

PRIVATE RESIDENCE

903 'R' Street, N.W.

Washington D.C.

Lot 2 Square 363

CODE:

- Plans conform with IRC/IECC codes 2018
- All wood in contact with soil or masonry foundations will meet the ASTM standard A153 and A653, class 185.
- All framing lumber to be SPF#2 unless indicated otherwise.
- Design criteria used are as follows:
 - Roof load -30lbs/sf.
 - Roof and floor dead load -10lbs/sf.
 - Seismic design category B.
 - Termite damage subjectivity-moderate to heavy.
 - Winter design temperature -15 degrees F, -9 degrees C.
 - Subjectivity yo damage from weather -heavy.
 - Subjectivity to decay -moderate.
 - Floor live load in sleeping areas -40lbs/sf.
 - Wind speed -90mph (3 sec. gust method) 90mph 40 m/s.
 - Frost line depth -30".
 - Flood hazard -yes.
- Subfloors -3/4" APA subfloor/underlayment rated, tongue and groove, glued and nailed to joists.
- Roof sheathing -1/2" OSB with spacers.
- Roofing -215lbs per square asphalt shingles over 15lb. felt.

SCOPE OF WORK:

BRAND NEW DECK CONSTRUCTION & BUILD ...
COMPLETELY DEMOLISH CURRENT DECK ... HAUL AWAY &
DISPOSE OF ...
CREATION & BUILD OF A BRAND NEW DECK ... WITH ...
METAL SPIRAL STAIRCASE ... TO THE GROUND LEVEL
* BRAND NEW DECK WILL BE IN THE SIZE OF ... 14 FEET
WIDE ... BY ... 12 FEET FORWARD ...
* ALL NEW ... TREX "SELECT" COMPOSITE ... FLOOR
BOARDS ... COLOR OF CHOICE
* ALL NEW WOOD ... RAIL SYSTEM ... ALL THE WAY
AROUND ... THIS NEW WOOD RAIL SYSTEM WILL BE IN THE
SAME ... TYPE & STYLE ... AS IN THE PICTURE THAT
HOMEOWNER SENT TO DECKMAN ...
* ALL NEW ... METAL (BLACK IN COLOR) ... SPIRAL
STAIRCASE ... ON THE ... LEFT HAND SIDE ... OF THE DECK
(AS ONE IS STANDING IN THE BACKYARD LOOKING AT THE
DECK) ... AND GOING DOWN TO THE GROUND
LEVEL
* ALL NEW WOOD SUB-STRUCTURE ... WITH ... 6 INCH
BY 6 INCH ... SUPPORT POSTS ... WITH ... "CEMENT
FOOTERS" (AS PER INSPECTION CODE) ...
* ALL NEW WOOD ... "JOIST SUPPORT BOARDS" ... THAT
GO UNDER THE TREX "SELECT" FLOOR BOARDS ...
* "JOIST TAPE" ... WILL ALSO BE USED ON TOP OF ...
JOIST SUPPORT BOARDS ... TO HELP PREVENT
DETERIORATION
* HAULING AWAY AND DISPOSING OF ALL OLD WOOD,
TRASH & DEBRIS
* ALL NEW WOOD WILL BE; GRADE A, PRESSURE
TREATED, PRE-CURED (PRE-AGED), PINE WOOD ...
* Brushing And Rolling On Our Proprietary "DeckMan"
Protective Coating On Your Deck's ... Outside Fascia Boards,
Visible Wood Support Posts ... Color To Match The Trex
"Select" Floor Colors Or Other Color Of Choice ...

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NEW DECK BUILD

Matt Bosserman

903 'R' Street, N.W.

Washington D.C.

Lot 2 Square 363

REVISION	DATE

Scale:

As Noted

Date:

14/01/2024 07:50:11

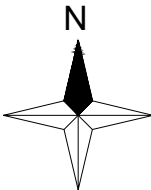
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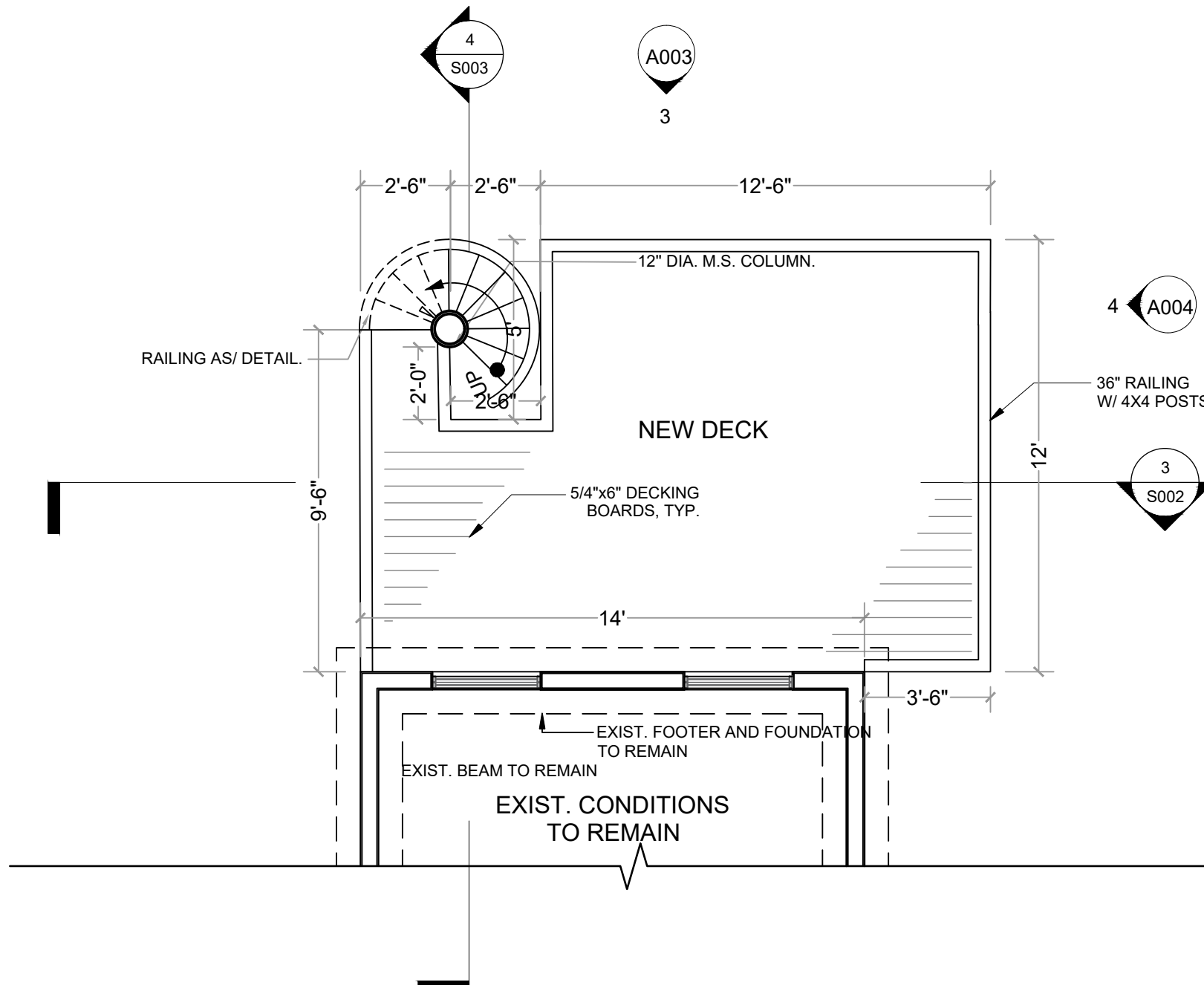
Drawn By: A.H.M.
Mahmood Hasan

Sheet:

CS01

COVER SHEET

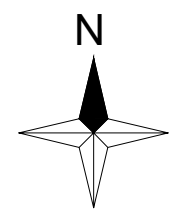




LEGEND:

- EXISTING WALLS TO REMAIN
- EXISTING DOORS TO REMAIN
- EXISTING WINDOWS TO REMAIN

2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

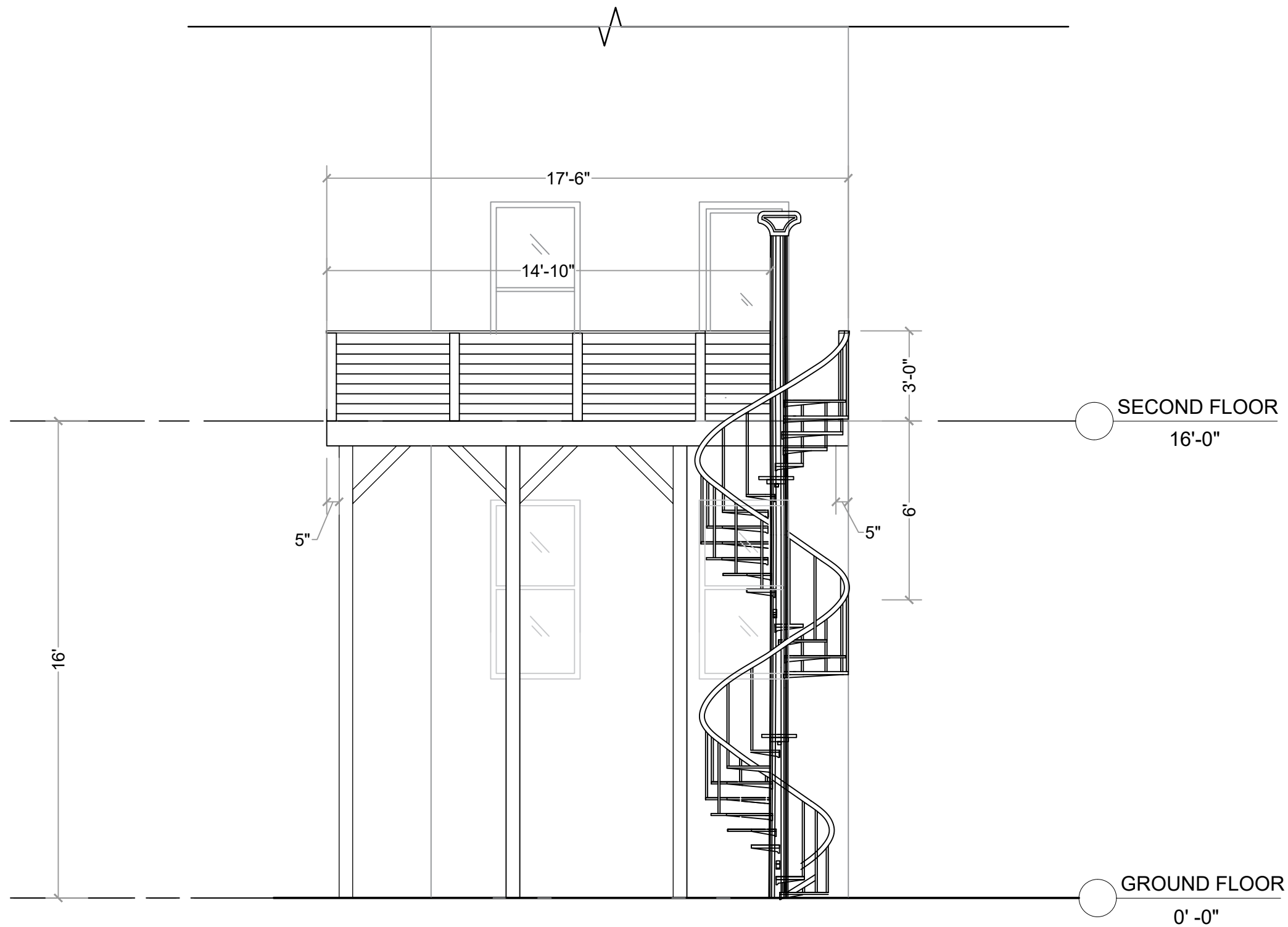


NEW DECK BUILD
Matt Bosserman
903 R' Street, N.W.
Washington D.C.
Lot 2 Square 363

REVISION	DATE

Scale:
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Drawn By: A.H.M.
Mahmood Hasan

Sheet:
A002
PROPOSED FLOOR
PLANS



3 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

NEW DECK BUILD
Matt Bosserman
903 'R' Street, N.W.
Washington D.C.
Lot 2 Square 363

REVISION	DATE

Scale:

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Date:

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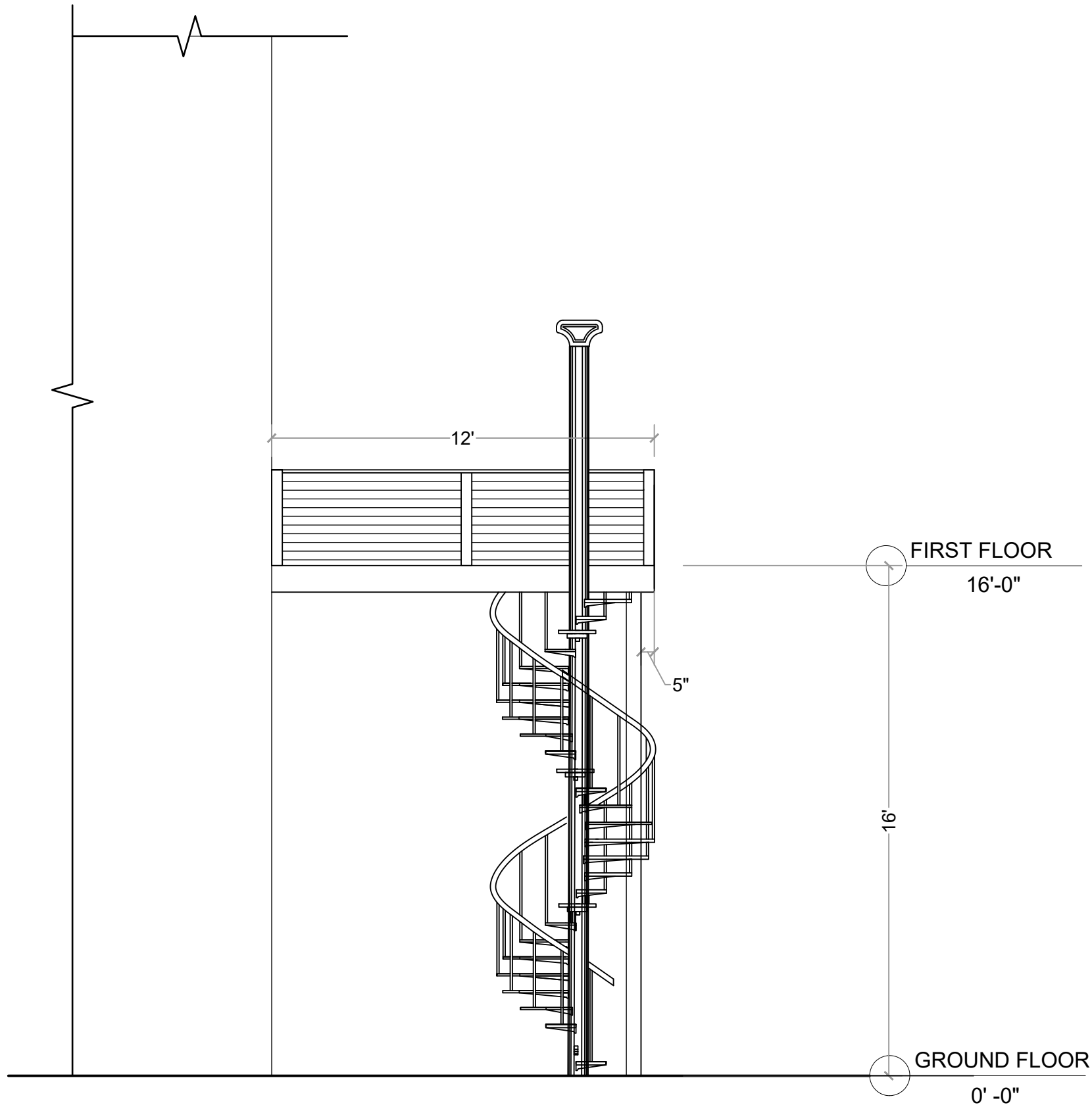
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Mahmood Hasan

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A003

PROPOSED REAR
ELEVATION



4 PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

NEW DECK BUILD
Matt Bosserman
903 R Street, N.W.
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Lot 2 Square 363

REVISION	DATE

Scale:
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Date:
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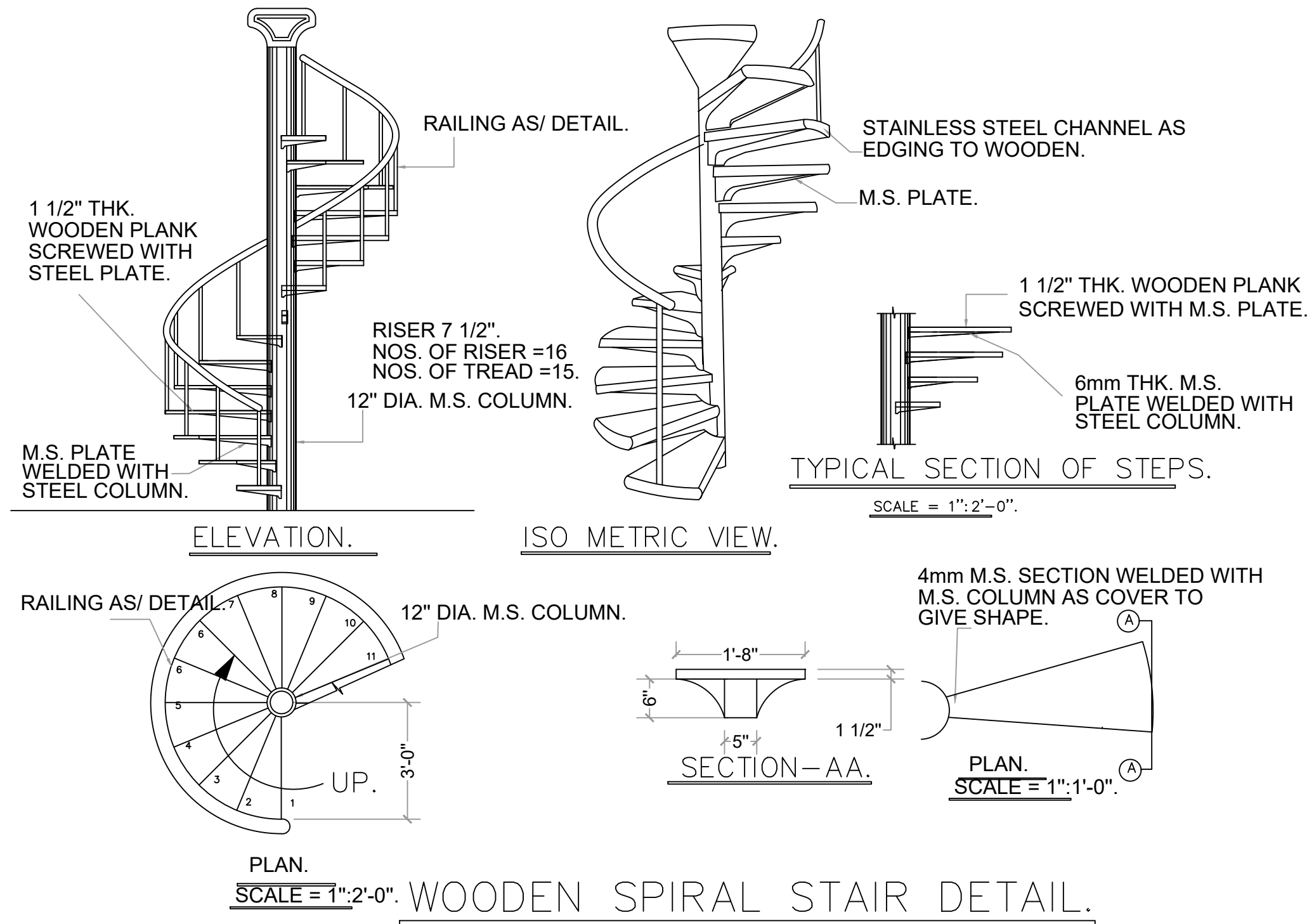
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Mahmood Hasan

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A004

PROPOSED LEFT
ELEVATION



5

STAIR DETAILS

SCALE: 1/4" = 1'-0"

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Mahmood Hasan

Sheet:

A005

STAIR DETAILS



6

3D VIEW

SCALE: NOT TO SCALE

NEW DECK BUILD
Matt Bosserman
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REVISION	DATE

Scale:

As Noted

Date:

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Mahmood Hasan

Sheet:

A006

3D VIEW



7

3D VIEW

SCALE: NOT TO SCALE

NEW DECK BUILD
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Scale:

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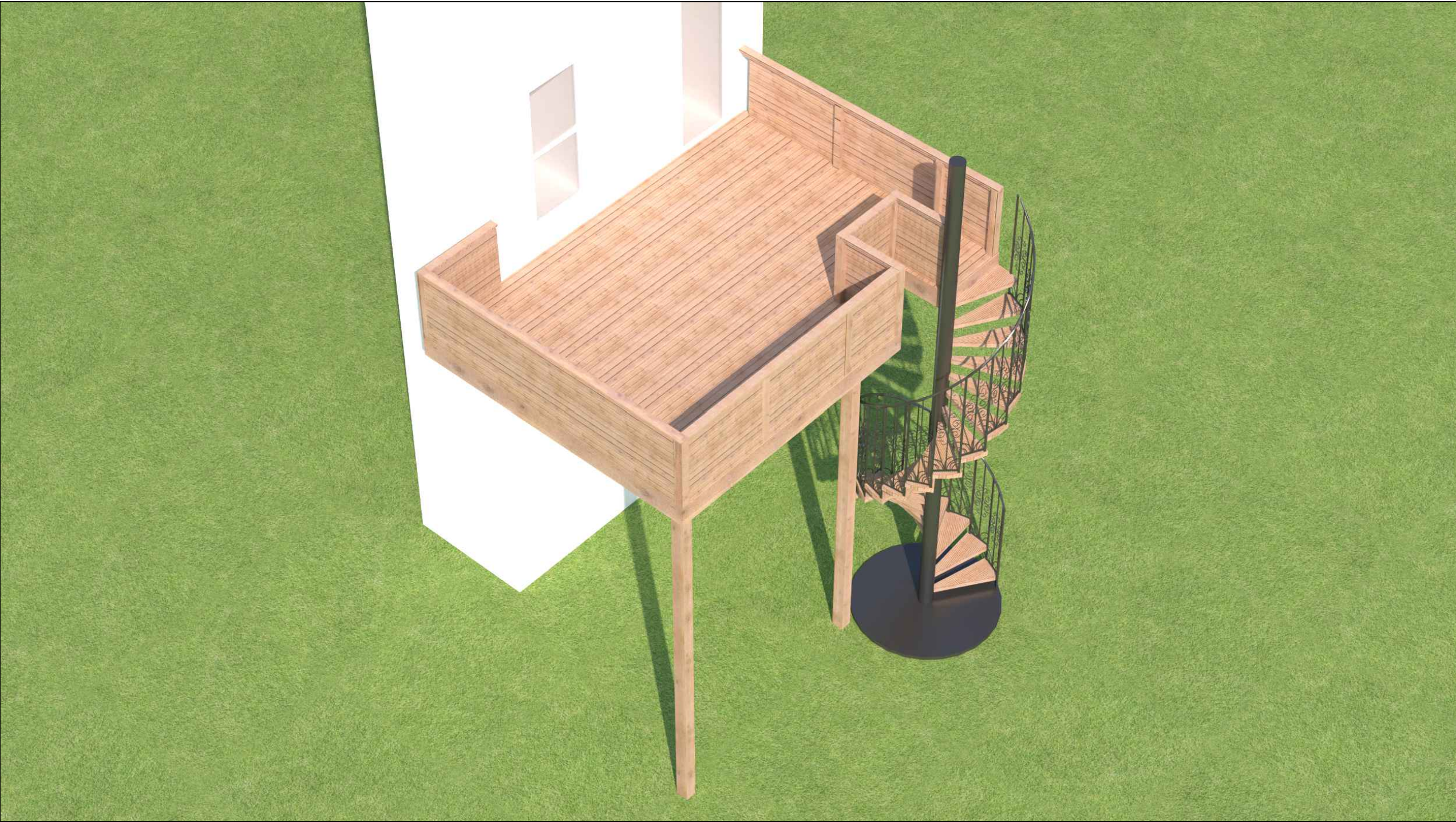
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Mahmood Hasan

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A007

3D VIEW



8

3D VIEW

SCALE: NOT TO SCALE

NEW DECK BUILD

Matt Bosserman
903 R' Street, N.W.
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REVISION	DATE

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As Noted

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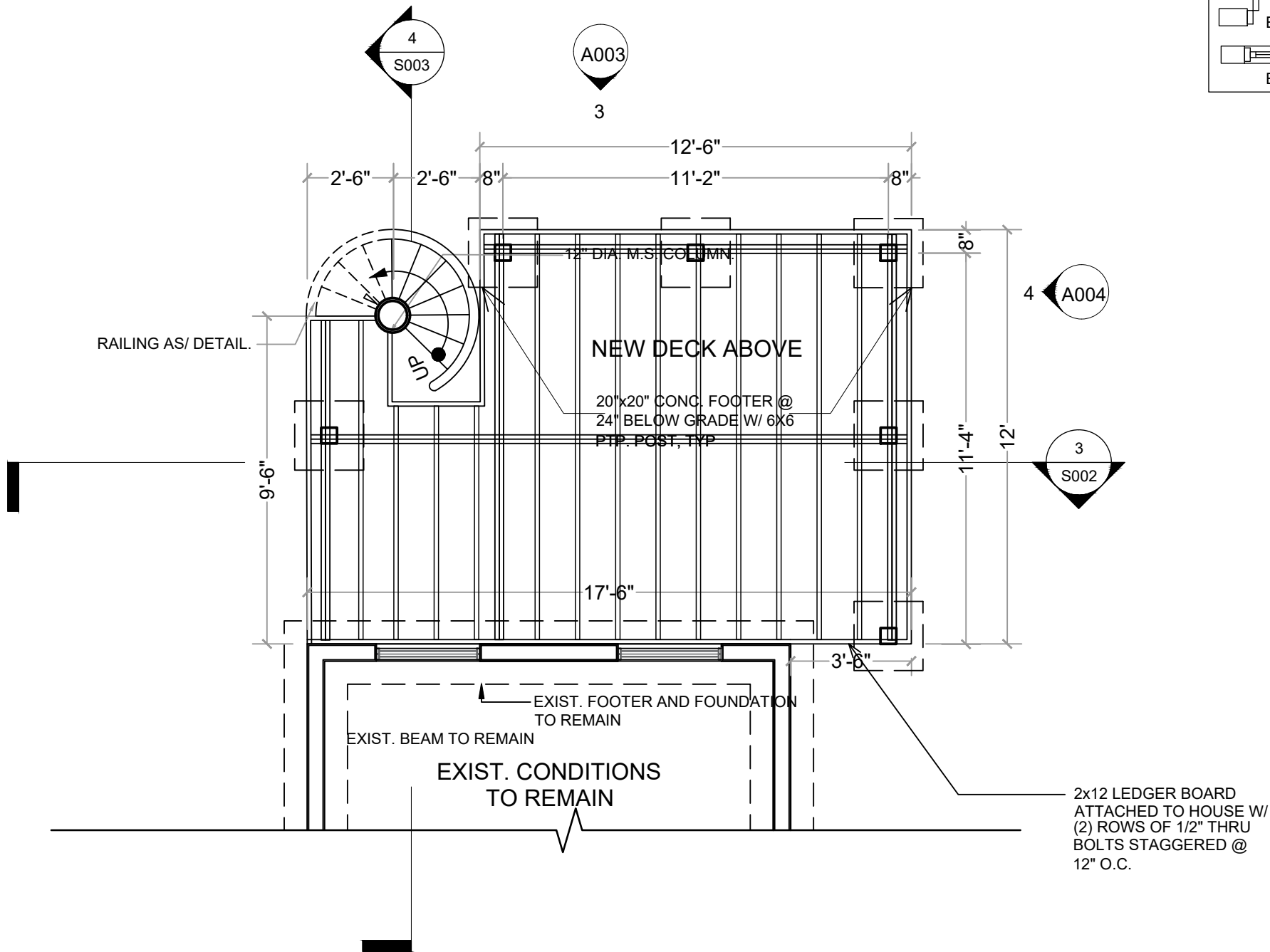
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Mahmood Hasan

Sheet:

A008

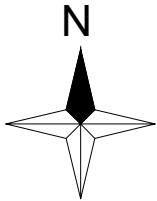
3D VIEW



1

SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



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Sheet:

S001

FLOOR FRAMING
PLANS