial hardship on the owner.

Additional Information

The Commission may require additional information before approving any demolitions or replacement plans. In the case of replacement structures, the Commission may require conditions, including but not limited to, the following:

- a letter of credit from a lending institution for the project
- a letter of commitment from a lending institution other form of surety for the project
- any other information the Commission may find to be required to insure completion of the replacement project.

Partial Demolitions

The Commission will use the **same guidelines and procedures outlined above for partial demolitions.** If the portion of the historic structure to be demolished contains unique or contributing features, the Commission may deny the application. All new additions will be required to meet the guidelines outlined in the New Construction portion of the Easton Historic District Guidelines.

Section 6.6 Guidelines for Demolition

Guideline 128. Avoid Demolition

a. Avoid demolition of sound, contributing buildings, structures, and objects.

b. Explore the possibility of selling historic buildings.

c. Explore the possibility of adapting historic buildings to a new purpose. Consider constructing an addition to increase interior space.

d. Consider relocation of significant historic buildings to a new location.

e. Demolition may be appropriate if the building poses an immediate hazard to public safety.

f. In cases of fire or other catastrophic disaster where at least 50% of the building remains standing, it is recommended that the structurally sound portion be rehabilitated, and the other portions rebuilt.

Guideline 129. Partial Demolition

a. In some cases, it may be appropriate to demolish a non-historic, non-contributing, or structurally unsound portion of a contributing property.

b. The HDC will decide the appropriateness of partial demolition on a case-by-case basis, taking into account the significance of the building, the portion to be demolished, and the context of the surrounding area.

Section 6.5 Guidelines for New Construction

Guideline 94. Style

a. Avoid imitating earlier or historic architectural styles.

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

Guideline 96. Orientation, Alignment, and Setback

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

Guideline 97. Form, Massing, Height, and Scale

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

Guideline 101. Lateral Additions

a. Lateral additions should align with the façade of the historic building and respect the alignment and setback of other buildings on the street.

b. Additions should be compatible with the massing and scale of the historic building. The original building should be dominant.

Guideline 103. Materials

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

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

Guideline 105. Exterior Color

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

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

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

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

Guideline 106. Details and Ornamentation

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

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

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

Guideline 112. Proportion

b. Avoid dramatically different proportions on new buildings and additions

Guideline 115. Roof Form

a. Roof forms should be consistent with and similar to adjacent buildings.

Guideline 116 Roof Material

a. Roof material should generally be consistent with that of surrounding buildings.

b. Roof colors, where visible, should be compatible with the color scheme of the new building and the surrounding area.

Guideline 126. Arrangement

a. Windows should be present on all elevations that are visible from the street.

b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.

c. The relationship of voids to solids should be similar to that of neighboring buildings.

d. Window orientation should be consistent with the directional expression of surrounding buildings.

Guideline 127. Window Type

a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.

b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.

c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Staff Analysis:

First, it must be determined whether this addition is a contributing structure to the Historic District. As Town records do not specify a construction date, the applicant may need to conduct further research to establish its age. Additionally, in accordance with demolition review procedures, **a licensed structural engineer must complete a structural analysis.**

If the Commission deems the structure "contributing," a minimum of two meetings will be required. During these proceedings, the Commission will evaluate the application based on Section 2.9 and Guideline 128, specifically considering:

- Would denial of the application deter a major public or civil improvement program beneficial to the Town?
- Is the decision in the best interest of the majority of the community?
- Would the decision result in undue financial hardship for the owner?
- Is the request consistent with Guideline 128?

Conversely, if the Commission finds the structure to be non-contributing, both the demolition and new construction may be approved in a single meeting. The proposed new construction will be reviewed under Guidelines 94-127, which focus on the design's compatibility with the existing and surrounding structures.

Draft Motions:

1. I move that the Historic District Commission **table** the application pending the receipt of a structural analysis by a licensed structural engineer and additional research on the date of construction

OR

2. I move an alternate motion…

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101026429	102 W GLENWOOD AVE	AMERICAN LEGION

YEAR BUILT	PHYSICAL CONDITION
1900	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
FOLK VICTORIAN	AT LEAST THREE BRICK MEETING HALL (3RD QTR 20TH C) 1ST STORY FLAT ROOF ADDITION, REAR CONCRETE BLOCK ADDITION

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

NOTES

MANY ALTERATIONS BUT RETAINS FORM MASSING LOCATION AND SETTING 2 1/2 STORY 3 BAY GABLE FRONT WITH REAR ELL. ALUM SIDING REPLACEMENT WINDOWS AND DOORS ORIGINAL PORCH REMOVED

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

Application #:	2026-1696
Date Received:	03/30/2026
Fee Paid:	$200.00
HDC Meeting Date:	04/13/2026
Date Property Posted:	04/08/2026

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: 102 W. GLENWOOD AVE

☑ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #:

PROPERTY INFORMATION

OWNER NAME: AMERICAN LEGION BLAKE-BLACKSTON POST 77, INC. - CONTACT: GEORGE JENKINS
TELEPHONE NO.: EMAIL:

Applicant or Agent (*If other than property owner, written authorization from owner is required.)*

NAME: CHARLES PAUL GOEBEL, ARCHITECT, LTD
TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

ORIGINAL WOOD-FRAME BUILDING DATES TO 1900 AND WAS BUILT AS A RESIDENCE - SEE ATTACHED HISTORIC DISTRICT SURVEY EXCERPT. IT HAS BEEN EXTENSIVELY ADDED TO AND MODIFIED OVER THE MANY DECADES. CP GOEBEL, ARCHITECT IS ASSISTING THE POST WITH MUCH NEEDED UPDATES AND IMPROVEMENTS. THIS APPLICATION COVERS REPLACEMENT OF AN EXISTING RESTROOM BUMP-OUT ON THE BUILDING'S EAST SIDE. THE REPLACEMENT BUMP-OUT WILL BE SOMEWHAT LARGER TO ACCOMMODATE ADA-COMPLIANT FIXTURES AND DIMENSIONAL CLEARANCES. THE NEW SIDING WILL BE FIBER-CEMENT IN LIEU OF THE EXISTING METAL/VINYL.

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of July 1, 2025, 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 Eas

Signature of Applicant or Agent 

Date 30 MARCH 2026

Printed Name of Applicant or Agent CHARLES PAUL GOEBEL, ARCHITECT, LTD

Revised 4.4.2022

Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2025, the fees are as follows: ***Commercial - $200, Residential - $75, Signs - $75, Staff Approval - $25.***

The application submitted shall include 2 paper copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

- ☑ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- ☑ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- ☑ Construction schedule Construction start slated for mid to late 2026
- ☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

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

Windows

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

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

Roofing

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

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

Signs N/A

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

Landscaping & Trees N/A

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

Fence N/A

☐ Application must Include:

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

Demolition N/A

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

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

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

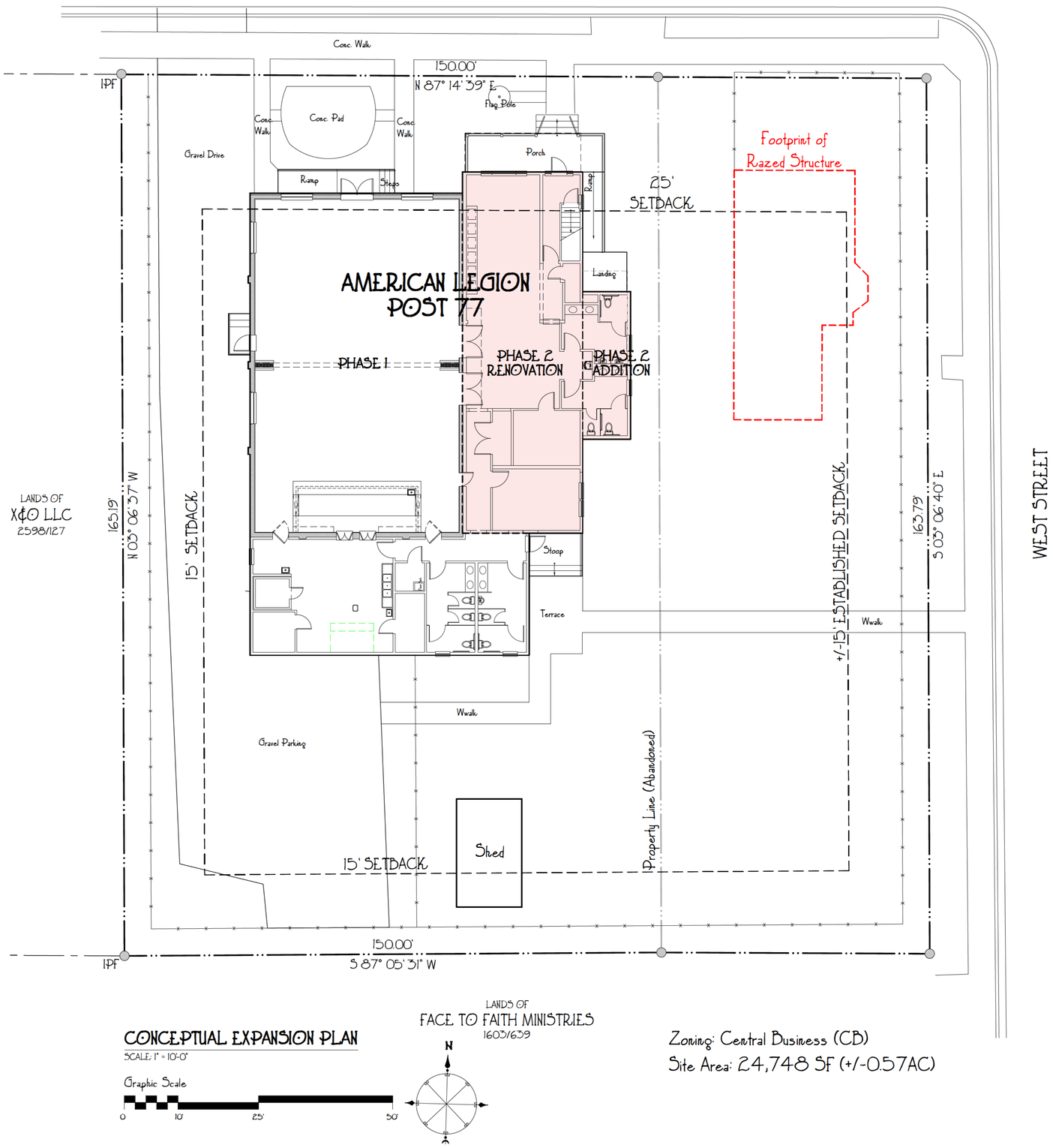
Other

☐ Attach all documentation supporting request

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

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

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



CONCEPTUAL EXPANSION PLAN

SCALE: 1" = 10'-0"

Graphic Scale

Zoning: Central Business (CB)

Site Area: 24,748 SF (+/-0.57AC)

PROGRESS SET

03/19/26 ISSUE
ISSUED FOR REVIEW

GOEBEL

Project Title
Phase 2 Renovations
American Legion
Blake-Blackston
Post 77
102 W. Glenwood Ave.
Easton, MD 21601

Post 77 Contacts:

Sheet Title
Site Plan

General Notes

Charles Paul Goebel, Architect, Ltd.
Architecture • Land Planning
Design & Construction Management
P.O. Box 1822, Easton, MD, USA 21601-1822

Issues and Revisions

No.	Mark	Date
1		19 MAR 2026

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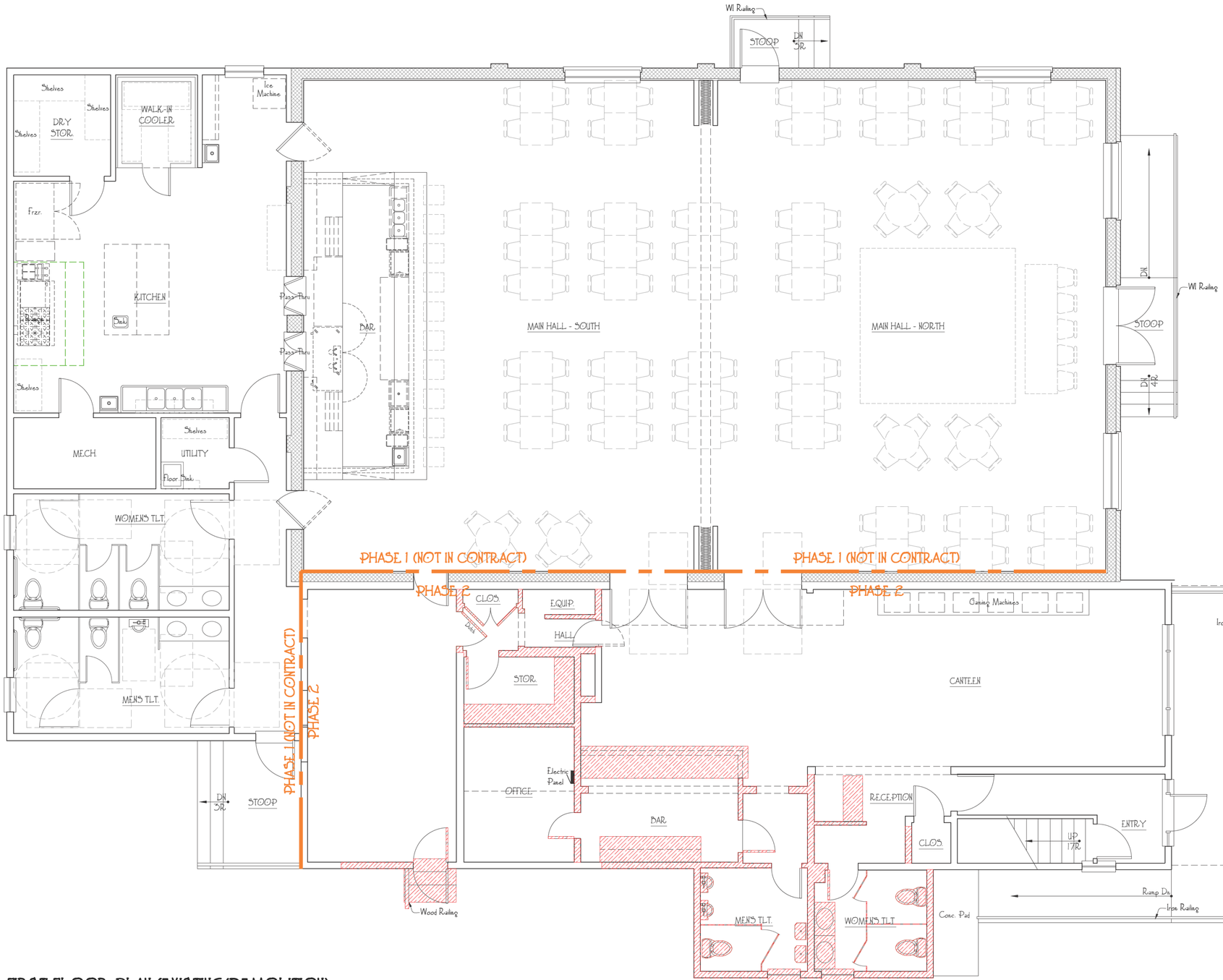
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Project No.
24-18

Scale
1"=10'

Sheet 02 of 11

Sheet No.
A2



FIRST FLOOR PLAN (EXISTING/DEMOLITION)

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

Graphic Scale

0 5' 10' 20'

N

PROGRESS SET

03/19/26 ISSUE
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GOEBEL

Project Title
Phase 2 Renovations
American Legion Blake-Blackston Post 77
102 W. Glenwood Ave.
Easton, MD 21601

Post 77 Contacts:

Sheet Title
First Floor Plan
(Existing/Demolition)

General Notes

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Architecture • Land Planning
Design & Construction Management
P.O. Box 1822, Easton, MD, USA 21601-1822

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Sheet of
04 11

Sheet No.
A4



Front (North) Elevation



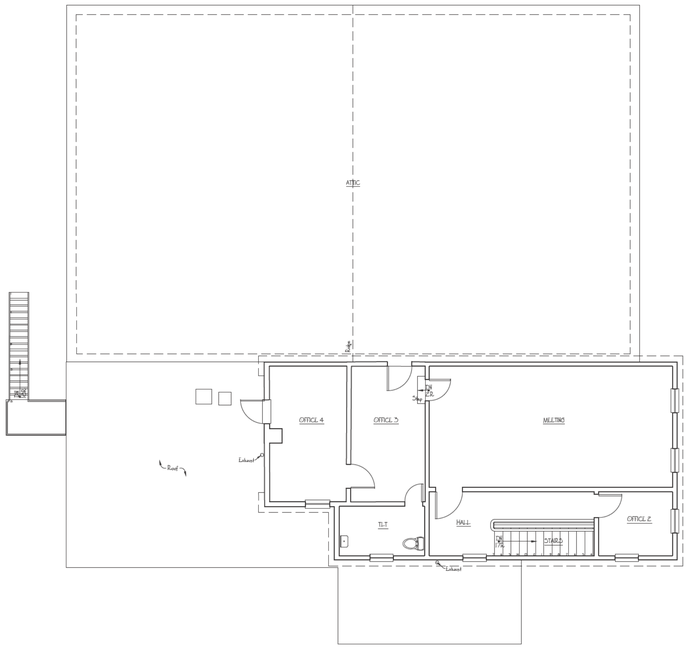
Rear (South) Elevation



Left-Side (East) Elevation

ELEVATIONS (EXISTING/DEMOLITION)

SCALE: 1/8"= 1'-0"

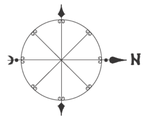


SECOND FLOOR PLAN (EXISTING/DEMOLITION)

SCALE: 1/8"= 1'-0"

Graphic Scale

0 5' 10' 20'





View Looking Southwest



View Looking South



View Looking Northwest

EXISTING CONDITION PHOTOS

SCALE: NTS

PROGRESS SET

03/19/26 ISSUE
ISSUED FOR REVIEW

GOEBEL

Project Title

Phase 2 Renovations

American Legion Blake-Blackston Post 77

102 W. Glenwood Ave.
Easton, MD 21601

Post 77 Contacts:

Sheet Title

Elevations (Existing/ Demolition); Second Floor Plan (Existing); Existing Condition Photos

General Notes

Charles Paul Goebel, Architect, Ltd.
Architecture • Land Planning
Design & Construction Management
P.O. Box 4800, Easton, MD, USA 21601 410.822.8872

Issues and Revisions

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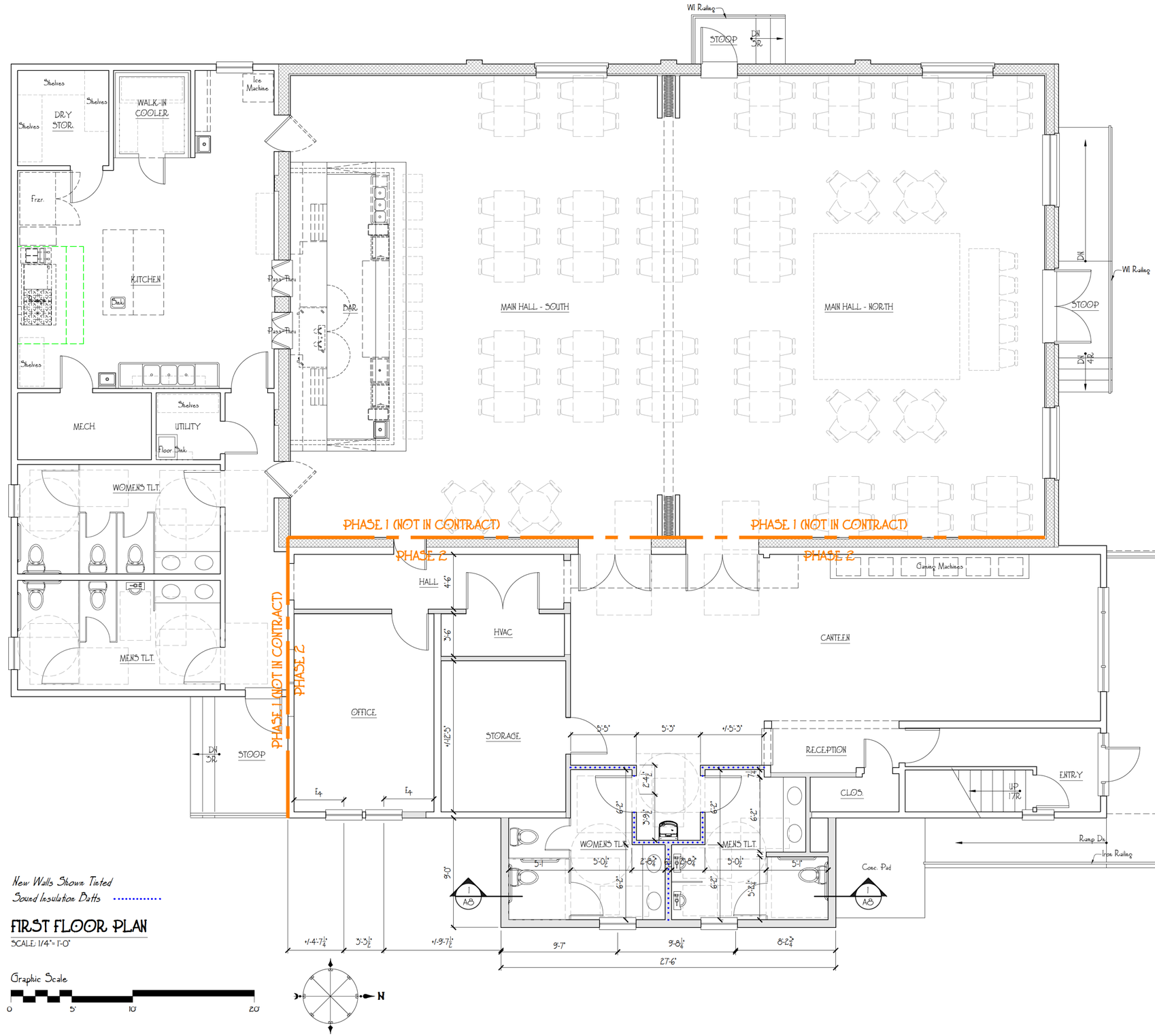
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Project No.
24-18

Scale
1/8" = 1'-0"

Sheet 05 of 11

Sheet No.
A5



New Walls Shown Tinted
Sound Insulation Batts .....

FIRST FLOOR PLAN

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

Graphic Scale

0 5' 10' 20'

PROGRESS SET
03/19/26 ISSUE
ISSUED FOR REVIEW

GOEBEL

Project Title
Phase 2 Renovations
American Legion Blake-Blackston Post 77
102 W. Glenwood Ave.
Easton, MD 21601

Post 77 Contacts:

Sheet Title
First Floor Plan

General Notes

Charles Paul Goebel, Architect, Ltd.
Architecture • Land Planning
Design & Construction Management
P.O. Box 1822, Easton, MD, USA 21601-1822

Issues and Revisions

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Project No.
24-18

Scale
1/4" = 1'-0"

Sheet 06 of 11

Sheet No.
A6



FRONT (NORTH) ELEVATION

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



LEFT-SIDE (EAST) ELEVATION

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

KEY NOTES: (1) Fiber-cement siding; (2) Membrane roofing; (3) MARVIN Elevate (or equal) windows

Graphic Scale

0 5' 10' 20'

PROGRESS SET

03/19/26 ISSUE
ISSUED FOR REVIEW

GOEBEL

Project Title
Phase 2 Renovations
American Legion
Blake-Blackston
Post 77
102 W. Glenwood Ave.
Easton, MD 21601

Post 77 Contacts:

Sheet Title
Elevations

General Notes

Charles Paul Goebel Architect, Ltd.
Architecture • Land Planning
Design & Construction Management
P.O. Box 1872, Easton, MD, USA 21601-1872

Issues and Revisions

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Project No.
24-18

Scale
1/4"= 1'-0"

Sheet 09 of 11

Sheet No.
A9



REAR (SOUTH) ELEVATION

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



RIGHT-SIDE (WEST) ELEVATION

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

KEY NOTES: (1) Fiber-cement siding; (2) Membrane roofing; (3) MARVIN Elevate (or equal) windows

Graphic Scale

0 5' 10' 20'

PROGRESS SET

03/19/26 ISSUE
ISSUED FOR REVIEW

GOEBEL

Project Title

Phase 2 Renovations

American Legion
Blake-Blackston
Post 77

102 W. Glenwood Ave.
Easton, MD 21601

Post 77 Contacts:

Sheet Title

Elevations

General Notes

Charles Paul Goebel Architect, Ltd.
Architecture • Land Planning
Design & Construction Management
P.O. Box 1872, Easton, MD, USA 21601-1872

Issues and Revisions

No.	Mark	Date
1		19 MAR 2026

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Project No.
24-18

Scale
1/4"= 1'-0"

Sheet 10 of 11

Sheet No.
A10

Charles Paul Goebel Architect, Ltd



Phase 2 Renovations

American Legion
Blake-Blackston Post 77

Easton, Maryland

Easton Historic District Commission - Exhibits

Charles Paul Goebel, Architect, Ltd.
PO Box 1822
Easton, MD 21601-1822
TEL: (410) 820-9176
charles@cpgoebel.com

30 MARCH 2026



EXISTING CONDITIONS: VIEW FROM NORTHEAST



EXISTING CONDITIONS: VIEW FROM SOUTHEAST

HardiePlank® Lap Siding

SMOOTH

You can't go wrong with this simple, clean look. Try it on ranches or breezy coastal homes

Boothbay Blue 23 finishes



More ColorPlus® Technology colors are available near you...

THICKNESS:	0.312"				
LENGTHS:	144" boards				
WIDTHS:	12"*	6.25"	7.25"	8.25"	9.25"*
EXPOSURES:	10.75"	5"	6"	7"	8"

*Sizes/exposures not available in ColorPlus® Technology, only primed.

Request a Quote



FIBER CEMENT SIDING

DESIGN IS NEVER COMPROMISED



Design perk: With our ColorPlus® Technology siding, we apply multiple coats of our proprietary finish technology to every surface and edge of our siding and trim. Between coats, we cure the finish for an even stronger bond that helps resist chipping, peeling and cracking—take that, extreme weather! ColorPlus Technology is a smart choice when considering design, durability and fade resistance.

Besides resisting burning, melting, fading, warping, rotting, and cracking, James Hardie siding and trim is also well-designed. We get that home decisions are not based solely on the durability of the product, but also on your taste. That's why we have a variety of textures, widths and colors to complement your specific style. Our siding is available primed for paint or pre-finished with James Hardie's exclusive ColorPlus Technology, an advanced baked-on coating that provides a long-lasting, vibrant finish no matter what the weather conditions. With more than 25 color selections and a number of styles of wood grains, vertical sidings, and shingles to choose from (think classic horizontal lines with HardiePlank® lap siding or a modern look with HardiePanel® vertical siding and HardieTrim® boards), James Hardie's products are well designed so you never feel limited when conceiving your safe and stylish dream exterior.

FIBER CEMENT SIDING

Ultrex Fiberglass Exteriors

Ultrex® fiberglass is a unique, proprietary material that significantly outlasts and outperforms vinyl and vinyl/wood composite materials while offering unmatched durability and timeless style. This state-of-the-art material was developed by Marvin and is featured on the exteriors of the Marvin Elevate® collection.

Marvin uses Ultrex fiberglass because the material you choose for your windows matters. Ultrex is strong, stable, has a durable acrylic finish, and is energy efficient.



Strength

The strength of Ultrex fiberglass translates into long-term ease of operation, minimal maintenance, and superior performance.

Stability

By expanding and contracting at nearly the same rate as glass, Marvin windows and doors made with Ultrex fiberglass are more resistant to leaks and seal failures.

Finish

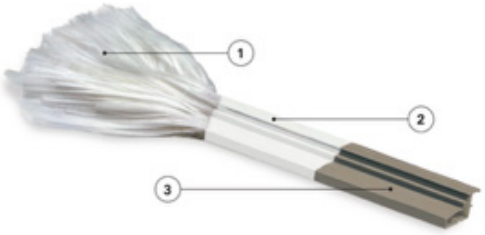
The proprietary acrylic finish is 3x thicker than competitive painted options, and resistant to chipping, chalking, or fading.

Energy Efficiency

Ultrex fiberglass combined with energy-efficient glass options can help manage the amount of light and heat entering and leaving your home.

How It's Made

Ultrex fiberglass is a composite material made of fine glass fibers woven into a cloth then bonded together with a formulated polyester resin. The continuous strands of fiberglass give Ultrex its strength in resisting breakage.



1

Raw Fiberglass Strands
Thin strands of strong glass cables are saturated with specifically compounded resins.

2

Pultruded Fiberglass
The strands are pulled through a heated die and cut with diamond-edged blades to form Ultrex fiberglass.

3

Proprietary Acrylic Finish
A proprietary acrylic finish is then applied; it's smoother and 3x thicker than other brands.

Strength Matters

Ultrex fiberglass is 8x stronger than vinyl and has a low thermal expansion rate. It is heat resistant, non-corrosive, and has low conductivity.

Ultrex fiberglass bends and flexes less than vinyl. This helps maintain the window seals and operation year after year.

The strength of Ultrex fiberglass allows for a reduced frame thickness that supports more visible glass, creating a larger view.

Durable material weathers better against everyday wear and stands the test of time.

ULTREX FIBERGLASS IS

8x stronger than vinyl

3x stronger than Fibrex®



More Glass, More Value

This resistance to bending means we can reduce the frame thickness without impacting the window's structural integrity. This allows for more glass, expansive views and daylight openings, and less window frame.



Ultrex fiberglass provides larger views



Thicker vinyl profiles can restrict views

Awning

Bring fresh air into hard-to-reach areas, such as over a sink or counter, with the Marvin Elevate® Awning window. Awning windows open outward from the bottom, bringing in ventilation while shielding your interior spaces from rain.

fig. 1 **AWNING WINDOWS**
Pine, Clear Coat

fig. 2 **INTERIOR VIEW**
Bare Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **AWNING WINDOW**
Designer Black





fig. 2



fig. 3



fig. 4

FEATURES

Offers traditional style and durability with a low-maintenance Ultrex® fiberglass exterior and warm wood interior

Available in standard and special sizes up to 4' wide by 4' high

Multi-point sequential locking system provides superior PG50 performance rating with single lever operation

Coordinating picture and transom windows also available

Narrow frame option with 3-¼" wide insert replacement frame, flat sill, and through-jamb installation

Folding handle neatly stows out of the way; stainless steel coastal hardware available

Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics

Available with Hurricane Impact Zone 3 (IZ3) protection (excludes narrow frame option)

WINDOW DETAILS

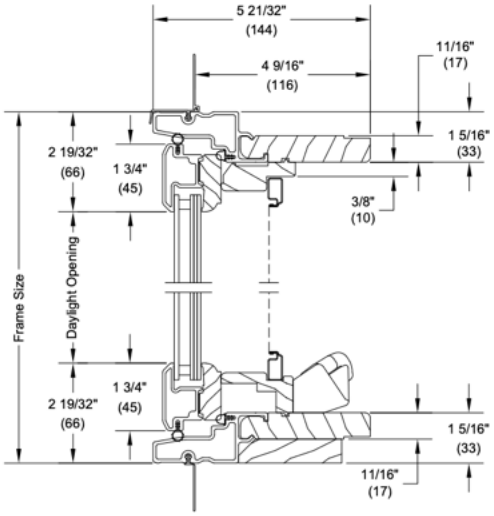
MARVIN

Elevate Casement / Awning

Section Details: Casement IZ3

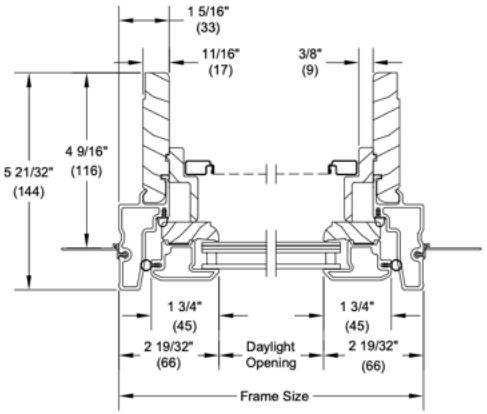
Scale: 3" = 1' 0"

Operating

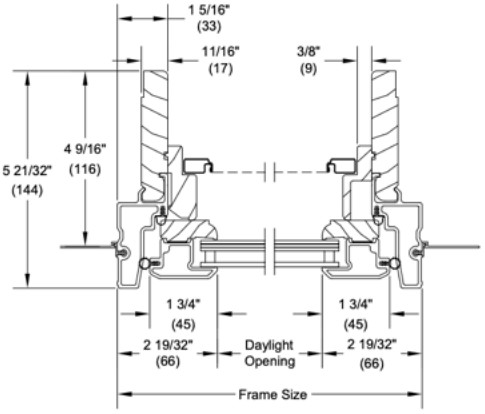


Head Jamb and Sill

Awning



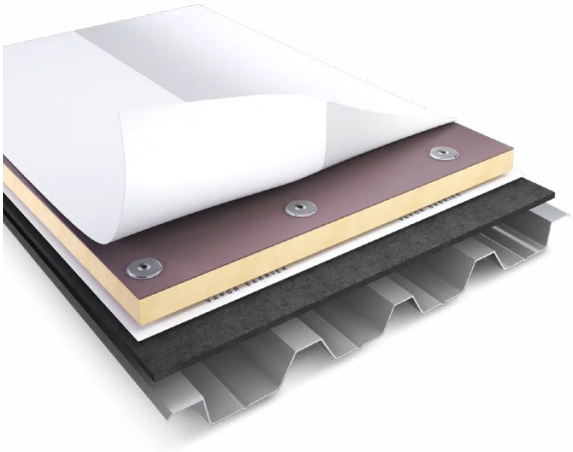
Casement



Jambs

WINDOW DETAILS

Duro-Last® Membrane



The Duro-Last Difference:

The Duro-Last flagship membrane is a proprietary thermoplastic formulation which provides exceptional flexibility and reflectivity. Available in 40, 50 and 60 mil thicknesses, the Duro-Last membrane can be custom-fabricated to meet the exact specifications of the building. With the custom-fabricated Duro-Last Roofing System, up to 85% of seams can be completed in our factory-controlled environment, dramatically reducing rooftop labor and the potential for leaks. Additionally, the Duro-Last membrane features an 18-by-14 weft-insertion anti-wicking scrim, providing superior strength and puncture resistance.

The Duro-Last Membrane can be applied using a variety of methods:

- Duro-Bond® Induction Welding: A nonpenetrating technology that bonds the membrane to a specialty-coated fastening plate.
- Adhered: Duro-Last offers several adhesive options for applying the roof membrane to the deck surface.
- Mechanical Attachment: Fasteners and plates are used to securely attach sections of membrane to the roof deck.

Duro-Last Membrane			
MIL	**40**	**50**	**60**
Weight	0.22 lbs. per sq. ft.	0.29 lbs. per sq. ft.	0.36 lbs. per sq. ft.
Scrim	18 x 14	18 x 14	18 x 14
Custom Dimensions	Deck sheets up to 2,500 ft.²*	Deck sheets up to 2,000 ft.²**	Deck sheets up to 1,500 ft.²***
PVC Film Above Scrim	17 mil	28 mil	28 mil

** Maximum length or width of 100 feet in either direction*
*** Maximum length or width of 80 feet in either direction*
**** Maximum length or width of 60 feet in either direction. 60 mil sections are delivered on carpet rolls only and may be ordered with a maximum sheet length of 24 feet, as the carpet roll is 25 feet long. When shipped, the rolls may be wrapped in a different colored membrane for membrane protection.*

Colors

White | Gray | Dark Gray | Tan | Terra Cotta

MEMBRANE ROOFING DETAILS

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101026429	102 W GLENWOOD AVE	AMERICAN LEGION

YEAR BUILT	PHYSICAL CONDITION
1900	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
FOLK VICTORIAN	AT LEAST THREE BRICK MEETING HALL (3RD QTR 20TH C) 1ST STORY FLAT ROOF ADDITION, REAR CONCRETE BLOCK ADDITION

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

NOTES

MANY ALTERATIONS BUT RETAINS FORM MASSING LOCATION AND SETTING 2 1/2 STORY 3 BAY GABLE FRONT WITH REAR ELL. ALUM SIDING REPLACEMENT WINDOWS AND DOORS ORIGINAL PORCH REMOVED

JM **Joan McNamara** [redacted] 3:07 PM

American Legion Post 77 - Easton HDC Authorization Details

To: Charles Paul Goebel, Cc: Am Leg William Griffin, AmLegion Walter Black

Siri Found a Contact Add

Joan McNamara

[redacted]

To Whom It May Concern:

This email authorizes Charles Paul Goebel, Architect, Ltd. to apply to the Easton Historic District Commission on behalf of American Legion Blake-Blackston Post 77, Inc., owner of 102 W. Glenwood Ave., Easton, MD 21601.

Best regards,

Joan McNamara

JJ Consulting

[redacted]

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

Meeting Date:	**10/9/2023**
Application Number:	**2023-996**
Location:	**108 East Avenue**
Applicant:	**Brendan Mullaney Esq. on behalf of Shoregate of Cannery Commercial LLC.**

Request: The applicant is proposing to demolish the existing warehouse located on the property at 108 East Avenue, and to construct a new 1-story amenity building.

Commissioner Pezor moved to approve the application as submitted on September 13, 2023 with the condition that:

1) the demolition permit shall not be granted until the applicant receives sketch site plan approval for the associated apartments;
2) the Easton Ice sign shall be placed on either the South or West façade subject to compliance with the Zoning Ordinance's signage regulations; and
3) the exterior siding shall be Smooth Side Hardi.

Commissioner Greer seconded the motion.

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 _____ 10/24/2023

Representative, Historic District Commission Date

TOWN OF EASTON

Planning & Zoning Department
P.O. Box 520
Easton, Maryland 21601

December 27, 2023

Shoregate of Cannery Commercial, LLC
% Lane Engineering
117 Bay Street
Easton, Maryland 21601

Re: **Site Plan Application 2023 - 996**
503 North Street & 108 North East Street
Tax Map 103, Grid 0EA, Parcel 753 & 756, Lot 3&4
Easton, Maryland 21601

Dear Mr. Ewing:

At their regularly scheduled meeting on December 21, 2023, the Town of Easton Planning Commission reviewed a Site Plan application for the construction of three (3) multifamily residential buildings with a total of 96 units and an associated amenity building.

The Commission voted 4-0 to approve the Sketch Site Plan with the following conditions:

1. The Applicant shall return to the Planning Commission for architectural approval, and to address all concerns regarding the massing, and architectural enhancements.
2. The Applicant shall examine the feasibility to provide a playground or tot lot within the Stormwater area.
3. The Applicant shall explore all options for a pedestrian crosswalk at North Street/Elizabeth Street with the Town Engineer and Commissioner Klein.

Any person aggrieved by this decision may, within thirty (30) days of the Planning Commission's decision, file an appeal with the Town Planner and with the Board of Zoning Appeals specifying the grounds thereof. Should you have questions concerning the above finding, please contact this office at 410-822-1943.

Sincerely,
Samantha N. Smith
Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov

CC: Brendan Mullaney, Esq. McAllister, DeTar, Showalter & Walker LLC
Shoregate of Cannery Commercial, LLC

TOWN OF EASTON

Planning & Zoning Department
P.O. Box 520
Easton, Maryland 21601

February 19, 2024

Shoregate of Cannery Commercial, LLC
% Lane Engineering LLC
117 Bay Street
Easton, Maryland 21601

Re: **Site Plan Application 2023 - 996**
503 North Street
Tax Map 103, Grid 0EA, Parcel 0756, Lots 3&4
Easton, Maryland 21601

Dear Mr. Ewing:

At their regularly scheduled meeting on February 15, 2024, the Town of Easton Planning Commission reviewed the above application for architectural approval of three (3) multifamily residential buildings with a total of 96 units and an associated amenity building.

The Commission voted 5-0 to approve the architecture as submitted.

Any person aggrieved by this decision may, within thirty (30) days of the Planning Commission's decision, file an appeal with the Town Planner and with the Board of Zoning Appeals specifying the grounds thereof. Should you have questions concerning the above finding, please contact this office at 410-822-1943.

Sincerely,

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov

CC: Brendan Mullaney, Esq. McAllister, DeTar, Showalter & Walker LLC
Shoregate of Cannery Commercial, LLC

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

Historic District Commission Staff Report

Meeting Date: 4/13/2026

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

Property Address: 108 East Avenue

Applicant: Brendan S Mullaney Esq. on behalf of Shoregate of Cannery Commercial LLC

Application Number: 2026-1676

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is requesting approval for the demolition of a contributing structure that is also listed on the Maryland Inventory of Historic Places (T-410-1), commonly known as the Easton Ice Company building. According to the Easton Historic District Survey, the original portion of the structure was constructed in 1923 and was subsequently expanded. The building is proposed to be demolished to accommodate the construction of an approximately 3,200-square-foot, one-story clubhouse.

Per correspondence from James Baker, P.E., of Pilottown Engineering dated August 14, 2023, the existing structure exhibits a number of structural deficiencies, particularly within the original portion of the building.

The proposed new construction includes fiber-cement lap siding with sections of brick veneer. The roofing materials consist of architectural asphalt shingles on the primary roof and standing seam metal on accent roof elements. Proposed windows are vinyl, and exterior doors are primarily aluminum with full-light glazing.

The architectural style of the proposed building differs significantly from the existing warehouse structure, incorporating elements of the Modern Farmhouse and Craftsman styles. These features include a cupola tower, low-pitched gable roofs, and decorative brackets.

Background:

In 2023 the Commission issued a certificate of appropriateness for the demolition of this structure and subsequent new construction on October 9, 2023. As this was found to be a contributing structure, this request was reviewed at two meetings. The first took place on August

28, 2023 and the second on October 9, 2023. The request was ultimately approved 6-0 subject to the following conditions:

1. **the demolition permit shall not be granted until the applicant receives sketch site plan approval for the associated apartments;**
2. **the Easton Ice sign shall be placed on either the South or West façade subject to compliance with the Zoning Ordinance's signage regulations; and**
3. **the exterior siding shall be Smooth Side Hardi.**

As no demolition permit was issued within 6-months from the date of this certificate's issuance, the approval subsequently lapsed on April 24, 2024.



Figure 1 Previously Approved Elevations

The associated 96-unit apartment complex received sketch site plan approval from the Planning Commission on December 21, 2023 subject to a number of conditions including architectural approval from the Planning Commission. Architectural approval was subsequently granted on February 15, 2024. Development site plan approval was obtained on December 9, 2025.

On December 11, 2025 the Town received a letter from the Maryland Historic Trust (MHT) reviewing the proposed demolition. The MHT review was triggered due to the

developer's mortgage being covered by insurance provided by the Federal Housing Administration which is subject to compliance with Section 106 of the National Historic Preservation Act. The MHT report found that the project will have "adverse effect on historic properties through the physical removal of a contributing building to the Easton Historic District." They also stated that "it is MHT's opinion that mitigation measures should include Plans Review by the Easton HDC and MHT, documentation of the Easton Ice Company (T-410-1) on an MIHP Addendum, and interpretation of the Easton Ice Company through an exhibit, web page, or other publicly available method using information gathered during preparation of the documentation." The full letter is attached as Appendix B for reference.

Historic District Guidelines:

Section 2.9 Demolition Review Procedures

Application and Notice

Those seeking to demolish any structure in the historic district must first complete an application for demolition. Once this application is received and complete, the Commission will schedule the first of **two mandatory hearings for contributing structures** and one hearing for non-contributing structures. Incomplete applications will delay any hearing scheduling.

The Commission will use the National Register Criteria for Evaluation and information collected to determine if the property is a contributing structure to the district.

During this time period, the applicant is required to post a sign on the property alerting the community to the application for demolition. The Town may send notices of the application to neighboring property owners and community organizations as it sees fit.

***Analysis* –** In this instance, the survey of the Historic District done in 2012 found that this is a **contributing structure.** This is primarily due to its age of construction and relationship to Easton's 20th century. Thus, unless the Commission finds that this structure is no longer contributing, two meetings are required.

Structural Analysis

The Commission will **require a structural report from a licensed structural engineer** (at the applicant's expense). The Commission reserves the right to approve the selected engineer. The engineer must have proven expertise in working with historic buildings and may have to provide recent documentation to this effect. The Maryland Historical Trust maintains a list of experienced consultants on their website, however, please note their disclaimer.

Analysis – A report on the condition of the building was provided by James Baker P.E. of Pilottown Engineering. The Commission may wish to request additional information to verify this firm has expertise in working with historic buildings. The firm's website makes no specific mention of past work with historic structures.

Replacement Plans

The Commission will only hear applications for demolition that contain **plans and elevations for the replacement structure**, a site plan, a detailed landscape plan (with plant materials and quantities listed) or other tangible plan for the property after demolition of the existing structure. The Commission will render its decision on each portion of the application; however, the demolition will only be approved after all plans have received final approval. An application for demolition without replacement plans for the property will be deemed incomplete.

Analysis – Detailed elevations for the replacement structure have been provided for review. The project has already received approval through the development site plan review process for the site plan and landscape plans.

Historic Research

Before the first hearing the Commission will review the application with regard to its contribution to the overall historic district. The Commission will use existing documentation including the 1980 Easton National Register Historic District Map, which lists all structures in the Historic District. The applicant is expected to submit conducted historical research on the building proposed for demolition. Without this information, the application may be deemed incomplete. The Commission may also require the services of a historic preservation consultant (at the applicant's expense but of the Commission's selection).

In addition to these resources and the National Register Criteria for Evaluation, the Commission will use the following guidelines as a benchmark in determining contributing structures:

- **having character, interest or value and contributes to Easton's heritage;**
- **represents one or more periods or styles of architecture, landscape interest or value as part of the development, heritage or culture of the town architecture, building or construction technique with significant character, of Easton;**
- **reflects an outstanding attention to architectural design, detail, materials or craftsmanship;**
- **demonstrates characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District;**

- **represents an established and familiar feature of the Historic District due to its unique location or singular physical characteristics;**
- **provides certain historic or scenic value significant to the area.**

If the structure in question meets one or more of these above characteristics, the Commission will consider the structure to be contributing to the district.

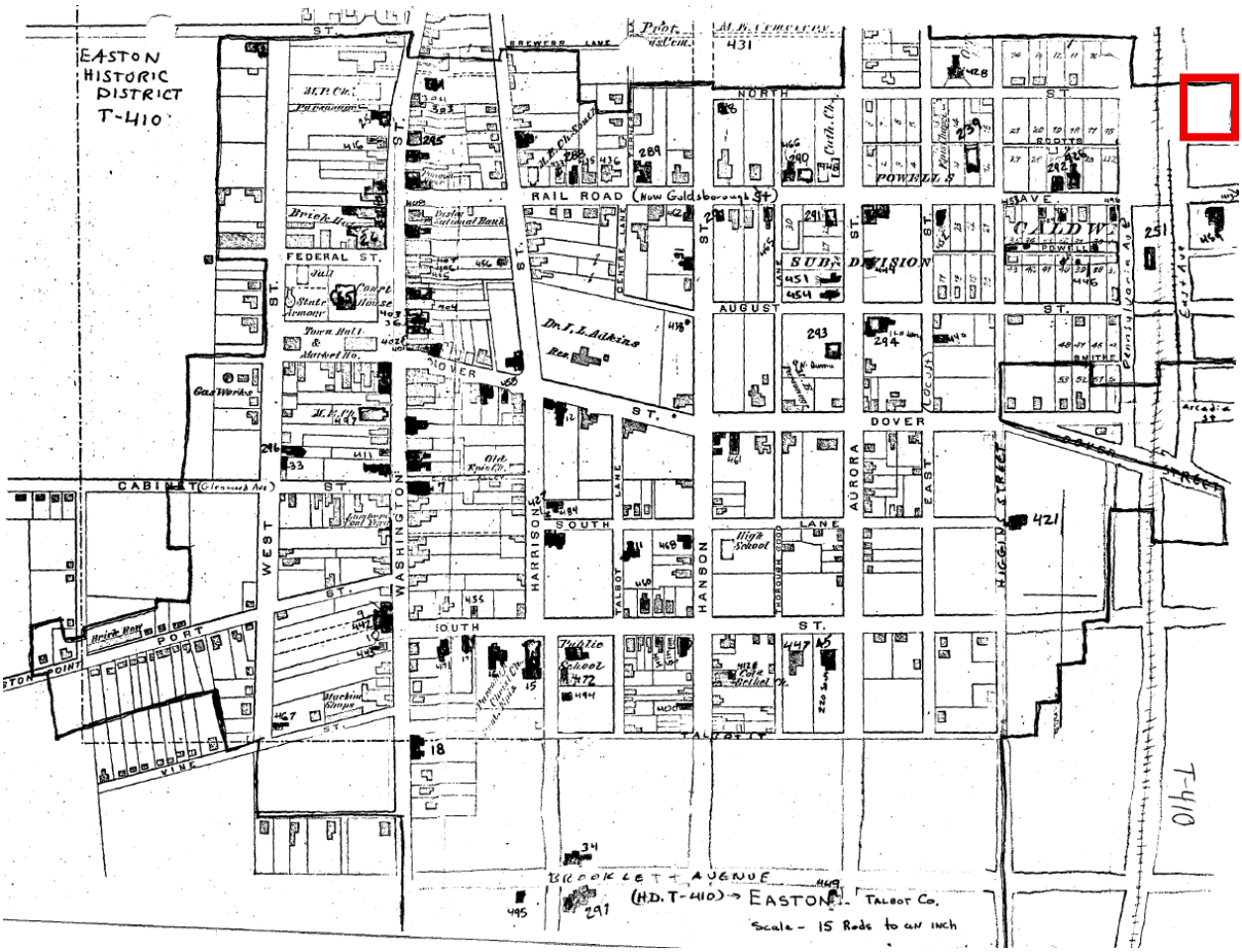


Figure 2 1980 Easton Register Map

First Hearing

If the Commission has found the structure to be non-contributing, the Commission may act in one hearing to approve or deny a demolition. The Commission can approve both the demolition and replacement plans in one hearing.

If the Commission has **found the structure to be contributing**, the Commission will take at least two hearings to review and evaluate the application and any public comment. The Commission will review all relevant information and consider relevant criteria in rendering its decision.

This might include:

- **whether or not denial of the application is a deterrent to a major public/civic improvement program that would benefit the town in general,**
- **whether the denial or approval of the application would not be in the best interest of the majority of the community,**
- **and whether the result of the decision would place undue financial hardship on the owner.**

Additional Information

The Commission may require additional information before approving any demolitions or replacement plans. In the case of replacement structures, the Commission may require conditions, including but not limited to, the following:

- a letter of credit from a lending institution for the project
- a letter of commitment from a lending institution other form of surety for the project
- any other information the Commission may find to be required to insure completion of the replacement project.

Section 6.6 Guidelines for Demolition

Guideline 128. Avoid Demolition

a. Avoid demolition of sound, contributing buildings, structures, and objects.

b. Explore the possibility of selling historic buildings.

c. Explore the possibility of adapting historic buildings to a new purpose. Consider constructing an addition to increase interior space.

d. Consider relocation of significant historic buildings to a new location.

e. Demolition may be appropriate if the building poses an immediate hazard to public safety.

f. In cases of fire or other catastrophic disaster where at least 50% of the building remains standing, it is recommended that the structurally sound portion be rehabilitated, and the other portions rebuilt.

Guideline 129. Partial Demolition

a. In some cases, it may be appropriate to demolish a non-historic, non-contributing, or structurally unsound portion of a contributing property.

b. The HDC will decide the appropriateness of partial demolition on a case-by-case basis, taking into account the significance of the building, the portion to be demolished, and the context of the surrounding area.

Guideline 130. Demolition by Neglect

a. The willful neglect of maintenance of a historic property in order to hasten its deterioration to the point where demolition is required is known as "demolition by neglect."

b. Property owners are expected to keep their buildings in sound repair in compliance with local health and safety codes.

c. Willful neglect of a property in order to necessitate demolition of a property whose demolition would not otherwise be approved is a violation of the historic preservation ordinance.

Staff Analysis:

The first item that must be determined is whether this structure is contributing to the Historic District. The Easton Historic District Survey already indicates that this is a contributing structure. However, the Commission should still use criteria listed in Section 2.9 to determine if it is still a contributing structure.

Should the Commission find that this structure is contributing, a minimum of two meetings are required. During this meeting, the Commission should consider the criteria listed in Section 2.9 and Guideline 128. This includes:

1. Would denial of the application be a deterrent to a major public or civic improvement program that would benefit the Town?
2. Is denial or approval of the application in the best interest of the majority of the community?
3. Would the decision result in undue financial hardship to the owner?
4. Is the request consistent with Guideline 128?

Draft Motions:

1. I move that the Historic District Commission find that this is a contributing structure and **table** the application to the April 27th meeting

OR

2. I move that the Historic District Commission find that this is a contributing structure and **deny** the application based on the following findings…

OR

3. I move that the Historic District Commission find that this is a non-contributing structure based on the following…and **approve** the application based on the following findings…

Appendix A: 2012 Easton Historic District Survey Sheet

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101017128	108 EAST AVE	HARRINGTON, PHILIP JAMES JR

YEAR BUILT	PHYSICAL CONDITION
1923	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
NONE	CONCRETE BLOCK SECTIONS ARE LATER

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

NOTES

THIS BUILDING HAS BEEN EXPANDED (CONCRETE BLOCK SECTIONS APPEAR TO POST-DATE PERIOD OF SIGNIFICANCE + DETRACT FROM HISTORIC CHARACTER OF MAIN BLOCK) BUT BASIC FORM IS APPARENT. IT WAS BUILT DURING PERIOD OF SIGNIFICANCE + IS RELATED TO EASTON'S E. 20TH

COMMERCIAL/INDUSTRIAL/ECONOMIC.

Appendix B: MHT Review Letter

December 11, 2025

Shelley S. Malone
Vice President - HUD Environmental Services
AEI Consultants
4514 Cole Ave, Suite 600
Dallas, Texas 75205
Sent via email to smalone@aeiconsultants.com

Re: Cannery Apartments
Easton, Talbot County
Section 106 Review

Dear Ms. Malone:

Thank you for contacting the Maryland Historical Trust (MHT) regarding the above referenced project involving the development of a new apartment complex in Easton, Talbot County, Maryland. The developer's mortgage will be covered by insurance provided by the Federal Housing Administration (FHA) which is part of the Department of Housing and Urban Development (HUD). Mortgage insurance is considered an undertaking subject to compliance with Section 106 of National Historic Preservation Act, as amended. MHT reviewed the proposed project for its effects on historic properties, and we offer the following comments and assessment of effect on historic properties. In our opinion, the undertaking will have an adverse effect on historic properties.

Project Description: The undertaking involves a multi-family residential development on three parcels in Easton - two at 503 North Street and one at 108 N. East Avenue. The complex will include three 3-story apartment buildings with a total of 96 housing units (on the two parcels at 503 North Street) and a clubhouse (on the parcel at 108 N. East Avenue), with associated access drives, parking lots, and other infrastructure. All existing buildings will be demolished and the site cleared for development of the apartment complex.

Identification of Historic Properties: The clubhouse parcel at 108 N. East Avenue is located within the Easton Historic District (Maryland Inventory of Historic Properties/MIHP #T-410), which is listed on the National Register of Historic Places (NR) and covered by a local historic district ordinance. The parcel at 108 N. East Avenue contains an early twentieth century one-story concrete block commercial building that you initially identified as non-contributing to the Easton Historic District. This building is the Easton Ice Company (MIHP T-410-1), built circa 1915 that provided ice to local produce growers that allowed the rail car transport of their product to markets in Baltimore and other cities in the Mid-Atlantic region. The Easton Historic District is significant under Criterion A in part for its role as a regional railroad and

commercial hub into the early twentieth century. Based on its age, function, and role in the local economy, the Easton Ice Company is contributing to the NR listed Easton Historic District.

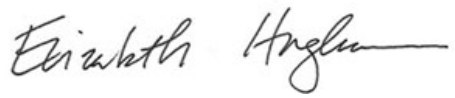
Assessment of Effects: An Assessment of Effect Report was prepared for this project by a 36 CFR 61 qualified consultant to your firm which determined that the undertaking would have no adverse effect on historic properties. This report did not identify the Easton Ice Company at 108 N. East Avenue as contributing to the district. Though MHT agrees that the undertaking will have no visual effect on surrounding historic properties, it is our opinion that the Cannery Apartments undertaking will have an adverse effect on historic properties through the physical removal of a contributing building to the Easton Historic District [36 CFR 800.5(a)(2)(i)].

Please note that it is MHT's opinion that the undertaking will have no effect on archaeological resources and no archaeological investigations are warranted for this undertaking.

Next Steps: The Section 106 regulations at 36 CFR 800 specify the next steps in the Section 106 process, which require that the lead federal agency continue consultation to resolve the adverse effect through avoidance, minimization, or mitigation while taking into account the views of other involved agencies, any parties with specific interest in historic properties, and the public[36 CFR800.6(a)]. As the Town of Easton (Town) and its Historic District Commission (HDC) has conditionally approved the project as designed, MHT understands that avoidance of the adverse effect is not possible. As the lead agency, HUD needs to provide direction to the receiver of HUD assistance on next steps and notify the Advisory Council on Historic Preservation of the adverse effect. In MHT's opinion, the Town's land development and HDC review and approval processes and public meetings may substitute for the Section 106 consulting party outreach. HUD shall develop a Memorandum of Agreement (MOA) between HUD, MHT, and the receiver of HUD assistance that will stipulate the measures to resolve the adverse effect. Based on the conditions of HDC approval, it is MHT's opinion that mitigation measures should include Plans Review by the Easton HDC and MHT, documentation of the Easton Ice Company (T-410-1) on an MIHP Addendum, and interpretation of the Easton Ice Company through an exhibit, web page, or other publicly available method using information gathered during preparation of the documentation.

MHT looks forward to working with the project team, HUD, and other involved parties to successfully complete the historic preservation review of this undertaking. If you have questions or need further assistance, please contact Preservation Officer Becky Roman at becky.roman@maryland.gov. Thank you for providing us the opportunity to comment.

Sincerely,



Elizabeth Hughes, Director / State Historic Preservation Officer
Maryland Historical Trust

EH/ELR/202505247

cc: Hannah Wertz, AEI Consultants (hwertz@aeiconsultants.com)
Matt Daddio, ColumbiaNational Real Estate Finance LLC (mdaddio@cnref.com)
Nicholas Johnson, Planner, Easton HDC (njohnson@eastonmd.gov)
Mike Rose, HUD (Michael.d.rose@hud.gov)

HD 26 - 29

Application #:	2026 - 1676
Date Received:	03/16/2026
Fee Paid:	$200.00
HDC Meeting Date:	04/13/2026
Date Property Posted:	04/06/2026

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS: 108 East Avenue, Easton, Maryland 21601

[X] Contributing [ ] Non-Contributing YEAR BUILT: 1923 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Shoregate of Cannery Commercial LLC

TELEPHONE NO. EMAIL [redacted]

Applicant or Agent (*If other than property owner, written authorization from owner is required.*)

NAME: Brendan S. Mullaney

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Narrative attached. The Property Owner is proposing a Planned Redevelopment infill project which will include demolishing and replacing the structure upon the property. The subject building was first constructed in 1923 and has been modified and expanded since initial construction. The building does not provide historical benefit or character to the Town or Historic District and the proposed architecture and materials used would provide an amenities building to Town residents that is designed to incorporate historical architectural features of Easton and to use materials that are in keeping with the specifications of the HDC guidelines.

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of July 1, 2025, 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 3.16.2026

Printed Name of Applicant or Agent Brendan S. Mullaney

Revised 4.4.2022

Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2025, the fees are as follows: ***Commercial - $200, Residential - $75, Signs - $75, Staff Approval - $25.***

The application submitted shall include 2 paper copies plus 1 digital.

All Applications to Include:

☒ A narrative fully explaining the request

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

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

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

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

☒ Written authorization from the property owner authorizing the applicant to apply on their behalf.

New Construction / Addition

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

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

☐ Construction schedule

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

☐ Application must Include:

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

Demolition

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

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

☒ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☒ Attach replacement plan

Other

☐ Attach all documentation supporting request

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

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

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

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SITE CONSTRUCTION PLANS
FOR
CANNERY SQUARE APARTMENTS & CLUBHOUSE
IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND



VICINITY MAP

SCALE IN FEET

INDEX OF SHEETS

PDF SHEET	SHEET No.	TITLE
1	G-101	TITLE SHEET
2	G-102	PROJECT NOTES
3	G-103	LEGEND & ABBREVIATIONS
4	V-101	EXISTING CONDITIONS & DEMOLITION PLAN
5	C-101	OVERALL SEDIMENT TRAP PLAN
6	C-101.1	OVERALL SITE CONTEXT PLAN
7	C-102	SITE & UTILITY PLAN
8	C-102.1	SITE & UTILITY PLAN
9	C-102.2	SITE & UTILITY PLAN
10	C-103	SITE GRADING & SEDIMENT & EROSION CONTROL PLAN
11	C-103.1	SITE GRADING & SEDIMENT & EROSION CONTROL PLAN
12	C-103.2	SITE GRADING & SEDIMENT & EROSION CONTROL PLAN
13	C-104	DETAILED SPOT GRADING PLAN
14	C-104.1	DETAILED SPOT GRADING PLAN
15	C-104.2	DETAILED SPOT GRADING PLAN
16	C-105	FAIR HOUSING/ACCESSIBLE ROUTES
17	C-105.1	FAIR HOUSING/ACCESSIBLE ROUTES
18	C-105.2	FAIR HOUSING/ACCESSIBLE ROUTES
19	C-201	STORMDRAIN PROFILES
20	C-202	STORMWATER MANAGEMENT SECTIONS
21	C-203	SEWER PROFILES
22	C-203.1	SEWER PROFILES
23	C-204	WATER PROFILES
24	C-204.1	WATER PROFILES
25	C-501	SEDIMENT & EROSION CONTROL NOTES & DETAILS
26	C-501.1	SEDIMENT & EROSION CONTROL NOTES & DETAILS
27	C-501.2	SEDIMENT & EROSION CONTROL NOTES & DETAILS
28	C-502	STORMWATER MANAGEMENT DETAILS
29	C-502.1	STORM DRAIN NOTES & DETAILS
30	C-503	WATER DETAILS
31	C-504	WATER & SEWER DETAILS
32	C-506	SITE DETAILS
33	C-506.1	SITE DETAILS
34	C-506.2	SITE DETAILS
35	L-101	NORTH OVERALL LANDSCAPE PLAN
36	L-101.1	SOUTH OVERALL LANDSCAPE PLAN
37	L-102	STORMWATER MANAGEMENT PLANTING PLAN & DETAILS
38	L-103	LANDSCAPE SPECIFICATIONS & DETAILS
39	VDA	PRE-DEVELOPMENT DRAINAGE AREA MAP
40	CDA	POST-DEVELOPMENT DRAINAGE AREA MAP
41	1 OF 2	CANNERY SQUARE NORTH ST ELECTRIC & FIBER PLAN
42	2 OF 2	CANNERY SQUARE NORTH ST ELECTRIC & FIBER STANDARD DETAILS
43	ES101	ELECTRICAL LIGHTING FIRST FLOOR PLAN
44	ES102	ELECTRICAL SITE LIGHTING PHOTOMETRIC
45	E-101	ELECTRICAL DETAILS

REVIEWED FOR TALBOT SOIL CONSERVATION DISTRICT AND MEETS RECORDATION REQUIREMENTS

APPROVED:

SHAWN SMITH — CERTIFIED PROFESSIONAL — CPESC — No. 6806 — EROSION & SEDIMENT CONTROL

26 MAY 2025

TALBOT SOIL CONSERVATION DISTRICT — DATE
SHAWN D. SMITH

NOTE: THE TALBOT SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY, OR OTHERWISE ALTER THE SOIL EROSION AND SEDIMENT CONTROL PROVISIONS OF THIS PLAN IN THE EVENT ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPERS CERTIFICATE

I HEREBY CERTIFY THAT ALL THE DEVELOPMENT AND/OR CONSTRUCTION SHALL BE DONE ACCORDING TO THIS PLAN OF EROSION AND SEDIMENT CONTROL.

11/03/2025

SHOREGATE OF CANNERY COMMERCIAL, LLC — DATE
C/O JUSTIN HONEMAKER
29 SOUTH HARRISON STREET
EASTON, MARYLAND 21601
(410) 820-0250

1. ANY CLEARING, GRADING CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THIS PLAN. ANY CHANGE MADE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR THE SUBCONTRACTOR.
2. ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION OF THIS PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT CONTROL BEFORE BEGINNING THE PROJECT.
3. THE DEVELOPER WILL PROVIDE THE DISTRICT ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.

NOTICE OF INTENT (NOI) STATEMENT

THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDRC, STATE DISCHARGE PERMIT NUMBER 20 CP):

1. UTILIZATION OF ENVIRONMENTAL SITE DESIGN
2. MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS
3. CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES
4. EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING
5. EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING OR SEQUENCING
6. IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED
7. IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM
8. EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE CHESAPEAKE BAY, IMPAIRED WATERS OR WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL).

NOTE TO CONTRACTOR:
EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED.

STATEMENT OF PURPOSE & INTENT

THE PURPOSE OF THESE PLANS IS TO OBTAIN SITE PLAN APPROVAL AND PROVIDE NECESSARY CONSTRUCTION INFORMATION TO CONSTRUCT (THREE) 3-STORY MULTI-FAMILY APARTMENT BUILDINGS, (ONE) 1-STORY AMENITY BUILDING, AND ASSOCIATED SITE IMPROVEMENTS.



LOCATION MAP
SCALE: 1" = 2,000'

SITE ADDRESS
NORTH STREET & NORTH EAST STREET
EASTON, MD 21601

OWNER/DEVELOPER
SHOREGATE OF CANNERY COMMERCIAL, LLC &
STEVE MOORE GROUP
C/O JUSTIN HONEMAKER & STEVE MOORE
29 SOUTH HARRISON STREET
EASTON, MD 21601
(410) 820-0250 (SHOREGATE)
(410) 330-1072 (STEVE MOORE GROUP)

CIVIL ENGINEER
LANE ENGINEERING, LLC
C/O ALEC F. CHOREA, P.E.
117 BAY STREET
EASTON, MD 21601
(410) 822-8003

ARCHITECT
FISHER ARCHITECTURE, LLC
C/O LAUREN WHITE
943 RIVERSIDE DRIVE
SALISBURY, MD 21801
(410) 742-0236

MEP ENGINEER
ALLEN + SHAFFF
C/O JEREMY HAYES
2328 E MARKET STREET
SALISBURY, MD 21801
(443) 548-1300

CONTRACTOR
TO BE DETERMINED

UTILITY CONTACTS

DRAINAGE/STORMWATER MANAGEMENT
TOWN OF EASTON
14 S. HARRISON STREET
EASTON, MD 21601
(410) 820-8822

ALL ELECTRIC, NATURAL GAS, WATER, CABLE, BROADBAND SERVICE
EASTON UTILITIES COMMISSION
301 N. WASHINGTON STREET
EASTON, MD 21601
(410) 822-6110

TELEPHONE
VERIZON
1401 MOUNT HERMAN ROAD
SALISBURY, MD 21804
(410) 860-8029

PERMITTING AGENCIES

TOWN OF EASTON
ENGINEERING DEPARTMENT
14 S. HARRISON STREET
EASTON, MD 21601
(410) 820-8822

TALBOT COUNTY SOIL CONSERVATION DISTRICT
28577 MARY'S COURT, SUITE 3
EASTON, MD 21601
(410) 822-1577

MD DEPARTMENT OF THE ENVIRONMENT
NRE EASTON REGION
201 BAPTIST STREET, SUITE 22
SALISBURY, MD 21801
(410) 713-3682

APPROVED:
TOWN OF EASTON – TOWN PLANNER — DATE 12/4/2025
TOWN OF EASTON – TOWN ENGINEER — DATE 12/5/2025
EASTON UTILITIES – ENGINEER — DATE 12/9/2025
TALBOT SOIL CONSERVATION DISTRICT — DATE 12/4/2025

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

WARNING!!
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.

MISS UTILITY
BEFORE YOU DIG CALL 1-800-441-8355 OR 811 PROTECT YOURSELF, S/W! TWO WORKING DAYS NOTICE

Lane Engineering, LLC
Established 1985
Civil Engineers • Land Planning • Land Surveyors
117 Bay St., Easton, MD 21601 (410) 822-8003
10 Washington St., Centreville, MD 21617 (410) 758-1620
351 Pennsylvania Ave., Centreville, MD 21617 (410) 758-3080

PROFESSIONAL CERTIFICATION. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21481, Expiration Date: 04/04/2026.

SEAL

12-05-25
DATE

TITLE SHEET

CANNERY SQUARE APARTMENTS

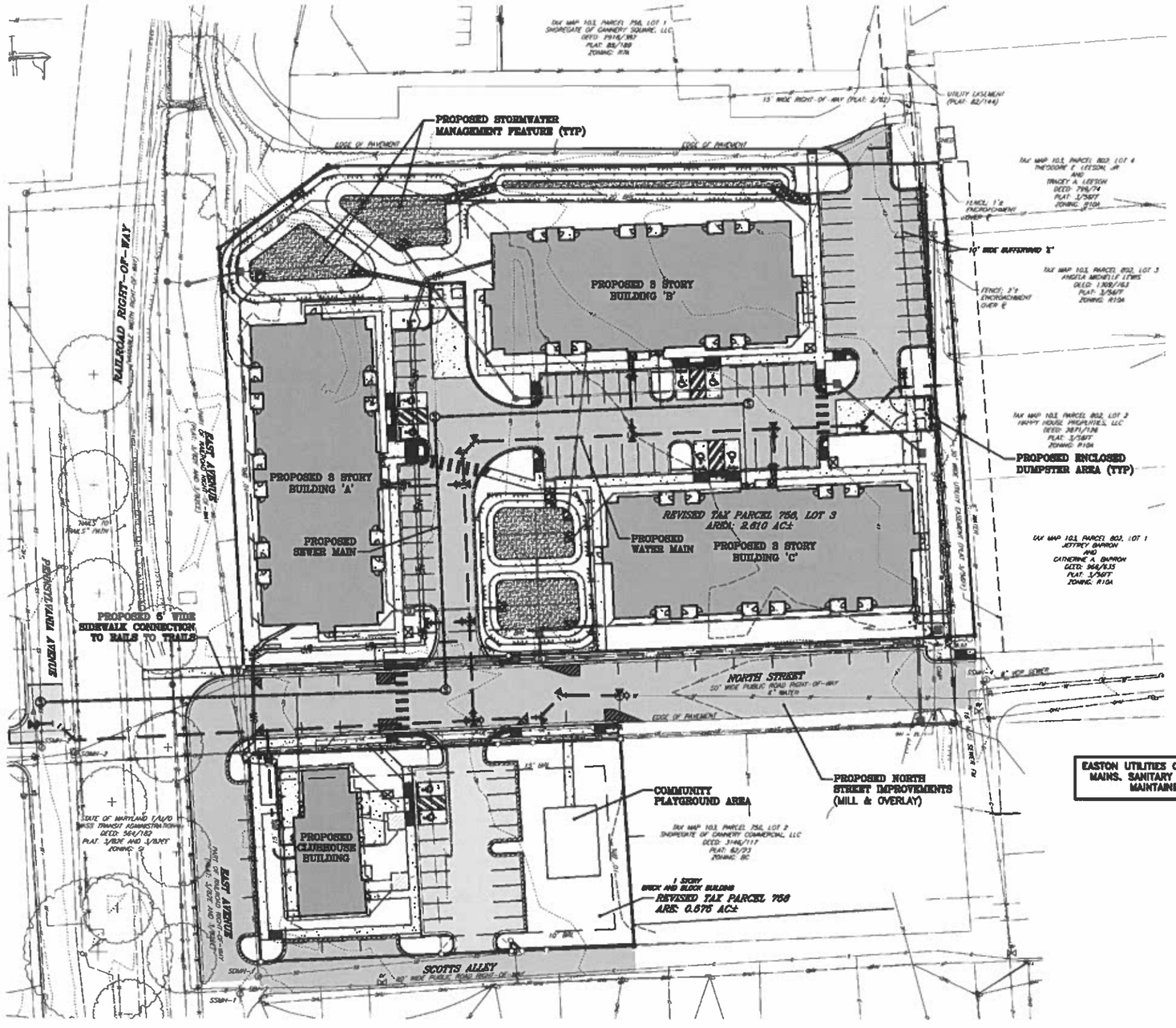
IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 103 PARCEL 756 LOTS 3 & 4

ISSUED/REVISED FOR:	DATE:	BY:
ESDA SUBMITTAL	11/01/23	BCF
PLANNING COMMISSION SUBMITTAL	11/22/23	BCF
SITE CONSTRUCTION PLANS – 01	02/19/25	BCF
SITE CONSTRUCTION PLANS – 02	08/11/25	BCF
MD SHA 10 CLEAR	10/30/25	BCF
SITE CONSTRUCTION PLANS – 03	11/03/25	BCF
SITE CONSTRUCTION PLANS – 04	12/02/25	BCF
SITE CONSTRUCTION PLANS – 05	12/03/25	BCF

SHEET No. G-101
SCALE: AS NOTED
JOB No. 230228
FILE No. 8246

Date: 12/03/2025 – 10:27am User: bcarey Project Manager: BCF
Drawing Path: J:\2023\230228\Design\Civil\Plots\G-101 - 230228 Plots.dwg
Xref Path: C:\BCF\Xref\230228 | G-101

DocuSign Envelope ID: 68BE0047-1E61-471F-BF7E-EA1B3AA6B0B1



EASTON UTILITIES COMMISSIONS TO OWN SANITARY SEWER MAINS. SANITARY SEWER LATERALS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

APPROVED:
12/4/2025
TOWN OF EASTON – TOWN PLANNER DATE

APPROVED:
12/5/2025
TOWN OF EASTON – TOWN ENGINEER DATE

APPROVED:
12/8/2025
EASTON UTILITIES – ENGINEER DATE

APPROVED:
12/4/2025
TALBOT SOIL CONSERVATION DISTRICT DATE

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

WARNING!!

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MISS UTILITY
IT'S THE LAW!
BEFORE YOU DIG CALL
1-800-441-8355 OR 811
PROTECT YOURSELF, EVE
"NO BONING, NO WORKS"

Lane Engineering, LLC
Established 1985
Civil Engineers • Land Planning • Land Surveyors
Easton, MD 21601 (410) 822-8003
Washington St. Cambridge, MD 21613 (410) 221-0818
254 Pennsylvania Ave. Centreville, MD 21617 (410) 758-1095

PROFESSIONAL CERTIFICATION. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21481, Expiration Date: 06/04/2026.

SEAL

12-05-25
DATE

OVERALL SITE CONTEXT PLAN

CANNERY SQUARE APARTMENTS

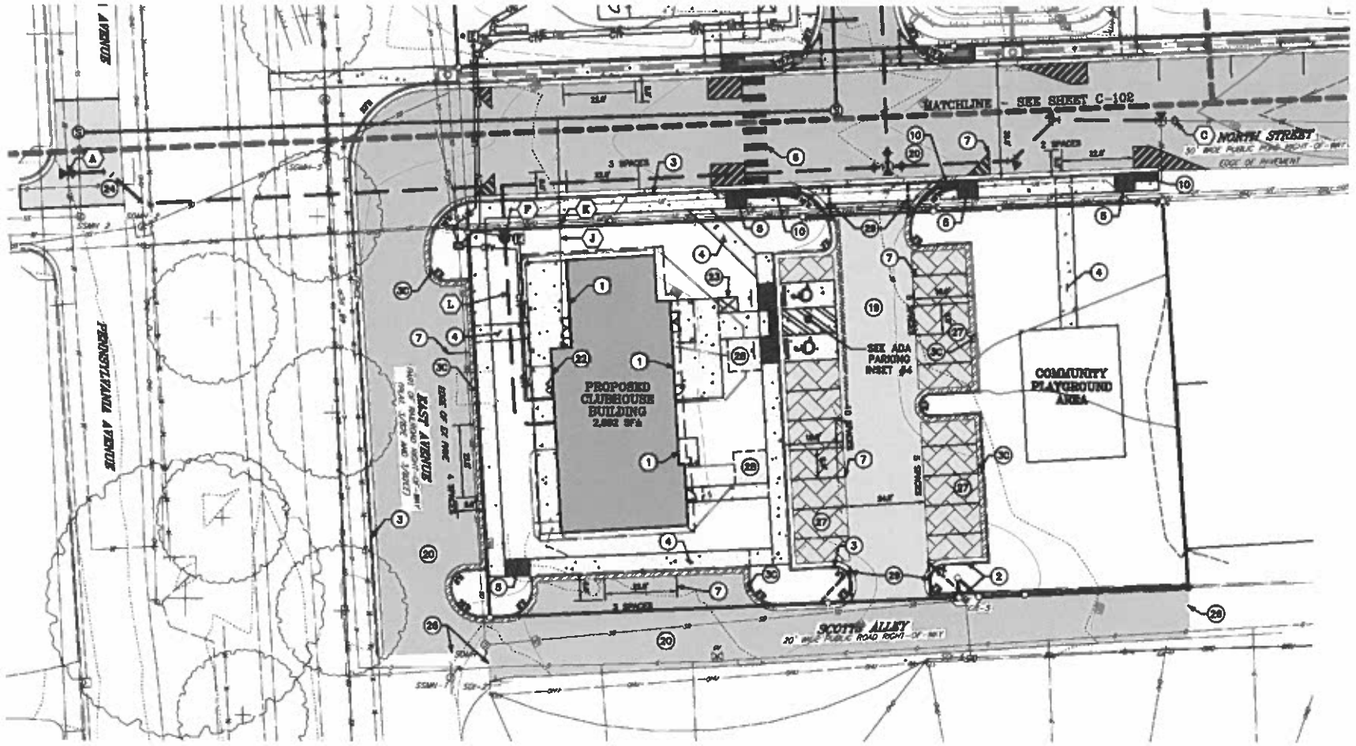
IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 103 PARCEL 756 LOTS 3 & 4

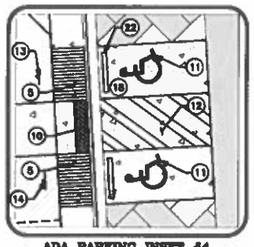
ISSUED/REVISED FOR:	DATE:	BY:
ESUB SUBMITTAL	11/01/23	BCE
PLANNING COMMISSION SUBMITTAL	11/22/23	BCE
SITE CONSTRUCTION PLANS – 01	02/18/25	BCE
SITE CONSTRUCTION PLANS – 02	06/11/25	BCE
BID SET TO CLIENT	10/30/25	BCE
SITE CONSTRUCTION PLANS – 03	11/03/25	BCE
SITE CONSTRUCTION PLANS – 04	12/02/25	BCE
SITE CONSTRUCTION PLANS – 05	12/03/25	BCE

SHEET No. C-101.1
JOB No. 230228
SCALE: AS NOTED
FILE No. 8246

Date: 12/03/2025 – 10:20am User: bcrowe Project Manager: BCE
Drawing Path: X:\Jobs\2023\230228\Arch\230228-Cannery Square Apartments-CD-A-101-230228.dwg | C-101
Xref Path(s): ..\..\..\2022\Civil\230228\Arch\230228-Cannery Square Apartments-CD-A-101-230228.dwg

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ADA PARKING INSET #4
SCALE: 1" = 10'

SITE NOTES

1. BUILDING OUTLINES SHOWN BASED ON ARCHITECTURAL FLOOR PLAN PROVIDED BY OWNER. CONTRACTOR SHALL VERIFY WITH OWNER/ARCHITECT/ENGINEER EXACT DIMENSIONS OF FOUNDATION. STAKE OUT SHALL BE PER FOUNDATION PLAN PROVIDED BY OWNER AND NOT BASED ON DIMENSIONS SHOWN OR SCALED HERE ON.
2. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT LOCATION OF WATER AND SEWER AND OTHER UTILITY CONNECTIONS.
3. COORDINATE LOCATION OF LEADWALK WITH DOOR LOCATIONS PER ARCHITECTURAL PLANS.
4. ALL DIMENSIONS AND RADII REFER TO FLOWLINE OF CURB OR EDGE OF PAVEMENT.
5. ALL CURB TERMINATIONS SHALL HAVE 2' NOSEDOWNS, UNLESS OTHERWISE SPECIFIED OR SHOWN HEREON.
6. PROPOSED PARKING LOT BASE SHALL BE PROOF ROLLED AND APPROVED BY ENGINEER PRIOR TO ASPHALT PLACEMENT.
7. COORDINATE WITH UTILITY SERVICE PROVIDERS FOR THE RELOCATION OF EXISTING UTILITIES, IF REQUIRED, AND FOR THE INSTALLATION OF PROPOSED UTILITIES.
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/SPECIFICATIONS FOR ASPHALT MIX, CR-6, IMPORTED STRUCTURAL FILL, WATER AND SEWER UTILITIES, STORMWATER MANAGEMENT MEDIA MATERIALS AND STREET LIGHTING TO ENGINEER FOR REVIEW AND APPROVAL.
9. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF BURIED CONDUITS FOR IRRIGATION SYSTEM AND SITE LIGHTING.
10. A MINIMUM CLEARANCE OF 2 FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN OR LIGHT POLE.
11. ADJUST ALL EXISTING VALVE BOXES, CLEANOUTS, AND STRUCTURE RIMS TO PROPOSED GRADE AS REQUIRED.
12. REFER TO SHEETS D-103 THROUGH D-103.2 FOR STORM DRAINAGE, GRADING AND SEDIMENT AND EROSION CONTROL PLAN INFORMATION.
13. REFER TO SHEETS D-505 THROUGH D-505.2 FOR PAVEMENT SECTION AND SITE DETAILS.
14. REFER TO SHEETS D-503 & D-504 FOR WATER AND SEWER DETAILS.
15. REFER TO SHEETS D-203 THROUGH D-204.1 FOR WATER AND SEWER PROFILES.

SITE KEY NOTES

1. INSTALL FULL DEPTH EXPANSION MATERIAL WHERE CONCRETE ABUTS RIGID STRUCTURES AND/OR CURBING (TYP)
2. CURB OPENINGS – 2' WIDE W/ 2' NOSEDOWNS EACH SIDE
3. STANDARD CURB & GUTTER PER TOWN OF EASTON DETAIL TOE-R-6.01
3A. STANDARD CURB & GUTTER PER LANE ENGINEERING, LLC CURB & GUTTER DETAIL (12" GUTTER PAN)
3B. SPILL GUTTER, PROVIDE 1' FALL ACROSS GUTTER AND A SMOOTH TRANSITION FROM SPILL GUTTER TO STANDARD CURB & GUTTER
3C. SPILL GUTTER WITH 18" GUTTER PAN
4. 5' CONCRETE SIDEWALK GENERALLY PER TOWN OF EASTON DETAIL TOE-R-8.01
4A. 5' CONCRETE SIDEWALK GENERALLY PER LANE ENGINEERING, LLC DETAIL
5. SIDEWALK ADA RAMP, SEE TOWN OF EASTON DETAIL TOE-R-8.04 FOR CONSTRUCTION REQUIREMENTS
6. 6' WIDE (INTERIOR TO INTERIOR OF EDGE LINES) CROSSWALK PER TOWN OF EASTON DETAIL TOE-R-7.01
7. 4" WIDE WHITE WATER BASED PAVEMENT MARKINGS (TYP)
8. CONCRETE DUMPSTER PAD PER DETAIL
9. 7' HIGH DUMPSTER SCREENING FENCE/ENCLOSURE W/ GATES, STYLE AND MATERIALS TO BE APPROVED BY OWNER
10. DETECTABLE WARNING SURFACE PER DETAIL (TYP)
11. ADA PAVEMENT MARKING SYMBOL PER DETAIL (TYP)
12. ACCESS AISLE STRIPING PER DETAIL (TYP)
13. ADA PARKING SIGN PER DETAIL
14. VAN ACCESSIBLE ADA PARKING SIGN PER DETAIL
15. NO PARKING IN ACCESS AISLE SIGN PER DETAIL
16. FENCE, STYLE & MATERIAL TO BE DETERMINED BY OWNER (TYP)
17. STOP SIGN (30"x30" R1-1) & 24" WIDE STOP BAR PER MUTCD
18. RIGID PAVEMENT PER DETAIL
19. REGULAR DUTY ASPHALT PAVEMENT PER DETAIL
20. ASPHALT PAVEMENT W/ 1% RISE-OF-SAW MID/OR TO PC/PT OF CURB & GUTTER SHALL COMPLY W/ TOWN OF EASTON DETAIL TOE-R-1.01 "PAVING SPECIFICATIONS"
21. CONCRETE WHEEL STOP PER DETAIL (TYP)
22. KNOX BOX LOCATION, COORDINATE W/ ARCHITECTURAL PLANS
23. CONCRETE PAD AND BICYCLE RACK STYLE AND MATERIALS TO BE APPROVED BY OWNER
24. PAVEMENT RESTORATION PER TOWN OF EASTON DETAIL TOE-R-3.03
25. CONCRETE CHANNEL AT MEDIAN PER DETAIL (TYP)
26. TIE TO EXISTING PAVEMENT W/ SMOOTH TRANSITION
27. PERMEABLE PAVERS PER TOE-SWM-5.01
28. DRYWELL PER TOE-SWM-4.01 (MODIFIED)
29. VISIBILITY TRIANGLE PER TOE-R-2.09 (TYP)

UTILITY KEY NOTES

- (A) CONTRACTOR TO COORDINATE WITH EASTON UTILITIES FOR POSSIBLE MAIN ISOLATION USING EXISTING VALVES AT THE INTERSECTION OF NORTH STREET AND PENNSYLVANIA AVENUE TO ALLOW CONNECTION USING DIAL SLEEVE & TEE. IF VALVES ARE FOUND INOPERABLE, CONTRACTOR TO PROVIDE FULL DIAMETER WET-TAP & TAPPING SLEEVE. PROVIDE C-508 GATE VALVE & BUTTRESS ON NEW 6" MAIN ONLY.
- (B) FIRE HYDRANT PER DETAIL (TYP)
- (C) PROVIDE 6" DIAJ TEE, EXTEND 6" WATER. USE INSERT-A-VALVE TO ISOLATE MAIN.
- (D) 6" FIRE SERVICE PER DETAIL W-103.7
- (E) DOMESTIC SERVICE, TIE TO FIRE SUPPLY PER DETAIL, SEE SHEET C-503
- (F) 2" WATER METER PER EJC DETAIL W-103.2
- (G) RESERVED
- (H) FIRE DEPARTMENT CONNECTION (FDC), COORDINATE WITH ARCHITECTURAL PLANS
- (I) DOGHOUSE EXISTING 8" VITRIFIED CLAY PIPE SEWER
- (J) 6" SCH 40 PVC SEWER LATERAL
- (K) TRAFFIC BEARING SEWER CLEANOUT PER EJC DETAIL SS-102.8
- (L) 1-1/4" SDR-9 HDPE DOMESTIC SERVICE

ELECTRICAL & TELECOMMUNICATIONS LOCATIONS SHOWN HEREIN ARE FOR COORDINATION PURPOSES ONLY. CONTRACTOR SHALL REFER TO ELECTRIC & FIBER PLANS BY EASTON UTILITIES, DATED 1/22/2025, AND ANY REVISIONS THERETO, FOR ADDITIONAL CONSTRUCTION INFORMATION.

20' 10' 0' 10' 20' 40'
SCALE IN FEET

APPROVED:
TOWN OF EASTON – TOWN PLANNER — DATE 12/4/2025
APPROVED:
TOWN OF EASTON – TOWN ENGINEER — DATE 12/3/2025
APPROVED:
EASTON UTILITIES – ENGINEER — DATE 12/9/2025
APPROVED:
TALBOT SOIL CONSERVATION DISTRICT — DATE 12/4/2025

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

WARNING!!
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.

MISS UTILITY
BEFORE YOU DIG CALL 1-800-441-8355 OR 811 PROTECT YOURSELF, ONE "NO WORKING DAYS NOTICE"

Lane Engineering, LLC
Established 1985
Civil Engineers • Land Planning • Land Surveyors
Easton, Maryland 21601 (410) 822-8003
18 Washington St. Centreville, MD 21617 (410) 758-1620
1384 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 51481, Expiration Date: 04/04/2026.

SEAL
12-05-25
DATE

SITE & UTILITY PLAN

CANNERY SQUARE APARTMENTS

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 103 PARCEL 756 LOTS 3 & 4

ISSUE D/REVISED FOR:	DATE:	BY:
PRELIM. SUBM TTAL	11/01/23	BCE
PLANNING COMMISSION SUBMITTAL	11/22/23	BCE
SITE CONSTRUCTION PLANS - 01	02/19/25	BCE
SITE CONSTRUCTION PLANS - 02	08/11/25	BCE
MD SLT TO CLIENT	10/30/25	BCE
SITE CONSTRUCTION PLANS - 03	11/03/25	BCE
SITE CONSTRUCTION PLANS - 04	12/02/25	BCE
SITE CONSTRUCTION PLANS - 05	12/03/25	BCE

SHEET No. C-102.2
JOB No. 230228
SCALE: AS NOTED
FILE No. 8246

Date: 12/03/2025 — 10:37am User: bcase Project Manager: BCE
File Name: J:\2022\220228\Civil\Sheets\Site Plan\C-102.2 Site Plan.dwg Xrefs: ...
DWT Plot: ...

ARCHITECTURAL SYMBOLS

ROOM NAME	ROOM NAME ROOM NUMBER	SIM / XXX	SECTION
101	DOOR NUMBER OF TYPE	SIM / XXX	DETAIL
X	REVISION	F.E.	FIRE EXTINGUISHER SEE IBC 906 FOR PLACEMENT REQUIREMENTS
XX	WINDOW TYPE		EXIT SIGNAGE
	WALL TYPE		EMERGENCY LIGHTING
XXXX	BUILDING ELEVATION	REF / XXX / REF / REF	INTERIOR ELEVATION

MATERIAL SYMBOLS

	EARTH		WOOD BLOCKING
	GRAVEL		PLYWOOD
	CONCRETE		STUD PARTITION
	CONCRETE MASONRY UNIT		GLASS - SMALL SCALE
	BRICK		BATT INSULATION
	CAST STONE		RIGID INSULATION
	STEEL - LARGE SCALE		CERAMIC TILE
	ALL METALS - SMALL SCALE		PLASTER OR STUCCO
	SHINGLES		PARTICLE BOARD
	WOOD - FINISH		

CANNERY SQUARE - CLUBHOUSE

108 NORTH EAST STREET
EASTON, MD 21601

DRAWINGS ISSUED FOR

PLANNING & ZONING: XX.XX.2022
PRICING & BUDGETING: XX.XX.2022
BUILDING PERMIT: XX.XX.2022

VICINITY MAP

SITE — NOT TO SCALE



PROJECT TEAM

OWNER:
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MEP ENGINEERS:
ALLEN + SHARIFF
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P: 443.545.1300
CONTACT: JEREMY HAYES

ARCHITECT:
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CONTACT: LAUREN WHITE

CIVIL ENGINEER:
LANE ENGINEERING, LLC
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P: 410.822.8003
CONTACT: BRETT EWING

STRUCTURAL ENGINEER:
PILOTTOWN ENGINEERING
17585 NASSAU COMMONS BLVD, UNIT 3
LEWES, DE 19958
P: 302.703.1710
CONTACT: JIM BAKER

BUILDING CODE SUMMARY

1. JURISDICTION: EASTON, TALBOT COUNTY, MARYLAND
2. APPLICABLE CODES:
   2021 INTERNATIONAL BUILDING CODE
   2021 INTERNATIONAL MECHANICAL CODE
   2018 NFPA 101: LIFE SAFETY CODE
   2021 INTERNATIONAL ENERGY CONSERVATION CODE
   2021 INTERNATIONAL PLUMBING CODE
   2017 NATIONAL ELECTRICAL CODE - NFPA 70
   2021 INTERNATIONAL FUEL GAS CODE - NFPA 54
   2015 NATIONAL LP GAS CODE - NFPA 58
   2017 ICC ANSI A117.1 ADA STANDARDS FOR ACCESSIBLE DESIGN
3. BUILDING USE AND OCCUPANCY (IBC 303/NFPA 101 CHAPTER 12)
   USE GROUP: A-3 (ASSEMBLY) + S-1 (STORAGE), NON-SEPARATED
4. TYPE OF CONSTRUCTION (IBC 601)
   TYPE 5B
5. BUILDING HEIGHT & AREA (IBC TABLE 504.3, 504.4 & 506.2)

	PERMITTED PER IBC	PROVIDED
BUILDING HEIGHT, STORIES	1 STORY ABOVE GRADE	1 STORY
BUILDING HEIGHT, FEET	40 FEET	23'-6"
BUILDING AREA	6,000 S.F. PER FLOOR	3,192 S.F. PER FLOOR

6. FIRE PROTECTION SYSTEM:
   AN AUTOMATIC FIRE PROTECTION SYSTEM IS NOT REQUIRED AND WILL NOT BE PROVIDED.
7. OCCUPANT LOAD (IBC 1004.5)

LOUNGE	685 SF. / 15 NET	46	PERSONS
OFFICES	343 SF. / 150 GROSS	3	PERSONS
GYM	532 SF. / 50 GROSS	11	PERSONS
STORAGE	949 SF. / 300 GROSS	4	PERSONS
TOTAL OCCUPANCY LOAD		64	PEOPLE

8. LENGTH OF ACCESS TRAVEL:
   GROUP A WITHOUT A SPRINKLER SYSTEM MAXIMUM TRAVEL DISTANCE = 200'-0"
   MAXIMUM COMMON PATH OF EGRESS WITHOUT A SPRINKLER SYSTEM TRAVEL DISTANCE = A: 75'-0
   ACTUAL MAXIMUM LENGTH OF TRAVEL = 50'-6"
9. MINIMUM EGRESS WIDTH PER OCCUPANT (PER IBC 1005, 1010, 1020)

	OCCUPANTS	REQUIRED	PROVIDED
AT DOORS	64 PEOPLE	.2" X 64 = ~~12.8"~~ (32" MIN.)	(2) 72" AND (1) 36"
AT CORRIDORS	4 PEOPLE	44" MIN.	55.5"

10. PLUMBING FIXTURES (IBC 2902.1)

64 OCCUPANTS		REQUIRED		PROVIDED	
		MEN	WOMEN	MEN	WOMEN
WATER CLOSETS	1 PER 125/65	32/125 = 1	32/65 = 1	2 M & 2 W	
LAVATORIES	1 PER 200	32/200 = 1	32/200 = 1	1 M & 1 W	
DRINKING FOUNTAINS	1 PER 1,000	1		1 HI-LO	
SERVICE SINKS	1	1		1	

11. ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH IBC AND APPLICABLE OSHA REQUIREMENTS.
12. PROVIDE FIRE EXTINGUISHERS PER LOCATION(S) ON PLAN AND PER LOCAL CODES. AT MINIMUM (1) FIRE EXTINGUISHER TO BE PROVIDED FOR EVERY 3,000 S.F. AND NOT MORE THAN 75 FEET FROM THE FURTHEST OCCUPANT. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARDS FOR PORTABLE FIRE EXTINGUISHERS. GENERAL CONTRACTOR TO VERIFY WITH LOCAL FIRE MARSHAL THE NUMBER AND LOCATIONS OF PROPOSED FIRE EXTINGUISHERS ARE COMPLIANT; FIRE MARSHAL TO HAVE FINAL APPROVAL AND AUTHORITY.

ABBREVIATIONS

ADA	AMERICAN W/ DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ASF	ABOVE SUBFLOOR
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
BOT	BOTTOM
BP	BEARING POINT
CAB	CABINET
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CIR	CIRCLE
CJ	CONTROL JOINT
CL	CLOSET
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRUGATED
CTR	CENTER
CY	CUBIC YARD
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DO	DITTO
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWGS	DRAWINGS
E	EAST
EA	EACH
EIFS	EXT. INSUL. & FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
ENCL	ENCLOSURE
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FBD	FIBERBOARD
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FG	FIBERGLASS

FLR	FLOOR
FND	FOUNDATION
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FT	FEET/FOOT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACT(OR)
GLB	GLUE LAMINATED BEAM
GPM	GALLONS PER MINUTE
GRD	GRADE
GYP BD	GYPSUM
HC	HOLLOW CORE
HCP	HANDICAPPED
HDW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HR	HOUR
HVAC	HEATING/VENTILATION & AIR CONDITIONING
HWH	HOT WATER HEATER
ID	INSIDE DIAMETER
IN	INCH/INCHES
INSUL	INSULATION
INT	INTERIOR
JSTS	JOIST
JT	JOINT
LH	LEFT HAND
LL	LIVE LOAD
LAM	LAMINATED
LAV	LAVATORY
LBS	POUNDS
LIN	LINEN
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTL	LINTEL
LVL	LAMINATED VENEER LUMBER
LW	LIGHTWEIGHT
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NOT REQUIRED
NTS	NOT TO SCALE

OA	OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OZ	OUNCE
P.L	PROPERTY LINE
PAR	PARALLEL
PBD	PARTICLE BOARD
PCF	POUNDS PER CUBIC FOOT
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PR	PAIR
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PW	PLYWOOD
R	RADIUS/RISER
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECPT	RECEPTACLE
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED REINFORCING
REINF	REINFORCED
REL	RELOCATE
REM	REMOVABLE
RECOM	RECOMMENDED
REQ	REQUIRE/REQUIRED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION/REVISED
RM	ROOM
RO	ROUGH OPENING
RTD	RATED
RTG	RATING
RWL	RAIN WATER LEADER
S	SOUTH
SC	SOLID CORE
SD	STORM DRAIN
SEC	SECTION
SF	SQUARE FEET/FOOT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SS	STAINLESS STEEL

STD	STANDARD
STOR	STORAGE
STRUCT	STRUCTURAL
SUP	SUPPLY
SUS	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.B.	TOP OF BEAM
T.BAR	TOWEL BAR
T.M.E.	TO MATCH EXISTING
T.O.	TOP OF
T.O.C	TOP OF CURB
T.O.L	TOP OF LINTEL
T.O.SL	TOP OF SLAB
T.O.STL	TOP OF STEEL
T.O.W.	TOP OF WALL
TEL	TELEPHONE
THK	THICKNESS
THRU	THROUGH
TV	TELEVISION
TYP	TYPICAL
U.C.	UNDERCUT DOOR 1" U.N.O.
U.N.O.	UNLESS NOTED OTHERWISE
V.P.S.	VENEER PLASTER SYSTEM
V.T.	VINYL TILE
V.W.C.	VINYL WALL COVERING
V.W.M.	VERIFY WITH MANUFACTURER
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
VIN.	VINYL
VOL.	VOLUME
W	WEST
W.B.	WOOD BASE
W.C.	WATER CLOSET
W.H.	WATER HEATER
W.I.	WROUGHT IRON
W.I.C.	WALK IN CLOSET
W/	WITH
W/O	WITHOUT
WD.	WOOD
WWM	WELDED WIRE MESH
X.P.S.	EXTRUDED POLYSTYRENE

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P-401	PLUMBING DETAILS
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FISHER ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-0238

SEAL:

FOR REVIEW ONLY NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.: 0013955
EXPIRATION NO.: 09.23.2024

THE DOCUMENTS PREPARED BY FISHER ARCHITECTURE, LLC, ARE SOLELY FOR THE PURPOSES OF THE SPECIFIED PROJECT. THEY ARE NOT INTENDED OR AUTHORIZED FOR USE ON ANY OTHER PROJECT. FISHER ARCHITECTURE, LLC MAKES NO REPRESENTATION AS TO THEIR SUITABILITY FOR ANY OTHER USE. ALL DRAWINGS PREPARED BY FISHER ARCHITECTURE, LLC ARE INSTRUMENTS OF PROFESSIONAL SERVICE IN RESPECT OF THE PROJECT. THESE DOCUMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF FISHER ARCHITECTURE, LLC.

CONSULTANTS:

CANNERY SQUARE CLUBHOUSE
108 NORTH EAST STREET
EASTON, MD 21601

SHEET INFO:

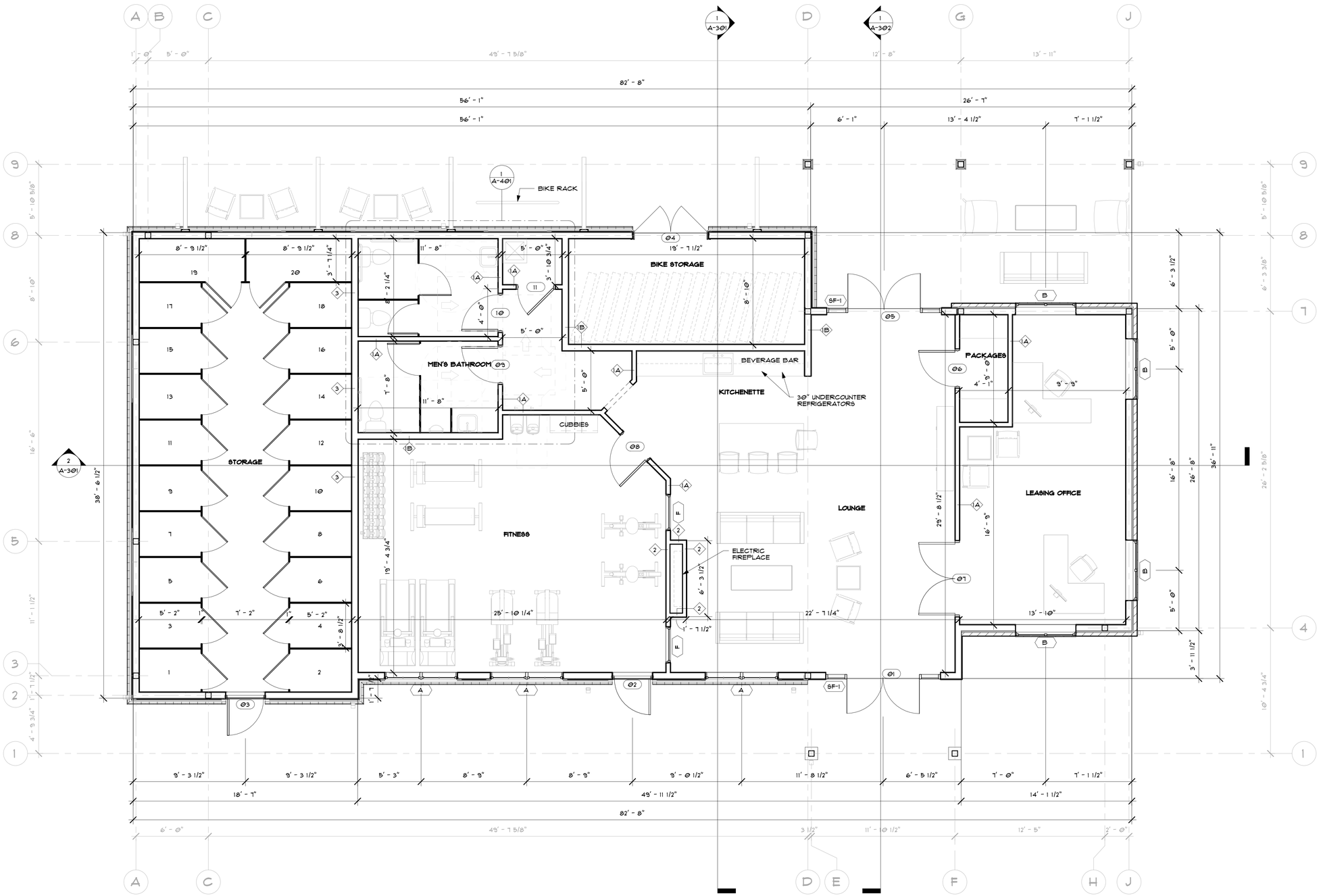
COVER SHEET

REV	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner

DATE:	2023.07.14
PROJECT NO.	2023065
SCALE:	12" = 1'-0"
PROJ MGR:	Designer
DRAWN BY:	Author

SHEET NUMBER:

GS-01



1 FIRST FLOOR
1/4" = 1'-0"

GENERAL NOTES

1. G.C. SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY VARIATIONS, DISCREPANCIES, OR FIELD ALTERATIONS TO THESE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER SUCH CONDITIONS NOT REPORTED PRIOR TO CONSTRUCTION MAY NOT BE USED AS GROUNDS FOR ADDITIONAL EXPENSE CLAIMS BY THE G.C. NECESSARY TO ADEQUATELY COMPLETE THE WORK.
2. ANY ITEMS NOT SPECIFICALLY SHOWN ON THESE DRAWINGS BUT COMPLETION OF THE PROJECT BASED ON INDUSTRY STANDARDS ARE INCLUDED WITHIN THE INTENT OF THESE DESIGN DRAWINGS.
3. ALL WORK SHALL BE CONDUCTED BY THE BUILDER IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF BUILDING CODES AS OF THE DATE THE PERMIT IS ISSUED FOR THIS PROJECT. BUILDER SHALL REPORT ANY DISCREPANCIES BETWEEN CURRENT CODE AND THE DRAWINGS OR SPECIFICATIONS TO THE DESIGNER PRIOR TO WORK.
4. PROPER ASSEMBLY, INSTALLATION, AND OPERATION OF ALL MATERIALS, COMPONENTS, SYSTEMS, FURNITURE, AND FINISHES IS THE G.C.'S RESPONSIBILITY AND SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS & ALL APPLICABLE CODES
5. COMPONENTS FOR CONSTRUCTION SAFETY ARE NOT INDICATED IN THESE DRAWINGS. IT SHALL BE THE G.C.'S RESPONSIBILITY TO COMPLY WITH ALL RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT DURING ALL CONSTRUCTION.
6. ALL INTERIOR FINISHES ON WALLS AND CEILINGS TO MEET MINIMUM REQUIREMENTS OF CLASS A, B, OR C FLAME SPREAD AS REQUIRED BY CODE.
7. PROVIDE ADDITIONAL BLOCKING IN WALL FOR FURNITURE, FIXTURES, OR EQUIPMENT AS REQUIRED.
8. SEE A-101 FOR ACCESSIBILITY & CONSTRUCTION REFERENCE. ALL DIMENSIONS, CLEARANCES, ACCESSORIES, MOUNTING HEIGHTS, FINISHES, ETC. TO BE ADA COMPLIANT FOR HANDICAPPED ACCESSIBILITY. WHERE INDICATED TO COMPLY WITH ACCESSIBILITY REQUIREMENTS, COMPLY WITH ICC A117.1 - 2017.
9. G.C. TO ASSURE ALL CODE REQUIRED CLEARANCES ARE MAINTAINED IN RELATION TO FURNITURE, EQUIPMENT, & FIXTURES.
10. PROVIDE EXTERIOR REMOTE LAMP HEADS AT ALL LOCATIONS OF EXIT.
11. PER IECC 2018 C405.2|C405.2.1, OCCUPANT SENSOR CONTROLS SHALL BE INSTALLED TO CONTROL LIGHTS IN THE FOLLOWING SPACE TYPES: CONFERENCE/MEETING/MULTIPURPOSE ROOMS, COPY/PRINT ROOMS, LOUNGES, & EMPLOYEE BREAK ROOMS, PRIVATE OFFICES, RESTROOMS, STORAGE ROOMS, JANITORIAL CLOSETS, OTHER SPACES 300 S.F. OR LESS THAT ARE ENCLOSED BY FLOOR-TO-CEILING HEIGHT PARTITIONS.
12. COORDINATE CASEWORK & COUNTERTOPS WITH OWNER EQUIPMENT & APPLIANCES.
13. AT FLOATING WORK SURFACES, INSTALL RECEPTACLES BELOW COUNTERTOPS & PROVIDE GROMMETS. FLOATING COUNTERTOP BRACKETS TO BE FLOATING COUNTERTOP WALL BRACKET BY IRON SUPPORTS OR SIMILAR.

PLAN NOTES

1. ALL INTERIOR WALLS TO BE TYPE 1A UNLESS NOTED OTHERWISE. SEE WALL TYPES ON A-501 FOR DETAILS.
2. REFER TO A-4006 FOR ENLARGED PLANS AND DIMENSIONS.
3. REFER TO A-501 FOR CLARIFICATION ON ALL WALL TYPE CONSTRUCTION.

DRAWINGS TO REFERENCE

1. REFER TO CIVIL ENGINEERING PLANS FOR FURTHER DIMENSIONS AND BUILDING LOCATIONS.

FISHER ARCHITECTURE
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(410) 742-0238

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CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

108 NORTH EAST STREET
EASTON, MD 21601

SHEET INFO:

FLOOR PLAN

REV.	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner
5	03.01.2024	Arch DD
4	09.13.2023	HDC Resubmission
3	08.24.2023	HDC Resubmission
2	08.02.2023	HDC Submission
1	07.25.2023	Schematic Design

DATE:	2023.07.14
PROJECT NO.	2023065
SCALE:	1/4" = 1'-0"
PROJ MGR:	Designer
DRAWN BY:	Author

SHEET NUMBER:

A-101

MATERIAL LEGEND

ABBREV.	APPEARANCE	DESCRIPTION
S-1		BRICK VENEER BOD: TBD COLOR: SELECTED BY OWNER
S-2		FIBERCEMENT LAP SIDING BOD: TBD COLOR: SELECTED BY OWNER
S-3		FIBERCEMENT BOARD & BATTEN SIDING BOD: TBD COLOR: SELECTED BY OWNER
R-1		ARCHITECTURAL SHINGLE ROOFING BOD: TBD COLOR: SELECTED BY OWNER
R-2		STANDING SEAM METAL ROOFING BOD: TBD COLOR: SELECTED BY OWNER



1 ELEVATION EAST (FRONT)
1/4" = 1'-0"



2 ELEVATION WEST (REAR)
1/4" = 1'-0"

THERMAL ENVELOPE

IECC 2021

C402.5 AIR LEAKAGE - THERMAL ENVELOPE (MANDATORY)
THE THERMAL ENVELOPE OF BUILDINGS SHALL COMPLY WITH SECTIONS 402.5.1 THROUGH C402.5.8, OR THE BUILDING THERMAL ENVELOPE SHALL BE TESTED IN ACCORDANCE WITH ASTM 3 779 AT A PRESSURE DIFFERENTIAL OF 0.3 INCH WATER GAUGE (75 PA) OR AN EQUIVALENT METHOD APPROVED BY THE CODE OFFICIAL AND DEEMED TO COMPLY WITH THE PROVISIONS OF THIS SECTION WHEN THE TESTED RATE OF THE BUILDING THERMAL ENVELOPE IS NOT GREATER THAN 0.40 CFM/FT (0,2 l/SM) WHERE COMPLIANCE IS BASED ON SUCH TESTING, THE BUILDING SHALL ALSO COMPLY WITH SECTIONS C402.5.5, C402.5.6, C402.5.7

C402.5.1 AIR BARRIERS
A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE. THE CONTINUOUS AIR BARRIERS SHALL BE LOCATED ON THE INSIDE OR THE OUTSIDE OF THE BUILDING THERMAL ENVELOPE, LOCATED WITHIN THE ASSEMBLIES COMPOSING THE THERMAL ENVELOPE, OR ANY COMBINATIONS THEREOF. THE AIR BARRIER SHALL COMPLY WITH SECTIONS C402.5.1.1 AND C402.5.1.2

EXCEPTION: AIR BARRIERS ARE NOT REQUIRED IN BUILDINGS LOCATED IN CLIMATE ZONE 2B

C402.5.1.1 AIR BARRIER CONSTRUCTION
THE CONTINUOUS AIR BARRIER SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING:

1. THE AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT THE THERMAL ENVELOPE OF THE BUILDING AND ACROSS THE JOINTS AND ASSEMBLIES
2. AIR BARRIER JOINTS AND SEAMS SHALL BE SEALED, INCLUDING SEALING TRANSITIONS IN PLACES AND CHANGES OF MATERIALS. THE JOINTS AND SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN OR OTHER WISE IMPAIR ITS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION
3. PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. JOINTS AND SEALS ASSOCIATED WITH PENETRATIONS SHALL BE SECURELY INSTALLED AROUND THE PENETRATION SO AS TO NOT DISLODGE, LOOSEN, OR OTHERWISE IMPAIR THE PENETRATIONS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION. SEALING OF CONCEALED FIRE SPRINKLERS, WHERE REQUIRED, SHALL BE IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.
4. RECESSED LIGHTING FIXTURES SHALL COMPLY WITH SECTION C402.5.8. WHERE SIMILAR OBJECTS ARE INSTALLED THAT PENETRATE THE AIR BARRIER, PROVISIONS SHALL BE MADE TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER.

ELEVATION NOTES

1. G.C. TO VERIFY ALL FINAL GRADE ELEVATIONS PRIOR TO EXTERIOR MATERIAL INSTALLATION
2. ALL MATERIALS USED ON THE BUILDING EXTERIOR TO BE SUBMITTED TO ARCHITECT/OWNER: VERIFY NECESSARY WATERPROOFING AND FLASHING FOR SYSTEMS
3. ALL PENETRATIONS IN THE BUILDINGS THERMAL BARRIER TO BE SEALED. ALL WIRES, PIPES, FIXTURES AND FASTENERS TO BE SEALED SO THAT NO GAPS EXIST
4. FILL AND PAINT ALL EXPOSED NAIL AND FASTENERS THAT EXIST IN EXTERIOR TRIM
5. VERIFY ALL FASTENERS IN BUILDING EXTERIOR ARE RATED FOR EXTERIOR EXPOSURE
6. VERIFY ALL METALS ARE COMPLIANT FOR THE USE AND ARE EXPOSED FOR USE WITH ADJACENT MATERIALS
7. CAULK AND SEAL AT INTERSECTION OF ALL DISSIMILAR MATERIALS

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CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

109 NORTH EAST STREET
EASTON, MD 21601

SHEET INFO:

ELEVATIONS

REV	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner
5	03.01.2024	Arch DD
4	09.13.2023	HDC Resubmission
3	08.24.2023	HDC Resubmission
2	08.02.2023	HDC Submission
1	07.25.2023	Schematic Design

DATE:	2023.07.14
PROJECT NO.	2023065
SCALE:	As indicated
PROJ MGR:	Designer
DRAWN BY:	Author

SHEET NUMBER:

A-201



1 ELEVATION NORTH (RIGHT)
1/4" = 1'-0"



2 ELEVATION SOUTH (LEFT)
1/4" = 1'-0"

MATERIAL LEGEND

ABBREV.	APPEARANCE	DESCRIPTION
S-1		BRICK VENEER BOD: TBD COLOR: SELECTED BY OWNER
S-2		FIBERCEMENT LAP SIDING BOD: TBD COLOR: SELECTED BY OWNER
S-3		FIBERCEMENT BOARD & BATTEN SIDING BOD: TBD COLOR: SELECTED BY OWNER
R-1		ARCHITECTURAL SHINGLE ROOFING BOD: TBD COLOR: SELECTED BY OWNER
R-2		STANDING SEAM METAL ROOFING BOD: TBD COLOR: SELECTED BY OWNER

THERMAL ENVELOPE

IECC 2021

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C402.5.1 AIR BARRIERS
A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE. THE CONTINUOUS AIR BARRIERS SHALL BE LOCATED ON THE INSIDE OR THE OUTSIDE OF THE BUILDING THERMAL ENVELOPE, LOCATED WITHIN THE ASSEMBLIES COMPOSING THE THERMAL ENVELOPE, OR ANY COMBINATIONS THEREOF. THE AIR BARRIER SHALL COMPLY WITH SECTIONS C402.5.1.1 AND C402.5.1.2

EXCEPTION: AIR BARRIERS ARE NOT REQUIRED IN BUILDINGS LOCATED IN CLIMATE ZONE 2B

C402.5.1.1 AIR BARRIER CONSTRUCTION
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3. PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. JOINTS AND SEALS ASSOCIATED WITH PENETRATIONS SHALL BE SECURELY INSTALLED AROUND THE PENETRATION SO AS TO NOT DISLODGE, LOOSEN, OR OTHERWISE IMPAIR THE PENETRATIONS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION. SEALING OF CONCEALED FIRE SPRINKLERS, WHERE REQUIRED, SHALL BE IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.
4. RECESSED LIGHTING FIXTURES SHALL COMPLY WITH SECTION C402.5.8. WHERE SIMILAR OBJECTS ARE INSTALLED THAT PENETRATE THE AIR BARRIER, PROVISIONS SHALL BE MADE TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER.

ELEVATION NOTES

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4. FILL AND PAINT ALL EXPOSED NAIL AND FASTENERS THAT EXIST IN EXTERIOR TRIM
5. VERIFY ALL FASTENERS IN BUILDING EXTERIOR ARE RATED FOR EXTERIOR EXPOSURE
6. VERIFY ALL METALS ARE COMPLIANT FOR THE USE AND ARE EXPOSED FOR USE WITH ADJACENT MATERIALS
7. CAULK AND SEAL AT INTERSECTION OF ALL DISSIMILAR MATERIALS

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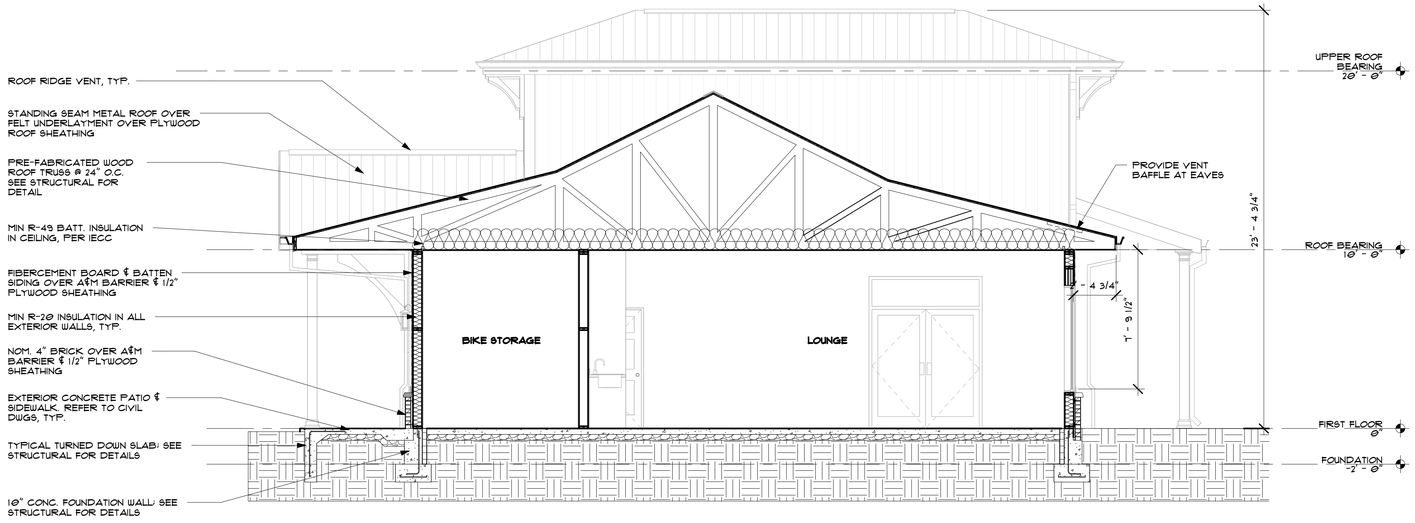
SHEET INFO:

ELEVATIONS

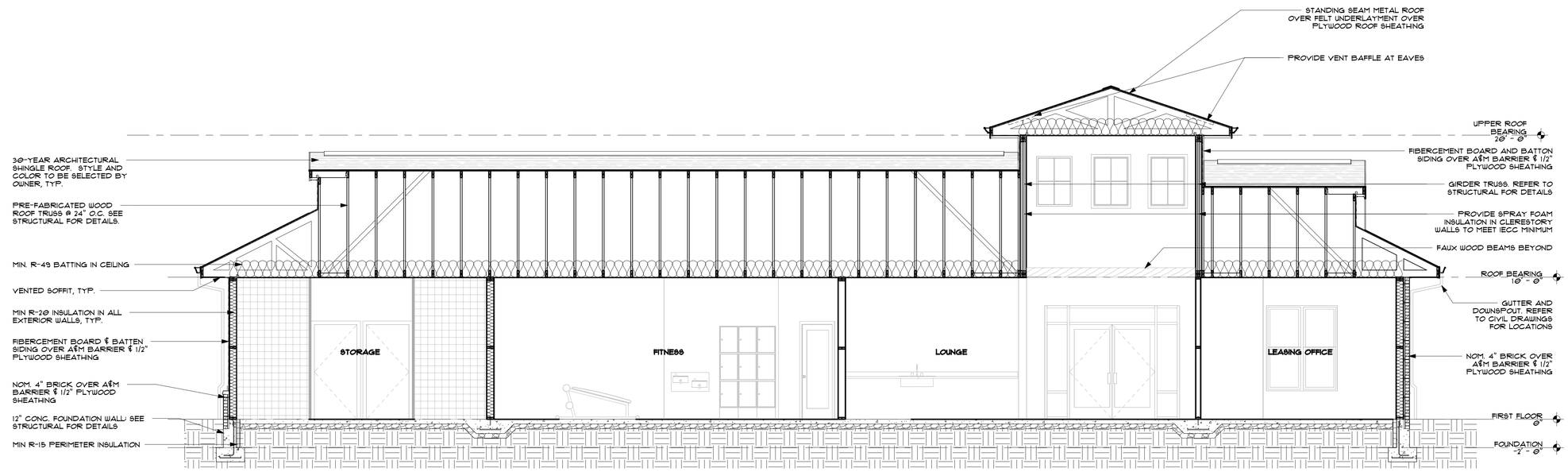
REV	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner
5	03.01.2024	Arch DD
4	09.13.2023	HDC Resubmission
3	08.24.2023	HDC Resubmission
2	08.02.2023	HDC Submission
1	07.25.2023	Schematic Design
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		As indicated
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

A-202



1 BUILDING TRANSVERSE SECTION
1/4" = 1'-0"



2 BUILDING LONGITUDINAL SECTION
1/4" = 1'-0"

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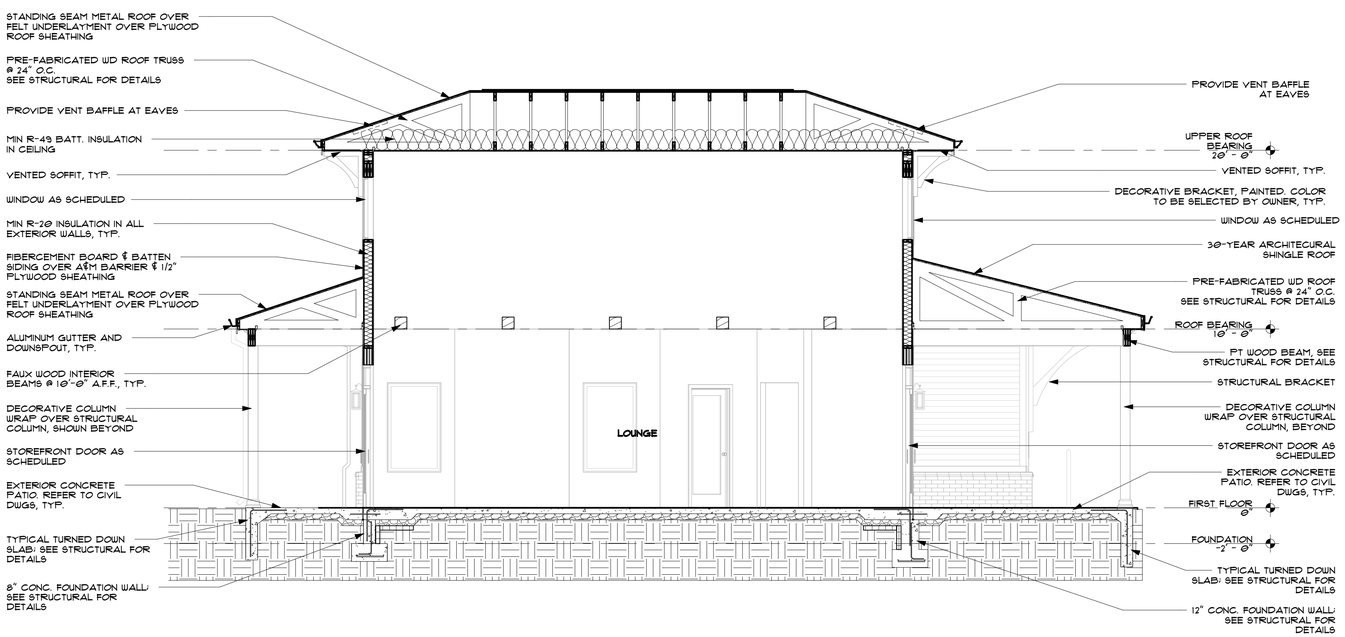
SHEET INFO:

BUILDING SECTIONS

REV	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner
5	03.01.2024	Arch DD
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		1/4" = 1'-0"
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

A-301



1 BUILDING TRANSVERSE ENTRANCE
1/4" = 1'-0"

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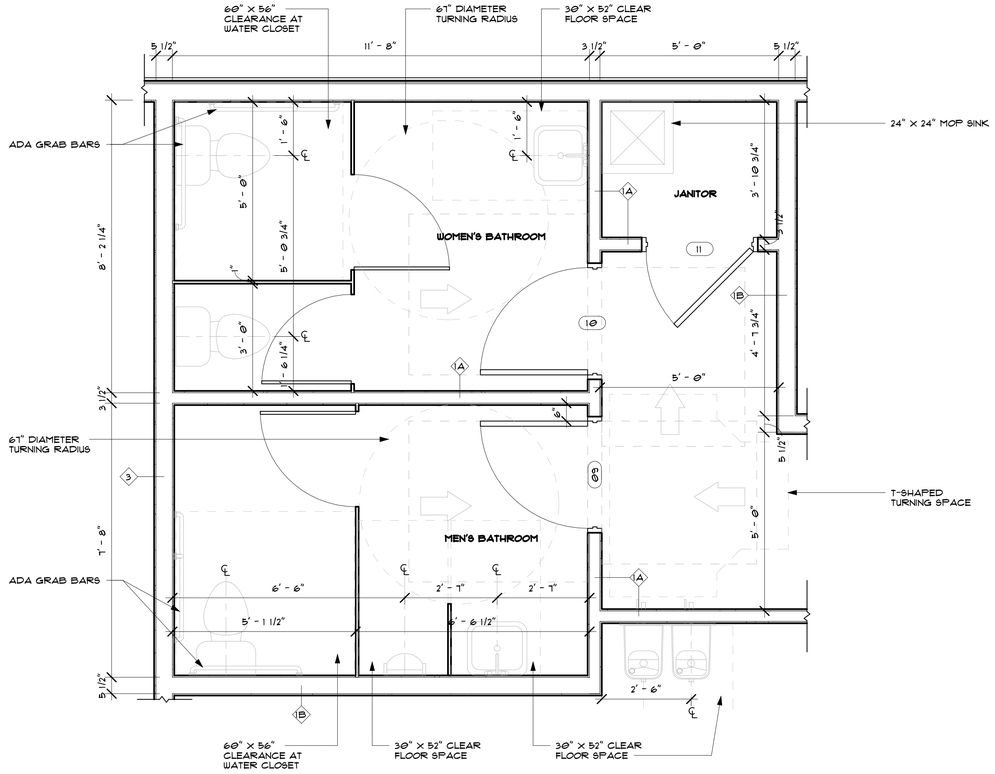
SHEET INFO:

BUILDING SECTIONS

REV	REV DATE	DESCRIPTION
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		1/4" = 1'-0"
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

A-302



1 ENLARGED PLAN - RESTROOMS
1/2" = 1'-0"

GENERAL NOTES

1. G.C. SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY VARIATIONS, DISCREPANCIES, OR FIELD ALTERATIONS TO THESE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER SUCH CONDITIONS NOT REPORTED PRIOR TO CONSTRUCTION MAY NOT BE USED AS GROUNDS FOR ADDITIONAL EXPENSE CLAIMS BY THE G.C. NECESSARY TO ADEQUATELY COMPLETE THE WORK.
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3. PROPER ASSEMBLY, INSTALLATION, AND OPERATION OF ALL MATERIALS, COMPONENTS, SYSTEMS, FURNITURE, AND FINISHES IS THE G.C.'S RESPONSIBILITY AND SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS & ALL APPLICABLE CODES
4. ALL INTERIOR FINISHES ON WALLS AND CEILINGS TO MEET MINIMUM REQUIREMENTS OF CLASS A, B, OR C FLAME SPREAD AS REQUIRED BY CODE
5. PROVIDE ADDITIONAL BLOCKING IN WALL FOR FURNITURE, FIXTURES, OR EQUIPMENT AS REQUIRED.
6. PROVIDE MOISTURE-RESISTANT DRYWALL IN ALL MOISTURE-PRONE AREAS.
7. SEE A-701 FOR ACCESSIBILITY & CONSTRUCTION REFERENCE. ALL DIMENSIONS, CLEARANCES, ACCESSORIES, MOUNTING HEIGHTS, FINISHES, ETC. TO BE ADA COMPLIANT FOR HANDICAPPED ACCESSIBILITY. WHERE INDICATED TO COMPLY WITH ACCESSIBILITY REQUIREMENTS, COMPLY WITH ICC A117.1 - 2017.
8. G.C. TO ASSURE ALL CODE REQUIRED CLEARANCES ARE MAINTAINED IN RELATION TO FURNITURE, EQUIPMENT, & FIXTURES.
9. REFER TO A-501 FOR DETAILS ON WALL TYPE CONSTRUCTION.

ACCESSIBILITY NOTES

ICC A117.1-2017 CHAPTER 6: PLUMBING ELEMENTS & FACILITIES

1. **604.5.1.1 HORIZONTAL GRAB BAR**
   A HORIZONTAL GRAB BAR 42 INCHES MINIMUM IN LENGTH SHALL BE LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTEND 54 INCHES MINIMUM FROM THE REAR WALL.
2. **604.5.1.2 VERTICAL GRAB BAR**
   A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED 39 INCHES MINIMUM AND 41 INCHES MAXIMUM ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED 39 INCHES MINIMUM AND 41 INCHES MAXIMUM FROM THE REAR WALL.
3. **604.5.2 REAR-WALL GRAB BARS**
   THE FIXED REAR-WALL GRAB BAR SHALL:
   1. BE 36 INCHES MINIMUM IN LENGTH,
   2. BE LOCATED 6 INCHES MAXIMUM FROM THE SIDE WALL, AND
   3. EXTEND 42 INCHES MINIMUM FROM THE SIDE WALL.

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108 NORTH EAST STREET
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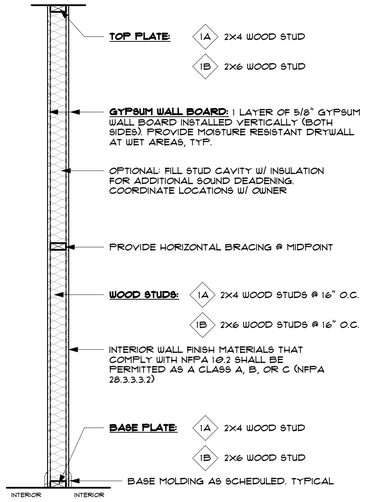
SHEET INFO:

ENLARGED PLANS

REV	REV DATE	DESCRIPTION
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		1/2" = 1'-0"
PROJ MGR:		Designer
DRAWN BY:		Author

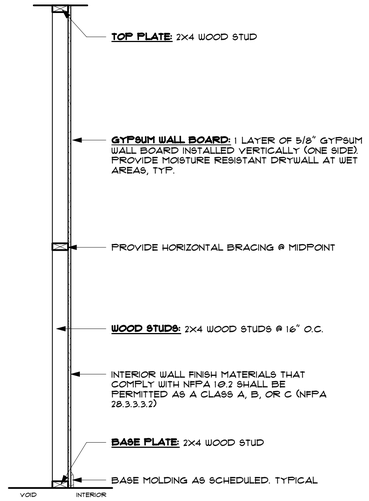
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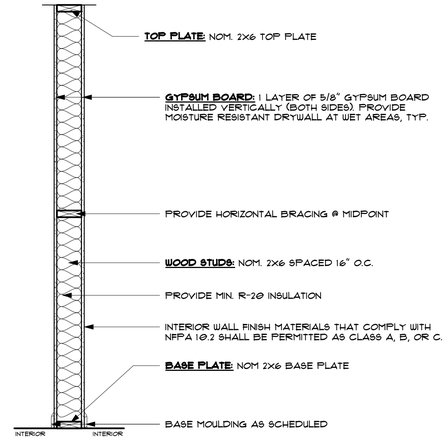


1A INTERIOR WALL: 2X4 WOOD STUD
SCALE: 3/4" = 1'-0"

1B INTERIOR WALL: 2X6 WOOD STUD
SCALE: 3/4" = 1'-0"



2 INTERIOR WALL: 2X4 WOOD STUD
SCALE: 3/4" = 1'-0"



3 INTERIOR WALL - 2X6 WD STUD
SCALE: 3/4" = 1'-0"

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EXPIRATION NO.: 09.23.2024

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CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

108 NORTH EAST STREET
EASTON, MD 21601

SHEET INFO:

WALL TYPES

REV	REV DATE	DESCRIPTION
DATE:		2023.07.14
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SCALE:		3/4" = 1'-0"
PROJ MGR:		Designer
DRAWN BY:		Author

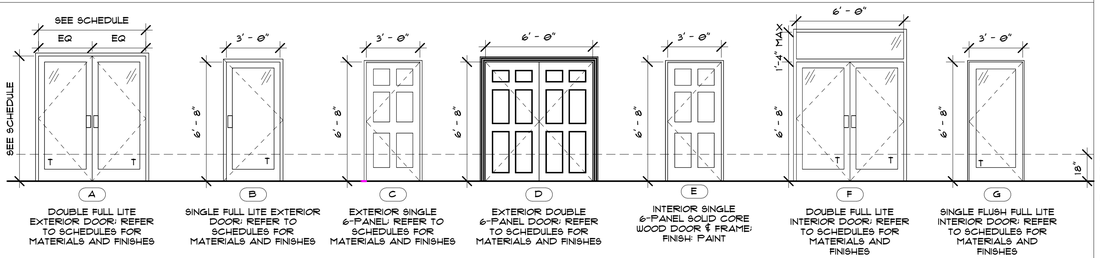
SHEET NUMBER:

A-501

DOOR SCHEDULE

DOOR TAG	DOOR TYPE	DOOR					FRAME				HW SET	ENERGY COMPLIANCE		KEYNOTES
		SIZE							DETAILS					
		WIDTH	HEIGHT	THICK	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB		U-FACTOR	S.H.G.C.	
01	A	6' - 0"	6' - 8"	1 3/4"	ALUMINUM/GLAZ	ANO. BLACK	ALUMINUM	ANO. BLACK	MFR.	MFR.	2	0.63	0.53	
02	B	3' - 0"	6' - 8"	1 3/4"	ALUMINUM/GLAZ	ANO. BLACK	ALUMINUM	ANO. BLACK	4/A-602	3/A-602, 5/A-602	1	0.63	.0.40	
03	C	3' - 0"	6' - 8"	1 3/4"	INS. METAL	PAINT	INS. METAL	PAINT	4/A-602	3/A-602, 5/A-602	1	0.37		
04	D	6' - 0"	6' - 8"	1 3/4"	INS. METAL	PAINT	INS. METAL	PAINT	4/A-602	3/A-602, 5/A-602	2	0.37		
05	A	6' - 0"	6' - 8"	1 3/4"	ALUMINUM/GLAZ	ANO. BLACK	ALUMINUM	ANO. BLACK	MFR.	MFR.	2	0.63	0.53	
06	E	6' - 0"	6' - 8"	1 3/4"	S.C. WOOD	T.B.D.	SOLID WOOD	T.B.D.	1/A-602	2/A-602	6			
07	F	3' - 0"	6' - 8"	1 3/4"	S.C. WOOD	T.B.D.	SOLID WOOD	PAINT	1/A-602	2/A-602	3			
08	G	3' - 0"	6' - 8"	1 3/4"	S.C. WOOD	T.B.D.	SOLID WOOD	PAINT	1/A-602	2/A-602	5			
09	E	3' - 0"	6' - 8"	1 3/4"	S.C. WOOD	T.B.D.	SOLID WOOD	T.B.D.	1/A-602	2/A-602	4			
10	E	3' - 0"	6' - 8"	1 3/4"	S.C. WOOD	T.B.D.	SOLID WOOD	T.B.D.	1/A-602	2/A-602	4			
11	E	3' - 0"	6' - 8"	1 3/4"	S.C. WOOD	T.B.D.	SOLID WOOD	T.B.D.	1/A-602	2/A-602	6			

DOOR TYPES



DOOR HARDWARE

1. 3 HINGES
   1 ENTRY LOCKSET
   1 SURFACE CLOSER
   1 THRESHOLD
   1 GASKETING
   1 SWEEP
   1 CARD READER
2. 6 HINGES
   2 PANIC HARDWARE W/ CONCEALED VERTICAL ROD & KEYED TRIM
   2 PULL
   2 SURFACE CLOSER
   2 SWEEP
   1 GASKETING
   1 THRESHOLD
   CARD READER
3. 6 HINGES
   1 OFFICE LOCKSET
   2 STANDARD DOOR CLOSERS
   2 DOOR STOPS
4. 3 HINGES
   1 PASSAGE LOCKSET
   1 STANDARD DOOR CLOSER
   1 DOOR STOP
5. 3 HINGES
   1 ENTRY LOCKSET
   1 DOOR STOP
   1 STANDARD DOOR CLOSER
6. 3 HINGES
   1 STOREROOM LOCKSET
   1 DOOR STOP

GENERAL DOOR NOTES

1. ALL DOORS TO BE INSTALLED, FLASHED, CAULKED/SEALED, AND SET PER MANUFACTURER'S SPECIFICATIONS.
2. ALL INTERIOR DOOR TOP'S AND BOTTOM'S TO BE FINISHED PER DOOR, NO RAW EDGES ALLOWED.
3. ALL DOORS SELECTED AS GENERAL FINISHED AREAS. PLEASE CONTACT SELECTED MANUFACTURER TO CONFIRM ROUGH OPENINGS.
4. COORDINATE ALL DOOR AND FRAME PAINT FINISHES WITH TENANT & FINISH SCHEDULE IN FIELD.
5. COORDINATE KEYING AND LOCKING REQUIREMENTS WITH OWNER/TENANT; SUBMIT KEYING SCHEDULE TO ARCHITECT AND OWNER/TENANT FOR REVIEW AND APPROVAL.
6. KEYS SHALL BE HANDED TO THE TENANT/OWNER WHEN ALL CONSTRUCTION HAS BEEN COMPLETED.
7. ALL EXTERIOR STOREFRONTS AND DOORS TO BE HAVE PROPER FLASHING PER MANUFACTURER STANDARDS.
8. G.C. TO VERIFY IF WEIGHT OF DOOR(S) REQUIRES ADDITIONAL HINGES, PROVIDE AS NECESSARY.
9. PROVIDE EXIT DEVICES AS REQUIRED BY LOCAL FIRE & BUILDING CODE OFFICIAL(S) AS WELL AS LOCATIONS REQUIRED BY 2018 NFPA 101 & 2021 IBC.
10. ALL HARDWARE ON EXIT DOORS MUST COMPLY WITH CHAPTER 7 OF THE NFPA 101, LIFE SAFETY CODE, 2021 EDITION. DEAD BOLTS ARE ONLY PERMITTED ON THE PRINCIPAL ENTRANCE/EXIT DOOR. IF THE PRINCIPAL ENTRANCE/EXIT DOOR DOES UTILIZE A DEADBOLT THEN EITHER THE LOCKING DEVICE IS TO BE OF A TYPE THAT IS READILY DISTINGUISHABLE AS LOCKED (INDICATOR) OR ALL OTHER EXIT DOOR HARDWARE MUST RELEASE BY A SINGLE MEANS OF OPERATION UTILIZING A LEVER, PADDLE, OR PANIC DEVICE.
11. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
12. ELEVATION OF THE FLOOR SURFACES ON THE BOTH SIDES OF ALL EXIT DOORS SHALL NOT VARY BY MORE THAN 1/2 INCH. THE ELEVATION OF THE FLOOR SURFACES REQUIRED BY (101:7.2.1.3.1) SHALL BE MAINTAINED ON BOTH SIDES OF THE DOORWAY FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF.
13. ALL DOORS WITH GLASS PANELS, INTEGRATED SIDELITE OR WINDOW SYSTEM SHALL HAVE A MINIMUM OF 1/4" TEMPERED (IMPACT RESISTANT) GLAZING.
14. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXIST: IN BUILDINGS IN OCCUPANCY GROUPS B, THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED: A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM) HIGH ON THE CONTRASTING BACKGROUND.

GENERAL GLAZING NOTES

1. PROVIDE TEMPERED GLAZING (SAFETY GLAZING) AS REQUIRED AND SPECIFIED BY IBC 2021 SECTION 2406. G.C. TO VERIFY ALL WINDOWS MEET OR EXCEED ALL APPLICABLE CODE REQUIREMENTS (IECC 2021, IBC 2021, 2018 NFPA 101, ETC.)
2. ALL WINDOWS WITHIN 18" OF GRADE SHALL HAVE TEMPERED GLAZING MINIMUM
3. ALL PANELS LABELED WITH "T" ARE TO REPRESENT TEMPERED GLAZING.

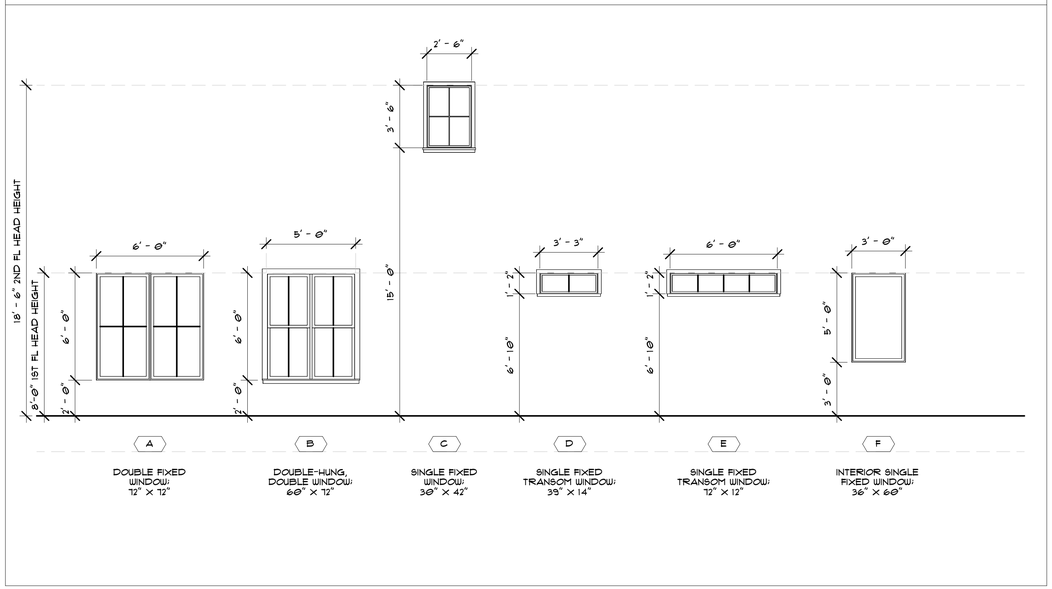
WINDOW KEYNOTES

1. NORTH FACING WINDOWS TO MEET MIN. SHGC FACTOR OF 0.53
2. WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING. PROVIDE WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090 OR IBC SECTION 1015.8.1
3. WINDOW TO MEET MINIMUM 1-HOUR FIRE RATING & UL LABELED.

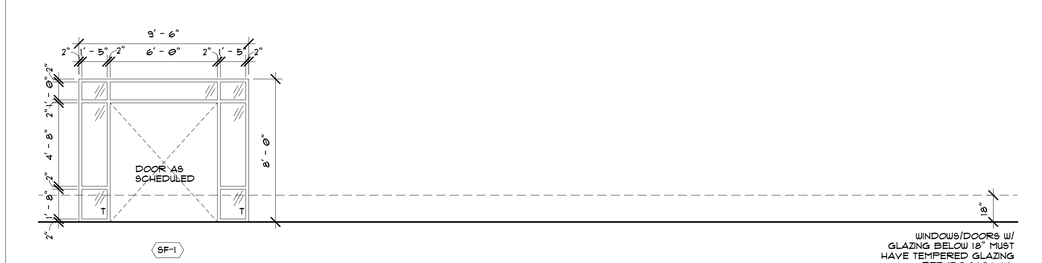
WINDOW SCHEDULE

WINDOW TAG	WINDOW					FRAME				ENERGY COMPLIANCE		KEYNOTES
	SIZE			GLAZING			DETAIL					
	WIDTH	HEIGHT	SILL HEIGHT		MATERIAL	FINISH	HEAD	JAMB	SILL	U-FACTOR	S.H.G.C	
A	6' - 0"	6' - 0"	2' - 0"	CLEAR, 1" INSULATED, DOUBLE PANE, LOW-E	VINYL	MNFR- BLACK	1/A-603	2/A-603	6/A-603	0.36	0.43	
B	5' - 0"	6' - 0"	2' - 0"	CLEAR, 1" INSULATED, DOUBLE PANE, LOW-E	VINYL	MNFR- BLACK	4/A-603	5/A-603	6/A-603	0.45	0.4	
C	2' - 6"	3' - 6"	15' - 0"	CLEAR, 1" INSULATED, DOUBLE PANE, LOW-E	VINYL	MNFR- BLACK	1/A-603	2/A-603	3/A-603	0.36	0.43	
D	3' - 3"	1' - 2"	6' - 10"	CLEAR, 1" INSULATED, DOUBLE PANE, LOW-E	VINYL	MNFR- BLACK	1/A-603	2/A-603		0.36	0.58	
E	6' - 0"	1' - 2"	6' - 10"	CLEAR, 1" INSULATED, DOUBLE PANE, LOW-E	VINYL	MNFR- BLACK	1/A-603	2/A-603		0.36	0.58	
F	3' - 0"	5' - 0"	2' - 0"	CLEAR, SINGLE PANE	WOOD	PAINT	7/A-603	8/A-603	9/A-603			

WINDOW TYPES



STOREFRONT TYPES



STOREFRONT SCHEDULE

STOREFRONT TAG	SIZE			GLAZING	FRAME				ENERGY COMPLIANCE		KEYNOTE
							DETAILS				
	WIDTH	HEIGHT	THICK		MATERIAL	FINISH	HEAD	JAMB	U-FACTOR	S.H.G.C.	
SF-1	9' - 6"	8' - 0"	4 1/2"	CLEAR, 1" INSULATED, DOUBLE PANE, LOW-E	ALUMINUM FRAME	ANO. BLACK	6/A-602	7/A-602	0.36	0.58	

FISHER ARCHITECTURE
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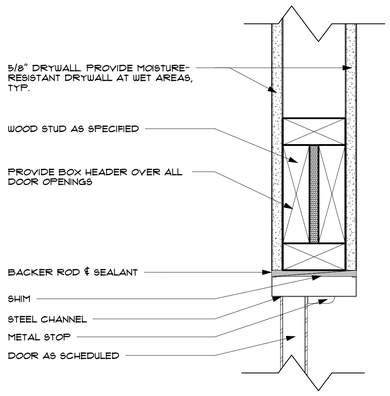
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DOOR & WINDOW SCHEDULES

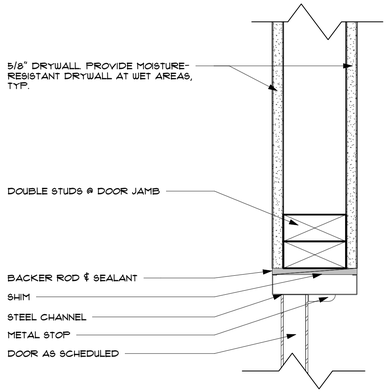
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PROJECT NO.		2023065
SCALE:		1/4" = 1'-0"
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

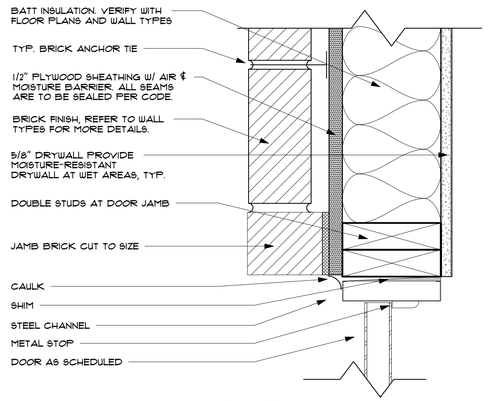
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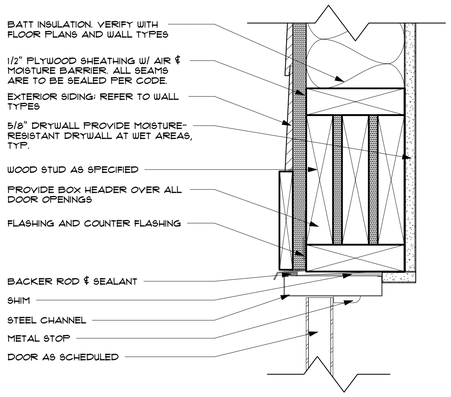
1 INTERIOR DOOR HEAD DETAIL @ WOOD STUD WALL
3" = 1'-0"



2 INTERIOR DOOR JAMB DETAIL @ WOOD STUD WALL
3" = 1'-0"



3 EXTERIOR DOOR JAMB DETAIL (BRICK)
3" = 1'-0"



4 EXTERIOR DOOR HEAD DETAIL (SIDING)
3" = 1'-0"

5 EXTERIOR DOOR JAMB DETAIL (SIDING)
3" = 1'-0"

6 EXTERIOR STOREFRONT HEAD (SIDING)
3" = 1'-0"

7 EXTERIOR STOREFRONT JAMB (SIDING)
3" = 1'-0"

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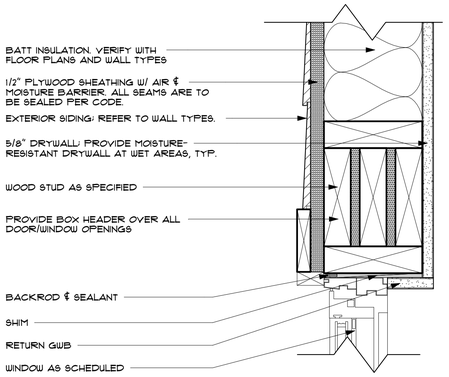
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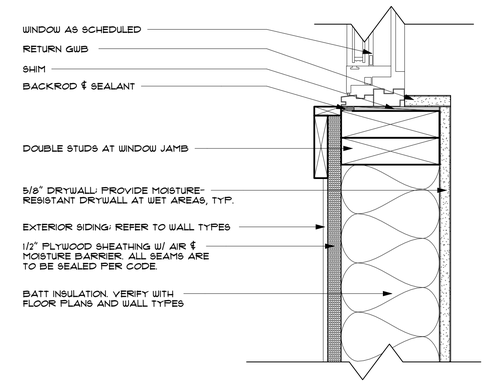
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PROJECT NO.		2023065
SCALE:		3" = 1'-0"
PROJ MGR:		Designer
DRAWN BY:		Author

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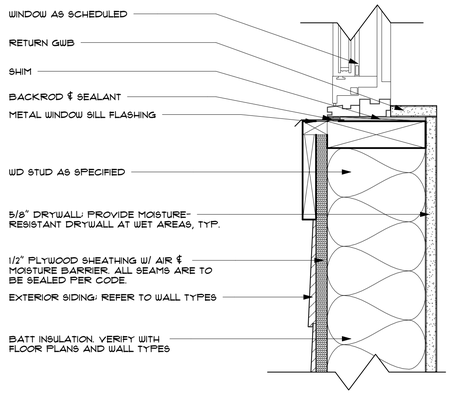
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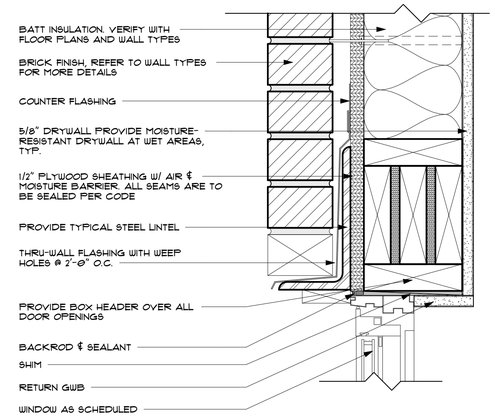
1 WINDOW HEAD DETAIL (SIDING)
3" = 1'-0"



2 WINDOW JAMB DETAIL (SIDING)
3" = 1'-0"



3 WINDOW SILL DETAIL (SIDING)
3" = 1'-0"



4 WINDOW HEAD DETAIL (BRICK)
3" = 1'-0"

5 WINDOW JAMB DETAIL (BRICK)
3" = 1'-0"

6 WINDOW SILL DETAIL (BRICK)
3" = 1'-0"

7 INTERIOR WINDOW HEAD DETAIL
3" = 1'-0"

8 INTERIOR WINDOW JAMB DETAIL
3" = 1'-0"

9 INTERIOR WINDOW SILL DETAIL
3" = 1'-0"

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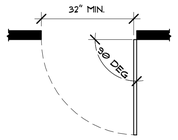
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WINDOW DETAILS

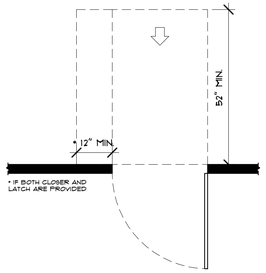
REV	REV DATE	DESCRIPTION
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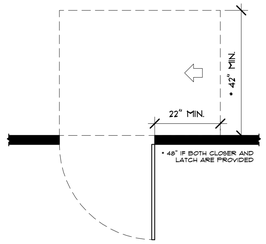
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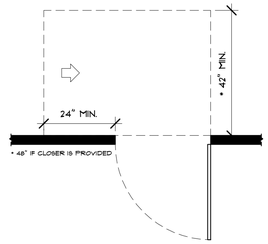
1 CLEAR WIDTH OF DOORWAYS - HINGED DOOR
IGC 1111 - 404.2.2



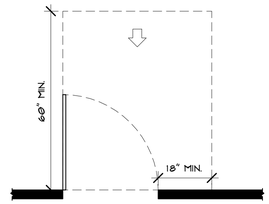
2 HINGED DOOR - FRONT APPROACH - PUSH SIDE
IGC 1111 - 404.2.3.2(B)



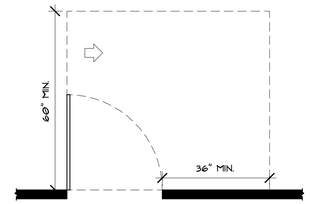
3 HINGED DOOR - HINGE APPROACH - PUSH SIDE
IGC 1111 - 404.2.3.2(F)



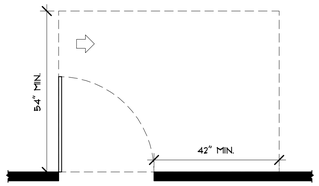
4 HINGED DOOR - LATCH APPROACH - PUSH SIDE
IGC 1111 - 404.2.3.2(A)



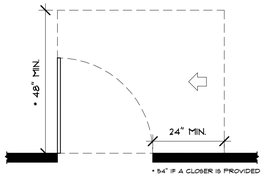
5 HINGED DOOR - FRONT APPROACH - PULL SIDE
IGC 1111 - 404.2.3.2(A)



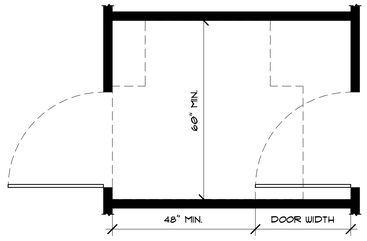
6 HINGED DOOR - HINGE APPROACH - PULL SIDE - OPTION 1
IGC 1111 - 404.2.3.2(D)



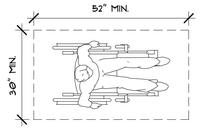
7 HINGED DOOR - HINGE APPROACH - PULL SIDE - OPTION 2
IGC 1111 - 404.2.3.2(E)



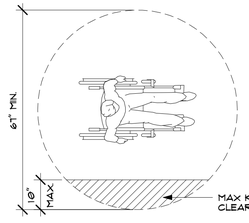
8 HINGED DOOR - LATCH APPROACH - PULL SIDE
IGC 1111 - 404.2.3.2(G)



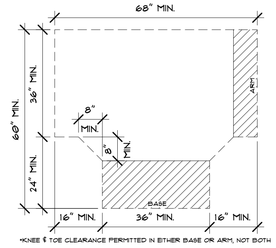
9 TWO DOORS OR GATES IN A SERIES
IGC 1111 - 404.2.5(C)



10 CLEAR FLOOR SPACE
IGC 1111 - 305.3.1

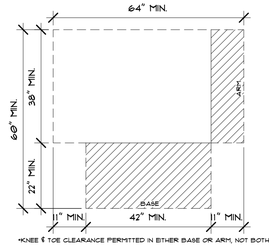


11 CIRCULAR TURNING SPACE & OVERLAP - NEW BUILDINGS
IGC 1111 - 304.3.1.1



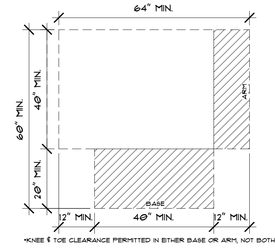
*KNEE & TOE CLEARANCE PERMITTED IN EITHER BASE OR ARM, NOT BOTH

12 T-SHAPED TURNING SPACE - OPTION 1
IGC 1111 - 304.3.2.1(A)



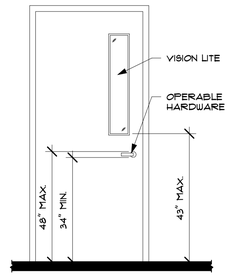
*KNEE & TOE CLEARANCE PERMITTED IN EITHER BASE OR ARM, NOT BOTH

13 T-SHAPED TURNING SPACE - OPTION 2
IGC 1111 - 304.3.2.1(B)

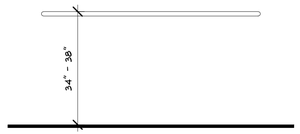


*KNEE & TOE CLEARANCE PERMITTED IN EITHER BASE OR ARM, NOT BOTH

14 T-SHAPED TURNING SPACE - OPTION 3
IGC 1111 - 304.3.2.1(C)



15 DOOR VISION LIGHT HEIGHT
IGC 1111 - 703.3.11

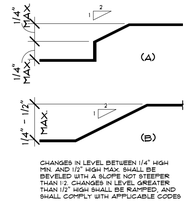


16 HANDRAIL HEIGHT
IGC 1111 - 505.4



HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMATER OF 1 1/4" MIN. AND 2" MAX.

17 HANDRAIL AT WALKING SURFACES
IGC 1111 - 505.5



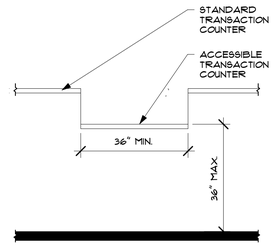
CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH APPLICABLE CODES

19 BEVELED CHANGES IN LEVEL
IGC 1111 - 303.3

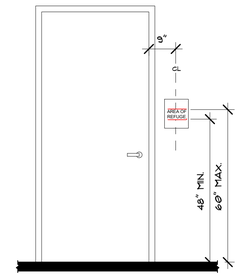


CHANGES IN LEVEL OF 1/4" MAX. SHALL BE PERMITTED TO BE VERTICAL

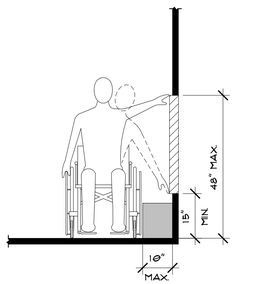
20 CHANGES IN LEVEL
IGC 1111 - 303.2



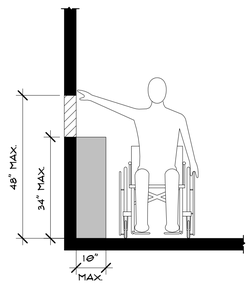
12 TRANSACTION COUNTER HEIGHT



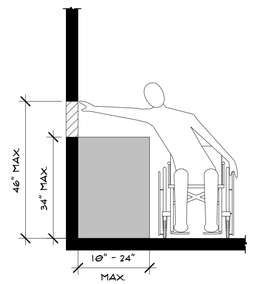
11 TACTILE SIGNAGE ELEVATION
IGC 1111 - 703.3.11



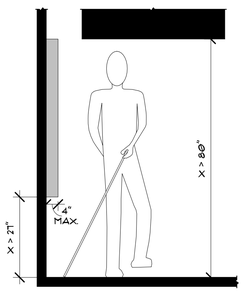
13 UNOBSTRUCTED SIDE REACH
IGC 1111 - 308.3.1



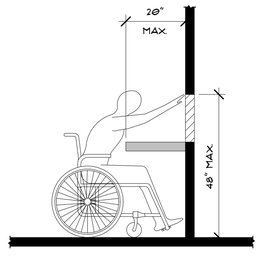
15 OBSTRUCTED HIGH SIDE REACH (A)
IGC 1111 - 308.3.2



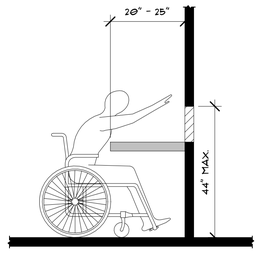
14 OBSTRUCTED HIGH SIDE REACH (B)
IGC 1111 - 308.3.2



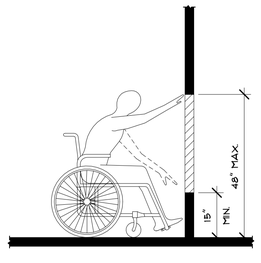
16 PROTRUDING OBJECTS
IGC 1111 - 307.2



19 FORWARD REACH - OBSTRUCTED HIGH (A)
IGC 1111 - 308.2.2



18 FORWARD REACH - OBSTRUCTED HIGH (B)
IGC 1111 - 308.2.2



17 FORWARD REACH - UNOBSTRUCTED
IGC 1111 - 308.2.1

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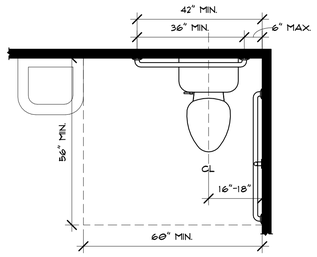
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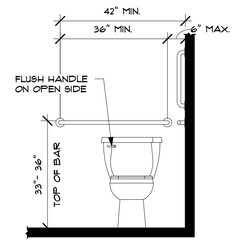
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REV.	REV DATE:	DESCRIPTION
DATE:		2023.07.14
PROJECT NO.		2022.3065
SCALE:		As indicated
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

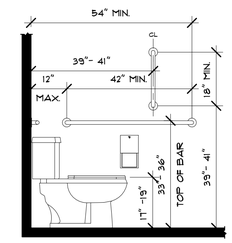
A-701



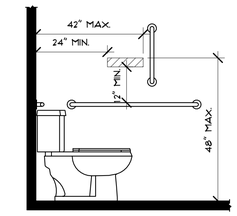
1 TOILET - PLAN VIEW
ICC A117.1 - 604.3 ¶ 604.5.2



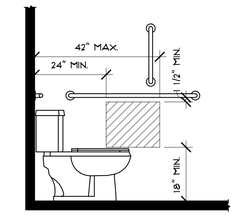
2 WATER CLOSET - FRONT ELEVATION
ICC A117.1 - 604.5.2 ¶ 605.4.1 ¶ 604.6



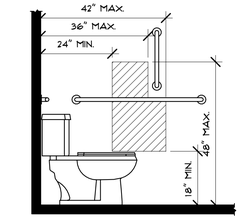
3 WATER CLOSET - SIDE WALL ELEVATION
ICC A117.1 - 604.4 ¶ 604.5.1 ¶ 605.4.1



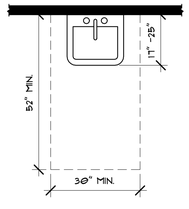
4 DISPENSER OUTLET LOCATION - PROTRUDING DISPENSER ABOVE GRAB BAR
ICC A117.1 - 604.7.1(B) ¶ 605.3



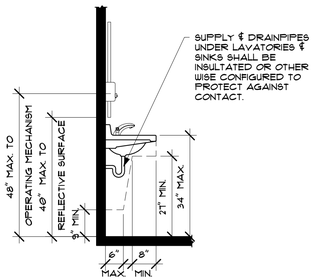
5 DISPENSER OUTLET LOCATION - PROTRUDING DISPENSER BELOW GRAB BAR
ICC A117.1 - 604.7.1(A) ¶ 605.3



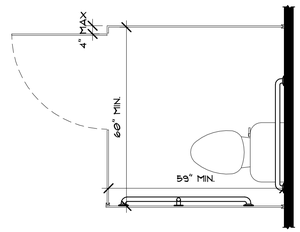
6 DISPENSER OUTLET LOCATION - RECESSED DISPENSER
ICC A117.1 - 604.7.1(C) ¶ 605.3



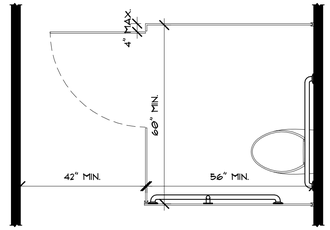
7 LAVATORY CLEARANCES - PLAN
ICC A117.1 - 606.2 ¶ 306.2



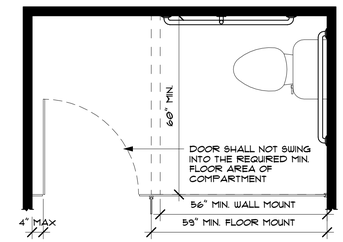
8 LAVATORY CLEARANCES - ELEVATION
ICC A117.1 - 306.2 ¶ 306.3 ¶ 605.3 ¶ 603.6 ¶ 606.3



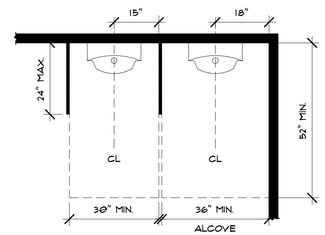
9 TOILET COMPARTMENT - FLOOR MOUNT TOILET
ICC A117.1 - 604.8.2(B)



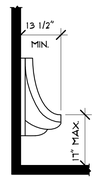
10 TOILET COMPARTMENT - WALL HUNG TOILET
ICC A117.1 - 604.8.2(A)



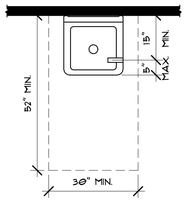
11 TOILET COMPARTMENT - FLOOR MOUNT TOILET - IN-SWINGING DOOR
ICC A117.1 - 604.8.2 ¶ 604.8.3



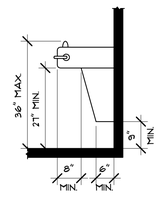
12 URINAL - PLAN VIEW
ICC A117.1 - 605.3 ¶ 305.7.2



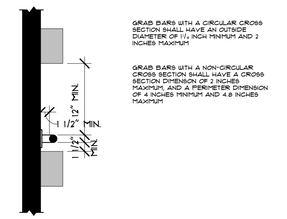
13 URINAL - WALL HUNG TYPE
ICC A117.1 - 605.2(A)



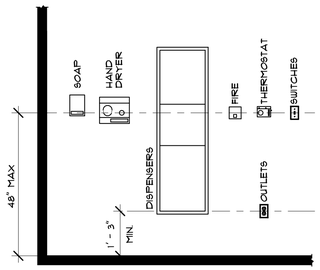
14 DRINKING FOUNTAIN - PLAN
ICC A117.1 - 602.2



15 DRINKING FOUNTAIN - ELEVATION
ICC A117.1 - 306.2 ¶ 306.3 ¶ 602.2.3



16 SPACING OF GRAB BARS
ICC A117.1 - 609.2 ¶ 609.3



17 HEIGHTS TO OPERABLE PARTS/CONTROLS

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Fisher Architecture, LLC
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Salisbury, MD 21801
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CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

108 NORTH EAST STREET
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SHEET INFO:

ADA DETAILS

REV.	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		As indicated
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

A-702

GENERAL NOTES

1. IT WILL BE THE TENANTS RESPONSIBILITY TO ENSURE THAT THE EXIT PATH REMAINS CLEAR AT ALL TIMES WHILE THE BUILDING IS OCCUPIED.
2. FIRE EXTINGUISHERS SHOWN ON THE PLANS PROVIDED SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 101, STANDARDS FOR PORTABLE FIRE EXTINGUISHERS, 2015 EDITION.
3. PROVIDE REMOTE HEADS PER PLANS, AND AS INSTRUCTED BY THE AUTHORITY HAVING JURISDICTION. EMERGENCY LIGHTING IS REQUIRED AT EXIT DISCHARGE LOCATIONS (DIRECTLY OUTSIDE OF ALL EXIT DOORS) THROUGHOUT THIS BUILDING.

TRAVEL DISTANCE

NFPA 101 2018, 12.2.6

1. 12.2.6.1: TRAVEL DISTANCE SHALL BE MEASURED IN ACCORDANCE WITH SECTION 7.6.
2. 12.2.6.2: EXITS SHALL BE ARRANGED SO THAT THE TOTAL LENGTH OF TRAVEL FROM ANY POINT TO REACH AN EXIT SHALL NOT EXCEED 200 FT (61 M) IN ANY ASSEMBLY OCCUPANCY, UNLESS OTHERWISE PERMITTED BY ONE OF THE FOLLOWING:
   1. THE TRAVEL DISTANCE SHALL NOT EXCEED 250 FT (76 M) IN ASSEMBLY OCCUPANCIES PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.
   2. THE TRAVEL DISTANCE REQUIREMENT SHALL NOT APPLY TO SMOKE-PROTECTED ASSEMBLY SEATING AS PERMITTED BY 12.4.2.12, 12.4.2.13, AND 12.4.2.14.

FIRE EXTINGUISHERS

1. MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER IS 75'.

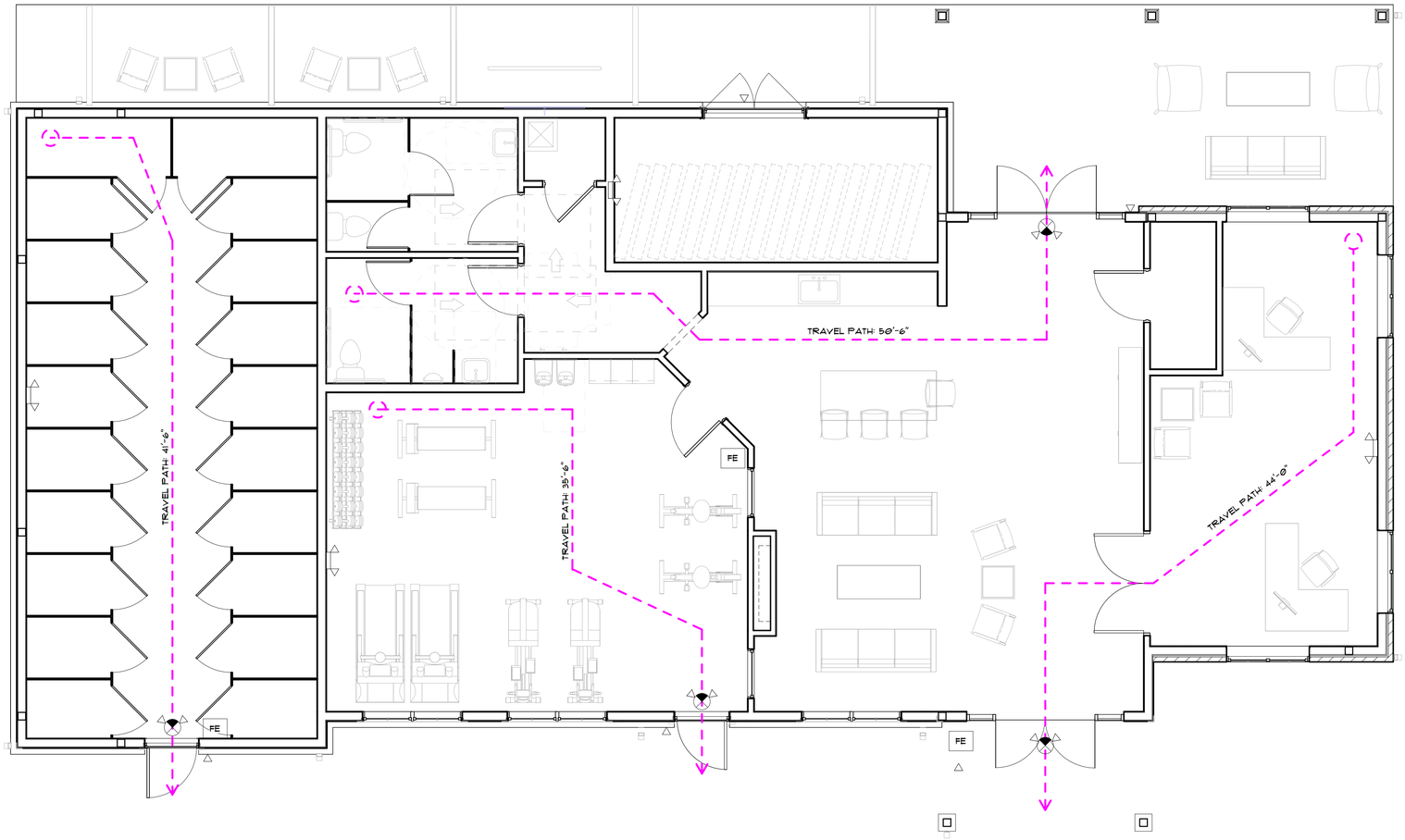
CORRIDORS

A) DEAD END
   1) IBC 2021, 1020.5
   WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD END CORRIDORS MORE THAN 20 FT (6096 MM) IN LENGTH.
   EXCEPTIONS:
   1. IN OCCUPANCIES IN GROUP I-3 OF CONDITION 2, 3, 4, THE DEAD-END IN A CORRIDOR SHALL NOT EXCEED 50 FT (15 240 MM).
   2. IN OCCUPANCIES THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDOR SHALL NOT EXCEED 50 FT (15 240 MM).
   3. A DEAD-END CORRIDOR SHALL NOT BE LIMITED IN LENGTH WHERE THE LENGTH OF THE DEAD-END CORRIDOR IS LESS THAN 2.5 TIMES THE LEAST WIDTH OF B) CONSTRUCTION

1) IBC 2021, 1020.2
CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS.
EXCEPTIONS:
1. A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP E WHERE EACH ROOM THAT IS USED FOR INSTRUCTION HAS NOT LESS THAN ONE DOOR OPENING DIRECTLY TO THE EXTERIOR AND ROOMS FOR ASSEMBLY PURPOSES HAVE NOT LESS THAN ONE-HALF OF THE REQUIRED MEANS OF EGRESS DOORS SPECIFIED IN THIS EXCEPTION ARE REQUIRED TO BE AT GROUND LEVEL
2. A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN AN OCCUPANCY IN GROUPS I-1 AND R.
3. A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN OPEN PARKING GARAGES.
4. A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP B THAT IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH SECTION 1006.2.
5. CORRIDORS ADJACENT TO THE EXTERIOR WALLS OF BUILDINGS SHALL BE PERMITTED TO HAVE UNPROTECTED OPENINGS ON UNRATED EXTERIOR WALLS WHERE UNRATED WALLS ARE PERMITTED BY TABLE 602 AND UNPROTECTED OPENINGS ARE PERMITTED BY TABLE 705.8.

EGRESS PLAN SYMBOLS LEGEND

	EXIT SIGN		1 HOUR RATED WALL
	EXIT SIGN/EMERGENCY LIGHT COMBO		2 HOUR RATED WALL
	EMERGENCY LIGHT		TRAVEL DISTANCE
FE	FIRE EXTINGUISHER		
	EMERGENCY REMOTEHEAD		



1 FIRST FLOOR - EGRESS
1/4" = 1'-0"

FISHER ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-0238

SEAL:

FOR REVIEW ONLY NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.: 0013955
EXPIRATION NO.: 09.23.2024

THE DOCUMENTS PREPARED BY FISHER ARCHITECTURE, LLC, ARE SOLELY FOR THE PURPOSES OF THE SPECIFIED PROJECT. THEY ARE NOT INTENDED OR AUTHORIZED FOR USE ON ANY OTHER PROJECT. FISHER ARCHITECTURE, LLC MAKES NO REPRESENTATION AS TO THEIR SUITABILITY FOR ANY OTHER USE. ALL DRAWINGS PREPARED BY FISHER ARCHITECTURE, LLC ARE INSTRUMENTS OF PROFESSIONAL SERVICE IN RESPECT OF THE PROJECT. THESE DOCUMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF FISHER ARCHITECTURE, LLC.

CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

108 NORTH EAST STREET
EASTON, MD 21601

SHEET INFO:

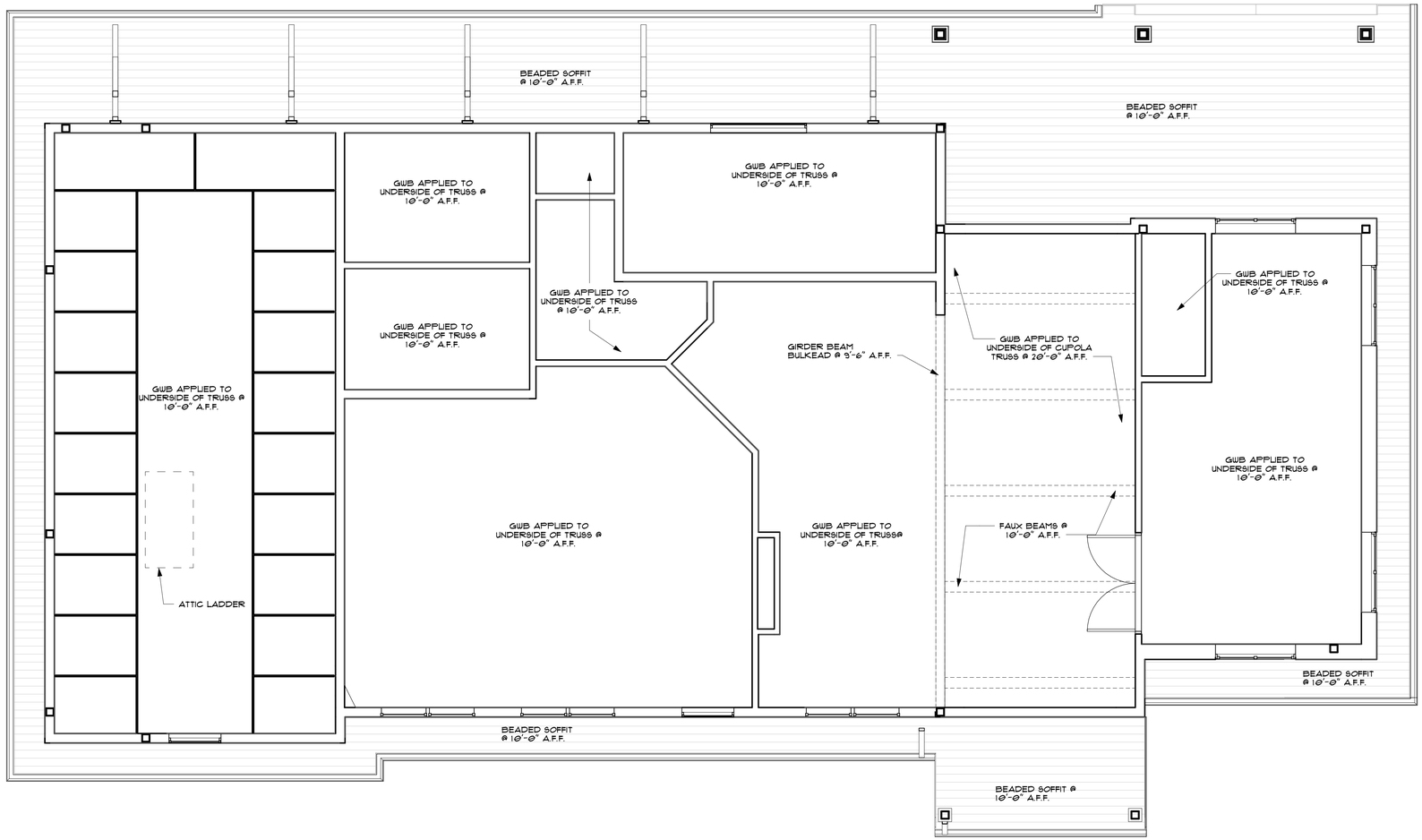
EGRESS PLAN

REV	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner
4	09.13.2023	HDC Resubmission
3	08.24.2023	HDC Resubmission
2	08.02.2023	HDC Submission
1	07.25.2023	Schematic Design

DATE:	2023.07.14
PROJECT NO.	2023065
SCALE:	As Indicated
PROJ MGR:	Designer
DRAWN BY:	Author

SHEET NUMBER:

EG-101



1 FIRST FLOOR
1/4" = 1'-0"

GENERAL NOTES

REFLECTED CEILING PLANS:

1. ALL MATERIALS SHALL BE NEW, U.N.O.
2. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING ALL LIGHT FIXTURES, EXIT LIGHTS & FIRE LIFE SAFETY DEVICES, SITE LIGHTING, AND LIGHTING LOCATIONS - G.C. SHALL COORDINATE BETWEEN ALL LIGHTING PLANS.
3. REFER TO ELECTRICAL DRAWINGS FOR SWITCHING & CIRCUITING.
4. REFER TO ELECTRICAL DRAWINGS FOR MECHANICAL REQUIREMENTS. COORDINATE INSTALLATION OF NEW DUCTS WITH CENTER LINE OF CORRIDOR TO ACCOMMODATE DOWNLIGHTS AS SCHEDULED. CONTACT ARCHITECT PRIOR TO INSTALLATION IF ANY ISSUES ARISE.
5. ALL ACOUSTICAL CEILING TILES SHALL BE NEW AS SCHEDULED. PROPOSED LOCATION OF CEILING GRID SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
6. ALL CEILING GRIDS SHALL BE CENTERED IN EACH ROOM, U.N.O. TO ALLOCATE FOR THE NUMBER OF BAYS SHOWN IN THE DEPICTED REFLECTED CEILING PLAN.
7. ALL SWITCHES & CONTROLS SHALL BE LOCATED TYPICALLY ON THE LATCH SIDE OF THE DOOR FRAME. CHECK LOCATION WITH SIDELITES, U.N.O.
8. G.C. SHALL CENTER ALL DOWNLIGHTS AND DIFFUSERS IN CEILING TILE, U.N.O. G.C. TO COORDINATE WITH ARCHITECT FOR LOCATION OF ANY FIXTURE IN QUESTION PRIOR TO INSTALLATION.
9. ALL DIMENSIONS ARE SHOWN FROM FINISHED SURFACE. G.C. TO COORDINATE FIXTURE LOCATIONS BASED ON FINISHED ROOM DIMENSIONS IN FIELD. ANY SIZE DIFFERENCES ARE TO BE BROUGHT TO THE INTERIOR DESIGNER/ARCHITECT'S ATTENTION IMMEDIATELY.
10. ALL FIXTURES SHALL HAVE APPROPRIATE UL LABEL, DAMP OR WET AS REQUIRED BY LOCAL CODE.
11. ALL FIXTURES SHALL INCLUDE ALL ACCESSORIES REQUIRED FOR INSTALLATION ACCORDING TO ALL LOCAL AND NATIONAL CODES.
12. G.C. TO VERIFY FINAL VOLTAGES, CEILING TRIM COMPATIBILITY, FIXTURES LOCATIONS, AND RECESS DEPTHS PRIOR TO ORDERING ANY LIGHTING EQUIPMENT/FIXTURES.
13. ALL FIXTURES SHALL BE ORDERED WIT THE APPROPRIATE BALLASTS THAT HAVE UL AND CBM LABELS AND MUST CONFORM TO LOCAL AND NATIONAL ENERGY CODE REQUIREMENTS.
14. OWNER TO APPROVE ALL MATERIALS, FIXTURES, AND EQUIPMENT PRIOR TO PURCHASING AND PROCUREMENT.

CEILING LEGEND

ABBREV.	APPEARANCE	DESCRIPTION
GYP-1		GYPSUM CEILING BOARD SIZE: 5/8" THICKNESS FINISH: WHITE
BVS-1		BEADBOARD VINYL SOFFIT SIZE: 3/8" THICKNESS FINISH: WHITE

NOTES:

1. REFER TO ELECTRICAL DRAWINGS FOR COORDINATION OF LIGHTING & POWER.

FISHER
ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-0238

SEAL:

FOR REVIEW ONLY NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION:
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LICENSE NO.: 0013955
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CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

108 NORTH EAST STREET
EASTON, MD 21601

SHEET INFO:

REFLECTED CEILING PLAN

6	03.25.2024	100% DD to Owner
REV	REV DATE	DESCRIPTION
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		As indicated
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

ID-201

FISHER
ARCHITECTURE

7/27/2023

Town of Easton
c/o Historic District Commission
14 South Harrison Street | Easton, MD 21601
[redacted]

Cannery Square Apartments – New Amenity Building

To Whom It May Concern:

In regard to the submitted Cannery Square Amenity Building Historic District Commission Hearing Application, we have developed the following narrative of the architectural features and design intent.

A. **General Guidelines for New Construction** (Guidelines 94-98)
   (1) The proposed new building is compatible with the overall historic and architectural character of the area (Park St., Goldsborough St., August St., Pennsylvania Ave., North St., Higgins St. of Historic District) in form, material and massing.
   (2) The proposed new building creates a new design without imitating earlier or historic architectural styles in surrounding area.
   (3) The proposed new building is within ten percent of the height of the surrounding buildings, many of which are single-story detached garages, carriage houses and residential outbuildings.
   (4) Alternating materials and inset portions of the long facades visually break up the building to appear as a series of smaller structures.
   (5) Street rhythm is preserved by maintaining the location, orientation and approximate height of the former building with the new building mass.

B. **Building Materials** (Guidelines 103,104)
   (1) The proposed new building utilizes exterior materials compatible with the surrounding buildings, including unpainted brick masonry, fibercement shake siding, and fibercement lap siding.
   (2) Trim will be fibercement boards.

C. **Color** (Guideline 105)
   (1) Exterior wall and detail colors of the proposed new building compliment the surrounding historic properties.
      a. Unpainted red clay brick
      b. Gray shake siding
      c. Taupe horizontal lap siding
      d. White vertical board and batten siding

542 Riverside Drive
Salisbury, MD 21801
[redacted]

D. **Decorative Architectural Features** (Guideline 106)

(1) The proposed new building utilizes subtle details and ornamentation compatible with neighboring historic buildings such as a windowed cupola, transom windows over doors, metal-roofed dormers, gable roof ends, brick water table, traditional style pilasters, and decorative roof bracketing.

E. **Energy and Sustainability** (Guideline 109)

(1) Roof awnings are used over main entrance areas.

(2) Energy efficient windows and building systems to meet IECC 2018. HVAC equipment will be concealed within the attic or screened with landscaping.

(3) Natural sustainability features, including trees, shrubs and lawn area, will be added to the site which is currently full pavement and gravel.

(4) The proposed new building will provide natural lighting to the interior through large windows, dormer windows, transom windows and glass exterior doors.

F. **Exterior Lighting** (Guideline 110)

(1) Exterior light fixtures will match the character of the building and will be placed in functional locations, such as entrances.

a. Lantern style carriage lamps provided at entrances.

G. **Façade Configuration** (Guideline 112,113)

(1) The proposed new building utilizes façade proportions, such as window spacing and roof heights, complimentary to the surrounding buildings.

H. **Roofs** (Guidelines 116-118)

(1) The proposed new building utilizes roof shapes and slopes that are consistent with the roof shapes and slopes of the surrounding historic buildings, such as gable roof, cross gable roof, and hipped roof. The proposed new building also utilizes dormers with shed roofs.

(2) The proposed roof materials of architectural shingles and standing seam metal are consistent with the surrounding buildings.

(3) Half-round gutters will blend into the front façade and downspouts will be kept to building corners or align with changes in material along the facade.

I. **Utilities** (Guidelines 121-125)

(1) The electric, telephone, and cable services will be underground if approved by the utility provider, otherwise the services will be hidden from the front façade. The electric meter will be located on a discreet side of the building away from the street frontage and entrances.

(2) Dumpsters and other trash receptacles will not be visible from the front façade. A trash enclosure fence will be provided.

J. **Windows** (Guidelines 126,127)

(1) The proposed new building will utilize windows of similar proportion to Goldsborough St residences and the infilled window openings found on the demolished building.

At this time, we have not provided a rendering per the Historic District Commission requirements but we will provide a site-specific rendering of the proposed new building for review upon request. Please feel free to contact our office should you have any further questions in regard to the responses provided above.

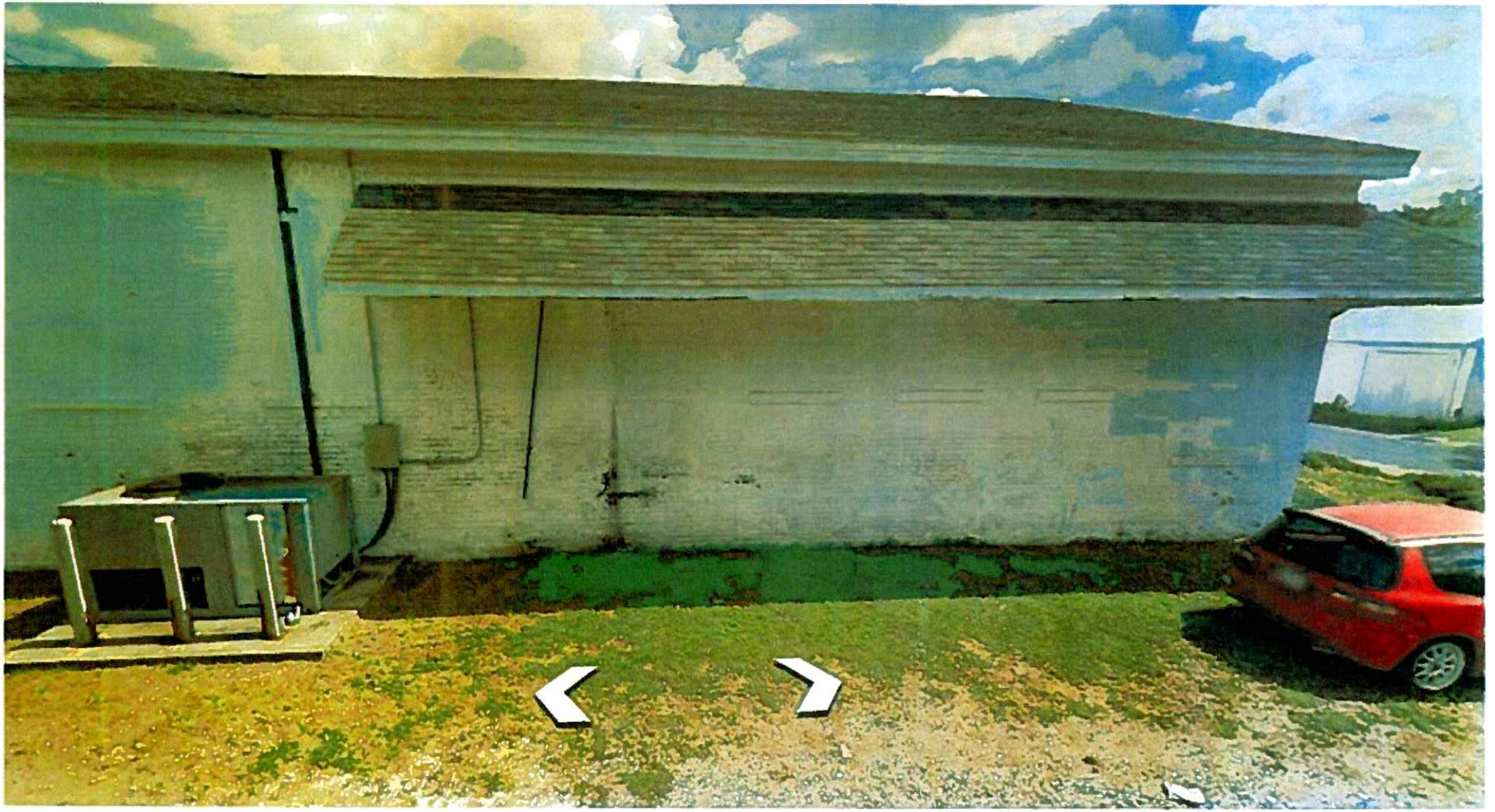
Sincerely,

Lauren White
Studio Director
Fisher Architecture, LLC
[redacted]

Easton Ice Building from the corner of East Ave. and alley



Easton Ice Building from East Ave.



Easton Ice Building from East Ave.



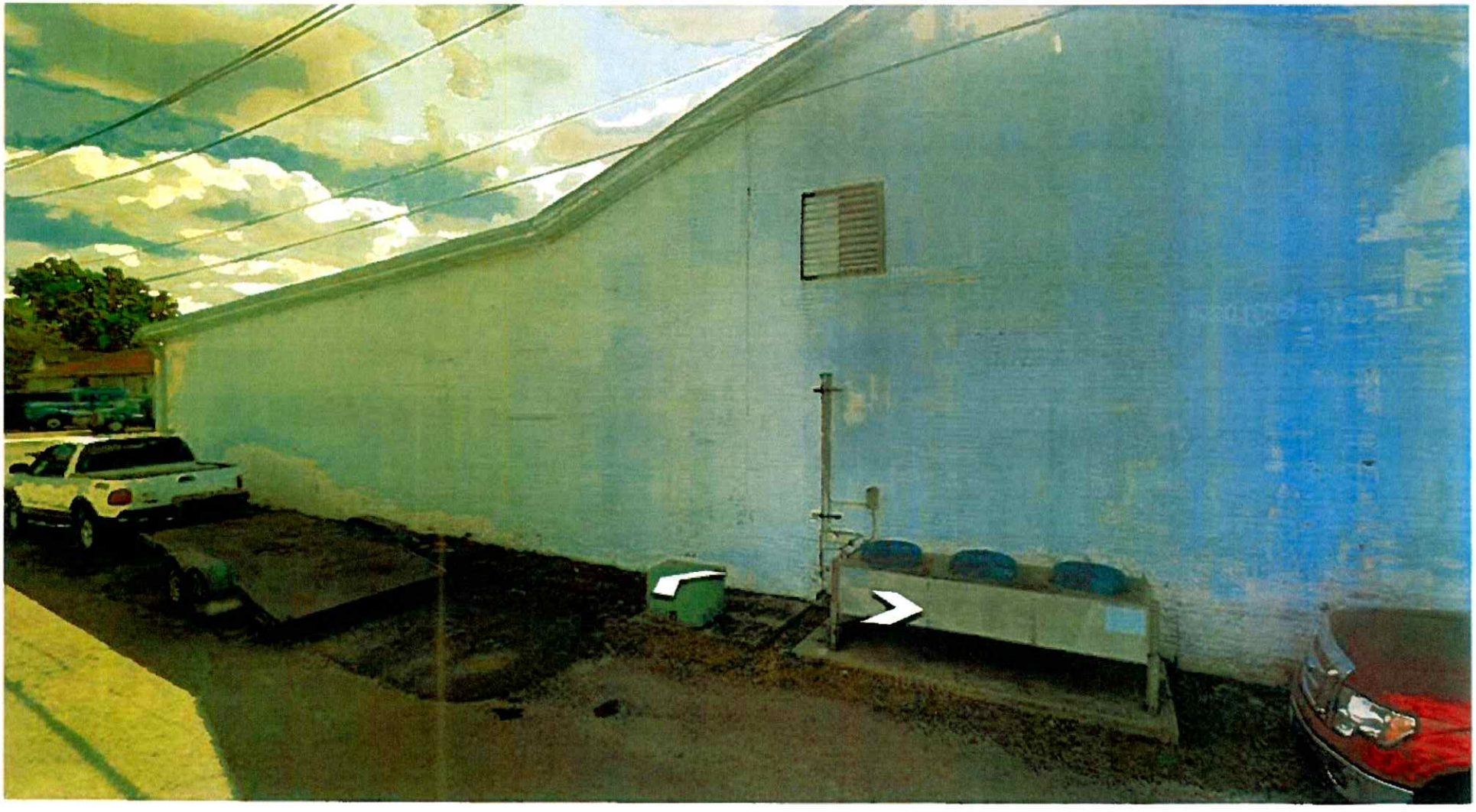
Easton Ice Building from the corner of East Ave. and North Street



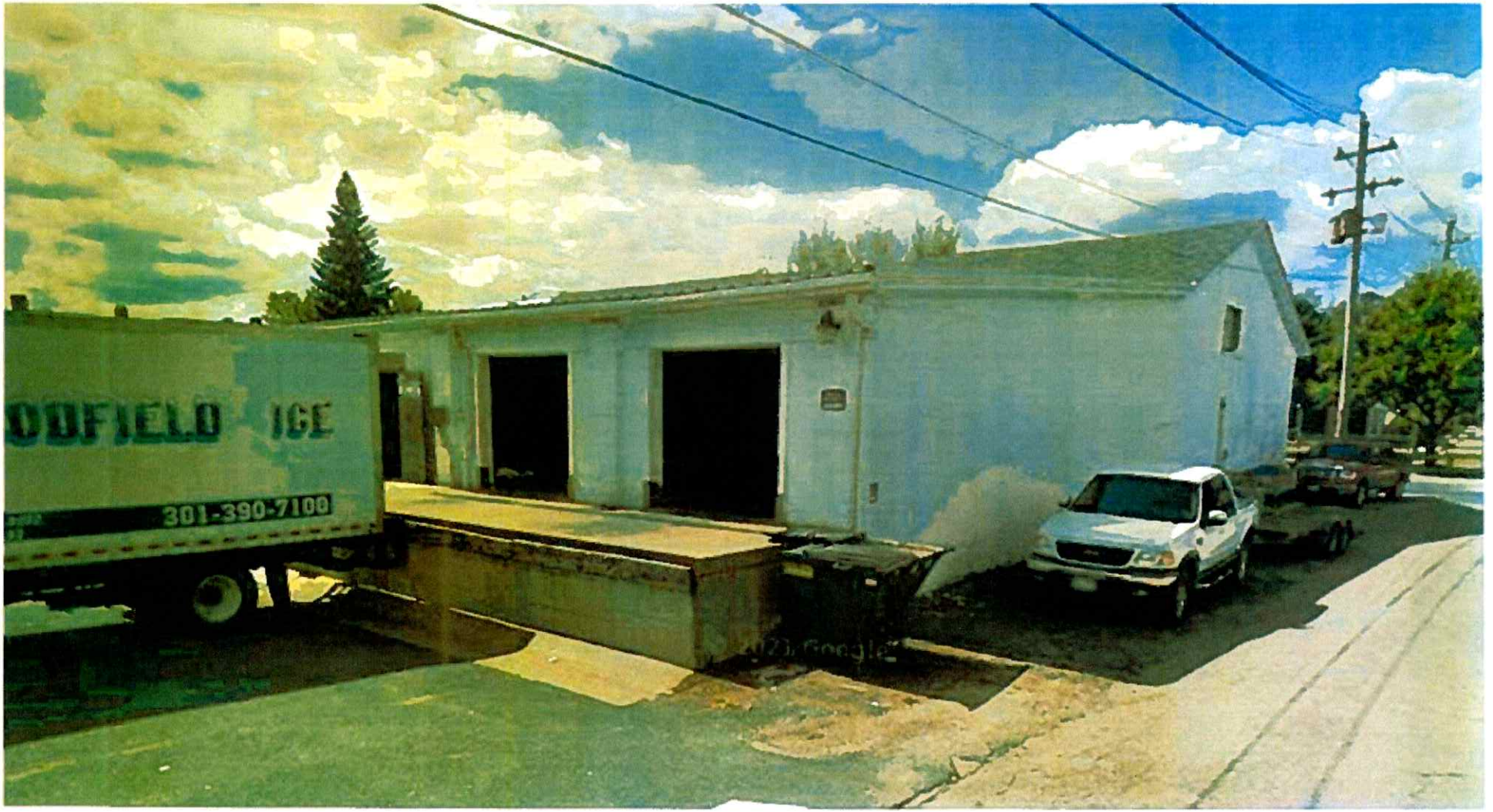
Easton Ice Building from North Street



Easton Ice Building from North Street



Easton Ice Building from North Street



Docusign Envelope ID: 62B850CD-3562-4080-B711-6FD8F86CDE98

March 16, 2026

Town of Easton Planning and Zoning
14 South Harrison Street
Easton, Maryland 21601

Re: Authorization for Historic District Commission Hearing Application
108 East Avenue, Easton, MD 21601

To Whom it Concerns:

Shoregate of Cannery Commercial LLC is the owner of the property located at 108 East Avenue within the Town of Easton, Maryland, designated Parcel 753 of Talbot County Tax Map 103 (the "**Property**"). Shoregate of Cannery Commercial LLC hereby authorizes McAllister, DeTar, Showalter & Walker LLC and Brendan S. Mullaney to take any and all action related to land use, building, construction, design and development approvals.

Sincerely,

DocuSigned by:
Justin Nonemaker
BC0757DEAC924F9...

Shoregate of Cannery Commercial LLC
By: Justin Nonemaker
Its: Authorized Signatory

Pilottown Engineering
www.pilottownengineering.com
17585 Nassau Commons Blvd - Unit 3
Lewes, DE 19958
302.703.1770

August 14th, 2023

Mr. Brendan Mullaney
100 N. West Street
Easton, MD 21601

Reference: **108 East Avenue**
Easton, MD
Project Number: 100.282

Dear Mr. Mullaney,

As per your request, we visited the single story commercial space located at 108 East Avenue in Easton, MD. The purpose of our visit was to observe the existing structural condition of the existing facility. The existing facility consists of a single story, brick and cmu bearing wall, and wood framed roof warehouse facility. The building appears to have an original section with an addition added later on, however both sections are framed similar in nature. Outlined below is a brief description of the current building structural condition based from our visual inspection.

Original Structure Observations:

The original structure consists of exterior, multi-wythe brick bearing walls supporting timber trusses spaced approximately 10 feet on-center. Wood purlins span between the trusses with wood roof decking located on top. Based on our observations, we observed multiple areas where the timber trusses were delaminated at the bearing locations, timber members currently splitting, and a portion of the trusses where the vertical and diagonal members have been modified and appear to be deflecting. Additionally, the trusses are currently bearing on the existing multi-wythe brick wall and a steel beam & posts that were added later during the construction of the building addition.

The 2x wood purlins span between the wood timber trusses and currently appear to be deflecting under the weight of the existing roof. The condition of the purlins generally appear to be ok, however we did observe some areas of water infiltration located along areas of the existing roof framing / decking.

The exterior multi-wythe brick wall is currently uninsulated and has multiple areas where the mortar joints are delaminated, step, vertical, and horizontal cracking are occurring, and a large open vertical crack exists along the North end of the wall. Daylight can currently be seen through the large open crack in the exterior wall and is letting water protrude through the wall structure, causing damage to the brick wall in this area. Additionally, the existing exterior coating on the brick wall was pealing and failing leaving the exterior brick wall open to the weather elements causing delamination of the brick wall.
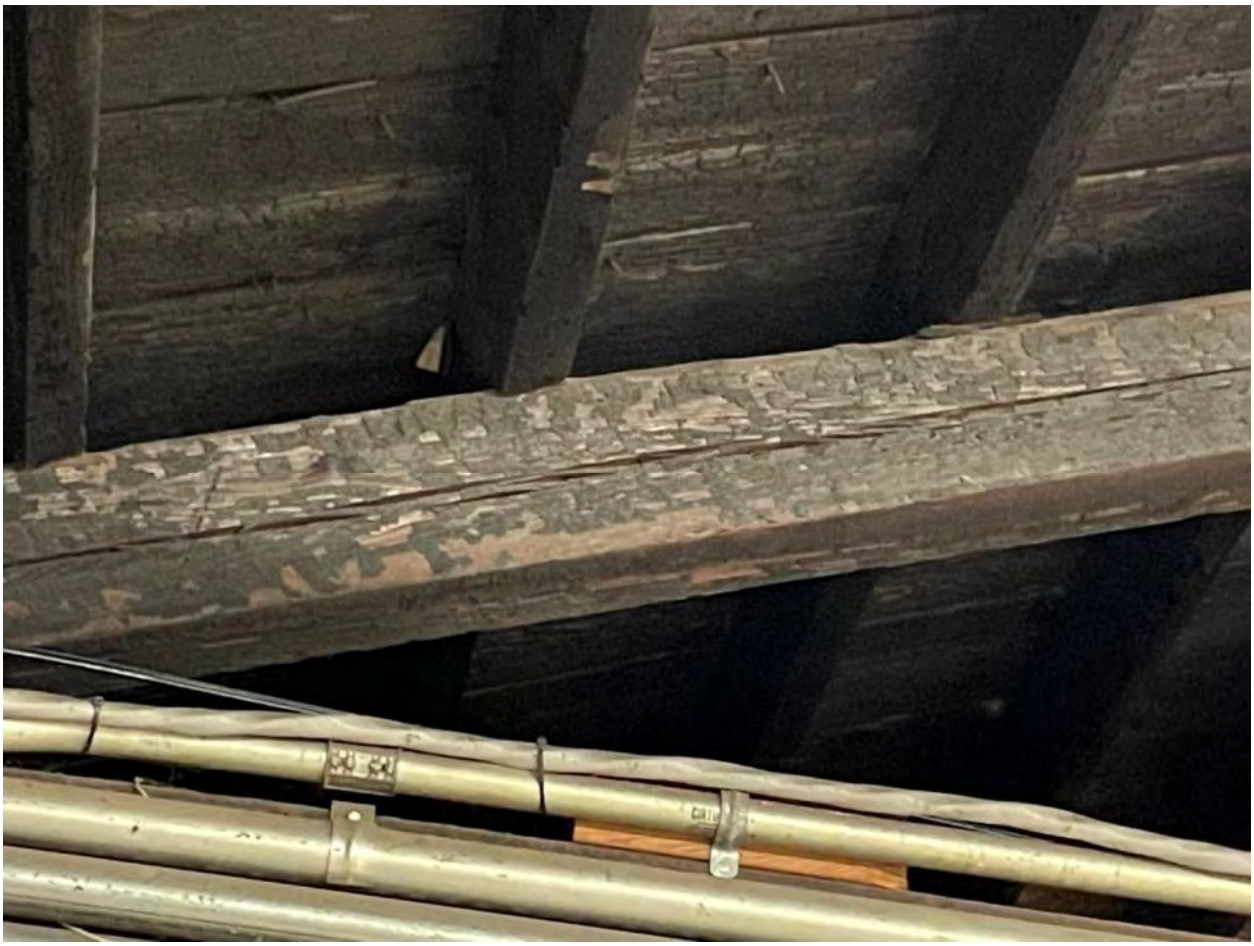
Below are a number of photographs showing the structural condition of the existing, original structure portion of the facility:



Photograph No. 1: Overall View of Existing Timber Trusses



Photograph No 2: Delamination at Bearing End of Timber Truss



Photograph No. 3: Wood Splitting at Truss Top Chord



Photograph No. 4: Existing Truss with Tension Rod & Splitting of Wood at Bottom Chord



Photograph No. 5: Truss Chord Splitting at Splice Location & Loose Connections of Tension Rod to Bottom Chord



Photograph No. 6: Loose Connections at Existing Bottom Chord Splice Location Along with Damage to Bottom Chord & Splitting of Diagonal Wood Member



Photograph No. 7: Retrofitted Existing Wood Truss without Vertical Tension Member Between Top & Bottom Chords. Additionally, Improper Connections of Reinforcing Members that were Added.



Photograph No. 8: Bottom Chord Wood Splitting at Bearing End



Photograph No. 9: Continuous Bottom Chord Wood Splitting Through the Bottom Chord Splice Location



Photograph No. 10: Truss Bearing Failure / Crushing / Splitting of Truss Bottom Chord



Photograph No. 11: Large Open Crack Through Existing Multi-Wyth Brick Wall



Photograph No. 12: Large Open Crack from Exterior of Building



Photograph No. 13: Exterior Brick Wall & Existing Coating Delamination



Photograph No. 14: Exterior Brick Wall & Existing Coating Delamination



Photograph No. 15: Exterior Brick Wall Horizontal, Step, & Vertical Cracking. Horizontal Cracking Occurring at Level of Interior Floor Slab. Observed Rotation of Existing Brick Wall from Exterior Grade Up to Existing Horizonal Crack.

Addition Structure Observations:

The addition that was added onto the existing structure consists of CMU masonry exterior bearing walls with 2x wood roof rafters and wood roof decking. The wood roof rafters are spaced approximately 16" on-center and span approximately 20'-0". We observed areas where the wood roof rafters are deflecting (sagging) and areas where holes were cut through the rafters due to the presence of mechanical shafts through the roof. We observed some vertical and step cracking of the existing cmu wall along the exterior of the building and also observed missing wood framing ties located at the addition to original structure transition. Shown in the photographs below is the structural condition of the existing Addition portion of the facility:



Photograph No. 16: Existing Roof Structure Transition from Addition to Original Building. Missing Structural Ties at Connections from Existing Wood Beams to Rafters & Steel Beam



Photograph No. 17: Existing Roof Structure Transition from Addition to Original Building. Missing Structural Ties at Connections from Existing Wood Beams to Rafters & Steel Beam



Photograph No 18: Existing Rafters Cut At Roof Level



Photograph No. 19: Existing Roof Rafters Cut at Bearing End at Steel Beam Location with Not Rafter Hangers



Photograph No. 20: Exterior Wall Transition from Original Brick Wall to Addition CMU Wall



Photograph No. 21: Addition CMU Wall Cracking



Photograph No. 22: Addition CMU Wall Cracking



Photograph No. 23: Addition CMU Wall Cracking



Photograph No. 24: Addition CMU Wall Cracking

Miscellaneous Structure Observations:

During our visit to the project site, we observed a couple of miscellaneous items that were of structural concern. First, the porch and decking at the building entrance was severely delaminated and the wood joists and decking was failing. Second, the railings at the ramps and stairs leading up to the rear loading docks were severely corroded and were not properly attached to the existing loading dock structure. Shown in the photographs below is the structural condition of these two items:



Photograph No. 25: Front Entrance Deck & Railing Delamination



Photograph No. 26: Loading Dock Railing Corrosion & Failure

Mr. Brendan Mullaney
108 East Avenue
Project Number: 100.282
August 14th, 2023

Structural Observations Conclusion:

Based on our structural observations, the original building had significant structural concerns and we recommend demolition of this portion of the facility. The existing wood roof trusses would need a significant structural upgrade / reinforcing due to the failures at the bearing ends, the condition of the chord members, the current retrofits to a portion of the trusses, and the condition of the truss members at the splice joints and diagonal / vertical members to chord connections. Additionally, the existing multi-wythe brick wall would need significant structural remediation due to the condition of the existing brick & mortar, the existing coating, and the rotation of the exterior bearing wall at the elevation of the interior slab on grade. Since the existing slab on grade is located at a higher elevation than the existing exterior grade (approximate distance of 4 feet), a surcharge loading is placed at the existing brick wall along with the retaining of the interior soil. The cracking shown along the exterior wall and the out of plane rotation signifies significant structural concerns with the stability of the exterior wall.

The addition portion of the facility appeared to be in fair condition, however based on our observations the structure would need structural upgrades. This would most likely consist of existing roof framing reinforcing, exterior wall remediation, and adding structural wood framing and ties at the building transition locations. Additionally, structural upgrades to the existing loading dock and entrance deck would need to be incorporated into the overall plans of the facility.

Due to the original building's roof framing condition and the condition of the existing exterior multi-wythe brick wall, we recommend that the original portion of the facility be demolished. The fair condition of the addition will require significant structural upgrades to meet current loading requirements, however demolition of this portion of the facility may be more cost effective then to perform these upgrades.

If you have any questions or concerns, please don't hesitate to contact our office.

PILOTTOWN ENGINEERING

James R. Baker, P.E.
Managing Partner

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

April 6, 2026

Dear Resident,

The Easton Historic District Commission will hold a public meeting on **Monday, April 13, 2026 at 6:00 p.m**. in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. At the direction of the Chair of the Commission, notice of a pending application has been sent to owners of property located within 400 feet of this parcel. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. A sign will be posted at the subject property, and the hearing agenda and application items have been posted on the Town of Easton website: http://eastonmd.gov/.

This letter is sent to inform you that application 2026 - 1673 has been filed by Brendan S. Mullaney Esq. (Applicant) on behalf of Shoregate of Cannery Commercial LLC (Owner) for the demolition of the existing warehouse located on the property of 108 East Avenue, and the construction of a new one-story amenity building. The property is located at 108 East Avenue, also known as Tax Map 0103, Grid 00EA, Parcel 0753, and is situated in the BC – Business Commercial Zoning District. On October 9, 2023 the Historic District Commission granted a Certificate of Appropriateness (COA) for this scope of work (application 2023-0996) however, the COA lapsed as a building permit was not obtained within six (6) months from the date of issuance. The project received sketch site plan approval from the Planning Commission on December 21, 2023, and architectural approval on February 15, 2024. On December 9, 2025 the project received site development and site plan approval.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m. Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at** https://www.eastonmd.gov/129/Agendas-Minutes. If you have any questions or comments regarding this application, please contact the Planning Office at (410) 822-1943 or via email at planningandzoning@eastonmd.gov.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov

Town of Easton Historic District Commission
Draft Decision Summary
Monday, March 23, 2026 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:
Town of Easton Agenda and Minutes (eastonmd.gov)

Attendance:

Commission Members:
Ernie Demby, Chairperson
Maria Brophy CFM, Vice Chairperson
Kevin Bateman
Jim Carr
Joshua Startt AIA
Michael Stuart

Absent:
Commission Members:
Emily Carey

Staff:
Nicholas Johnson AICP, Town Planner (Current)
Samantha Smith, Administrative Specialist

Staff:
Miguel Salinas, Planning and Zoning Director
Tom Diem, Building Code Official

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

2. **Agenda Summary Review** —

Vice Chairperson Brophy moved to approve the March 23, 2026 Agenda Summary. Commissioner Stuart seconded the motion.

Vote	6 - 0 - 0 - 1
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carey

3. Old Business —

a. File No.: **2024 - 1172 / HD 24 - 41**
Applicant: **John Hutchison Architecture & GRT Architects on behalf of Academy Art Museum**
Location: 106, 108 & 110 Talbot Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcels 1948, 1949 & 1950
Zoning: R-7A

Request: The Applicant is seeking an amendment to the previously approved scope of work for the restoration of the contributing structure located at 106 Talbot Lane, and the construction of a 3,640 square foot addition. The revised scope includes minor modifications to the approved site layout, which are intended to better support the rehabilitation of the existing contributing structure. The Applicant is proposing to remove the previously approved art pedestal from the courtyard, and to install additional brick pavers within the loading bay area. Material changes to the scope of work include the use of wood siding with a 5-inch exposure to match the existing historic siding, and architectural asphalt shingles will now be installed on the main structure and porch roofs in place of the previously approved cedar shakes. The front-facing ADA ramp and porch are now proposed to be revised from wood construction to masonry.

Background: The Commission initially reviewed this project and granted a Certificate of Appropriateness on April 8, 2024. On October 28, 2024, the Commission approved an amendment to incorporate minor revisions concerning the elevation and the proposed materials. On September 24, 2024 the project received sketch site plan approval from the Town of Easton Planning Commission (2024 - 1264), and the development site plans were approved on July 24, 2025. A building permit for this project was issued on October 29, 2025 (BP 25-00020178).

Historic District Guideline references:

i. *Guideline 19. Trees and Street Plantings*
ii. *Guideline 37. ADA Ramps*
iii. *Guideline 52. Choose Appropriate New or Replacement Fixtures*
iv. *Guideline 65. Make Sensitive Replacements (Porches)*
v. *Guideline 68. Maintain Historic Roof Shape*
vi. *Guideline 70. Roof Material*
vii. *Guideline 76. Preserve Historic Wood Siding*
viii. *Guideline 77. Make Sensitive Replacements (Siding)*

Staff Presentation:
Miguel Salinas, Planning and Zoning Director

Nicholas Johnson AICP, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
John C. Hutchison AIA, John Hutchison Architecture, LLC

Public Comment — None
Public Comment Written — None

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

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

b. File No.: 2025 - 1580 / HD 25 - 103
Applicant: Bluepoint Hospitality Group
Location: 113 N. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 0628, Lot 1
Zoning: CB

Request: The Applicant is requesting an after the fact approval for work completed on the front façade of the structure. On July 28, 2025, the Commission granted an administrative Certificate of Appropriateness (COA) for an in-kind asphalt shingle roof replacement subject to the condition that any existing trim, fascia, soffit, and gutters shall remain (HD 2025-1509 and BP #25-000200887). Upon the removal of the roof, rot and deterioration was discovered within the dormers, necessitating their reconstruction and the replacement of sections of the soffit and fascia. The existing K-style gutters have since been removed, and are now proposed to be reinstalled with new copper half-round gutters.

On October 27, 2025, the Commission granted a COA for the in-kind replacement of six (6) double hung, six-over-six wooden windows on the second and third floors of the front facing façade (HD 25-1580 and BP #23-000018880). Once work commenced, it was discovered that the masonry surrounding the second-floor window openings was in poor condition, and the window openings were out of level. To address these issues, the damaged masonry, the existing stone lintels and wood sills were removed and reinstalled or replaced in-kind.
This is a contributing structure to the Historic District.

Background: On May 22, 2023, the Commission granted a COA for exterior alterations to the structure including the removal of an existing door on the front elevation, the replacement of windows on the side and rear facades with Marvin

Ultimate double hung windows, and the construction of a new rear addition with cementitious siding (HD 2023-0941).

Historic District Guideline references:

i. *Guideline 1. Preserve Significant Historic Features*
ii. *Guideline 2. Repair Rather than Replace*
iii. *Guideline 3. Make Sensitive Replacements*
iv. *Guideline 55. Maintain Historic Masonry*
v. *Guideline 58. Replacing Masonry Units*
vi. *Guideline 9. Sills, Lintels, and Frames*

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

Applicant Presentation:
Joshua Startt AIA on behalf of Bluepoint Hospitality Group
Brad Hutchison AIA on behalf of Bluepoint Hospitality Group

Public Comment — None
Public Comment Written — None

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

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

4. New Business —

a. File No.: 2026 - 1661 / HD 26 - 22
Applicant: 112 Park Street LLC
Location: 112 N. Park Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0801
Zoning: R-10A

Request: The Applicant is requesting an after the fact approval for the installation of a vinyl handrail on the front porch steps. This is a non contributing structure to the Historic District.

Background: This request stems from a Code Enforcement case opened on

February 27, 2026 for the installation of the vinyl handrail without the required Certificate of Appropriateness (Case #26-0096).

Historic District Guideline references:

i. *Guideline 65. Make Sensitive Replacements (Porches)*
ii. *Appendix B.2. Common Substitute Materials (Porch and Deck Vinyl)*

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

Applicant Presentation:
Brandon Berman, 112 Park Street LLC

Public Comment — None
Public Comment Written — None

Commissioner Carr moved to approve the application as submitted. Vice Chairperson Brophy seconded the motion. In accordance with Appendix B.2. Common Substitute Materials (Porch and Deck) the Commission determined that a vinyl handrail is an acceptable replacement material in this circumstance based on the findings that the structure is non contributing, its existing modern alterations, and the prior use of vinyl products for the structure's windows and siding.

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

b. File No.: 2026 - 1665 / HD 26 - 24
Applicant: Christopher Gillen
Location: 406 August Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1068, Lot 1
Zoning: R-7A

Request: The Applicant is requesting the demolition of the existing rear deck, and the construction of a 12’ wide by 14’ deep one- story addition. The proposed addition will incorporate three (3) double-hung windows on the rear elevation, three (3) awning windows on the left elevation, and French doors leading to a deck on the right elevation, all specified as Anderson 400 Series. Additional materials for the project include Certain Teed “Cedar Impression” composite siding to mimic cedar shakes, a composite material for the decking, architectural asphalt shingles for the roof, PVC (Azek) for the trim, fascia, and

soffit, and aluminum K-style gutters. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 100. Rear Additions*
ii. *Guideline 103. Materials*
iii. *Guideline 104. Vinyl Siding*
iv. *Guideline 115. Roof Form*
v. *Guideline 116. Roof Material*
vi. *Guideline 117. Gutters and Downspouts*
vii. *Guideline 127. Window Type*
viii. *Appendix B.2. Common Substitute Materials (Windows)*

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

Applicant Presentation:
Christopher Gillen

Public Comment — None
Public Comment Written — None

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

Vote	6 - 0 - 0 - 1
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carey

c. File No.: 2026 - 1666 / HD 26 - 25
Applicant: Town and Country Roofing & Siding
on behalf of Carol Feeney
Location: 112 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1931
Zoning: R-7A

Request: The Applicant is seeking approval for the replacement of the roof on two outbuildings and the front porch. The Applicant is proposing to replace the existing corrugated metal roofs of the outbuildings in-kind with a new metal roof (Panel-Loc Plus ™), and the existing standing seam metal roof of the front porch will be replaced in-kind with a new standing seam metal roof (Horizon-Loc ™).

This is a contributing structure to the Historic District. The Easton Historic District Survey notes that one (1) of outbuildings is historic.

Background: On February 23, 2026 the Commission granted an administrative Certificate of Appropriateness for the in kind replacement of the asphalt shingle roof of the main structure (HD 2026-1651).

Historic District Guideline references:

i. *Metal Roofs*
ii. *Guideline 70. Roof Material*

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

Applicant Presentation:
Frank Salusbury, Town and Country Roofing & Siding

Public Comment — None
Public Comment Written — None

Vice Chairperson Brophy moved to approve the application as submitted. Commissioner Startt seconded the motion.

Vote	6 - 0 - 0 - 1
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carey

d. File No.: 2026 - 1667 / HD 26 - 26
Applicant: Laurie Cheamitru
Location: 502 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1037, Lot 1
Zoning: R-7A

Request: The Applicant is seeking to replace the existing wooden front door. The proposal includes several options for the replacement: an in-kind wooden door featuring recessed panels and a six-light glass panel, or an alternative option utilizing fiberglass with raised panels and a six-light glass panel. This is a contributing structure to the Historic District.

Background: Photo documentation indicates that the original historic door was likely replaced around 2004. This non-original door was then replaced again around 2007 with what is now likely the existing door. There is no Town record

of a building permit or Certificate of Appropriateness having been issued for any of the door replacements.

Historic District Guideline references:

i. *Guideline 42. Make Sensitive Replacements (Doors)*
ii. *Guideline 43. Restore Missing or Inappropriately Altered Doors*

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

Applicant Presentation:
None

Public Comment — None
Public Comment Written — None

Vice Chairperson Brophy moved to approve the application for the replacement of the door with wood featuring recessed panels and a six-light glass panel. Commissioner Carr seconded the motion.

Vote	6 - 0 - 0 - 1
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1- Carey

5. Discussion Item —

a. Preliminary discussion for the proposed renovation of 17 E. Dover Street — *Commissioner Startt abstained from the discussion*. Mr. Joshua Startt AIA of Christine Datyon Architect and Ms. Amy Haines (Owner) was present on behalf of 17 East LLC to obtain the Commission's feedback on the conceptual design for the renovation of the non contributing structure 17 E. Dover Street, and the expansion of the third floor to accommodate eight (8) new apartment units.

Mr. Startt detailed the mass and form of the conceptual design, highlighting that the design incorporates a slight setback and a lower profile along the outer edges in order to avoid the structure appearing "heavy" from street view. The Commission emphasized the importance of maintaining the current open space greenery. While the final choice of building materials for the new structure is undecided, materials such as board and batten are being explored to achieve the desired aesthetic, and to harmonize with the existing concrete structure. The Commission indicated a preference for Concept Design #1. A concern was raised

regarding the more contemporary aesthetic, particularly the utilization of black trim on the windows. However, the Commission considered the structure's non contributing status, its commercial function, as well as its compatibility with the more modern buildings in the surrounding area. An improved conceptual design reflecting the Commission's feedback will be formally prepared and submitted for review at a future meeting.

6. Annual Election for Chairperson and Vice Chairperson

a. Chairperson:

i. Jim Carr nominated Ernie Demby for Chairperson. Mr. Demby accepted the nomination.

ii. Maria Brophy nominated Kevin Bateman for Chairperson. Mr. Bateman accepted the nomination.

The Commission proceeded to an election by anonymous ballot. Upon receiving a majority of the votes cast, Ernie Demby was duly elected as Chairperson.

b. Vice Chairperson:

i. Ernie Demby nominated Maria Brophy for Vice Chairperson. Ms. Brophy accepted the nomination.

ii. Michael Stuart nominated Joshua Startt for Vice Chairperson. Mr. Startt accepted the nomination.

The Commission proceeded to an election by anonymous ballot. Upon receiving a majority of the votes cast, Maria Brophy was duly elected as Vice Chairperson.

7. Decision Summary Review —

Commissioner Bateman moved to approve the March 9, 2026 Decision Summary. Vice Chairperson Brophy seconded the motion.

Vote	6 - 0 - 0 - 1
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carey

8. Administrative Approval — None

9. Emergency Approval —

a. File No.: **2026 - 1670 / HD 26 - 27**
Applicant: **Ruff Roofers**
Location: 31 E. Dover Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1222
Zoning: CB

Request: Emergency approval for the total replacement of the upper and lower roofs, and repair to damaged portions of the wood decking and TPO membrane as per the Historic District Commission Chairperson. This is a contributing structure to the Historic District.

10. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 7:36 p.m.

Application #:	2026 - 1682
Date Received:	03/19/2026
Fee Paid:	$25.00
HDC Meeting Date:	04/13/2026
Date Property Posted:	-

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 509 Goldsborough Street Easton MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME Norman Cheesman

TELEPHONE NO. [redacted] EMAIL [redacted]

Applicant or Agent *(If other than property owner, written authorization from owner is required.)*

NAME Robert Scappaman ARS

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Adding 5 zone minisplit system for heating & Air throughout the House.

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of July 1, 2025, 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 Robert Scappaman
Date 3/13/26
Printed Name of Applicant or Agent Robert Scappaman

Revised 4.4.2022

Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2025, the fees are as follows: ***Commercial - $200, Residential - $75, Signs - $75, Staff Approval - $25.***

The application submitted shall include 2 paper copies plus 1 digital.

All Applications to Include:

☐ A narrative fully explaining the request ADDing 5 zone mini split system for Heat and AIR Throughout Home.

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

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

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

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

☐ Written authorization from the property owner authorizing the applicant to apply on their behalf.

New Construction / Addition

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

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

☐ Construction schedule

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

☐ Application must Include:

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

Demolition

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

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

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

Other

☐ Attach all documentation supporting request

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

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

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









AHRI CERTIFIED®
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Unitary Small HP
AHRI Standard 210/240

Certification applies only when the complete system is listed with AHRI.

Conforms To ANSI/UL Std. 60335-1 & 60335-2-40
Certified To CSA Std. C22.2 No. 60335-1 & 60335-2-40

Intertek 4007805

MODEL MXZ-3D24NL

SERVICE REF MXZ-3D24NL - U1

	VOLTS	PHASE	Hz
UNIT SUPPLY	208/230	1	60

MAX. VOLTAGE 253 MIN. VOLTAGE 198

RATED CURRENT COOLING 7.6/7.0 A HEATING 8.3/7.5 A

APPROVED FOR HACR BREAKERS OR TIME DELAY FUSES

MAX. FUSE 45 A MIN. CIRCUIT AMPACITY 28.7 A

BREAKER 25 AMPS IP CODE IPX4

FAN MOTOR 0.40 AMPS 0.12 HP

INVERTER INPUT 18.4 AMPS SCCR 5 kA

REFRIGERANT R454B

FACTORY CHARGED 2.4 kg 5 LBS 5 oz

ADDITIONAL CHARGE 0 kg 0 LBS 0 oz

TOTAL CHARGE 2.4 kg 5 LBS 5 oz

R454B

AS THE R454B REFRIGERANT REQUIRES SPECIAL INSTALLATION WORK.PLEASE REFER TO THE INSTALLATION MANUAL ETC.

Refrigerant Safety Group A2L

MSZ-FX09NL & MUZ-FX09NLHZ
9,000 BTU/H WALL-MOUNTED INDOOR UNIT
9,000 BTU/H H2I SUMO™ HYPER-HEATING INVERTER OUTDOOR UNIT

Job Name:

System Reference: Date:

Indoor Unit MSZ-FX09NL

Outdoor Unit MUZ-FX09NLHZ





INDOOR UNIT FEATURES

- 3D i-see Sensor® (Built-in): The advanced sensor scans each room to produce a complete thermal profile that includes heat signatures based upon size, temperature and movement, then adjusts temperature and airflow based on user preference, and saves energy according to room occupancy.
- Dual Barrier Coating: The patented Dual Barrier Coating reduces the collection of contaminants like dust, fibers, smoke, and oil on the inner surface of the heat pump, resulting in optimal airflow and easier maintenance.
- Dual Barrier Fusion: The patented Dual Barrier Fusion reduces the collection of contaminants like dust, fibers, smoke, and oil on the vanes of the indoor unit, keeping it clean all year long. Dual Barrier Fusion's shielding power is fused directly into the material of the horizontal and vertical vanes during manufacturing to maintain effectiveness and longevity of the components, and to promote vane cleanliness and reduce odors.
- Dual Vane: Dual-Vane feature allows for airflow direction to be set independently using two vanes, which can then deliver airflow across wide areas of a room, levels of a zone, or to two people in different locations at the same time.
- Econo Cool: Econo Cool temporarily and automatically adjusts the airflow based on heat exchanger temperature. The set temperature is increased slightly, which saves energy, while maintaining comfort.
- Multiple control options including: Back-lit screen hand-held Remote Controller (provided with unit), comfort app, third-party interfaces and both wired and wireless controllers
- Multiple fan speed options: Low, Medium, High, Powerful, Auto
- Powerful Mode: Temporarily drops or raises the set point and fan speed in order to quickly bring the room to the desired temperature.
- Quiet operation: Outdoor units are as quiet as a typical conversation, and most indoor units are whisper quiet.
- Slim Design: Slim wall-mounted indoor units provide zone comfort control
- Smart Dry +: The Smart Dry+ mode intelligently provides precise humidity control with minimal over-cooling of the space.
- Triple Action Filtration: Standard Microparticle and Electrostatic Enzyme Filters, along with an optional Carbon-based Deodorizing Filter. It effectively removes non-living particulate matter like dust and smoke, utilizes nanotechnology to absorb and neutralize odors, and employs static electricity to attract and filter charged airborne particles.
- Wi-Fi enabled units pair with the Comfort app for complete control over temperature, fan speeds, modes, schedules, and more.

OUTDOOR UNIT FEATURES

- Blue Fin Coating: An anti-corrosion treatment applied to the aluminum fins of the heat exchanger of the outdoor unit to protect against corrosion caused by salt, sulfur, and other airborne contaminants, especially in coastal and industrial areas.
- H2i sumo™ Hyper-Heating INVERTER: 100% heating capacity at outdoor temperatures -10° F with guaranteed operation down to -22° F.
- Hot-start technology: The fan only blows air when the heat exchanger has warmed, preventing blasts of cold air at start-up.

Specifications are subject to change without notice.

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SPECIFICATIONS: MSZ-FX09NL & MUZ-FX09NLHZ

Cooling at 95F[1]	Maximum Capacity	Btu/h	15,000
	Rated Capacity	Btu/h	9,000
	Minimum Capacity	Btu/h	2,500
	Maximum Power Input	W	1,580
	Rated Power Input	W	490
	Moisture Removal	Pints/h	0
	Sensible Heat Factor	-	1
	Power Factor [208V / 230V]	%	87 / 88
Heating at 47F[2]	Maximum Capacity	Btu/h	21,300
	Rated Capacity	Btu/h	12,000
	Minimum Capacity	Btu/h	3,100
	Maximum Power Input	W	2,130
	Rated Power Input	W	710
	Power Factor [208V / 230V]	%	94 / 93
Heating at 17F[3]	Maximum Capacity	Btu/h	16,300
	Rated Capacity	Btu/h	7,700
	Maximum Power Input	W	2,000
	Rated Power Input	W	650
Heating at 5F[4]	Maximum Capacity	Btu/h	14,700
	Maximum Power Input	W	1,950
Heating at -5F[5]	Maximum Capacity	Btu/h	14,500
Heating at -10F[7]	Maximum Capacity	Btu/h	12,000
Heating at -22F[9]	Maximum Capacity	Btu/h	8,700
Efficiency	SEER2		33.1
	EER2[1]		18.35
	HSPF2 [IV]		13.3
	COP at 47°F[2]		4.95
	COP at 17°F at Maximum Capacity[3]		2.38
	COP at 5°F at Maximum Capacity[4]		2.2
	COP at -5°F at Maximum Capacity[6]		2.04
	COP at -10°F at Maximum Capacity[7]		2
	ENERGY STAR® Certified		Yes
Electrical	Voltage, Phase, Frequency	V AC / V AC, , Hz	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
	Recommended Fuse/Breaker Size (Outdoor)	A	15
	Recommended Wire Size [Indoor - Outdoor]	AWG	14
	MCA	A	1
Indoor Unit	Fan Motor Output	W	40
	Airflow Rate at Cooling, Dry	CFM	198, 233, 311, 406, 526
	Airflow Rate at Cooling, Wet	CFM	168, 198, 264, 345, 447
	Airflow Rate at Heating, Dry	CFM	177, 247, 311, 406, 477
	Sound Pressure Level [Cooling]	dB (A)	20, 23, 29, 36, 44
	Sound Pressure Level [Heating]	dB (A)	20, 24, 29, 36, 42
	Dual Barrier Coating on Heat Exchanger		Yes
	External Finish Color		Munsell 1.0Y 9.2/0.2
	Unit Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	39 -9/32 x 9-3/4 x 12 [998 x 247 x 305]
	Package Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	43 -5/16 x 12-3/4 x 15-3/4 [1,100 x 330 x 400]
	Unit Weight	lbs [kg]	31.40 [14.20]
	Package Weight	lbs [kg]	36.40 [16.50]
	Fan Motor Type		DC Motor
IDU Operating Temp. Range	Cooling Intake Air Temp [Maximum / Minimum]	°FDB, °FWB / °FDB, °FWB	90, 73 / 67, 57
	Heating Intake Air Temp [Maximum / Minimum]	°FDB	80 / 70

NOTES
[1]Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)
[2]Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)
[3]Heating at 17°F (Indoor: 70°F DB, 60°F WB // Outdoor: 17°F DB, 15°F WB)
[4]Heating at 5°F (Indoor: 70°F DB, 60°F WB // Outdoor: 5°F DB, 4°F WB)
[6]Heating at -5°F (Indoor: 70°F DB, 60°F WB // Outdoor: -5°F DB, -6°F WB)
[7]Heating at -10°F (Indoor: 70°F DB, 60°F WB // Outdoor: -10°F DB, -11°F WB)
[9]Heating at -22°F (Indoor: 70°F DB, 60°F WB // Outdoor: -22°F DB, -23°F WB)
* Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):
- Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
** Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):
- System cuts out in heating mode and automatically restarts at these temperatures.

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SPECIFICATIONS: MSZ-FX09NL & MUZ-FX09NLHZ

Outdoor Unit	MCA	A	14
	MOCP	A	24
	Fan Motor Output	W	55
	Airflow Rate Cooling	CFM	1,815
	Airflow Rate Heating	CFM	1,321
	Defrost Method		Reverse Cycle
	Coating on Heat Exchanger (Bluefin, Sea Coast)		Yes, No
	Sound Pressure Level, Cooling[1]	dB (A)	49
	Sound Pressure Level, Heating[2]	dB (A)	49
	Compressor Type		Twin Rotary
	Compressor Model		SRB140FQHMT
	Compressor Oil [Type // Charge]	Type // oz	RM68EH // 11.80
	External Finish Color		Munsell 3Y 7.8/1.1
	Base Pan Heater		Built-in
	Unit Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	31-1/2 x 11-1/4 x 28-1/8 [800 x 285 x 714]
	Package Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	37 x 15 x 35 [940 x 380 x 890]
	Unit Weight	lbs [kg]	89 [40.4]
	Package Weight	lbs [kg]	103.50 [46.90]
ODU Operating Temp. Range	Cooling Intake Maximum Air Temp [Maximum / Minimum*]	°FDB	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures**	°FDB	-4 / 0
	Heating Air Temp [Maximum / Minimum]	°FDB, °FWB / °FDB, °FWB	75, 65 / -22, -23.8
	Heating Thermal Lock-out / Re-start Temperatures**	°FDB	-34 / -23
Refrigerant	Type		R454B
	Pre-Charged Refrigerant Amount	lbs, oz	2, 12
	Maximum Pre-Charged Piping Length	ft [m]	25 [7.50]
	Additional Refrigerant Charge Per Additional Piping Length	oz/ft	0.22
Piping	Gas Pipe Size O.D. [Flared]	inch [mm]	3/8 [9.52]
	Liquid Pipe Size O.D. [Flared]	inch [mm]	1/4 [6.35]
	Maximum Piping Length	ft [m]	65 [20]
	Maximum Height Difference	ft [m]	40 [12]
	Maximum Number of Bends		10

NOTES
[1]Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)
[2]Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)
[3]Heating at 17°F (Indoor: 70°F DB, 60°F WB // Outdoor: 17°F DB, 15°F WB)
[4]Heating at 5°F (Indoor: 70°F DB, 60°F WB // Outdoor: 5°F DB, 4°F WB)
[5]Heating at -5°F (Indoor: 70°F DB, 60°F WB // Outdoor: -5°F DB, -6°F WB)
[7]Heating at -10°F (Indoor: 70°F DB, 60°F WB // Outdoor: -10°F DB, -11°F WB)
[9]Heating at -22°F (Indoor: 70°F DB, 60°F WB // Outdoor: -22°F DB, -23°F WB)
* Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):
• Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
** Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):
• System cuts out in heating mode and automatically restarts at these temperatures.

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INDOOR UNIT ACCESSORIES: MSZ-FX09NL

Wireless Remote Controller	Lockdown Bracket for Wireless Handheld Remote Controllers	RCMKP1CB
	RedLINK Wireless Remote Controller	MHK2
Condensate	Blue Diamond (Slim Fascia Kit) Condensate Pump w/ Reservoir & Sensor	X86-011
	Blue Diamond Advanced Mini Condensate Pump w Reservoir Sensor 208230V recommended	X87-721
	Blue Diamond MaxiBlue Advanced Mini Condensate Pump w Reservoir Sensor 110V up to 48000 BTUH recommended	X87-711
	Blue Diamond MegaBlue Advanced Condensate Pump w Reservoir Sensor	X87-835
	Blue Diamond MicroBlue Mini Condensate Pump 110208230V up to 18000 BTUH	X86-003
	Blue Diamond Sensor Extension Cable 15 Ft	C13-103
	Drain Pan Level SensorControl	SS610E
	Refco Condensate Pump 100-240 VAC	GOBHI
	Refco Condensate Pump 100-240 VAC up to 120000 BTUH	COMBI
	Sauermann Condensate Pump	SI30-230
Control Interface	Airzone Wired Blueface Controller Black	AZZBSBLUEZEROCN
	Airzone Wired Blueface Controller White	AZZBSBLUEZEROCB
	Airzone Wireless Lite Controller Black	AZZBSLITERN
	Airzone Wireless Lite Controller White	AZZBSLITERB
	Airzone Wireless Think Controller Black	AZZBSTHINKRN
	Airzone Wireless Think Controller White	AZZBSTHINKRB
	IT Extender for kumo station	PAC-WHS01IE-E
	kumo station for the Comfort app	PAC-WHS01HC-E
	M-Net I/O Control Interface for M-Series [2]	MAC-334IF-E
	Procon BACnet and Modbus Interface	PAC-UKPRC001-CN-1
	Thermostat Interface for 3rd Party Thermostats	PAC-US445CN-1
	Wireless Interface Adapter for the Comfort app	PAC-USWHS002-WF-2
Wired Remote Controller	Deluxe Wired MA Remote Controller [1]	PAR-42MAAUB
	Simple Direct Wired Remote Controller	PAC-SDW01RC-1
	Simple MA Remote Controller [1]	PAC-YT53CRAU-J
	Touch MA Wired Remote Controller [1]	PAR-CT01MAU-SB
Drain Hose	Flexible Mini-Split Drain Hose	DRX-16
Lineset	15 x 1/4 x 15 3/8 Lineset Twin-Tube Insulation	MLS143812T-15
	30 x 1/4 x 30 3/8 Lineset Twin-Tube Insulation	MLS143812T-30
	50 x 1/4 x 50 3/8 Lineset Twin-Tube Insulation	MLS143812T-50
	65 x 1/4 x 65 3/8 Lineset Twin-Tube Insulation	MLS143812T-65
Remote Sensor	Remote Temperature Sensor for MFZ MLZ and MSZ models	M21EAA307
	Wireless temperature and humidity sensor for the Comfort app	PAC-USWHS003-TH-1
Filter	Electro Static Anti-allergy Enzyme Filter	MAC-2330FT-E
	Microparticle Filter	MAC-EMF515FT-E
	Platinum Deodorizing Filter	MAC-3010FT-E
Disconnect Switch	30A600VUL fits 2 X 4 utility box - Black	TAZ-MS303
	30A600VUL fits 2 X 4 utility box - White	TAZ-MS303W
Power Supplies and Auxiliary Components	Backup Heat Relay Kit Adapter for CN24 or CN152 Connector	CN24RELAY-KIT-CM3

NOTES
[2]Allows IDU Connection to MA Controller:
Deluxe MA Remote Controller
Simple MA Controller
Touch MA Controller
[1]Requires MAC-334IF-E Adapter
[1]Requires MAC-334IF-E Adapter
[1]Requires MAC-334IF-E Adapter

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OUTDOOR UNIT ACCESSORIES: MUZ-FX09NLHZ

Mini-Split Wire	14 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW144-250
	14 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW144-50
	14 Gauge 4 wire MiniSplit Cable250 ft roll	S144-250
	14 Gauge 4 wire MiniSplit Cable50 ft roll	S144-50
	16 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW164-250
	16 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW164-50
	16 Gauge 4 wire MiniSplit Cable250 ft roll	S164-250
	16 Gauge 4 wire MiniSplit Cable50 ft roll	S164-50
Snow/Rain Diverter	SnowRain Diverter	SRD-1
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 3-14 inch Mounting Base Pair - Plastic	DSD-400P
	Outdoor Unit Stand 12 High	QSMS1201M
Hail Guards	Hail Guard	HG-B4
Mounting Pad	Condensing Unit Mounting Pad 16 x 36 x 3	ULTRILITE1
Control/Service Tool	M- & P-Series Maintenance Tool Cable Set	M21EC0397
	Maintenance Tool Interface	PAC-USCMS-MN-1

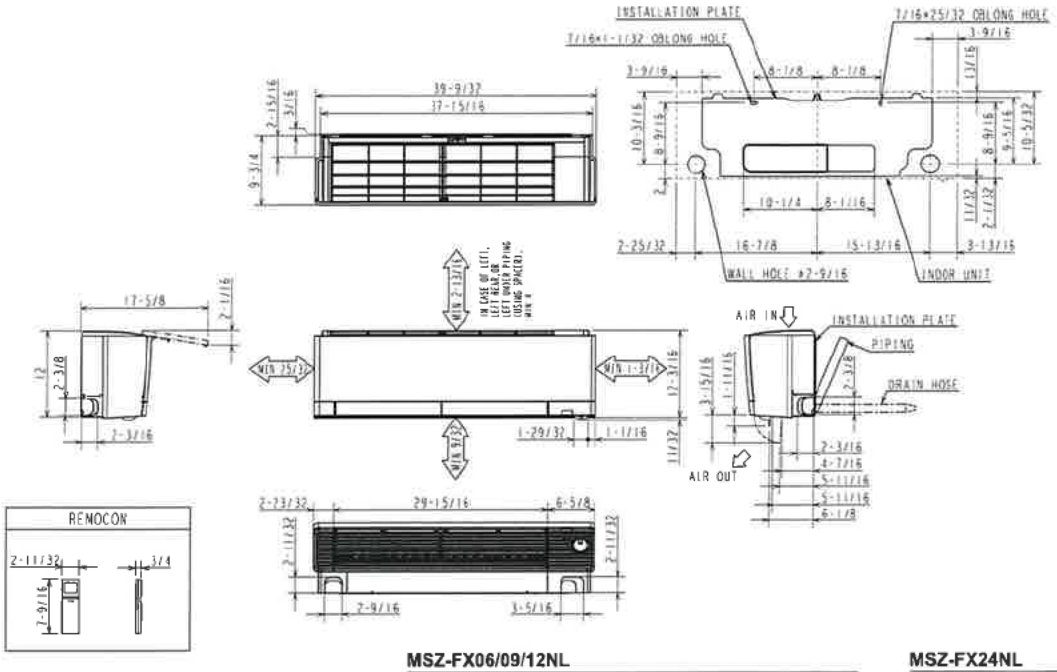
NOTES

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INDOOR UNIT DIMENSIONS: MSZ-FX09NL

MSZ-FX06NL-U1
MSZ-FX09NL-U1
MSZ-FX12NL-U1
MSZ-FX15NL-U1
MSZ-FX18NL-U1
MSZ-FX24NL-U1



MSZ-FX06/09/12NL

PIPING	INSULATION	ø1-9/16 O.D
	LIQUID LINE	ø1/4 - 19-11/16 (FLARED CONNECTION ø1/4)
	GAS LINE	ø3/8 - 17-3/4 (FLARED CONNECTION ø3/8)
DRAIN HOSE		INSULATION ø1-5/32 CONNECTED PART ø5/8 O.D

MSZ-FX15/18NL

PIPING	INSULATION	ø1-9/16 O.D
	LIQUID LINE	ø1/4 - 19-11/16 (FLARED CONNECTION ø1/4)
	GAS LINE	ø3/8 - 17-3/4 (FLARED CONNECTION ø1/2)
DRAIN HOSE		INSULATION ø1-5/32 CONNECTED PART ø5/8 O.D

MSZ-FX24NL

PIPING	INSULATION	ø1-9/16 O.D
	LIQUID LINE	ø1/4 - 19-11/16 (FLARED CONNECTION ø1/4)
	GAS LINE	ø15/32 - 17-3/4 (FLARED CONNECTION ø5/8)
DRAIN HOSE		INSULATION ø1-5/32 CONNECTED PART ø5/8 O.D

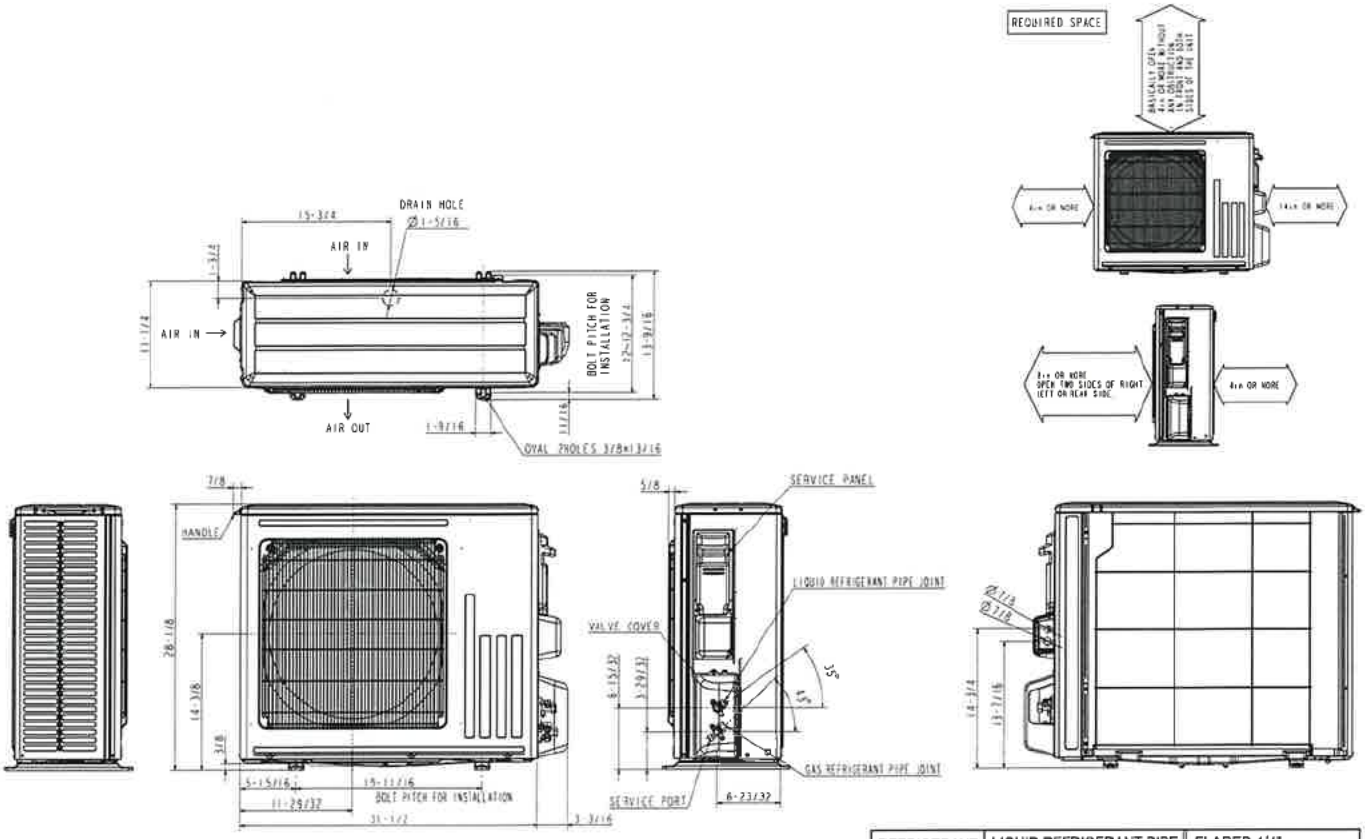
*The diameter of the gas line piping is ø3/8 in one spot.

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OUTDOOR UNIT DIMENSIONS: MUZ-FX09NLHZ

MUZ-FX06NLHZ-U1
MUZ-FX09NLHZ-U1
MUZ-FX12NLHZ-U1



REFRIGERANT PIPE JOINT	LIQUID REFRIGERANT PIPE	FLARED 1/4"
	GAS REFRIGERANT PIPE	FLARED 3/8"

1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 https://mitsubishicomfort.com

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MXZ-3D24NL
23,600 BTU/H HEAT PUMP OUTDOOR UNIT

Job Name:

System Reference: Date:



GENERAL FEATURES

- Compact, small chassis
- Compressor overcurrent detection
- Compressor thermal protection
- Fan motor overheating/voltage protection
- Freeze-prevention base pan heater equipped as standard
- High-pressure protection
- Prolonged heating over an extended duration
- Quiet outdoor unit operation as low as 52 dB(A)
- Rated for 2,000 hours spraying time per ASTM B117 Standard
- Variable speed INVERTER-driven compressor
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life

Specifications			System
Unit Type			MXZ-3D24NL
Cooling at 95F[1] (Non-Ducted // Mixed // Ducted)	Maximum Capacity	Btu/h	22,000 // 22,000 // 22,000
	Rated Capacity	Btu/h	22,000 // 22,800 // 23,600
	Minimum Capacity	Btu/h	11,600 // 11,300 // 11,000
	Maximum Power Input	W	4,040 // 3,370 // 2,700
	Rated Power Input	W	1,605 // 1,811 // 2,017
	Power Factor (208V)	%	0.99 // 0.99 // 0.99
	Power Factor (230V)	%	0.99 // 0.99 // 0.99
Heating at 47F[2] (Non-Ducted // Mixed // Ducted)	Maximum Capacity	Btu/h	30,600 // 30,600 // 30,600
	Rated Capacity	Btu/h	25,000 // 25,200 // 25,400
	Minimum Capacity	Btu/h	13,600 // 13,200 // 12,800
	Maximum Power Input	W	3,700 // 3,900 // 4,100
	Rated Power Input	W	1,704 // 1,806 // 1,909
	Power Factor (208V)	%	0.99 // 0.99 // 0.99
	Power Factor (230V)	%	0.99 // 0.99 // 0.99
Heating at 17F[3] (Non-Ducted // Mixed // Ducted)	Maximum Capacity	Btu/h	21,000 // 21,000 // 21,000
	Rated Capacity	Btu/h	15,500 // 15,600 // 16,000
	Maximum Power Input	W	2,960 // 2,960 // 2,960
	Rated Power Input	W	1,465 // 1,565 // 1,711
Heating at 5F[4] (Non-Ducted // Mixed // Ducted)	Maximum Capacity	Btu/h	19,800 // 19,800 // 19,800
	Maximum Power Input	W	2,817 // 2,872 // 2,900
Efficiency (Non-Ducted // Mixed // Ducted)	SEER2[1]		20 // 18 // 16
	EER2[1]		13.70 // 12.70 // 11.70
	HSPF2 (IV)[2]		10 // 9.30 // 8.60
	COP at 47°F[2]		4.3 // 4.1 // 3.9
	COP at 17°F at Maximum Capacity[3]		2.06 // 2.06 // 2.06
	COP at 5°F at Maximum Capacity[4]		2.06 // 2.02 // 2
	ENERGY STAR® Certified		Yes // Yes // Yes
Electrical	Electrical Power Requirements	V AC / V AC, ø, Hz	208 / 230, 1, 60
	Guaranteed Voltage Range	V AC	198 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
	Short-circuit Current Rating (SCCR)	kA	5
	MCA	A	28.7
	MOCP	A	48

NOTES
[1]Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)
[2]Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)
[3]Heating at 17°F (Indoor: 70°F DB, 60°F WB // Outdoor: 17°F DB, 15°F WB)
[4]Heating at 5°F (Indoor: 70°F DB, 60°F WB // Outdoor: 5°F DB, 4°F WB)
Capacity varies based on the number of indoor units operating and the model of the Multi-zone Outdoor Unit. For reference to connected capacity charts, please refer to Multi-zone Outdoor Unit Operational Performance.
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.
* Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):
• Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
** Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):
• System cuts out in heating mode and automatically restarts at these temperatures.

Specifications are subject to change without notice.

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SPECIFICATIONS: MXZ-3D24NL

Specifications			System
Unit Type			MXZ-3D24NL
Outdoor Unit	Fan Motor Full Load Amperage	A	1.74
	Fan Motor Output	W	88
	Defrost Method		Reverse Cycle
	Blue Fin Heat Exchanger Coating		Yes
	Airflow Rate Cooling/Heating	CFM	2,119 / 2,228
	Sound Pressure Level, Cooling[1]	dB (A)	51
	Sound Pressure Level, Heating[2]	dB (A)	55
	Compressor Type		Twin Rotary
	Compressor Model		SRB220FQYMC-L
	Compressor Oil Type // Charge	Type // oz	RM68EH // 20.3
	External Finish Color		Munsell 3.0Y 7.8/1.1
	Base Pan Heater		Optional
	Unit Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	37-11/32 x 13 x 31-11/32 [950 x 330 x 796]
	Package Dimensions (W x D x H)	inch x inch x inch [mm x mm x mm]	41-11/32 x 17-5/16 x 38-31/32 [1,050 x 440 x 990]
	Unit Weight	lbs [kg]	137 [62]
	Package Weight	lbs [kg]	163 [74]
ODU Operating Temp. Range	Cooling Intake Air Temp (Maximum / Minimum)	°FDB	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	10 / 14
	Heating Intake Air Temp [Maximum / Minimum]	°FDB, °FWB / °FDB, °FWB	75, 65 / 6, 5
	Heating Thermal Lock-out / Re-start Temperatures**	°FDB	-4 / 5
Refrigerant	Type		R454B
	Pre-Charged Refrigerant Amount	lbs, oz	5, 5
Piping	Maximum Pre-Charged Piping Length	ft	230
	Minimum Number of Connected IDU		2
	Maximum Number of Connected IDU		3
IDU Connection	Minimum Connected Capacity	Btu/h	12,000
	Maximum connected capacity	Btu/h	28,000
	Liquid Pipe Size O.D. (Flared)	inch	A: 1/4 B: 1/4 C: 1/4
	Gas Pipe Size O.D. (Flared)	inch	A: 1/2 B: 3/8 C: 3/8
	Total Piping Length	ft [m]	230 [70]
	Farthest Piping Length	ft [m]	82 [25]
	Maximum Height Difference, ODU above IDU	ft [m]	49 [15]
	Maximum Height Difference, ODU below IDU	ft [m]	49 [15]
	Maximum Number of Bends for IDU		70

NOTES
[1]Cooling at 95°F (Indoor: 80°F DB, 67°F WB // Outdoor: 95°F DB, 75°F WB)
[2]Heating at 47°F (Indoor: 70°F DB, 60°F WB // Outdoor: 47°F DB, 43°F WB)
[3]Heating at 17°F (Indoor: 70°F DB, 60°F WB // Outdoor: 17°F DB, 15°F WB)
[4]Heating at 5°F (Indoor: 70°F DB, 60°F WB // Outdoor: 5°F DB, 4°F WB)
Capacity varies based on the number of indoor units operating and the model of the Multi-zone Outdoor Unit. For reference to connected capacity charts, please refer to Multi-zone Outdoor Unit Operational Performance.
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Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity.
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OUTDOOR UNIT ACCESSORIES: MXZ-3D24NL

Mini-Split Wire	14 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW144-250
	14 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW144-50
	14 Gauge 4 wire MiniSplit Cable250 ft roll	S144-250
	14 Gauge 4 wire MiniSplit Cable50 ft roll	S144-50
	16 Gauge 4 wire Armored MiniSplit Cable250 ft roll	SW164-250
	16 Gauge 4 wire Armored MiniSplit Cable50 ft roll	SW164-50
	16 Gauge 4 wire MiniSplit Cable250 ft roll	S164-250
	16 Gauge 4 wire MiniSplit Cable50 ft roll	S164-50
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 3-14 inch Mounting Base Pair - Plastic	DSD-400P
	Outdoor Unit Stand 12 High	QSMS1201M
Port Adaptor	Adaptor 1/2 x 3/8	PAC-SK88RJ-E
	Adaptor 1/2 x 5/8	PAC-SK89RJ-E
	Adaptor 1/4 x 3/8	PAC-493PI
	Adaptor 3/8 x 1/2	ADP3812
	Adaptor 3/8 x 5/8	PAC-SK90RJ-E
Mounting Pad	Condensing Unit Mounting Pad 16 x 36 x 3	ULTRILITE1
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
Snow/Rain Diverter	SnowRain Diverter	SRD-4
Optional Defrost Heater	Optional Defrost Heater	PAC-645BH-E
Control Interface	M-NET Interface for MXZ	PAC-IF01MNT-E
Hail Guards	Hail Guard	HG-A9
Control/Service Tool	Maintenance Tool Interface	PAC-USCMS-MN-1
Air Outlet Guide	Air Outlet Guide 1 Piece	PAC-SH96SG-E

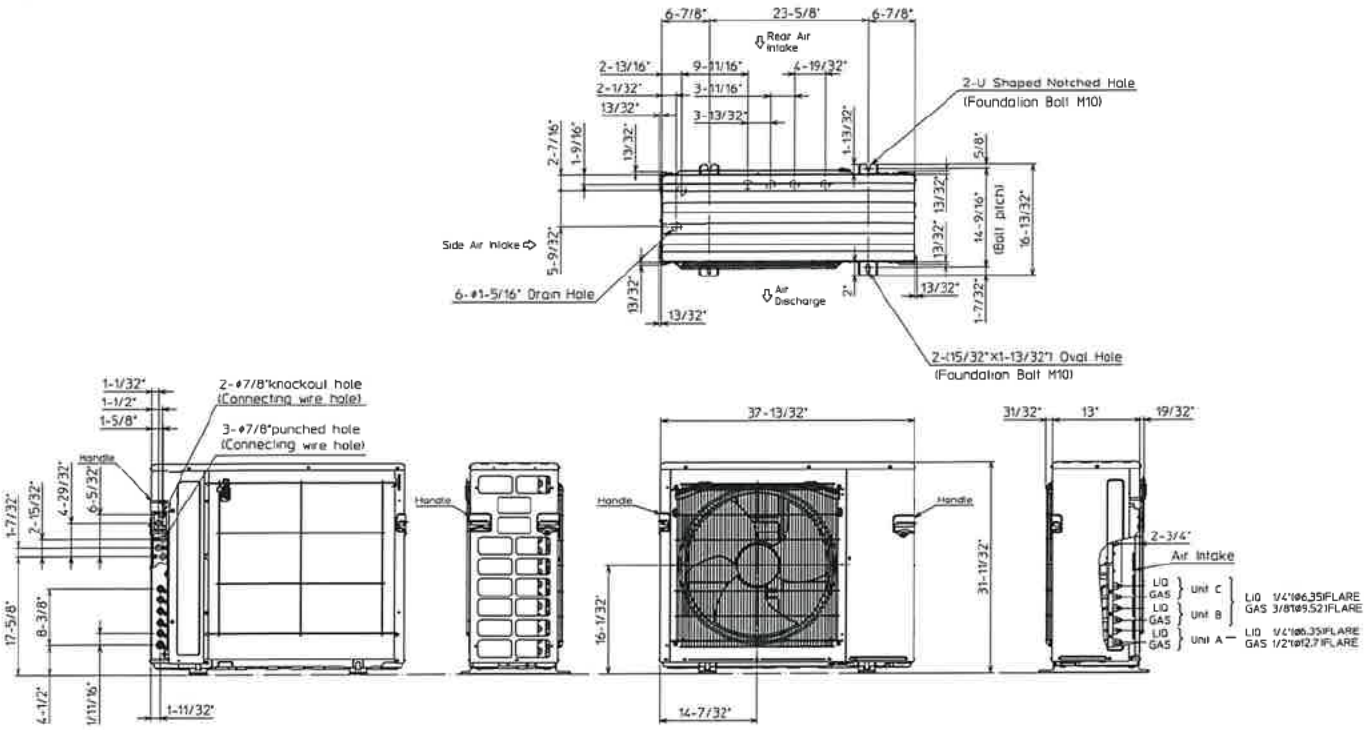
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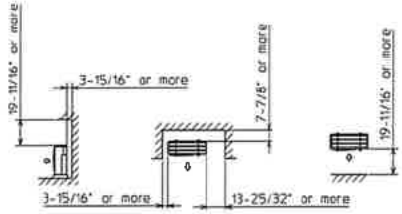
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OUTDOOR UNIT DIMENSIONS: MXZ-3D24NL

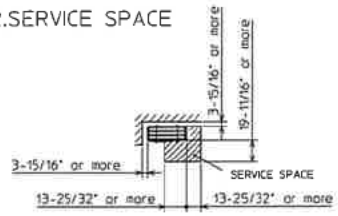
MXZ-3D24NL-U1



1.FREE SPACE



2.SERVICE SPACE



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Purchase Order

Branch 8551 **PO Number** 21314724 / 325831 **Issued On** 3/12/2026

Vendor ID 377868

Vendor R E MICHEL COMPANY INC #627127
P O BOX 70510
PHILADELPHIA, PA 19176
4078418870

PO Status Confirmed

Service Order ID 21309739

SL / ST HVAC AOR / HVAC AOR

Customer Norman Cheesman
509 GOLDSBOROUGH ST
EASTON, MD 21601

Issued To

Created By System

Purchase Order Lines

Account	Description	Quantity	Unit Price ($)	Amount ($)	Sales Tax
GEN PARTS EXPENSE	install acc.	1	[redacted]		
GEN PARTS EXPENSE	install acc. Tax	1	[redacted]		
			Total PO Amount	[redacted]	
			Total Sales Tax		

Purchase Order

Branch 8551 **PO Number** 21315912 / 326074 **Issued On** 3/12/2026

Vendor ID 991620

Vendor FERGUSON ENTERPRISES LLC
751 LAKEFRONT COMMONS
NEWPORT NEWS, VA 23606

PO Status Confirmed

Service Order ID 21309739

SL / ST HVAC AOR / HVAC AOR

Customer Norman Cheesman
509 GOLDSBOROUGH ST
EASTON, MD 21601

Issued To

Created By System

Purchase Order Lines

Account	Description	Quantity	Unit Price ($)	Amount ($)	Sales Tax
SERIALIZED EQUIP EXPENSE	MXZ-3D24NL	1	[redacted]		
SERIALIZED EQUIP EXPENSE	MXZ-3D24NL Tax	1	[redacted]		
SERIALIZED EQUIP EXPENSE	MSZ-FX06NL	3	[redacted]		
SERIALIZED EQUIP EXPENSE	MSZ-FX06NL Tax	1	[redacted]		
SERIALIZED EQUIP EXPENSE	MXZ-2D20NL	1	[redacted]		
SERIALIZED EQUIP EXPENSE	MXZ-2D20NL Tax	1	[redacted]		
SERIALIZED EQUIP EXPENSE	MSZ-FX09NL	2	[redacted]		
SERIALIZED EQUIP EXPENSE	MSZ-FX09NL Tax	1	[redacted]		
SERIALIZED EQUIP EXPENSE	line set	5	[redacted]		
SERIALIZED EQUIP EXPENSE	line set Tax	1	[redacted]		
SERIALIZED EQUIP EXPENSE	out door pad	2	[redacted]		
SERIALIZED EQUIP EXPENSE	out door pad Tax	1	[redacted]		
SERIALIZED EQUIP EXPENSE	feet	1	[redacted]		
SERIALIZED EQUIP EXPENSE	feet Tax	1	[redacted]		

Total PO Amount [redacted]

Total Sales Tax

1 of 1 100%

Purchase Order

Branch 8551 **PO Number** 21319001 / 326502 **Issued On** 3/13/2026

Vendor ID 377868

Vendor R E MICHEL COMPANY INC #627127
P O BOX 70510
PHILADELPHIA, PA 19176
4078418870

PO Status Confirmed

Service Order ID 21309739

SL / ST HVAC AOR / HVAC AOR

Customer Norman Cheesman
509 GOLDSBOROUGH ST
EASTON, MD 21601

Issued To Nathan A. McClellan

Created By System

Purchase Order Lines

Account	Description	Quantity	Unit Price ($)	Amount ($)	Sales Tax
GEN PARTS EXPENSE	SLIM DUCT / WIRE	1	[redacted]		
GEN PARTS EXPENSE	SLIM DUCT / WIRE Tax	1	[redacted]		
			Total PO Amount	[redacted]	
			Total Sales Tax		

RECEIVED
APR 06 2026
TOWN OF EASTON

HD 26-39

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

Application #:	2026-1703
Date Received:	04/06/2026
Fee Paid:	$25.00
HDC Meeting Date:	04/13/2026
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 8 Brookletts EASTON Md 21601

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

PROPERTY INFORMATION

OWNER NAME Harriett Page (Town of Easton)

TELEPHONE NO. [redacted] EMAIL [redacted]

Applicant or Agent ***(If other than property owner, written authorization from owner is required.)***

NAME

TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

replace shingles on shed in alley

Specific Requirements

- **The payment of fees is due at the time of application submittal.**
  As of July 1, 2025, 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 Harriett A. Page
Date April 6 2026
Printed Name of Applicant or Agent HARRIETT PAGE

Revised 4.4.2022

ESTIMATE

Beaverdam Builders, LLC
31356 Miller Rd
Cordova, MD 21625-2448

[redacted]
www.beaverdambuilds.com



Bill to
Mrs. Page
8 Brookletts Avenue
Easton, MD 21601

Estimate details
Estimate no.: 1104
Estimate date: 03/24/2026
Expiration date: 04/24/2026

#	Product or service	Description	Amount
1.	**Roof Flashing**	-Remove approx. 2 1/2 sq of shingles on backyard shed. -Clean up and haul away debris. -Install new underlayment & shingles all provided by owner. LABOR ONLY! (NO FASTENERS/ DRIP EDGE/ SHINGLES/ UNDERLAYMENT/ OR CAPS ARE INCLUDED. THIS MATERIAL IS AN EXTRA COST) NO PERMIT FEE OR HISTORICAL FEE INCLUDED	[redacted]

Total [redacted]

Expiry date 04/24/2026

Note to customer

*ESTIMATE PRICE is figured at CURRENT costs of Labor, Materials, Sub or Specialty Contractors or other costs. Beaverdam Builders LLC. may increase the estimate price to include any said cost increases incurred.
*If ALLOWANCE is noted, allowance could be MORE or LESS.

Accepted date

Accepted by



Cart (0) | $0

Item is eligible to be sold into Awaiting Replenishment status, which allows selling beyond the available inventory, for store pickup & scheduled delivery only. Promotional offers may limit eligibility.

Learn About Awaiting replenishment

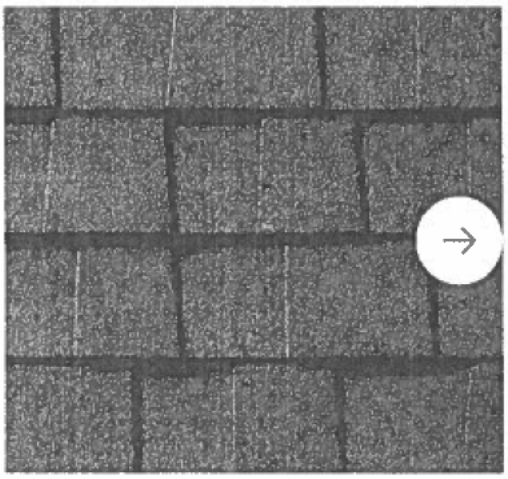
Timberline Natural Shadow Charcoal Algae Resistant Architectural Roof Shingles (33.3-sq ft per Bundle)

Item #652976 | Model #0600180

Shop GAF (748)

10k+ bought last week

Bulk Savings
$38.23/ Each (10.0% Off) when you b



Vendors (3)

Compare All (

Lowe`s	GAF CORE #505	GA
166 In Store	10000 Available	10(
148 In Network	$34.27 ea	$4
$42.48 ea	Best Price	
Fastest	Pro Extended	

Manufacturer Color/Finisl



RECEIVED
APR 0 2 2026
TOWN OF EASTON

HD 26 - 38

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

Application #:	2026-1702
Date Received:	04/02/2026
Fee Paid:	$25.00
HDC Meeting Date:	04/13/2026
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: 207 East Earle Avenue Easton, MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR # 013084

PROPERTY INFORMATION

OWNER NAME: Paul Scuderi

TELEPHONE NO.: [redacted] EMAIL: [redacted]

Applicant or Agent (*If other than property owner, written authorization from owner is required.*)

NAME: Joel A Cea Miranda

TELEPHONE NO.: [redacted] EMAIL: [redacted]

Description of Proposal (include additional sheets, as necessary)

Remove current asphalt shingle roof on main house and dettached garage.
Install new Owens Corning Duration architectural asphalt shingles
Existing trim, fascia, soffit, or gutters are to remain

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of July 1, 2025, 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 3/30
Printed Name of Applicant or Agent Joel A Cea miranda

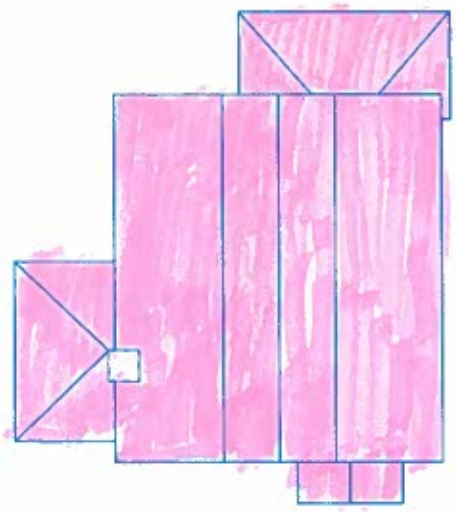
Revised 4.4.2022

Diagram

207 East Earle Avenue, Easton, MD 21601



Areas to be replaced with owens corning Duration shingles



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Roof Report

Prepared by Roofr

207 East Earle Avenue, Easton, MD 21601
Paul Scuderi Opportunity

2588 sqft
19 facets
Predominant pitch 18/12



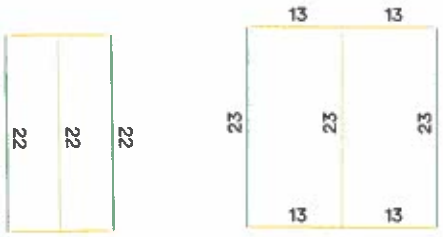
Nearmap Feb 22, 2025

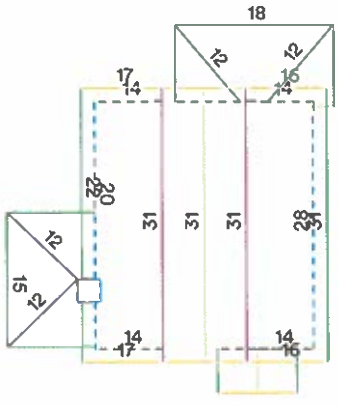
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Length measurement report

207 East Earle Avenue, Easton, MD 21601

- Eaves: 283ft 4in
- Ridges: 79ft 4in
- Step flashing: 108ft 5in
- Unspecified: 7ft 2in
- Valleys: 0ft 0in
- Rakes: 257ft 9in
- Transitions: 60ft 10in
- Hips: 45ft 5in
- Wall flashing: 68ft 6in
- Parapet wall: 0ft 0in





Measurements in diagram are rounded up for display. Some edge lengths may be hidden from diagram to avoid overcrowding.

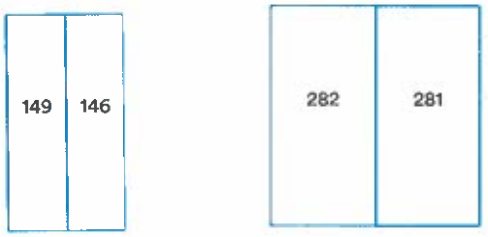
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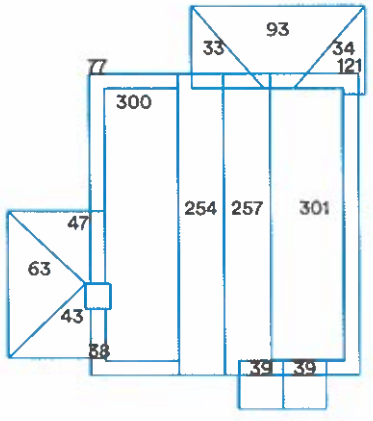
Area measurement report

207 East Earle Avenue, Easton, MD 21601

Total roof area: 2588 sqft
Pitched roof area: 2588 sqft
Flat roof area: 0 sqft
Two story area: 0 sqft
Two layer area: 0 sqft

Predominant pitch: 18/12
Predominant pitch area: 822 sqft
Unspecified pitch area: 0 sqft



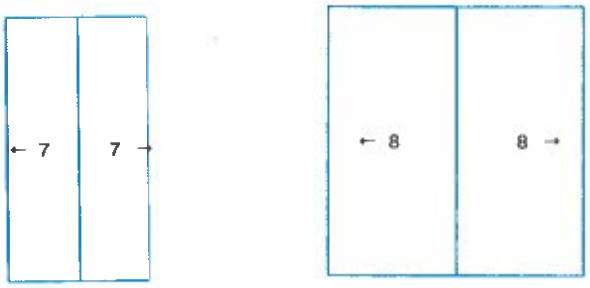


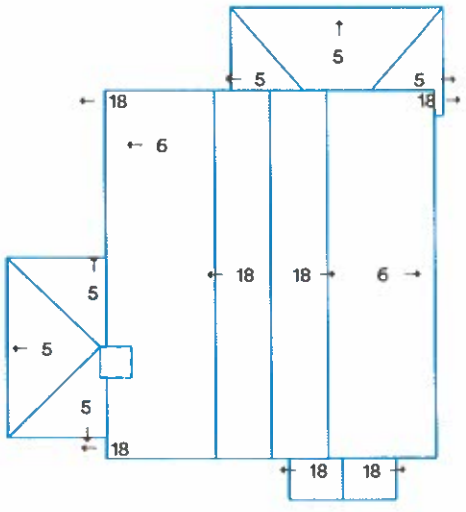
Area measurements in diagram are rounded. The totals at the top of the page are the sums of the exact measurements, which are then rounded. Deleted facets (skylights, chimneys, etc.) are designated with a dashed line and are excluded from the calculations.

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Pitch & direction measurement report

207 East Earle Avenue, Easton, MD 21601



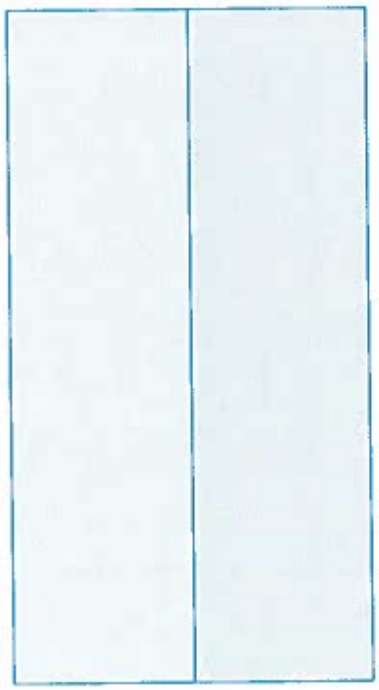


Deleted facets are designated with a dashed line and do not have a pitch.

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Structure #1 summary

207 East Earle Avenue, Easton, MD 21601



Measurements

Total roof area	294 sqft
Total pitched area	294 sqft
Total flat area	0 sqft
Total roof facets	2 facets
Predominant pitch	7/12
Total eaves	43ft 7in
Total valleys	0ft 0in
Total hips	0ft 0in
Total ridges	21ft 9in
Total rakes	27ft 0in
Total wall flashing	0ft 0in
Total step flashing	0ft 0in
Total transitions	0ft 0in
Total parapet wall	0ft 0in
Total unspecified	0ft 0in
Hips + ridges	21ft 9in
Eaves + rakes	70ft 6in

Pitch	7/12
Area (sqft)	294
Squares	3.0

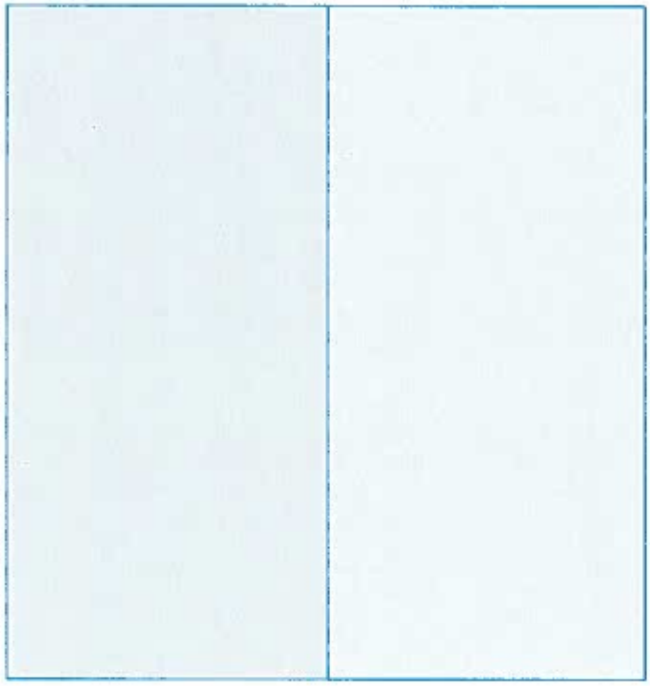
			Recommended				
Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sqft)	294	323	329	338	344	353	359
Squares	3.0	3.3	3.3	3.4	3.5	3.6	3.6

Recommended waste is based on an asphalt shingle roof with a closed valley system (if applicable). Several other factors are involved in determining which waste percentage to use, including the complexity of the roof and individual roof application style. You will also need to calculate the post-waste quantity of other materials needed (hip and ridge caps, starter shingle, etc.).

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Structure #2 summary

207 East Earle Avenue, Easton, MD 21601



Measurements

Total roof area	562 sqft
Total pitched area	562 sqft
Total flat area	0 sqft
Total roof facets	2 facets
Predominant pitch	8/12
Total eaves	44ft 6in
Total valleys	0ft 0in
Total hips	0ft 0in
Total ridges	22ft 3in
Total rakes	50ft 7in
Total wall flashing	0ft 0in
Total step flashing	0ft 0in
Total transitions	0ft 0in
Total parapet wall	0ft 0in
Total unspecified	0ft 0in
Hips + ridges	22ft 3in
Eaves + rakes	95ft 0in

Pitch	8/12
Area (sqft)	563
Squares	5.7

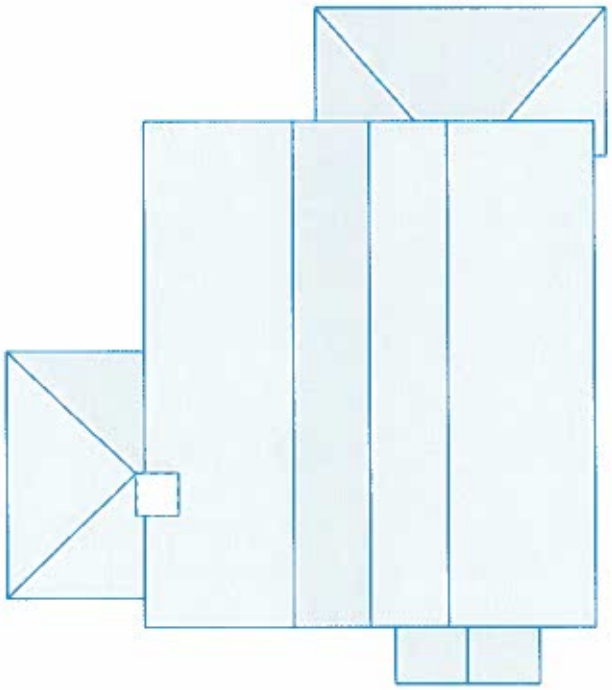
			Recommended				
Waste %	0%	10%	11%	12%	15%	17%	20%
Area (sqft)	563	619	625	630	647	658	675
Squares	5.7	6.2	6.3	6.3	6.5	6.6	6.8

Recommended waste is based on an asphalt shingle roof with a closed valley system (if applicable). Several other factors are involved in determining which waste percentage to use, including the complexity of the roof and individual roof application style. You will also need to calculate the post-waste quantity of other materials needed (hip and ridge caps, starter shingle, etc.).

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Structure #3 summary

207 East Earle Avenue, Easton, MD 21601



Measurements

Total roof area	1732 sqft
Total pitched area	1732 sqft
Total flat area	0 sqft
Total roof facets	15 facets
Predominant pitch	18/12
Total eaves	195ft 3in
Total valleys	0ft 0in
Total hips	45ft 5in
Total ridges	35ft 3in
Total rakes	180ft 3in
Total wall flashing	68ft 6in
Total step flashing	108ft 5in
Total transitions	60ft 10in
Total parapet wall	0ft 0in
Total unspecified	7ft 2in
Hips + ridges	80ft 9in
Eaves + rakes	375ft 6in

Pitch	5/12	6/12	18/12
Area (sqft)	310	601	823
Squares	3.1	6.1	8.3

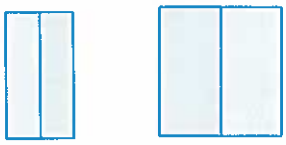
Waste %	10%	12%	15%	17%	20%	22%	Recommended 24%
Area (sqft)	1,906	1,941	1,993	2,027	2,079	2,114	2,148
Squares	19.1	19.5	20.0	20.3	20.8	21.2	21.5

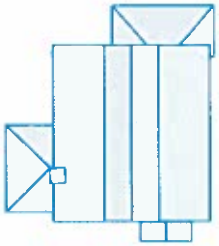
Recommended waste is based on an asphalt shingle roof with a closed valley system (if applicable). Several other factors are involved in determining which waste percentage to use, including the complexity of the roof and individual roof application style. You will also need to calculate the post-waste quantity of other materials needed (hip and ridge caps, starter shingle, etc.).

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Report summary

207 East Earle Avenue, Easton, MD 21601





Measurements

Total roof area	2588 sqft
Total pitched area	2588 sqft
Total flat area	0 sqft
Total roof facets	19 facets
Predominant pitch	18/12
Total eaves	283ft 4in
Total valleys	0ft 0in
Total hips	45ft 5in
Total ridges	79ft 4in
Total rakes	257ft 9in
Total wall flashing	68ft 6in
Total step flashing	108ft 5in
Total transitions	60ft 10in
Total parapet wall	0ft 0in
Total unspecified	7ft 2in
Hips + ridges	124ft 9in
Eaves + rakes	541ft 1in

Pitch	5/12	6/12	7/12	8/12	18/12
Area (sqft)	310	601	294	563	823
Squares	3.1	6.1	3.0	5.7	8.3

						Recommended	
Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sqft)	2,588	2,847	2,899	2,977	3,028	3,106	3,158
Squares	25.9	28.5	29.0	29.8	30.3	31.1	31.6

Recommended waste is based on an asphalt shingle roof with a closed valley system (if applicable). Several other factors are involved in determining which waste percentage to use, including the complexity of the roof and individual roof application style. You will also need to calculate the post-waste quantity of other materials needed (hip and ridge caps, starter shingle, etc.).

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Material calculations

207 East Earle Avenue, Easton, MD 21601

Product	Unit	Waste (0%)	Waste (10%)	Waste (15%)	Waste (20%)
Shingle (total sqft)		2,588 sqft	2,847 sqft	2,977 sqft	3,106 sqft
IKO - Cambridge	bundle	78	86	90	94
CertainTeed - Landmark	bundle	79	87	91	95
GAF - Timberline	bundle	79	87	91	95
Owens Corning - Duration	bundle	79	87	91	95
Atlas - Pristine	bundle	79	87	91	95
Starter (eaves + rakes)		542 ft	596 ft	623 ft	650 ft
IKO - Leading Edge Plus	bundle	5	6	6	6
CertainTeed - SwiftStart	bundle	5	6	6	6
GAF - Pro-Start	bundle	5	5	6	6
Owens Corning - Starter Strip	bundle	6	6	6	7
Atlas - Pro-Cut	bundle	4	5	5	5
Ice and Water (eaves + valleys + flashings)		461 ft	507 ft	530 ft	553 ft
IKO - StormShield	roll	8	8	9	9
CertainTeed - WinterGuard	roll	8	8	9	9
GAF - WeatherWatch	roll	7	8	8	9
Owens Corning - WeatherLock	roll	7	7	8	8
Atlas - Weathermaster	roll	8	8	9	9
Synthetic (total sqft; no laps)		2,588 sqft	2,847 sqft	2,977 sqft	3,106 sqft
IKO - Stormtite	roll	3	3	3	4
CertainTeed - RoofRunner	roll	3	3	3	4
GAF - Deck-Armor	roll	3	3	3	4
Owens Corning - RhinoRoof	roll	3	3	3	4
Atlas - Summit	roll	3	3	3	4
Capping (hips + ridges)		125 ft	138 ft	144 ft	150 ft
IKO - Hip and Ridge	bundle	4	4	4	4
CertainTeed - Shadow Ridge	bundle	5	5	5	5
GAF - Seal-A-Ridge	bundle	5	6	6	6
Owens Corning - DecoRidge	bundle	7	7	8	8
Atlas - Pro-Cut H&R	bundle	5	5	5	5
Other					
8' Valley (no laps)	sheet	0	0	0	0
10' Drip Edge (eaves + rakes; no laps)	sheet	55	60	63	65

These calculations are estimates and are not guaranteed. Always double check calculations before ordering materials. Estimates are based off of the total pitched area (i.e., flat area is excluded).

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AMERICAN CUSTOM CONTRACTORS
Celebrating over 50 years of service

Roofing (Sloped) Order (Material)

American Custom Contractors
15728 Crabbs Branch Way
Rockville, MD 20855

Submitted: **03/30/2026**
Requested Delivery: **TBD**

Job #: 15258
Order #: 15258-1

Qty	U/M	Description
56	BD	Owens Corning TruDefinition Duration AR (3 BD/SQ) - Teak
4	RL	Owens Corning RhinoRoof Granulated Ice & Water Shield (2 Sq)
3	RL	Owens Corning RhinoRoof U20 Synthetic Underlayment (10 sq)
3	BD	Owens Corning ProEdge AR (33') - Teak
5	BD	Owens Corning Starter Strip Plus - 7 3/4" (105')
4	BD	Tri-Built Aluminum Prebent Step Flashing - 5"x5"x8" (50 PC/BD) - Brown
2	BX	Tri-Built Roofing Coil Nails - 1 1/4" (7200 Cnt)
2	EA	A11/T50 Staples - 5/16" (5000 Cnt)
4	RL	Berger Painted Aluminum Trim Coil - .019 - 24"x50' - Rye
3	EA	Pipe Flashing - 1"-3" - Brown
19	BD	Owens Corning Duration (3 BD/SQ) - Sierra Gray
1	BD	Owens Corning ProEdge (33') - Sierra Gray
4	TB	Caulking to match Berger Rye

Site Information:

Customer Contact

Product Placement

Job Contacts:

Primary Contact

15258-1

Paul Scuderi
207 East Earle Avenue,
Easton, MD 21601
[redacted]

Aaron Horner
[redacted]

Additional Contact(s)

Joel Miranda
[redacted]

Company Rep

Aaron Horner
[redacted]

15258-1

FIBERGLASS-BASED ASPHALT SHINGLES & ACCESSORIES

Revised January 2026

Guide Specifications

PROJECT ARCHITECT RESPONSIBILITY: This is a general specification guide, intended to be used by experienced construction professionals, in conjunction with good construction practice and professional judgment. This guide is to aid in the creation of a complete building specification that is to be fully reviewed and edited by the architect of record (specifier). Sections of this guide should be included, edited, or omitted based on the requirements of a specific project. It is the responsibility of both the specifier and the purchaser to determine if a product or system is suitable for its intended use within their projects respective zip code. Neither Owens Corning, nor any of its subsidiary or affiliated companies, assume any responsibility for the content of this specification guide relative to actual projects and specifically disclaim any and all liability for any errors or omissions in design, detail, structural capability, attachment details, shop drawings or other construction related details, whether based upon the information provided by Owens Corning or otherwise.

SECTION 07 31 13.13 – FIBERGLASS-BASED ASPHALT SHINGLES & ACCESSORIES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Roof shingles and accessories including the following:
   1. Fiberglass-based asphalt shingles
   2. Modified bitumen roofing systems
   3. Hip and ridge shingles
   4. Starter shingles
   5. Self-adhering ice and water barrier
   6. Shingle underlayment
   7. Attic ventilation
   8. Fasteners
   9. Metal flashing and trim
   10. Low Slope Roofing Systems

1.2 RELATED SECTIONS

NOTE TO SPECIFIER Delete and/or add other sections as required.

A. Section 061000 – Rough Carpentry.

B. Section 071300 – Sheet Waterproofing.

C. Section 072200 – Roof and Deck Insulation; for insulation placed over roof decking.

D. Section 076000 – Flashing and Sheet Metal; for snow guards, metal flashing and drip edges, including step-type flashing installed with shingles.

E. Section 077100 – Roof Specialties: Manufactured Gutters and Downspouts.

F. Section 077200 – Roof Accessories.

G. Section 086000 – Roof Windows and Skylights.

NOTE TO SPECIFIER Delete references from the list below that are not required.

1.3 REFERENCES

A. American Society of Civil Engineers (ACSE):
   1. ASCE 7 – Minimum Design Loads for Buildings and Other Structures.

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B. Asphalt Roofing Manufacturers Association (ARMA).

C. ASTM International (ASTM):
1. ASTM A653/A653M – Standard Specification for Steel Sheet, Zinc Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
2. ASTM B209 – Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
3. ASTM B370 – Standard Specification for Copper Sheet and Strip for Building Construction.
4. ASTM D226 – Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.
5. ASTM D228 – Standard Test Method for Sampling, Testing, and Analysis of Asphalt Roll Roofing, Cap Sheets, and Shingles Used in Roofing and Waterproofing.
6. ASTM D1079 – Standard Terminology Relating to Roofing and Waterproofing.
7. ASTM D1970 – Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection.
8. ASTM D3018 – Standard Specification for Class A Asphalt Shingles Surfaced with Mineral Granules.
9. ASTM D3161 – Standard Test Method for Wind-Resistance of Asphalt Shingles (Fan-Induced Method).
10. ASTM D3462 – Standard Specification for Asphalt Shingles Made from Glass felt and Surfaced with Mineral Granules
11. ASTM D4586 – Standard Specification for Asphalt Roof Cement, Asbestos-Free.
12. ASTM D4869 – Standard Specification for Asphalt-Saturated Organic Felt Underlayment Used in Steep Slope Roofing.
13. ASTM D6381 – Standard Test Method for Measurement of Asphalt Shingle Mechanical Uplift Resistance.
14. ASTM D6757 – Standard Specification for Underlayment Felt Containing Inorganic Fibers Used in Steep-Slope Roofing.
15. ASTM D7158 – Standard Test Method for Wind Resistance of Sealed Asphalt Shingles (Uplift Force/Uplift Resistance Method).
16. ASTM E108 – Standard Test Methods for Fire Tests of Roof Coverings.
17. ASTM F1667 – Standard Specification for Driven Fasteners: Nails, Spikes, and Staples.
18. ASTM D6163 – Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using Glass Fiber Reinforcements
19. ASTM D6164 – Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using Polyester Reinforcements
20. ASTM D8257 – Standard Specification for Mechanically Attached Polymeric Roof Underlayment Used in Steep Slope Roofing

D. Cool Roof Rating Council (CRRC): Product Rating Program.

E. Canadian Standards Association (CSA): CAN/CSA A123.5 – Asphalt Shingles Made from Glass Felt and Surfaced with Mineral Granules. Note: Applicable only to products sold for use in Canada.

F. Canadian Standards Association (CSA): CAN/CSA A123.22 – Self-adhering polymer modified bituminous sheet materials used as steep slop roofing underlayment for ice dam protection. Note: Applicable only to products sold for use in Canada

G. Canadian Standards Association (CSA): CAN/CSA A123.3 – Asphalt saturated organic roofing felt. Note: Applicable only to products sold for use in Canada

H. Canadian Standards Association (CSA): CAN/CSA A220.1 – Installation of concrete roof tiles. Note: Applicable only to products sold for use in Canada

I. California Building Standards Commission (CBSC):
   1. California Building Code, California Code of Regulations Title 24.

J. FM Approvals
   1. FM 4474 – American National Standard for Evaluating the Simulated Wind Uplift Resistance of Roof Assemblies Using Static Positive and/or Negative Differential Pressures.
   2. FM 4475 – Approval Standard for Class 1 Steep Slope Roof Covers
   3. ANSI/FM 4473 – Test Standard for Impact Resistance Testing of Rigid Roofing Materials by Impacting with Freezer Ice Balls

K. Florida Building Commission (FBC):
   1. Florida Building Code.
   2. Florida Product Approvals.

L. International Code Council (ICC):
   1. International Residential Code (IRC).
   2. International Building Code (IBC).

M. International Code Council Evaluation Service (ICC-ES)
   1. ICC-ES Evaluation Reports.
   2. ICC-ES Acceptance Criteria.

N. Intertek
   1. Intertek Code Compliance Research Report (CCRR)

O. Miami-Dade County Department of Regulatory and Economic Resources (RER), Product Control Section:
   1. Miami-Dade County Notice of Acceptance (NOA).

P. National Roofing Contractors Association (NRCA).

Q. Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) – Architectural Sheet Metal Manual.

R. Texas Department of Insurance (TDI): Product Listing.

S. Underwriters Laboratories (UL):
   1. UL 790 – Standard Test Methods for Fire Test of Roof Coverings.
   2. UL 2218 – Impact Resistance of Prepared Roof Covering Materials.
   3. UL 1897 – Uplift Tests for Roof Covering Systems

T. PRI Evaluation Services
   1. PRI Evaluation Reports.

U. US Green Building Council (USGBC): Leadership in Energy and Environmental Design (LEED).

1.4 REGULATORY REQUIREMENTS AND CERTIFICATIONS

A. Provide a roofing system having an Underwriters Laboratories (UL) Class A or ASTM E108 Class A fire resistance classification.

B. When applicable, provide a roofing system that will help to qualify points for LEED certification:
   1. Materials and Resource credit – Building Product Disclosure and Optimization – Environmental Product Declaration (manufacturer specific Environmental Product Declarations).

2. Materials and Resource credit – Building Product Disclosure and Optimization – Sourcing of Raw Materials.
3. Materials and Resources credit – Construction and Demolition Waste Management.

C. Install all roofing products in accordance with all federal, state and local building codes.

D. All work shall be performed in a manner consistent with current OSHA guidelines.

NOTE TO SPECIFIER Delete as required.

1.5 PRODUCT ATTRIBUTES

A. When applicable, provide fiberglass-based asphalt shingle with SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.

1.6 SUBMITTALS

A. Submit under provisions of Section 013300 – Submittal Procedures.

B. Submit printed copies of Owens Corning product data sheets indicating product characteristics, product information, installation instructions (including required preparation and installation procedures) and product limitations and color samples.

C. Certificate of Compliance: Provide Certificate of Compliance or Evaluation Report from independent laboratory or Evaluation Agency indicating that Owens Corning asphalt shingles made in normal production meet or exceed the requirements of the following:
1. ASTM D3462
2. ASTM D3161/D7158 – Indicating a Class of Wind Resistance.
3. ASTM E108/UL790 – Indicating Class A Fire Resistance.

D. LEED submittal: When appropriate provide a LEED submittal and coordinate with provisions in Section 013563 – Sustainability Certification Project Requirements and Section 013566 – Sustainability Certification Project Procedures.

E. Shop Drawings: Indicate specially configured metal flashing, jointing methods and locations, fastening methods and locations, and installation details as required by project conditions.

F. Copy of Warranty: For warranty specified in Section 1.9.

NOTE TO SPECIFIER Delete selection samples if colors have already been selected.

G. Selection Samples: Two complete sets of samples, representing manufacturer's full range of available products and colors.

H. Verification Samples: For each product and finish specified, two samples representing actual products and colors.

1.7 PRE-INSTALLATION MEETING

A. For all projects, a pre-installation meeting is strongly recommended. Conduct a pre-installation meeting at the site prior to commencing work in this section. Require attendance of entities directly concerned with roof installation.

Topics to be discussed:
1. Safety procedures.

2. Installation procedures/method (including substrate preparation), sequencing of materials, and coordination with installation of other/adjacent work.
3. Roofing material availability, storage and handling.
4. Additional roof covering and roof accessory materials.
5. Through roof penetrations and other roof details.
6. Product compliance – Verify that products comply with requirements specified by local Authority Having Jurisdiction (AHJ)
7. All other items related to successful execution/completion of work.

B. Submit printed copies of Owens Corning product data sheets indicating product characteristics, product information, installation instructions (including required preparation and installation procedures), product limitations and color samples.

1.8 QUALITY ASSURANCE

A. Manufacturer Qualifications: Provide all primary roofing products, including shingles, underlayment, ice and water barrier, and ventilation, by a single manufacturer.

B. Installer Qualifications: Installer shall be licensed or otherwise authorized by all federal, state and local authorities to install all products specified in this section. Installer shall follow Owens Corning published installation instructions.

NOTE TO SPECIFIER Delete one of two options below. Select option based on desired warranty.

1. Installer shall be an Owens Corning Roofing Platinum Preferred Contractor as defined and certified by Owens Corning.
2. Installer shall be an Owens Corning Roofing Preferred Contractor as defined and certified by manufacturer.

1.9 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to site in manufacturer's unopened bundles with labels intact and legible.

B. Store all products in manufacturer's unopened, labeled packaging until they are ready for installation.

C. Store all products in accordance with Owens Corning recommendations.

D. Do not install underlayment or shingles on wet surfaces.

E. Store and dispose of solvent-based materials in accordance with all federal, state and local regulations.

F. For rooftop loading, lay shingle bundles flat. Do not bend over the ridge.

1.10 PROJECT CONDITIONS

A. Do not install systems under environmental conditions outside Owens Corning recommended limits. Proceed with work only when existing and forecasted weather conditions will permit work to be performed within Owens Corning recommended limits.

1.11 WARRANTY

A. Standard Limited Warranty: Provide to the Owens Corning standard prorated limited warranty coverage for materials in the event of a material defect, including up to 10 years TRU PROtection® coverage. Refer to actual warranty for complete details, limitations and requirements.

B. Manufacturer's Extended Limited Warranty: Provide to the Owner Owens Corning standard extended warranty coverage labor and materials in the event of a material defect. Refer to actual warranty for complete details, limitations and requirements.

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NOTE TO SPECIFIER Delete one of two options below. Select option based on desired warranty.

1. Owens Corning System Protection Roofing Limited Warranty including extended TRU PROtection® (non-prorated) coverage on installed Owens Corning Roofing System products. The length of the TRU PROtection® coverage is based upon the shingle product installed on the field of the roof. Coverage can only be provided by a designated Owens Corning Roofing Preferred or Platinum Preferred Contractor.
2. Owens Corning Preferred Protection Roofing System Limited Warranty includes TRU PROtection® (non-prorated) coverage on installed Owens Corning Roofing System products. The length of the TRU PROtection® coverage is based upon the shingle product installed on the field of the roof. This warranty will also cover workmanship defects by the installer. Coverage can only be provided by a designated Owens Corning Roofing Preferred or Platinum Preferred Contractor.
3. Owens Corning Platinum Protection Roofing System Limited Warranty includes TRU PROtection® (non-prorated) coverage on installed Owens Corning Roofing System products. The length of the TRU PROtection® coverage is based upon the shingle product installed on the field of the roof. This warranty will also cover workmanship defects by the installer. Coverage can only be provided by a designated Owens Corning Roofing Platinum Preferred Contractor.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: Owens Corning Roofing and Asphalt, LLC. One Owens Corning Pkwy. Toledo, OH 43659. Toll Free: 1-800-GET-PINK® | 1-800-438-7465. Email: ocbuildingspec@owenscorning.com. Web: www.owenscorning.com.

B. Requests for substitutions will be considered in accordance with provisions of Section 016000.

2.2 ASPHALT SHINGLES

NOTE TO SPECIFIER Delete roof shingle products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. Woodcrest® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Nominal Size: 14-1/4 in (362 mm) by 40 in (1016 mm).
   2. Exposure: 4 in (102 mm).
   3. Shingles per Square: 90.
   4. Bundles per Square: 6 bundles of 15 shingles.
   5. Coverage per Square: 100.0 sq ft (9.3 sq m).
   6. Color: As selected from manufacturer's full range.
   7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 (Class 4 Impact Resistance), CSA A123.5, ICC-ES AC438, and PRI ER 1378E01.

B. Woodmoor® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Nominal Size: 14-1/4 in (362 mm) by 40 in (1016 mm).
   2. Exposure: 4 in (102 mm).
   3. Shingles per Square: 90.
   4. Bundles per Square: 6 bundles of 15 shingles.
   5. Coverage per Square: 100.0 sq ft (9.3 sq m).
   6. Color: As selected from manufacturer's full range.
   7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class

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A Fire Resistance), UL 2218 (Class 4 Impact Resistance), CSA A123.5, ICC-ES AC438, and PRI ER 1378E01.

C. Duration® Premium (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 4 bundles of 16 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 and FM 4473 (Class 3 impact resistance), ICC-ES AC438, and PRI ER 1378E01.

D. Duration® Premium (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 4 bundles of 16 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m)
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 and FM 4473 (Class 3 impact resistance), ICC-ES AC438, and PRI ER 1378E01.TruDefinition®

E. TruDefinition® Duration® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 3 bundles of 20 or 22 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 and FM 4473 (Class 3 impact resistance), ICC CSA A123.5, ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

F. TruDefinition® Duration® (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).

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4. Shingles per Square: 64.
5. Bundles per Square: 3 bundles of 20 or 22 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 and FM 4473 (Class 3 impact resistance), ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

G. TruDefinition® Duration® COOL (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 3 bundles of 20 or 22 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 and FM 4473 (Class 3 impact resistance), Listed by the Cool Roof Rating Council (CRRC), ICC-ES AC438, PRI ER 1378E01, and Florida Product Approval.

H. TruDefinition® Duration® COOL *Plus* (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 3 bundles of 20 or 22 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 and FM 4473 (Class 3 impact resistance), Listed by the Cool Roof Rating Council (CRRC), ICC-ES AC438, PRI ER 1378E01, and Florida Product Approval.

I. TruDefinition® Duration® Designer (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 3 bundles of 20 or 22 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL790 (Class A Fire Resistance), UL 2218 and FM 4473 (Class 3 impact resistance), CSA A123.5, Florida Product Approval, Miami-Dade County Product Approval, ICC-ES AC438, and PRI ER 1378E01.

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J. TruDefinition® Duration® Designer (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 3 bundles of 20 or 22 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL790 (Class A Fire Resistance), UL 2218 and FM 4473 (Class 3 impact resistance), Florida Product Approval, Miami-Dade County Product Approval, ICC-ES AC438, and PRI ER 1378E01..

K. TruDefinition® Duration MAX® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 4 bundles of 16 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 and FM 4473 (Class 3 impact resistance), ICC-ES AC438, and PRI ER 1378E01.

L. TruDefinition® Duration STORM® Impact Resistant (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface; UL 2218/FM 4473 Class 4 impact resistance; and WeatherGuard® Technology, an integrated polymeric backing material on the shingle's bottom surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 3 bundles of 20 or 22 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 and FM 4473 (Class 4 Impact Resistance), CSA A123.5, ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

M. TruDefinition® Duration FLEX® Impact Resistant (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface; SBS modified asphalt; and UL 2218/FM 4473 Class 4 impact resistance.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).

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4. Shingles per Square: 64.
5. Bundles per Square: 3 bundles of 20 or 22 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 and FM 4473 (Class 4 Impact Resistance), PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

N. TruDefinition® Oakridge® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
2. Exposure: 5-5/8 in (143 mm).
3. Shingles per Square: 64.
4. Bundles per Square: 3.
5. Coverage per Square: 98.4 sq ft (9.1 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval

O. Oakridge® (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
2. Exposure: 5-5/8 in (143 mm).
3. Shingles per Square: 64.
4. Bundles per Square: 3 bundles of 20 or 22 shingles.
5. Coverage per Square: 98.4 sq ft (9.1 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), Florida Product Approval, Miami-Dade County Product Approval, CSA A123.5, ICC-ES AC438, and PRI ER 1378E01.

P. Oakridge® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
2. Exposure: 5-5/8 in (143 mm).
3. Shingles per Square: 64.
4. Bundles per Square: 3 bundles of 20 or 22 shingles.
5. Coverage per Square: 98.4 sq ft (9.1 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), CSA A123.5, ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

Q. Supreme® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 12 in (305 mm) by 36 in (914 mm).
2. Exposure: 5 in (127 mm).
3. Shingles per Square: 80.
4. Bundles per Square: 3 bundles of 26, 27, 27 shingles.
5. Coverage per Square: 100.0 sq ft (9.3 sq m).
6. Color: As selected from manufacturer's full range.

7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

2.3 HIP AND RIDGE SHINGLES

Provide hip and ridge shingles color formulated to complement field of roof.

NOTE TO SPECIFIER Delete hip and ridge shingle products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. DuraRidge® Hip and Ridge (Algae Resistant) Shingles with Sealant: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. **High profile design features patented SureNail® Technology providing long-lasting durability and dimension**
   2. Nominal Size: 12 in (305 mm) by 10 ⅝ in (270 mm) with 8 in (203 mm) exposure
   3. Standards/Qualifications: ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D228, ASTM D3462, ASTM E108/UL790 (Class A Fire Resistance), ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, Miami-Dade County Product Approval, and CSA A123.5.

B. RIZERidge® Hip and Ridge (Algae Resistant) Shingles with Sealant: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Foldable design provides multi-layered dimension along hips and ridges.
   2. Nominal Size: 12 in (305 mm) by 36 in (914 mm) with 6 in (152 mm) exposure.
   3. Piece Size: 12 in (305 mm) by 12 in (305 mm).
   4. Standards/Qualifications: ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D228, ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, PRI ER 1378E01.

C. DecoRidge® Hip and Ridge (Non-Algae Resistant) Shingles with Sealant
   1. Durable, heavyweight laminate construction with SBS-modified asphalt provides maximum dimension and style to the hip and ridge.
   2. Nominal Size: 11-1/2 in (292 mm) by 8 in (203 mm) and 11-1/2 in (292 mm) by 10 in (254 mm) with 8 in (203 mm) exposure.
   3. Standards/Qualifications: ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D228, ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 and FM 4473 (Class 3 Impact Resistance).

D. ProEdge® Hip and Ridge (Algae Resistant) Shingles with Sealant: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Perforated shingles with factory installed cutouts designed for fast and easy installation.
   2. Nominal Size: 12 in (305 mm) by 36 in (914 mm) with 6 in (152 mm) exposure.
   3. Piece Size: 12 in (305 mm) by 12 in (305 mm).
   4. Standards/Qualifications: ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D228, ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, PRI ER 1378E01, UL 2218 and FM 4473 (Class 3 Impact Resistance), Florida Product Approval, and Miami-Dade County Product Approval.

E. ProEdge® Hip and Ridge (Algae Resistant) (Metric) Shingles with Sealant: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Perforated shingles with factory installed cutouts designed for fast and easy installation.
   2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm) with 6-5/8 in (168 mm) exposure.
   3. Piece Size: 9-27/32 in (250 mm) by 13-1/4 in (337 mm).

4. Standards/Qualifications: ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D228, ASTM D3462, ASTM E108/UL 790 (Class A Fire Resistance), CSA A123.5, ICC-ES AC438, and PRI ER 1378E01.

F. ImpactRidge® Hip and Ridge Impact Resistant (Algae Resistant) Shingles with Sealant: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **SBS modified asphalt and UL 2218 Class 4 impact resistance.**
2. Perforated design for easy installation offering Class 4 impact resistance.
3. Nominal Size: 12 in (305 mm) by 36 in (914 mm) with 6 in (152 mm) exposure.
4. Piece Size: 12 in (305 mm) by 12 in (305 mm).
5. Standards/Qualifications: ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 and FM 4473 (Class 4 Impact Resistance), PRI ER 1378E01, CSA A123.5, ASTM D228, ICC-ES AC438, Florida Product Approval, and Miami-Dade County Product Approval.

2.4 STARTER SHINGLES

NOTE TO SPECIFIER Delete starter shingle products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. Starter Shingle Roll: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Self-adhering, starter course. Each strip measures 7-1/5 in (183 mm) tall by 33-2/5 ft (10.18 m) wide.
2. Standards/Qualifications: ASTM D1970 and Florida Product Approval.

B. Starter Strip Plus: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nail applied starter course. Individual starter shingle is 7-3/4 in (197 mm) by 39-3/8 in (1000 mm).
2. Standards/Qualifications: ASTM D3462, ASTM D3161 (Class F Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

C. WoodStart® Starter Strip Shingle: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nail applied starter course. Nominal Size is 13-3/8 in (340 mm) by 40 in (1016 mm).
2. Standards/Qualifications: ASTM D3462, ASTM D3161 (Class F Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 (Class 4 Impact Resistance), ICC-ES AC438, ASTM D3018 (Type 1), and PRI ER 1378E01.

2.5 SELF-ADHERING UNDERLAYMENTS

NOTE TO SPECIFIER Delete self-adhering ice and water barrier products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. WeatherLock® Mat: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Mat-faced skid resistant surface, self-adhering, self-sealing, bituminous ice and water barrier.
2. Roll Width: 36 in (914 mm).
3. Selvage: 3 in (76 mm).
4. Standards/Qualifications: ASTM D1970, ASTM E108/UL 790 (Class A Fire Resistance[1]), PRI ER 1378E02, Florida Product Approval, and Miami-Dade County Product Approval.

B. WeatherLock® G: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Granule skid resistant surface, self-adhering, self-sealing, bituminous ice and water barrier.
2. Roll Width: 36 in (914 mm).
3. Selvage: 3 in (76 mm).
4. Standards/Qualifications: ASTM D1970, ASTM E108/UL 790 (Class A Fire Resistance[1]), PRI ER 1378E02, Florida Product Approval, and Miami-Dade County Approval.

Guide Specifications

C. WeatherLock® Flex: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Cross laminated poly surface with skid resistant traction surface, self-adhering, self-sealing, bituminous ice and water barrier.
   2. Roll Width: 36 in (914 mm).
   3. Selvage: 3 in (76 mm).
   4. Standards/Qualifications: ASTM D1970, ASTM E108/UL 790 (Class A Fire Resistance[1]), PRI ER 1378E02.

D. WeatherLock® Specialty Tile and Metal: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Polyester surface with skid resistant traction surface, self-adhering, self-sealing, bituminous ice and water barrier.
   2. Thermally stable in high temperatures up to 260 degrees Fahrenheit (126 degrees Celsius).
   3. Designed for use with mechanically fastened tile systems.
   4. Roll Width: 36 in (914 mm).
   5. Selvage: 3 in (76 mm).
   6. Standards/Qualification: ASTM D1970, ASTM E108/UL 790 (Class A/Class C Fire Resistance[2]), UL 1897, PRI ER 1378E02, Florida Product Approval, and Miami-Dade County Product Approval.

E. RhinoRoof® Granulated: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Granule skid resistant surface, self-adhering, self-sealing, bituminous ice and water barrier.
   2. Roll Width: 36 in (914 mm).
   3. Selvage: 3 in (76 mm).
   4. Standards/Qualifications: ASTM D1970, ASTM E108/UL 790 (Class A Fire Resistance[1]), PRI ER 1378E02, and Florida Product Approval.

F. RhinoRoof® Anchor Sheet: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Mat-faced skid resistant surface, self-sealing, bituminous base sheet.
   2. Roll Width: 36 in (914 mm).
   3. Selvage: 3 in (76 mm).
   4. Standards/Qualifications: ASTM D226, ASTM D4869, E108/UL 790 (Class A Fire Resistance[1]), PRI ER 1378E16. Florida Product Approval, and Miami-Dade County Approval.

G. Titanium® PSU30: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Weather-shedding synthetic polypropylene facer, self-adhering, self-sealing, bituminous ice and water barrier.
   2. Roll Width: 36 in (914 mm).
   3. Selvage: 1 in (76 mm).
   4. Standards/Qualifications: ASTM D1970, ASTM E108/UL 790 (Class A Fire Resistance[1]), and Florida Product Approval.

H. Titanium® FR: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Weather-shedding synthetic polypropylene facer, self-adhering, self-sealing, fire-resistant bituminous ice and water barrier.
   2. Roll Width: 36 in (914 mm).
   3. Selvage: 1 in (76 mm).
   4. Standards/Qualifications: ASTM D1970, ASTM E108/UL 790 (Class A Fire Resistance[3]), and Florida Product Approval.

[1] Class A fire resistance limited to use under asphalt shingles and quarry slate.
[2] Class A fire resistance limited to use under asphalt shingles, clay and concrete tile, and quarry slate. Class C fire resistance under metal panels and shingles.
[3] Class A fire resistance limited to use under asphalt shingles, clay and concrete tile, quarry slate, and metal panels and shingles. See product literature for specifics.

2.6 MECHANICALLY FASTENED UNDERLAYMENTS

NOTE TO SPECIFIER Delete shingle underlayment products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. ProArmor® Synthetic Roof Underlayment.
   1. Weather-shedding synthetic polyolefin barrier.
   2. Roll Width: 42 in (106.7 cm).
   3. Roll Length: 286 ft (87.2 m).
   4. Coverage Per Roll: 9.29 roof squares.
   5. Standards/Qualification: ASTM D8257, ASTM D226, ASTM D4869, ASTM E108/UL 790 (Class A Fire Resistance[1]), ICC-ES AC188, CCRR-1068, Florida Product Approval, and Miami-Dade County Product Approval.

B. DeckDefense® High Performance Synthetic Roof Underlayment.
   1. Weather-shedding synthetic polyolefin barrier.
   2. Roll Width: 48 in (122 cm).
   3. Roll Length: 125 ft (38.1 m) and 250 ft (76.2 m).
   4. Coverage Per Roll: 5 and 10 roof squares.
   5. Standards/Qualification: ASTM D8257, ASTM D226, ASTM E108/UL 790 (Class A Fire Resistance[1]), Florida Product Approval, and Miami-Dade County Product Approval.

C. RhinoRoof® U20 Roof Underlayment.
   1. Weather-shedding synthetic polypropylene barrier.
   2. Roll Width: 42 in (110 cm).
   3. Roll Length: 286 ft (87m)
   4. Coverage Per Roll: 10 roof squares.
   5. Standards/Qualification: ASTM D8257, ASTM D226, ASTM E108/UL 790 (Class A Fire Resistance[1]), PRI ER 1378E05, Florida Product Approval, and Miami-Dade County Product Approval.

D. Titanium® UDL25 Roof Underlayment.
   1. Weather-shedding synthetic polypropylene barrier.
   2. Roll Width: 48 in (122 cm).
   3. Roll Length: 250 ft (76.2m)
   4. Coverage Per Roll: 10 roof squares.
   5. Standards/Qualification: ASTM D8257, ASTM D226, ASTM E108/UL 790 (Class A Fire Resistance[1]), PRI ER 1378E05, Florida Product Approval, and Miami-Dade County Product Approval.

E. Titanium® UDL30 Roof Underlayment.
   1. Weather-shedding synthetic polypropylene barrier.
   2. Roll Width: 48 in (122 cm).
   3. Roll Length: 250 ft (76.2m)
   4. Coverage Per Roll: 10 roof squares.
   5. Standards/Qualification: ASTM D8257, ASTM D226, ASTM E108/UL 790 (Class A Fire Resistance[1]), PRI ER 1378E05, Florida Product Approval, and Miami-Dade County Product Approval.

F. Titanium® UDL50 Roof Underlayment.
   1. Weather-shedding synthetic polypropylene barrier.
   2. Roll Width: 48 in (122 cm).
   3. Roll Length: 250 ft (76.2m)
   4. Coverage Per Roll: 10 roof squares.

5. Standards/Qualification: ASTM D8257, ASTM D226, ASTM E108/UL 790 (Class A Fire Resistance[1]), PRI ER 1378E05, Florida Product Approval, and Miami-Dade County Product Approval.

G. Titanium® X30 Roof Underlayment.
1. Weather-shedding synthetic polypropylene barrier.
2. Roll Width: 42 in (107 cm).
3. Roll Length: 143 ft (43.6 m)
4. Coverage Per Roll: 5 roof squares.
5. Standards/Qualification: ASTM D8257, ASTM D226, ASTM E108/UL 790 (Class A Fire Resistance[1]), PRI ER 1378E05, Florida Product Approval, and Miami-Dade County Product Approval.

[1] Class A fire resistance limited to use under asphalt shingles.

2.7 LOW SLOPE MODIFIED BITUMEN ROOFING SYSTEMS

NOTE TO SPECIFIER Delete products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. DeckSeal Roofing System.
1. A system comprised of component SBS modified bitumen membranes which, used in combination and according to instructions, creates a waterproof low slope roofing system.
2. A Dual Compound Formulation to meet performance needs of different layers: top coat compound provides excellent granule adhesion (cap sheet), back coat compound provides aggressive adhesion to the substrate.
3. Granule free adhesive selvedge on both the sides and end laps (cap sheet).
4. The DeckSeal™ System is designed for use on ¼:12 to 2:12 roof slopes.
5. The DeckSeal™ components include:
   a) DeckSeal™ SBS SA Cap Sheet – self-adhered granulated cap sheet
   b) DeckSeal™ SBS SA Base/Ply Sheet – A self-adhered base/ply sheet
   c) DeckSeal™ MA Nailbase – A nailable base sheet - where a nailable base sheet or self-adhered base/play is used as a base layer for the granulated cap sheet for a minimum recommended 2 ply system, and where a self-adhered base/ply can be used as a 2nd layer in a 3-ply system.
6. Attractive colors that compliment popular shingle offerings.
7. Roll Dimensions:
   a) 32 ft. 10 in. by 39-3/8 in. – Cap sheet
   b) 65 ft. 8 in. by 39-3/8 in. – Nailable base or self-adhered base
8. Standards/Qualifications: UL 790/ASTM E108 fire resistance[1]; FM 4474 wind uplift resistance[2]; ASTM D6163 (base/ply sheet), ASTM D6164 (cap sheet); Florida Product Approval for use in HVHZ and Non-HVHZ areas; and Miami-Dade Product Approval.

[1] Class A, B, or C fire resistance based on system used and slope of roof. Consult the UL Online Classification Directory for fire resistance classifications of specific systems.
[2] Check local building codes for wind uplift requirements and DeckSeal™ literature for wind uplift resistance information.

2.8 ROOF VENTILATION

NOTE TO SPECIFIER Delete attic ventilation products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. VentSure® RidgeCat® Rolled Ridge Vent.

Guide Specifications

1. Shingle-over, low profile ridge vent with nylon entangled-net structure allows the passage of hot and/or moisture-laden air from attics, while prohibiting wind-driven rain.
2. Provides 15 sq in (9677 sq mm) NFVA per lineal foot.
3. Available in 20 ft (6.1 m) rolls in 11 in (279 mm) width.
4. Suitable on roofs with a pitch from 2:12 to 18:12.
5. Standards/Qualifications: Passes Wind-Driven Rain with 8.8 in (224 mm) of rain/hr at 110 mph (177 km/h), ICC-ES AC132, PRI ER 1378E03, Florida Product Approval, and ASTM E108/UL 790 Class C Fire Resistance.

B. VentSure® Rigid Roll Ridge Vent with Weather PROtector® Moisture Barrier.
1. Shingle-over, low profile ridge vents with Weather PROtector® Moisture Barrier allows the passage of hot and/or moisture-laden air from attics, while prohibiting snow infiltration.
2. Provides 12.5 sq in (8200 sq mm) NFVA per lineal foot.
3. Available in 20 ft (6.1 m) rolls in three different widths (regional availability): 7 in (178 mm), 9 in (229 mm), and 11-1/4 in (286 mm).
4. Suitable on roofs with a pitch from 2:12 to 20:12.
5. Standards/Qualifications: ICC-ESR 2664, Passes Wind-Driven Rain with 8.8 in (224 mm) of rain/hr at 110 mph (177 km/h), and Snow Infiltration at 35 mph (56 km/h) and 70 mph (112 km/h) Tests, PRI ER 1378E03, Florida Product Approval, Miami-Dade County Product Approval, and ASTM E108/UL 790 Class A/Class C Fire Resistance (Class A Fire Resistance when modified per installation instructions).

C. VentSure® 4 ft (1.2 m) Strip Heat and Moisture Ridge Vent, 12 in width
1. Shingle-over, polypropylene ridge ventilator designed to work with eave/soffit intake ventilation to maximize the flow of cool, fresh air through the roof and attic structure.
2. Provides 20 sq in (12900 sq mm) NFVA per lineal foot.
3. Optional Weather PROtector® filter provides added protection against wind-driven rain and snow infiltration.
4. 15 in (381 mm) wide and 1 in (25 mm) high, with a shingle-over width of 12 in (305 mm).
5. Suitable on roofs with a pitch from 3:12 to 16:12.
6. Standards/Qualifications: Passes Wind-Driven Rain with 8.8 in (224 mm) of rain/hr at 110 mph (177 km/h), PRI ER 1378E03, Florida Product Approval, Miami-Dade County Product Approval, TDI listed for usage in Texas Coastal Regions (RV-47), and ASTM E108/UL 790 Class C Fire Resistance.

D. VentSure® 4 ft (1.2 m) Strip Heat and Moisture Ridge Vent, 8 in (203 mm) and 10 in (254 mm) width.
1. Shingle-over, polypropylene ridge ventilator designed to work with eave/soffit intake ventilation to maximize the flow of cool, fresh air through the roof and attic structure.
2. Patented corrugated ridge design and interlocking feature for additional flexibility and strength.
3. Provides 18 sq in (11600 sq mm) NFVA per lineal foot.
4. Optional Weather PROtector® filter provides added protection against wind-driven rain and snow infiltration.
5. Available in 8 in (203 mm) and 10 in (254 mm) shingle-over widths that are 1 in (25 mm) high and overall product width is 11.43 in (290 mm) and 13.28 in (337 mm), respectively.
6. Suitable on roofs with a pitch from 3:12 to 16:12.
7. Standards/Qualifications: Passes Wind-Driven Rain with 8.8 in (224 mm) of rain/hr at 110 mph (177 km/h), PRI ER 1378E03, Florida Product Approval, Miami-Dade County Product Approval, TDI listed for usage in Texas Coastal Regions (RV-47), and ASTM E108/UL 790 Class C Fire Resistance.

E. VentSure® RidgeProwler™ 30 Rolled Ridge Vent
1. Shingle-over, polypropylene and thermoplastic polyolefin ridge ventilator designed to work with eave/soffit intake ventilation to maximize the flow of cool, fresh air through the roof and attic structure.

2. Provides 11 sq in (7097 sq mm) NFVA per lineal foot.
3. Available in 30 ft (9.1 m) rolls in 13.9 in (353 mm) width.
4. Suitable on roofs with a pitch from 2:12 to 16:12.
5. Standards/Qualifications: Passes Wind-Driven Rain with 8.8 in (224 mm) of rain/hr at 110 mph (177 km/h), ICC-ES AC132, PRI ER 1378E03, Florida Product Approval, and ASTM E108/UL 790 Class C Fire Resistance.

F. VentSure® Metal Slant Back Roof Vent
1. Rooftop mounted, slant-back designed, metal exhaust ventilator designed to evacuate hot and/or moisture-laden air from attics.
2. Each vent provides 51 sq in (32900 sq mm) NFVA.
3. Aluminum and galvanized steel available in Weathered Grey, Brown, Black, or Mill Finish.
4. 16 in (406 mm) by 20 in (508 mm) base, 8 in (203 mm) diameter opening.
5. Suitable on roofs with a pitch up to 12:12.
6. Standards/Qualifications: TDI listed for usage in Texas Coastal Region (RV-20) , and ASTM E108/UL 790 Class C Fire Resistance.

G. VentSure® InFlow® Vent
1. Shingle-over, polypropylene intake vent solution for soffit-less and open-rafter homes, and homes with inadequate intake. Designed to work with exhaust ventilation to help achieve a balanced air ventilation system.
2. Patent-pending bottom intake design helps protect against wind-driven rain.
3. 4 ft (2.4 m) strip provides 10 sq in (6500 sq mm) NFVA per lineal foot, or 40 sq in (25800 sq mm) NFVA per vent
4. Weather PROtector® Moisture Barrier provides added protection against wind-driven rain and snow infiltration.
5. Roof Mount Unit dimensions: 48 in (1219 mm) length, 15 in (381 mm) width and 1 in (25 mm) height.
6. Suitable for use on roofs with a pitch from 4:12 to 16:12.
7. Standards/Qualifications: Passes Wind-Driven Rain with 8.8 in (224 mm) of rain/hr at 110 mph (177 km/h); ICC-ES AC132; TDI listed for usage in Texas Coastal Regions (RV-82) and Florida Product Approval.

2.9 FASTENERS

A. Fasteners: Galvanized steel, stainless steel, or aluminum nails complying with ASTM F1667, minimum 12-gauge, 0.0808 in (2.05 mm) shank with 3/8 in (9.5 mm) diameter head. Check local building code requirements.

2.10 METAL FLASHING

A. Flashing: Provide flashing as specified by Section 07600 – Metal Flashing and Sheet Metal.

PART 3 EXECUTION

3.1 EXAMINATION

A. Prior to starting work, examine all roof decks on which work will be applied for defects in materials and workmanship.

B. Do not begin installation until the roof deck has been properly prepared.

C. If another installer is responsible for roof deck preparation, notify the architect, designer-of-record on the project, or building owner of unsatisfactory preparation prior to proceeding with installation. Commencement of installation constitutes acceptance of conditions.

D. Underlayment and shingles installed directly over roof insulation or similar type decks is not approved.

1. Roof deck must be dry, minimum 3/4 in (19 mm) thick, minimum 6 in (152 mm) wide boards with maximum 1/4 in (6.4 mm) spaces, or APA rated sheathing (exposure 1): minimum 3/8 in (9.5 mm) plywood, minimum 7/16 in (11.1 mm) oriented strand board. Consult your manufacturer for other approved constructions.
2. Ventilation under the roof deck must meet local code requirements.

3.2 PREPARATION

A. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

B. Remove all existing roofing down to the roof deck.

C. Verify that the deck is dry, structurally sound, clean and smooth. It shall be free of any depressions, waves, and projections. Cover ALL holes 1 in (25 mm) or less in diameter, cracks over 1/2 in (13 mm) in width, loose knots and excessively resinous areas with minimum 28 gauge; 0.0187 in (0.475 mm) galvanized steel, 0.0156 in (0.396 mm) stainless steel, or 0.0126 in (0.320 mm) aluminum sheet metal. Decking or deck boards with holes greater than 1 in (25 mm) in diameter shall be replaced.

D. Replace damaged deck with new materials.

E. Verify installed roof deck is acceptable to receive shingles. Acceptable roof decks include the following:
1. Wood boards: 6 in (152 mm) minimum width, 3/4 in (19 mm) minimum thickness.
2. Plywood sheathing: 3/8 in (9.5 mm) minimum thickness Exposure 1 grade plywood sheathing as recommended by APA and in compliance with local building code requirements.
3. OSB panels: 7/16 in (11.1 mm) minimum thickness non-veneer structural panels as recommended by APA and in compliance with local building code requirements.
4. Spacing between boards or panels shall not exceed 1/4 in (6.4 mm) between roof boards or 1/8 in (3.2 mm) between plywood or OSB sheathing panels.

3.3 UNDERLAYMENT INSTALLATION

A. Install Owens Corning® underlayments using Owens Corning, installation instructions and in accordance with local building code requirements. When local codes and installation instructions are in conflict, the local building code requirements shall take precedence.
1. In areas where ice damming is likely to occur, install self-adhering ice and water barrier from the eaves edge of roof up the slope not less than 24 in (610 mm), measured horizontally, beyond the interior edge of the exterior wall. Lap ends 6 in (152 mm) on roof decks sloped 5:12 and greater. On roofs with slopes from 2:12 up to 4:12, see application instructions printed on each package.

B. Drip Edge
1. Drip edge shall be installed on all roof edges.
2. Install drip edge on eaves first with underlayment installed over the drip edge, or per local code requirements.
3. Install drip edge on rakes after underlayment is installed, with the drip edge fastened over the underlayment.

4. Joints in drip edge shall be lapped minimum 2 in (51 mm) with the upslope piece lapped over the down slope piece, or per local building code requirements
5. Install fasteners 8 in to 10 in (203 mm to 254 m) on center, approximately 1-3/4 in (44 mm) to 3 in (76 mm) from the outside edge of the drip edge, or per local building code requirements.

C. Valleys
1. Install self-adhering ice and water barrier at least 36 in (914 mm) wide and centered on the valley. Lap ends 6 in (152 mm) and seal.
2. Where valleys are indicated to be "open valleys", install metal flashing over self-adhering ice and water barrier before roof deck underlayment is installed; DO NOT nail through the flashing. Secure the flashing by nailing at 18 in (457 mm) on center just beyond edge of flashing so that nail heads hold down the edge, or use valley metal with a formed edge and secure with clips.

D. Roof Deck
1. On roofs with slope greater than 4:12, lap horizontal edges at least 2 inches (51 mm) and at least 2 inches (51 mm) over self-adhering ice and water barrier. Lap ends at least 4 inches (102 m). End laps in succeeding course should be located at least 6 ft (1.8 m) from end laps in the preceding course.
2. On roofs with pitch between 2:12 to less than 4:12, see application instructions printed on each shingle wrapper, or follow local code requirements.
3. Lap underlayment over valley protection at least 6 inches (152 mm).

E. Penetrations
1. Vent pipes: Install a 24 in (610 mm) square piece of self-adhering ice and water barrier lapping over roof deck underlayment; seal tightly to pipe.
2. Vertical walls: Install self-adhering ice and water barrier extending at least 3 in to 4 in (76 mm to 102 mm) up the wall and 12 in (305 mm) onto the roof surface. Lap the membrane over the roof deck underlayment.
3. Chimneys: Install self-adhering ice and water barrier around entire chimney extending at least 6 in (152 mm) up the wall and 12 in (305 mm) on to the roof surface. Lap the membrane over the roof deck underlayment.

3.4 SHINGLE INSTALLATION

A. Install Owens Corning® shingles (including started shingles as well as hip and ridge shingles) in accordance with Owens Corning installation instructions and in accordance with local building code requirements.

B. Install starter course at lowest roof edge and along rake with edge of shingles extending 1/4 in (6.4 mm) over edge of roof. Sealant strip should be closest to roof edge.

C. Install first and successive courses of shingles stepping diagonally up and across roof deck with Owens Corning recommended offset at each succeeding course. Maintain uniform exposure of shingles at each succeeding course. Use of a chalk line every other course is recommended.

D. Fasten shingles to deck with number of roofing nails per shingle and type of nails specified by Owens Corning, or in accordance specified by local Authority Having Jurisdiction.

E. All fasteners must be driven flush with the shingle surface and penetrate at least 3/4 in (19.1 mm) into the wood deck. Where the deck is less than 3/4 in (19.1 mm) thick, the fastener should be long enough to penetrate fully and extend through the roof sheathing.

F. Install Owens Corning shingles at valleys, eaves, rakes, hips and ridges in accordance with Owens Corning installation instructions and local building code requirements.

Guide Specifications

3.5 LOW SLOPE ROOFING SYSTEM INSTALLATION

A. Install Owens Corning® low slope roofing system in accordance with Owens Corning installation instructions and in accordance with local building code requirements.
B. Owens Corning® low slope roofing system should only be installed on roofs with a slope of ¼:12 to 2:12.
C. Apply only when the weather is dry and the ambient temperature is 45°F (7°C) and rising. Do not install when water in any form (i.e. rain, dew, ice, frost, snow) exist.
D. Apply only over clean, dry, dust-free surfaces
E. Ensure installation of DeckSeal MA NailBase does not prevent or interfere with ventilation of the existing structure.

3.6 VENT INSTALLATION

A. Install Owens Corning® vents in accordance with Owens Corning installation instructions and local building code requirements.

B. Ventilation at minimum must meet or exceed local building code requirements. Owens Corning recommends:
   1. Net Free Ventilating Area (NFVA) of 1:150 as a minimum.
   2. Balanced approach for most effective ventilation (balance between the lower and upper parts of the roof by providing 50% of NFVA at the soffit and 50% at the ridge).
   3. NFVA at the upper part of the roof should not exceed 50%.
   4. Where length of the roof ridge is sufficient provide continuous ridge vents for most effective ventilation approach.

3.7 PROTECTION

A. Protect installed products until completion of project.

B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

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

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

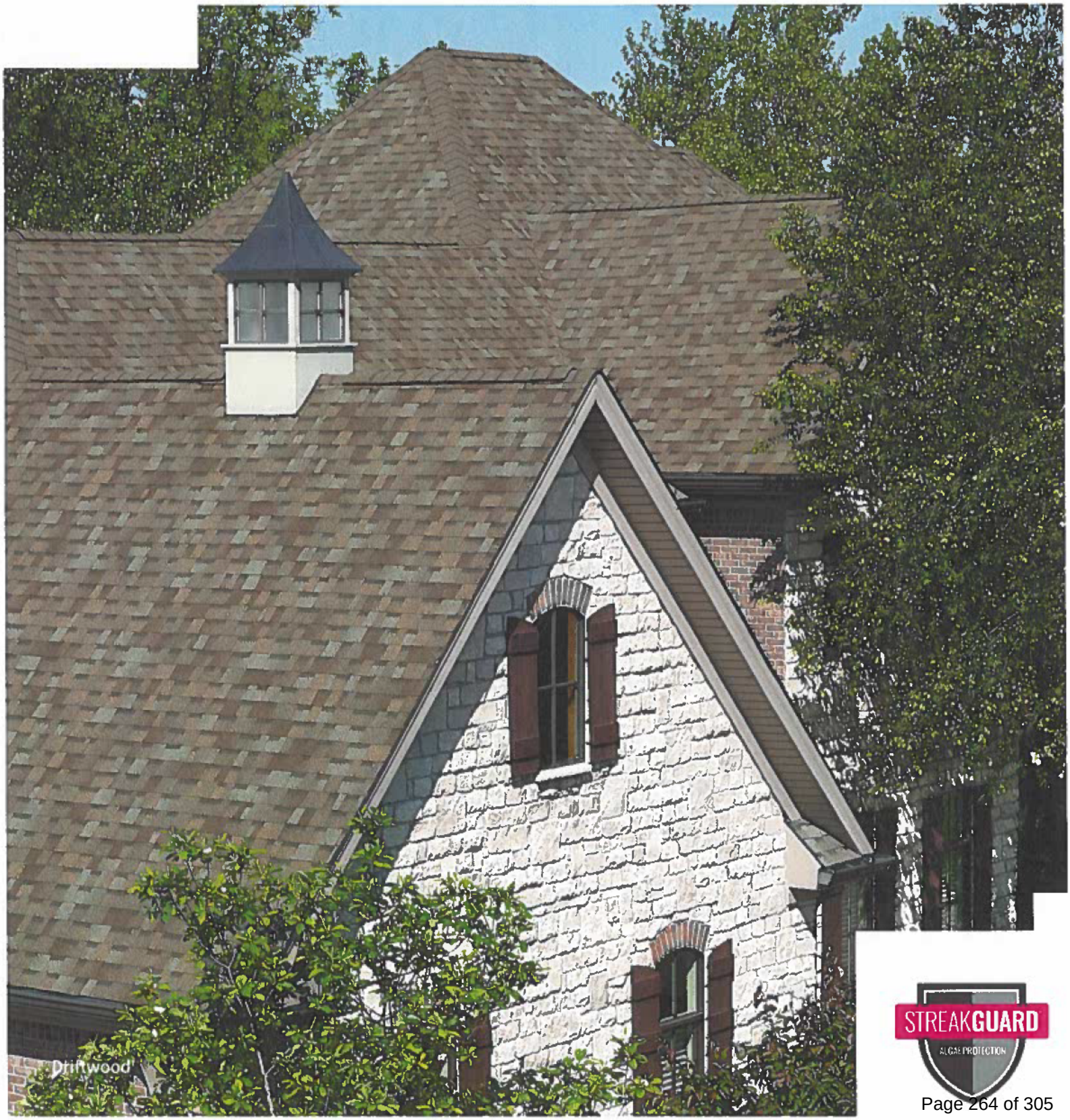
Pub. No. 10021602-A. January 2026. The color PINK is a registered trademark of Owens Corning.
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TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®



STREAKGUARD ALGAE PROTECTION

DEEP DIMENSION
OUTSTANDING PERFORMANCE

Duration® Shingles offer:

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

UNA NUEVA DIMENSIÓN
DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

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

STREAKGUARD

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

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

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

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



THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

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

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

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

6 Duration® Series shingles are tested in a laboratory setting and classified as a UL 2218 and FM 4473 Class 3 Impact-Resistant shingle. The results of this test do not guarantee that the shingle will resist all weather conditions. Hail damage is specifically excluded from coverage under the terms of its warranty.

6 Duration® Series se prueba en un entorno de laboratorio y está clasificada como una teja resistente a impactos UL 2218 y FM 4473 Clase 3. Los resultados de esta prueba no garantizan que la teja resista a todas las condiciones climáticas. Los daños por granizo quedan expresamente excluidos de la cobertura conforme a los términos de su garantía.

TruDefinition®

DURATION®

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



Brownwood[1]



Chateau Green[1]



Colonial Slate[1]



Desert Rose[1]



Driftwood[1]



Estate Gray[1]



Midnight Plum[1,4]



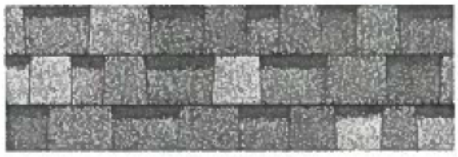
Onyx Black[1]



Peppercorn[1]



Sand Castle[1]



Sierra Gray[1]



Slatestone Gray[1]



Teak[1]



Terra Cotta[1]



Williamsburg Gray[1]

COLOR DISCLAIMER

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

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

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

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

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

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

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

SureNail Technology

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

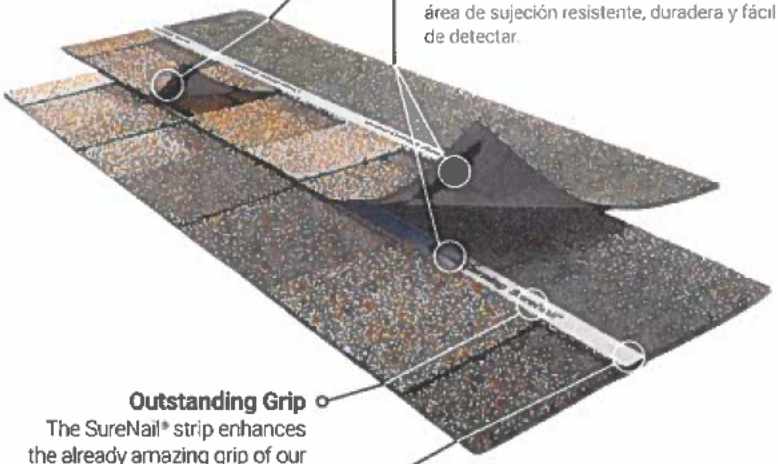
Diseño innovador
La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

Excellent Adhesive Power
Helps keep the shingle layers laminated.

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

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

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



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

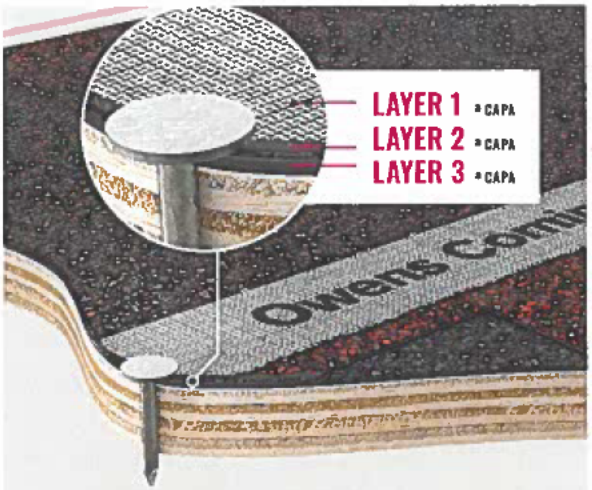
Agarre excepcional
La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond®** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

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

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

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

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



THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO



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

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



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

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



Up to **2X BETTER** DELAMINATION RESISTANCE

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

TOTAL PROTECTION SIMPLIFIED®

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

PROTECCIÓN TOTAL SIMPLIFICADA®

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

SEAL. SELLAR.

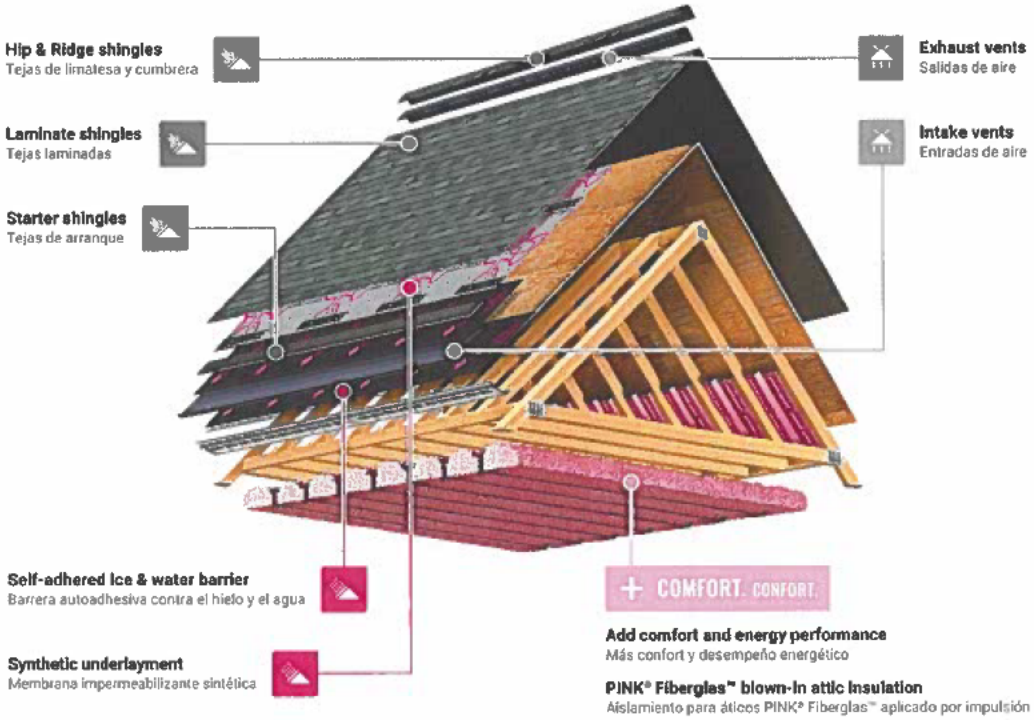
Helps create a waterproof barrier
Ayuda a crear una barrera impermeable

DEFEND. DEFENDER.

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

BREATHE. RESPIRAR.

For balanced attic ventilation
Para una ventilación equilibrada del ático



* For intake ventilation, use approved Owens Corning® Vent Sure® InFlow ventilation or soffit ventilation. Do not use both intake ventilation options in one roofing application. See install instructions for more details.
* Para la ventilación de entrada, utilice la ventilación aprobada por Owens Corning® Vent Sure® InFlow o ventilación de sofito. No utilice ambas opciones de ventilación de entrada en una misma aplicación para techos. Consulte las instrucciones de instalación para obtener más detalles.

REGISTER YOUR WARRANTY

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



SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

REGISTRE SU GARANTÍA

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

Product Attributes

Warranty Length*/‡

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

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty*/§

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years

TruDefinition® Duration® Shingles Product Specifications

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

Applicable Standards and Codes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Type 1)
- ICC-ES AC438#
- ASTM D3161 (Class F Wind Resistance)
- ASTM D7158 (Class H Wind Resistance)
- ASTM E108/UL 790 (Class A Fire Resistance)
- UL 2218 (Class 3 Impact Resistance)⁶
- FM 4473 (Class 3 Impact Resistance)⁶
- PRI ER 1378E01
- Florida Product Approval
- Miami-Dade County Product Approval²

Características del producto

Período de garantía*/‡

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

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas*/§

25 años

Período no prorrateado de garantía limitada TRU PROtection®*

10 años

Especificaciones de las tejas Duration® TruDefinition®

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

Normas y códigos pertinentes

- ASTM D3462
- ASTM D228
- ASTM D3018 (Tipo 1)
- ICC-ES AC438#
- ASTM D3161 (Resistencia al viento, Clase F)
- ASTM D7158 (Resistencia al viento Clase H)
- ASTM E108/UL 790 (Resistencia al fuego Clase A)
- UL 2218 (Resistencia a impactos de clase 3)⁶
- FM 4473 (Resistencia a impactos de clase 3)⁶
- PRI ER 1378E01
- Aprobación del producto en el estado de Florida
- Producto aprobado por el condado de Miami-Dade²

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

‡ 40-Year Limited Warranty on commercial projects.

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

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

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

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

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

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

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

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

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

4 Owens Corning® shingles include a patented design.

6 Duration® Series shingles are tested in a laboratory setting and classified as a UL 2218 and FM 4473 Class 3 Impact-Resistant shingle. The results of this test do not guarantee that the shingle will resist all weather conditions. Hail damage is specifically excluded from coverage under the terms of its warranty.

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

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

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

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

‡ Garantía limitada de 40 años para proyectos comerciales.

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

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

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

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

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

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

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

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

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

4 Las tejas de Owens Corning® incluye un diseño patentado.

6 Duration® Series se prueba en un entorno de laboratorio y está clasificada como una teja resistente a impactos UL 2218 y FM 4473 Clase 3. Los resultados de esta prueba no garantizan que la teja resista a todas las condiciones climáticas. Los daños por granizo quedan expresamente excluidos de la cobertura conforme a los términos de su garantía.

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

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

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

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

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

Pub. No. 10024200-B. Printed in U.S.A. October 2025.
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(Brookville, Medina, Minneapolis, Summit)

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American Custom Contractor
15728 Crabbs Branch Way , Rockville, MD 2085
(301) 417-100













15258: Paul Scuderi

Job Location: 207 East Earle Avenue Easton, MD 2160















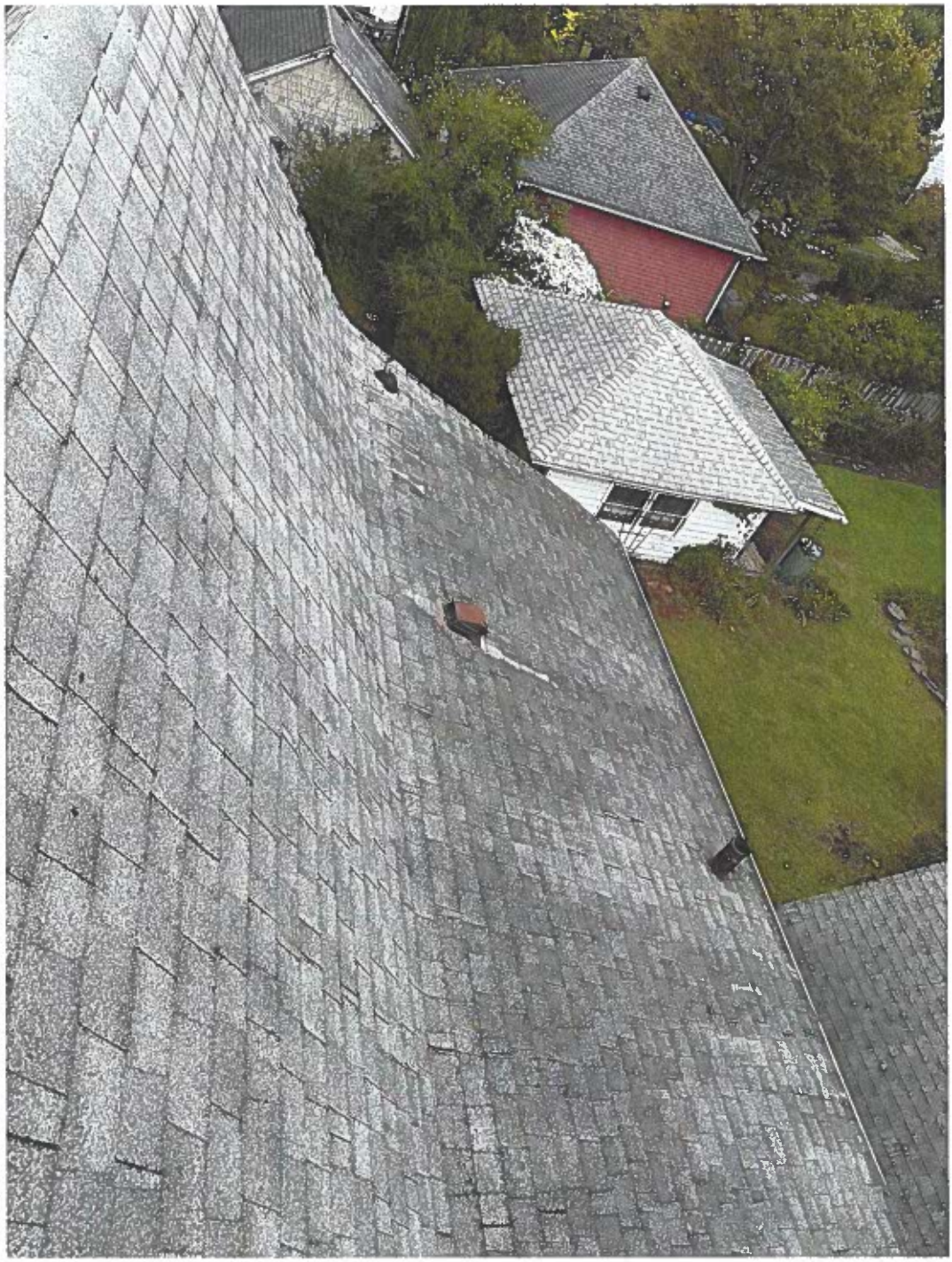








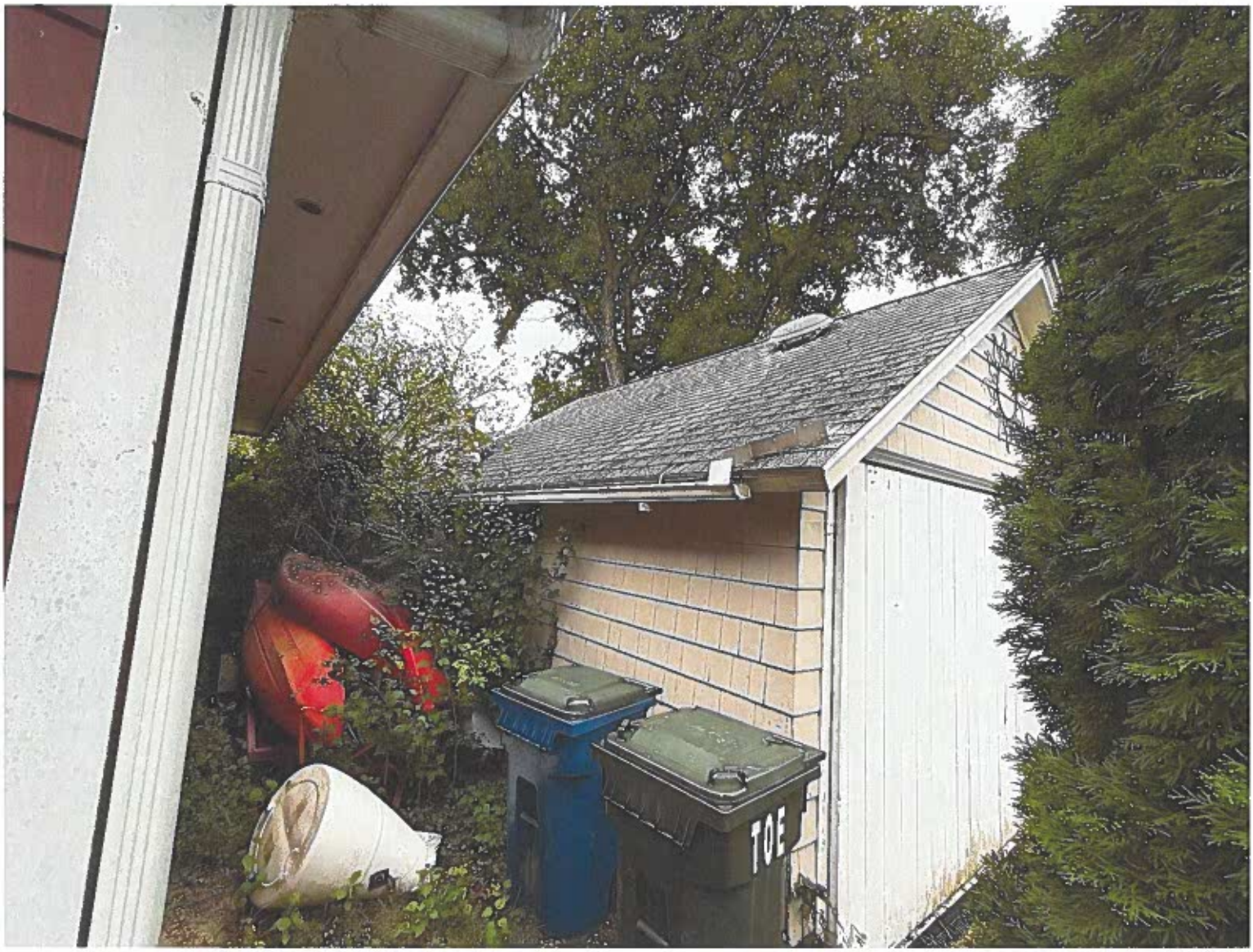

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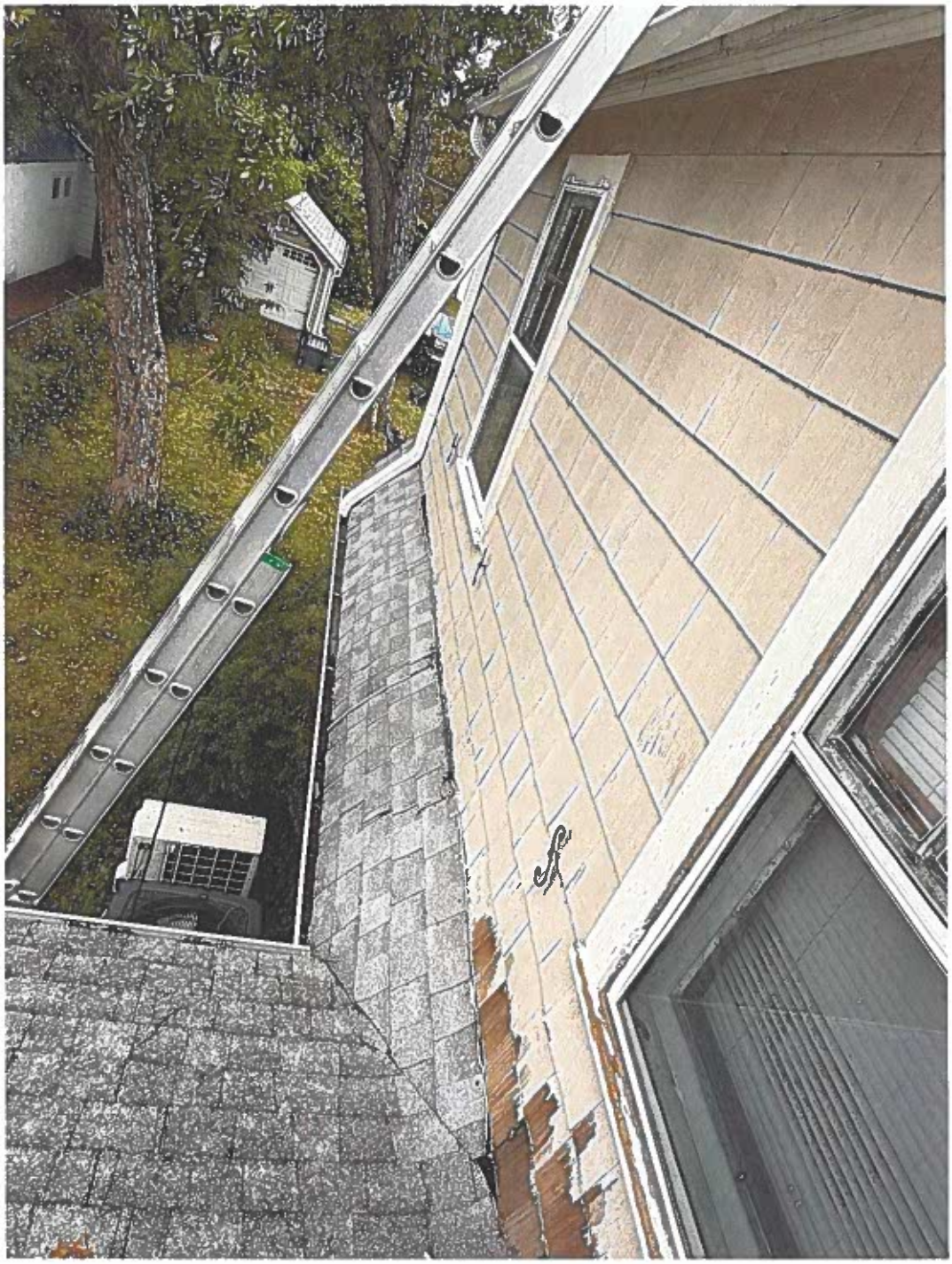


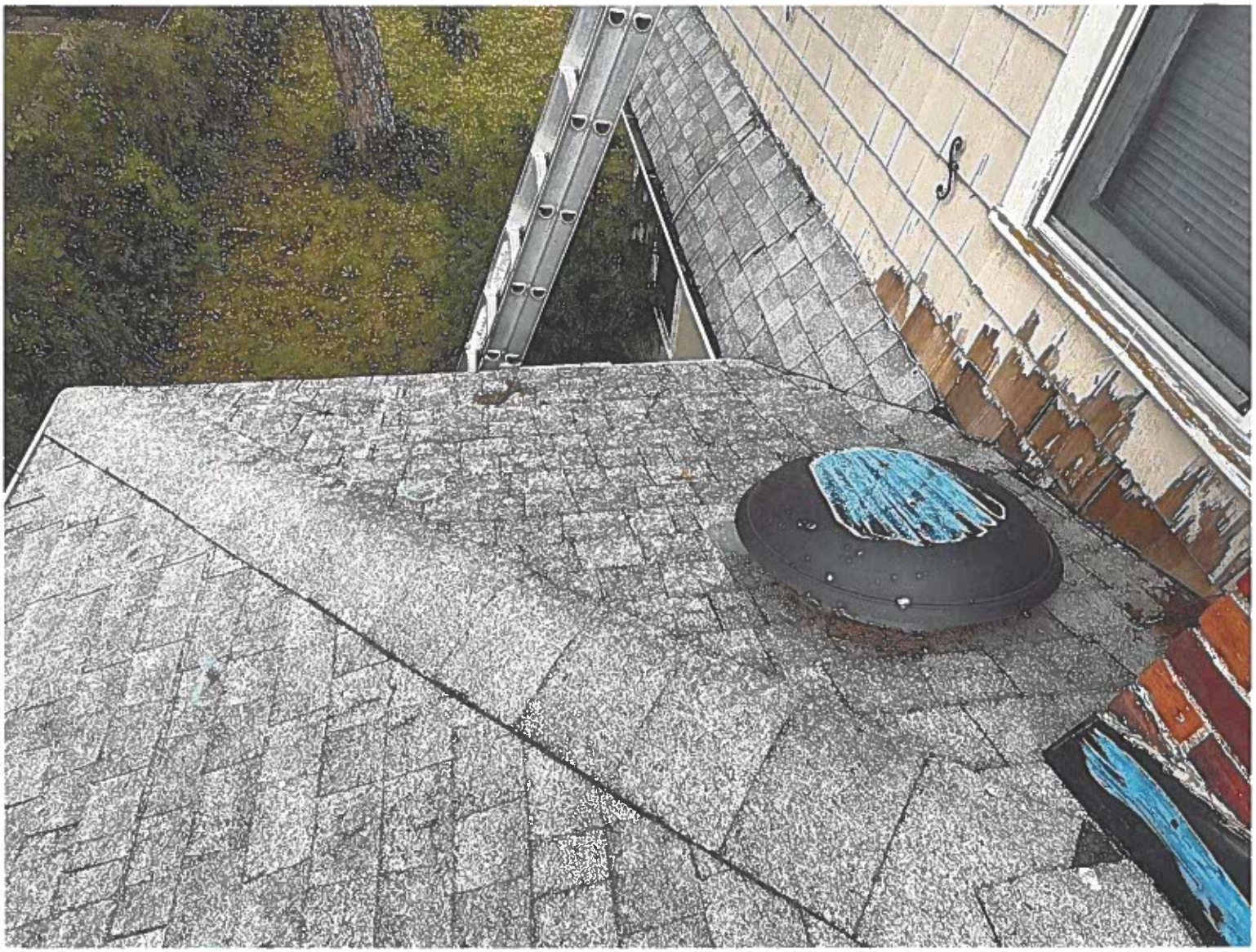




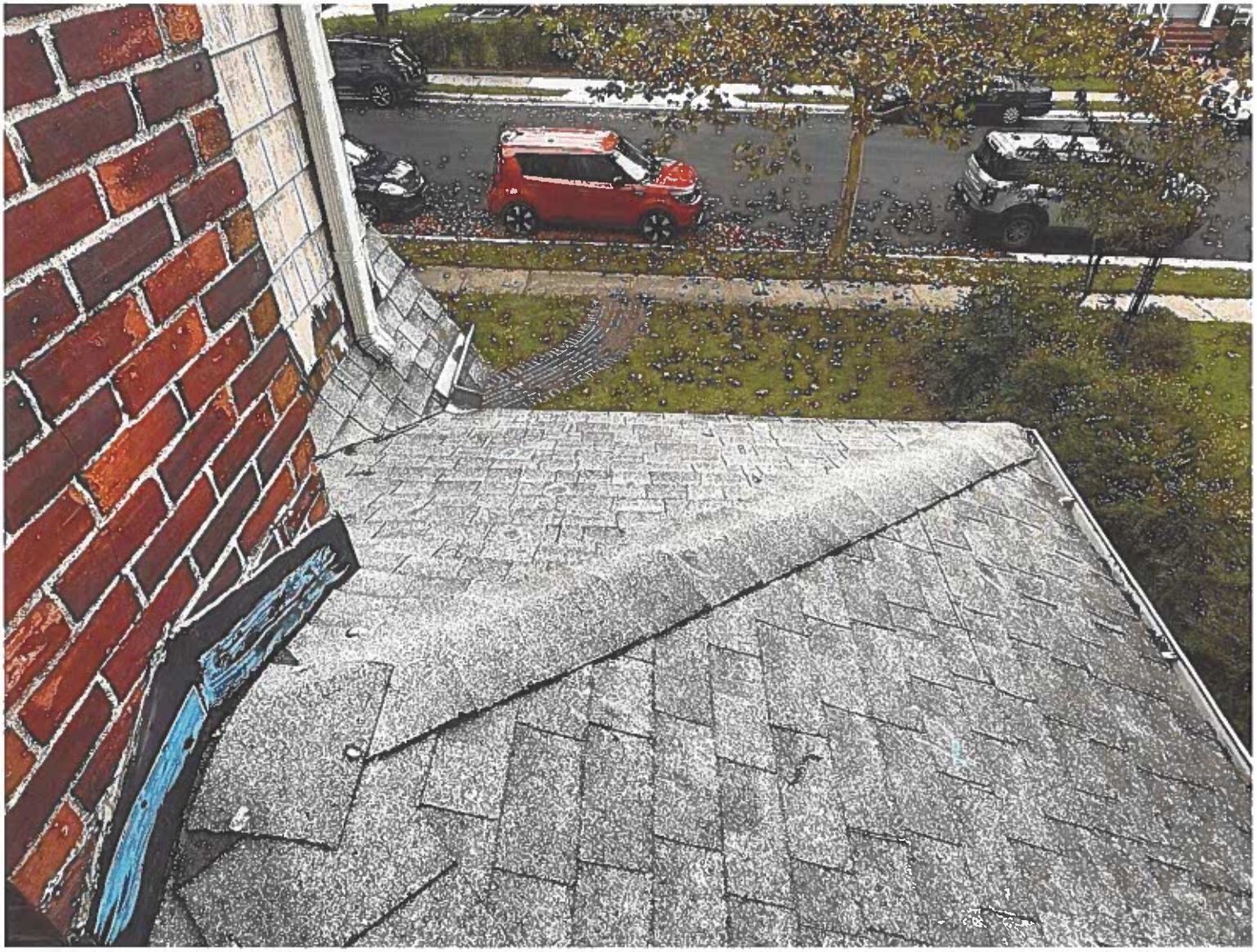


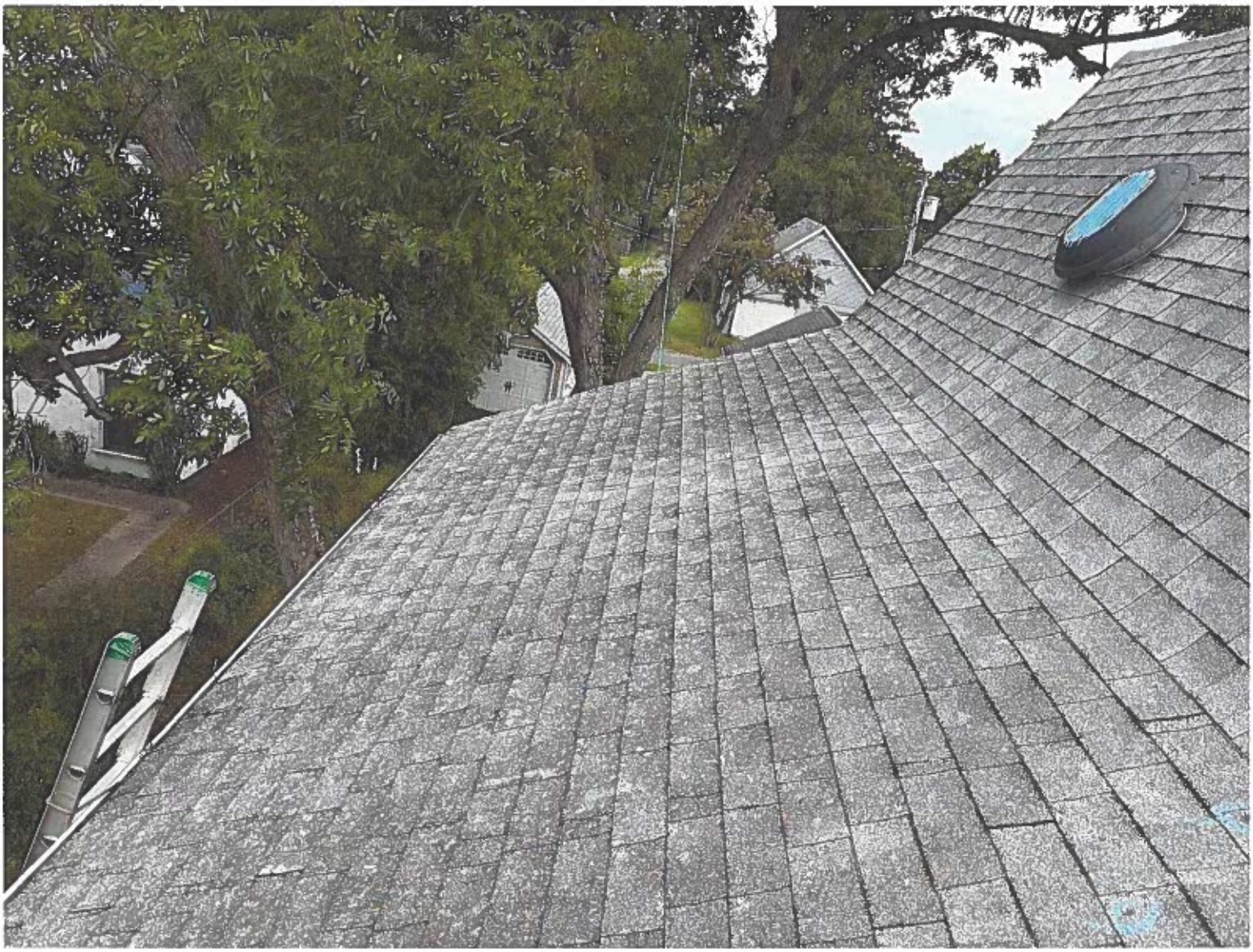
















RECEIVED
MAR 19 2026
TOWN OF EASTON

HD 26 - 31

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

Application #:	2026 - 1679
Date Received:	03/18/2026
Fee Paid:	$75.00
HDC Meeting Date:	04/13/2026
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: 519 Goldsborough St Easton, MD 21601

☑ Contributing ☐ Non-Contributing YEAR BUILT: 1896 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Debbbie & Kevin Bateman
TELEPHONE NO.: [redacted] EMAIL: [redacted]

Applicant or Agent (*If other than property owner, written authorization from owner is required.*)

NAME: Kevin Bateman
TELEPHONE NO.: [redacted] EMAIL: [redacted]

Description of Proposal (include additional sheets, as necessary)

Install single Irn railing on back porch. (see attachments for details)
Railing wil be Iron and black powder coated

THIS IS A SAFETY ISSUE THAT NEEDS TOBE ADDRESSED SOONEST....

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of July 1, 2025, 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 Kevin S Bateman
Date
Printed Name of Applicant or Agent Kevin Bateman

Revised 4.4.2022

E.R. Harvey Metal Working Company
8341 Black Dog Aly
Easton, MD 21601-6329 USA
[redacted]
ER Harvey Metal Working

Kevin Bateman
519 Goldsboro St
Easton, MD 21601

5075
01/09/2026

Materails - F	1	Custom Iron Railings (Both Sides Rear Steps) * 1 3/4" Cap Rail * * 1" Straight Posts, 1/2" Straight Pickets * * Powder Coated Black & Installed * * Signature & 25% Deposit Reqd. To Proceed *	[redacted]

[redacted]







