

- 7) **Application Number:** 2021-00562
Location: 111 S Washington Street
Applicant: Richard Marks
Request: Fence

New Business

- | | | |
|----|---------------------|-------------------------------|
| 1) | Application Number: | 2022-0698 |
| | Location: | 114 S Washington Street |
| | Applicant: | Ronald Markey |
| | Request: | Rear Door |
| 2) | Application Number: | 2022-0699 |
| | Location: | 140 S Washington Street |
| | Applicant: | Craig Postlewait |
| | Request: | Rennovation |
| 3) | Application Number: | 2022-0693 |
| | Location: | 14 W Glenwood Avenue |
| | Applicant: | Dean's Janitorial Service Inc |
| | Request: | Sign |
| 4) | Application Number: | 2022-0696 |
| | Location: | 14 Brooklets Avenue |
| | Applicant: | Mark and Susan Langfitt |
| | Request: | Back Porch Rennovation |
| 5) | Application Number: | 2022-0703 |
| | Location: | 33 S Aurora Street |
| | Applicant: | Kerry Folan |
| | Request: | Landscaping |
| 6) | Application Number: | 2022-0705 |
| | Location: | 126 S Harrison Street |
| | Applicant: | Roberta Lilly |
| | Request: | Rennovation |
| 7) | Application Number: | 22-0701 |
| | Location: | 407 Goldsborough Street |
| | Applicant: | Laurence and Kelly Pezor |
| | Request: | New Construction - Garage |

- 8) Approval of the new Easton Historic District Guidelines**

Discussion Item

Approval of Minutes.

Administrative Approval

- | | | |
|----|---------------------|--------------------------|
| 1) | Application Number: | 22-0706 |
| | Location: | 217 N Locust Street |
| | Applicant: | Mark and Donna Orwig |
| | Request: | In-kind roof replacement |

Consent Docket

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 6/27/2022

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

Property Address: 30 E Dover Street

Application Number: 2021-613

Request: Exterior Renovation

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

Revision to original application. New window being added to side elevation, lowered height of drive through canopy, and revision to storefront glass. The new storefront glass matches original glass shown in a photo from 1920.

Relevant Guidelines 80d:

“Missing storefront elements should be replaced. The design of the replacement should be based on documentary or photographic evidence...”



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101010530		30 E DOVER ST		DOVER STREET ASSOCIATES			
YEAR BUILT		PHYSICAL CONDITION					
1885*		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE				2 REAR ADDITIONS			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C		Y	
NOTES							
2 STORY-5-BAY, 2 PART BRICK COMMERCIAL BLOCK CORBELLED BRICK PILASTERS AND CORNICE. PRESSED METAL CROSS GABLE. TERRA COTTA MEDALLIONS AND ACCENTS SEGMENTAL ARCHES OVER 1/1 WINDOWS. 1ST STORY COMMERCIAL ENTRANCE AND PENT ROOF NOT ORIGINAL							

**Town of Easton**

Engineering, Planning and Zoning

14 South Harrison Street, Easton, MD 21601

Historic District Commission Hearing Application

Application Type			
Renovation	☐	Alteration	☐
Demolition	☐	Other	☒
New Construction or Addition	☐	Signage	☐
Fence	☐		

Revision to 1.10.22 HD approval - Applic. 2021-00613

Property Information			
Address	30 E. & 18 E Dover Street Easton, Maryland 21601		
Tax Map	0104	Grid	000EA
Parcel	1226 & 1228	Lot	

Owner	
Name	Shore United Bank
Mailing Address	18 E Dover Street, Easton Maryland 21601
Telephone No.	410-763-8281
Email	Donna.Stevens@shbi.com

Applicant or Agent	
Name	Torchio Architects Inc.
Mailing Address	205 E Water Street Centreville, Maryland 21617
Telephone No.	410-758-1000 ext 12
Email	joanne@torchioarchitects.com

Architect - Engineer - Contractor			
Name	Jo Anne Baker	License No.	12117
Expiration Date	4.29.23		
Mailing Address	205 E Water Street Centreville, Maryland 21617		
Telephone No.	410-758-1000 ext 12	Email	joanne@torchioarchitects.com

Description of Proposal (include additional sheets, as necessary)

See attached for description of Revisions to 1.10.21 HD approval - application 2021 -006134
30 E Dover Street - Renovation / Alteration
18 E Dover Street - New 2 lane Drive-Thru

Specific Requirements

- The payment of fees is due at the time of application submittal. As of July 1, 2018, the fees are as follows: Commercial - \$200, Residential - \$75, Signs - \$75 No fee revision
- The application submitted shall include 7 hard copies plus 1 digital.
- 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. None

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 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 correction prior to processing.

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Jo Anne Baker- Gebelein

For Office Use Only

Application Date		HDC Meeting Date	
Application Number		Notice(s) Published	
Fee Paid		Property Post & Sign #	
Certificate of Approval Issued Yes ☐ No ☐			
Revised 02-2019			

30 & 18 E. DOVER STREET EASTON, MD
HISTORIC DISTRICT SUBMISSION – DETAILED DESCRIPTION OF REVISED COMPONENTS

SHORE UNITED BANK – OFFICES

6.3.22

30 E. Dover Street - Maryland Historic property T-13

PROPOSED REVISIONS TO 1.10.22 HISTORIC DISTRICT APPROVAL- Application #0021-00613

- 5. E. Revision to Dover Street storefront – After further investigation and removal of mansard looking to revise the storefront.
- 5. F. Addition of 1 new type G window on West elevations.
- 9. Profile height of new drive thru canopy increased to accommodate pneumatic tube & structure.

DETAILED DESCRIPTION OF PROPOSED REHABILITATION / PRESERVATION WORK

5	Architectural Feature - Wood Windows & Doors Approximate date of feature: 1st Floor Wood Windows – Unknown (not original) E. Rev. - 1st floor Storefront windows (Dover street) are not original to the building, the goal is to restore the façade to its 1877- 1885 look as seen in the photo on sheet 01. The original transom was covered by the mansard.	Describe work and impact on existing feature: E – 1st floor storefront (dover street) after further investigation • Transom - (transom IT, JT & KT) original transom zinc frame glass tile transom will be preserved as originally approved. Trims will be stripped, repaired, repainted. Any rotted trims will be replicated. New glass stops will be used (matching existing profile). There is one area of glass on the front (right of door) that is missing, we will use the glass from the angled portion to repair this and use new glass matching best as possible for the angled transom. (see details) • Lower Storefront - (WDW I, J & K) Instead of using aluminum storefront which was originally approved we propose the use of ½" clear Low E laminated glass in existing / new wood trims (matching original), vertical steel mullions (copper wrapped) will be introduced breaking the glass size to 3 panels on each side and providing necessary structural reinforcement. Mullion is 1 ¼" wide vs. 2" alum. We will omit the horizontal division, as it is not required. (see Detail)

F. Rev. - 1st floor West windows (qty 3) & doors (qty 5) on the West elevation are not original to the building. While doing the existing condition survey it was discovered that there were once arch top windows along this façade, one at each door and one at each window. Goal is to restore this façade back to original.

Photo #: See below

Drawing #: Schematic 02, A2.1 & A4.1

- **Cornice** – The original wood cornice over framing and steel beam is missing, we will provide a new wood cornice similar to original

F - 1st floor Side elevation windows & doors

- New windows installed in previous arch top openings. Approved 1.10.22
- **Revision** – Add one Additional 'G' window to provide natural light in office.





Existing Transom & trims



Existing Transom, storefront head & trims.
(note glass will be clear not ptd)



1920 photo Noble Ford

9

Architectural Feature – 18 E Dover Drive Thru

Approximate date of feature: Original structure was constructed between 1908 – 1920. The construction date of the east addition and drive-thru is unknown but is not original to the building.

The east wing of this building and the drive thru were an addition to the original bank structure and are not historically significant.

Photo #: see below

Drawing #: Schematic 02, B2.2

Describe work and impact on existing feature:

- Revision - Drive Thru Canopy vehicle height lowered to accommodate pneumatic tube and existing / new structure. (was 10'-6" clearance now 9'-10")

Existing photo





NORTH ELEVATION - DOVER ROAD

SCALE 1/4"=1'-0"



WEST ELEVATION

SCALE 1/4"=1'-0"

Jo Anne Baker, AIA
Vice President

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
Number 12117, Expiration Date 4/29/23

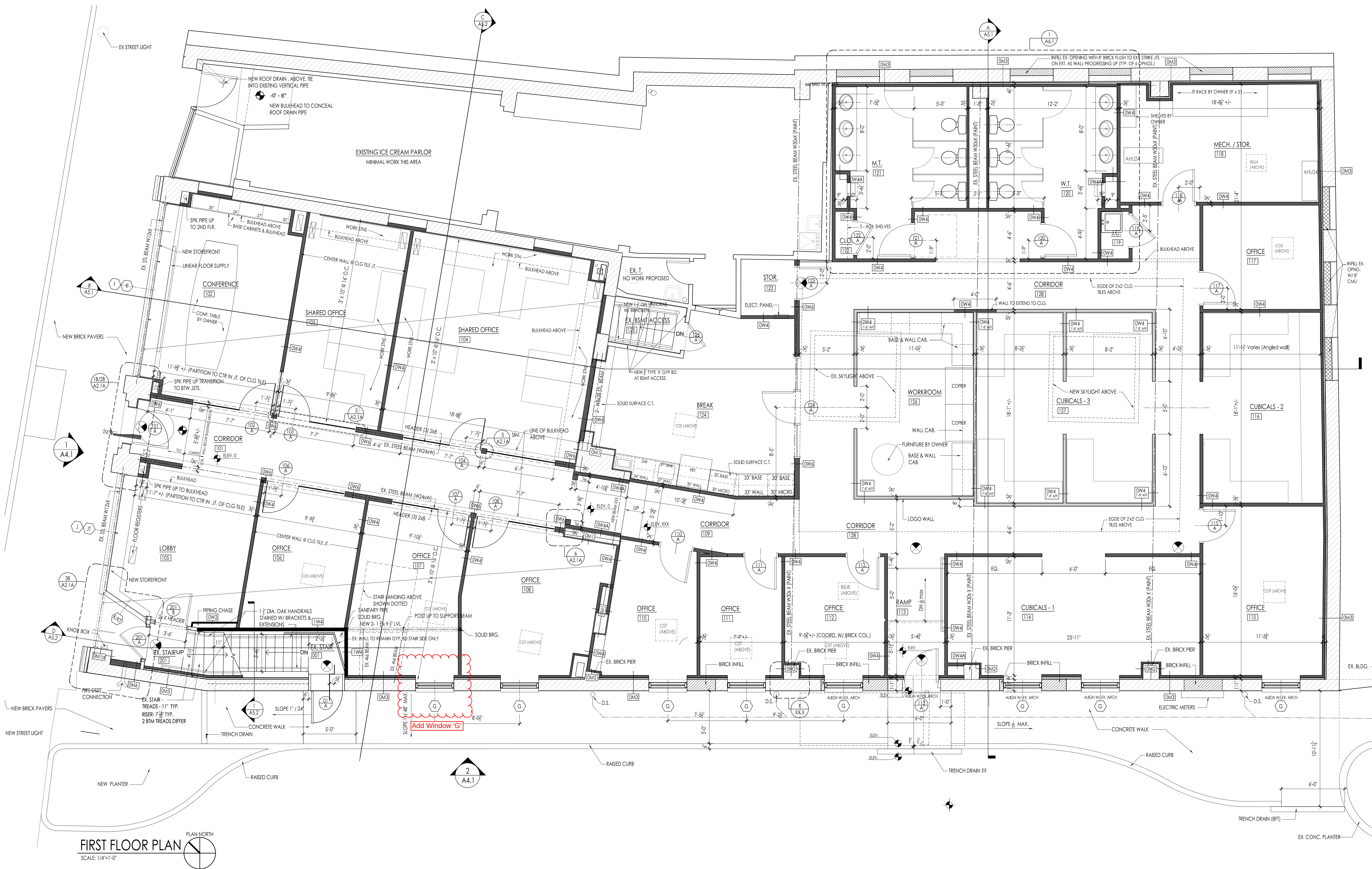
Project Number:
A2120
Date:
5.27.22
Revisions:
Drawn By:
JAG

SHORE UNITED BANK OFFICES
30 E DOVER STREET
PROJECT TOWN, XX 00000

Sheet:
A2.1

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1ST FLOOR PLAN



All work on this project shall follow standards National Park Service Technical Bulletins. In particular, the following details should be reviewed.

- a. NPS Brief #1 - Cleaning and water repellent treatments for historic masonry
- b. NPS Brief #2 - Repairing mortar joints in historic masonry buildings.
- c. NPS Brief #8 - Repair of Wood Windows
- d. NPS Brief #33 - The Preservation and Repair of Historic Stained and Leaded Glass
- e. NPS Brief #42 - The Maintenance, Repair & Replacement of Historic Cast Stone
2. Remove point on all brick piers along Dover Street (Section 'A') remove 100% and on brick from the West elevation to control joint / angled face (Section E) remove 80%, see plan for locations
 - a. Use Smart Ship Pro - Professional point Remover, follow manufacturers recommendations.
 3. Phisical (completed) prior to other work under a separate bid. Clean all existing brick surfaces to remove efflorescence and fungal growth, follow NPS guidelines preservation brief #1,
 - a. Use One Restore by EcoCo Chem. Inc or xxx xxx. to clean follow manufacturers recommendations.
 - b. Prior to start provide a sample area of xxx removed - 12"x12" area of pilaster at side elevation and at section E.
 4. Remove all loose, foreign and organic material from masonry, at loose joints, cracks and other areas where material may collect or grow.
 5. Windows at D & H are to be removed, stripped, repaired and repoint off site and reinstalled, follow NPS preservation brief #3. Install painted plywood panel to fill in brick opening (when windows are being repaired).
 6. Existing Cast Stone sills to be removed, removed, new copper flashing installed and reset. all joints to be remortared (typ.). follow NPS guidelines preservation brief #42. Identify if any pieces need to be replaced.
 7. Remove all adhesive, sediment, caulking, anchors, conduit, piping, vents, etc. that is not noted to remain.
 8. Not used.
 9. Missing or damaged brick, install brick salvaged from a section of the building with the same brick.
 10. Missing or damaged brick. After cleaning surface remove a brick and have new brick made to match existing size color and texture to use for repairs.
 - b. Section B, C, D, E & F, use salvaged brick from chimneys to be removed or from interior brick removed at new corridor.
 - c. Section G, use Salvaged brick from new arched window openings to fill in.
10. Repointing, follow NPS guidelines preservation brief #2 - Reporting historic buildings - use elevations & notes for re-pointing exterior below eave - Repoint all mortar joints below grade exposed by new french on the North elevation (Dover Street) and West Elevation, provide cut at existing brick joint, see detail. Trench to be only minimum required for new connections, walks and SW piping, balance of brick and soil to not be disturbed.
- b. Provide sample area to establish standard for all above grade masonry work, match brick & mortar color for all different conditions.
- c. Remove brick mortar joints where brick is loose, cracked or damaged and where mortar is deteriorated. Spot repointing to extend beyond direct area of loose mortar to provide greater bonding. Reset existing brick unless damaged and repoint, follow NPS guidelines preservation brief #2.
- d. Section "A" - Repoint 100% of all decorative brick & 50% of the balance of the wall (turning bond). Re-evaluate once cleaned. Use hydraulic lime based mortar to match existing color. Repair cracks, missing mortar at bed and head joints. Holes are to be plugged with pigment to match brick.
- e. Section "B" - Repoint wall (assume 25%), use hydraulic lime based mortar to match existing color. Include rebuilding o mortar, and anchors at pilaster and at corner. Use a ratio of 10% to original building.
- f. Section "C" - No repointing required, anchoring required at corner.
- g. Section "D" - Ship Tar from brick, repoint wall (100%) use hydraulic lime based mortar to match ex. color. Include rebuilding masonry at all arch top windows & chimney rebuilds.
- h. Section D2 - Repoint wall (assume 80%), use Hydraulic lime based mortar to match existing color. Include rebuilding masonry at all arch top windows & chimney rebuild.
- i. Section E - After point removal, repoint wall (assume 80%), use hydraulic lime based mortar to match existing color, report anything exceeding $\frac{1}{8}"$ recess, match existing recess [$\frac{1}{8}" + 1/4"$]. Plug any holes. remove coping and repoint as required.
- j. Section F - Repoint wall (assume 40%), use hydraulic lime based mortar to match existing color. report anything exceeding $\frac{1}{8}"$ recess, match existing recess [$\frac{1}{8}" + 1/4"$]. Plug any holes, remove coping and repoint as required, create new openings as required by new construction (tooth in brick)
- k. Section G - Repoint wall (assume 15%). Use brick (2 1/2" x 8") & mortar to match existing, match existing joints. (see plans & elevations for new openings and brick fill in)).
11. Repointing of interior wall is noted on the steel 1" x 12"
- a. Provide square foot unit cost price for repointing in each section that exceeds the % area specified above.
- n. After completion of masonry work wash down all masonry with Sure Sure Klean 600 by Prossco, follow manufacturers recommendations.

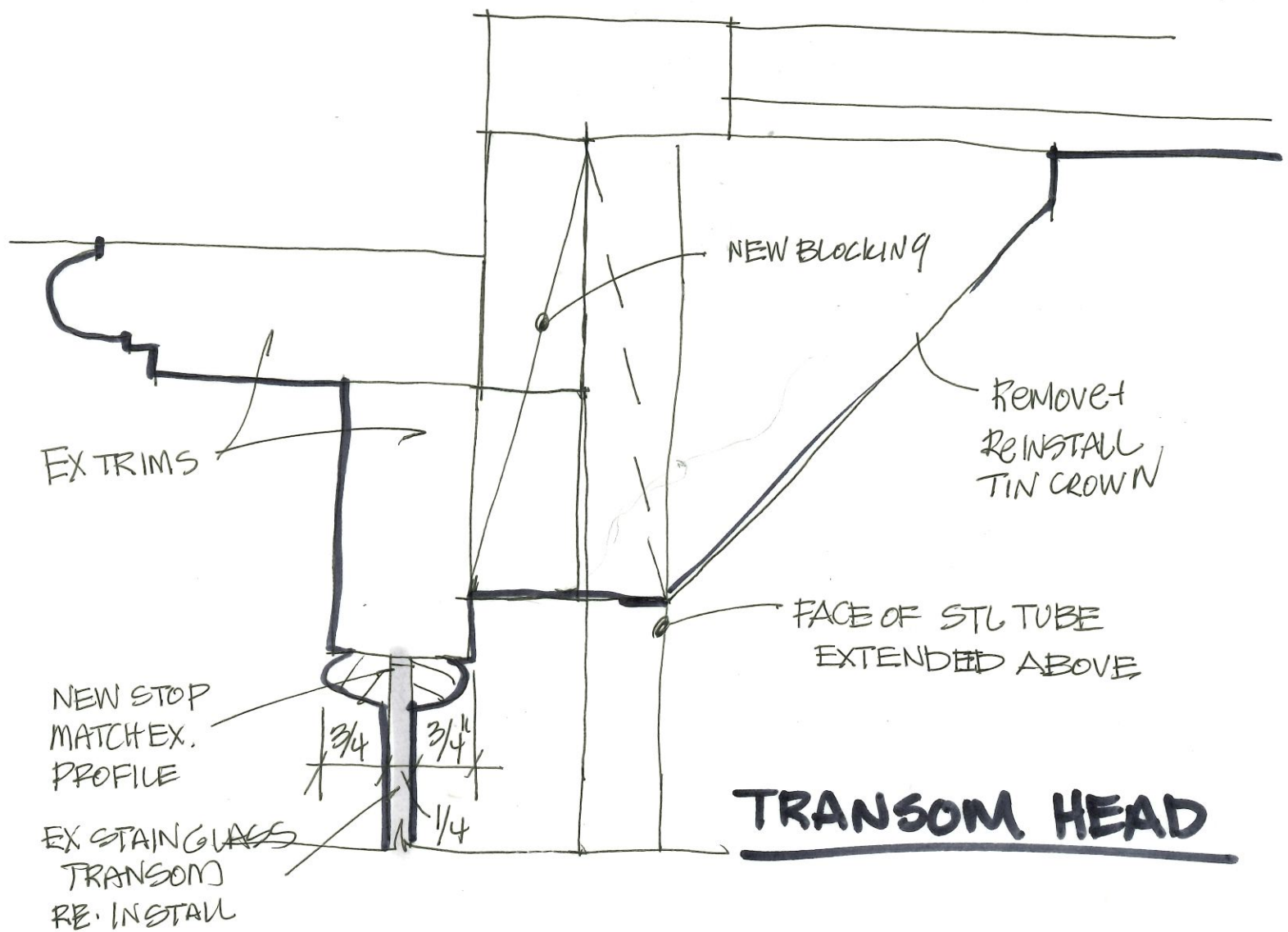
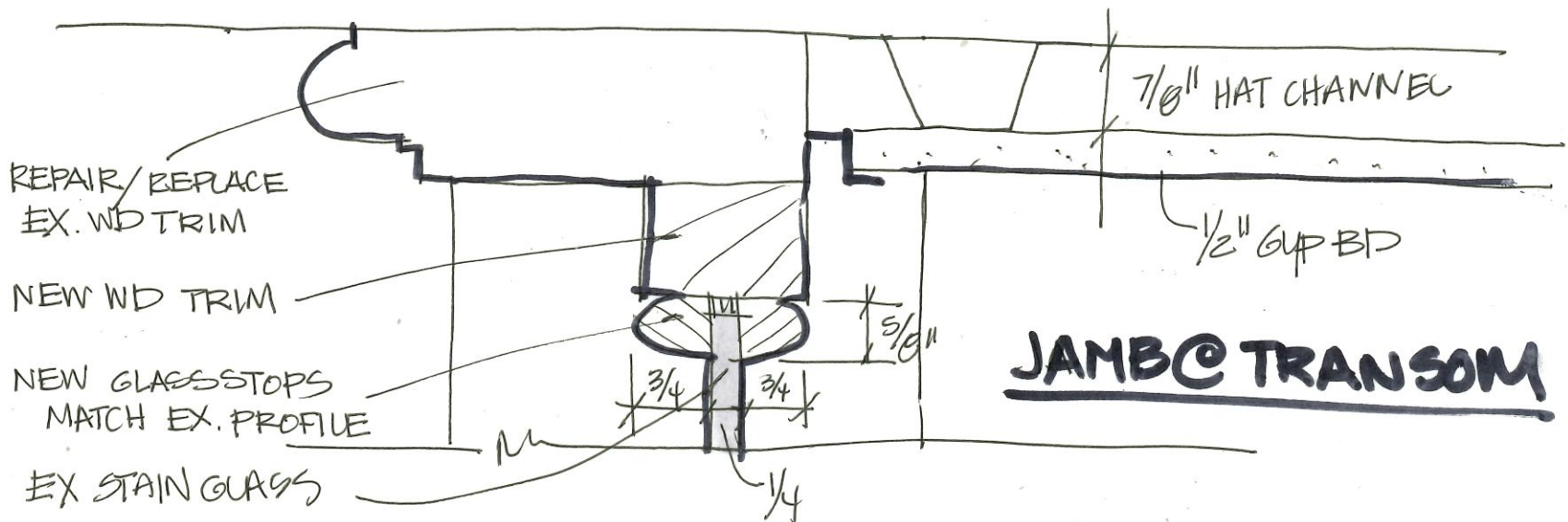
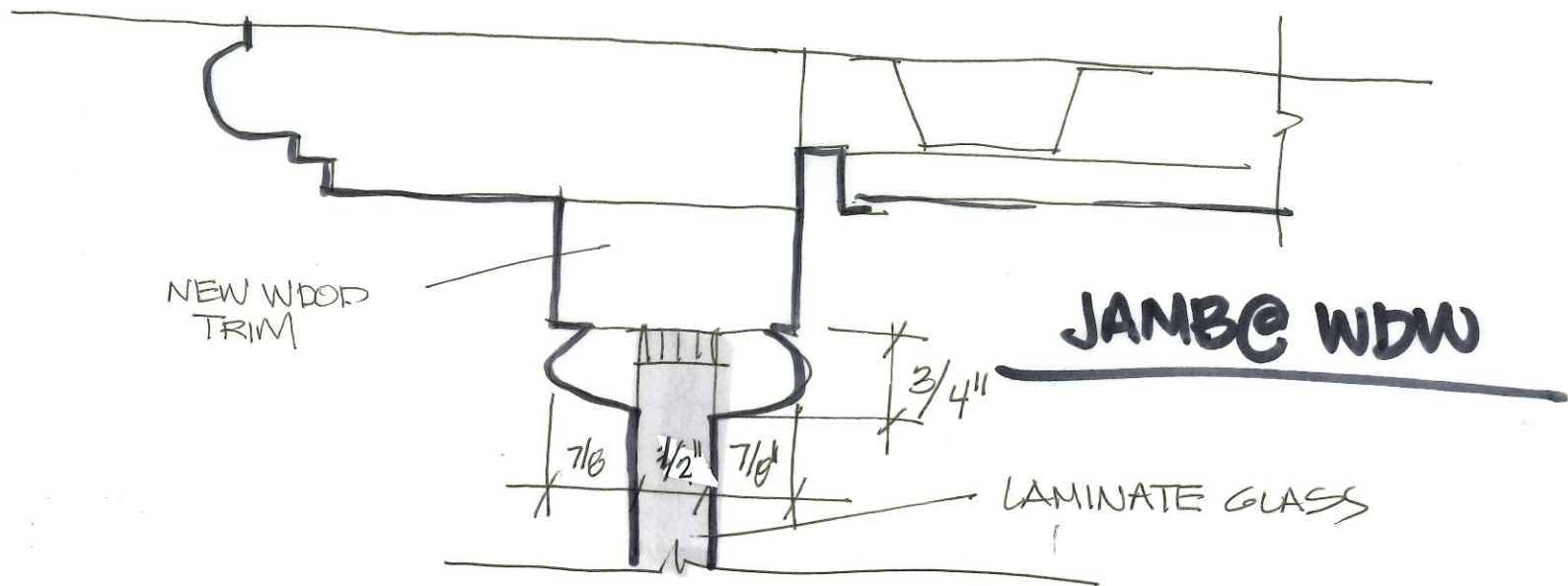
-
- STRIP, REPAIR & REPAINT
EX. METAL PILASTER
CAP, SEE NOTE 11

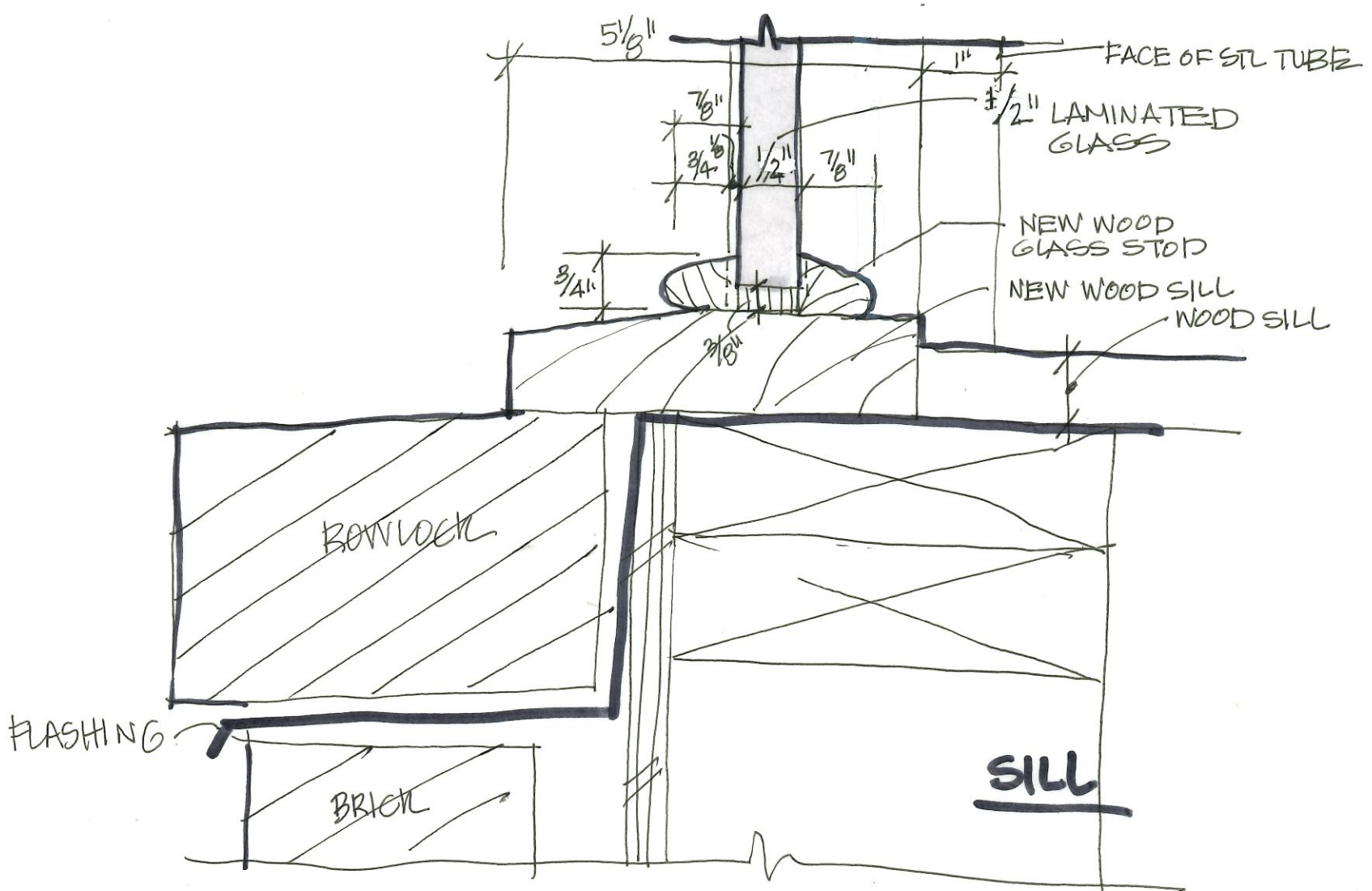
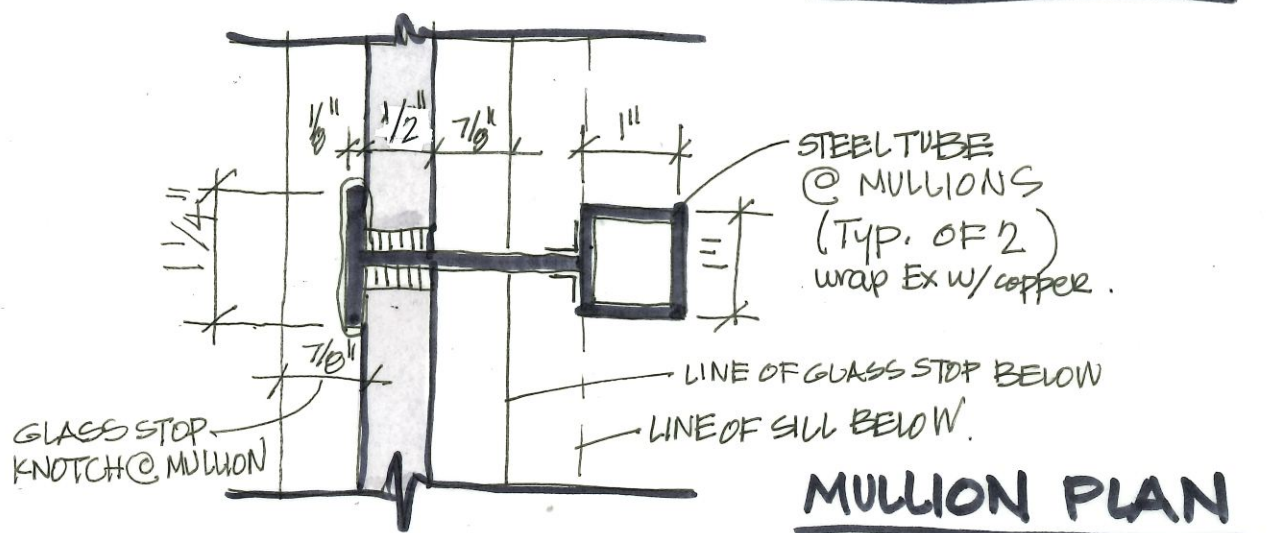
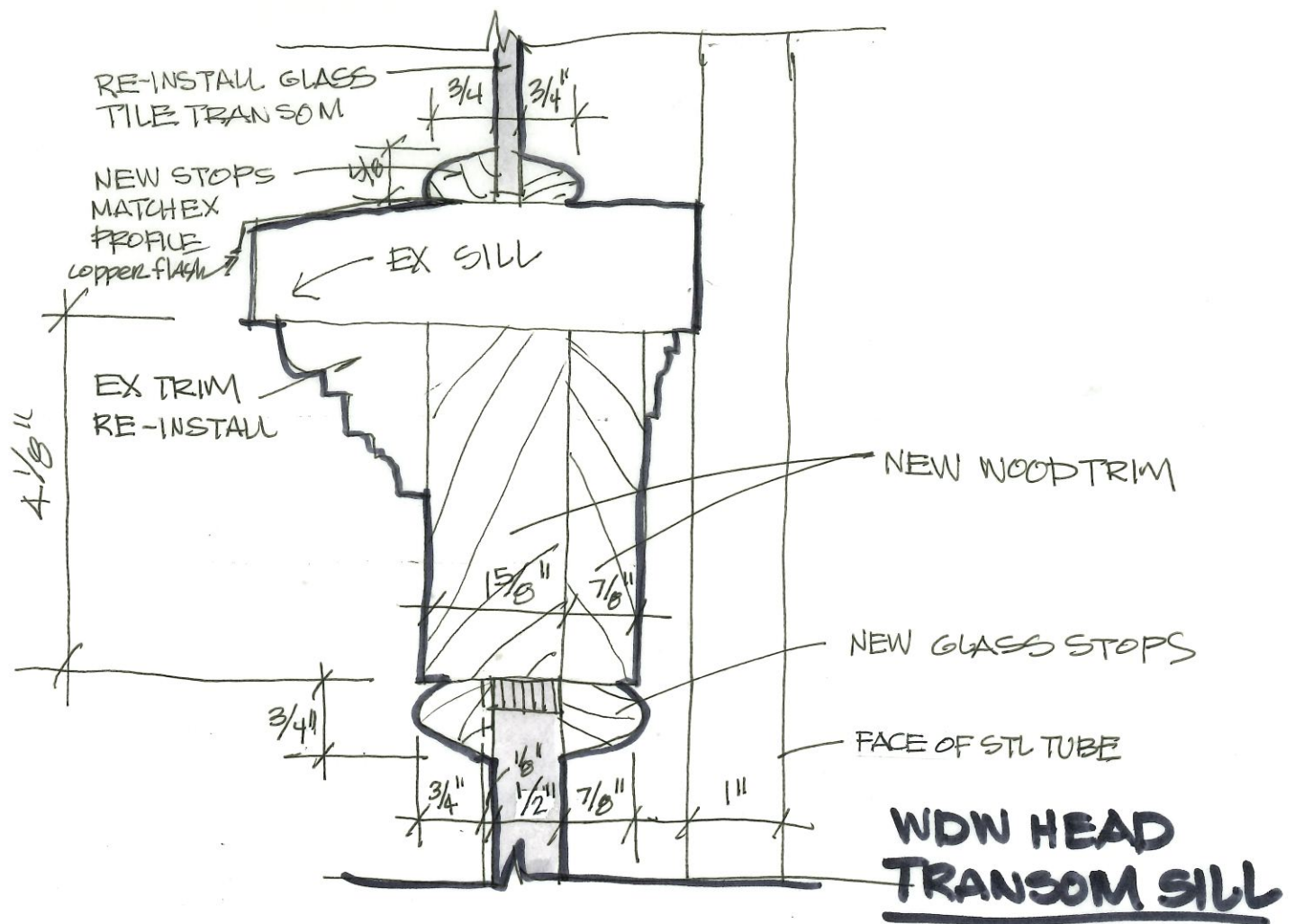


SCALE: $\frac{1}{4}" = 1'-0"$



SCALE: $\frac{1}{4}'' = 1'-0''$





WINDOWS E,F & G

Technical drawing of a window frame assembly showing cross-sections and dimensions. The drawing illustrates the internal structure of the frame, including the sash and the surrounding frame components. Key dimensions are provided in inches and millimeters:

- Top horizontal dimension: 5 21/32" (144)
- Top horizontal dimension: 4 9/16" (116)
- Top right vertical dimension: 11/16" (17)
- Left vertical dimension: 3 1/4" (83)
- Left vertical dimension: 1 7/16" (36)
- Left vertical dimension: Daylight Opening
- Left vertical dimension: 1 15/16" (49)
- Left vertical dimension: Daylight Opening
- Left vertical dimension: 3 1/4" (83)
- Left vertical dimension: 4 27/32" (123)
- Bottom right vertical dimension: 1 5/16" (34)
- Bottom right vertical dimension: 2 7/32" (56)

Lower Sash

1 1/2" (38)

11 5/32" (37)

3 1/4" (83)

Daylight Opening

Frame Size

Upper Sash

1 1/2" (38)

4 9/16" (116)

5 21/32" (144)

11 5/32" (37)

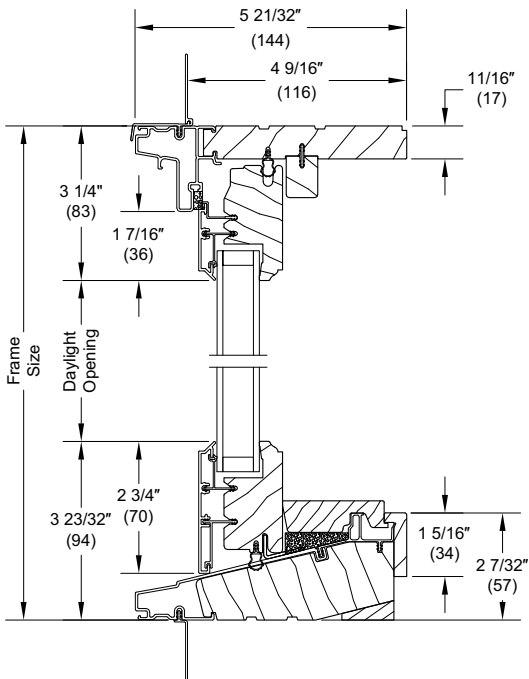
3 1/4" (83)

19972255
Marvin Architectural Detail Manual
Page 17 of 301

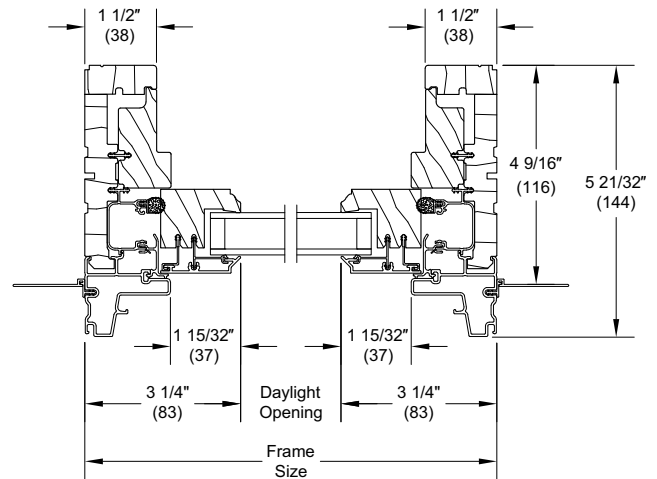
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Scale: 3" = 1' 0"

Transom

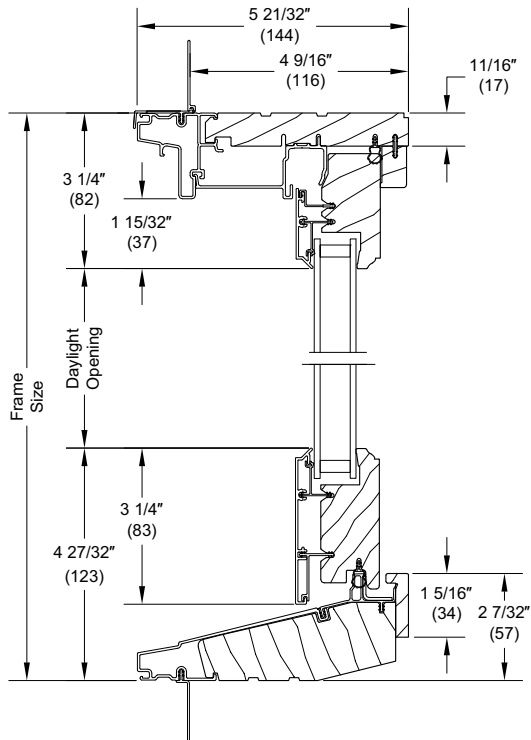


Head Jamb and Sill

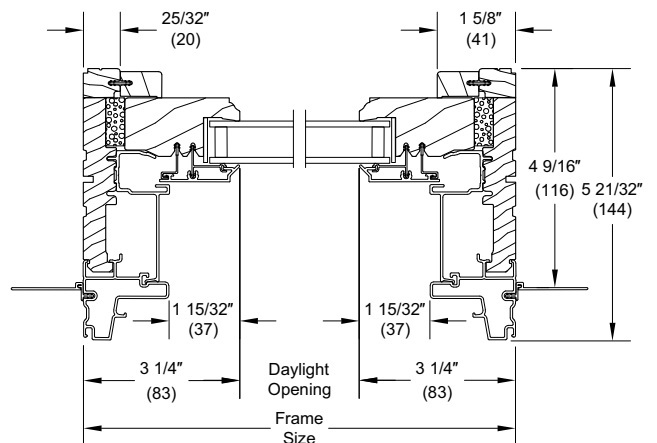


Jambs

Picture



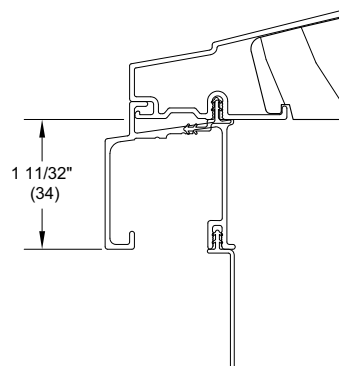
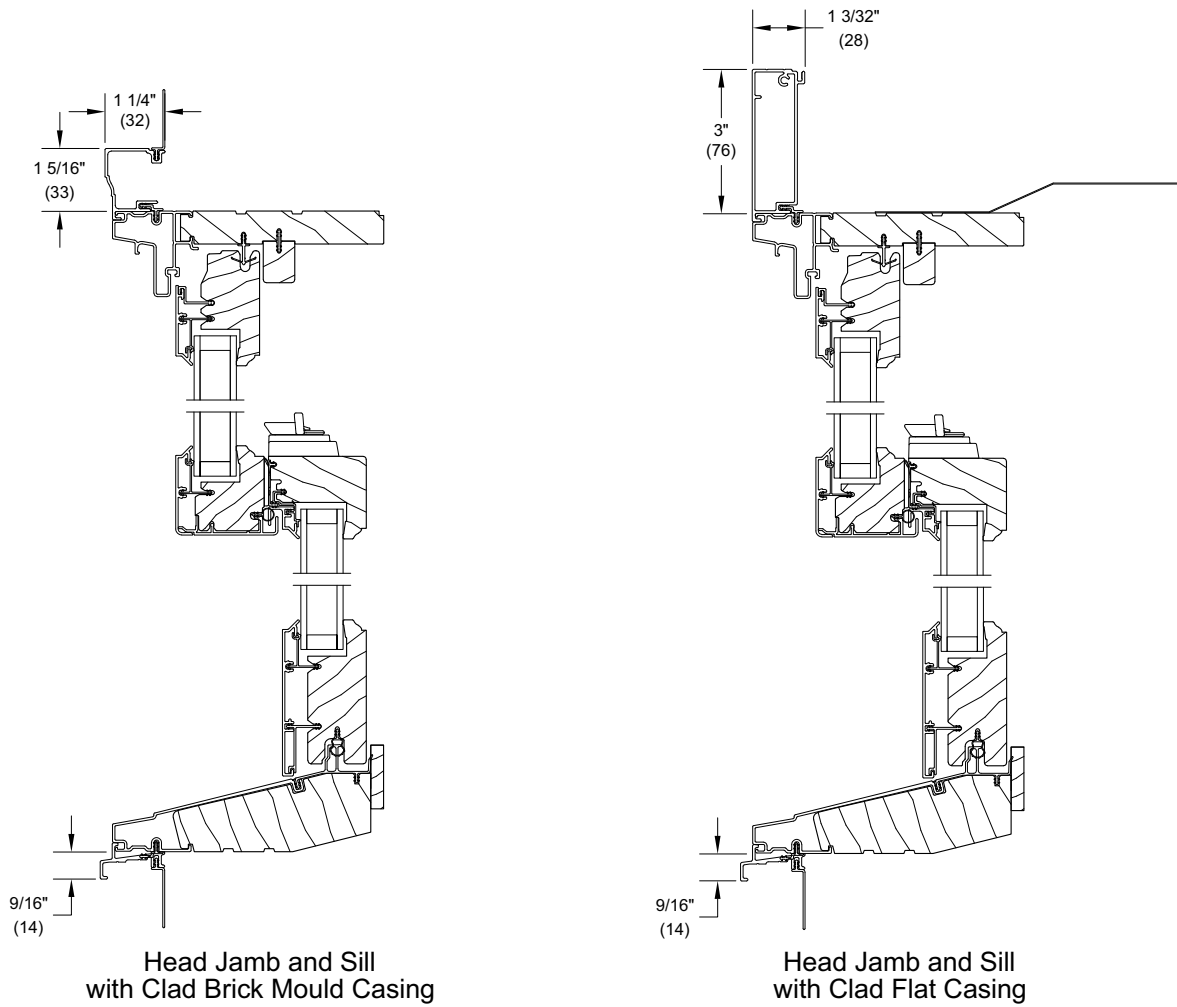
Head Jamb & Sill



Jambs

Section Details: Casings

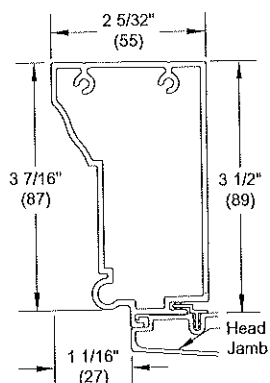
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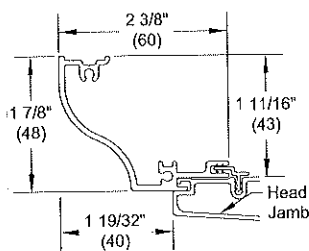
Sill with (A217) Simulated Thick Subsill
Scale: 2:1

Clad Special Casing Profiles

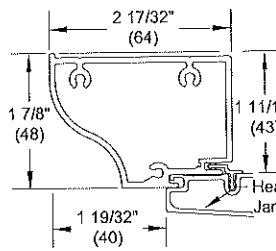
Not to Scale



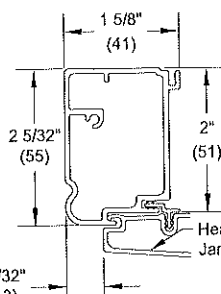
Columbus
A1440



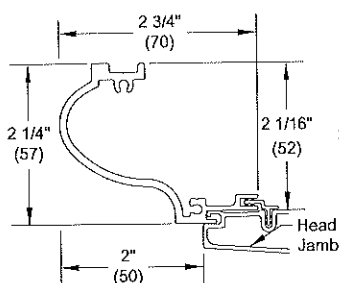
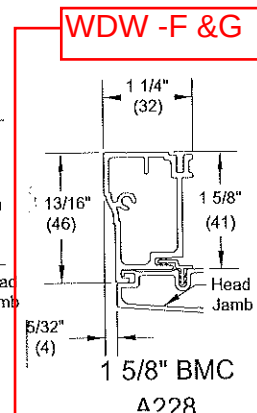
Thorton
A1443



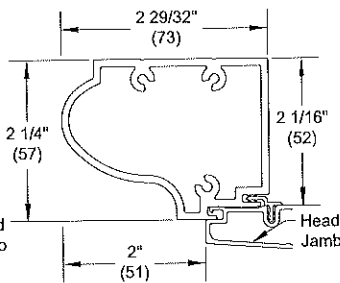
Thorton Round Top
A1909



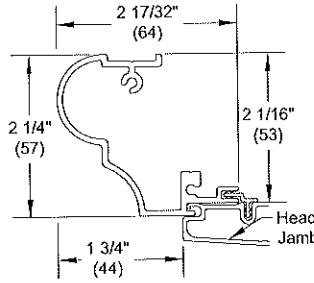
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A1442



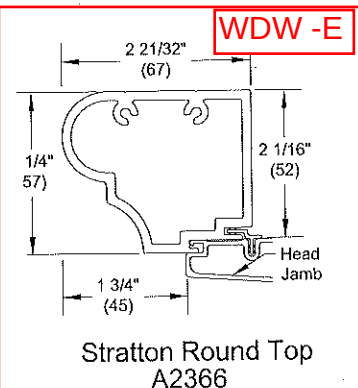
Ridgeland
A1446



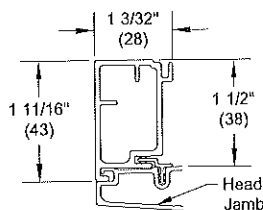
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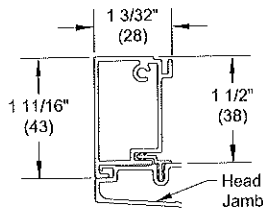
Stratton
A1449



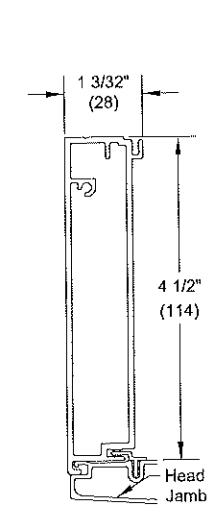
Stratton Round Top
A2366



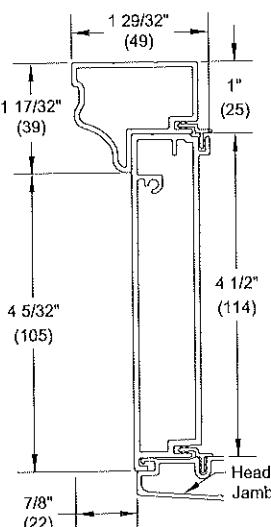
1 1/2" Flat Casing
A226
Round Top



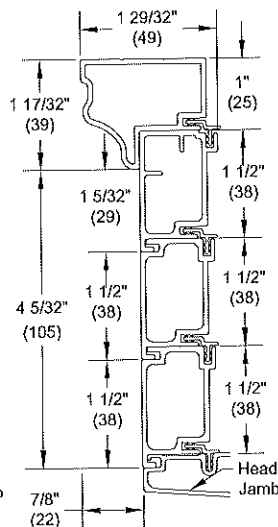
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A3069



4 1/2" Flat Casing
A1444



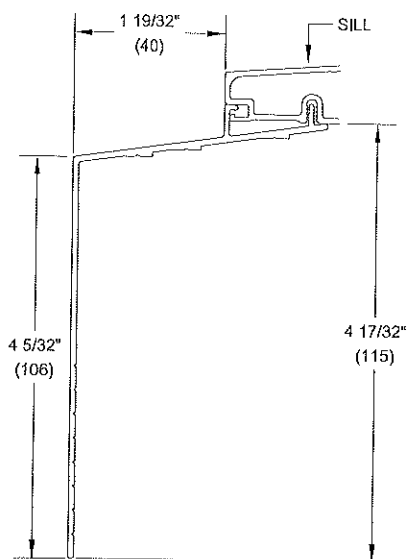
Potter/4 1/2" FC
A1445/A1444



Potter Round Top
A1445/A226/A225

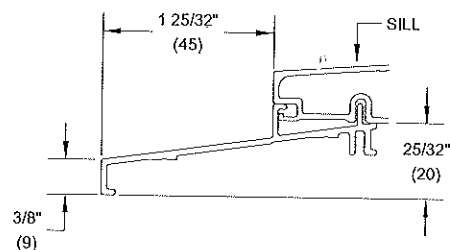
Clad Special Subsill Profiles

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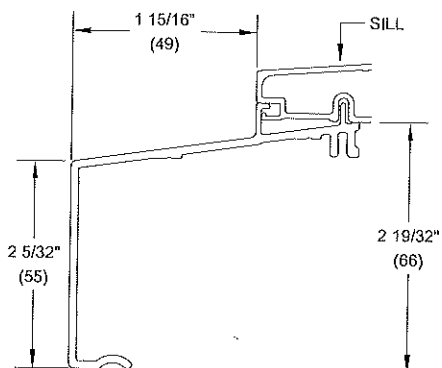


A1451

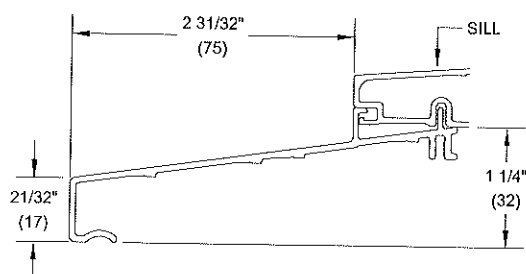
WDW - E, F & G SILL
(BRICK ROWLOCK BELOW)



A1450



A1452



A1453

NOTE: Maximum R.O. width of 144 R.O. height 96 not to exceed 80 square feet.

Not all subsills are compatible with all casings. Please refer to detail pages for compatibility.

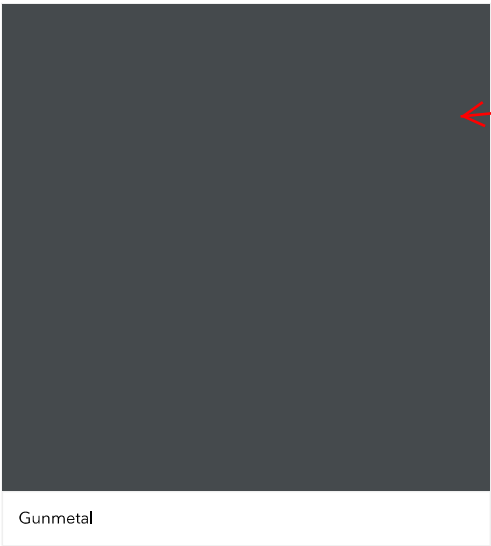
with varying degrees of color and material options that can help boost your curb appeal for years to come.

MARVIN SIGNATURE™ ULTIMATE

Clad Color Options

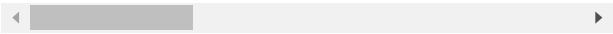
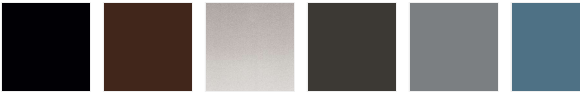
Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade high performance PVDF fluoropolymer paint. Because our finish meets the toughest American Architectural Manufacturers Association (AAMA) 2605 standard, you can expect even our richest and boldest hues to resist fading and chalking even in harsh sun or extreme weather conditions. A palette of nineteen color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.

The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA verification provides independent verification that our finishes are best-in-class.



WDW - G

WDW E & F - Stone White



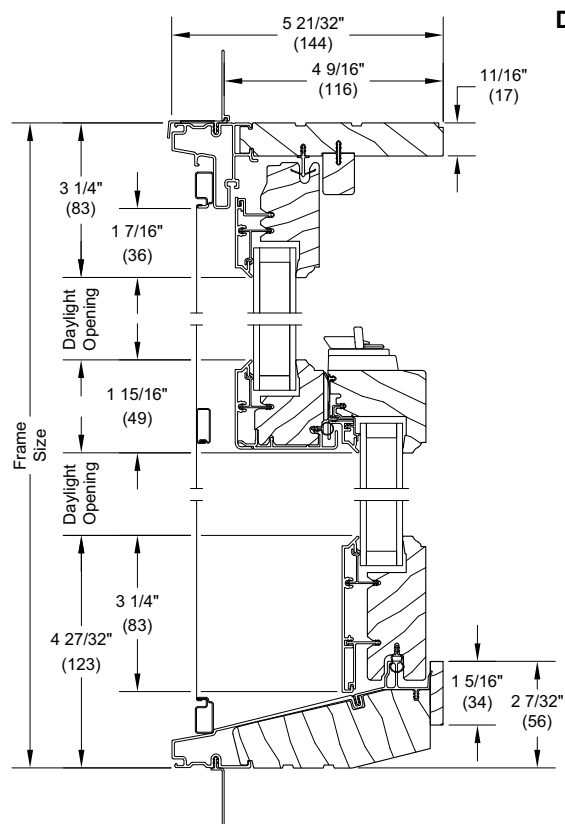
**Finish samples are approximate and colors on screen can vary. Visit your local dealer to see actual color samples.*

Exterior Wood Options

Section Details: Operating

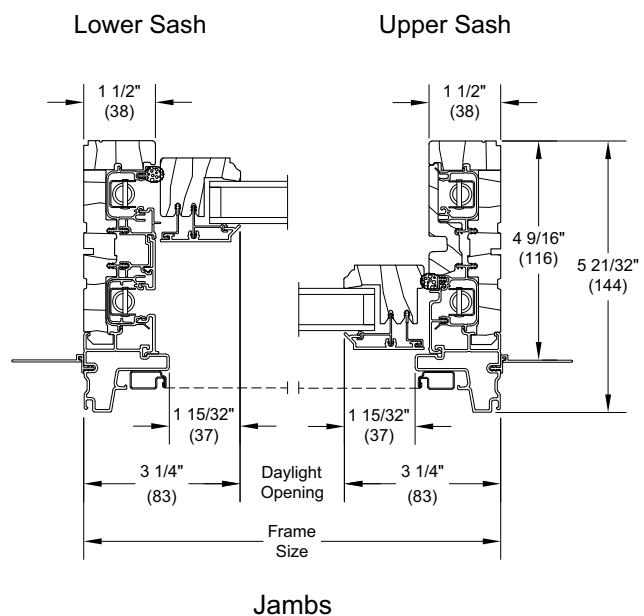
WINDOWS E,F & G

Scale: 3" = 1' 0"



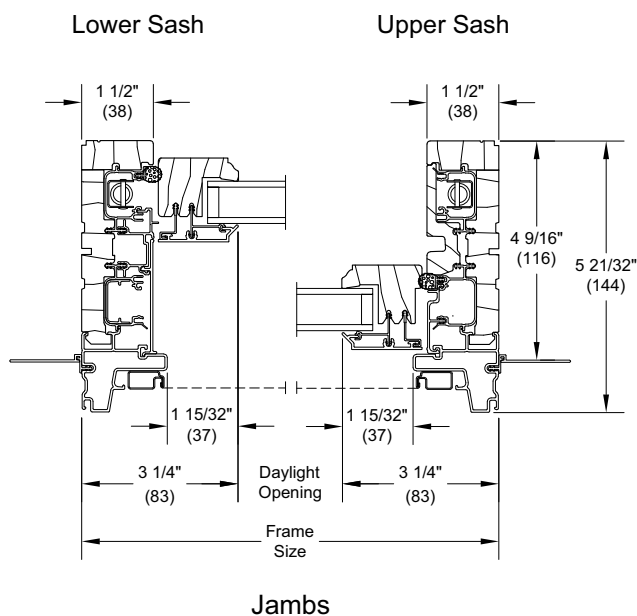
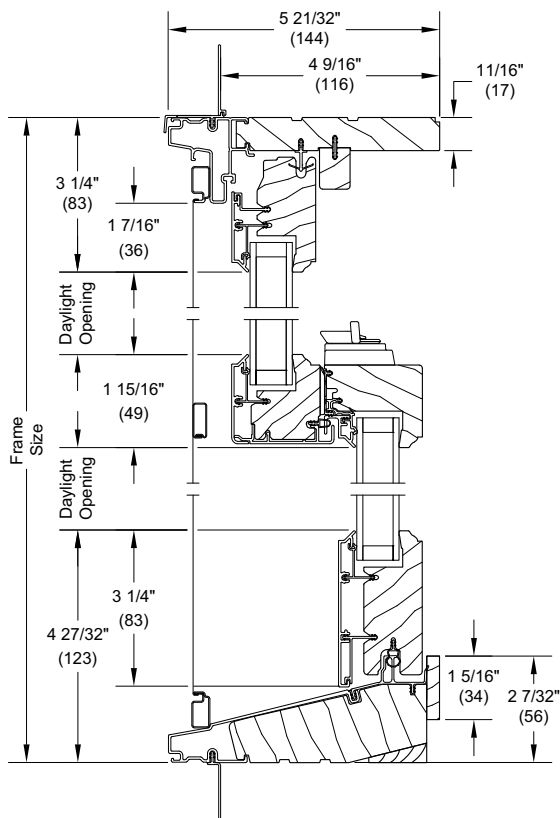
Head Jamb and Sill

Double Hung



Jambs

Single Hung

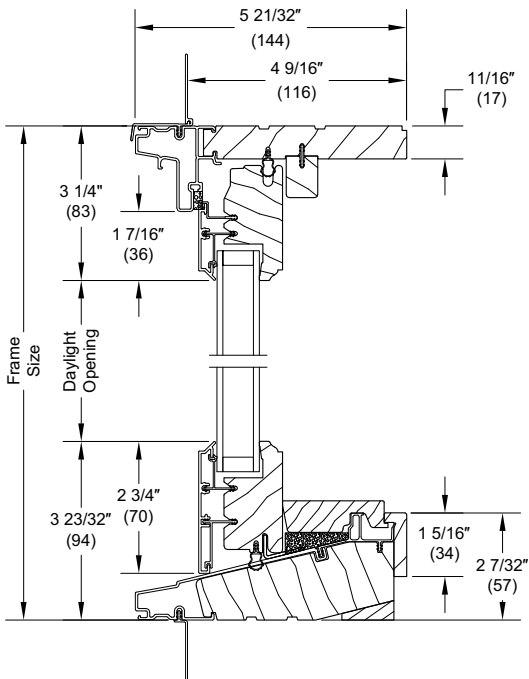


Jambs

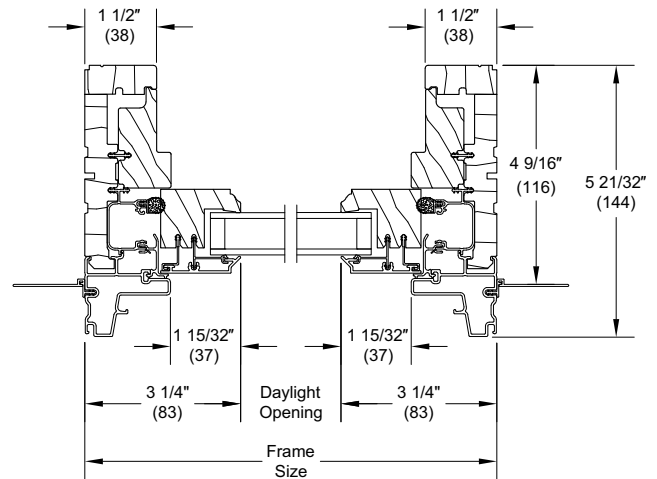
Section Details: Transom and Picture

Scale: 3" = 1' 0"

Transom

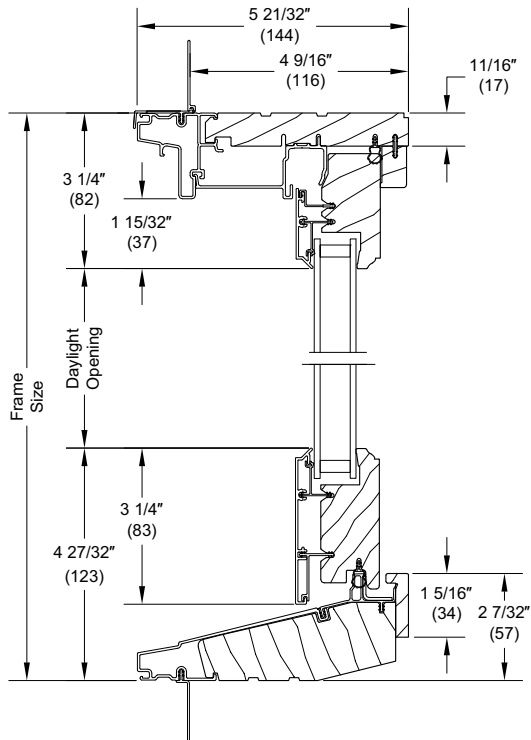


Head Jamb and Sill

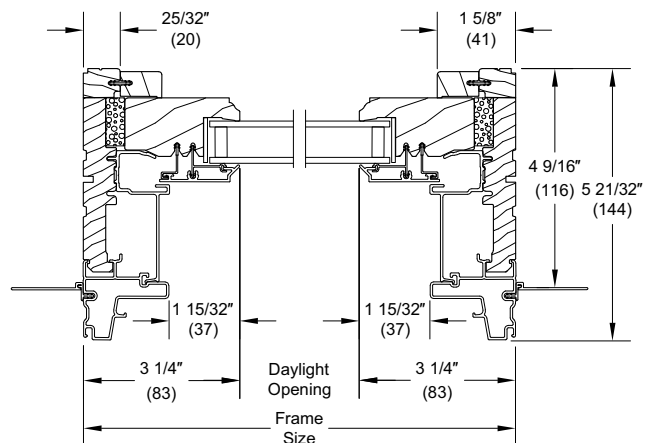


Jambs

Picture



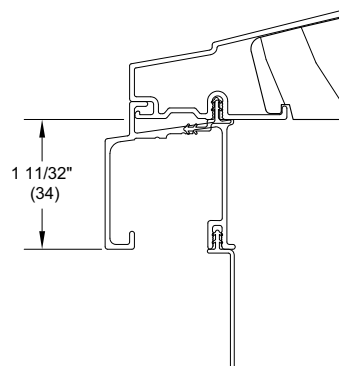
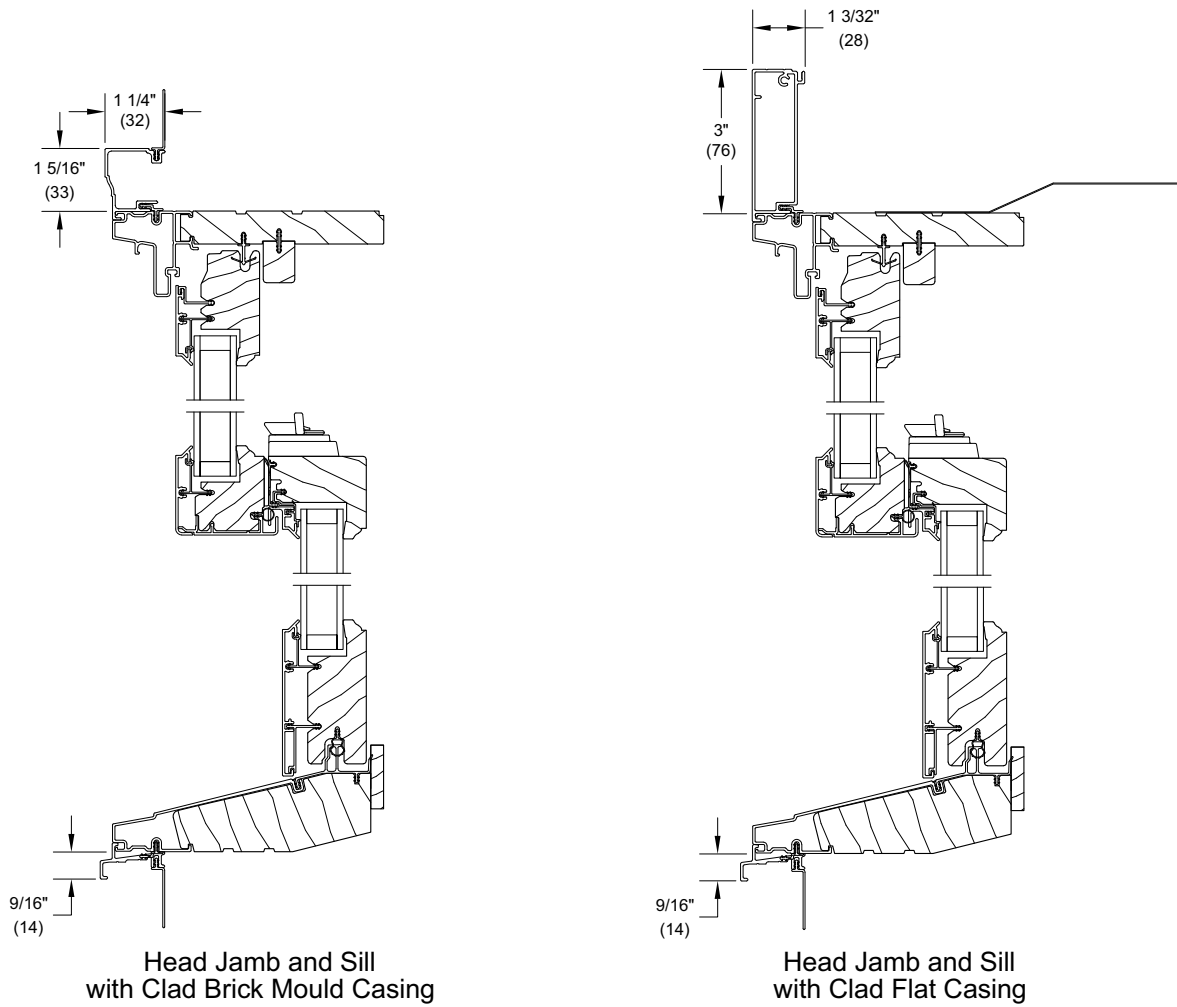
Head Jamb & Sill



Jambs

Section Details: Casings

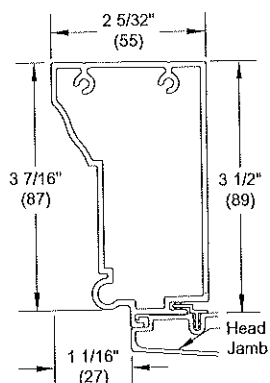
Scale: 3" = 1' 0"



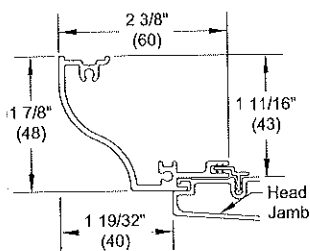
Sill with (A217) Simulated Thick Subsill
Scale: 2:1

Clad Special Casing Profiles

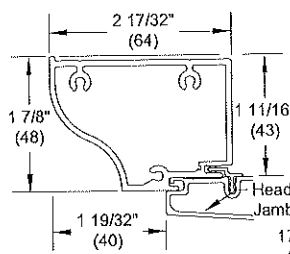
Not to Scale



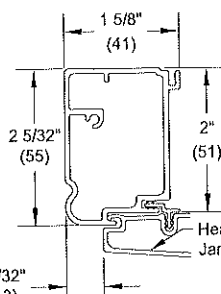
Columbus
A1440



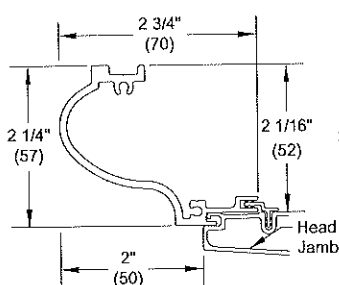
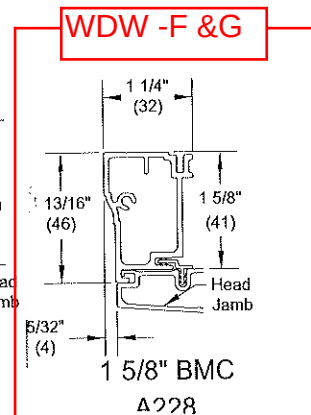
Thorton
A1443



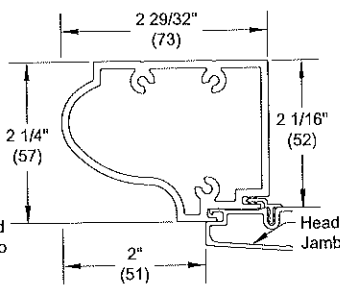
Thorton Round Top
A1909



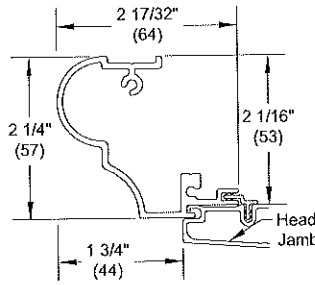
Grayson
A1442



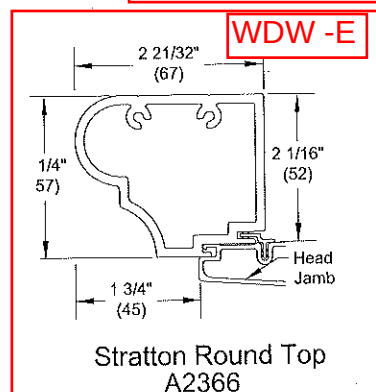
Ridgeland
A1446



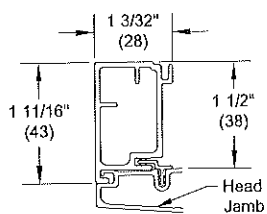
Ridgeland Round Top
A2881



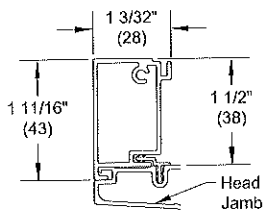
Stratton
A1449



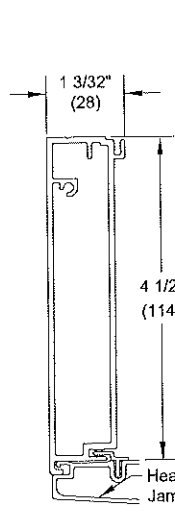
Stratton Round Top
A2366



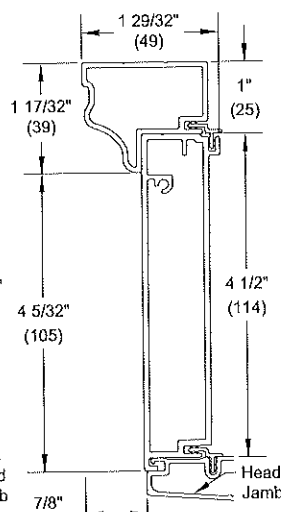
1 1/2" Flat Casing
A226
Round Top



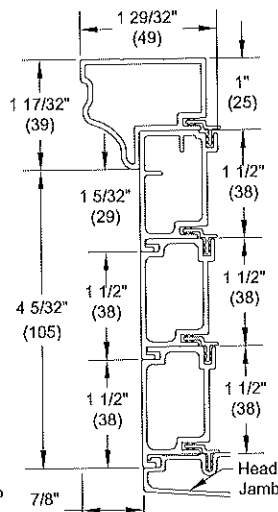
1 1/2" Flat Casing
A3069



4 1/2" Flat Casing
A1444

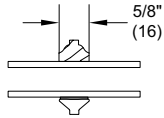


Potter/4 1/2" FC
A1445/A1444

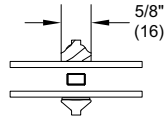


Potter Round Top
A1445/A226/A225

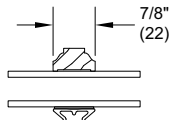
Lite Options



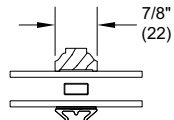
5/8" SDL



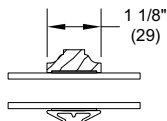
5/8" SDL
W/Spacer



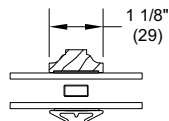
7/8" SDL



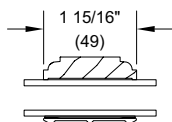
7/8" SDL
W/Spacer Bar



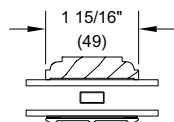
1 1/8" SDL



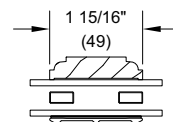
1 1/8" SDL
W/Spacer Bar



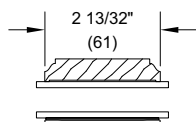
1 15/16 " SDL



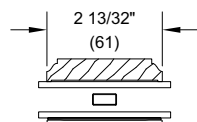
1 15/16 " SDL
W/One Spacer Bar



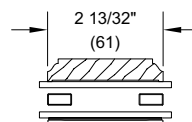
1 15/16 " SDL
W/Two Spacer Bars



2 13/32" SDL



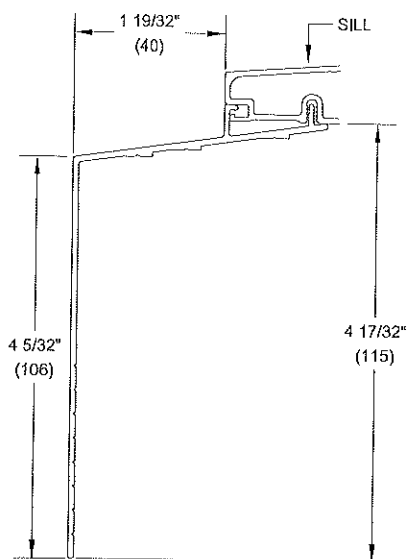
2 13/32" SDL
W/One Spacer Bar



2 13/32" SDL
W/Two Spacer Bars

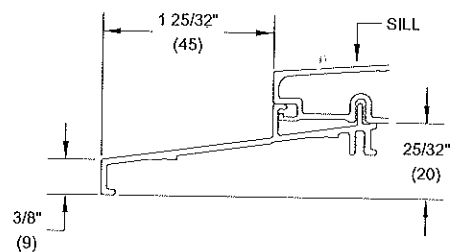
Clad Special Subsill Profiles

Not to Scale

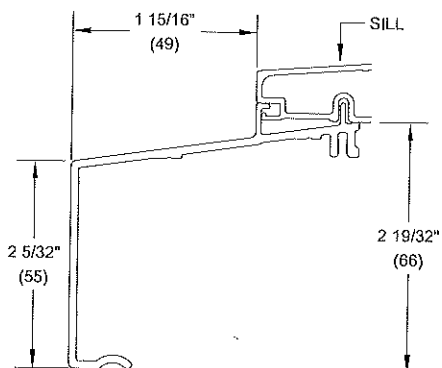


A1451

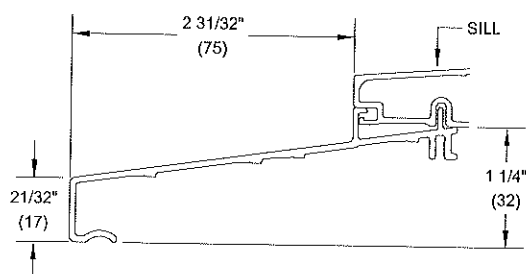
WDW - E,F & G SILL
(BRICK ROWLOCK BELOW)



A1450



A1452



A1453

NOTE: Maximum R.O. width of 144 R.O. height 96 not to exceed 80 square feet.

Not all subsills are compatible with all casings. Please refer to detail pages for compatibility.

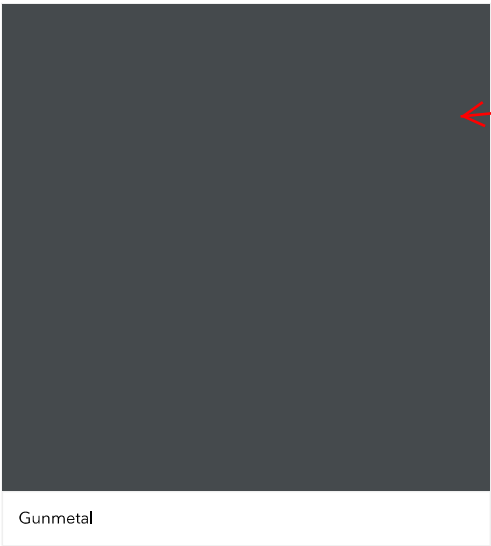
with varying degrees of color and material options that can help boost your curb appeal for years to come.

MARVIN SIGNATURE™ ULTIMATE

Clad Color Options

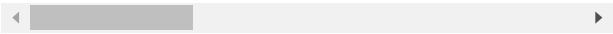
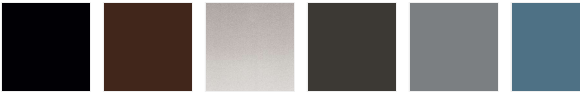
Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade high performance PVDF fluoropolymer paint. Because our finish meets the toughest American Architectural Manufacturers Association (AAMA) 2605 standard, you can expect even our richest and boldest hues to resist fading and chalking even in harsh sun or extreme weather conditions. A palette of nineteen color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.

The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA verification provides independent verification that our finishes are best-in-class.



WDW - G

WDW E & G - Stone White



**Finish samples are approximate and colors on screen can vary. Visit your local dealer to see actual color samples.*

Exterior Wood Options

Design + Performance

Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

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

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone

glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

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

ECONOMY

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

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company, Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

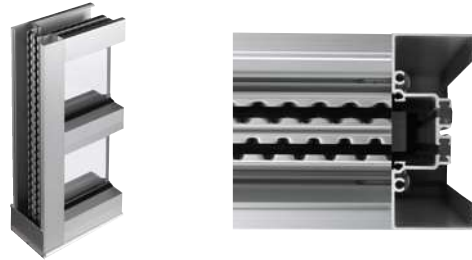
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior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

FOR THE FINISHING TOUCH

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

PERFORMANCE

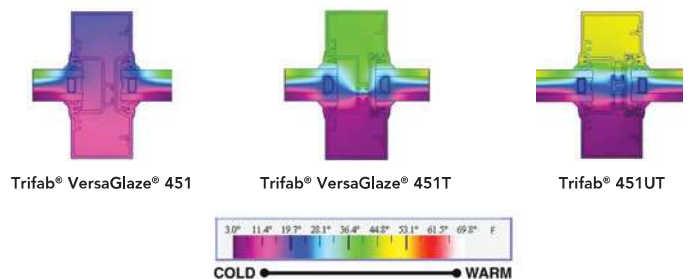
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



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

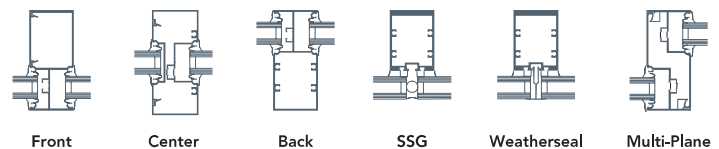
U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

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



PERFORMANCE TEST STANDARDS

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



There's a painted finish as expressive and enduring as the buildings you design. Permafluor™ Architectural Coatings combine beauty and successful performance as only a 70% fluoropolymer-based coating can.

Permafluor™ colors add life to your architectural expressions. Fifteen standard colors and a limitless pallet of custom colors can satisfy your creative needs. The standard colors are always in stock at Kawneer paint facilities for fast turnaround while the Permafluor™ custom colors can be formulated to meet your needs.

This is a paint that endures along with your architectural statement. Permafluor™ is formulated to maintain integrity for years. Outstanding durability translates to substantial maintenance savings over the life of the building.

Thousands of buildings throughout the world are a testament to the lasting beauty and performance of Kawneer standard Permafluor™ Architectural Coatings.

KAWNEER #22 STOCK PERMAFLUOR™ ARCHITECTURAL COATINGS

The 15 standard Permafluor™ colors shown on this chart are Kawneer #22 stock coatings. They are stocked at Kawneer paint facilities for fast turnaround of painted projects.

The following specifications are required for the proper application and end-use results of Permafluor™. Performance properties represent minimum results when Permafluor™ is applied according to specifications.

SPECIFICATIONS THAT MEET AAMA 2605 REQUIREMENTS

Permafluor™ coating will meet or exceed test requirements of AAMA 2605, Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels.

The following are guidelines for specifying and applying Permafluor™ coatings:

Pretreatment – The aluminum shall be thoroughly cleaned using a multi-stage cleaning process to remove organic and inorganic surface soils and residual oxides. Apply a chemical conversion coating to which organic coatings will firmly adhere.

Primer – The cleaned and treated substrate shall be primed to a thickness of 0.2 – 0.3 mils using approved factory application methods.

Paint – The Permafluor™ paint system shall contain 70% PVDF (Hylar 5000® or Kynar 500®) resin and durable ceramic pigments. It shall be factory applied and oven baked for a topcoat film thickness of 1.0 mil minimum. Clear topcoat, if required, shall be applied at 0.4 – 0.8 mils.

PERFORMANCE TABLE

Criteria	Performance
AAMA 2605	Meets or exceeds
Substrate	Aluminum only
Pretreatment	Multi-stage cleaning and conversion coating
Dry Film Thickness (ASTM D7091)	1.2 mils
Specular Gloss (ASTM D523)	Low and medium
Dry Film Hardness (ASTM D3363)	F min.
Impact Resistance	1/10" deformation No loss of adhesion
Abrasion Resistance (ASTM D968)	Coefficient of 40 minimum
Salt Spray (ASTM G85 Annex A5)	Hours: 2,000 Scribe or cut edges: Rating 7 Field: Rating 8
Humidity Resistance (ASTM D2247 or ASTM D4585)	Hours: 4,000 Few No. 8 blisters max.
10 Years South Florida	Color change: 5ΔE (Hunter) units max. Chalk resistance: Rating 8 max.
10% Muriatic Acid Spot Test	15 min. No blistering or visual change
Mortar (Alkali) Resistance	24-hour spot test, no visual change
72-Hour Detergent Immersion (@ 100°F)	No loss of adhesion
Boiling Water Adhesion	No removal of film after 20 min. exposure

Hylar 5000® is a registered trademark of Solvay Solexis, Inc., Kynar 500® is a registered trademark of Arkema Inc.

Note: These color samples are as close as possible to actual colors offered within the limitations of printing techniques. Final color specification will be as per approved color samples. Permafluor™ finishes are formulated for Kawneer Company, Inc.

PERMAFLUOR™ ARCHITECTURAL FINISHES

High-Performing Paints That Let You Design In Vibrant Living Color



color: TBD (black or Charcoal)



BLACK



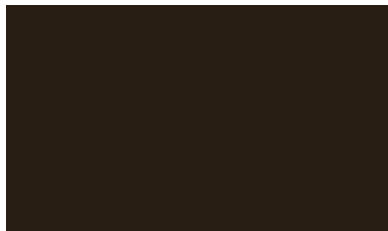
BOYSENBERRY



HARTFORD GREEN



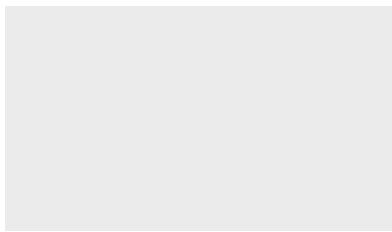
SANDSTONE



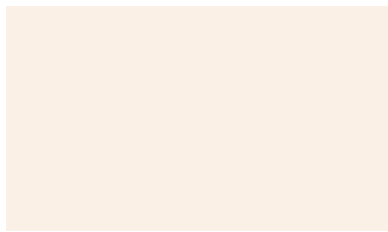
CLASSIC BRONZE



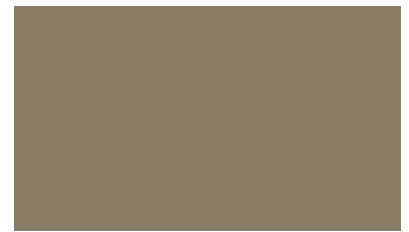
MILITARY BLUE



BONE WHITE



COLONIAL WHITE



ANTIQUE BRONZE



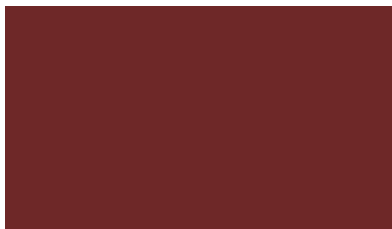
DOVE GRAY



DARK IVY



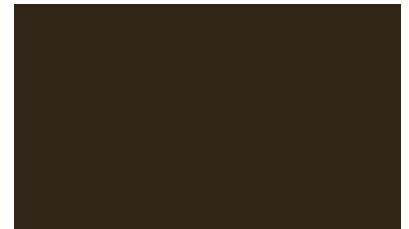
CHARCOAL



REDWOOD



SEA WOLF



MEDIUM BRONZE

6802 Apartment door (exterior) - Painted



The door you have selected is available with almost unlimited personalization options. For example, you can order this door in any type of wood and any size and change virtually any detail. To make this door even more “you,” Personalize Your Door below.

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

Painted: color to match storefront

Get a Quote

PERSONALIZE YOUR DOOR

Make Your Selections and See Your Door Below

6802 GET A QUOTE

(DOOR ONLY) MSRP PER DOOR: \$1,564.50

STANDARD OPTIONS ▲

Quantity 1 Change Quantity

Stain or Paint? ☒ Stain ☐ Paint
[view more](#)

Wood Species  Fir ▼

Slab Width
[view more](#)

Feet	Inches	Fraction
3 ▼	0 ▼	0 ▼
6 ▼	8 ▼	0 ▼

Slab Height
[view more](#)

Thickness
[view more](#)

1 3/4"

▼

IG Glass, Option 1
[view more](#)

Clear

▼

Add Low-E

☐ Yes ☒ No

Yes

Film
[view more](#)

Sticking Profile 

Ovolo Sticking

▼

Panel Type 

3/4" FP

▼

Groove Type 

None

▼

Stile Width
[view more](#)

5-1/2"

▼

UltraBlock
[view more](#)

Yes

6802

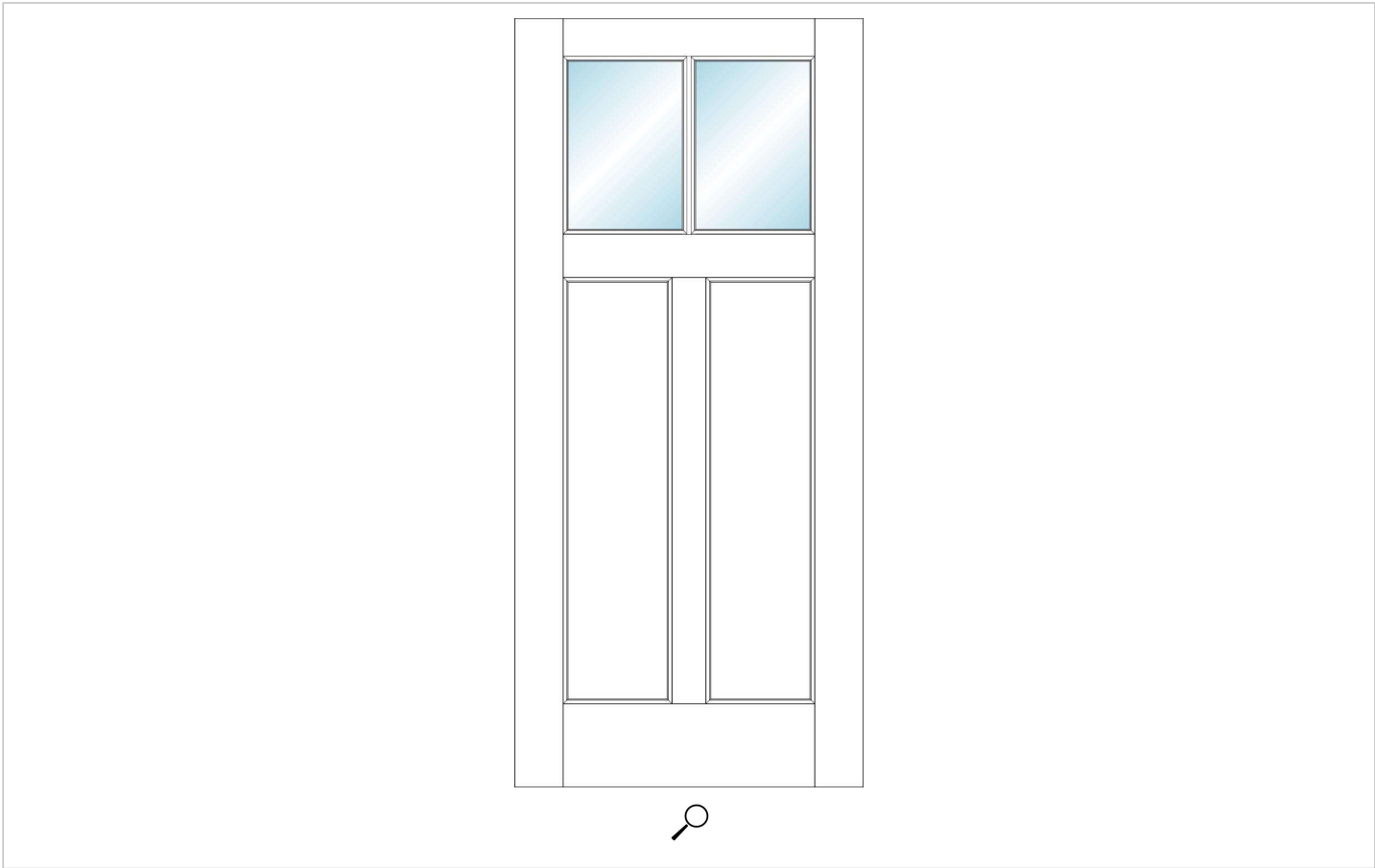


6802
Craftsman
Two Panel-
Two Lite
[Remove](#)

DESIGN AND CONSTRUCTION ALTERATIONS ▲

FINISHING TOUCHES ▲

Get a Quote

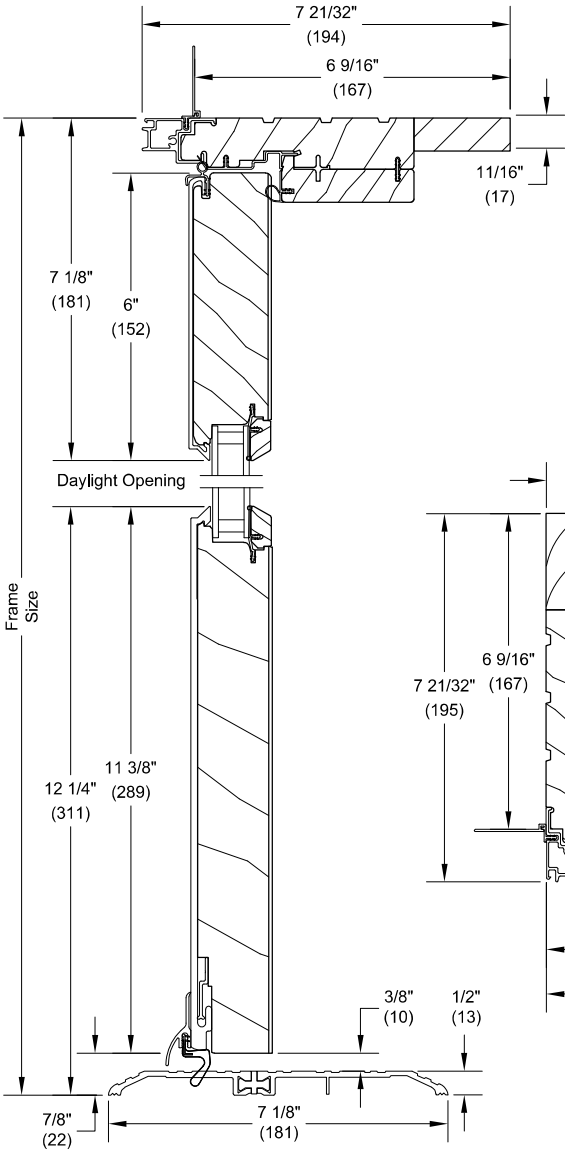


1 3/4" Commercial Section Details: Operating

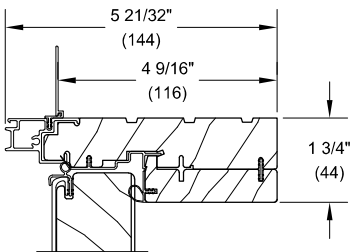
Scale: 3" = 1' 0"

West Elevation Entry Door & Arched transom

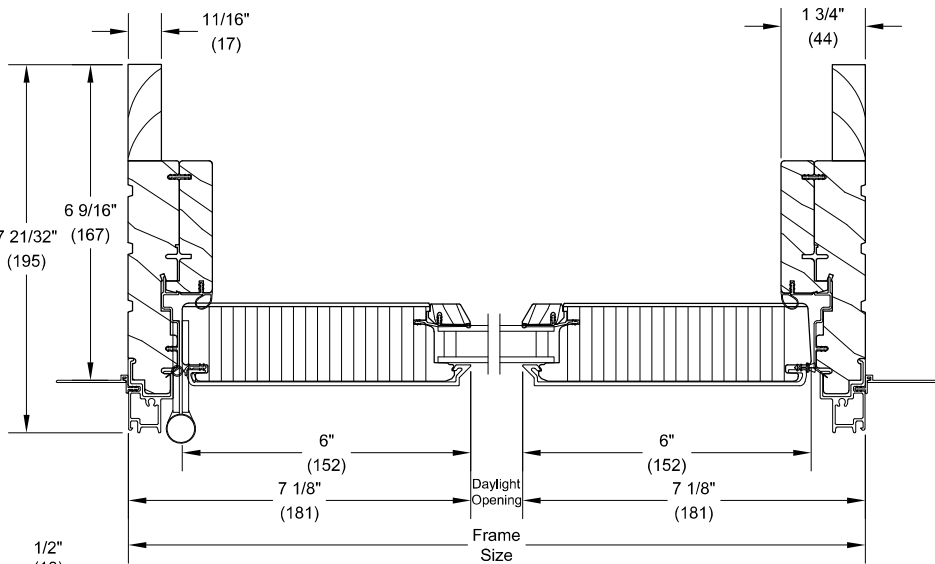
Casing 1 5/8" BMC A228



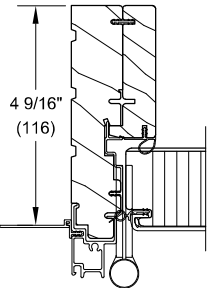
Head Jamb and Sill



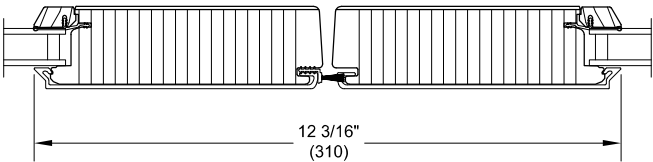
4 9/16" Head Jamb



X - LHR - Jamb



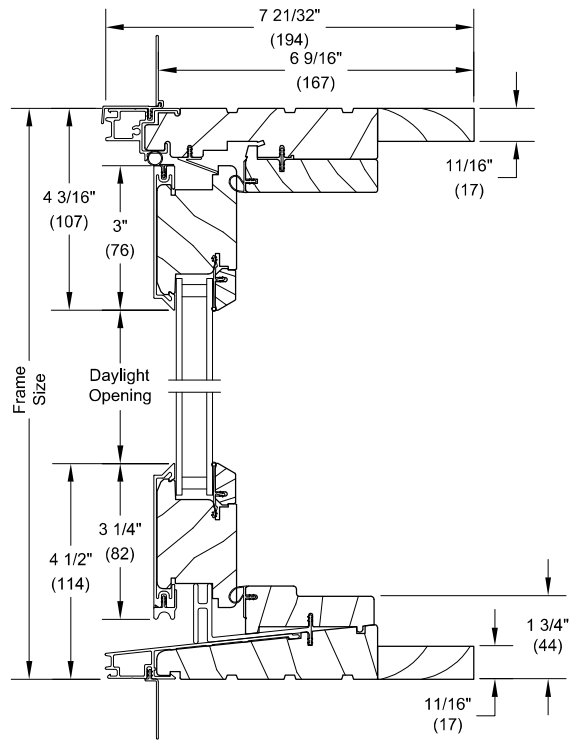
4 9/16" Jamb



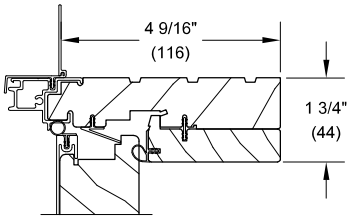
XX - Meeting Stiles

1 3/4" and 2 1/4" Commercial Section Details: In-Sash Transom

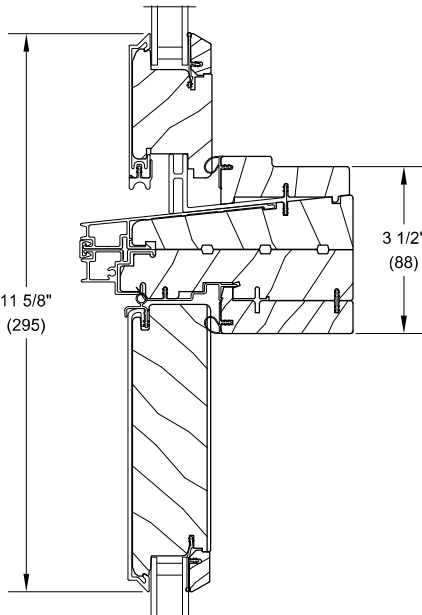
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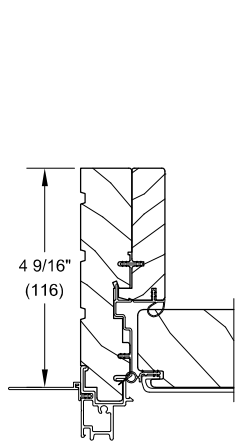
Head Jamb and Sill



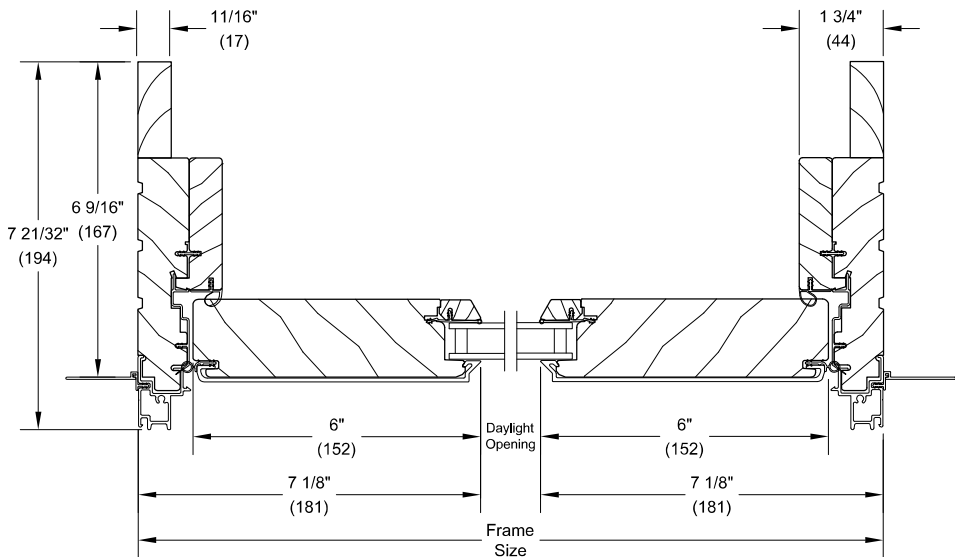
4 9/16" In-Sash Transom Head Jamb



Rectangular Transom over Outswing CD Door



In-Sash Transom Jamb 3" Stile



In-Sash Transom Jamb

NOTE: Sidelite Transom not available with CE mark.

HardiePlank®

Thickness 5/16 in

Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

SELECT CEDARMILL®

Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

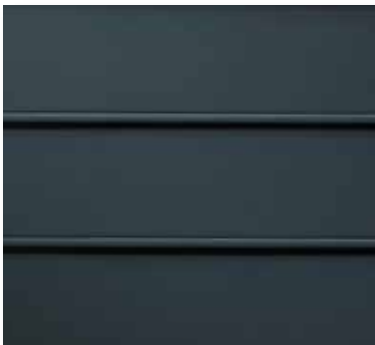
SMOOTH

Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

COLOR : WHITE**BEADED CEDARMILL®****BEADED CEDARMILL® & BEADED SMOOTH**

Width	8.25 in
Exposure	7 in
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3

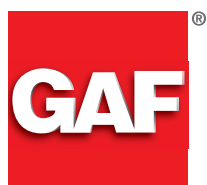
STATEMENT COLLECTION™	_____
DREAM COLLECTION™	✓
PRIME	_____

BEADED SMOOTH

*5.25 in widths not available in Virginia District for HZ5® product zones.

EverGuard® TPO 60 mil Membrane Information Sheet

Updated: 6/18



*Quality You Can Trust...From
North America's Largest Roofing Manufacturer!™*



EVERGUARD® TPO

color: white

MEMBRANE

Why TPO

- Great Value—Excellent performance at a cost-effective price
- Excellent Seam Strength—Heat-welded seams provide greater seam strength to taped and other seams
- Long-term Weathering—Excellent long-term heat and UV resistance
- Energy Saving—Highly reflective and emissive white roof can help reduce energy costs and urban heat island effect
- CREST Energy Savings Calculator—See your potential savings at cool.gaf.com
- Versatile Application Method

Why GAF EverGuard® TPO

- Outperforms standard TPO in heat aging and UV tests—the best predictors of TPO performance
 - After accelerated heat aging at 275°F (135°C) for 105 days, EverGuard® TPO showed no cracking—while every one of the competitors' samples had failed! **See below:**
 - UV testing—Greater than 2.5 times the industry standard (ASTM D6878 weather resistance test)
- Guarantees are available up to 25 years when using EverGuard® TPO 60 mil Membrane.*
- Easier to install due to:
 - Large welding window
 - Most complete line of accessories
 - 10' (3.05 m) wide sheets



Quality You Can Trust...From North America's Largest Roofing Manufacturer!™

gaf.com



Fall River Courthouse, Fall River, Massachusetts

Installation

EverGuard® TPO 60 mil Membrane is suitable for all types of single-ply systems:

- Mechanically Attached Application...for a quick and cost-effective system that can be installed practically year-round.
- RhinoBond® Application...can be applied without using adhesives and installed practically year round. Qualifies for the same guarantee length as an adhered system.*
- Adhered Application...can be installed with EverGuard® 1121 Solvent-Based Adhesive, EverGuard® Low VOC Adhesive, or EverGuard® WB181 Water-Based Adhesive for the smoothest appearance. Provides excellent wind uplift performance.

Accessories

Field fabrication of TPO accessories is time-consuming, costly, inconsistent, and can lead to unreliable details that compromise a watertight roofing system. EverGuard® TPO prefabricated accessories deliver consistent quality and eliminate the worry and problems often associated with field fabrication. They can also boost productivity up to 200%,** while reducing installed cost by up to 12%.

*See applicable guarantee for complete coverage and restrictions.

**Based on GAF estimate to field-fabricate flashing details.



U.S. only



California Title 24 Compliant



TPO membranes meet the performance requirements of ICC-ER-6030

EverGuard® TPO 60 mil Membrane

Applicable Standards

UL Listed, FM Approved, Miami-Dade County Product Control Approved, State of Florida Approved, CRRC Rated, Title 24 Compliant*, ENERGY STAR® Certified**, ASTM D6878.

Physical Properties	ASTM Test Method	ASTM D6878 Minimum	EverGuard® Typical Test Data
1. Certain data is provided in MD (machine direction) x CMD (cross machine direction) format. 2. Data is based upon typical product performance, and is subject to normal manufacturing tolerance and variance.			
Nominal Thickness	ASTM D751	0.039" (min.) (0.99 mm)	0.060" (1.52 mm)
Breaking Strength	ASTM D751 Grab Method	220 lbf/in. (38.5 kn/m)	305 lbf x 290 lbf (454 x 432 kg/m)
Factory Seam Strength	ASTM D751	66 lbf (98.34 kg/m)	135 lbf (membrane failure) (201.1 kg/m)
Elongation at Break	ASTM D751	15%	30%
Heat Aging	ASTM D573	90% Retention of Breaking Strength and Elongation at Break	100%
Tear Strength	ASTM D751 8" x 8" (203 x 203 mm) Sample	55 lbf (81.95 kg/m)	75 lbf x 130 lbf (111.8 x 193.7 kg/m)
Puncture Resistance	FTM 101C Method 2031	Not Established	380 lb. (172 kg)
Cold Brittleness	ASTM D2137	-40°C	-40°C
Permeance	ASTM E96	Not Established	0.08 Perms
Dimensional Change	ASTM D1204 @158°F (70°C), 6 hrs.	+/-1%	0.4%
Water Absorption	ASTM D471 @158°F (70°C), 1 week	+/-3.0% (top coating only)	0.7%
Hydrostatic Resistance	ASTM D751 Method D	Not Established	430 psi
Ozone Resistance	ASTM D1149	No visible deterioration @ 7 x magnification	No visible deterioration @ 7 x magnification
SRI (Solar Reflectance Index) Initial/Aged	N/A	N/A	94/81 83 Aged Title 24
Reflectivity (white) Initial/Aged	ASTM C1549 ASTM E903	N/A N/A	0.76/0.68 81.9% Reflectance
Emissivity (white) Initial/Aged	ASTM C1371 ASTM E403	N/A N/A	0.90/0.83 0.94
Weather Resistance	ASTM G155/D6878	10,080 KJ/(m² · nm) at 340 nm	>25,000 KJ/(m² · nm) at 340 nm
Heat Aging	ASTM D573	240°F (115°C) for 32 weeks	60 weeks
Thickness Above Scrim	ASTM D7635	Min 30% of Total Thickness	22.1 mil (Nominal)
Guarantee			
Up to 25 years			

*White, Energy Gray, and Energy Tan Membranes Only

**ENERGY STAR® only valid in the U.S.

Product Data

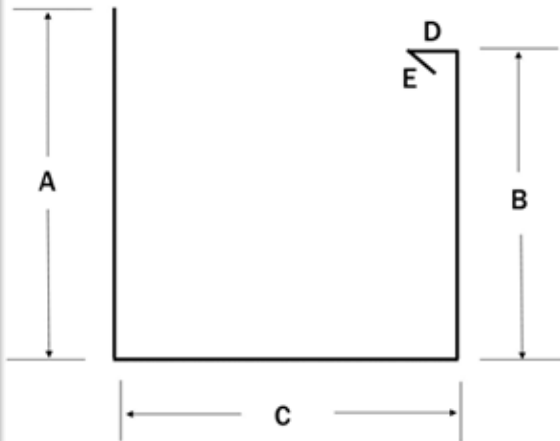
Roll Size	5'x 100'	6' x100'	8'x100'	10'x100'	12'x100'
	(1.52 x 30.5 m) (500 sq. ft. [46.5 sq.m])	(1.83 x 30.5 m) (600 sq. ft. [55.74 sq.m])	(2.44 x 30.5 m) (800 sq. ft. [74.3 sq.m])	(3.05 x 30.5 m) (1,000 sq. ft. [92.9 sq.m])	(3.65 x 30.5 m) (1,200 sq. ft. [111.484 sq.m])
Roll Weight	162 lb. (73.5 kg)	194.4 lb. (88.2 kg)	257 lb. (117 kg)	322 lb. (146.1 kg)	386.4 lb. (175.3 kg)
Colors	White, Tan, Gray				
Storage	Store rolls on their sides on pallets or shelving in a dry area.				
Safety Warning	Membrane rolls are heavy. Position and install by at least two people.				
Note: Membrane rolls shipped horizontally on pallets, stacked pyramid-style and banded. Product sizes, dimensions, and widths are nominal values and are subject to normal manufacturing/packaging tolerance and variation.					

RhinoBond® is a registered trademark of OMG.

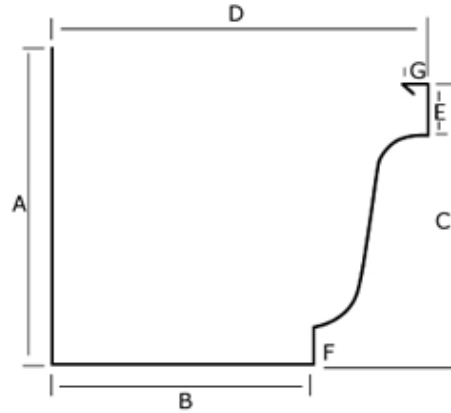


gaf.com

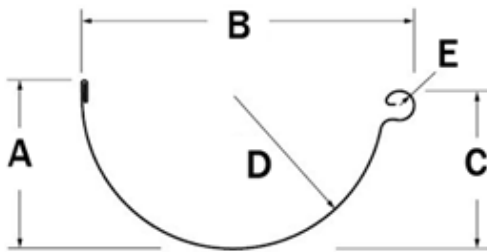
Commercial Box Gutter Diagram



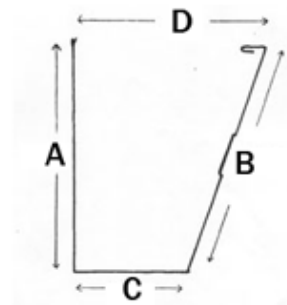
K-Style Gutter Diagram



Half Round Gutter Diagram

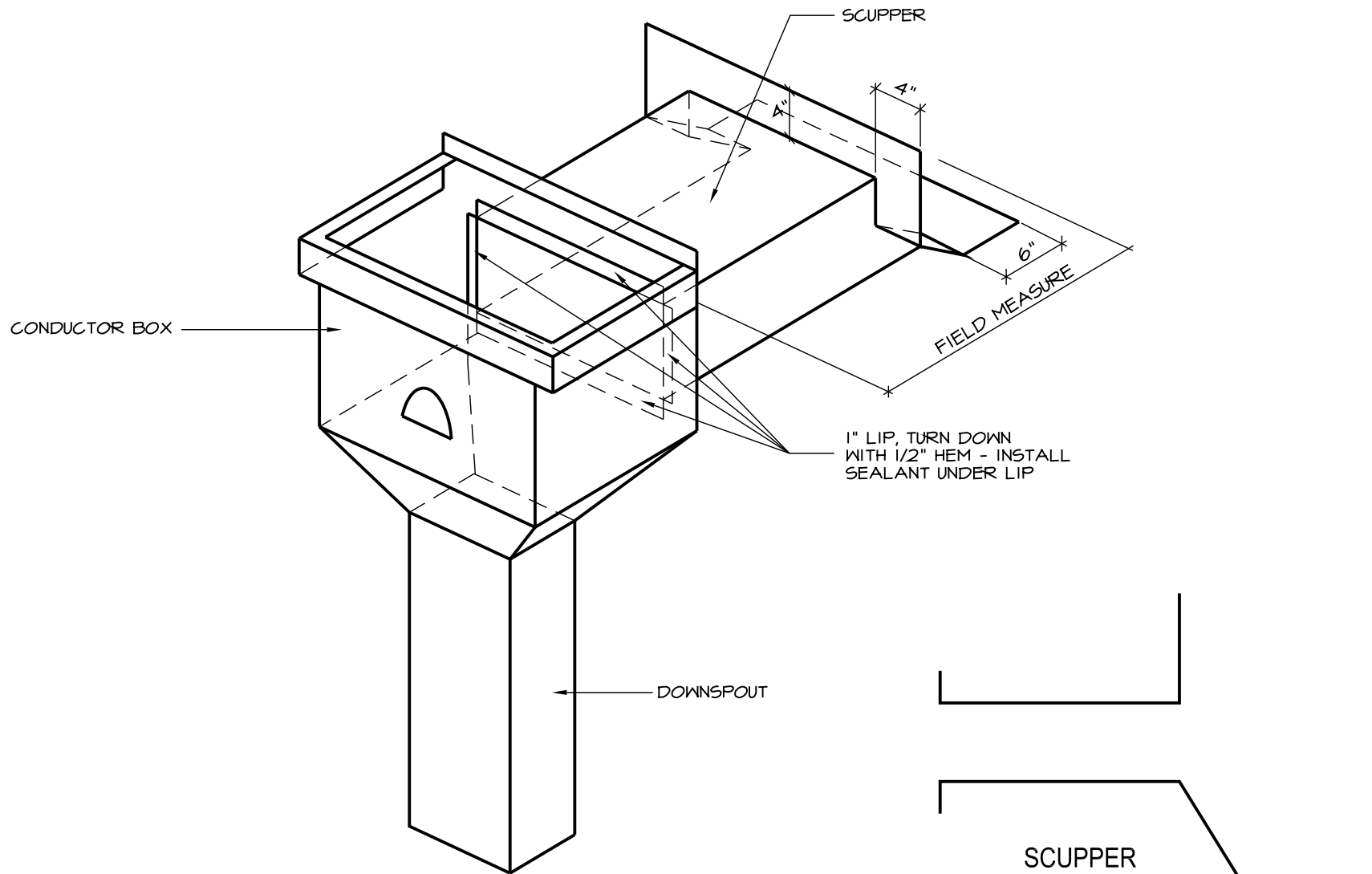


Fascia Gutter Diagram



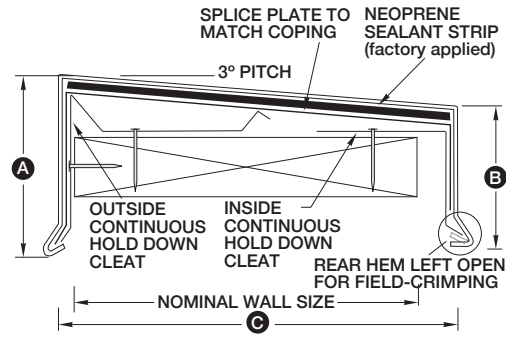
2nd floor - South Gutter
Color: to match G windows

BOX GUTTER - DOWNSPOUT - CONDUCTOR BOX - SCUPPERS



SCUPPER & CONDUCTOR BOX

PAC-CONTINUOUS CLEAT COPING



PATENT #6216408

The innovative design of the PAC Continuous Cleat Coping permits the installation of a sloped coping cap over extra-wide walls. The support of the cleat substantially reduces sagging, which can induce ponding and the possibility of leaks. For further weather tightness, neoprene strips are factory applied to each hold-down cleat (see illustration above).

Factory-supplied fasteners accompany each coping order to assure proper attachment of the cleats to the wood nailer. Field-crimping on the inside leg of the coping to the inside hold-down cleat completes the installation.

PRODUCT FEATURES

- ▶ Available in up to 12' lengths
- ▶ Full continuous cleat allows for quick installation and low labor costs

- ▶ Superior resistance to high-wind environments
- ▶ Can be custom-fabricated to meet specific job requirements

MATERIALS

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 15 stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ 29 stocked colors (.050 aluminum)
- ▶ 6 stocked colors (.063 aluminum)
- ▶ Galvalume Plus available
- ▶ Mill Finish Aluminum (.040, .050 and .063 aluminum)
- ▶ Clear & Colored Anodized (.040, .050 and .063 aluminum)

TESTING

- ▶ ANSI/SPRI/FM 4435/ES-1 Standard to comply with the International Building Code
- ▶ Factory Mutual approved for wind uplift protection

WARRANTY

A 20-Year, 120 mph Wind Warranty is available on orders to meet a project's specification. It provides a maximum of 20 years, 120 mph coverage for the repair or replacement of any portion of the roof edge system that has failed due to a defect in the supplied materials.

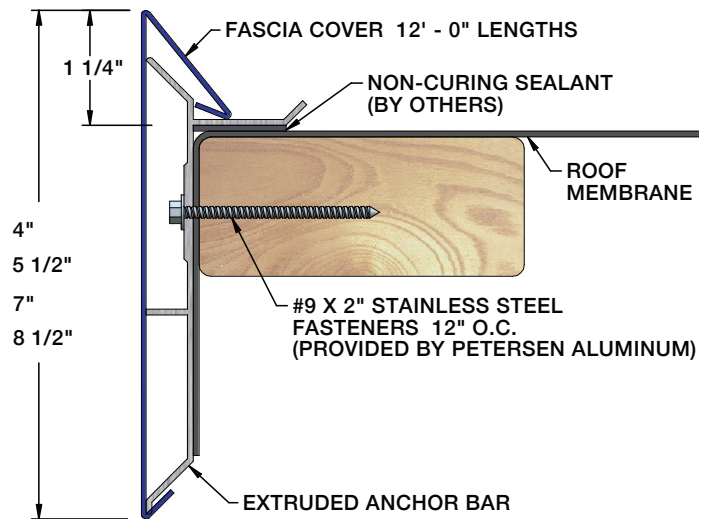


WIND UPLIFT

Material	Wall Width	FM I-90	FM I-105	FM I-120	FM I-165	FM I-180
24 ga. steel	16" max	✓				
22 ga. steel	16" max	✓	✓			
22 ga. steel	15" max	✓	✓	✓		
.050, .063 Alum.	24" max	✓	✓			
.050, .063 Alum.	16" max	✓	✓	✓	✓	
.050, .063 Alum.	15" max	✓	✓	✓	✓	✓

PAC-TITE ANGULAR FASCIA

FULLY ADHERED OR MECHANICALLY ATTACHED SINGLE-PLY VERSION



SIZES

Face Heights	Nailer Coverage
4"	1 Nailers
5 1/2"	2 Nailers
7"	3 Nailers
8 1/2"	4 Nailers

PRODUCT FEATURES

- ▶ Unmatched uplift protection in roof edge applications
- ▶ Combines superior strength and aesthetics with ease of installation
- ▶ Meets stringent performance requirements
- ▶ Non-penetrating design eliminates need for stripping in/heat welding
- ▶ Superior watertight integrity of the installation
- ▶ Extruded aluminum anchor bar securely terminates the membrane
- ▶ Extensively tested to exceed industry standards
- ▶ Pre-punched holes for precise fastener placement and quick installation
- ▶ Slotted holes allow for thermal movement
- ▶ Lifetime, 215 mph wind warranty available

- ▶ Wide variety of colors and finishes
- ▶ Convenient 12' Lengths
- ▶ Custom and radius capabilities available
- ▶ Reusable and recyclable for reinstallation
- ▶ Ideal for parapet applications instead of coping

MATERIALS

- ▶ 43 Stocked PAC-CLAD Finishes (24 gauge steel)
- ▶ 22 Stocked PAC-CLAD Finishes (.040 aluminum)
- ▶ Mill Finish Aluminum (.040 aluminum)
- ▶ Clear and Colored Anodized (.040 aluminum)

ACCESSORIES

- ▶ Miters (90 Degrees and Non-90 Degrees)

- ▶ Scuppers (Downspout, Spillout and Overflow)
- ▶ Drainage Components

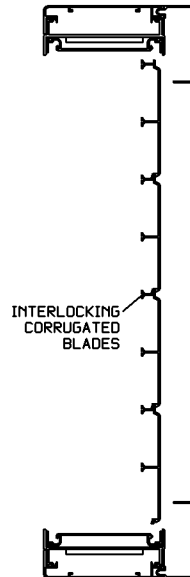
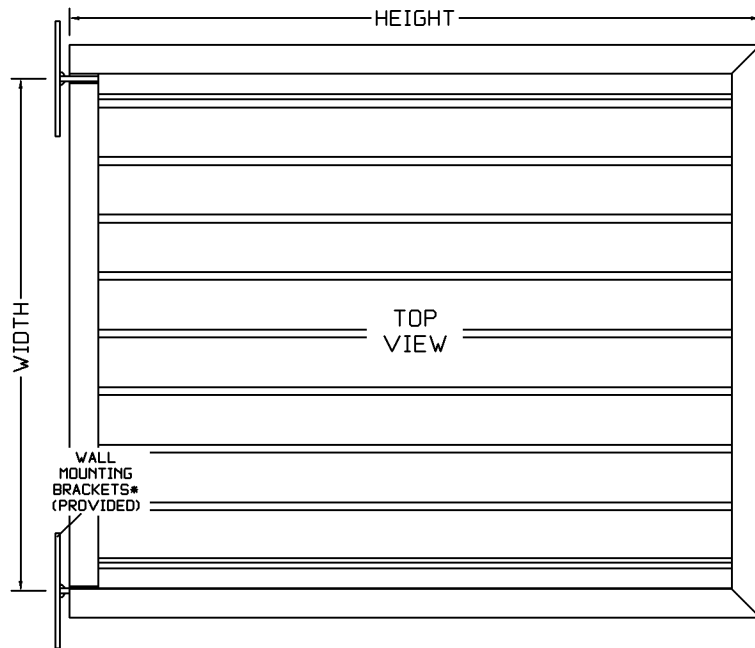
TESTING

- ▶ ANSI/SPRI ES-1 Standard to a design pressure of 290 lbs/ft² to comply with the International Building Code
- ▶ Factory Mutual approved
- ▶ Miami-Dade Approved to comply with the "High Velocity Hurricane Zone" of the Florida Building Code

WARRANTY

A Lifetime 215 mph warranty is available. It covers replacement or repair of any portion of the roof edge system that has failed due to a defect in the supplied materials. The warranty covers the roof edge for the lifetime of the roof on which it was originally installed.

H8CV - 8" DEEP SOLID EXTRUDED ALUMINUM AWNING



BLADE - INTERLOCKING 0.081" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

FRAME - 0.081" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

OUTRIGGERS - 0.125" THICKNESS TYPE 6063-T5 EXTRUDED ALUMINUM

DESIGNED FOR 30 PSF WIND LOAD

MIN. SIZE: 24" WIDE X 12" HIGH
MAX. SIZE: UNLTD. WIDE X 60" HIGH

ALL FASTENERS CONCEALED FROM VIEW

OPTIONS:

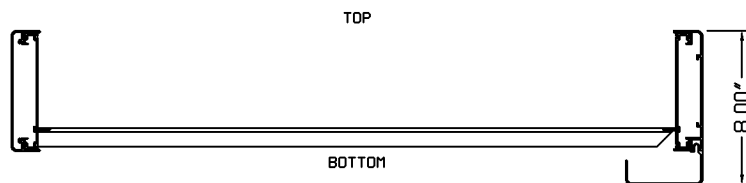
MULLION CONNECTIONS FOR CONTINUOUS RUNS

MOUNTING FOR VARIOUS WALL TYPES*

HIGHER WIND LOAD RATINGS

RIGGING SUPPORTS**

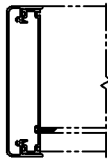
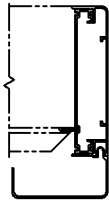
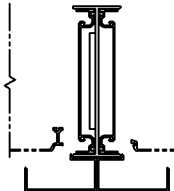
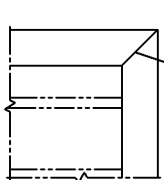
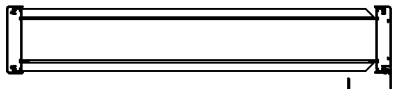
ARCHITECTURAL FINISHES



SECTION VIEWS

* SEE MOUNTING OPTIONS TECHNICAL SHEET FOR WALL BRACKETS

** SEE RIGGING SUPPORT SUPPLEMENT (MAY BE REQUIRED TO SUPPORT HIGH WIND LOADS AND/OR LARGE PROJECTIONS)

CONSTRUCTION	INNER TRIM	TRIM (3 SIDES)	MULLION JOINT	TRIM CORNERS
STANDARD	 6" TUBE "T" TRIM	 8" TUBE "T" TRIM	 "1" MULLION WITH GUTTERS	 CORNERS MITERED (JOINED BY INSTALLER) MITERED
SIDING OPTIONS	 SINGLE SIDED (BOTTOM ONLY)		 DOUBLE SIDED (TOP AND BOTTOM)	

**ARCHITECTURAL
LOUVERS**

266 W Mitchell Ave - Cincinnati, OH 45232
PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT

CONTRACTOR

ARCHITECT

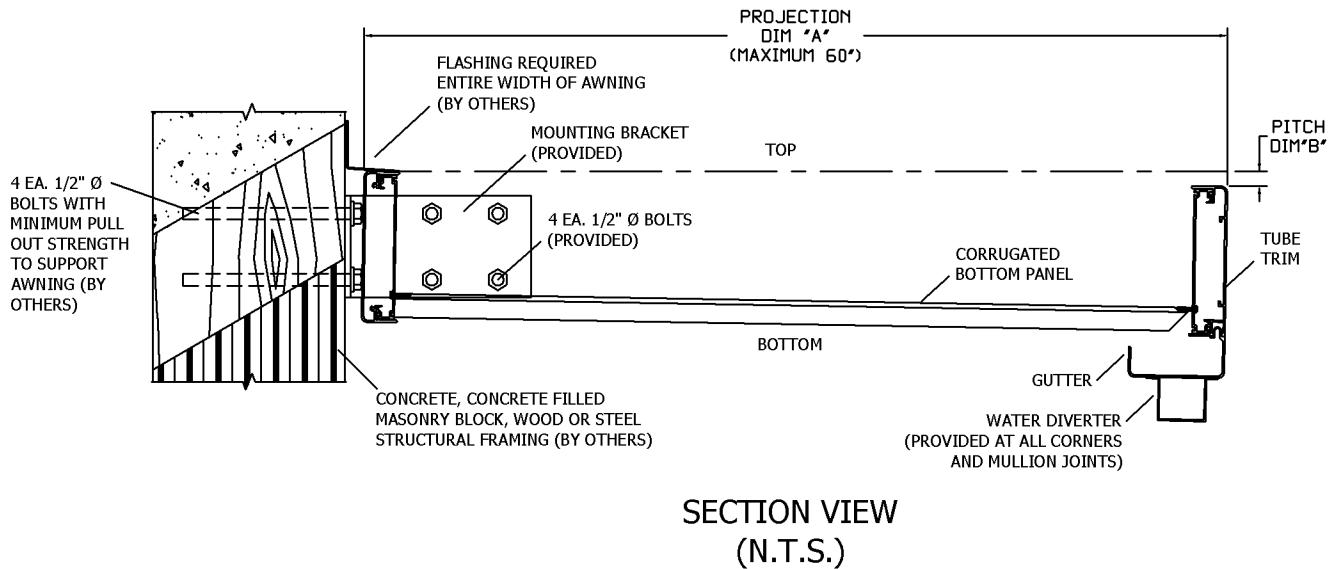
DRAWN BY:
JRR

DATE:
5/2017

DRAWING TYPE:
TECHNICAL SHEET

DRAWING TITLE:
HBCV

H8CV - 8" DEEP SOLID EXTRUDED ALUMINUM AWNING



NOTE: SOLID AWNING MUST BE PITCHED FOR DRAINAGE. USE THE TABLE TO DETERMINE THE PITCH REQUIRED

PITCH REQUIREMENTS 1:96	
PROJECTION DIM "A"	PITCH DIM "B"
12"	1/8"
18"	3/16"
24"	1/4"
30"	5/16"
36"	3/8"
42"	7/16"
48"	1/2"
54"	9/16"
60"	5/8"

**ARCHITECTURAL
L·O·U·V·E·R·S**

266 W Mitchell Ave - Cincinnati, OH 45232
PH: (888) 568-8371 Fax: (888) 568-8370

PROJECT

CONTRACTOR

ARCHITECT

DRAWN BY:
JRR

DATE:
5/2017

DRAWING TYPE:
TECHNICAL SHEET

DRAWING TITLE:
HBCV



Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Sign Light - Ice Cream Parlor
Color Black

Angled Reflector (AD200)

LSI Abolite® LED Angled Reflector



OVERVIEW

Lumen Range	1,250 - 1,700
CCT	27/30/35/40/50K
Wattage Range	9.3 - 12.8

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Heavy gauge spun galvanized steel with a thermally cured high quality polyester powder coat finish.
- Integrated power supply built into the fixture allowing the RLM to be connected directly to line voltage.
- Manufactured in the USA

Optical System

- Available in 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures
- Glass Globe required for outdoor applications
- Minimum CRI of 80

Electrical

- Standard Universal Voltage (120-277 Vac) Input 50/60Hz
- 0-10V dimming, 5% standard
- Operating Temperature -30°C to +50°C (-22°F to +122°F)

Installation

- Fixed hub tapped for 3/4" NPT conduit.
- Pre-wired with 96" leads standard.
- Suitable for gooseneck mounting applications.
- Not designed for uplight applications.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- UL Listed
- Suitable for wet locations





Type: _____

LSI Abolite® LED Angled Reflector

[Back to Quick Links](#)

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **AD 200 17L UNV 35 CGG6 GPT LDS96WL**

Prefix	Lumen Package	Voltage	Color Temp	Lens ²	Finish	Mounting Options
AD 200	12L - 1250 lms 15L - 1500 lms 17L - 1700 lms INC ¹ - Incandescent	UNV - Universal Voltage (120/277V) 120 - INC	50 - 5,000K 40 - 4,000K 35 - 3,500K 30 - 3,000K 27 - 2,700K (blank) - INC	Blank - Flat lens (indoor LED only) CGG6 - Clear Glass Globe 6-3/4" FGG6 - Frosted Glass Globe 6-3/4" PGG6 - Prismatic Glass Globe 6-3/4"	MSV - Metallic Silver GWT - Gloss White GBK - Gloss Black GRD - Gloss Red GPT - Textured Graphite RUS - Textured Rust SCP - Satin Copper STQ - Satin Turquoise SVG - Satin Verde Green	LDS96WL - Prewired leads. For use with stem or bracket mounting in wet or indoor locations.

1. Lamp supplied by other. E26 MED Base socket.

2. Flat lens for indoor LED applications only. Globe required for outdoor applications.

Accessory Ordering Information

CANOPY ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
3/4" (19mm) Tap Decorative Box Cover Aligner - Gloss White	BC600 3 GWT
3/4" (19mm) Tap Round Box Cover Aligner - Zinc	BC585 ZINC
3/4" (19mm) Tap Square Box Cover Aligner - Zinc	BC585SQ ZINC

Standard BC600 finish is Gloss White Powder; other RLM colors available.

GLOBE GUARD ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
6-3/4" Cast Aluminum Globe Guard	GGDC6
6-3/4" Wire Globe Guard	GGW6

Standard finish is Natural Aluminum; other RLM colors available

WALL BRACKETS ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
Contemporary Wall Bracket - Medium - Gloss White	CWBM 1 GWT
Contemporary Wall Bracket - Long - Gloss White	CWBL 1 GWT
Contemporary Wall Box - Gloss White	CRB GWT
Wall Plate Bracket*	CA5 GWT

Standard finish is Gloss White Powder; other RLM colors available.

CA5 to be ordered for Stem mount applications.

STEM ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
3/4" x 3" (19mm x 76mm) Aluminum Stem - Gloss White	ST 3 3 GWT
3/4" x 6" (19mm x 152mm) Aluminum Stem - Gloss White	ST 6 3 GWT
3/4" x 12" (19mm x .4m) Aluminum Stem - Gloss White	ST 12 3 GWT
3/4" x 18" (19mm x .5m) Aluminum Stem - Gloss White	ST 18 3 GWT
3/4" x 24" (19mm x .6m) Aluminum Stem - Gloss White	ST 24 3 GWT
3/4" x 36" (19mm x .9m) Aluminum Stem - Gloss White	ST 36 3 GWT
3/4" x 48" (19mm x 1.2m) Aluminum Stem - Gloss White	ST 48 3 GWT
3/4" x 60" (19mm x 1.5m) Aluminum Stem - Gloss White	ST 60 3 GWT
3/4" x 72" (19mm x 1.8m) Aluminum Stem - Gloss White	ST 72 3 GWT
3/4" (19mm) Alum. Stem Coupler - Gloss White	COP 3 GWT

Standard finish is Gloss White Powder; other RLM colors available.

CA5 to be ordered for Stem mount applications.

GOOSE NECK BRACKETS ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB A 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB B 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB C 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB E 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB F 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB G 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB H 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB K 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB P 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB U 3 GWT

Standard finish is Gloss White Powder; other RLM colors available.

[Back to Quick Links](#)

PERFORMANCE

DELIVERED LUMENS																	
Lumen Package	CRI	2700K			3000K			3500K			4000K			5000K			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
12L	80	1162	126	B1-U2-G1	1294	141	B1-U1-G1	1152	125	B1-U1-G1	1150	125	B1-U1-G1	1150	125	B1-U1-G1	9.3
15L		1403	128	B1-U2-G1	1563	143	B1-U2-G1	1391	127	B1-U1-G1	1389	127	B1-U1-G1	1389	127	B1-U1-G1	10.9
17L		1587	124	B1-U2-G1	1768	138	B1-U2-G1	1574	123	B1-U2-G1	1571	123	B1-U2-G1	1571	123	B1-U2-G1	12.8

*Photometric performance values shown are representative with flat lens option. Alternate glass globe option outputs will vary. Consult factory.

ELECTRICAL DATA*					
Lumen Package	Wattage	120V	208V	240V	277V
12L	9.3	0.08	0.04	0.04	0.03
15L	10.9	0.09	0.05	0.05	0.04
17L	12.8	0.11	0.06	0.05	0.05

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.



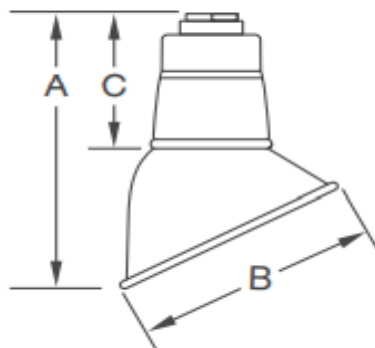


LSI Abolite® LED Angled Reflector

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PRODUCT DIMENSIONS

Prefix	Height (A)	Diameter (B)	Neck (C)	Weight (lbs./kg.)
AD200	13-1/2" (343mm)	11" (279mm)	5-1/2" (140mm)	2.5 (1.1kg)





D-Series Size 1 LED Wall Luminaire



Buy American

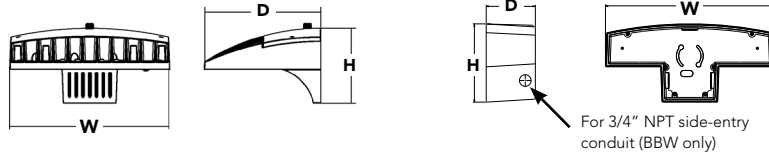
d^{series}

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED							
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT ²	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁵	Shipped installed PE Photoelectric cell, button type ⁶ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ^{1,7} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{1,7} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{1,7} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{1,7} E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant ^{8,9}
		530 530 mA	40K 4000 K	T2M Type II Medium	120 ³		
	20C 20 LEDs (two engines) ¹	700 700 mA	50K 5000 K	T3S Type III Short	208 ³		
		1000 1000 mA (1 A) ¹	AMBPC Amber phosphor converted	T3M Type III Medium	240 ³		
				T4M Type IV Medium	277 ³		
				TFTM Forward Throw Medium	347 ^{3,4}		
					480 ^{3,4}		

Other Options		Finish (required)			
Shipped installed		Shipped separately ¹¹			
SF	Single fuse (120, 277 or 347V) ^{3,10}	BSW	Bird-deterrent spikes	DDBXD	Dark bronze
DF	Double fuse (208, 240 or 480V) ^{3,10}	VG	Vandal guard	DBLXD	Black
HS	House-side shield ¹¹	DDL	Diffused drop lens	DNAXD	Natural aluminum
SPD	Separate surge protection ¹²			DWHXD	White
				DSSXD	Sandstone
				DDBTXD	Textured dark bronze
				DBLBXD	Textured black
				DNATXD	Textured natural aluminum
				DWHGXD	Textured white
				DSSTXD	Textured sandstone

color TBD

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWTVG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with E20WC.
- Also available as a separate accessory; see Accessories information.
- Not available with E20WC.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXW1-LED
Rev. 6/02/21

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
	530 mA	19W	TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
			T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
	700 mA	26W	T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
	1000 mA	39W	T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
			T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
20C (20 LEDs)	350mA	23W	T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
	530 mA	35W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
	700 mA	46W	TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
			T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
	1000 mA	73W	T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
	530 mA	35W	T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
			T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
	700 mA	46W	T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

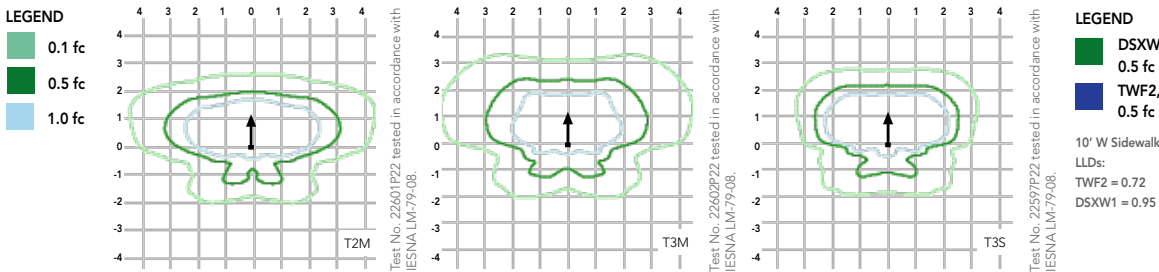
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

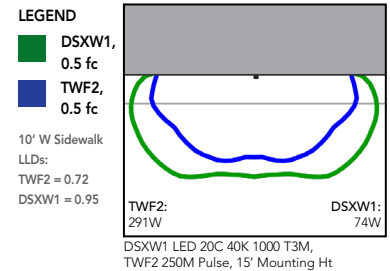
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isfootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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DSXW1-LED
Rev. 6/02/21

30 E. DOVER STREET EASTON, MD
SHORE UNITED BANK – OFFICES

12.02.21

PHOTOS – COMMERCIAL APPLICATION

Photo 1		Existing North Elevation 30 E Dover Street
Photo 2		Existing North Elevation 30 E Dover Street

Photo 3		North Elevation – Ice cream parlor
Photo 4		Existing West Elevation
Photo 5		Existing Rear (South) Elevation 2nd floor (white area above ice cream parlor)

Photo 6		Existing 2nd floor façade (East Elevation)
Photo 7	 A. 	A. Existing Pediment & wood trim B. Existing Pilaster Cap
Photo 8		Existing front door

Photo 9		Existing apartment door
Photo 10		Existing Dover Street Sidewalk

Photo 11		Existing side elevation sidewalk
Photo 12	 A.	2nd floor wood windows North / front elevation (Dover St)

Photo 12	 B. 2 wdws North (east)	 C. Center Window	 D 3 wdws North (west)	
Photo 13	 (5 windows – original building)	 Large scale photo 1 of 5 windows	2nd floor wood windows (south / rear elevation) main section Remove ex. rear chimney and 1 other on the east elevation, 1 east elevation chimney to remain	
Photo 14				2nd floor wood window (rear / south elevation) above Ice Cream Parlor

Photo 15		2nd floor wood window (East elevation)
Photo 16		2nd floor north / front elevation (window above ice cream parlor)

Photo
17



1st floor Existing
storefront North /
front elevation.
(Dover St.)

Photo
18



1st floor existing
west
(side)elevation –
windows /door

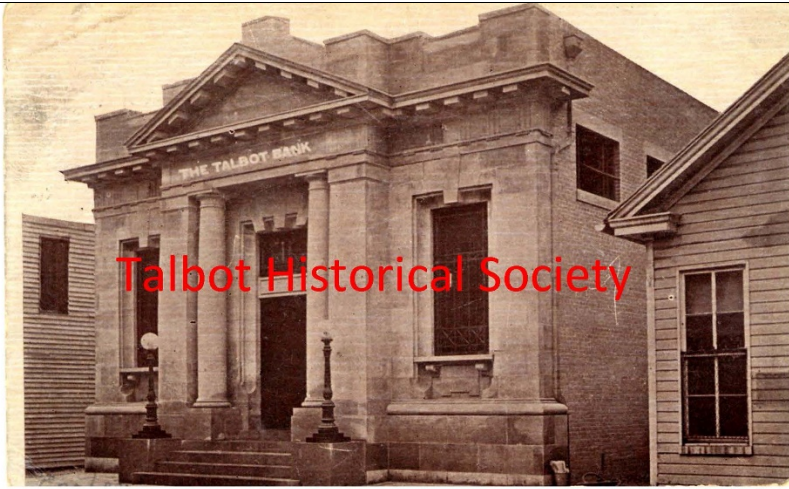
Photo 19		1st floor West elevation basement door	
Photo 20	 A. Rear Roof – looking south  C. Rear Roof – looking South East	 B. Front section of roof  D. Rear Roof – looking South West	Existing membrane roofing 2nd floor roof can be seen in photo 13.

Photo 21		Existing Skylight
Photo 22		Existing skylight (interior)

Photo 23			Existing previous skylight curb
Photo 24			Existing Side Elevation Roof Overhang
Photo 25			Old arch top opening West Elevation

Photo 26			Existing glass tiles / lead frame
Photo 27			18 E. Dover Street Existing Drive thru
Photo 28			18 E. Dover Street Existing Drive thru

Photo
28



18 E Dover Street
Original Talbot
Bank



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

Meeting Date: 1/10/2022
Application Number: 2021-00613
Location: 30 E & 18 E Dover Street
Applicant: JoAnne Baker on behalf of Shore United Bank
Request: Renovation, Alteration, & New Construction

Jo Anne Baker on behalf of Shore United Bank was present on behalf of the Renovation, Alteration, & New Construction for 30 E & 18 E Dover Street, a **contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Mr. Bateman and carried 6-0, **2021-00613 was approved as submitted.**

Historic District Guideline References: Front Facade- PG 42, R1

Side Facade- PG 45, R1 Roofs- PG 55, R1 Windows- PG 51, R1; R2

Skylight- PG 56, R3; PG 55, R1

Drive-Thru- PG 90, R1; PG 84, R2; PG 91, R1

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.



Representative, Historic District Commission

1/23/22

Date



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

Historic District Commission Staff Report

Meeting Date: 6/27/2022

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

Property Address: 223 S Hanson Street

Application Number: 2022-00657

Request: Window

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

Window is double hung, aluminum clad, and simulated divided light. The window is located on the back of the house outside of view from the main right-of-way.



Town of Easton

Engineering, Planning and Zoning
14 South Harrison Street, Easton, MD 21601

Historic District Commission Hearing Application

Application Type

Renovation ☐ Alteration ☒ Demolition ☐ Other ☐
New Construction or Addition ☐ Signage ☐ Fence ☐

Property Information

Address 223 S HANSON ST EASTON MD
Tax Map 105 Grid EA Parcel 2125 Lot 36+37

Owner

Name BLAIR R ALLEY
Mailing Address 223 S HANSON ST EASTON MD 21601
Telephone No. 49015229856155 Email JBALLEY24030413@GMAIL.COM

Applicant or Agent

Name OWNER
Mailing Address _____
Telephone No. _____ Email _____

Architect - Engineer - Contractor

Name _____ License No. _____ Expiration Date _____
Mailing Address _____
Telephone No. _____ Email _____

Description of Proposal (include additional sheets, as necessary)

SEE ATTACHED

Specific Requirements

- The payment of fees is due at the time of application submittal. As of July 1, 2018, the fees are as follows: Commercial - \$200, Residential - \$75, Signs - \$75
- The application submitted shall include 7 hard copies plus 1 digital.
- 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 the scheduled agenda item.

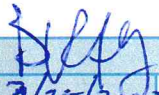
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published correction prior to processing.

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent


3/25/2022
Blair R. ALLEY

For Office Use Only

Application Date		HDC Meeting Date	
Application Number		Notice(s) Published	
Fee Paid		Property Post & Sign #	
Certificate of Approval Issued Yes ☐ No ☐			
Revised 02-2019			

ALLEY 2022 WINDOW MODIFICATION PROJECT
223 S HANSON ST – EASTON MARYLAND
MARCH 28, 2022

The purpose of this project is to alter the size of the left kitchen window to match the right kitchen window. This window is located on the back of the house and not located on the primary right-of-way (Hanson Street). It is also partially blocked by a tree.



This is the location of the kitchen windows relative to the back of the house. The driveway was removed in 2021 and relocated to the front of the house to privatize and beautify the backyard. We hope, in the next 5 years, to obtain your approval to put a porch on the side of the house that will further enhance the backyard appearance.

Until then, we'd like the kitchen windows to match as the previous owners reconfigured the kitchen and covered the left window with a stove. We do not have any documentation of the way the original kitchen was laid out. We believe the stove was located under the right window because of the brickwork that appears over it. The picture of the kitchen's interior shows the kitchen sink's placement under the right window. It also shows clearly how unattractive the stove looks covering the bottom half of the window.



The kitchen is dated and will be updated later. The window height needs to be taken care of first.

The windows in the kitchen are original. Since reading the proposed Historic District Design Guidelines, the goal is to have the left window reconfigured to match the new opening and the existing right window. Please keep in mind the entire window will have to be taken out during construction. Everything possible will be done in attempt to not harm the frame and sashes. But, in the off chance any of the components get broken beyond repair we'd have to replace it in accordance with the guidelines.

The reduction of the window size will require 30 bricks that appear the same as the main house bricks. They will be weaved into the existing courses, as much as possible, to eliminate the rectangular pattern of an obvious closed off opening.



The window on the left will be reduced in height by 6 courses of brick. The existing window sill will be removed and re-installed.



Lowe's Custom Order Quote

Quote # 737851750

Quote Name: jeld wen wood clad

Date Printed: 6/22/2022

Customer: ROBERT CHRISTOPHER

Email:

Address: 311 MARYLAND AVE
CAMBRIDGE, MD 21613

Phone: (443) 521-2775

Store: (1982) LOWE'S OF EASTON, MD

Associate: JASON BOURACEE (2478805)

Address: 501 GLEBE ROAD
EASTON, MD 21601-3203

Phone: (410) 690-9061

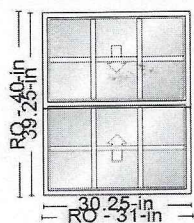
Item Total: 1

PreSavings Total: \$1,467.94

Freight Total: \$0.00

Labor Total: \$0.00

Pre-Tax Total: \$1,467.94



JELD-WEN Clad W-5500 30.25 W x 39.25 H Double Hung
Room Location: Not Specified

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	JELD-WEN Clad W-5500 30.25 W x 39.25 H Double Hung	105 days	\$1,467.94	\$1,467.94	1		\$1,467.94

Begin Line 100 Description

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

Clad W-5500
Double Hung
30.25 x 39.25
ProductTileBackendName = Clad W-5500
Double Hung|Wide:1
Assembly = Full Unit
Exterior Trim Type = Nail Fin (Standard)
Regional Compliance = US National-
WDMA/ASTM
Impact Unit? = Not Impact
Upper Sash Options = Standard Double Hung
Vent Division = Even Divide
Order By = Rough Opening Size
Rough Opening Width = Custom Size
Custom Rough Opening Width = 31
Rough Opening Height = Custom Size
Custom Rough Opening Height = 40
Species = Auralast Pine
Interior Finish Type = Natural
Finish - Interior = Natural
Finish - Exterior = Brilliant White
Sash to Match Exterior Finish = Yes
Finish - Sash (Exterior) = Brilliant White
Jamb Width = 4 9/16
Rating = PG 35
Prep for Stool = No
Drip Cap = Color Match Metal
Hardware Finish - Interior = White
Number of Locks = 1
Storm Screen/Combo = No Combo
Screen Options = UltraVue Mesh
Screen Finish = Brilliant White
Screen Style = Full Screen

Energy Efficiency = Energy Star North-Central
STC / OITC Rating = Standard
Glazing = Insulated
Low-E Options = SunResist with HeatSave
Glass Color = SunResist with HeatSave
Glass Type = Annealed
Neat Glass = Neat
Glass Thickness = Standard Default Thickness
Protective Film = Protective Film
Spacer Color = Black Spacer
Glass Options = Argon
Glazing Stop Style = Traditional
Grid Type = 7/8-in Putty SDL w/Perm Wood
Interior Bar Profile = Traditional Bead Bar
Location for Grid = All Lite(s)
Grid/Shadow Bar Finish = Light Bronze Shadow
Bar
SDL Finish = Brilliant White
Grid Pattern = Colonial
Lites Wide - Top = 3
Lites Wide - Bottom = 3
Lites High - Top = 2
Lites High - Bottom = 2
Sash Limiter = No Sash Limiter
Certification = None
Bottom Rail Option = Standard
Radius Top Rail = None
Jambliner = White Jambliner
Concealed Jambliner = Yes
Clear Opening Dimensions = 26 1/2 -in w
16 1/16 -in h

2.95sf
U-Factor = 0.26
Solar Heat Gain Coefficient = 0.18
Visible Light Transmittance = 0.41
Condensation Resistance = 49
CPD# = JEL-N-880-03889-00001
Energy Star Qualified = Northern; North-
Central; South-Central; Southern
Room Location = Not Specified
Is This a Remake = No
Additional Information =
Base Lead Time = 105
Lead Time Adder ID = -1
Lead Time Adder Days = 0
Lead Time Adder Codes = All Windows
Lead Time Adder Debug Info = -
1|0|1/1/0001|1/1/0001|1/1/0001||0|||
SOS = 937072
SOS Description = WTS JW W5500 Window
Delivery Method = In-Store Pick-Up
Vendor ID = 24221
Model ID =
ProductID =
Unit of Measure = EA
Production Time (Does not include transit
time) = 105
Manufacturer = JELD-WEN
Rantoul(IL)
Catalog Version Date = 05/19/2022
Catalog Version = 22.2.7.0
7/8" Putty SDL w/Perm Wood
Colonial
3W2H

End Line 100 Description

Accepted by: _____

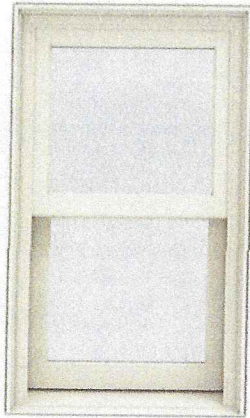
Date: 6/22/2022

Pre-Tax Total	\$1,467.94
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This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above.
This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above
quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

**** Special order configured products are subject to a 20% restocking fee if returned after 72 hours of purchase. ****

W-5500™ Clad-Wood Window: Double-Hung



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
20 Year Warranty

COLORS & FINISHES
27 Exterior Colors
28 Interior Finish Options

SCREEN & TRIM OPTIONS
3 Insect Screens
3 Exterior Trim Options

FRAME OPTIONS
Block Frame/Replacement
Integral Nailing Fin

GLASS
Energy efficient, tinted, textured and protective.

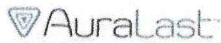
DIVIDED LITES
Grilles between the glass.
Simulated Divided Lites

HARDWARE
1 Lock Option in 9 finishes

CONSTRUCTION
Tilt Sash

MATERIALS
3 Wood Options

WOOD OPTIONS



AuraLast® Pine

AuraLast® pine is a patented wood product that provides protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN and backed by our limited lifetime warranty. Distinct color variations occur and the grain can appear straight or erratic depending on how it is cut from the log. The wood will darken and yellow with age, adding character and charm. It machines to a fine, smooth finish and easily accepts lighter stains and paint. Staining is recommended to achieve a uniform appearance because pine naturally contains resins that can affect penetration. Knots should be sealed before painting.

Colors & Finishes

EXTERIOR COLORS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.

Bone White

Brilliant White

Ivory

French Vanilla

Heirloom White

SIMULATED DIVIDED LITES



Simulated Divided Lites

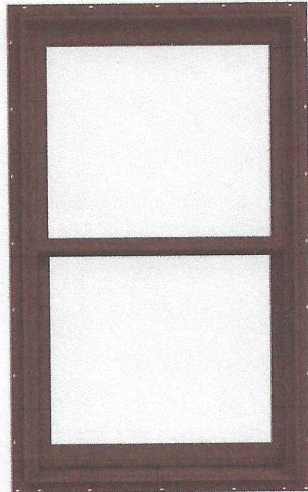
Add architectural interest to your windows with our divided lite options. These options include simulated divided lites (SDL) for an authentic look. They feature grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.



Window Opening Control Device

Limiting sash opening especially in upper floors, these optional factory-installed devices also meet ASTM F2090-10. The casement solution in both wood and vinyl windows is hidden when the window is in the closed position. When the window is open, you see the red lever that acts as the sash limiter and can be released for full operation. Conversely, when the window is closed, the device is reset. Window opening control devices are one of many tools a homeowner can choose to prevent children from falling out of a window. There are a number of additional steps the consumer can do to prevent such accidents from occurring.

JELD-WEN® W5500 Series 34-1/8"W x 56-3/4"H Aluminum Clad Pine Double Hung Window with Nailing Flange - Mesa Red/Natural Pine
Model Number: JW2210-01941



EVERYDAY LOW PRICE

11% MAIL-IN REBATE Good Through 5/21/22

FINAL PRICE

\$754.99

\$83.05

\$671⁹⁴ each

You Save \$83.05 with Mail-In Rebate



\$63.00 / mo. payments (total \$756) with 12 months financing* [Learn More](#)

Rough Opening: 34-1/8"W x 56-3/4"H

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.



Ship To Store - Free!

Enter Your ZIP Code for store information



Shipping & Delivery

Not Available Online
Contact a store for delivery options

Description & Documents

JELD-WEN® W5500 clad wood windows are made to be durable, energy efficient and low-maintenance. With natural pine interior treated with AuraLast® wood treatment, these windows are well protected against wood decay, water saturation and termites and are suitable for any architectural style or design. They're just as attractive as they are reliable! Each JELD-WEN® product is designed to create lasting value for your home which is why this model is backed by a Lifetime Limited Warranty.



Click here to see more products from [JELD-WEN](#)

JELD-WEN

Features

- Beautifully crafted, energy-efficient wood windows with a wide array of options for making them your own
- Energy efficient Low-E coated window glass helps keep your home cool in the summer and warm in the winter
- Low-E EC glass includes an extra coating of protection to improve thermal performance for greater energy efficiency
- ENERGY STAR® certified windows reduce energy bills by an average of 12% nationwide, compared to non-certified products
- Made with AuraLast® Wood that is guaranteed not to rot for as long as you own and occupy your home
- Lifetime limited warranty coverage for wood decay and termite damage
- Screen included with window
- BetterVue® screen included and features a durable, fine, black fiberglass mesh that is less intrusive to your view
- Natural Pine wood interior adds warmth and beauty to any home
- Low maintenance exterior aluminum cladding has a baked-on color finish
- Wood windows add a sense of warmth and elegance to any home

Specifications

Product Type	Double Hung Windows	Collection	W5500 Series
Rough Opening Dimensions	34-1/8" W x 56-3/4" H	Frame Width	33-3/8 inches
Frame Height	56 inches	Frame Depth	4-9/16 inches
Frame Material	Aluminum Exterior/Wood Interior	Interior Color	Natural Pine
Exterior Color	Mesa Red	Hardware Finish	Chestnut Bronze
Lock Type	Cam-Lock and Block and Tackle	Glazing Type	Double Pane
Grid Pattern	No Grid Pattern	Special Features	Tilt Latch, Screen, Low-E
Mounting Method	With Nailing Flange (New Construction)	U-Value	0.27
Energy Star Zones	Northern	Visible Light VT Rating	0.49
Solar Heat Gain Coefficient	0.26	Air Leakage (AL) Rating	0.2 CFM
Manufacturer Warranty	Wood Decay and/or Termite Damage - Lifetime, 20 Year Limited, Skilled Labor Coverage - 2 year	Meets IRC for Egress	No
Shipping Dimensions	6.56 H x 37.38 W x 60.00 D	Shipping Weight	50.66 lbs
Return Policy	Special Order Merchandise (view Return Policy)		

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com](#)

**Town of Easton
Historic District Motion Worksheet**

Date: 9 May 2022 M- Ernie D 2nd - Jim S For - 6 Against - _____

Absent - Mayhew (1)

The property is important to the District because it is "contributing:" Yes _____ No _____

I move to:

- **APPROVE THE APPLICATION AS SUBMITTED (or)**
- **APPROVE THE APPLICATION (or) ITEMS _____ WITH THE FOLLOWING MODIFICATION (See Below)**
- **DENY THE APPLICATION (or) ITEMS (and/or)**
- **CONTINUE THE APPLICATION (or) ITEMS _____ UNTIL _____ (decision within 45 days) (and/or)**
- **TABLE THE APPLICATION (or) ITEMS BECAUSE IT IS INCOMPLETE**

For application number 2022-05454 for
223 S. FROSTEN
(Address)

No call sheet
should be a
discretion item
W. 12/22

Because the application **DOES** or **Does NOT** meet the following Criteria: _____

(Insert the text of the motion with a specific reference to the Guidelines or SOI Standards/Zoning Ordinance)

The agreed to modifications to the application are: _____ (insert specific modifications)
and are not considered substantive.

The facts in the application are: _____

The Proposed changes (are) or (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 but for which none is issued, this 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 underway. 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: 6/27/2022

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

Property Address: 122 S Harrison Street

Application Number: 2022-26

Request: Demolish

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

Revision to original application. Second floor walls and roof are recommended to be demolished by the contractor and building inspector.

Relevant Guidelines:

Roof – 68a: “Preserve the historic shape and slope of the roof.”

70b: “Where total replacement of all roofing material is required, the new roofing should match the existing material...”

Siding – 77a “Replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.”

Shutters – 91b “... replace missing original shutters with appropriate replacement units based on physical or documentary evidence.”

Windows – 89a “Maintain the historic shape, size, alignment, pattern, and details of existing historic windows.”

90b “Replacement units for historic divided light windows must have the appearance of true divided light.



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

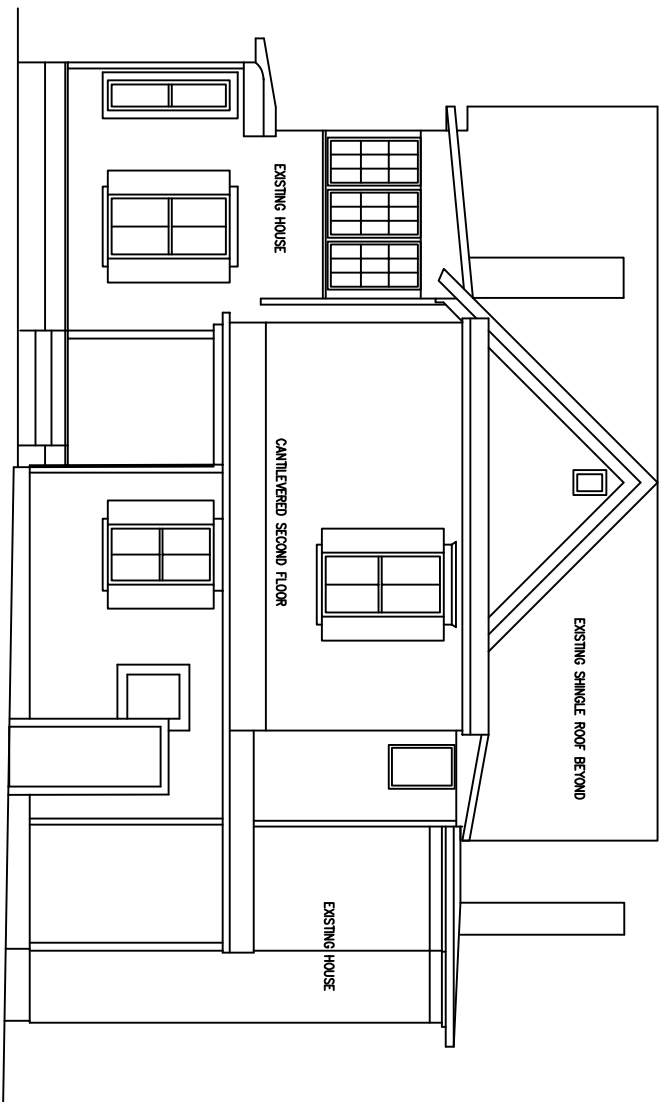
EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

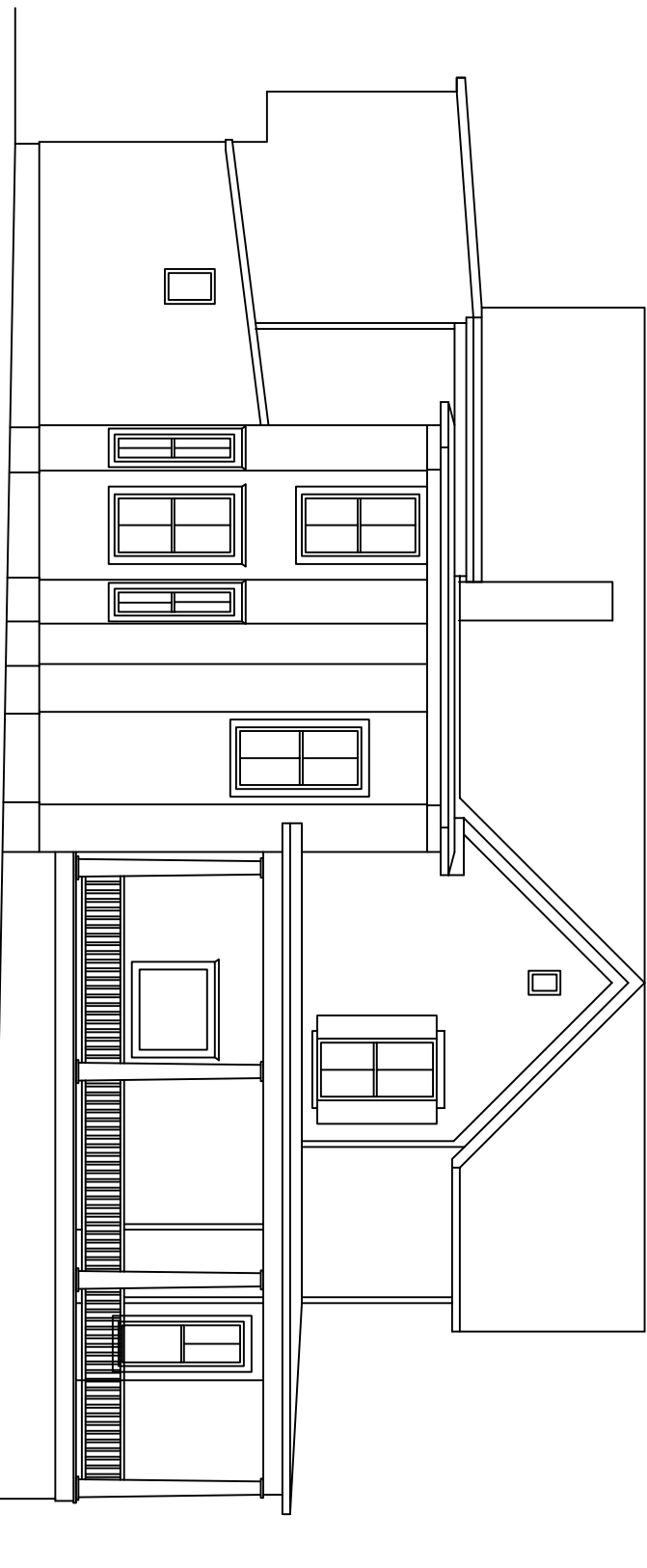
Picture:



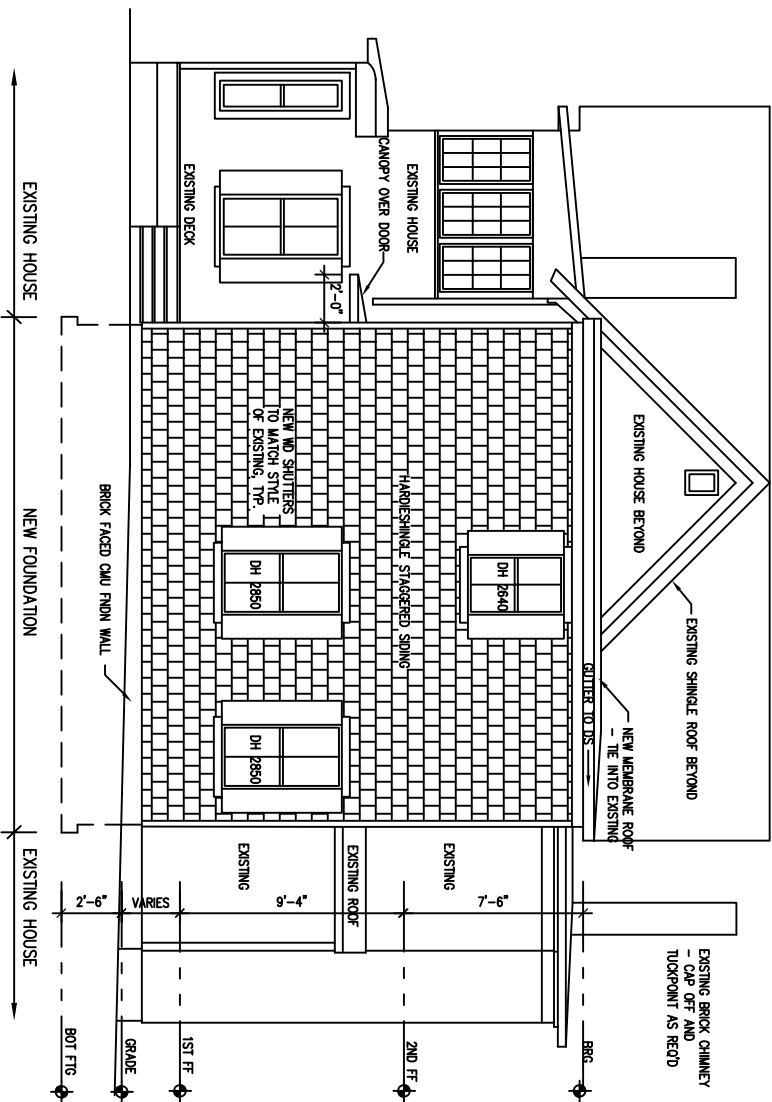
TAX ID		ADDRESS		OWNER NAME			
2101006517		122 S HARRISON ST		CODRINGTON, RICHARD C			
YEAR BUILT		PHYSICAL CONDITION					
1890		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE				NONE OBVIOUS			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
NICELY RESTORED. 2/2 + 2/1 WINDOWS. ORIGINAL TRANSOM OVER DOOR. SOME ORIGINAL WINDOW SURROUNDS AS WELL. NEW SHAKE WALL SHINGLES. OUTBUILDING.							



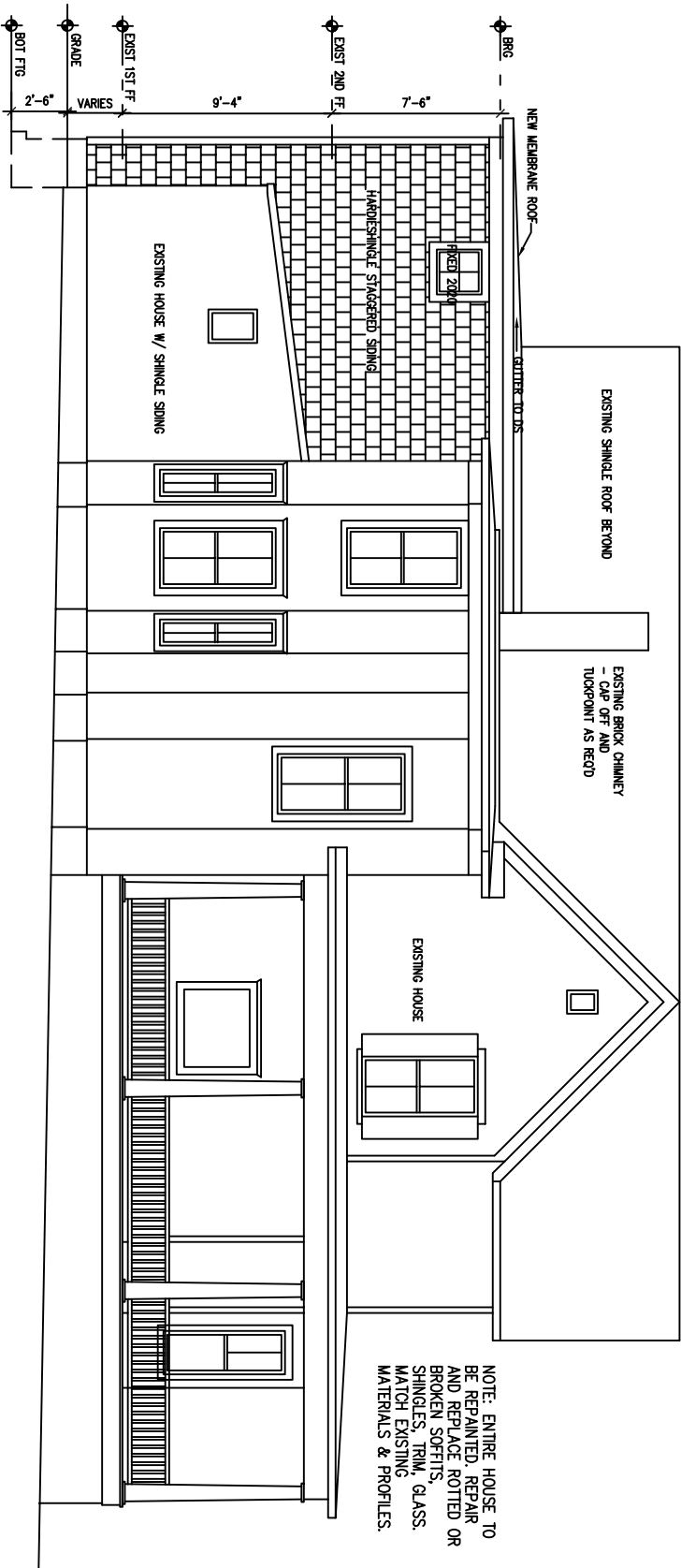
1 EXISTING EAST (REAR) ELEVATION
1/8" = 1'-0"



2 EXISTING NORTH (STREET) ELEVATION
1/8" = 1'-0"



3 PROPOSED EAST (REAR) ELEVATION
1/8" = 1'-0"



4 PROPOSED NORTH (STREET) ELEVATION
1/8" = 1'-0"



ARCHITECT:
BARBARA BECK, ARCHITECT
614 BURNSIDE STREET
ANNAPOLIS, MARYLAND 21403
410.263.4994 barbara.beck07@gmail.com

BROCK RESIDENCE
122 S. HARRISON
EASTON, MARYLAND

ELEVATIONS

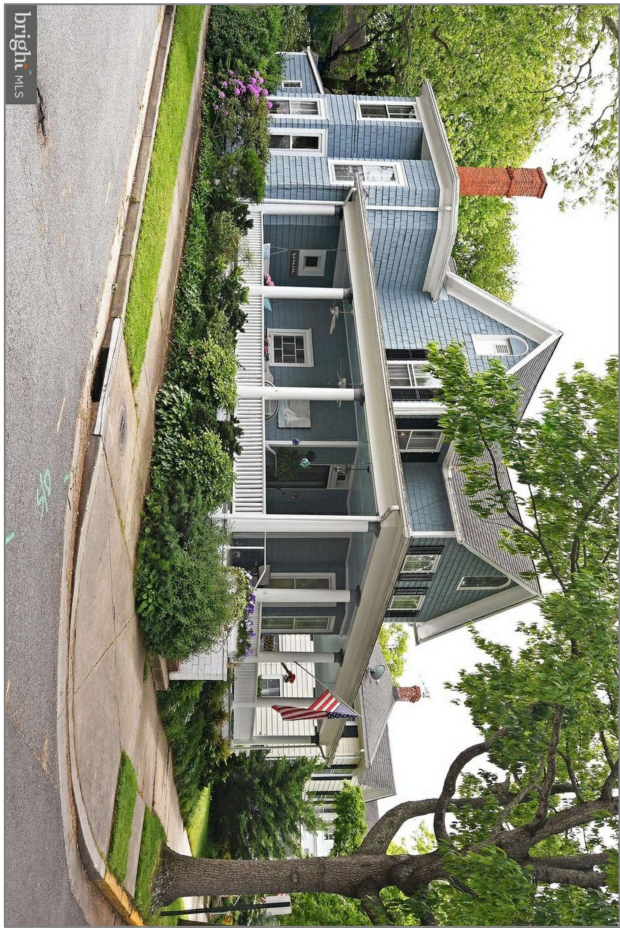
Date:
05.29.22
Sheet:
A-3



Rear of House



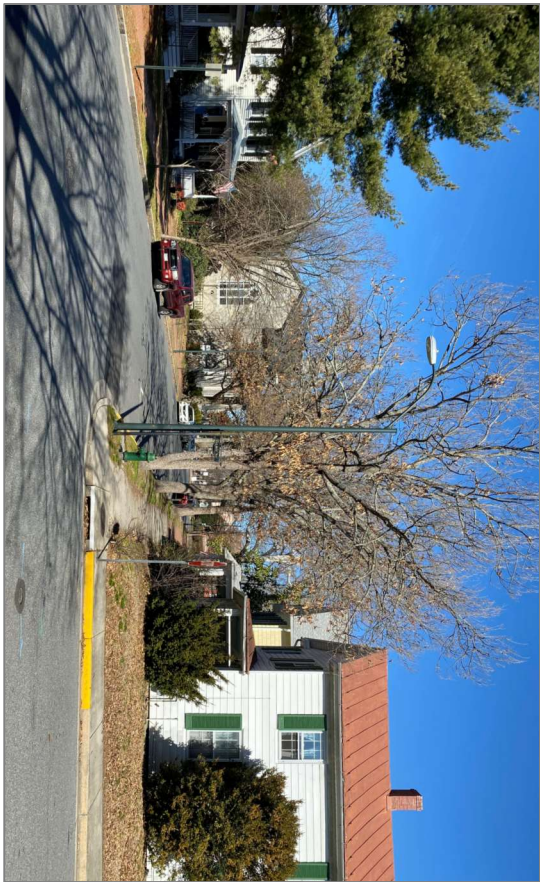
View from Talbot



Corner Talbot and Harrison



Homes west side Harrison



Looking North on Harrison



Home across Talbot



Homes south side Talbot



Home to rear



House and Garage

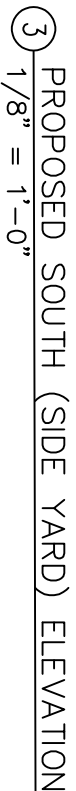
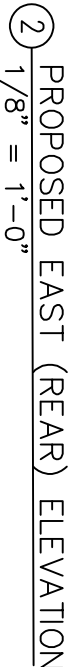
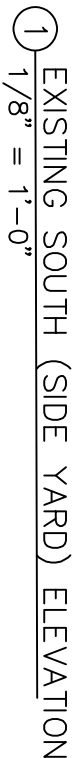


ARCHITECT:
BARBARA BECK, ARCHITECT
614 BURNSIDE STREET
ANNAPOLIS, MARYLAND 21403
410.263.4994 barbara.beck07@gmail.com

BROCK RESIDENCE
122 S. HARRISON
EASTON, MARYLAND

EXISTING PHOTOS

Date:
02.28.22
Sheet:



122 S. HARRISON
EASTON, MARYLAND

Date:

05.29.22

Sheet:

A-6

HardieShingle® Siding Product Description

HardieShingle® siding is fiber-cement shingle siding for sidewall applications. HardieShingle siding is available as straight-edge panels or staggered-edge panels 48 in. long by 16 in. high. HardieShingle panels also come as decorative half-round shingles. For smaller coverage areas, individual shingles are also available in 4.2 in, 5.5 in, 6.75 in, 7.25 in & 10 in widths. Please see your James Hardie dealer for local availability of these products.

HardieShingle siding is available as a prefinished James Hardie product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.



Half-Round



Staggered Edge Panel



Straight Edge Panel



Individual Shingles



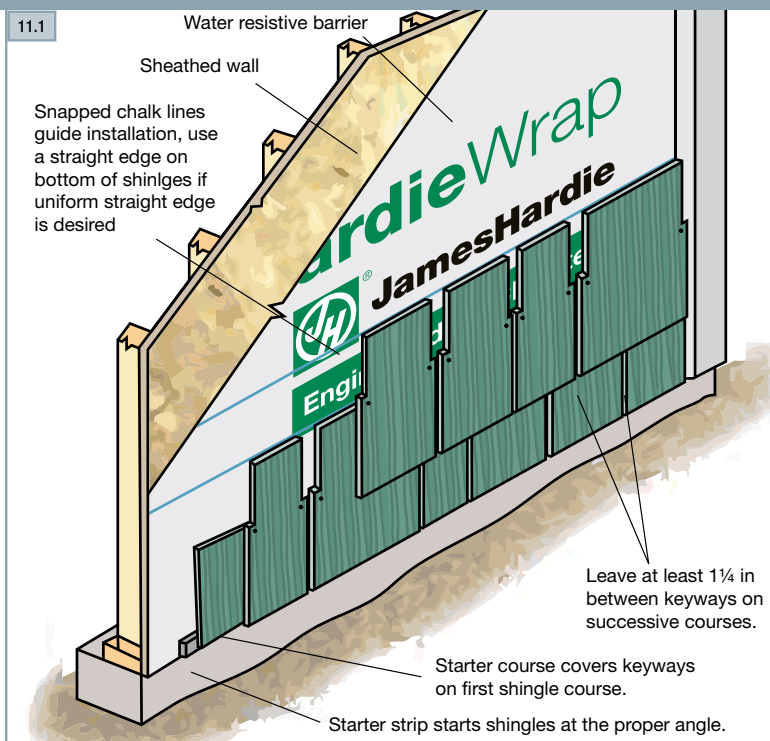
Installation of HardieShingle® Siding

INDIVIDUAL SHINGLES

Like conventional wood-shingle siding, HardieShingle® siding requires the use of a starter strip and a starter course before installing the first full course of shingle panels or individual shingles. The starter strip sets the initial shingles at the proper angle and the starter course provides solid backing and keyway coverage for the first shingle course.

1. The starter strip should be installed over the water-resistive barrier. Starter strips can be made by ripping 1 1/4 in lengths from full or partial planks of HardiePlank® siding.
2. Use HardiePlank 8 1/4 in lap siding for the starter course.
3. Snap a level chalk line 8 1/4 in up from the bottom edge of the starter strip.
4. Position the top of the starter course along the chalk line, use a straight edge on bottom of shingles if uniform straight edge is desired
5. The first course of shingle siding is then installed even with bottom edge of the starter course.

When installing individual HardieShingles®, be sure to space shingles no more than 1/4 in apart. Spaces between shingles should not be within 1 1/2 in of the spaces in the courses above and below.

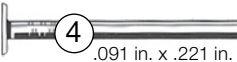
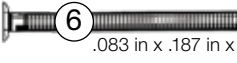
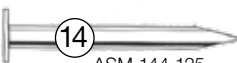
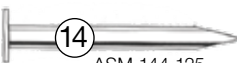


TIP: For the best appearance, apply shingle widths in a random manner to avoid creating a repeat pattern. Pre-planning of each course is recommended to aid appearance and to avoid stacked seams.

TIP: Stainless steel fasteners are recommended when installing James Hardie products.

HARDIESHINGLE SIDING FASTENER SPECIFICATIONS

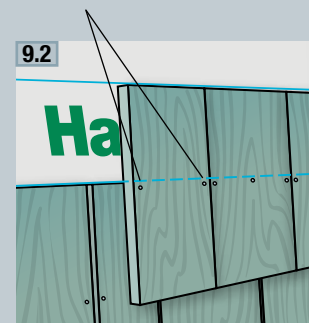
The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastening Substrate		Approved Fastener	Fastening Types	
Individual Shingles	Minimum 15/32 in. thick plywood	9		roofing nail
	Minimum 7/16 in OSB Sheathing	4		siding nail
HardieShingle Panels	16 in or 24 in O.C. wood studs	6		ring shank siding nail
	Directly to minimum 7/16 in thick OSB	13		ET&F Panelfast
Individual and Shingle Panels	16 in or 24 in O.C. steel studs	13		
		14		masonry nail
Direct to Masonry		14		

07

Corrosion-resistant siding nails 1 1/4 in. long should be used to apply individual HardieShingles® to minimum 7/16 in. OSB rated sheathing. Position nails 1/2 in. to 1 in. from the side edges of the shingles and 8 1/2 in. to 9 in up from the bottom edge of the shingle.

2 nails per shingle on 4.2 in., 5.5 in., 6.75 in., 7.25 in., and 10 in. shingles



Installation of HardieShingle® Siding (cont.)

HARDIESHINGLE® PANELS

For HardieShingle® panels start at one end and work across the wall.

1. Measure and trim the first panel to make sure the end of the panel falls over framing.
2. Using the chalk line as a guide along the panel top edge. For straight edge panels align bottom panel edges to maintain a uniform straight line carefully position the panels and secure with suitable fasteners and spacing for your particular application as noted in the ESR 1844 & 2290 Report.
3. Align the bottom edges of the trim and the siding for the best appearance. Where the panel begins at a corner board or at door or window casings, cut the upper portion of the panel back even with the edge of the keyway.
4. Where the siding meets the HardieTrim® board, leave a 1/8 in. gap between the siding and trim. Install HardieShingle panels with joints in moderate contact.
5. Measure and cut the first panel for the second course of HardieShingle panel so that it lands on the stud before the panel on the first course. Use the cut end to abut the trim.
6. Start the third course with the end of the panel landing on the stud before the second course. Save the cut pieces to use on the other end of the wall.
7. Continue alternating these three lengths up the wall to establish proper positioning of the shingle keyways.

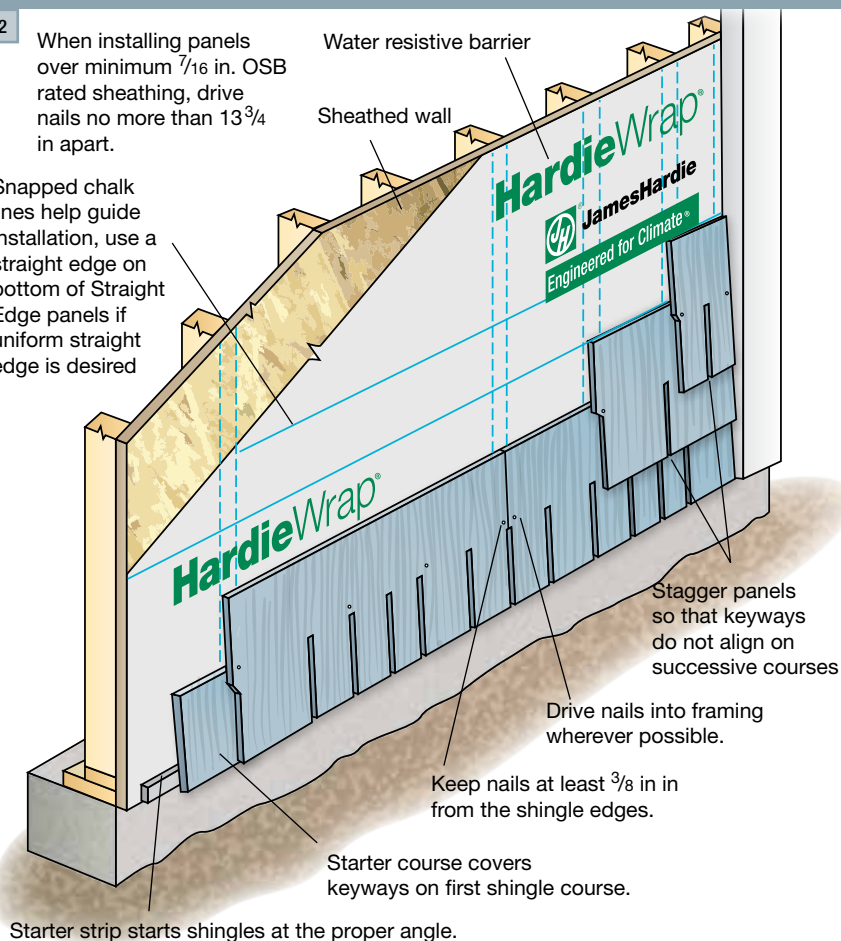
When installing HardieShingle Staggered Edge panel, measure up 6 in. from the top of the installed panel and make a mark. Make another mark at an equal height on the opposite end of the wall and snap a chalk line between the marks. Align the top of the next course of panel with the chalk line to maintain proper exposures.

Keep the bottom of the siding even with the bottom of the trim. If desired, the trim may extend below the bottom of the siding, but the siding should not hang below the trim. Make sure that clearances above the ground, roof lines and hard surfaces are in accordance with the General Requirements on pages 13-26.

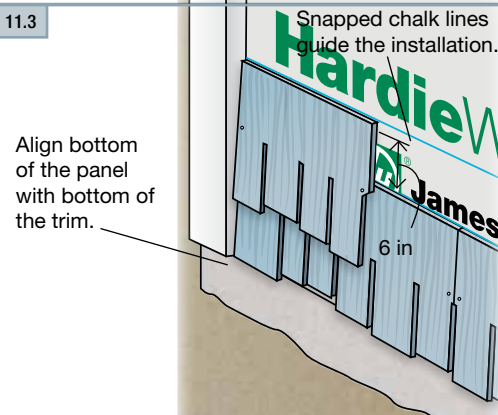
11.2

When installing panels over minimum $\frac{7}{16}$ in. OSB rated sheathing, drive nails no more than $1\frac{3}{4}$ in apart.

Snapped chalk lines help guide installation, use a straight edge on bottom of Straight Edge panels if uniform straight edge is desired



11.3



TIP: A straight edge panel can be used on the bottom course if desired



WARNING

James Hardie recommends installing HardieShingle panel over rated wood sheathing.

INSTALLING HARDIESHINGLE® PANEL DIRECT TO 7/16 IN SHEATHING

Refer to ESR-2290 for allowable wind loads.

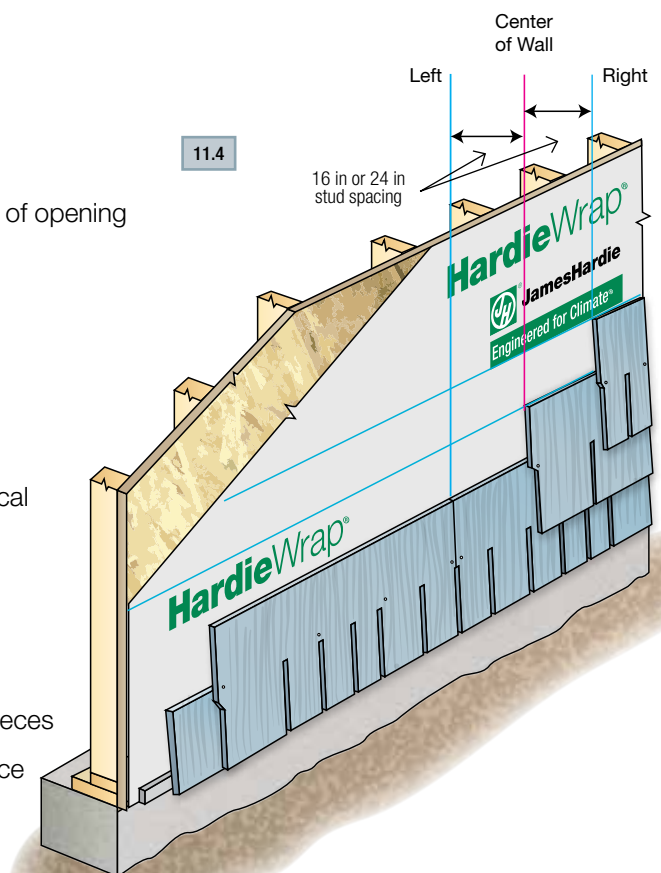
Panel and Individuals may be mixed together to reduce waste and save time.

Straight Wall

1. Always work from center of wall to outside corner trim
2. Make all shingle length cuts at trim, not mid wall
3. Start first panel to left of center
4. If openings exist on wall, locate offset layout on each side of opening
5. Start second row of shingle on centerline of offset layout
6. Start third row of shingle on right line of offset layout
7. Repeat starting panel on remaining rows using Left, Middle, Right layout lines

Gable

1. Layout offset on gable similar to straight wall, except vertical layout lines should be made across the gable face at the offset dimension
2. Utilize three center lines for starting row
3. Start first piece on the left vertical line, left of center
4. Use the additional vertical lines to pre measure finishing pieces
5. Start Second row on the vertical centerline of the gable face
6. Start third row on vertical line to the right of center
7. Repeat starters Left, Middle, Right for remaining courses



HALF-ROUND DECORATIVE SHINGLE PANELS

Half-round shingles are often used for a decorative note above regular shingles, especially in gables.

1. Start the first course from the middle of the run so that half round sections at either end are cut equally.
2. Then start the second course from the trim at one end and cut it so that it lands on the framing one stud away from the course below.
3. Cut the panel to abut the trim at the other end of the course. Make sure keyways are located over the midpoints of the half rounds in the lower course for correct alignment.
4. At the top of the wall, install a frieze board and install shingles up to the bottom edge of the frieze.
5. Top rows of shingles may have to be cut to an appropriate height to maintain consistent exposure top to bottom.

All HardieShingle® siding products can be applied to the gable end of a building following their specific installation instructions. But special care should be taken when installing half-round panels due to their symmetrical nature.

Installation of HardieShingle® Siding (cont.)

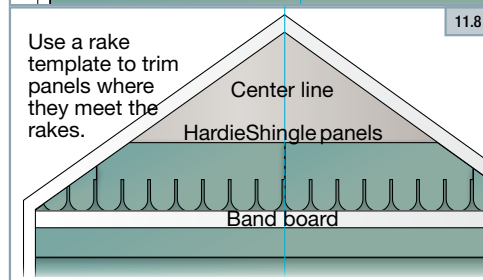
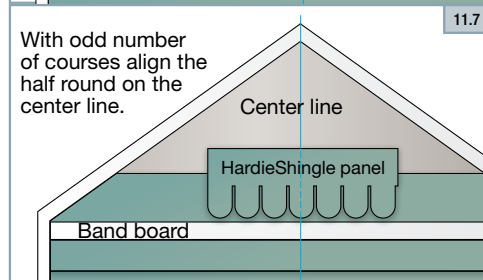
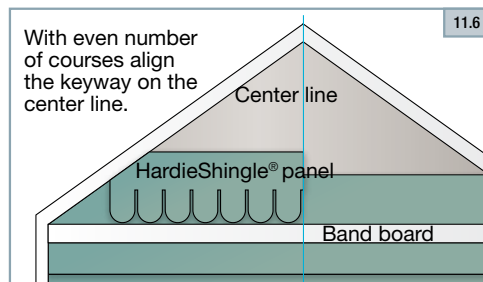
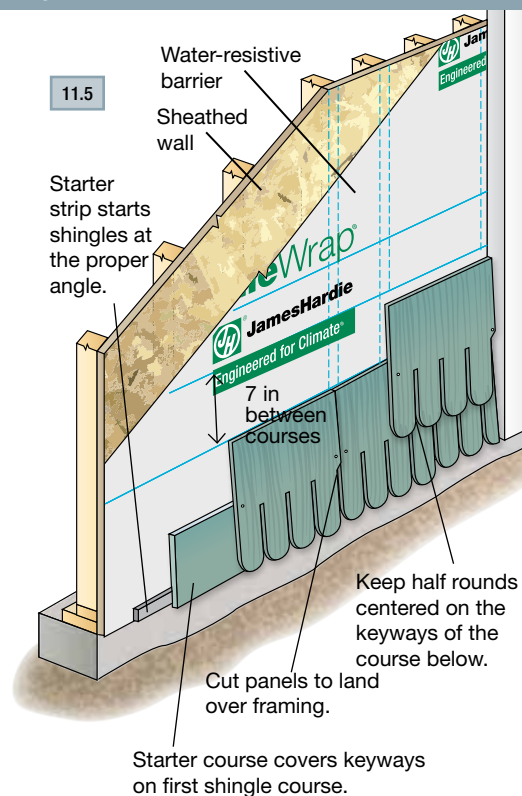
HALF-ROUND DECORATIVE SHINGLE PANELS (CONTINUED)

For best appearance, half-round shingle panel installations on gable ends should end with a single round shingle at the gable peak. To make this happen, calculation of the actual number of courses is necessary. Follow the simple steps below to achieve this effect.

1. Measure the horizontal width of the gable being sided and locate the center of the gable. Using a level or chalk line, draw a line from the gable peak to the center mark.
2. Measure the entire height of the gable area to be sided above the band board.
3. Divide the total height of the gable by 7. (Half round shingles have an exposure of 7 in and this figure is the number of courses to be installed.)
4. If the answer is an even number (example: 70 in divided by 7 = 10 courses), center the first panel course on a keyway on the vertical center line (fig. 9.7). If the answer is an odd number, (example: 77 in divided by 7 = 11 courses) center the first course on the center of a half-round shingle (fig. 9.8).
- 5.) Using this planning method, the final piece at the peak should be a centered shingle.

To install the first course of half-round panel in a gable:

1. position the first piece of panel on the gable centerline marked earlier. The panel may be moved left or right to make the edge lands on a stud as long as the shingle face or keyway is centered (depending on the number of courses needed as discussed above).
2. Drive nails approximately ¼ in. above the top of every other keyway. Avoid driving nails between the keyways because the heads may be visible through the keyways of subsequent courses.
3. Complete the installation on the left and right sides using the rake-angle template to cut the proper rake angle. Leave a 1/8 in. gap between the siding and trim boards.
4. Use the rake angle template to trim back the start panel for the 2nd course. Install the 2nd and following courses the same way. At the peak of the gable, face nail the final piece with a finish nailer.





HardieShingle® Siding

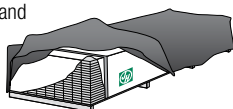
SINGLE FAMILY INSTALLATION REQUIREMENTS

EFFECTIVE DECEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
 - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
 - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

GENERAL REQUIREMENTS:

- HardieShingle panels can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates such as gypsum, foam, etc. can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap¹, which complies with building code requirements.
- When installing James Hardie® products all clearance details in figs. 1 thru 14 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in in the first 10ft.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardieShingle panels may be installed on vertical wall applications only.
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- James Hardie Building Products provides installation/wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

¹For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com



STAGGERED EDGE PANEL | STRAIGHT EDGE PANEL | INDIVIDUAL SHINGLES | HALF-ROUNDS PANELS



Visit jameshardiepros.com for the most recent version.

HS1067 P1/8 12/19

CLEARANCE AND FLASHING REQUIREMENTS

Figure 1
Roof to Wall

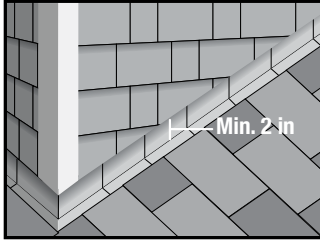


Figure 2
Horizontal Flashing

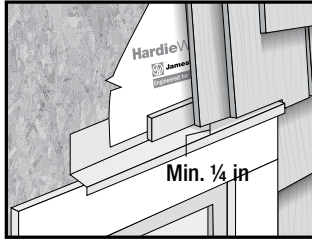


Figure 3
Kickout Flashing

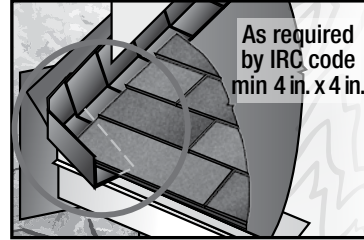


Figure 4
Slabs, Paths, Steps to Siding

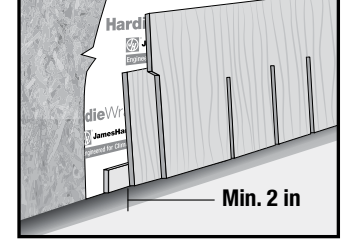


Figure 7
Deck to Wall

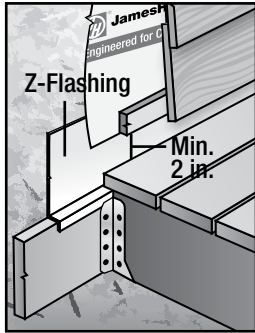


Figure 8
Ground to Siding

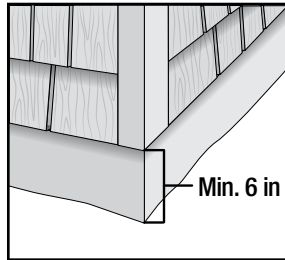


Figure 9
Gutter to Siding

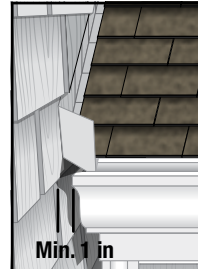


Figure 10
Sheltered Areas

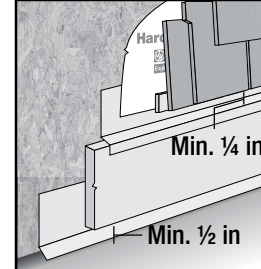


Figure 11
Mortar/Masonry

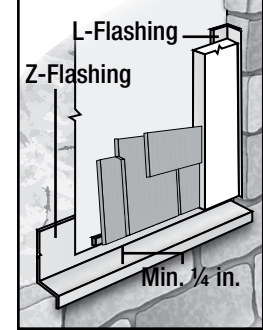


Figure 12
Drip Edge

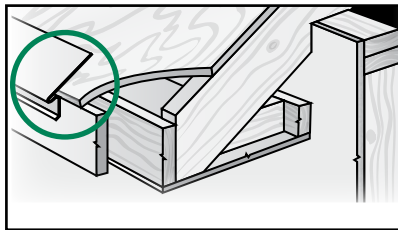


Figure 13
Block Penetration

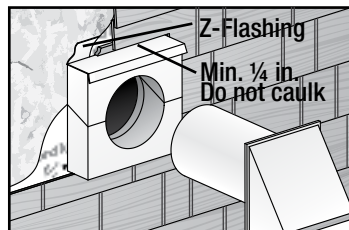
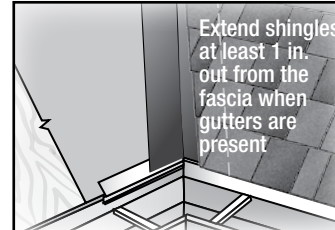


Figure 14
Valley/Shingle Extension



TRIM CONSIDERATION:

Minimum 1 in trim thickness is needed as Panels stack at a depth of roughly 15/16 in for the 7 in reveal. If additional trim depth is desired, you can place a spacer under the trim (Fig. 15C & 15D).

Figure 15A

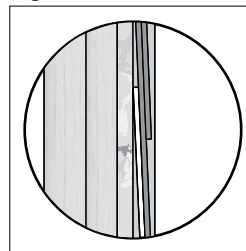


Figure 15B

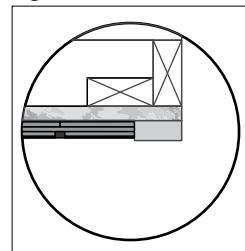


Figure 15C

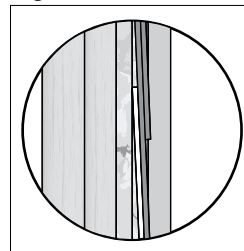
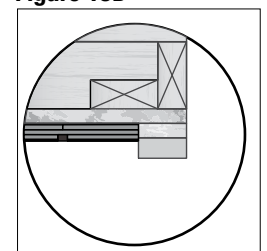


Figure 15D



GABLE INSTALLATION:

Installation over sheathing is recommended (Required for Individuals) for gables.*

- 1) Find the center stud of your of your Gable and snap a caulk line down
- 2) Measure out 16 in* to both the left and the right of the center line and snap a caulk line
- 3) Measure up 2 in if you are off a roof line or ¼ in if you are starting above a band board
- 4) Set the bottom of your 1 ¼ in starter strip at that line
- 5) Place your 8 ¼ in Starter Course -bottom level with the bottom of the starter strip
- 6) Set your first row of Shingle - starting the first piece at the vertical line left of center
(If you are using staggered edged shingles Trim down the first row to the shortest shingle length)
- 7) Drive nails approximately ¼ in above Key ways 5 per full panel Center Nail can be either one of the keyways.
(Stay by keyway to avoid shiners) (EX1) Blue Dots show nail placement
- 8) Measure up 7 in with straight and 6 in with Staggered edge and snap a caulk line to get your proper exposure
- 9) The second row will start at the center line
- 10) The Third row will start at the line right of center
- 11) As you work your way up the gable make sure you Keep your Cut Pieces you will use the pieces on the edges of the gable (EX2)
- 12) Edges Gable butting into trim leave a 1/8 in Gap (for house movement and Caulking)
- 13) Make sure to sure siding nails on the small pieces on the edges (Do not use a trim nail to install!)

Figure 16

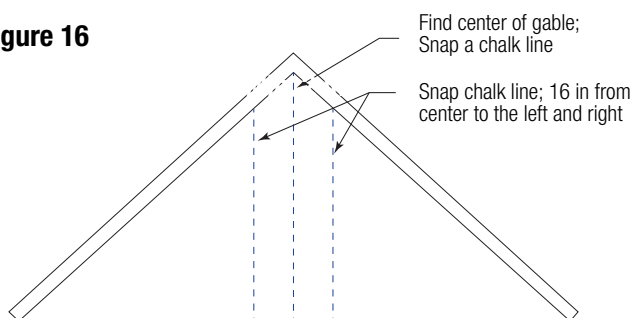


Figure 17

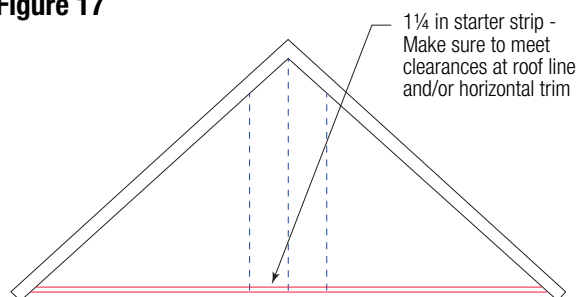


Figure 18

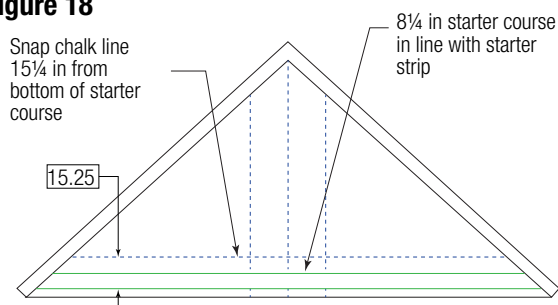


Figure 19

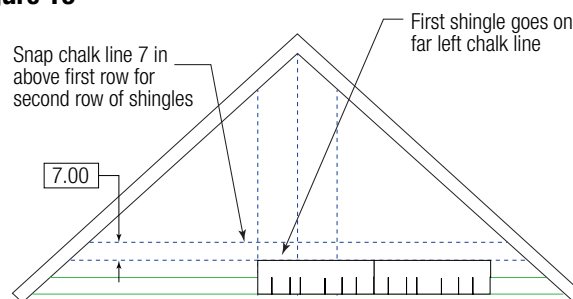


Figure 20

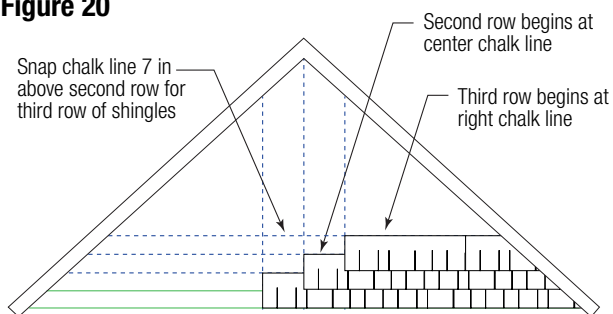
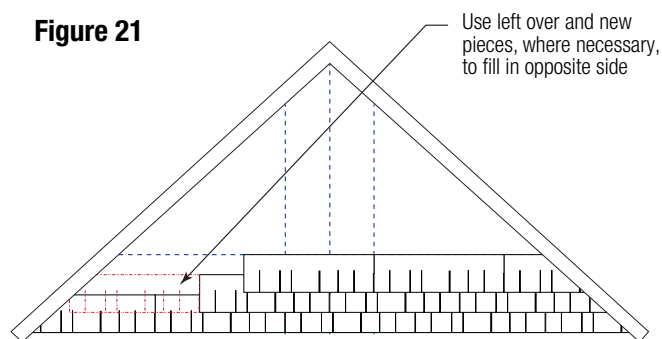


Figure 21



*Panels can also be installed direct to stud up to 24 in OC.

Note: Snapped chalk lines help guide installation, when installing straight edge panels or Individual shingles use a straight edge on bottom edges if uniform straight edge is desired.

HARDIESHINGLE STAGGERED EDGE PANELS INSTALLATION

Fastener Requirements

0.083 in x 0.187 in HD x 1 1/2 in long ringshank nails are used for fastening HardieShingle® Staggered Edge Panels to both framing and to 7/16 in thick APA rated sheathing.

HardieShingle® Staggered Edge Panel Installation

Install HardieShingle® panels with joints butted in moderate contact. Due to overlapping of the joints, caulk is not required except where panels abut trim boards. (fig. 22 & 24). Ensure keyways do not line up on subsequent courses.

- 1) Install a 1-1/4 in starter strip, then install a 8-1/4 in wide HardiePlank® lap siding starter course.
- 2) Place first panel so that panel end centers over stud. Trim panel as needed. Butt the cut end into trim as shown (figs 22 & 24). When installing over a band board or any horizontal surface, leave 1/4 in gap between bottom of siding and flashing.
- 3) Secure panel, leaving 1/8 in gap for caulk at trim and continue the course along the wall.
- 4) Start the second course, by removing the equivalent of one full stud cavity (16 in or 24 in OC), again abutting the cut end into the trim (figs 22 & 24). This is to prevent pattern repetition. Repeat step 3.
- 5) Start the third course, by removing the equivalent of two full stud cavities (figs 22 & 24) and repeat step 3.
- 6) Continue up the wall repeating steps 2 through 6 until desired height is reached.

Note: For aesthetic purposes you may trim the bottom of the panel to create a straight edge. If doing so, ensure all cuts ends are properly sealed and painted (fig 23)

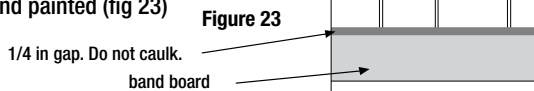
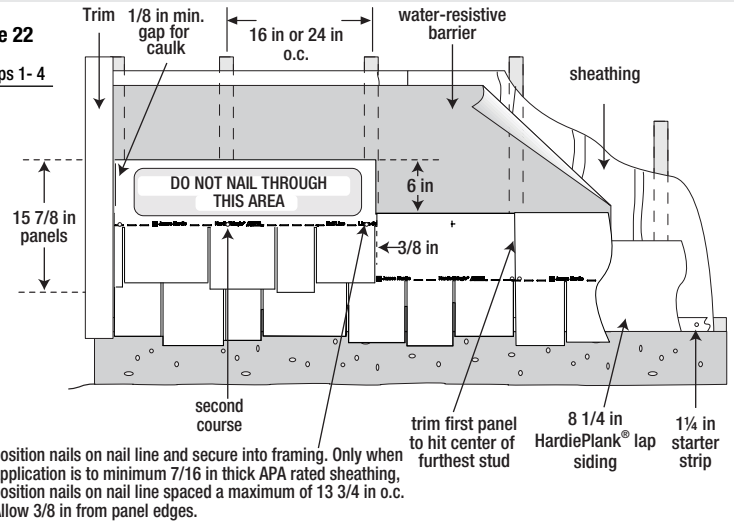


Figure 23

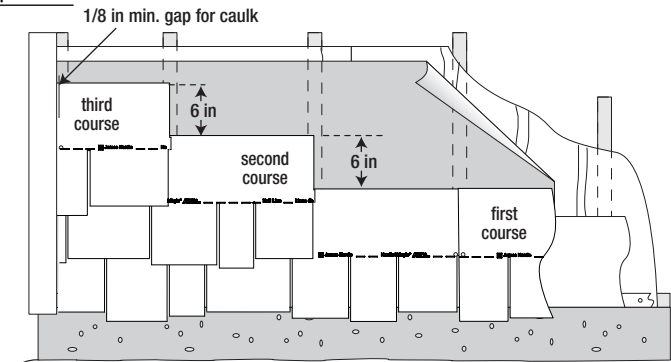
Figure 22

Steps 1 - 4



position nails on nail line and secure into framing. Only when application is to minimum 7/16 in thick APA rated sheathing, position nails on nail line spaced a maximum of 13 3/4 in o.c. Allow 3/8 in from panel edges.

Steps 5 & 6



HARDIESHINGLE STAGGERED EDGE PANEL COVERAGE

Panels for sidewall applications are available in 48 in lengths. Pieces needed for one square (100sq.ft.) of product coverage = approximately 50, based on a maximum 6 in exposure from the top edge of HardieShingle panels in subsequent courses (refer to Figure 22).

7 IN EXPOSURE HARDIESHINGLE STRAIGHT EDGE PANELS INSTALLATION (For 5 in exposure product please go to page 7)

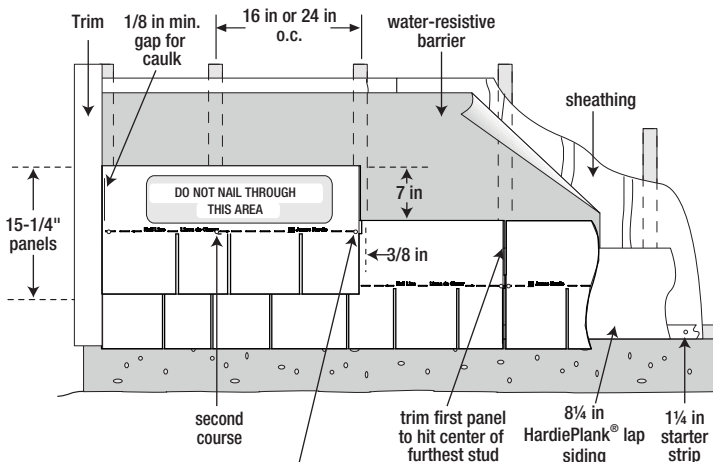
Maximum Exposure of 7 in

REFER TO STAGGERED EDGE INSTRUCTIONS ABOVE

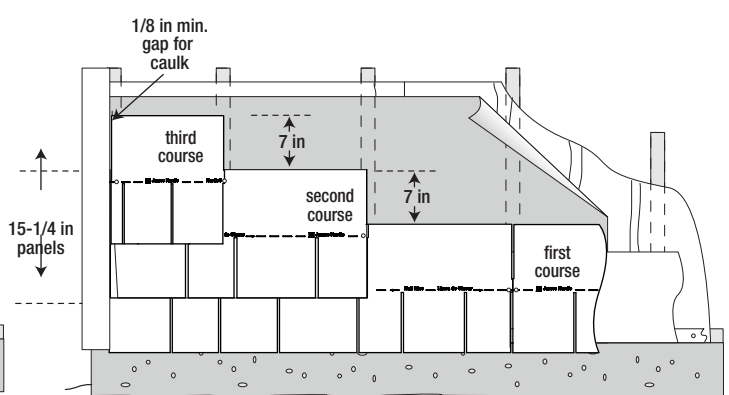
Steps 1 - 4

Figure 24

Steps 5 & 6



position nails on nail line and secure into framing. Only when application is to minimum 7/16 in thick APA rated sheathing, position nails on nail line spaced a maximum of 13 3/4 in o.c. Allow 3/8 in from panel edges.



HARDIESHINGLE STRAIGHT EDGE PANEL COVERAGE

Panels for sidewall applications are available in 48 in lengths. Pieces needed for one square (100sq.ft.) of product coverage = approximately 43, based on maximum 7 in exposure.



HARDIESHINGLE INDIVIDUAL SHINGLE INSTALLATION

HardieShingle Individual Shingles must be installed with the widest part of the shingle placed downwards and directly to minimum 7/16 in thick sheathing.

Fastener Requirements

0.091 in x 0.221 in HD x 1 1/2 in or 0.121 in x 0.371 in HD x 1 1/4 in long corrosion resistant siding nails are used for fixing HardieShingle siding to 7/16 in thick APA rated sheathing.

HardieShingle Individual Shingle Installation

Due to overlapping of the joints, caulk is not required except where panels butt trim boards. Space shingles a maximum 1/4 in apart and leave a minimum lap of 1 1/2 in between successive courses (fig. 26).

- 1) Install 1 1/4 in starter strip and a 8 1/4 in wide HardiePlank siding starter course.
- 2) Install first shingle from the end abutting trim. Install widest part of shingle placed downwards. (fig. 25).
- 3) Secure shingle, leaving a 1/8 in gap for caulk at trim and continue the course along the wall.
- 4) Start the second course, leaving a minimum lap of 1 1/2 in between successive courses, again from the end abutting the trim. Repeat step 3.
- 5) Continue up the wall repeating steps 2 through 5 until desired height is reached.

HARDIESHINGLE INDIVIDUAL SHINGLE COVERAGE

Individual Shingles for sidewall applications are available in assorted widths as listed below. Bundles needed for one square (100 sq. ft.) of product coverage:

Shingle Width	Number of Bundles	Pieces per Bundle
4-3/16 in	3	15
5-1/2 in	6	15
6-3/4 in	3	15
7-1/4 in	6	15
10 in	3	15

Figure 25

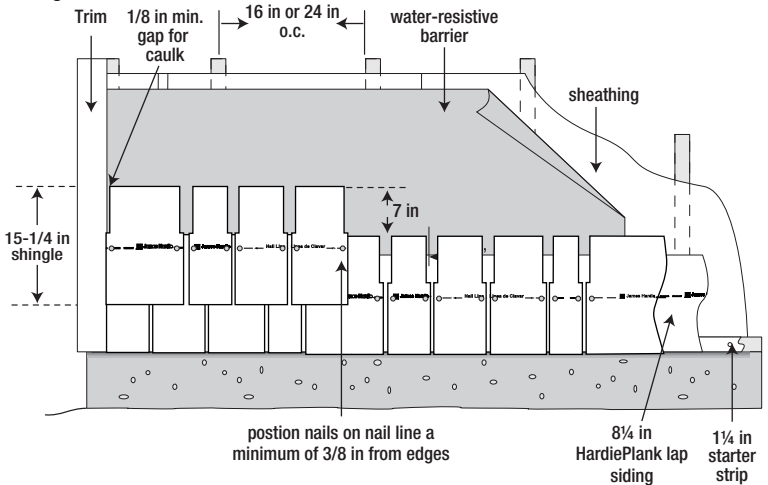
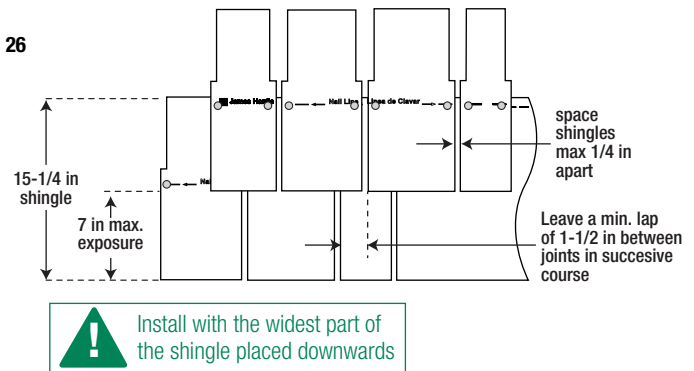


Figure 26



HARDIESHINGLE HALF-ROUND PANELS INSTALLATION

Fastener Requirements

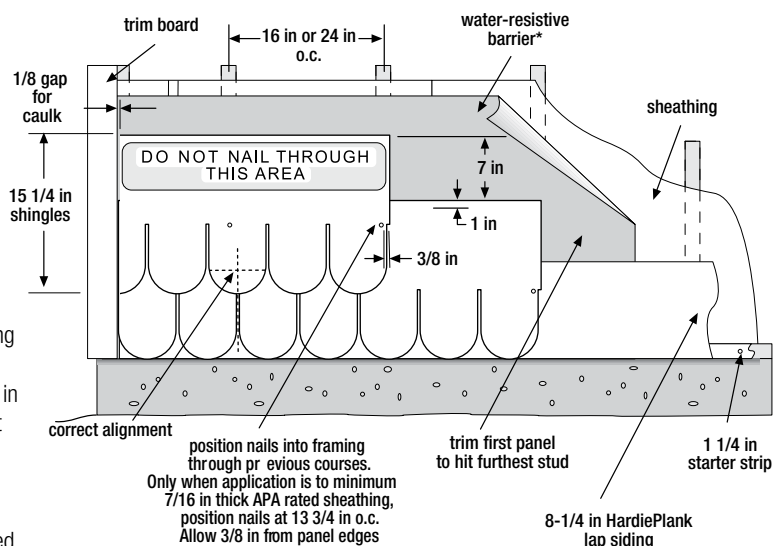
0.083 in x 0.187 in HD x 1 1/2 in long ringshank nails are used for fastening HardieShingle Half-Round Panels to both framing and to 7/16 in thick APA rated sheathing.

HardieShingle Half-Round Panel Installation

Install HardieShingle panels with joints butted in moderate contact. Due to overlapping of the joints, caulk is not required except where panels abutt trim boards. (fig. 27). Ensure keyways do not line up on subsequent courses.

- 1) Install a 1-1/4 in starter strip, then install a 8-1/4 in wide HardiePlank lap siding starter course.
- 2) Place first panel so that panel end centers over stud. Trim panel as needed. Butt the cut end into trim as shown (figs 27). When installing over a band board or any horizontal surface, leave 1/4 in gap between bottom of siding and flashing.
- 3) Secure panel, leaving 1/8 in gap for caulk at trim and continue the course along the wall.
- 4) Start the second course, by removing the equivalent of one full stud cavity (16 in or 24 in OC), again abutting the cut end into the trim (fig 27). This is to prevent pattern repetition. Repeat step 3.
- 5) Start the third course, by removing the equivalent of two full stud cavities (figs 28 & 30) and repeat step 3.
- 6) Continue up the wall repeating steps 2 through 6 until desired height is reached.

Figure 27



HARDIESHINGLE HALF-ROUND PANEL COVERAGE

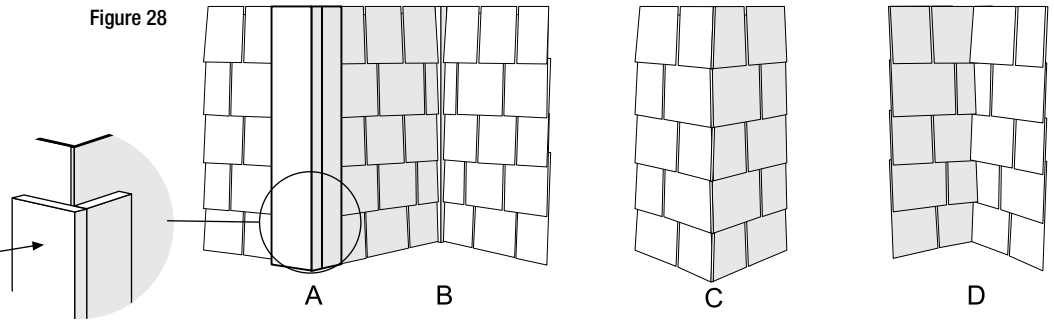
Panels for sidewall applications are available in 48 in lengths. Pieces needed for one square (100 sq. ft.) of product coverage=43 pieces with 7 in exposure.

CORNER DETAILS

- A. Panels butted against corner boards.
 B. Panels butted against square wood strip on inside corner, flashing behind.
 C. Laced outside corner.
 D. Laced inside corner.

minimum (1 in) thick trim

Figure 28



WINDOWS AND DOORS

Building wall components such as windows, doors and other exterior wall penetrations shall be installed in accordance with the component manufacturer's written installation instructions and local building codes. Where windows or doors are installed, continue the application of siding as if the wall is complete. Trimming for the opening and using the resulting piece may throw off the spacing above the break.

GENERAL FASTENING REQUIREMENTS

Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria. Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).

SNUG FLUSH		DO NOT UNDER DRIVE		DO NOT OVER DRIVE SLANT		DO NOT USE ALUMINUM FASTENERS	
IF, THEN WOOD FRAME HAMMER FLUSH		IF, THEN STEEL FRAME REMOVE & REPLACE		IF, THEN ADDITIONAL NAIL FACE NAIL COUNTERSINK & FILL		CLIPPED HEAD NAILS	
				STAPLES			



CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.

Note: some caulking manufacturers do not allow "tooling".

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

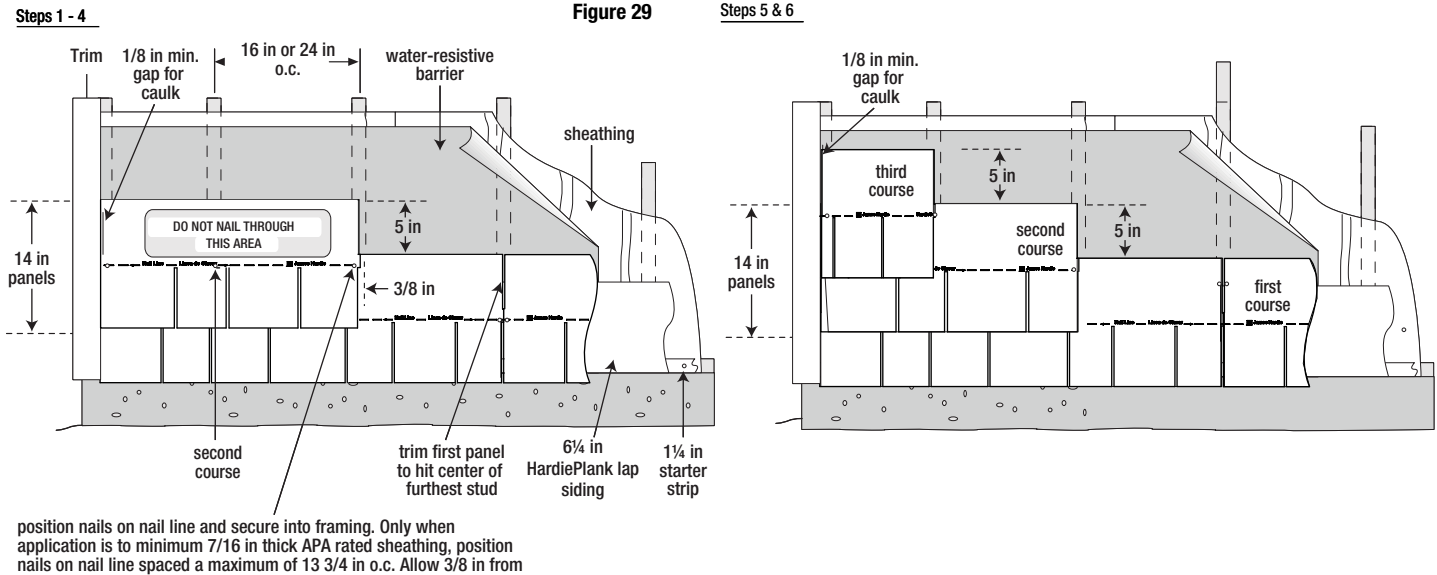
5 IN EXPOSURE HARDIESHINGLE® STRAIGHT EDGE PANELS INSTALLATION (For 7 in exposure product please go to page 4)

Maximum Exposure of 5 in

REFER TO STAGGERED EDGE INSTRUCTIONS ON PAGE 3

Figure 29

Steps 5 & 6



HARDIESHINGLE® STRAIGHT EDGE PANEL COVERAGE

Panels for sidewall applications are available in 48 in lengths. Pieces needed for one square (100sq.ft.) of product coverage = approximately 60, based on maximum 5 in exposure.



HARDIESHINGLE® INDIVIDUAL SHINGLE INSTALLATION

HardieShingle Individual Shingles must be installed with the widest part of the shingle placed downwards and directly to minimum 7/16 in thick sheathing.

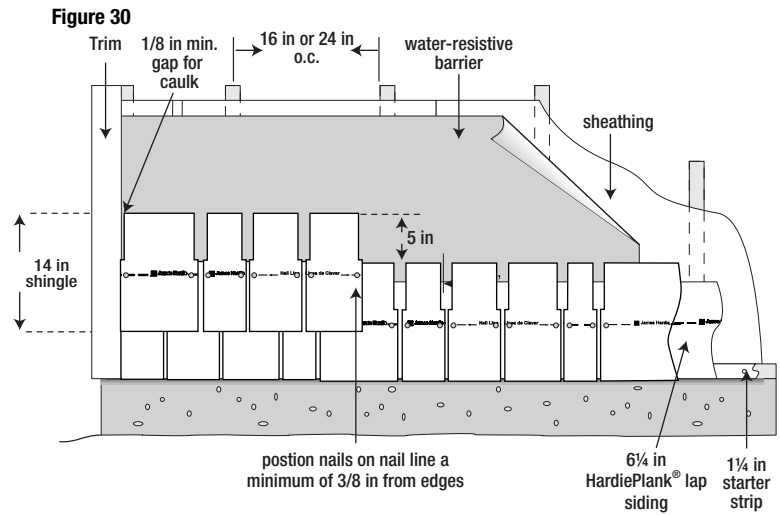
Fastener Requirements

0.091 in x 0.221 in HD x 1 1/2 in or 0.121 in x 0.371 in HD x 1 1/4 in long corrosion resistant siding nails are used for fixing HardieShingle siding to 7/16 in thick APA rated sheathing.

HardieShingle Individual Shingle Installation

Due to overlapping of the joints, caulk is not required except where panels butt trim boards. Space shingles a maximum 1/4 in apart and leave a min. lap of 1 1/2 in between successive courses (fig. 31).

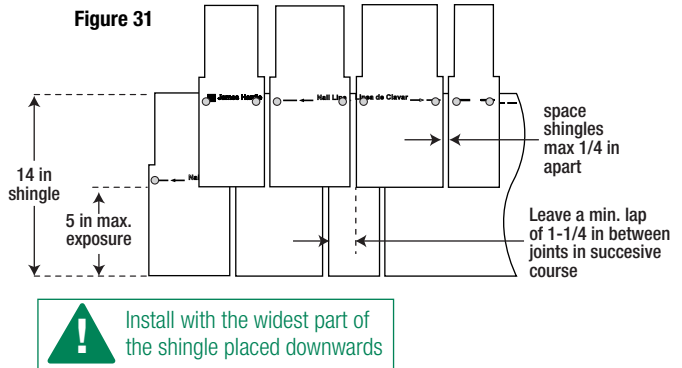
- 1) Install 1 1/4 in starter strip and a 6 1/4 in wide HardiePlank siding starter course.
- 2) Install first shingle from the end abutting trim. Install widest part of shingle placed downwards. (fig. 30).
- 3) Secure shingle, leaving a 1/8 in gap for caulk at trim and continue the course along the wall.
- 4) Start the second course, leaving a minimum lap of 1 1/2 in between successive courses, again from the end abutting the trim. Repeat step 3.
- 5) Continue up the wall repeating steps 2 through 5 until desired height is reached.



5 IN EXPOSURE HARDIESHINGLE® INDIVIDUAL SHINGLE COVERAGE

Individual Shingles for sidewall applications are available in assorted widths as listed below. Bundles needed for one square (100 sq. ft.) of product coverage:

Shingle Width	Number of Bundles	Pieces per Bundle
3-1/2 in	3	20
4-1/2 in	6	20
5-1/2 in	6	20
7 in	6	20
8-3/4 in	3	20



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SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardieShingle® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardieShingle lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

Ultimate Wood Double Hung

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Unit Features

Ultimate Double Hung: UWDH

Ultimate Double Hung Transom: UWDH TR

Ultimate Double Hung Picture: UWDH P

Operating Hardware:

- Sash lock and keeper: Open style crescent cam lock with sash release lever, surface mounted. Color: Satin Taupe.
 - Optional Colors: White, Brass, Satin chrome, Antique Brass, Bronze, Oil Rubbed Bronze, Satin Nickel.
- Balance System: Block and tackle balance system.
- Optional Sash lift: same colors as offered in locks.
- Optional window opening control device field applied.

Optional Glass: WUDH - 7/8" (22) glazing, WUDHP 2" - 1" (25) glazing only

- Tripane Low E1 outer piece and Low E1 Argon inner piece
- Tripane Low E1 outer piece and Low E1 Krypton-Argon inner piece
- Tripane Low E2 outer piece and Low E2 Argon inner piece
- Tripane Low E2 outer piece and Low E2 Krypton-Argon inner piece
- Tripane Low E3 outer piece and Low E1 Argon inner piece
- Tripane Low E3 outer piece and Low E1 Krypton-Argon inner piece

CE Optional Glazing:

- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard glass is insulating Low E2 Argon or air
- Optional dual glazing available: Low E1 Argon or air, Low E3 Argon or air, Low E2/ERS argon or air, Low E3/ERS Argon or air, clear, laminated clear and tints, tempered, sandblasted
- Optional Tripane glass types for WUDH - 7/8" (22) glazing, WUDHP 2" - 1"(25) glazing only: Low E1/E1 Argon or Krypton-Argon, Low E2/E2 Argon or Krypton-Argon, Low E3/E1 Argon or Krypton-Argon
- Glass panes available in 3, 4, and 6 mm thicknesses
- Laminated panes available in 7.0 and 7.8 mm thicknesses
- Glazing will be altitude adjusted for higher elevations, Argon, Argon-Krypton, and Krypton gas not included

CE Mulling Options:

- Muller assemblies up to 70 3/4" (1797) x 80 3/8" (2042) as 1H x multi-width
- Muller assemblies with 1" (25) LVL or 3/8" (10) aluminum mull reinforcement up to 124 7/8" (3172) x 100 3/8" (2550) as a multi-wide or multi-high assembly

Egress and Vent Openings: Standard Sill

CN	Opening Width		Opening Height Std. Sill Liner		Egress Opening	
	ft - in	mm	ft - in	mm	ft ²	m ²
1612	1-5 55/64	(454)	0-10 9/64	(257)	1.26	(0.12)
1614	1-5 55/64	(454)	1-0 9/64	(308)	1.51	(0.14)
1616	1-5 55/64	(454)	1-2 9/64	(359)	1.75	(0.16)
1618	1-5 55/64	(454)	1-4 9/64	(410)	2.00	(0.19)
1620	1-5 55/64	(454)	1-6 9/64	(461)	2.25	(0.21)
1622	1-5 55/64	(454)	1-8 9/64	(511)	2.50	(0.23)
1624	1-5 55/64	(454)	1-10 9/64	(562)	2.75	(0.26)
1626	1-5 55/64	(454)	2-0 9/64	(613)	2.99	(0.28)
1628	1-5 55/64	(454)	2-2 9/64	(664)	3.24	(0.30)
1630	1-5 55/64	(454)	2-4 9/64	(715)	3.49	(0.32)
1632	1-5 55/64	(454)	2-6 9/64	(765)	3.74	(0.35)
1634	1-5 55/64	(454)	2-8 9/64	(816)	3.99	(0.37)
1636	1-5 55/64	(454)	2-10 9/64	(867)	4.24	(0.39)
1640	1-5 55/64	(454)	3-2 9/64	(969)	4.73	(0.44)
1642	1-5 55/64	(454)	3-4 9/64	(1019)	4.98	(0.46)
2012	1-9 55/64	(555)	0-10 9/64	(257)	1.54	(0.14)
2014	1-9 55/64	(555)	1-0 9/64	(308)	1.84	(0.17)
2016	1-9 55/64	(555)	1-2 9/64	(359)	2.15	(0.20)
2018	1-9 55/64	(555)	1-4 9/64	(410)	2.45	(0.23)
2020	1-9 55/64	(555)	1-6 9/64	(461)	2.75	(0.26)
2022	1-9 55/64	(555)	1-8 9/64	(511)	3.06	(0.28)
2024	1-9 55/64	(555)	1-10 9/64	(562)	3.36	(0.31)
2026	1-9 55/64	(555)	2-0 9/64	(613)	3.67	(0.34)
2028	1-9 55/64	(555)	2-2 9/64	(664)	3.97	(0.37)
2030	1-9 55/64	(555)	2-4 9/64	(715)	4.27	(0.40)
2032	1-9 55/64	(555)	2-6 9/64	(765)	4.58	(0.43)
2034	1-9 55/64	(555)	2-8 9/64	(816)	4.88	(0.45)
2036	1-9 55/64	(555)	2-10 9/64	(867)	5.18	(0.48)
2040 E	1-9 55/64	(555)	3-2 9/64	(969)	5.79	(0.54)
2042 E	1-9 55/64	(555)	3-4 9/64	(1019)	6.09	(0.57)
2412	2-1 55/64	(657)	0-10 9/64	(257)	1.82	(0.17)
2414	2-1 55/64	(657)	1-0 9/64	(308)	2.18	(0.20)
2416	2-1 55/64	(657)	1-2 9/64	(359)	2.54	(0.24)
2418	2-1 55/64	(657)	1-4 9/64	(410)	2.90	(0.27)
2420	2-1 55/64	(657)	1-6 9/64	(461)	3.26	(0.30)
2422	2-1 55/64	(657)	1-8 9/64	(511)	3.62	(0.34)
2424	2-1 55/64	(657)	1-10 9/64	(562)	3.98	(0.37)
2426	2-1 55/64	(657)	2-0 9/64	(613)	4.34	(0.40)
2428	2-1 55/64	(657)	2-2 9/64	(664)	4.69	(0.44)
2430	2-1 55/64	(657)	2-4 9/64	(715)	5.05	(0.47)
2432	2-1 55/64	(657)	2-6 9/64	(765)	5.41	(0.50)
2434 E	2-1 55/64	(657)	2-8 9/64	(816)	5.77	(0.54)
2436 E	2-1 55/64	(657)	2-10 9/64	(867)	6.13	(0.57)
2440 E	2-1 55/64	(657)	3-2 9/64	(969)	6.85	(0.64)
2442 E	2-1 55/64	(657)	3-4 9/64	(1019)	7.21	(0.67)
2612	2-3 55/64	(708)	0-10 9/64	(257)	1.96	(0.18)
2614	2-3 55/64	(708)	1-0 9/64	(308)	2.35	(0.22)
2616	2-3 55/64	(708)	1-2 9/64	(359)	2.74	(0.25)
2618	2-3 55/64	(708)	1-4 9/64	(410)	3.12	(0.29)
2620	2-3 55/64	(708)	1-6 9/64	(461)	3.51	(0.33)
2622	2-3 55/64	(708)	1-8 9/64	(511)	3.90	(0.36)
2624	2-3 55/64	(708)	1-10 9/64	(562)	4.28	(0.40)
2626	2-3 55/64	(708)	2-0 9/64	(613)	4.67	(0.43)
2628	2-3 55/64	(708)	2-2 9/64	(664)	5.06	(0.47)
2630	2-3 55/64	(708)	2-4 9/64	(715)	5.44	(0.51)
2632 E	2-3 55/64	(708)	2-6 9/64	(765)	5.83	(0.54)
2634 E	2-3 55/64	(708)	2-8 9/64	(816)	6.22	(0.58)
2636 E	2-3 55/64	(708)	2-10 9/64	(867)	6.61	(0.61)
2640 E	2-3 55/64	(708)	3-2 9/64	(969)	7.38	(0.69)
2642 E	2-3 55/64	(708)	3-4 9/64	(1019)	7.77	(0.72)
2812	2-5 55/64	(759)	0-10 9/64	(257)	2.10	(0.20)
2814	2-5 55/64	(759)	1-0 9/64	(308)	2.52	(0.23)
2816	2-5 55/64	(759)	1-2 9/64	(359)	2.93	(0.27)
2818	2-5 55/64	(759)	1-4 9/64	(410)	3.35	(0.31)
2820	2-5 55/64	(759)	1-6 9/64	(461)	3.76	(0.35)
2822	2-5 55/64	(759)	1-8 9/64	(511)	4.18	(0.39)
2824	2-5 55/64	(759)	1-10 9/64	(562)	4.59	(0.43)
2826	2-5 55/64	(759)	2-0 9/64	(613)	5.01	(0.47)
2828	2-5 55/64	(759)	2-2 9/64	(664)	5.42	(0.50)
2830 E	2-5 55/64	(759)	2-4 9/64	(715)	5.84	(0.54)
2832 E	2-5 55/64	(759)	2-6 9/64	(765)	6.25	(0.58)
2834 E	2-5 55/64	(759)	2-8 9/64	(816)	6.67	(0.62)
2836 E	2-5 55/64	(759)	2-10 9/64	(867)	7.08	(0.66)
2840 E	2-5 55/64	(759)	3-2 9/64	(969)	7.91	(0.73)
2842 E	2-5 55/64	(759)	3-4 9/64	(1019)	8.32	(0.77)
3012	2-7 55/64	(809)	0-10 9/64	(257)	2.24	(0.21)
3014	2-7 55/64	(809)	1-0 9/64	(308)	2.69	(0.25)
3016	2-7 55/64	(809)	1-2 9/64	(359)	3.13	(0.29)
3018	2-7 55/64	(809)	1-4 9/64	(410)	3.57	(0.33)
3020	2-7 55/64	(809)	1-6 9/64	(461)	4.01	(0.37)
3022	2-7 55/64	(809)	1-8 9/64	(511)	4.46	(0.41)
3024	2-7 55/64	(809)	1-10 9/64	(562)	4.90	(0.46)
3026	2-7 55/64	(809)	2-0 9/64	(613)	5.34	(0.50)
3028 E	2-7 55/64	(809)	2-2 9/64	(664)	5.78	(0.54)
3030 E	2-7 55/64	(809)	2-4 9/64	(715)	6.23	(0.58)
3032 E	2-7 55/64	(809)	2-6 9/64	(765)	6.67	(0.62)
3034 E	2-7 55/64	(809)	2-8 9/64	(816)	7.11	(0.66)
3036 E	2-7 55/64	(809)	2-10 9/64	(867)	7.55	(0.70)
3040 E	2-7 55/64	(809)	3-2 9/64	(969)	8.44	(0.78)
3042 E	2-7 55/64	(809)	3-4 9/64	(1019)	8.88	(0.83)

NOTE: Refer to Product Performance Chapter for International Building Code. Net Clear Opening drawings are pictured with the conversion tables.

Egress and Vent Openings: Standard Sill Liner

CN	Opening Width		Opening Height Std. Sill Liner		Egress Opening	
	ft - in	mm	ft - in	mm	ft ²	m ²
3212	2-9 55/64	(860)	0-10 9/64	(257)	2.38	(0.22)
3214	2-9 55/64	(860)	1-0 9/64	(308)	2.85	(0.27)
3216	2-9 55/64	(860)	1-2 9/64	(359)	3.32	(0.31)
3218	2-9 55/64	(860)	1-4 9/64	(410)	3.79	(0.35)
3220	2-9 55/64	(860)	1-6 9/64	(461)	4.27	(0.40)
3222	2-9 55/64	(860)	1-8 9/64	(511)	4.74	(0.44)
3224	2-9 55/64	(860)	1-10 9/64	(562)	5.21	(0.48)
3226	2-9 55/64	(860)	2-0 9/64	(613)	5.68	(0.53)
3228 E	2-9 55/64	(860)	2-2 9/64	(664)	6.15	(0.57)
3230 E	2-9 55/64	(860)	2-4 9/64	(715)	6.62	(0.61)
3232 E	2-9 55/64	(860)	2-6 9/64	(765)	7.09	(0.66)
3234 E	2-9 55/64	(860)	2-8 9/64	(816)	7.56	(0.70)
3236 E	2-9 55/64	(860)	2-10 9/64	(867)	8.03	(0.75)
3240 E	2-9 55/64	(860)	3-2 9/64	(969)	8.97	(0.83)
3242 E	2-9 55/64	(860)	3-4 9/64	(1019)	9.44	(0.88)
3612	3-1 55/64	(962)	0-10 9/64	(257)	2.67	(0.25)
3614	3-1 55/64	(962)	1-0 9/64	(308)	3.19	(0.30)
3616	3-1 55/64	(962)	1-2 9/64	(359)	3.72	(0.35)
3618	3-1 55/64	(962)	1-4 9/64	(410)	4.24	(0.39)
3620	3-1 55/64	(962)	1-6 9/64	(461)	4.77	(0.44)
3622	3-1 55/64	(962)	1-8 9/64	(511)	5.30	(0.49)
3624	3-1 55/64	(962)	1-10 9/64	(562)	5.82	(0.54)
3626 E	3-1 55/64	(962)	2-0 9/64	(613)	6.35	(0.59)
3628 E	3-1 55/64	(962)	2-2 9/64	(664)	6.87	(0.64)
3630 E	3-1 55/64	(962)	2-4 9/64	(715)	7.40	(0.69)
3632 E	3-1 55/64	(962)	2-6 9/64	(765)	7.92	(0.74)
3634 E	3-1 55/64	(962)	2-8 9/64	(816)	8.45	(0.79)
3636 E	3-1 55/64	(962)	2-10 9/64	(867)	8.98	(0.83)
3640 E	3-1 55/64	(962)	3-2 9/64	(969)	10.03	(0.93)
3642 E	3-1 55/64	(962)	3-4 9/64	(1019)	10.55	(0.98)
4012	3-5 55/64	(1063)	0-10 9/64	(257)	2.95	(0.27)
4014	3-5 55/64	(1063)	1-0 9/64	(308)	3.53	(0.33)
4016	3-5 55/64	(1063)	1-2 9/64	(359)	4.11	(0.38)
4018	3-5 55/64	(1063)	1-4 9/64	(410)	4.69	(0.44)
4020	3-5 55/64	(1063)	1-6 9/64	(461)	5.27	(0.49)
4022	3-5 55/64	(1063)	1-8 9/64	(511)	5.85	(0.54)
4024	3-5 55/64	(1063)	1-10 9/64	(562)	6.44	(0.60)
4026 E	3-5 55/64	(1063)	2-0 9/64	(613)	7.02	(0.65)
4028 E	3-5 55/64	(1063)	2-2 9/64	(664)	7.60	(0.71)
4030 E	3-5 55/64	(1063)	2-4 9/64	(715)	8.18	(0.76)
4032 E	3-5 55/64	(1063)	2-6 9/64	(765)	8.76	(0.81)
4034 E	3-5 55/64	(1063)	2-8 9/64	(816)	9.34	(0.87)
4036 E	3-5 55/64	(1063)	2-10 9/64	(867)	9.92	(0.92)

NOTE: Refer to Product Performance Chapter for International Building Code. Net Clear Opening drawings are pictured with the conversion tables.

Egress and Vent Openings: High Performance Sill Liner

CN	Opening Width		Opening Height HP Sill Liner		Egress Opening		CN	Opening Width		Opening Height HP Sill Liner		Egress Opening	
	ft - in	mm	ft - in	mm	ft ²	m ²		ft - in	mm	ft - in	mm	ft ²	m ²
1612	1-5 55/64	(454)	0-9 17/64	(235)	1.15	(0.11)	2612	2-3 55/64	(708)	0-9 17/64	(235)	1.79	(0.17)
1614	1-5 55/64	(454)	0-11 17/64	(286)	1.40	(0.13)	2614	2-3 55/64	(708)	0-11 17/64	(286)	2.18	(0.20)
1616	1-5 55/64	(454)	1-1 17/64	(337)	1.65	(0.15)	2616	2-3 55/64	(708)	1-1 17/64	(337)	2.57	(0.24)
1618	1-5 55/64	(454)	1-3 17/64	(388)	1.89	(0.18)	2618	2-3 55/64	(708)	1-3 17/64	(388)	2.95	(0.27)
1620	1-5 55/64	(454)	1-5 17/64	(438)	2.14	(0.20)	2620	2-3 55/64	(708)	1-5 17/64	(438)	3.34	(0.31)
1622	1-5 55/64	(454)	1-7 17/64	(489)	2.39	(0.22)	2622	2-3 55/64	(708)	1-7 17/64	(489)	3.73	(0.35)
1624	1-5 55/64	(454)	1-9 17/64	(540)	2.64	(0.25)	2624	2-3 55/64	(708)	1-9 17/64	(540)	4.11	(0.38)
1626	1-5 55/64	(454)	1-11 17/64	(591)	2.89	(0.27)	2626	2-3 55/64	(708)	1-11 17/64	(591)	4.50	(0.42)
1628	1-5 55/64	(454)	2-1 17/64	(642)	3.13	(0.29)	2628	2-3 55/64	(708)	2-1 17/64	(642)	4.89	(0.45)
1630	1-5 55/64	(454)	2-3 17/64	(692)	3.38	(0.31)	2630	2-3 55/64	(708)	2-3 17/64	(692)	5.28	(0.49)
1632	1-5 55/64	(454)	2-5 17/64	(743)	3.63	(0.34)	2632	2-3 55/64	(708)	2-5 17/64	(743)	5.66	(0.53)
1634	1-5 55/64	(454)	2-7 17/64	(794)	3.88	(0.36)	2634 E	2-3 55/64	(708)	2-7 17/64	(794)	6.05	(0.56)
1636	1-5 55/64	(454)	2-9 17/64	(845)	4.13	(0.38)	2636 E	2-3 55/64	(708)	2-9 17/64	(845)	6.44	(0.60)
1640	1-5 55/64	(454)	3-1 17/64	(946)	4.62	(0.43)	2640 E	2-3 55/64	(708)	3-1 17/64	(946)	7.21	(0.67)
1642	1-5 55/64	(454)	3-3 17/64	(997)	4.87	(0.45)	2642 E	2-3 55/64	(708)	3-3 17/64	(997)	7.60	(0.71)
2012	1-9 55/64	(555)	0-9 17/64	(235)	1.41	(0.13)	2812	2-5 55/64	(759)	0-9 17/64	(235)	1.92	(0.18)
2014	1-9 55/64	(555)	0-11 17/64	(286)	1.71	(0.16)	2814	2-5 55/64	(759)	0-11 17/64	(286)	2.34	(0.22)
2016	1-9 55/64	(555)	1-1 17/64	(337)	2.01	(0.19)	2816	2-5 55/64	(759)	1-1 17/64	(337)	2.75	(0.26)
2018	1-9 55/64	(555)	1-3 17/64	(388)	2.32	(0.22)	2818	2-5 55/64	(759)	1-3 17/64	(388)	3.17	(0.29)
2020	1-9 55/64	(555)	1-5 17/64	(438)	2.62	(0.24)	2820	2-5 55/64	(759)	1-5 17/64	(438)	3.58	(0.33)
2022	1-9 55/64	(555)	1-7 17/64	(489)	2.92	(0.27)	2822	2-5 55/64	(759)	1-7 17/64	(489)	3.99	(0.37)
2024	1-9 55/64	(555)	1-9 17/64	(540)	3.23	(0.30)	2824	2-5 55/64	(759)	1-9 17/64	(540)	4.41	(0.41)
2026	1-9 55/64	(555)	1-11 17/64	(591)	3.53	(0.33)	2826	2-5 55/64	(759)	1-11 17/64	(591)	4.82	(0.45)
2028	1-9 55/64	(555)	2-1 17/64	(642)	3.84	(0.36)	2828	2-5 55/64	(759)	2-1 17/64	(642)	5.24	(0.49)
2030	1-9 55/64	(555)	2-3 17/64	(692)	4.14	(0.38)	2830	2-5 55/64	(759)	2-3 17/64	(692)	5.65	(0.53)
2032	1-9 55/64	(555)	2-5 17/64	(743)	4.44	(0.41)	2832 E	2-5 55/64	(759)	2-5 17/64	(743)	6.07	(0.56)
2034	1-9 55/64	(555)	2-7 17/64	(794)	4.75	(0.44)	2834 E	2-5 55/64	(759)	2-7 17/64	(794)	6.48	(0.60)
2036	1-9 55/64	(555)	2-9 17/64	(845)	5.05	(0.47)	2836 E	2-5 55/64	(759)	2-9 17/64	(845)	6.90	(0.64)
2040	1-9 55/64	(555)	3-1 17/64	(946)	5.66	(0.53)	2840 E	2-5 55/64	(759)	3-1 17/64	(946)	7.73	(0.72)
2042 E	1-9 55/64	(555)	3-3 17/64	(997)	5.96	(0.55)	2842 E	2-5 55/64	(759)	3-3 17/64	(997)	8.14	(0.76)
2412	2-1 55/64	(657)	0-9 17/64	(235)	1.66	(0.15)	3012	2-7 55/64	(809)	0-9 17/64	(235)	2.05	(0.19)
2414	2-1 55/64	(657)	0-11 17/64	(286)	2.02	(0.19)	3014	2-7 55/64	(809)	0-11 17/64	(286)	2.49	(0.23)
2416	2-1 55/64	(657)	1-1 17/64	(337)	2.38	(0.22)	3016	2-7 55/64	(809)	1-1 17/64	(337)	2.93	(0.27)
2418	2-1 55/64	(657)	1-3 17/64	(388)	2.74	(0.25)	3018	2-7 55/64	(809)	1-3 17/64	(388)	3.38	(0.31)
2420	2-1 55/64	(657)	1-5 17/64	(438)	3.10	(0.29)	3020	2-7 55/64	(809)	1-5 17/64	(438)	3.82	(0.35)
2422	2-1 55/64	(657)	1-7 17/64	(489)	3.46	(0.32)	3022	2-7 55/64	(809)	1-7 17/64	(489)	4.26	(0.40)
2424	2-1 55/64	(657)	1-9 17/64	(540)	3.82	(0.35)	3024	2-7 55/64	(809)	1-9 17/64	(540)	4.70	(0.44)
2426	2-1 55/64	(657)	1-11 17/64	(591)	4.18	(0.39)	3026	2-7 55/64	(809)	1-11 17/64	(591)	5.15	(0.48)
2428	2-1 55/64	(657)	2-1 17/64	(642)	4.54	(0.42)	3028	2-7 55/64	(809)	2-1 17/64	(642)	5.59	(0.52)
2430	2-1 55/64	(657)	2-3 17/64	(692)	4.90	(0.45)	3030 E	2-7 55/64	(809)	2-3 17/64	(692)	6.03	(0.56)
2432	2-1 55/64	(657)	2-5 17/64	(743)	5.26	(0.49)	3032 E	2-7 55/64	(809)	2-5 17/64	(743)	6.48	(0.60)
2434	2-1 55/64	(657)	2-7 17/64	(794)	5.62	(0.52)	3034 E	2-7 55/64	(809)	2-7 17/64	(794)	6.92	(0.64)
2436 E	2-1 55/64	(657)	2-9 17/64	(845)	5.97	(0.56)	3036 E	2-7 55/64	(809)	2-9 17/64	(845)	7.36	(0.68)
2440 E	2-1 55/64	(657)	3-1 17/64	(946)	6.69	(0.62)	3040 E	2-7 55/64	(809)	3-1 17/64	(946)	8.25	(0.77)
2442 E	2-1 55/64	(657)	3-3 17/64	(997)	7.05	(0.66)	3042 E	2-7 55/64	(809)	3-3 17/64	(997)	8.69	(0.81)

NOTE: Refer to Product Performance Chapter for International Building Code. Net Clear Opening drawings are pictured with the conversion tables.

Egress and Vent Openings: High Performance Sill Liner

CN	Opening Width		Opening Height HP Sill Liner		Egress Opening	
	ft - in	mm	ft - in	mm	ft ²	m ²
3212	2-9 55/64	(860)	0-9 17/64	(235)	2.18	(0.20)
3214	2-9 55/64	(860)	0-11 17/64	(286)	2.65	(0.25)
3216	2-9 55/64	(860)	1-1 17/64	(337)	3.12	(0.29)
3218	2-9 55/64	(860)	1-3 17/64	(388)	3.59	(0.33)
3220	2-9 55/64	(860)	1-5 17/64	(438)	4.06	(0.38)
3222	2-9 55/64	(860)	1-7 17/64	(489)	4.53	(0.42)
3224	2-9 55/64	(860)	1-9 17/64	(540)	5.00	(0.46)
3226	2-9 55/64	(860)	1-11 17/64	(591)	5.47	(0.51)
3228 E	2-9 55/64	(860)	2-1 17/64	(642)	5.94	(0.55)
3230 E	2-9 55/64	(860)	2-3 17/64	(692)	6.41	(0.60)
3232 E	2-9 55/64	(860)	2-5 17/64	(743)	6.88	(0.64)
3234 E	2-9 55/64	(860)	2-7 17/64	(794)	7.35	(0.68)
3236 E	2-9 55/64	(860)	2-9 17/64	(845)	7.82	(0.73)
3240 E	2-9 55/64	(860)	3-1 17/64	(946)	8.76	(0.81)
3242 E	2-9 55/64	(860)	3-3 17/64	(997)	9.23	(0.86)
3612	3-1 55/64	(962)	0-9 17/64	(235)	2.44	(0.23)
3614	3-1 55/64	(962)	0-11 17/64	(286)	2.96	(0.28)
3616	3-1 55/64	(962)	1-1 17/64	(337)	3.49	(0.32)
3618	3-1 55/64	(962)	1-3 17/64	(388)	4.01	(0.37)
3620	3-1 55/64	(962)	1-5 17/64	(438)	4.54	(0.42)
3622	3-1 55/64	(962)	1-7 17/64	(489)	5.06	(0.47)
3624	3-1 55/64	(962)	1-9 17/64	(540)	5.59	(0.52)
3626	3-1 55/64	(962)	1-11 17/64	(591)	6.12	(0.57)
3628 E	3-1 55/64	(962)	2-1 17/64	(642)	6.64	(0.62)
3630 E	3-1 55/64	(962)	2-3 17/64	(692)	7.17	(0.67)
3632 E	3-1 55/64	(962)	2-5 17/64	(743)	7.69	(0.71)
3634 E	3-1 55/64	(962)	2-7 17/64	(794)	8.22	(0.76)
3636 E	3-1 55/64	(962)	2-9 17/64	(845)	8.75	(0.81)
3640 E	3-1 55/64	(962)	3-1 17/64	(946)	9.80	(0.91)
3642 E	3-1 55/64	(962)	3-3 17/64	(997)	10.32	(0.96)
4012	3-5 55/64	(1063)	0-9 17/64	(235)	2.69	(0.25)
4014	3-5 55/64	(1063)	0-11 17/64	(286)	3.27	(0.30)
4016	3-5 55/64	(1063)	1-1 17/64	(337)	3.86	(0.36)
4018	3-5 55/64	(1063)	1-3 17/64	(388)	4.44	(0.41)
4020	3-5 55/64	(1063)	1-5 17/64	(438)	5.02	(0.47)
4022	3-5 55/64	(1063)	1-7 17/64	(489)	5.60	(0.52)
4024	3-5 55/64	(1063)	1-9 17/64	(540)	6.18	(0.57)
4026	3-5 55/64	(1063)	1-11 17/64	(591)	6.76	(0.63)
4028 E	3-5 55/64	(1063)	2-1 17/64	(642)	7.34	(0.68)
4030 E	3-5 55/64	(1063)	2-3 17/64	(692)	7.93	(0.74)
4032 E	3-5 55/64	(1063)	2-5 17/64	(743)	8.51	(0.79)
4034 E	3-5 55/64	(1063)	2-7 17/64	(794)	9.09	(0.84)
4036 E	3-5 55/64	(1063)	2-9 17/64	(845)	9.67	(0.90)

NOTE: Refer to Product Performance Chapter for International Building Code. Net Clear Opening drawings are pictured with the conversion tables.

Daylight Measurements: Double Hung

Ultimate Wood Double Hung Daylight Measurements			Width										
			CN	16		20		24		26		28	
			DLO	1-2 15/16	(379)	1-6 15/16	(481)	1-10 15/16	(583)	2-0 15/16	(633)	2-2 15/16	(684)
CN	DLO Height	Square Feet (Square Meters)											
12	0-10 15/16 (278)		1.13	(0.11)	1.44	(0.13)	1.74	(0.16)	1.89	(0.18)	2.05	(0.19)	
14	1-0 15/16 (329)		1.34	(0.12)	1.70	(0.16)	2.06	(0.19)	2.24	(0.21)	2.42	(0.22)	
16	1-2 15/16 (379)		1.55	(0.14)	1.96	(0.18)	2.38	(0.22)	2.59	(0.24)	2.79	(0.26)	
18	1-4 15/16 (430)		1.76	(0.16)	2.23	(0.21)	2.70	(0.25)	2.93	(0.27)	3.17	(0.29)	
20	1-6 15/16 (481)		1.96	(0.18)	2.49	(0.23)	3.02	(0.28)	3.28	(0.30)	3.54	(0.33)	
22	1-8 15/16 (532)		2.17	(0.20)	2.75	(0.26)	3.33	(0.31)	3.63	(0.34)	3.92	(0.36)	
24	1-10 15/16 (583)		2.38	(0.22)	3.02	(0.28)	3.65	(0.34)	3.97	(0.37)	4.29	(0.40)	
26	2-0 15/16 (633)		2.59	(0.24)	3.28	(0.30)	3.97	(0.37)	4.32	(0.40)	4.66	(0.43)	
28	2-2 15/16 (684)		2.79	(0.26)	3.54	(0.33)	4.29	(0.40)	4.66	(0.43)	5.04	(0.47)	
30	2-4 15/16 (735)		3.00	(0.28)	3.81	(0.35)	4.61	(0.43)	5.01	(0.47)	5.41	(0.50)	
32	2-6 15/16 (786)		3.21	(0.30)	4.07	(0.38)	4.93	(0.46)	5.36	(0.50)	5.79	(0.54)	
34	2-8 15/16 (837)		3.42	(0.32)	4.33	(0.40)	5.25	(0.49)	5.70	(0.53)	6.16	(0.57)	
36	2-10 15/16 (887)		3.62	(0.34)	4.59	(0.43)	5.57	(0.52)	6.05	(0.56)	6.54	(0.61)	
40	3-2 15/16 (989)		4.04	(0.38)	5.12	(0.48)	6.20	(0.58)	6.74	(0.63)	7.28	(0.68)	
42	3-4 15/16 (1040)		4.25	(0.39)	5.38	(0.50)	6.52	(0.61)	7.09	(0.66)	7.66	(0.71)	

Ultimate Wood Double Hung Daylight Measurements			Width								
			CN	30		32		36		40	
			DLO	2-4 15/16	(735)	2-6 15/16	(786)	2-10 15/16	(887)	3-2 15/16	(989)
CN	DLO Height		Square Feet (Square Meters)								
12	0-10 15/16	(278)	2.20	(0.20)	2.35	(0.22)	2.65	(0.25)	2.96	(0.27)	
14	1-0 15/16	(329)	2.60	(0.24)	2.78	(0.26)	3.14	(0.29)	3.50	(0.32)	
16	1-2 15/16	(379)	3.00	(0.28)	3.21	(0.30)	3.62	(0.34)	4.04	(0.38)	
18	1-4 15/16	(430)	3.40	(0.32)	3.64	(0.34)	4.11	(0.38)	4.58	(0.43)	
20	1-6 15/16	(481)	3.81	(0.35)	4.07	(0.38)	4.59	(0.43)	5.12	(0.48)	
22	1-8 15/16	(532)	4.21	(0.39)	4.50	(0.42)	5.08	(0.47)	5.66	(0.53)	
24	1-10 15/16	(583)	4.61	(0.43)	4.93	(0.46)	5.56	(0.52)	6.20	(0.58)	
26	2-0 15/16	(633)	5.01	(0.47)	5.36	(0.50)	6.05	(0.56)	6.74	(0.63)	
28	2-2 15/16	(684)	5.41	(0.50)	5.79	(0.54)	6.54	(0.61)	7.28	(0.68)	
30	2-4 15/16	(735)	5.81	(0.54)	6.22	(0.58)	7.02	(0.65)	7.82	(0.73)	
32	2-6 15/16	(786)	6.22	(0.58)	6.65	(0.62)	7.51	(0.70)	8.37	(0.78)	
34	2-8 15/16	(837)	6.62	(0.61)	7.08	(0.66)	7.99	(0.74)	8.91	(0.83)	
36	2-10 15/16	(887)	7.02	(0.65)	7.51	(0.70)	8.48	(0.79)	9.45	(0.88)	
40	3-2 15/16	(989)	7.82	(0.73)	8.37	(0.78)	9.45	(0.88)	N/A		
42	3-4 15/16	(1040)	8.23	(0.76)	8.79	(0.82)	9.93	(0.92)	N/A		

NOTE: Daylight Opening square footage values are "per sash."

Daylight Measurements: Transom and Pictures

Ultimate Wood Double Hung Transom Daylight Measurements		Width			
		CN	16	20	24
		DLO	1-2 15/16 (379)	1-6 15/16 (481)	1-10 15/16 (583)
CN	DLO Height	Square Feet (Square Meters)			
12	0-10 15/16 (278)		1.13 (0.11)	1.44 (0.13)	1.74 (0.16)
20	1-6 15/16 (481)		1.96 (0.18)	2.49 (0.23)	3.02 (0.28)

Ultimate Wood Double Double Hung Transom Daylight Measurements		Width			
		CN	26	28	30
		DLO	2-0 15/16 (633)	2-2 15/16 (684)	2-4 15/16 (735)
CN	DLO Height	Square Feet (Square Meters)			
12	0-10 15/16 (278)		1.89 (0.18)	2.05 (0.19)	2.20 (0.20)
20	1-6 15/16 (481)		3.28 (0.30)	3.54 (0.33)	3.81 (0.35)

Ultimate Wood Double Double Hung Transom Daylight Measurements		Width			
		CN	32	36	40
		DLO	2-6 15/16 (786)	2-10 15/16 (887)	3-2 15/16 (989)
CN	DLO Height	Square Feet (Square Meters)			
12	0-10 15/16 (278)		2.35 (0.22)	2.65 (0.25)	2.96 (0.27)
20	1-6 15/16 (481)		4.07 (0.38)	4.59 (0.43)	5.12 (0.48)

Ultimate Wood Double Hung Picture Daylight Measurements		Width							
		CN	40	48	52	60	68		
		DLO	2-10 15/16 (887)	3-6 15/16 (1091)	3-10 15/16 (1192)	4-6 15/16 (1395)	5-2 15/16 (1599)		
CN	DLO Height	Square Feet (Square Meters)							
38	2-8 1/4 (819)		7.82 (0.73)	9.62 (0.89)	10.51 (0.98)	12.30 (1.14)	14.10 (1.31)		
42	3-0 1/4 (921)		8.80 (0.82)	10.81 (1.00)	11.82 (1.10)	13.83 (1.28)	15.84 (1.47)		
46	3-4 1/4 (1022)		9.77 (0.91)	12.00 (1.12)	13.12 (1.22)	15.36 (1.43)	17.59 (1.63)		
50	3-8 1/4 (1124)		10.74 (1.00)	13.19 (1.23)	14.42 (1.34)	16.88 (1.57)	19.34 (1.80)		
54	4-0 1/4 (1226)		11.71 (1.09)	14.39 (1.34)	15.73 (1.46)	18.41 (1.71)	21.09 (1.96)		
58	4-4 1/4 (1327)		12.68 (1.18)	15.58 (1.45)	17.03 (1.58)	19.93 (1.85)	22.84 (2.12)		
62	4-8 1/4 (1429)		13.65 (1.27)	16.77 (1.56)	18.34 (1.70)	21.46 (1.99)	24.59 (2.28)		
66	5-0 1/4 (1530)		14.62 (1.36)	17.97 (1.67)	19.64 (1.82)	22.99 (2.14)	26.33 (2.45)		
70	5-4 1/4 (1632)		15.59 (1.45)	19.16 (1.78)	20.94 (1.95)	24.51 (2.28)	28.08 (2.61)		
74	5-8 1/4 (1734)		16.56 (1.54)	20.35 (1.89)	22.25 (2.07)	26.04 (2.42)	29.83 (2.77)		
78	6-0 1/4 (1835)		17.53 (1.63)	21.54 (2.00)	23.55 (2.19)	27.56 (2.56)	31.58 (2.93)		
86	6-8 1/4 (2038)		19.47 (1.81)	23.93 (2.22)	26.16 (2.43)	30.62 (2.84)	35.07 (3.26)		
90	7-0 1/4 (2140)		20.44 (1.90)	25.12 (2.33)	27.46 (2.55)	32.14 (2.99)	36.82 (3.42)		

Minimum and Maximum Guidelines: Double Hung Units

Minimum and Maximum Guidelines											
Unit Type		Min Frame Size				Max Frame Size				Max Glass Size	
		Width		Height		Width		Height			
		in	mm	in	mm	in	mm	in	mm	Sq. Feet	Sq. Meters
UWDH	11/16" (18) IG	13 3/8	(340)	25	(635)	45 3/8	(1153)	97	(2464)	11	1.022
UWDH	7/8" (22) Tripane	13 3/8	(340)	25	(635)	45 3/8	(1153)	97	(2464)	7	0.650
UWDHTR	11/16" (18) IG	13 3/8	(340)	13 3/8	(340)	104	(2642)	59 1/2	(1511)	25	2.323
UWDHP	1" (25) IG	13 3/8	(340)	15 9/16	(395)	120	(3048)	120	(3048)	49	4.552

Minimum and Maximum for CE Mark - UWDH Operable, Transom and Picture									
Unit Type		Min Frame Size Unit				Max Frame Size Unit			
		Width		Height		Width		Height	
		in	mm	in	mm	in	mm	in	mm
UWDH	11/16" (8) or 7/8" (22) IG	13 3/8	(340)	25	(635)	45 3/8	(1153)	81	(2057)
UWDHTR	11/16" (8) or 7/8" (22) IG	13 3/8	(340)	13 3/8	(340)	79 3/8	(2016)	27 11/16	(703)
UWDHP	11/16" (8) IG	13 3/8	(340)	15 9/16	(395)	61 3/8	(1559)	57	(1448)
UWDHP	1" (25) IG	13 3/8	(340)	15 9/16	(395)	61 3/8	(1559)	105	(2667)

Certified Sizes and Ratings: Double Hung Units

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure (DP)	Overall Width		Overall Height	
						in	mm	in	mm
UWDH 3036	1.57	6	60	LC-PG40-H	40	35 3/8	(899)	81	(2057)
UWDH 3644	1.57	6	60	LC-PG40-H	40	41 3/8	(1051)	97	(2464)
UWDH HP3644	1.57	8.25	60	LC-PG40-H	40	41 3/8	(1051)	97	(2464)
UWDH 4026	1.57	6	60	LC-PG40-H	40	45 3/8	(1153)	61	(1549)
UWDH 4036	1.57	6	45	LC-PG40-H	40	45 3/8	(1153)	81	(2057)
UWDHHP 4036	1.57	8.25	60	LC-PG40-H	40	45 3/8	(1153)	81	(2057)
UWDHHP 2830	1.57	7.5	75	LC-PG50-H	50	33 3/8	(848)	69	(1753)

NOTE: For CE ratings, please refer to CE Performance Section.

IZ3 - Minimum and Maximum Guidelines, Certified Sizes and Ratings

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure (DP)	Overall Width		Overall Height	
						in	mm	in	mm
UWDHIZ3 3234	1.57	8.25	82.5	LC-PG55-H	+55/-65	37 3/8	(949)	77	(1956)
UWDHIZ3 4026	1.57	8.25	82.5	LC-PG55-H	+55/-65	45 3/8	(1153)	61	(1549)
UWDHPIZ3	1.57	8.25	82.5	CW-PG55-FW	+55/-65	60	(1524)	106 15/16	(2716)

Impact Zone 3 - Minimum and Maximum Guidelines, Certified Sizes and Ratings

Impact Glazing Zone 3 (IZ3):

Frame:

- Sealant added at sill liner
- Sill brackets added for bottom sash retention
- Screws through the jamb liner to reinforce the frame

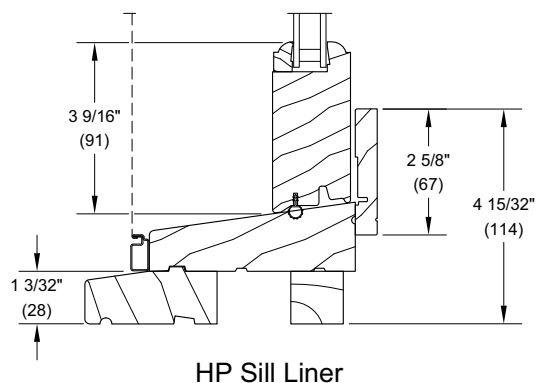
Sash:

- Top check rail has different profile for interlock
- Bottom check rail has profile for interlock
- Painted stainless steel stamped interlock for top sash for sash retention
- Mil finish stainless steel stamped interlock for bottom sash retention
- End plate with over molded stainless steel tilt latch blade
- Long cladding clip screws through it at check rail to reinforce stiles
- Stainless steel tilt pins for sash retention
- Different check rail cladding connector profile for interlock
- Keeper insert to keep lock from disengaging during impact

Glazing:

- PVC tube in check rail to reinforce check rail and to protect tilt cord from sealant
- Backfilled with Dow 995 silicone sealant
- Interior glass used is laminated with a PVB inner layer
- Exterior glass is standard annealed. All CUDH operator sizes certified are OK with annealed glass. Optional tempered glass is available
- Simulated Divided Lites are available on IZ3 products
- Grilles Between the Glass are not available in IZ3 unit

NOTE: CE mark is not available on Impact units.



Measurement Conversions

Double Hung Operating Unit						
Unit Measurements		Width		Height		
From	To					
Rough Opening		in	mm		in	mm
OM of Frame	Rough Opening	+ 1	(25)		+ 1/2	(13)
Masonry Opening w/BMC	Rough Opening	-2 1/8	(54)		-1 1/16	(27)
Top Sash		in	mm		in	mm
OM of Frame	OM of Top Sash	-2 29/32	(74)	+ 2	-1 11/16	(43)
Bottom Sash		in	mm		in	mm
OM of Frame	OM of Bottom Sash	-2 29/32	(74)	+ 2	+ 1/8	(03)
Glass		in	mm		in	mm
Daylight Opening	Glass	+ 1 1/16	(27)		+ 1 1/16	(27)
Screen		in	mm		in	mm
OM of Frame	OM of Screen	-1 1/2	(38)		-1 7/8	(48)
Daylight Opening	OM of Screen	+ 4 15/16	(125)	× 2	+ 9 9/32	(236)
Half Screen		in	mm		in	mm
OM of Frame	OM of Screen	-1 1/2	(38)	+ 2	+ 1/4	(06)
Daylight Opening	OM of Screen	+ 4 15/16	(125)		+ 5 13/16	(148)
Combination		in	mm		in	mm
OM of Frame	OM of Combination	-1 1/2	(38)		-1 11/16	(43)
Daylight Opening	OM of Combination	+ 4 15/16	(125)	× 2	+ 9 7/16	(240)

NOTE: The following formula will properly size a standard cottage style double hung:

Formula

1. Select the standard size double hung that will fit the rough opening
2. Add the top and the bottom glass heights together
3. Divide the total glass height by the ration of the top sash
4. Round to the nearest standard glass height
5. Subtract from the total glass height

Example

1. UWDH with a 2/5 - 3/5 cottage style. If the rough opening is 2'-6 3/8" x 4'-8 7/8" (RO for a UWDH 2424)
2. 24" + 24" = 48"
3. 48" divide by 2/5 (0.4) = 19 13/64 (20)
4. 48" - 20" = 28"

The top sash will be a 2420 and the bottom sash will be a 2428. The call number for the example is: UWDH 2420/28.

Measurement Conversions

Double Hung Transoms with Subsill					
Unit Measurements		Width		Height	
From	To				
Rough Opening		in	mm	in	mm
OM of Frame	Rough Opening	+ 1	(25)	+ 1/2	(13)
Masonry Opening w/BMC	Rough Opening	-2 1/8	(54)	-1 1/16	(27)
Sash		in	mm	in	mm
OM of Frame	OM of Sash	-2 29/32	(74)	-2 1/8	(54)
Daylight Opening	OM of Sash	+ 3 17/32	(90)	+ 4 11/32	(110)
Glass		in	mm	in	mm
Daylight Opening	Glass	+ 1 1/16	(27)	+ 1 1/16	(27)

Double Hung Picture					
Unit Measurements		Width		Height	
From	To				
Rough Opening		in	mm	in	mm
OM of Frame	Rough Opening	+ 1	(25)	+ 1/2	(13)
Masonry Opening w/BMC	Rough Opening	-2 1/8	(54)	-1 1/16	(27)
Sash		in	mm	in	mm
OM of Frame	OM of Sash	-1 9/16	(40)	-3 3/32	(79)
Daylight Opening	OM of Sash	+ 4 7/8	(124)	+ 5 21/32	(144)
Glass		in	mm	in	mm
Daylight Opening	Glass	+ 1 1/16	(27)	+ 1 1/16	(27)

Egress Formulas for Double Hung

Clear Opening:

- Clear Opening Width = Frame OM Width - 5 1/2" (140)

Units with Standard Sill Liner

- Clear Opening Height = (Frame OM Height* / 2) - 6 3/8" (162)

Units with High Performance Sill Liner

- Clear Opening Height = (Frame OM Height* / 2) - 7 1/4" (184)

*including subsill

Vent Opening

- Vent Opening Width = Jamb to Jamb Width
- Vent Opening Height = Top of sill liner to btm of btm sash fully opened
- Vent Width * Vent Height / 144

Standard Unit Measurements: Double Hung

Standard Double Hung Unit Measurements								
Width								
CN	Masonry Opening		Rough Opening		Frame Size		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
16	2-0 1/2	(622)	1-10 3/8	(568)	1-9 3/8	(543)	1-2 15/16	(379)
20	2-4 1/2	(724)	2-2 3/8	(670)	2-1 3/8	(645)	1-6 15/16	(481)
24	2-8 1/2	(826)	2-6 3/8	(772)	2-5 3/8	(746)	1-10 15/16	(583)
26	2-10 1/2	(876)	2-8 3/8	(822)	2-7 3/8	(797)	2-0 15/16	(633)
28	3-0 1/2	(927)	2-10 3/8	(873)	2-9 3/8	(848)	2-2 15/16	(684)
30	3-2 1/2	(978)	3-0 3/8	(924)	2-11 3/8	(899)	2-4 15/16	(735)
32	3-4 1/2	(1029)	3-2 3/8	(975)	3-1 3/8	(949)	2-6 15/16	(786)
36	3-8 1/2	(1130)	3-6 3/8	(1076)	3-5 3/8	(1051)	2-10 15/16	(887)
40	4-0 1/2	(1232)	3-10 3/8	(1178)	3-9 3/8	(1153)	3-2 15/16	(989)

Standard Double Hung Unit Measurements								
Height								
CN	Masonry Opening		Rough Opening		Frame Size (w/subsill)		Daylight Opening	
	ft - in	mm	ft - in	mm	ft-in	mm	ft - in	mm
12	2-10 9/16	(878)	2-9 1/2	(851)	2-9	(838)	0-10 15/16	(278)
14	3-2 9/16	(980)	3-1 1/2	(953)	3-1	(940)	1-0 15/16	(329)
16	3-6 9/16	(1081)	3-5 1/2	(1054)	3-5	(1041)	1-2 15/16	(379)
18	3-10 9/16	(1183)	3-9 1/2	(1156)	3-9	(1143)	1-4 15/16	(430)
20	4-2 9/16	(1284)	4-1 1/2	(1257)	4-1	(1245)	1-6 15/16	(481)
22	4-6 9/16	(1386)	4-5 1/2	(1359)	4-5	(1346)	1-8 15/16	(532)
24	4-10 9/16	(1488)	4-9 1/2	(1461)	4-9	(1448)	1-10 15/16	(583)
26	5-2 9/16	(1589)	5-1 1/2	(1562)	5-1	(1549)	2-0 15/16	(633)
28	5-6 9/16	(1691)	5-5 1/2	(1664)	5-5	(1651)	2-2 15/16	(684)
30	5-10 9/16	(1792)	5-9 1/2	(1765)	5-9	(1753)	2-4 15/16	(735)
32	6-2 9/16	(1894)	6-1 1/2	(1867)	6-1	(1854)	2-6 15/16	(786)
34	6-6 9/16	(1996)	6-5 1/2	(1969)	6-5	(1956)	2-8 15/16	(837)
36	6-10 9/16	(2097)	6-9 1/2	(2070)	6-9	(2057)	2-10 15/16	(887)
40	7-6 9/16	(2300)	7-5 1/2	(2273)	7-5	(2261)	3-2 15/16	(989)
42	7-10 9/16	(2402)	7-9 1/2	(2375)	7-9	(2362)	3-4 15/16	(1040)

Standard Unit Measurements: Transom/Picture

Standard Double Hung Transom Unit Measurements								
Width								
CN	Masonry Opening		Rough Opening		Frame Size		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
16	2-0 1/2	(622)	1-10 3/8	(568)	1-9 3/8	(543)	1-2 15/16	(379)
20	2-4 1/2	(724)	2-2 3/8	(670)	2-1 3/8	(645)	1-6 15/16	(481)
24	2-8 1/2	(826)	2-6 3/8	(772)	2-5 3/8	(746)	1-10 15/16	(583)
26	2-10 1/2	(876)	2-8 3/8	(822)	2-7 3/8	(797)	2-0 15/16	(633)
28	3-0 1/2	(927)	2-10 3/8	(873)	2-9 3/8	(848)	2-2 15/16	(684)
30	3-2 1/2	(978)	3-0 3/8	(924)	2-11 3/8	(899)	2-4 15/16	(735)
32	3-4 1/2	(1029)	3-2 3/8	(975)	3-1 3/8	(949)	2-6 15/16	(786)
36	3-8 1/2	(1130)	3-6 3/8	(1076)	3-5 3/8	(1051)	2-10 15/16	(887)
40	4-0 1/2	(1232)	3-10 3/8	(1178)	3-9 3/8	(1153)	3-2 15/16	(989)

Standard Double Hung Transom Unit Measurements								
Height								
CN	Masonry Opening		Rough Opening		Frame Size (no subsill)		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
12	1-6 15/16	(481)	1-5 7/8	(454)	1-5 3/8	(441)	0-10 15/16	(278)
20	2-2 15/16	(684)	2-1 7/8	(657)	2-1 3/8	(645)	1-6 15/16	(481)

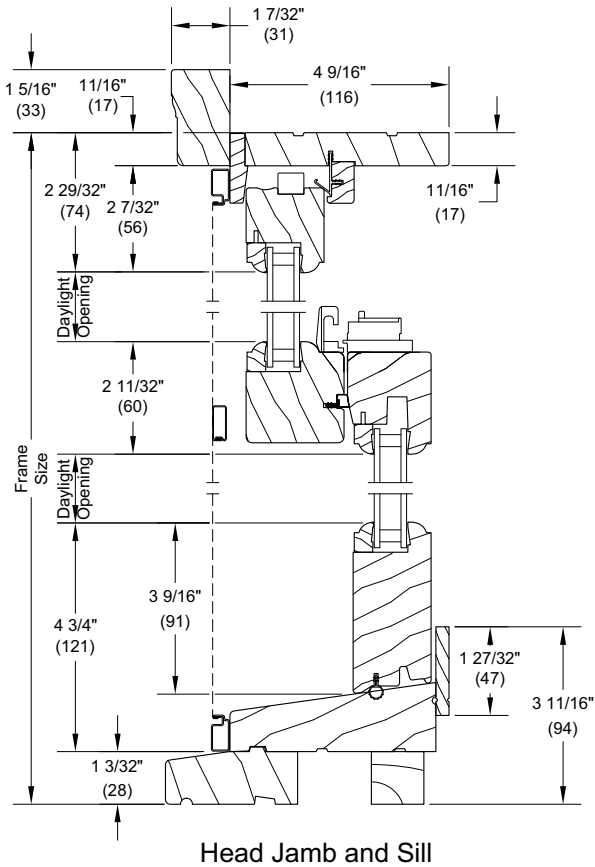
Standard Double Hung Picture Unit Measurements								
Width								
CN	Masonry Opening		Rough Opening		Frame Size		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
40	3-8 1/2	(1130)	3-6 3/8	(1076)	3-5 3/8	(1051)	2-10 15/16	(887)
48	4-4 1/2	(1334)	4-2 3/8	(1280)	4-1 3/8	(1254)	3-6 15/16	(1091)
52	4-8 1/2	(1435)	4-6 3/8	(1381)	4-5 3/8	(1356)	3-10 15/16	(1192)
60	5-4 1/2	(1638)	5-2 3/8	(1584)	5-1 3/8	(1559)	4-6 15/16	(1395)
68	6-0 1/2	(1842)	5-10 3/8	(1788)	5-9 3/8	(1762)	5-2 15/16	(1599)

Standard Double Hung Picture Unit Measurements								
Height								
CN	Masonry Opening		Rough Opening		Frame Size (w/subsill)		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
38	3-6 9/16	(1081)	3-5 1/2	(1054)	3-5	(1041)	2-8 1/4	(819)
42	3-10 9/16	(1183)	3-9 1/2	(1156)	3-9	(1143)	3-0 1/4	(921)
46	4-2 9/16	(1284)	4-1 1/2	(1257)	4-1	(1245)	3-4 1/4	(1022)
50	4-6 9/16	(1386)	4-5 1/2	(1359)	4-5	(1346)	3-8 1/4	(1124)
54	4-10 9/16	(1488)	4-9 1/2	(1461)	4-9	(1448)	4-0 1/4	(1226)
58	5-2 9/16	(1589)	5-1 1/2	(1562)	5-1	(1549)	4-4 1/4	(1327)
62	5-6 9/16	(1691)	5-5 1/2	(1664)	5-5	(1651)	4-8 1/4	(1429)
66	5-10 9/16	(1792)	5-9 1/2	(1765)	5-9	(1753)	5-0 1/4	(1530)
70	6-2 9/16	(1894)	6-1 1/2	(1867)	6-1	(1854)	5-4 1/4	(1632)
74	6-6 9/16	(1996)	6-5 1/2	(1969)	6-5	(1956)	5-8 1/4	(1734)
78	6-10 9/16	(2097)	6-9 1/2	(2070)	6-9	(2057)	6-0 1/4	(1835)
86	7-6 9/16	(2300)	7-5 1/2	(2273)	7-5	(2261)	6-8 1/4	(2038)
90	7-10 9/16	(2402)	7-9 1/2	(2375)	7-9	(2362)	7-0 1/4	(2140)

Section Details: Operating

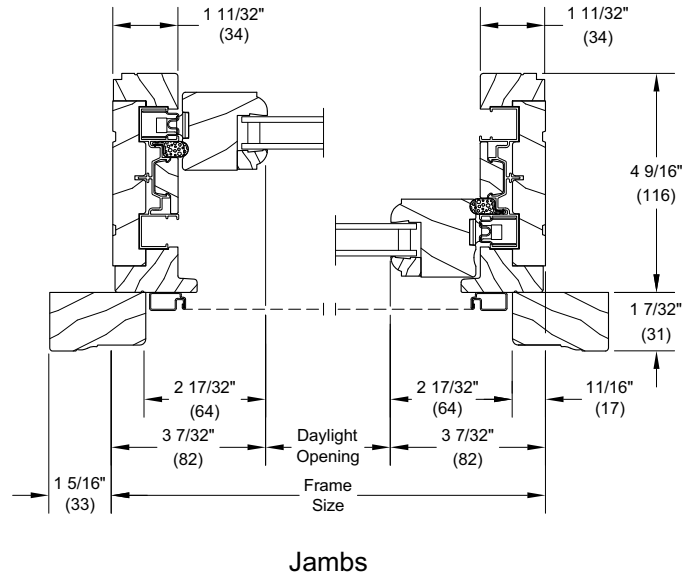
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Double Hung

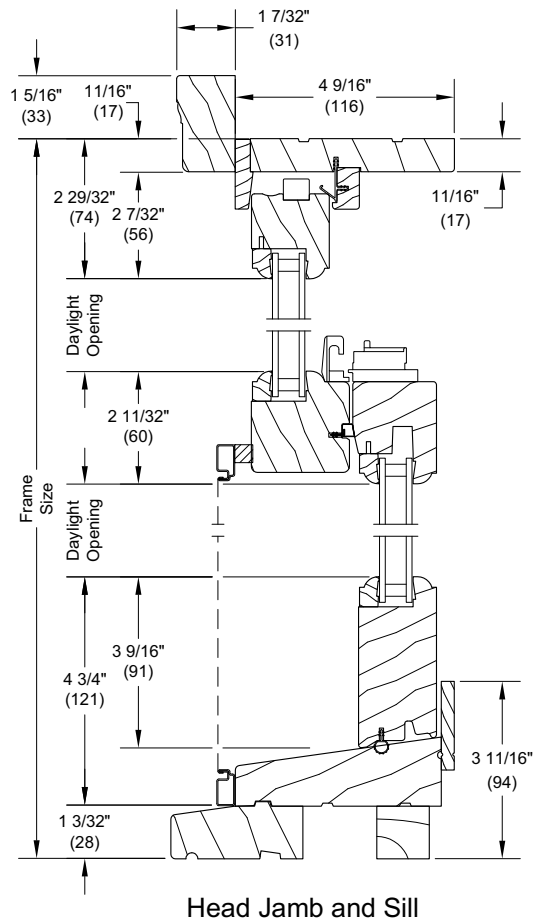
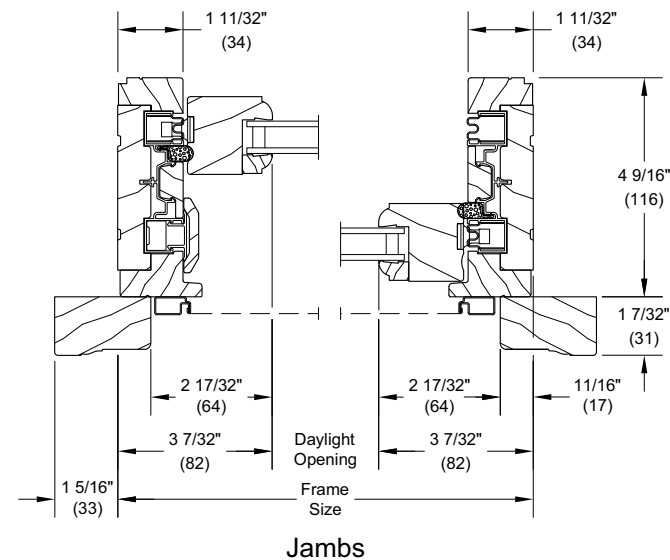


Lower Sash

Upper Sash



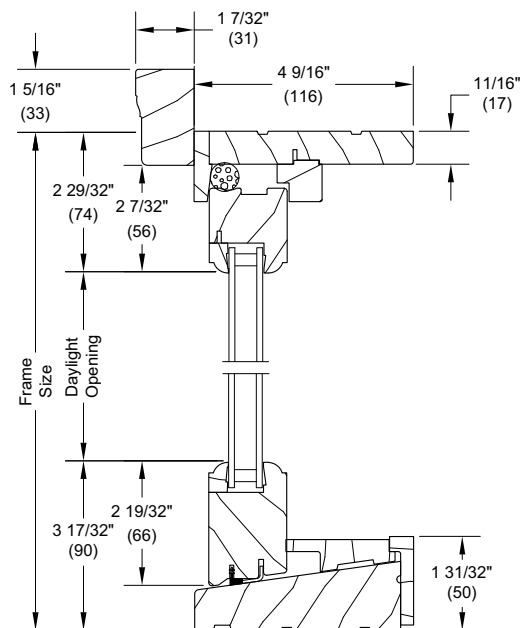
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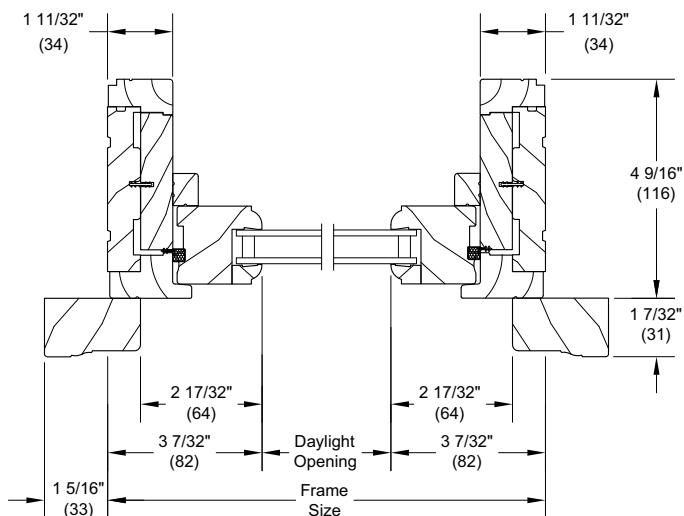
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Scale: 3" = 1' 0"

1 5/8" Transom

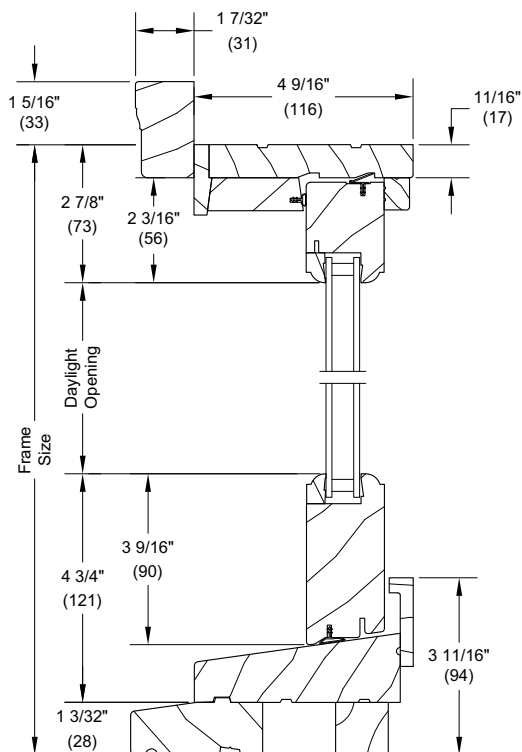


Head Jamb and Sill

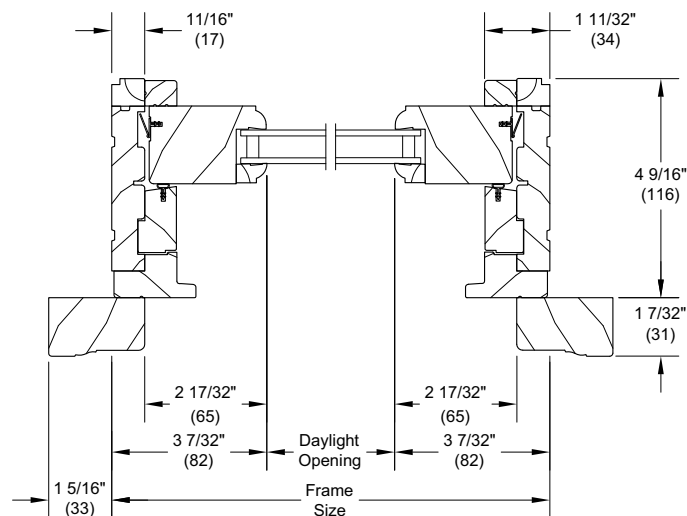


Jamb

1 5/8" Picture



Head Jamb and Sill

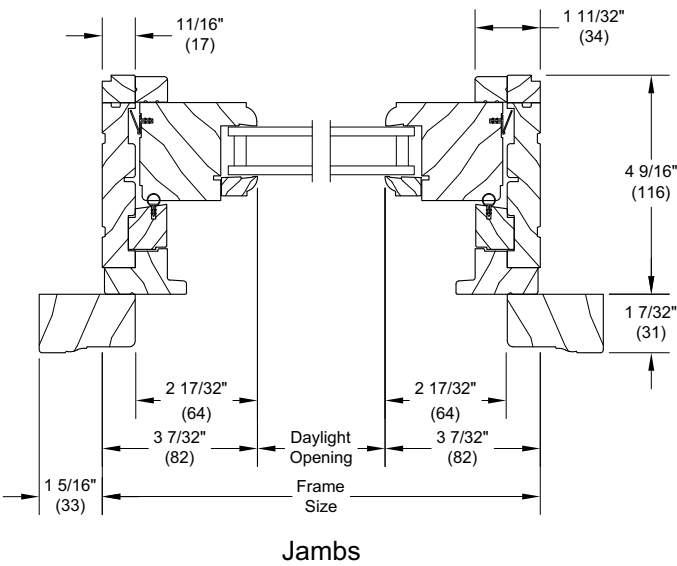
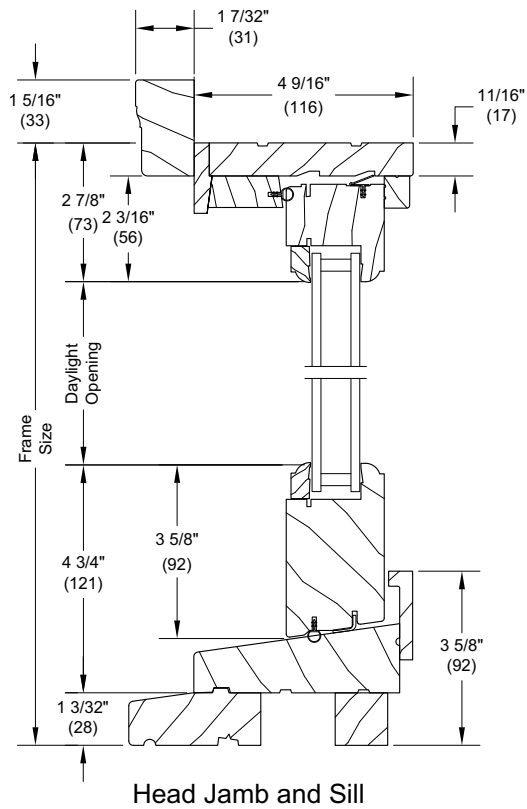


Jambs

Section Details: 2" Picture

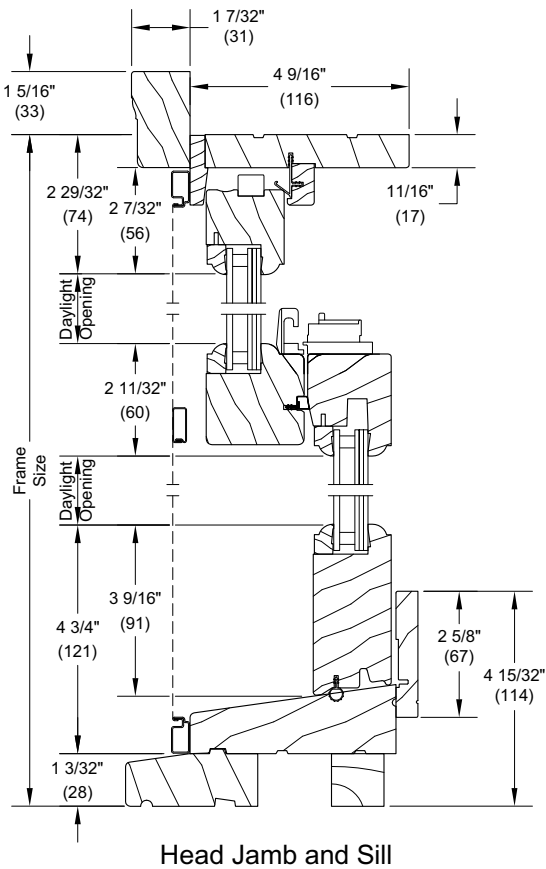
Scale: 3" = 1' 0"

2" Picture

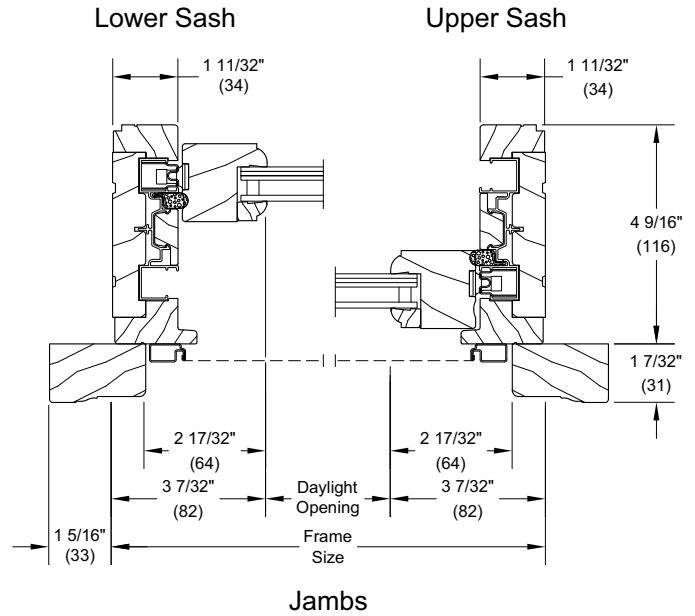


Section Details: Operating IZ3

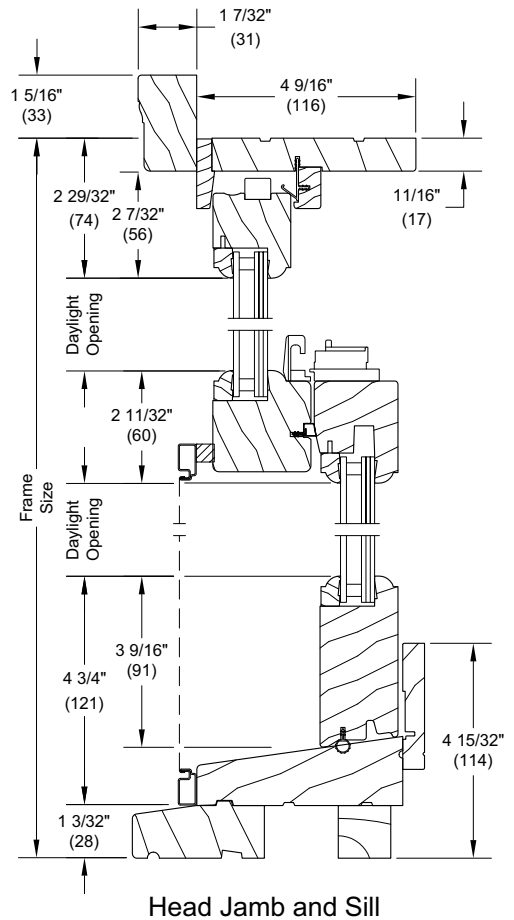
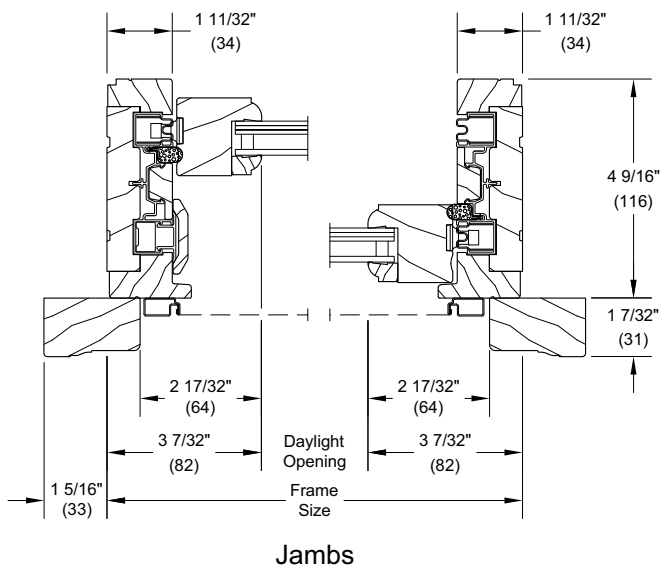
Scale: 3" = 1' 0"



Double Hung



Single Hung

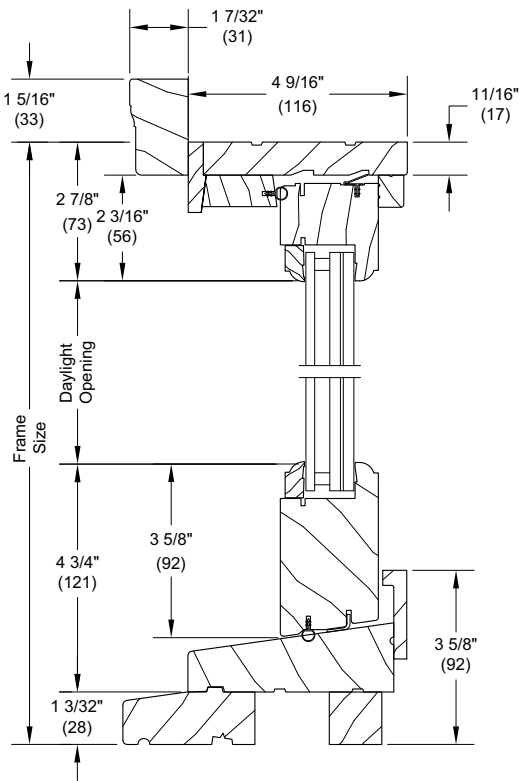


NOTE: CE mark is not available on IZ3 units.

Section Details: Picture IZ3

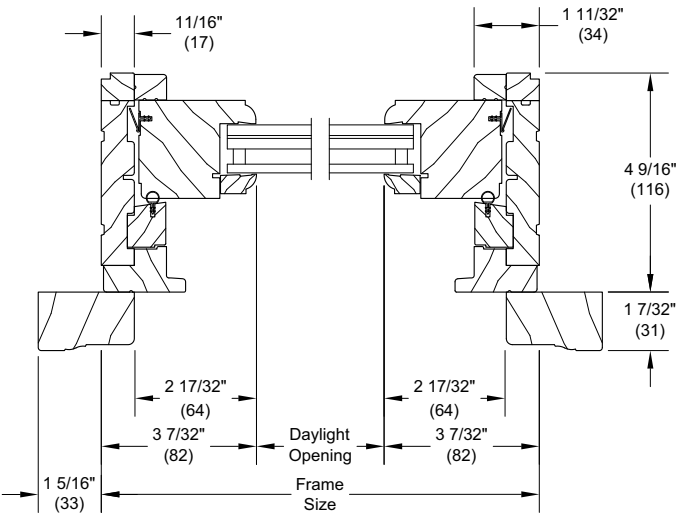
Scale: 3" = 1' 0"

2" Picture



Head Jamb and Sill

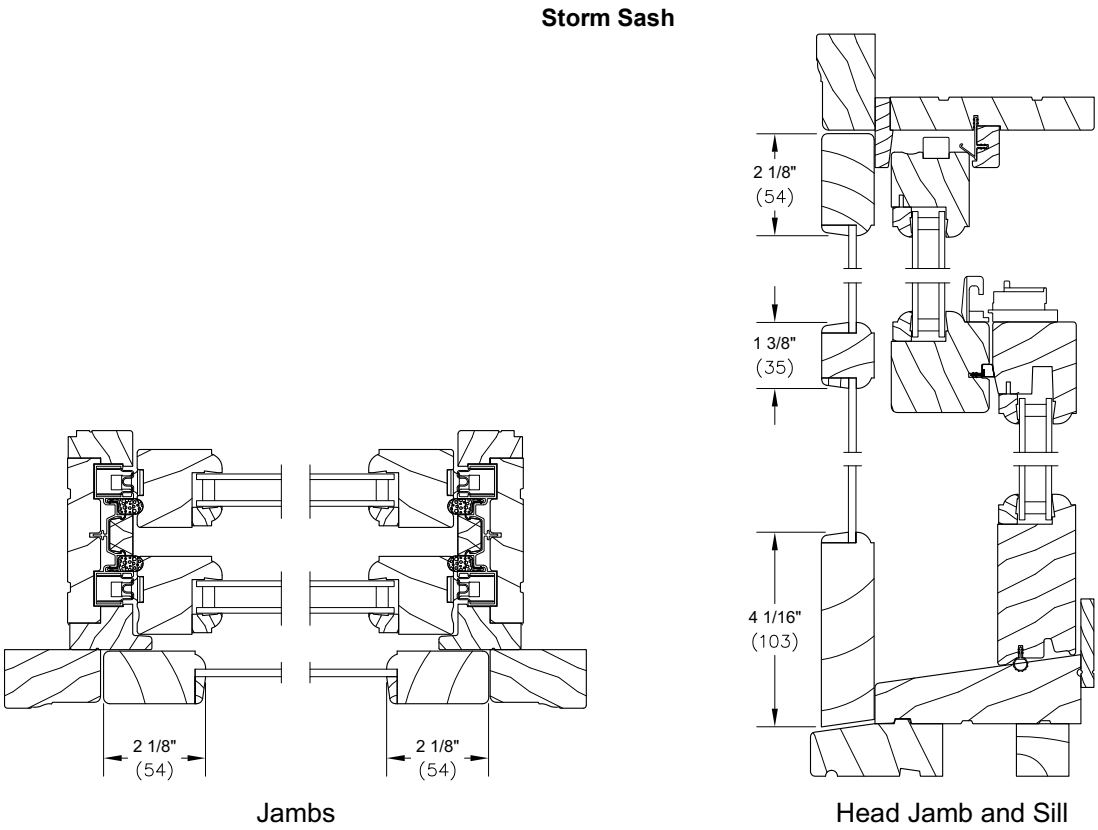
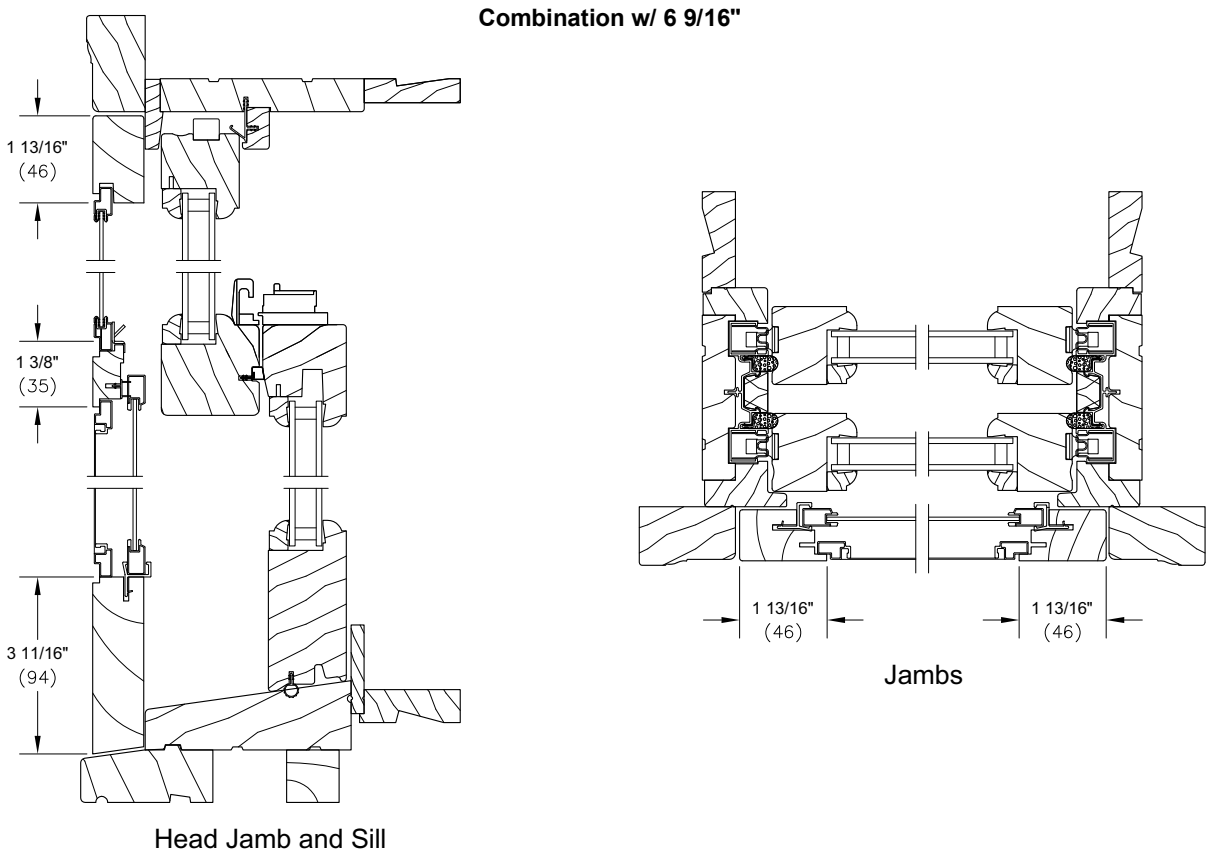
NOTE: CE mark is not available on IZ3 units.



Jambs

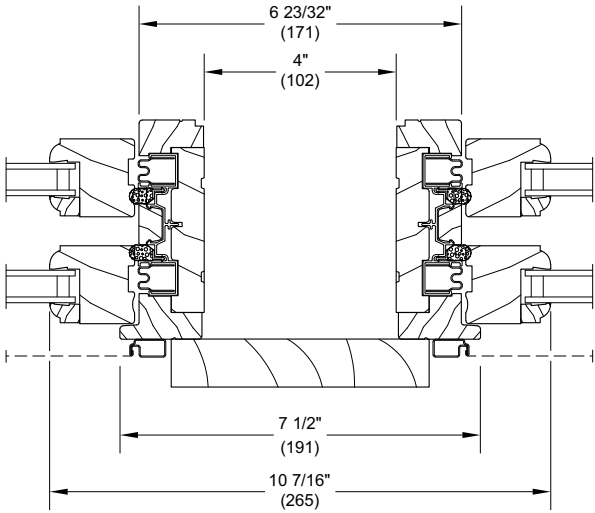
Section Details: Combination/Storm Sash

Scale: 3" = 1' 0"

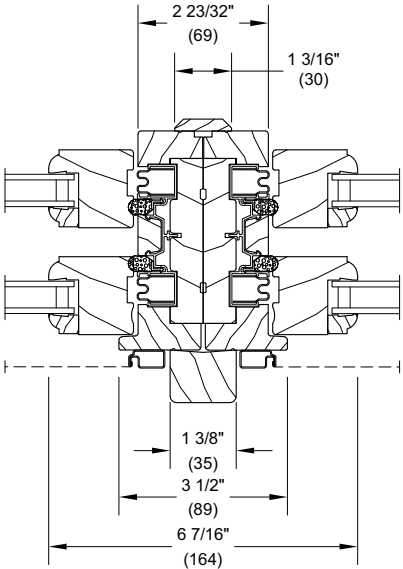


Section Details: Mullions

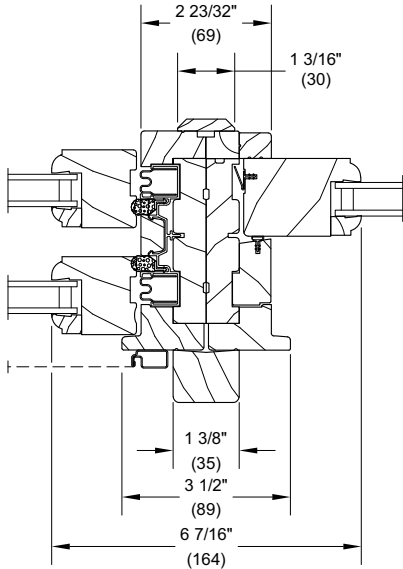
Scale: 3" = 1' 0"



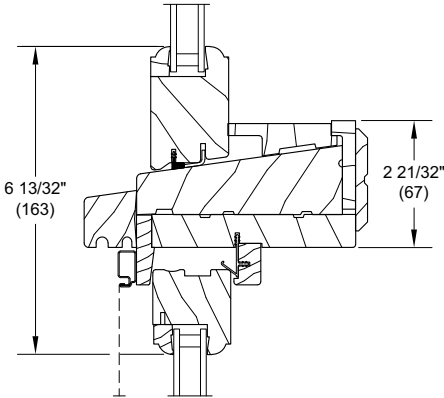
Vertical Mullion - with 4" Space Mull
Operator/Operator



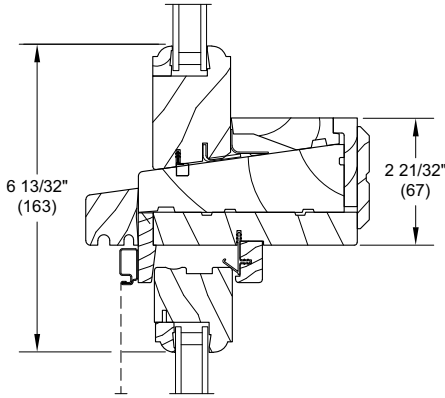
Vertical Mullion
Operator/Operator/Direct Mull



Vertical Mullion
Operator/Picture/Direct Mull



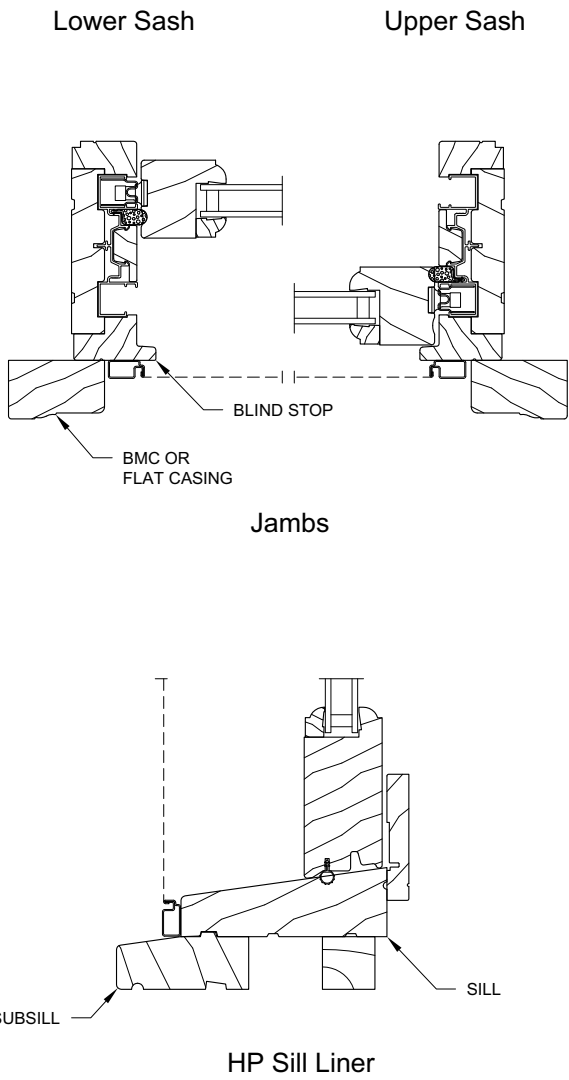
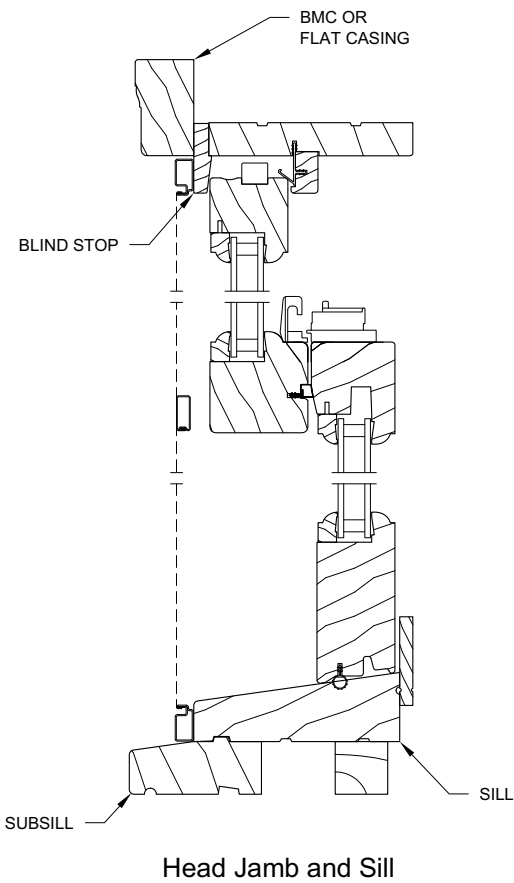
Transom mullion over UWDH



RT Transom mullion over UWDH

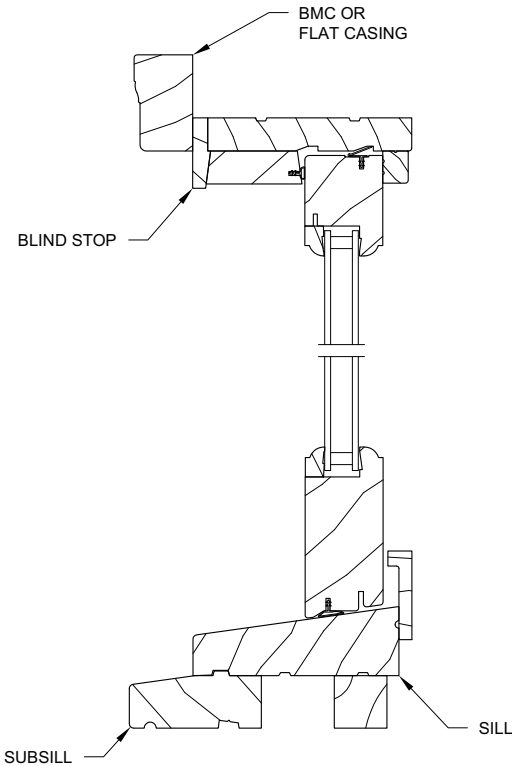
Section Details: Operator with Cedar Dress Option

Scale: 3" = 1' 0"

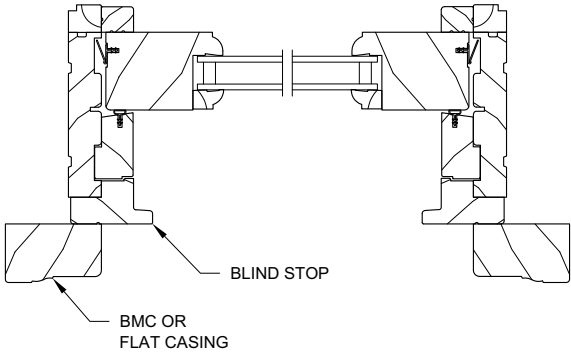


Section Details: Picture with Cedar Dress Option

Scale: 3" = 1' 0"



Head Jamb and Sill



Jams

WOOD DOUBLE HUNG

MO (mm)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	2-10 1/2 (876)	3-0 1/2 (927)	3-2 1/2 (978)	3-4 1/2 (1029)	3-8 1/2 (1130)	4-0 1/2 (1232)
RO (mm)	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)	3-0 3/8 (924)	3-2 3/8 (975)	3-6 3/8 (1076)	3-10 3/8 (1178)
FS (mm)	1-9 3/8 (543)	2-1 3/8 (645)	2-5 3/8 (746)	2-7 3/8 (797)	2-9 3/8 (848)	2-11 3/8 (899)	3-1 3/8 (949)	3-5 3/8 (1051)	3-9 3/8 (1153)
DLO (mm)	1-2 15/16 (379)	1-6 15/16 (481)	1-10 15/16 (583)	2-0 15/16 (633)	2-2 15/16 (684)	2-4 15/16 (735)	2-6 15/16 (786)	2-10 15/16 (887)	3-2 15/16 (989)
2-10 9/16 (878) 2-9 1/2 (851) 2-9 1/2 (953)w 3-1 1/2 (940) 2-9 (838) 0-1 15/16 (278)	 UWDH1612	 UWDH2012	 UWDH2412	 UWDH2612	 UWDH2812	 UWDH3012	 UWDH3212	 UWDH3612	 UWDH4012
3-2 9/16 (880) 3-1 1/2 (953)w 3-1 (840) 1-0 15/16 (329)	 UWDH1614	 UWDH2014	 UWDH2414	 UWDH2614	 UWDH2814	 UWDH3014	 UWDH3214	 UWDH3614	 UWDH4014
3-6 9/16 (1081) 3-5 1/2 (1054) 3-5 (1041) 1-2 15/16 (379)	 UWDH1616	 UWDH2016	 UWDH2416	 UWDH2616	 UWDH2816	 UWDH3016	 UWDH3216	 UWDH3616	 UWDH4016
3-10 9/16 (1183) 3-9 1/2 (1156) 3-9 (1143) 1-4 15/16 (430)	 UWDH1618	 UWDH2018	 UWDH2418	 UWDH2618	 UWDH2818	 UWDH3018	 UWDH3218	 UWDH3618	 UWDH4018
4-2 9/16 (1284) 4-1 1/2 (1257) 4-1 (1245) 1-6 15/16 (481)	 UWDH1620	 UWDH2020	 UWDH2420	 UWDH2620	 UWDH2820	 UWDH3020	 UWDH3220	 UWDH3620	 UWDH4020
4-6 9/16 (1386) 4-5 1/2 (1359) 4-5 (1346) 1-8 15/16 (632)	 UWDH1622	 UWDH2022	 UWDH2422	 UWDH2622	 UWDH2822	 UWDH3022	 UWDH3222	 UWDH3622	 UWDH4022
4-10 9/16 (1488) 4-9 1/2 (1461) 4-9 (1448) 1-10 15/16 (583)	 UWDH1624	 UWDH2024	 UWDH2424	 UWDH2624	 UWDH2824	 UWDH3024	 UWDH3224	 UWDH3624	 UWDH4024
5-2 9/16 (1589) 5-1 1/2 (1562) 5-1 (1549) 2-0 15/16 (633)	 UWDH1626	 UWDH2026	 UWDH2426	 UWDH2626	 UWDH2826	 UWDH3026	 UWDH3226	 UWDH3626 E	 UWDH4026 E
5-6 9/16 (1691) 5-5 1/2 (1664) 5-5 (1651) 2-2 15/16 (684)	 UWDH1628	 UWDH2028	 UWDH2428	 UWDH2628	 UWDH2828	 UWDH3028 E	 UWDH3228 E	 UWDH3628 E	 UWDH4028 E

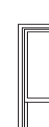
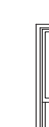
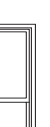
MULTIPLE ASSEMBLY CONVERSIONS

ROUGH OPENING		MASONRY OPENING WITH BMC	
Width	Height	Width	Height
Add all frame sizes plus 1" (25)	Add frame sizes plus 1/2" (13)	Add all frame sizes plus 3 1/8" (79)	Add frame sizes plus 1 9/16" (39)

Ultimate Wood Double Hung: UWDH

Details and Elevations not to scale.
E These windows meet national Egress codes for fire evacuation. Local codes may differ.
* For more Cottage Style sizes than the sample shown, please contact your Marvin representative. Ultimate Double Hung cottage call number formula is figured in fifths. Top sash is 2/5 and bottom is 3/5.
1. Standard call number; 2024
2. Add the two glass heights; 24" + 24" = 48"
3. Divide 48" by 2/5; 19-13/64"
4. Round to the nearest standard glass height; 20"
5. Subtract from total glass height; 48" - 20" = 28" The call number for the above example is: 2020/28. The top sash will be a 2020 and the bottom sash will be a 2028

WOOD DOUBLE HUNG

MO (mm)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	2-10 1/2 (876)	3-0 1/2 (927)	3-2 1/2 (978)	3-4 1/2 (1029)	3-8 1/2 (1130)	4-0 1/2 (1232)
RO (mm)	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)	3-0 3/8 (924)	3-2 3/8 (975)	3-6 3/8 (1076)	3-10 3/8 (1178)
FS (mm)	1-9 3/8 (543)	2-1 3/8 (645)	2-5 3/8 (746)	2-7 3/8 (797)	2-9 3/8 (848)	2-11 3/8 (899)	3-1 3/8 (949)	3-5 3/8 (1051)	3-9 3/8 (1153)
DLO (mm)	1-2 15/16 (379)	1-6 15/16 (481)	1-10 15/16 (583)	2-0 15/16 (633)	2-2 15/16 (684)	2-4 15/16 (735)	2-6 15/16 (786)	2-10 15/16 (887)	3-2 15/16 (989)
5-10 9/16 (1792) 5-9 1/2 (1765) 5-9 (1753) 2-4 15/16 (735)									
6-2 9/16 (1894) 6-1 1/2 (1867) 6-1 (1854) 2-6 15/16 (786)									
6-6 9/16 (1996) 6-5 1/2 (1969) 6-5 (1956) 2-8 15/16 (837)									
6-10 9/16 (2097) 6-9 1/2 (2070) 6-9 (2057) 2-10 15/16 (887)									
7-6 9/16 (2300) 7-5 1/2 (2273) 7-5 (2261) 3-2 15/16 (989)									
7-10 9/16 (2402) 7-9 1/2 (2375) 7-9 (2362) 3-4 15/16 (1040)									

COTTAGE STYLE*

MO (mm)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	2-10 1/2 (876)	3-0 1/2 (927)	3-2 1/2 (978)	3-4 1/2 (1029)	3-8 1/2 (1130)	4-0 1/2 (1232)
RO (mm)	1-10 3/8 (568)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (822)	2-10 3/8 (873)	3-0 3/8 (924)	3-2 3/8 (975)	3-6 3/8 (1076)	3-10 3/8 (1178)
FS (mm)	1-9 3/8 (543)	2-1 3/8 (645)	2-5 3/8 (746)	2-7 3/8 (797)	2-9 3/8 (848)	2-11 3/8 (899)	3-1 3/8 (949)	3-5 3/8 (1051)	3-9 3/8 (1153)
DLO (mm)	1-2 15/16 (379)	1-6 15/16 (481)	1-10 15/16 (583)	2-0 15/16 (633)	2-2 15/16 (684)	2-4 15/16 (735)	2-6 15/16 (786)	2-10 15/16 (887)	3-2 15/16 (989)
5-10 9/16 (1792) 5-9 1/2 (1765) 5-9 (1753) 1-10 15/16 (583) / 2-10 15/16 (887)									

Please consult your local Marvin representative for more information.
For further details and drawings visit the 'Tools and Documents' section at Marvin.com.



Town of Easton
Engineering, Planning and Zoning
14 South Harrison Street, Easton, MD 21601

Historic District Commission Hearing Application

Application Type			
Renovation	☒	Alteration	
Demolition	☒	Other	
New Construction or Addition		☒ Signage	Fence
Property Information			
Address	122 S. Harrison Street		
Tax Map	0104	Grid 000EA	Parcel 1928 Lot 2
Owner			
Name	John and Margaret Brock		
Mailing Address	122 S. Harrison Street Easton, MD 21601		
Telephone No.	410-693-3397	Email	john@mhmediastrategies.com
Applicant or Agent			
Name	John and Margaret Brock		
Mailing Address	122 S. Harrison Street Easton, MD 21601		
Telephone No.	410-693-3397	Email	john@mhmediastrategies.com
Architect - Engineer - Contractor			
Name	Barbara Beck, RA	License No.	15612 Expiration Date 11/26/22
Mailing Address	614 Burnside Street Annapolis, MD 21403		
Telephone No.	410-877-4400	Email	barbara.beck07@gmail.com

Description of Proposal (include additional sheets, as necessary)

Demolish structurally unsound second floor and roof of existing two-story addition to 1890s house. The addition is currently being renovated to support the existing second floor, and this change is recommended by the contractor as well the building inspector. The addition will be rebuilt as previously submitted and approved by the Historical Commission on 3/28/22 using the same approved siding, windows, shutters and trim.

Specific Requirements

- The payment of fees is due at the time of application submittal. As of July 1, 2018, the fees are as follows: Commercial - \$200, Residential - \$75, Signs - \$75
- The application submitted shall include 7 hard copies plus 1 digital.
- 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 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 correction prior to processing.

Signature of Applicant or Agent

Date

5/31/22

Printed Name of Applicant or Agent

John K. Brock

For Office Use Only

Application Date	HDC Meeting Date
Application Number	Notice(s) Published
Fee Paid	Property Post & Sign #
Certificate of Approval Issued Yes ☐ No ☐	
Revised 02-2019	



Historic District Commission Application Checklist

Revised January 2019

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.

Application Submittal

The payment of fees is due at the time of application submittal. As of July 1, 2018, the fees are as follows: Commercial - \$200, Residential - \$75, Signs - \$75.

The application submitted shall include 7 copies plus 1 digital.

New Construction / Addition

- ☐ Site plan illustrating the footprint(s) of all proposed EXISTING construction, landscaping features, walks, patios and any other 'hardscape' features. The site plan should be drawn to an appropriate scale and should include setback and neighboring structures
- ☐ Site plan illustrating the footprint(s) of all PROPOSED new construction, landscaping features, walks, patios and any other 'hardscape' features as well as all exterior architectural details. The site plan should be drawn to an appropriate scale and should include setback and neighboring structures
- ☐ 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
- ☐ Street elevation(s) of the proposed structure(s) along with all neighboring structures located within 400' of the property in either direction. All elevations shall be accurately scaled to permit evaluation as part of the streetscape
- ☐ Photographs of all existing conditions and neighboring structures
- ☐ Elevations and photographs with overlaid sketches of the proposed project including all applicable door and window designs

- ☐ Manufacturer cut-sheets and material specifications related to all roofs, proposed doors, windows and any other manufactured product to be included in the project
- ☐ Description of all existing materials and a listing of all materials to be used for proposed project such as siding, fascia, trim, etc.
- ☐ Any available historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the structure(s)
- ☐ Landscape plan where existing landscape features to be removed and or relocated are identified including the location and species of existing trees
- ☐ Landscape plan illustrating and detailing all new landscaping proposed
- ☐ Construction schedule
- ☐ Architect or design professional license number and date of expiration
- ☐ 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.

Renovation

- ☒ Photographs of all existing conditions which would be affected by the proposed project
- ☒ Elevations and photographs with overlaid sketches of the proposed project including all applicable door and window designs
- ☐ Manufacturer cut-sheets and material specifications related to all roofs, proposed doors, windows and any other manufactured product to be included in the project
- ☒ Description of all existing materials and a listing of all materials to be used for proposed project such as siding, fascia, trim, etc.
- ☐ Any available historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)
- ☐ Landscape plan where existing landscape features to be removed and or relocated are identified including the location and species of existing trees
- ☐ Landscape plan illustrating and detailing all new landscaping proposed

Signage

- ☐ Dimensioned 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
- ☐ Landscape plan illustrating and detailing all new landscaping proposed

Fence - Landscaping

- ☒ Site plan indicating the proposed fence location drawn to an appropriate scale including property boundary information
- ☐ Design drawings of the fence. Identify height, picket style or otherwise and any other relevant construction and or material detail
- ☐ Photograph depicting the proposed location(s)/area(s) to be fenced

Demolition

- ☒ If demolition is sought because of failing structural integrity, attach a report on the condition of the structure. The report shall be prepared by an licensed architect or engineer
- ☐ If demolition is sought because of economic hardship attach documentation proving economic hardship
- ☐ If demolition is sought for a reason not listed, attach related information
- ☒ 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
- ☒ Attach plans for replacement structure(s) (if proposed)
- ☒ Attach narrative fully explaining the rational for the request for 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.

Other

☐ Attach narrative fully explaining the rational for the request for demolition

☐ 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.

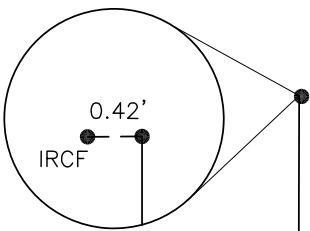
122 S. Harrison Street Proposed Renovations

This two-story Queen Anne styled home built in 1890 occupies the corner of Harrison and Talbot Streets. A backyard utility porch was probably original to the home. At some point, a second-floor addition was built atop the utility porch. Renovations are needed to make this entire addition structurally sound.

The Commission previously approved replacing the original first-floor walls and foundation to sit entirely under the existing second floor walls. A building permit was issued and construction began. The new footers and foundation have been installed. Demolition uncovered previously undiscovered structural issues with the second-floor walls and roof. The contractor and building inspector both recommend replacing the second-floor structure to include the roof. Not only is there structural benefit, but the entire addition can now meet thermal requirements.

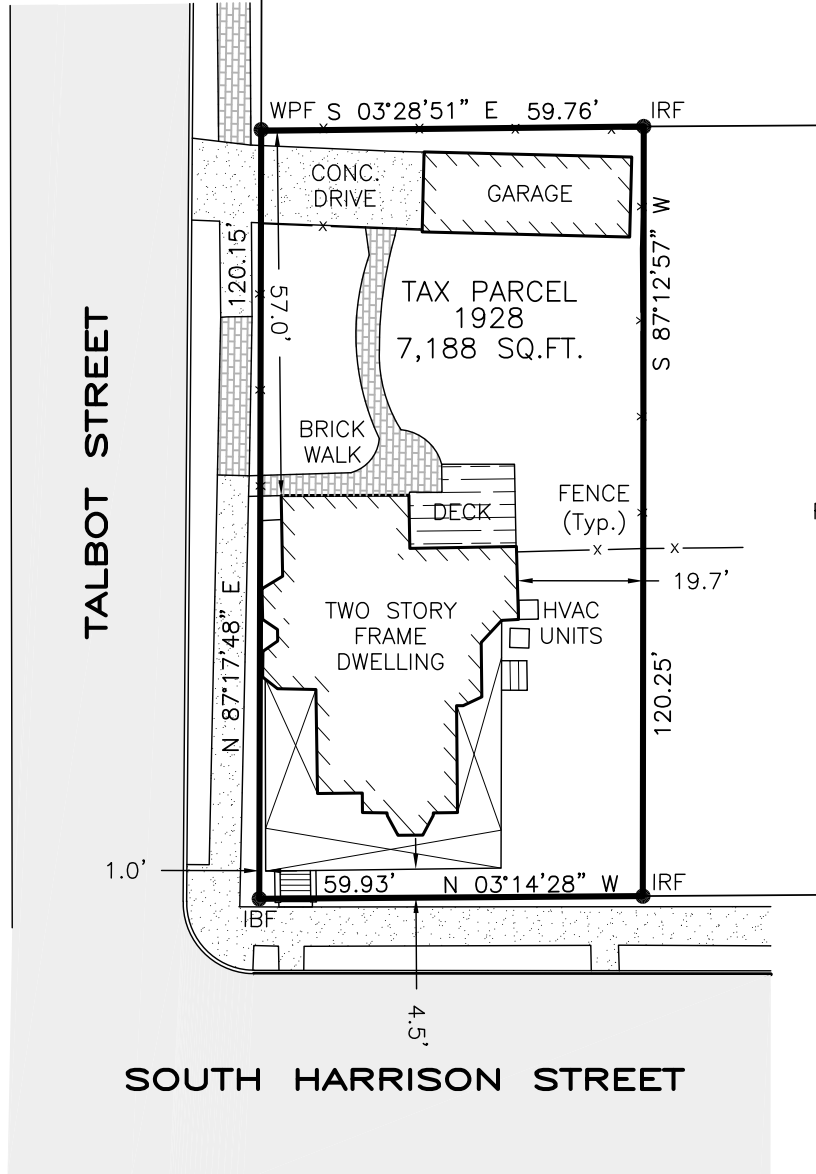
The 2x10 floor joists at the second floor appear in good shape, however, there is a larger extent of 2x6 joists than previously estimated. Instead of a piecemeal process of lagging new 2x10s to the existing 2x6 joists, it is recommended to replace all existing floor joists with either new 2x10s or 9 ½" TJIs at 16" O.C. This would give a structurally sound and continuous floor platform.

The new roof will tie into the existing house at the same height as the existing roof and tie into the adjacent roof. New K type gutters and downspouts will be installed as previously stated. The windows will be Marvin Ultimate wood double hung windows with simulated divided lights to match the existing house. There are 2 high fixed windows that are also Marvin. The shutters are wood and will match the shutters at the existing house. The siding will be Hardieshingle staggered pattern, painted to match the existing wood shingles. The canopy over the back door will be metal with a wood bracket. All trim will be wood.

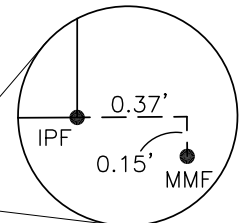


LANDS OF
HERBERT WILKINS SR.
AND
FREDERICK WILKINS
DEED REFERENCE:
2670 / 144

MARYLAND STATE PLANE
COORDINATE SYSTEM (NAD83)



LANDS OF
SUSAN FORLIFER
AND
ROBERT MIDDLETON
DEED REFERENCE:
2928 / 39



SURVEYOR CERTIFICATION

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MY MARYLAND PROFESSIONAL LAND SURVEYOR LICENSE IS CURRENT WITH AN EXPIRATION DATE OF FEBRUARY 10, 2023.

01/06/22

CHRISTOPHER D. WATERS
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 11052

DATE

GENERAL NOTES

- 1) PROPERTY: 122 S. HARRISON ST
ADDRESS: EASTON, MD 21643
- 2) DEED REFERENCE: 987 / 482
- 3) THE LAND SHOWN HEREON LIES ENTIRELY
WITHIN FLOOD ZONE X PER F.I.R.M.
PANEL 24041C0189D EFF 07/20/2016.
- 4) IPF DENOTES IRON PIPE FOUND
- 5) IRF DENOTES IRON ROD FOUND
- 6) IRCF DENOTES IRON ROD WITH CAP
FOUND
- 7) MMF DENOTES MARBLE MONUMENT FOUND
- 8) WPF DENOTES WOODEN POST FOUND
- 9) IBF DENOTES IRON BAR FOUND



DAVIS,
BOWEN &
FRIEDEL, INC. ARCHITECTS ENGINEERS SURVEYORS

EASTON, MARYLAND (410) 770-4744
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

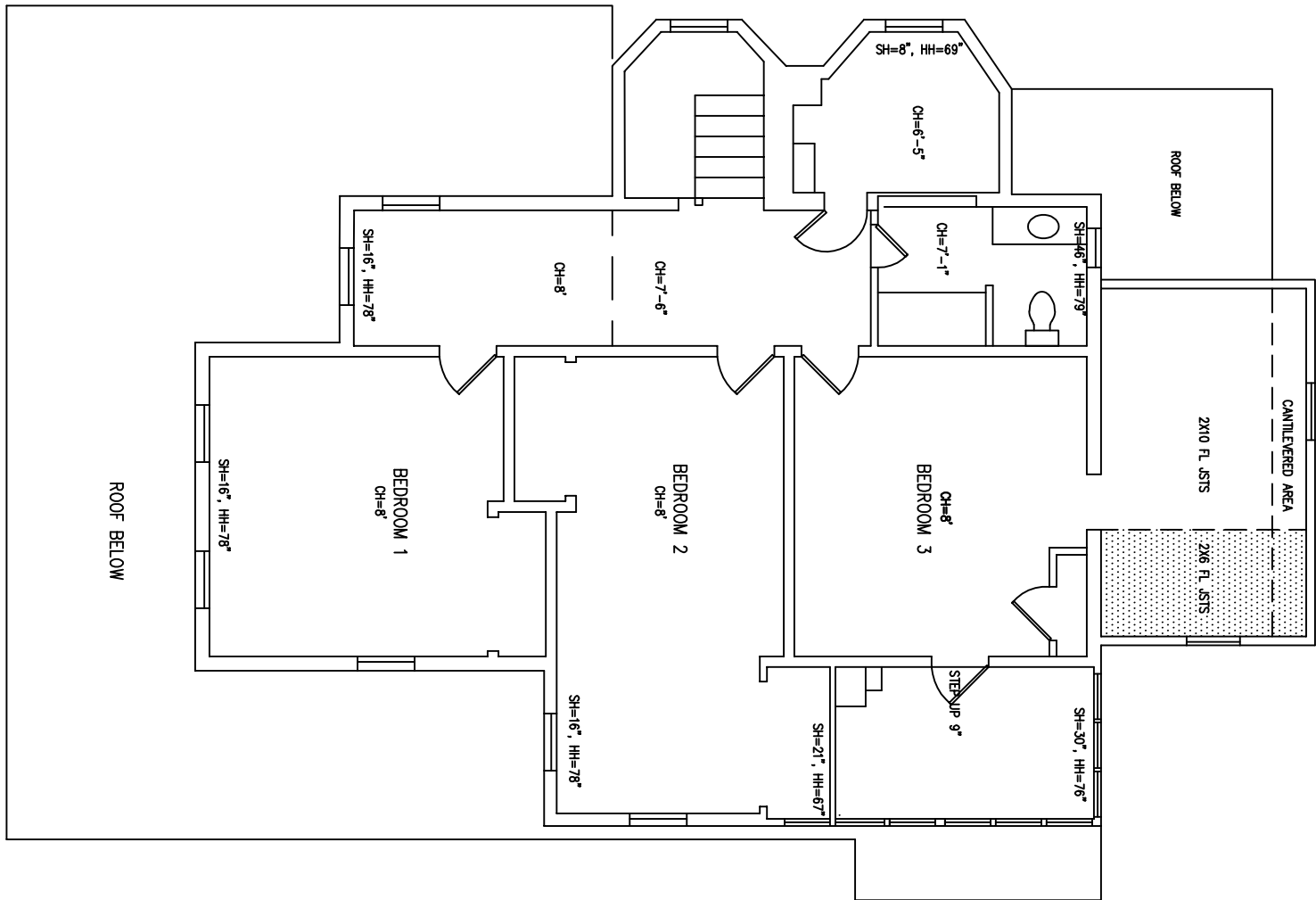
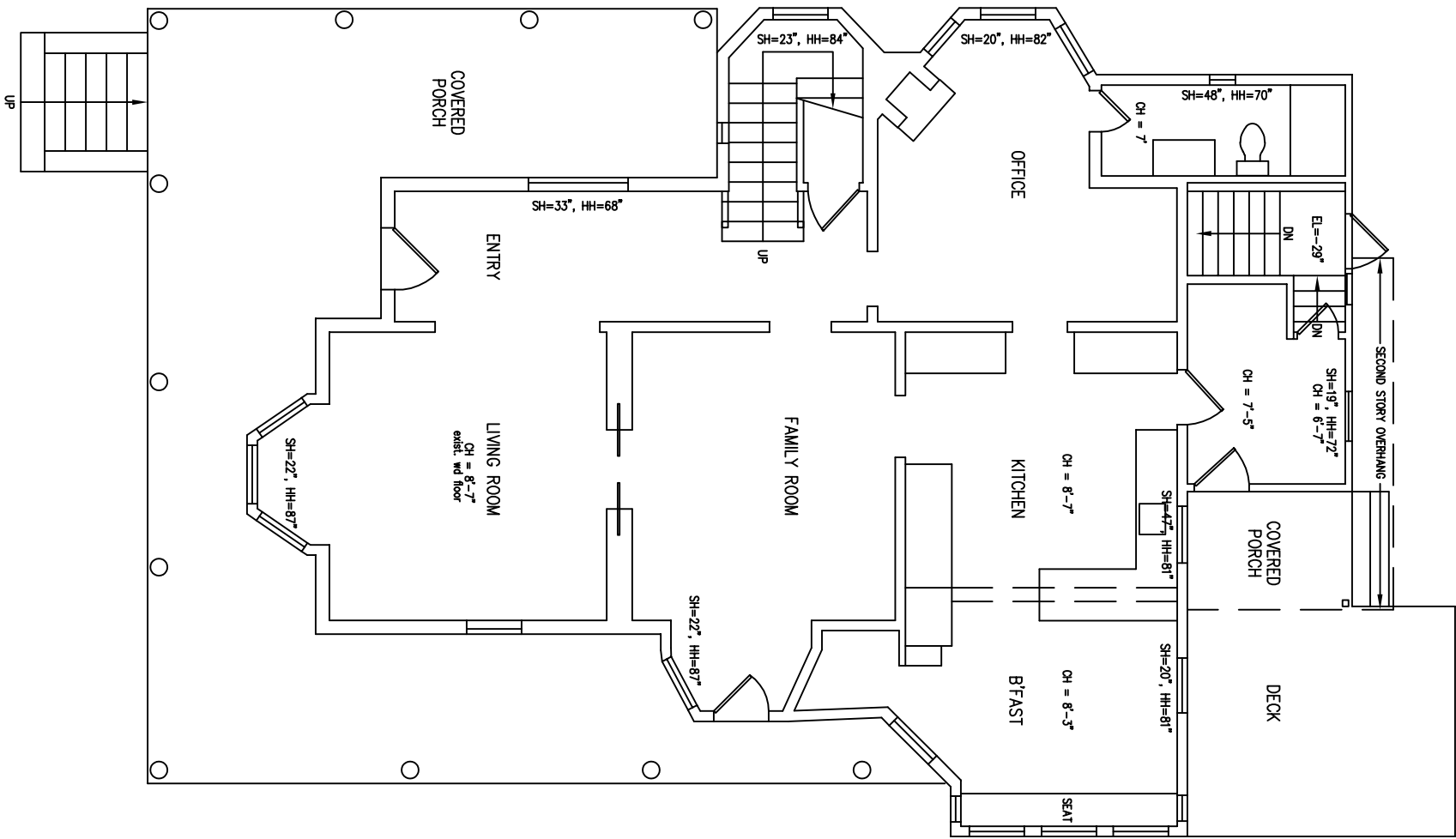
PLAT SHOWING

THE LANDS OF
RICHARD C. CODRINGTON
AND
ROXANNE P. CODRINGTON
TAX MAP: 104, GRID: EA, PARCEL: 1928, LOT: 2
IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND

Date: 01/05/22

Scale: 1" = 30'

Proj.No.: 2647



ARCHITECT:
BARBARA BECK, ARCHITECT
614 BURNSIDE STREET
ANNAPOLIS, MARYLAND 21403
410.263.4994 barbara.beck07@gmail.com

BROCK RESIDENCE
122 S. HARRISON
EASTON, MARYLAND

**EXISTING
FLOOR PLANS**

Date:
02.28.22
Sheet:

A-1



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

Historic District Commission Staff Report

Meeting Date: 6/27/2022

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

Property Address: 111 S Washington Street

Application Number: 2021-562

Request: Fence

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

Revision to original application. Application has been modified 4 times since the original application was originally submitted in September 2021. This revision requests adding an 8-foot wooden fence that transitions into a 3-foot picket fence in the front. All fences are pressure treated pine.

Relevant Guidelines:

14d: "New fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinance."

- Easton height limits (4 feet in front yard, 8 feet in side yards)



EXISTING SANITARY STRUCTURE TABLE				
STRUCTURE	RIM ELEV (FT)	INV IN (FT)	INV OUT (FT)	NOTES
SSMH-1	31.28	24.13 (N)		10" PVC
		24.24 (E)		10" CI
			24.13 (S)	10" CI

SITE & UTILITY KEY NOTES

- ① TIE TO EXISTING FLATWORK WITH SMOOTH TRANSITION
- ② INSTALL FULL DEPTH EXPANSION MATERIAL WHERE CONCRETE ADJACENTS RIGID STRUCTURES AND/OR CURBING (TYP)
- ③ STANDARD CURB & GUTTER PER TOWN OF EASTON DETAIL TOE-R-6.01
- ④ SAW CUT EXISTING PAVEMENT OR CONCRETE (TYP)
- ⑤ CONCRETE SIDEWALK PER DETAIL WIDTH PER PLANS (TYP)
- ⑥ RESERVED
- ⑦ PAVEMENT RESTORATION PER TOWN OF EASTON DETAIL TOE-R-5.01-3

PLANT LIST

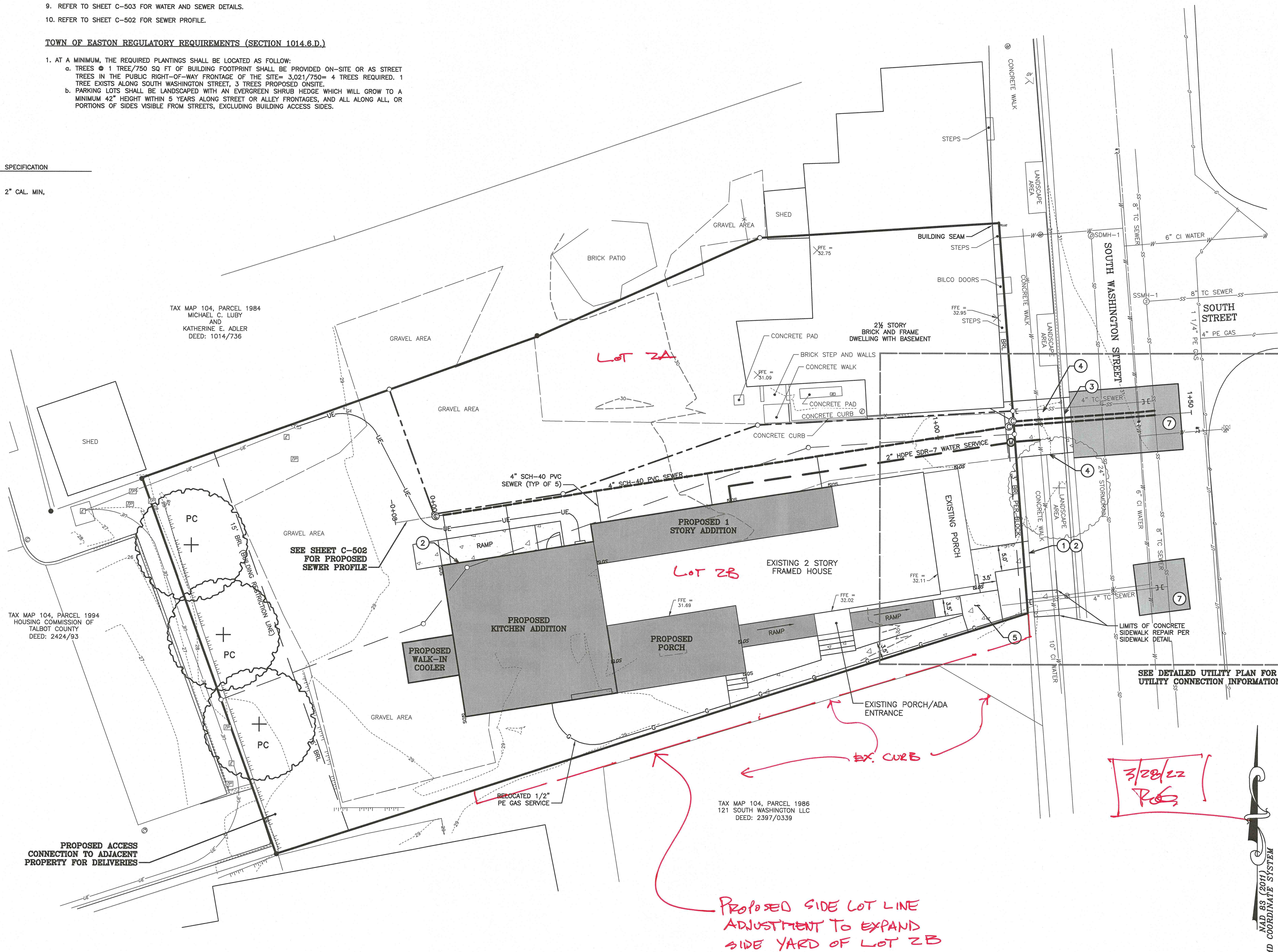
SYM	QUAN	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
CANOPY TREES				
PC	3	PLATANUS X ACERFOLIA 'COLUMBIA'	COLUMBIA PLANETREE	2" CAL. MIN,

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/GRAVEL/CONCRETE.
5. COORDINATE WITH UTILITY SERVICE PROVIDERS FOR THE RELOCATION OF EXISTING UTILITIES, IF REQUIRED, AND FOR THE INSTALLATION OF PROPOSED UTILITIES.
6. ADJUST ALL EXISTING VALVE BOXES, CLEANOUTS, AND STRUCTURE RIMS TO PROPOSED GRADE AS REQUIRED.
7. REFER TO SHEET C-102 FOR STORM DRAINAGE, GRADING AND SEDIMENT AND EROSION CONTROL PLAN INFORMATION.
8. REFER TO SHEET C-501 FOR PAVEMENT SECTION AND SITE DETAILS.
9. REFER TO SHEET C-503 FOR WATER AND SEWER DETAILS.
10. REFER TO SHEET C-502 FOR SEWER PROFILE.

TOWN OF EASTON REGULATORY REQUIREMENTS (SECTION 1014.6.D.)

1. AT A MINIMUM, THE REQUIRED PLANTINGS SHALL BE LOCATED AS FOLLOW:
- a. TREES ● 1 TREE/750 SQ FT OF BUILDING FOOTPRINT SHALL BE PROVIDED ON-SITE OR AS STREET TREES IN THE PUBLIC RIGHT-OF-WAY FRONTSIDE OF THE SITE= 3,021/750= 4 TREES REQUIRED. 1 TREE EXISTS ALONG SOUTH WASHINGTON STREET, 3 TREES PROPOSED ONSITE.
 - b. PLANTING LOTS SHALL BE ADJACENT WITH AN EVERGREEN SHRUB HEDGE WHICH WILL GROW TO A MINIMUM 42" HEIGHT WITHIN STREETS ALONG PLANTINGS, AND ALL ALONG ALL, OR PORTIONS OF SITES VISIBLE FROM STREETS, EXCLUDING BACKSIDE SIDES.



10' 5' 0' 5' 10' 20'

SCALE IN FEET

APPROVED: _____

 DocuSigned by:
Don B. Thom 12/17/2021
 90D058C2B654A61
 TOWN OF EASTON – PLANNING & ZONING DATE

APPROVED: _____

 DocuSigned by:
Rachael Eason 12/17/2021
 5A0C73E94E04D
 TOWN OF EASTON – TOWN ENGINEER DATE

APPROVED: _____

 DocuSigned by:
Paul M. Moffatt 12/27/2021
 86D73D0A45646070
 EASTON UTILITIES – MANAGER OF ENGINEERING DATE

[illegible]

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.



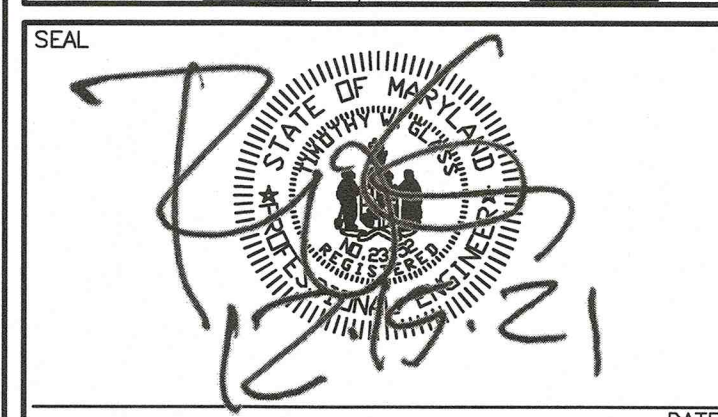
Lane Engineering, LLC

Established 1986
Civil Engineers • Land Planning • Land Surveyors



E-mail: general@veinc.com
 117 Bay St. Easton, MD 21601 (410) 822-8003
 15 Washington St. Cambridge, MD 21613 (410) 221-0818
 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 23152, Expiration Date: 7/5/2023.



SITE & UTILITY PLAN

CARSTAIRS
ROW, LLC

IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 104 PARCEL 1985 LOT 2A & 2B

ISSUED/REVISED FOR:	DATE:	BY:
CLIENT REVIEW	09/09/21	TWG
BUILDING PERMIT	10/01/21	TWG
FINAL APPROVAL	12/15/21	TWG

SHEET No.
C-101

SCALE: AS NOTED	JOB No. 210258
	FILE No. B233

Brinsfield Fence Co.
PO Box 391
Oxford, MD 21654
(410) 822-0766
brnsfieldfence@icloud.com

Contract

ADDRESS

Mr. Richard Marks
~~111 Partners LLC~~
111 S. Washington Street
Easton, MD 21601

SHIP TO

Mr. Richard Marks
~~111 Partners LLC~~
111 S. Washington Street
Easton, MD 21601

CONTRACT # 1048

DATE 05/26/2022

EXPIRATION DATE 06/25/2022

DEPOSIT

2,295.00

MATERIALS

QTY

AMOUNT

Remove existing 6' fence posts in front of the chain link of neighboring property. Owner to remove fence sections. Furnish materials and install approximately 60' of 8'H fence next to the curb of neighboring property, with the height of the fence transitioning from 8'H to 3'H.

6,435.00

Move existing 3'H picket fence to neighboring curb + build additional 3'H picket fence along sidewalk.

Posts to be 8'H

0.00

All materials used will be pressure treated pine.

All posts set in concrete

Horizontal framing between posts will be (4) 2x4s equally spaced.

Panels will be fastened with galvanized screw shank nails.

Miss Utilities will be contacted prior to work.

Use existing 6'H fence panel to make a gate and short section of fence to provide access to HVAC. We will provide the hinges, latch, new post with caps and concrete.

450.00

Payment to be made as follows:

A 1/3 down payment will be required upon acceptance of this contract and the balance will be due upon completion of the work.

SUBTOTAL

6,885.00

TAX

0.00

TOTAL

\$6,885.00

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be accepted only upon written request. All agreements contingent upon accidents or delays beyond our control. Brinsfield Fence Company is not responsible for any underground cable, irrigation, or lines not marked by Miss Utilities.

Authorized Signature: Scott T. Baker
email: brnsfieldfence@icloud.com

Oldest Locally Owned Fence Company in the Midshore Area

fax: (410) 822-8566
cell: (410) 226-6560

ACCEPTANCE:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted By

Richard Marks


Accepted Date

05/31/2022

1 June 2022



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

Meeting Date: 3/28/2022
Application Number: 2021-00562
Location: 111 S Washington Street
Applicant: Richard Marks
Request: Revision to COA

Ernest Demby, Encore was present on behalf of the requested revision to the previously issued COA and application for 111 S Washington Street, a contributing building in the Historic District.

The request was to make modifications to previously approved windows. The Historic District Commission suggested some modifications to the application. The applicant will return to the client with the suggestions.

Upon motion by Vice Chair Mayhew seconded by Mr. Bateman and carried 6-0, Application Number: 2021-00562 was tabled.

Ernest Demby, recused from voting.

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

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

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

Nicholas Johnson
Representative, Historic District Commission

5/6/2022
Date



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

Meeting Date: 12/13/2021
Application Number: 2021-00562
Location: 111 S Washington Street
Applicant: Ernest Demby
Request: Renovation (Revision)

Ernest Demby was present on behalf of the Renovation for 111 S Washington Street, a **contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Mr. Sebastian and carried 5-0 with Mr. Demby recusing himself, **2021-00562 was approved as submitted**

- Guard Railing to be added
- TPO Roofing to replace standing seam

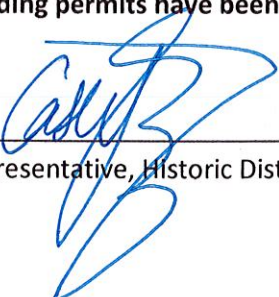
Historic District Guideline References:

New Construction: PG 81

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.

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



Representative, Historic District Commission

1/11/21

Date



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

Meeting Date: 10/12/2021
Application Number: 2021-00562
Location: 111 S. Washington Street
Applicant: Richard Marks
Request: Interior renovations and additions

Amy Haines, Ernest Demby and Joseph Wojciechowski were present on behalf of the Interior renovations and addition to 111 S. Washington Street, a **contributing** building in the Historic District.

It was discussed that the addition would match the aesthetic of the building and would not be seen from the public right of way. It was also discussed that the major changes to the concept, with the changes to the windows in the front, interior changes to a corridor, and awning windows on the second elevation. Architectural singles will be used on the existing roof, while a standing seam roof will be used for the addition. It was discussed that landscaping would be used to discourage vehicles from going down the alley on the north side.

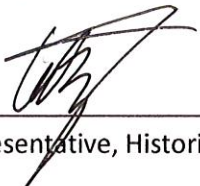
Upon motion by Mr. Mayhew second by Mr. Bateman and carried 5-0 with Mr. Demby recusing himself, **2021-00562 was approved as submitted.**

Historic District Guideline References:
New Construction- PG 87, R1

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.



Representative, Historic District Commission

10/12/21

Date



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

Historic District Commission Staff Report

Meeting Date: 6/27/2022

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

Property Address: 114 S Washington Street

Application Number: 2022-698

Request: Exterior Renovation

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

Applicant would like to install a new metal door for security reasons. Door is on the back of the building and is not visible from Washington Street. Property came before the HDC in 2019 and 2021 for a sign.

Relevant Guidelines:

Guideline 44b: "Install additional doors, when needed, at the side or rear of the property."



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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101014021		114 S WASHINGTON ST		LINCOLN COUNTY LAND AND CATTLE CO			
YEAR BUILT		PHYSICAL CONDITION					
1939*		FAIR (FRONT) POOR (REAR)					
ARCHITECTURAL STYLE				ADDITION(S)			
ART DECO INFLUENCE							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
						Y	
NOTES							
2 1/2 STORY FLAT ROOFED W/ PARAPET BRICK INDUSTRIAL BUILDING. CORBELLED CORNICE AND BRICK PILASTERS. CONCRETE CUPS DETERIORATING MULTI-PANED CASEMENT WINDOWS RIGHT SIDE FRONT DOOR APPEARS ORIGINAL. REAR SECTIONS APPEAR ORIGINAL BUT ARE IN POOR CONDITION							



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

Application #:
Date Received:
Fee Paid:
HDC Meeting Date:
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: 114 South Washington St. Easton MD. 21601
☐ Contributing
 ☐ Non-Contributing
 YEAR BUILT: _____
 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: EASTON SHORE LAND CONSERVANCY
 TELEPHONE NO.: 410-690-4603 x164
 EMAIL: SHARN@ESLC

Applicant or Agent

NAME: RONALD MARKER - HARPER AND SONS INC.
 TELEPHONE NO.: 410-820-2000
 EMAIL: RMARKER@HARPERANDSON.COM

Description of Proposal (include additional sheets, as necessary)

<u>REMOVE EXISTING REAR ENTRY DOOR AND REPLACE WITH SIMILAR SECURE METAL DOOR.</u>

Specific Requirements

- The payment of fees is due at the time of application submittal.
 As of July 1, 2021, the fees are as follows:
 Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Ronald Marker Harper, Son Inc
6/10/22
RONALD MARKER HARPER, SON INC

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, 2021, the fees are as follows:

Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

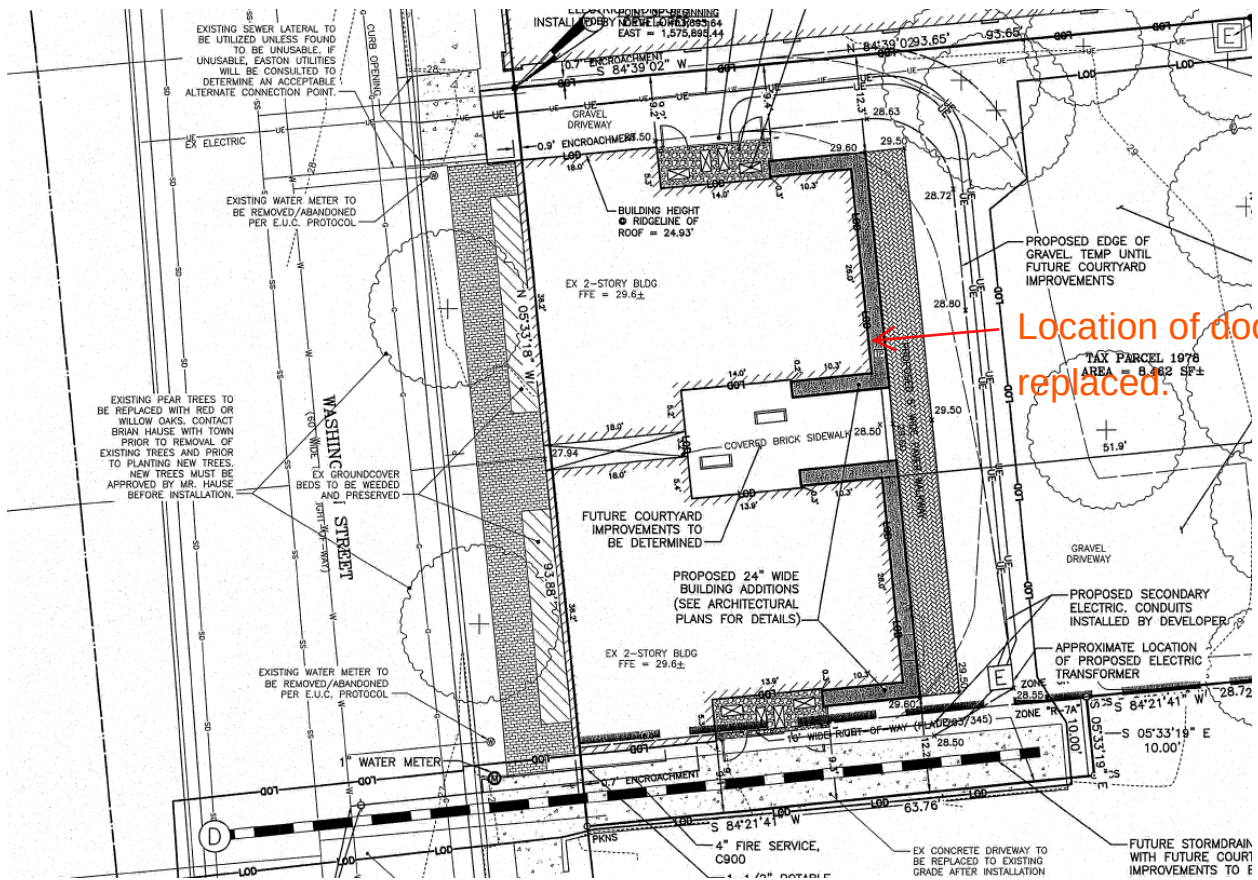
New Construction / Addition

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

Exterior Door Replacement
114 S. Washington Street Suite 202
Easton Md.

Work Narrative

Remove existing double Pella swinging french door unit and replace with steel hollow metal frame and doors. Patch existing siding as needed and replicate perimeter exterior and interior trim as needed to match existing door trim. All work will be accomplished at the East (rear) of Suite 202 located at 114 South Washington Street. New secure locking hardware will be installed on new doors.



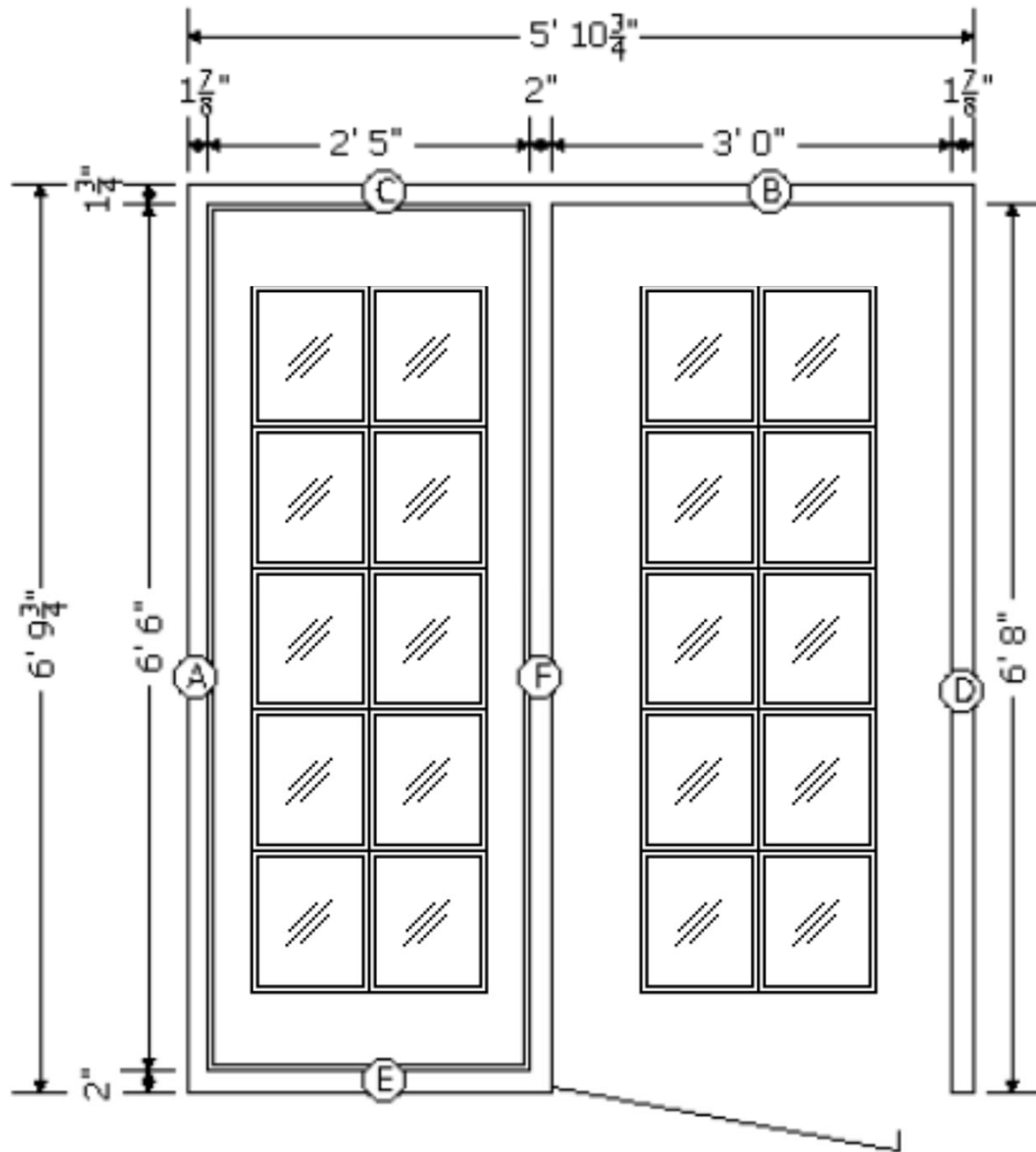


This door being replaced.

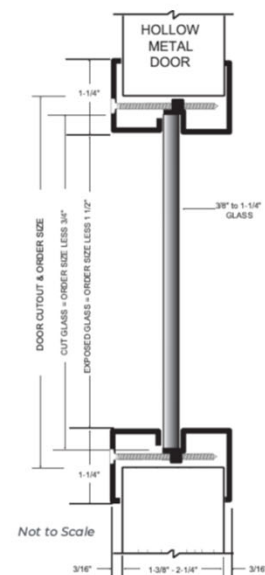
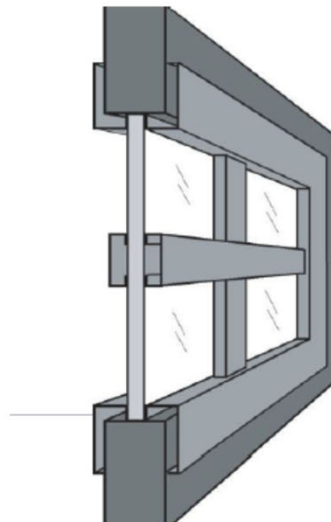


Washington Street Elevation-No work this side

Replacement door being installed.



D-3068-53/4

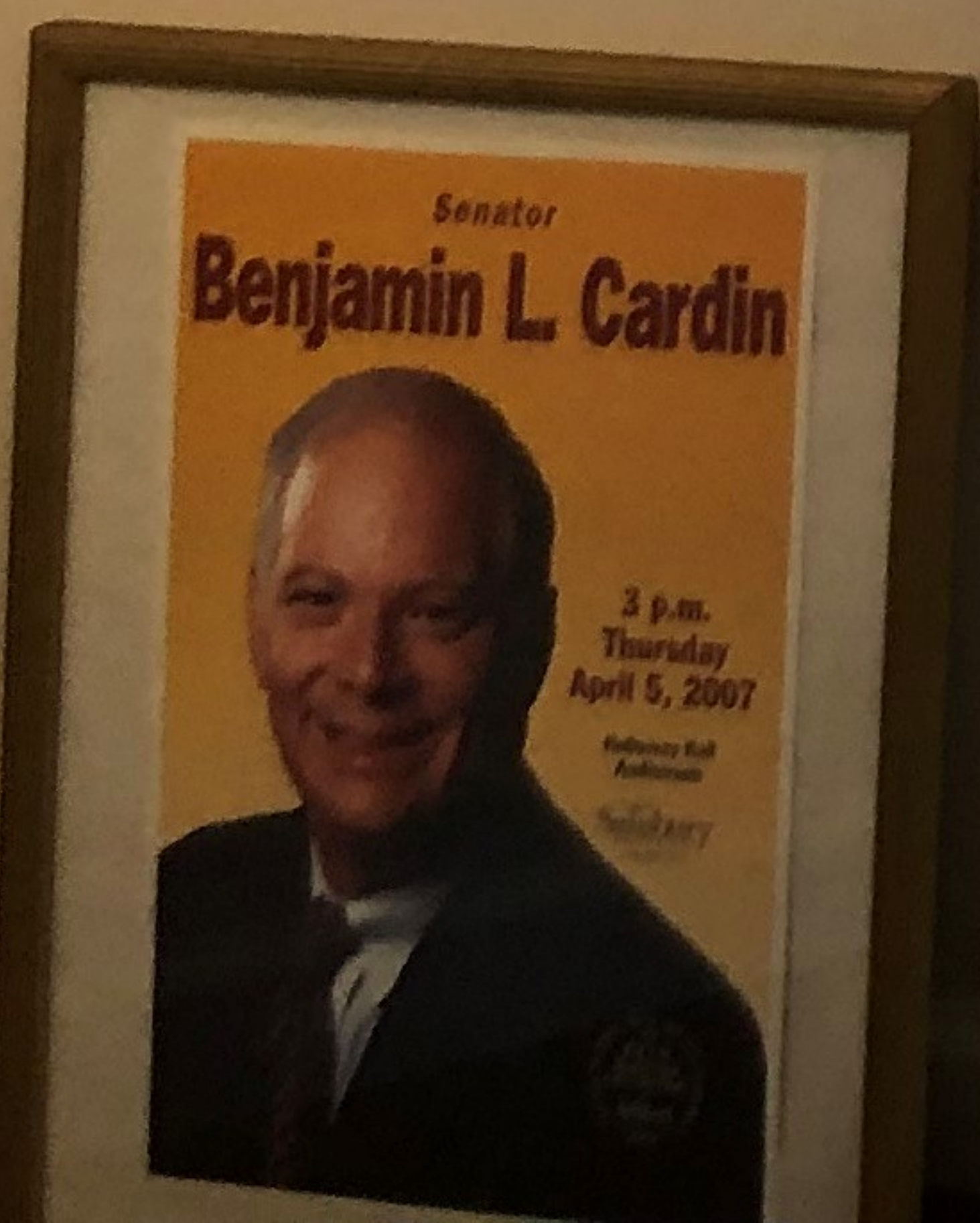
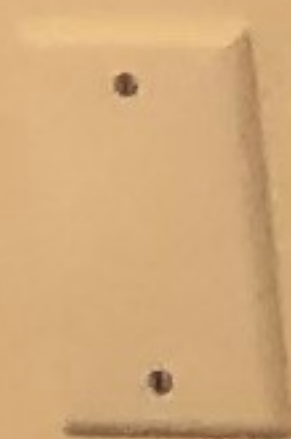
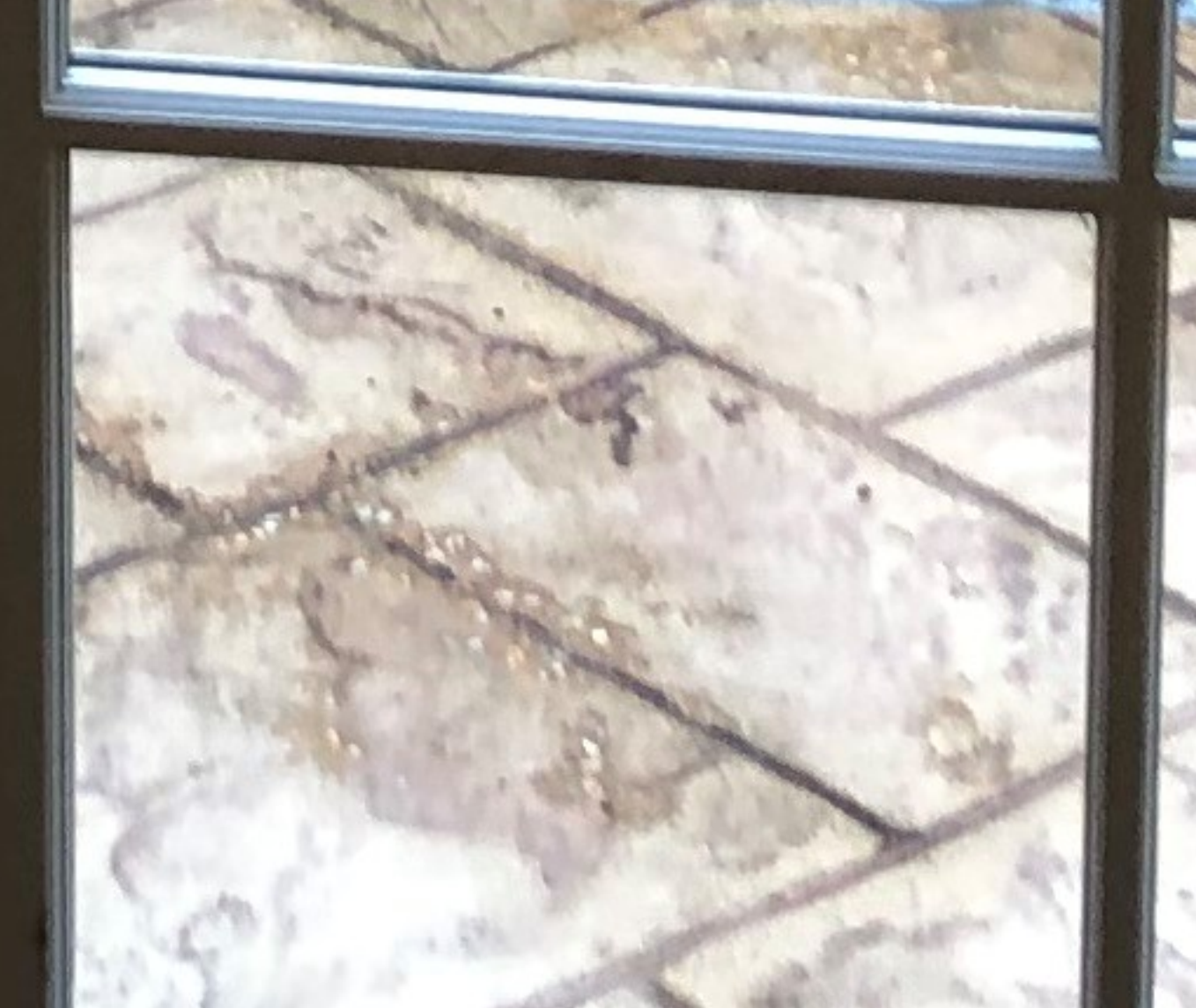
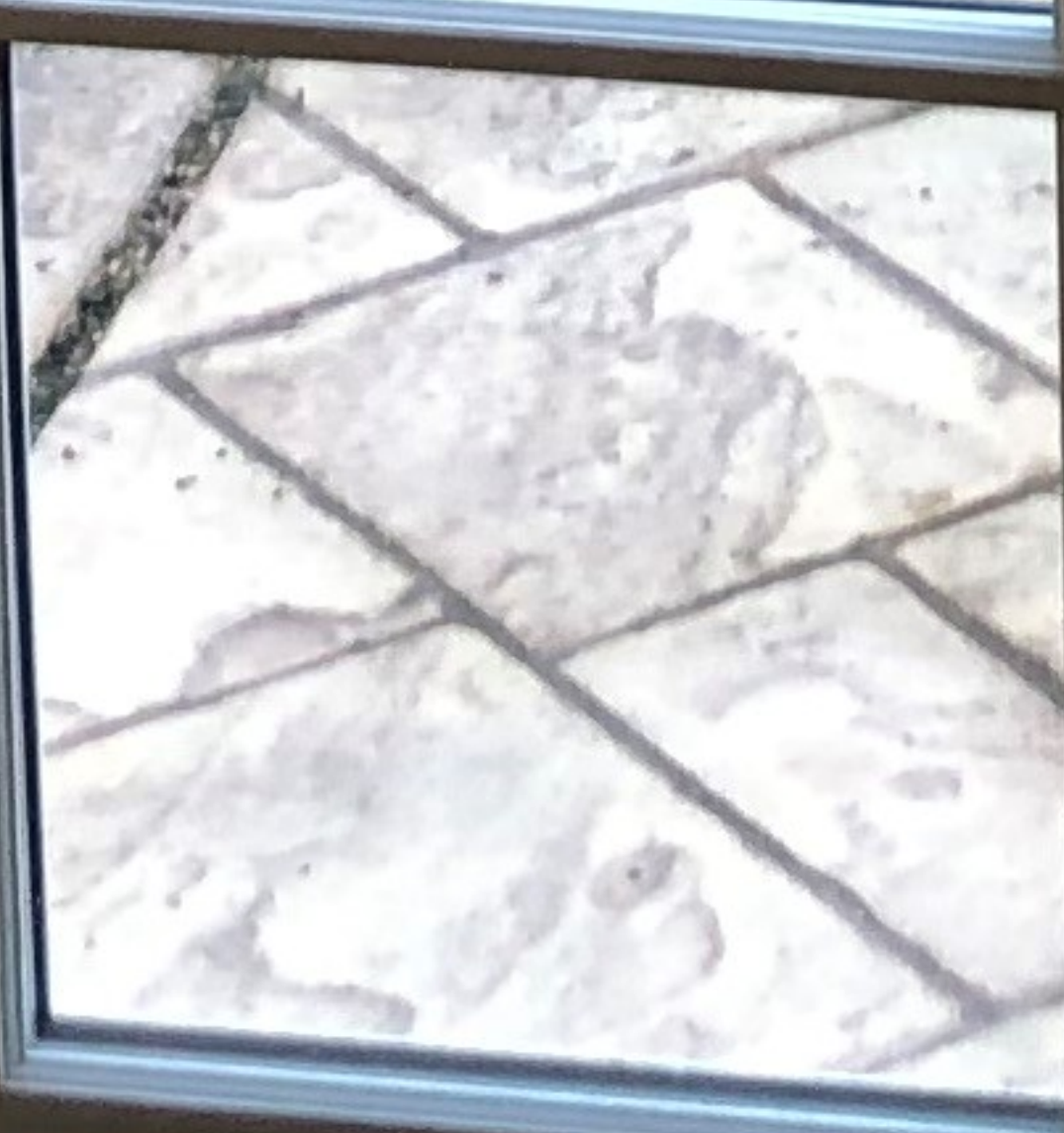
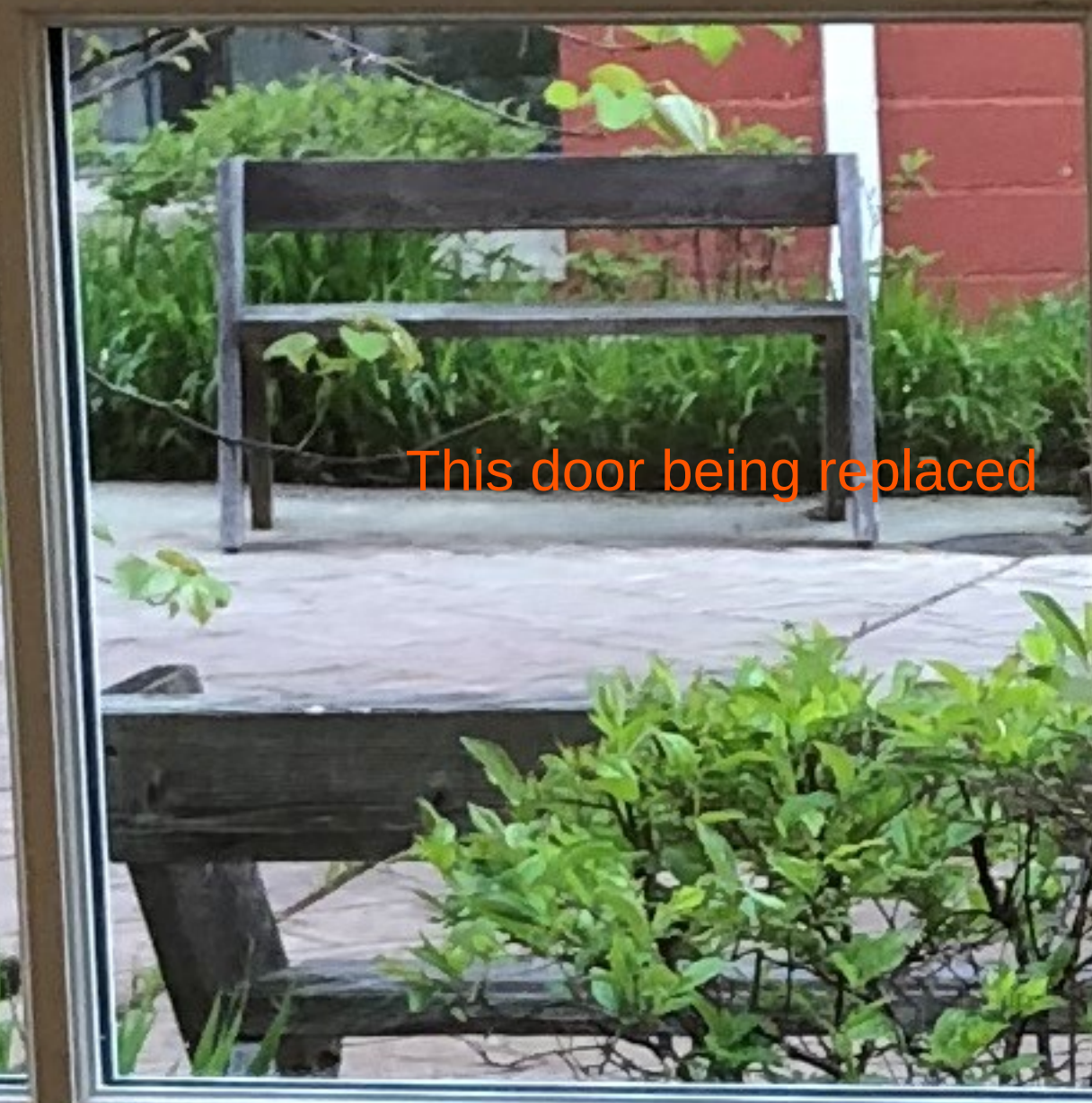




This door being replaced



This door being replaced





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

Historic District Commission Staff Report

Meeting Date: 6/27/2022

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

Property Address: 140 S Washington Street

Application Number: 2022-699

Request: Exterior Renovation

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

Relevant Guidelines:

Guideline 67a: "New decks and patios should be located so they are not visible from the primary right of way

70b: "The new roofing should match the existing material or be a roofing material that is consistent with the buildings architectural style."

96b: "Additions to free standing buildings should be setback behind the front façade if possible."

100a: "Additions should be compatible with the massing and scale of the main building. In general, they should be the same or lower height as compared to the surrounding historic buildings."

100c: "Materials for the new addition should complement or otherwise harmonize with the historic materials."

129b: "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."



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101009117		140 S WASHINGTON ST		DETRICH, TERRY AND PATRICIA S			
YEAR BUILT		PHYSICAL CONDITION					
1890		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				2 STORY REAR SECTION 1 STORY REAR SHED ADDITION			
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 SIDE PASSAGE SIDE GABLE DWELLING PARTIAL CORNICE RETURNS. BRICK FOUNDATION 6/6 WINDOWS PROBABLY NOT ORIGINAL. DECORATIVE SCROLL WORK ON FRONT PORCH. ENTRANCE HAS 3 TIGHT TRANSOM AND SIDE LIGHTS DOOR IS A REPLACEMENT. DETERIORATED BOARD + BATTEN OUTBUILDING.							



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

Application #:
Date Received:
Fee Paid:
HDC Meeting Date:
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 140 S. WASHINGTON ST.
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME 140 WASHINGTON DESIGN LLC
TELEPHONE NO. 484 888 0364 EMAIL eastcoastmanagement2@gmail.com

Applicant or Agent

NAME Craig Postlewait
TELEPHONE NO. 484 888 0364 EMAIL eastcoastmanagement2@gmail.com

Description of Proposal (include additional sheets, as necessary)

<u>ATTACHED IS a description of the project</u>

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of July 1, 2021, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Craig Postlewait</u>
<u>6.7.22</u>
<u>CRAIG POSTLEWAIT</u>

Revised 4.4.2022

140 S. WASHINGTON STREET

The purpose of this renovation is to create wonderful living spaces that will not only provide much needed rental housing but also enhance the community.

The current site at 140 S Washington St has an original structure that was built in the 1890s and a large addition and attached shed structure that was built in the early 1900s.

The proposed changes include:

- Remove the dilapidated shed structure and build a two-story addition within the same footprint as the shed structure. The building and the expanded space will allow for (2) 2-bedroom apartments with (2) baths each.
- Construct (2) decks/porches on the rear of the structure (one for each unit) which will serve a dual purpose; a means of egress and an added amenity providing a small outdoor living spaces for the residents.
- Remove the rear chimney completely which was not original to the structure.
- The original fireplace chimney to the left side of the building near the front, will be made nonfunctional, but preserved as it is an important architectural element of the building.

These changes will have a de minimis impact on this property and the surrounding properties and in fact will enhance the esthetic of the exterior of the building.

Additional Material Upgrades/Refurbishments Include:

- Windows throughout the building will be removed and replaced with windows that have exterior grids appropriate to replicate the originals. These windows will have a prefinished exterior in a matte finish that appears as a painted surface. The windows will remain the original size and have the original grid pattern. Any windows being added will also match these windows.
- The front porch and details will remain intact and not be altered.
- The front door will remain as is and only be repaired as needed.
- The same siding that is on the entire structure will be used on the small addition (138 sq ft) in order to match the rest of the building. The existing siding is aluminum and will be painted an appropriate color.
- The roofing material will be replaced with a shake look fiberglass

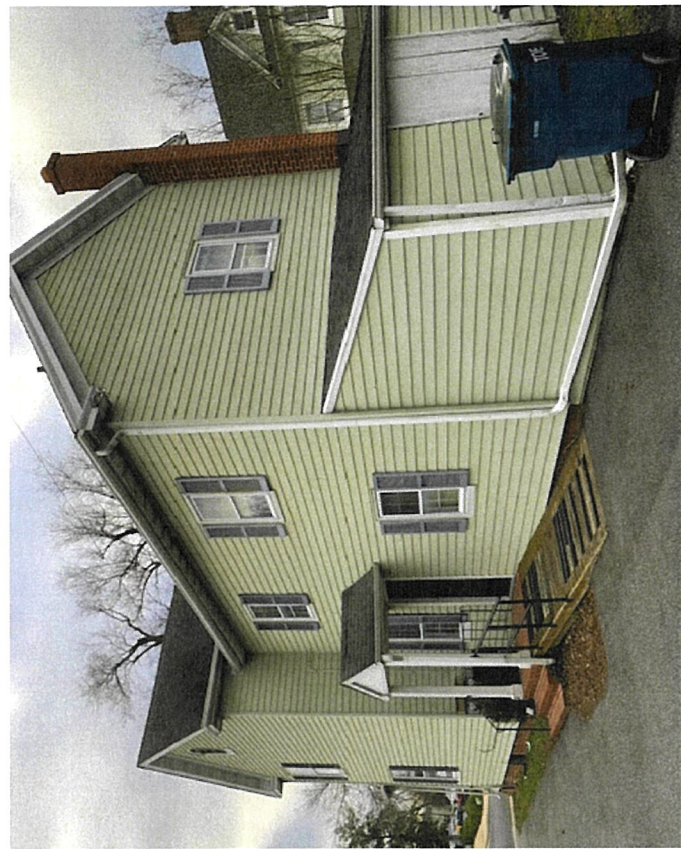
architectural shingle.

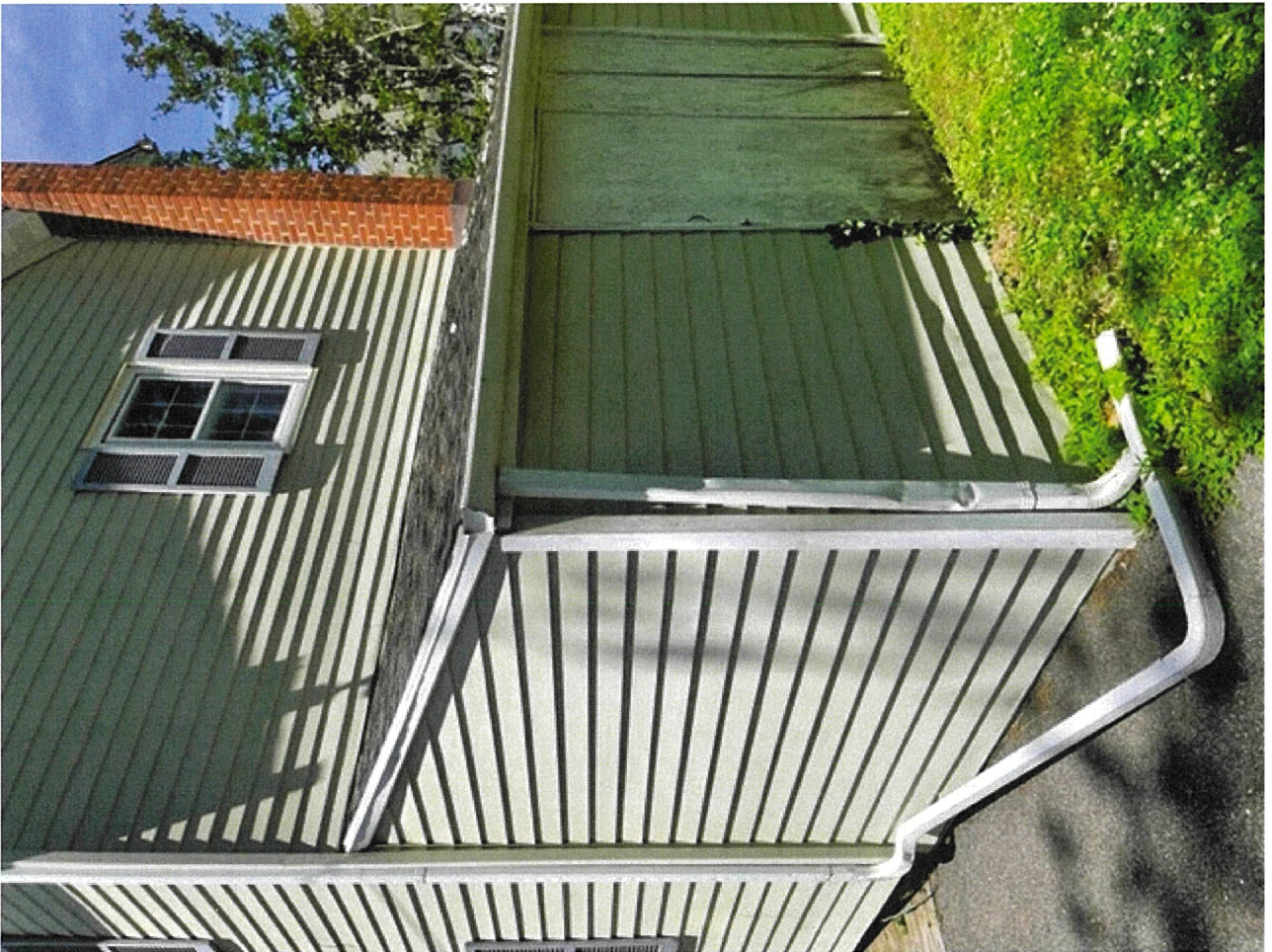
- Flashings around the chimney will be copper.
- The exterior doors will be energy efficient steel doors with raised panel and painted. The front door which remains as is.
- The side porch roof over the door will have small, detailed crown molding added to create a more appropriate aesthetic to this roof. The moldings will be painted to match the exterior trim.
- Any windows or doors that are added will have appropriate perimeter trim and sills consistent with the original building
- We are not changing anything with respect to existing sidewalks, driveway, or parking.

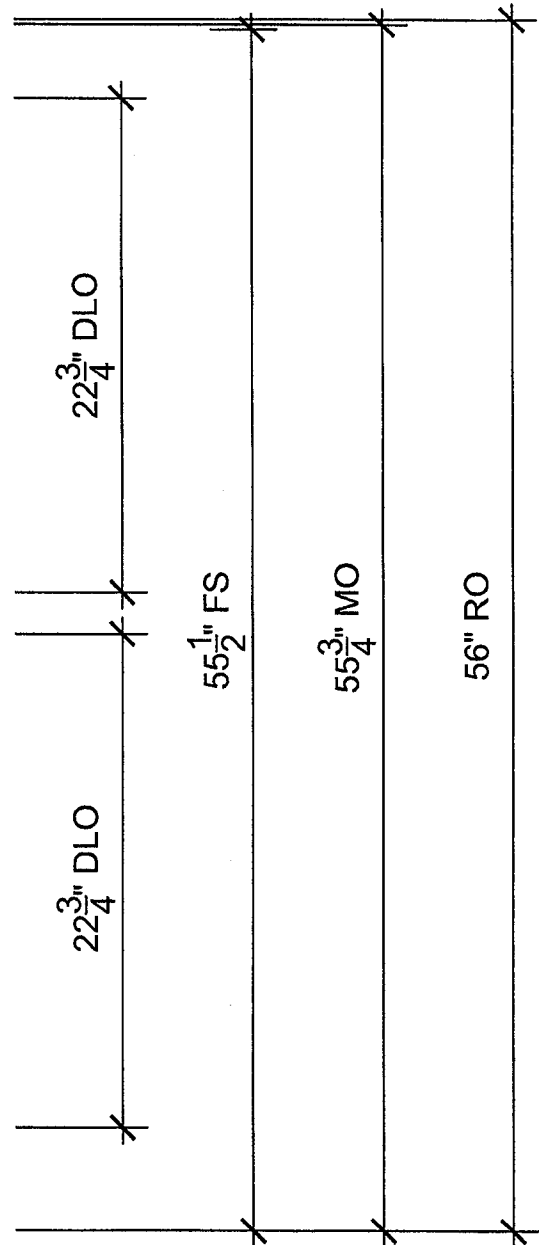
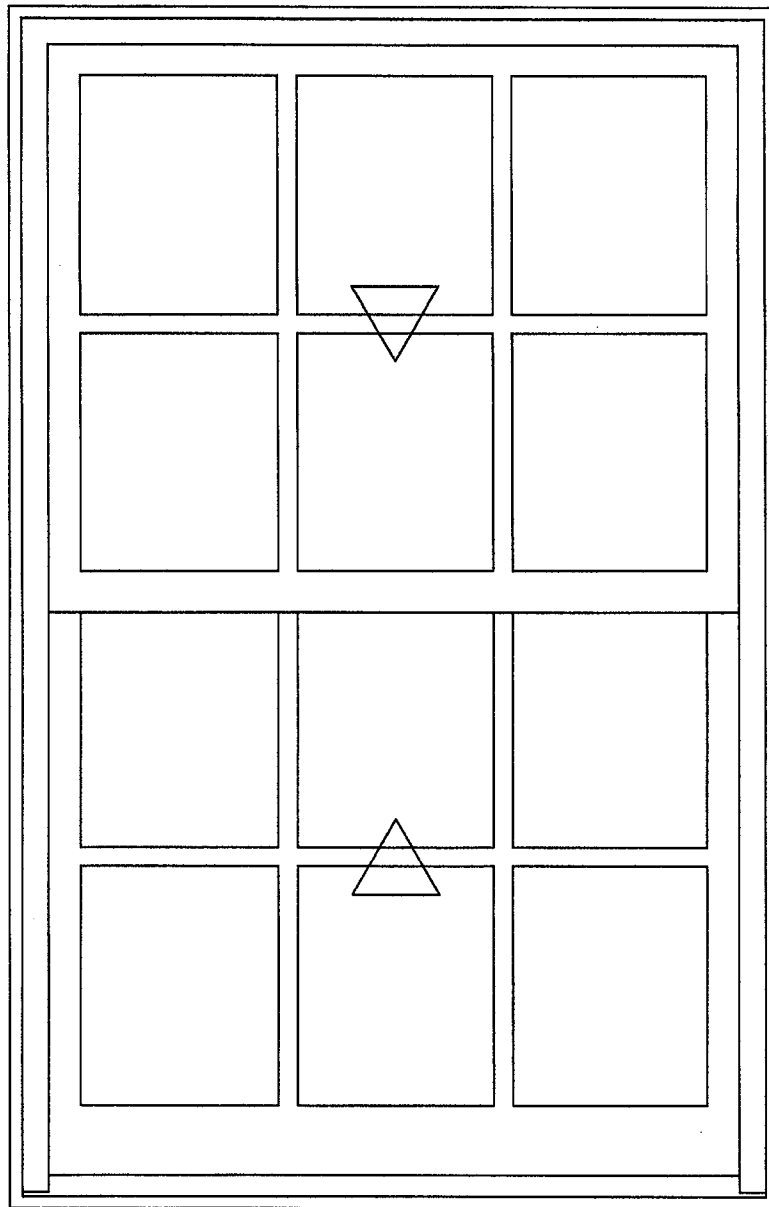
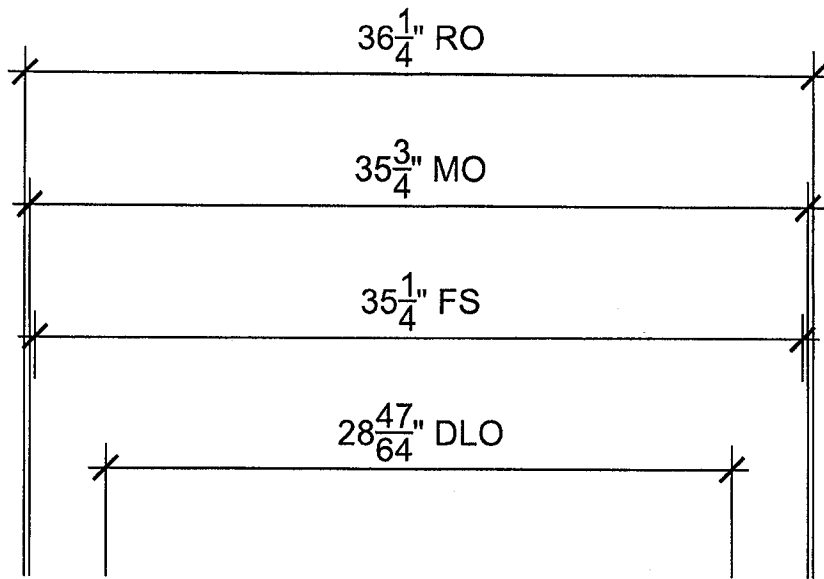
140 S. Washington

Easton, MD 21601

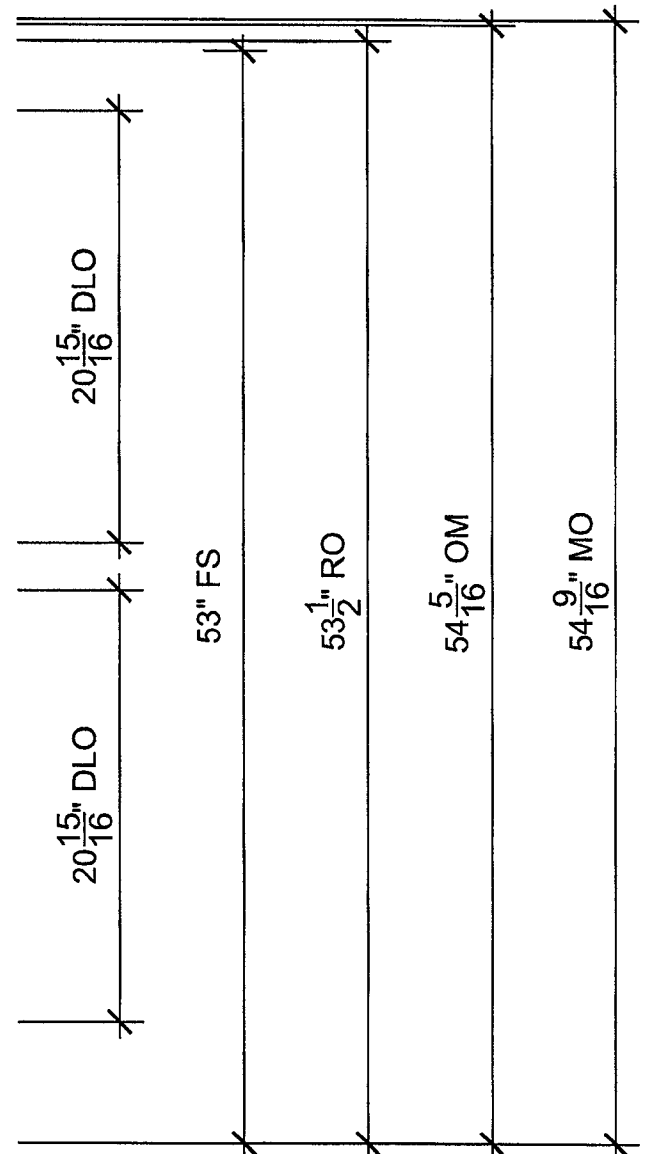
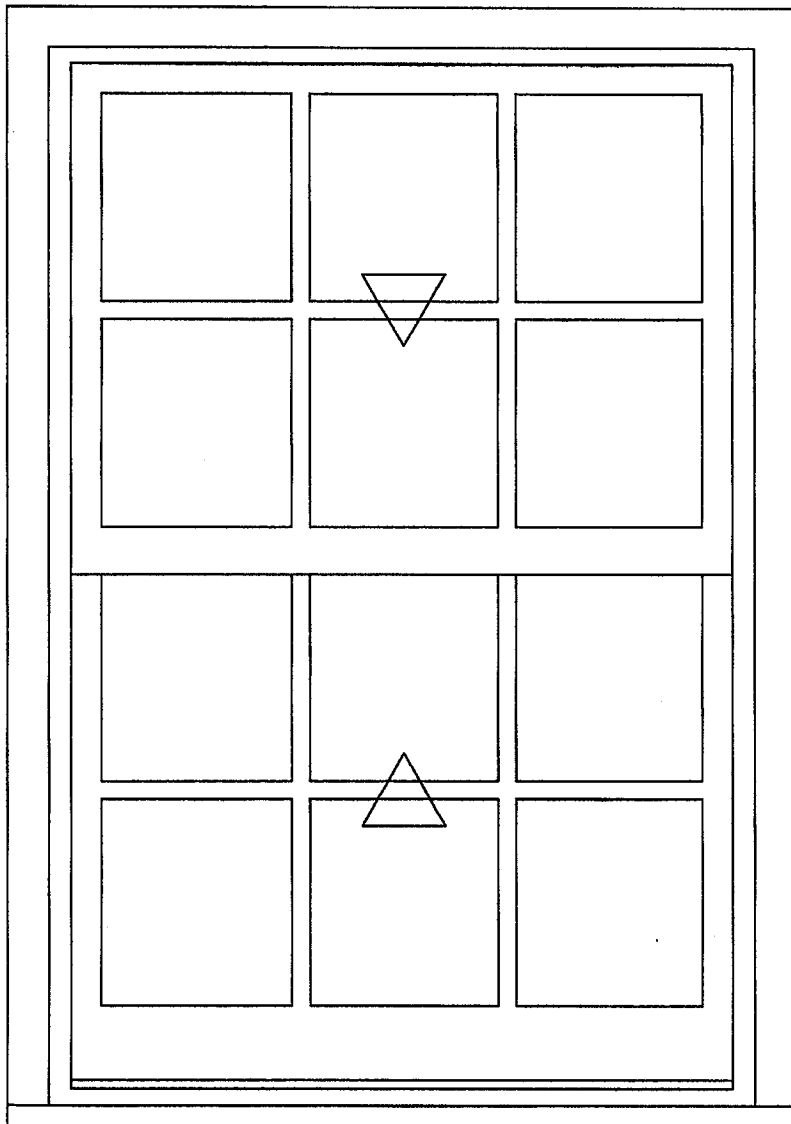
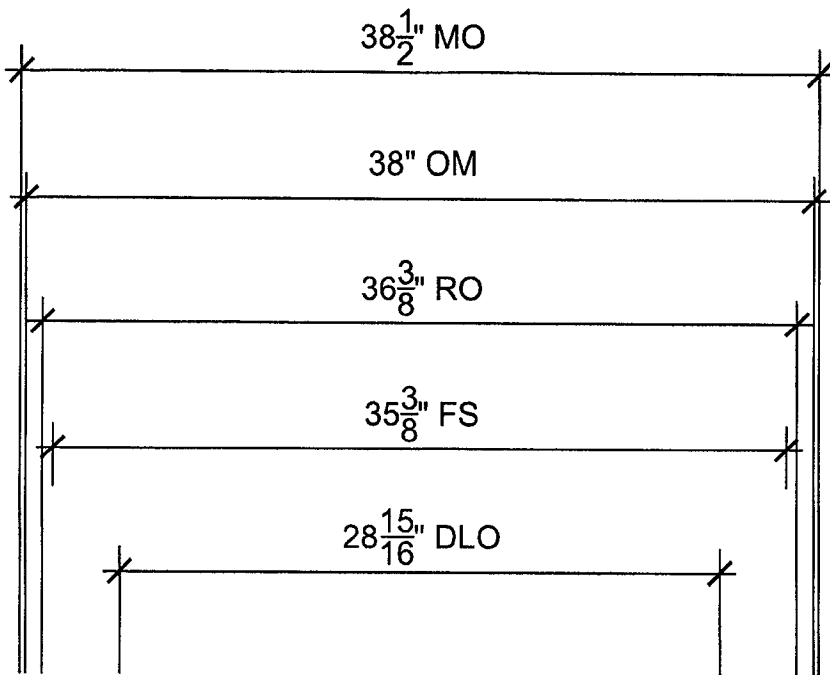




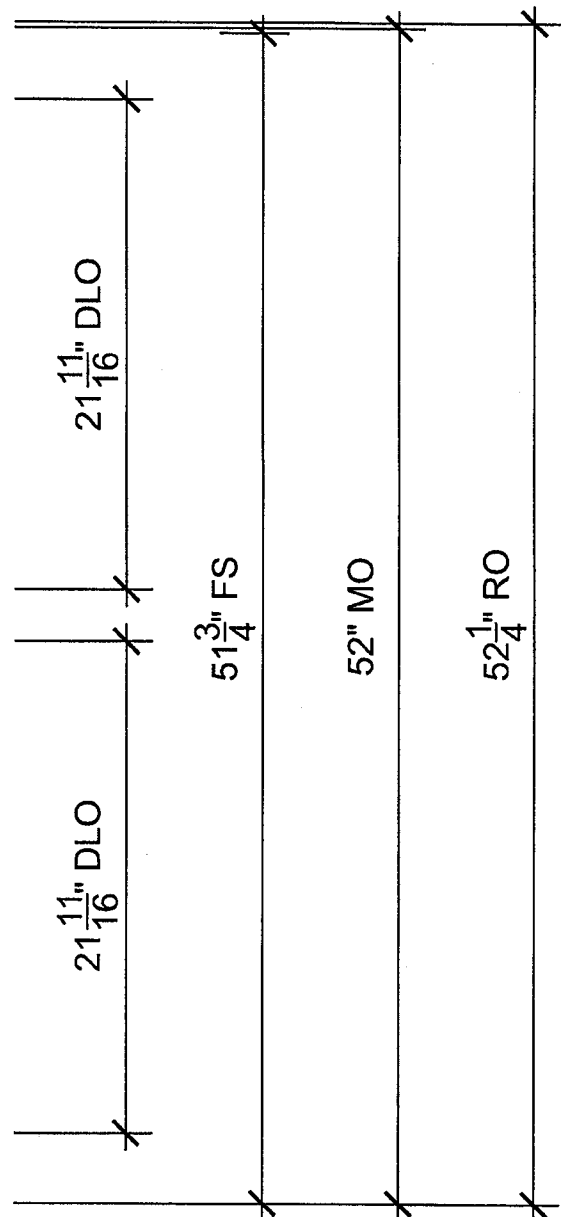
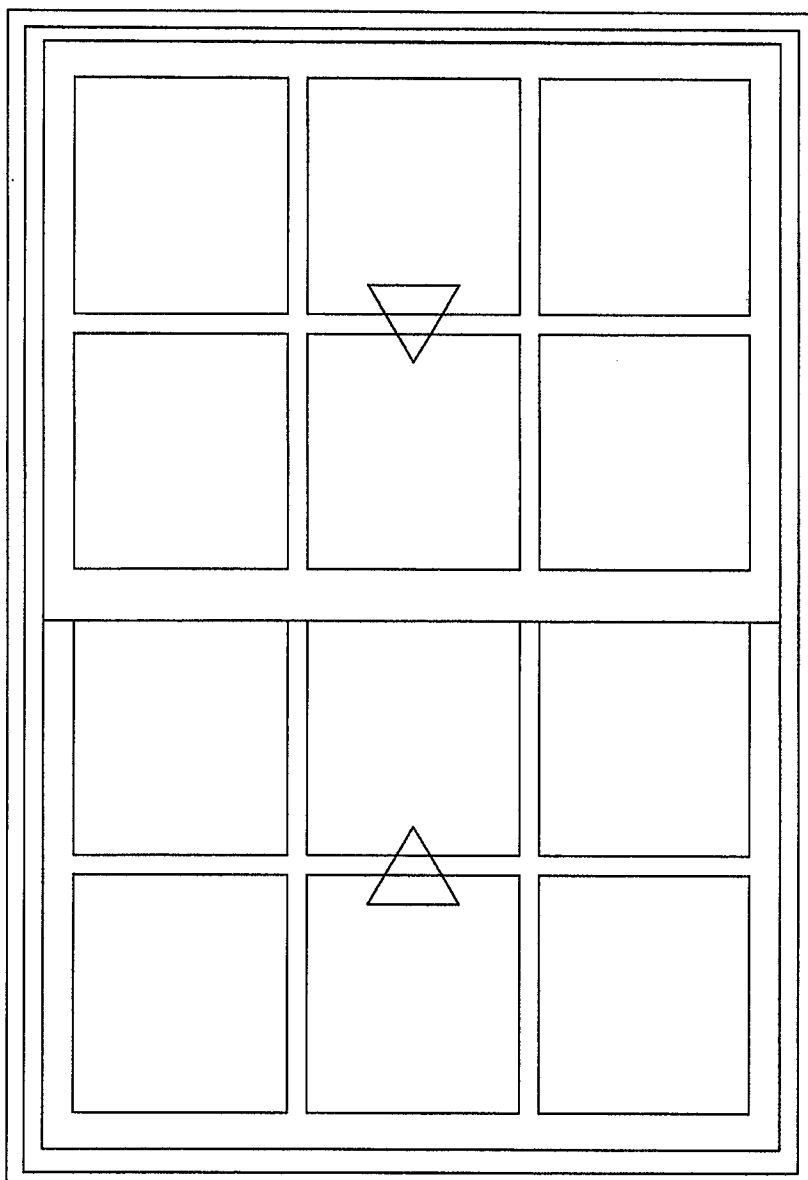
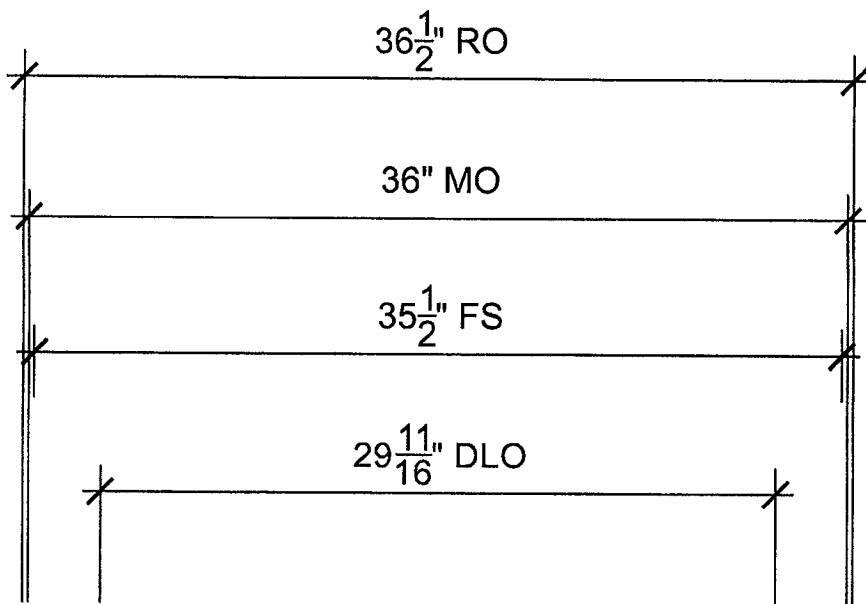




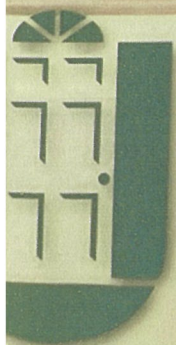
ULTIMATE CLAD



ULTIMATE WOOD

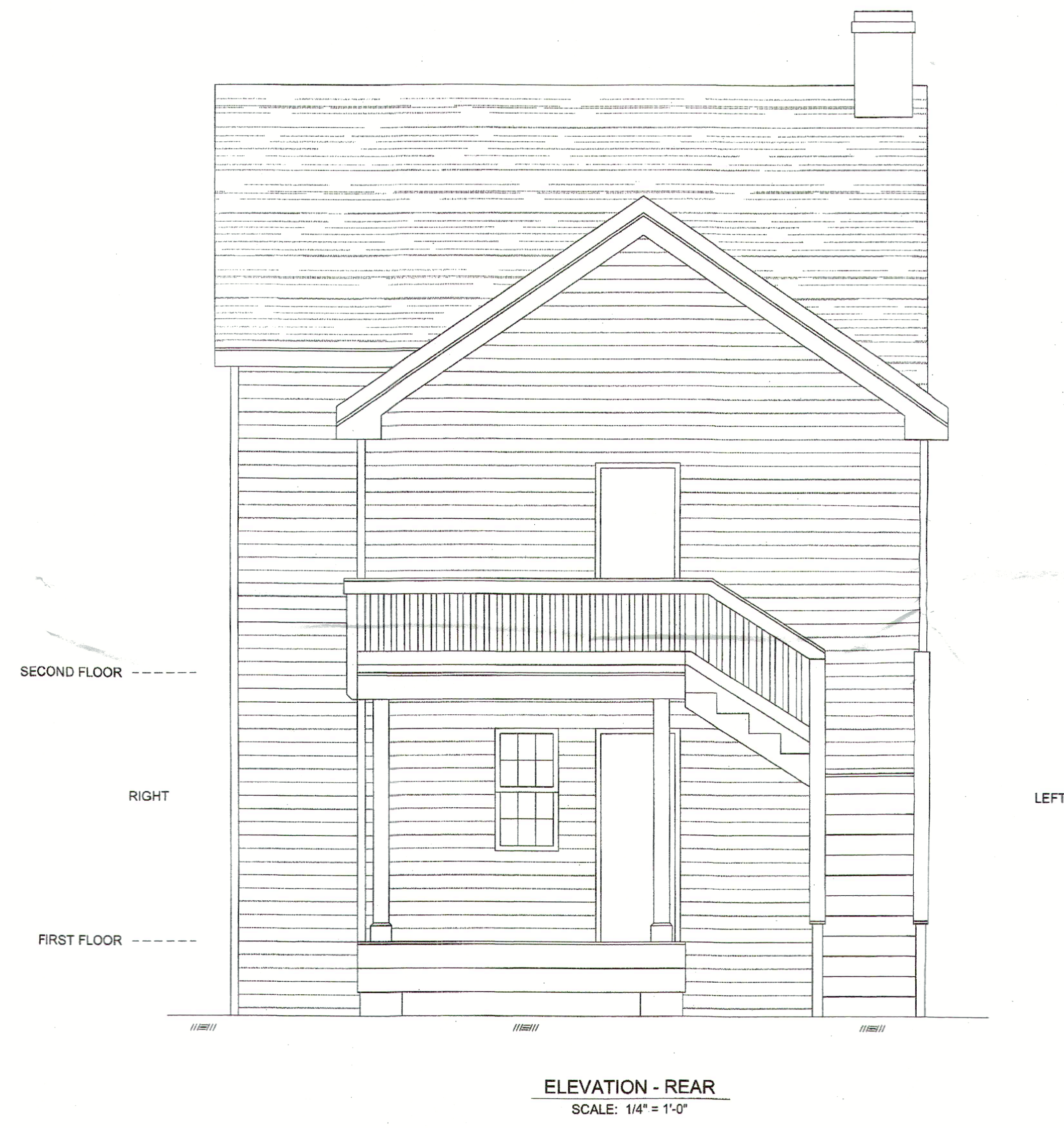


ELEVATE



UPSTATE DOOR[®]

FINE DOOR SOLUTIONS... ONE SOURCE



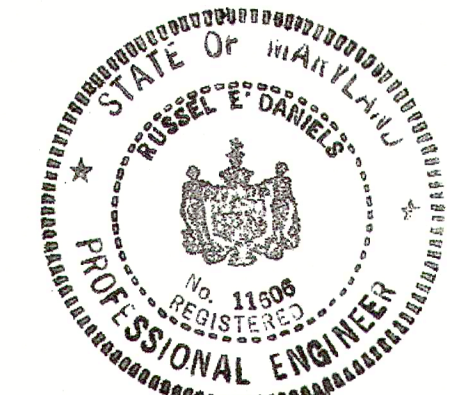
STATE OF MARYLAND
RUSSEL E. DANIELS
No. 11606
REGISTERED
PROFESSIONAL ENGINEER
Russel E. Daniels
1-24-2022

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME,
AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NO. 11606, EXPIRATION DATE: AUGUST 24, 2023.

 CONSULTING ENGINEERS, LLC 722 SPRINGDALE DRIVE, SUITE 100 EXTON PA 19341	CLIENT: CRAIG POSTLEWAIT	
	140 S. WASHINGTON STREET EASTON, MD	
	ELEVATIONS - FRONT & REAR	
SCALE: 1/4" = 1'-0"	SHEET NO. 140-S-WASHINGTON-ST-7A	



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



Russell E. Daniels
1-24-2022

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME,
AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NO. 11606, EXPIRATION DATE: AUGUST 24, 2023.



CONSULTING ENGINEERS, LLC
722 SPRINGDALE DRIVE, SUITE 100
EXTON PA 19341

CLIENT: CRAIG POSTLEWAIT

140 S. WASHINGTON STREET
EASTON, MD

ELEVATION - RIGHT

SCALE: 1/4" = 1'-0" SHEET NO. 140-S-WASHINGTON-ST-8A



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

Historic District Commission Staff Report

Meeting Date: 6/27/2022

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

Property Address: 14 W Glenwood Street

Application Number: 2022-693

Request: Sign

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

Applicant would like to install a small wooden wall sign mounted next to the door under the porch. The applicant will be bringing the sign in person to the meeting. The property came to the HDC in 2021 to replace windows and doors.

Relevant Guidelines:

Guideline 25e: "Signs should be placed in locations on buildings that are traditionally used for signs."

35c "Wall signs should be an appropriate scale for the wall to which they are attached."



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101001086		14 W GLENWOOD AVE		DUNROVIN LLC			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				SIDE WING EARLY BUT NOT ORIGINAL, 2 STORY REAR ELL, 1 STORY REAR SHED ADDITION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY GABLE FRONT AND WING ; WINDOWS REPLACED BUT MUCH ORIGINAL TRIM SURVIVES SCALLOPED VERGE BOARD ON WING ORIGINAL GERMAN SIDING.							



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

Application #:	22-0493
Date Received:	6/6/22
Fee Paid:	✓
HDC Meeting Date:	6/27/22
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 14 W Glenwood Ave
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Clay Investment LLC
TELEPHONE NO. 410 310 4991 EMAIL Charles.cleandc@outlook.com

Applicant or Agent

NAME Dean's Janitorial Service Inc
TELEPHONE NO. 410 822 9041 EMAIL Charles@deansjanitorial.com

Description of Proposal (include additional sheets, as necessary)

<u>Sign to be brought in person. Made of wood.</u>

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of July 1, 2021, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 hard copies plus 1 digital copy of the application and all supplemental information.
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- Disclose any tax credits and or grants being considered for the project.

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Charles m Dean</u>
<u>6/6/21</u>
<u>Charles m Dean</u>

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, 2021, the fees are as follows:

Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

Restoration of existing windows is the Commission's 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.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

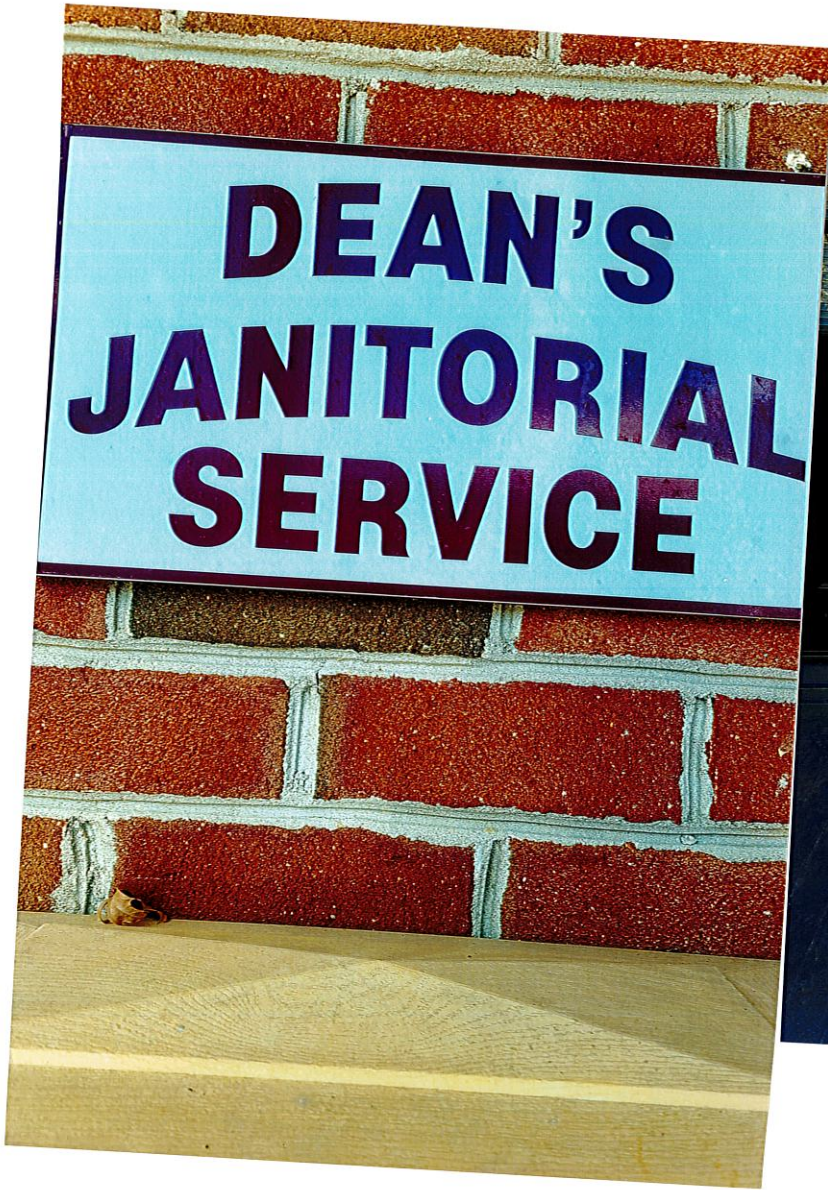
Picture:



TAX ID		ADDRESS		OWNER NAME			
2101001086		14 W GLENWOOD AVE		DUNROVIN LLC			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				SIDE WING EARLY BUT NOT ORIGINAL, 2 STORY REAR ELL, 1 STORY REAR SHED ADDITION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

2 1/2 STORY GABLE FRONT AND WING ; WINDOWS REPLACED BUT MUCH ORIGINAL TRIM SURVIVES SCALLOPED VERGE BOARD ON WING ORIGINAL GERMAN SIDING.





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

Historic District Commission Staff Report

Meeting Date: 6/27/2022

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

Property Address: 14 Brooklets Avenue

Application Number: 2022-696

Request: Back Porch Rennovation

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

Applicant is seeking to renovate their existing back porch. This property came to the historic district in 2021 to replace the brick foundation under the back porch and cap two chimneys. It also came to the HDC in 2017 looking to close off the back door and replace wood siding. The 2017 application was partially tabled.

Relevant Guidelines:

Windows - Guideline 90b, c, d

Siding – Guideline 76a

Rear Decks – Guidelines 67a, b, c

Guideline 64d

Guideline 65c

Screen Door – Guideline 45d



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101025848		14 BROOKLETTS AVE		FISH, EDWARD J.			
YEAR BUILT		PHYSICAL CONDITION					
1905		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE INFLUENCE				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 FRAME GABLE FRONT AND WING ASYMMETRICAL DWELLING. DECORATIVE BRACKETS IN EAVES AND ON PORCH. TALL 1/1 WINDOWS. CHIMNEY STACK NEEDS REPAIR VERTICAL + HORIZONTAL WEATHERBOARDS ON PROJECTING GABLE BLOCK CONTRIBUTING GARAGE.							



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

Application #:
Date Received:
Fee Paid:
HDC Meeting Date:
Date Property Posted:

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 14 Brackletts Ave Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Mark and Susan Langfitt
 TELEPHONE NO. 410.924.6508 EMAIL drmark@goeaston.net

Applicant or Agent

NAME Mark and Susan Langfitt
 TELEPHONE NO. 410.924.6508 EMAIL drmark@goeaston.net

Description of Proposal (include additional sheets, as necessary)

Renovation of back porch. Please see attached description.

Contractor is Shore Projects

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of July 1, 2021, the fees are as follows:
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I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Mark Langfitt
June 7, 2022
Mark Langfitt Susan Langfitt

Revised 4.4.2022



Historic District Commission Application Checklist

Revised April 2022

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- ☒ Description of all existing materials and a listing of all materials to be used for proposed project.
- ☒ Manufacturer cut-sheets and material specifications related to all proposed work.
- ☒ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

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

Renovations

- ☒ Elevations or photographs of the existing conditions
- ☒ Elevation of the proposed changes
- ☐ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other

↳ additional materials:

Will be provided by contractor.

- ☐ Windows
- ☐ Doors
- ☐ Trim, fascia, soffit, etc
- ☐ Decking/ porch flooring materials
- ☐ Roofing Materials, gutters

Windows

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- ☐ 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

Langfitt Home
14 Brookletts Ave.

We are proposing the renovation of our back porch to include new brick piers for the foundation and the addition of cement footings. We seek to enclose the half of the porch directly under the second-floor bathroom to provide structural support. This room will connect directly with our kitchen, serving as a small breakfast nook. (Please see attached drawing.) We seek to replace the rotting wood floor on the remaining half of the porch and screen in the porch. We would also like to replace the warped and rotting wooden steps and add a handrail.

All exterior materials will be consistent with historic materials on the house. We will continue the use of wood siding to match the existing house siding and install windows consistent with our current windows.

Included in this renovation would be the updating of the second-floor bathroom that currently sits unsupported above the porch. We will insulate and tile the floor, retile the shower and install a new toilet and a new sink in their existing locations.

Kitchen Nook WIndows



SOLD BY:

Vinny Parreco
8401 Ocean Gateway
Easton, Maryland 21601
(office) 410.822.4880
(cell) 410.829.4008

SOLD TO:

CREATED DATE

6/7/2022

LATEST UPDATE

6/7/2022

OWNER

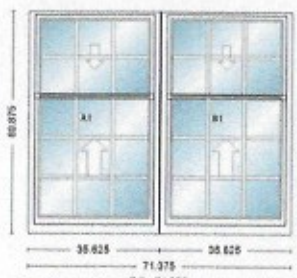
Vinny Parreco

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
COPY OF Shore Projects - Langfitt	Shore Projects - Langfitt	2428093		

ORDER NOTES:

DELIVERY NOTES:

Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	AA-AA	None Assigned	\$2,494.27	\$2,494.27
					
RO Size = 71 7/8" x 60 7/8" Unit Size = 71 3/8" x 60 7/8" Mull: Factory Mull, Andersen Vertical Priority Ribbon Mull, 1/8 Non Reinforced Material TW210410C-2, Unit, 400 Series Double-Hung, Cottage, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, Unit 1 Glass 1, 2 Glass 1: 3 High, Unit 1 Glass 2, 2 Glass 2: 2 High, Colonial Pattern, White, Pine w/White, 7/8" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 2 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Perimeter Complete Unit Extension Jambs, Factory Applied					

Insect Screen 1: 400 Series Double-Hung, TW210410C Full Screen Aluminum White PN:1643642

Insect Screen 1: 400 Series Double-Hung, TW210410C Full Screen Aluminum White PN:1643642

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.3	0.28	YES	A1	31.8750	19.7500	4.39000	
B1	0.3	0.28		B1	31.8750	19.7500	4.39000	

Quote #: 2428093

Print Date: 6/7/2022 7:33:53 PM UTC

All Images Viewed from Exterior

Page 1 of 2



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	Fixed	None Assigned	\$1,215.56	\$1,215.56

RO Size = 36 7/16" x 20 7/8"

Unit Size = 35 15/16" x 20 1/4"

CTCXW1, Unit, 400 Series Specialty Half Circle-CW, White Exterior Frame, Pine w/White - Painted Interior Frame, Fixed, Dual Pane Low-E4 Standard Series Argon Fill Full Divided Light (FDL) No Grille Alignment Required, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 7/8" Grille Bar, Stainless Glass / Grille Spacer

Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.28	0.31	YES

Comments:

SUB-TOTAL:	\$3,709.83
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$222.59
TOTAL:	\$3,932.42

CUSTOMER SIGNATURE _____ DATE _____

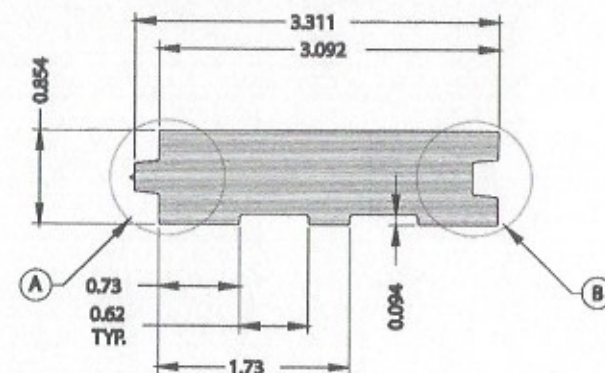
* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

Aeratis Classic Testing Data

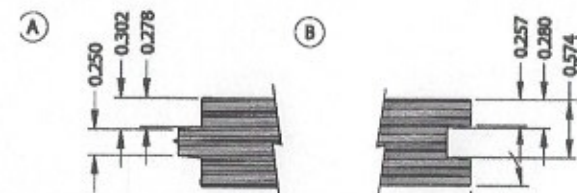
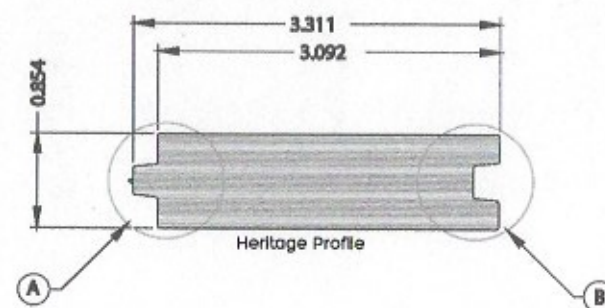
Performance Characteristic	ASTM Method	Results
Flame Spread	ASTM E84	Meets W.U.I. Requirements
ADA Slip Test	ASTM F1679	.82 dry/.72 wet
Coefficient of Expansion	ASTM D696	191 x 10 ⁻⁵ in/in/F
Compression Parallel	ASTM D198	2605 psi
Shear	ASTM 143	2939 psi
Screw Withdrawal	ASTM D1761	806 lbs
Decay Resistance	ASTM D1413	No Decay
Termite Resistance	ASTM D3345	10 - Highest Rating
Weatherability - 2000 hours	ASTM D2565	91% of Baseline MOR
50 Cycle Freeze Thaw	AC 174	93% of Baseline MOR
Water Absorption	ASTM 570	121%
Modulus of Rupture	ASTM D6109	16" O.C. - 3149
Modulus of Elasticity	ASTM D6109	16" O.C. - 372,000

Aeratis Profile Details



Aeratis Heritage Testing Data

Performance Characteristic	ASTM Method	Results
Flame Spread	ASTM E84	Class B or better
ADA Slip Test	ASTM F1679	.82 dry/.72 wet
Coefficient of Expansion	ASTM D696	191 x 10 ⁻⁵ in/in/F
Compression Parallel	ASTM D198	2605 psi
Shear	ASTM 143	2939 psi
Screw Withdrawal	ASTM D1761	806 lbs
Decay Resistance	ASTM D1413	No Decay
Termite Resistance	ASTM D3345	10 - Highest Rating
Weatherability - 2000 hours	ASTM D2565	91% of Baseline MOR
50 Cycle Freeze Thaw	AC 174	93% of Baseline MOR
Water Absorption	ASTM 570	121%
Modulus of Rupture	ASTM D6109	16" O.C. - 3,000
Modulus of Elasticity	ASTM D6109	16" O.C. - 370,000



Aeratis Traditions Testing Data

Performance Characteristic	ASTM Method	Results
Flame Spread	ASTM E84	Class B or better
Coefficient of Expansion	ASTM D696	191 x 10 ⁻⁵ in/in/F
Compression Parallel	ASTM D198	2605 psi
Shear	ASTM 143	2939 psi
Screw Withdrawal	ASTM D1761	806 lbs
Decay Resistance	ASTM D1413	No Decay
Termite Resistance	ASTM D3345	10 - Highest Rating
Water Absorption	ASTM 570	121%
Modulus of Rupture	ASTM D6109	16" O.C. - 2300
Modulus of Elasticity	ASTM D6109	16" O.C. - 362,000



**BUILDING PRODUCT INTERNATIONAL****1 East Oakwood Hills Drive****Chandler, Arizona 85248****(480) 600-7328****www.aeratis.com****AERATIS PORCH FLOORING****CSI Section:****06 53 00 Plastic Decking****1.0 RECOGNITION**

Aeratis Porch Flooring was evaluated for use in exterior locations as deck board for decks, balconies and porches in accordance with IBC Section 2304.7 and IRC Section 507.

The deck board has been evaluated for strength, durability and surface burning characteristics for compliance with the following codes and regulations:

- 2012, 2009 and 2006 International Building Code® (IBC)
- 2012, 2009 and 2006 International Residential Code® (IRC)
- ICC-ES Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guards and Handrails) (AC174), approved January 2012, editorially revised December 2014
- ASTM D7032, Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite Deck Boards and Guardrail Systems (Guards or Handrails)

2.0 LIMITATIONS

Use of the Aeratis Porch Flooring described in this report is subject to the following limitations:

2.1 Aeratis Porch Flooring is limited to residential use in Type V-B construction under the IBC and structures constructed to the IRC.

2.2 "Compatibility of the supporting structural materials with all fasteners, metal post mount components and other hardware components is subject to the approval of the code official." [AC174]

2.3 The design and construction of the supporting structure such as joists and columns is beyond the scope of recognition of this report. Plans and calculations shall be provided the code official for approval.

2.4 Aeratis Porch Flooring has not been evaluated for use as stair treads.

2.5 Guards shall be provided where required in accordance with IBC Section 1013 and IRC Section R312 and comply with all applicable code provisions.

2.6 Aeratis Porch Flooring has not been evaluated as part of a fire-resistance-rated assembly and is beyond the scope of recognition of this report.

2.7 Adjustment factors outlined in the ANSI/AWC NDS and applicable codes do not apply to the allowable capacity and maximum spans for the Aeratis Porch Flooring.

3.0 PRODUCT USE INSTRUCTIONS

3.1 Aeratis Porch Flooring shall be installed in accordance with this report, the referenced codes and Building Product International's published installation instructions. In the case of a conflict between this report, the published installation instructions and the code requirements, the more restrictive requirements shall govern. The installation instructions and this report shall be at the jobsite during construction for use by installers and for quality assurance.

3.2 The allowable span and load ratings of the decking are applicable at a range of temperatures between -20°F (-29°C) and 125°F (52°C).

3.3 Aeratis Porch Flooring has a span rating as indicated in Table 1 of this report. The span rating is shown for the decking applied perpendicular to the supports.

Table 1 – Span Rating

Deck Board Dimensions (inches)	0.854 x 3.082
Maximum Span (inches) (center to center of support)	16
Allowable Load (psf)	100

SI: 1 inch = 25.4 mm, 1 psf = 47.9 Pa

3.4 The GRK #8 x 2-inch (51 mm) stainless steel screw has been evaluated for use in fastening the Aeratis Porch Flooring to the supporting construction. The screw shall be applied at each support. The attributes of the screws are shown in Table 2 of this report. The allowable withdrawal strength of the screw is based on minimum Specific Gravity of 0.50.



EVALUATION REPORT

Number: 380

Originally Issued: 05/18/2015

Revised 05/31/2019

Valid Through: 05/31/2020

Table 2 – GRK #8 x 2-inch Screw Attributes

Allowable Pull-Through Loading ¹	88 lbs.
Allowable Withdrawal Load ²	100 psf

SI: 1 inch = 25.4 mm, 1 psf = 47.9 Pa

Notes:

1. The allowable pull-through loading is based on the capacity of the deck board material only.
2. The allowable withdrawal value is based on the capacity of the assembly composed of the deck boards fastened to the framing member.

“Only those types of fasteners and fastening methods described in this section have been evaluated for the installation of the Aeratis Porch Flooring; other methods of attachment are outside the scope of this report.” [AC174]

4.0 PRODUCT DESCRIPTION

4.1 Product information: Aeratis Porch Flooring is a solid extruded tongue and groove deck board that has a thickness of approximately $\frac{7}{8}$ inch (22 mm) and a width of approximately $3\frac{1}{8}$ inches (79 mm). Figure No. 1 of this report provide illustrations.

4.2 Material information: The Aeratis Porch Flooring is produced from a wood and polyvinyl chloride composite. The finished color is light-brown.

4.3 Aeratis Porch Flooring has been found to be equivalent to pressure treated or naturally durable wood for durability, fungal decay resistance and termite resistance (including Formosan termites).

4.4 In testing based on ASTM E84 for surface burning characteristics, Aeratis Porch Flooring has a flame-spread index no greater than 200.

5.0 IDENTIFICATION

A label shall be affixed on at least one of the following: product, packaging, installation instructions or descriptive literature. The label shall include the Building Products International name or trademark, model name, the IAPMO Uniform ES Mark of Conformity and the Evaluation Report Number (ER-380) to identify the products recognized in this report. A die-stamp label may also substitute for the label. Either Mark of Conformity may be used as shown below:



or

IAPMO ER-380

6.0 SUBSTANTIATING DATA

6.1 Data in accordance with ICC-ES Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guards and Handrails) (AC174), approved January 2012, editorially revised December 2014.

6.2 Data based on the required testing to ASTM D7032, Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite Deck Boards and Guardrail Systems (Guards or Handrails)

7.0 STATEMENT OF RECOGNITION

This report describes the results of research carried out by the IAPMO Uniform Evaluation Service on Building Product International's Aeratis Porch Flooring to assess its conformance to the codes and standards listed in Section 1.0 and services as documentation of the product certification.

Brian Gerber, P.E., S.E.
Vice President, Technical Operations
Uniform Evaluation Service

Richard Beck, PE, CBO, MCP
Vice President, Uniform Evaluation Service

GP Russ Chaney
CEO, The IAPMO Group

For additional information about this evaluation report please visit
www.uniform-es.org or email at info@uniform-es.org

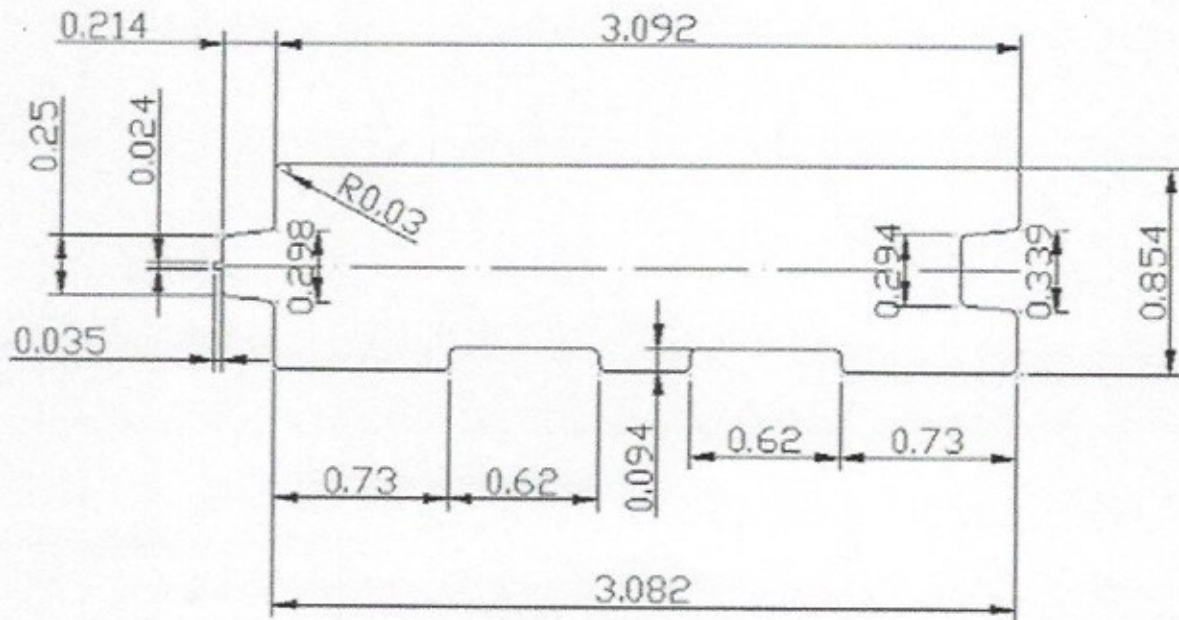
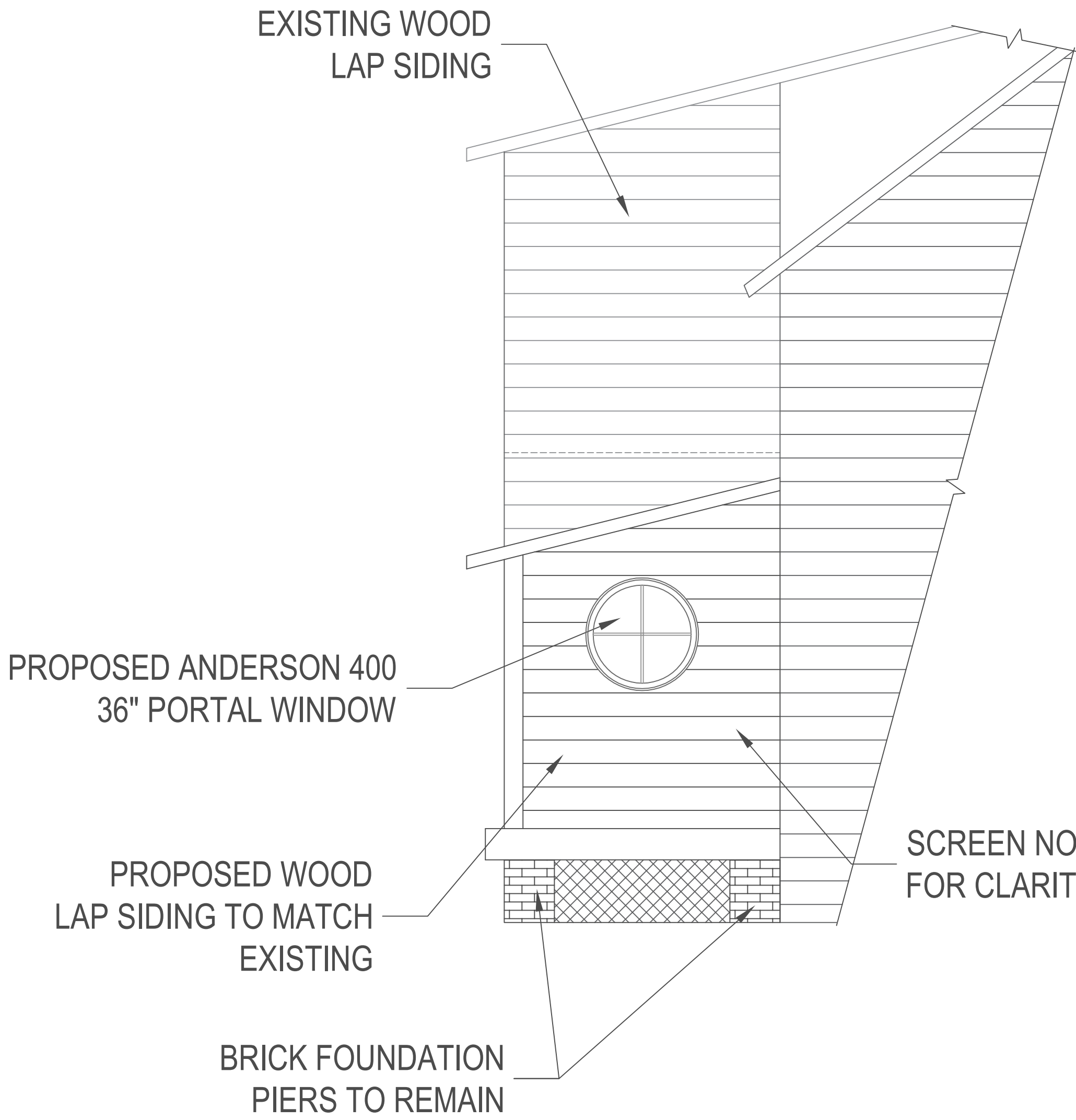
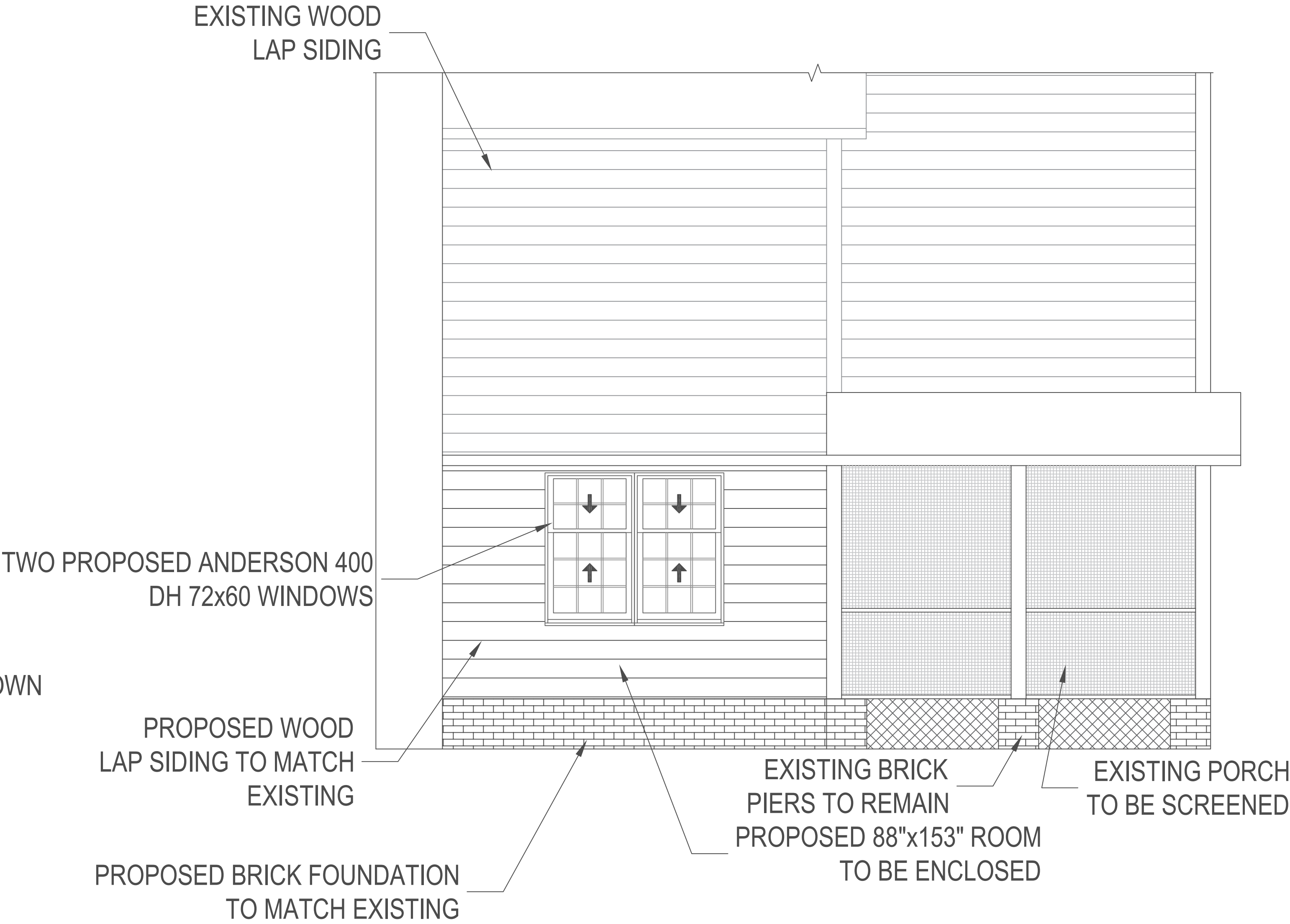


Figure No. 1 – Cross Section of Aeratis Porch Flooring



A PROPOSED SOUTH ELEVATION
Scale: 3/8" = 1'-0"



B PROPOSED WEST ELEVATION
Scale: 3/8" = 1'-0"



ENGINEERING & DRAFTING

Jay Silcox, P.E.

312 Park Row, Ste B
Chestertown, MD 21620
Telephone 410-490-1839 (P/T)

Langfitt Residence Enclosed Porch Remodel

14 Brookletts Avenue, Easton, MD 21601

Mark & Susan Langfitt
14 Brookletts Avenue
Easton, MD 21601

OWNER

Silcox Engineering & Drafting, Inc.
Jay Silcox, PE
312 Park Row, Ste B
Chestertown, MD 21620
T: (410) 490-1839

STRUCTURAL
ENGINEER

CONTRACTOR

THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE ENGINEERS FOR THIS PROJECT ARE INSTRUMENTS OF THE ENGINEER'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ENGINEER SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT, IN PRINTED AND ELECTRONIC FORM, MAY NOT BE USED, DUPLICATED, MODIFIED, OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF SILCOX ENGINEERING & DRAFTING, INC. ANY USE, DUPLICATION, MODIFICATION OR CHANGE WILL SUBJECT THE USER AND ITS AGENTS TO LIABILITY OF SUCH ACTS.

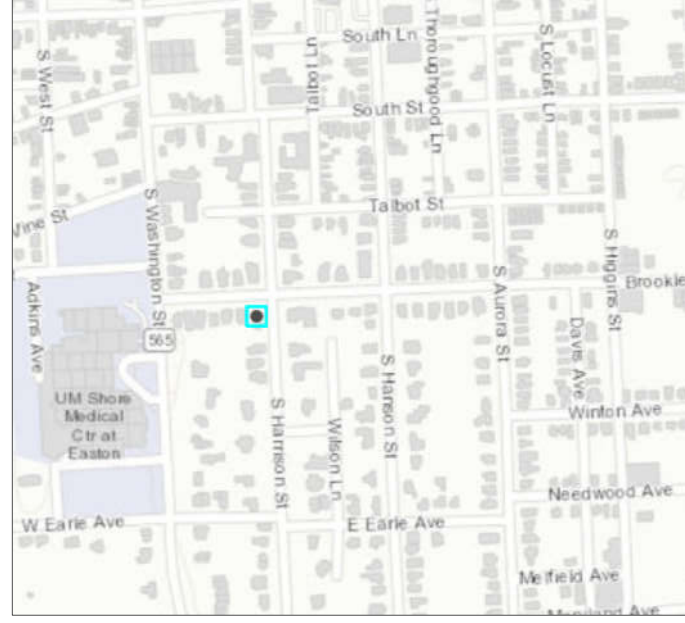
BY USE OF THESE DRAWINGS, OWNER AND CONTRACTOR ACKNOWLEDGE THAT THE DRAWINGS AND PROJECT MANUAL CONTENTS ARE CONSISTENT WITH THE SCOPE OF WORK PROVIDED FOR THIS PROJECT. THE OWNER AND CONTRACTOR CERTIFY THAT ANY AND ALL DEFECTS, ERRORS, INCONSISTENCIES OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS OF WHICH IT IS AWARE, EITHER DIRECTLY OR BY NOTIFICATION FROM ANY SUBCONTRACTOR OR MATERIAL SUPPLIER HAVE BEEN NOTED AND BROUGHT TO THE ENGINEER'S ATTENTION. OWNER AND CONTRACTOR ATTEST AND AFFIRM THAT NO CLAIMS SHALL BE MADE AGAINST SILCOX ENGINEERING & DRAFTING, INC. BASED ON DEFECTIVE DESIGN DOCUMENTS OR AMBIGUITIES ATTRIBUTED TO THE REPRESENTATION OF THE SCOPE OF WORK DOCUMENTED HEREIN.

CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE PROJECT AND NOTIFY THE ENGINEER OF ANY VARIATION, DIMENSIONAL ERROR, OMISSIONS OR DISCREPANCIES PRIOR TO BIDDING OR COMMENCING CONSTRUCTION AND/OR FABRICATION OF ANY WORK. ALWAYS CONSULT THE ENGINEER FOR DESIGN INTENT AND SUBMIT SHOP DRAWINGS FOR APPROVAL. VERIFY ALL EXISTING DIMENSIONS IN THE FIELD. DO NOT SCALE THESE DRAWINGS.

ISSUES:

NO.	DATE	DESCRIPTION
1	01/24/22	ISSUED FOR HISTORIC REVIEW
1	03/07/22	REVISED WINDOWS & FOUNDATION

SITE LOCATION GRID EA, PARCEL 2098, MAP 105



PROJECT:

Langfitt Residence Enclosed Porch Remodel

DRAWING TITLE:

Proposed Elevations

SEAL & SIGNATURE

DATE: 01/24/22
PROJECT NO.:
SCALE: AS NOTED
DWG. BY: JHS
CHK. BY:
DWG. NO.:

A1

1 OF 1



Existing porch foundation.
View from back yard.





View of house from alley.

Porch is not visible from front of house (Brookletts Ave.) or side of house (S. Harrison St.)



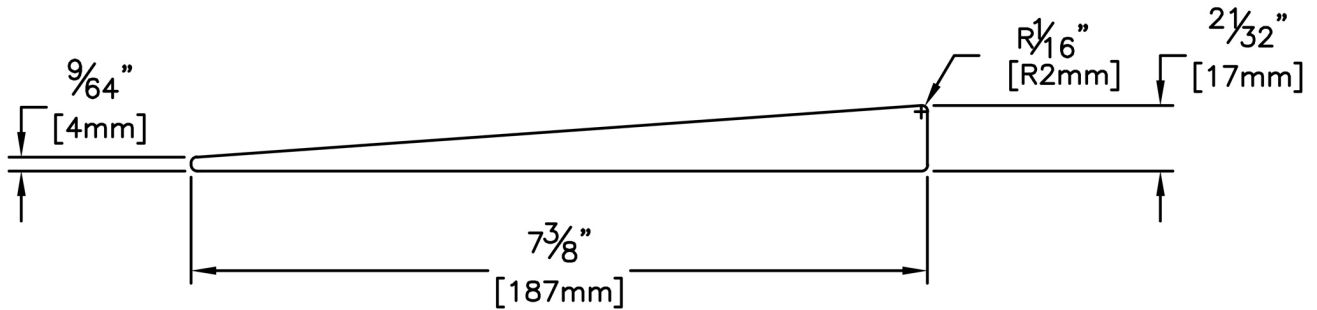
View of house from neighbor's yard.



View of steps



Siding



PRODUCT NAME: 11/16 x 8 Kiln Dried Select Tight Knot Bevel
PATTERN NAME: Bevel

NOMINAL THICKNESS: 11/16"
NOMINAL WIDTH: 8"

LENGTH: 8' - 20' Even Length Only
TRIM BACKS: 3' - 6'
GREEN / KILN DRIED: Kiln Dried
GRAIN: MG
SOLID / FJ: Solid
PRODUCT LINE:

GRADE: Kiln Dried Select Tight Knot
PROFILE: Bevel

FINISHED THICKNESS: 21/32"
FINISHED WIDTH: 7-3/8"

PULLED TO LENGTH / NESTED: Pulled to Length
PACKAGE SIZE: 144
HEIGHT: 24 Pcs
WIDTH: 6
PIECES PER BUNDLE: 6
END CAPS: Yes
PAPER WRAP / BOXED: Paper Wrap
FACE TO BE PROTECTED: Resawn Face

COMMENTS:

LAST UPDATED:

March 08, 2019

Good afternoon,

Please find attached the necessary information needed to the Langfitt Residence Historical District Application:

Siding - 8" Beveled Cedar Siding (primed) to match existing siding in kind. We will be ripping the siding to 6" wide due to lack of availability of 6" beveled siding. 4-3/4" reveal to match existing profile in kind.

Decking - Aeratis Traditions. Specs attached

Windows - Andersen 400 Series. Specs attached

Exterior Trim - 5/4 x 5 PVC flat stock, which matches the dimensions and profile of the existing trim in kind.

Fascia, Soffit - 1x10 PVC flat stock, ripped to size.

Screen Porch system:

Color - White

https://www.decksdirect.com/screeneze-screen-frame-kits.html?msclkid=5130d6fd49311051ee6db44dec49a07b&utm_source=bing&utm_medium=cpc&utm_campaign=Shopping%3ENB&utm_term=4585307092439005&utm_content=all%20products#812=1351&931=3905&742=11057&campaign=398443345&content=&keyword=



[SCREENEZE - DecksDirect](https://www.decksdirect.com/screeneze-screen-frame-kits.html?msclkid=5130d6fd49311051ee6db44dec49a07b&utm_source=bing&utm_medium=cpc&utm_campaign=Shopping%3ENB&utm_term=4585307092439005&utm_content=all%20products#812=1351&931=3905&742=11057&campaign=398443345&content=&keyword=)

Colors: Sand, Bronze, Clay, and White Bronze kits come with black vinyl caps: Package Types Available: Base Channel Kit (5) Lengths: 6 ft, 8 ft, or 12 ft
www.decksdirect.com

Screen Door:

PCA Products A-100 Screen Door in White (36" x 80")

<https://www.pcaproducts.com/screen-door/canoe-creek-a-100>

Railing for Screened Porch:

White, square spindle, 36" high.

<https://shorelinevinyl.com/vinyl-railing/300-series/#tech>

300 Series - Shoreline Vinyl

The 300 Series vinyl railing offers an affordable and classic look for your home. The T-shape of the top rail provides extra grip on stairs. This vinyl railing line is suitable for almost any style home.

shorelinevinyl.com

Screened Porch Column Wraps:

4x4x10' White PVC post wraps

There will be no changes/work to the existing roof or gutters.

Best regards,

Addie Ruhl
Shore Projects LLC
Office Manager
(410) 829-9301



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

Historic District Commission Staff Report

Meeting Date: 6/27/2022

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

Property Address: 33 South Aurora Street

Application Number: 2022-703

Request: Landscaping

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

Applicant would like to create a flagstone walkway into backyard, construct a brick patio in the backyard, install brick planters in the front yard, and widen driveway by 3 feet. This property came to the HDC in 2021 for a new roof.

Relevant Guidelines:

Guideline 8b: "Maintain and preserve historic driveway surface materials."

20b: "Landscaping at the front yards of residential properties should generally reflect the period of the home."



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101000020		33 S AURORA ST		CHRIS NAGERS, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1952		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
BUNGALOW INFLUENCE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		N	
NOTES							
UNDISTINGUISHED MID 20TH CENTURY DWELLING BUILT AFTER DISTRICTS PERIOD OF SIGNIFICANCE.							



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

Application #:	22-0703
Date Received:	6/13/22
Fee Paid:	✓
HDC Meeting Date:	6/27/22
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 33 S. AURORA ST.
☐ Contributing ☒ Non-Contributing YEAR BUILT: c. 1930 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME KERRY FOLAN
 TELEPHONE NO. 347-452-5009 EMAIL KERRY.FOLAN@GMAIL.COM

Applicant or Agent

NAME KERRY FOLAN
 TELEPHONE NO. 347-452-5009 EMAIL KERRY.FOLAN@GMAIL.COM

Description of Proposal (include additional sheets, as necessary)

• IRREGULAR FLAGSTONE WALK FROM SIDEWALK INTO BACK YARD
• BRICK PATIO IN BACK YARD
• BRICK PLANTER WALLS IN FRONT OF HOUSE
• EXTENSION OF EXISTING DRIVEWAY BY 3 FT. TO THE RIGHT,
ADDITION OF BRICK BORDER

Specific Requirements

- The payment of fees is due at the time of application submittal.
 As of July 1, 2021, the fees are as follows:
 Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Kerry Folan
6/13/22
KERRY FOLAN

Revised 4.4.2022

~~Landscaping & Trees~~ — NA

- ☐ 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 — NA

- ☐ 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 — NA

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 — Hardscaping

- ☒ 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.

Historic District Application 6/13/22

Kerry Folan

33 S. Aurora St.

I'm requesting permission to introduce new hardscaping to the front and back yards of my property at 33 (existing house) & 35 (empty lot) S. Aurora St. Please see Document #1 for existing conditions. The hardscaping will include:

Loose joint irregular flagstone walk from the town sidewalk through the backyard, meeting the new patio:

- Excavate to a depth of approximately 3" below finished grade
- Install 1.5" Full Color Irregular Flagstone over a stone dust setting bed with joints measuring approximately 3"
- Joints will be filled with soil.
- Natural Cleft Pennsylvania Flagstone/PA Bluestone (full range natural cleft). See Document 2.

Brick patio extending off porch:

- Excavate work area to approximately 7" below finished grade
- Supply and spread approximately 4" of CR-8 compacted over fabric.
- Supply and spread approximately 1" of a concrete sand setting bed and install brick pavers
- Supply and install a flexible edge restraint and secure with 10" spikes.
- Sweep pavers with polymeric sand and compact with walk behind vibratory plate tamp.
- Materials will be tumbled wire-cut brick pavers complementing the color variations of the existing brick steps in front, Glen Gery Canal Street. See Document 3.

Parking pad expansion:

- Remove existing wood tie border
- Rake back existing topcoat gravel and excavate area to be enlarged, approximately 3' x 18'.
- Spread approximately 6" of compacted CR-8 stone over fabric.
- Install a brick border on both sides and rear of parking pad and secure with a flexible edge restraint
- Spread topcoat gravel (matching current gravel) over enlarged area.
- Gravel will match existing
- Brick will be tumbled wire-cut brick pavers complementing the color variations of the existing brick steps in front (Glen Gery Canal Stree). See Document 3.

Page 206 of 301

THE LANDS OF
CHRIS NAGERS LLC
IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND



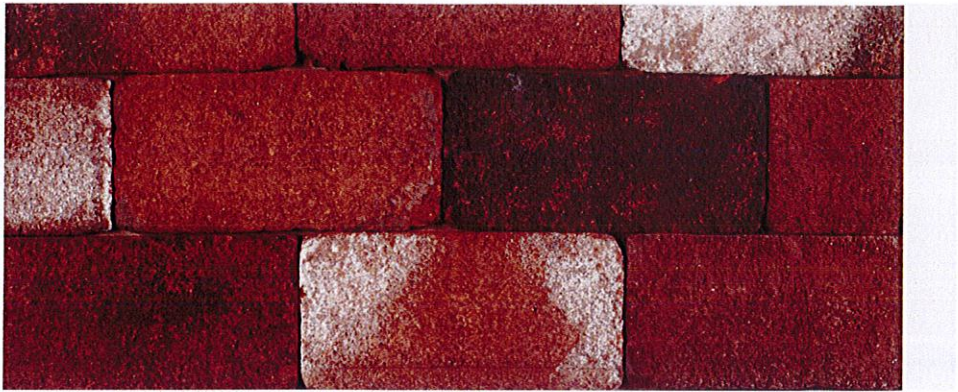
DATE: 7 / 17 / 15
SCALE: 1" = 20'
DRAWN BY: TAN
JOB No. 15164



Folan Existing Conditions: Front and Back Yards



Document #2—Pennsylvania Blue irregular flagstone (full range natural cleft)



Canal Street Paver



Save Product ☐ Compare Brick

[See this on your house](#)

[Where To Buy](#) [Contact Us](#)

Product Information:

Brand: Glen-Gery
Type: Paver
Color: Red
Style: [Extruded Paver](#)
Plant: [Mid-Atlantic](#)
Series: KF Paver Series

Sizes

Technical Information

Cleaning Document: [Canal Street Red Paver Cleaning Document](#)

Product Profile: [KF Paver Series Technical Data Sheet](#)

Unit Specifications

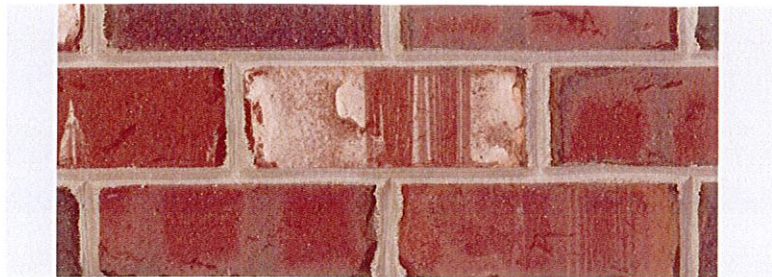
Glen-Gery extruded paving brick are manufactured to conform to the ASTM International Standard Specification C 902, Class SX.

Dimensional Tolerances

Glen-Gery extruded paving brick are manufactured to ASTM International C902, Application PS dimensional tolerances. The tolerances for various unit dimensions are typically: 3" and under, +/-1/8"; over 3" to 4", +/-3/16"; over 5" to 8", +/-1/4". Generally, the product ordered will contain a few units which are over or under the specified dimension. Certain extruded pavers are manufactured to meet Application PX dimensional tolerances.

Finishes

Glen-Gery extruded paving brick have a wire-cut finish on both beds.



Old Salem



Save Product ☐ Compare Brick

[See this on your house](#)

[Where To Buy](#) [Contact Us](#)

Product Information:

Brand: Lawrenceville Brick

Type: Facebrick

Color: Red

Style: [Extruded](#)

Plant: [Lawrenceville](#)

Series: Family Estate Series

Texture/Finish: Sanded Velour

Sizes

Technical Information

Cleaning Document: [Old Salem Cleaning Document](#)

Product Profile: [Extruded Brick Product Profile](#)
[Family Estate Series Technical Data Sheet](#)

Unit Specifications

Glen-Gery extruded bricks are typically manufactured to conform to the requirements of American Society for Testing and Materials (ASTM) Standard Specification C 216, Grade SW, Type FBS and all grades of ASTM C 62. In some instances brick are manufactured to conform to ASTM C652 which includes increased core volume. These products also conform to the requirements of ASTM C 216, Grade MW. Certain products meet the requirements of ASTM C 216, Type FBX, ASTM C 902, ASTM C 652, or ASTM C 32. Inquiries should be made for specific applications or conformance to standards other than ASTM C 216 or C 62.

Dimensional Tolerances

Glen-Gery extruded bricks are manufactured to provide specific dimensional tolerances. The dimensional tolerances of the product are intended to be within the requirements of ASTM C 216, Type FBS for general use. Some products (including but not limited to those manufactured at the Hanley Plant) are manufactured to meet Type FBX. The product ordered will generally contain a number of units which are over or under the specified dimensions. The dimensional variations are related to the raw materials, forming, drying and firing processes, and the desired finish and color. Thus, for some products, all the units may be slightly over or slightly under the specified dimensions. Inquiries should be made regarding the dimensional variations which might be expected if project detailing requires precise coursing. Specialty products or gauged products may be desirable for such applications.

Finishes

Glen-Gery extruded bricks are available in a variety of textures. The textures include smooth, velour, bar, rug, matt, paper cut, scored, rockface, slurry and sand finishes. The availability of a particular finish is usually dependent on the specific product. Certain finishes (i.e. bark) are not available on shapes.



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

Historic District Commission Staff Report

Meeting Date: 6/27/2022

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

Property Address: 126 S Harrison St

Application Number: 2022-705

Request: Renovations

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

Building department has been alerted that we have received this application so that work may not commence until a COA is obtained.

Relevant Guidelines:

Guideline 65b (Porch Railing): “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.”

55c (Painted Steps): “... Avoid painting or staining historically unpainted surfaces...”

51a,b (Porch Lights)

42c (Front Door) “Replacement doors for front facades should be wood.”



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101007440		126 S HARRISON ST		KARYDES, GEORGE AND KAREN H			
YEAR BUILT		PHYSICAL CONDITION					
1890		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
GOTHIC REVIVAL INFLUENCE				REAR KITCHEN WING PROBABLY LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
SOME SIMILARITY WITH 112 SOUTH ST. NEW WINDOWS + ALUM SIDING. INTERESTING USE OF A BAY WINDOWS + CROSS GABLE TO ADD STYLISTIC INTEREST TO BASIC 4 SQUARE HOUSE TYPE.							



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

Application #:
Date Received:
Fee Paid:
HDC Meeting Date:
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 126 S. Harrison
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Happy House Properties LLC
TELEPHONE NO. 202 378 4160 EMAIL rlilly4268@gmail.com

Applicant or Agent

NAME Roberta Lilly
TELEPHONE NO. 202 378 4160 EMAIL rlilly4268@gmail.com

Description of Proposal (include additional sheets, as necessary)

<u>see attached</u>

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of July 1, 2021, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Roberta Lilly</u>
<u>6-11-22</u>
<u>Roberta Lilly</u>

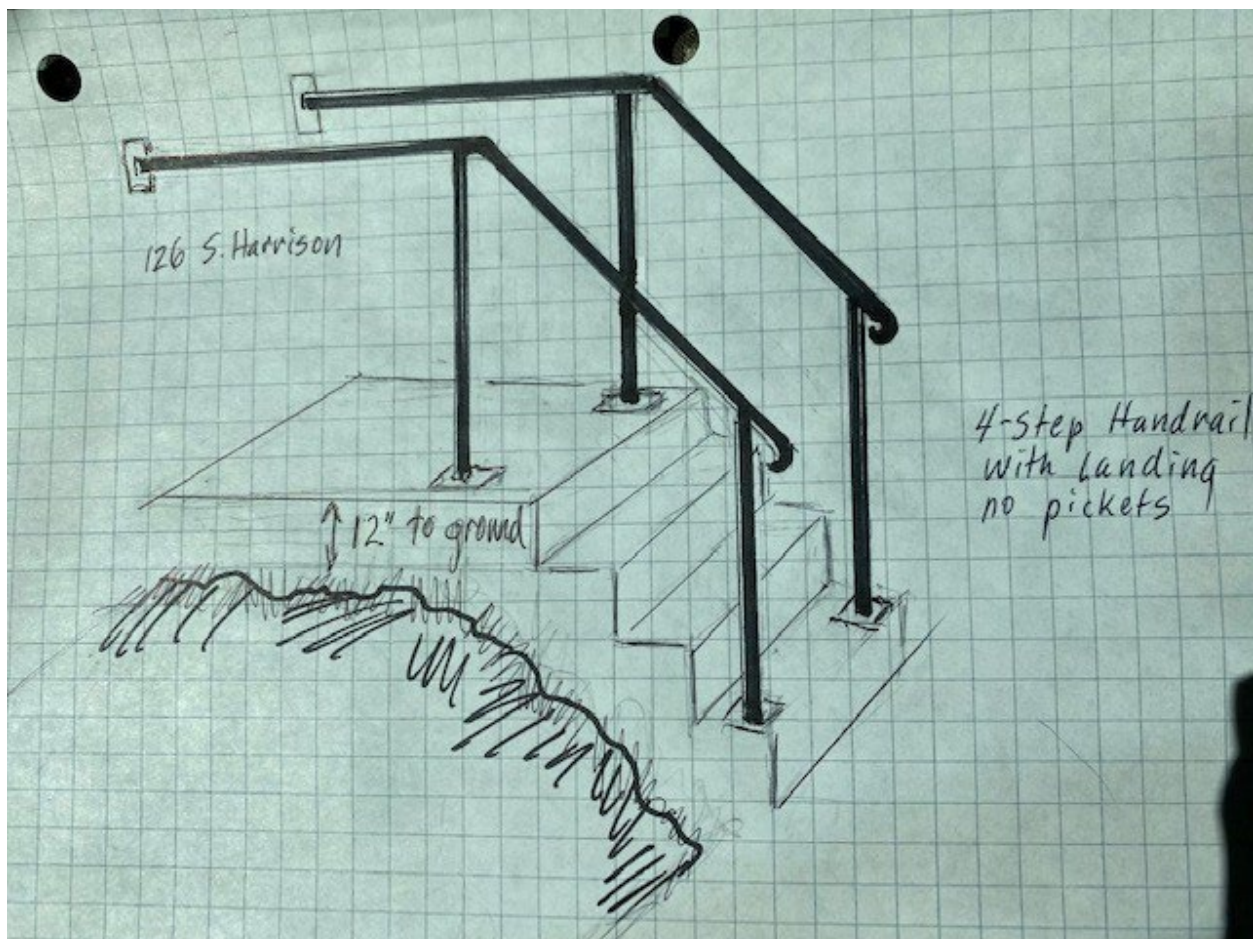
Revised 4.4.2022

ADDENDUM WITH CLARIFICATIONS TO APPLICATION FOR IMPROVEMENTS ON 126 S HARRISON ST
PREVIOUSLY SUBMITTED ON 6-13-22

ADDENDUM WITH CLARIFICATIONS TO APPLICATION FOR IMPROVEMENTS ON 126 S HARRISON ST
PREVIOUSLY SUBMITTED ON 6-13-22

Please find enclosed:

- 1) Handrail style selected for front porch
 - 2) Detailed HVAC plan for 126 S Harrison
-
- 1) Remove recently added wooden railing and lattice work around front door, replace the wooden handrail with wrought iron handrail



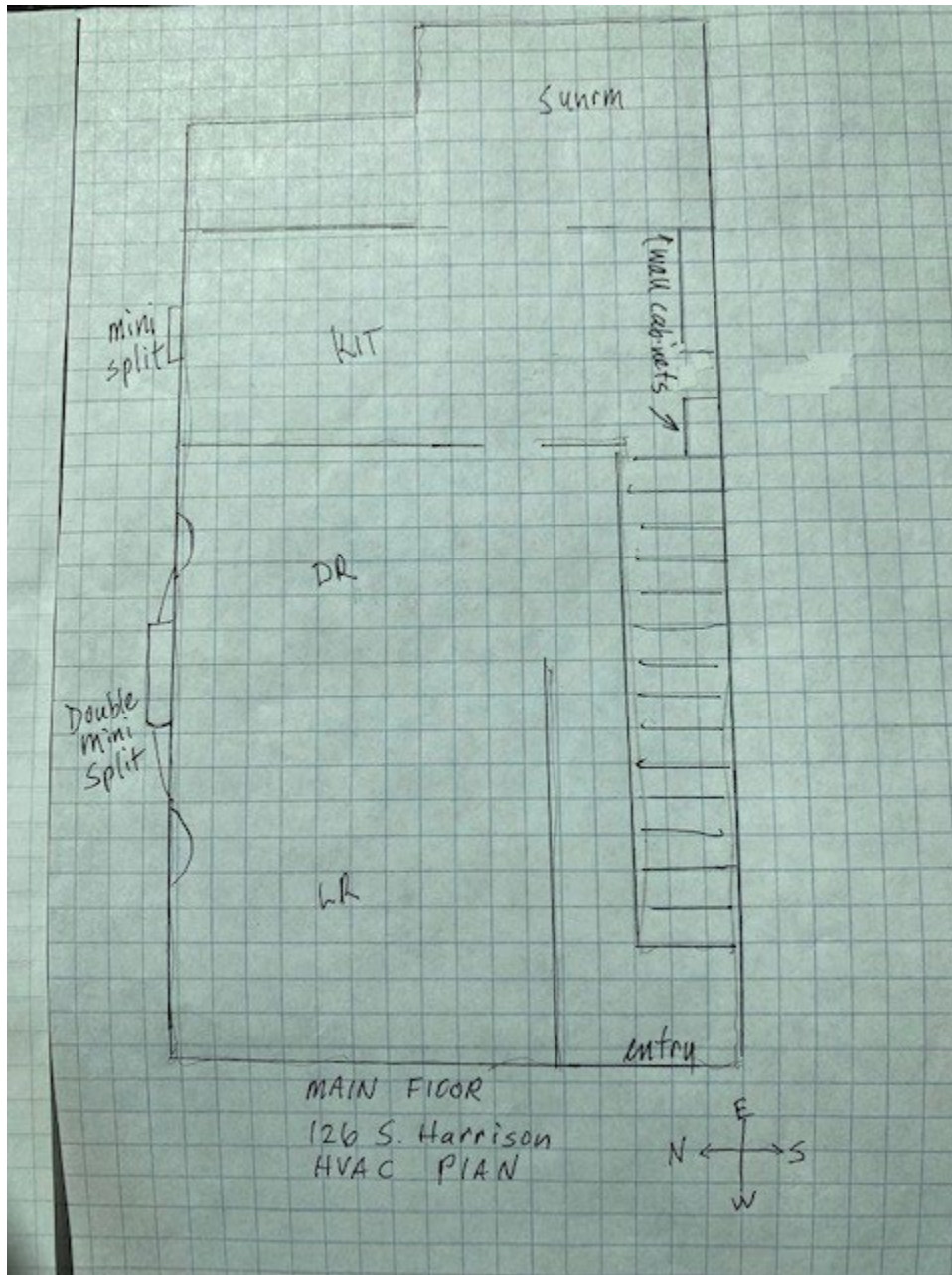
- 2) Install HVAC system; HVAC plan includes combination of heat pump and high efficiency ductless heating and cooling minisplit units.
Heat pump would provide heating and cooling to the majority of the second floor where attic is available for ductwork. High efficiency ductless minisplit units would provide heating and

ADDENDUM WITH CLARIFICATIONS TO APPLICATION FOR IMPROVEMENTS ON 126 S HARRISON ST
PREVIOUSLY SUBMITTED ON 6-13-22

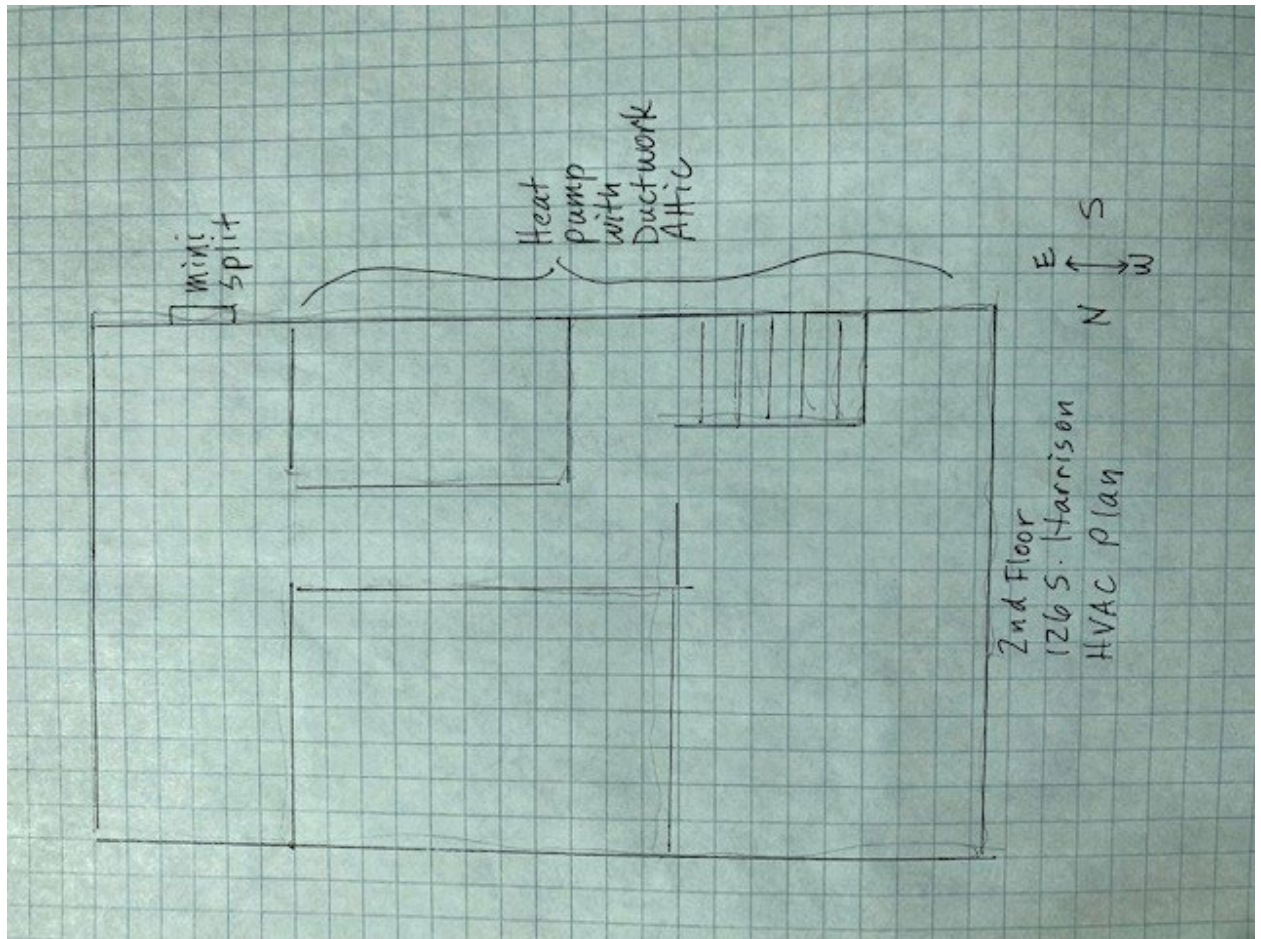
cooling to the back bedroom on the second floor where there is no attic, and would provide heating and cooling to the main floor. Note that the minisplits for the main floor would need to be on the North side of the building since the stairs and the kitchen cabinets take up the South side wall space; alternatively instead of a double minisplit to serve the living room and dining room, two single minisplits could be place with one on the North side for the living room and one on the South side for the dining room. Also note that an alternative to putting in a heat pump for the second floor would be to bring in additional 4 mini split units – one each for the 2 front second floor rooms, one for the bathroom and one for the hallway; this option would be considered a less attractive way to go given the close proximity of the neighbors on both sides.

Please see drawings below

ADDENDUM WITH CLARIFICATIONS TO APPLICATION FOR IMPROVEMENTS ON 126 S HARRISON ST
PREVIOUSLY SUBMITTED ON 6-13-22



ADDENDUM WITH CLARIFICATIONS TO APPLICATION FOR IMPROVEMENTS ON 126 S HARRISON ST
PREVIOUSLY SUBMITTED ON 6-13-22

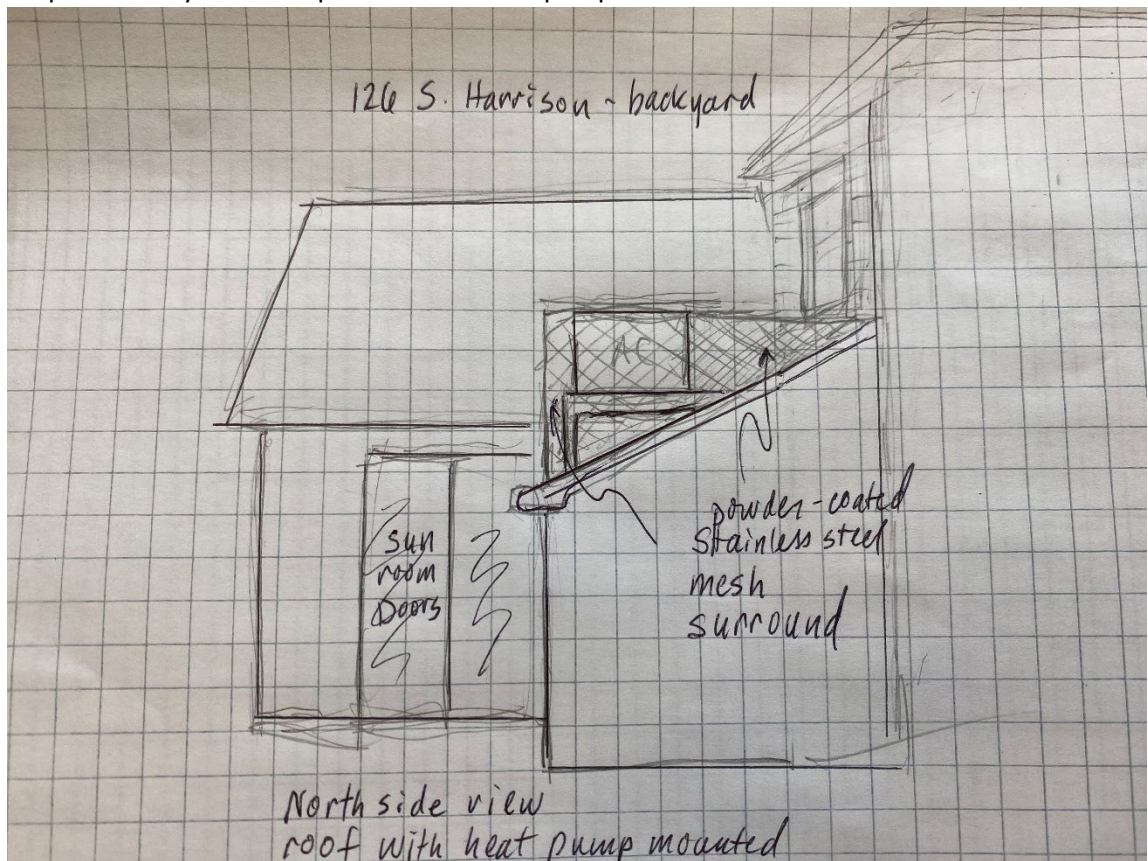


- 3) Install the heat pump onto a low rooftop at the rear of the house (photo). This would be mounted on a level platform and surrounded on two sides – North and East – with powder coated stainless steel mesh to match the paint color. Because of the configuration of the back patio, ie, the sliding glass doors from the sunroom open onto a very small deck, this configuration would maximize the limited space in the back yard.

ADDENDUM WITH CLARIFICATIONS TO APPLICATION FOR IMPROVEMENTS ON 126 S HARRISON ST
PREVIOUSLY SUBMITTED ON 6-13-22



Proposed backyard rooftop location for heat pump unit



Sketch of proposed roof mounted heat pump with metal mesh surround (above)

HISTORIC DISTRICT COMMISSION APPLICATION 6-11-22

126 S Harrison St, Easton MD 21601

Description of Proposed changes to 126 S Hanson:

- 1) Repair chimney from roofline up; remove satellite dish and TV antenna



- 2) Remove recently added wooden railing and lattice work around front door, replace the wooden handrail with traditional wrought iron or black aluminum handrail



126 S Harrison St, Easton MD 21601



Possible iron or aluminum railing and handrail designs

- 3) Repoint masonry steps

126 S Harrison St, Easton MD 21601

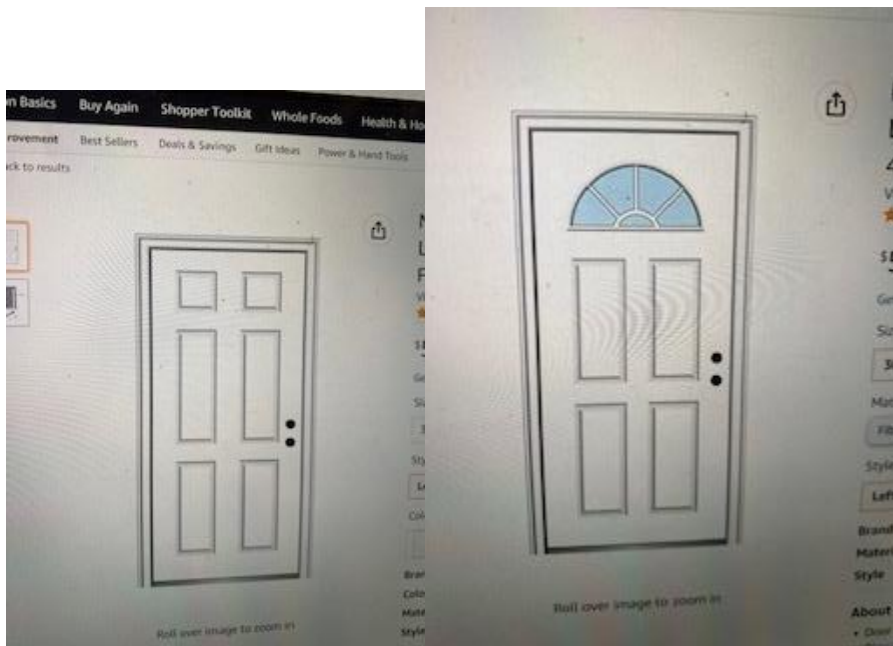


- 4) Replace porch lights with Kitchler brass and white nautical lights



- 5) Remove storm door and replace front door with fiberglass traditional door (fiberglass preferable over wood because there is no shielding of the door from the weather)-

126 S Harrison St, Easton MD 21601



Options for replacement doors

- 6) Replace low front garden broken concrete retaining wall with low brick garden retaining wall



HISTORIC DISTRICT COMMISSION APPLICATION 6-11-22

126 S Harrison St, Easton MD 21601



126 S Harrison St, Easton MD 21601

- 7) Install split units: 2 units on South side, one unit on North side, to be attached to the side of the house (see example of side mounted mini-splits on house below)



126 S Harrison St, Easton MD 21601



126 S Harrison St, Easton MD 21601



South side of 126 S Harrison (Northside of house seen in photo #1)

- 8) Install air conditioning unit on lower rooftop back yard



Potential location on lower rooftop for traditional air conditioning unit

- 9) Replace wooden backyard patio

126 S Harrison St, Easton MD 21601



10) Possibly remove shutters

11) Rebuild and restore front bay window



Addendum: Property Description (Plat from 1888) attached.

EXHIBIT "A"

Property Description

ALL that lot, piece or parcel of land situate, lying and being in the Town of Easton, First Election District of Talbot County, Maryland, and more particularly described as follows:

ALL that lot or parcel of land on the East side of Harrison Street in the Town of Easton, fronting on said Harrison Street a distance of 30 feet and running back a depth of 120 feet, said lot being one-quarter (1/4) of Lots 4 and 5 on a Plat entitled: "EARLE'S ADDITION", dated March, 1888 and recorded among the Land Records of Talbot County, Maryland in Liber No. 99, folio 201; and said lot adjoining on the North property now or formerly owned by John Dyer, et ux., and adjoining on the South property now or formerly owned by Benjamin T. Meintzer and wife.

SUBJECT, HOWEVER, to a right-of-way over a strip of land three (3) feet wide along the Southerly line of this lot granted for the benefit of the adjacent property to the South for the purpose of enabling repairs, improvements and maintenance to be made upon the dwelling house located on the adjacent property, which right-of-way for repairs was granted in a Deed dated June 15, 1964, by William T. Phillips, recorded among the Land Record Books of Talbot County, Maryland in Liber No. 395, folio 48.

BEING the same property conveyed unto Happy House Properties LLC from Susan T. Forlifer, Trustee of the Susan T. Forlifer Living Trust Under Agreement dated February 16, 2005, as amended and restated, by Deed dated even date herewith and intended to be recorded immediately prior hereto.

Lnd. Rd. T. H. # 99, Folio 20/

montage in

DR. JOHN C. EARLE'S
SUB-DIVISION, EASTON

In condi

1887 we had

on this the 2^d

the map of

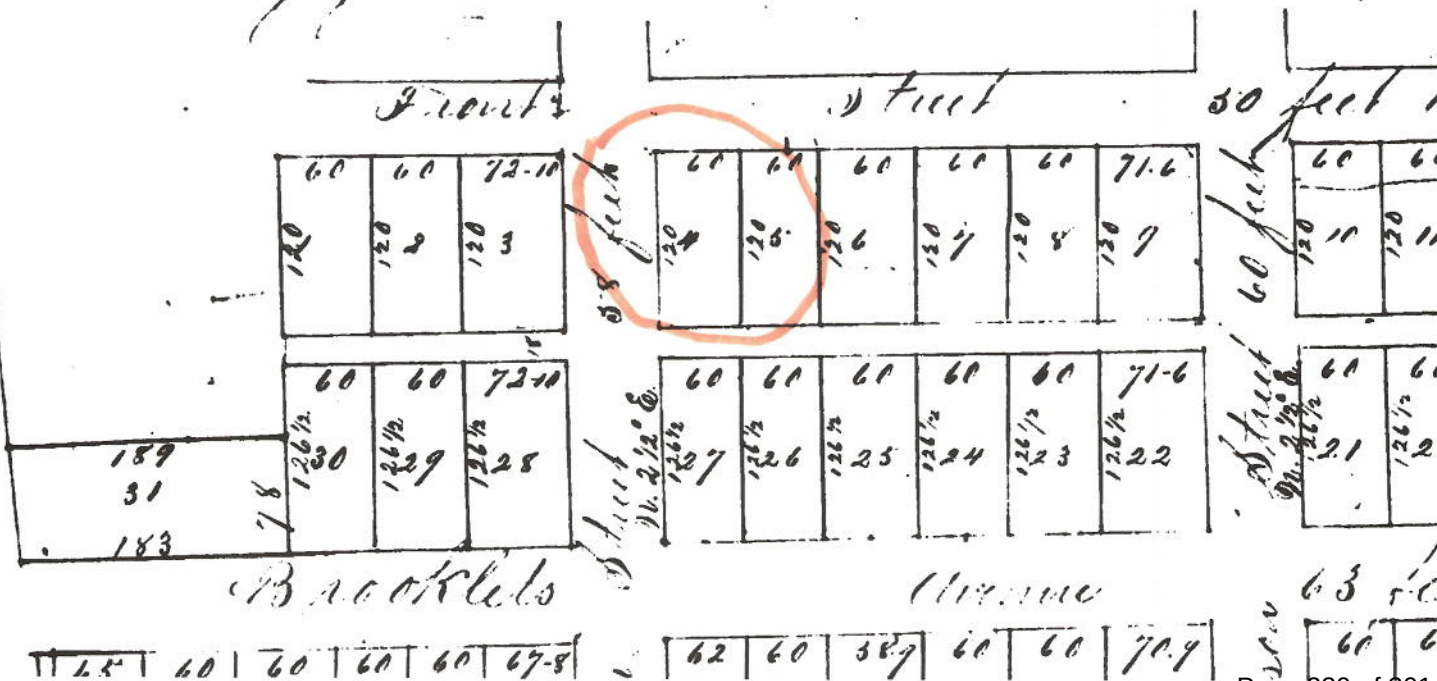
Chas' id

MARCH 1888

Риски



Deed of John C. Earle's? Do it in a separate sheet.
Additions to Easton & Springfield, say 40 vols in the
Maryland & Ind. one blocks each. 1838.





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

Historic District Commission Staff Report

Meeting Date: 6/27/2022

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

Property Address: 407 Goldsborough Street

Application Number: 2022-701

Request: Garage Rennovation

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

Application is complete and very detailed. No record of other HDC applications.



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

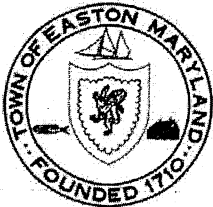
EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101013777		407 GOLDSBOROUGH ST		WENNESON, ROBERT C			
YEAR BUILT		PHYSICAL CONDITION					
1890		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
2ND EMPIRE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A	T-292	Y	
NOTES							
UNUSUAL 1 1/2 STORY EXAMPLE OF 2ND EMPIRE STYLE. UNFORTUNATE PARTIAL ENCLOSED OF FRONT PORCH, UNCLEAR IF REST OF PORCH IS REBUILT OR JUST ATYPICAL. SUPPOSED TO HAVE A MATCHING CARRIAGE HOUSE BUT IF PRESENT COULD NOT SEE FROM PUBLIC RIGHT OF WAY							



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

Application #:
Date Received:
Fee Paid:
HDC Meeting Date:
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 407 GOLDSBOROUGH ST

☒ Contributing ☐ Non-Contributing YEAR BUILT: 1870 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME LAURENCE & KELLY PEZOR

TELEPHONE NO. 301 466 6792 EMAIL KLPezor@gmail.com

Applicant or Agent

NAME KELLY PEZOR

TELEPHONE NO. 301 466 6792 EMAIL KLPezor@gmail.com

Description of Proposal (include additional sheets, as necessary)

<u>CONSTRUCT A NEW REPLACEMENT CARRIAGE HOUSE/GARAGE</u>
<u>WITH STUDIO AREA ABOVE IN SECOND LEVEL</u>

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of July 1, 2021, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Kelly Pezor</u>
<u>6/13/22</u>
<u>Kelly Pezor</u>



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, 2021, the fees are as follows:
Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

ORNAMENTAL PROPERTY

FOR SALE:

The residence of Mr. John L. Caldwell, on Railroad Avenue, is offered for sale. The house is new, contains 10 rooms, and is in complete order. The grounds are beautifully ornamented with shrubbery, roses, hedges, and extensive grapevines. Good water, and plenty of it, in both house and stable. Force pump as a protection against fire. Stable for 4 horses, and carriage house for 3 carriages. Basement under stable, and servants rooms plastered in the attic. The property is very desirable. Will be sold on easy terms. Apply to

OSWALD TILGHMAN,
Sept. 23, 1879
Easton, Md.

RE-SALE
F IMPROVED
PROPERTY
INCLUDES
BUDG
1879

Caldwell residence for sale...1879



Clipped By:

kgpezor

Sat, Sep 5, 2015

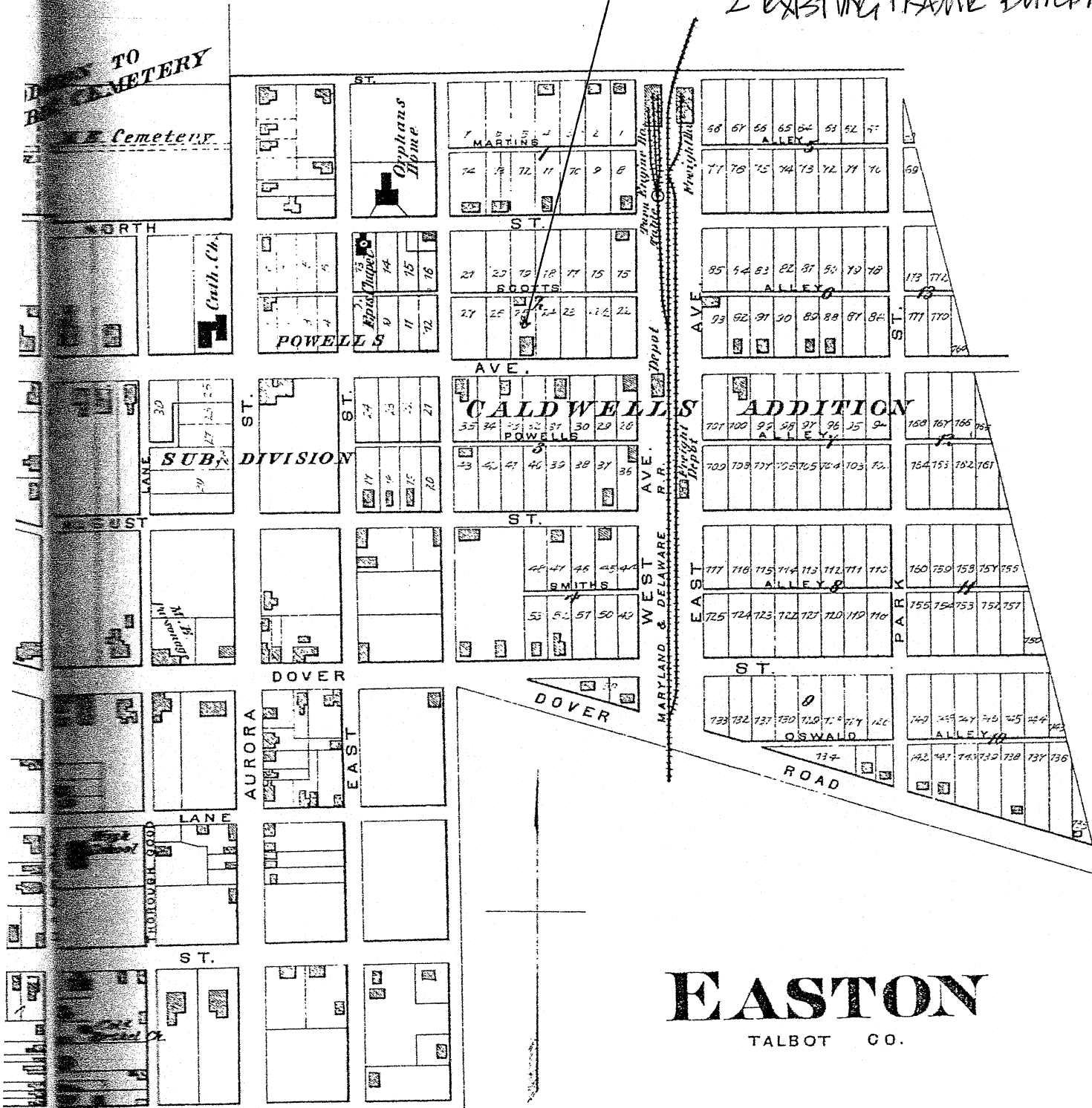
Newspapers.com

Copyright

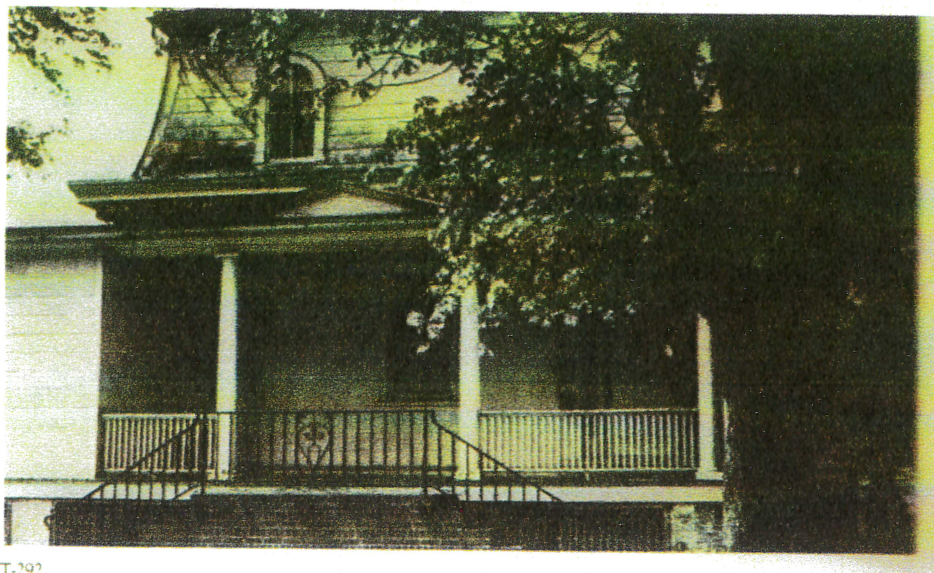
CARRIAGE HOUSE CA. 1930



LOT 25 (404) CALDWELL'S ADDITION
2 EXISTING FRAME BUILDINGS



EASTON
TALBOT CO.



MARYLAND HISTORIC
TRUST #1
DESCRIPTION T-29

T-292

T-292

407 Goldsborough Street, Easton
1890-1893; Private

This small, one-and-one-half-story frame house and its companion carriage house stand in a neighborhood of modest late-nineteenth-century dwellings. Covered by mansard roofs, these fanciful structures illustrate a Victorian interpretation of the Second Empire style (see T-270; T-281; T-284). The carriage house, nearly a double of the main house, is elaborately treated and reflects the importance of outbuildings in this period—it even has a belvedere atop the roof.

407 Goldsborough Street



Carriage House

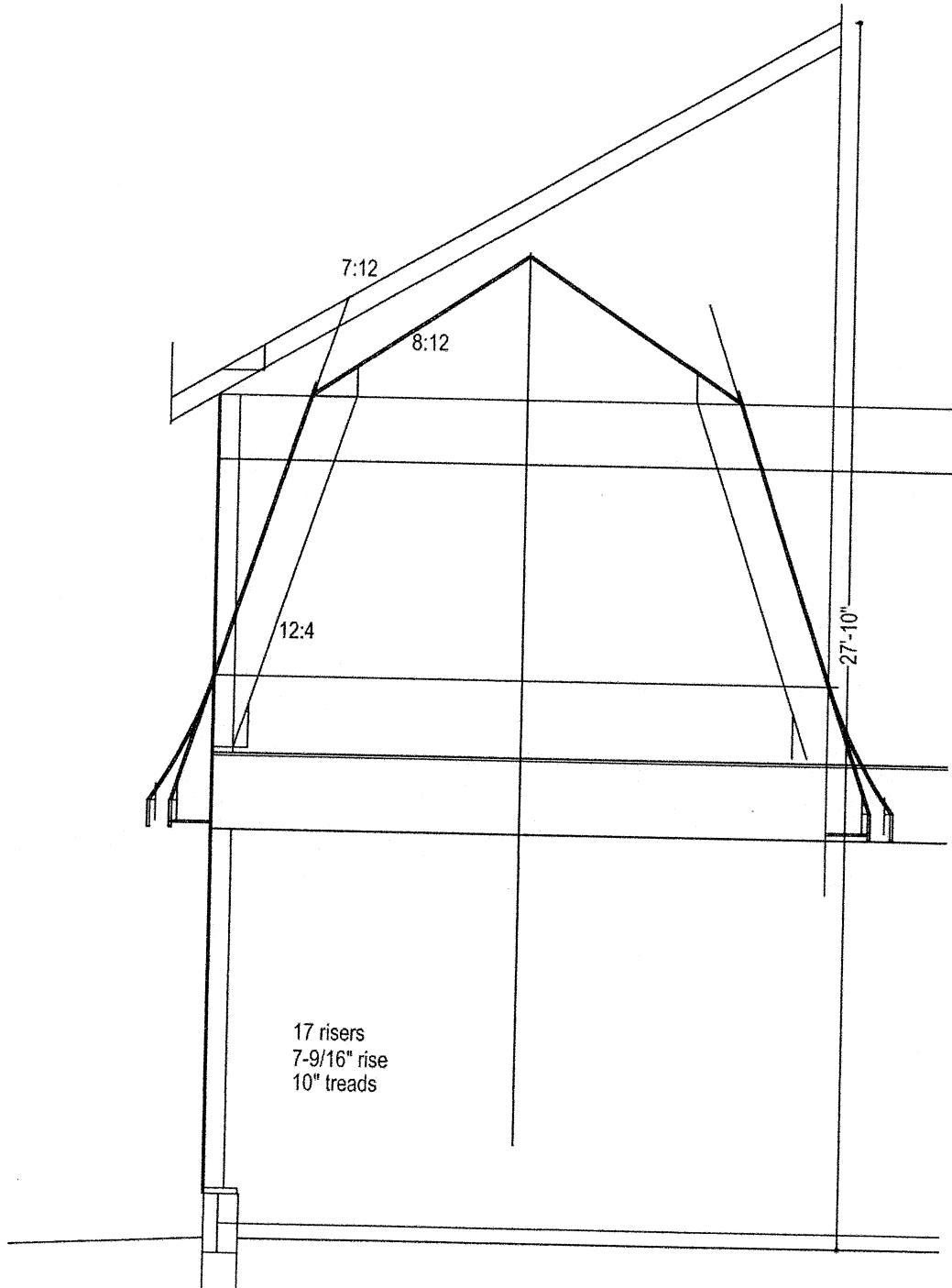
HISTORIC EASTON P. 76
EXISTING CARRIAGE HOUSE
DEMOLISHED IN THE LATE 1970's



SLIGHT SIDE VIEW OF
CARRIAGE HOUSE



CARRIAGE HOUSE CA. 1930



EXTERIOR FINISHES:

Roofing: CertainTeed "Carriage House" Four-layer shingle.

16" X 16" brick chimney for gas fireplace.

Aluminum bronze K-style gutters to match north facing existing house.

Standing seam metal roof over South facing entry door. Bronze standing seam metal roof to match existing roof on north side of historic house. Rib seam height will be less than 1.5" and the maximum panel width will be 16" or less. The standing seam roof will be supported with either corbels or a wrapped post (PVC or wood material).

Boral "Dutch Lap" siding to match existing house on first level

Hardie Straight Edge Shingle for 2nd level.

Boral window trim to simulate the original historic window trim on existing house.

All corners, door, fascia, soffit and miscellaneous trim will be Boral.

Smooth composite bead board for exposed exterior ceilings (possibly Boral).

Marvin Ultimate Aluminum Clad Double Hung windows (2 over 2 with SDL).

Pro Via "Clinton" aluminum storm picture windows to match existing house.

Pro Via fiberglass exterior doors on south and east facades.

Vintage Woodworks Wood Decorative Storm Door on south facing entry door.

Vintage Woodworks Wood Decorative screen porch entry door facing west.

Clopay (style #13 or #22), Timberlane (style #302) Garage Doors made with an insulated metal core and composite overlay.

Decorative vent on south facing gable will be polyurethane.

Vintage Woodworks gable decoration on south facing gable will be PVC.

24" X 36" cedar cupola on gable ridge of screen porch roof.

Intex PVC column wrap for screen porch to match north facing columns on existing house.

Screen porch will utilize an aluminum screening system.

Brick stoop, screen porch floor, chimney and brick faced foundation to closely match existing house.

ALL PVC, POLYURETHANE AND COMPOSITE MATERIALS WILL BE PAINTED.

Strength with Style

CARRIAGE HOUSE®

- Class A fire resistance
- Algae resistant
- 110 MPH wind warranty, upgrade to 130 MPH available
- Lifetime-limited warranty

SPECIFICATIONS

- Two full-size, fiberglass-based shingles
- Unique chamfered cut for scalloped appearance
- Four-layer coverage when applied
- 350 lbs. per square

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **STREAKFighter** 5-year algae-resistant warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistant warranty
- Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip & ridge required.

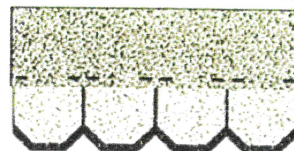
See actual warranty for specific details and limitations.



Carriage House® Shingles

PRODUCT INFORMATION

Carriage House® is built on CertainTeed's patented design using two full-size base shingles, resulting in four full layers of shingle protection when applied. Moreover, this one-piece construction offers the applicator greater ease of installation. Most importantly, its tough fiber glass composition makes Carriage House a durable, long-lasting shingle. It is designed to resist blow off in high wind conditions up to 110-mph with normal installation and up to 130-mph with special installation.



Deep 8" tabs, distinctive shadow lines, and chamfered corners give Carriage House the appearance of a scallop-edged finish, creating a look reminiscent of the handcrafted slate roofs of yesteryear. These shingles are most aesthetically appealing when used on slopes of 9" per foot or greater.

Carriage House shingles are algae-resistant (AR) and help protect against staining or discoloration caused by algae.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes 2" per foot or greater. However, slopes greater than 9" per foot best show the product design. Low slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along the eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

On slopes greater than 21" per foot, apply four spots of roofing cement under the shingle, according to application instructions provided on the shingle package.

Product Composition: Carriage House shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. The laminated tabs are firmly adhered in special, tough asphaltic cement. These fiber glass based shingles have self-sealing adhesive.

Applicable Standards:

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance
ICC-ES ESR-1389 and ESR-3537
CSA Standard A123.5
Miami-Dade Product Control Approved
Florida Product Approval # FL5444
Meets TDI Windstorm Requirements

TECHNICAL DATA

Weight/Square (approx.): 355 lb.
Dimensions (overall): 18" x 36"
Shingles/Square: 50
Weather Exposure: 8"

INSTALLATION

Detailed installation instructions are supplied on each bundle of Carriage House shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Special Application: Carriage House shingles can be blended into a CertainTeed Grand Manor roof to achieve a unique and distinctive appearance. A common application method uses several courses of Carriage House in the middle of a Grand Manor roof. Other aesthetically appealing applications are possible using Grand Manor and Carriage House shingles. Contact us for more information.

Hips and Ridges: Use only Shingle Ridge® accessory shingles of the matching color for capping the hips and ridges.

MAINTENANCE

Carriage House shingles require virtually no maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Carriage House carries a lifetime limited transferable warranty against manufacturing defects for the original homeowner when applied to stated CertainTeed application instructions for this product. In addition, Carriage House also carries a 15-year algae resistance warranty and 10-year SureStart™ Protection. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

See us at our on-line specification writing tool, CertaSpec, at www.certainteed.com/certaspec.

CertainTeed
20 Moores Road
Malvern, PA 19355

© 01/20 CertainTeed

CertainTeed
SAINT-GOBAIN

Add Architectural Detail And Curb Appeal With Cove/Dutch Lap

With its long, curved lower profile, Cove/Dutch Lap gives homes a sophisticated look that makes a statement.

- Durable, poly-ash material resists moisture and bugs
- High level of dimensional stability during moisture and temperature changes
- Comes pre-primed and ready for paint
- No edge sealing of cuts required
- Suitable for ground contact
- Available in 16' lengths

Technical Data

[TruExterior Siding – Product Data Sheet](#)



CRAFTSMAN COLLECTION™ SIDING PRODUCT DATA SHEET

1. Certificates and Listings

- a. IBC/IRC Codes: ICC-ES ACE89, CCRR 0300
- b. Texas Department of Insurance (TDI): EC-92
- c. Florida Building Codes (FBC): 2020, FL17285
- d. California Building Code (CBC): 2019
- e. Wildlife Urban Interface (WUI): CA SFM 12-7A-1, 8140-2134:0105
- f. Pre-consumer Recycled Content: SCS Global Certification, Minimum 70%

2. Properties

- a. Density: ASTM C 1185, 40-50 lb_f/ft³
- b. Flexural Strength: ASTM C 1185, > 1600 psi
- c. Coefficient of Linear Expansion: ASTM D 6341, < 0.000014 in. / (in.*°F)
- d. Impact Resistance: ASTM D 6110, > 50 in.

3. Performance

- a. Fungi Rot: AWPA E10, Brown Rot–Negligible Loss, White Rot–Negligible Loss
- b. Termite Resistance: AWPA E1, > 9.0
- c. Water Absorption: ASTM D 570, < 1.5%
- d. Flame Spread Index: ASTM E 84, < 200

4. Manufacturing Tolerances

- a. Width: ± 1/16 in.
- b. Thickness: ± 1/16 in.
- c. Length: +2.0 / -0.0 in.



BORAL
BUILDING PRODUCTS

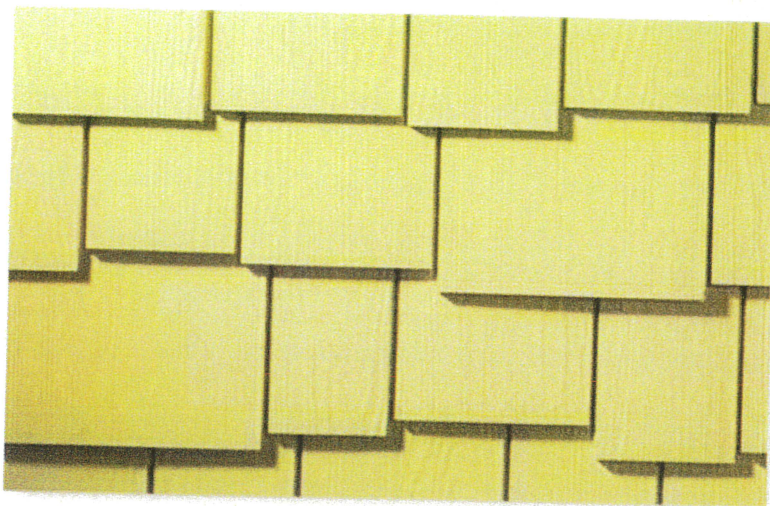
For homes designed
to be lived in, without
looking that way.

Finishing touches, down to the details. Complete your home's distinctive exterior design with trim and soffit that complement your siding and color choices in both style and performance. You can select James Hardie® products with confidence, knowing that they have earned the endorsements of trusted authorities across the building industry.



HardieShingle®

Thickness 1/4 in



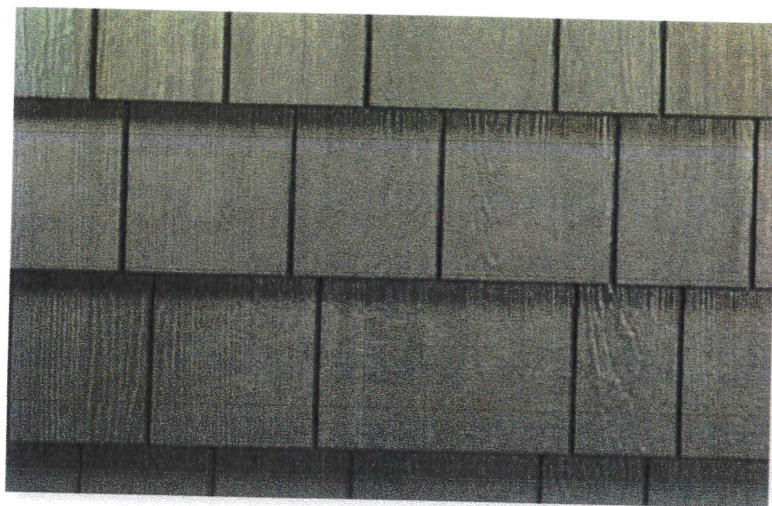
STAGGERED EDGE PANEL

Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq	50.0

**STATEMENT
COLLECTION™** ✓

**DREAM
COLLECTION™** ✓

PRIME ✓



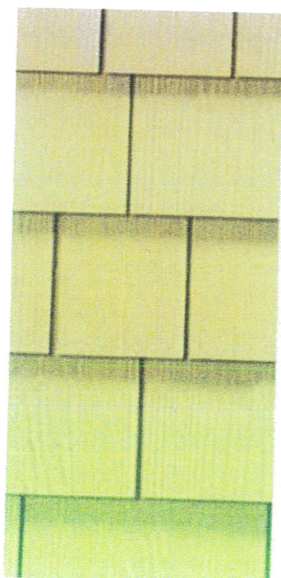
STRAIGHT EDGE PANEL

Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq	43.0

**STATEMENT
COLLECTION™** ✓

**DREAM
COLLECTION™** ✓

PRIME ✓



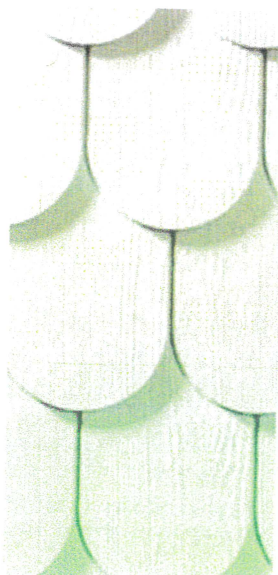
INDIVIDUAL SHINGLES

Length	4.2in 5.5in 6.75in 7.25in 10 in
Height	15.25 in
Exposure	7 in
Prime	630
Pcs/Pallet	
Sq/Pallet	2
Pcs/Sq	315.0

**STATEMENT
COLLECTION™**

**DREAM
COLLECTION™**

PRIME ✓



HALF ROUNDS

Length	48 in
Height	15.25 in
Exposure	7 in
Prime	86
Pcs/Pallet	
Sq/Pallet	2
Pcs/Sq	43.0

**STATEMENT
COLLECTION™**

**DREAM
COLLECTION™**

PRIME ✓



COMPOSITE TRIM &
MOULDINGS



WOLF HOME PRODUCTS®

MOULDINGS

WOLF POLY-ASH MOULDINGS

WOLF POLY-ASH MOULDINGS



EXCEPTIONAL FEATURES WITHOUT THE LIMITATIONS.

Give your project the finishing touch with these revolutionary mouldings that offer exceptional performance, remarkable workability and a great, long-lasting look without the limitations of wood or PVC.

Wolf Poly-Ash Mouldings are available in a wide variety of lengths, widths and decorative profiles. Mouldings can be painted any color, but failure to paint them will void the warranty. These low-maintenance mouldings cut, rout, mill and miller with ease and resist rotting, cracking, splitting and termites.

Wolf Poly-Ash Mouldings are ideal for ground contact and are comprised of more than 70% recycled material. They are covered under Boral TruExterior® Trim's 20-Year Limited Warranty.

FEATURES

- Comprised of more than 70% recycled material
- Cut, rout and mill with ease
- Resistant to rotting, cracking, splitting and termites
- Ideal for ground contact
- Do not require end-sealing or special adhesives
- Can be painted any color
- Maintain a high level of dimensional stability during periods of moisture and temperature change

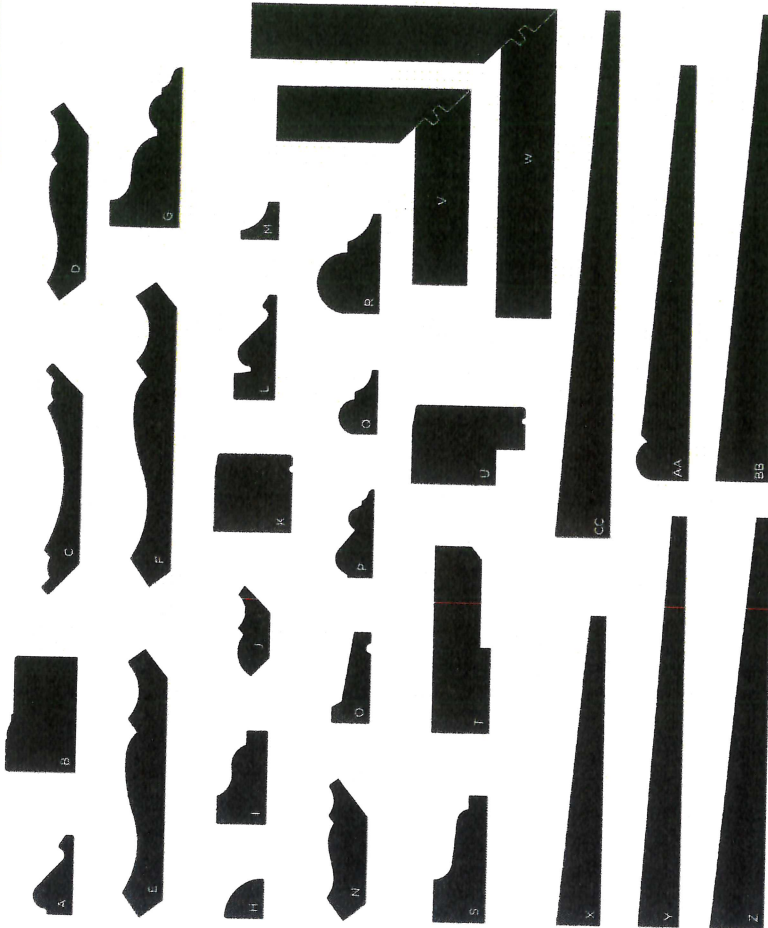
Fabricated from BORAL TRUExTERIOR® TRIM
By DURATION® MOULDING & MILLWORK



TruExterior®
Siding & Trim

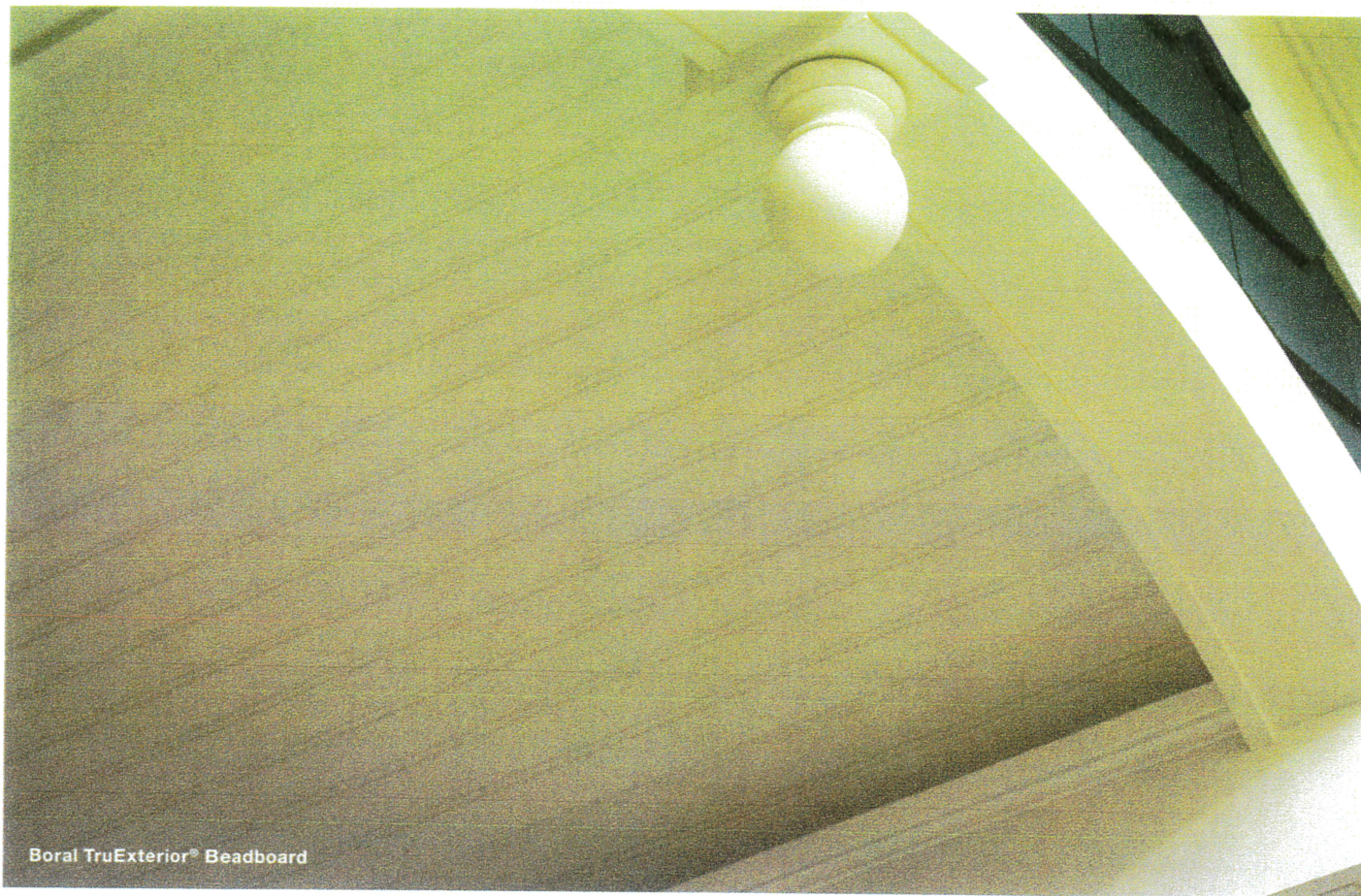
WOLF POLY-ASH MOULDINGS & SIDING PROFILES

Images not to scale



Profile	Part #	Dimension	Profile	Part #	Dimension
A Base Cap - 8'	D164	11/16" x 1 3/8"	Q Nose & Cove - 8'	D8578	11/16" x 1 1/8"
B Brick Mould - 8'	D180	1 1/2" x 2 1/2"	R Nose & Cove - 16'	D184	1 1/8" x 1 3/4"
C Cove Mould - 16'	D18016	1 1/2" x 2 1/2"	S Solid Crown - 8'	D211	15/16" x 2 1/4"
D Crown Mould - 16'	D49	11/16" x 4 1/4"	T Rabbetted Casing Smooth - 16'	TE21116	15/16" x 2 1/4"
E Crown Mould - 16'	D47	11/16" x 3 1/2"	U Rabbetted Casing Woodgrain - 16'	DRCW	1 1/2" x 3 1/2"
F Crown Mould - 16'	D45	11/16" x 4 5/8"	V Thick Sub Sill - 8'	D269	1 3/8" x 2"
G Empire Crown - 8'	D794	1 3/8" x 2 3/4"	W Outside Corner - 10'	D26916	1 3/8" x 2"
H Quarter Round - 8'	D79416	1 3/8" x 2 3/4"	X Outside Corner - 10'	5441DDC	1 1/2" x 3 1/2"
I Single Mould - 8'	D210	11/16" x 1 1/16"	Y Outside Corner - 20'	5442DDC	1 1/2" x 3 1/2"
J Bed Mould - 8'	D76	9/16" x 1 9/16"	Z Beveled Siding - 16'	12698S	1 1/2" x 5 1/2"
K Sub Sill Mould - 8'	D69	1 3/8" x 1 3/8"	AA Beveled Siding - 16'	12808S	1 1/2" x 7 1/4"
L Band Mould - 8'	D217	11/16" x 1 7/8"	BB Beveled Siding - 16'	34808S	1 1/16" x 2 1/4"
M Scallo - 8'	D93	11/16" x 1 1/16"	CC Beveled Siding - 16'	34908S	1 1/16" x 8 1/4"
N Crown Mould - 16'	D82	11/16" x 2 1/2"			
O Dip Cap - 8'	D197	11/16" x 1 5/8"			
P Bevelled Base Cap - 8'	D8416	11/16" x 1 9/16"			

● Non-stock moulding profiles - Available by the bundle ONLY
■ Non-stock moulding profiles - Available by the piece



Boral TruExterior® Beadboard

Single Beadboard

Two distinct beaded patterns — 4" and 6" — to suit the most popular design trends

Available Finish:



smooth



Double Beadboard

The same appearance as the single-profile products, but with twice the coverage

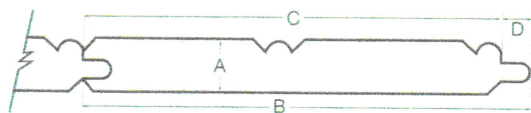
Available Finish:



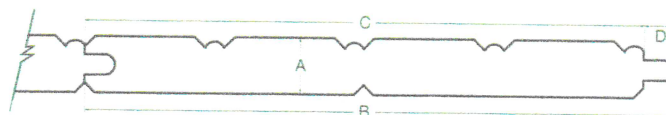
smooth



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Tongue (D)
5/8 x 4	0.625"	3.50"	3.16"	0.34"
5/8 x 6	0.625"	5.25"	4.91"	0.34"



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Tongue (D)
5/8 x 8	0.625"	6.6825"	6.3425"	0.34"
5/8 x 12	0.625"	10.25"	9.91"	0.34"



ULTIMATE DOUBLE HUNG G2



Ultimate Hung G2 window with Oil Rubbed Bronze hardware

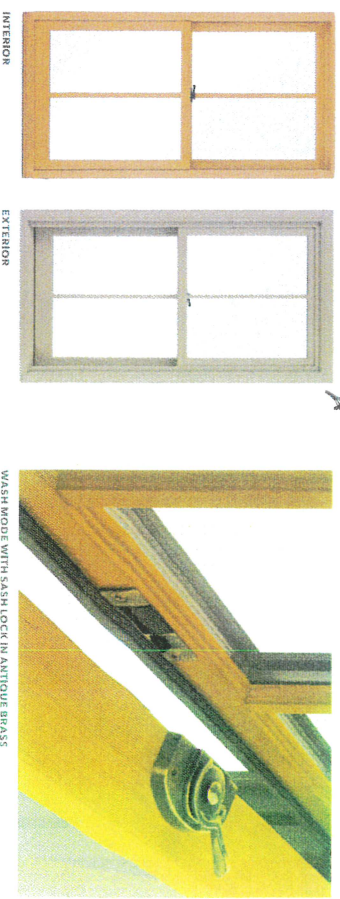
15



Double Hung G2 windows in a home

ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



INTERIOR

EXTERIOR

WASH MADE WITH SASH LOCK IN ANTIQUE BRASS

CE THIS PRODUCT IS CE CERTIFIED

EXTERIOR FINISH OPTIONS



COLOR SELECTION TO BE
FROM MFR'S STANDARD
COLORS

EXTRUDED ALUMINUM

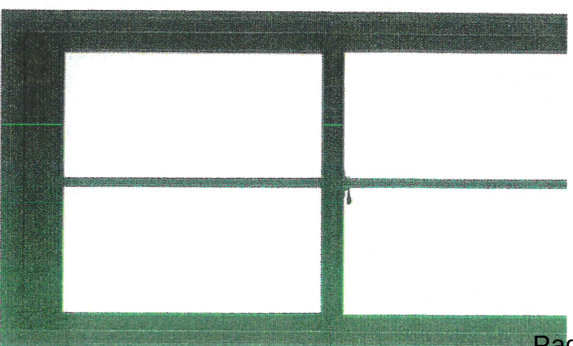
Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered Marvin material.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

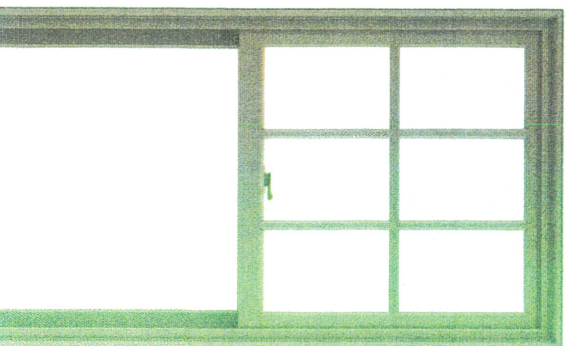
WOOD SPECIES

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.

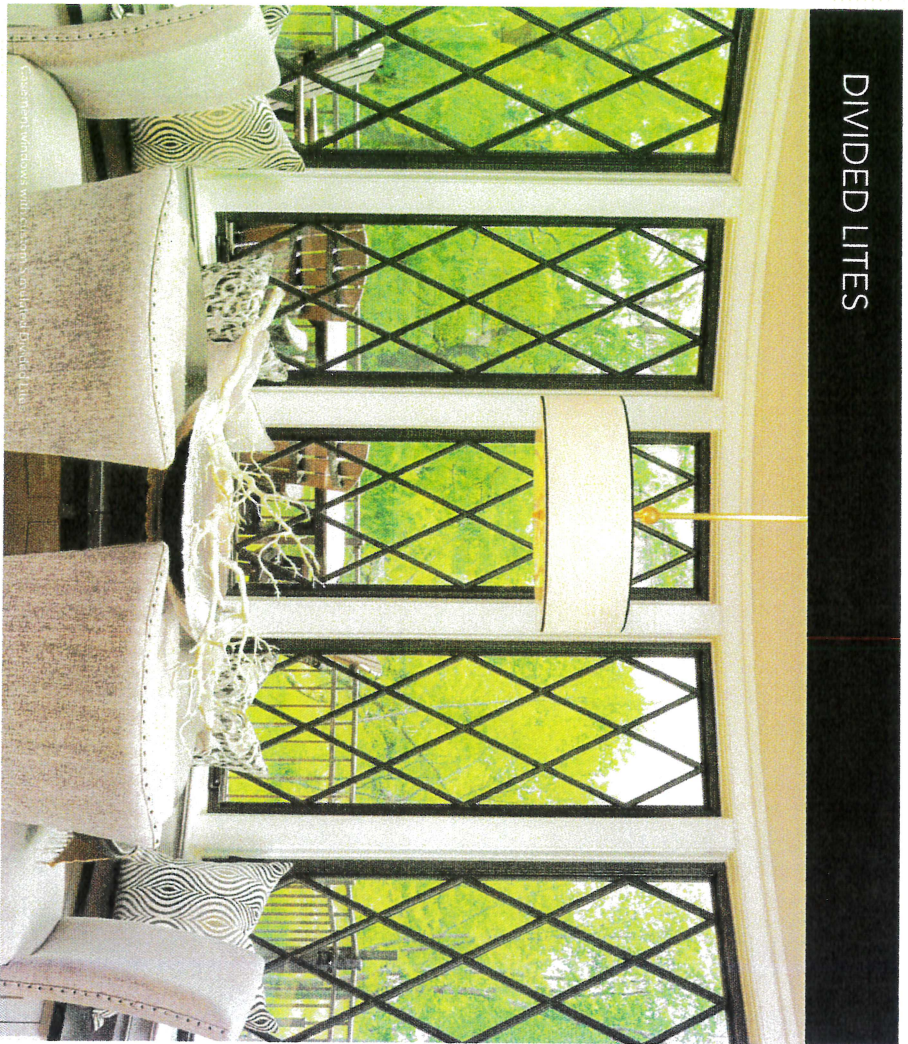


Ultimate Double Hung G2 window in Ebony



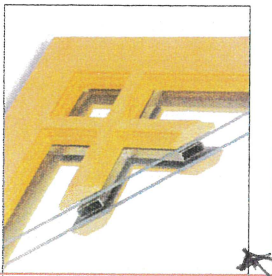
Ultimate Double Hung G2 window in Suede

DIVIDED LITES

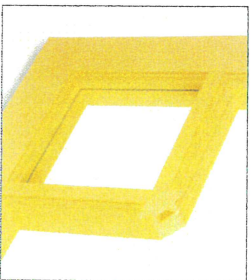


DIVIDED LITES

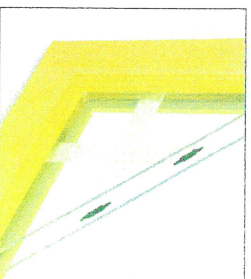
The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles—from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize many individual glass panes in a single window. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass. Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



SIMULATED DIVIDED LITE (SDL)
SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



AUTHENTIC DIVIDED LITE (ADL)
Separate panes of glass are glazed between bars—the way windows have been made since the beginning. Available exclusively with wood exterior units.



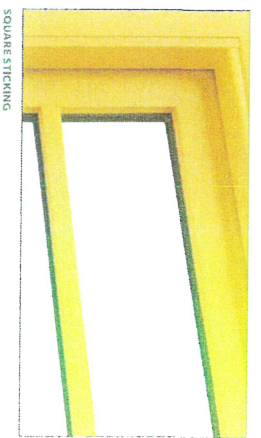
GRILLES BETWEEN-THE-GLASS (GBG)
Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

FIVE STANDARD BAR WIDTHS



STICKING AND PROFILES

Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.



Provia Clinton Picture Storm Windows

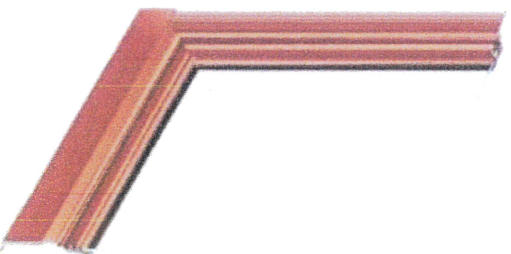
Provia clinton picture storm windows are large stationary windows that offer expansive, sweeping views, allowing for maximum natural light. Available in numerous configurations and sizes, and employed either as standalone windows or coupled beautifully with operating windows, Provia picture windows are as stylish and elegant as they are durable and low-maintenance.

BENEFITS OF PROVIA CLINTON PICTURE STORM WINDOWS

- Low-maintenance
- Mitered frame corners provide maximum strength and durability
- Available in 1, 2, 3, or 4 lite units
- Full perimeter weatherstripping keeps the elements where they belong – outside
- Sash clips for easy removal

THE PROVIA DIFFERENCE

Tucked deep within the rolling hills of Ohio, Provia is a company committed to high-quality, fully American-made entry doors and vinyl replacement windows. The company's aim is to manufacture outstanding products that are both budget-friendly and energy efficient – from coast-to-coast. Provia's commitment to the highest quality aluminum window products is evident across many of the series it offers – from its Clinton picture windows, to its Valley Forge gliding, to its Concord double hung. In all situations, Provia aluminum windows serve as a solid defense from the elements. With sleek profiles, expansive glass, and a wide range of design options and configurations, Provia is sure to offer the right aluminum window option for your home. Custom-made in nearly any shape or size, and virtually any color, Provia's aluminum windows will provide the perfect aesthetic and the maximum performance level for nearly any living space.



#240 Clinton One-Lite
Picture Window



HERITAGE™ FIBERGLASS ENTRY DOOR ADVANTAGES

A

1 $\frac{7}{8}$ " Finger-jointed, 2-ply solid oak laminated stiles for both hinge and strike sides are proven to provide increased rigidity and structural integrity.

B

Polyurethane core reduces energy loss.

C

Improved definition panel profile creates excellent shadow lines and distinct panel designs.

D

Lock area is reinforced to provide a solid mounting surface for decorative hardware.

E

Specially engineered fiberglass door facings will not dent and resist splitting, cracking and warping.

F

Variable-depth woodgrain texture with hand-applied stain imitates a wood door appearance.

G

Square-edge design offers an attractive wood door appearance.

H

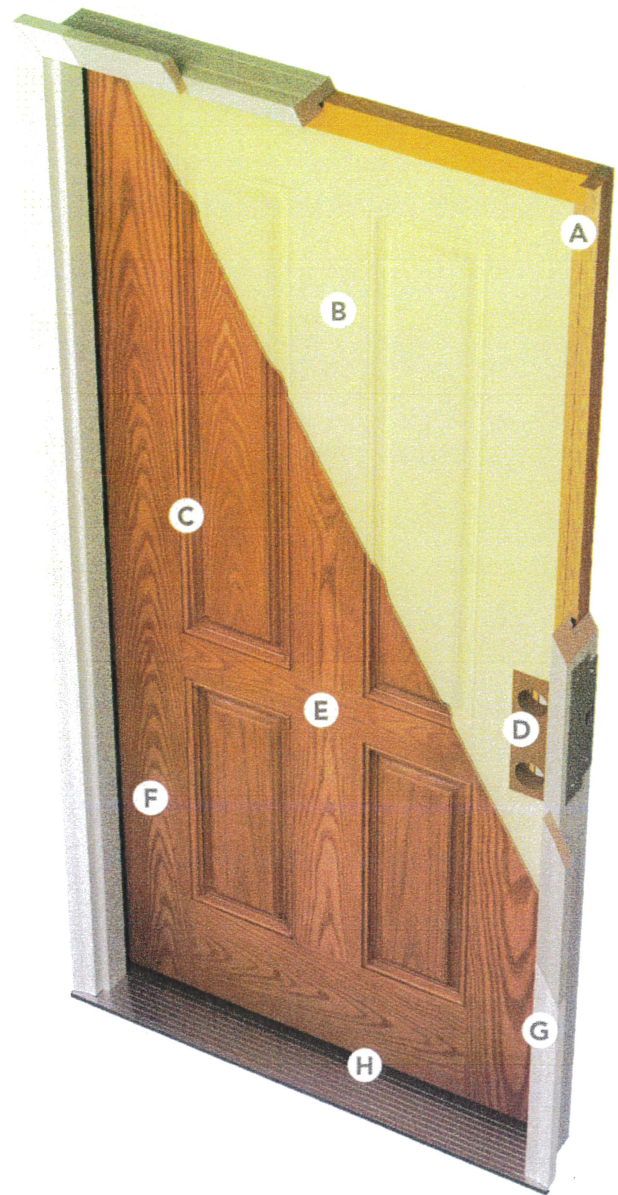
A high-performance, composite material is utilized on all Heritage fiberglass bottom rails, giving excellent rot-resistance.

Plugless Window Trim is optional on Heritage Fiberglass (see Price List for available styles)



Heritage Smooth Fiberglass doors exhibit the same durable construction as woodgrain textured fiberglass featuring

high-definition panel profiles.





***Only Heritage Fiberglass doors without glass
are available as an Impact Shield Product.***

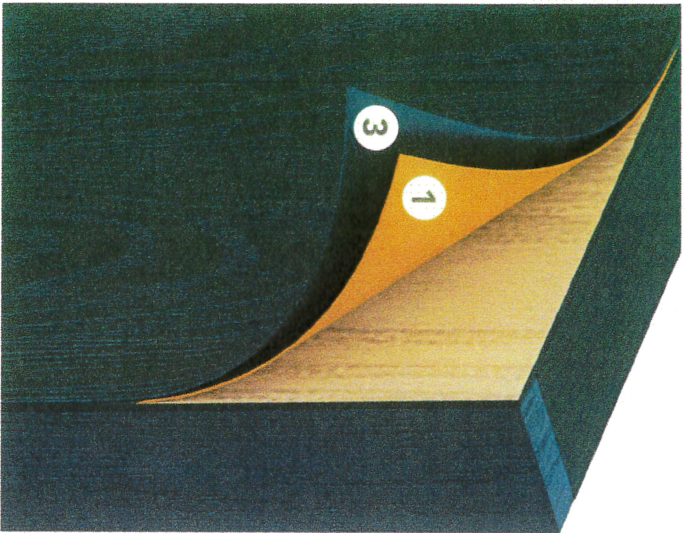
- Oak Grain
- ☐ Smooth Fiberglass 

Entry System U-Factor: As low as .14

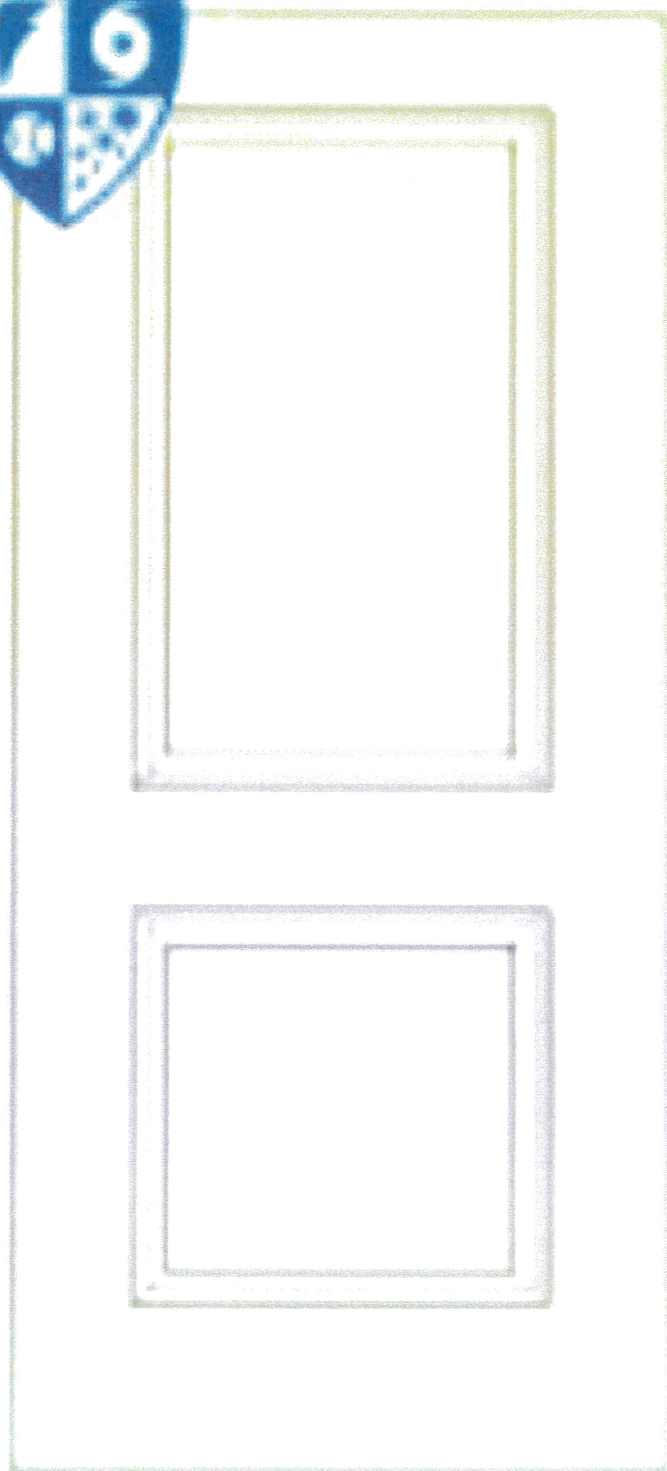
(Tested to NFRC specifications for a 6 panel door with wood frame).

* Warranty time period may be limited in extreme applications. See warranty for details.

5-Step Paint Finishing System

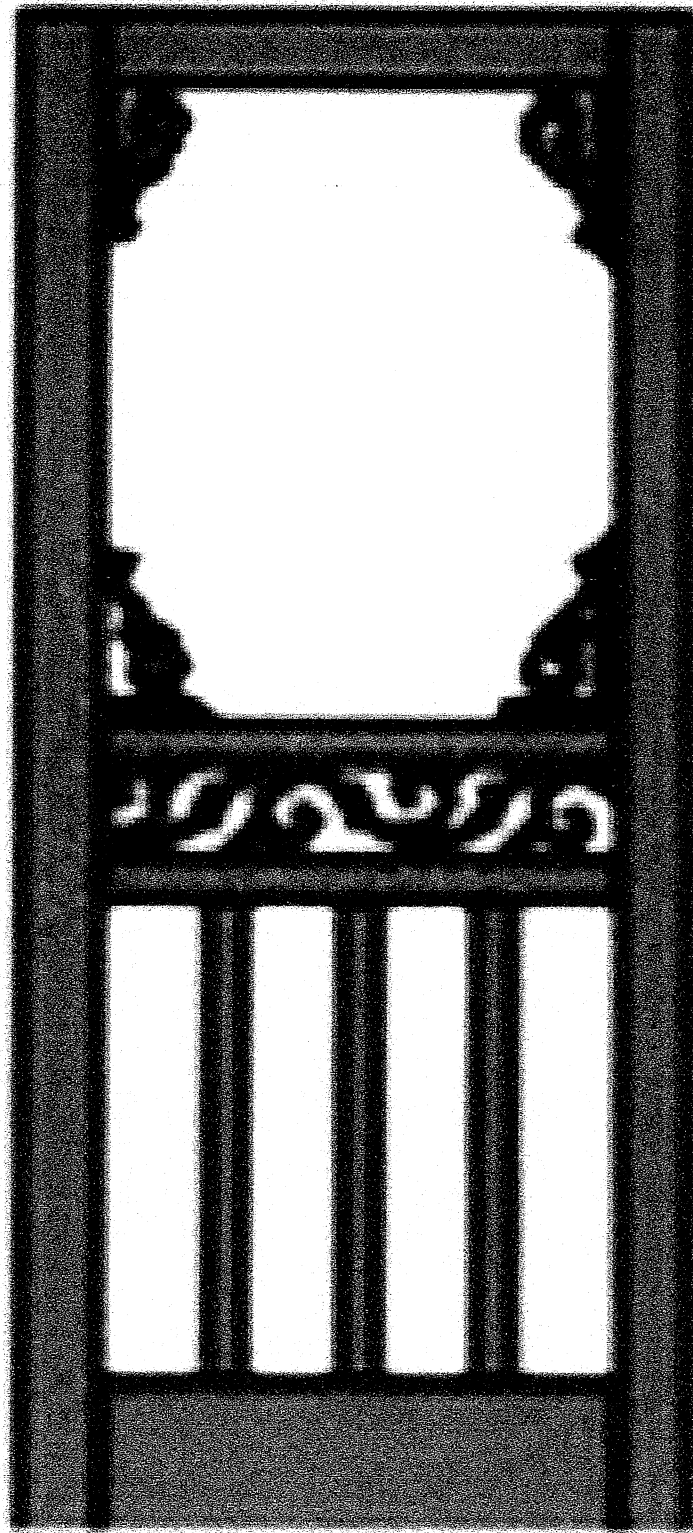


1. **A40 Hot-dipped Galvannealed** 300% more coating thickness than 40Z Full Electrolytic Zinc Coated steel, resisting rust inside and out
2. **Base Coat (Prime Paint)** A 2-part urethane, catalyst-hardened base coat is applied by a robotic reciprocating paint system
3. **Oven-Cured** Base coat is oven-cured for lasting durability
4. **Finish Coat** The door is then coated with a 2-part urethane, catalyst-hardened finish coat using our state-of-the-art electrostatic application
5. **Oven-Cured** The door is oven-cured a second time, creating a long-lasting, durable finish



002





Door # 7159

VINTAGE WOODWORKS
WOODSTOCK, VT SCREEN DOOR

TIMBERLANE

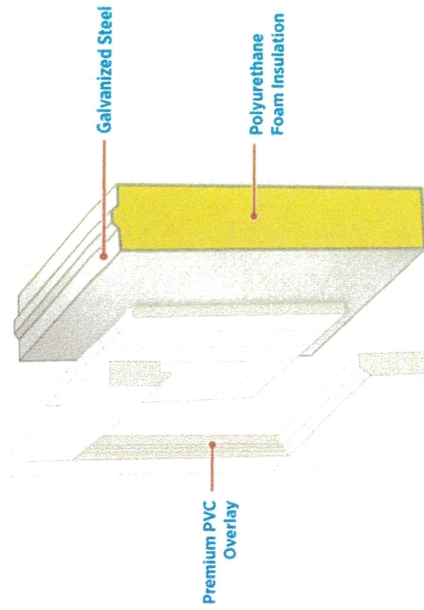
HANDCRAFTED GARAGE DOOR MATERIALS

Timberlane's Handcrafted Garage Doors are the perfect place to begin your customization journey. Our Luxcore, Fusion, and Vintage garage door materials are ideal for those who yearn for doors that are crafted from only the highest quality of hand-selected materials.



LUXCORE

PVC Overlay with Insulated Steel Base



Undoubtedly the most durable garage door material Timberlane has to offer. Our Luxcore Garage Doors feature a high-performance, cellular PVC overlay with an insulated steel base. Experience the superior strength of steel with little to no maintenance required.

If your vision revolves around durability, our Luxcore Garage Doors are up for the task. Our PVC material can be milled just like wood, giving you complete creative freedom for your garage door.



THE IDEAL CHOICE FOR THOSE WHO...

Want to design their dream garage door with materials that are high quality and are built to enjoy for years to come.

TIMELESS CARRIAGE COLLECTION *Authentic, Timeless Appeal*

Choose From 15 Styles

There's something quite spectacular about the Carriage Collection, which features the handcrafted, authentic appearance of an old-fashioned swing door but functions as an overhead garage door. Begin by choosing one of our many designs and options to make it uniquely yours. All available styles come in single or double doors.

Choose from our available carriage collection garage door styles or design your own. If you dream it, we can build it.

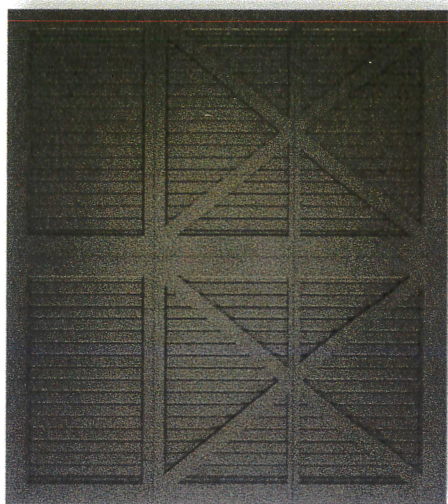
CARRIAGE COLLECTION CUSTOMIZATION OPTIONS

SIZES: Width: 8', 9', 16', 18', Custom
Height: 7', 8', 9', Custom

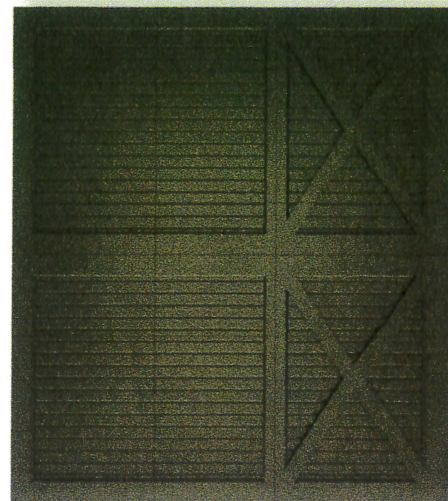
PANEL INSERTS: Flat, Vertical, Herringbone

MATERIALS: Luxcore, Fusion, Vintage

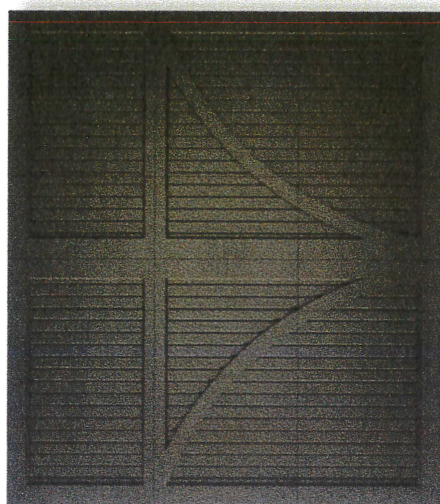
Don't see the custom option you want?
Call us at 800-250-2221



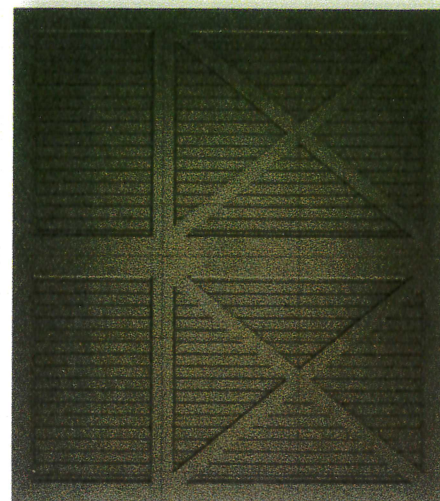
301



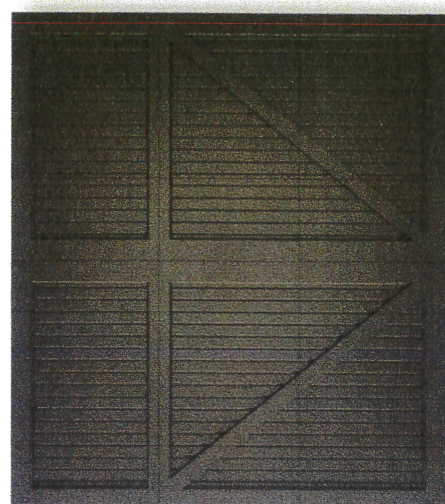
304



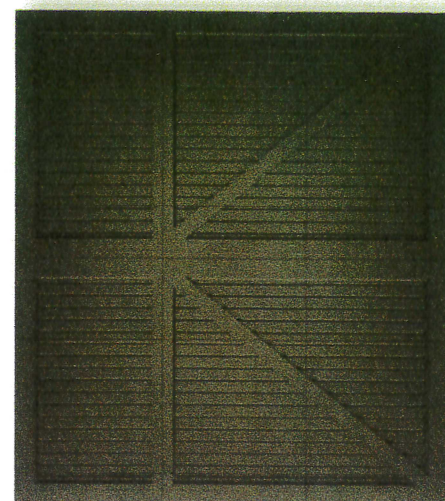
302



305



303



306

Timberlane

302: Carriage Collection Garage Door

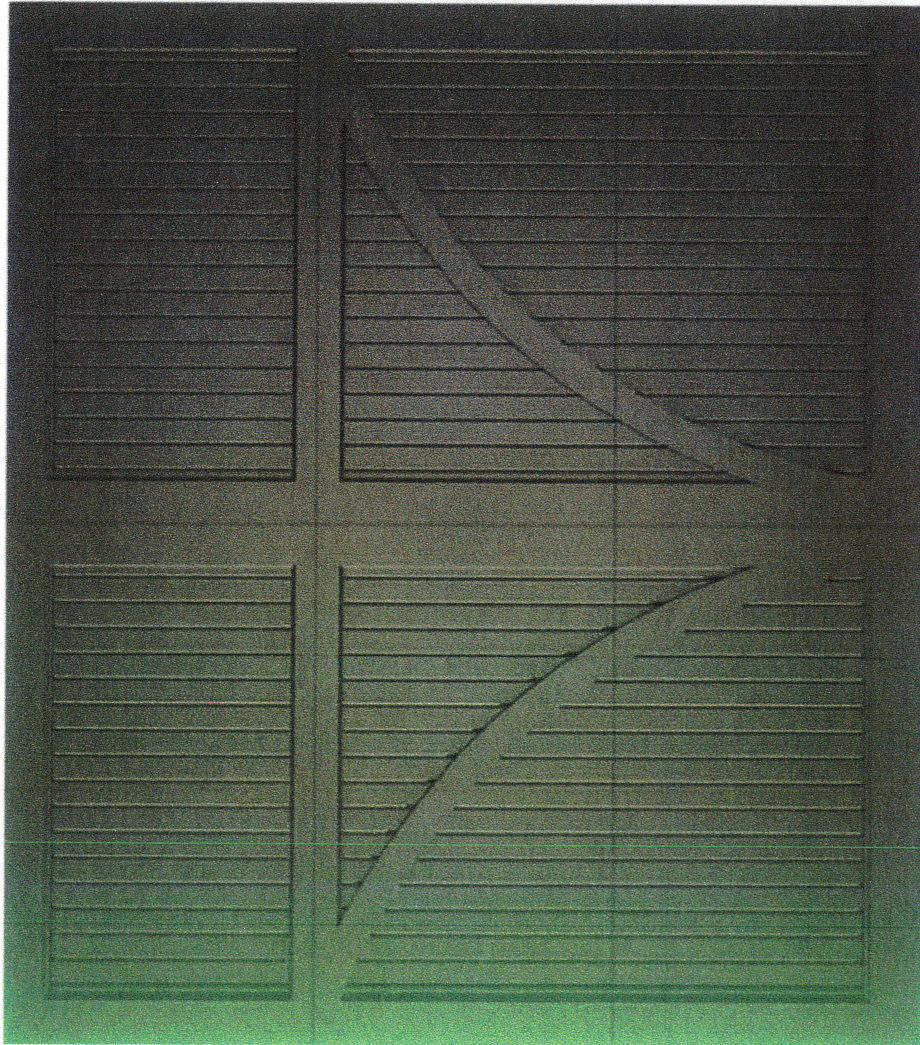
Horse-drawn carriage inspired style. Our 302 carriage style garage door features a unique, arched buck that is quite alluring. For a custom look, choose from our available panel design options.

Available In:

Luxcore (PVC Overlay/Steel Base) ~~A~~

Fusion (Wood Overlay/Steel Base)

Vintage (Wood Overlay/Wood Base)





GARAGE DOOR

- CANYON RIDGE ▼ COACHMAN GRAND HARBOR GALLERY STEEL BRIDGEPORT STEEL CLASSIC STEEL MODERN STEEL AVANTE
- RESERVE ▼ CLASSIC WOOD
- HOME / RESIDENTIAL GARAGE DOORS / COACHMAN

CARRIAGE HOUSE GARAGE DOORS



COACHMAN®

★★★★★ 4.3 (64) Write a review

authentic looking insulated steel and composite carriage house garage doors.



The perfect blend of beauty and practicality, these carriage house doors look like wood, but they are actually crafted of multiple layers of durable, low-maintenance steel and insulation topped with a woodgrain textured composite overlay.

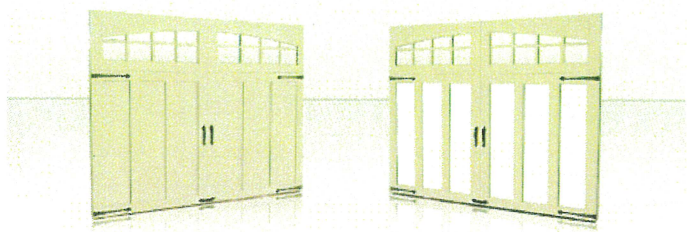
WHERE TO BUY

SEE ON MY HOUSE

EXPLORE DESIGN OPTIONS COACHMAN COACHMAN COACHMAN COACHMAN COACHMAN COACHMAN

POWER TO YOUR CHOICE

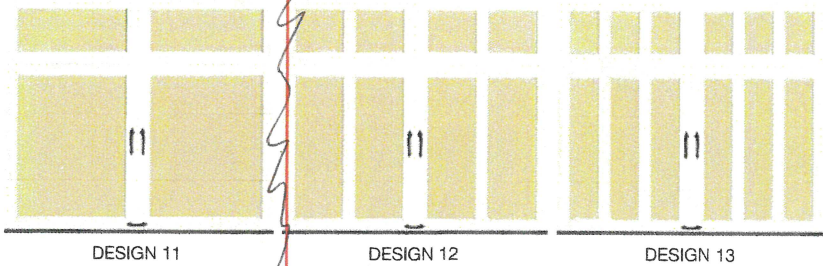
CHAT WITH US +



Matching Colors - or - Mix-and-Match

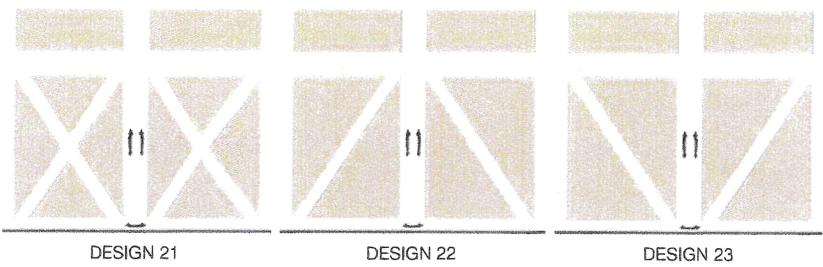
DOOR DESIGNS

SERIES 1



[View All Door & Window Combinations for Series 1](#)

SERIES 2



[View All Door & Window Combinations for Series 2](#)

SERIES 3



ULTIMATE DOUBLE HUNG G2



Ultimate Hung G2 window with Oil Rubbed Bronze hardware

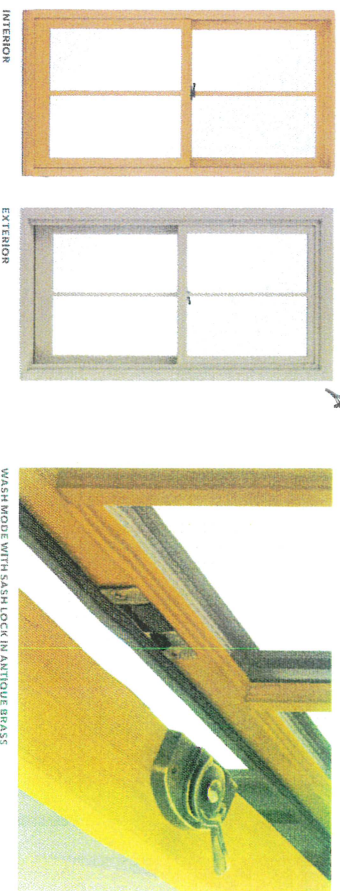
15



Double Hung G2 windows in a home

ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



INTERIOR

EXTERIOR

WASH MADE WITH SASH LOCK IN ANTIQUE BRASS

CE THIS PRODUCT IS CE CERTIFIED

EXTERIOR FINISH OPTIONS



COLOR SELECTION TO BE
FROM MFR'S STANDARD
COLORS

EXTRUDED ALUMINUM

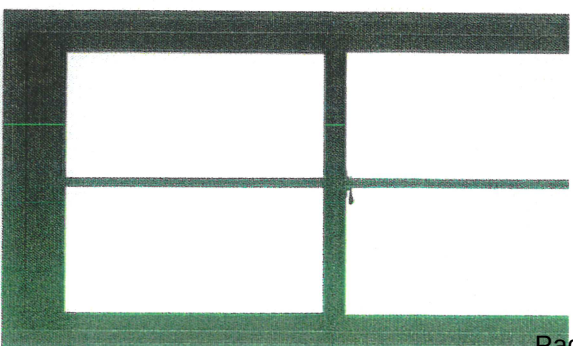
Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered Marvin material.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

WOOD SPECIES

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.



Ultimate Double Hung G2 window in Ebony



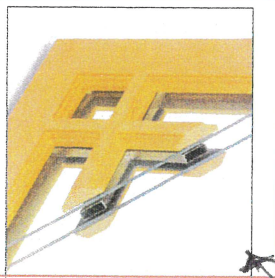
Ultimate Double Hung G2 window in Suede

DIVIDED LITES

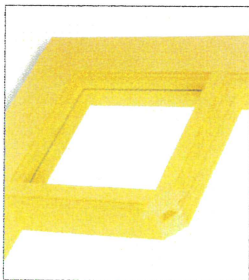


DIVIDED LITES

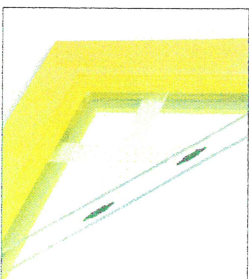
The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles—from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize many individual glass panes in a single window. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass. Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



SIMULATED DIVIDED LITE (SDL)
SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



AUTHENTIC DIVIDED LITE (ADL)
Separate panes of glass are glazed between bars—the way windows have been made since the beginning. Available exclusively with wood exterior units.



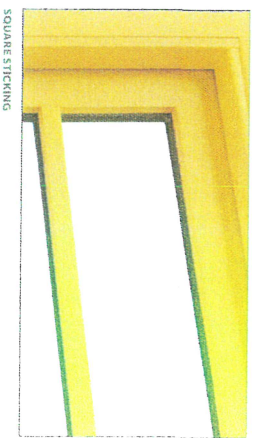
GRILLES BETWEEN-THE-GLASS (GBG)
Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

FIVE STANDARD BAR WIDTHS



STICKING AND PROFILES

Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.



Provia Clinton Picture Storm Windows

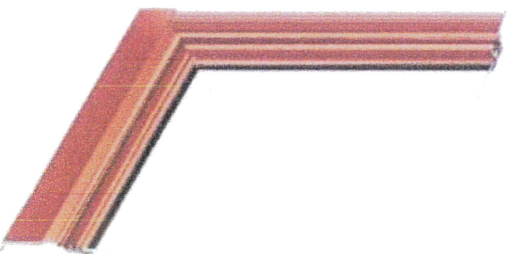
Provia clinton picture storm windows are large stationary windows that offer expansive, sweeping views, allowing for maximum natural light. Available in numerous configurations and sizes, and employed either as standalone windows or coupled beautifully with operating windows, Provia picture windows are as stylish and elegant as they are durable and low-maintenance.

BENEFITS OF PROVIA CLINTON PICTURE STORM WINDOWS

- Low-maintenance
- Mitered frame corners provide maximum strength and durability
- Available in 1, 2, 3, or 4 lite units
- Full perimeter weatherstripping keeps the elements where they belong – outside
- Sash clips for easy removal

THE PROVIA DIFFERENCE

Tucked deep within the rolling hills of Ohio, Provia is a company committed to high-quality, fully American-made entry doors and vinyl replacement windows. The company's aim is to manufacture outstanding products that are both budget-friendly and energy efficient – from coast-to-coast. Provia's commitment to the highest quality aluminum window products is evident across many of the series it offers – from its Clinton picture windows, to its Valley Forge gliding, to its Concord double hung. In all situations, Provia aluminum windows serve as a solid defense from the elements. With sleek profiles, expansive glass, and a wide range of design options and configurations, Provia is sure to offer the right aluminum window option for your home. Custom-made in nearly any shape or size, and virtually any color, Provia's aluminum windows will provide the perfect aesthetic and the maximum performance level for nearly any living space.



HERITAGE™ FIBERGLASS ENTRY DOOR ADVANTAGES

A

1 $\frac{7}{8}$ " Finger-jointed, 2-ply solid oak laminated stiles for both hinge and strike sides are proven to provide increased rigidity and structural integrity.

B

Polyurethane core reduces energy loss.

C

Improved definition panel profile creates excellent shadow lines and distinct panel designs.

D

Lock area is reinforced to provide a solid mounting surface for decorative hardware.

E

Specially engineered fiberglass door facings will not dent and resist splitting, cracking and warping.

F

Variable-depth woodgrain texture with hand-applied stain imitates a wood door appearance.

G

Square-edge design offers an attractive wood door appearance.

H

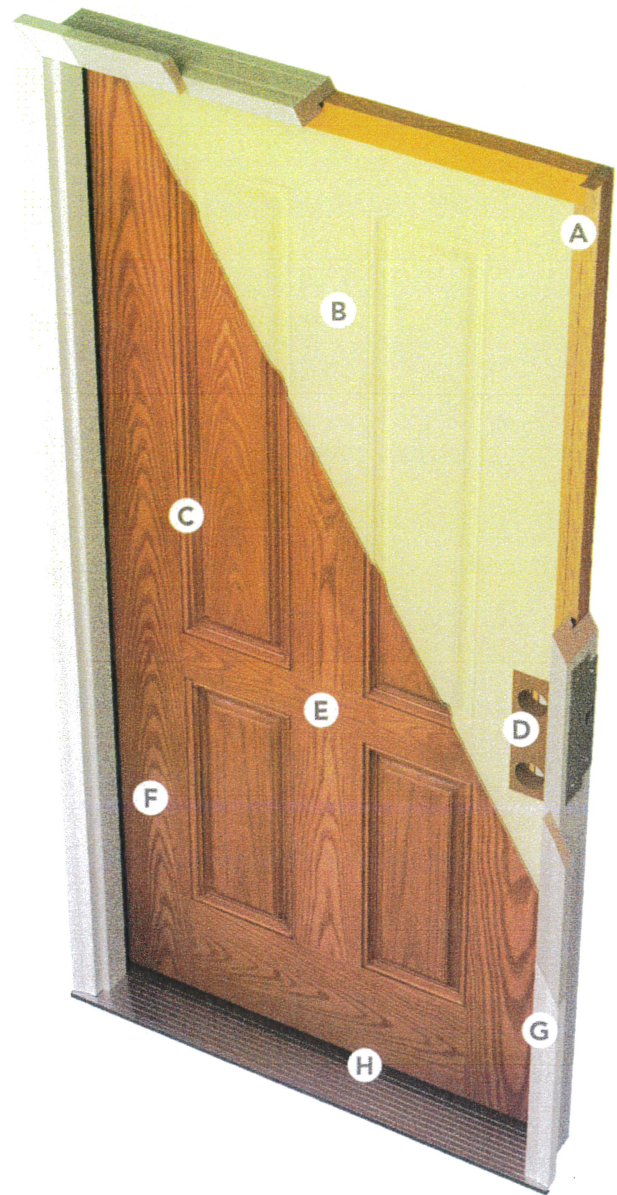
A high-performance, composite material is utilized on all Heritage fiberglass bottom rails, giving excellent rot-resistance.

Plugless Window Trim is optional on Heritage Fiberglass (see Price List for available styles)



Heritage Smooth Fiberglass doors exhibit the same durable construction as woodgrain textured fiberglass featuring

high-definition panel profiles.





***Only Heritage Fiberglass doors without glass
are available as an Impact Shield Product.***

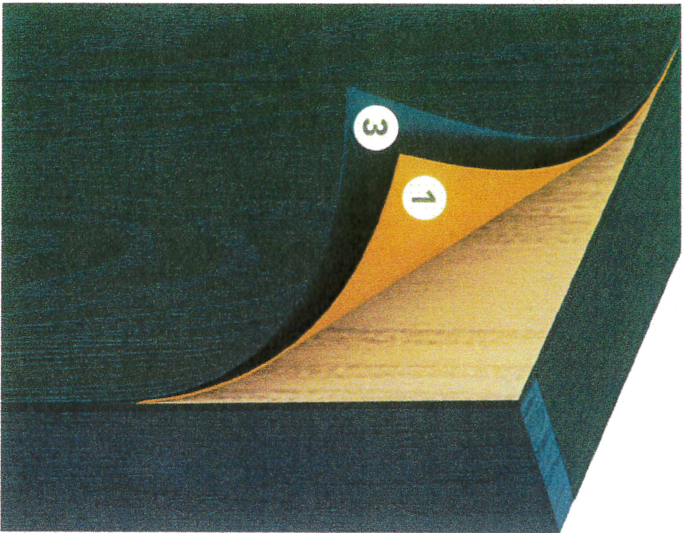
- Oak Grain
- ☐ Smooth Fiberglass 

Entry System U-Factor: As low as .14

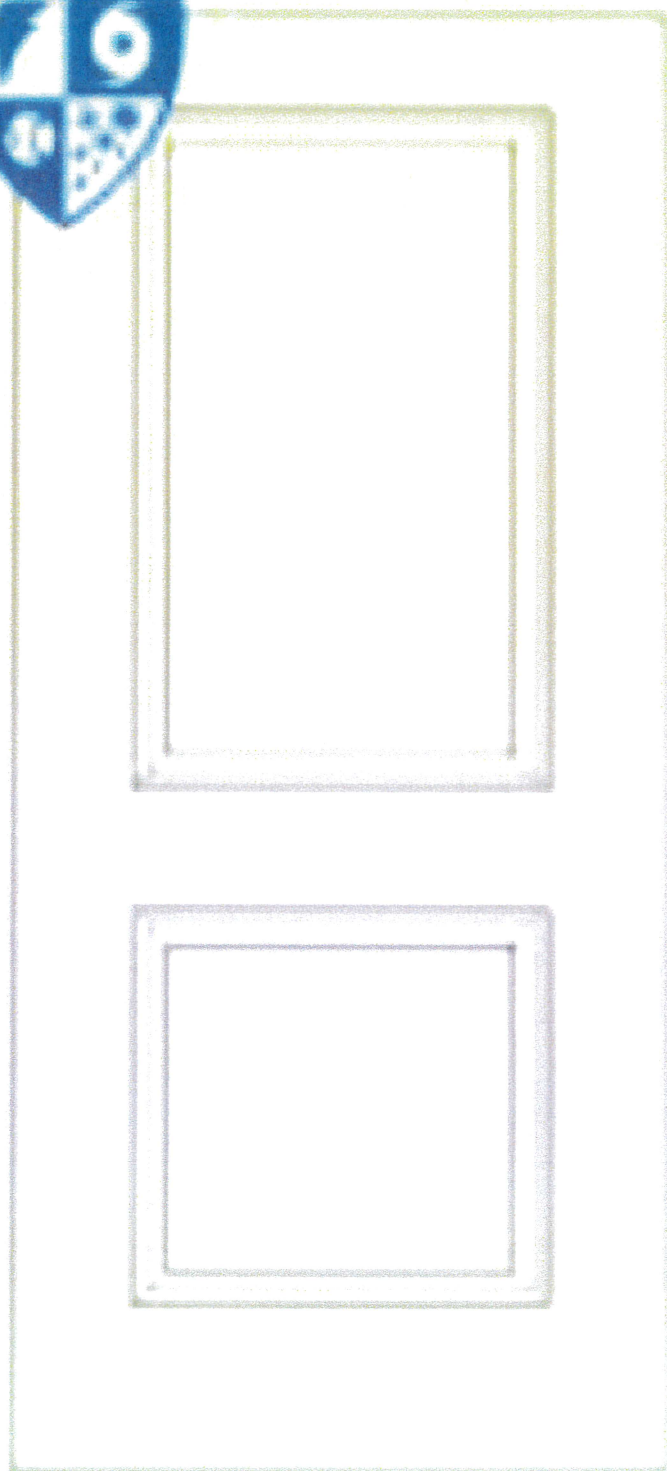
(Tested to NFRC specifications for a 6 panel door with wood frame).

* Warranty time period may be limited in extreme applications. See warranty for details.

5-Step Paint Finishing System

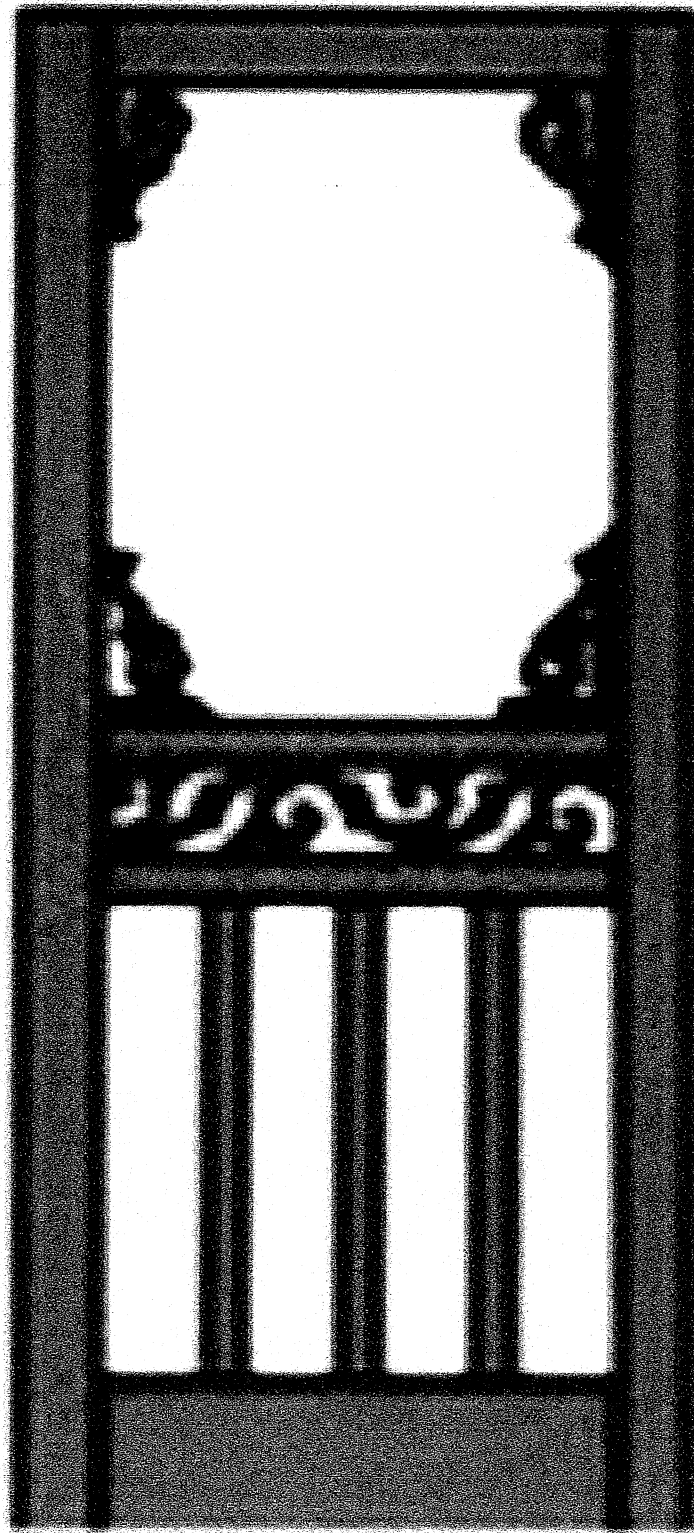


1. **A40 Hot-dipped Galvannealed** 300% more coating thickness than 40Z Full Electrolytic Zinc Coated steel, resisting rust inside and out
2. **Base Coat (Prime Paint)** A 2-part urethane, catalyst-hardened base coat is applied by a robotic reciprocating paint system
3. **Oven-Cured** Base coat is oven-cured for lasting durability
4. **Finish Coat** The door is then coated with a 2-part urethane, catalyst-hardened finish coat using our state-of-the-art electrostatic application
5. **Oven-Cured** The door is oven-cured a second time, creating a long-lasting, durable finish



002





Door # 7159

VINTAGE WOODWORKS
WOODSTOCK, VT SCREEN DOOR

TIMBERLANE

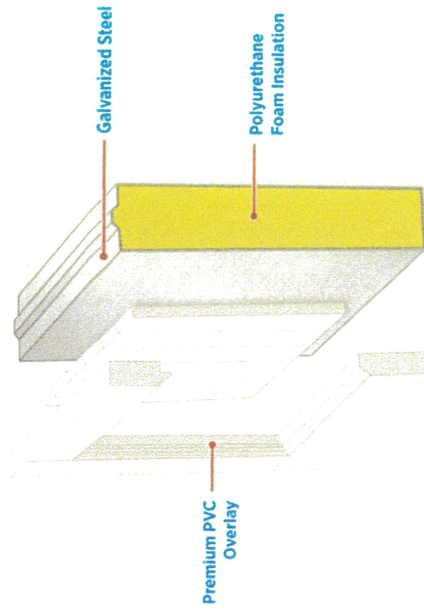
HANDCRAFTED GARAGE DOOR MATERIALS

Timberlane's Handcrafted Garage Doors are the perfect place to begin your customization journey. Our Luxcore, Fusion, and Vintage garage door materials are ideal for those who yearn for doors that are crafted from only the highest quality of hand-selected materials.



LUXCORE

PVC Overlay with Insulated Steel Base



Undoubtedly the most durable garage door material Timberlane has to offer. Our Luxcore Garage Doors feature a high-performance, cellular PVC overlay with an insulated steel base. Experience the superior strength of steel with little to no maintenance required.

If your vision revolves around durability, our Luxcore Garage Doors are up for the task. Our PVC material can be milled just like wood, giving you complete creative freedom for your garage door.



THE IDEAL CHOICE FOR THOSE WHO...

Want to design their dream garage door with materials that are high quality and are built to enjoy for years to come.

TIME HONORED CARRIAGE COLLECTION *Authentic, Timeless Appeal*

Choose From 15 Styles

There's something quite spectacular about the Carriage Collection, which features the handcrafted, authentic appearance of an old-fashioned swing door but functions as an overhead garage door. Begin by choosing one of our many designs and options to make it uniquely yours. All available styles come in single or double doors.

Choose from our available carriage collection garage door styles or design your own. If you dream it, we can build it.

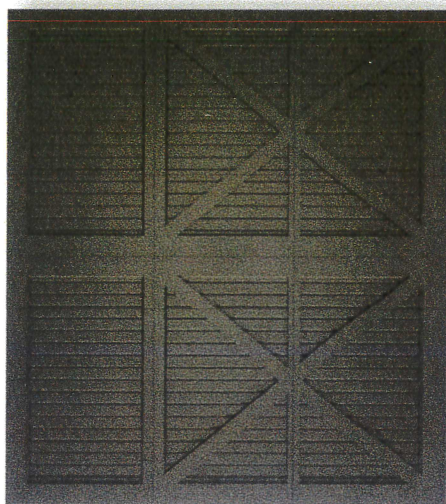
CARRIAGE COLLECTION CUSTOMIZATION OPTIONS

SIZES: Width: 8', 9', 16', 18', Custom
Height: 7', 8', 9', Custom

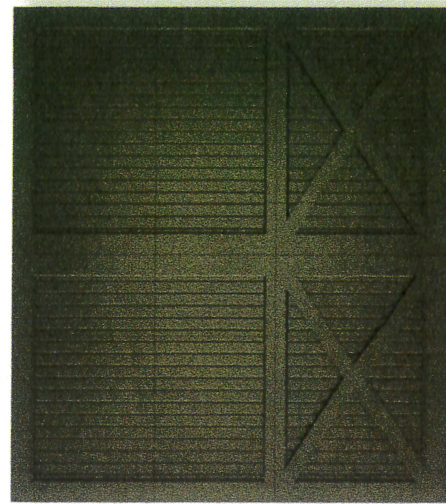
PANEL INSERTS: Flat, Vertical, Herringbone

MATERIALS: Luxcore, Fusion, Vintage

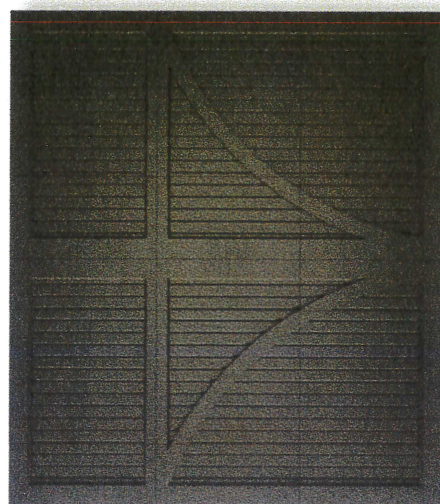
Don't see the custom option you want?
Call us at 800-250-2221



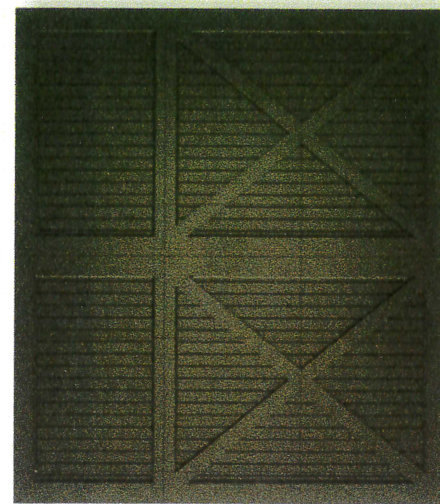
301



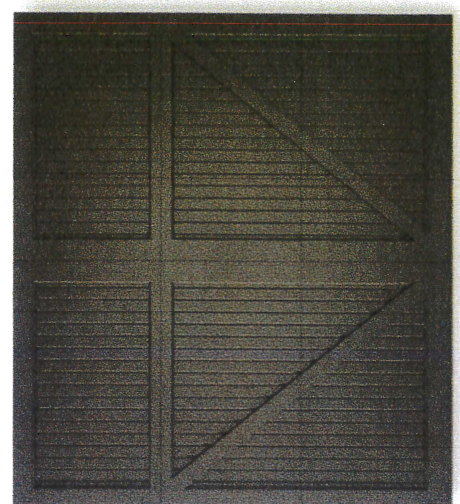
304



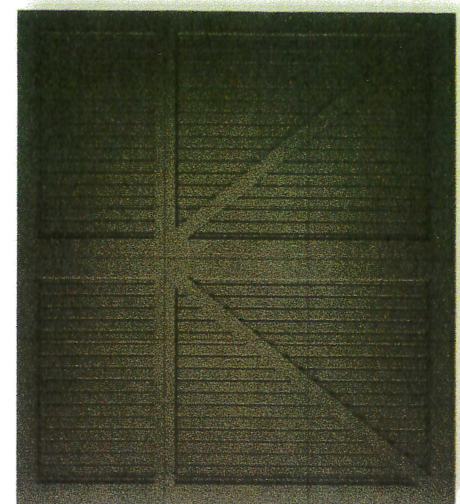
302



305



303



306

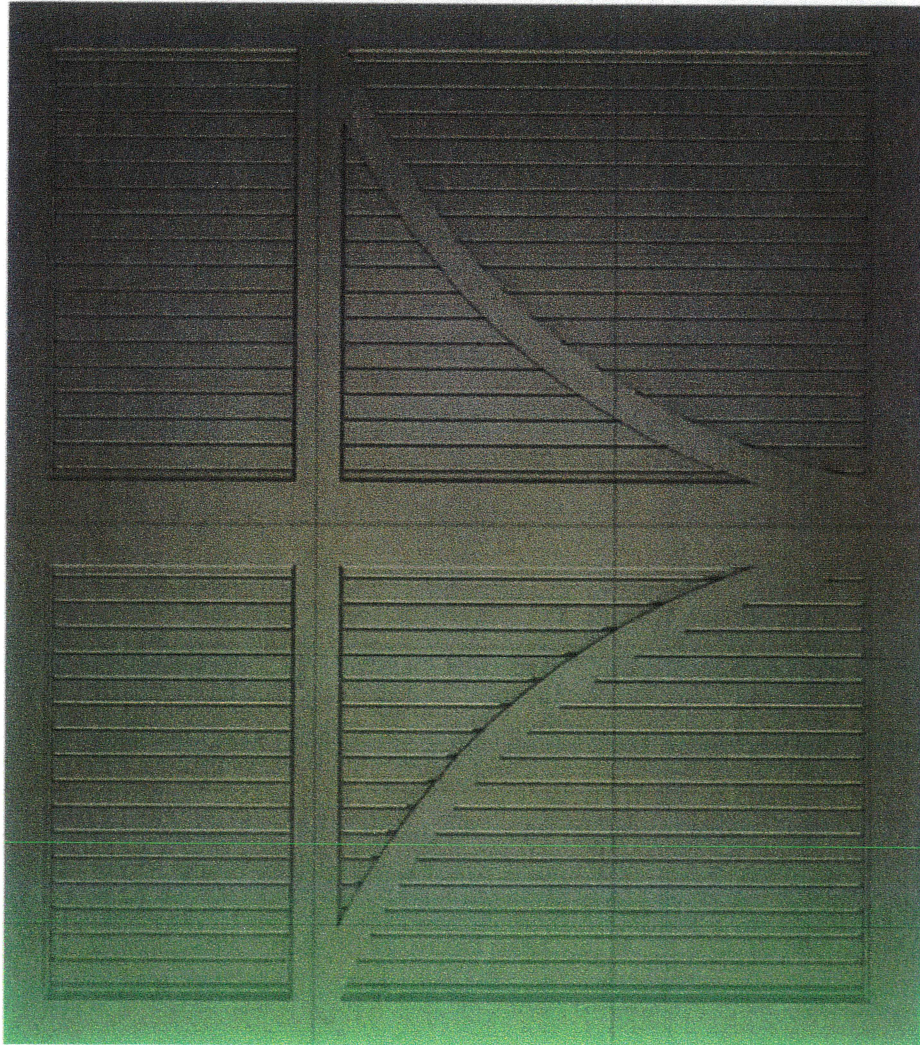
Timberlane

302: Carriage Collection Garage Door

Horse-drawn carriage inspired style. Our 302 carriage style garage door features a unique, arched buck that is quite alluring. For a custom look, choose from our available panel design options.

Available In:

- Luxcore (PVC Overlay/Steel Base) *A*
- Fusion (Wood Overlay/Steel Base)
- Vintage (Wood Overlay/Wood Base)





GARAGE DOOR

- CANYON RIDGE ▼
- COACHMAN
- GRAND HARBOR
- GALLERY STEEL
- BRIDGEPORT STEEL
- CLASSIC STEEL
- MODERN STEEL
- AVANTE
- RESERVE ▼
- CLASSIC WOOD

HOME / RESIDENTIAL GARAGE DOORS / COACHMAN

CARRIAGE HOUSE GARAGE DOORS



COACHMAN®

★★★★☆ 4.3 (64) Write a review

authentic looking insulated steel and composite carriage house garage doors.



The perfect blend of beauty and practicality, these carriage house doors look like wood, but they are actually crafted of multiple layers of durable, low-maintenance steel and insulation topped with a woodgrain textured composite overlay.

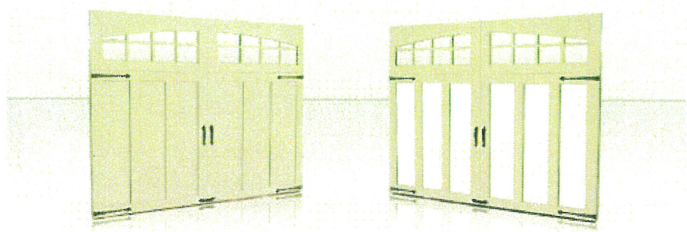
WHERE TO BUY

SEE ON MY HOUSE

EXPLORE DESIGN OPTIONS COACHMAN® COACHMAN® COACHMAN® COACHMAN® COACHMAN®

POWER TO YOUR CHOICE

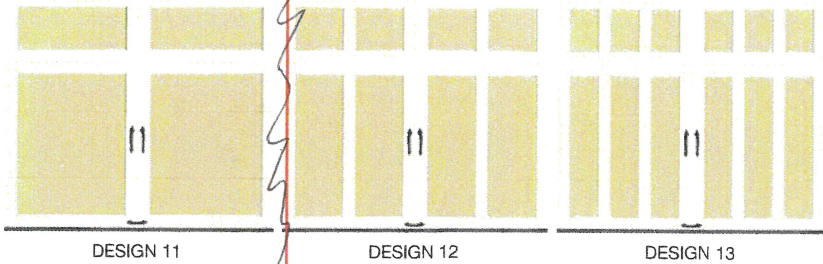
CHAT WITH US +



Matching Colors - or - Mix-and-Match

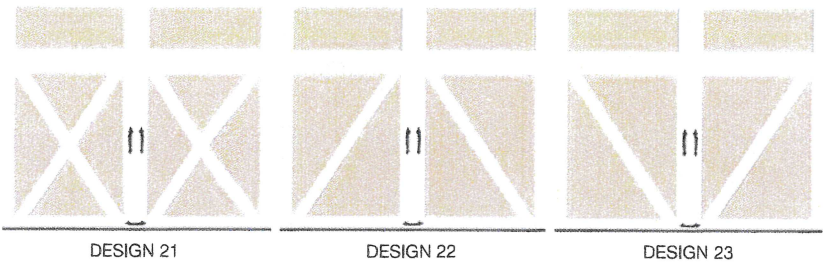
DOOR DESIGNS

SERIES 1



[View All Door & Window Combinations for Series 1](#)

SERIES 2



[View All Door & Window Combinations for Series 2](#)

SERIES 3



High Density Polyurethane

Description

High Density Polyurethane - the only kind we sell - is an exceptionally strong and durable material. It is particularly well suited to exterior or interior use because it:

- **feels, sounds, installs, and paints just like wood!**
- **offers ease of installation using common woodworking tools.**
- **resists chemical attack and severe weather conditions, including salt water exposure**
- **is impervious to insects**
- **does not rot, crack, or warp**
- **has no nutritional value so it resists the growth of mildew and fungus**
- **is a very "green", environmentally safe material. Contains no atmosphere damaging chlorofluorocarbons.**
- **holds paint extremely well. Because polyurethane does not expand and contract very much, paint is less likely to develop the hairline cracks that permit moisture to get below the paint surface. That means paint is much less likely to peel or bubble and will therefore last much longer on Polyurethane.**
- **includes a durable, factory-applied primer. Use a good quality latex paint for the top coat. Read more about finishing at our [Important Additional Poly Info](#) page.**

Please do not confuse our High Density Polyurethane with slick vinyl, cheap low density polyurethane, or styrofoam. High Density Polyurethane has been used for exterior building products for many years. You've undoubtedly seen but thought it was painted wood in perfect condition. Overall density is very similar to that of white pine but its closed cell structure makes it a very stable, long-lasting material.

Standard Polyurethane items should not be exposed to temperatures higher than 140 degrees F, such as directly above a fireplace. Read more about fire-rated or non-combustible options at our [Important Additional Poly Info](#) page. Order a small [Sample](#) to see for yourself how good our High Density Polyurethane really is!

FEATURES & BENEFITS



Lasting performance and minimal upkeep compared to other materials.



Lightweight and does not require special tools.



*Polyurethane smooth or textured — comes pre-primed and ready to paint or stain.**



Our closed-cell polyurethane is resistant to insects.



Ideal for moisture-prone interior spaces like bathrooms, kitchens and basements.

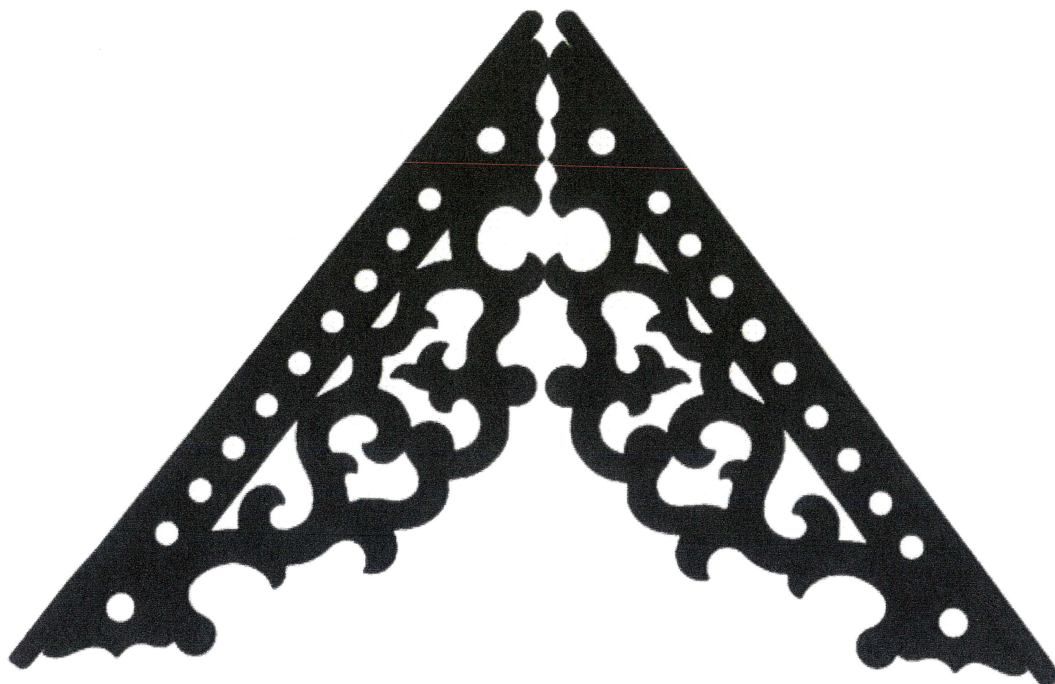


Beautiful and durable in all seasons, withstands the elements better than traditional materials.

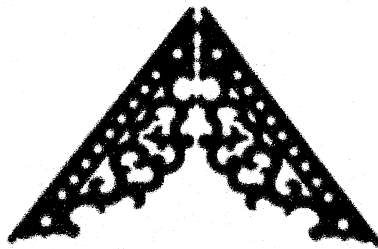


[Close this window](#)

Lauren Elizabeth



[Close this window](#)



Lauren Elizabeth # 4203

2 cutwork pieces with
attached 51" long (approximate) side rails.

Each side is cut from one piece of material. The Lauren Elayne to the left is a very similar design but with hardwood Balls & Dowels rather than drilled holes.

Available for pitches from 3/12 through 16/12.
The shallower the pitch (smaller top number), the more space there will be between the two sides of the design.
16/12 pitch shown.



PINNACLE



KINGSTON



SALISBURY



VILLA

ESTATE Gazebo SERIES (500)

The Estate Gazebo is a shortened version of the Estate series to proportion with any gazebo. This series comes pre-assembled in 3 sections for easy assembly and installation.

CUPOLA SIZES

CUPOLA BASE SIZE	HEIGHTS	
	Kingston/ Salisbury	Pinnacle/Villa
24"	36"	36"
30"	46"	45"
36"	52"	51"
42"	61"	60"
48"	70"	68"



STANDARD
WEATHERVANE
MOUNT



AVAILABLE IN
VINYL & CEDAR



Gazebo SERIES (900)

The Gazebo Series cupolas are crafted using cellular pvc-vinyl or a treated yellow pine and capped with a copper or cedar roof.

SPECS & OPTIONS



OPTIONAL
WEATHERVANE
MOUNT



AVAILABLE IN
VINYL &
TREATED WOOD



AVAILABLE W/
COPPER &
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CUPOLA BASE SIZE	HEIGHTS
18"	20"
21"	25"



For all additional options, see page 18.

The Cellular PVC Advantage

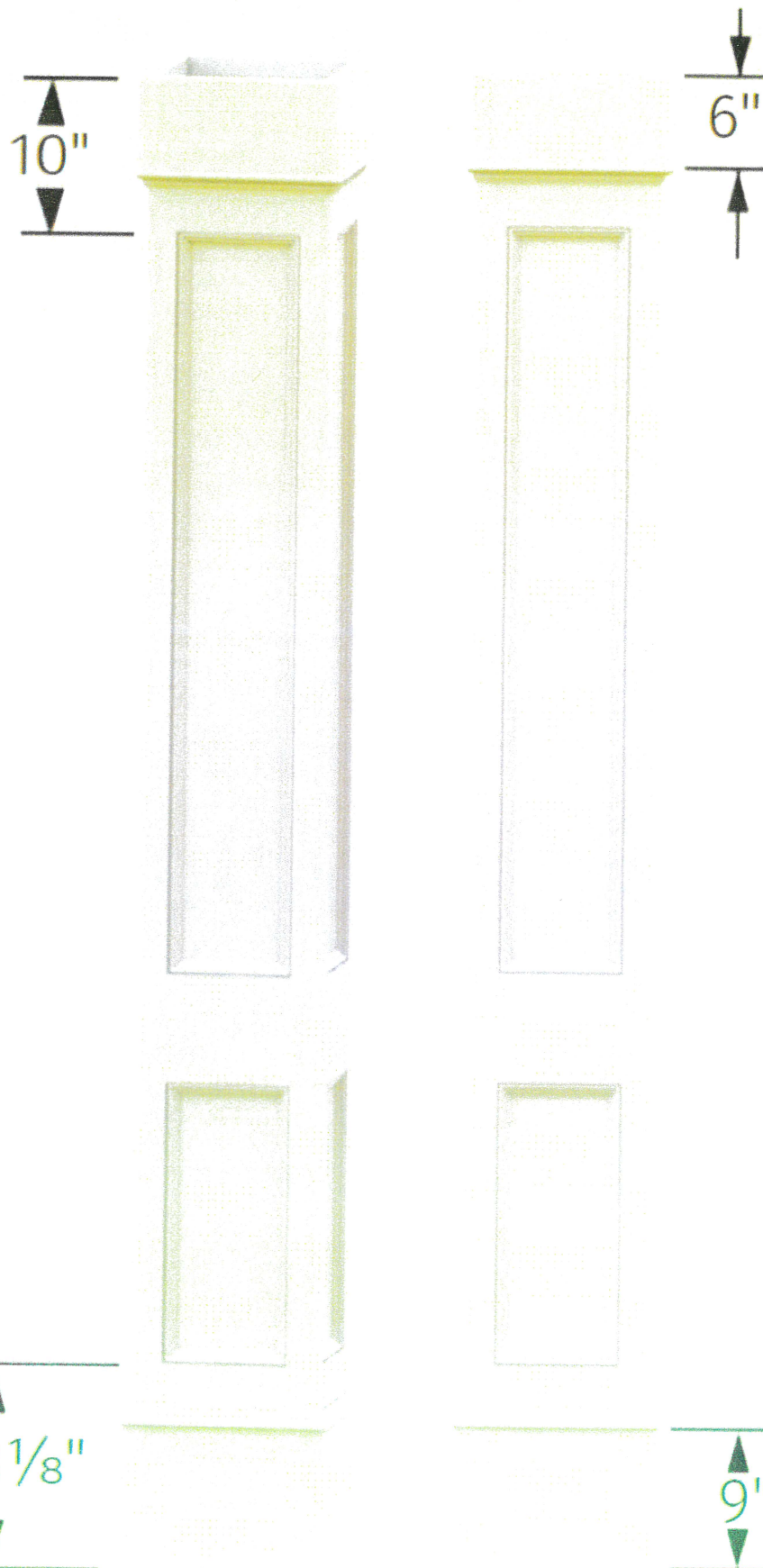
Exposure to the elements is wood trim's worst enemy. Moisture, changing temperatures, UV light and insects contribute to its eventual deterioration. INTEX Polyvinyl Chloride (PVC) material offers the ultimate combination of durability and designability. We utilize both Freefoam & Celuka cellular PVC based on product application so your project suits your clients' needs, every single time.



Our Cellular PVC Millwork Is Also:

- › Not affected by moisture – won't rot, swell or split
- › Bug proof
- › Impervious to salt
- › UV resistant
- › Easy to nail, glue, route or cut
- › Paintable

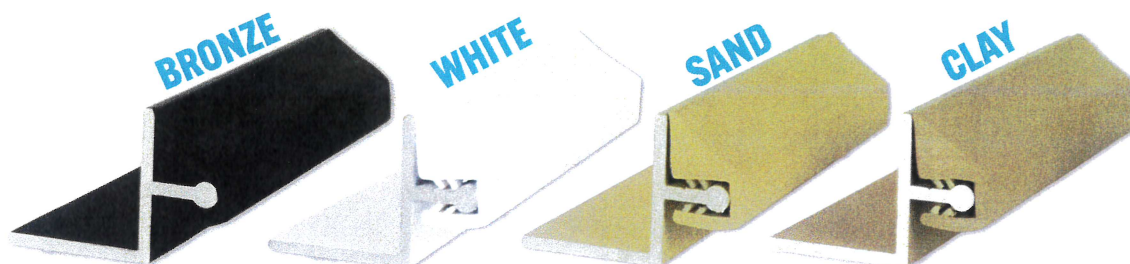
RECESSED PANEL WITH INLAY SPLIT



SCREENEZE® | THE NO-SPLINE SCREEN PORCH SYSTEM



UNOBSTRUCTED VIEWS | NO SPLINE | SELF TIGHTENING



Features & Benefits

- No Spline | No Staples
- Span Openings Up To 150 Sq Ft
- Self Tightening | Self Stretching
- Easy To Replace Damaged Screen
- Reduce Call Backs
- 10 Year Limited Warranty
- Screws Included
- Install On The Inside, Outside Or Center Of Your Porch Post/Rail Design

INSTALLATION

- Installation instructions included in shipping tube
- Visit our website for more info: SCREENEZE.com/

SPECS

- PVC Vinyl Cap made of window grade virgin vinyl with UV inhibitor
- Aluminum Base made of solid aluminum alloy
- Baked on polyester paint
- Color coordinated screws included
- Aluminum Base: 3/4" x 3/4", 8' or 12' in length
- Vinyl Cap: 3/8" x 1/2", 8' or 12' in length
- Made in the USA

SCREENEZE® & SNAPTRACK PRODUCT SPECS

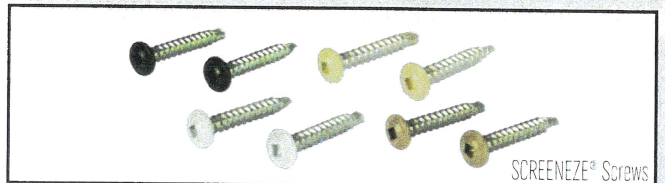
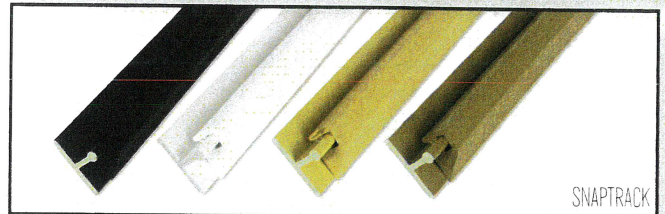
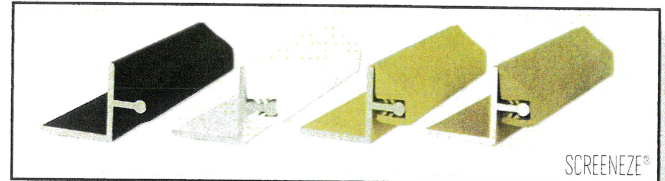
Aluminum Base Channel

- Solid 6061 aluminum alloy
 - Temper T5
- SCREENEZE® - Baked on polyester paint
- SCREENEZE® - 3/4" x 3/4" | 0.062" thick | 8' or 12' in length
 - SNAPTRACK - Powder coated
- SNAPTRACK - 3/4" | 0.062" thick | 8' in length

PVC Vinyl Cap

- Window grade, virgin vinyl with UV inhibitor
- SCREENEZE® - 3/8" x 1/2" | 8' or 12' in length
 - SNAPTRACK - 3/4" | 8' in length

BRONZE | WHITE | SAND | CLAY



SCREENEZE® Screws

- High tensile strength carbon steel metal to wood fastener
 - #10 thread
 - 1 1/4" in length
 - #8 size head
 - Square drive #2 bit
- Tech/drill design for easy penetration through metal
 - High thread for faster drilling
 - 1000 hour salt spray coating
 - Color coordinated with SCREENEZE®

SNAPTRACK Screws

- Countersunk flat head
 - #6 size head
 - 1 1/4" in length
 - Phillip drive
 - Wood screw
 - Stainless steel
- Hidden under vinyl cap when installed
 - 1000 hour salt spray coating

1,000 HOUR SILVER RUSPERT®

Our screws have a three-layer coating consisting of (1) a metallic zinc layer, topped with a (2) chemical conversion film layer, which is finally covered by a (3) baked ceramic surface coating. The finished parts have a dull silver color and will withstand a minimum of 1,000 hour Salt Spray test.

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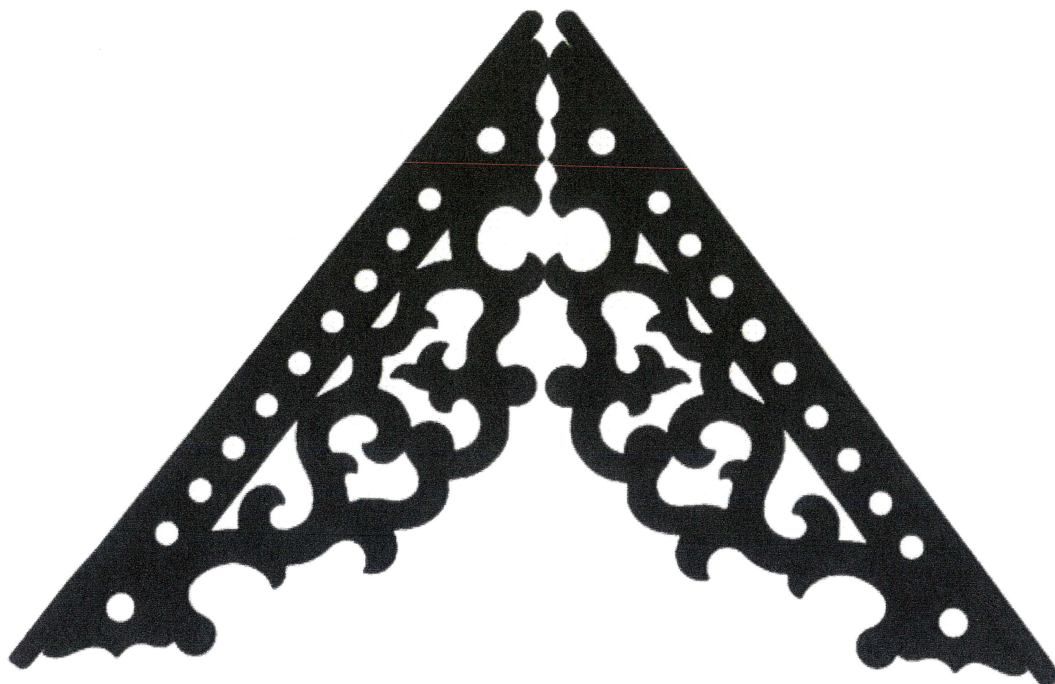


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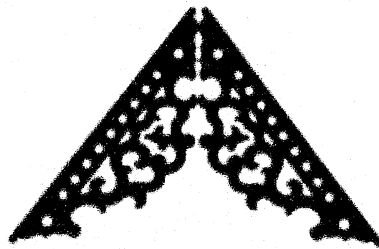


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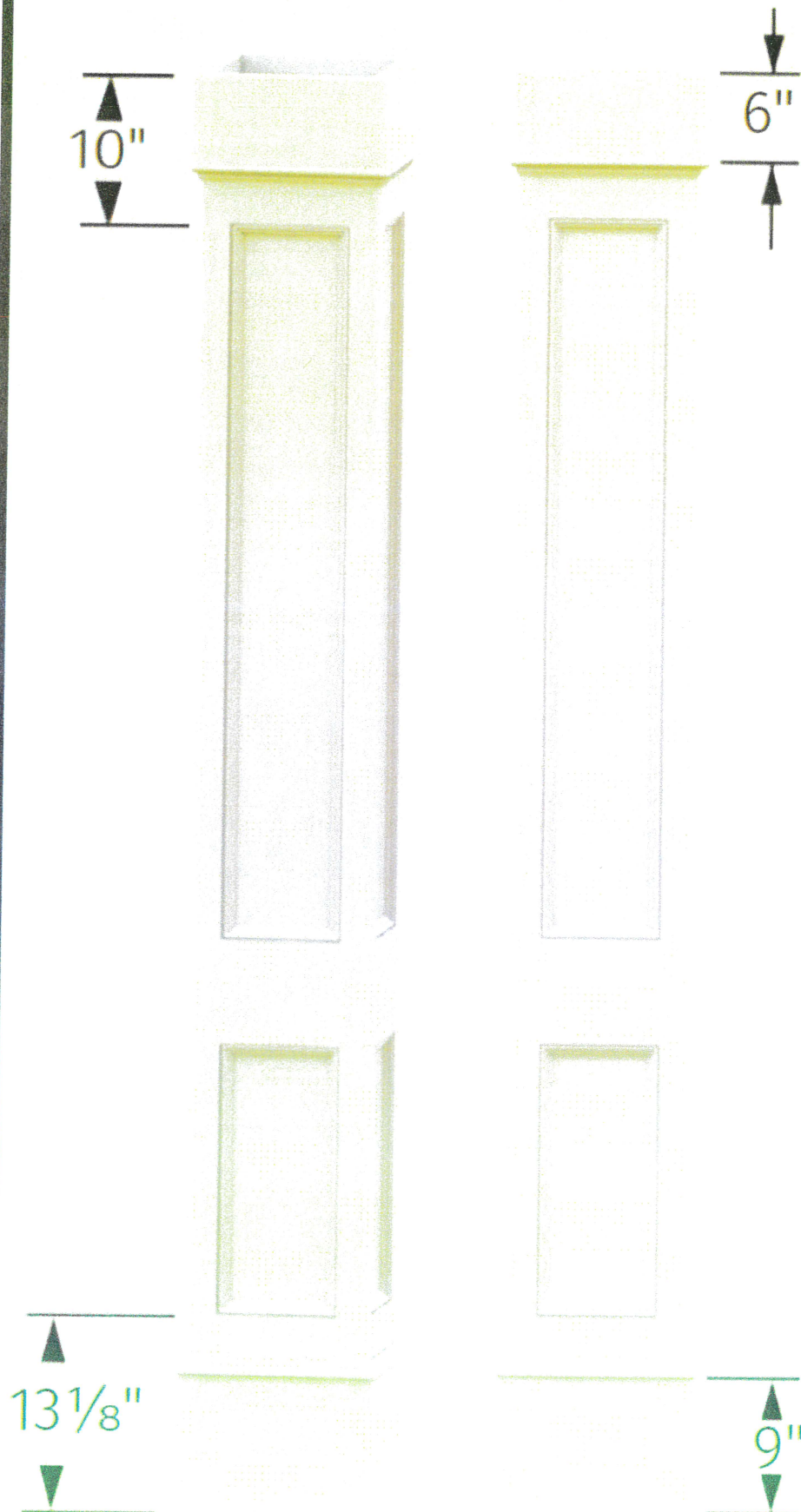
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- › Easy to nail, glue, route or cut
- › Paintable

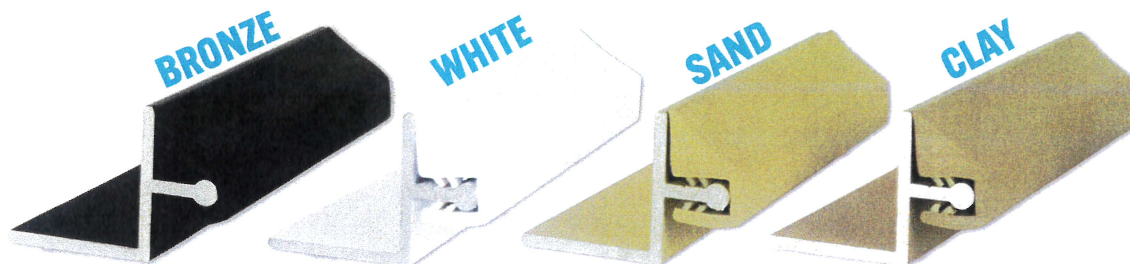
RECESSED PANEL WITH INLAY SPLIT



SCREENEZE® | THE NO-SPLINE SCREEN PORCH SYSTEM



UNOBSTRUCTED VIEWS | NO SPLINE | SELF TIGHTENING



Features & Benefits

- No Spline | No Staples
- Span Openings Up To 150 Sq Ft
- Self Tightening | Self Stretching
- Easy To Replace Damaged Screen
- Reduce Call Backs
- 10 Year Limited Warranty
- Screws Included
- Install On The Inside, Outside Or Center Of Your Porch Post/Rail Design

INSTALLATION

- Installation instructions included in shipping tube
- Visit our website for more info: SCREENEZE.com/

SPECS

- PVC Vinyl Cap made of window grade virgin vinyl with UV inhibitor
- Aluminum Base made of solid aluminum alloy
- Baked on polyester paint
- Color coordinated screws included
- Aluminum Base: 3/4" x 3/4", 8' or 12' in length
- Vinyl Cap: 3/8" x 1/2", 8' or 12' in length
- Made in the USA

SCREENEZE® & SNAPTRACK PRODUCT SPECS

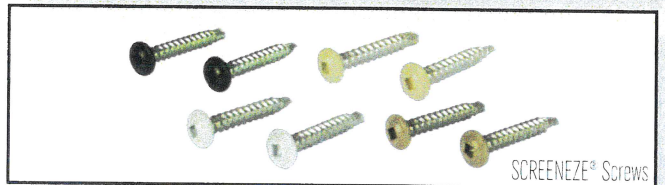
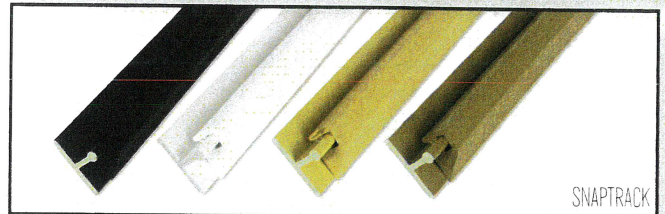
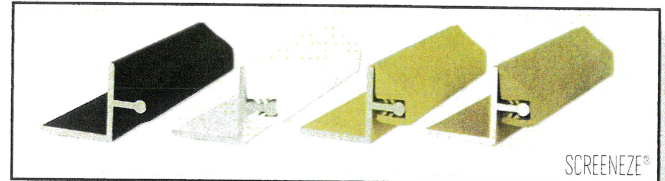
Aluminum Base Channel

- Solid 6061 aluminum alloy
 - Temper T5
- SCREENEZE® - Baked on polyester paint
- SCREENEZE® - 3/4" x 3/4" | 0.062" thick | 8' or 12' in length
 - SNAPTRACK - Powder coated
- SNAPTRACK - 3/4" | 0.062" thick | 8' in length

PVC Vinyl Cap

- Window grade, virgin vinyl with UV inhibitor
- SCREENEZE® - 3/8" x 1/2" | 8' or 12' in length
 - SNAPTRACK - 3/4" | 8' in length

BRONZE | WHITE | SAND | CLAY



SCREENEZE® Screws

- High tensile strength carbon steel metal to wood fastener
 - #10 thread
 - 1 1/4" in length
 - #8 size head
 - Square drive #2 bit
- Tech/drill design for easy penetration through metal
 - High thread for faster drilling
 - 1000 hour salt spray coating
 - Color coordinated with SCREENEZE®

SNAPTRACK Screws

- Countersunk flat head
 - #6 size head
 - 1 1/4" in length
 - Phillip drive
 - Wood screw
 - Stainless steel
- Hidden under vinyl cap when installed
 - 1000 hour salt spray coating

1,000 HOUR SILVER RUSPERT®

Our screws have a three-layer coating consisting of (1) a metallic zinc layer, topped with a (2) chemical conversion film layer, which is finally covered by a (3) baked ceramic surface coating. The finished parts have a dull silver color and will withstand a minimum of 1,000 hour Salt Spray test.

PLAT SHOWING
ON THE LAND OF
Lawrence Pezor
AND
Kelly Pezor
TOWN OF EASTON – TALBOT COUNTY, MARYLAND

Plans by:



East Bay
Plans
LLC

St. Michaels, MD
21653

(410) 745-0644

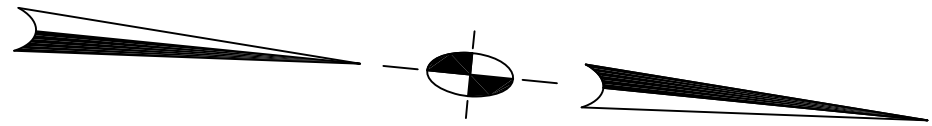
www.eastbayplans.com

eastbay@johannesb.net

Larry and Kelly Pezor
407 Goldsborough Street
Easton, MD 21601

A Proposed Carriage Garage for:

Site Plan
SCALE 1" = 10' 0"

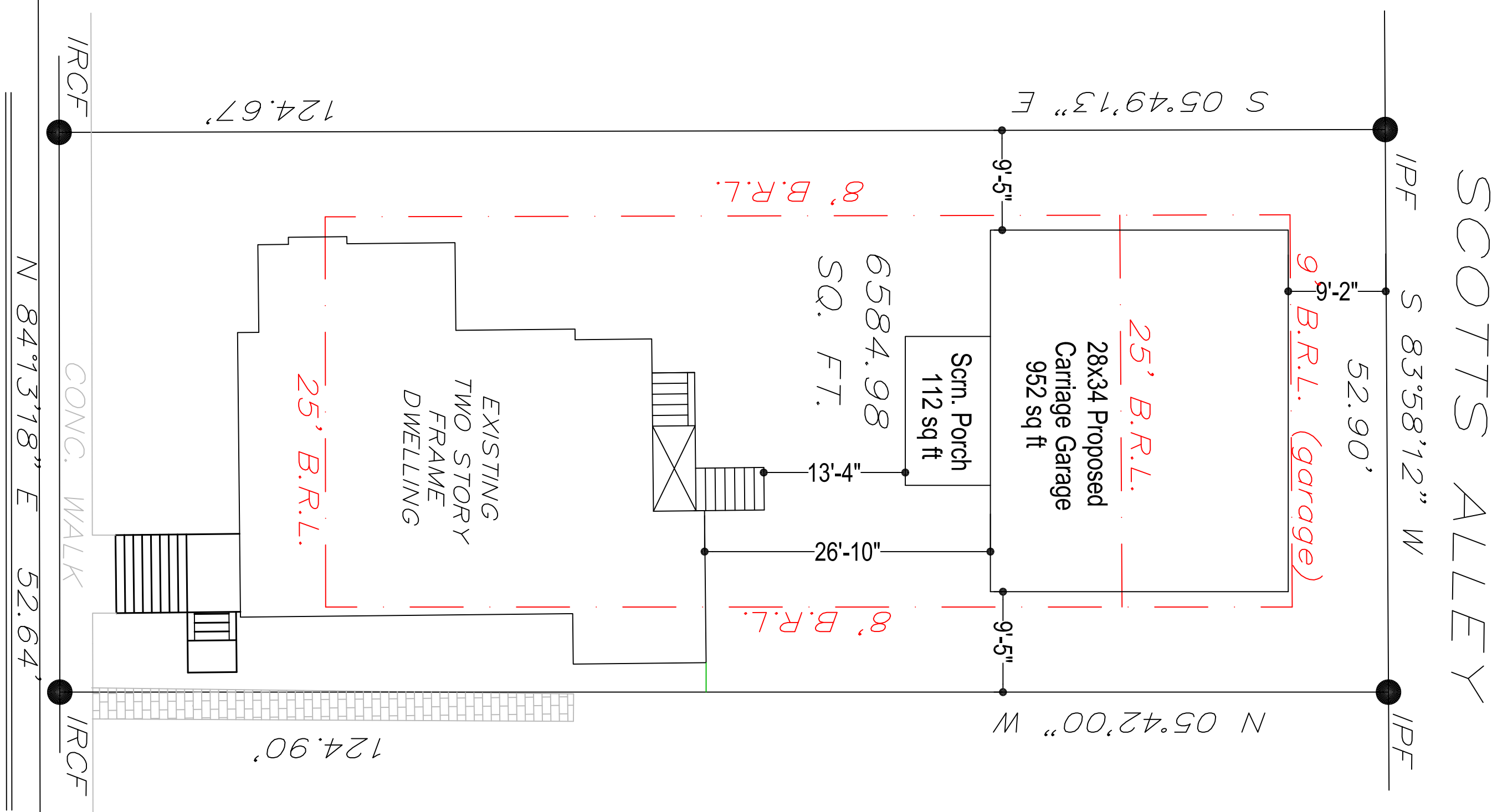


GENERAL SITE PLAN NOTES:

Site Plan information has been taken from a survey performed by Christopher Waters Professional Land Surveying dated July, 2014. Information is deemed accurate but not guaranteed. Owner and/or Contractor to verify that site conditions are as shown prior to construction. All building restriction setbacks shown here are to be followed, along with any other applicable setbacks from easements, etc. Owner shall ensure that the proposed structure placement does not encroach on any required drainage swales or existing easements.

GENERAL NOTES

1. PROPERTY: 407 GOLDSBOROUGH STREET
ADDRESS: EASTON, MARYLAND 21601
2. CURRENT DEED REF: 724 / 349
3. THE LAND SHOWN HEREON LIES WITHIN FLOOD ZONE "X", AS SHOWN ON F.I.R.M. 24041C0189C DATED AUGUST 5, 2013
4. DEED REFERENCE: 1699 / 238
5. IRCF DENOTES IRON ROD WITH CAP FOUND
6. IPF DENOTES IRON PIPE FOUND
7. CURRENT ZONING: R7A (HISTORIC)

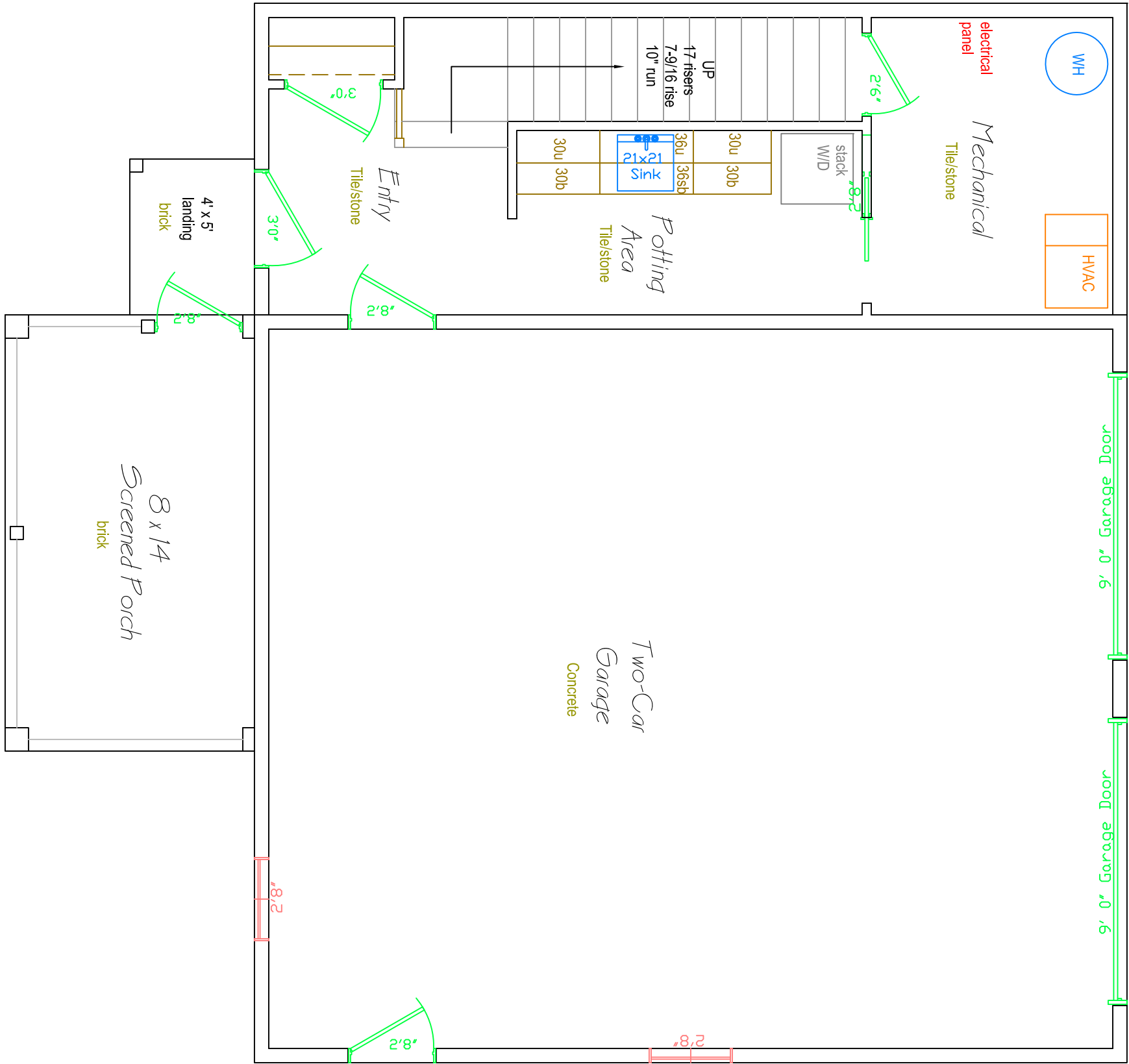


Christopher
WATERS

Professional Land Surveying

29510 Skilton-Cordova Road
Cordova, MD 21625
(410) 819-3383 (voice & fax)
www.waterssurveying.com

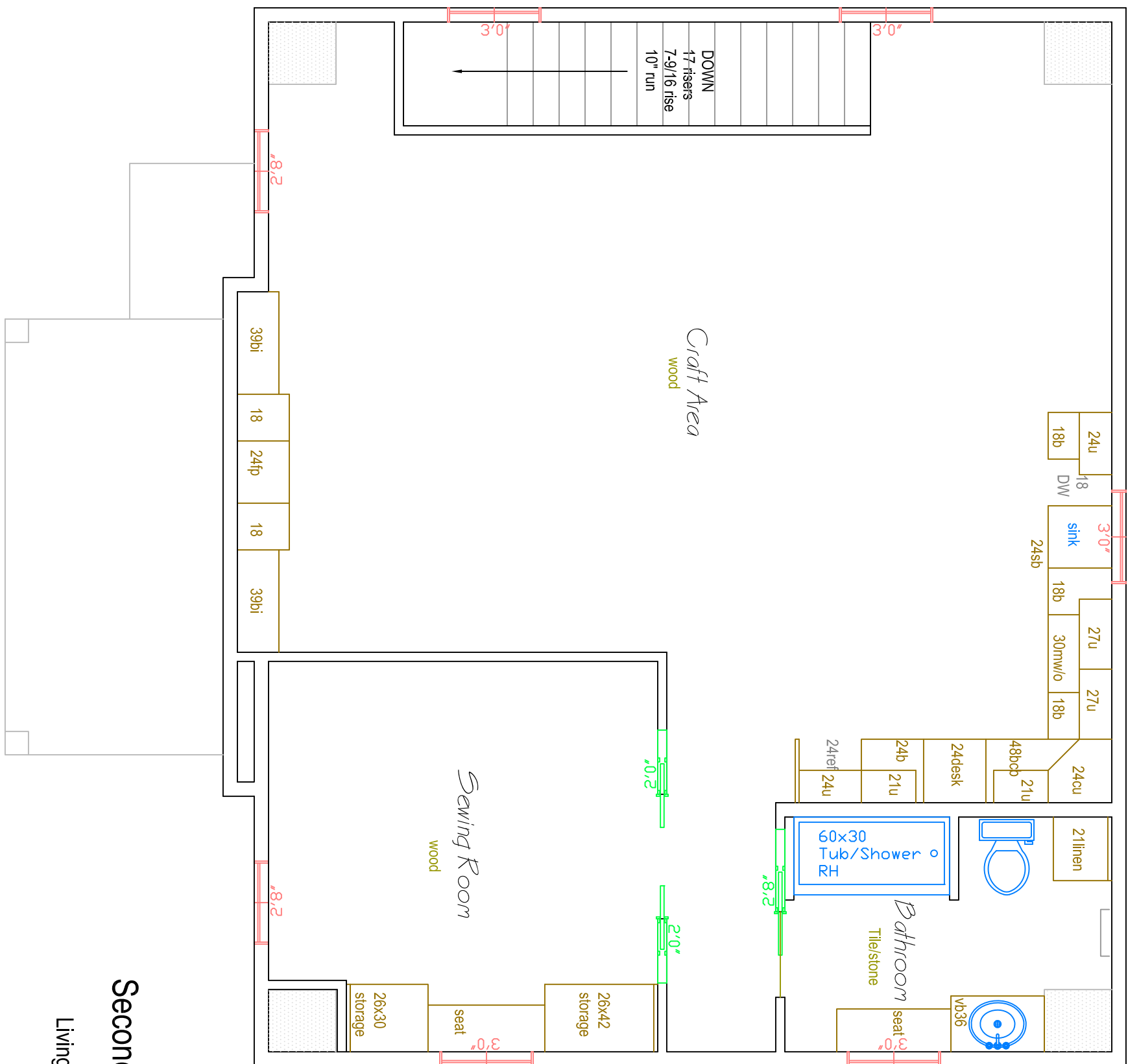
Boundary, Site Plan,
Elevation Certification, etc.
Surveying, Mapping, etc.
Storm Water Management



First Floor Square Footage:

Living Area:	280
Garage Area:	672
Screened Porch Area:	112
Total Area:	1,064

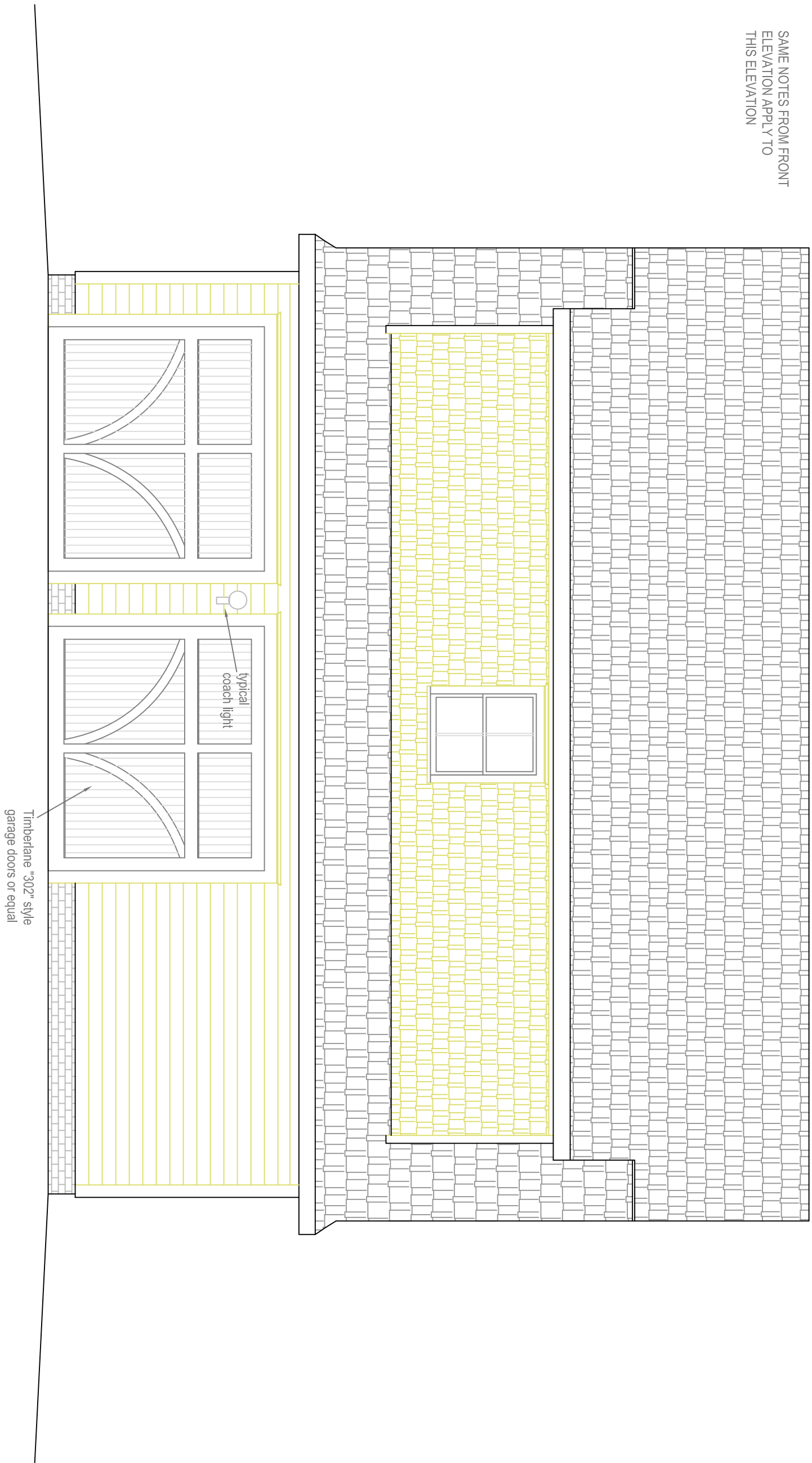
1st Floor - Floor Plan
Proposed



Second Floor Square Footage:

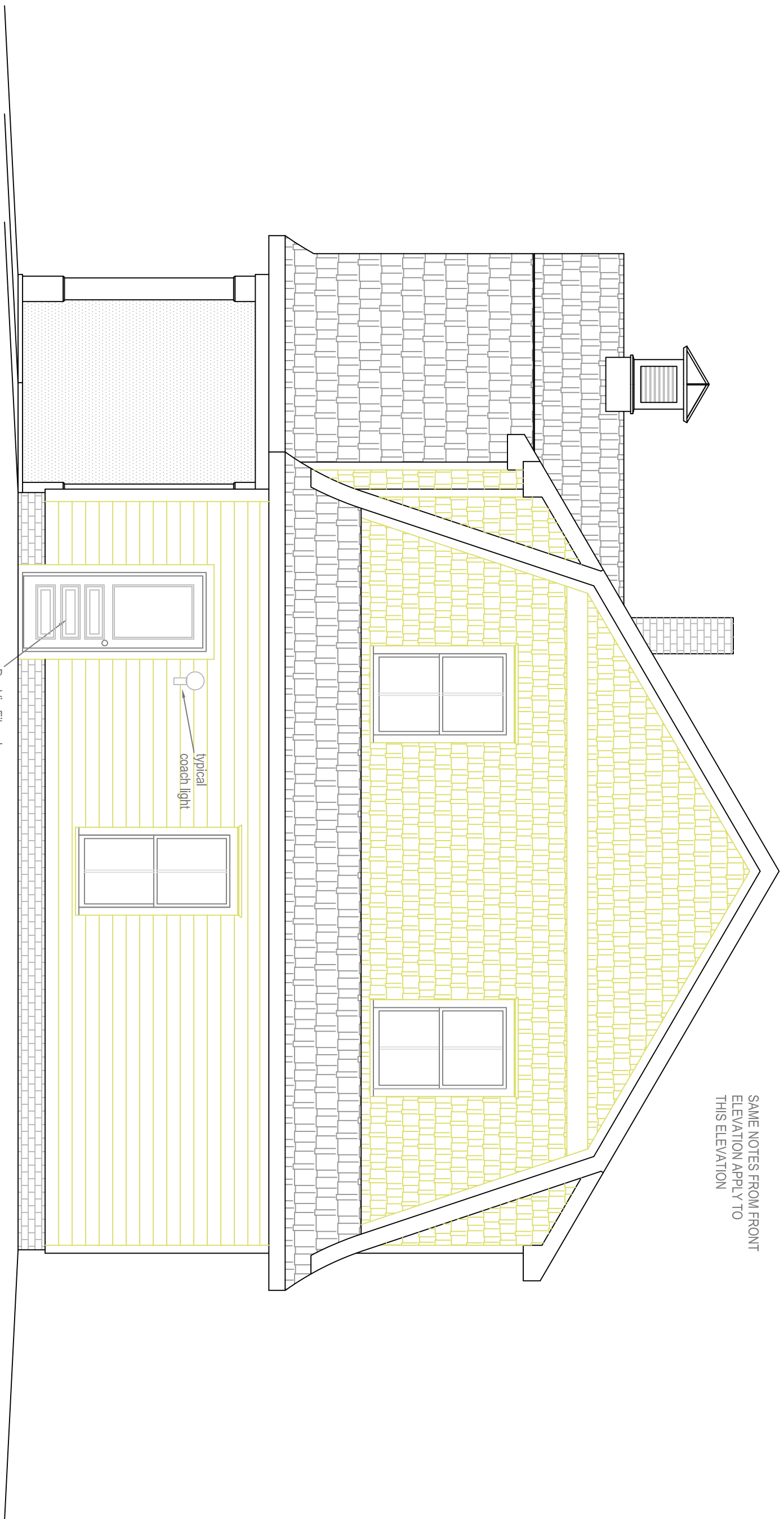
Living Area:	902
Total Area:	902

2nd Floor - Floor Plan
Proposed



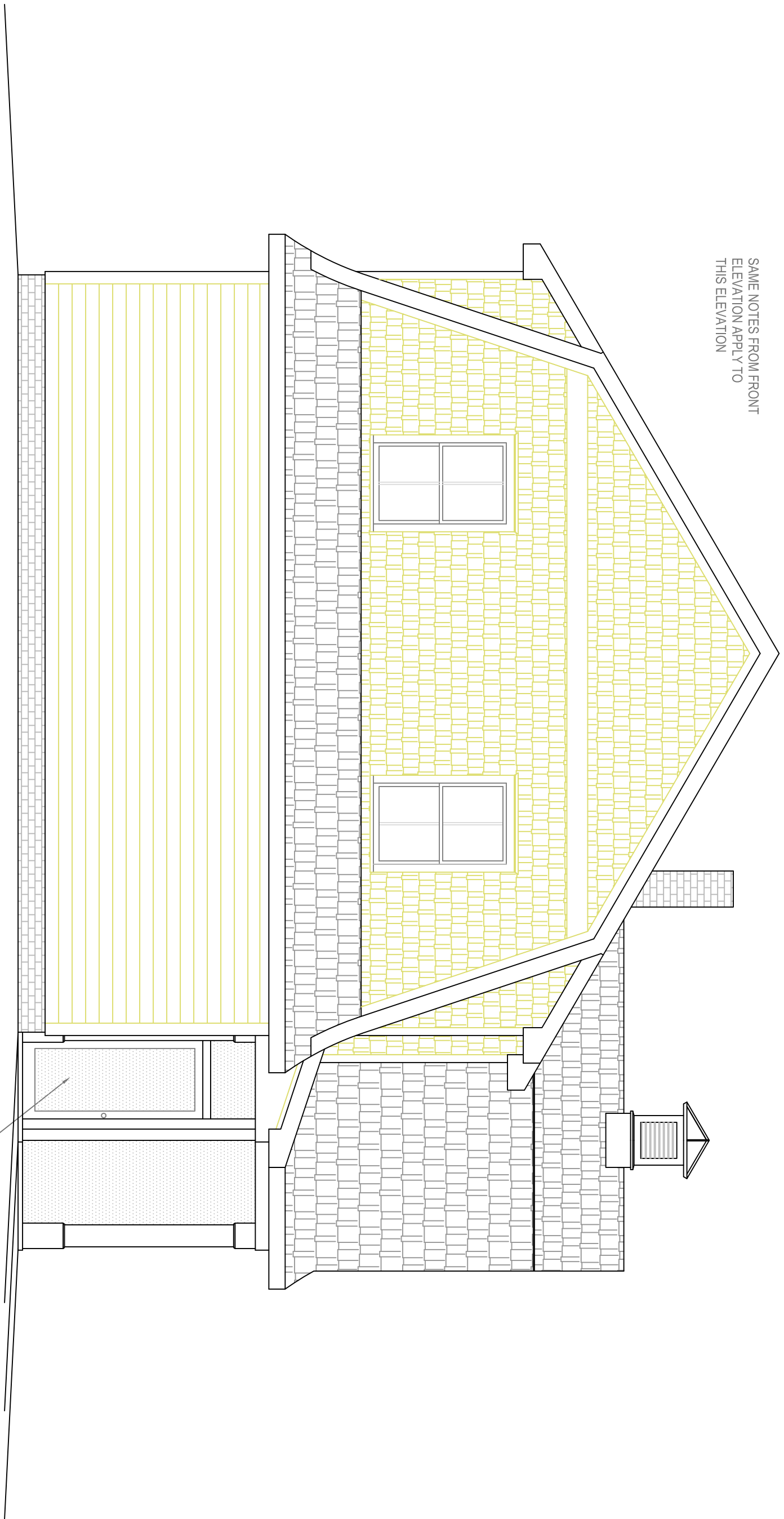
Rear (Alley) Elevation

Scale: 1/4"=1'0"



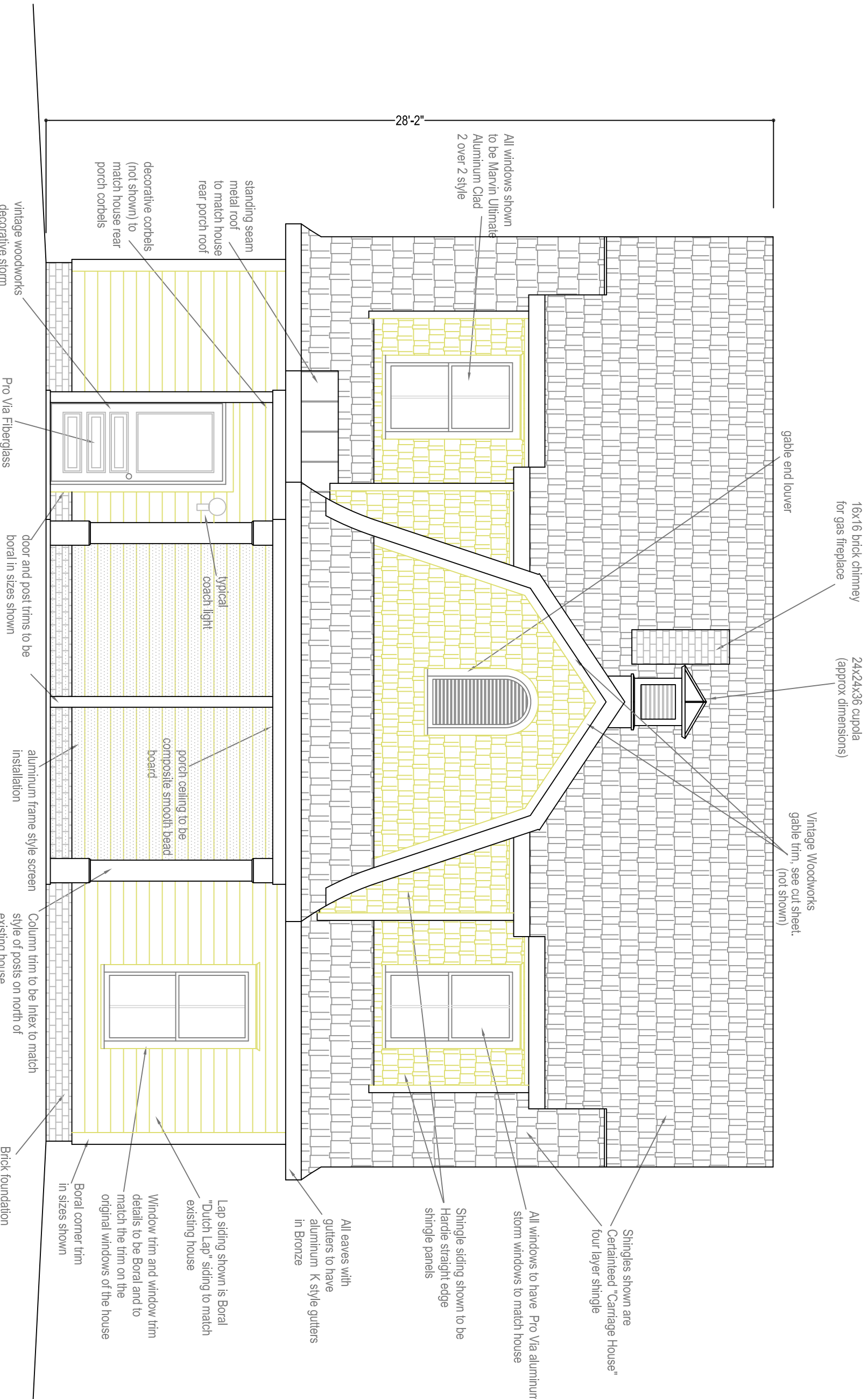
Right (R to T side) Elevation

Scale: 1/4"=1'0"



Left (town side) Elevation

Scale: 1/4"=1'0"



Front (Goldsborough) Elevation

Scale: 1/4"=1'0"