

37/03-05V 6808 Westmoreland Ave
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 26, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner (M)
Historic Preservation Section

SUBJECT: Historic Area Work Permit #382221 – for alterations to house

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with condition**. The condition of approval was:

1. The hand railing to be installed along the front porch steps will be fabricated of painted wood.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Kyle Adams

Address: 6808 Westmoreland Avenue, Takoma Park Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

A

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Kyle Adams

Daytime Phone No.: 202-268-4378

Tax Account No.: 01067705

Name of Property Owner: Kyle Adams Daytime Phone No.: 202-268-4378

Address: 6808 WESTMORELAND AVE TAKOMA PARK MD 20912
Street Number City Street Zip Code

Contractor: N/A Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 6808 Street: WESTMORELAND AVE

Town/City: TAKOMA PARK Nearest Cross Street: WALNUT

Lot: 26 Block: 17 Subdivision: PINECREST

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|---|--|--|------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 2800.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: _____ feet _____ inches

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kyle Adams May 4, 2005
Signature of owner or authorized agent Date

Approved: X W/CONDITION For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 5/29/05

Application/Permit No.: 382221 Date Filed: _____ Date Issued: _____

Historic Area Work Permit

1. Written Description of Project

Background on this property: This was a rental property for the past twenty plus years which I purchased in January 2005. I am converting it back to a single family property and will use it as my primary residence. All projects detailed below are actions to bring the property to code for insurance purposes and to restore the property to its original architectural state.

- A. **Repair wall in the garage.** This is a cinder block garage that has had the rear wall collapse due to the use of inadequate size block. This repair is required to maintain homeowners' insurance coverage for the property. I will have to wall repaired using the same materials but will have rebar placed in the blocks as the repairs are made. Replacement of cinder block will be completed by the property owner.
- B. **Install hand railings on the front porch steps.** This request is for insurance purposes. My insurance company requires hand railings on each side of the stair case. I plan to install Crystal White Railing (manufactured by Weatherbest) post railing that matches the existing railing in the front of the porch. Color is the same as now present- white and will be installed on each side of the staircase. Hand rail installation will be done by the property owner.
- C. **Remove cement shingle siding from house exterior.** There is shake shingle siding beneath the exterior cement shingles on this house and I want to remove these shingles and return the exterior to the original architectural details. The process will require filling all nail holes, preparing the surface for primer, and applying a finish coat. Shingle removal and painting will be completed by the property owner.
- D. **Remove staircase from exterior of house.** This staircase was installed to provide outside access to the upper level tenant of the property. This lease on this apartment has been terminated and the space will be renovated as part of the main living space. This means of access will no longer be necessary. Removal will be done by the property owner.
- E. **Remove paint from the house foundation, staircase and porch columns.** This paint is flaking and peeling and needs to be addressed in some manner. I prefer to have it removed with a chemical application and power wash process. This work will be contracted to a professional service.

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	6808 Westmoreland Avenue, Takoma Park	Meeting Date:	05/25/05
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	05/18/05
Review:	HAWP	Public Notice:	05/11/05
Case Number:	37/03-05V	Tax Credit:	Partial
Applicant:	Kyle Adams	Staff:	Michele Oaks
Proposal:	Alterations		
Recommendation:	Approve with Condition		

RECOMMENDATION Staff recommends that the Historic Preservation Commission approve this Historic Area Work Permit application with the condition that:

1. The hand railing to be installed along the front porch steps will be fabricated of painted wood.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Craftsman/Bungalow
DATE: c1910-1920

PROPOSAL:

The applicant is proposing to:

1. Repair the concrete exterior wall of the garage. The applicant proposes to rebuild the garage wall with the existing concrete blocks with the addition of rebar.
2. Install Crystal White Hand Railings (PVC coated wood product) along the front porch steps.
3. Remove the existing cement shingle siding from the exterior of the house and expose the original shake cedar siding. Repair and paint the cedar shingles (Tax Credit eligible).
4. Remove the exterior, non-historic staircase and replace the existing door on the second level with a wood, 6/1, simulated divided light window (Possibly Tax Credit eligible).
5. Removal and repainting of the foundation/staircase and porch columns (Tax Credit eligible).

STAFF RECOMMENDATION:

 Approval
 X **Approval with condition**

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

 x 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

 x 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

 x 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



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Lot: 26 Block: 17 Subdivision: PINECREST

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 2800.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

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- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kyle Adams
Signature of owner or authorized agent

May 4, 2005
Date

Approved: _____ For: Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 282221 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

SEE ATTACHED

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

SEE ATTACHED

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Historic Area Work Permit

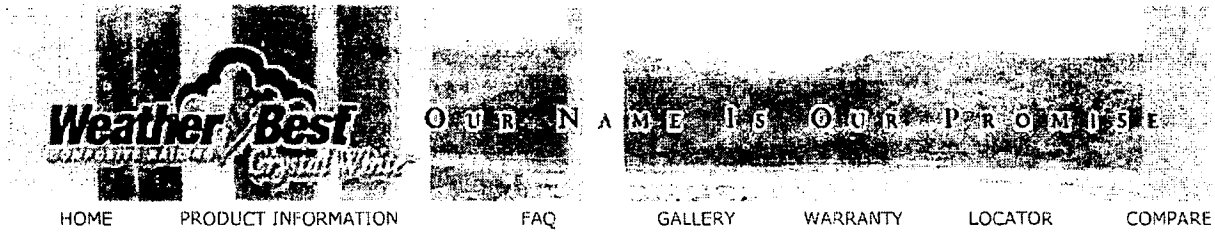
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Residence: 6808 Westmoreland Ave Takoma Park MD 20912 Mailing: Kyle Adams PO Box 23444 Washington DC 20026-3444	Owner's Agent's mailing address N/A
Adjacent and confronting Property Owners mailing addresses	
Michael Fisher and Christy Lopez 6810 Westmoreland Ave Takoma Park MD 20912	David and KA Dixon-Peugh 6806 Westmoreland Ave Takoma Park MD 20912
Lorreta Kelley and Antonio Lagreca 6807 Westmoreland Ave Takoma Park MD 20912	David Wachter and Jacqueline Kuchta 6809 Westmoreland Ave Takoma Park MD 20912
Clifford Hunter 6811 Westmoreland Ave Takoma Park MD 20912	



INSTRUCTIONS

Crystal White® Trade; Railing Instructions:

Each railing kit comes complete with all parts, hardware and installation guide to install one complete rail section (excluding posts) Railing sections have been pre-cut to 4 ft., 6 ft., or 8 ft lengths for ease of installation. Check to ensure that the kit is complete. Safety: Always wear goggles when handling, cutting, drilling and fastening materials.

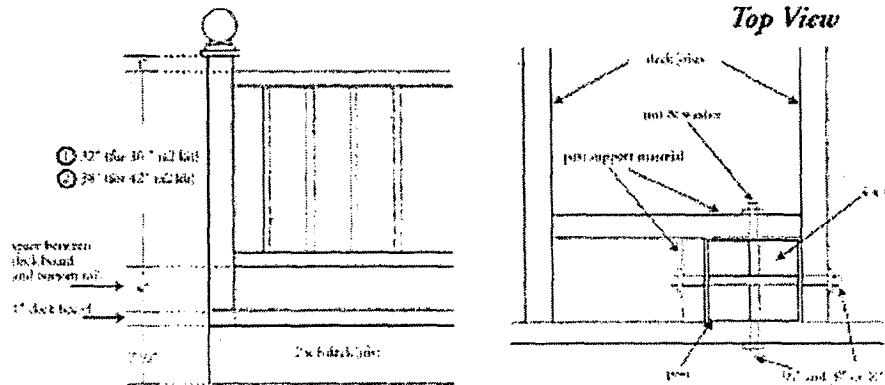
For printable installation instructions:

[Railing Instructions.PDF](#)

Post Height Calculations

Calculate & cut post sleeve to required height

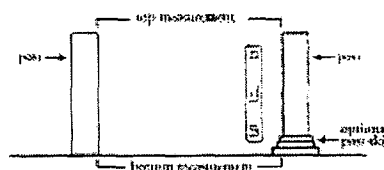
Slide post sleeve over 4 x 4 & secure at bottom (recommended fastening shown)



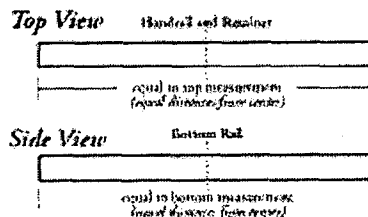
Note: The Post Sleeve slides over a 4 x 4 and is held in place by the "T" bar on the bottom.

Measurements

Measure between posts, top & bottom



To obtain proper baluster spacing, measure & cut retainer & bottom rail equal distances from center



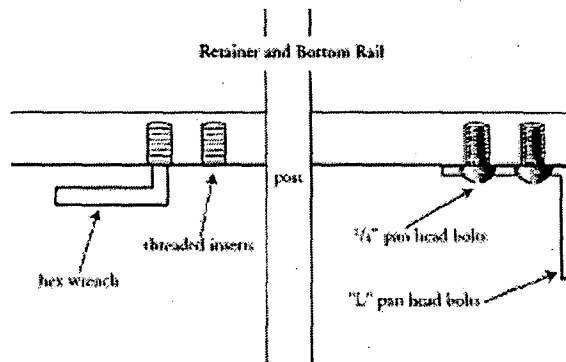
Cut handrail to match retainer
Retainers and Bottom Rail Construction



Place "L" bracket flush with ends of retainer & bottom rail
 Mark holes & drill with 3/16" bit

Drills holes out to 3/8"

Install inserts & fasten "L" brackets with panhead bolts



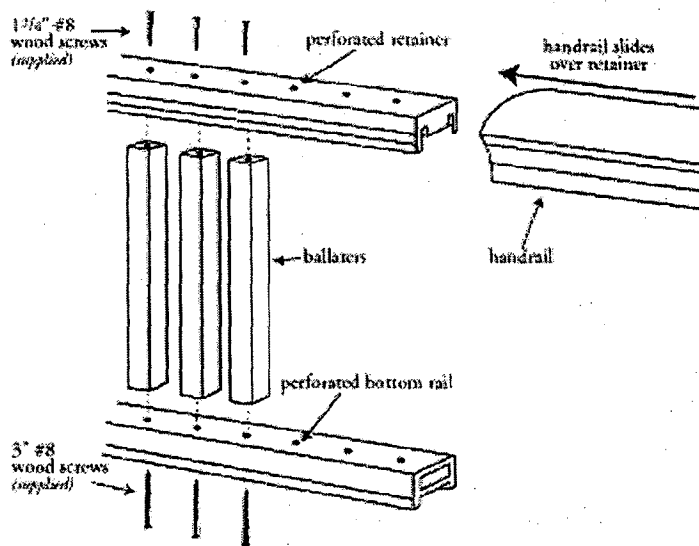
Note: For bottom rail, drill through bottom wall only.

Fasten and Slide

Fasten balusters to retainer first, then to bottom rail.

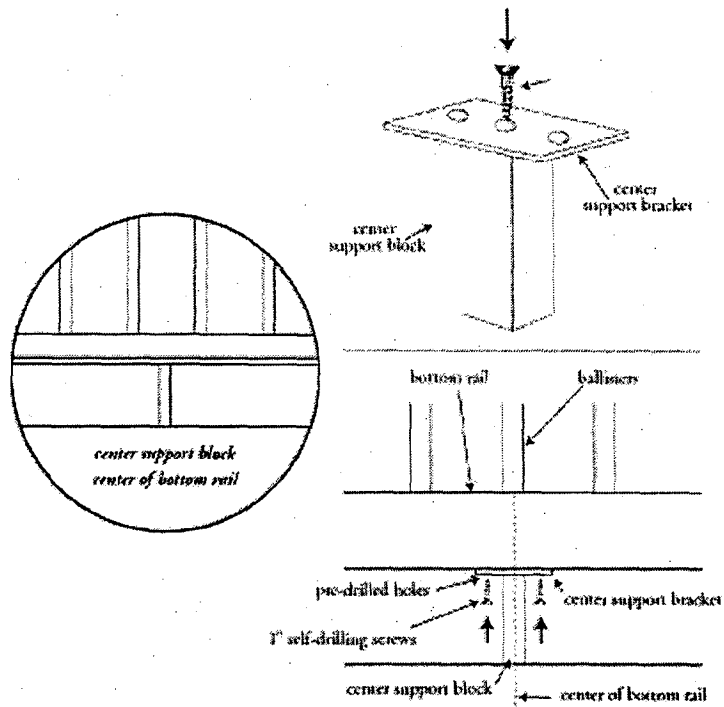
(Do not overtighten)

Slide handrail over retainer



Center Railing Support

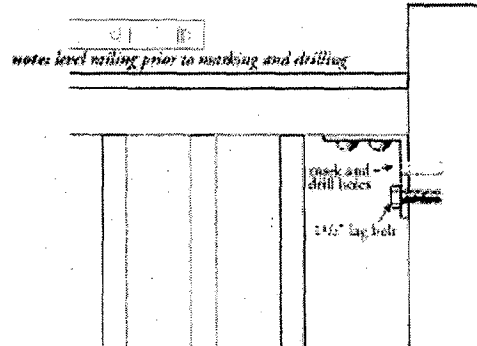
Install center support in center of railing



Level Railing

Place assembled railing between posts and level

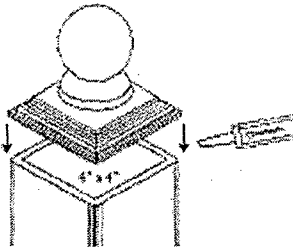
- Mark holes
- Remove railing
- Drill 3/16" holes
- Install with 1 1/2" lag bolts
- Cover with caps



Post Cap Application

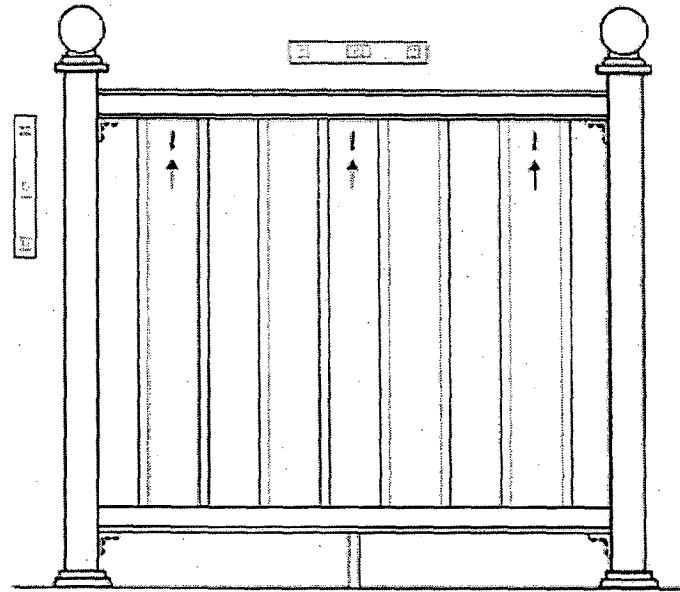
Apply PVC glue to edges of post

- Place cap firmly onto glue



Final Rail Construction

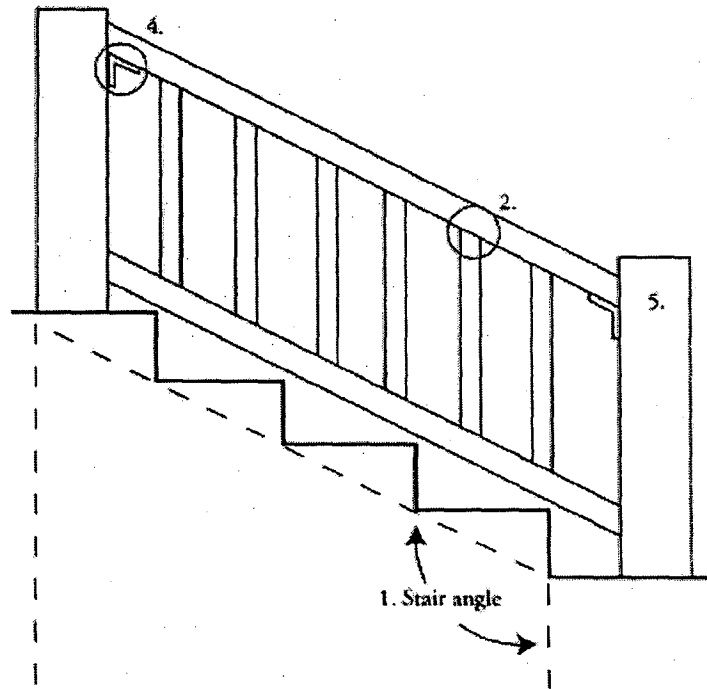
Install 1" self-drilling screws (equally spaced)



Railing Conversion

For assembly & installation of stair rail, refer to railing instruction after performing these steps.

1. Determine stair angle. This angle applies to all instructions.
2. Cut balusters to proper angle, top & bottom. Keep length identical.
3. Drill 3/16" hole down through baluster holes in both retainer and bottom rail on proper angle.
4. Bend "L" brackets to proper angle (Top - bend in, bottom - bend out)



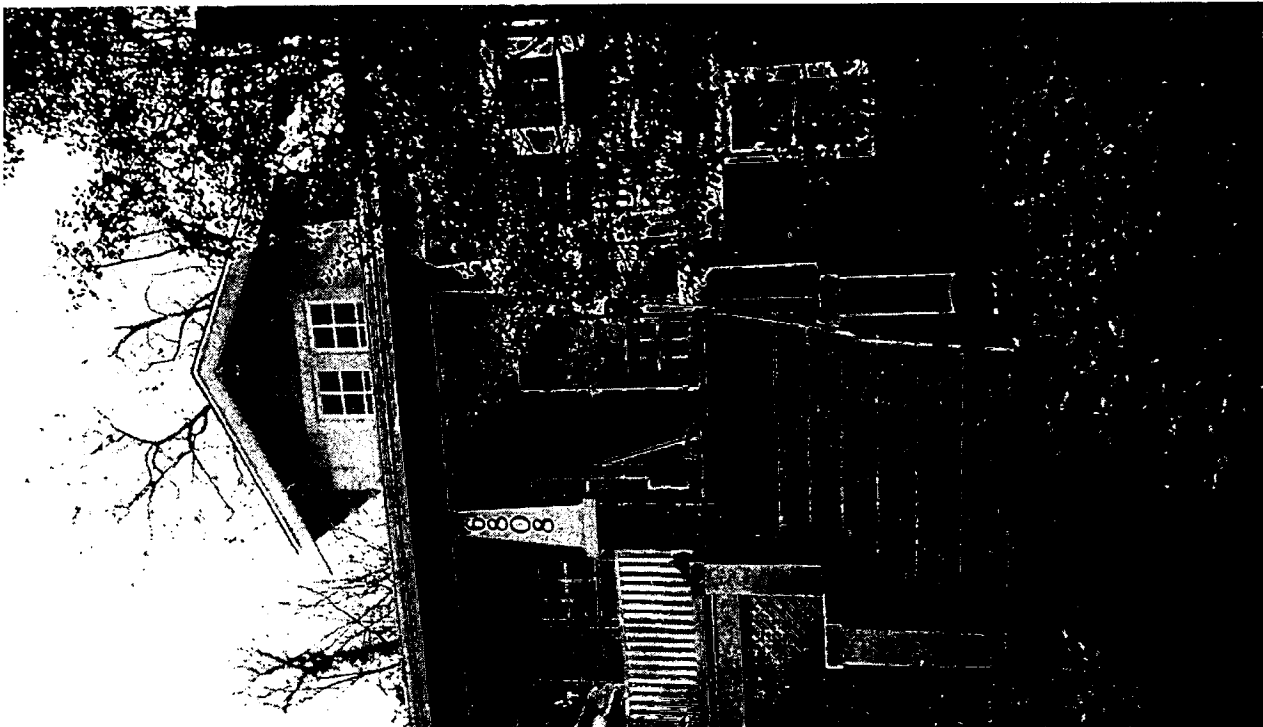
5. Determine stair rail length. Measure equal distances from center and cut bottom rail, hand rail & retainer with proper angle on both ends.

For printable installation instructions:

[Railing Instructions.PDF](#)

[CONTACT](#) | [PRIVACY POLICY](#) | [COPYRIGHT](#) | [SITEMAP](#) | [EMAIL Customer Support](#) | www.lpcorp.com

12



EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	6808 Westmoreland Avenue, Takoma Park	Meeting Date:	05/25/05
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	05/18/05
Review:	HAWP	Public Notice:	05/11/05
Case Number:	37/03-05V	Tax Credit:	Partial
Applicant:	Kyle Adams	Staff:	Michele Oaks
Proposal:	Alterations		
Recommendation:	Approve with Condition		

RECOMMENDATION Staff recommends that the Historic Preservation Commission approve this Historic Area Work Permit application with the condition that:

1. The hand railing to be installed along the front porch steps will be fabricated of painted wood.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Craftsman/Bungalow
DATE: c1910-1920

PROPOSAL:

The applicant is proposing to:

1. Repair the concrete exterior wall of the garage. The applicant proposes to rebuild the garage wall with the existing concrete blocks with the addition of rebar.
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STAFF RECOMMENDATION:

_____ Approval
 X **Approval** with condition

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| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single family | | |
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1B. Construction cost estimate: \$ 2800.00

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Kyle Adams
Signature of owner or authorized agent

May 4, 2005
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 282221 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

(3)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Historic Area Work Permit

1. Written Description of Project

Background on this property: This was a rental property for the past twenty plus years which I purchased in January 2005. I am converting it back to a single family property and will use it as my primary residence. All projects detailed below are actions to bring the property to code for insurance purposes and to restore the property to its original architectural state.

- A. **Repair wall in the garage.** This is a cinder block garage that has had the rear wall collapse due to the use of inadequate size block. This repair is required to maintain homeowners' insurance coverage for the property. I will have to wall repaired using the same materials but will have rebar placed in the blocks as the repairs are made. Replacement of cinder block will be completed by the property owner.
- B. **Install hand railings on the front porch steps.** This request is for insurance purposes. My insurance company requires hand railings on each side of the staircase. I plan to install Crystal White Railing (manufactured by Weatherbest) post railing that matches the existing railing in the front of the porch. Color is the same as now present- white and will be installed on each side of the staircase. Hand rail installation will be done by the property owner.
- C. **Remove cement shingle siding from house exterior.** There is shake shingle siding beneath the exterior cement shingles on this house and I want to remove these shingles and return the exterior to the original architectural details. The process will require filling all nail holes, preparing the surface for primer, and applying a finish coat. Shingle removal and painting will be completed by the property owner.
- D. **Remove staircase from exterior of house.** This staircase was installed to provide outside access to the upper level tenant of the property. This lease on this apartment has been terminated and the space will be renovated as part of the main living space. This means of access will no longer be necessary. Removal will be done by the property owner.
- E. **Remove paint from the house foundation, staircase and porch columns.** This paint is flaking and peeling and needs to be addressed in some manner. I prefer to have it removed with a chemical application and power wash process. This work will be contracted to a professional service.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Residence: 6808 Westmoreland Ave Takoma Park MD 20912 Mailing: Kyle Adams PO Box 23444 Washington DC 20026-3444	N/A
Adjacent and confronting Property Owners mailing addresses	
Michael Fisher and Christy Lopez 6810 Westmoreland Ave Takoma Park MD 20912	David and KA Dixon-Peugh 6806 Westmoreland Ave Takoma Park MD 20912
Lorreta Kelley and Antonio Lagreca 6807 Westmoreland Ave Takoma Park MD 20912	David Wachter and Jacqueline Kuchta 6809 Westmoreland Ave Takoma Park MD 20912
Clifford Hunter 6811 Westmoreland Ave Takoma Park MD 20912	



OUR NAME IS OUR PROMISE

HOME PRODUCT INFORMATION FAQ GALLERY WARRANTY LOCATOR COMPARE

INSTALLATION

Crystal White&Trade; Railing Instructions:

Each railing kit comes complete with all parts, hardware and installation guide to install one complete rail section (excluding posts) Railing sections have been pre-cut to 4 ft., 6 ft., or 8 ft lengths for ease of installation. Check to ensure that the kit is complete. Safety: Always wear goggles when handling, cutting, drilling and fastening materials.

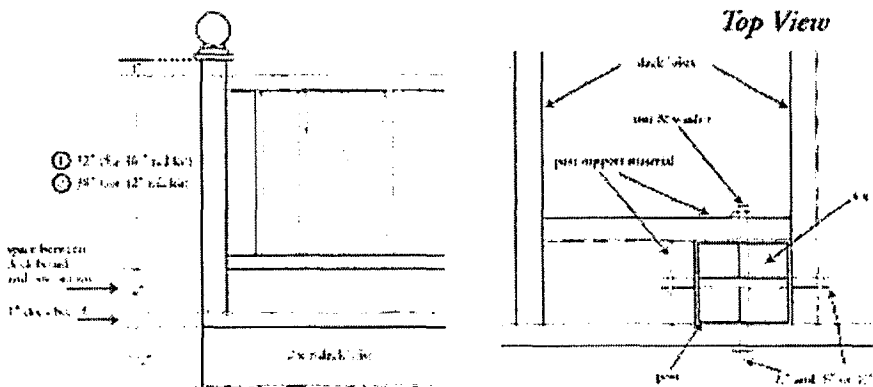
For printable installation instructions:

[Railing Instructions.PDF](#)

Post Height Calculations

Calculate & cut post sleeve to required height

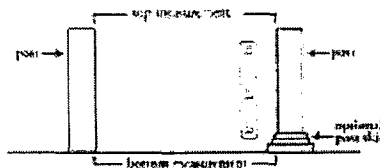
Slide post sleeve over 4 x 4 & secure at bottom (recommended fastening shown)



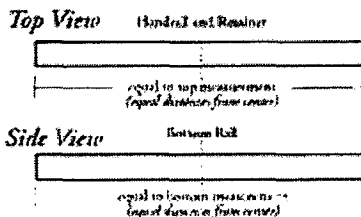
Note: The Post Sleeve slides over a 4 x 4 and is held in place by the "1." baluster leg bolts.

Measurements

Measure between posts, top & bottom



To obtain proper baluster spacing, measure & cut retainer & bottom rail equal distances from center



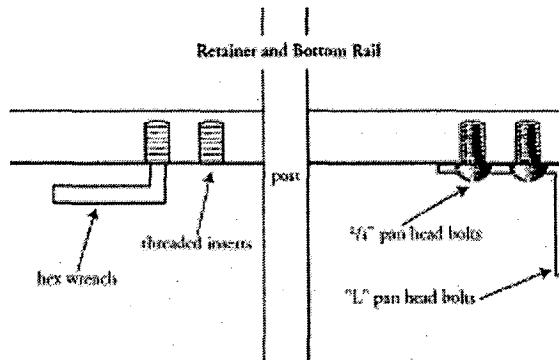
Cut handrail to match retainer
Retainers and Bottom Rail Construction



Place "L" bracket flush with ends of retainer & bottom rail
 Mark holes & drill with 3/16" bit

Drills holes out to 3/8"

Install inserts & fasten "L" brackets with panhead bolts



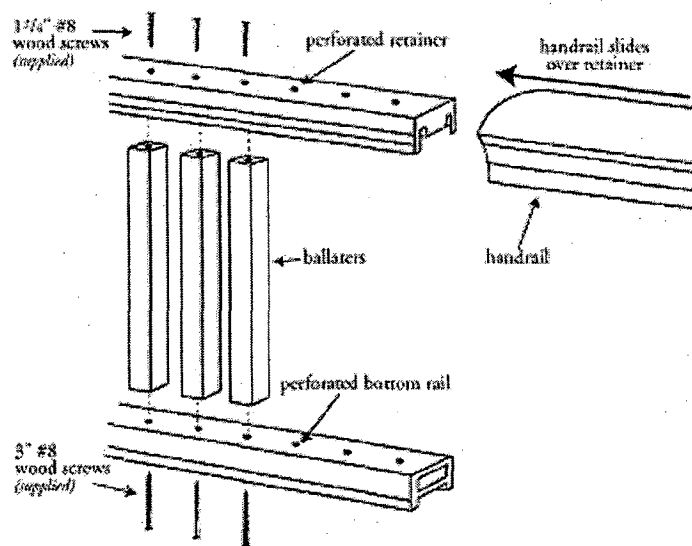
Note: For bottom rail, drill through bottom wall only.

Fasten and Slide

Fasten balusters to retainer first, then to bottom rail.

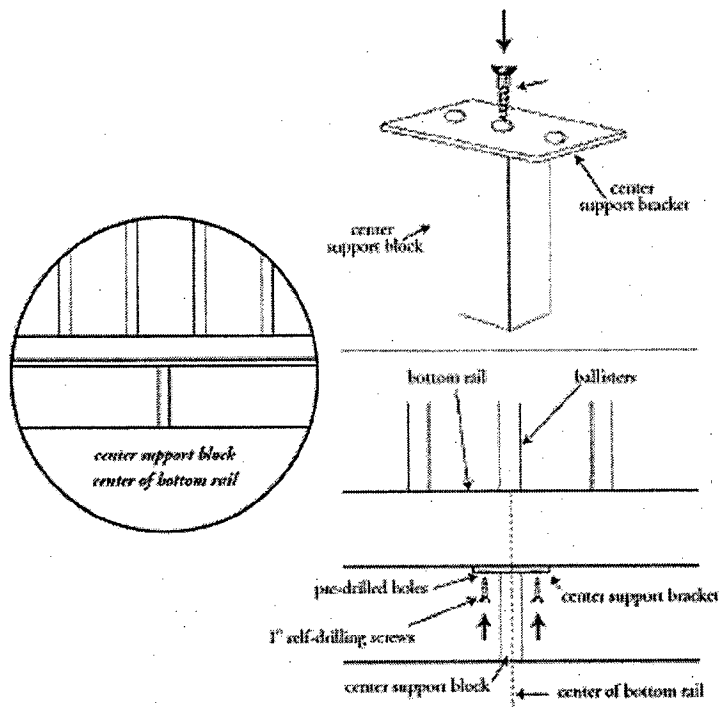
(Do not overtighten)

Slide handrail over retainer



Center Railing Support

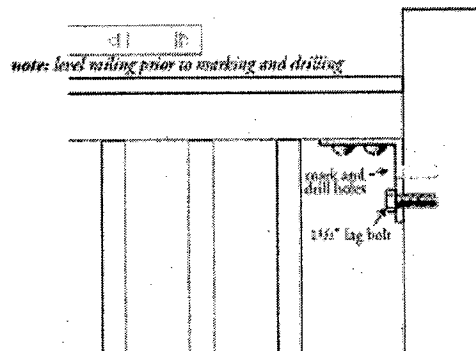
Install center support in center of railing



Level Railing

Place assembled railing between posts and level

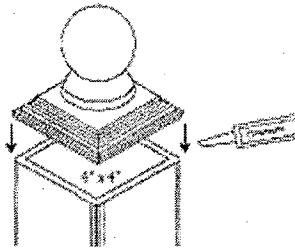
- Mark holes
- Remove railing
- Drill 3/16" holes
- Install with 1 1/2" lag bolts
- Cover with caps



Post Cap Application

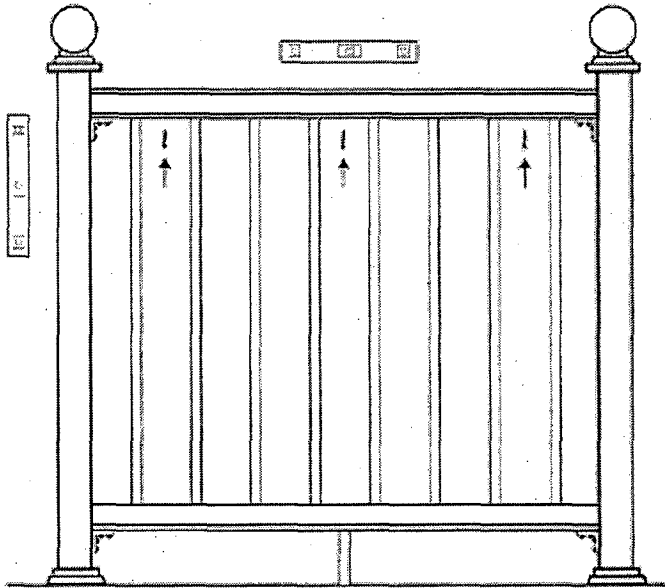
Apply PVC glue to edges of post

- Place cap firmly onto glue



Final Rail Construction

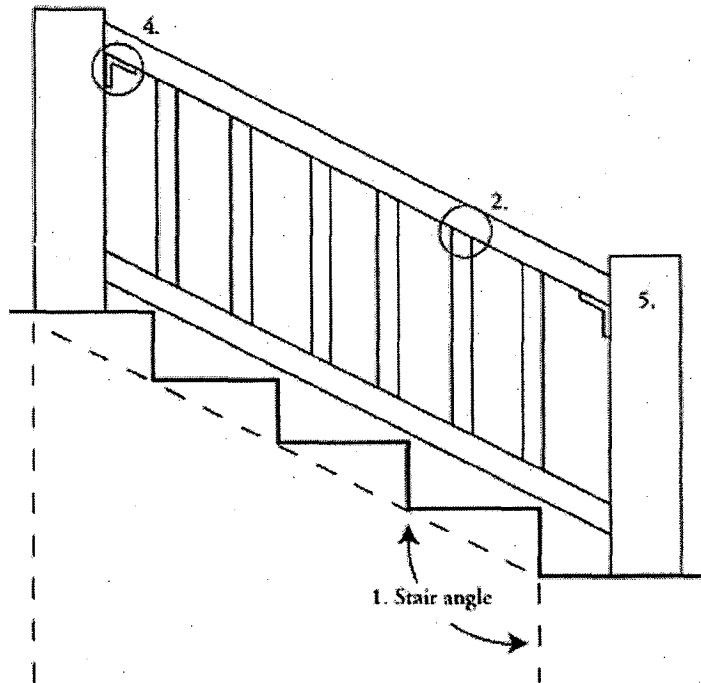
Install 1" self-drilling screws (equally spaced)



Railing Conversion

For assembly & installation of stair rail, refer to railing instruction after performing these steps.

1. Determine stair angle. This angle applies to all instructions.
2. Cut balusters to proper angle, top & bottom. Keep length identical.
3. Drill 3/16" hole down through baluster holes in both retainer and bottom rail on proper angle.
4. Bend "L" brackets to proper angle (Top - bend in, bottom - bend out)



5. Determine stair rail length. Measure equal distances from center and cut bottom rail, hand rail & retainer with proper angle on both ends.

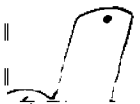
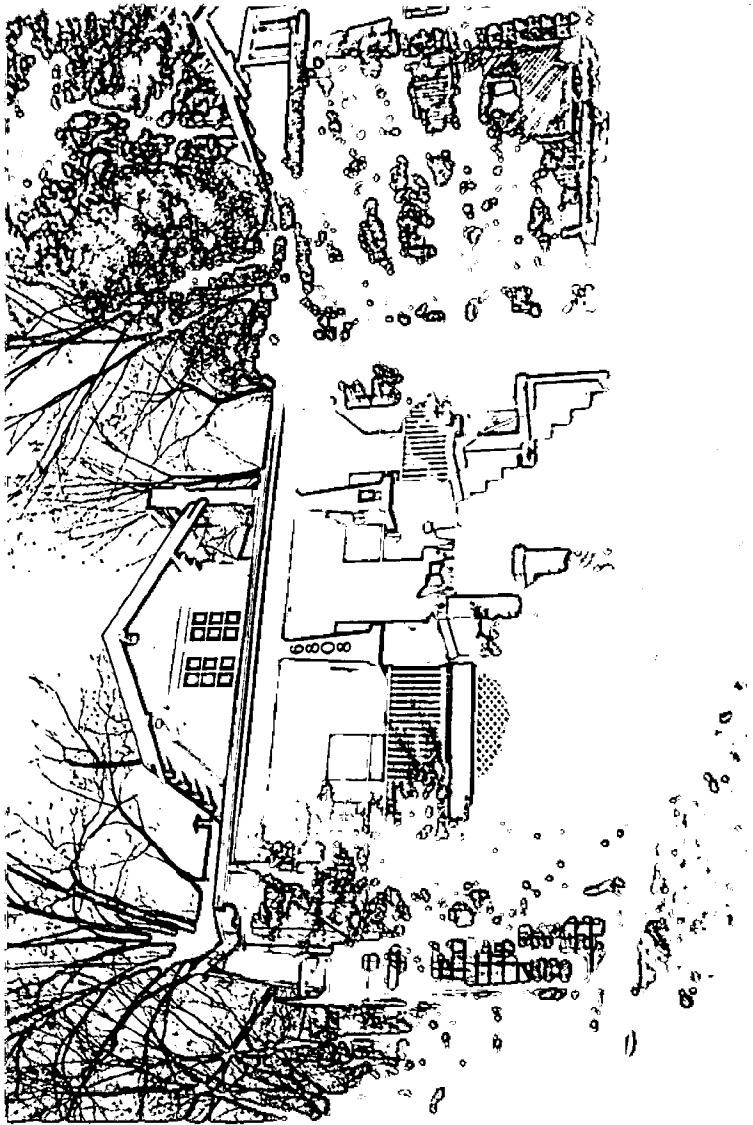
For printable installation instructions:

[Railing Instructions.PDF](#)

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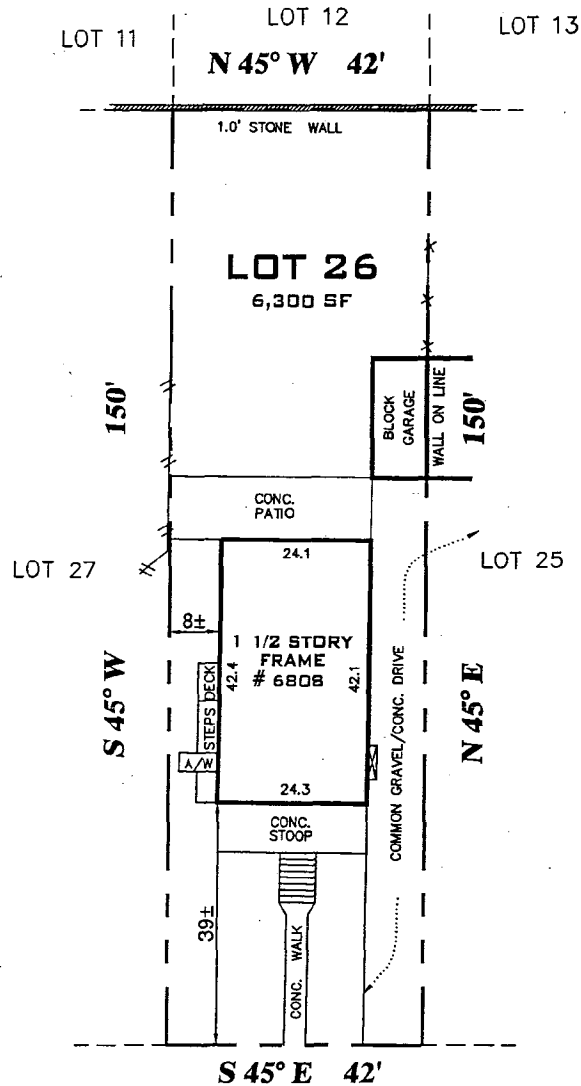
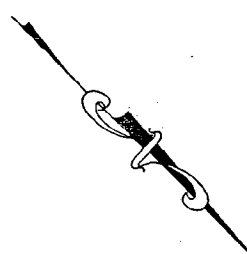


CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

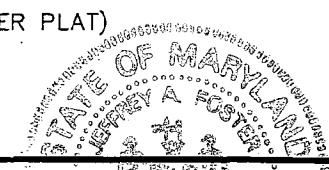
1. Flood zone "C" per H.U.D. panel No. 0200C
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 Feet.
3. Fences, if shown, have been located by approximate methods.



WESTMORELAND AVENUE

WESTMORELAND STREET (PER PLAT)
(30' R/W)

LOCATION DRAWING
LOT 26, BLOCK 17
PINE CREST
MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland, 20879 301/948-5100 / Fax 301/948-1288	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK. 2	PLAT NO. 145			
LIBER FOLIO		DATE OF LOCATIONS		SCALE: 1" = 30'		
		WALL CHECK:		DRAWN BY: F.A.		
		HSE. LOC.: 12-06-2004		JOB NO.: 2004-9618		

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507