

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	13 Columbia Ave., Takoma Park	Meeting Date:	12/06/17
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	11/29/17
Review:	HAWP	Public Notice:	11/22/17
Case Number:	37/03-17EEEE	Tax Credit:	None
Applicant:	Neal Cohen	Staff:	Dan Bruechert
Proposal:	Roof Solar Installation		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1940-1950

The subject property at 13 Columbia Ave. is a two-story side gable house, three bays wide, with a full-width front porch. The lower level of the house is brick, with a Hardi-clad second floor. A two-story rear addition was approved by the HPC in September 2016.

PROPOSAL

The applicant proposes to install 45 flush-mounted solar photovoltaic panels on the rear of the house.

APPLICABLE GUIDELINES:

When reviewing alterations and additions for new construction within the Takoma Park Historic District, decisions are guided by the *Takoma Park Historic District Design Guidelines* (Design Guidelines) and *Montgomery County Code Chapter 24A* (Chapter 24A).

Takoma Park Historic District Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Montgomery County Code; Chapter 24A-8(b)

(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:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (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

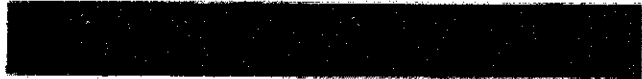
STAFF DISCUSSION

The applicant is proposing to install a large number of solar panels (45) on the roof. These photovoltaic panels will be installed in four arrays of various sizes. The panels will face east, south, and west and are all to the rear of the front gable.

Because of the placement of these panels at the rear of the house, most of the panels will not be visible from the public right of way. Due to the large shared driveway, some of the panels on the southeast corner of the roof may be visible (Staff believes that no more than three panels will be visible from the public right-of-way), however, they will have a minimal impact on the surrounding streetscape and will not affect the scale or massing of the resource. The *Design Guidelines* state that changes to out-of-period resources that do not affect the streetscape and do not impair the character of the district as a whole should be approved as a matter of course. Staff supports approval of this HAWP.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8 and the Takoma Park Historic District Design Guidelines; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: NEALSCOHEN@GMAIL.COM Contact Person: NEAL S. COHEN
Tax Account No.: 01069418 Daytime Phone No.: 301.504.7504
Name of Property Owner: NEAL S. COHEN Daytime Phone No.: 917.405.2939 (C)
Address: 13 COLUMBIA AVE, TAKOMA PARK, MD 20912
Contractor: SOLAR ENERGY WORLD Phone No.: 410.579.2009
Agent for Owner: ERIC WINKLER Daytime Phone No.: 301.928.7722

LOCATION OF BUILDING/PREMISES

House Number: 13 Street: COLUMBIA AVE,
Town/City: TAKOMA PARK Nearest Cross Street: PINE
Lot: 17 Block: 18 Subdivision: 25
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT/ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct [x] Extend [] Alter/Renovate [] A/C [] Stab [] Room Addition [] Porch [] Deck [] Shed []
Move [] Install [] Wreck/Raze [] Solar [x] Fireplace [] Woodburning Stove [] Single Family []
Revision [] Repair [] Reversible [] Fence/Wall (complete Section 4) [] Other:
1B. Construction cost estimator: \$ \$31,000
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/ADDITIONS

2A. Type of sewage disposal: 01 [] WSSC 02 [] Septic 03 [] Other: N/A
2B. Type of water supply: 01 [] WSSC 02 [] Well 03 [] Other: N/A

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.

Signature of owner or authorized agent

Nov. 14, 2017 Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Date Filed: Date Issued:

819886

SEE REVERSE SIDE FOR INSTRUCTIONS

3

Historic Area Work Permit Application for a Solar Electric System

on the home of

Neal S. Cohen, 13 Columbia Ave, Takoma Park, MD 20912

1. Written description of the project
 - a. The existing structure was a two-story single-family residence constructed in 1960. It has recently been renovated and modified, by a two-story addition on the rear of the home. The renovation updated the appearance and function of the home, using period appropriate fixtures and finishes. The neighborhood is of the same vintage.
 - b. The proposed solar system will be flush-mounted to the rear (south facing) roof of the primary section of the home, and the east- and west-facing roofs of the addition. The addition of solar panels will be primarily on the rear of the building, hence will pose little disruption to the environment of the neighborhood, and will be nearly unnoticeable from the street level.
2. Site Plan
 - a. Please see attached sheet
 - b. 2 copies, 11"x17"
3. Plans & Elevations
 - a. Please see attached sheet
 - b. 2 copies, 11"x17"
4. Materials Specifications
 - a. Please see attached spec sheets
5. Photographs
6. Tree Survey – no trees will be disturbed or removed as part of this work
7. Addresses of Adjacent and Confronting Property Owners

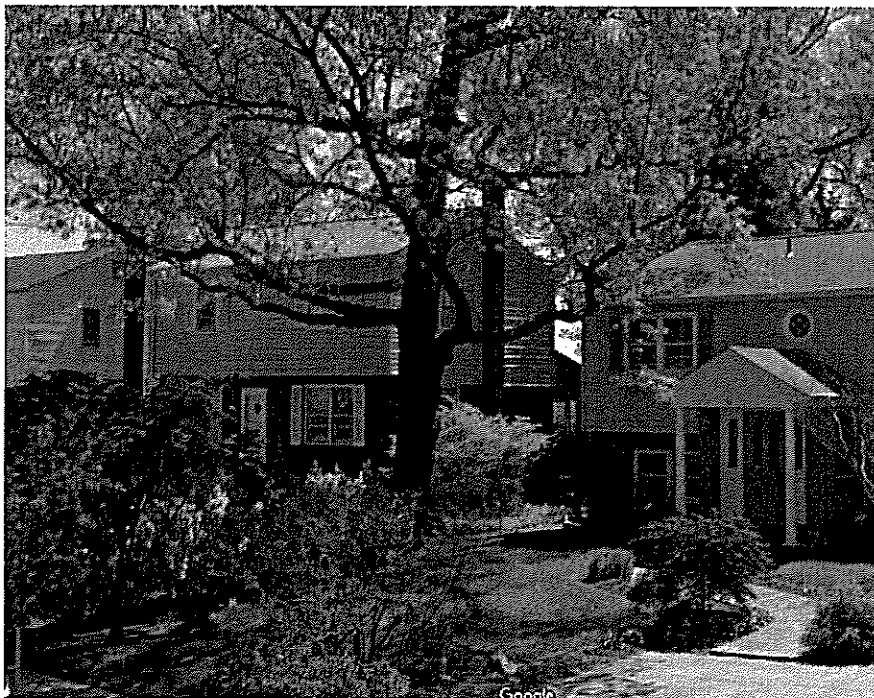
Owner's mailing address	Owner's agent mailing address
Neal S. Cohen 13 Columbia Ave Takoma Park, MD 20912	Solar Energy World 5681 Main St. Elkridge, MD 21075
Adjacent and confronting property owners mailing addresses	
Lot 18, Block 18 Adjoining	Lucinda Meehan 15 Columbia Ave. Takoma Park, MD 20912
Lot 16, Block 18 Adjoining	Ronald Levine 8 Columbia Ave. Takoma Park, MD 20912
Lot 1, Block 19 Confronting	David & Lori Potts-DuPree 8 Columbia Ave. Takoma Park, MD 20912
Lot 6, Block 16 Rear-adjointing	Paul Miller 12 Montgomery Ave. Takoma Park, MD 20912

Historic Area Work Permit Application for a Solar Electric System
on the home of
Neal S. Cohen, 13 Columbia Ave, Takoma Park, MD 20912

Existing Property Condition Photographs



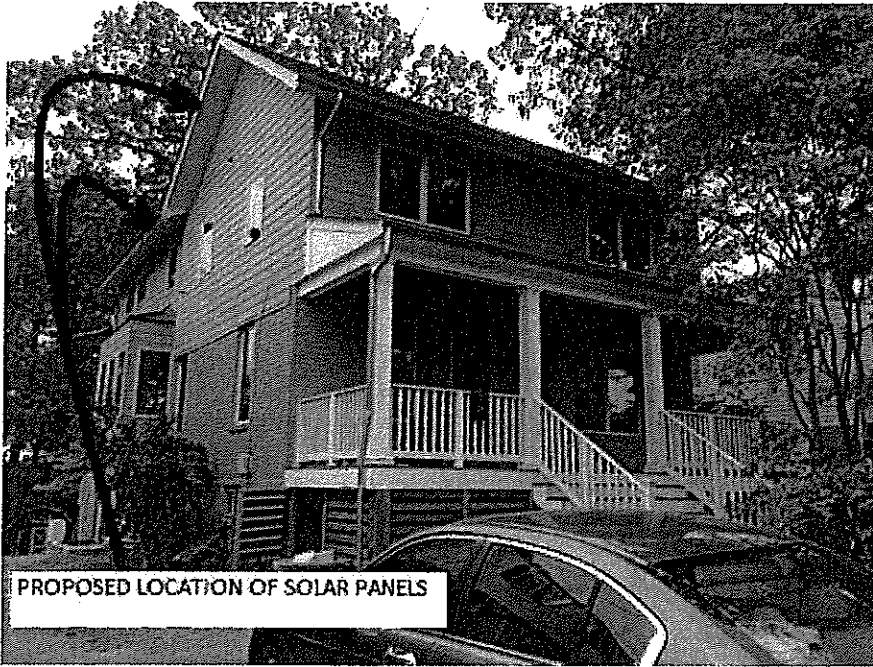
Pre-renovation/addition, East view



Pre-renovation/addition, West view

5

Historic Area Work Permit Application for a Solar Electric System
on the home of
Neal S. Cohen, 13 Columbia Ave, Takoma Park, MD 20912



Post renovation/addition



Equipment Location

5

REC TWINPEAK 2 SERIES

PREMIUM SOLAR PANELS WITH SUPERIOR PERFORMANCE

REC TwinPeak 2 Series solar panels feature an innovative design with high panel efficiency and power output, enabling customers to get the most out of the space used for the installation.

Combined with industry-leading product quality and the reliability of a strong and established European brand, REC TwinPeak 2 panels are ideal for residential and commercial rooftops worldwide.



**MORE POWER
OUTPUT PER M²**



**IMPROVED PERFORMANCE
IN SHADED CONDITIONS**

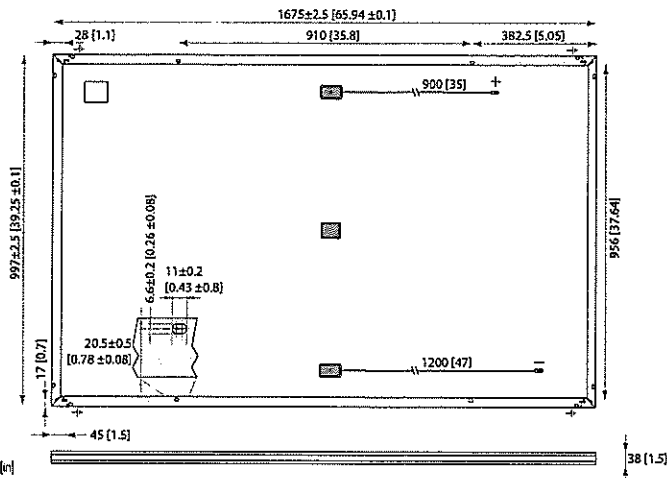


**100%
PID FREE**



**REDUCES BALANCE OF
SYSTEM COSTS**

REC TWINPEAK 2 SERIES



Measurements in mm [in]

17.4% EFFICIENCY
10 YEAR PRODUCT WARRANTY
25 YEAR LINEAR POWER OUTPUT WARRANTY
DUTY-FREE US IMPORT DUTY FREE

TEMPERATURE RATINGS	
Nominal operating cell temperature (NOCT)	44.6°C (±2°C)
Temperature coefficient of P_{MPP}	-0.39%/°C
Temperature coefficient of V_{OC}	-0.31%/°C
Temperature coefficient of I_{SC}	0.045%/°C

GENERAL DATA	
Cell type:	120 REC HC multicrystalline 6 strings of 20 cells
Glass:	0.13" (3.2 mm) solar glass with anti-reflective surface treatment
Backsheet:	Highly resistant polyester polyolefin construction
Frame:	Anodized aluminum* (*available in silver or black)
Junction box:	IP67 rated, 3-part with bypass diodes 12AWG (4mm²) PV wire, 35" + 47" (0.9m + 1.2m)
Connectors:	Multi-Contact MC4 PV-KBT4/PV-KST4 12AWG (4mm²)

MAXIMUM RATINGS	
Operational temperature:	-40 ... +185°F (-40 ... +85°C)
Maximum system voltage:	1000 V
Design Loads:	(+) 75.2 lbs/ft² (3600 Pa) (-) 33.4 lbs/ft² (1600 Pa) Refer to installation manual
Max series fuse rating:	20 A
Max reverse current:	20 A

MECHANICAL DATA	
Dimensions:	65.9 x 39.25 x 1.5 (1675 x 997 x 38 mm)
Area:	1798 ft² (1.67 m²)
Weight:	39.7 lbs (18 kg)

Note! Specifications subject to change without notice

ELECTRICAL DATA @ STC*	275 WP	280 WP	285 WP	290 WP
Nominal Power - P_{MPP} (Wp)	275	280	285	290
Watt Class Sorting - (W)	0/+5	0/+5	0/+5	0/+5
Nominal Power Voltage - V_{MPP} (V)	31.5	31.7	31.9	32.1
Nominal Power Current - I_{MPP} (A)	8.74	8.84	8.95	9.05
Open Circuit Voltage - V_{OC} (V)	38.2	38.4	38.6	38.8
Short Circuit Current - I_{SC} (A)	9.30	9.39	9.49	9.58
Panel Efficiency (%)	16.5	16.8	17.1	17.4

Values at standard test conditions STC (air mass AM1.5, irradiance 1000 W/m², cell temperature 25°C).
 At low irradiance of 200 W/m² (AM1.5 and cell temperature 25°C) at least 94% of the STC module efficiency will be achieved.
 *Product code, RECxxxTP2, where xxx is the watt class shown, can be followed by the suffix BLK for black framed modules.

ELECTRICAL DATA @ NOCT	275 WP	280 WP	285 WP	290 WP
Nominal Power - P_{MPP} (Wp)	206	210	214	218
Nominal Power Voltage - V_{MPP} (V)	29.2	29.4	29.6	29.8
Nominal Power Current - I_{MPP} (A)	7.07	7.15	7.24	7.32
Open Circuit Voltage - V_{OC} (V)	35.4	35.6	35.8	36.0
Short Circuit Current - I_{SC} (A)	7.52	7.59	7.68	7.75

Nominal operating cell temperature NOCT (800 W/m², AM1.5, windspeed 1 m/s, ambient temperature 20°C).
 *Product code, RECxxxTP2, where xxx is the watt class shown, can be followed by the suffix BLK for black framed modules.

CERTIFICATIONS

UL 1703, Fire classification Type 2, IEC 61215, IEC 61730, IEC 61701 (Salt Mist - severity level 6), IEC 62804 (PID Free), IEC 62716 (Ammonia Resistance), ISO 11925-2 (Ignitability Class 1), UNI 8457/9174 (Class A), ISO 9001:2015, ISO 14001, OHSAS 18001

WARRANTY

10 year product warranty
 25 year linear power output warranty (max. degradation in performance of 0.7% p.a. from 97% after the first year)
 See warranty conditions for further details.


Celebrating its 20th anniversary in 2016, REC is a leading European brand of solar panels. Through integrated manufacturing from polysilicon to wafers, cells, panels and turnkey solar solutions, REC strives to help meet the world's growing energy needs. Founded in 1996, REC is a Bluestar Elkem company with headquarters in Norway and operational headquarters in Singapore. REC concluded 2015 with 2000 employees worldwide, 1.3 GW solar panel production capacity, and annual revenues of USD 755 million.

REC
 www.recgroup.com



Ref: REC-07-01-Rev-02-13-16

General Notes



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 Because Tomorrow Matters
 Solar Energy World LLC.
 9881 Main Street
 Elkridge, MD 21075
 (888) 497-5233

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Professional Seal and Stamp

NEAL COHEN, NEAL
 13 COLUMBIA AVE.
 TAKOMA PARK, MD 20912
 12.88 KW

PROFESSIONAL ENGINEER (P.E.) LICENSE NUMBER 105,973
 LICENSE EXPIRES 05/31/2017
 LICENSE TYPE: ELECTRICAL
 LICENSE CATEGORY: ELECTRICAL
 LICENSE STATE: MARYLAND

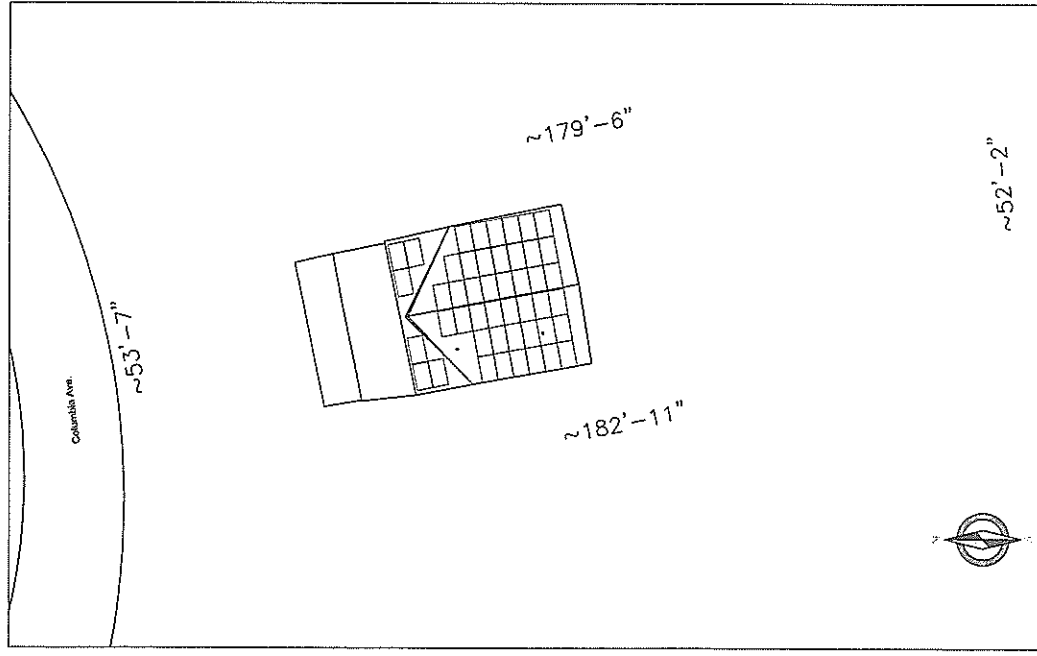
DATE: 02-NOV-2017
 BY: AS NOTED

PROJECT NO.: AAAAMDM
 SHEET NO.: 02-NOV-2017
 AS NOTED

WE CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR REVIEWED BY A PROFESSIONAL ENGINEER LICENSED PROFESSIONAL ENGINEER, NEAL COHEN, LICENSE NUMBER 105,973, EXPIRATION DATE NOVEMBER 05, 2017. I AM NOT PROVIDING ANY CONTRACT DOCUMENTS, SPECIFICATIONS, OR DRAWINGS. THIS DOCUMENT IS FOR INFORMATION ONLY.



SITE PLAN
 Scale: 1" = 25'



SITE PLAN
 Scale: 1" = 25'

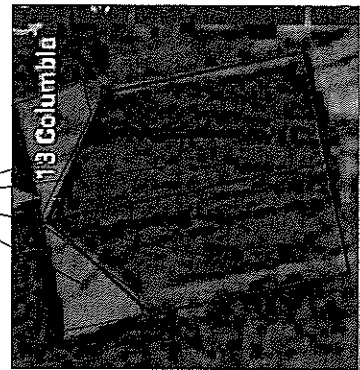
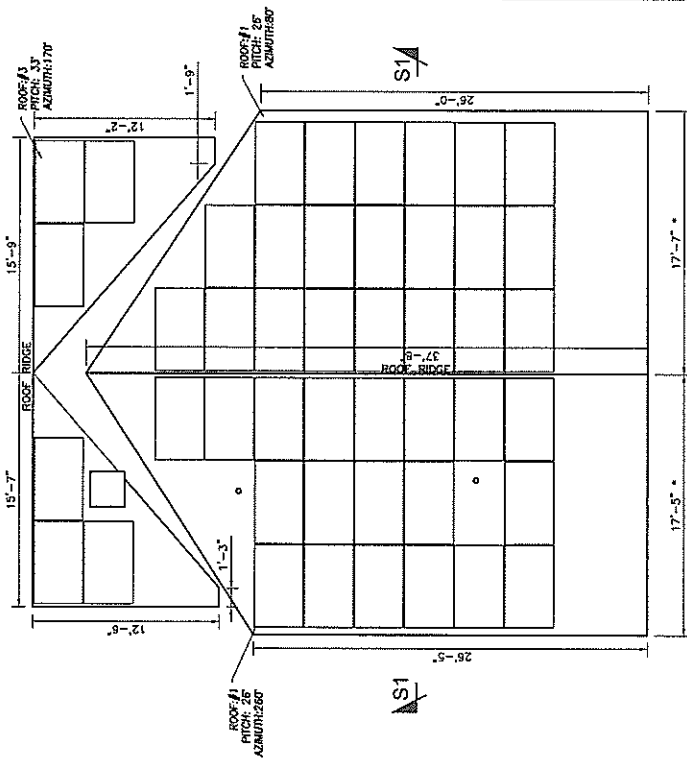
- NOTES:**
1. THE SYSTEM SHALL INCLUDE [46] REC SOLAR REC280TP2 BLK MODULES
 2. UNIRAC SOLARMOUNT RAIL WILL BE INSTALLED IN ACCORDANCE WITH UNIRAC INSTALLATION MANUAL 227.3.
 3. DIMENSIONS MARKED (*) ARE ALONG ROOF SLOPE
 4. REFER TO STRUCTURAL DRAWING FOR SECTIONS MARKED AND ADDITIONAL NOTES.

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NOTES:

1. THE SYSTEM SHALL INCLUDE (16) REC SOLAR REC280TP2 BLK MODULES
2. UNIRAC SOLARWIND RAIL WILL BE INSTALLED IN ACCORDANCE WITH UNIRAC INSTALLATION MANUAL 227.3.
3. DIMENSIONS MARKED (*) ARE ALONG ROOF SLOPE.
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Project Name and Address
Cohen, Neal
13 Columbia Ave.
Toloma Park, MD 20912
12.88 KW

Drawn By: AAA/MDM
Date: 02-NOV-2017
Sheet: A001
AS NOTED

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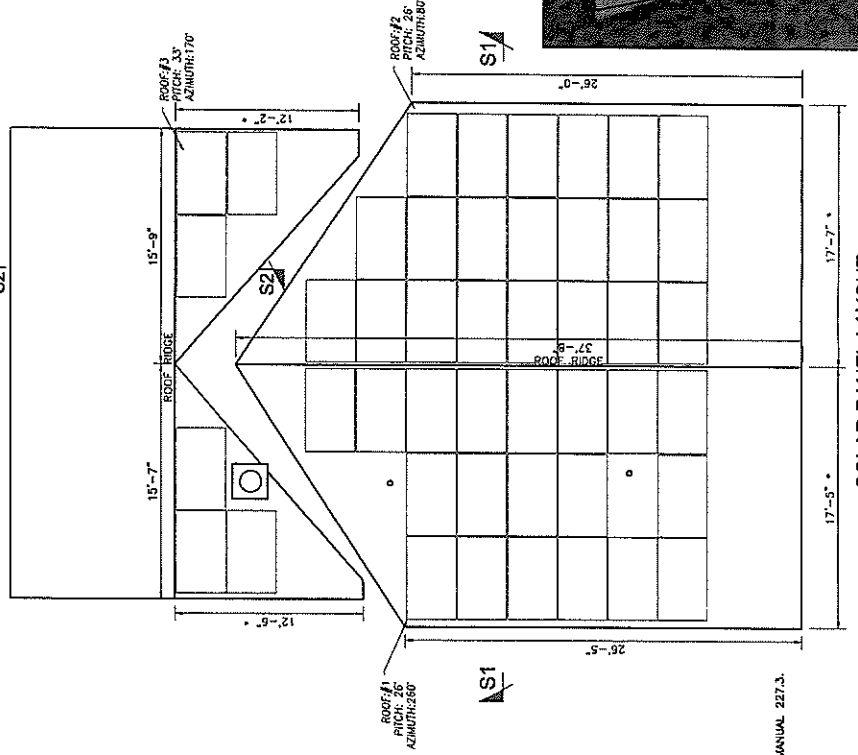
Cohen, Neal
13 Columbia Ave.
Takoma Park, MD 20912
12.89 kW

Drawn by
AAA-MDM

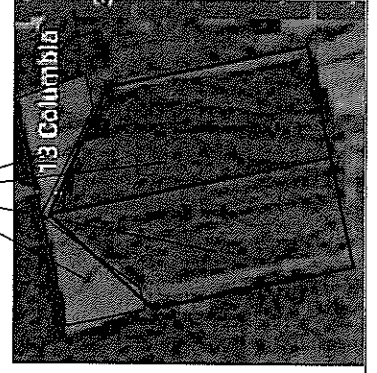
Date
02-NOV-2017

Per
AS NOTED

Sheet
A001



PROPOSED PV
ARRAY LOCATION



SOLAR PANEL LAYOUT
Scale: 1/8" = 1'-0"

NOTES:

1. THE SYSTEM SHALL INCLUDE [46] REC SOLAR REC260TP2 BLK MODULES
2. UNIRAC SOLAR MOUNT RAIL WILL BE INSTALLED IN ACCORDANCE WITH UNIRAC INSTALLATION MANUAL 227.3.
3. DIMENSIONS MARKED (*) ARE ALONG ROOF SLOPE.
4. REFER TO STRUCTURAL DRAWING FOR SECTIONS MARKED AND ADDITIONAL NOTES.

12



General Notes



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Sheet

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Printed Name and Address

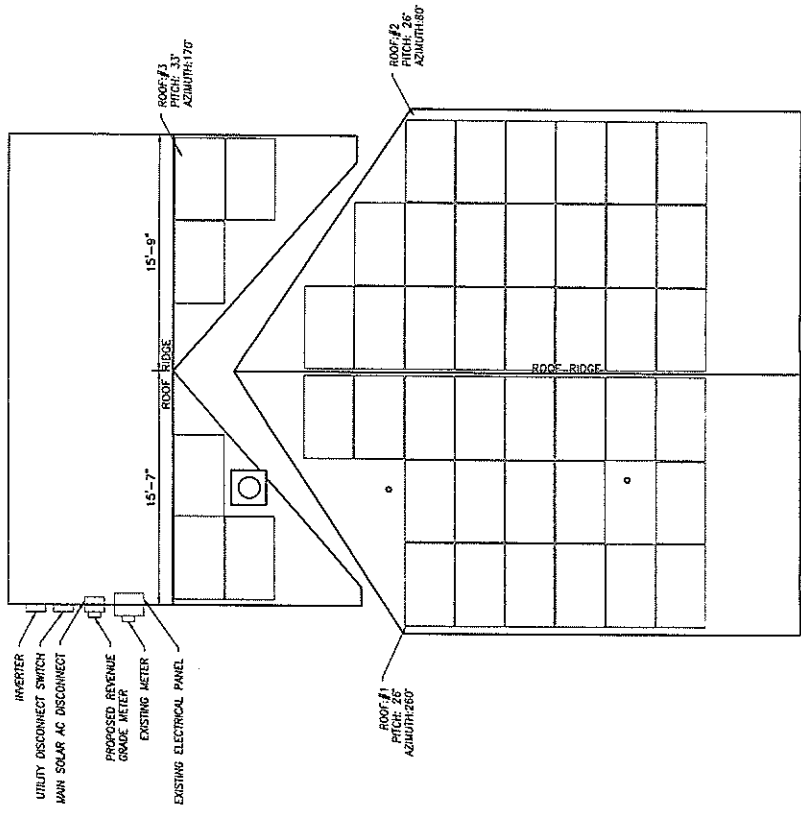
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Takoma Park, MD 20912
12.88 kW

Drawn By: AAA/MDM

Date: 02-NOV-2017

Time: AS NOTED

Sheet
E001



EQUIPMENT LOCATION PLAN

Scale: NTS

NOTE:
EQUIPMENT LOCATION PLAN IS APPROXIMATE. EXACT LOCATION TO BE VERIFIED WITH INSTALLATION CREW AND HOME OWNER AT THE TIME OF INSTALLATION.

13

General Notes



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Project Name and Address

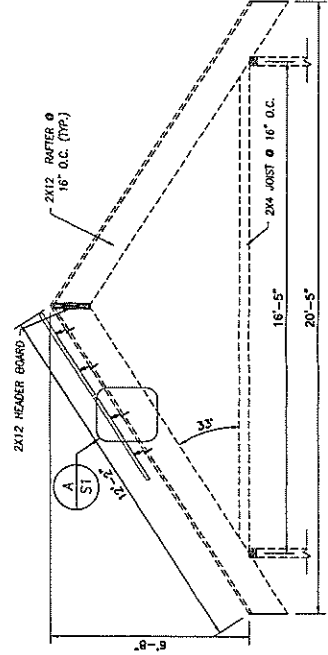
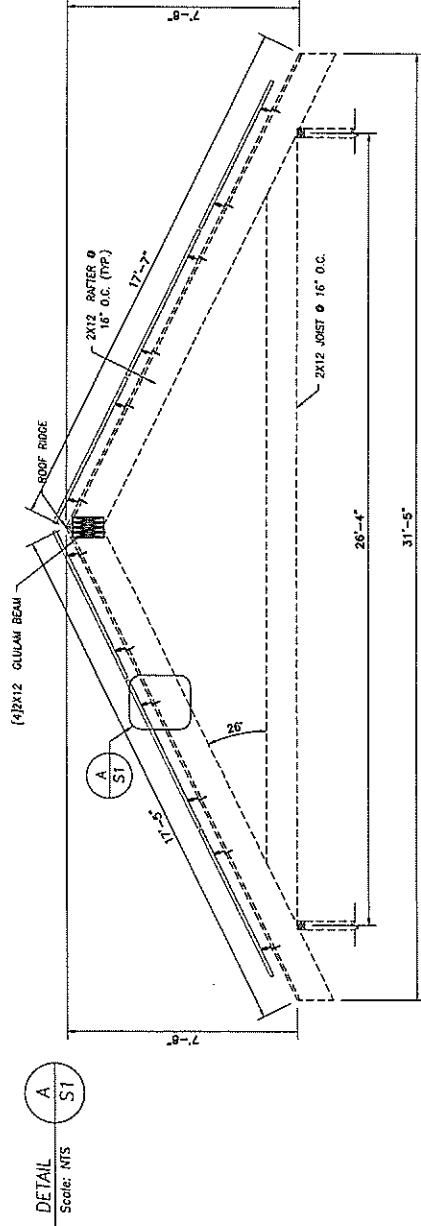
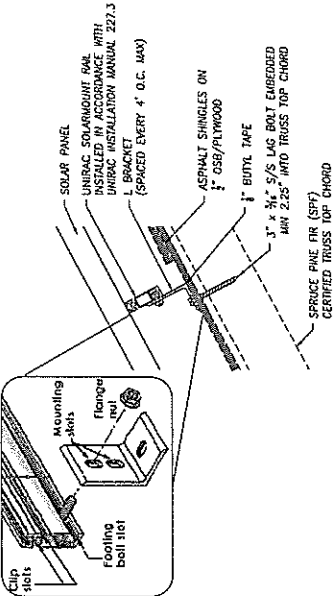
Cohen, Neal
13 Columbia Ave.
Takoma Park, MD 20912
12.88 KW

AAA/MDM

02-NOV-2017

AS NOTED

S001



(14)

- NOTES:**
- ALL WORK SHALL COMPLY WITH REQUIREMENTS OF INTERNATIONAL RESIDENTIAL CODE (IRC 2015), LOADING CODE (ASCE 7-10), WOOD DESIGN CODE (NDS 2015) AND LOCAL REQUIREMENTS.
 - LOAD CRITERIA PER :
 - EXPOSURE CATEGORY "B"
 - GROUND SNOW LOAD, Pg. 30 PSF
 - RISK CATEGORY "II"
 - ULTIMATE DESIGN WIND SPEED = 115 MPH
 - SOLAR PANELS AND RACKING SYSTEMS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
 - FOLLOW ALL LOCAL AND FEDERAL SAFETY REQUIREMENTS.

General Notes



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Solar Energy World LLC
6861 Main Street
Elkridge, MD 21075
(888) 487-3233

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Drawn

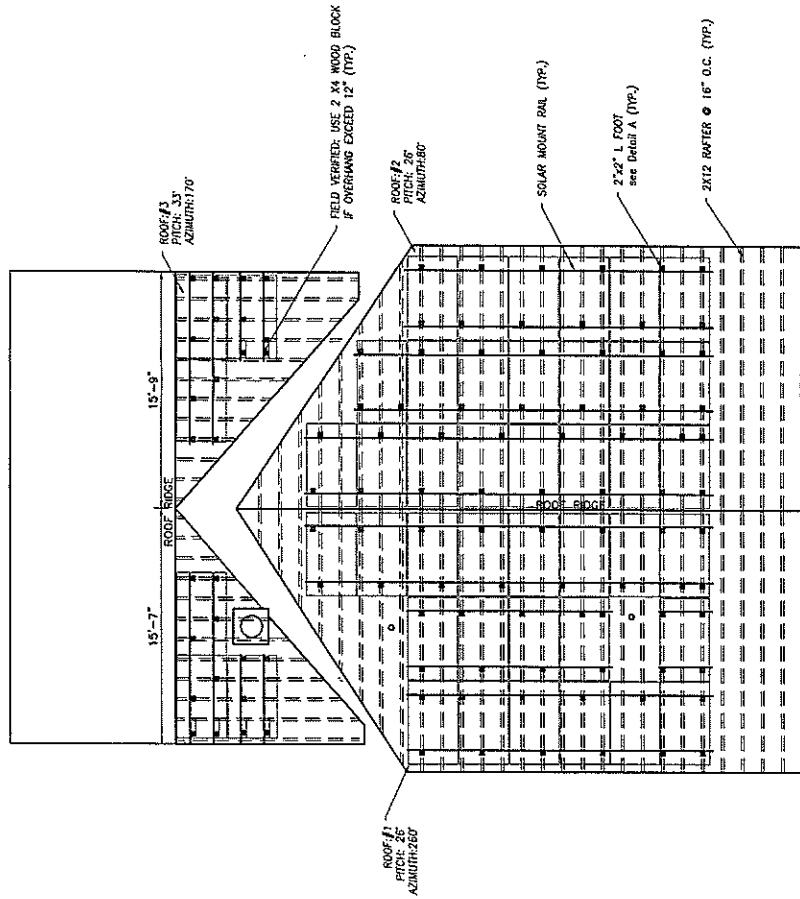
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, LICENSE NO. 39459. EXPIRATION DATE JANUARY 12, 2019. *STAMPED AND SIGNED FOR STRUCTURES ONLY

Project Name and Address

Cohen, Neal
13 Columbia Ave.
Takoma Park, MD 20912
12.88 KW

Sheet No. **AA-MDM**
Date **02-NOV-2017**
Title **AS NOTED**

S002



SOLAR PANEL FOOTING PLAN
Scale: 1/8" = 1'-0"

- NOTES:**
1. UNIRAC SOLARMOUNT RAIL SHALL BE INSTALLED IN ACCORDANCE WITH UNIRAC INSTALLATION MANUAL 227.3.
 2. 1" FEET SHALL BE SPACED AT A MAXIMUM OF 4' O/C.
 3. AN "L" FOOT SHALL BE PLACED WITHIN 25% OF MAXIMUM 1" MAX.) AT THE CANTILEVERED END OF EACH SECTION OF RAIL.

151