

3806 WASHINGTON
FENNINGTON

31/6-03-5



WCI INC.
Archadeck of Montgomery Co.

DESIGN LOAD CRITERIA

DECK LOADS	P.S.F. FLOOR LOADS	P.S.F.
LIVE LOAD	50 LIVE LOAD (LIVING) (SLEEPING)	40 30 10
DEAD LOAD	8 DEAD LOAD	
LIVE LOAD DEFLECTION	L/740 LIVE LOAD DEFLECTION	L/360
ROOF LOADS	P.S.F. OTHER	
CALCULATED TOTAL LOAD	42 PRESUMPTIVE SAFE SOIL BEARING CAPACITY IS 10000 P.S.F.	
LIVE LOAD DEFLECTION	L/740 CONCRETE MIN. 28 DAY COMPRESSIVE STRENGTH : 2500 P.S.I.	

NOTES:

1. THIS PROJECT HAS BEEN DESIGNED FOLLOWING THE REGULATIONS OF THE 2003 IRC (INTERNATIONAL RESIDENTIAL CODE).
2. ALL WORK TO MEET LOCAL STATE AND APPLICABLE RULES AND REGULATIONS.
3. ALL IN-GRADE DESIGN VALUES BASED ON AF-PA.
4. PROVIDE JOIST HANGERS & ALL FLUSH FRAME CONDITIONS.
5. FROST LINE 74"
6. ALL TABLES ARE FROM MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES (M.C.D.P.S.)

LUMBER:

ALL FRAMING LUMBER TO BE # 2 S.P.F. OR BETTER, TREATED FOR GROUND CONTACT, U.N.G.

SHEET INDEX

- D-* DECK SHEETS
- P-* PORCH SHEETS
- R-* ROOM SHEETS
- E-* ELEVATION SHEETS
- I-* ISOMETRIC SHEETS
- S-* SECTION AND DETAIL SHEETS
- SP-* SPECIFICATIONS AND FINISHES

KLOTZ / 63-042991
3806 WASHINGTON ST.
KENSINGTON, MD 20895

ABBREVIATIONS:

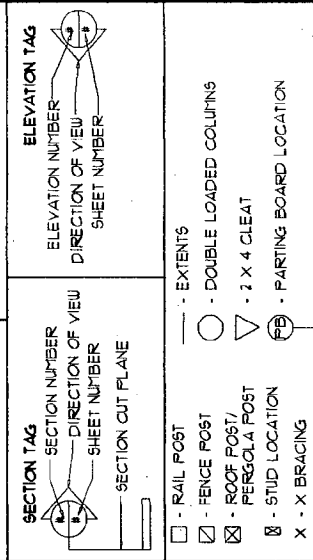
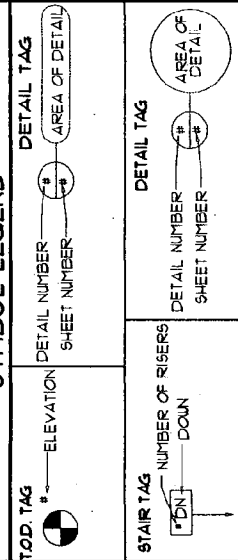
- | | | | |
|---------|------------------------|----------|----------------------------|
| BB | BAND BOARD | INT. | INTERIOR |
| CB | RAIL CAP LENGTH | IN. | INCH |
| DB | DOUBLE BAND | JOIST | JOIST |
| DJ | DOUBLE JOIST | KB | KING BEAM |
| DR | DOUBLE RAFTER | LB | POUNDS |
| F | FENCE CAP LENGTH | LL | LIVE LOAD |
| HB | HOUSE BAND | LVL | LAMINATED VENEER LUMBER |
| HB | HOUSE BAND EXTENSION | MAX. | MAXIMUM |
| KB | KING BEAM | MIN. | MINIMUM |
| RB | RIDGE BOARD | NTS | NOT TO SCALE |
| TR | TRIPLE JOIST | OC | ON CENTER |
| AL | ALUMINUM | OPT. | OPTIONAL |
| ALUMN | ALUMINUM | OSB | ORIENTED STRAND BOARD |
| APPROX. | APPROXIMATE | PL | POINT LOAD |
| BD. | BOARD | P.S.F. | POUNDS PER SQUARE FOOT |
| C.I. | CENTER LINE | P.S.I. | POUNDS PER SQUARE INCH |
| CJ | CEILING JOIST | PARALLAM | PARALLAM STRUCTURAL LUMBER |
| CLG. | CEILING | PRESUR | PRESSURE TREATED |
| CONC. | CONCRETE MASONRY UNIT | PTT | POUR TO TOP |
| CONC. | CONCRETE | P.V.C. | POLY VINYL CHLORIDE |
| CONC. | CONTINUOUS | RB | RIDGE BEAM |
| DIA. | DIAMETER | RBA | RIDGE BOARD |
| DIA. | DOUBLE | RECD. | REQUIRED |
| DIM. | DIMENSION | ROOF | ROOF OPENING |
| DN. | DOWN | RSP | RIDGE SUPPORT WALL |
| DTL. | DETAIL | STRUC. | STRUCTURAL |
| ELEC. | ELECTRICAL | SF. | SQUARE FOOT/FEET |
| ELEV. | ELEVATION (SEE T.O.D.) | SG. | SQUARE GROOVE |
| EQ. | EQUAL | T.G. | TONGUE & GROOVE |
| EXT. | EXTERIOR | T.L. | TOTAL LOAD |
| FIN. | FINISH | T.O.D. | TOP OF DECK |
| FLR. | FLOOR | TYP. | TYPICAL |
| FRD. | FOUNDATION | UNFN. | UNFINISHED |
| FT. | FOOT/FEET | UNO. | UNLESS NOTED OTHERWISE |
| F.V. | FOUNDATION VENT | W | WITH |
| GLU. | GLUELAM | W/O | WITHOUT |
| HDR. | HEADER | | |

DRAWINGS PREPARED BY:
U. G. STRUCTURES, INC.
CONSTRUCTION & DRAFTING 2112 W. LABURNUM AVE. SUITE 1000 RICHMOND, VA 23221
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SYMBOL LEGEND



- CONTACT**
FOR ANY QUESTIONS OR CONCERNS PLEASE CONTACT:
WCI INC.
8302 BRINK ROAD LATTONSVILLE, MD 20882
PHONE: (301) 916-3001
EMAIL: JBARI@5031@AOL.COM

ENGINEER OF RECORD
(AS APPLICABLE)

SHEET
DK-2

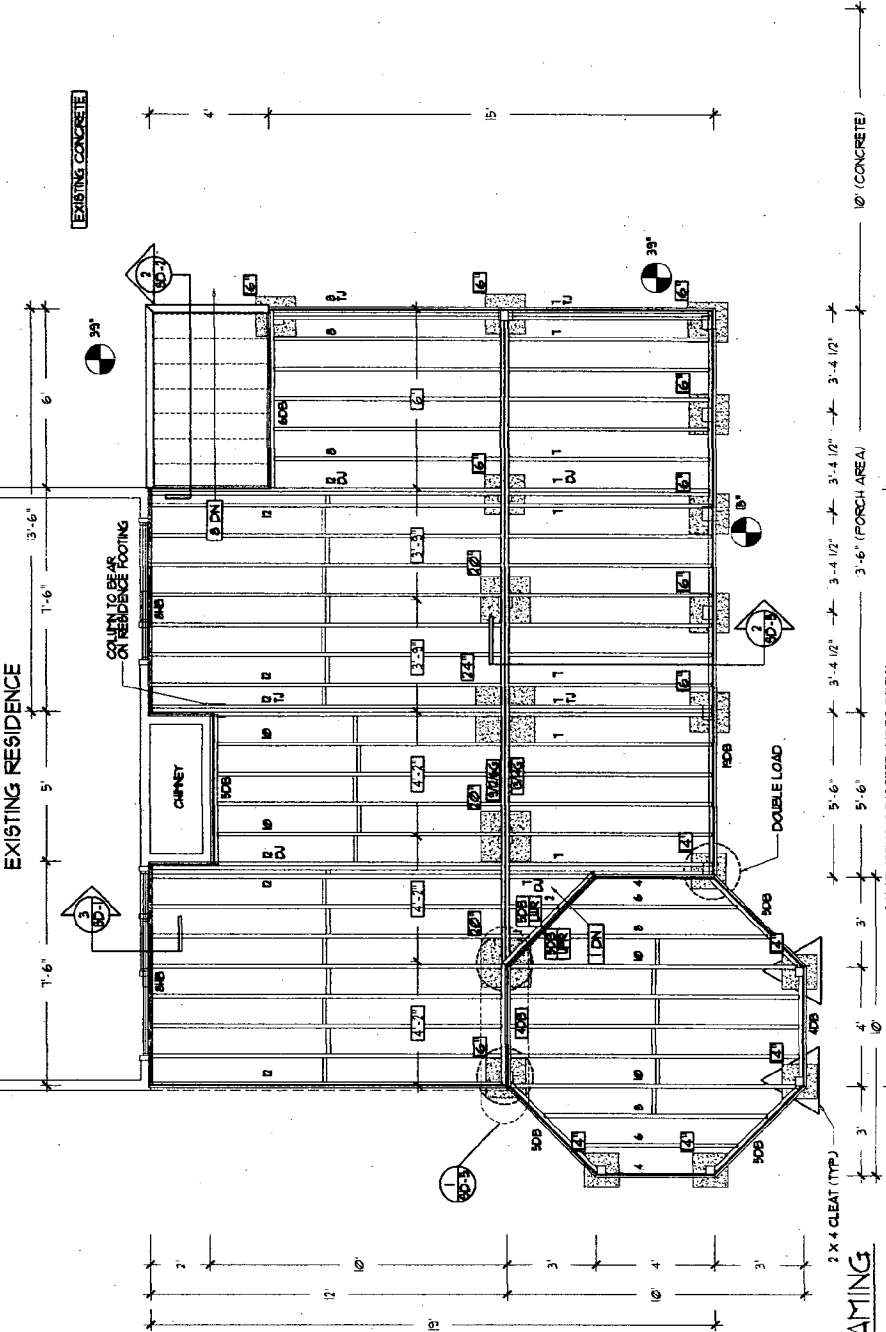
archadek
OF
MONTGOMERY COUNTY

SHEET DESCRIPTION
FLOOR FRAMING

Date: 03/15/2006
KLOTZ / 63-0-0391
3806 WASHINGTON ST.
KEESINGTON, MD 20895
DRAWN BY: NBS ext. 410

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Farmingdale, NY 11735
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All dimensions are approximate. In the event of a difference between the drawn and actual dimensions, the actual dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.



FLOOR FRAMING
SCALE 1/4" = 1'

M.C.D.P.'S TABLE - 2
LAG SCREWS INSTALLED IN SINGLE BAND THROUGH - BOLTS INSTALLED IN SINGLE BAND JOIST, MASONRY OR CONCRETE FOUNDATION WALL.

NUMBER IN A ROW	SIZE	LENGTH IN	MAX. SPACING 8" - IN	MAX. JOIST SPAN - FEET
1	1/2"	AS REQUIRED	8	8
			10	10
			12	12
			14	14
			16	16
			18	18
			20	20

M.C.D.P.'S TABLE - 3
LAG SCREWS INSTALLED IN SINGLE BAND THROUGH - BOLTS INSTALLED IN SINGLE BAND JOIST, MASONRY OR CONCRETE UNDER DECK.

NUMBER IN A ROW	SIZE	LENGTH IN	MAX. SPACING 8" - IN	MAX. JOIST SPAN - FEET
1	1/2"	AS REQUIRED	8	8
			10	10
			12	12
			14	14
			16	16
			18	18
			20	20

DECK SPECIFICATIONS

- 1" THICK GAB IN PLACE FOOTING SIZE NOTED
- ON STRUCTURE PLAN LOCATIONS AS SHOWN 2"Ø-B
- 2" X 8 JOISTS @ 12" O.C.
- 2" X 8 BLOKING CENTERED IN SPAN
- 2" X 8 DOUBLE EDGE BAND
- 2" X 8 DOUBLE BAND W/ JOIST HANGERS
- 6" X 6" COLUMNS UNO, 4" X 4" COLUMNS @ OCTAGON

All dimensions are approximate. In the event of a difference between the drawn and actual dimensions, the actual dimensions shall prevail. Due to local differences in building codes and regulations, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.

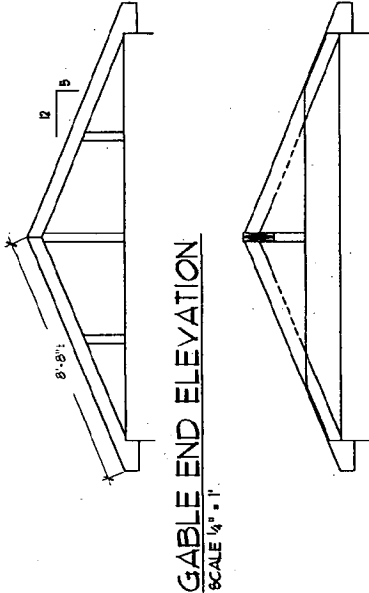
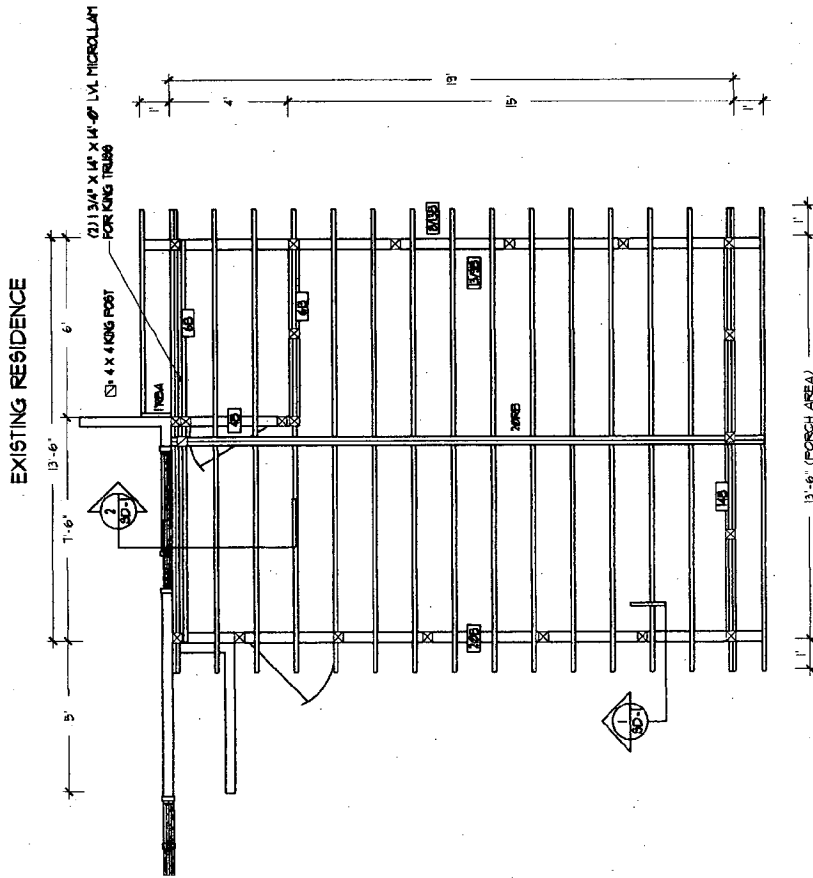
SHEET
PR-1

archadek
OF
MONTGOMERY COUNTY

SHEET DESCRIPTION
ROOF FRAMING

Date: 03/15/2006
KLOTZ / 65-047391
3806 WASHINGTON ST.
KENSINGTON, MD 20895
DRAWN BY: NBS ext. 419

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GABLE END ELEVATION
SCALE 1/4" = 1'

SIDEWALL ELEVATION
SCALE 1/4" = 1'

ROOF SPECIFICATIONS

1	1 1/2" GABLE ROOF W/ ROOF WALL CONNECTION 21409-A
2	(2) 1 3/4" x 1/4" x 1/4" LVL RIDGE BEAM
3	2 x 6 RAFTERS @ 16" O.C.
4	CATHEDRAL CEILING W/ EXPOSED RAFTERS
5	4 T-11 CEILING FINISH 2167-A
6	VERY NO FASCIA
7	OPEN SOFFIT
8	8'-0" FROM TOP TO BOTTOM OF EXISTING SOFFIT
9	(2) 2 x 6 ROOF BEAMS W/ 2 x 4 TOP 1 BOTTOM PLATES 21309-A

9	R14 W/ T-11 FINISH 21409-C
10	OPEN GABLE END W/ ROLLED SCREEN 21408-A
11	4 x 4 ROOF POSTS 21302-A
12	KNEEWALL W/ ROLLED SCREEN
13	KNEEWALL INTERIOR - T-11 FINISH
14	KNEEWALL EXTERIOR - VENTL SIDING OVER 1/2" SHEATHING
15	(1) 2 1/2" x 6" DOOR W/ 4 x 4 @ HINGE SIDE &
16	(2) 2 1/2" x 6" HEADER 21303-A

ROOF FRAMING
SCALE 1/4" = 1'

19

All dimensions are approximate. In the event of a difference between the detail and section dimension, the section dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder or owner with each local code and regulation, or site condition.

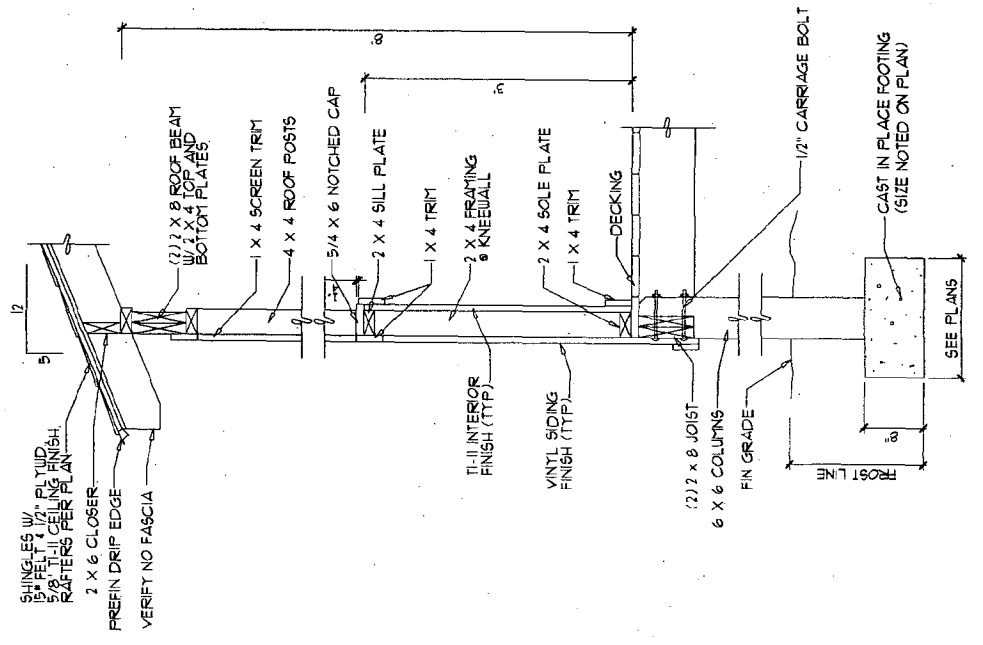
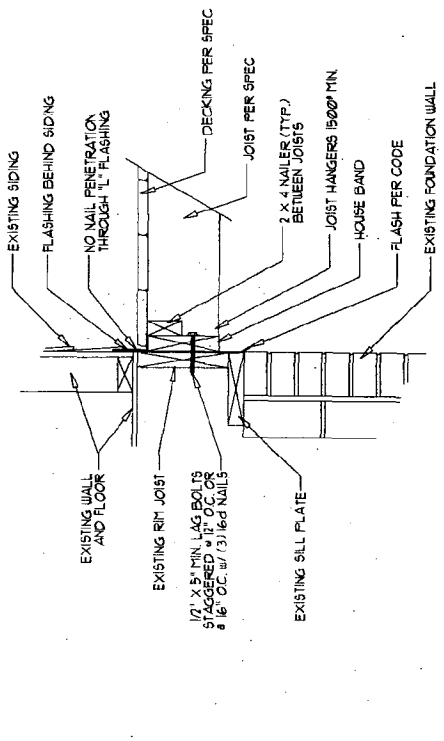
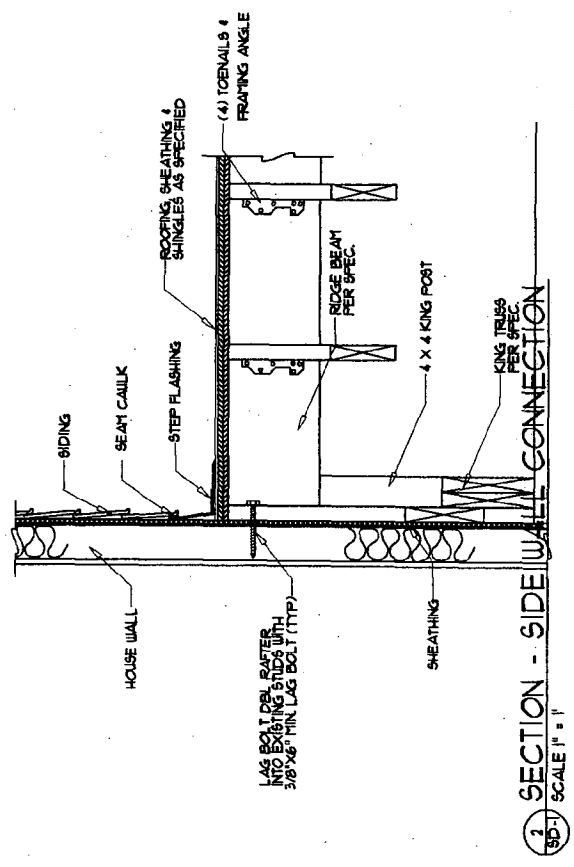
archadek
OF
MONTGOMERY COUNTY

SHEET
SD-1

SHEET DESCRIPTION
SECTIONS & DETAILS

Date: 03/15/2006
KLOTZ / 63-047391
3906 WASHINGTON ST.
KENSINGTON MD 20755
DRAWN BY: NES ext. 410

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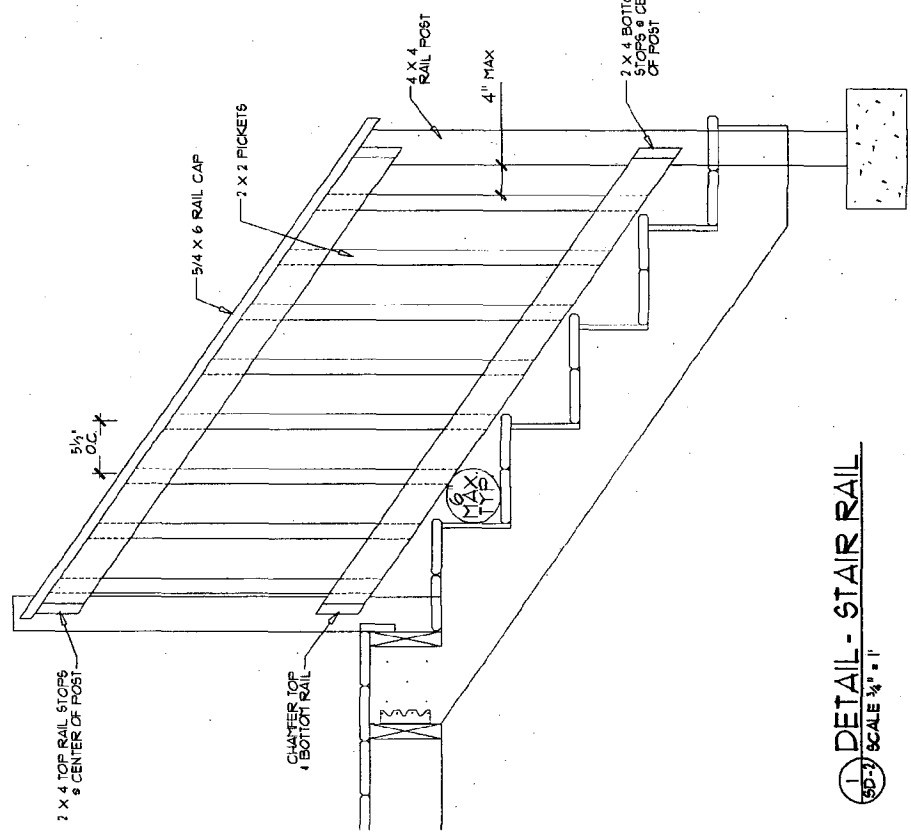
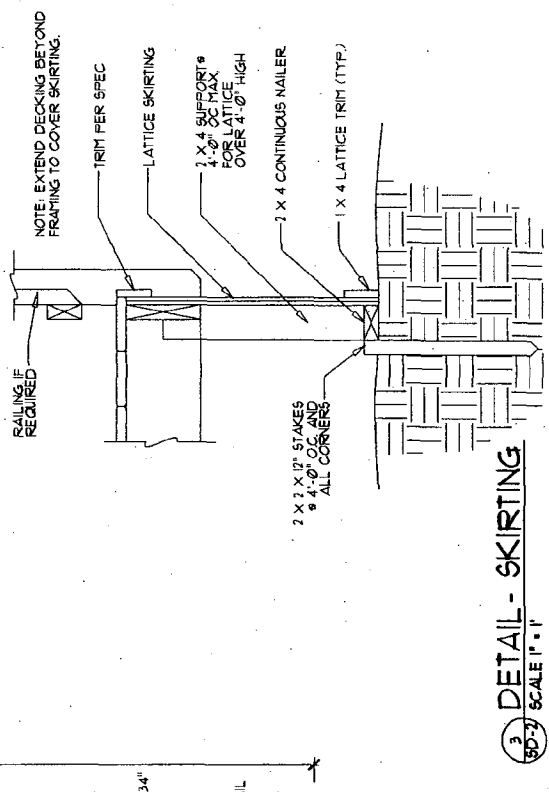
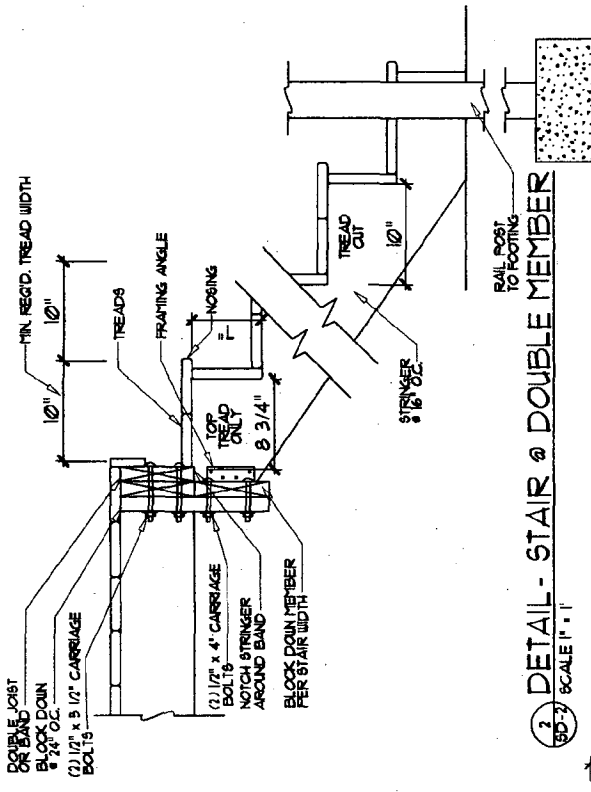
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SECTIONS & DETAILS

Date: 03/15/2006
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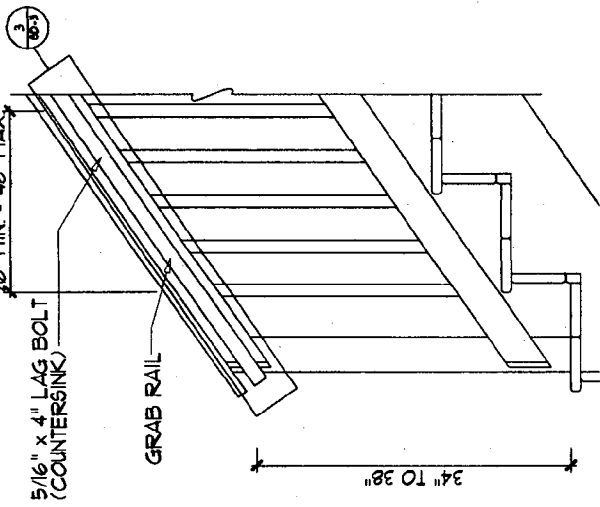


SHEET DESCRIPTION
SECTIONS & DETAILS

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3806 WASHINGTON ST.
KENSINGTON MD 20895
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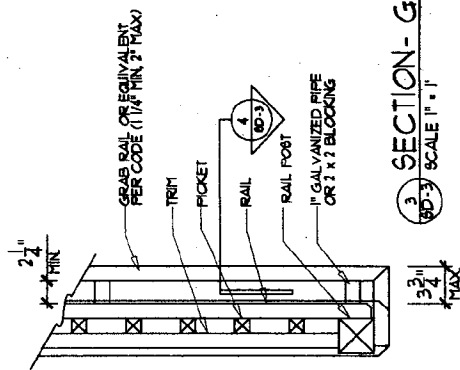
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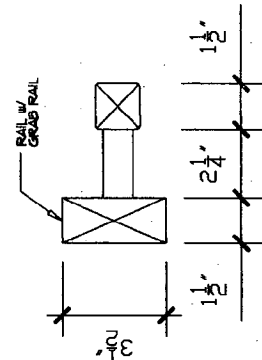


1 SECTION - WALL
SCALE 3/4\"/>

2 DETAIL - GRAB RAIL
SCALE 1\"/>



3 SECTION - GRAB RAIL
SCALE 1\"/>



4 DETAIL - GRAB RAIL
SCALE 1\"/>

SHEET

SD-4

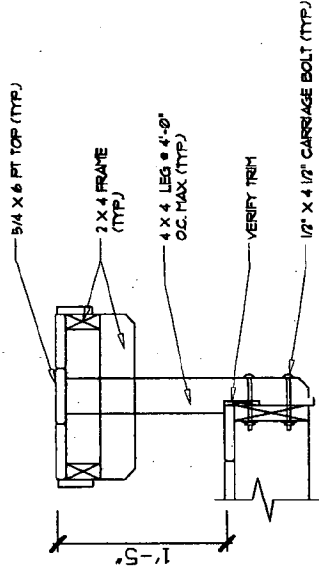
arhadek
OF
MONTGOMERY COUNTY

SHEET DESCRIPTION
SECTIONS & DETAILS

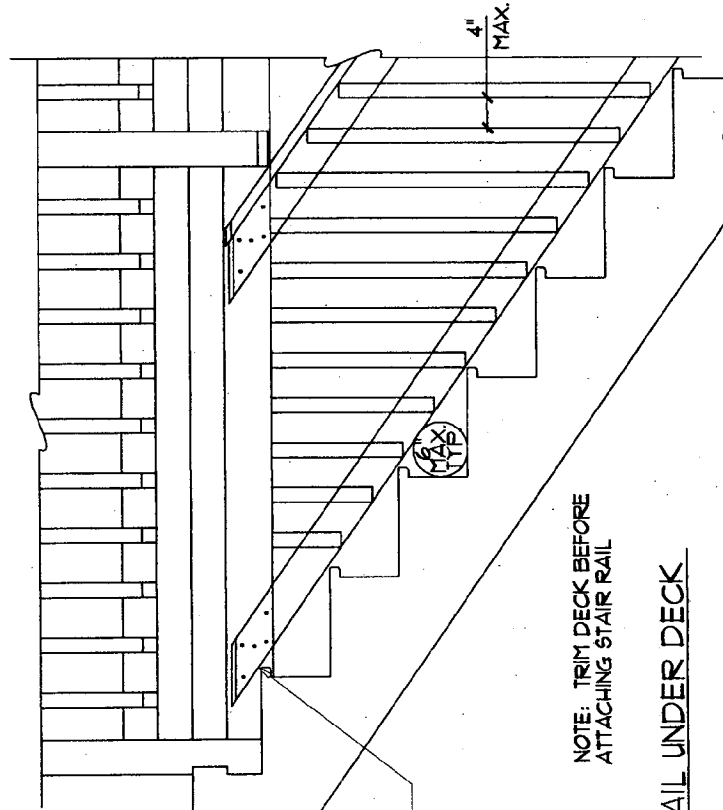
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2 DETAIL - FLOATING BENCH
SCALE 1/4" = 1'



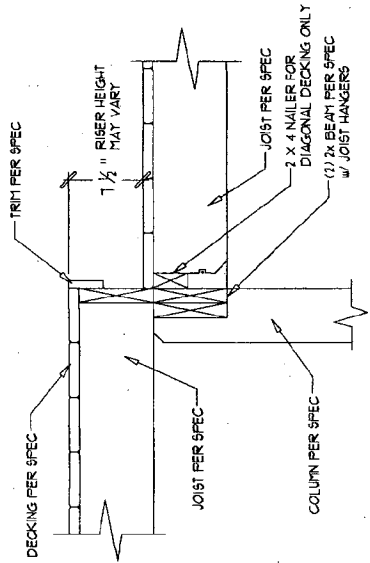
RAIL ATTACHED TO
DECK BAND &
STOPS 1/2\"/>

NOTE: TRIM DECK BEFORE
ATTACHING STAIR RAIL

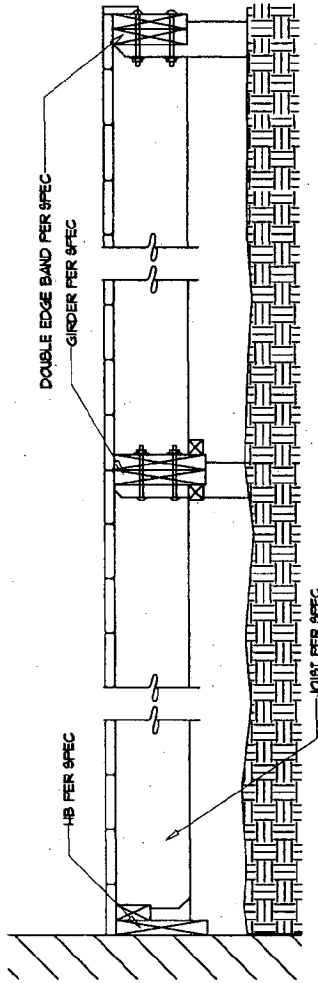
1 DETAIL - RAIL UNDER DECK
SCALE 3/4\"/>

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SHEET SD-5	arhaded OF MONTGOMERY COUNTY	SHEET DESCRIPTION SECTIONS & DETAILS	Date: 03/16/2006 KLOTZ / 63-042981 3806 WASHINGTON ST. KENNESAW, MD 20885 DRAWN BY: NBS ext. 410	Prepared by US Structures, Inc. 7110 Littleton Ave. Suite #100 Richmond, VA 23211 Construction & Drafting ©2006 US Structures, Inc. All rights reserved. Unauthorized copying or reuse of any part of this document is prohibited by all applicable laws.
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1. DETAIL - DOUBLE LOAD
 SCALE 1/4" = 1"



NOTE: SEE FRAMING PLAN FOR ACTUAL SIZE & SPEC

2. DETAIL - LOW TO GRADE
 SCALE 3/8" = 1"

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Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
 Real Property Data Search

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[Ground](#)
[Rent](#)

Account Identifier: District - 13 **Account Number -** 01018545

Owner Information

Owner Name: KLOTZ, ROBERT & MARGARET **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 3806 WASHINGTON ST **Deed Reference:** 1) /26828/ 605
 KENSINGTON MD 20895-3445 2)

Location & Structure Information

Premises Address **Legal Description**
 3806 WASHINGTON ST KENSINGTON PARK
 KENSINGTON 20895-3445

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
HP43				15		13	27	1		4
									Plat Ref:	
Special Tax Areas				Town	KENSINGTON					
				Ad Valorem						
				Tax Class	27					
Primary Structure Built			Enclosed Area			Property Land Area			County Use	
1996			2,422 SF			11,062.00 SF			111	
Stories		Basement		Type				Exterior		
2		YES		STANDARD UNIT				SIDING		

Value Information

	Base Value	Value Phase-in Assessments		
		As Of	As Of	As Of
		01/01/2004	07/01/2005	07/01/2006
Land:	134,060	252,060		
Improvements:	277,740	478,240		
Total:	411,800	730,300	624,132	730,300
Preferential Land:	0	0	0	0

Transfer Information

Seller: LIBMAN, ROBERT S & K A **Date:** 03/11/2004 **Price:** \$800,000
Type: IMPROVED ARMS-LENGTH **Deed1:** /26828/ 605 **Deed2:**
Seller: MARK S & S LEANING **Date:** 05/14/1998 **Price:** \$390,000
Type: IMPROVED ARMS-LENGTH **Deed1:** /15845/ 55 **Deed2:**
Seller: JOHN B & S FLEMING **Date:** 08/28/1996 **Price:** \$430,000
Type: UNIMPROVED ARMS-LENGTH **Deed1:** /14335/ 475 **Deed2:**

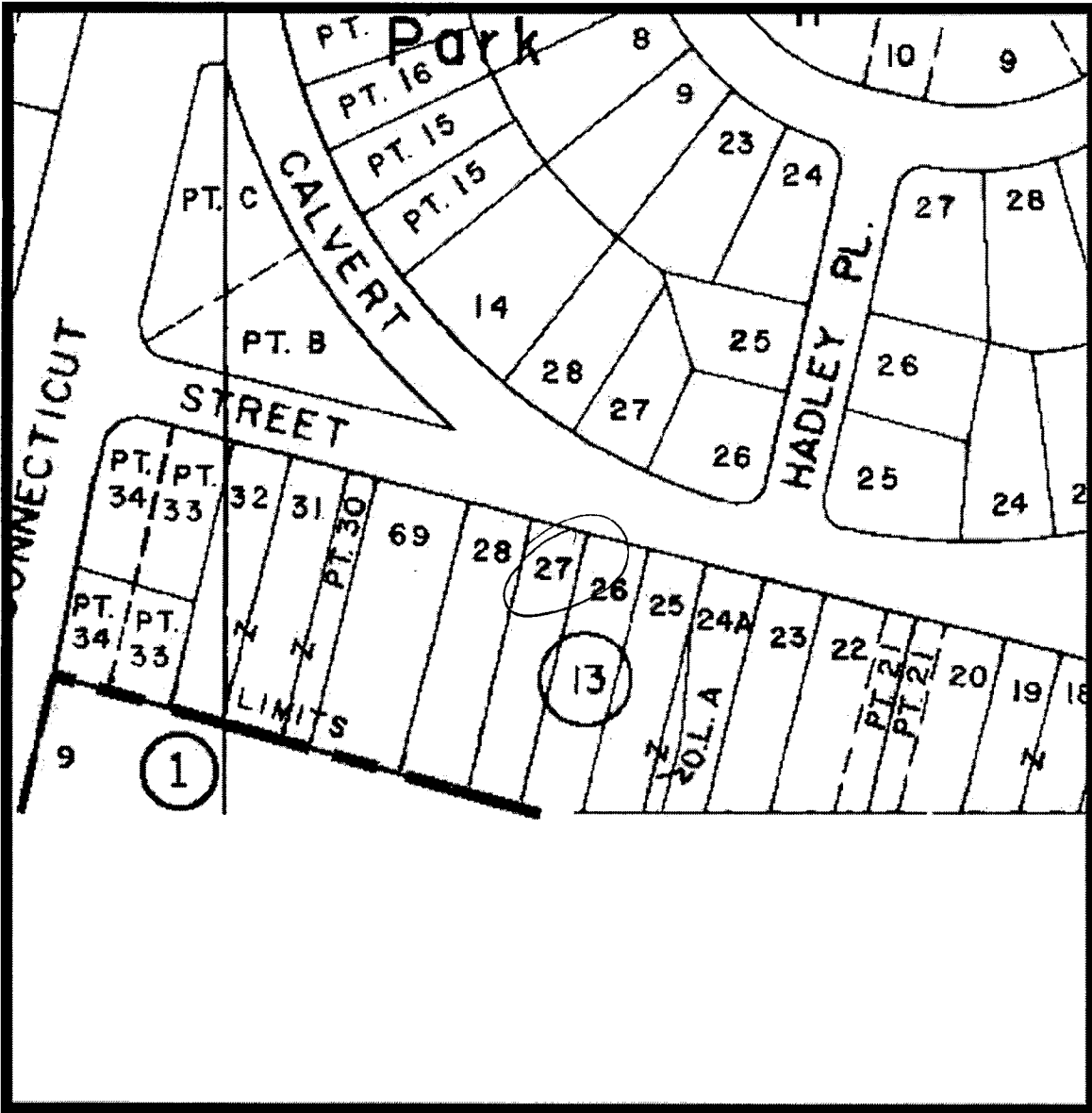
Exemption Information

Partial Exempt Assessments Class		07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

25



District - 13 Account Number - 01018545



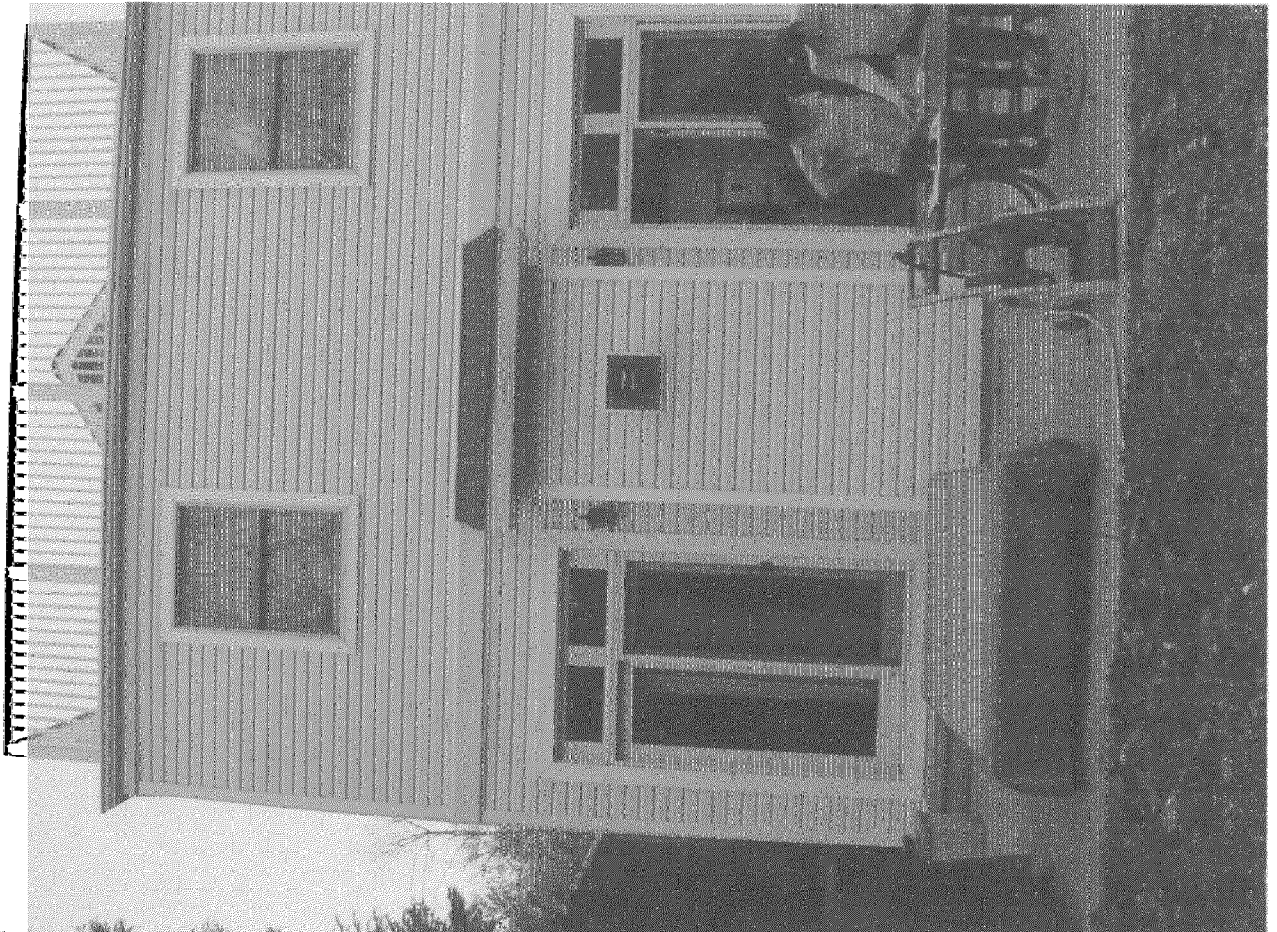
Property maps provided courtesy of the Maryland Department of Planning ©2004.

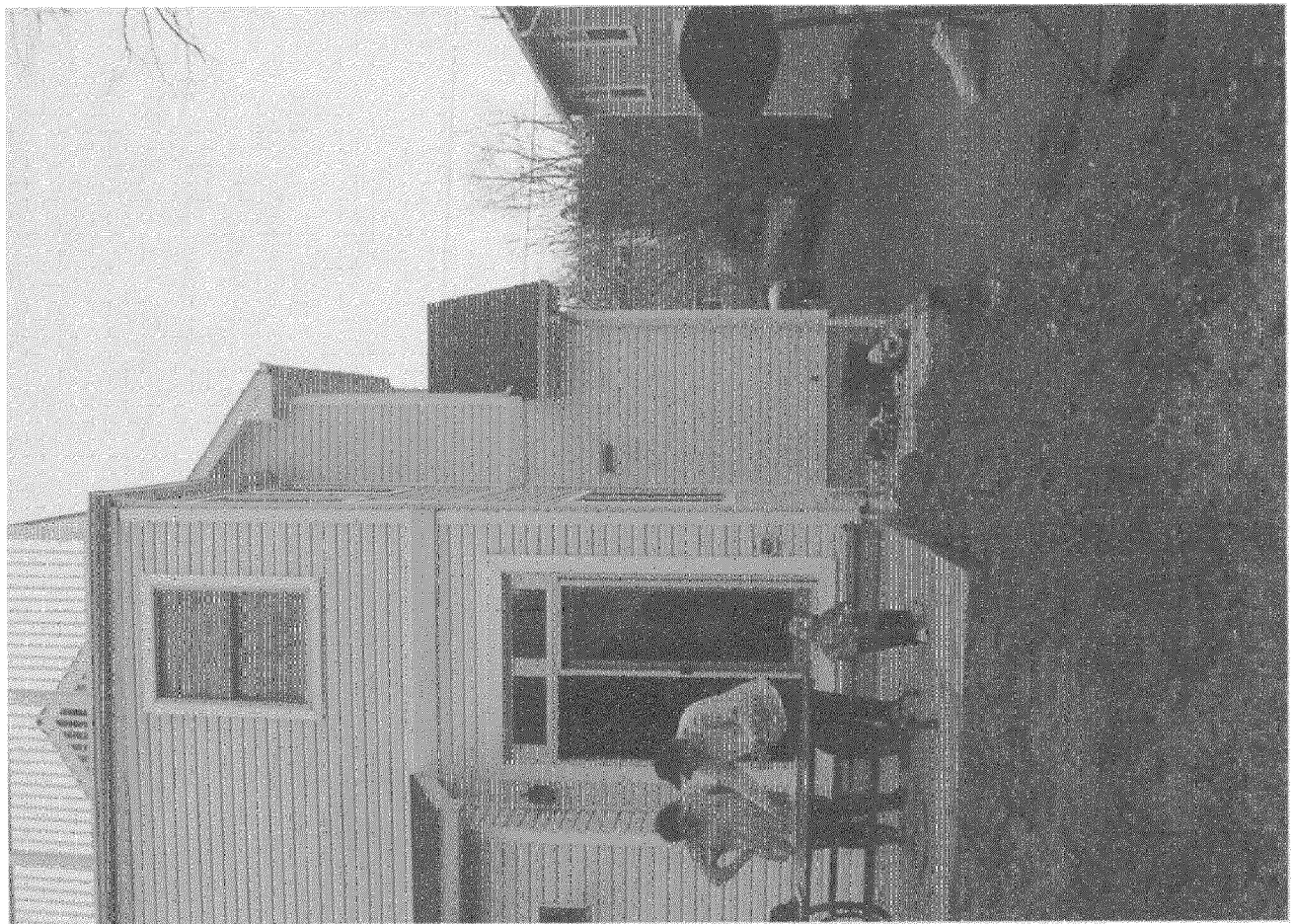
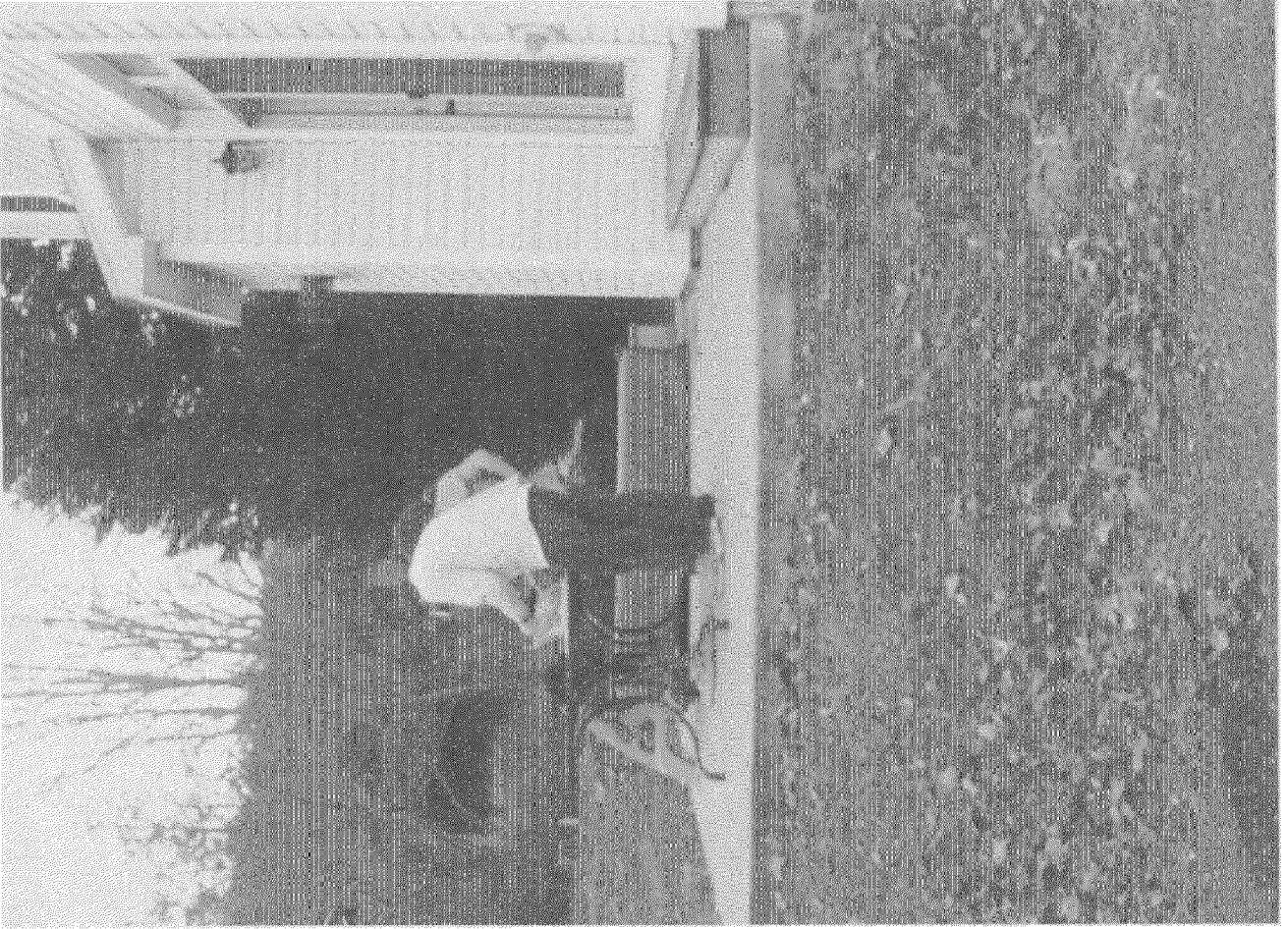
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html



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

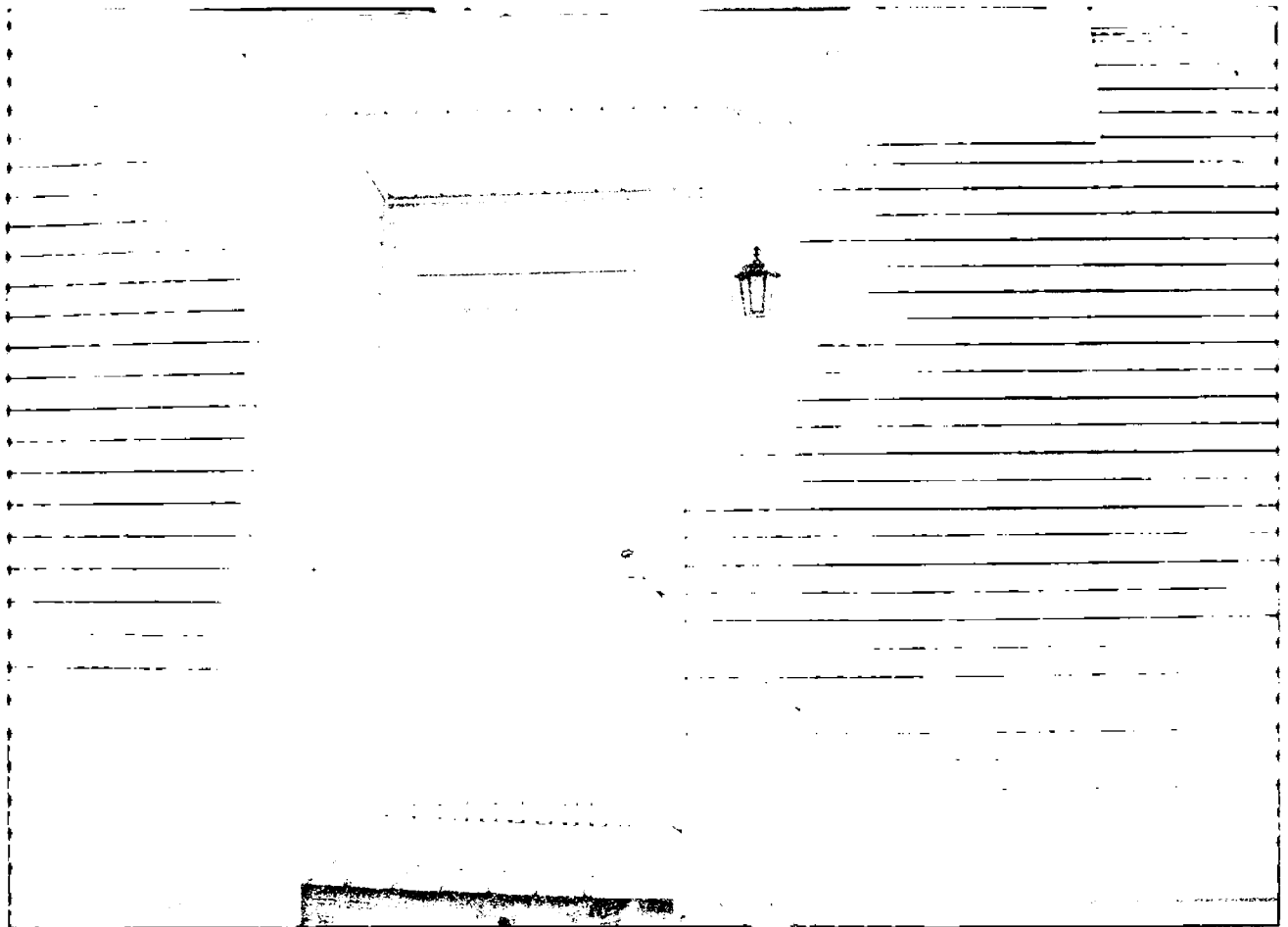
Owner's mailing address MR. + MRS KLOTZ 3806 Washington St. Kensington, MD 20895	Owner's Agent's mailing address Archadeck 8302 Brink Rd. Laytonsville, MD 20882
Adjacent and confronting Property Owners mailing addresses	
MR. + MRS. GERSON 3808 Washington St. Kensington, MD 20895	Michael Grudzynski + Abby Lessack 3804 Washington St. Kensington, MD 20895
Ray Reynolds + Susan Jenkins 3805 Calvert Pl. Kensington, MD 20895	MR. + MRS. Kaplan 3803 Calvert Pl. Kensington, MD 20895

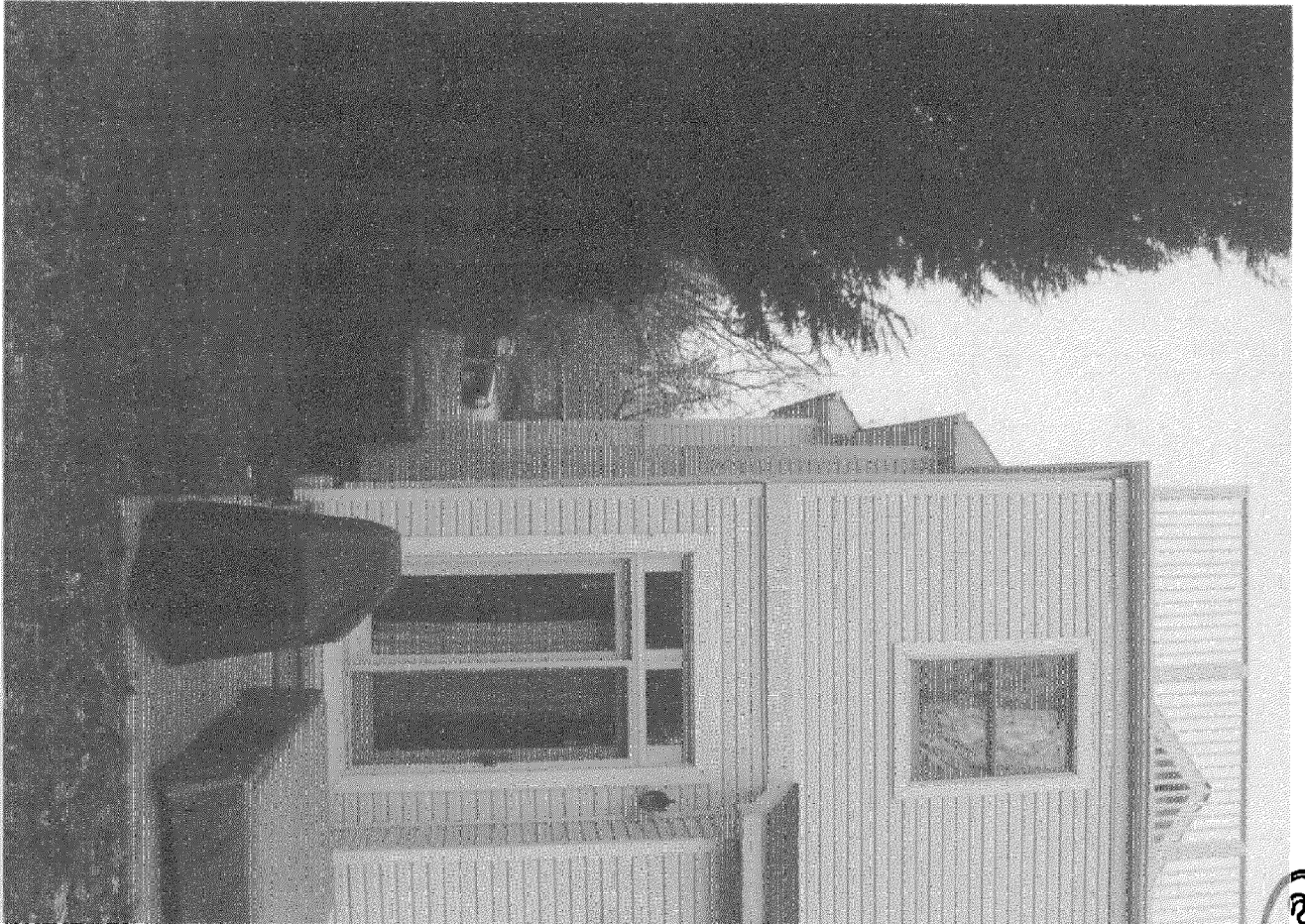


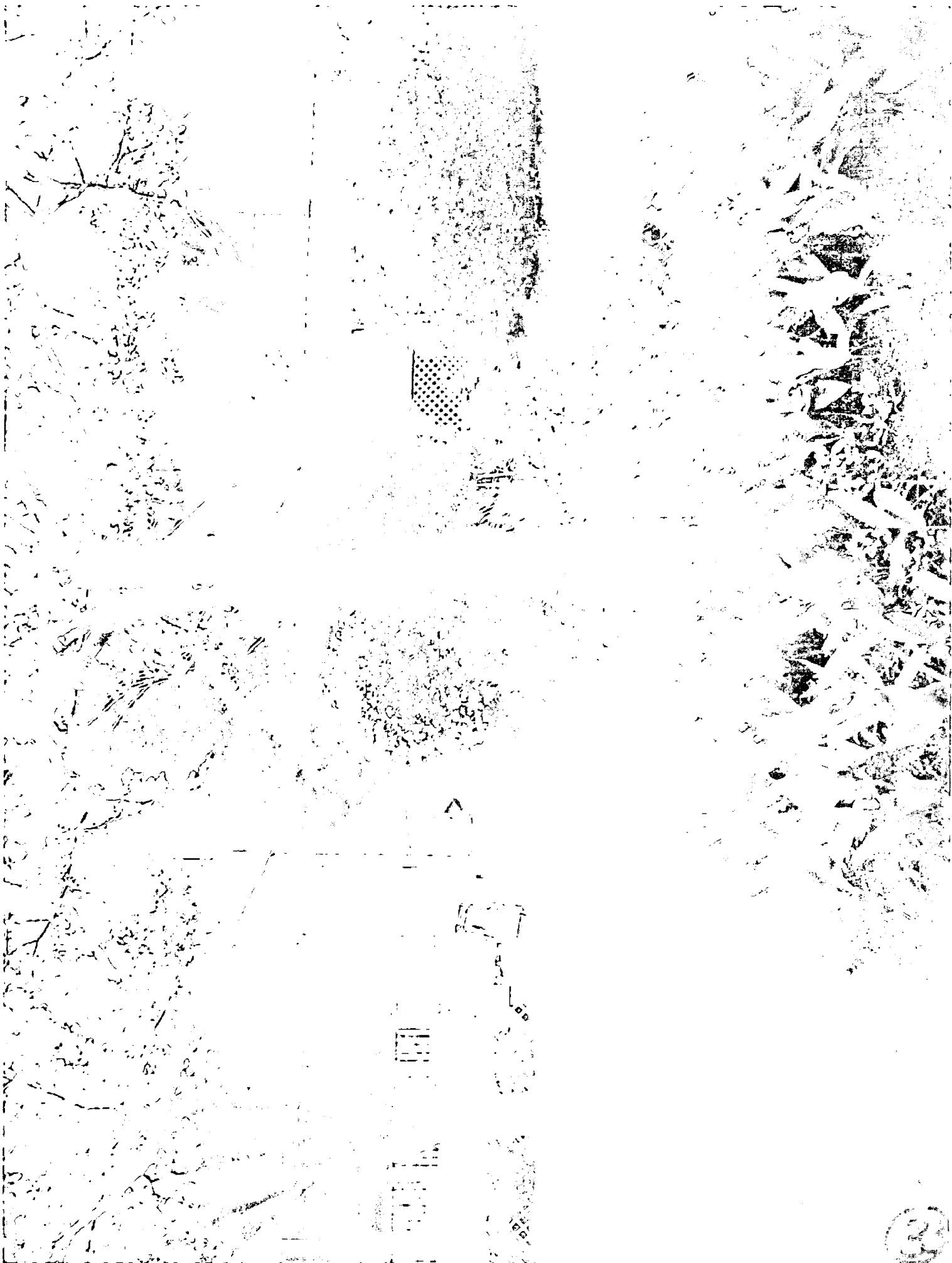


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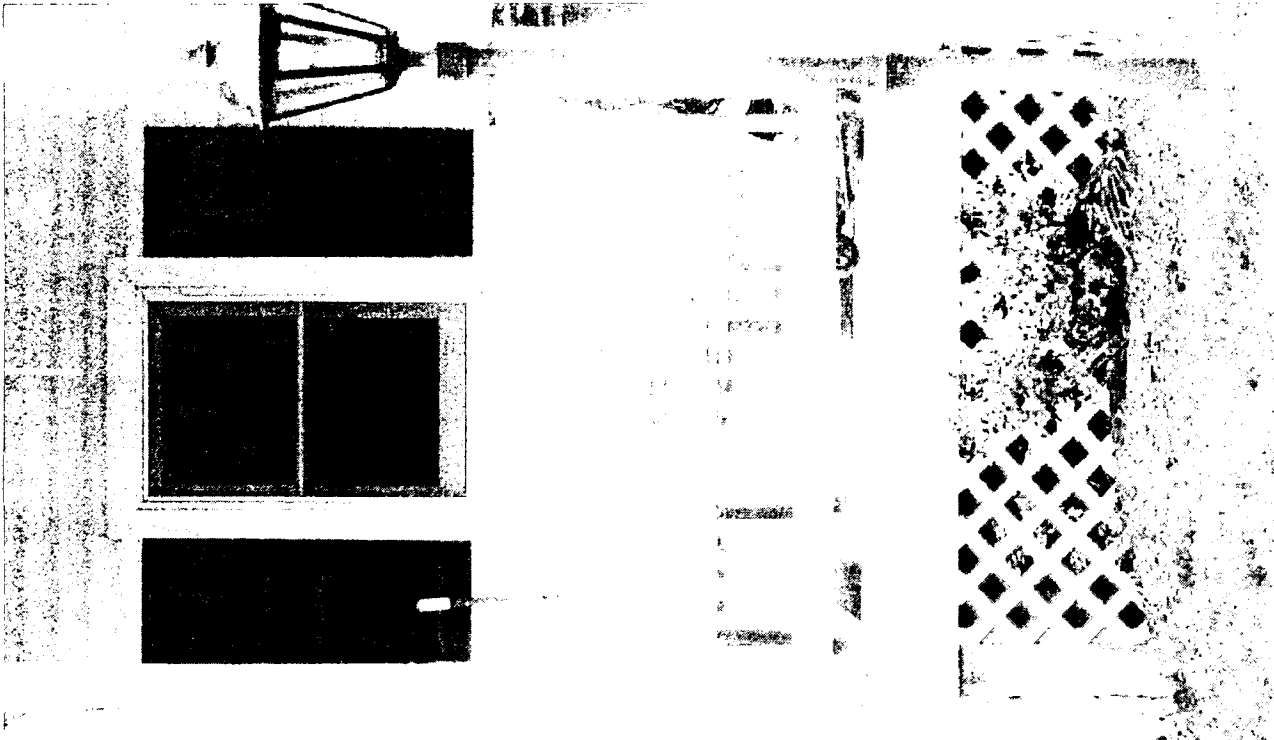






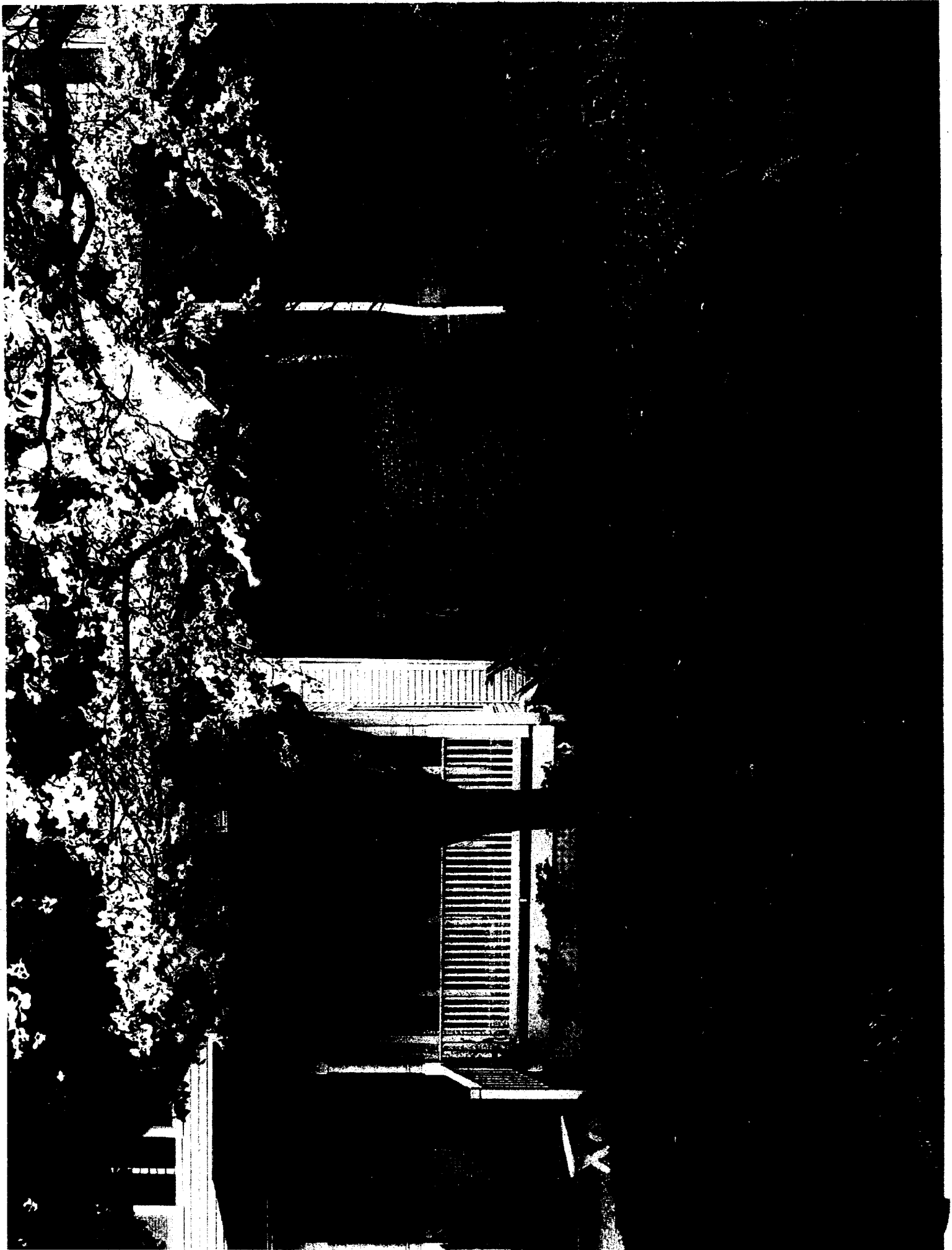


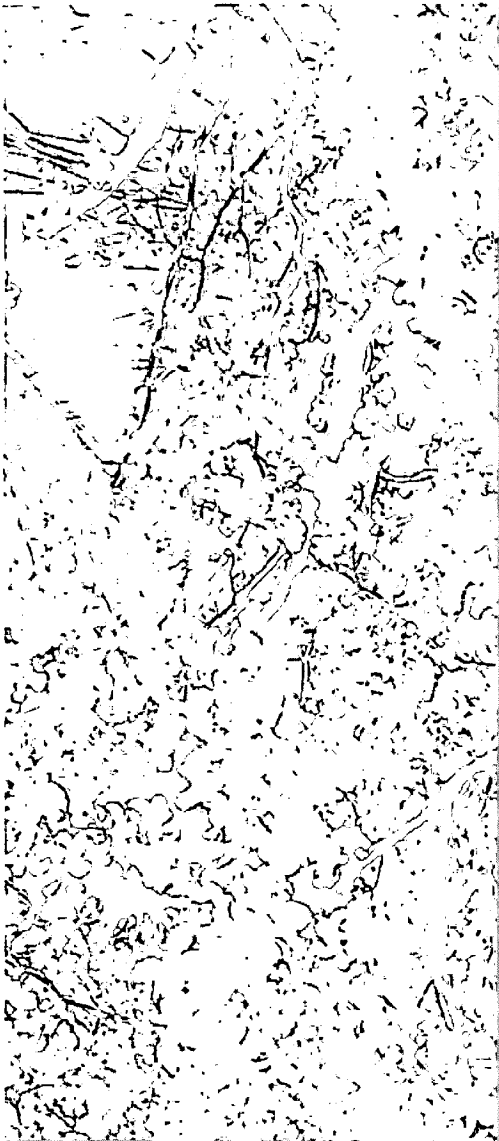




approx 9 ft x 10 ft

(35)





Perfect is not visible





Property is not visible

38

ICC Evaluation Service, Inc.
www.icc-es.org

Business/Regional Office ■ 5360 Workman Mill Road, Whittier, California 90601 ■ (562) 699-0543
Regional Office ■ 900 Montclair Road, Suite A, Birmingham, Alabama 35213 ■ (205) 599-9800
Regional Office ■ 4051 West Flossmoor Road, Country Club Hills, Illinois 60478 ■ (708) 799-2305

DIVISION: 06—WOOD AND PLASTICS
Section: 06500—Structural Plastics
Section: 06610—Plastic Railings and Guards

REPORT HOLDER:

TREX COMPANY, INC.
160 EXETER DRIVE
WINCHESTER, VIRGINIA 22603-8605
(540) 542-6300
www.trex.com

EVALUATION SUBJECT:

TREX® COMPOSITE LUMBER, TREX® HS24, TREX 2×2 BALUSTER™, TREX 1³/₈ SQUARE BALUSTER, TREX 4×4 RAIL POST™, TREX® DESIGNER HANDRAIL

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2003 *International Building Code*® (IBC)
- 2003 *International Residential Code*® (IRC)
- BOCA® *National Building Code*/1999 (BNBC)
- 1999 *Standard Building Code*® (SBC)
- 1997 *Uniform Building Code*™ (UBC)

Properties evaluated:

- Structural
- Surface-burning characteristics
- Durability

2.0 USES

The Trex® Composite Lumber Trex® HS24 and Trex 2×2 Baluster™ are recognized for use as a flooring, guardrail (guard), or nonstructural trim component for exterior balconies, porches, decks, stair treads and other exterior walking surfaces of Type V-B (IBC), Type V-N (UBC), Type 5B (BNBC), and Type VI (SBC) construction, and in structures constructed in accordance with the IRC.

The Trex® Designer Handrail evaluated in this report is limited to exterior use as a guardrail system for balconies, porches, and decks of Group R Occupancy buildings of Type V-B (IBC) and Type V-N (UBC) construction, and in structures constructed in accordance with the IRC.

3.0 DESCRIPTION

3.1 General:

Trex® is a wood thermoplastic composite lumber (WTCL) made from 50 percent wood fiber and 50 percent

polyethylene by weight, and is an alternative to preservative-treated or naturally durable lumber. Trex® is manufactured by a continuous extrusion process, in accordance with the Trex Company quality control manual, producing comparable solid sawn lumber-sized members up to a nominal thickness of 3 inches (76 mm) and a maximum nominal depth of 12 inches (305 mm) in seven colors (saddle, woodland brown, natural, madeira, burnished amber, cayenne and winchester grey) and two textures (Trex Origin™ and Trex Accents™).

Trex® shall not be used in framing applications, such as components of trusses, or as joists, rafters, studs, beams, columns, or axial loaded posts. Refer to Section 4.1 for additional information on structural capacity.

3.2 Deck Board:

3.2.1 General: Trex® is manufactured in sizes comparable to solid sawn lumber-sized members up to a nominal thickness of 3 inches (76 mm) and a maximum nominal depth of 12 inches (305 mm). See Figures 1 and 2 for a typical cross section. The Trex® nominally 2-inch-by-6-inch [actual dimensions 1.5 inches by 5.5 inches (38 mm by 140 mm)] and nominally 2-inch-by-8-inch [actual dimensions 1.5 inches by 7.25 inches (38 mm by 184 mm)] composite lumber is permitted to be used as stair treads provided the maximum span does not exceed that stated in Table 2 of this report.

3.2.2 Durability: When subjected to weathering, insect attack, and other decaying elements, material used to manufacture Trex® is equivalent in durability to preservative-treated or naturally durable lumber when used in locations described in Section 2.0 of this report. Trex® has been evaluated for a temperature range from -20°F (-29°C) to 125°F (52°C).

3.2.3 Surface-burning Characteristics: When tested in accordance with ASTM E 84, Trex® has a flame-spread index of no greater than 200.

3.3 Guardrail System:

3.3.1 General: Trex® members designated as Trex 2×2 Baluster™, Trex 1³/₈ Square Baluster, Trex 4×4 Rail Post™, and Trex® Designer Handrail are permitted for use in guardrail assemblies constructed in accordance with Tables 4 and 5. The use of these rails as "handrails" is outside the scope of this report. These rails are only permitted for use as guards in accordance with the applicable code. See Figure 3 for typical component cross sections.

3.3.2 Durability: When subjected to weathering, insect attack, and other decaying elements, material used to manufacture Trex® is equivalent in durability to preservative-treated or naturally durable lumber when used in locations described in Section 2.0 of this report. Trex® has been evaluated for a temperature range from -20°F (-29°C) to 125°F (52°C).

3.3.3 Surface-burning Characteristics: When tested in accordance with ASTM E 84, Trex® has a flame-spread index of no greater than 200.

4.0 DESIGN AND INSTALLATION

4.1 General:

Installation of Trex® shall comply with this report and the manufacturer's published installation instructions. The manufacturer's published installation instructions shall be available at the jobsite at all times during installation. When the manufacturer's published installation instructions differ from this report, this report shall govern.

4.2 Deck Boards:

4.2.1 General: Allowable withdrawal and lateral design values for nails and bolts used as fasteners in Trex® material shall be determined using the nail and bolt design formula in accordance with the applicable code requirements for solid-sawn lumber. For purposes of fastener calculation only, Trex® shall be assumed to have an effective specific gravity of 0.50. There shall be no increases made to the load values indicated in the AF&PA NDS when designing fasteners for Trex®. Refer to Table 5 of this report for minimum nail spacing distances. Trex® shall be fastened using fasteners with the following diameters:

- a. Nails having diameters less than or equal to 16d common wire [0.162 inch (4 mm)]
- b. Screws having diameters less than or equal to No. 12 [0.216 inch (5.5 mm)]
- c. Bolts having diameters less than or equal to 1/2 inch (12.7 mm)

4.2.2 Structural:

4.2.2.1 Deck Boards: Table 1 lists the allowable stress values for Trex® lumber, Trex® 2x2 Baluster™ and Trex® HS24 lumber. These values shall not be adjusted by any of the adjustment factors permitted for wood framing by the AF&PA NDS or applicable code, with the exception that increases for load duration shall be permitted. The allowable stress values are applicable in uses up to a temperature of 125°F (52°C).

Table 3 lists allowable spans for Trex® used as planking (flatwise bending). This table shall be used for determining the maximum allowable span of Trex® used as decking unless the user/designer submits structural calculations to the code official for approval of additional span lengths using the design values indicated in Table 1.

4.2.2.2 Deck Boards Used as Stair Treads: Trex® 2-inch-by-6-inch (51 mm by 152 mm) and 2-inch-by-8-inch (51 mm by 203 mm) composite lumber, when used as a stair tread, is satisfactory to resist the code-prescribed concentrated load of 300 lbf (1.33 kN) when installed at a maximum center-to-center spacing of 12 inches (305 mm), and shall have a minimum of three continuous spans over four supports. Trex® 5/4-inch-by-6-inch (32 mm by 152 mm) composite lumber, when used as a stair tread, is satisfactory to resist the code-prescribed concentrated load of 300 lbf (1.33 kN) when installed at a maximum center-to-center spacing of 10.5 inches (267 mm), and shall have a minimum of two continuous spans over three supports.

4.3 Guardrail System:

4.3.1 General: Fasteners used to construct guardrails shall comply with the footnotes of Tables 4 and 5.

4.3.2 Structural: Tables 4 and 5 indicate material and installation requirements for the Trex® Railing Assembly and the Trex® Designer Rail Assembly. When installed in

accordance with this report, the system complies with the structural load requirements specified in the applicable building code for lateral load conditions applied to balcony railings and guardrails.

4.3.2.1 Trex® Railing Assembly: The system covered in Table 4 is capable of resisting a uniform load of 50 lbs/ft. (730 N/m) or a concentrated load of 200 pounds (890 N) applied horizontally to the top of the rail. Additionally, the system is capable of withstanding a load of 200 pounds (890 N) applied horizontally over a 1-square-foot (0.093 m²) tributary area of the balusters, and a 200-pound (890 N) concentrated load at the top of the post.

4.3.2.2 Trex® Designer Rail Assembly: The system covered in Table 5 is capable of resisting a uniform load of 50 lbs/ft. (730 N/m) or a concentrated load of 200 pounds (890 N) applied horizontally to the top of the rail. Additionally, the system is capable of withstanding a load of 50 pounds (222 N) applied horizontally over a 1-square-foot (0.093 m²) tributary area of the balusters, and a 200-pound (890 N) concentrated load at the top of the post.

5.0 CONDITIONS OF USE

The Trex® Composite Lumber described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 Trex® shall not be used as a component of trusses or structural diaphragms, and shall not be used in framing applications for joists, rafters, studs, beams, columns, or posts.
- 5.2 The design and installation of Trex® shall be in accordance with this report and the manufacturer's published installation instructions.
- 5.3 When Trex® is used in guardrail assemblies, information shall be submitted to the code official to verify compliance with Tables 4 and 5 of this report. When required by the applicable code or the code official, such documents shall be prepared, signed and sealed, and submitted by a registered design professional in accordance with the registration laws of the state in which the project is located.
- 5.4 The maximum design stresses for Trex®, Trex® HS24 and Trex 2x2 Baluster™ shall comply with those listed in Table 1. The maximum spans of decking shall comply with Table 3 unless structural calculations, in accordance with Table 1, are provided. Guardrail assemblies shall comply with Tables 4 and 5.

The design values listed in Tables 1, 2 and 3 of this report are for loads of normal duration and are applicable to either dry or wet conditions of use. There shall not be any allowable design stress increases permitted by the applicable code or the AF&PA NDS, with the exception that increases for load duration, such as due to impact, shall be permitted. The design values are applicable in uses up to a temperature not exceeding 125°F (52°C).
- 5.5 Allowable capacity of fasteners installed in Trex® shall comply with Section 4.2.1 of this report.
- 5.6 Trex® used as decking shall be designed and installed to limit bending deflection under total design load to less than or equal to L/360.
- 5.7 Trex® shall be limited to use with building types where the use of combustible material is permitted. Trex® shall not be used as a component of heavy timber construction.



- 5.8 The use of the Trex® as a component of a fire-resistance-rated assembly is outside the scope of this report.
- 5.9 Trex® decking shall be gapped to permit adequate drainage in accordance with the manufacturer's published installation instructions. Trex® shall not be attached to any solid surface or watertight flooring systems, such as sheathing, waterproof membranes, concrete, roof decks or patios.
- 5.10 Trex® shall be fastened directly to the supporting construction. At the request of the code official, calculations shall be submitted to confirm that the construction supporting Trex® has been designed to resist all of the applicable loads.
- 5.11 The compatibility of the fasteners, metal post mount components and other metal hardware with the supporting construction, including chemically treated wood, is outside the scope of this report.
- 5.12 Deck boards shall be installed in a minimum of a two-span condition. Deck boards used as stair treads shall be installed in a minimum of a two- or three-span condition as indicated in Table 2.
- 5.13 The allowable design values for Trex® greater than 3 inches thick have not been evaluated and are outside the scope of this report.
- 5.14 The use of Trex® as a handrail has not been evaluated and is outside the scope of this report.
- 5.15 Use of deck boards as a walking surface of the means of egress is outside the scope of this report.
- 5.16 Trex® is produced in Winchester, Virginia, and Fernley, Nevada, under a quality control program with inspections by PFS (AA-652).

6.0 EVIDENCE SUBMITTED

- 6.1 Data in accordance with the ICC-ES Acceptance Criteria for Thermoplastic Composite Lumber Products (AC109), dated June 2004.
- 6.2 Data in accordance with the ICC-ES Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guards and Handrails) (AC174), dated April 2002 (editorially revised July 1, 2004; corrected December 2004).

7.0 IDENTIFICATION

The Trex® described in this evaluation report shall be identified on each piece with the manufacturer's name and address, the product name, the manufacturing location, the name or logo of the inspection agency (PFS) and the evaluation report number (ESR-1190).

Additionally, Trex® shall have the date of manufacture stamped, labeled or branded into each piece as part of the lot number.

TABLE 1— ALLOWABLE DESIGN STRESS VALUES FOR TREX®

ASTM STANDARD	PROPERTY	ALLOWABLE DESIGN VALUES (psi) ^{1,2,3,4}		
		Trex® (Maximum 3-inch Thickness)	Trex 2x2 Baluster™	Trex HS24
ASTM D 4761	Flexural stress	250	600	375
ASTM D 198	Tension	250	350	250
ASTM D 476-1	Modulus of elasticity	1.0×10^5	2.0×10^5	1.7×10^5
ASTM D 198	Compression parallel to grain	550	1,000	550
ASTM D 198	Compression perpendicular to grain	625	1,000	625
ASTM D 143	Shear	200	250	200

For SI: 1 psi = 6.89 kPa, 1 pcf = 16.02 kg/m³, t° C = (t° F - 32)/9.

¹Trex® used as decking shall be designed and installed to limit computed deflection under total design load to less than L/360.

²Design values indicated are applicable for uses where temperatures do not exceed 125°F (52°C).

³Trex® has a density of approximately 60 pcf, and Trex 2x2 Baluster™ has a density of approximately 64 pcf.

⁴The allowable design values for Trex® more than 3 inches (76 mm) thick have not been evaluated and are outside the scope of this report.

TABLE 2—MAXIMUM STAIR TREAD SPANS

DECK BOARDS USED AS STAIR TREADS	MAXIMUM SPAN (in) ^{1,2}
Trex 5/4 × 6 Deck Board	10.5
Trex 2 × 6 and 2 × 8 Deck Boards	12.0

For SI: 1 inch = 25.4 mm; 1 lbf/ft² = 47.9 Pa.

¹Maximum span is measured center-to-center of the supporting construction.

²5/4 × 6 Deck Boards are based on a two-span condition, and 2 × 6 and 2 × 8 Deck Boards are based on a three-span condition.

TABLE 3—TREX® DECKING SPAN CHART^{1,2,3}

MEMBER SIZE	MAXIMUM UNIFORM LIVE LOADING	
	100 psf	200 psf
	Maximum Member Span Between Supports	
5/4 × 6	16 inches	12 inches
2 × 4, 2 × 6, 2 × 8	20 inches	16 inches
3 × 6	Not determined	24 inches
HS24 Marine Grade 2 × width	24 inches	16 inches

For SI: 1 inch = 25.4 mm, 1 psf = 48 Pa.

¹Tabulated span values are for Trex® members used as planking (flatwise bending). The values are permitted to be used in lieu of application-specific calculations. Other applications or loading conditions require submittal of design calculations, showing compliance with this evaluation report, to the code official for approval.

²Trex® members shall be supported by a minimum of three joists and shall be fastened at each joist.

³Tabulated spans are based on a deflection limit of L/360.

TABLE 4—TREX® RAIL ASSEMBLIES¹

COMPONENT	INSTALLATION REQUIREMENTS ^{2,3}
Baluster (parts fabricated or milled from other Trex® profiles into baluster shapes are not permitted)	Trex 2×2 Baluster™ spaced a maximum of 5 1/8 inches on center Trex 1 3/8" Square Baluster spaced a maximum of 5 inches on center
Railings	Top plate Trex® 2×6, 5/4×6, 2×8, or 2×10
	Top rail Trex® 2×4, 5/4×6, 2×6, 2×8 or 2×10
	Bottom rail Trex® 2×4, 5/4×6, 2×6, 2×8, or 2×10. Bottom rail shall be supported and attached to the deck at a maximum of 18 inches (457 mm) on center. Bottom rail is not required when balusters are attached directly to the deck structural members.
Posts	Trex 4×4 Rail Post™ or other approved post material, such as solid-sawn lumber or steel. Maximum post spacing shall be 6 feet on center. Posts shall not be notched.

For SI: 1 inch = 25.4 mm, 1 ft = 0.3 m.

¹Evaluation of framing members supporting the guardrail assembly is outside the scope of this evaluation report.

²Standard guardrail components shall be connected as follows:

- a. Post-to-framing connection: Minimum two 1/2-inch-diameter (13 mm) machine bolts, 5 1/8 inches (130 mm) apart, each post.
- b. Baluster-to-top-rail connection: Minimum two No. 8 by 2 1/2-inch-long (64 mm) screws, 2 inches (51 mm) apart vertically, through each baluster.
- c. Top-rail-to-top-plate connection: Minimum two No. 8 by 2 1/2-inch-long (64 mm) screws spaced 12 inches (305 mm) on center.
- d. Top-rail- and top-plate-to-post connection: Minimum two No. 8 by 3-inch-long (76 mm) screws, 2 inches (51 mm) apart, into each post.

³The minimum height of the guardrail assembly shall be 42 inches (1067 mm) from the deck boards. The maximum opening under the bottom rail shall be 3 inches (76 mm), except for the SBC, where the maximum opening under the bottom rail shall be 2 inches (51 mm).



TABLE 5—TREX® DESIGNER RAIL ASSEMBLIES¹

COMPONENT		INSTALLATION REQUIREMENTS ^{2,3}
Baluster (parts fabricated or milled from other Trex® profiles into baluster shapes are not permitted)		Trex 2x2 Baluster™ spaced a maximum of 5 ¹ / ₄ inches on center.
Railings	Trex® Designer Top Rail	Mount the top of the balusters to the Trex® Designer Top Rail. Top rail shall be attached to the posts using the Trex® Railing Bracket. Bottom rail shall be supported and attached to the deck at a maximum of 18 inches (457 mm) on center.
	Trex® Designer Bottom Rail	Mount the bottom of the balusters to the Trex® Designer Bottom Rail. Bottom rail shall be attached to the posts using the Trex® Railing Bracket. Bottom rail shall be supported and attached to the deck at a maximum of 18 inches (457 mm) on center.
Posts		Trex 4x4 Rail Post™ or other approved post material, such as solid-sawn lumber or steel. Maximum post spacing shall be 6 feet on center. Posts shall not be notched.

For SI: 1 inch = 25.4 mm, 1 ft = 0.3 m.

¹Evaluation of framing members supporting the guardrail assembly is outside the scope of this evaluation report.

²Designer handrail components shall be connected as follows:

- Post-to-framing connection: Minimum two 1/2-inch-diameter (13 mm) machine bolts, 5¹/₈ inches (130 mm) apart, each post.
- Baluster-to-Designer-top-handrail connection: Minimum one 16-gage finish head nail by 2-inch-long (51 mm) through the side of the top Designer handrail and side of baluster.
- Baluster-to-Designer-bottom-handrail connection: Minimum one 16-gage finish head nail by 2-inch-long (51 mm) through the bottom of the designer bottom rail and the bottom of the baluster.
- Top-rail-to-post connection: Attach the Trex® Railing Support Bracket to the post using two No. 9 by 1¹/₂-inch-long (38.1 mm) screws provided. Hang the top Designer Handrail on the Trex® Railing Support Bracket and attach using one No. 9 by 1¹/₂-inch-long (38.1 mm) screw provided with the bracket.
- Bottom-rail-to-post connection: Attach the Trex® Railing Support Bracket to the post using two No. 9 by 1¹/₂-inch-long (38.1 mm) screws provided. Hang the bottom rail on the Trex® Railing Support Bracket and attach using one No. 9 by 1¹/₂-inch-long (38.1 mm) screw, provided, through the top of the bottom rail down through the bracket.
- Support balusters under bottom rail: Attach support balusters under the bottom rail and setting on the deck at a maximum of 18 inches between supports.

³The minimum height of the guardrail assembly shall be 42 inches (1067 mm) from the deck boards. The maximum opening under the bottom rail shall be 3 inches (76 mm).

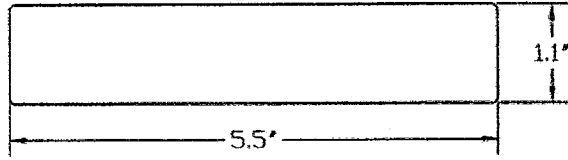
TABLE 6— MINIMUM NAIL SPACING DISTANCES¹

HOLE PREPARATION	EDGE DISTANCE	END DISTANCE		SPACING (PITCH) BETWEEN ROWS OF FASTENERS		SPACING (GAGE) BETWEEN ROWS OF FASTENERS	
		Tension Load Parallel to Grain	Compression Load Parallel to Grain	Parallel to Grain	Perpendicular to Grain	In Line	Staggered
Not prebored	2.5d	15d	10d	15d	10d	5d	2.5d
Prebored	2.5d	10d	5d	10d	5d	3d	2.5d

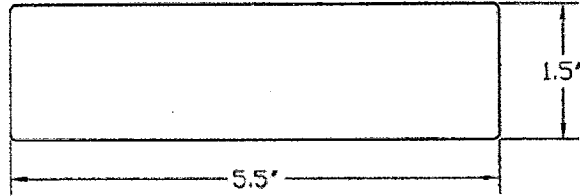
¹Dimension d equals the diameter of the nail.



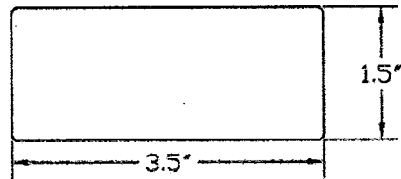
5/4x6



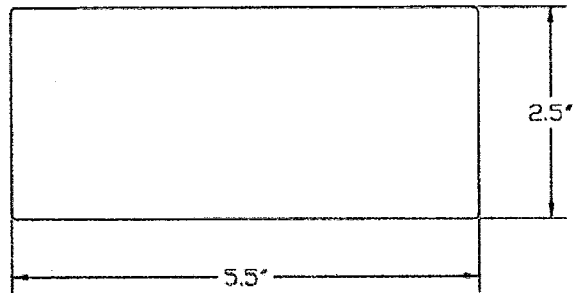
2x6 & 2x6 HS24



2x4



3x6

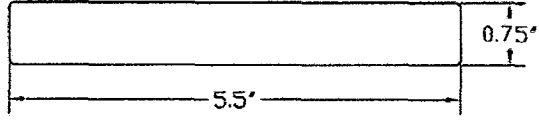


For SI: 1 inch = 25.4 mm.

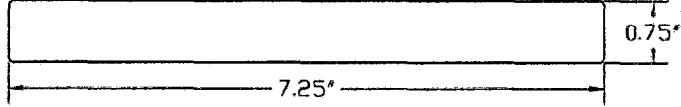
FIGURE 1—TREX DECKING AND DOCKS PROFILES



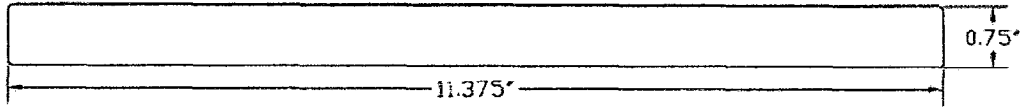
1x6



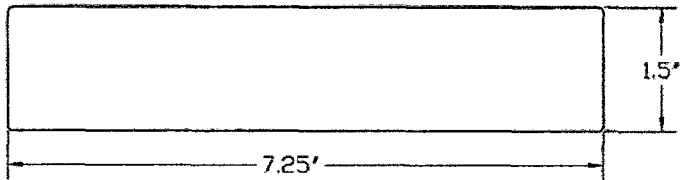
1x8



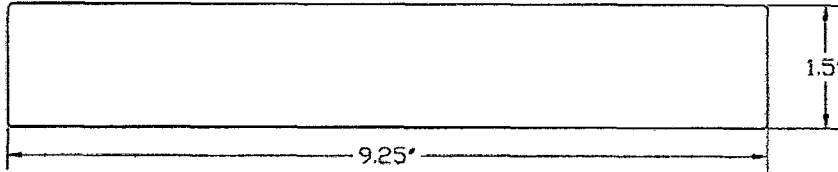
1x12



2x8



2x10

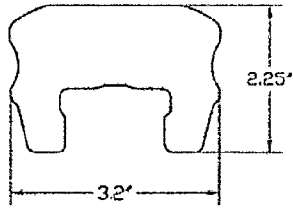


For SI: 1 inch = 25.4 mm.

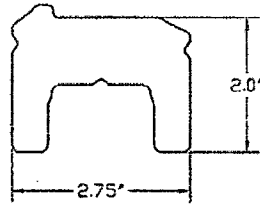
FIGURE 2—TREX FASCIA, RISERS AND TRIM PROFILES



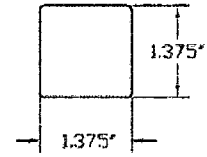
Designer Handrail



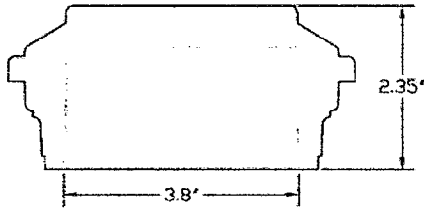
Designer Bottom Rail



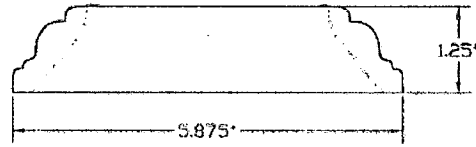
1-3/8 Square Baluster



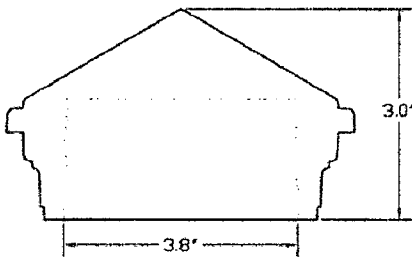
Postcap - Flat



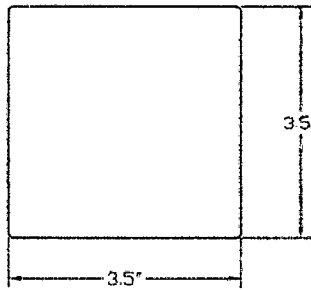
Postskirt



Postcap - Dome



4x4

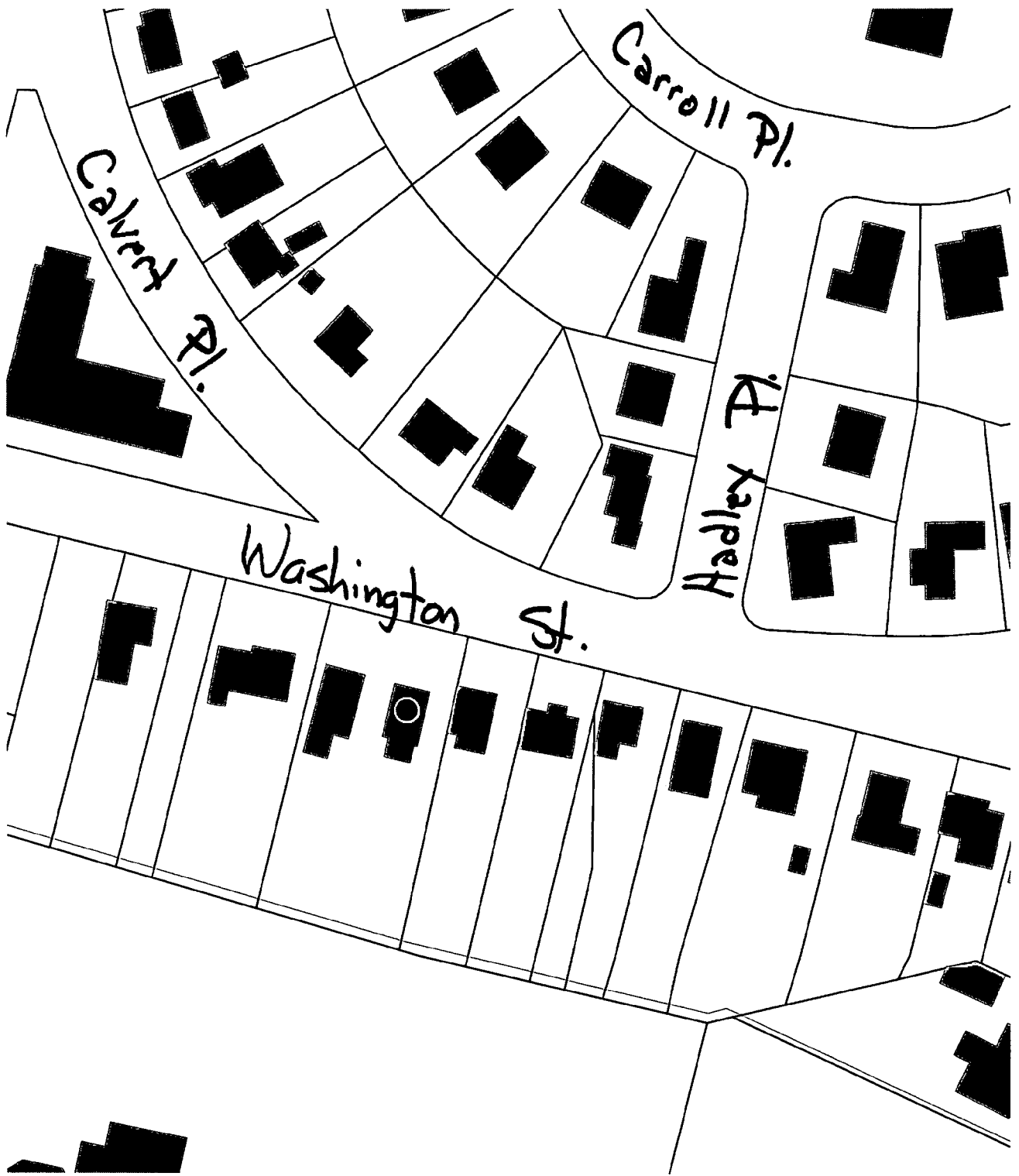


For SI: 1 inch = 25.4 mm.

FIGURE 3—TREX RAILING COMPONENT PROFILES

46

3806 WASHINGTON STREET, KENSINGTON



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Casual User Application



M-NCPPC
 MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



47



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 10/24/07

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Anne Fothergill 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #467476 - Retroactive patio/landing installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the October 24, 2007 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Robert Klotz

Address: 3806 Washington Street, Kensington, MD

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

APPLICATION FOR HISTORIC AREA WORK PERMIT

2007

PF CASE WORK IMG

Contact Person: ROBERT KLOTZ
 Daytime Phone No.: cell 202-468-7312
 Tax Account No.: 13-15-1018545
 Name of Property Owner: ROBERT KLOTZ Daytime Phone No.: cell 202-468-7312
 Address: 3806 WASHINGTON ST. KENSINGTON MD 20895
 Street Number City Street Zip Code
 Contractor: Gibbons Design-Build Inc Phone No.: 301-775-6829
 Contractor Registration No.: MD HIC# 125045 MCB# BC8314
 Agent for Owner: Don Gibbons Daytime Phone No.: 301-775-6829

LOCATION OF BUILDING/PREMISE

House Number: 3806 Street: WASHINGTON ST.
 Town/City: Kensington Nearest Cross Street: CONNECTICUT AVE.
 Lot: 27 Block: 13 Subdivision: KENSINGTON PARK
 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: AC Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Fence/Wall (complete Section 4) Other: STONE LANDING

1B. Construction cost estimate: \$ 1300.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 N/A

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.

Robert Klotz Signature of owner or authorized agent
 Date: 9/29/07

Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 10/25/07
 Application/Permit No.: 46 7476 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:

NO HISTORICAL FEATURES.
House Built in 1996.
Non-contributing resource.

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

INSTALL 6'x12' Stone Landing AT bottom of
stairs @ backyard deck. Stone is random slate in
random pattern. Landing directly behind house, not
visible from public right of way.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
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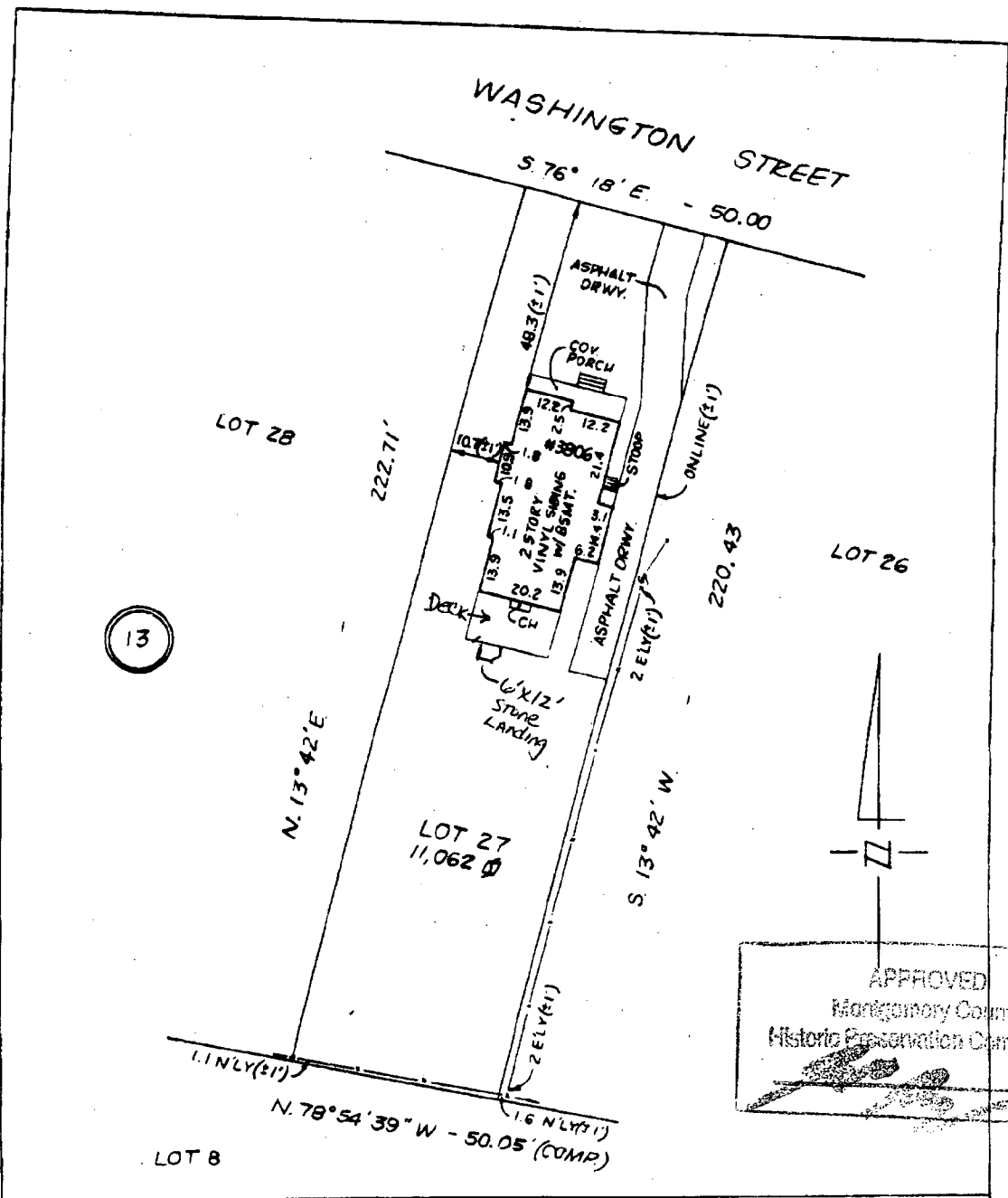
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If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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APPROVED
 Montgomery County
 Historic Preservation Commission

10-25-07

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

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 This property lies within Zone C. (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

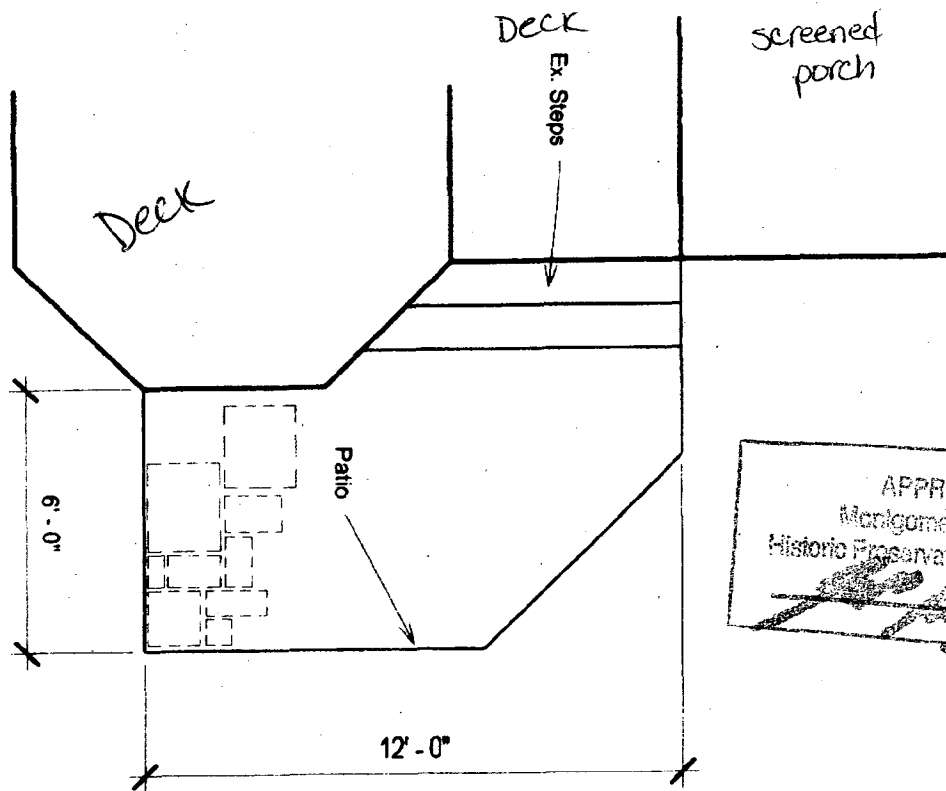
LOCATION DRAWING
 LOT 27 BLOCK 13
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book **B** Plat **4** Scale 1" = 30'
 CASE: 1180-98 FILE: 58849
 DATE: APRIL 24, 1998

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and, to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522

House



APPROVED
Montgomery County
Historic Preservation Commission

10-25-07

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3806 Washington Street, Kensington	Meeting Date:	10/24/2007
Resource:	Secondary Resource Kensington Historic District	Report Date:	10/17/2007
Applicant:	Robert Klotz	Public Notice:	10/10/2007
Review:	HAWP	Tax Credit:	None
Case Number:	31/6-07J RETROACTIVE	Staff:	Anne Fothergill
Proposal:	Rear landing installation		

STAFF RECOMMENDATION

- Approval
- Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary Resource within the Kensington Historic District
 DATE: 1996

PROPOSAL

The applicants are retroactively proposing to install a 6' x 12' random pattern slate landing at the bottom of the stairs off the rear deck.

STAFF RECOMMENDATION

Staff recommendation of **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:

- 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
- 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
- 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.

and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



PHOTO COPY DEPARTMENT OF PERMITTING AND INSPECTION
1155 ROCKVILLE PIKE, SUITE 200, ROCKVILLE, MD 20850
301/563-3400

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: ROBERT KLOTZ

Daytime Phone No.: cell 202-468-7312

Tax Account No.: 13-15-1018545

cell 202-468-7312

Name of Property Owner: ROBERT KLOTZ

Daytime Phone No.: H 240-481-9909

Address: 3806 WASHINGTON ST. KENSINGTON MD 20895

Street Number City State Zip Code

Contractor: Gibbons Design-Build Inc Phone No.: 301-775-6829

Contractor Registration No.: MD#HC#125045 MCB# BC8314

Agent for Owner: Don Gibbons Daytime Phone No.: 301-775-6829

LOCATION OF BUILDING/PREMISE

House Number: 3806 Street: WASHINGTON ST.

Town/City: Kensington Nearest Cross Street: CONNECTICUT AVE.

Lot: 27 Block: 13 Subdivision: KENSINGTON PARK

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Stone Landing

1B. Construction cost estimate: \$ 1300.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 N/A

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.

Robert Klotz
Signature of owner or authorized agent

9/29/07
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 46 7476 Date Filed: _____ Date Issued: _____

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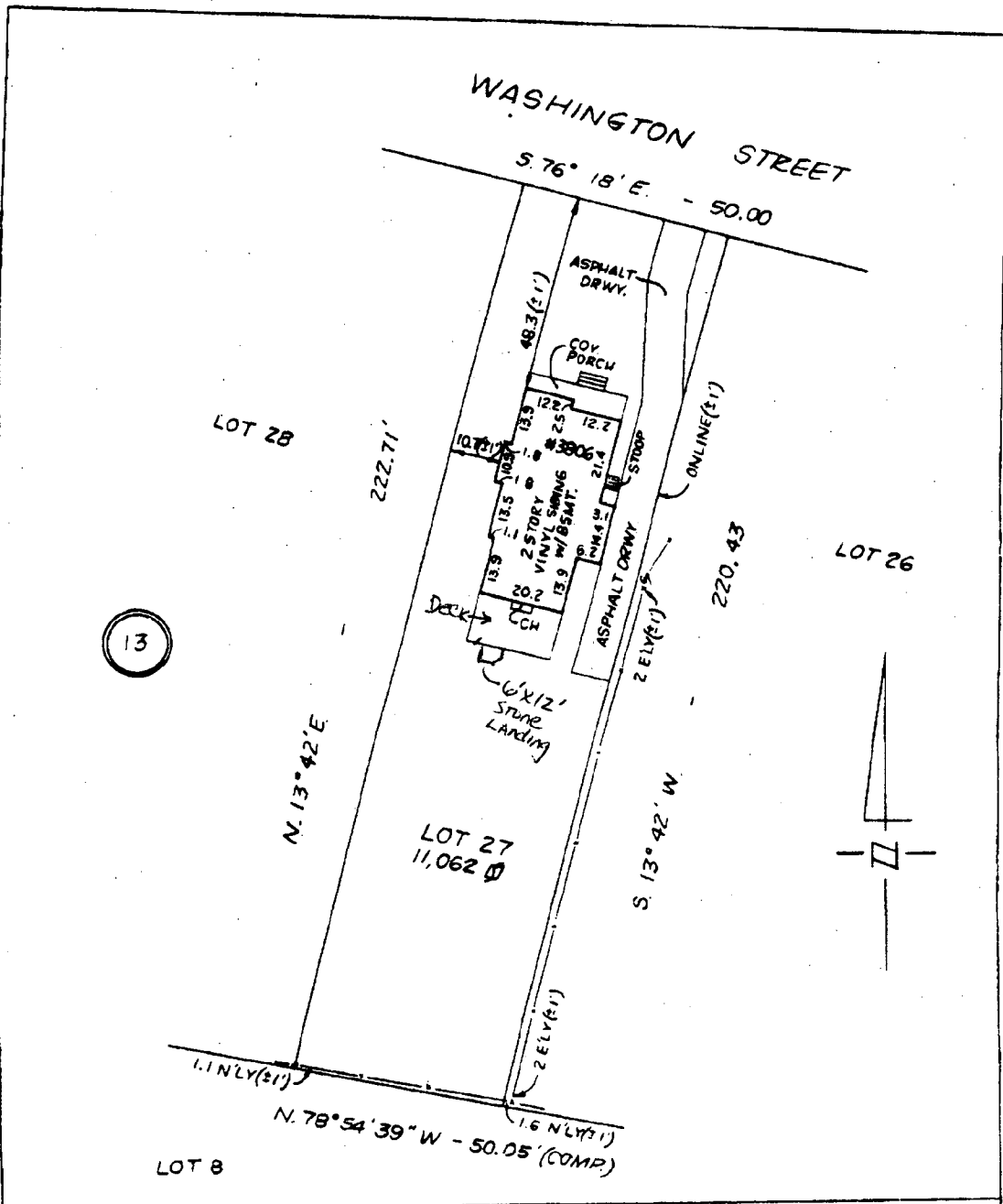
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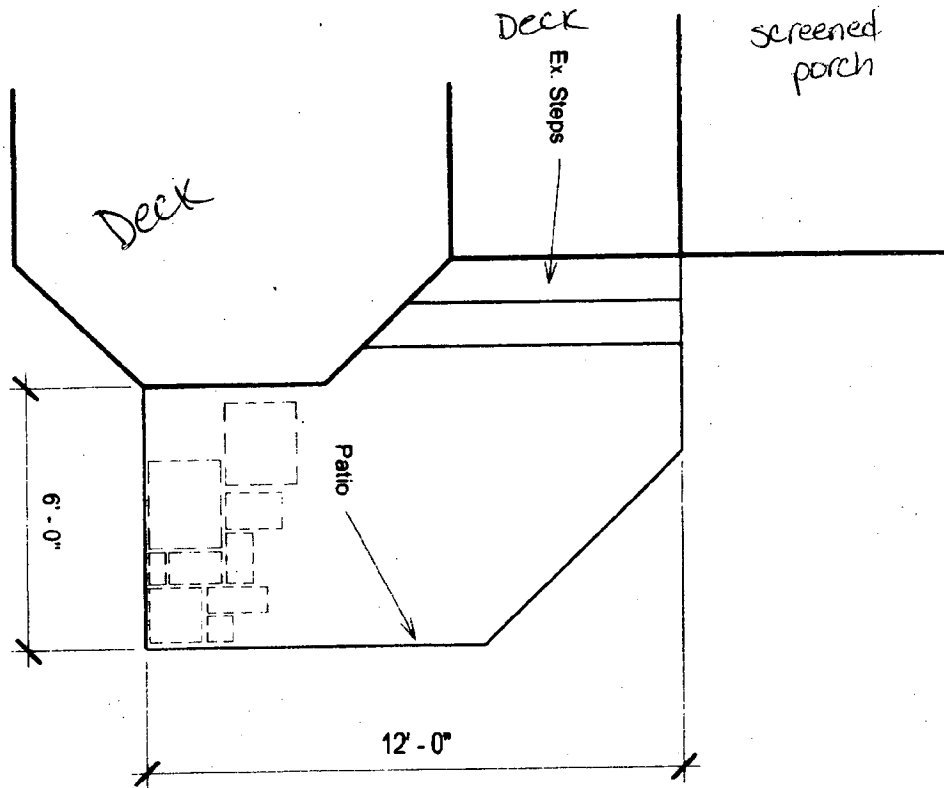
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