



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 3009 Monument Ave 23221
 Historic District Museum District

PROPOSED ACTION

- Alteration (including paint colors) Rehabilitation Demolition
 Addition New Construction (Conceptual Review required)
 Conceptual Review Final Review

OWNER

Name Wayne Matthews
 Company _____
 Mailing Address 2736 Erica Pl
Herndon Va 23233
 Phone 804-353-8011
 Email Wayne@tphomes.com
 Signature [Signature]
 Date 5/19/17

APPLICANT (if other than owner)

Name _____
 Company _____
 Mailing Address _____
 Phone _____
 Email _____
 Signature _____
 Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

(Space below for staff use only)

Application received:
 Date/Time 5/23 12:45
 By CJ Series

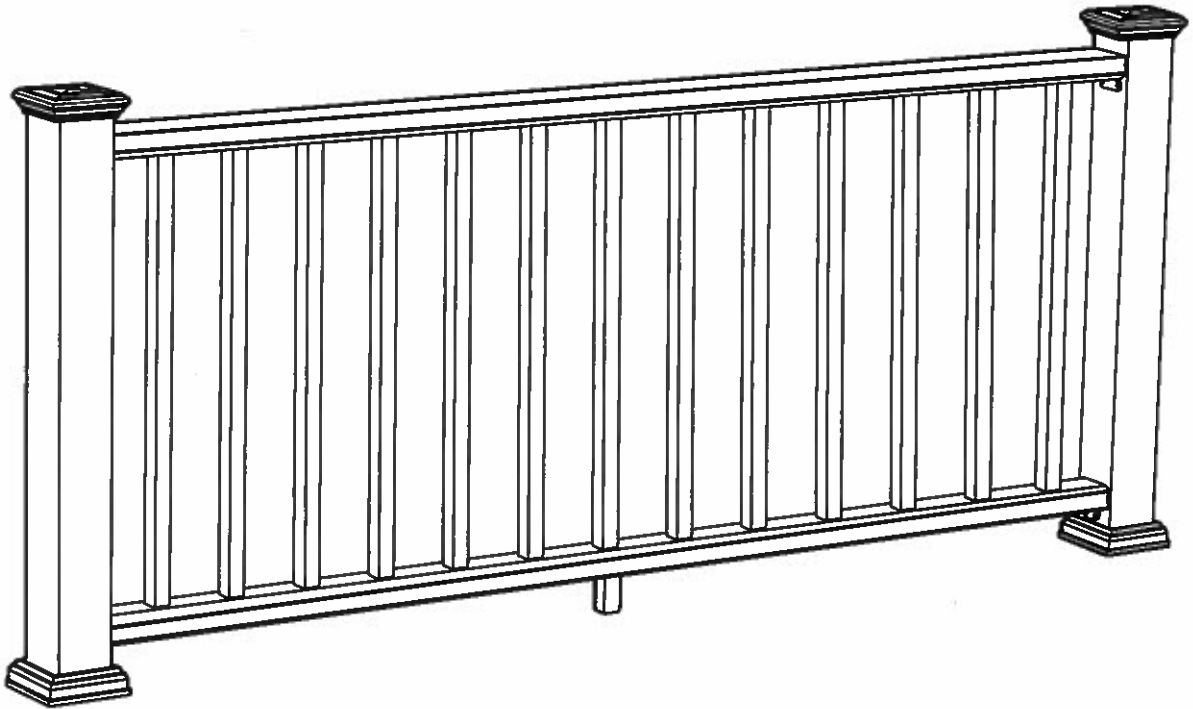
ECE VED
 MAY 23 2017 Yes No
COA-018231-2017



Model # SEC17 RW R18 KD W/HW
SEC17 RW R13 KD W/HW
SEC17 RWS R11 KD W/H

INSTALLATION MANUAL

VERANDA REGENCY RAILING WITH COMPOSITE BALUSTERS



Questions, problems, missing parts? Before returning to the store,
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1-800-230-7547

HOMEDEPOT.COM/VERANDA

THANK YOU

We appreciate the trust and confidence you have placed in Veranda through the purchase of this railing. We strive to continually create quality products designed to enhance your home. Visit us online to see our full line of products available for your home improvement needs. Thank you for choosing Veranda!

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Safety Information

Read and understand this entire manual before you begin the installation of your railing.



WARNING: Use extreme caution when using power tools.



IMPORTANT: Please consult local zoning laws in regards to load requirements and bottom space requirements for rails. All supporting structures must be in accordance with applicable building codes. Neighborhood associations and/or historic districts may regulate size, type, placement and ability of railing. Apply for permits if required by local authorities and codes. Ensure compliance prior to installation. Local building code requirements will always supersede any and all suggested procedures and measurements in the following installation. The following installation instructions are intended as a general guideline based on common building practices used in railing installation.

Warranty

20 YEAR PERFORMANCE LIMITED WARRANTY

WHAT IS COVERED

This railing product is covered under a Limited Residential Warranty to protect against checking, splitting, decay, rot and splintering.

WHAT IS NOT COVERED

In no event will the manufacturer be liable for any direct, indirect, incidental, special, consequential, punitive, exemplary, statutory, special, or other, damages based upon the manufacturer products or manufacturer fasteners or resulting, directly or indirectly, from any defect in the manufacturer products or fasteners, including but not limited to damage to, diminution in value of and/or loss of use or enjoyment of, any property or part thereof, whether based on contract, tort, strict liability, statute, regulation or otherwise, even if the manufacturer is expressly advised about the possibility of such damages. Some states do not allow the exclusion or limitation of incidental or consequential damages in certain circumstances, so the above limitation may not apply to you.

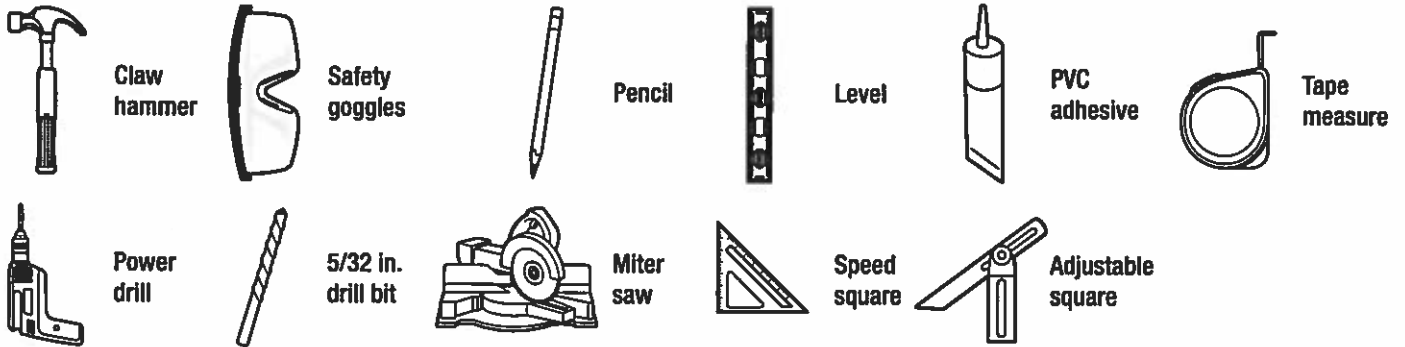
In addition, this Limited Warranty does not cover and the manufacturer shall not be liable for any installation, removal or reinstallation costs. The manufacturer does not warrant against and is not responsible for, and no express or implied warranty shall be deemed to cover, any condition attributable to: (1) improper installation of products and/or failure to abide by the manufacturer's written instructions and any applicable laws or building codes, including but not limited to improper structural support, fastening, ventilation or gapping; (2) use of the manufacturer's products beyond normal use or in an application not recommended or permitted by the manufacturer's written instructions and applicable laws and building codes; (3) movement, distortion, collapse or settling of the ground or the supporting structure on which the manufacturer's products are installed; (4) Defects in or failure arising from decking structure resulting from water caused by improper installation, workmanship, maintenance or repair; (5) any Act of God (including but not limited to flooding, hurricane, tornado, wind, earthquake, lightning, hail, etc.); (6) discoloration, fading, spotting or staining from or caused, in whole or in part, by mold, mildew, other fungal growth, organic materials, metallic oxides or particles (including but not limited to rust or corrosion of any fasteners), dirt, other atmospheric or environmental pollutants, foreign substances such as grease or oil, chemicals (including but not limited to those found in cleaners), or normal weathering (defined as natural efflorescence, exposure to sunlight, weather and atmospheric conditions which causes any colored surface to gradually fade, flake, chalk, or accumulate dirt or stains); (7) damage resulting from casualty, fire or exposure to heat sources such as cooking devices or retro-reflective surfaces; (8) the application of paints, stains, surface treatments or other chemical substances including but not limited to cleaners or pesticides; (9) fading, flaking or other deterioration of any paints, stains or other coatings placed on the manufacturer's products; (10) climate change, environmental conditions, static electricity or any cause beyond the control of the manufacturer; (11) variations or changes in color of the manufacturer's products; (12) improper handling, maintenance, storage, abuse or neglect of the manufacturer's products by Purchaser or others; (13) ordinary wear and tear; (14) impact from objects; or (15) any fasteners not supplied or approved by the manufacturer.

No warranty is given with respect to any fasteners other than the fasteners produced by the manufacturer. Other fasteners, whether approved fasteners or otherwise, are subject to only the warranties provided by the manufacturer of the fastener and Purchaser's sole warranty and remedy is with that manufacturer.

Contact the Customer Service Team at 1-800-230-7547 or visit www.HOMEDEPOT.com/VERANDA.

Pre-Installation

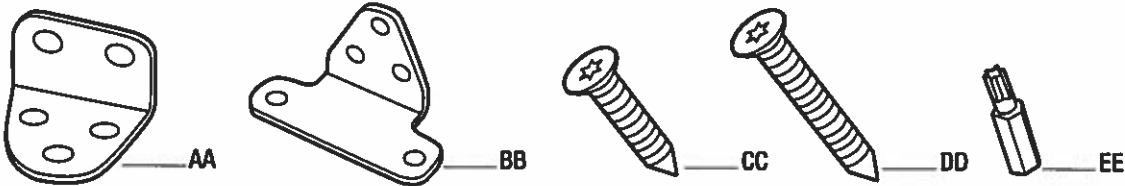
TOOLS REQUIRED



RAILING HARDWARE KIT



NOTE: Hardware not shown to actual size.

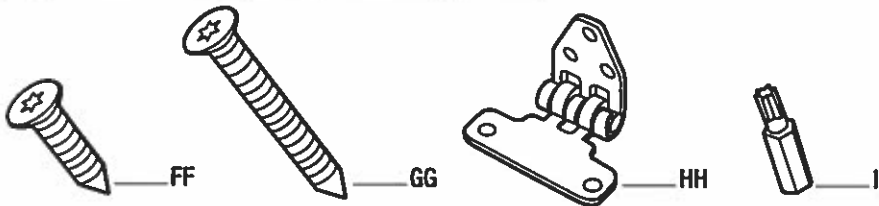


Part	Description	Quantity (per kit)
AA	Bottom bracket	2
BB	Top bracket	2
CC	#10 x 1 in. screw	12
DD	#10 x 2 in. screw	8
EE	Driver bit	1

STAIR RAILING HARDWARE KIT



NOTE: Hardware not shown to actual size.



Part	Description	Quantity (per kit)
FF	#10 x 1 in. screw	12
GG	#10 x 2 in. screw	8
HH	Stair rail bracket	4
II	Driver bit	1

Pre-Installation (continued)

PRIOR TO INSTALLING THE RAILING



IMPORTANT: Please read and follow the instructions in this section before you begin installation of your railing products.



NOTE: Rail and baluster lengths will vary slightly due to manufacturing processes. Make sure rails and balusters are cut properly to correct length, and with hole pattern centered between posts before securing.



NOTE: For best results, cut post sleeves with a carbide-tipped blade, minimum 32-tooth.

- If using post sleeve moulding, slide the post down into the cove moulding prior to securing any railings (Fig. 1).

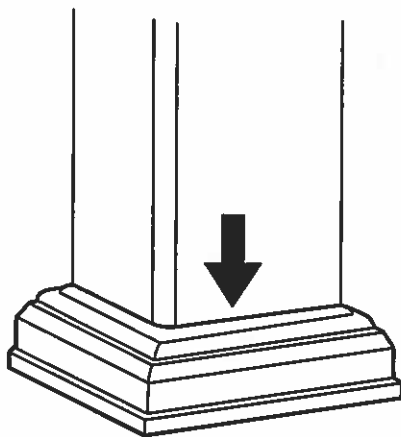


Fig. 1

- Measure the inside distance between properly installed, plumb posts. See Fig. 2 for Line and Stair Railings.

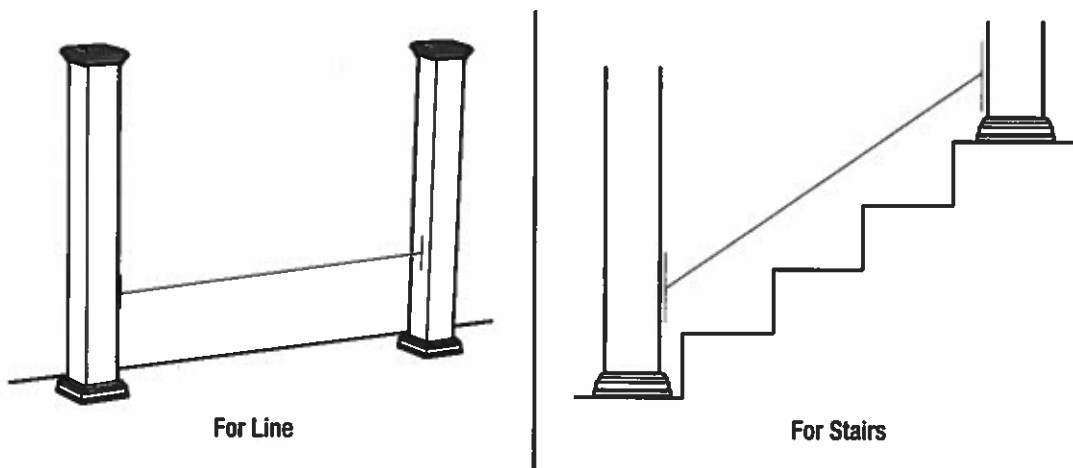


Fig. 2

For Line

For Stairs

Pre-Installation (continued)

- Transfer the measurement to the top rail, making sure that the distance from the end of the rail to the first baluster slot is equal on both ends of the rail. The minimum distance from a post to first baluster slot is 1-1/2 in. for clearance from the brackets. (See Fig. 3)

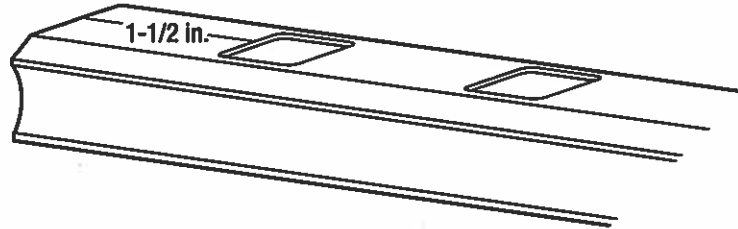


Fig. 3

- Place the rails together so that the top and bottom baluster slots are aligned. Mark the bottom rail for the inside distance between the posts (see Fig. 4). Cut the top and bottom rails to fit tightly between the posts.

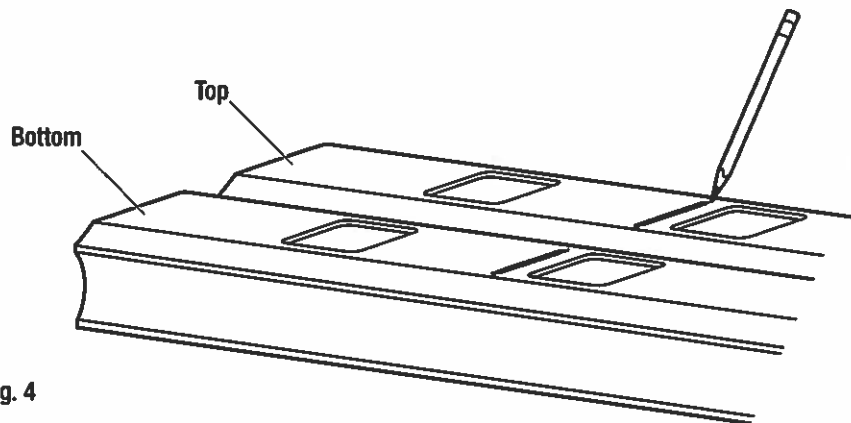
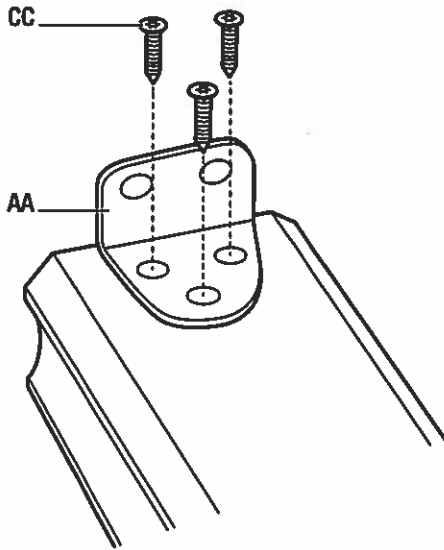


Fig. 4

Line Rail Installation

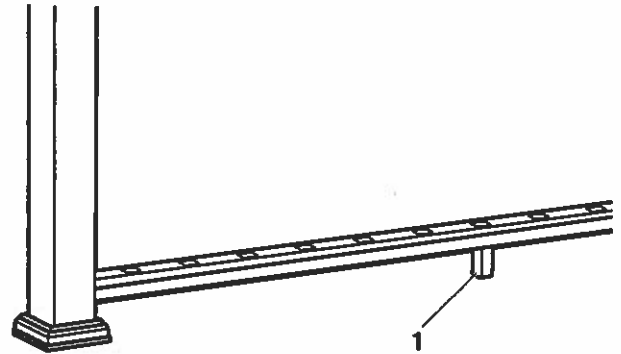
1 Preparing the bottom rail

- Position bottom brackets (AA) 1/32 in. – 1/16 in. from the ends of the bottom rail and mark the hole locations. Ensure the brackets (AA) are installed on the opposite side from the baluster holes.
- Pre-drill holes using a 5/32 in. bit and then attach the brackets (AA) to the bottom rail using 1 in. screws (CC). DO NOT OVERTIGHTEN THE SCREWS.



2 Attaching crush blocks

- Use PVC adhesive to glue both crush blocks (1) to the bottom of the bottom rail at mid-point of rail length to support the rail in a level position. When installing an 8 foot section, place the crush blocks at 1/3 points.



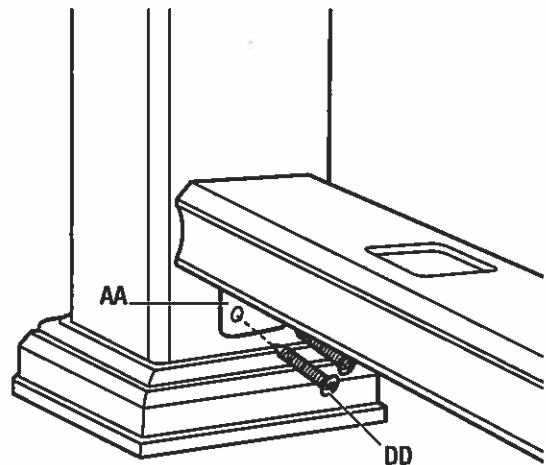
3 Installing the bottom rail

- Completely lower the rail into place between the posts and check to make sure it is level.
- Once the lower rail is level, mark bracket hole locations. Remove the rail before pre-drilling the holes.
- Pre-drill the holes with a 5/32 in. bit, angling slightly upward and inward to allow for clearance from the rail once repositioned for securing.



NOTE: Using extended drill bits is recommended to prevent damage to the rail, and allow a more perpendicular driving angle.

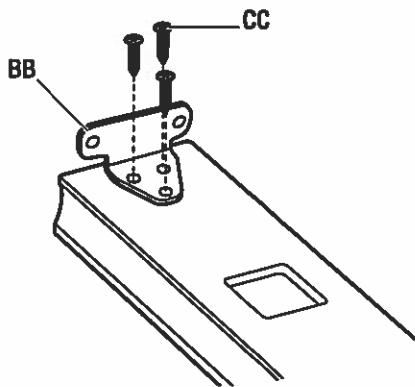
- Secure the bottom railing in place using the 2 in. screws (DD).



Line Rail Installation (continued)

4 Preparing the top rail

- Position top brackets (BB) 1/32 in. – 1/16 in. from the ends of the top rail and mark the hole locations. Ensure brackets are installed on the side of the top rail with the baluster holes.
- Pre-drill holes using a 5/32 in. bit and then attach the brackets (BB) to the top rail using 1 in. screws (CC). **DO NOT OVERTIGHTEN THE SCREWS.**

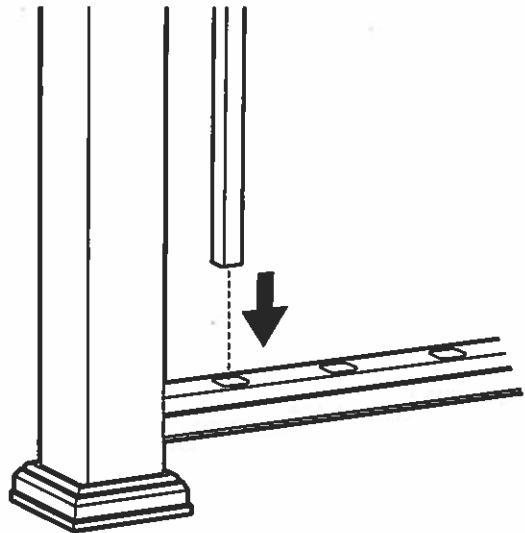


5 Inserting balusters

- Insert a baluster into the first and last baluster holes in the bottom rail.

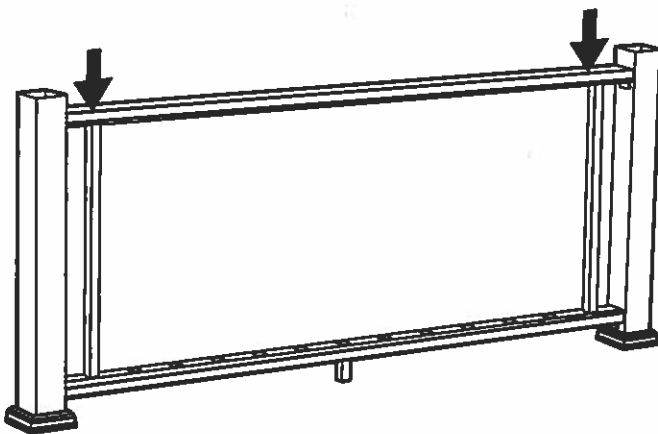


NOTE: Baluster length may vary slightly. Make sure all balusters are cut to the correct length.



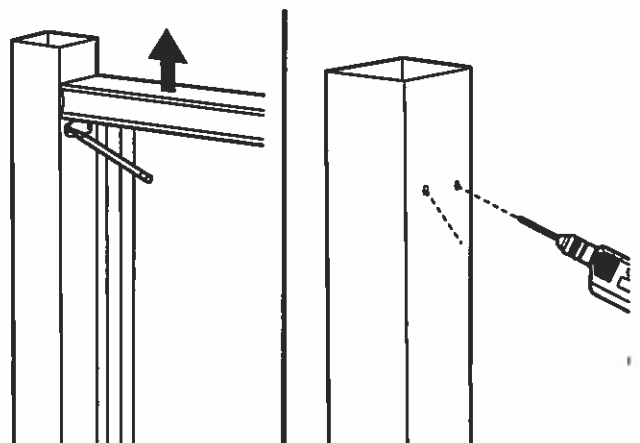
6 Positioning the top rail

- Carefully position the top rail between the posts and lower onto the two balusters. Ensure you fully seat the balusters into the top rail.
- Check the top rail and ensure it is level.



7 Marking and drilling top rail holes

- Mark the location of the bracket holes.
- Remove the top rail and balusters. Pre-drill the holes with a 5/32 in. bit, angling slightly upward and inward to allow for clearance from the rail once repositioned for securing.



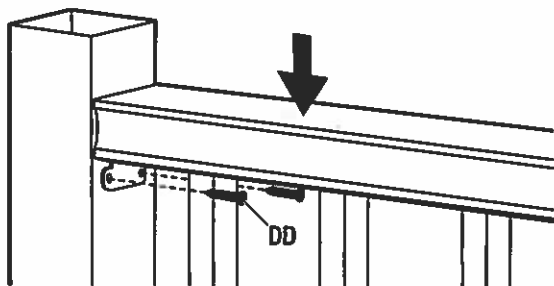
Line Rail Installation (continued)

8 Installing the balusters and top rail

- Insert all balusters into the bottom rail. Reposition the top rail over the balusters, and lower into place between the posts. After the top rail is fully seated, secure using 2 in. screws (DD). **DO NOT OVERTIGHTEN.**

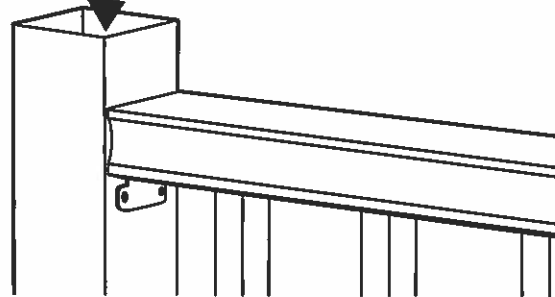


NOTE: Using extended drill bits is recommended to prevent damage to the rail, and allow a more perpendicular driving angle.



9 Installing the post caps

- Complete the installation by installing the post cap in place. You can use a quality exterior adhesive in order to do this, but note that you will not be able to remove the cap at a later time once it is glued.



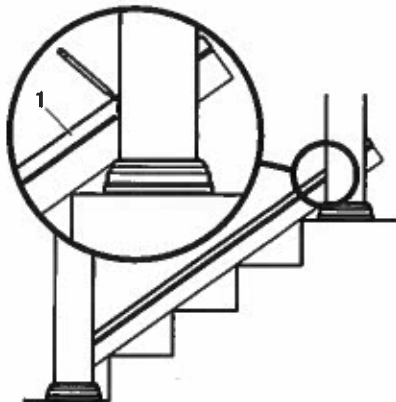
Stair Railing Installation

SPECIAL NOTES ON STAIR RAILING

The stair systems are designed for the typical angles created by an approximate 7 in. rise/11 in. run with allowance for accepted variation in components. The Regency stair system allows for a 30-34 degree stair angle. Building codes are very specific on allowable angles and widths. It is very important to consult with your local building code officials and plan your stair layout accordingly. Ensure that you leave adequate space for graspable hand rail if applicable. "Dry fitting" intermediate post placement will result in easier and better looking installations and may avoid placement of post mounting brackets in areas where screws cannot attach to the guardrail.

1 Determining the angle for the railing

- Using a 2 x 4 over the steps to create a consistent angle, place the bottom rail (1) over the 2 x 4 and mark the end angles for the bottom rail.

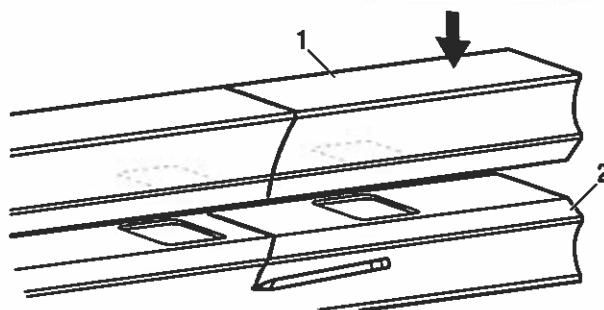


2 Marking the angles

- Align the top rail (1) on top of the bottom rail (2), ensuring the baluster holes are facing each other. Then mark the angle of the bottom rail to the top rail.



NOTE: Make sure that when the holes are aligned, the stair angle is continuous across both pieces. The minimum distance from post to first baluster slot is 2 -1/8 in. (5 cm) for clearance from the brackets.



Stair Railing Installation (continued)

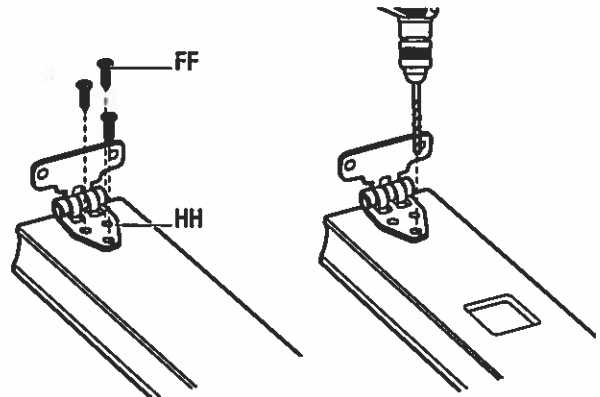
3 Cutting the rail angles

- Cut the top and bottom rails at the marked angles to fit tightly between the posts.
- Transfer the stair angle to the crush block and cut to the desired length (consult your local building official for the proper spacing between the stair tread and the railing).



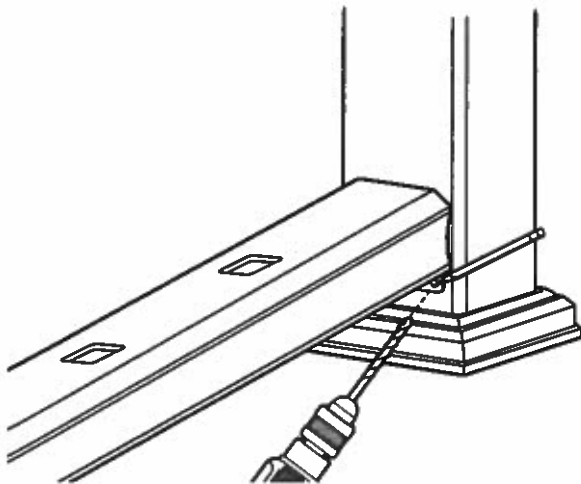
4 Attaching brackets to the rails

- Place brackets (HH) on each end of the bottom rail (side without baluster holes). Place brackets on each end of the top rail (baluster hole side). Leave 1/32 in.-1/16 in. space from the cut edge of the rail. Mark all bracket hole locations and then drill holes using a 5/32 in. bit.
- Secure all brackets using the 1 in. screws (FF).



5 Preparing the bottom rail installation

- Place the bottom rail between the posts. Using the bracket as a guide, mark the location of the holes on the posts. Remove the rail before pre-drilling the holes.
- Pre-drill the holes with a 5/32 in. bit, angling slightly upward and inward to allow for clearance from the rail once repositioned for securing.

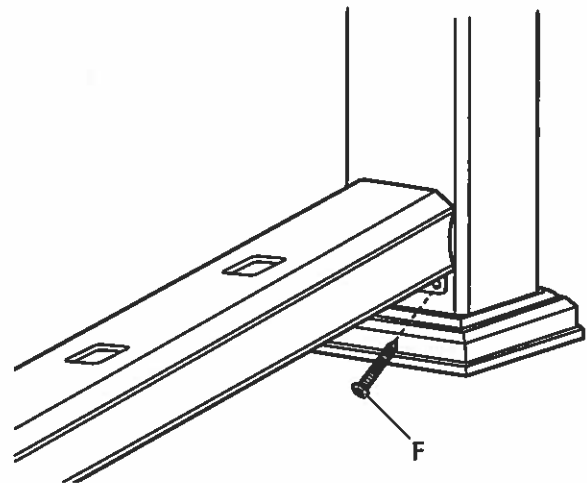


6 Installing the bottom rail

- Place the crush block on the stair tread surface midway between the posts and glue to the bottom of the bottom rail.
- Secure the bottom rail to the post at both ends using the 2 in. screws (GG). DO NOT OVERTIGHTEN.



NOTE: Using extended drill bits is recommended to prevent damage to the rail, and allow a more perpendicular driving angle.



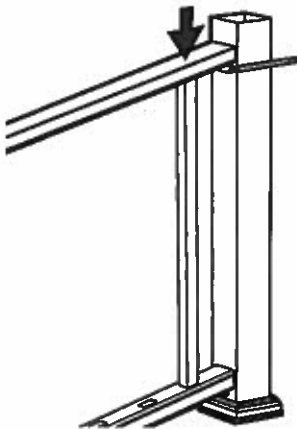
Stair Railing Installation (continued)

7 Positioning the top rail



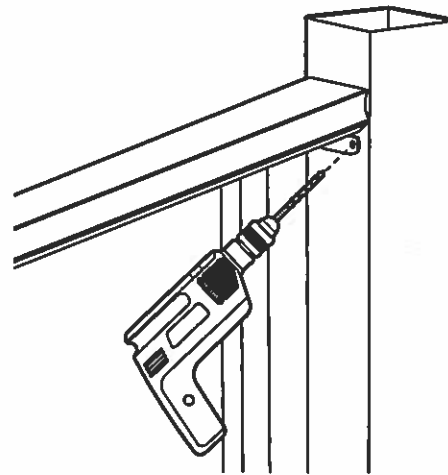
NOTE: Baluster length may vary slightly. Make sure all balusters are cut to the correct length.

- Insert a baluster into the first and last holes in the bottom rail. Carefully position the top rail over the balusters. Lower until the balusters are fully inserted.
- With the top rail fully seated, and using the top bracket as a guide, mark the location of the holes. Remove the rail before pre-drilling the holes.



8 Drilling the top rail holes

- Predrill the holes with a 5/32 in. bit, angling slightly upward and inward to allow for clearance from the rail once repositioned for securing.

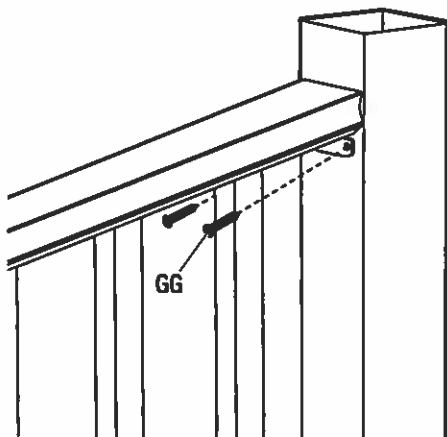


9 Installing the top rail

- Fully insert all balusters and secure the top railing using the 2 in. screws (GG).

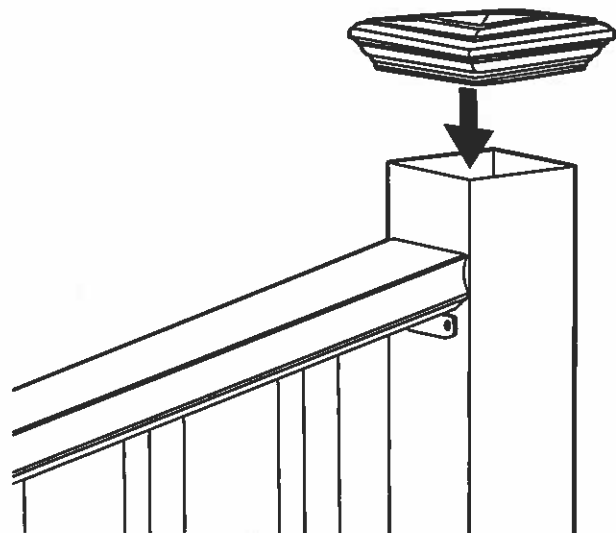


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10 Installing the caps

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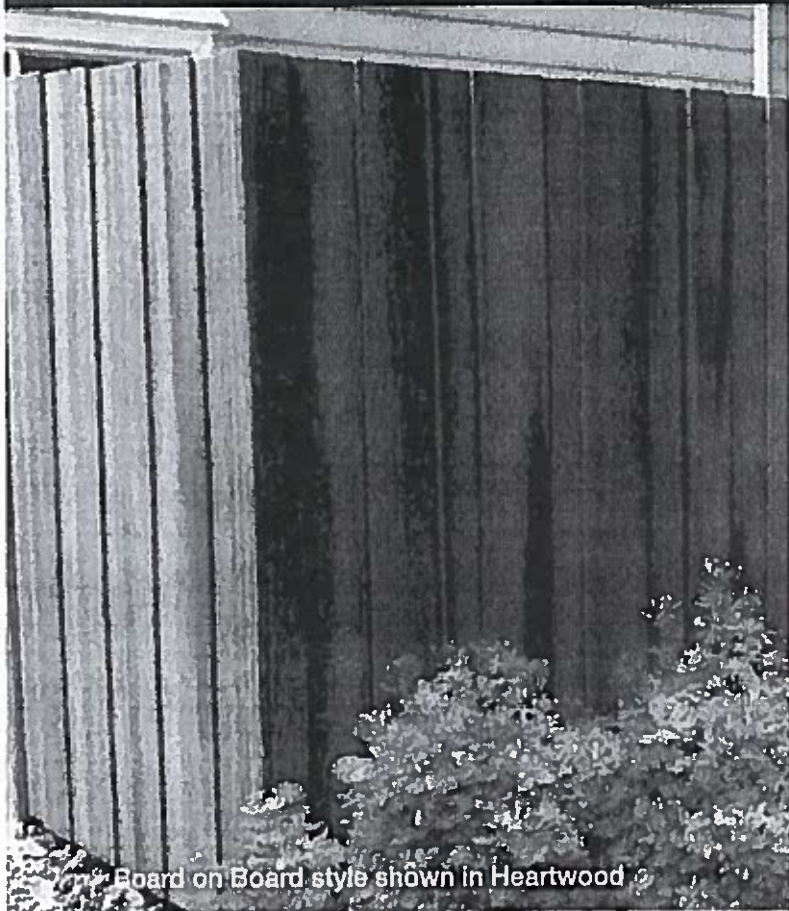
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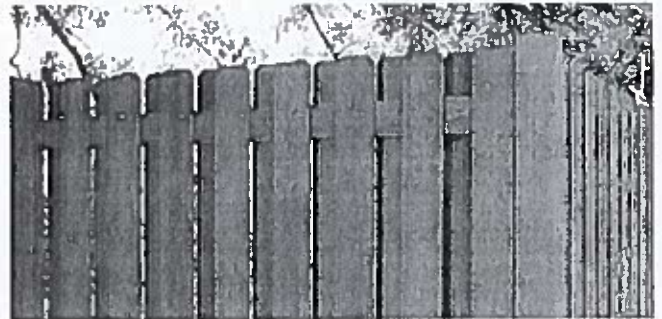
HOMEDEPOT.COM/VERANDA

Retain this manual for future use.

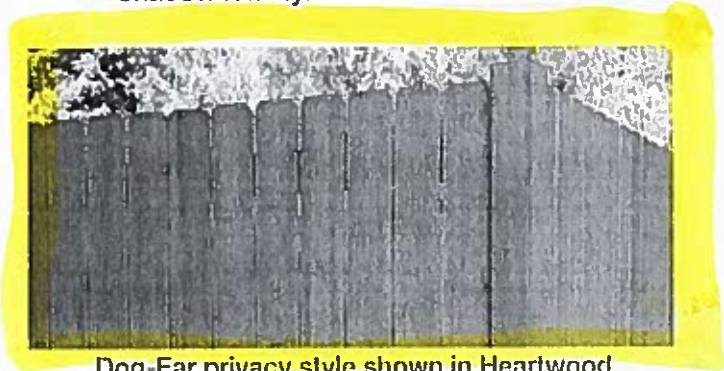
Privacy Fencing



Board on Board style shown in Heartwood



Shadowbox style shown in Heartwood



Dog-Ear privacy style shown in Heartwood

- Customizable 6' privacy fence system with: dogear or square top pickets
- Never needs painting or staining
- Available in three realistic wood colors: Cape Cod Gray, Jatoba and Heartwood
- Long-lasting resistance to decay and infestation
- For facemount use 4" ceramic lag screws and pre-drill rails
- For side-mount install, use color matching rail brackets



Heartwood



Jatoba



Cape Cod Gray



Heartwood



Jatoba



Cape Cod Gray

10&15 Performance
YEAR Limited Warranty

For the most up-to-date warranty information visit verandadeck.com.

Note: Printed color swatches and photos are for reference only. Due to variations in offset and digital printing, actual product colors may vary.

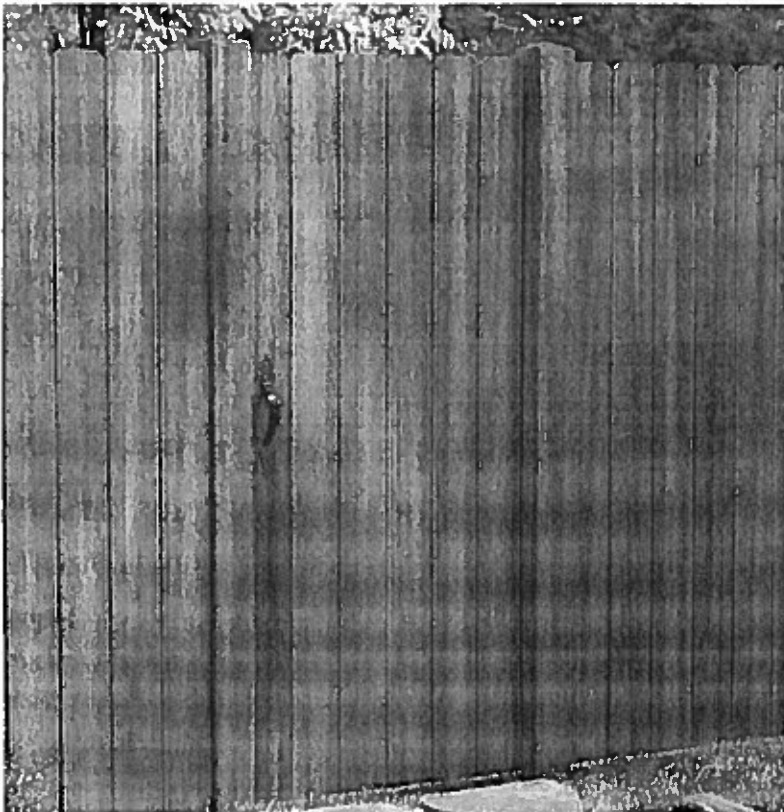
Why Choose **Veranda** **Premium Composite** **Fencing?**

Veranda Fencing uses multi-chromatic technology combined with heavy embossing to create a fence with exceptional depth, texture, flexibility and long-lasting beauty. Frame your outdoor space with Veranda Fencing, a fence that retains its beauty and never needs staining.

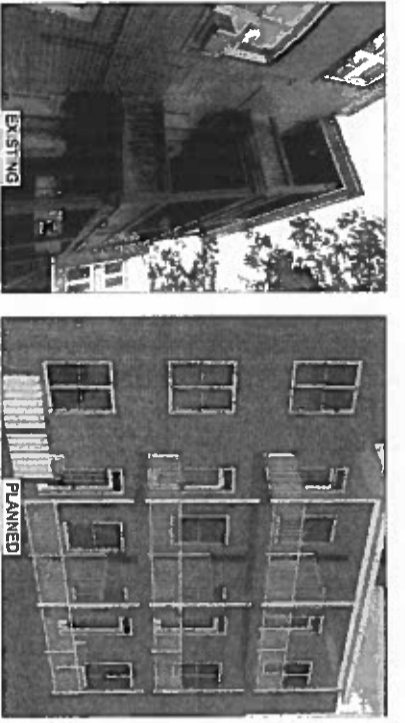
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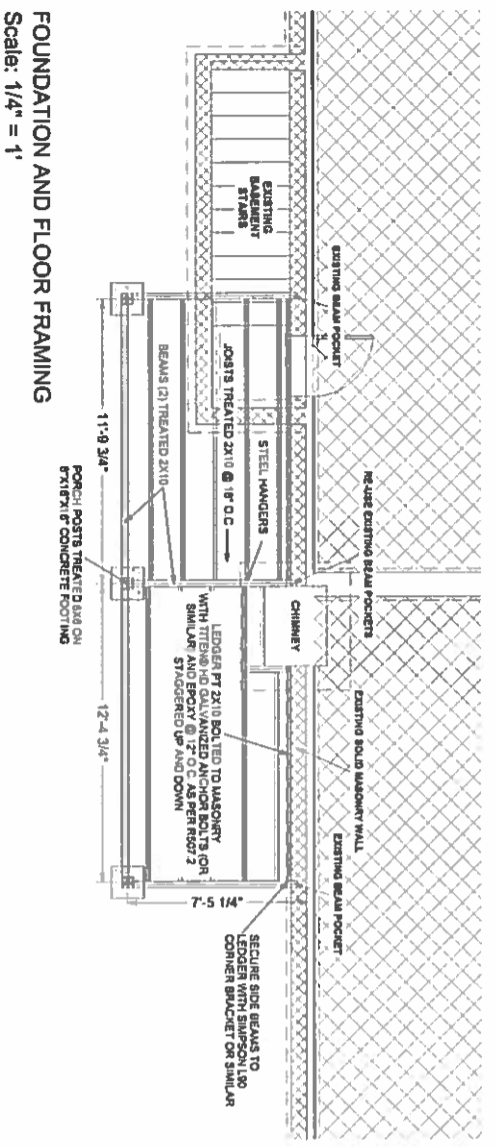
Composite Fencing



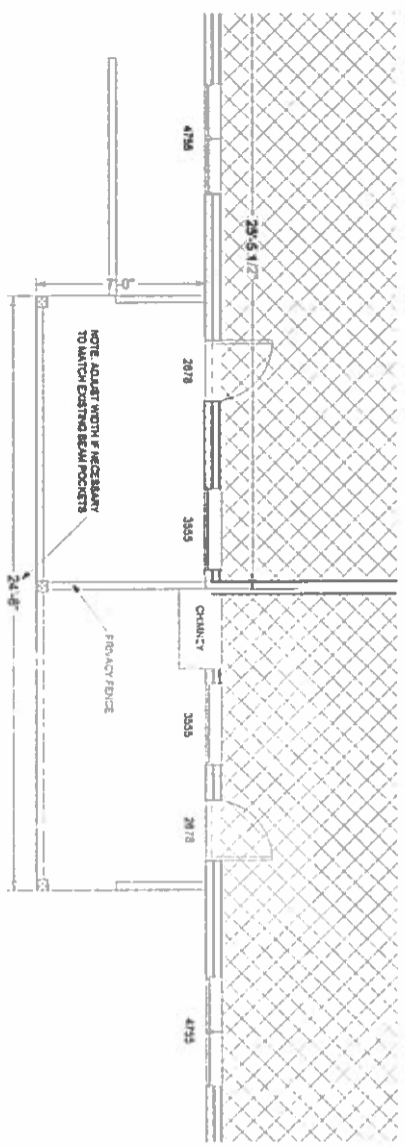
Privacy Fencing • Heartwood, Dogear Picket, Traditional Picket Layout



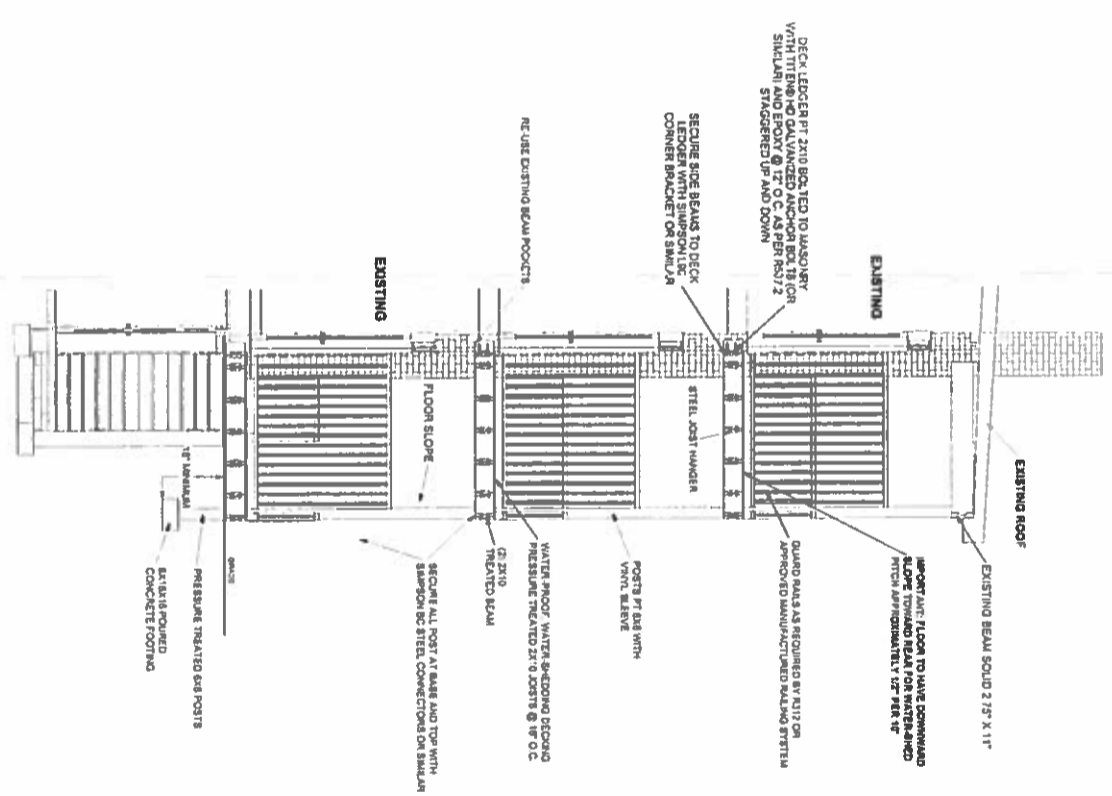
ALL LUMBER PRESSURE TREATED PINE UNLESS OTHERWISE NOTED
 ANY LEDGER ATTACHMENT METHOD NOT SPECIFIED IN THIS PLAN MUST COMPLY WITH RS07.2
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY MEASUREMENTS,
 SITE CONDITIONS AND CODE COMPLIANCE BEFORE PROCEEDING.
 THESE PLANS ARE INTENDED TO ADHERE TO THE 2012 VIRGINIA RESIDENTIAL CODE
 ASSUMED SOIL BEARING CAPACITY 1800 PSF UNLESS DEMONSTRATED OTHERWISE



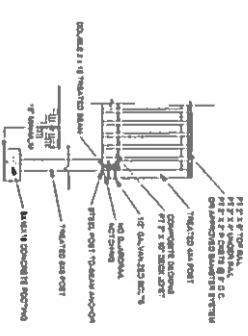
FOUNDATION AND FLOOR FRAMING
 Scale: 1/4" = 1'



PORCH PLAN VIEW
 Scale: 1/4" = 1'



ELEVATIONS
 Scale: 1/8" = 1'



TYPICAL BANISTER DETAIL