

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10019 Pratt Place, Silver Spring	Meeting Date:	1/21/2026
Resource:	Spatial Capitol View Park Historic District	Report Date:	1/14/2026
Applicant:	Matias Hendi (agent)	Public Notice:	1/7/2026
Review:	HAWP	Tax Credit:	No
Case No.:	1142374	Staff:	Devon Murtha
PROPOSAL:	Retroactive demolition of existing deck and construction of screened in porch and stairs		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Spatial Resource in the Capitol View Historic District
STYLE: Modern
DATE: 1986

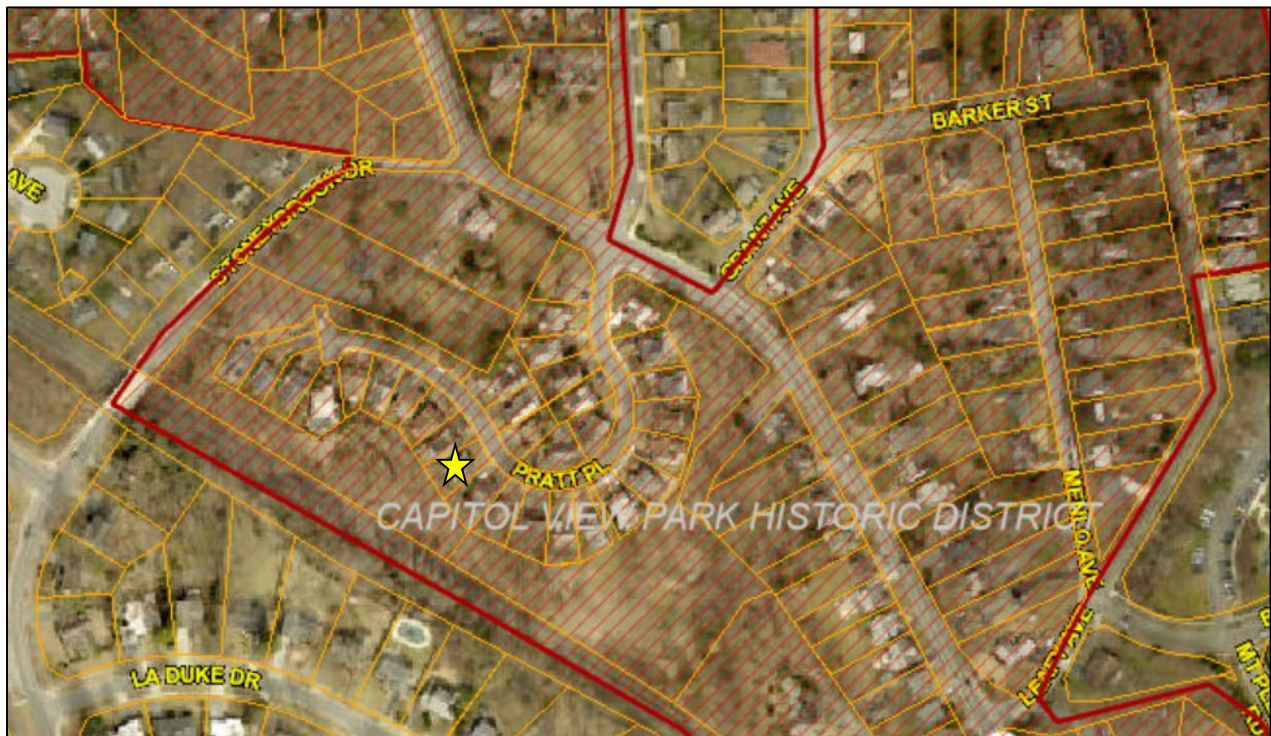


Figure 1: Subject property is annotated with a yellow star.

The subject property is one-story house on a sloped lot. The rear of the property has an above-grade basement.



Figure 2: View of subject property from the right-of-way (left) and rear (right).

The property is categorized as a Spatial Resource, as the lot was unimproved in 1982 at the time of designation. The house was constructed in 1986 and does not contribute to district. It is surrounded by other Spatial resources, most of which were constructed in the late 1980s and early 1990s. There is no direct sightline to the house from any historic resources in the district.



Figure 3: Capitol View Park boundary map.

PROPOSAL

The applicant is proposing to build a 12’x16’ covered, screened-in, elevated deck structure at rear of property. The proposal includes the construction of one (1) set of 3’6” wide stairs with a standard screen door for entry/exit from a landing to grade at right-rear side of deck/property. The deck will be constructed with wood, and feature Trex decking, Trex railings, and asphalt shingles.

The applicant is also seeking retroactive approval for the demolition of the old deck. The deck was hit by a tree in late 2025, and has already been removed.

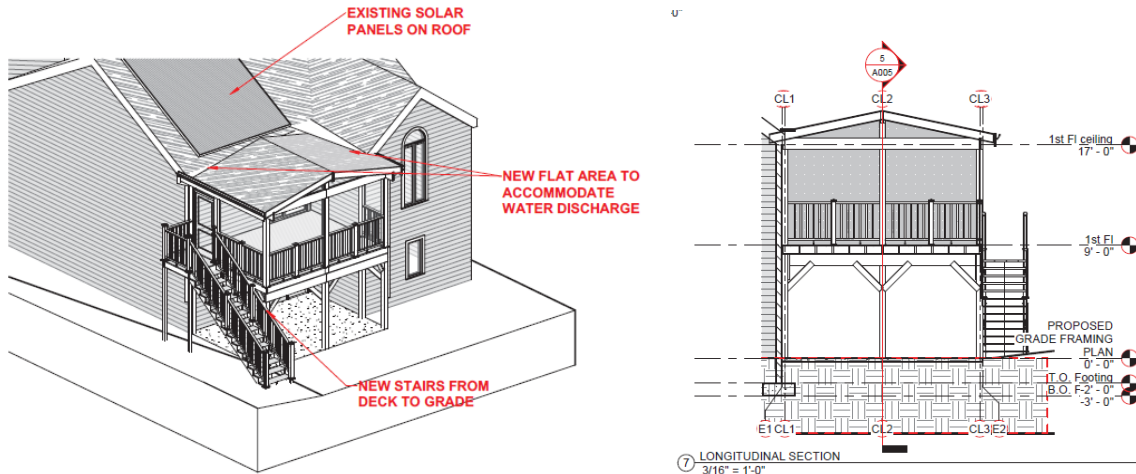


Figure 4: Proposed new deck.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)* and *HPC Policy#24-01 (Policy 24-01)*. The pertinent information in these documents is outlined below.

Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)

Nominal (1936-1981): These houses of themselves are of no architectural or historical significance, but through their contiguity to the significant resources have some interest to the historic district.

Spatial: Spatial resources are unimproved parcels of land which visually and aesthetically contribute to the setting of the historic district, and which can be regarded as extensions of the environmental settings of the significant historic resources.

Montgomery County Code; Chapter 24A-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 ensure 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
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the

historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior’s Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic Preservation Commission Policy No. 24-01: Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring

Non-Contributing Resources/Secondary/Spatial – These were constructed after the district’s period of significance or have been so heavily modified that they no longer contribute to the historic district’s character. These resources do not need to use traditional materials. New porch flooring/decking materials for these resources do not need to satisfy the criteria for compatible substitute material.

STAFF DISCUSSION

Staff finds the proposal to be appropriate and recommends approval.

The house is a Spatial Resource, which does not contribute to the district. The *Sector Plan* offers no review standards for Spatial Resources; therefore, Staff looks to Chapter 24A-8(d) and the *Standards* for guidance. Chapter 24A-8(d) directs the HPC to be lenient in its review of structures that have little historical or design significance, unless alterations would impact the character of the district. The *Standards* emphasizes the need for alternations and new construction to compatible with the massing, size, scale, and architectural features to protect the character of historic properties and the surrounding environment. Staff finds that the construction of a new deck and screened in porch, on the rear of the property, will have no impact on the district. It is only minimally visible from the right-of-way, and in an area surrounded by non-historic resources. The footprint of the proposed deck is generally consistent with that of the previous deck, and will have little impact on the overall character of the resource.

Staff finds that, per *HPC Policy 24-01*, the resource does not need to use traditional or compatible decking materials, and that Trex decking is acceptable.

After full and fair consideration of the applicant’s submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation* #2, 9, and 10, and *Approved & Adopted Sector Plan for Capitol View & Vicinity (Sector Plan)* as outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d) and Chapter 24A-8(d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10;

and with *HPC Policy #24-01*;

and with the general condition that the applicant shall present an electronic set 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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

An existing 1 story frame with basement structure located at 10019 Pratt Place, built in 1986 per Maryland SDAT and stamped property plat. There is an asphalt driveway along the left side of the property from the street and a brick walkway that connects the driveway to the house entrance. There are two adjoining neighbors with structures similar in style and scale. The rear of the property is partially visible from the street, but largely obstructed by trees and the house. At the rear of the property there is an existing wood privacy fence, as shown on the property plat. An elevated wood deck at the rear of the structure and property has been demolished due to storm damage. The ledger board used for this deck is partially exposed, and there is damage to the siding where the deck once met the house (see photos).

Description of Work Proposed: Please give an overview of the work to be undertaken:

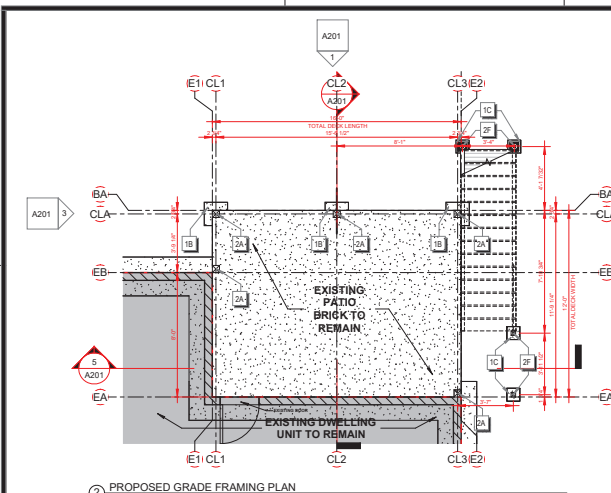
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

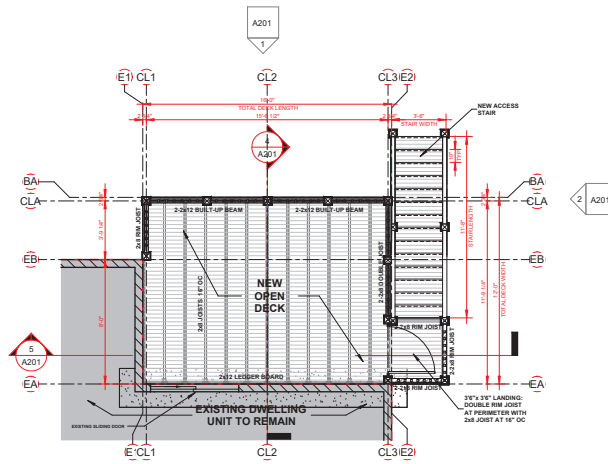
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

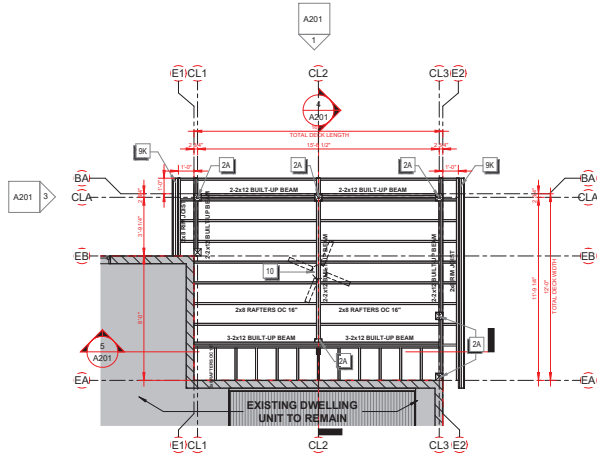
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



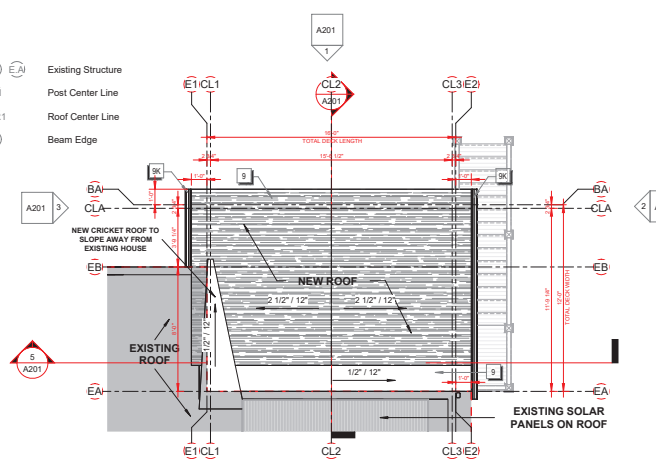
2 PROPOSED GRADE FRAMING PLAN
1/4" = 1'-0"



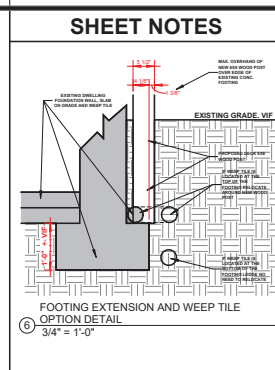
1 PROPOSED 1ST FL FRAMING PLAN
1/4" = 1'-0"



4 1ST FL REFLECTED CEILING PLAN
1/4" = 1'-0"



5 PROPOSED ROOF FRAMING PLAN
1/4" = 1'-0"



FOOTING EXTENSION AND WEEP TILE
OPTION DETAIL
3/4" = 1'-0"

STRUCTURAL NOTES

- 1. CONCRETE FOOTING:
 - A. SEE ASPEC 20
 - B. FOOTING: 16" W x 12" D x 12" H (MIN)
 - C. SHALLOW STAIR FOOTING: 16" W x 10" D x 6" H (MIN)
- 2. WOOD COLUMN (PRESSURE TREATED):
 - A. 6" x 6" WOOD COLUMN
 - B. ATTACHMENT OPTION 1 AT FOOTING:
 - 1. USE SIMPSON STRONG TIES C8094-RS2910 POST BASE
 - 2. COLUMN ATTACHMENT TO CONC FOOTING BELOW GRADE:
 - C. ATTACHMENT AT TOP BEAM:
 - 1. USE SIMPSON STRONG TIES C8094-RS2910 POST BASE
 - D. FLUSH BEAM WITH SIMPSON STRONG TIES PCZ AND EPCCZ POST CAPS
 - E. DIAGONAL 2x6 BRACING WITH SIMPSON STRONG TIE KNEE BRACE STABILIZER K812.2. MAINTAIN 45 DEGREE ANGLE.
 - F. 4x4 WOOD POST
- 3. FLOOR STRUCTURE (PRESSURE TREATED):
 - A. PERIMETER BEAM
 - B. 3-x12 BUILT-UP BEAM AS NOTED. FLUSH BEAM. CONNECT TO POSTS WITH SIMPSON STRONG TIE PCZ POST CAP
 - C. 2x16 FLOOR JOISTS @ 16" OC. CONNECT TO PERIMETER BEAM WITH SIMPSON STRONG TIE JOIST HANGERS LUS212.
 - D. 1x4 WOOD FLOOR BOARDS
 - E. 1x4 TREX (OR EQUAL) FLOOR BOARDS
- 4. HORIZONTAL LEDGER (PRESSURE TREATED):
 - 1. 2x12 LEDGER
 - 2. DIMP EDGE
 - 3. BOLTED PER DETAIL 17 ASPEC 20
- 5. STAIR (PRESSURE TREATED):
 - 1. STRINGER
 - 2. 5-x12 OPEN (CUT) STRINGER.
 - 3. 1x4 TREX (OR EQUAL) FLOOR BOARDS USED AS TREADS
- 6. BALCONY:
 - 1. TREX TYPE RAILING OR EQUAL. SEE ASPEC 21 SECTION 15 AND 16
- 7. SCREEN PARTITION:
 - 1. 36" x 36" WOOD SCREEN DOOR INSTALLED BETWEEN 4x4 POST. ADJUST FRAMING AS NECESSARY
 - 2. MOSQUITO SCREEN (BLACK COLOR) HEAVY DUTY IN BLACK COLOR ALUMINUM METAL FRAME INFILL
- 8. ROOF: ASPHALT SHINGLE SLOPED ROOF
 - A. ASPHALT SHINGLE ROOFING, ENERGY STAR AND COOL ROOF COULING COMPLIANT
 - B. METAL FLASHING AT ROOF VALLEYS, ROOF EDGE, CAPS, TYP
 - C. TYP. ROOFING FELT UNDERLAYMENT
 - D. ROOFING SHEATHING 2212" PLYWOOD OR OSB
 - E. 2-x12 WOOD BUILT-UP AS NOTED ROOF PERIMETER BEAM CONNECT TO POSTS WITH SIMPSON STRONG TIE BCS2-18 POST CAP
 - F. 2x8 WOOD FRAMING ROOF JOIST @ 16" OC. ATTACH WITH SIMPSON TIES H2 SZ HURRICANE TIES
 - G. 2x4 MIN COLLAR TIES @ COLLAR TIE AT EVERY OTHER ROOF JOIST 53 HT FROM ROOF PEAK. ATTACH TO ROOF JOISTS
 - H. OPTIONAL BEADED PLYWOOD PANEL FINISH OR EQUAL. STAIN FINISH
 - I. HANDSTREW FACIA OVER 2x8 SUB-FACIA FRAMING
 - J. AZEK BOARD OR EQUAL ROOF MOLDING
 - K. 3" x 6" x 8" TIE ALUMINUM GUTTER AD DOWNSPOUT SYSTEM - DARK COLOR
 - L. 2x12 RIDGE BOARD. SUPPORT W 4x4 POST ABOVE ROOF PERIMETER BEAM EA END
- 9. ELECTRICAL:
 - 1. CEILING FAN W LIGHT. BLOCK IN BETWEEN JOISTS TO HANG TO SUBI
 - 2. REMOTE CONTROL
- 10. ELECTRICAL:
 - 1. CEILING MOUNTED LIGHT

**SEE ALSO:
Aspec 20,
Aspec 21 AND
Aspec 22**

Architect:
ARIMSE ARCHITECTS
ARIMSEARCHITECTURE.COM
703-662-1115



Project Name:
**10019 Pratt Pl
Screened
In Deck**

10019 PRATT PL, SILVER SPRING, MD 20910

Client:
Raphael Schklowsky

REV No	REVISION DATE	REVISION DESCRIPTION

Drawing Title:
**ARCHITECTURAL
PLANS**

North:

Project No.: **Project Number**

Drawn by: **Author**

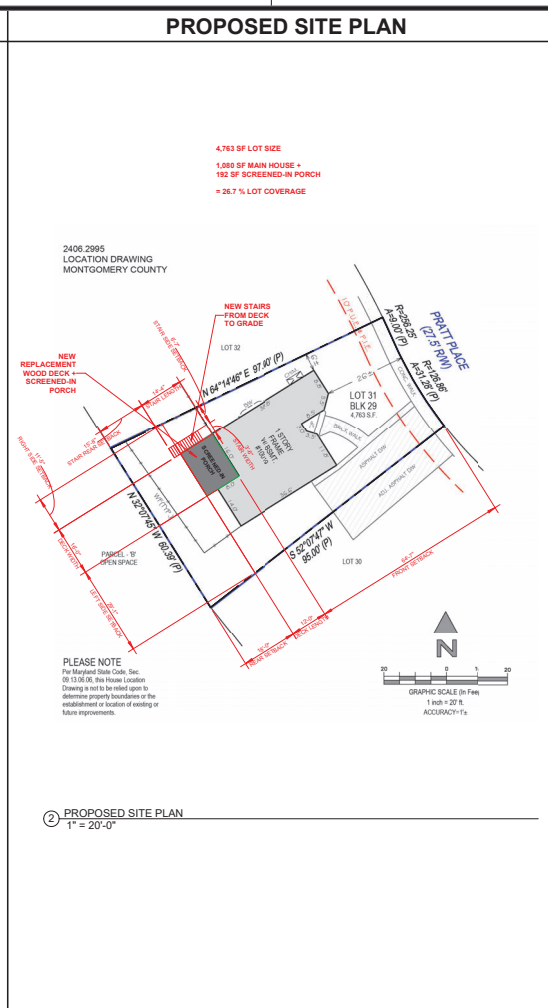
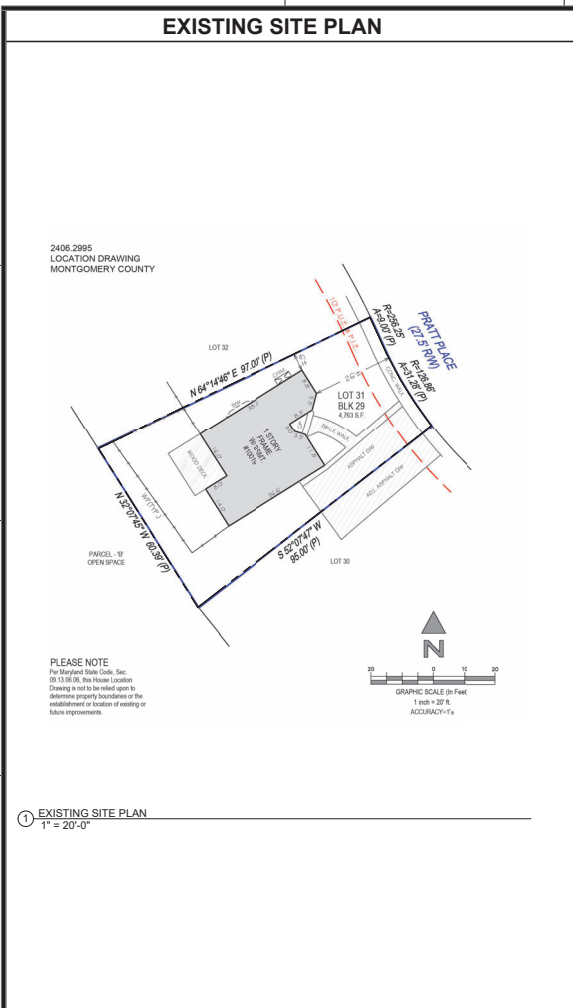
Permit No.: **Checker**

Scale: **As Indicated**

Date: **12/1/2025 5:05:30 PM**

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Drawing No.: **A200**



GENERAL NOTES

A. GENERAL NOTES

- COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANT ADJACENT TO THE PROJECT AREA ADJACENT SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
- VERIFY FIELD CONDITIONS AND COORDINATE WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING TO THE WORK. REPORT ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES OR CONFLICTS IN OR AMONG THE CONTRACT DOCUMENTS TO THE OWNER/ARCHITECT IMMEDIATELY FOR CLARIFICATION. CLARIFICATION IS REQUIRED PRIOR TO BEGINNING ANY WORK OR THE WORK IN QUESTION.
- COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
- THESE GENERAL NOTES AND TYPICAL WRITTEN DETAILS APPLY THROUGHOUT THE DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN.

B. DEFINITIONS

- "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.
- "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED CONFORMABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
- "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS SHALL BE PROVIDED.
- "AS NOTED" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.

C. DIMENSIONS

- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND VISOR DISCREPANCIES INFORM THE OWNER/ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. DIMENSIONS SHALL BE READ OR CALCULATED AND REVER SCALED.
- DIMENSIONS ARE RELATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, TYPICAL FACE OF CURB WALL, FACE OF PARTITION TYPE AS SCHEDULED, ETC.
- ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB.
- PRIORITY FOR TOLERANCES SHALL BE IN THE FOLLOWING ORDER: 1) FINISHES, 2) PARTITIONS, 3) WALLS, 4) FLOORING, 5) CEILING, 6) ROOFING, 7) LARGE SCALE DETAILS, 8) SMALL SCALE DETAILS, 9) ENLARGED VIEWS, 10) FLOOR FINISHES AND ELEVATIONS, 11) FLOOR ELEVATIONS ARE INDICATED ON THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.
- VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED.
- AT THE OPEN POINT UNLESS NOTED ABOVE FINISH FLOOR "AMP" CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED CEILING SYSTEM OR FACE OF FINISH MATERIAL AS SCHEDULED.
- CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT SHALL BE NEW AND THAT ALL WORK SHALL BE PERFORMED BY LABOR SKILLED IN THE TRADE.
- THE CONTRACTOR IS RESPONSIBLE TO MAKE ALL NECESSARY PENETRATIONS THROUGH WALLS, FLOORS, ROOFS AND CEILING FOR ALL PIPES, ETC. WHETHER OR NOT SUCH PENETRATIONS ARE SPECIFICALLY SHOWN ON THE ARCHITECTURAL DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPPLEMENTARY PROTECTION AND PROTECTION OF ALL OPERATIONS NECESSARY TO COMPLETE THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE SCOPE OF WORK AND FOR ALL PERMITS NECESSARY FOR COMPLETION OF THE WORK.
- AT THE COMPLETION OF THE JOB, THE CONTRACTOR SHALL PROVIDE GUARANTEES COVERING ALL MATERIALS AND WORKMANSHIP PERFORMED BY HIM AND HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION OF THE WORK.
- THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR CHANGES MADE BY THE CONTRACTOR, HIS SUBS, OR ON THE OWNER DURING CONSTRUCTION.
- THE PROJECT IS NOT SUBJECT TO SUPERVISION BY THE ARCHITECT DURING CONSTRUCTION.

D. SUBMISSIONS

- BEFORE SUBMITTING PROPOSALS BIDDERS SHALL CAREFULLY EXAMINE THE DRAWINGS AND NOTES, INSPECT THE SITE AND ACQUAINT THEMSELVES WITH ALL GOVERNING ORDINANCES, LAWS, ETC., AND OTHERWISE FAMILIARIZE THEMSELVES WITH ALL MATERIALS AND WORKMANSHIP PERFORMANCE OF THE WORK. THE ACT OF SUBMITTING A PROPOSAL SHALL BE CONSIDERED AS A WAIVER THAT THE BIDDERS AND SUBS FAMILIARIZED HIMSELF AND THEREFORE NO CONCESSION WILL BE GRANTED BECAUSE OF ANY CLARIFICATION OR MISUNDERSTANDING OR LACK OF INFORMATION.

E. ROUGH CARPENTRY

- PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SUPERVISION NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- ALL SILL, HEADER, JOIST AND RAISE PLATES ON MACHINERY AND CONCRETE FOUNDATIONS ARE LOCATED WITHIN 10' OF THE DECK TO BE PRESERVE TREATED PINE, SIZE AS SHOWN, INSTALL OVER A LAYER OF SILL PLATES AND AT LEAST 2" BELOW THE FINISH GRADE.
- STUD OR NO. 2 STRUCTURAL LIGHT FRAMING GRADE, ANY SPECIES GRADED UNDER NDS, VISCER, 2" X 6" RAISE PLATES.
- PLYWOOD: PROVIDE APA GRADED PANELS COMPLYING WITH PS 1A AND 195, FOR TYPE OF APPLICATIONS INDICATED.
- PARTENERS: USE DRY-SPUN GALVANIZED, ASTM A 103 STEEL FOR HIGH HUMIDITY AND TREATED WOOD LOCATIONS.

F. DESIGN LOADS

- GROUND ROOF SNOW LOAD: PER BC SECTION 1608
- WIND SPEED: PER BC SECTION 1609
- SEISMIC DESIGN CATEGORY: PER BC SECTION 1613
- WEATHERING: PER BC SECTION 1614
- FRESH LOADS: PER BC SECTION 1615
- TEMPERATURE: MODERATE TO HEAVY
- LIVE LOAD: PER BC SECTION 1607
- SOIL BEARING CAPACITY: SEE STRUCTURAL
- CONC FOUNDATION AND SLAB: SEE STRUCTURAL

PROJECT INFO

SHEET #	SHEET NAME
A000	COVER SHEET SITE PLAN
A001	PROPOSED SITE PLAN
A002	ROOF FURNISHING
A003	ARCHITECTURAL PLANS
A004	ELEVATIONS - SECTIONS - DETAILS
A005	EXTERIOR PORCH SPECIFICATIONS AND DETAILS
A006	EXTERIOR PORCH SPECIFICATIONS AND DETAILS
A007	EXTERIOR PORCH SPECIFICATIONS AND DETAILS
A008	EXTERIOR PORCH SPECIFICATIONS AND DETAILS - WOOD CONNECTOR DETAILS

LOCATION MAP

10019 Pratt Pl, Silver Spring, MD 20910

2.0 DC ZONING ANALYSIS SUMMARY

	REQUIRED	EXISTING	PROPOSED
1 PROJECT NAME:	10019 Pratt Pl	Screened In Deck	
2 PROJECT ADDRESS/UNIT:	10019 PRATT PL, SILVER SPRING, MD 20910		
3 LOT / BLOCK / PARCEL:	NA		
4 GPIN: NA	TAX ACCT: NA		
5 SUBDIVISION:	NA		
6 SCOPE OF WORK:			
7 ZONING:	RESIDENTIAL-MUN	UNCHANGED	
8 LOT AREA:	N/A	N/A	UNCHANGED
9 OPEN SPACE (CORPORATIONAL):	N/A	N/A	N/A
10 DENSITY:	N/A	N/A	UNCHANGED
11 LOT WIDTH:	N/A	N/A	UNCHANGED
12 GROSS FLOOR AREA:	N/A	N/A	UNCHANGED
13 YARDS / SETBACKS:	N/A	N/A	UNCHANGED
14 BUILDING HEIGHT:	N/A	N/A	UNCHANGED
15 PARKING:	N/A	N/A	UNCHANGED
16 RESERVED:	N/A	N/A	
17 RESERVED:	N/A	N/A	
18 RESERVED:	N/A	N/A	
19 RESERVED:	N/A	N/A	
20 RESERVED:	N/A	N/A	

CONTRACT DOCS

MARVELLA CONSTRUCTION COMPANY

10019 Pratt Pl
Screened In Deck

1. CONTRACT DOCUMENTS

2. PERMITS

3. SCHEDULE

4. PAYMENT

5. WARRANTY

6. TERMINATION

7. FORCE MAJEURE

8. ASSIGNMENT

9. ENTIRE AGREEMENT

10. GOVERNING LAW

11. DISPUTE RESOLUTION

12. SEVERABILITY

13. HEADINGS

14. INTERPRETATION

15. CONSTRUCTION

16. CONSTRUCTION

17. CONSTRUCTION

18. CONSTRUCTION

19. CONSTRUCTION

20. CONSTRUCTION

PERMIT APPLICATION MATERIALS

1. PERMIT APPLICATION

2. PERMIT APPLICATION

3. PERMIT APPLICATION

4. PERMIT APPLICATION

5. PERMIT APPLICATION

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17. PERMIT APPLICATION

18. PERMIT APPLICATION

19. PERMIT APPLICATION

20. PERMIT APPLICATION

STRUCTURAL SIZING

1. STRUCTURAL SIZING

2. STRUCTURAL SIZING

3. STRUCTURAL SIZING

4. STRUCTURAL SIZING

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15. STRUCTURAL SIZING

16. STRUCTURAL SIZING

17. STRUCTURAL SIZING

18. STRUCTURAL SIZING

19. STRUCTURAL SIZING

20. STRUCTURAL SIZING



Architect:
ARIMSE ARCHITECTS
ARIMSEARCHITECTURE.COM
703-662-1115

MARVELLA
ARCHITECTURE | DEVELOPMENT | CONSTRUCTION | ESTIMATION

Project Name:
**10019 Pratt Pl
Screened In Deck**

10019 PRATT PL, SILVER SPRING, MD 20910

Client:
Raphael Schklowsky

REV No	REVISION DATE	REVISION DESCRIPTION

Drawing Title:
COVER SHEET SITE PLAN

North:

Project No.: Project Number

Drawn by: Author

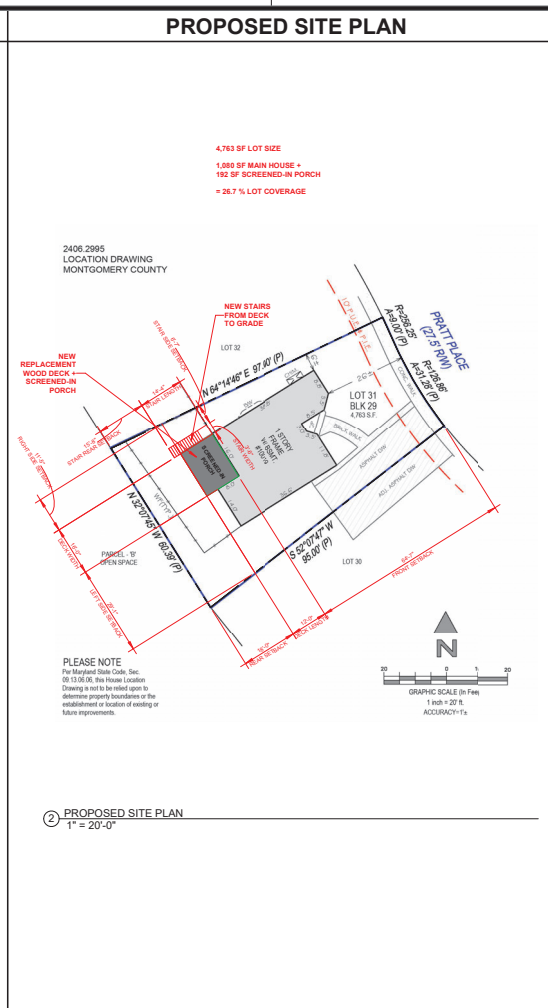
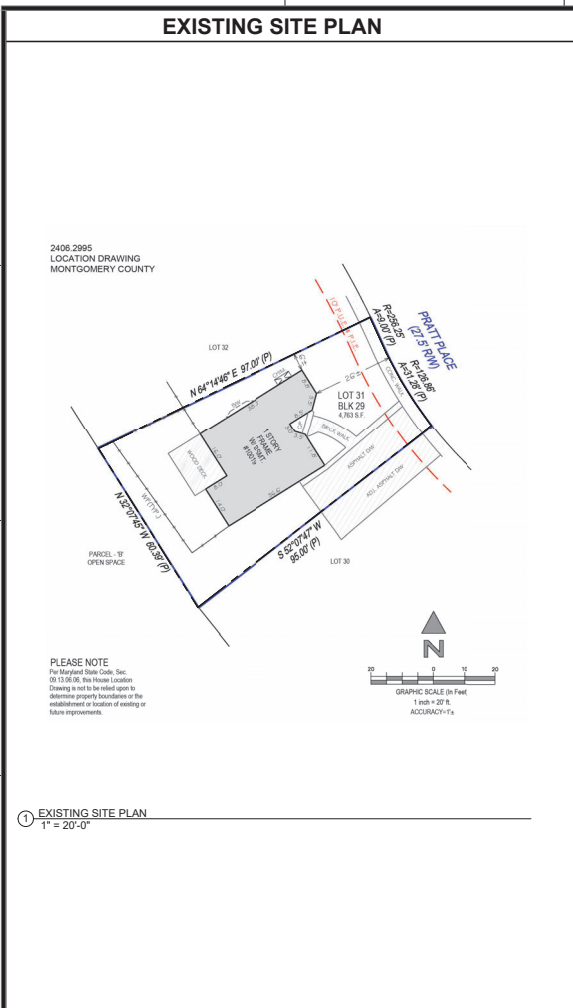
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GENERAL NOTES

A. GENERAL NOTES

- COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANT ADJACENT TO THE PROJECT AREA ADJACENT SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
- VERIFY FIELD CONDITIONS AND COORDINATE WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING TO THE WORK. REPORT ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES OR CONFLICTS IN OR AMONG THE CONTRACT DOCUMENTS TO THE OWNER/ARCHITECT IMMEDIATELY FOR CLARIFICATION. CLARIFICATION IS REQUIRED PRIOR TO BEGINNING ANY WORK ON THE PROJECT.
- COORDINATE WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
- THESE GENERAL NOTES AND TYPICAL WRITTEN DETAILS APPLY THROUGHOUT THE DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN.

B. DEFINITIONS

- "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.
- "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED CONFORMABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
- "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS SHALL BE PROVIDED.
- "AS SHOWN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.

C. DIMENSIONS

- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND VISOR DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT/OWNER PRIOR TO COMMENCING WORK.
- DIMENSIONS SHALL BE READ OR CALCULATED AND FIELD SCALED.
- DIMENSIONS ARE RELATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, TYPICAL FACE OF CURB WALL, FACE OF PARTITION TYPE AS SCHEDULED, UNLESS OTHERWISE NOTED.
- ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB.
- PRIORITY FOR TOLERANCES SHALL BE IN THE FOLLOWING ORDER: 1) FINISH FLOOR ELEVATION, 2) FINISH CEILING ELEVATION, 3) FINISH FLOOR LARGER SCALE DETAILS, 4) SMALL SCALE DETAILS, 5) ENLARGED VIEWS, 6) FLOOR FINISH AND ELEVATIONS, 7) FINISH FLOOR ELEVATIONS ARE INDICATED ON THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.
- VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED.
- AT THE OPEN POINT UNLESS NOTED ABOVE FINISH FLOOR "AMP" CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED CEILING SYSTEM OR FACE OF FINISH MATERIAL AS SCHEDULED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AS REQUIRED FOR SIZE, CLEARANCE, AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWING.

D. SUBMITTALS

- PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.
- COORDINATE WITH THE ARCHITECT, ENGINEER, SURVEYOR, AND SYSTEMS PROVIDED BY THE OWNER.
- IN AREAS WHERE THE DRAWINGS DO NOT ADDRESS METHODOLOGY, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND THE MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY/COUNTY AND ONLY SHOW THE MINIMUM AMOUNT OF DRAWINGS FOR THE PURPOSES AND MAY NOT BE CONSIDERED AS TOTALY COMPREHENSIVE CONSTRUCTION DOCUMENTS. ELECTRICAL AND PLUMBING WORK IS CONSIDERED REGION BASED BY THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AS REQUIRED FOR PERFORMANCE AND THAT THE WORK WILL BE OF GOOD QUALITY, FREE FROM DEFECTS AND DEFICIENCIES IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO MAKE ALL NECESSARY PENETRATIONS THROUGH WALLS, FLOORS, ROOFS AND CEILINGS FOR ALL PIPES, ETC. WHETHER OR NOT SUCH PENETRATIONS ARE SPECIFICALLY SHOWN ON THE ARCHITECTURAL DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPPLEMENTARY PROTECTION AND PROTECTION OF ALL OPERATIONS NECESSARY TO COMPLETE THE WORK UNDER THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE SCOPE OF WORK AND PAY FOR ALL PERMITS NECESSARY FOR COMPLETION OF THE WORK.
- AT THE COMPLETION OF THE JOB, THE CONTRACTOR SHALL PROVIDE GUARANTEES COVERING ALL MATERIALS AND WORKMANSHIP PERFORMED BY HIM AND HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION OF THE WORK.
- THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR CHANGES MADE BY THE CONTRACTOR, HIS SUBS, OR THE OWNER DURING CONSTRUCTION.
- THE PROJECT IS NOT SUBJECT TO SUPERVISION BY THE ARCHITECT DURING CONSTRUCTION.

E. BIDDING

- BEFORE SUBMITTING PROPOSALS BIDDERS SHALL CAREFULLY EXAMINE THE DRAWINGS AND NOTES, INSPECT THE SITE AND ACQUAINT THEMSELVES WITH ALL GOVERNING ORDINANCES, LAWS, ETC., AND OTHERWISE FAMILIARIZE THEMSELVES WITH ALL MATERIALS AND WORKMANSHIP PERFORMANCE OF THE WORK. THE ACT OF SUBMITTING A PROPOSAL SHALL BE CONSIDERED AS A WAIVER THAT THE BIDDER HAS EXAMINED HIMSELF AND THEREFORE NO CONCESSION WILL BE GRANTED BECAUSE OF ANY CLARIFICATION OR MISUNDERSTANDING OR LACK OF INFORMATION.

F. ROUGH CARPENTRY

- PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SUPERVISION NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.
- ALL SILL, HEADER, JOIST AND RAISE PLATES ON MACHINERY AND CONCRETE FOUNDATIONS ARE LOCATED WITHIN 10' OF THE DECK TO BE PRESERVE TREATED PINE, SIZE AS SHOWN, INSTALL OVER A LAYER OF SILL PAPER AND AT LEAST 2" ABOVE FINISH GRADE.
- STUD OR NO. 2 STRUCTURAL LIGHT FRAMING GRADE, ANY SPECIES GRADED UNDER NDS, VISCER, 2" X 6" RAISE PILES.
- PLYWOOD: PROVIDE APA GRADED PANELS COMPLYING WITH PS 1A AND 195, FOR TYPE OF APPLICATIONS INDICATED.
- PARTENERS: USE DRY-SPUN GALVANIZED, ASTM A 103 STEEL FOR HIGH HUMIDITY AND TREATED WOOD LOCATIONS.

G. DESIGN LOADS

- GROUND ROOF SNOW LOAD: PER BC SECTION 1608
- WIND SPEED: PER BC SECTION 1609
- SEISMIC DESIGN CATEGORY: PER BC SECTION 1613
- WEATHERING: PER BC SECTION 1614
- FRESH LOADS: PER BC SECTION 1615
- TEMPERATURE: MODERATE TO HEAVY
- LIVE LOAD: PER BC SECTION 1607
- SOIL BEARING CAPACITY: SEE STRUCTURAL
- CONC FOUNDATION AND SLAB: SEE STRUCTURAL

PROJECT INFO

SHEET #	SHEET NAME
A000	COVER SHEET SITE PLAN
A001	PROPOSED SITE PLAN
A002	ROOF FLOOR PLAN
A003	ARCHITECTURAL PLANS
A004	ELEVATION SECTIONS - DETAILS
A005	EXTERIOR PORCH SPECIFICATIONS AND DETAILS
A006	EXTERIOR PORCH SPECIFICATIONS AND DETAILS
A007	EXTERIOR PORCH SPECIFICATIONS AND DETAILS
A008	EXTERIOR PORCH SPECIFICATIONS AND DETAILS - WOOD CONNECTOR DETAILS

LOCATION MAP

10019 Pratt Pl, Silver Spring, MD 20910

2.0 DC ZONING ANALYSIS SUMMARY

PROJECT NAME:	10019 Pratt Pl
PROJECT ADDRESS/UNIT:	10019 PRATT PL, SILVER SPRING, MD 20910
LOT / BLOCK / PARCEL:	N/A
GPIN:	NA
TAX ACCT#:	NA
SUBDIVISION:	NA

6 SCOPE OF WORK:
Build a 12x18' covered, screened-in, elevated deck structure at rear of property.
Install one (1) set of 3-4" wide stairs with a standard screen door for entry/exit from a landing to grade at right-rear side of deck/property.

	REQUIRED	EXISTING	PROPOSED
7 ZONING	RESIDENTIAL-MUN		UNCHANGED
8 LOT AREA	N/A	N/A	UNCHANGED
9 OPEN SPACE	N/A	N/A	UNCHANGED
10 DENSITY	N/A	N/A	UNCHANGED
11 LOT WIDTH	N/A	N/A	UNCHANGED
12 GROSS FLOOR AREA	N/A	N/A	UNCHANGED
13 YARDS / SETBACKS	N/A	N/A	UNCHANGED
14 BUILDING HEIGHT	N/A	N/A	UNCHANGED
15 PARKING	N/A	N/A	UNCHANGED
16 RESERVED	N/A	N/A	UNCHANGED
17 RESERVED	N/A	N/A	UNCHANGED
18 RESERVED	N/A	N/A	UNCHANGED
19 RESERVED	N/A	N/A	UNCHANGED
20 RESERVED	N/A	N/A	UNCHANGED

CONTRACT DOCS

MARVELLA CONSTRUCTION COMPANY

10019 Pratt Pl
Screened in Deck

1. CONTRACT DOCUMENTS

2. PERMITS

3. INSURANCE

4. PAYMENT SCHEDULE

5. ASSIGNMENT

6. RELEASE

7. WAIVER

8. ACCEPTANCE

9. CLOSURE

10. FINAL PAYMENT

11. DISPUTE RESOLUTION

12. ENTIRE AGREEMENT

13. NO ASSIGNMENT

14. NO SUBCONTRACTING

15. NO ASSIGNMENT

16. NO ASSIGNMENT

17. NO ASSIGNMENT

18. NO ASSIGNMENT

19. NO ASSIGNMENT

20. NO ASSIGNMENT

PERMIT APPLICATION MATERIALS

1. PERMIT APPLICATION FORM

2. PERMIT FEE

3. PERMIT PLAN

4. PERMIT NOTES

5. PERMIT STAMP

6. PERMIT EXPIRES

7. PERMIT RENEWAL

8. PERMIT CANCELLATION

9. PERMIT TRANSFER

10. PERMIT ASSIGNMENT

11. PERMIT SURRENDER

12. PERMIT RECALL

13. PERMIT REVOCATION

14. PERMIT SUSPENSION

15. PERMIT REINSTATEMENT

16. PERMIT REISSUANCE

17. PERMIT AMENDMENT

18. PERMIT CORRECTION

19. PERMIT WITHDRAWAL

20. PERMIT CLOSURE

STRUCTURAL SIZING

1. DESIGN LOADS

2. WIND SPEED

3. SEISMIC DESIGN CATEGORY

4. WEATHERING

5. FRESH LOADS

6. TEMPERATURE

7. LIVE LOAD

8. SOIL BEARING CAPACITY

9. CONC FOUNDATION AND SLAB

10. ROOF LOADS

11. FLOOR LOADS

12. WALL LOADS

13. COLUMN LOADS

14. BEAM LOADS

15. JOIST LOADS

16. TRUSS LOADS

17. RAFTER LOADS

18. SILL LOADS

19. HEADER LOADS

20. RAISE LOADS



Architect:
ARIMSE ARCHITECTS
ARIMSEARCHITECTURE.COM
703-662-1115

MARVELLA
ARCHITECTURE | DEVELOPMENT | CONSTRUCTION | ESTIMATION

Project Name:
**10019 Pratt Pl
Screened In Deck**

10019 PRATT PL, SILVER SPRING, MD 20910

Client:
Raphael Schklowsky

REV No	REVISION DATE	REVISION DESCRIPTION

Drawing Title:
COVER SHEET SITE PLAN

North:

Project No.: Project Number

Drawn by: Author

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Date: 12/1/2025 5:05:22 PM

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Drawing No.: **A000**

Issue Date: 12-01-2008
Revision Date: 03-27-2025
Renewal Date: 03-31-2026

DIVISION: 06 00 00 – WOOD, PLASTICS AND COMPOSITES
Section: 06 63 00 – Plastic Railings

REPORT HOLDER:
Trex® Company, Inc.
2500 Trex Way
Winchester, VA 22601
(540) 542-6300
www.trex.com

REPORT SUBJECT:
Trex Transcend® Railing
Trex Select® Railing
Trex Enhance® Railing

1.0 SCOPE OF EVALUATION

1.1 This Research Report addresses compliance with the following Codes:

- 2024, 2021 and 2018 *International Building Code®* (IBC)
- 2024, 2021 and 2018 *International Residential Code®* (IRC)

NOTE: This Report references 2024 Code sections. Section numbers in earlier versions of the Codes may differ.

1.2 *Trex® Transcend®, Select® and Enhance®* railing systems have been evaluated for the following properties:

- Structural Performance
- Durability
- Surface Burning
- Decay Resistance
- Termite Resistance

1.3 *Trex® Transcend®, Select® and Enhance®* railing systems have been evaluated for the following uses:

- *Trex® Transcend®, Select® and Enhance®* railing systems are guardrails (guards) under the definitions of the referenced Codes and are intended for use on elevated walking areas in buildings and walkways, including stairs and ramps, as required by the referenced Codes.

- Guardrail systems are provided as level guards for level walking areas such as decks, balconies and porches, and sloped guards for open sides of stairways.
- Guardrail systems recognized in this Report may be used in One- and Two-Family Dwellings regulated by the IRC and all construction types regulated by the IBC in accordance with IBC Sections 705.2.2 and 705.2.3.1, Exceptions 2 and 3. Guardrails less than 42" high are limited to use in One- and Two-Family Dwellings (IRC). See Table 1 for additional restrictions based upon Use and Occupancy Classification.

2.0 STATEMENT OF COMPLIANCE

Trex® Transcend®, Select® and Enhance® railing systems comply with the Codes listed in Section 1.1, for the properties stated in Section 1.2 and uses stated in Section 1.3, when installed as described in this Report, including the Conditions of Use stated in Section 6.0.

3.0 DESCRIPTION

3.1 Railing systems include top and bottom rails, baluster spacers and rail inserts (*Transcend®* only), balusters, post sleeves, rail brackets, foot blocks and decorative moldings. See Table 1 for recognized railing dimensions.

3.2 Rails and post sleeves are wood-plastic composite extrusions with a PVC or acrylic cap layer, baluster spacers and rail inserts are PVC extrusions, and balusters are either wood-plastic composite or aluminum extrusions. Rail brackets, foot blocks and decorative moldings are injection-molded plastic parts.

3.3 *Trex® Transcend®* railing is produced in Classic White, Charcoal Black, Gravel Path, Rope Swing, Tree House and Vintage Lantern, consisting of the following components (see Figure 2):

3.3.1 The top rail is a crown profile with overall dimensions of 3.312" wide by 2.453" tall.



3.3.2 The bottom rail is an “H” profile with overall dimensions of 3.000” wide by 2.004” tall.

3.3.3 Infill Options:

3.3.3.1 Balusters are available in a 1.418” square composite profile, 0.750” square aluminum profile or 0.750” round aluminum profile. Balusters are inserted into holes in baluster spacers snapped into the top and bottom rails. Rail inserts are installed into the top and bottom rails when using aluminum balusters.

3.3.3.2 Glass panel of 1/4 inch thick tempered glass. The glass panel is inserted into the top rail and slides up, to clear the bottom rail. The glass panel is aligned with the bottom insert and pushed down into the insert.

3.3.4 Rails are attached to posts with nylon brackets.

3.3.5 The post sleeve is a 4.450” square profile with three internal ribs on each wall.

3.4 *Trex® Select® Classic* railing is produced in Classic White and Charcoal Black, and *Trex Enhance®* railing is produced in Classic White, Charcoal Black, Saddle and Vintage Lantern. Both railing systems consist of the following components (see Figure 4):

3.4.1 The top and bottom rails are rectangular profiles with overall dimensions of 2.750” wide by 2.000” tall. The top rail is oriented flatwise, and the bottom rail is oriented edgewise.

3.4.2 Balusters are only available in a 0.750” round aluminum profile.

3.4.3 Rails are attached to posts with nylon brackets.

3.4.4 The post sleeve is a 4.450” square profile with three internal ribs on each wall.

3.5 *Trex® Select® T-Rail* railing is produced in Classic White. The railing system consist of the following components (see Figure 6):

3.5.1 The top rail is a T-shaped profile with top width of 3.500” and overall height of 2.960”

3.5.2 Balusters are available in a 1.000” square composite profile and a 0.750” round aluminum profile.

3.5.3 Rails are attached to posts with nylon brackets.

3.5.4 The post sleeve is a 4.450” square profile with three internal ribs on each wall.

4.0 PERFORMANCE CHARACTERISTICS

4.1 The guardrail systems described in this Report have demonstrated the capacity to resist the design loadings specified in Chapter 16 of the IBC and Section R301 of the IRC when tested in accordance with ICC-ES AC174 and ASTM D7032.

4.2 Structural performance has been demonstrated for a temperature range from -20 °F to 125 °F.

4.3 Materials used are deemed equivalent to preservative treated or naturally durable wood for resistance to weathering effects, decay and attack from termites. See Section 6.6 for limitations.

4.4 Materials used have a flame spread index of less than 200 when tested in accordance with ASTM E84.

5.0 INSTALLATION

5.1 General

Trex Transcend®, Select® and *Enhance®* railing systems must be installed in accordance with the manufacturer’s published installation instructions, the applicable Code and this Research Report. A copy of the manufacturer’s instructions must be available on the jobsite during installation.

5.2 *Trex® Transcend®* Railing (Figure 1)

5.2.1 The top and bottom rails are attached via bracket connections to conventional 4x4 wood posts covered with composite post sleeves. See Table 2 for fastening schedule.

5.2.2 Baluster spacers are snapped into the top and bottom rails and secured by a friction fit, and balusters are inserted into holes punched in the baluster spacers. When using aluminum balusters, rail inserts are installed into the top and bottom rails prior to installing the baluster spacers.



5.2.3 The foot block is an adjustable support installed between the deck surface and bottom rail using one #8-10 x 1-1/4" bugle head wood screw. At least one foot-block shall be installed at the midspan of the railing. For IBC use at spans over 6' OC, two foot-blocks shall be installed at the one-third points of the railing.

5.3 *Trex® Select® Classic/Enhance®* Railing (Figure 3)

5.3.1 The top and bottom rails are attached via bracket connections to conventional 4x4 wood posts covered with composite post sleeves. See Table 2 for fastening schedule.

5.3.2 Balusters are inserted into holes routed in the top and bottom rails.

5.3.3 The foot block is an adjustable support installed between the deck surface and bottom rail using one #8-10 x 1-1/4" bugle head wood screw. One foot block shall be installed at the midspan of the railing.

5.4 *Trex® Select® T-Rail* Railing (Figure 5)

5.4.1 The top and bottom rails are attached via bracket connections to conventional 4x4 wood posts covered with composite post sleeves. See Table 2 for fastening schedule.

5.4.2 Balusters are inserted into holes routed in the top and bottom rails.

5.4.3 The foot block is an adjustable support installed between the deck surface and bottom rail using one #8-10 x 1-1/4" bugle head wood screw. One foot block shall be installed at the midspan of the railing.

5.5 The wood in the supporting structure, including support posts, shall have a specific gravity of 0.55 or greater (Southern Yellow Pine or better) and a minimum thickness to allow full penetration of the bracket mounting screws.

6.0 CONDITIONS OF USE

6.1 Installation must comply with this Research Report, the manufacturer's published installation instructions and the applicable Code. In the event of a conflict, this Report governs.

6.2 See Section 1.3 for construction types and use classifications.

6.3 Conventional wood supports, including support posts for guardrails, are not within the scope of this Report and are subject to evaluation and approval by the building official. Supports must satisfy Section R507.10 of the 2024 IRC, satisfy the design load requirements specified in Chapter 16 of the IBC, and must provide suitable material for anchorage of the rail brackets. Where required by the building official, engineering calculations and details shall be provided.

6.4 Only those types of fasteners and fastening methods described in this Report have been evaluated for the installation of the products listed in Section 1.0; other methods of attachment are outside the scope of this Report.

6.5 Compatibility of fasteners and other metallic components with the supporting structure, including chemically treated wood, is not within the scope of this Report.

6.6 The wood-plastic composite material used in the *Trex®* guardrail systems described in this Report has not been evaluated for use in areas subject to Formosan termite attack.

6.7 The glass infill panel of railings are considered a hazardous location as defined by Sections 2406.4 of the IBC. Glass must be identified by permanent etching as required by Section 2406.3 of the IBC. Each section of glass must bear the manufacturer's name or mark and the applicable test standard (Class A of ANSI Z97.1 and Category II of 16 CFR 1201). Railings with glass infill are not approved for use in wind-borne debris regions as defined by the IBC in accordance with Section 2407.1.4.



6.8 Trex® railing systems are manufactured in Winchester, VA, in accordance with the manufacturer's approved quality control system, with inspections by Intertek Testing Services, Inc.

7.0 SUPPORTING EVIDENCE

7.1 Drawings and installation instructions submitted by the manufacturer.

7.2 The reports of testing and engineering analysis demonstrating compliance with the performance requirements of ICC-ES AC174, Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guards and Handrails), approved January 2012, editorially revised April 2024.

7.3 The reports of testing and engineering analysis demonstrating compliance with the performance requirements of ASTM D7032-21, Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite and Plastic Lumber Deck Boards, Stair Treads, Guards, and Handrails; with additional testing including increased test loads to address 2021 IBC Section 2407.1.1 for assemblies that utilize a glass infill panel.

7.4 Documentation of an Intertek-approved quality control system for the manufacturing of products recognized in this Report.

8.0 IDENTIFICATION

The Trex® railing systems described in this Report shall be identified with labeling on the packaging to include the following:

8.1 Name and/or trademark of the manufacturer and the manufacturer’s web address.

8.2 The following statement: "See CCRR-0132 at bpdirectory.intertek.com for use and performance levels." For railing systems limited to IRC use in Table 1, the label shall also include the phrase, "For Use in One- and Two-Family Dwellings Only."

8.3 The Intertek Code Compliance Research Report mark and number (CCRR-0132).



9.0 OTHER CODES

This section is not applicable.

10.0 CODE COMPLIANCE RESEARCH REPORT USE

10.1 Approval of building products and/or materials can only be granted by a building official having legal authority in the specific jurisdiction where approval is sought.

10.2 Code Compliance Research Reports shall not be used in any manner that implies an endorsement of the product by Intertek.

10.3 Reference to <https://bpdirectory.intertek.com> is recommended to ascertain the current version and status of this Report.

This Code Compliance Research Report ("Report") is for the exclusive use of Intertek's Client and is provided pursuant to the agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Report. Only the Client is authorized to permit copying or distribution of this Report and then only in its entirety, and the Client shall not use the Report in a misleading manner. Client further agrees and understands that reliance upon the Report is limited to the representations made therein. The Report is not an endorsement or recommendation for use of the subject and/or product described herein. This Report is not the Intertek Listing Report covering the subject product and utilized for Intertek Certification and this Report does not represent authorization for the use of any Intertek certification marks. Any use of the Intertek name or one of its marks for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek.





TABLE 1 – LEVEL GUARDRAIL SYSTEM BUILDING CODE RECOGNITION

Guardrail System	Balusters	Guardrail System Size (Length x Height) ⁽¹⁾	Number of Foot Blocks	Code Recognition
<i>Trex Transcend®</i>	1.418" Square Composite Baluster or 0.750" Round Aluminum Baluster	72" x 36"	1	IRC – One- and Two-Family Dwellings
		72" x 42"	1	IRC – One- and Two-Family Dwellings IBC – All Use Groups
		96" x 36"	1	IRC – One- and Two-Family Dwellings
		96" x 42"	1	IRC – One- and Two-Family Dwellings
	1/4" thick, 36" tall, 59-1/2" wide, Tempered Glass Panel	68" x 42"	1	IRC – One- and Two-Family Dwellings
<i>Trex Select® Classic</i>	0.750" Round Aluminum Baluster	72" x 36"	1	IRC – One- and Two-Family Dwellings
		72" x 42"	1	IRC – One- and Two-Family Dwellings
		96" x 36" (see Note 2)	1	IRC – One- and Two-Family Dwellings
		96" x 42" (see Note 2)	1	IRC – One- and Two-Family Dwellings
<i>Trex Select® T-Rail</i>	1.000" Square Composite Baluster or 0.750" Round Aluminum Baluster	72" x 36"	1	IRC – One- and Two-Family Dwellings
		72" x 42"	1	IRC – One- and Two-Family Dwellings
		96" x 36" (see Note 3)	1	IRC – One- and Two-Family Dwellings
		96" x 42" (see Note 3)	1	IRC – One- and Two-Family Dwellings





TABLE 1 – LEVEL GUARDRAIL SYSTEM BUILDING CODE RECOGNITION (CONTINUED)

<i>Trex Enhance</i> ®	0.750" Round Aluminum Baluster	72" x 36"	1	IRC – One- and Two-Family Dwellings
		72" x 42"	1	IRC – One- and Two-Family Dwellings
		96" x 36" (see Note 2)	1	IRC – One- and Two-Family Dwellings
		96" x 42" (see Note 2)	1	IRC – One- and Two-Family Dwellings

⁽¹⁾Level railing length is the maximum clear length between supports. Railing height is the minimum installed height from the walking surface to the top of the top rail.

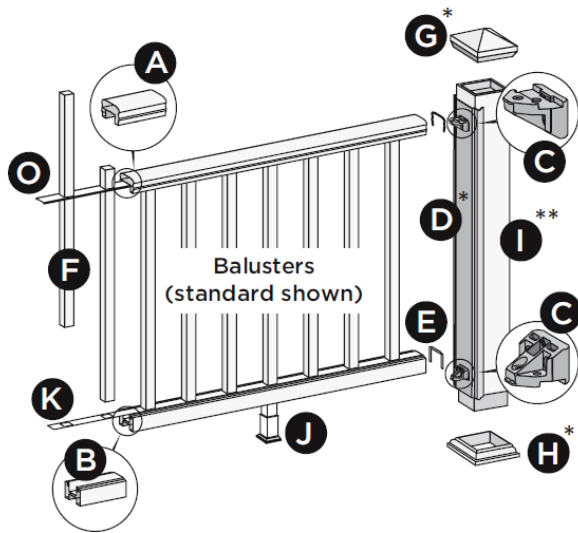
⁽²⁾Guardrail system length greater than 72" requires aluminum reinforcement in top rail (see Figure 4).

⁽³⁾Guardrail system length greater than 72" requires aluminum reinforcement in top rail (see Figure 6).

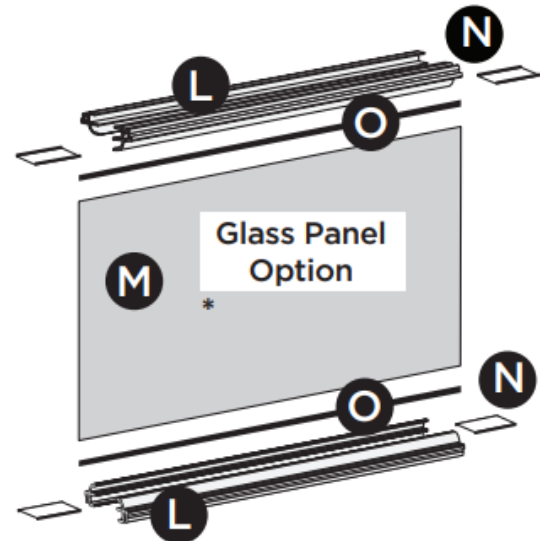
TABLE 2 – GUARDRAIL ASSEMBLY/FASTENING SCHEDULE

Connection	Fasteners
<i>Trex Transcend</i>®	
Rail Bracket to Post	Two #8-10 x 2" bugle head, #2 square drive, coated, steel wood screws
Rail Bracket to Rail	Three #8-18 x 1-1/4" pan head, #2 square drive, coated, steel self-drilling screws
Balusters to Rails	Inserted into holes in baluster spacers snapped into rails
Glass Infill Panel to Rails	Inserted into rails by snapping into the panel support molding
Foot Block to Bottom Rail	Inserted into pre-drilled hole in rail
<i>Trex Select</i>® Classic/Enhance	
Rail Bracket to Post	Two #9-16 x 2" bugle head, #2 square drive, coated, steel wood screws
Rail Bracket to Rail	Three #8-18 x 1" pan head, #2 square drive, coated, steel self-drilling screws
Balusters to Rails	Inserted into holes in rails
Foot Block to Bottom Rail	Inserted into pre-drilled hole in rail
<i>Trex Select</i>® T-Rail	
Top Rail Bracket to Post	Two #9-16 x 2" flat head, #2 square drive, coated, steel screws
Top Rail Bracket to Rail	Four #8-18 x 1" pan head, #2 square drive, coated, steel self-drilling screws
Bottom Rail Bracket to Post	Two #9-16 x 2" flat head, Phillips drive, coated, steel screws
Bottom Rail Bracket to Rail	Three #8-18 x 1" pan head, #2 square drive, coated, steel self-drilling screws
Balusters to Rails	Inserted into holes in rails
Foot Block to Bottom Rail	Inserted into pre-drilled hole in rail





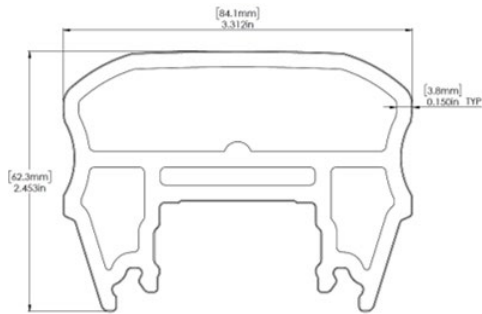
- A. Crown or Universal Rail
- B. Universal Rail
- C. Railing Support Bracket (RSB)
- D. TrexExpress™ Railing Assembly Template*
- E. Rail gaskets
- F. Balusters
- G. Post sleeve cap*
- H. Post sleeve skirt*
- I. Post sleeve - 4" x 4" (102 mm x 102 mm) or 6" x 6" (152 mm x 152 mm)**
- J. Adjustable foot block (quantity of one is required for all railing span lengths)
- K. Baluster spacer



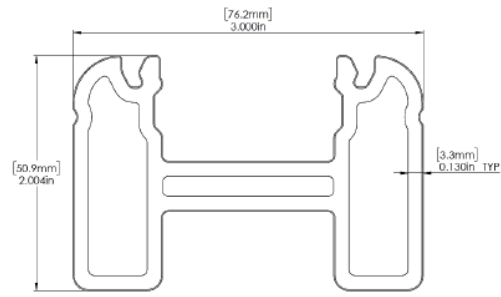
Trex Transcend Glass Panel Parts List

- L. Panel support molding
- M. Tempered glass panel*
- N. Panel support molding spacer
- O. Weather-stripping

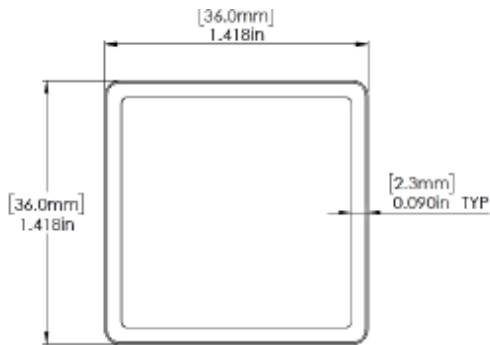
FIGURE 1 – TREX® TRANSCEND® RAILING ASSEMBLY



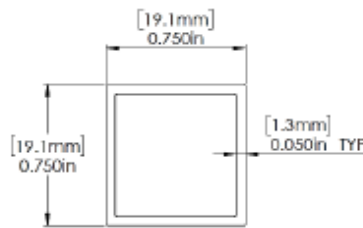
Top (Crown) Rail



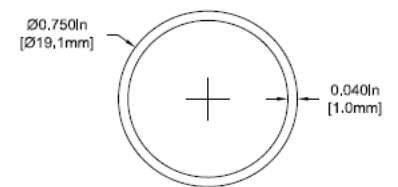
Bottom (Universal) Rail



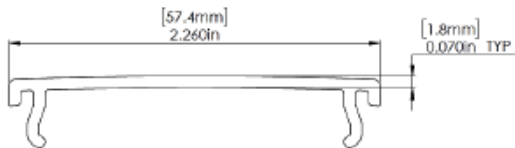
Square Composite Baluster



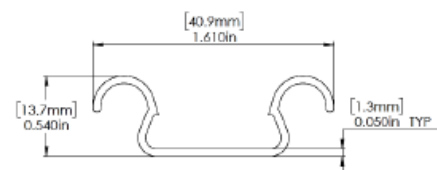
Square Aluminum Baluster



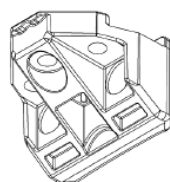
Round Aluminum Baluster



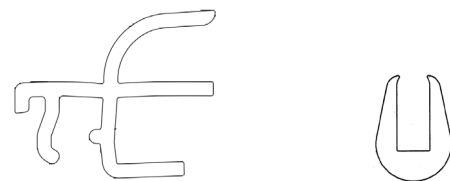
Baluster Spacer



Rail Insert (For Aluminum Balusters Only)



Rail Bracket



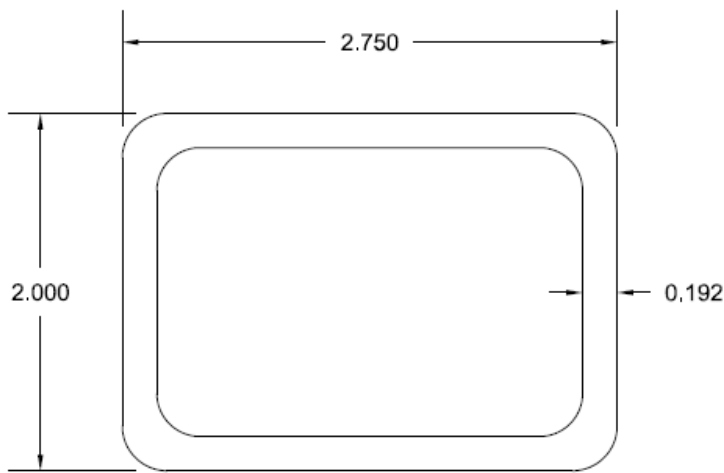
Glass Panel Support Molding and Gasket

FIGURE 2 – TREX® TRANSCEND® GUARDRAIL COMPONENTS

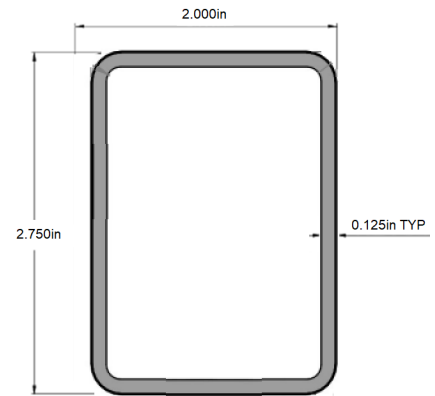


- A. Top Rail
- B. Bottom Rail
- C. Brackets
- D. Aluminum Round Balusters
- E. Adjustable Foot Block
- F. Post Sleeve Cap*
- G. Post Sleeve Skirt*
- H. Post Sleeve**
- 4" x 4" x 48"
- I. Trex Decking
- J. Trex Fascia
- K. Code-approved Wood Joist***
- 2" x 8"
- L. Code-approved Wood Rim Joist***
- 2" x 8" or Larger

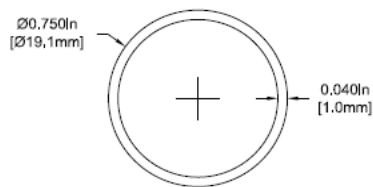
FIGURE 3 – TREX® SELECT® CLASSIC/ENHANCE® RAILING ASSEMBLY



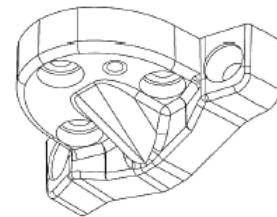
Top Rail



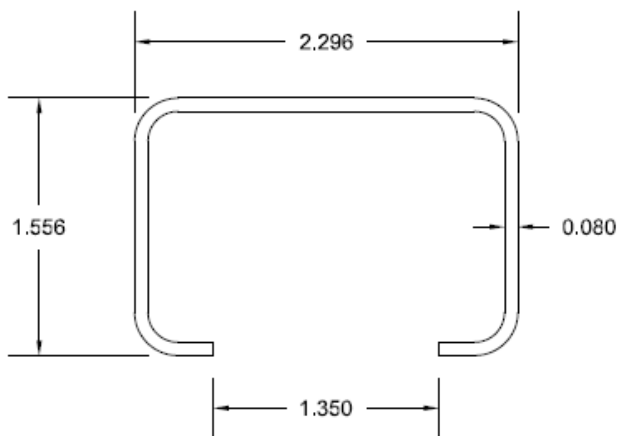
Bottom Rail



Round Aluminum Baluster



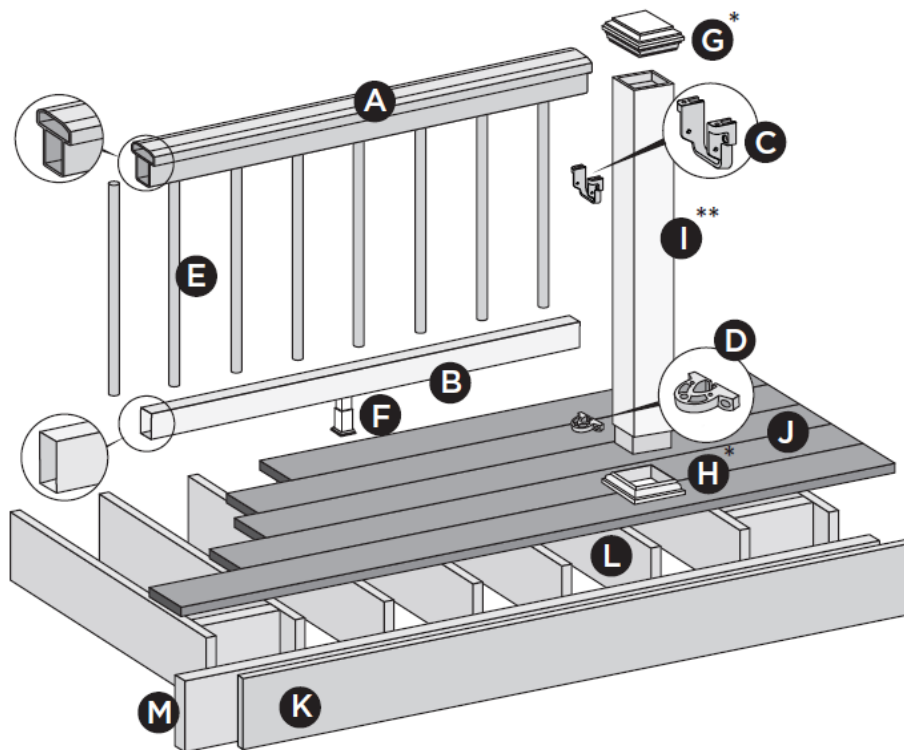
Rail Bracket



Top Rail Aluminum Reinforcement

FIGURE 4 – TREX® SELECT® CLASSIC/ENHANCE® GUARDRAIL COMPONENTS





- A. T-Rail
- B. Bottom Rail
- C. T-Rail Brackets
- D. Bottom Rail Brackets
- E. Balusters
- F. Adjustable Foot Block
- G. Post Sleeve Cap*
- H. Post Sleeve Skirt*
- I. Post Sleeve**- 4" x 4" x 48"
- J. Trex Decking
- K. Trex Fascia
- L. Code-approved Wood Joist - 2" x 8"
- M. Code-approved Wood Rim Joist - 2" x 8" or Larger

FIGURE 5 – TREX® SELECT® T-RAIL RAILING ASSEMBLY

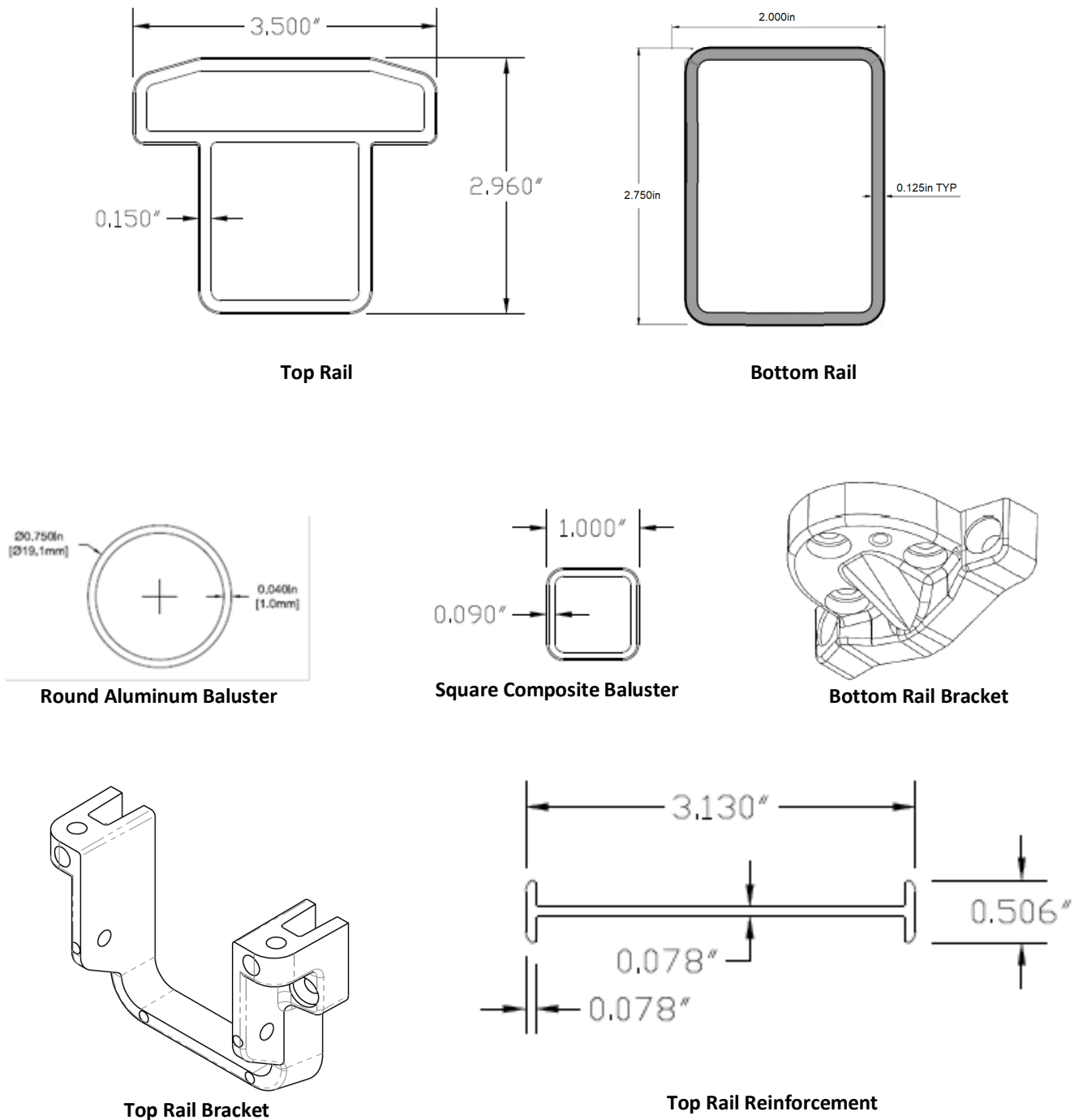


FIGURE 6 – TREX® SELECT® T-RAIL GUARDRAIL COMPONENTS

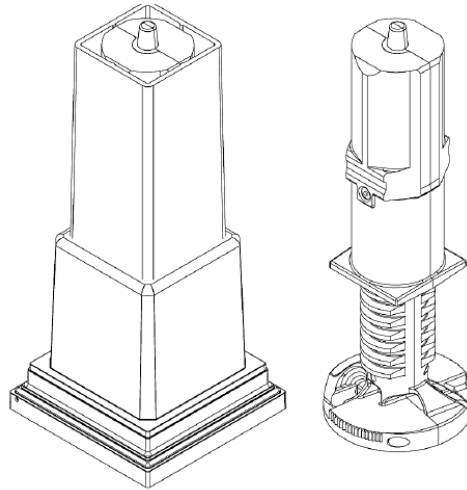


FIGURE 7 – FOOT BLOCK

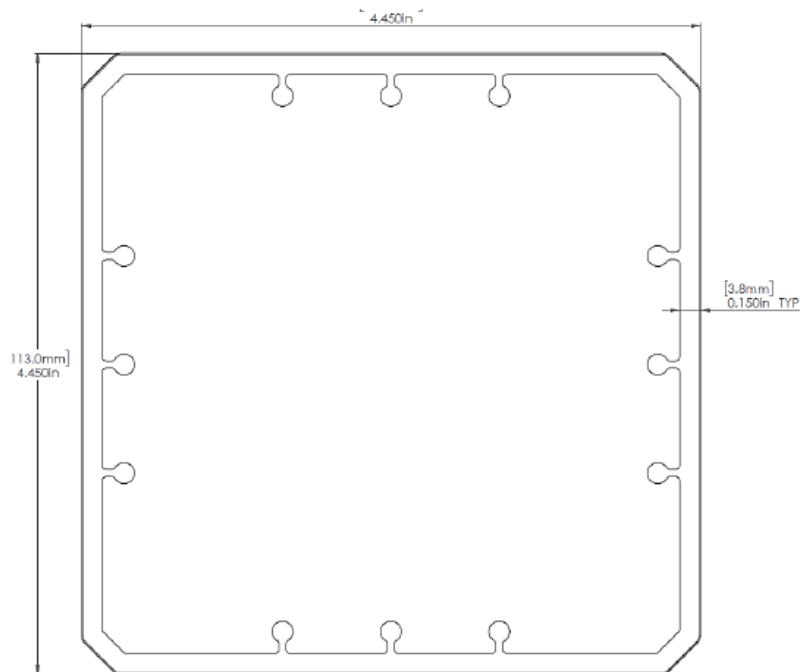


FIGURE 8 – 4X4 POST SLEEVE



Timberline HDZ[®]

High Definition[®] Lifetime[†] Shingles



As featured on *This Old House*, the Timberline HDZ[®] shingles installed here are Oyster Gray.

Millions of families have found shelter and peace of mind under a Timberline[®] roof.

And now, a good thing just got even better again.



We protect what matters most[™]



It's never just a roof. It's a promise, kept.

Providing a home means making a promise — of shelter, security, and stability. It says to the people who count on you, “You’re going to be safe, dry, and warm under this roof.”

Choosing a Timberline HDZ® roof is a great way to help keep that promise.

It's our first shingle ever to come with patented LayerLock® Technology. That means it's engineered for the best possible installation.

It's a shingle that helps your roofer do their best work

LayerLock® Technology strengthens the bond between layers of your Timberline HDZ® shingles. To help your roofer give you the best possible installation. And to help you rest easy when the wind is howling outside.

Here's how it works:

The strength added by LayerLock® Technology allowed GAF to create the StrikeZone® nailing area — the industry's widest nail zone — which offered 99.9% nailing accuracy in our test.¹

LayerLock® Technology also powers the industry's first wind warranty with no maximum wind speed limitation. Timberline HDZ® shingles are eligible for the WindProven™ Limited Wind Warranty when installed with the required combination of four qualifying GAF accessories.²



¹ Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® shingles to Timberline HDZ® shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

² 15-year WindProven™ Limited Wind Warranty on GAF shingles with LayerLock® Technology requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF WindProven™ Limited Wind Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.



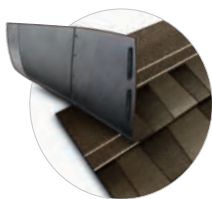
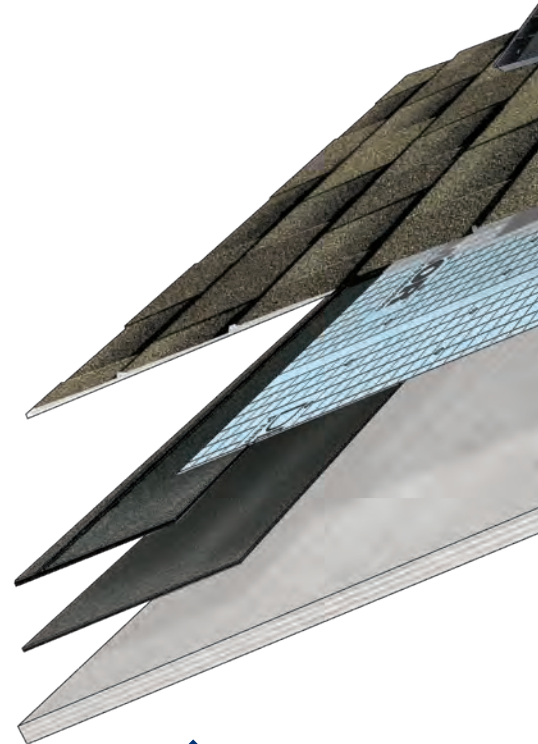
It's a system, built to protect

A Timberline HDZ® roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from rain, snow, sun, and wind.

In fact, installing 4 qualifying GAF accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline HDZ® shingles eligible for the WindProven™ Limited Wind Warranty.¹

Timberline HDZ® shingles also feature GAF time-release algae-fighting technology, for long-lasting algae-fighting power, and come with a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration.²

Visit gaf.com/LRS for qualifying GAF products.

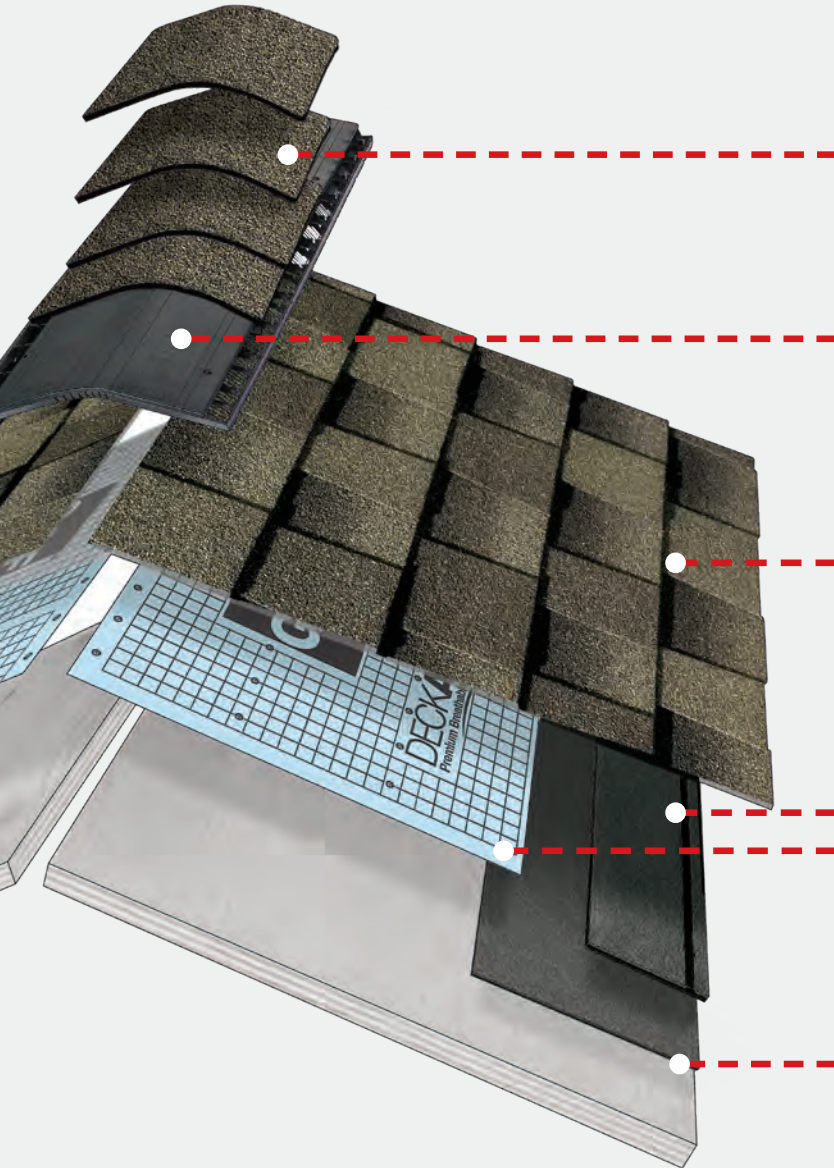


LayerLock® Technology mechanically fuses the common bond between overlapping shingle layers. The added strength at the common bond powers the StrikeZone® — the industry's widest nailing area.

¹ 15-year WindProven™ Limited Wind Warranty on GAF shingles with LayerLock® Technology requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the GAF WindProven™ Limited Wind Warranty, see the *GAF Shingle & Accessory Limited Warranty*.

² 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

The GAF Lifetime⁺ Roofing System



Ridge Cap Shingles
Helps defend against leaks at the hips and ridges



Attic Ventilation
Helps reduce attic moisture and heat



Lifetime⁺ Shingles
Helps beautify and protect for years to come



Starter Strip Shingles
Helps guard against shingle blow-offs



Roof Deck Protection
Helps shield the roof deck from moisture infiltration



Leak Barrier
Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime⁺ shingle and at least 3 qualifying GAF accessories and get a Lifetime⁺ Limited Warranty on your qualifying GAF products plus

non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor¹ about enhanced GAF warranties.



¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

¹ Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products. Your dealings with a Contractor, and any services they provide to you, are subject to the *Contractor Terms of Use*. Visit gaf.com/gaf-contractor-terms-of-use for details.



Weathered Wood

The perfect neutral color, Weathered Wood complements a broad range of hues and works well with sage, cream, ivory, and beige.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Charcoal

Charcoal is the most neutral of shades, and works wonderfully with blues, grays, whites, yellow, gold, sage, and green.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Pewter Gray

Pewter Gray can add dramatic counterpoint to contemporary exterior color palettes, as well as to stucco or brick facades.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Barkwood

The neutral brown Barkwood emulates wood and coordinates well with warm colors like beige, taupe, cream, gold, and yellow.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Shakewood

An appealing blend of browns, tans, and gold, warm radiant Shakewood pairs equally well with neutral beige and clay tones, as well as deeper jewel tones.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Hickory

An inviting brown shade with a red undertone, Hickory is an excellent companion to brick and stone homes and works well with browns, beiges, yellows, and golds.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Slate

A cool gray with a beautiful green undertone, Slate coordinates well with both grays and greens, as well as with white, cream, and ivory exteriors.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Mission Brown

Emulating the rustic shades and tones of the earth, Mission Brown provides a simple natural backdrop that allows other colors to appear richer and brighter.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Hunter Green

A rich color with dramatic undertones, Hunter Green makes people take notice.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Nantucket Morning

Harvest Blend Color

Features cool gray tones that partner perfectly with blues and grays.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Photo credit: Jared Kuzia for This Old House,
or @jaredkuziaphotography and @thisoldhouse

Appalachian Sky

Harvest Blend Color

Appalachian Sky offers a subtle variety of dark grays, black, and browns, bringing appealing definition to homes with brick facades.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Golden Harvest

Harvest Blend Color

A striking color that provides warmth to almost any siding or brick, this blend also offers exceptional contrast, for a light, yet colorful roof.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Cedar Falls

Harvest Blend Color

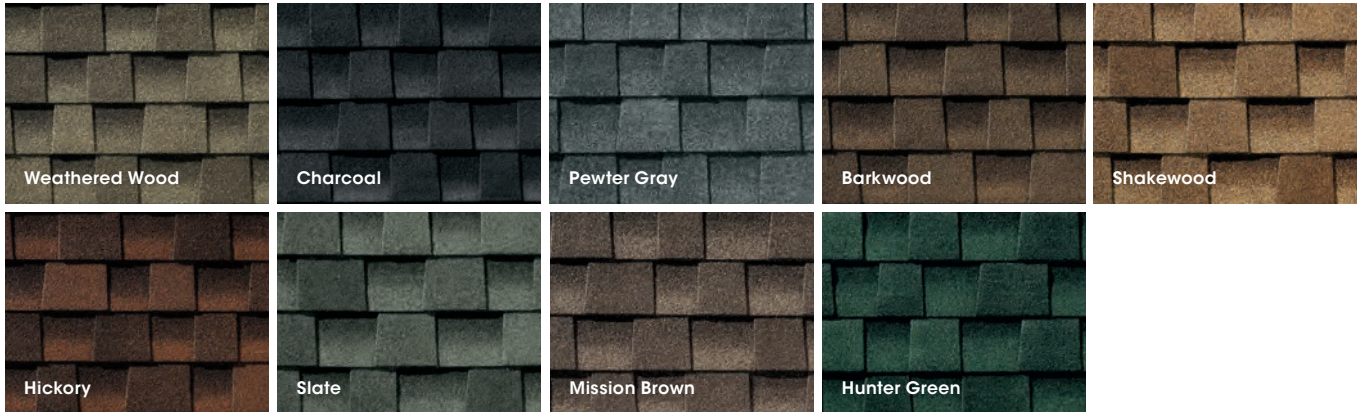
The clay-colored background and subtle gray highlights create a refined and polished look that offers a wonderful complement to stone.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

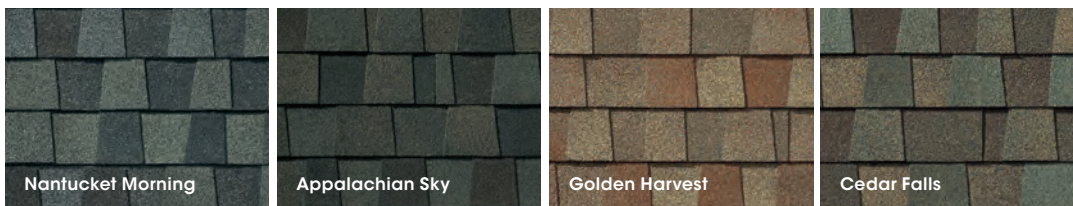
Color Availability



Nationally Available Colors



Harvest Blend Colors



Regionally Available Colors (See next page for details.)

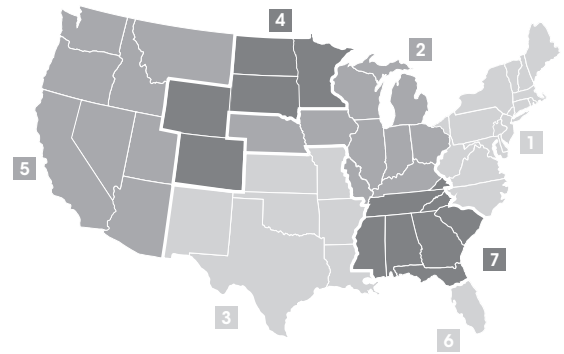


For more details visit gaf.com/TimberlineHDZ

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

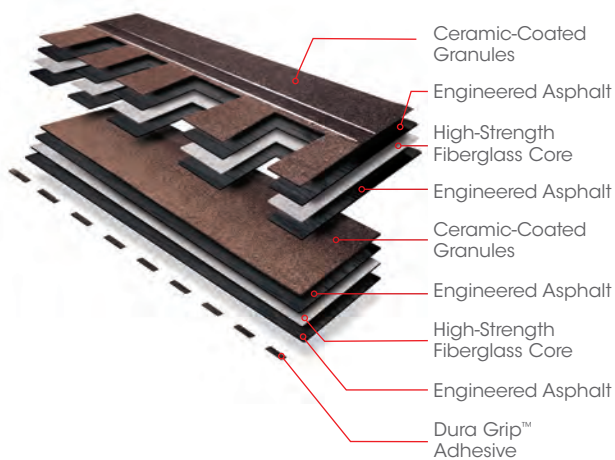
Timberline HDZ® Availability

Color Availability Chart	1	2	3	4	5	6	7
Most Popular Colors:							
Barkwood	•	•	•	•	•	•	•
Charcoal	•	•	•	•	•	•	•
Hickory	•	•	•	•	•	•	•
Hunter Green	•	•	•	•	•	•	•
Mission Brown	•	•	•	•	•	•	•
Pewter Gray	•	•	•	•	•	•	•
Shakewood	•	•	•	•	•	•	•
Slate	•	•	•	•	•	•	•
Weathered Wood	•	•	•	•	•	•	•
Harvest Blend Colors:							
Nantucket Morning	•	•	•	•	•	•	•
Appalachian Sky	•	•	•	•	•	•	•
Golden Harvest	•	•	•	•	•	•	•
Cedar Falls	•	•	•	•	•	•	•
Regional Colors:							
Birchwood	•	•	•	•	•	•	•
Biscayne Blue	•	•	•	•	•	•	•
Copper Canyon*	•	•	•	•	•	•	•
Driftwood	•	•	•	•	•	•	•
Fox Hollow Gray	•	•	•	•	•	•	•
Golden Amber*	•	•	•	•	•	•	•
Oyster Gray	•	•	•	•	•	•	•
Patriot Red	•	•	•	•	•	•	•
Sunset Brick	•	•	•	•	•	•	•
Williamsburg Slate	•	•	•	•	•	•	•



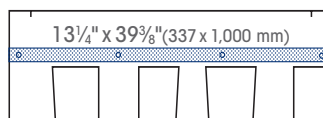
* Rated by the Cool Roof Rating Council (CRRC); can be used to comply with 2022 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

The protective layers of a Timberline HDZ® shingle



Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty¹
- Hip/Ridge: TimberTex®³; TimberCrest®; Seal-A-Ridge®³; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™



Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462²
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Birchwood, Copper Canyon, and Golden Amber are rated by the CRRC; Can be used to comply with 2022 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

¹ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

² Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

³ Harvest Blend colors are only available on TimberTex® and Seal-A-Ridge®.

TimberTex® and TimberCrest® Premium Ridge Cap Shingles



Hip & ridge cap shingles accentuate the natural beauty of your architectural shingle roof. They're the perfect finishing touch that helps defend against leaks at the hips and ridges. gaf.com/ridgecaps



TimberTex® Premium Ridge Cap Shingles

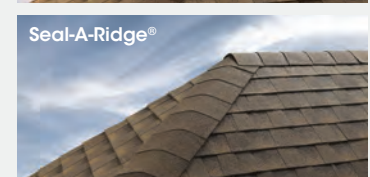
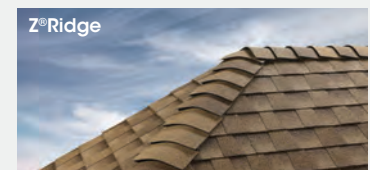


TimberCrest® Premium SBS-Modified Ridge Cap Shingles

TimberTex® and TimberCrest® premium ridge cap shingles are designed to complement the color of your Timberline® shingles. To ensure the closest color consistency for your roof, ask your contractor to use genuine TimberTex® or TimberCrest® premium ridge cap shingles.¹

- Accentuate the beauty of your newly installed shingle roof
- Protect against leaks and blow-offs at the hip and ridge areas of your roof
- Complement the color of your GAF shingles with hip and ridge cap shingles manufactured by GAF
- 25-year StainGuard Plus™ Algae Protection Limited Warranty² against blue-green algae discoloration uses GAF time-release algae-fighting technology to help protect your ridge cap shingles from unsightly stains.

Also available¹



¹ These products are not available in all areas. See gaf.com/ridgecapavailability for details.

² 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

America's #1-selling shingle just got better — *again.*

GAF Timberline HDZ®
High Definition® Lifetime® Shingles



Here's why Timberline HDZ® shingles are our most popular shingle. First, LayerLock® unlocks our WindProven™ Limited Wind Warranty with no maximum wind speed limitation when installed with the required combination of GAF accessories.¹ Second, our time-release algae-fighting technology unlocks our 25-year StainGuard Plus™ Algae Protection Limited Warranty² against blue-green algae discoloration. Add GAF hip and ridge cap shingles and starter strips with the StainGuard Plus™ Algae Protection Limited Warranty² for protection from eave to ridge.

Offer your customers Timberline HDZ® — the shingle that just keeps getting better. Only from GAF.

Find out more at gaf.com/StainGuardPlus

A **stañdard** INDUSTRIES COMPANY

We protect what matters most™

GAF

¹ 15-year WindProven™ Limited Wind Warranty on Timberline HDZ® shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *WindProven™ Limited Wind Warranty*, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

² 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage restrictions and qualifying products.

Trex®

Where
life
plays

out.



Decking

Stylish composite decking outperforms wood for hassle-free outdoor living



Highly Durable

Composite deck boards that stand up to both weather and weekend mishaps alike—they won't rot, warp, splinter, fade or stain.



Easy Care & Cleanup

Our boards need no sanding or staining. No kidding. Easy soap & water cleanup keeps decking like new.



Always Green

Sustainably made in the U.S.A. using up to 95% recycled plastic film and reclaimed sawdust.



Heat Mitigating

Deck colors with this symbol are engineered with heat-mitigating technology to be noticeably cooler than similar colored boards in the same sun and heat conditions.*

*Trex decking with heat-mitigating technology can still get hot to the touch when direct sunlight and high temperatures converge for extended periods of time. We therefore recommend shoes, socks, and pet booties, so that you and yours can enjoy living on your deck as much as we've enjoyed innovating it.



Railing

Metal and composite collections make it easy to find your style and frame your view



More Material Options

From traditional composites to sleek metal offerings, our wide selection of safe and stylish railing options offers more choices for your build.



Elevated Style

With cable, mesh, glass and baluster infill options, you can achieve a look that suits your style and is a fashionable alternative to standard wood or vinyl railing.



Durability to Match our Decking

Built with the same outstanding durability as Trex decking—your railing is engineered to endure whatever Mother Nature sends its way.



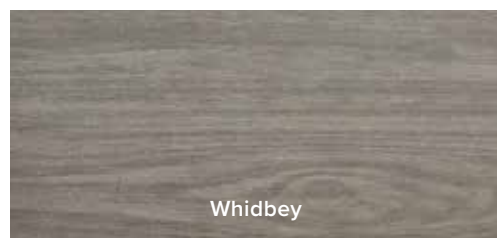
Easy Installation

Deck railing kits, pre-assembled panels and online resources make installation simple.

Trex Signature®

Setting a new standard for style

\$\$\$\$\$ 50 YEARS ★★★★★



Trex Transcend®

LINEAGE®

Our coolest decking yet

\$\$\$\$\$ 50 YEARS ★★★★★



Trex Transcend®

Elevated aesthetics from the original high-performance decking

\$\$\$\$\$ 50 YEARS ★★★★★



Trex Select®

Nature inspired with minimal maintenance

\$\$\$ 35 YEARS ★★★



Trex Enhance®

NATURALS

Beauty on a budget

\$\$ 25 YEARS ★★



Trex Enhance®

BASICS

A trade up from wood

\$ 25 YEARS ★



Make the Trex decision that's right for you™

PRICE

\$ - \$\$\$\$\$

LIMITED RESIDENTIAL WARRANTY COVERAGE

50 YEARS 35 YEARS

25 YEARS 15 YEARS

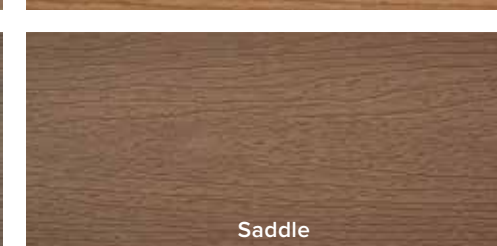
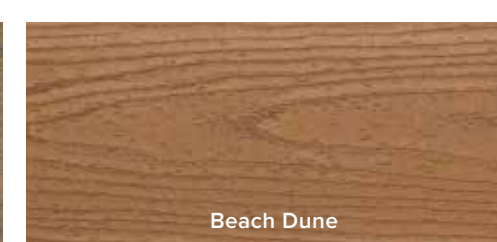
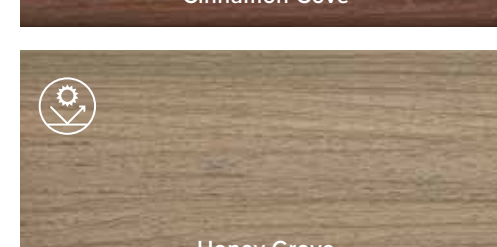
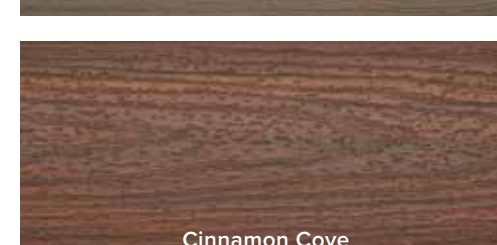
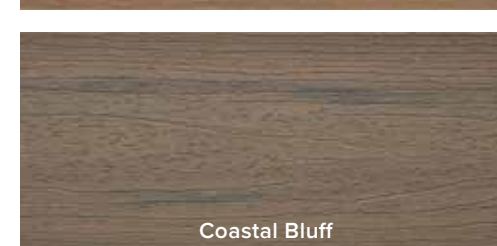
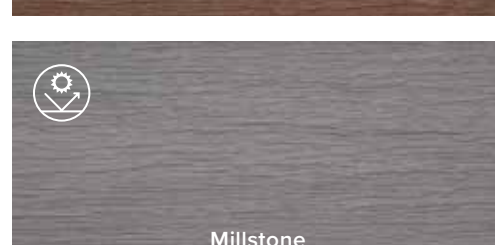
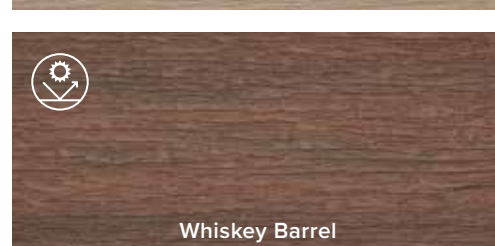
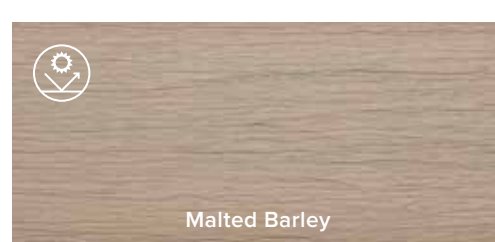
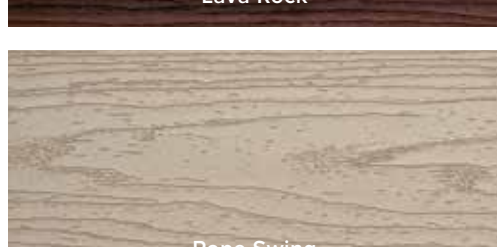
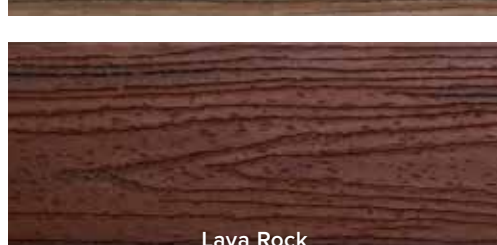
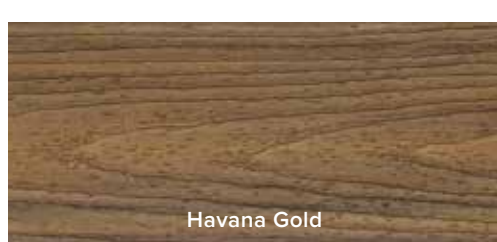
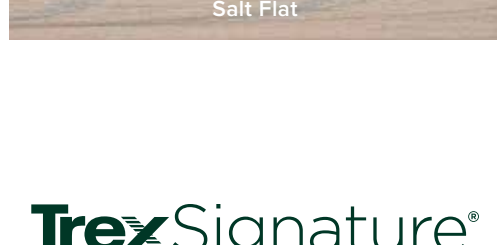
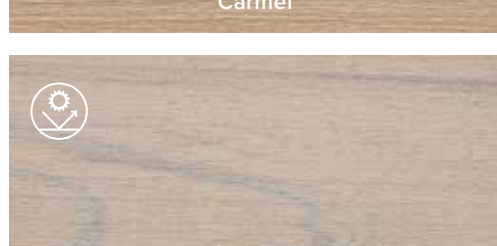
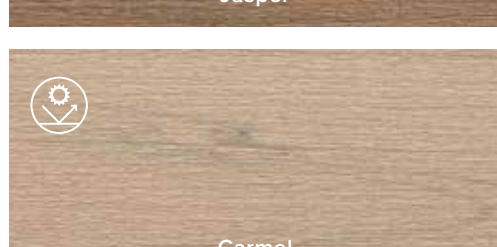
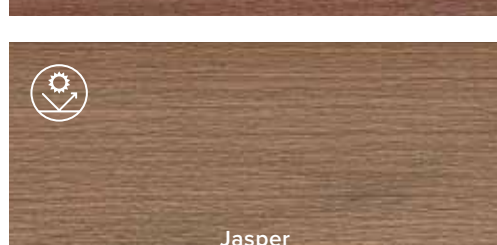
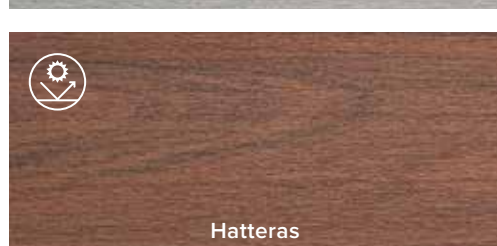
DECKING SCRATCH RESISTANCE

★ - ★★★★★

HEAT MITIGATING



*Trex decking with heat-mitigating technology can still get hot to the touch when direct sunlight and high temperatures converge for extended periods of time. We therefore recommend shoes, socks, and pet booties, so that you and yours can enjoy living on your deck as much as we've enjoyed innovating it.



BOARD PROFILES



Use with Trex Hideaway® Hidden Fastening System for a clean, screw-free appearance.

Decking & Railing

Design the perfect pair to suit your style and budget

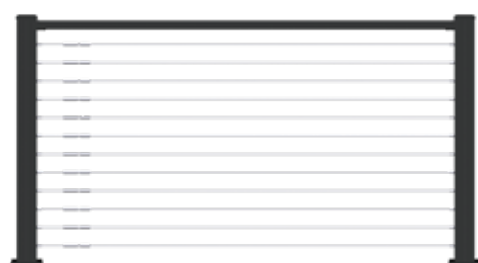
Trex Signature®

X-SERIES™ RAILING

\$\$\$\$\$ 50 YEARS ★★★★★



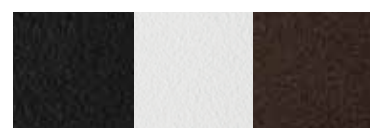
Stainless steel cable infill



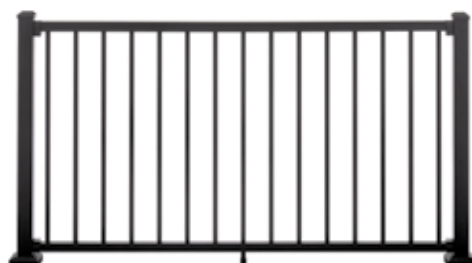
Trex Signature®

ALUMINUM RAILING

\$\$\$\$\$ - \$\$\$ 50 YEARS ★★★★★



Square balusters



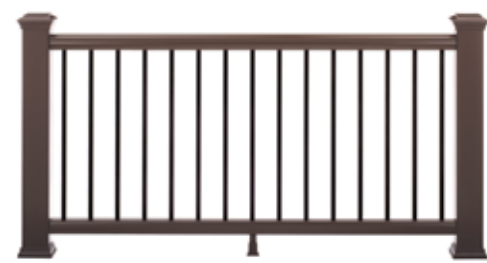
Trex Transcend®

COMPOSITE RAILING

\$\$\$ 35 YEARS ★★★★★



Round aluminum balusters



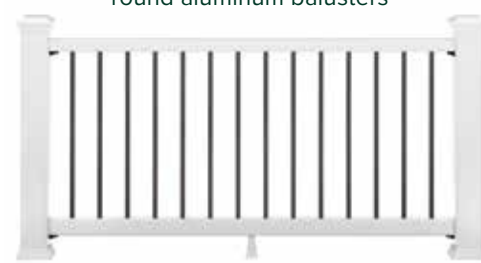
Trex Select®

COMPOSITE RAILING

\$\$ 25 YEARS ★★★



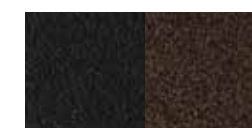
Classic rail with round aluminum balusters



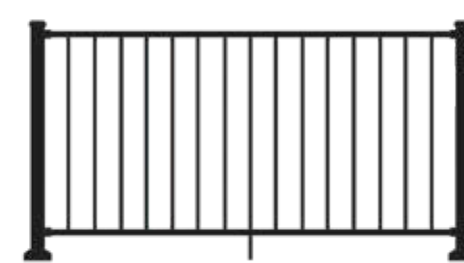
Trex Select™

ALUMINUM RAILING

\$\$ 25 YEARS ★★



Square balusters



Trex Enhance®

COMPOSITE RAILING

\$ 25 YEARS ★

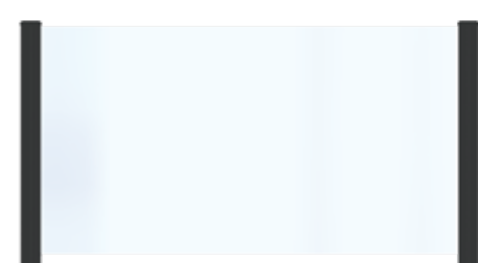


Round aluminum balusters

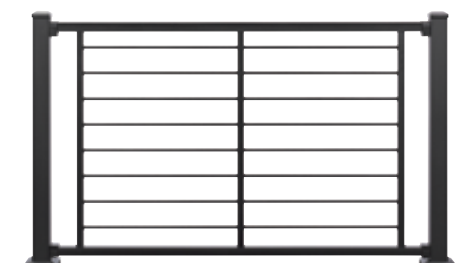


Available at home centers

FRAMELESS GLASS INFILL



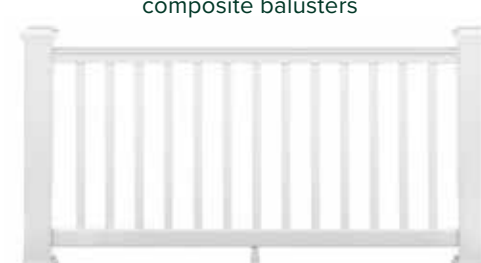
ROD RAIL INFILL



SQUARE COMPOSITE BALUSTERS



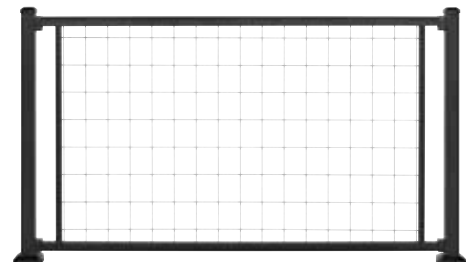
T-RAIL WITH SQUARE COMPOSITE BALUSTERS



RAILING DESIGN FLEXIBILITY

★ - ★★★★★

STAINLESS STEEL MESH INFILL



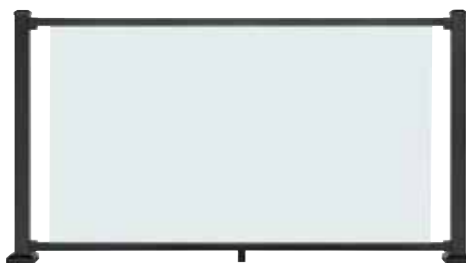
MIX AND MATCH COLORS



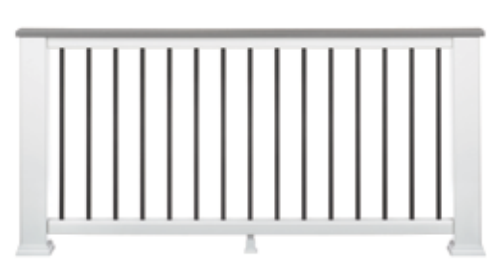
T-RAIL WITH ROUND ALUMINUM BALUSTERS



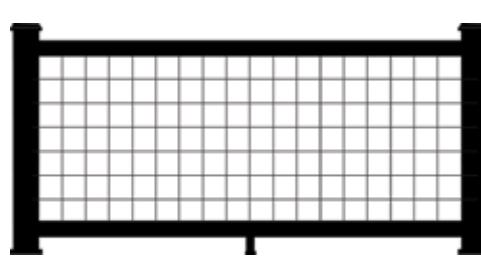
GLASS INFILL



COCKTAIL RAIL



SELECT™ STEEL MESH RAILING



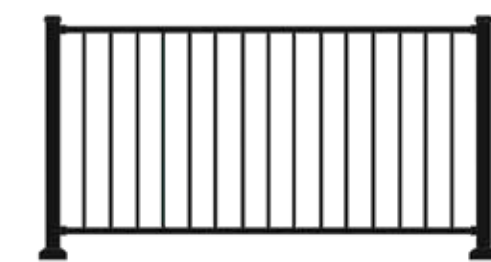
Trex Enhance™

STEEL RAILING

\$ 15 YEARS ★



Square balusters



Get inspired by photos of some of our favorite decking and railing pairings.



Find your style

Shop all of our products to complete your dream outdoor space



Decking
Deck Railing
Cladding
Fascia
Outdoor Lighting
Fasteners & Accessories

Deck Drainage
Outdoor Furniture
Outdoor Kitchens
Pergola
Fencing

Lattice
Spiral Stairs
Privacy Screens
Shade Panels
Cornhole



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Color Selector



Cost Calculator



Decking Comparison



Deck Designer



AR Visualizer

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Issue Date: 03-20-2019
Revision Date: 03-27-2025
Renewal Date: 03-31-2026

DIVISION: 06 00 00 – WOOD, PLASTICS AND COMPOSITES

Section: 06 53 00 - Plastic Decking

REPORT HOLDER:

TREX COMPANY, INC.
2500 Trex Way
Winchester, VA 22601
www.trex.com

REPORT SUBJECT:

TREX Enhance® Basics and Naturals composite deck boards
TREX Select® 1x6 and 2x6 composite deck boards
TREX Transcend® Tropicals and Earth Tones 1x6 and 2x6 composite deck boards
TREX Transcend® Lineage® composite deck boards
TREX Signature® composite deck boards
TREX® Composite Deck Board

1.0 SCOPE OF EVALUATION

1.1 This Research Report addresses compliance with the following Codes:

- 2024, 2021 and 2018 *International Building Code*® (IBC)
- 2024, 2021 and 2018 *International Residential Code*® (IRC)

NOTE: This report references 2024 Code sections. Section numbers in earlier versions of the Codes may differ.

1.2 TREX® deck boards have been evaluated for the following properties:

- Structural performance
- Durability
- Surface Burning
- Decay Resistance
- Termite Resistance
- Wind Uplift

1.3 TREX® deck boards have been evaluated for the following uses:

- Exterior walking surface on exterior decks, balconies, porches walkways and stair tread.

- The deck boards identified in this report may be used in One- and Two-Family Dwellings regulated by the IRC and other construction types regulated by the IBC in accordance with IBC Section 705.2.3 *Projection Protection*, where fire-resistance rated floor construction is not required for the deck or balcony.

2.0 STATEMENT OF COMPLIANCE

TREX® deck boards comply with the Codes listed in Section 1.1, for the properties stated in Section 1.2 and uses stated in Section 1.3, when installed as described in this report, including the Conditions of Use stated in Section 6.0.

3.0 DESCRIPTION

3.1 TREX® deck boards are co-extruded and semi-capped composite material composed of polyethylene and wood fiber.

3.2 TREX Enhance® Basics and Naturals solid and grooved edged boards measure a nominal 1 inch thick and 5-1/2 inch wide and have flutes running the entire length along the bottom of the deck board. Grooved edge deck boards additionally include 5/16 inch deep by 1/8-inch-high grooves on each of the long edges. Two profiles are produced, Enhance 2.0 with five flutes on the backside and Enhance with four flutes on the backside. See Figures 1 and 2.

3.2.1 TREX Enhance® Basics and Naturals are available in ten colors:

3.2.1.1 Basics are solid colors available as Beach Dune, Clam Shell, Saddle and Tide Pool.

3.2.1.2 Naturals are a solid base color with streaks available as Cinnamon Cove, Coastal Bluff, Foggy Wharf, Honey Grove, Rocky Harbor and Toasted Sand.

3.3 TREX Select® are provided in two thicknesses; 1x6 measuring a nominal 5-1/2 inch wide and 7/8 inch thick, and 2x6 measuring a nominal 5-1/2 inch wide and 1-3/8 inch



thick. See Figure 3. 1x6 grooved edge deck boards include a 5/16 inch deep by 1/8-inch-high groove on each of the long edges.

3.3.1 *TREX Select*® are available in five colors: Madeira, Pebble Grey, Saddle, Winchester Gray and Woodland Brown.

3.4 *TREX Transcend*® Tropicals and Earth Tones are provided in two thicknesses; 1x6 measuring a nominal 5-1/2 inch wide and 15/16 inch thick, and 2x6 measuring a nominal 5-1/2 inch wide and 1-3/8 inch thick. See Figure 4. 1x6 grooved edge deck boards include a 5/16 in. deep by 1/8 in. high groove on each of the long edges.

3.4.1 *TREX Transcend*® *Tropicals and Earth Tones* are available in eight colors: Gravel Path, Havana Gold, Island Mist, Lava Rock, Rope Swing, Spiced Rum, Tiki Torch and Vintage Lantern.

3.5 *TREX Transcend*® *Lineage*® measures nominally 5-1/2 inch wide and 15/16 inch thick. See Figure 5. Grooved edge deck boards include a 5/16 in. deep by 1/8 in. high groove on each of the long edges.

3.5.1 *TREX Transcend*® *Lineage*® are available in seven colors: Biscayne, Carmel, Hatteras, Island Mist Lineage, Jasper, Rainier and Salt Flat.

3.6 *TREX Signature*® solid and grooved boards measure a nominal 1 in. thick and 5-1/2 in. wide. Grooved deck boards additionally include 5/16 in. deep by 1/8 in. high grooves on each of the long edges. The top surface has an embossed simulated wood-grain pattern.

3.6.1 *TREX Signature*® is available in two colors: Whidbey and Ocracoke.

3.7 *TREX*® *Composite Deck Boards* are provided in one size; 1x6 measuring a nominal 5-1/2 inch wide and 7/8 inch thick. See Figure 7. 1x6 grooved edge deck boards include a 5/16 inch deep by 1/8-inch-high groove on each of the long edges.

3.7.1 *TREX*® *Composite Deck Boards* are available in one color: Sandy Shores.

4.0 PERFORMANCE CHARACTERISTICS

4.1 *TREX*® deck boards are rated for uniform live load ratings as identified in Table 2.

4.2 Deck boards used as stair treads are rated for the code-prescribed concentrated load equal to 300 lbs. when installed with a maximum support spacing identified in Table 2. Deck boards used as stair treads shall be installed in a minimum two-span condition.

4.3 *TREX*® deck boards have wind uplift resistance ratings as indicated in Table 2 with the fastening specified.

4.4 *TREX*® deck boards have a flame spread index of less than 200 when tested in accordance with ASTM E84.

4.5 Materials are deemed equivalent to preservative treated or naturally durable wood for resistance to weathering effect, attack from termites, and fungus decay.

4.6 Structural performance has been demonstrated for a temperature range from -20 °F to 125 °F.

5.0 INSTALLATION

5.1 *TREX*® deck boards must be installed in accordance with the manufacturer's published installation instructions, the applicable Code, and this Research Report. A copy of the manufacturer's instructions must be available on the jobsite during installation.

5.2 Decking can be installed on full runs or uniformly staggered on the deck support structure. See Table 1 for fastening descriptions and uplift ratings.

6.0 CONDITIONS OF USE

6.1 Installation must comply with this Research Report, the manufacturer's published installation instructions, and the applicable Code. In the event of a conflict, this report governs.

6.2 Deck boards placed at an angle other than 90 degrees to the supporting joist will require support framing at a reduced spacing such that the span of the deck board does not exceed the maximum span in Table 2.





6.3 The wind uplift resistance rating recognized in this report is based on attachment to treated Southern Pine framing (specific gravity, $G=0.55$). Installation on wood framing with a lesser specific gravity may result in a lower wind uplift rating.

6.4 Where required by the building official, engineering calculations and details shall be provided. The calculation shall verify that the anchorage complies with the building code for the type of framing and condition of the supporting construction.

6.5 Compatibility of the supporting construction materials with all metal fasteners are subject to approval by the code official.

6.6 The deck boards have not been evaluated for use in areas subject to Formosan termite attack.

6.7 TREX® deck boards are manufactured under a quality control program with inspections by Intertek Testing Services NA, Inc.

7.0 SUPPORTING EVIDENCE

7.1 Manufacturer's drawings and installation instructions.

7.2 Reports of testing in accordance with ICC-ES AC174, *Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guards and Handrails)*, approved January 2012, editorially revised April 2024.

7.3 The reports of testing and engineering analysis demonstrating compliance with the performance requirements of ASTM D7032-21, *Standard Specification for Establishing Performance Ratings for Wood-Plastic Composite and Plastic Lumber Deck Boards, Stair Treads, Guards, and Handrails* and ANSI/AWC NDS-2015 – Wind Uplift Analysis.

7.4 Documentation of an Intertek approved quality control system for the manufacturing of products recognized in this report.

8.0 IDENTIFICATION

TREX® deck boards are identified with the manufacturer's name (*TREX Company, Inc.*) the website address www.trex.com, the product name, the Intertek Mark as shown below and, the Code Compliance Research Report number (CCRR-0301).



9.0 OTHER CODES

This section is not applicable.

10.0 CODE COMPLIANCE RESEARCH REPORT USE

10.1 Approval of building products and/or materials can only be granted by a building official having legal authority in the specific jurisdiction where approval is sought.

10.2 Code Compliance Research Reports shall not be used in any manner that implies an endorsement of the product by Intertek.

10.3 Reference to the <https://bpdirectory.intertek.com> is recommended to ascertain the current version and status of this report.

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Table 1 – Fastening Schedule and Wind Uplift Ratings

Product		Fastening Description	Wind Uplift Resistance
Trex Enhance® Basics and Naturals	Solid	Two #8 x 2-1/2 in. stainless steel screws on support framing spaced 16 in. on center	150 psf
	Grooved	Trex Hideaway® Hidden Fastener system on support framing spaced 16 in. on center using one #8 x 1-5/8 in. trim head stainless screw as supplied with the clips. Stainless steel Trex Hideaway® Start Clips are attached to the ledger board at each joist location with one #8-10 x 1-5/8" star drive stainless screw. See Figure 7.	139 psf
Trex Select®	1x6 Solid	Two #10 x 2-3/4-inch TrapEase II Composite Deck Screws on support framing spaced 16-inch span	724 psf
	1x6 Grooved	Trex Hideaway® Hidden Fastener system on support framing spaced 16 in. on center using one #8 x 1-5/8 in. trim head stainless screw as supplied with the clips. Stainless steel Trex Hideaway® Start Clips are attached to the ledger board at each joist location with one #8-10 x 1-5/8" star drive stainless screw. See Figure 7.	117 psf
	2x6 Solid	Two #8 (0.178 in. major dia.), 2-1/2-inch long HEADDCOTE stainless steel screws on support framing spaced 16 in. on center	429 psf
		Two #8 (0.178 in. major dia.), 2-1/2-inch long HEADDCOTE stainless steel screws on support framing spaced 24 in. on center	286 psf
Trex Transcend® Tropical and Earth Tones	1x6 Solid	Two #8 (0.178 in. major dia.), 2-1/2-inch long HEADDCOTE stainless steel screws on support framing spaced 16 in. on center	561 psf
	1x6 Grooved	Trex Hideaway® Hidden Fastener system on support framing spaced 16 in. on center using one #8 x 1-5/8 in. trim head stainless screw as supplied with the clips. Stainless steel Trex Hideaway® Start Clips are attached to the ledger board at each joist location with one #8-10 x 1-5/8" star drive stainless screw. See Figure 7.	131 psf
	2x6 Solid	Two #8 (0.178 in. major dia.), 2-1/2-inch long HEADDCOTE stainless steel screws on support framing spaced 16 in. on center	429 psf
		Two #8 (0.178 in. major dia.), 2-1/2-inch long HEADDCOTE stainless steel screws on support framing spaced 24 in. on center	286 psf
Trex Transcend® Lineage	Solid	Two #8 (0.178 in. major dia.), 2-1/2-inch long HEADDCOTE stainless steel screws on support framing spaced 16 in. on center	561 psf
	Grooved	Trex Hideaway® Hidden Fastener system on support framing spaced 16 in. on center using one #8 x 1-5/8 in. trim head stainless screw as supplied with the clips. Stainless steel Trex Hideaway® Start Clips are attached to the ledger board at each joist location with one #8-10 x 1-5/8" star drive stainless screw. See Figure 7.	131 psf
Trex Signature®	Solid	Two TrapEase II® composite deck screws	150 psf
	Grooved	Trex Hideaway® Hidden Fastener system on support framing spaced 16 in. on center using one #8 x 1-5/8 in. trim head stainless screw as supplied with the clips. Stainless steel Trex Hideaway® Start Clips are attached to the ledger board at each joist location with one #8-10 x 1-5/8" star drive stainless screw. See Figure 7.	117 psf



**Table 1 – Fastening Schedule and Wind Uplift Ratings (Continued)**

<i>Trex® Composite Deck Board</i>	<i>1x6 Solid</i>	Two #10 x 2-3/4-inch TrapEase II Composite Deck Screws on support framing spaced 16-inch span	724 psf
	<i>1x6 Grooved</i>	Trex Hideaway® Hidden Fastener system on support framing spaced 16 in. on center using one #8 x 1-5/8 in. trim head stainless screw as supplied with the clips. Stainless steel Trex Hideaway® Start Clips are attached to the ledger board at each joist location with one #8-10 x 1-5/8" star drive stainless screw. See Figure 7.	117 psf

Table 2 – Span/Load and Stair Tread Span Ratings

Product	Span/Load Rating (inches/psf)	Maximum Stair Tread Span⁽¹⁾
<i>Trex Enhance® Basics and Naturals</i>	16/100	9 inches
<i>Trex Select® 1x6</i>	16/100	12 inches
<i>Trex Select® 2x6</i>	16/200, 24/100	16 inches
<i>Trex Transcend® Tropical and Earth Tones 1x6</i>	16/100	12 inches
<i>Trex Transcend® Tropicals and Earth Tones 2x6</i>	16/200, 24/100	16 inches
<i>Trex Transcend® Lineage®</i>	16/100	12 inches
<i>Trex Signature®</i>	16/100	12 inches
<i>Trex® Composite Deck Board 1x6</i>	16/100	12 inches

⁽¹⁾Deck boards used as stair treads shall be installed in a minimum two-span condition.



FIGURE 1 – TREX ENHANCE® 2.0 BASICS AND NATURALS DECK BOARD



FIGURE 2 – TREX ENHANCE® BASICS AND NATURALS DECK BOARD

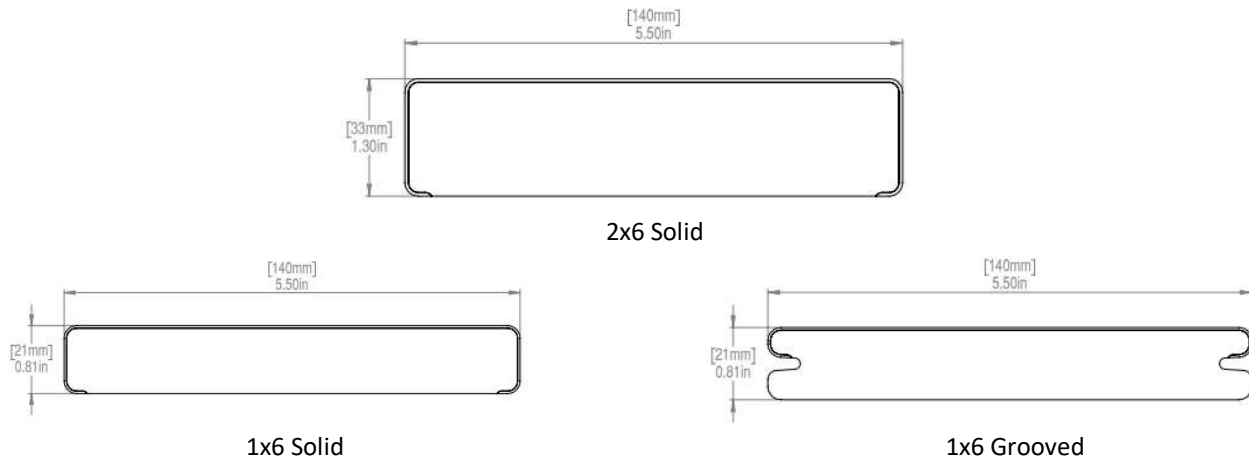


FIGURE 3 – TREX SELECT® 2X6 AND 1X6 DECK BOARD

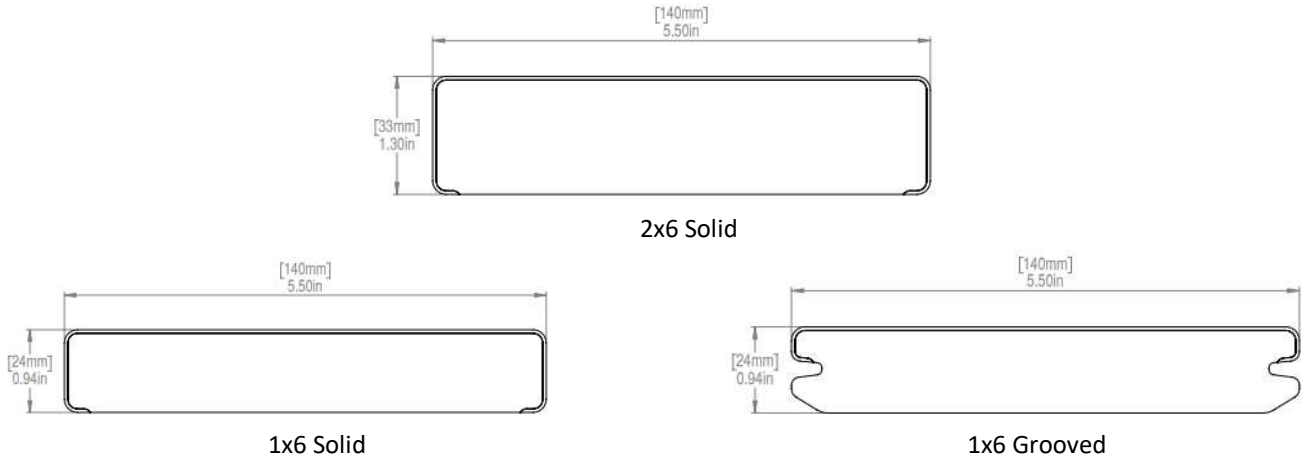


FIGURE 4 – TREX TRANSCEND® TROPICALS AND EARTH TONES 2X6 AND 1X6 DECK BOARD



FIGURE 5 – TREX TRANSCEND® LINEAGE® DECK BOARD

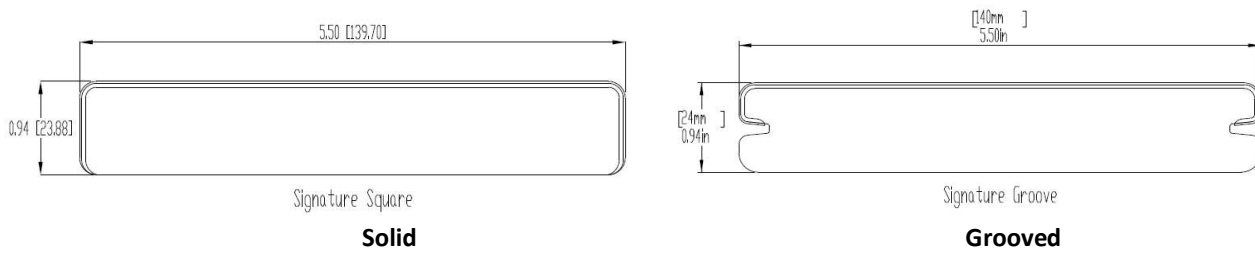


FIGURE 6 – TREX SIGNATURE® DECK BOARDS



FIGURE 7 – TREX® COMPOSITE DECK BOARD 1X6 DECK BOARD



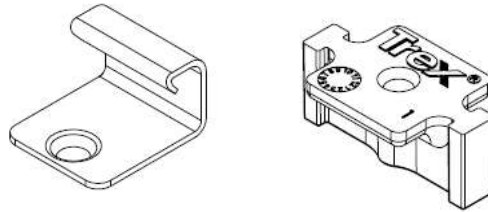
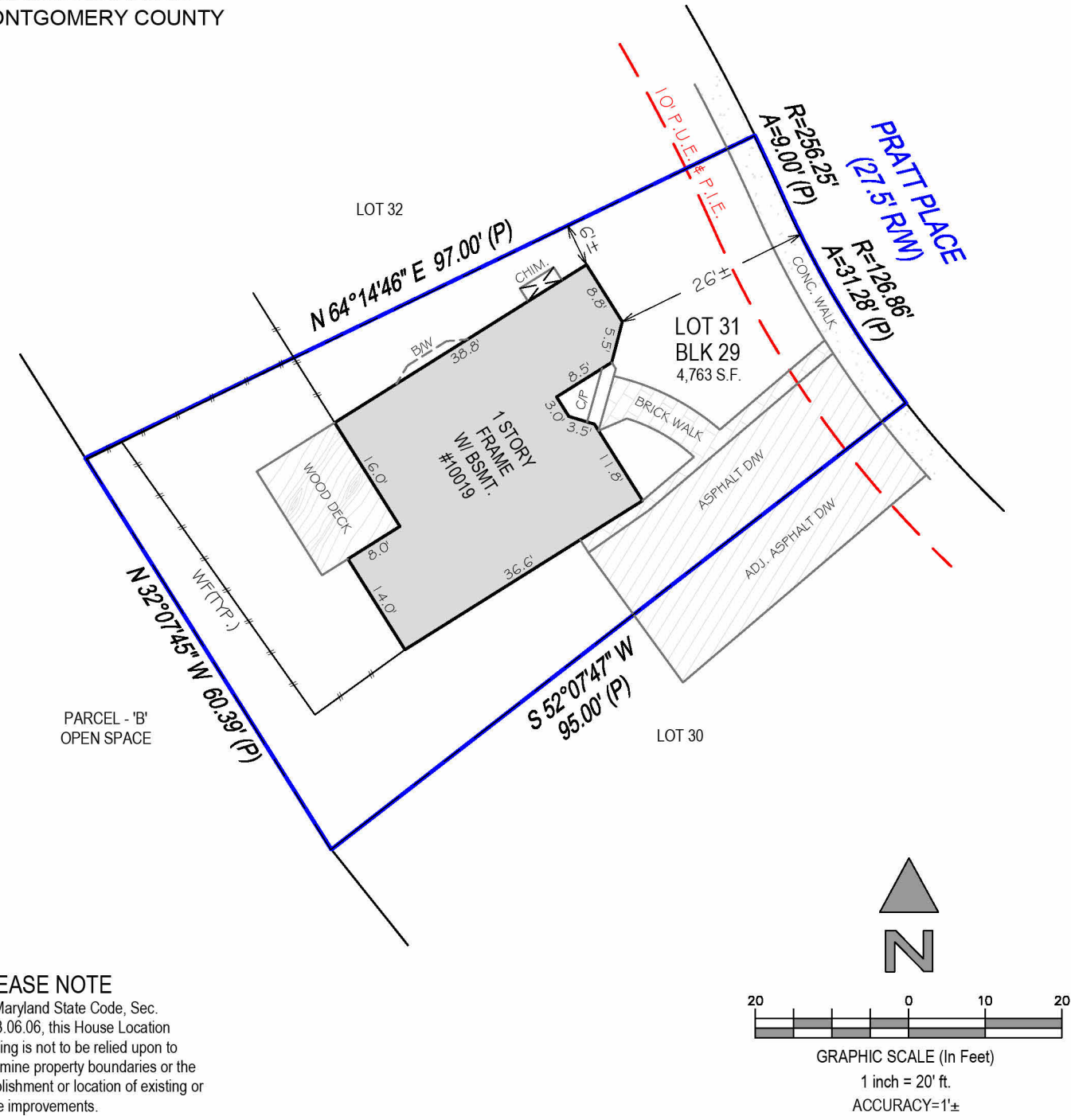


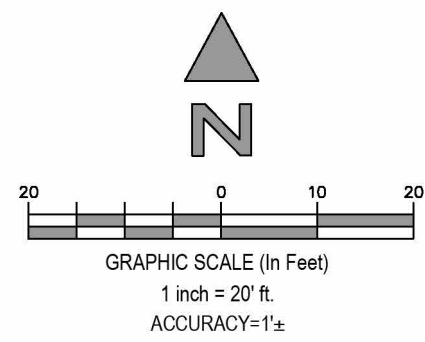
FIGURE 8 – *START CLIP* (LEFT) AND *TREX HIDEAWAY® FASTENER* (RIGHT) FOR GROOVED EDGE DECK BOARDS

EXISTING SITE PLAN

2406.2995
LOCATION DRAWING
MONTGOMERY COUNTY



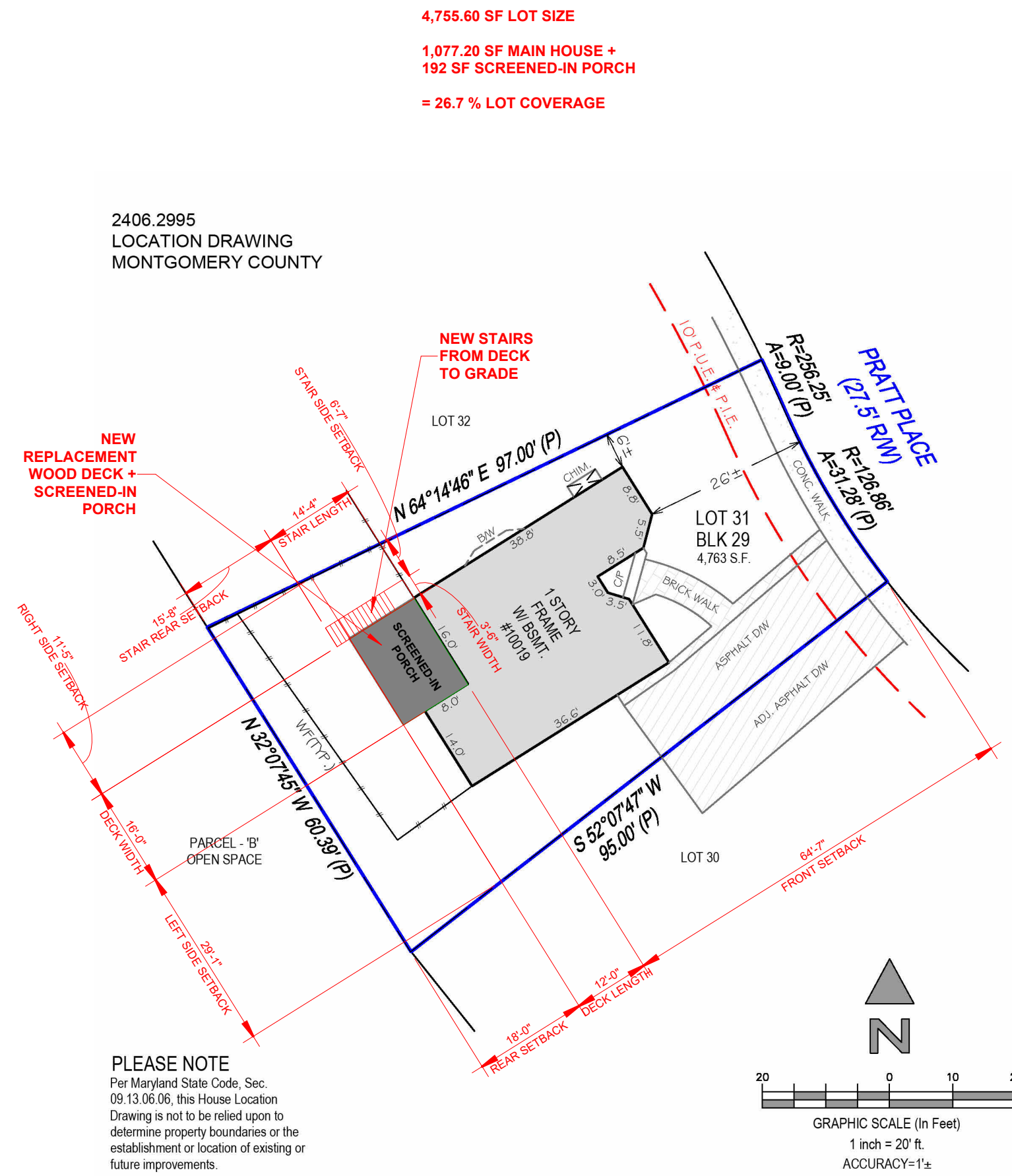
PLEASE NOTE
Per Maryland State Code, Sec.
09-13.02.05, this House Location
Drawing is not to be relied upon to
determine property boundaries or the
establishment or location of existing or
future improvements.



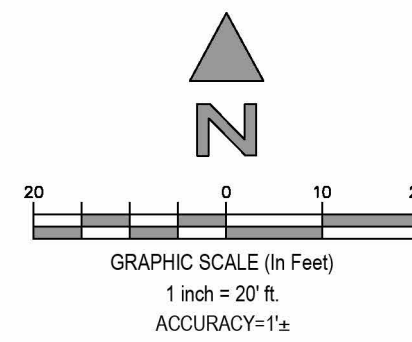
1 EXISTING SITE PLAN
1" = 20'-0"

PROPOSED SITE PLAN

2406.2995
LOCATION DRAWING
MONTGOMERY COUNTY



PLEASE NOTE
Per Maryland State Code, Sec.
09-13.02.05, this House Location
Drawing is not to be relied upon to
determine property boundaries or the
establishment or location of existing or
future improvements.



2 PROPOSED SITE PLAN
1" = 20'-0"

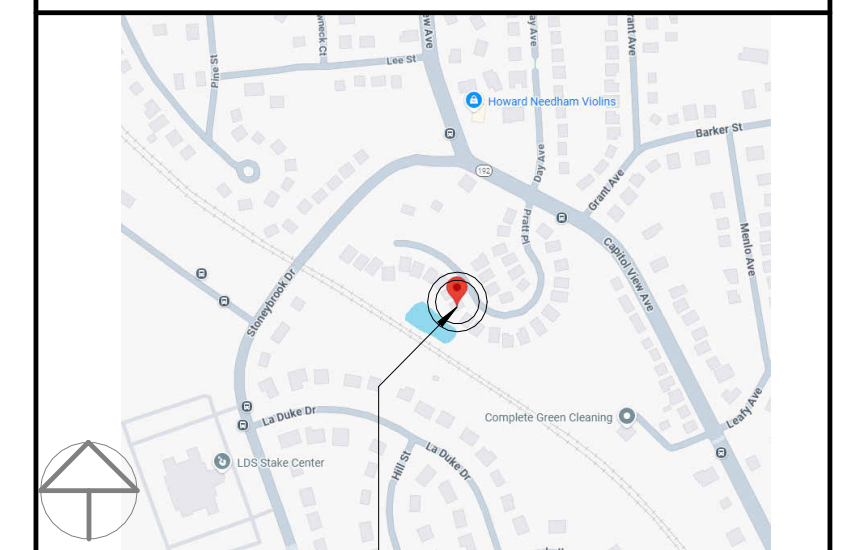
GENERAL NOTES

- A. GENERAL NOTES:**
- COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
 - VERIFY FIELD CONDITIONS AND COORDINATE WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK. REPORT ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES OR CONFLICTS IN OR AMONG THE CONTRACT DOCUMENTS TO THE OWNER/ARCHITECT/DESIGNER FOR CLARIFICATION, CLARIFICATION, RE-DESIGN OR RESOLUTION BEFORE PROCEEDING WITH ANY OF THE WORK IN QUESTION.
 - COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
 - THESE GENERAL NOTES AND TYPICAL WRITTEN DETAILS APPLY THROUGHOUT THE DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN.
- B. DEFINITIONS:**
- "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.
 - "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
 - "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS, SHALL BE PROVIDED.
 - "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.
- C. DIMENSIONS:**
- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS. INFORM THE OWNER/ARCHITECT/DESIGNER OF ANY DISCREPANCIES. DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
 - DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION TYPE AS SCHEDULED, UNLESS NOTED OTHERWISE.
 - ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER: 1) MIN DIMEN FOR ACCESSIBILITY CLEARANCE & BUILDING CODE REQMT, 2) LARGE SCALE DETAILS, 3) SMALL SCALE DETAILS, 4) ENLARGED VIEWS, 5) FLOOR PLANS AND ELEVATIONS.
 - FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.
 - VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISHED MATERIAL.
 - AT THE DIMEN POINT, UNLESS NOTED ABOVE FINISH FLOOR -"AFF".
 - CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED CEILING SYSTEM OR FACE OF FINISH MATERIAL AS SCHEDULED.
 - DIMENSIONS SHOWN ON DRAWINGS ARE TO BE CONSTRUED AS TOTALLY COMPREHENSIVE CONSTRUCTION DOCUMENTS. ELECTRICAL AND PLUMBING WORK IS CONSIDERED DESIGN-BUILD BY THE CONTRACTOR.
 - THE CONTRACTOR WARRANTS THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT WILL BE NEW AND THAT ALL WORK SHALL BE PERFORMED BY LABOR SKILLED IN THE TASK BEING PERFORMED AND THAT THE WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
 - THE CONTRACTOR IS RESPONSIBLE TO MAKE ALL NECESSARY PENETRATIONS THROUGH WALLS, FLOORS, ROOFS AND CEILINGS FOR ALL PIPES, ETC., WHETHER OR NOT SUCH PENETRATIONS ARE SPECIFICALLY SHOWN ON THE ARCHITECTURAL DRAWINGS.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE SCOPE OF WORK AND THE CONTRACT.
 - THE CONTRACTOR SHALL PAY ALL APPLICABLE TAXES AND FEES AND SHALL SECURE AND PAY FOR ALL PERMITS NECESSARY FOR COMPLETION OF THE WORK.
 - AT THE COMPLETION OF THE JOB, THE CONTRACTOR SHALL PROVIDE GUARANTEES COVERING ALL MATERIALS AND WORKMANSHIP PERFORMED BY HIM AND HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL TURN OVER TO THE OWNER ALL GUARANTEES OF ALL MATERIALS USED IN THE WORK OF THE CONTRACT.
 - THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CHANGES MADE BY THE CONTRACTOR, HIS FORCES, OR THE OWNER DURING CONSTRUCTION. THE PROJECT IS NOT SUBJECT TO SUPERVISION BY THE ARCHITECT DURING CONSTRUCTION.
- D. BIDDING:**
- BEFORE SUBMITTING PROPOSALS BIDDERS SHALL CAREFULLY EXAMINE THE DRAWINGS AND NOTES, INSPECT THE SITE AND ACQUAINT THEMSELVES WITH ALL GOVERNING ORDINANCES, LAWS, ETC., AND OTHERWISE FAMILIARIZE THEMSELVES WITH ALL MATTERS WHICH AFFECT PERFORMANCE OF THE WORK. THE ACT OF SUBMITTING A PROPOSAL SHALL BE CONSIDERED AS MEANING THAT THE BIDDER HAS SO FAMILIARIZED HIMSELF AND THEREFORE NO CONCESSION WILL BE GRANTED BECAUSE OF ANY CLAIM OR MISUNDERSTANDING OR LACK OF INFORMATION.
- E. ROUGH CARPENTRY:**
- PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SUPERVISION NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.
 - ALL SILLS, HEADER BEAMS AND BASE PLATES ON MASONRY AND/OR CONCRETE FOUNDATION LAB LOCATED WITHIN 6" OF THE GROUND TO BE PRESSURE TREATED PINE, SIZE AS SHOWN. INSTALL OVER A LAYER OF SILL FOAM AND ATTACH SECURELY.
 - STUDS: TO BE NOMINAL 2x4, 2x6, 2x8 WHERE INDICATED, 10' OR SHORTER. "STUD" OR NO. 2 STRUCTURAL LIGHT FRAMING GRADE, ANY SPECIES GRADED UNDER WHPA, WCLB, SPIR OR W.G. RULES.
 - PLYWOOD: PROVIDE APA GRADED PANELS COMPLYING WITH PS 1/ANSI A199, FOR TYPE OF APPLICATIONS INDICATED.
 - FASTENERS: HOT DIPPED GALVANIZED, ASTM A 153 STEEL FOR HIGH HUMIDITY AND TREATED WOOD LOCATIONS.
- F. DESIGN LOADS:**
- GROUND ROOF SNOW LOAD: PER IRC SECTION 1609
 - WIND SPEED: PER IRC SECTION 1609
 - SEISMIC DESIGN CATEGORY: PER IRC SECTION 1613
 - WEATHERING: SEVERE
 - FROST LINE DEPTH: 36 INCHES
 - TERMITE: MODERATE TO HEAVY
 - WINTER DESIGN TEMPR: 13 F
 - LIVE LOAD: PER IRC SECTION 1607
 - SOIL BEARING CAPACITY: 1,500 LBS
 - SOIL FOUNDATION AND SLAB: SEE STRUCTURAL

PROJECT INFO

SHEET #	SHEET NAME
A000	COVER SHEET SITE PLAN
A001	PROPOSED SITE PLAN
A005	HOA SUBMISSION
A200	ARCHITECTURAL PLANS
A201	ELEVATIONS - SECTIONS - DETAILS
Aspect 20	EXTERIOR PORCH SPECIFICATIONS AND DETAILS
Aspect 21	EXTERIOR PORCH SPECIFICATIONS AND DETAILS
Aspect 22	EXTERIOR PORCH SPECIFICATIONS AND DETAILS - WOOD CONNECTOR DETAILS

LOCATION MAP



10019 Pratt Pl, Silver Spring, MD 20910

2.0 DC ZONING ANALYSIS SUMMARY

NO.	REQUIRED (ALLOWABLE - MAX - MIN)	EXISTING	PROPOSED
1	PROJECT NAME:	10019 Pratt Pl Screened In Deck	
2	PROJECT ADDRESS/UNIT:	10019 PRATT PL, SILVER SPRING, MD 20910	
3	LOT / BLOCK / PARCEL:	NA	
4	GPIN: NA TAX ACCT #: NA		
5	SUBDIVISION:	NA	
6	SCOPE OF WORK:	Build a 12'x16' covered screened-in deck structure Install one (1) set of 3' wide stairs with a standard screen door for entry/exit from a landing to grade	
7	ZONING	RESIDENTIAL-MUN	UNCHANGED
8	LOT AREA	N/A	UNCHANGED
9	OPEN SPACE (CONVENTIONAL)	N/A	N/A
10	DENSITY	N/A	UNCHANGED
11	LOT WIDTH	N/A	UNCHANGED
12	GROSS FLOOR AREA	N/A	UNCHANGED
13	YARDS / SETBACKS	N/A	UNCHANGED
14	BUILDING HEIGHT	N/A	UNCHANGED
15	PARKING	N/A	UNCHANGED
16	RESERVED	N/A	
17	RESERVED	N/A	
18	RESERVED	N/A	
19	RESERVED	N/A	
20	RESERVED	N/A	

Architect:
ARIMSE ARCHITECTS
ARIMSEARCHITECTURE.COM
703-662-1115

MARVELLA
ARCHITECTURE | DEVELOPMENT | CONSTRUCTION | ESTIMATION

Project Name:
**10019 Pratt Pl
Screened
In Deck**

10019 PRATT PL, SILVER SPRING, MD 20910

Client:
Raphael Schklowsky

REV No	REVISION DATE	REVISION DESCRIPTION
17	RESERVED	N/A
18	RESERVED	N/A
19	RESERVED	N/A
20	RESERVED	N/A

Drawing Title:
**COVER SHEET SITE
PLAN**

CONTRACT DOCUMENTS

MARVELLA CONSTRUCTION COMPANY

10019 Pratt Pl
Screened In Deck

CONTRACT
This Agreement, Made as of 12/18/2025

Release of Design: [Details regarding design release and liability]

1. CONTRACT DOCUMENTS: [List of contract documents]

2. SCOPE OF WORK: [Description of the project scope]

3. TIME OF COMPLETION: [Project schedule and completion date]

4. PAYMENT SCHEDULE: [Payment terms and milestones]

5. FORCE MAJEURE: [Provisions for unforeseen events]

6. ASSIGNMENT: [Assignment of contract rights]

7. ENTIRE AGREEMENT: [Statement that this contract is the entire agreement]

8. GOVERNING LAW: [Jurisdiction and applicable law]

9. DISPUTE RESOLUTION: [Process for resolving disputes]

10. SIGNATURES: [Signatures of both parties]

PERMIT APPLICATION MATERIALS

CONTRACT DOCUMENTS

1. CONTRACT DOCUMENTS: [List of contract documents]

2. SCOPE OF WORK: [Description of the project scope]

3. TIME OF COMPLETION: [Project schedule and completion date]

4. PAYMENT SCHEDULE: [Payment terms and milestones]

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10. SIGNATURES: [Signatures of both parties]

STRUCTURAL SIZING

Decking: 2x4 2x6 2x8 2x10 2x12 4x4 composite (per ASTM D 702)

Joists: size: 2x6 2x8 2x10 2x12 spacing: 12 in. 16 in. 24 in.

Beams: number of plies: 1 2 3 size: 2x6 2x8 2x10 2x12 overhang dimension: 0 in. 10 in.

Posts: size: 4x4 4x6 4x8 4x10 4x12

Footings: size: 18 in. 24 in. 30 in. 36 in. 42 in. 48 in. 54 in. 60 in. 66 in. 72 in. 78 in. 84 in. 90 in. 96 in. 102 in. 108 in. 114 in. 120 in.

Ledger board size: 2x8 2x10 2x12 2x14 2x16 2x18 2x20 2x22 2x24 2x26 2x28 2x30 2x32 2x34 2x36 2x38 2x40 2x42 2x44 2x46 2x48 2x50 2x52 2x54 2x56 2x58 2x60 2x62 2x64 2x66 2x68 2x70 2x72 2x74 2x76 2x78 2x80 2x82 2x84 2x86 2x88 2x90 2x92 2x94 2x96 2x98 2x100

Deck size: L= 16 ft. W= 12 ft.

PHOTOS



North:

Project No.: [Blank]

Project Number

Drawn by: Author

PERMIT No. [Blank]

Checker

Scale: As indicated

Date: 12/1/2025 1:08:42 PM

STATE OF MARYLAND
RICARDO A. HENDI
No. 17930
ARCHITECT

Drawing No.:
A000