

- 1) **Application Number** 2022-800
 Location 119 N. Locust Lane
 Applicant Patrick Mayock, PM Services Inc.
 Request In-Kind Roof Replacement

- 2) **Application Number** 2022-805
 Location 104 Port Street
 Applicant Jerry L. Barrow
 Request In-Kind Roof Replacement

- 3) **Application Number** 2022-806
 Location 318 Goldsborough Street
 Applicant Andres Perez
 Request In-Kind Roof Replacement

- 4) **Application Number** 2022-807
 Location 610 Goldsborough Street
 Applicant Andres Perez
 Request In-Kind Roof Replacement

Approval of Minutes.

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 11/28/2022

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

Property Address: 15 S Higgins Street

Application Number: 2022-0738

Request: Exterior Renovations

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

This project previously came before the Commission on August 22nd 2022. They received a COA to add a second story addition over an existing rear addition. After a site visit with the Building Department, it was determined that it was not possible to construct this addition as previously planned. The applicant is now requesting to increase the roof height on the existing rear addition to make the kitchen usable. The scope of work now includes replacing the existing windows, doors, trim, and exterior stairs.

Historic District Guidelines:

Guideline 42 Make Sensitive Replacements (Doors):

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

Guideline 68: Maintain Historic Roof Shape



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

Guideline 70: Roof Material

- b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.
- c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.
- d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.

Guideline 77: Make Sensitive Replacements (Siding)

- a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.
- b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.

Guideline 76: Preserve Historic Wooden Siding

- c. Remove metal, vinyl, asbestos shingles and other inappropriate materials from façades and repair damaged wood as necessary.
- c. If the existing siding is not historically appropriate, consider replacing all of the siding with an appropriate alternative.

Guideline 90 Make Sensitive Replacements (Windows)

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. "Snap-in" or "between-the-glass" vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.



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

STAFF RECOMENDATION:

Staff recommends **approval** of this application based on the finding that the proposed renovation meets the Historic District guidelines. The Commission may condition approval upon the new wooden siding matching the original in size, shape, profile, and texture. The Commission may also condition their approval upon the relocation of existing utilities from the front façade.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101021435		15 S HIGGINS ST		TOMAS-MEJIA, MARIO ROMEO			
YEAR BUILT		PHYSICAL CONDITION					
1910*		FAIR					
ARCHITECTURAL STYLE			ADDITION(S)				
I-HOUSE			NONE				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ORIGINAL MATERIAL INCLUDES 2/2 WINDOWS + FIELDLED PANEL FRONT DOOR + TRANSOM WITH DENTILATED TRIM. WALL SHINGLES IN DETERIORATING CONDITION. DOOR + WINDOW SILLS SHOW SIGNS OF ROT.							



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

Application #: 2022-738
Date Received: 11/10/2022
Fee Paid: -
HDC Meeting Date: 11/28/2022
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 15 S Higgins St, Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME FUTURE SOLUTIONS INVESTMENTS LLC AND CRA PROPERTY INVESTMENTS LLC
TELEPHONE NO. 443-271-3004 EMAIL blackmarketconstruction@gmail.com

Applicant or Agent

NAME Sagar Patel, Arenco LLC
TELEPHONE NO. 240-472-8240 EMAIL prafulp@arenco-llc.com

Description of Proposal (include additional sheets, as necessary)

Remove existing roof over one story. Rebuild roof over one story to increase ceiling height (11.08'x13.5' = 150 SF). Remove existing exterior shingle siding to expose existing wood siding. Remove and replace shingle roof with proposed shingles. Existing windows to be replaced with new wood windows. Remove and replace exterior doors with new wood doors. Rebuild brick exterior stairs on rear.

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

11/09/22	
Praful Patel	

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

- ☐ Application must Include:
 - o 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.
 - o Proposed fence style and material
 - o Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
 - o 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.

Scope of Work

Existing house located at 15 S Higgin St, is a two-story single-family dwelling. There is also an existing one-story bump out at the rear of the house. Proposed plan is to remove the existing roof over the one story and construct the same pitched roof with an increased ceiling height inside this one story. Area of work is $11.08' \times 13.5' = 150$ SF. The new interior ceiling height is proposed to be 8'-0" so the kitchen is usable in this area. The alterations will be built to match as close with materials and style to the existing condition of the house. Existing shingle siding will be removed to expose the existing wood siding that is underneath. Soffit and trim will also match the existing wood and white color that is currently used on the two-story portion of the existing house. All windows will be replaced with new wood windows from Anderson. The exterior doors will be replaced with new wood doors or fiberglass doors as available. The rear brick stairs will be rebuilt.

Proposed materials



Proposed asphalt roof shingle. Product is a 3 tab shingle manufactured by Owens Corning. Proposed color to be is chateau green as on the attached spec sheet. Roof shingles will match closely with the existing roof shingles on the existing roof.



Proposed window to be used manufactured by Anderson Windows. New window will have two lites across and one lite vertical that will match the existing windows. See elevations on proposed plans to see lite in new window. Exterior of window to be white.



Roof trim and soffit will match the existing wood trim that is on current house. The new trim will be painted white. The existing trim around house will be refinished with new white paint.

1. INTERNATIONAL RESIDENTIAL BUILDING CODE– 2018 EDITION			2018 IECC CODE COMPLIANCE		
GENERAL NOTES:			R301.1 CLIMATE ZONE 4A		
1. WINDOWS IN ALL BEDROOMS ARE DOUBLE HUNG. WHEN THE LOWER SASH IS RAISED FROM INSIDE THESE WINDOWS THEY PROVIDE EMERGENCY AND RESCUE OPENINGS THAT ARE			R401.2 COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS		
• THE BOTTOM OF THE EGRESS WINDOW OPENING CAN’T EXCEED 44” FROM THE FINISHED FLOOR.			R402.1.1 VAPOR RETARDER: WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION.		
• THE MINIMUM OPENING AREA OF THE EGRESS WINDOW IS 5.7 SQUARE FEET.			R402.1.2 ATTIC INSULATION: RAISED HEEL TRUSSES R–49 R–38		
• THE MINIMUM EGRESS WINDOW OPENING HEIGHT IS 24” HIGH.			R402.1.2 WOOD FRAME WALL: R–20 OR R13 + R5 CONTINUOUS INSULATION.		
• THE MINIMUM EGRESS WINDOW OPENING IS 20” WIDE.			R402.1.2 BASEMENT WALL INSULATION: R–13/R–10 FOIL FACED CONTINUOUS, U NINTERRUPTED BATTS FULL HEIGHT		
2. SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR LOCATIONS ARE AS SHOWN ON PLANS.			R402.1.2 CRAWL SPACE WALL INSULATION: R–13/R–10 FOIL FACED CONTINUOUS BATTS FULL HEIGHT EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERTICALLY OR HORIZONTALLY AN ADDITIONAL 2’ –0”.		
3. ALL NEW EXTERIOR LOAD BEARING WALLS ARE 2X6” STUDS @ 16” O/C WITH 5⁄8” SHEATHING BOARDS ON EXTERIOR AND ½” GB ON INSIDE FACE.			R402.1.2 FLOOR INSULATION OVER UNCONDITIONED SPACE: R–19 BATT INSULATION.		
4. ALL INTERIOR NON LOAD BEARING WALLS ARE 2”X4” STUDS @ 16” O/C WALLS WITH ½” GB ON EACH FACE EXCEPT NOTED OTHERWISE.			R402.1.2 WINDOW U–VALUE/SHGC .32 (U–VALUE) .40 (SHGC)		
6. NEW SECOND FLOOR AND ROOF AS SHOWN ON STRUCTURAL PLAN.			R402.2.10 SLAB ON GRADE FLOORS LESS THAN 12” BELOW GRADE: R–10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2’ –0” HORIZONTALLY OR 2’–0” VERTICALLY		
7. SEE STRUCTURAL DRAWINGS FOR FLOOR FARMING INCLUDING LOAD BEARING WALLS LOCATIONS.			R402.2.4 ATTIC ACCESS: ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R–49		
8. ALL NEW DOORS AND WINDOWS ARE AS SHOWN ON PLANS AND FRAMING CONTRACTOR SHALL PROVIDE OPENING INTO WALLS WITH HEADERS AND JAMS PER CODE AND DETAILS.			R402.4 AIR LEAKAGE (MANDATORY): THE BUILDING THERAML ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.1.1 THROUGH R402–4.5		
9. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.			R402.4.1.2 TESTING: THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.		
10. ALL DIMENSIONS, LOCATIONS AND ELEVATIONS OF STRUCTURES SHOWN ON THE CONTRACT DRAWINGS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.			R402.4.2 FIREPLACES: NEW WOOD–BURNING FIREPLACES SHALL HAVE TIGHT–FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. WHERE USING TIGHT–FITTING DOORS ON FACTORY–BUILT FIREPLACES LISTED AND LABELED IN ACCORDANCE WITH UL 127, THE DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE.		
11. ALL WORK SHALL BE DONE ACCORDANCE WITH TALBOT COUNTY BUILDING CODE.			R402.4.4 ROOMS CONTAINING FUEL–BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE.		
12. THE CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPANSES INCLUDING ATTORNEY’S FEE ARISING FROM THE PERFORMANCE OF THE WORK DONE BY THE CONTRACTOR.			EXCEPTIONS: 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE.		
13. ALL WORK AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE LOCAL AND STATE BUILDING CODES AND THE SPECIFICATIONS OF THE NATIONAL BOARD OF UNDERWRITERS. THE DRAWINGS SHOWING THE GENERAL GREEMENTS AND EXTENT OF WORK. AS THE WORK PROGRESSES THE CONTRACTOR AT NO EXTRA COST SHALL MAKE MODIFICATIONS TO MAKE PART ALIGN.			2. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R1006 OF THE IRC.		
14. CHANGES TO THE PLAN BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.			R402.4.5 RECESSED LIGHTING RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC–RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CFM (0.944 L/S) WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A PRESSURE DIFFERENTIAL OF 1.57 PSF (75 PA). RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.		
15. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN.			R403.1.1 THERMOSTAT ALL DWELLING UNITS WILL HAVE AT LEAST (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER 2018 IECC SECTION 403.1.1.		
16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE PROPER INSTALLATION OF ALL METAL FASTENERS PER MANUFACTURER’S SPECIFICATIONS.			R403.1.2 WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.		
17. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT ON ANY DISCREPANCIES PRIOR TO CONSTRUCTION.			R403.3.1 MECHANICAL DUCT INSULATION (PRESCRIPTIVE) SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO AN R–VALUE OF NOT LESS THAN R–8 FOR DUCTS 3 INCHES (76 MM) IN DIAMETER AND LARGER AND NOT LESS THAN R–6 FOR DUCTS SMALLER THAN 3 INCHES (76 MM) IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO NOT LESS THAN R–6 FOR DUCTS 3 INCHES (76 MM) IN DIAMETER AND NOT LESS THAN R–4.2 FOR DUCTS SMALLER THAN 3 INCHES (76 MM) IN DIAMETER.		
18. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION AND NOTIFY ARCHITECT OF DISCREPANCIES AND CONFLICTS.			R403.3.2 DUCT SEALING (MANDOTARY) DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.		
19. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETE IN ACCORDANCE WITH THE PLANS.			R403.3.3 DUCT TESTING (MANDATORY) DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS: ROUGH–IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER’S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER’S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. EXCEPTIONS: A DUCT AIR–LEAKAGE TEST SHALL NOT BE REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.		
20. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISIONS/AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.			R403.6 MECHANICAL VENTILATION OUTDOOR (MAKE–UP AND EXHAUSTS) AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.		
			R403.6.1 WHOLE–HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R403.6.1.		
			R403.7 EQUIPMENT SIZING SHALL COMPLY WITH R403.7.		
			R404.1 LIGHTING EQUIPMENT A MINIMUM OF 90 % OF ALL LAMPS (LIGHTS) MUST BE HIGH–EFFICACY LAMPS.		
			THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL OR WITHIN 6 FEET OF THE ELECTRICAL PANEL AND BE READILY VISIBLE.		
			SCOPE OF WORK: - DEMOLITION OF EXISTING FIRST FLOOR INTERIOR WALL. - REMOVE EXISTING KITCHEN AND BATHROOMS AND RECONSTRUCT NEW KITCHEN AND BATHROOMS. - REMOVE EXISTING REAR ROOF. - CONSTRUCT NEW ROOF FOR HIGHER CEILING HEIGHT AT REAR. - ALL WORK SHALL BE IN ACCORDANCE WITH IRC 2018 AND TOWN OF EASTON BUILDING CODE REQUIREMENTS.		

ARENCO LLC

12430 HILL CREST
FULTON, MD 20769
ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS
TEL. (240) 418 1389 . FAX (866) 374 5418

PROJECT TITLE
RENOVATION AND ADDITION

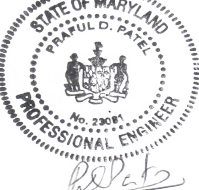
PROJECT ADDRESS
15 S HIGGINS ST
EASTON, MD 21601

SHEET TITLE
GENERAL NOTES

DISCLAIMER

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. 23081 EXPIRATION DATE: 04/24/2023.



PROJECT NUMBER

R22-107

DRAWN BY

SP

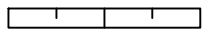
APPROVED BY

PP

DATE

06-09-22

ORIGINAL SHEET SIZE

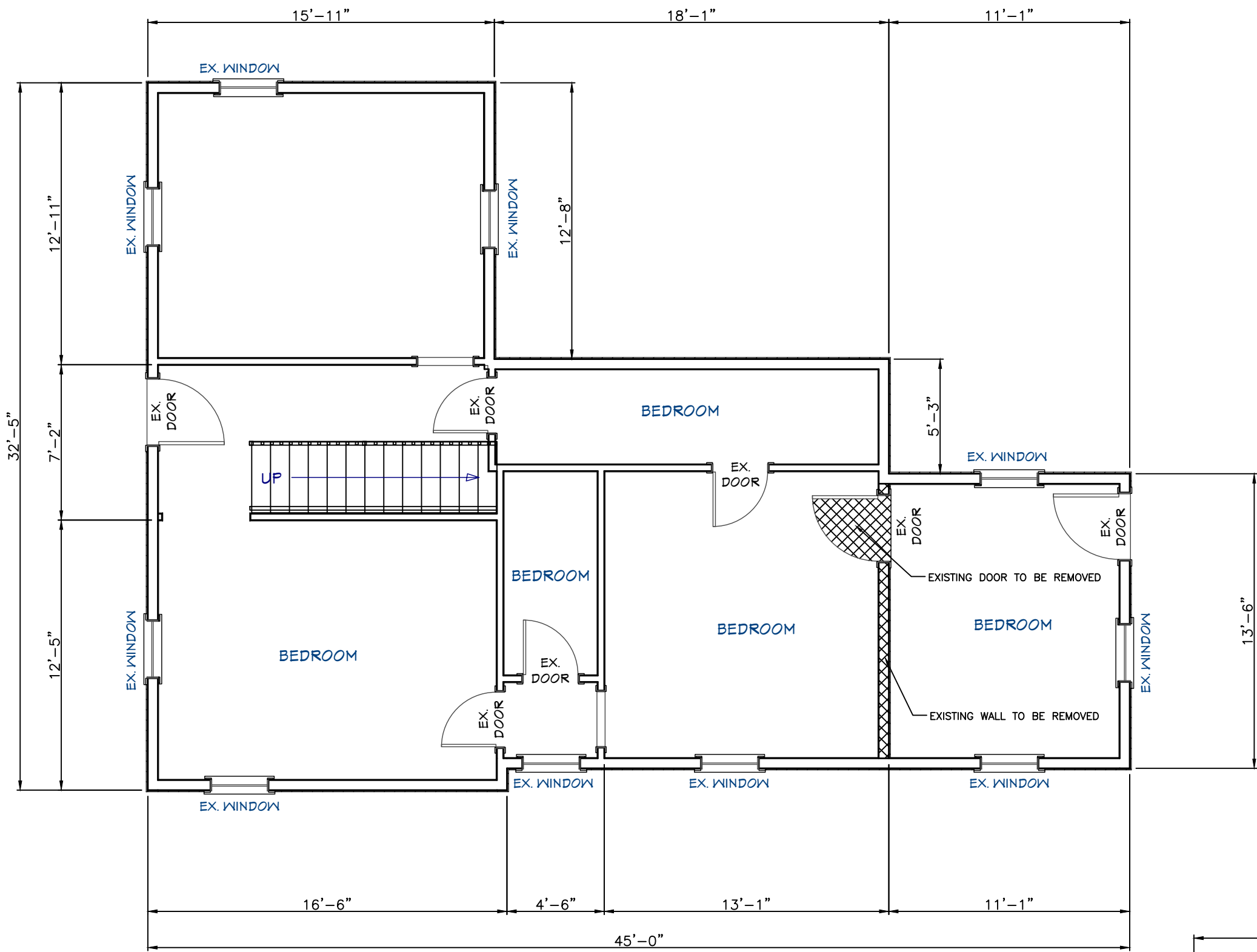
24X18
SHOULD MEASURE 1":


SCALE

AS SHOWN

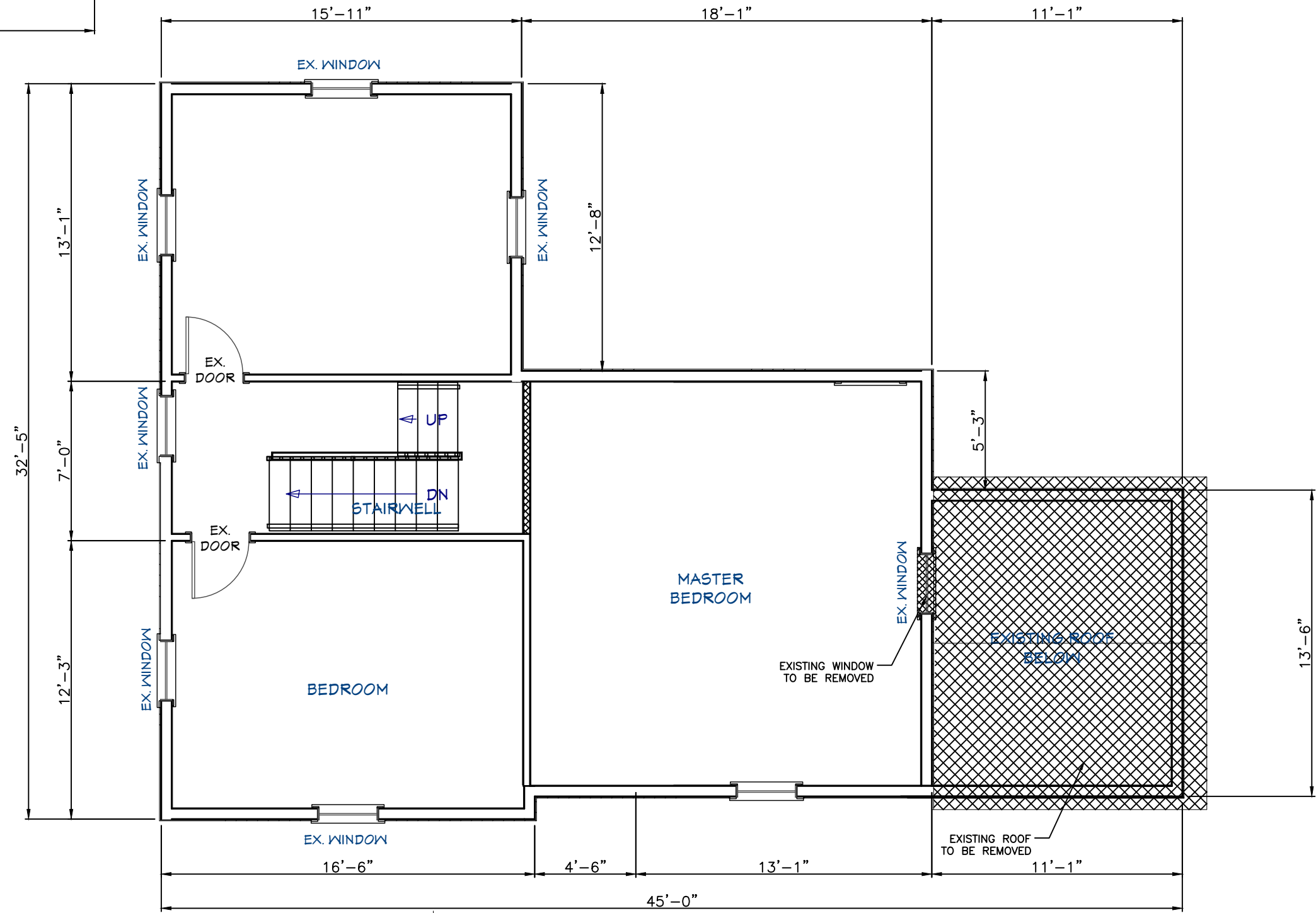
DRAWING

A1



FIRST FLOOR DEMO PLAN

SCALE: 3/16" = 1'-0"



SECOND FLOOR DEMO PLAN

SCALE: 3/16" = 1'-0"

NOTES:

1. FOR GENERAL NOTES SEE DRAWING A-1.
2. ALL DEBRIS SHALL BE REMOVED FROM THE SITE BY THE GENERAL CONTRACTOR.

WALL SYMBOLS

TYPE	DESCRIPTION
	EXISTING WALLS DEMOLITION
	EXISTING WALLS
	PROPOSED STUD WALL
	NEW CMU WALL

ARENCO LLC

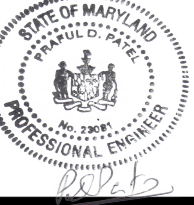
12430 HILL CREST
FULTON, MD 20759
TEL. (240) 418 1389 . FAX (888) 374 5418

PROJECT TITLE
RENOVATION AND ADDITION
PROJECT ADDRESS
15 S HIGGINS ST
EASTON, MD 21601

SHEET TITLE
DEMOLITION PLANS

DISCLAIMER

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. 23081 EXPIRATION DATE: 04/24/2023



PROJECT NUMBER

R22-107

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SP

APPROVED BY

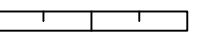
PP

DATE

06-09-22

ORIGINAL SHEET SIZE

24X18
SHOULD MEASURE 1":



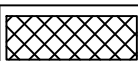
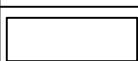
SCALE

AS SHOWN

DRAWING

D1

WALL SYMBOLS

TYPE	DESCRIPTION
	EXISTING WALLS DEMOLITION
	EXISTING WALLS
	PROPOSED STUD WALL
	NEW CMU WALL

R-VALUE AND U-FACTOR

ELEMENT	MAIN HOUSE	SUNROOM
U-FACTOR		
DOORS/WINDOWS	0.35	0.50
R-VALUE		
CEILLINGS	49	30
WALLS (WOOD FRAMED)	20	20
WALLS (CONCRETE)	13	19
FLOORS	20	—
BASEMENT WALLS	13	13
SLAB ON GRADE	10*	—

* INSULATION MUST EXTEND FROM THE SLAB EDGE TO A LENGTH OF 24" VERTICALLY AND/OR HORIZONTALLY.

NEW WINDOW SCHEDULE:

MARK	WIDTH	HEIGHT	NOTES	SILL	HEADER
3049	3'-0"	4'-9"	EGRESS	2'-0"	2-2X10

NEW DOORS SCHEDULE:

MARK	WIDTH	HEIGHT	NOTES	HEADER
4068	4'-0"	6'-8"	—	2-2x8
2668	2'-6"	6'-8"	—	2-2X8

NOTES:

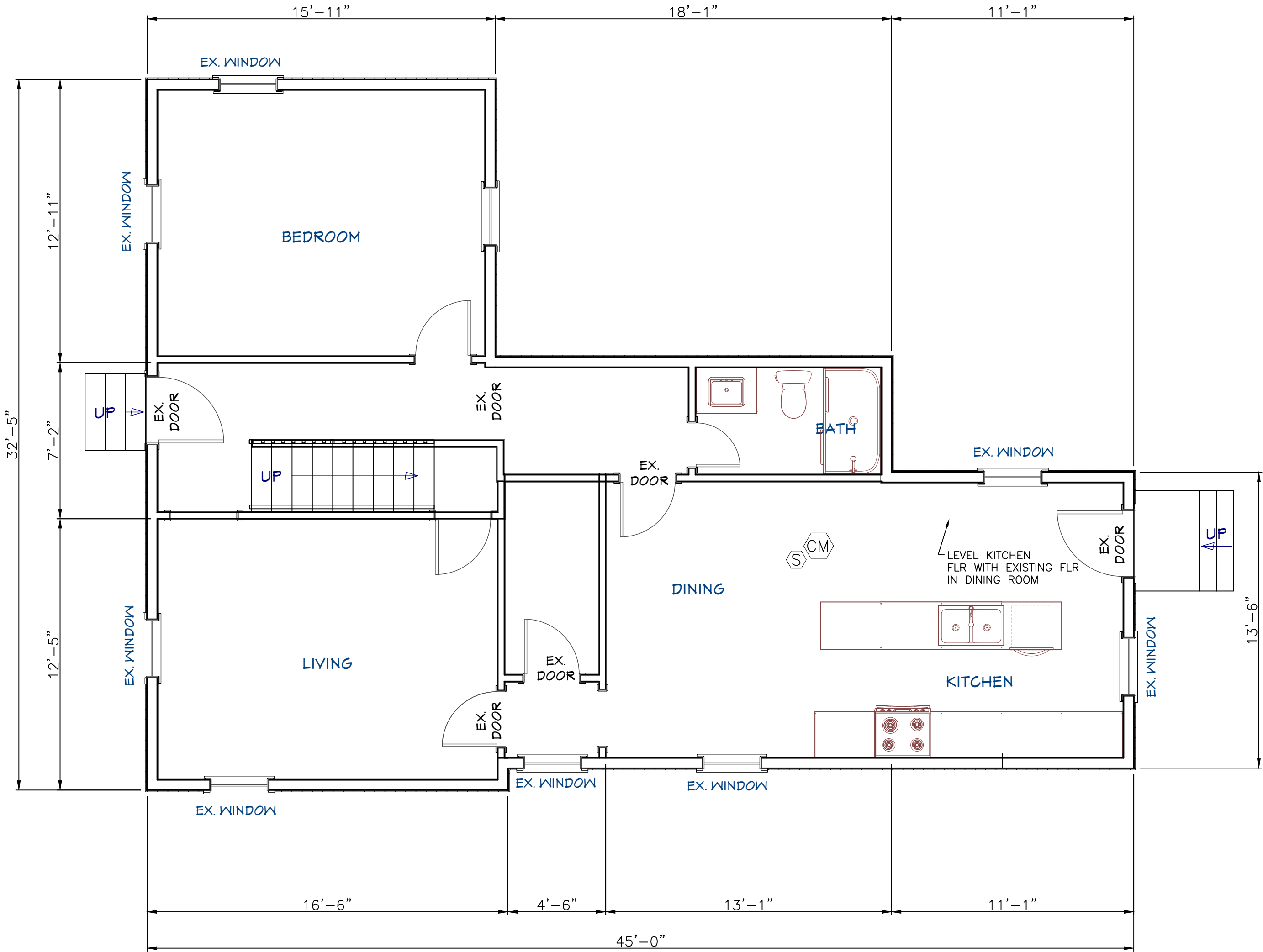
1. FOR GENERAL NOTES SEE DRAWING A-1.
2. ALL NEW INTERIOR STUD WALLS SHALL BE 2"x4" STUDS @ 16" O/C. WITH 5/8" DRY WALL ON BOTH SIDES EXCEPT NOTES OTHERWISE.
3. ALL WORK SHALL BE DONE ACCORDANCE WITH TALBOT COUNTY BUILDING CODE.



HARDWIRED AND INTERCONNECTED SMOKE ALARM



HARDWIRED AND INTERCONNECTED CARBON MONOXIDE ALARM —UL 2034



PROPOSED FIRST FLOOR PLAN

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

PROJECT TITLE
RENOVATION AND ADDITION

PROJECT ADDRESS
15 S HIGGINS ST
EASTON, MD 21601

SHEET TITLE
PROPOSED FIRST FLOOR PLAN

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PROJECT NUMBER
R22-107

DRAWN BY
SP

APPROVED BY
PP

DATE
06-09-22

ORIGINAL SHEET SIZE
24X18
SHOULD MEASURE 1":

SCALE
AS SHOWN

DRAWING
A2

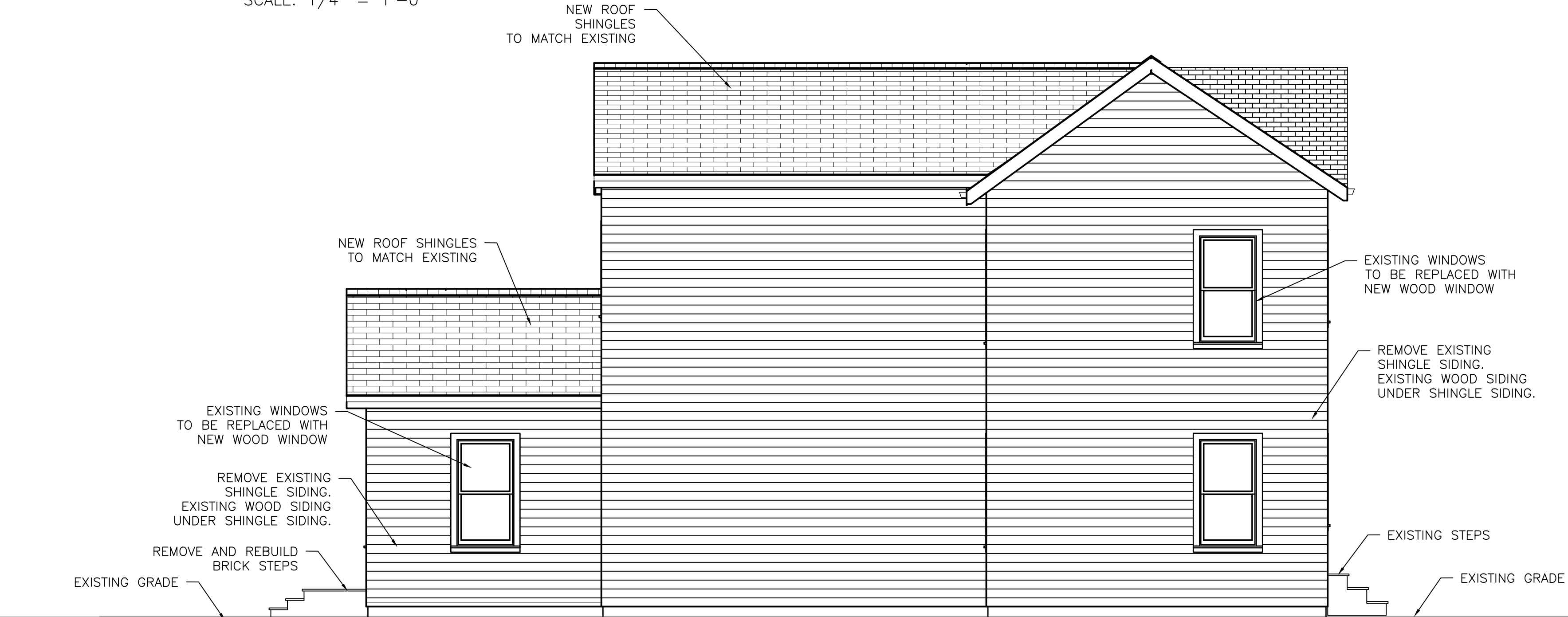
ARENCO LLC

12430 HILL CREST
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ARCHITECTS
ENGINEERS
CONSTRUCTION MANAGERS
TEL (240) 418 1389 . FAX (866) 374 5418



REAR ELEVATION

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



LEFT ELEVATION

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

- NOTES:
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PROJECT TITLE
RENOVATION AND ADDITION
PROJECT ADDRESS
**15 S HIGGINS ST
EASTON, MD 21601**

SHEET TITLE
ELEVATIONS-1

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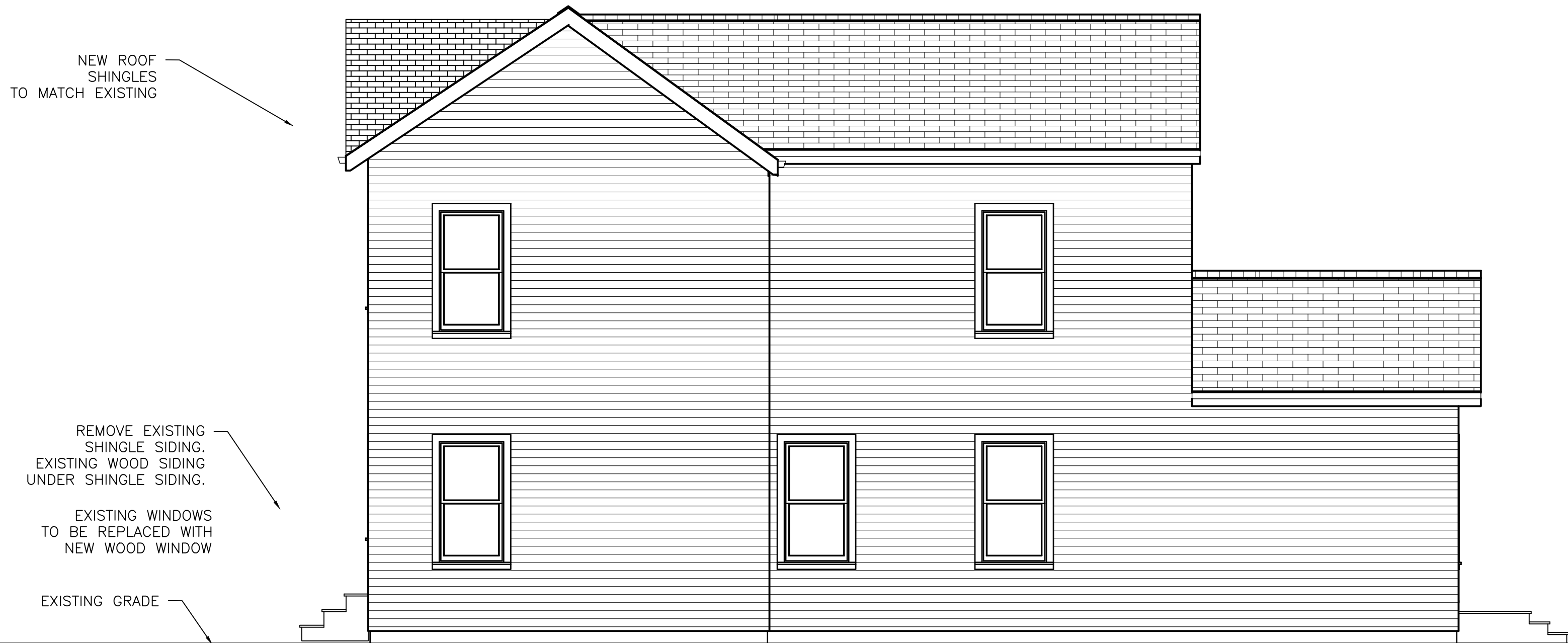
DATE
06-09-22

ORIGINAL SHEET SIZE
24X18
SHOULD MEASURE 1":

SCALE
AS SHOWN

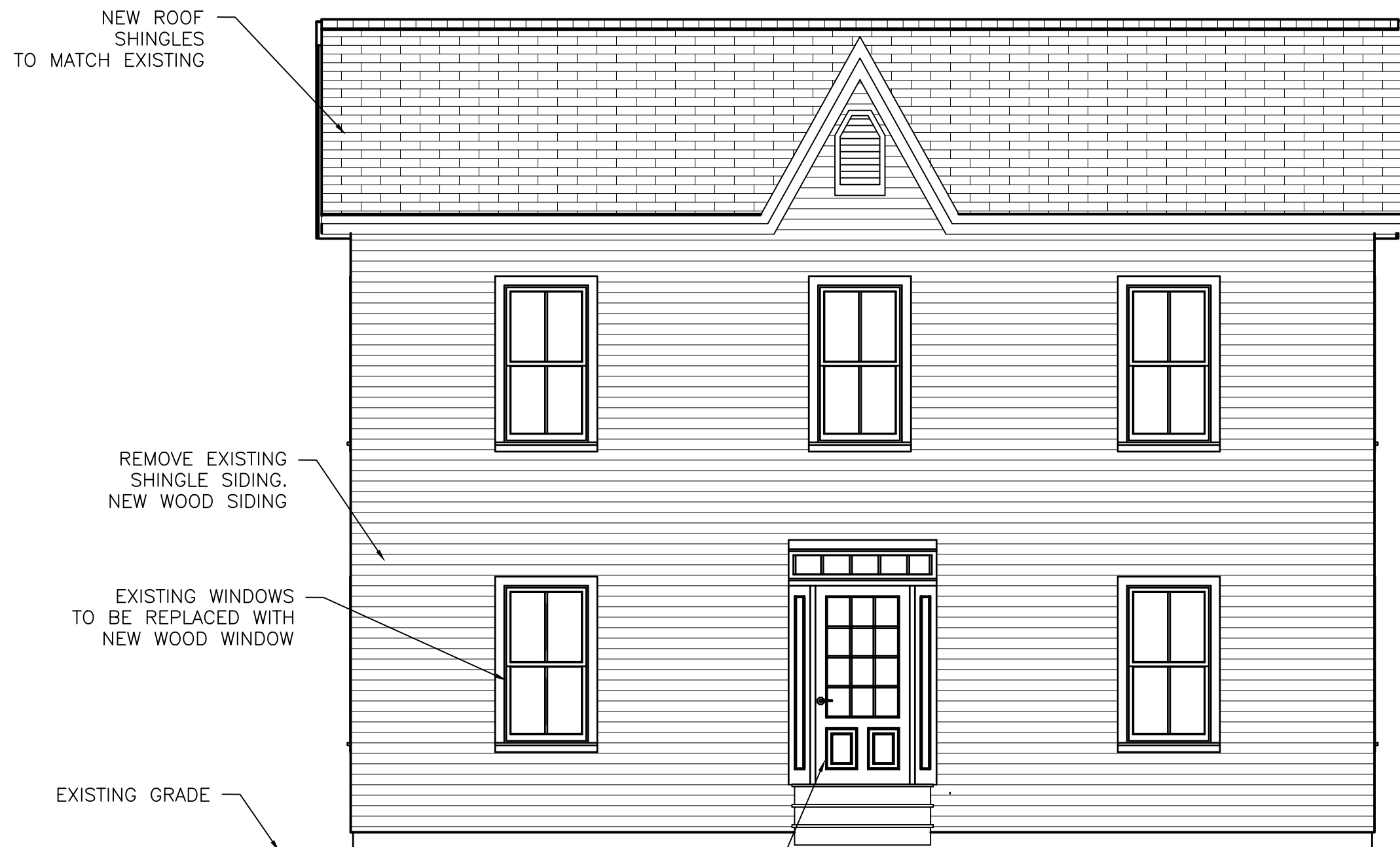
DRAWING

A3



RIGHT ELEVATION

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



FRONT ELEVATION

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

ARENCO LLC

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PROJECT TITLE
RENOVATION AND ADDITION
PROJECT ADDRESS
15 S HIGGINS ST
EASTON, MD 21601

SHEET TITLE
ELEVATION-2

DISCLAIMER

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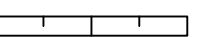
PP

DATE

06-09-22

ORIGINAL SHEET SIZE

36X24
SHOULD MEASURE 1":



SCALE

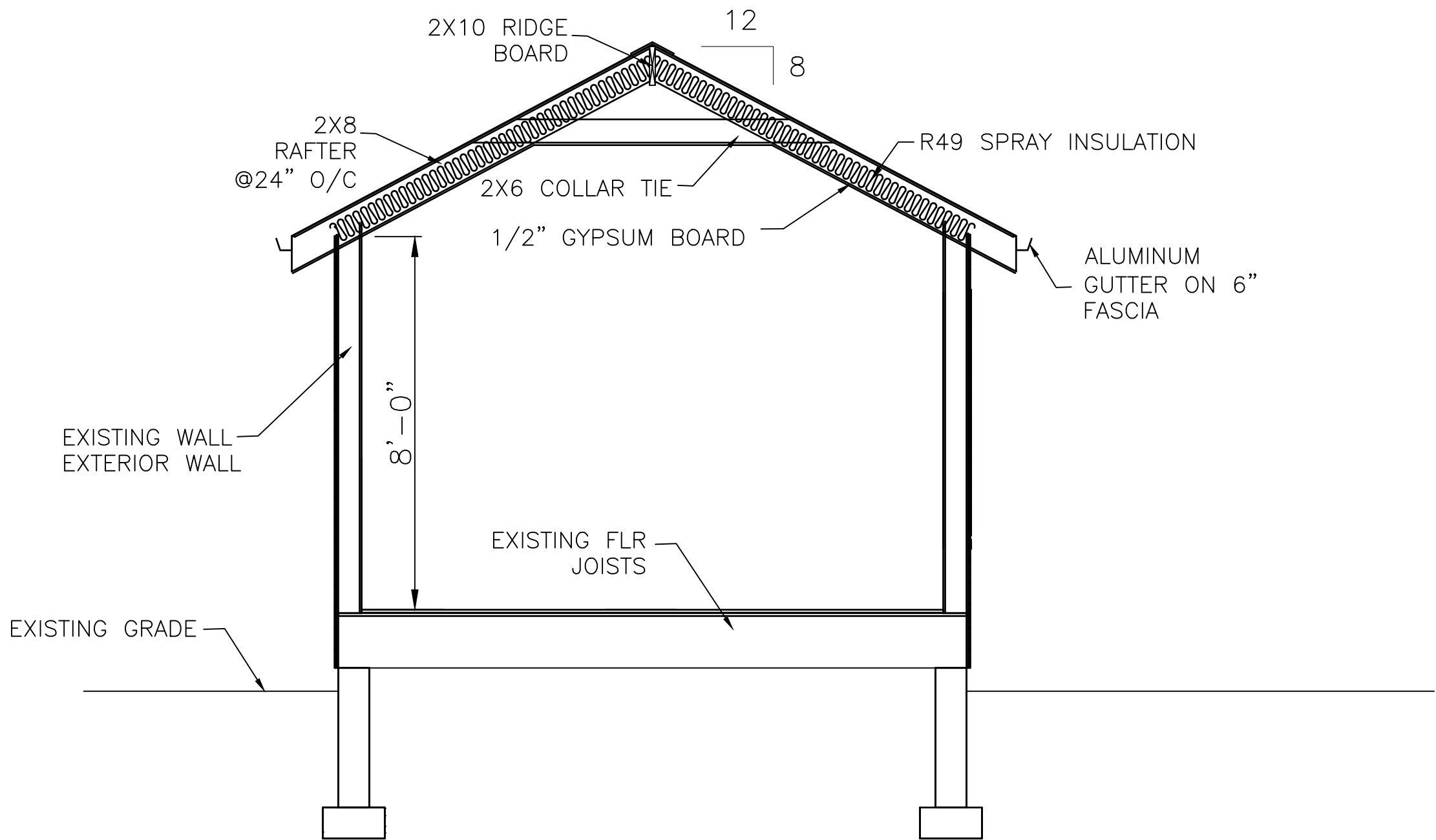
AS SHOWN

DRAWING

A4

NOTES:

1. FOR GENERAL NOTES SEE DRAWING A-1.
2. ALL NEW INTERIOR STUD WALLS SHALL BE 2"x4" STUDS @ 16" O/C. WITH 5/8" DRY WALL ON BOTH SIDES EXCEPT NOTES OTHERWISE.
3. ALL WORK SHALL BE DONE ACCORDANCE WITH TALBOT COUNTY BUILDING CODE.



SECTION

SCALE: 3/8" = 1'-0"

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SHEET TITLE
SECTION

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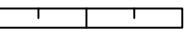
PP

DATE

06-09-22

ORIGINAL SHEET SIZE

36X24
SHOULD MEASURE 1":



SCALE

AS SHOWN

DRAWING

A5

CONCRETE:

1.

REINFORCED CONCRETE SHALL BE DETAILED AND CONSTRUCTED IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE, (ACI 301) "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
2.

NEW CONCRETE FOR FOOTING AND FILLED IN CMU SHALL BE MINIMUM OF 3000 PSI AT 28 DAYS.
3.

ALL REINFORCEMENT SHALL CONFORM TO ASTM SPECIFICATION A185.
4.

NEW FOOTING AND SLAB SHALL BE POURED ON 4" GRAVEL OR CR6 AS SHOWN ON SECTION.
5.

NEW ROOF SHALL BE CONSTRUCTED ACCORDING WITH STRUCTURAL FRAMING PLAN AND ARCHITECTURAL DETAILS.
6.

THE OWNER SHALL RETAIN THE SERVICES OF A SOIL CONSULTANT APPROVED BY THE ARCHITECT TO CHECK AND VERIFY THE REQUIRED SOIL BEARING PRESSURE OF EACH FOOTING.
7.

ALL CONTINUOUS REINFORCING SHALL BE SPLICED WITH "B" SPLICE STAGGERED, UNLESS NOTED OTHERWISE. FOOTING AND OTHER CONCRETE POURED AGAINST EARTH -3"
8.

FORMED CONCRETE EXPOSED TO EARTH -2" FOR BEARS LARGER THAN #5, 1/2" FOR #5 AND SMALLER BARS.
9.

WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
10.

FOUNDATION WALLS ENCLOSING BASEMENTS OR OTHER HABITABLE SPACE SHALL BE DAMPPROOFED PER IRC - WHERE A HIGH WATER TABLE OR OTHER SEVERE WATER CONDITION EXISTS, THE WALLS SHALL BE WATERPROOFED.
11.

PROVIDE A MINIMUM 4-INCH PERFORATED DRAIN AROUND USABLE SPACE BELOW GRADE OR OTHER EQUIVALENT MATERIALS PER IRC THE PIPE SHALL BE COVERED WITH NOT LESS THAN 6 INCHES OF WASHED GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT TO THE EXTERIOR BELOW THE FLOOR LEVEL OR TERMINATE IN A MINIMUM 20-GALLON SUMP PIT.
12.

INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
13.

AT WALKOUTS THE FOUNDATION WALL SHALL BE INSULATED WITH A MINIMUM R-13 INSULATION FOR A MINIMUM OF 3 FEET BELOW THE BOTTOM OF THE SLAB.
14.

ANCHOR BOLTS - MINIMUM 1/2-INCH ANCHOR BOLTS WITH 7" EMBEDMENT AT MAXIMUM 6 FEET O.C. AND WITHIN 6 INCHES OF THE END OF EACH SILL PLATE.
15.

WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED Laterally AT THE TOP BY SOLID BLOCKING FOR A MINIMUM OF TWO JOIST SPACES, SPACED NOT MORE THAN 2'-10" FEET O.C.

WOOD NOTES:

1.

FRAMING LUMBER SHALL BE KILN DRIED OR MC-15, AND GRADED AND MARKED IN COMFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. ALL WOOD FRAME CONSTRUCTION SHALL CONFORM TO THE STANDARDS OR THE IBC AS A MINIMUM REQUIREMENT. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS: (2X8 AND SMALLER)

HEM-FIR NO. 2
MINIMUM BASE VALUE, FB=850 PSI

BEAMS AND STRINGERS:
(2X10 AND LARGER)

DOUGLAS FIR NO. 1
MINIMUM BASE VALUE, FB=1350 PSI

POSTS AND TIMBERS:
(4X4 AND LARGER)

DOUGLAS FIR NO. 2
MINIMUM BASE VALUE, FB=1200 PSI

STUDS, PLATES &
MISC. FRAMING:

DOUGLAS FIR OR HEM-FIR
STANDARD GRADE

TOP AND BOTTOM PLATES
AT BEARING WALLS GRADE

DOUGLAS FIR-LARCH CONSTRUCTION

2X6 STUDS AND PLATES:

HEM-FIR NO.3/ STUD GRADE
2.

ENGINEERRED LUMBER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3.

ENGINEERED LUMBER MEMBERS SHALL BE MANUFACTURED UNDER A PROCESS BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPROPRIATE NER REPORT AND GLUED WITH A WATERPROOFING ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.

LVL FB=2900 PSI E=2000 PSI FV =290 PSI NER-292

LVL FB=2600 PSI E=1900 PSI FV =285 PSI NER-126

LSL FB=1700 PSI E=1300 PSI FV =150 PSI NER-481
4.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE GEORGIA-PACIFIC. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND ORHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

5.

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI/AITC A190.1 AND ASTM D3737. EACH MEMBER SHALL BEAR AND AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN ATTIC CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FOR COMINATION 24F-V4, FB=2400 PSI, FV=190 PSI. CAMBER ALL GLULAM BEAMS TO A 2,000 FOOR RADIUS UNLESS NOTED OTHERWISE ON THE PLANS.
6.

ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY. ALL WOOD EXPOSED TO WEATHER WITHOUT THE ADEQUATE PROTECTION OF A ROOF OR EAVE SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE TREATED. SUCH MEMBERS INCLUDE HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS, DECKING, OR VERTICAL MEMBERS SUCH AS POSTS, POLES AND COLUMNS.
7.

PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE SHALL BE IN CONFORMANCE WITH APA STANDARDS. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.
8.

FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.
9.

FLOOR SHEATHUNG SHALL BE ¾" (NOM) WITH SPAN RATING 40/20
10.

WALL SHEATHING SHALL BE ½" (NOM) WITH SPAN RATING 2½
11.

PLYWOOD OOF AND FLOOR SHEATHING TO BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS AT 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12" O.C. TO INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. PROVIDE APPROVED PLYWOOD EDGE CLIPS AT 16" O.C. AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. TOENAIL BLOCKING TO SUPPORTS WITH 16D @ 12" O.C. UNLESS NOTED OTHERWISE. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PLYWOOD PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED.
12.

FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING JOINTS, TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS.
13.

ALL COLUMNS AND POSTS SUPPORTING BEAMS NOT SPECIFIED FOR SIZE ON PLAN SHALL CONSIST OF 2 STUDS SPIKE LAMINATED TOGATHER WITH 16D NAILS AT 9" O/C.

WOOD FRAMING:

1.

FRAMING LUMBER FOR BEAMS AND JOISTS SHALL HAVE FB= 1100 PSI, E=1,300.00, AND FOR STUDS AND POSTS, FC= 500 PSI, E = 1,200.000 PSI
2.

PROVIDE 2-2 X 6 @ EACH SIDE OF OPENINGS UNLESS NOTED OTHERWISE.
3.

ALL WOOD LINTEL SHALL BE 2-2 X 8 UNLESS OTHERWISE NOTED.
4.

PROVIDED CROSS-BRIDGING FOR JOISTS AT 8'-0" INTERVALS.
5.

WOOD JOISTS AND BEAMS SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE ARCHITECT.
6.

PROVIDE APPROVED HURRICANE CONNECTIONS BETWEEN FRAMING MEMBERS.
7.

LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED AGAINST DECAY.
8.

PROVIDED DOUBLE JOISTS BELOW NON-BEARING PARTITIONS PARALLEL TO JOISTS.
9.

FRAMING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.
10.

BRUSH PRESERVATIVE SOLUTION ON ALL EDGES THAT ARE CUT IN MEMBERS THAT ARE IN CONTACT WITH CONCRETE OR MASONRY.
11.

PROVIDE MANUFACTURERS' STANDARD JOIST OR STANDARD BEAM HANGERS AT WALL WOOD TO WOOD CONNECTIONS THAT REQUIRE JOISTS OR BEAMS FRAMING INTO THE SIDE OR FACE OF THE SUPPORTING MEMBER. THE CAPACITY OF THE HANGER SHALL BE FOR THE MAXIMUM SHEAR CAPACITY OF THE JOISTS OR BEAM.

PLYWOOD SHEATHING:

1.

ALL PLYWOOD SHEATHING SHALL BE CD-GRADE, UNLESS OTHERWISE SHOWN, WITH EXTERIOR GLUE MANUFACTURED INACCORDANCE WITH PRODUCT STANDARD PS183, LATEST ADDITION, ROOF AND WALL SHEATHING.
2.

PLYWOOD SHEATHING SHALL BE LAID WITH END JOINT STAGGERED.
3.

BLOCK ALL WALL SHEATHING WITH 2X4 FLAT BLOCKING AT ALL EDGES.
4.

LAYOUT PLYWOOD TO ELIMINATED ANY WIDTH LESS THAN 1'-0"

DESIGN LOADS:

FLOOR LIVE LOAD = 40 PSF
FLOOR DEAD LOAD = 10 PSF
STAIR LIVE LOAD = 100 PSF
DECKS LIVE LAOD = 40 PSF
ROOF LIVE LOAD = 30 PSF
ROOF DEAD LOAD = 10 PSF
GROUND SNOW LOAD = 40 PSF
WIND SPEED - 120 MPH MAX
HANDRAIL - 200 LB CONCENTRATED LATERAL LOAD

SOIL BEARING CAPACITY = 1500 PSF

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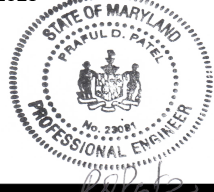
SHEET TITLE

STRUCTURAL NOTES

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APPROVED BY

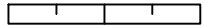
PP

DATE

06-09-22

ORIGINAL SHEET SIZE

36X24
SHOULD MEASURE 1":



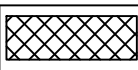
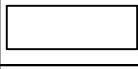
SCALE

AS SHOWN

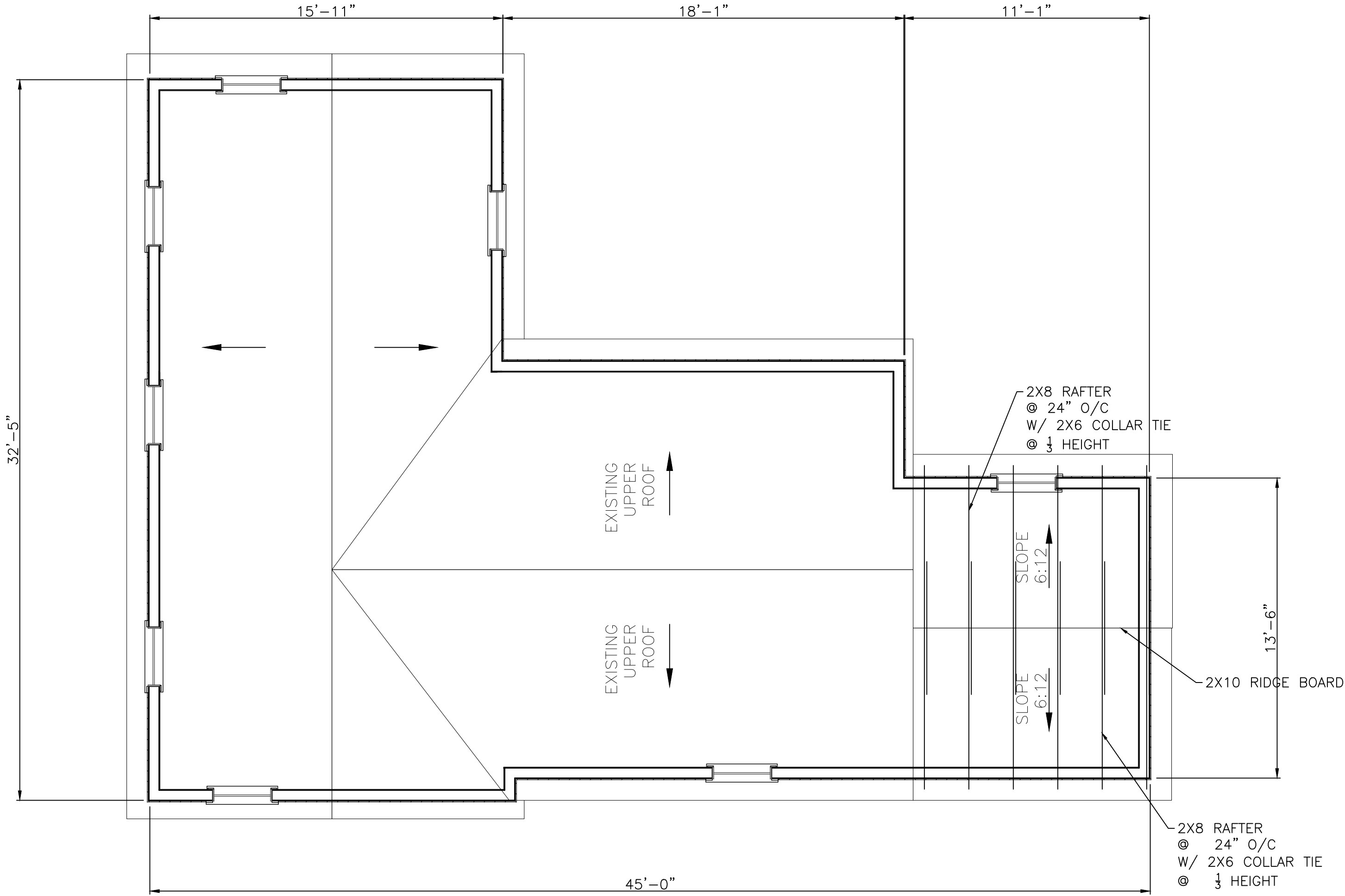
DRAWING

S1

W A L L S Y M B O L S

TYPE	DESCRIPTION
	EXISTING WALLS DEMOLITION
	EXISTING WALLS
	PROPOSED STUD WALL
	NEW CMU WALL

- NOTES:
- FOR GENERAL NOTES SEE DRAWING A-1.
 - ALL NEW INTERIOR STUD WALLS SHALL BE 2"x4" STUDS @ 16" O/C. WITH 5/8" DRY WALL ON BOTH SIDES EXCEPT NOTES OTHERWISE.
 - ALL WORK SHALL BE DONE ACCORDANCE WITH TALBOT COUNTY BUILDING CODE.



 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

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RENOVATION AND ADDITION
PROJECT ADDRESS
**15 S HIGGINS ST
EASTON, MD 21601**
SHEET TITLE
ROOF PLAN

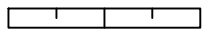
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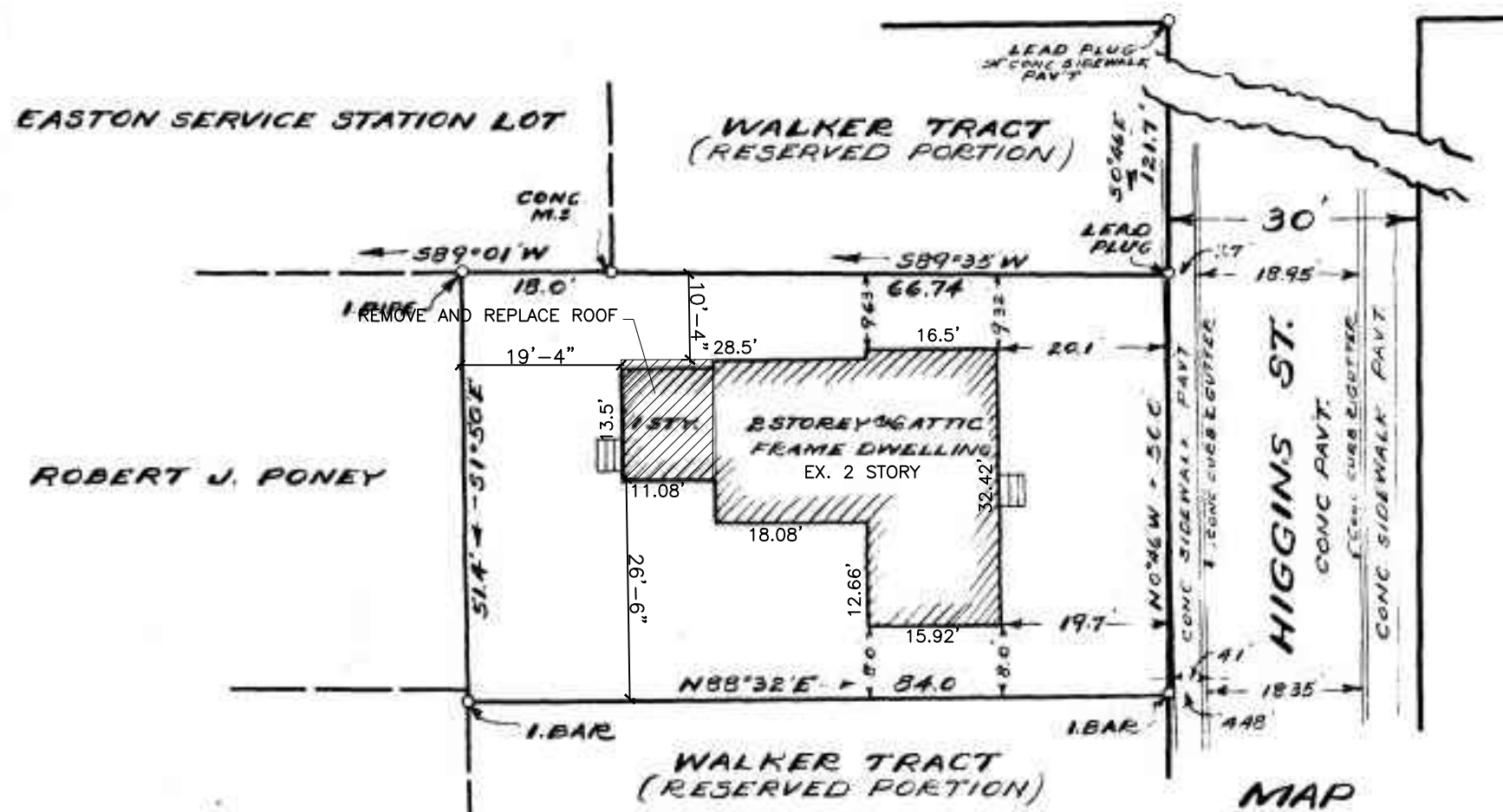
DATE
06-09-22

ORIGINAL SHEET SIZE
24X18
SHOULD MEASURE 1":


SCALE
AS SHOWN

DRAWING
S2

SCOPE OF WORK:
-INTERIOR ALTERATIONS
-REMOVE AND REPLACE ROOF ON REAR ONE
STORY



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C1

ARCHITECTURAL ENGINEERING CONSULTANTS
12430 HILL CREST
FULTON, MD 20759

SCALE 1" = 20'	WORK REQUEST # R22-107	SHEET 1 OF 1	DRAWING NO. R22-107-01
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FORMD 06-23-97



Picture 1: Existing condition front and right



Picture 2: Existing condition right from rear



Picture 3: Existing condition rear



Picture 4: Existing condition rear. Roof over this existing first floor to be removed. Rebuild roof with Same pitch roof to increase interior ceiling height.



AMERICA'S MOST LOVED BRAND OF WINDOWS & DOORS.*

You want to give your customers a home they love, and we're here to make that easy for you. That's why we're proud to offer you products that rate #1 in quality and performance,** and to be the #1 trusted and recommended window and door brand† by pros.

400 SERIES PRODUCTS

Our most popular choice with homeowners and the windows contractors trust the most! Easy to install, low maintenance and with fewer callbacks, the 400 Series can be your go-to for pretty much any project.

*2020 Andersen brand surveys of U.S. contractors, builders and realtors.

**2020 Andersen brand surveys of U.S. contractors, builders and architects.

†2020 Andersen brand survey of U.S. contractors.

RELIABLE & ENERGY EFFICIENT

As our best-selling products, the 400 Series product line offers a distinct blend of design, reliability and trade confidence. Designed for easy installation for replacement, remodel or new construction projects, 400 Series products feature our Perma-Shield® exterior cladding that revolutionized the window industry. They're also backed by our renowned limited warranty and the largest service network in the industry.

ENERGY-SAVING GLASS FOR ANY CLIMATE

Andersen makes windows and patio doors with options that make them ENERGY STAR® v. 6.0 certified throughout the United States.

Visit andersenwindows.com/energystar for more information and to verify that the product with your glass option is certified in your area.



RIGOROUSLY TESTED

The exclusive Andersen Perma-Shield system gives our windows and doors a tough, protective shell that safeguards the wood inside. It repels water, resists dents* and stays beautiful for years.

LOW MAINTENANCE, NEVER NEEDS PAINTING

The Perma-Shield exteriors on Andersen 400 Series windows and doors offer superior weather resistance and are virtually maintenance free.



OPTIONS FOR THE HARSHTEST WEATHER

400 Series windows with Stormwatch® Protection meet building code requirements in coastal areas.** Products with Stormwatch Protection are energy efficient, resist the effects of salt water, and stand up to hurricane-force winds and wind-borne debris.** For details, visit andersenwindows.com/coastal.



QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE*

Many other window and door warranties end when a home is sold, but our coverage – 20 years on glass, 10 years on non-glass parts – transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.



BUILT FOR YEARS TO COME*

Our products are built strong to last long.* We use the right materials in the right places, including solid wood, fiberglass and our own Fibrex® composite material. These give our windows and doors superior strength, stability and long-term beauty.

KEEPS THE WEATHER OUT

Our weather-resistant construction and careful selection of weatherstrip by product type seals out drafts, wind and water whatever the weather.

*Visit andersenwindows.com/warranty for details.

**See your local code official for code requirements in your area.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

REPLACEMENT SOLUTIONS

Homeowners and realtors agree that Andersen products increase the value of a home by at least 10%*. So you're not just replacing their windows, you're upgrading their home.

INSERT WINDOWS



**400 Series Woodwright®
Double-Hung Insert Windows**

The classic, traditional style of Woodwright full-frame windows in a time-saving insert.



**400 Series Tilt-Wash
Double-Hung Insert Windows**

Our best-selling double-hung windows in an insert for easy replacement.

REPLACEMENT WINDOWS



**400 Series Replacement
Casement & Awning Windows**

Available without an installation flange for easy window replacement from inside or outside. Feature predrilled, through-the-jamb installation holes for quick installation.

Our insert and replacement windows include flat self-hanging shims, backer rod, installation screws and complete instructions.



CUSTOM-SIZE FULL-FRAME WINDOWS

When the existing window frame is rotted or deteriorated, or you're modifying the size or shape of the existing window opening, our full-frame double-hung, casement, awning and specialty windows are available in custom sizes to fit your project.



CUSTOM-SIZE PATIO DOORS

Whether you need a hinged or gliding patio door for replacement, Andersen has a number of custom-size options to fit your project.



*2020 Andersen brand surveys of U.S. realtors and homeowners.



EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting,* low-maintenance white finish. Select windows are also available with a dark bronze or black finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished maple or oak interiors.

EXTERIOR COLORS**



White

Canvas

Sandtone

Terratone

Dark Bronze

Forest Green

Black

INTERIOR OPTIONS**



Pine

Maple

Oak

White

Dark Bronze†

Black†



Design your window at
andersenwindows.com/design-tool

*Visit andersenwindows.com/warranty for details.

**Some products are not available in all colors or wood species. See your Andersen supplier for details.

†Products with dark bronze and black interiors have matching exteriors; excludes complementary products.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.



Supreme® Shingles



Desert Tan[†]

Supreme® Shingles are a component of the Owens Corning® Total Protection Roofing System.®[^]

Supreme® Shingles

Supreme® three-tab shingles—a smart choice when you need to balance curb appeal, weather resistance and value. Supreme shingles come with a 25-Year Limited Warranty*, 60-MPH Wind Resistance Limited Warranty*, and Class A UL Fire Rating—the industry's highest. Algae Resistance is also available on a regional basis. Visit roofing.owenscorning.com to learn more.

ENERGY STAR® is for roofs too



Similar to the energy-efficient appliances in your home, roofing products can provide energy-saving qualities. Owens Corning® Supreme roofing shingles in Shasta White can help reduce your energy bills when installed properly. These shingles reflect solar energy, decreasing the amount of heat transferred to a home's interior—and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*

25-Year Limited

Wind Resistance Limited Warranty*

60 MPH

Algae Resistance Limited Warranty*/**

10 Years

Tru PROtection® Non-Prorated Limited Warranty* Period

5 Years

Product Specifications

Nominal Size	12" x 36"
Exposure	5"
Shingles per Square	80
Bundles per Square	3
Coverage per Square	100 sq. ft.

Applicable Standards and Codes

ASTM D228

ASTM D3018 (Type 1)

ASTM D3462

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

Florida Product Approval*

ICC-ES AC438#

Miami-Dade County Product Approval††

UL ER2453-01##

Shasta White color meets ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15; 2013 California Building Energy Efficiency Standards; Title 24, Part 6 requirements; Rated by the Cool Roof Rating Council (CRRRC).

COLORS AVAILABLE IN ALL AREAS



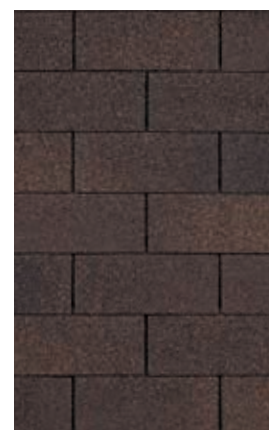
Autumn Brown†



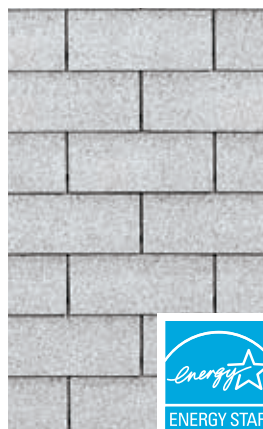
Driftwood†



Desert Tan†



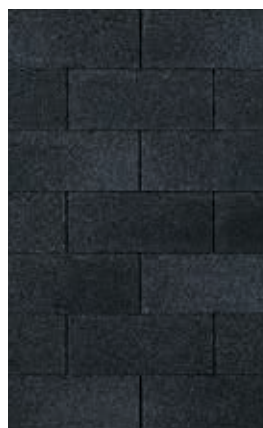
Brownwood†



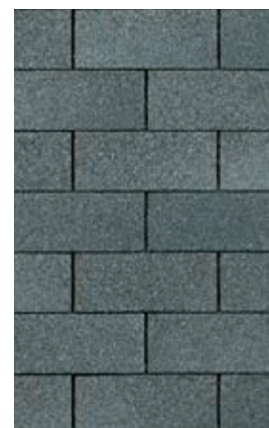
Shasta White†



Aspen Gray†



Onyx Black†



Estate Gray†

ADDITIONAL REGIONAL COLORS (See chart and map for availability)

	1	2	3	4	5	6	7	8	9	10	11	12
Beachwood Sand [†]			●			●						
Amber [†]										●	●	●
Weathered Wood [†]		●	●		●	●	●	●		●	●	
Bark Brown [†]				●	●		●		●			
Teak [†]				●	●	●	●	●		●	●	
Antique Silver [†]			●			●						
Chapel Gray [†]				●	●		●		●			
Williamsburg Gray [†]		●				●						
Oxford Gray [†]								●		●	●	
Spanish Red [†]										●	●	
Forest Green [†]										●	●	
Chateau Green [†]	●	●	●	●	●	●	●	●	●			



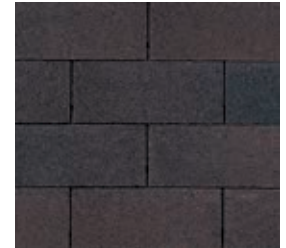
Beachwood Sand[†]



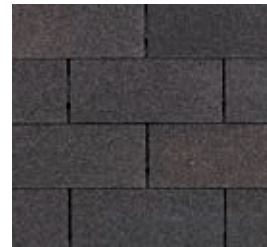
Amber[†]



Weathered Wood[†]



Bark Brown[†]



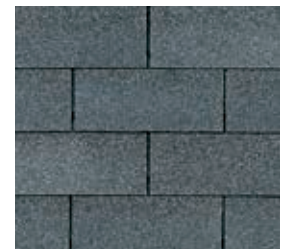
Teak[†]



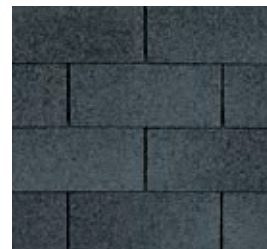
Antique Silver[†]



Chapel Gray[†]



Williamsburg Gray[†]



Oxford Gray[†]



Spanish Red[†]

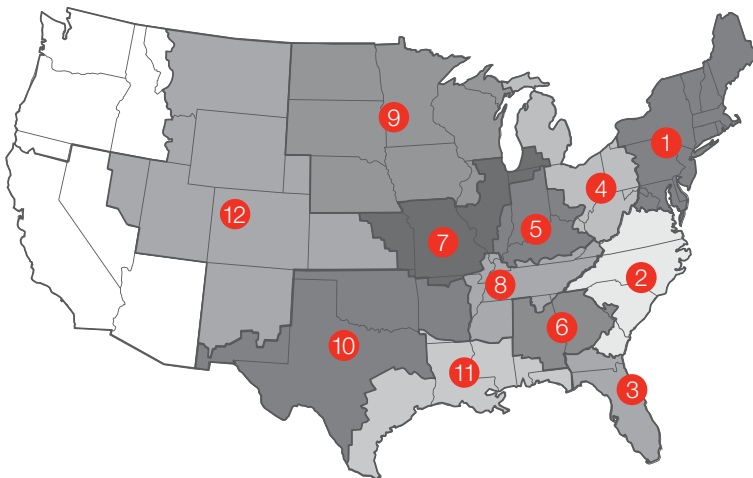


Forest Green[†]



Chateau Green[†]

REGIONAL COLOR AVAILABILITY MAP



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

** Available without Algae Resistance in Service Area 12 (see map).

† Owens Corning strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

†† Applies for all areas that recognize Miami-Dade County Product Control Section.

‡ Applicable only in Service Area 3 (see map).

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

Underwriters Laboratories Evaluation Service Evaluation Report.

ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.

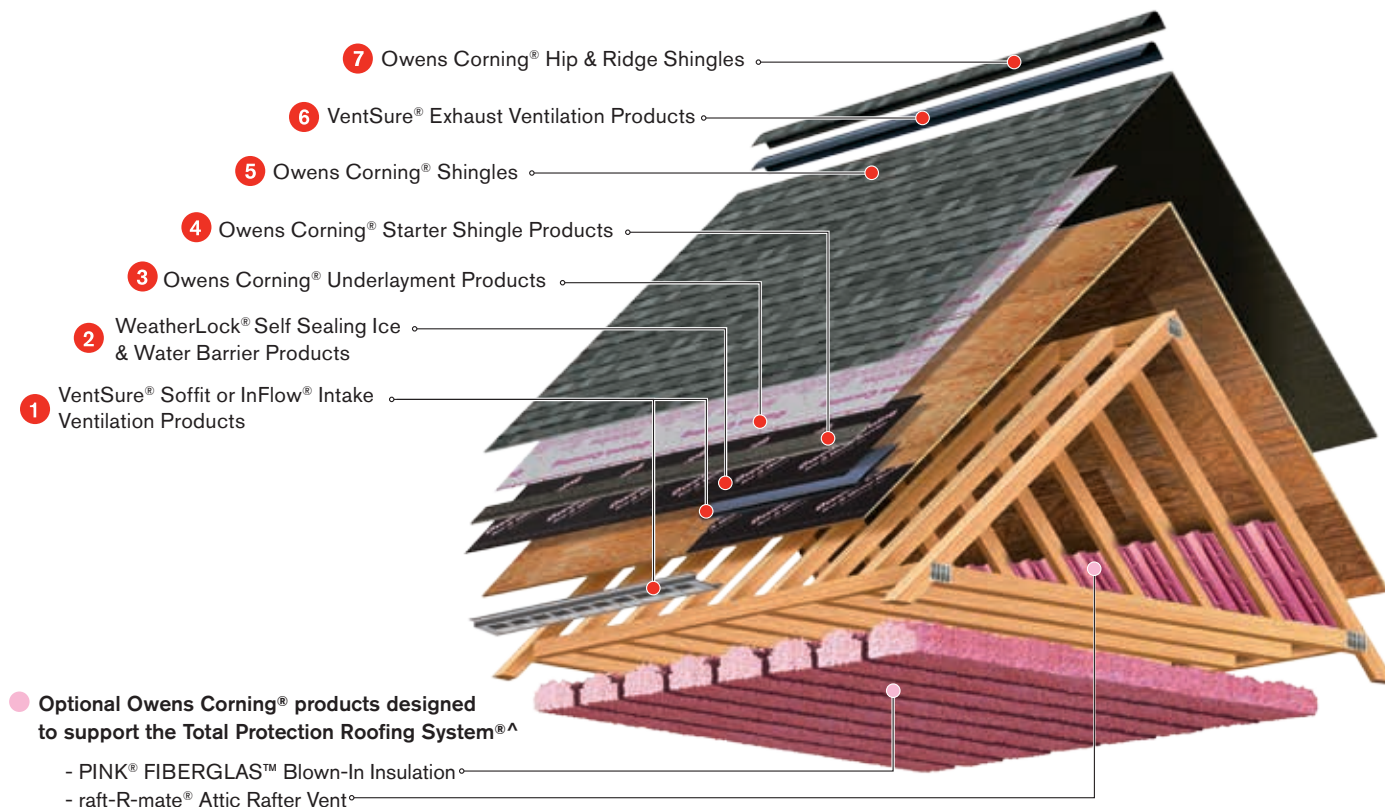


The Total Protection Roofing System[®] ^

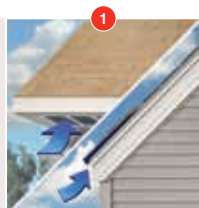
Working together to help protect and enhance your home.

It takes more than just shingles to protect your home. It takes an integrated system of components and layers designed to withstand the forces of nature outside while controlling temperature and humidity inside.

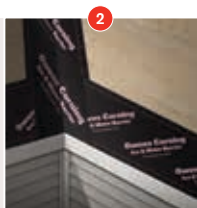
The Owens Corning[®] Total Protection Roofing System[®] ^ gives you the assurance that all of your Owens Corning[®] roofing components are working together to help increase the performance of your roof — and to enhance the comfort and enjoyment of those who live beneath it.



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



Help prevent heat and moisture buildup in the attic by allowing fresh air to enter the attic.



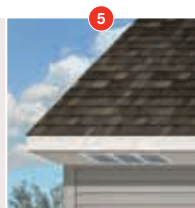
Help protect vulnerable areas where water can do the most damage: eaves, valleys, dormers and skylights.



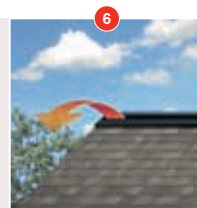
Help prevent damage from wind-driven rain by providing an additional layer of protection between the shingles and roof deck.



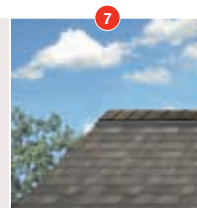
Enjoy clean lines and faster, easier installation by eliminating the need to cut shingle tabs.



Choose from a variety of durable styles and colors that provide the first line of defense against the elements.



Help protect your roofing system by allowing heat and moisture to escape from the attic.



Help protect the ridge vent and add an attractive, finished look to your entire roof.



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659
1-800-GET-PINK[®]
www.owenscorning.com/roofing

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(Atlanta, Brookville, Denver, Houston, Irving, Jacksonville, Kearny, Medina, Memphis, Minneapolis, Savannah, Summit)





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

Historic District Commission Staff Report

Meeting Date: 11/28/2022

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

Property Address: 209 Port Street

Application Number: 2021-018

Request: Door Revision

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is resubmitting proposed fiberglass doors that match the design of the originally approved wooden doors. At the last meeting, the Commission felt that fiberglass doors were appropriate since there is not much of a canopy protecting the front.

Historic District Guidelines:

Guideline 42: Make Sensitive Replacements (Doors)

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

STAFF RECOMENDATION:

Staff recommends **approval** the applicants request to use fiberglass doors based on Guideline 42.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101027506		209 PORT ST		TRUST MORNING LIGHT LODGE #48			
YEAR BUILT		PHYSICAL CONDITION					
1900*		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NO STYLE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY 3 BAY GABLE FRONT CHURCH BUILDING. 6/6 WOOD WINDOWS. PAIRED FRONT DOORS ARE NOT ORIGINAL. WALLS SHEATHED WITH ASBESTOS SHINGLES. TRIANGULAR GABLE WINDOW ENCLOSED LOW BRICK FOUNDATION. MT. PIGSAH HOLY CHURCH.							



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

Historic District Commission Staff Report

Meeting Date: 11/28/2022

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

Property Address: 111 N Hanson Street

Application Number: 2022-813

Request: Deck Replacement

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to do an “in-kind decking replacement”. While this would normally be a consent docket item, staff has questions regarding the new railing as well as the replacement handrails. Photos of the current deck, show the handrails as being metal pipes. The applicant should clarify the material and style of the new handrails.

Historic District Guidelines:

Guideline 67: New Rear Decks and Patios

- b. New decks and patios should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.
- c. Alternate materials may be used on side or rear construction.

STAFF RECOMENDATION:

Staff recommends **approval** of the proposed application with the condition that the new railing matches the existing railing in material and style.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101004824		111 N HANSON ST		WHITE, IAN A.			
YEAR BUILT		PHYSICAL CONDITION					
1890		GOOD- ALTERED					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				YES- SEE NOTES			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C		Y	
NOTES							
THE FRONT PORCH HAS BEEN ENCLOSED AND AT LEAST THE SECOND STORY OF THE PROJECTING FRONT BLOCK HAS BEEN ADDED. BUILDING IS SHEATHED WITH VINYL SIDING AND 2/2 WINDOWS HAVE A MUNTIN PROFILE THAT SUGGESTS THEY HAVE BEEN REPLACED. BUILDING NOT CHANGED SINCE							
ORIGINAL SURVEY WHEN IT WAS CONSIDERED CONTRIBUTING. IT IS MARGINAL IN ITS CURRENT STATE BUT LARGEST CHANGES, INCLUDING PORCH + SIDING ARE RELATIVELY EASY TO REVERSE							



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

Application #: 2022-813
Date Received: 11/16/2022
Fee Paid: \$75.00
HDC Meeting Date: 11/28/2022
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	111 B North Hanson St Easton Md 21601
☐ Contributing ☐ Non-Contributing	YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION	
OWNER NAME	Joan B white
TELEPHONE NO.	410-924-7925
EMAIL	

Applicant or Agent	
NAME	Brandon Barrow
TELEPHONE NO.	410 829 5743
EMAIL	beaverdam.builders@yahoo.com

Description of Proposal (include additional sheets, as necessary)

- Remove Existing 26' x 7' pressure treated deck and railing on second story apartment building
- Replace 26' x 7' decks and railing exactly the way it was using the same pressure treated material and baluster design

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

Brandon Barrow
11/15/2021
Brandon Barrow

Revised 4.4.2022



Volume Savings Program

Quote #: 10694720
Volume Savings Expiration Date: 9/29/2022
Customer Name: Beaverdam
Selling System Quote Project Description: QSP Hanson St deck
Customer Phone#: 4108295743
Pricing is per Lowe's Store at: Store #1982
EASTON, MD
Store Phone #: (410) 690-9061
Store Contact: Roger White

Item #	Quantity	Item Description	QSP Unit Price	Extended QSP Price
312277	4	2-10-16 TC TREATED #2 PRIME	27.52	110.08
312274	3	2-10-8 TC TREATED #2 PRIME	13.52	40.56
278248	9	2-8-8 TC TREATED #2 PRIME	9.85	88.65
312273	2	2-8-16 TC TREATED #2 PRIME	19.73	39.46
312624	3	4-4-10 TREATED #2 GRADE TIMBERS	17.75	53.25
2329137	6	4IN DECORATIVE POST CAP	2.39	14.34
488997	55	2-1/4-2-1/4-36 COLNIAL SPDL	3.09	169.95
1218667	4	6-FT PT CLASSIC HANDRAIL	11.74	46.96
1218666	4	6-FT PT E-Z FIT HANDRAIL	11.74	46.96
286392	15	2-8-10 TC TREATED #2 PRIME	14.09	211.35
312521	65	5/4X6X8 PREMIUM DECKING	9.39	610.35
196087	4	2-4-8 TC TREATED #2 PRIME	6.57	26.28
63444	27	1/2-IN X 5-IN GALV LAG SCREW	2.57	69.39
63449	47	GALV ROUND WASHER 1/2IN	0.34	15.98
67355	12	1/2-IN X 5-IN GALV CARRG BOLT	2.31	27.72
67342	12	HM 1-CT 1/2-IN 13 GALV HEX NUT	0.39	4.68
108806	34	LUS28Z 2INX8IN JOIST HNGR +116	1.82	61.88
178492	6	LUS26-2Z DBL 2X6 HANGER (+3958	3.59	21.54
1944309	13	2 X 8IN MEDIUM L ANGLE ZMAX	4.15	53.95
126174	1	MET 3X.12 21D R G FR NAIL 1M	46.49	46.49
126172	2	MET 2 3/8X.113 21D R G FR NAIL 1M	41.84	83.68
1944467	2	10D X 3IN HDG NAIL 5-LB PACK	16.79	33.58
1944466	2	10D X 1-1/2 HDG NAIL-APPX 600 QTY	17.59	35.18
312281	2	2-12-16 TC TREATED #2 PRIME	54.51	109.02
63443	8	1/2-IN X 4-IN GALV LAG SCREW	2.28	18.24
197849	3	2-6-10 TC TREATED #2 PRIME	9.39	28.17
69229	1	1LB JOIST HANGR NL GALV 1-1/2 IN	3.99	3.99
312279	1	2-12-12 TC TREATED #2 PRIME	30.62	30.62
312278	1	2-12-8 TC TREATED #2 PRIME	18.59	18.59
233813	1	10-IN X 50-FT WHT VINYL FLASHING	26.99	26.99

QSP Total: \$2,147.88

Total savings for this quote is \$204.49

You Save 8.69%

*All items requested for volume savings may not be listed if they did not qualify for QSP savings.









TOWN OF EASTON
PO Box 520
Easton, Maryland 21601
(410)-822-2526 Fax (410)-822-8738
www.town-eastonmd.com
December 5, 2011

Matthew Mason
22 S Harrison St
Easton, Maryland 21601

Re; Property Maintenance notice for 109 South Lane

Case #11-0501

Dear Mr. Mason,

An inspection of the above mentioned property was performed on December 5, 2011 and the property was found to have a dwelling that is in a complete state of disrepair, unsafe and dangerous to the community. Therefore the dwelling has been hereby condemned.

Exterior

1. 304.6 Exterior Walls –Replace all damaged or missing siding.
2. 304.13 Windows – Repair, replace and paint any windows that maybe damaged.
3. 304.15 Doors – Repair, replace and paint all damaged doors.
4. 304.7 Roofs – Replace roof and check roof structure for damage. Repair as necessary.
5. 304.2 Protective Treatment – Scrape and paint all painted surfaces.
6. 304.10 Decks and Porches – Repair or replace porch floor and back porch steps.
7. 304.8 Decorative features – Replace all missing or damaged moldings and decorative features.
8. 304.5 Foundation Walls – Repair and repoint foundation walls.

The building must be properly secured. A permit will be required from this office to complete this work. The Town of Easton is requesting that you make application for a **building permit** to make the necessary repairs or a **demolition permit** should you choose to demolish the structure.

Failure to make application for either permit by **January 9, 2012** will result in fines under Section 1-8(B) of the Town of Easton Charter and Code. In addition, this letter is notice that any future violations as stated above, could result in immediate fines without further notice

1st Civil Citation - \$100.00
2nd Civil Citation - \$200.00

Date - _____
Date - _____

You may contact the Code Enforcement Office at 410-822-2526 or 14 South Harrison Street Easton, Maryland 21601, if you have any questions.

Sincerely,
Town of Easton

Jackie Naylor
Code Enforcement Officer



TOWN OF EASTON
PO Box 520
Easton, Maryland 21601
(410)-822-2526 Fax (410)-822-8738
www.town-eastonmd.com

September 18, 2013

Mr. Matthew Mason
22 S. Harrison Street
Easton, Md. 21601

Final Notice

Re: **Demolition Order – 109 South Lane**

Case # 13-0714

Dear Mr. Mason:

An inspection of the above referenced structure was performed on September 18, 2013. The following International Property Maintenance Code 2009 (IPMC), and (or) Town of Easton Charter and Code Violations were noted:

108.1.1 Unsafe Structure – Structure was found to be unsafe and unfit for human occupancy. .

110.1 Demolition General – Building has remained vacant for greater than one year.

Any repairs to the structure will require a building permit and inspections from the Town of Easton Building Department. Should you choose to demolish the structure you will need a demolition permit and approval from the Historic District Commission (HDC). You must obtain your permits prior to **October 18, 2013**.

Failure to correct the above stated code violations, obtain your permits, or call for inspections, will result in fines under Section 1-8 (B) of the Town of Easton Charter and Code.

In addition under the IPMC 2009 section 109 Emergency Measures, the Town of Easton may take the necessary steps to secure or remove the structure. The cost of which will represent a lien against the real property.

I may be reached at 410-822-2526 ext. 146, should you have any questions. The Building Permit Department may be reached by calling 410-822-2526.

Sincerely,

Town of Easton

John T. Garlick
Code Enforcement Officer



TOWN OF EASTON

PO Box 520
Easton, Maryland 21601

September 29, 2021

East Meets West Holdings LLC
22 S Harrison Street
Easton MD 21601-0000

Re: Property Maintenance Notice for Condemned Building at 109 South Lane: Case # 21-0871

Dear Property Owner:

On **September 28, 2021** an inspection of the above referenced property was made. The following International Property Maintenance Code violation(s) were noted:

- 1. IPMC 304.13 Windows** – Every window shall be kept in sound condition and weather tight. There are broken windows on the second floor on each side of the house. **Please have these repaired, replaced or board the windows up.**
- 2. IPMC 304.7 Roofs and Drainage** – Roofs and drainage shall be maintained in good repair and free from obstructions. **Please repair the roof on each end of the building as to not let fowl in the building.**

A re-inspection of your property is scheduled on **October 13, 2021** to verify compliance this notice.

You may contact me at 410-822-2526, or email at sfilbird@eastonmd.gov if you have any questions.

Sincerely,
TOWN OF EASTON

Susan Filbird
Code Enforcement Officer











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

RECEIVED

OCT 28 2022

Application #: 2022-800
 Date Received: 10/28/2022
 Fee Paid: \$25.00
 HDC Meeting Date: 11/24/2022
 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

119. N. Locust St

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Diane Merz

TELEPHONE NO.

240 210 5299

EMAIL

Applicant or Agent

NAME

PM Services Inc

Pat Mayock

TELEPHONE NO.

410 924 4035

EMAIL

pmayock@aol.com

Description of Proposal (include additional sheets, as necessary)

Remove all Roofing Layers on Rear Tower Roof 600 sq ft
 Install 1/2" plywood - Install like same as front
 Shingles and Chimney Flashing
 Shingles to be GAF Timberline Weather wood

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

Pat Mayock PM Services Inc

Date

10/28/22

Printed Name of Applicant or Agent

Patricia Mayock

Revised 4.4.2022



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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: October 28, 2022
Application Number: HD-22-0800
Location: 119 N Locust Lane
Applicant: Pat Mayock of PM Services Inc
Request: In-Kind Asphalt Shingle Roof Replacement

The applicant, Pat Mayock, requested approval for residential improvements. The request is to remove the existing asphalt shingle roof and replace in-kind with Timberline HDZ shingles. Given that the request complies with the administrative rules of procedures which grants the Town of Easton staff the ability to approve the request for an asphalt roof replacement, the request is approved as submitted in the application.

Historic District Guideline references: Administrative Rules of Procedure PG 7

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”.

Nicholas Johnson
Representative, Historic District Commission

10/28/2022
Date

**TOWN OF EASTON**

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2022-805
Date Received:	11/2/22
Fee Paid:	\$25.00
HDC Meeting Date:	11/24/22
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

104 Port St



Contributing



Non-Contributing

YEAR BUILT:

1890

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

N.S.C.

TELEPHONE NO.

410 786 2087

EMAIL

Applicant or Agent

NAME

JERRY L BARROW

TELEPHONE NO.

410-310-1126

EMAIL

jbarrowbarrow@hotmail.com

Description of Proposal (include additional sheets, as necessary)

Roof Repairs or possible total replacement if necessary. Will match existing shingles

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

JERRY L BARROW

Revised 4.4.2022



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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: November 17, 2022
Application Number: HD-22-0805
Location: 104 Port Street
Applicant: Jerry Barrow
Request: In-Kind Asphalt Shingle Roof Replacement

The applicant, Jerry Barrow, requested approval for residential improvements. The request is to remove the existing asphalt shingle roof and replace in-kind with asphalt shingles. Given that the request complies with the administrative rules of procedures which grants the Town of Easton staff the ability to approve the request for an asphalt roof replacement, the request is approved as submitted in the application.

Historic District Guideline references: Administrative Rules of Procedure PG 7

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”.

Nicholas Johnson
Representative, Historic District Commission

11/17/2022
Date

**TOWN OF EASTON**

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2022-806
Date Received:	11/07/2022
Fee Paid:	\$25.00
HDC Meeting Date:	11/28/2022
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 318 Goldsborough St Easton, Md 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME BRAINARD H Warner
TELEPHONE NO. 301-928-8826 EMAIL hank_warner@yahoo.com

Applicant or Agent

NAME Andres Perez
TELEPHONE NO. 443-521-5198 EMAIL aperezhomeimp@outlook.com

Description of Proposal (include additional sheets, as necessary)

remove existing roof shingles and replace with new shingles

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.

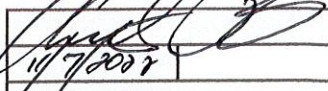
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.
If the applicant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

 11/7/2022	Andres Perez
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Revised 4/4/2022



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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: November 16, 2022
Application Number: HD-22-0806
Location: 318 Goldsborough Street
Applicant: Andres Perez on behalf of Brainard Warner
Request: In-Kind Asphalt Shingle Roof and Gutter Replacement

The applicant, Andres Perez, requested approval for residential improvements. The request is to remove the existing asphalt shingle roof and replace in-kind with GAF Timberline HDZ shingles. The existing gutters will be removed and replaced with in-kind k style seamless gutters. Given that the request complies with the administrative rules of procedures which grants the Town of Easton staff the ability to approve the request for an asphalt roof replacement, the request is approved as submitted in the application.

Historic District Guideline references: Administrative Rules of Procedure PG 7
Guideline 70: Roof Material
Guideline 73: Replace Historic Gutters and Downspouts In-Kind

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".

Nicholas Johnson
Representative, Historic District Commission

11/16/2022
Date

**TOWN OF EASTON**

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2022-807
Date Received:	11/07/2022
Fee Paid:	\$25.00
HDC Meeting Date:	11/28/2022
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: 610 Goldsborough St Easton, Md 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Florence Ball
TELEPHONE NO.: 443-210-5300 EMAIL:

Applicant or Agent

NAME: Andres Perez
TELEPHONE NO.: 443-521-5198 EMAIL: aperezhhomeimp@outlook.com

Description of Proposal (include additional sheets, as necessary)

remove existing roof shingles and replace with new shingles

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.

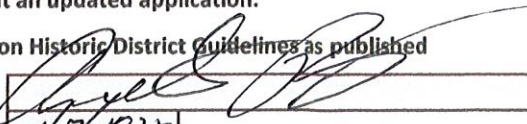
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I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent


11/7/2022
Andres Perez

Revised 4.4.2022





**Perez Handyman & Home
Improvement Llc. MHIC # 119978**

Andres Perez
2010 Church Creek Rd
Cambridge, Maryland, 21613
USA

INVOICE

Bill To

Florence Ball
610 Goldsborough St
Easton, Md, 21601
USA

Invoice # Roof Estimate

Invoice Date 09.26.22

Item Description	Qty	Rate	Amount
New roof replacement	1	6900	6900.00
New seamless gutters	1	770	770.00
New gutter covers	1	720	720.00
Subtotal			8390.00
Total			\$8390.00

Notes

New roof replacement estimate with GAF lifetime Architecture shingles in Weathered Wood HDZ. Strip the roof to the bare wood, install ice/water shield (2 rows) new synthetic underlayment, new drip edge, new pipe flashing (boot), new ridge vent, Timbertex caps to match. All items used are GAF, giving you the System Plus Warranty. Any sheeting replacement is at the rate of \$75 per sheet for OSB, \$100 for Cdx plywood. New seamless gutters and gutter covers. Any additional labor required is at the rate of \$75 an hour plus materials. If there are any questions feel free to contact me.

Thank you
Andres



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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: November 11, 2022
Application Number: HD-22-0807
Location: 610 Goldsborough Street
Applicant: Andres Perez on behalf of Florence Ball
Request: In-Kind Asphalt Shingle Roof Replacement

The applicant, Andres Perez, requested approval for residential improvements. The request is to remove the existing asphalt shingle roof and replace in-kind with GAF lifetime architectural shingles. Given that the request complies with the administrative rules of procedures which grants the Town of Easton staff the ability to approve the request for an asphalt roof replacement, the request is approved as submitted in the application.

Historic District Guideline references: Administrative Rules of Procedure PG 7

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Nicholas Johnson
Representative, Historic District Commission

11/10/2022
Date