

STAFF REPORT 09-11-2019 REGULAR MEETING

PREPARED BY: A. PHILLIPS

APPLICATION NUMBER: 19-6416

VIOLATION NUMBER: 19-314

ADDRESS: 2475 EDISON STREET

HISTORIC DISTRICT: BOSTON EDISON

APPLICANT: THEODORE MCNEAL

DATE OF COMPLETE APPLICATION: 8-26-2019

STAFF SITE VISIT: 08-30-2019

SCOPE: ERECT NEW REAR PORCH AND DECK

EXISTING CONDITIONS

The building located at 2475 Edison Street is a 2 ½-story single-family residence constructed in 1919. The structure is clad in variegated red brick. Records indicate that house once featured stucco and wood detailing but that it was covered in vinyl (including window replacement) in the late 1990s. The side-gabled roof is covered in gray asphalt shingles and features two arched-top dormers—each with a single double-hung window—on the front (Edison Street) façade. A small arched-top portico exists above the main entrance of the asymmetrical front façade. Additionally, a raised porch with railing exists at the majority of the width of the front façade and is access by four steps set slightly off-center. The rear yard is fenced and includes a garage at the far southeast corner of the lot which is accessed from the driveway located directly adjacent (east) of the house. At one time, the rear façade of the house included a two-story porch, however, it has been recently removed.



PROPOSAL

With the current proposal, the applicant is seeking the Commission's retroactive approval **to demolish the existing rear porch and erect a new two-story wood porch as well as a new rear deck area per the attached drawings and application.**

STAFF OBSERVATIONS & RESEARCH

- The rear yard/project area is not visible from right-of-way
- November 2011, Notice to Proceed issued for application #11-168 (Prong #3) for violation of replacing historic wood windows with vinyl windows; removing old gutters on exterior and installing new aluminum gutters and downspouts; installing vinyl siding on all exposed wood and stucco surfaces; installing new trim on all doors, window, and fascia; installing six (6) new glass block windows in basement.

ISSUES

- The demolition of the existing exterior porch was completed without a Certificate of Appropriateness.
- The erection of a new two-story porch and rear deck was started without a Certificate of Appropriateness. According to the applicant, the homeowner hired a group of contractors to perform the work prior to pulling a permit. The contractors completed the demolition of the existing two-story porch and started erecting the new porch and deck when the homeowner stated that they received a stop work order. Staff contacted the Buildings, Safety Engineering and Environmental Department (BSEED) for verification of the stop work order and any additional information—BSEED could not confirm.
- Regarding the deck design—there are discrepancies (stair location and height of deck area vs. porch) between the Home Depot contract documents and the drawings provided by the applicant.
- The proposed finish of the deck and porch are not included in this application.

RECOMMENDATION

Due to the lack of information regarding the condition and detail of the existing porch prior to its demolition, staff is withholding an opinion regarding its significance to the character of the historic building, its site and setting.

Regarding the proposed replacement two-story porch and rear deck, it is staff's opinion that the work, as proposed, does not destroy historic materials that characterize the historic building, its site, and setting. Staff therefore recommends that the Commission find the work to be appropriate as it meets the Secretary of the Interior's Standards for Rehabilitation

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.

However, staff recommends that the Commission issue this COA with the following conditions:

- Applicant to submit accurate and finalized drawing of what is currently being constructed for staff review and approval prior to issuance of COA.
- Applicant to submit specifications of proposed finish for both the deck area and two-story porch for staff review and approval prior to issuance of COA. Finish to be compatible with existing house.

ELEMENTS OF DESIGN

(1) **Height.** Virtually all of the houses in the district have two (2) full stories plus an attic or a finished third floor within the roof, which are generally called "two-and-a-half" (2½) story houses, additions to existing buildings shall be related to the existing structure. New buildings shall meet the following standards:

- (i) The eight (8) adjoining houses on the same block face, excluding any houses built since 1930, shall be used to determine an average height. If eight (8) houses are not available on the same block face, then one (1) or more houses as close as possible to being directly across the street from the proposed structure may be used. The height of the two (2) adjoining houses shall be added into the total twice, with a divisor of ten (10) used to determine the average. The main roof of any new building must have a height of at least eighty percent (80%) of the resulting average. In no case shall a new building be taller than the tallest roof height included in the calculation. In determining the height of existing buildings and proposed buildings, the highest point of the main roof shall be

used, even where towers or other minor elements may be higher.

- (ii) The level of the eaves of the proposed new structure has as much or more significance for compatibility as the roof height. Therefore, an average eave or cornice height shall be determined by the same process as that described above. The proposed new structure shall have a height at the eaves or cornice of not less than ninety (90) percent of the average determined from existing structures; and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, nor higher than the highest eave or cornice.
- (2) **Proportion of buildings' front facade.** Proportion varies in the district, depending on the age, style, and location in a specific subdivision. Most houses are wider than tall, especially those on large or multiple lots east of the John C. Lodge Freeway. With height being established by the standards above, proportion will be established by prohibiting any proposed building or addition from creating a front facade wider than the widest, or narrower than the narrowest, of those existing on the same block face.
- (3) **Proportion of openings within the facade.** Windows openings are virtually always taller than wide; however, several windows are sometimes grouped into a combination that is wider than tall. Window openings are always subdivided. The most common window type is double-hung with sashes that are generally further subdivided by Muntins or leaded glass. Facades have approximately fifteen (15) percent to thirty-five (35) percent of their area glazed. Sun porches with a very high proportion of window openings subdivided by mullions and muntins are common.
- (4) **Rhythm of solids to voids in front facades.** In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facades. In examples of other styles, particularly those of English Medieval Inspiration, voids are arranged with more freedom, but usually in a balanced composition.
- (5) **Rhythm of spacing of buildings on streets.** The spacing of the buildings is generally determined by the setback from side lot lines. There is a variance in the widths of subdivision lots from one block to another. The lots generally range from forty (40) feet to seventy-five (75) feet in width. The minimum spacing between houses is ten (10) feet and the maximum spacing between houses is approximately three hundred and twenty-five (325) feet, where several lots are combined. The typical spacing is ten (10) feet to fifteen (15) feet from side lot lines. In the case of very wide properties, two (2) conditions exist: The house is located in the center of the site with extensive side yard space, which only occurs with extremely large houses by district standards; or the house is located at the side of the wide site, which creates an extensive side yard on one (1) side of the house.
- (6) **Rhythm of entrance and/or porch projections.** In those examples derived from classical precedents, entrances and porches, if any, tend to be centered on the front facade. Other examples display more freedom with entrance and porch placement. Porches and permanently enclosed sun porches are often placed at the side and sometimes at the rear of the building.
- (7) **Relationship of materials.** The majority of houses are faced with brick, while many are partially or totally stucco. There are some stone buildings, sometimes combined with stucco; clapboard is rare, and is extremely rare as the sole material. Roofing includes slate, tile and asphalt shingles. Wood shingle roofs were once common and have generally been replaced with asphalt. Wood shake does not exist and there is no known evidence that it was ever used in the district. Stone trim is common. Wood is almost universally used for window frames and other functional trim and is used in many examples for all trim.
- (8) **Relationship of textures.** The most common relationship of textures in the district is that of a low-relief pattern of mortar joints in brick contrasted with the smooth surface of wood or stone trim. There are a few houses with rough or rusticated stone surfaces. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces, is not unusual. Tile, slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate some other variety.
- (9) **Relationship of colors.** Natural brick colors (such as red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural colors (tile and slate colors, natural and stained wood colors), and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from classical precedents, particularly those of Neo-Georgian Style, generally have woodwork painted white, cream, or in the range of those colors including "putty"; doors and shutters are frequently dark green or black.

Colors known to have been in use on similar buildings of this style in the eighteenth or early twentieth centuries may be considered for appropriateness. Buildings of medieval inspiration (notable Neo-Tudor) generally have painted woodwork and window frames of a dark brown or cream color. Half timbering is almost always stained dark brown. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses.

- (10) **Relationship of architectural details.** Architectural details generally relate to style. Neo-Georgian buildings display

classic details, mostly in wood, and sometimes in stone. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated. Details on "Mediterranean" style or vernacular buildings including arched windows, door openings, and porches, are often done in stone, brick, tile, and sometimes in stucco. Buildings of medieval inspiration tend to have details in the form of carved wood or carved stone ornaments on window frames, door frames, and eaves. In general, the various styles are rich in architectural details.

- (11) Relationship of roof shapes.** A variety of roof shapes exist in the district, depending on building style. Shallow hipped roofs with dormers, roofs with triangular gables, and steep hipped roofs predominate. A few Gambrel roofs exist. Complex arrangements of the gabled and/or the hipped types, with subsidiary or transverse roofs, are not unusual. Dormers are common. Flat roofs are present only as subsidiary roofs on residential structures. Garage roofs generally reflect the style and pitch of the roof on the main house.
- (12) Walls of continuity.** The major wall of continuity is created by the buildings, with their uniform setbacks within the blocks. New buildings should contribute to this wall of continuity. Minor walls of continuity are created where rows of trees have survived in sufficient numbers or new trees are planted in rows, and where hedges along front lot lines exist in numbers.
- (13) Relationship of Significant Landscape Features and Surface treatments.** The typical treatment of individual properties is a flat or graded front lawn area in grass turf, often subdivided by a straight or curving walk leading to the front entrance. Materials for such walks are concrete, brick, stone, or combinations of those materials. Some front yards have rectangular raised earthwork terraces upon which the house stands. These unpaved terraces having sloping embankments or retaining walls which are made of brick, stone, or both, at the change of grade foundation plantings, often of a deciduous character, characteristic of the period 1900—1930, are present virtually without exception. Hedges between properties and along front property lines are not uncommon. It is characteristic for corner lots to have hedges or fencing at side lot lines along the sidewalk. There is a wide range in the type of fencing. Fencing within the public view was generally designed to compliment the style, design material, and date of the residence. Although the American Elm was once the dominant tree, it is virtually extinct in the district. Replacement trees should be characteristic of the area and period. Plantings of new trees should be directed to "tree lawns" and medians. If American Elm is planted, it should be disease resistant.

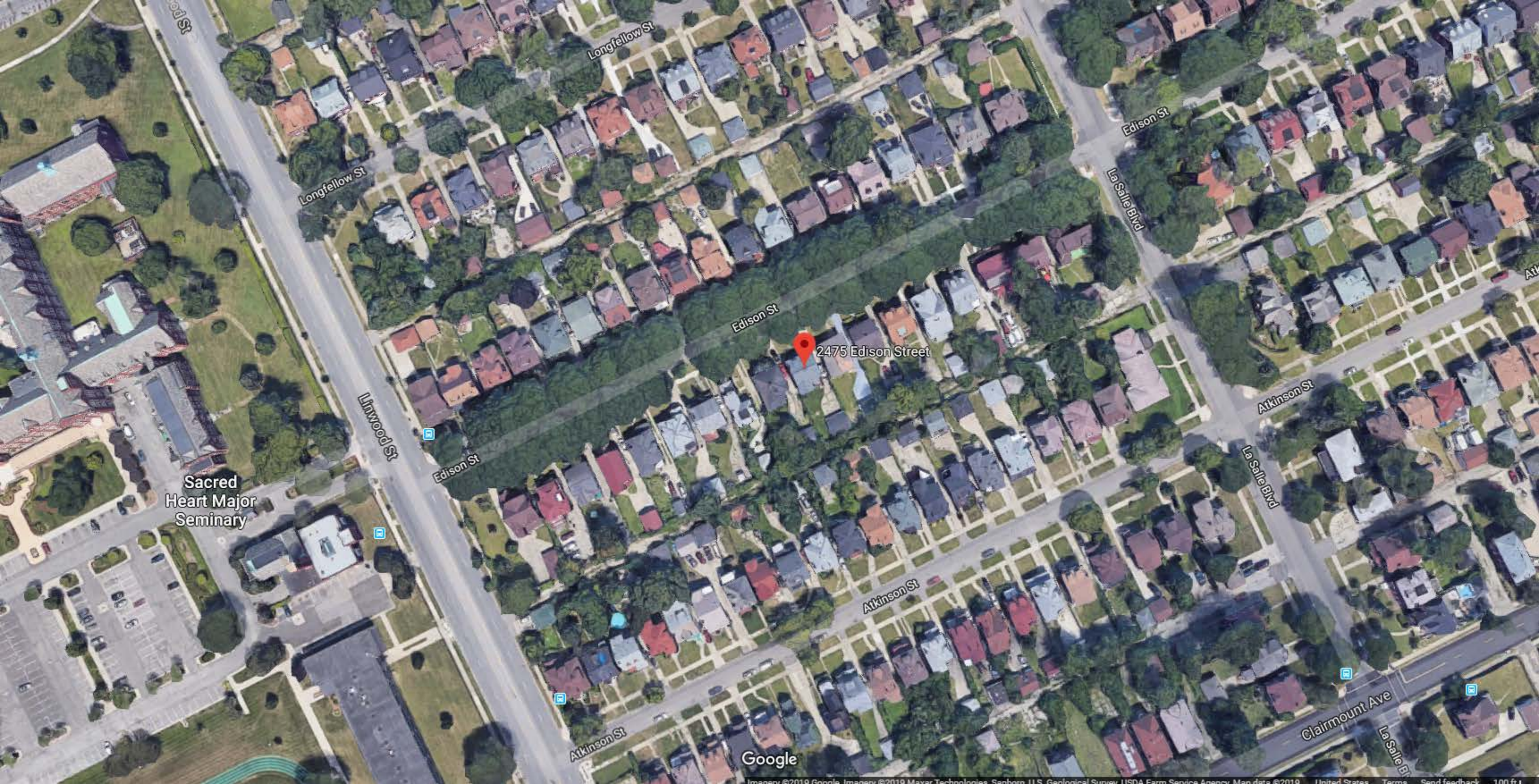
Straight side driveways leading from the street to rear garages are the norm, although access to garages is also off the alley, especially in areas of the district that were developed earlier. On corner lots, garages and driveways often face the side streets. These driveways are paved in asphalt, concrete, or brick. Side lots are not uncommon for the larger properties in the district, and a number of these form a part of the original site plan for the residence. Such side lots are usually landscaped and are often fenced at or near the setback line.

The width of tree lawns varies from block to block. Street pavements are now asphalt. Cut stone curbs exist in areas of the district where they have not yet been replaced with concrete, primarily east of the John C. Lodge Freeway. Public sidewalks are concrete. Some tree lawns/berms have been covered with concrete in parts of the district, which may represent encroachment on city property. The resulting wide sidewalks are not appropriate in the district. The ample one hundred and twenty-five (125) foot street right-of-ways of West Boston Boulevard and Chicago Boulevard are ample, and each have two (2) narrow pavements divided by the large graded grassy median strips which are planted with evergreens and deciduous trees, the other east-west streets, Longfellow Street and Edison Boulevard, are sixty-six (66) feet wide.

The Detroit Lighting Commission's ornamental poles ("O.P.") with cast iron bases (Pattern #10 and Cast Iron Panel Pattern #16A) and wooden shafts are placed at regular intervals primarily on the medians on Boston Boulevard and Chicago Boulevard, and on the tree lawns on other east-west streets. Lighting on the north-south side streets consists of steel poles, some of which are fluted, with either ornate pendants or simple cranes. There are historic upright poles along the periphery of Voight Park. Concrete and brick entrance piers exist at Woodward Avenue and Longfellow Street. Alleys run east-west down the center of the blocks, with the exception of the north-south alleys behind the Woodward Avenue frontage.

- (14) Relationship of open space to structures.** Open space in the district occurs in the form of vacant land, a city park, side lots, and grassy median strips in the boulevards. There are no houses facing Woodward Avenue. Ample open space is provided at Woodward Avenue and Boston Boulevard, creating a park-like entrance into the district. The John C. Lodge Freeway is depressed and forms a visual and physical gap in the district. All houses have rear yards as well as front yards. Where an original or early arrangement of house and grounds included, and still includes, landscaped lots which form part of the landscaping plan for the residence, such landscaped lots are significant landscape features.

- (15) *Scale of facades and facade elements.*** There is a variety in scale from block to block and style to style, the largest and most substantial houses being primarily those on the first two (2) blocks west of Woodward Avenue and on Boston Boulevard east of the John C. Lodge Freeway West of the John C. Lodge Freeway and on Longfellow Street and Edison Boulevard, the houses are generally smaller in scale and are situated on smaller lots. The size and complexity of facade elements and details either accentuate or subdue the scale of the facades. Facade elements have been determined by what is appropriate for the style. Window sash are usually subdivided by Muntins, which affect the apparent scale of the windows within the facades.
- (16) *Directional expression of front elevations.*** Although many of the larger buildings are wider than tall, the expression is generally neutral.
- (17) *Rhythm of building setbacks.*** Because of the existence of various subdivisions and related subdivision and deed restrictions, setbacks vary from area to area within the district, although they are generally consistent within each block or area. The varying designs of the houses, occasionally with slight setbacks in the facades, cause the houses to relate to the front setback line in different ways. This creates a slight variation in the setback line. Nevertheless, within each block or area, a wall of continuity is created.
- (18) *Relationship of lot coverage.*** Lot coverage ranges from approximately forty (40) percent (40%) to ten (10) percent or less in the case of homes with large yards. Most homes are in the twenty-five (25) percent to thirty-five (35) percent range of lot coverage.
- (19) *Degree of complexity within the facade.*** The degree of complexity has been determined by what is typical and appropriate for a given style. The buildings derived from classical precedents usually have simple, rectangular facades with varying amounts of ornamentation. Other styles, such as those of medieval inspiration, frequently have facades complicated by gables, bays, slight setbacks, and an occasional tower. In general, the smaller houses in the district are less complex.
- (20) *Orientation, vistas, overviews.*** Most of the houses in the district have front entrances which are oriented toward the streets running east-west. The houses on LaSalle Boulevard, from Chicago Boulevard to Edison Boulevard, are orientated toward LaSalle. Garages are frequently oriented either toward an alley and/or the front drive or toward a side street in the case of corner lots. Almost all garages are detached and are at the rear of the lot.
- (21) *Symmetrical or asymmetric appearance.*** Neo-Georgian and other buildings derived from classical precedents are generally symmetrical, buildings in other styles, including the Neo-Tudor, are generally asymmetric, but balanced, compositions.
- (22) *General environmental character.*** The Boston-Edison District, with its long straight streets, two (2) boulevards, large-to-moderate sized stately single-family homes, Voight Park and Woodward Avenue's open space, has an urban, substantial, low density residential character.



Sacred Heart Major Seminary

Longfellow St

Longfellow St

Edison St

Edison St

2475 Edison Street

Linwood St

Edison St

Atkinson St

La Salle Blvd

Atkinson St

Atkinson St

Google

Clairmount Ave

La Salle Blvd



Arkness St

Edison St

2475 Edison Street

Edison St

Google



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2481

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SHG
7/16
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Weyerhaeuser
SHEATHING

STAFF SITE VISIT 08/30/2019



2475

STAFF SITE VISIT 08/30/2019



STAFF SITE VISIT 08/30/2019



DESIGNATION SLIDE -- 1974



DESIGNATION SLIDE -- 1980

Rear Deck Permit Application for



2475 Edison, Detroit, Michigan, 48206



**Presented by: Theodore A. McNeal
Licensed Contractor & Builder
Building More Design & Construction**

Detailed Scope of Work:

- Replacing a demoed rear porch
 - Reconstruct and build porch for both upper and lower level (*refer to pictures*)
- Adding an additional deck area to rear porch.

Description of Project:

The homeowner proposes to rebuild their rear porch and add an additional porch/deck to the lower porch (*refer to pictures*). Our method of replacement of both porches as opposed to repairing them is due to them being demoed previously.

Photographs/Detailed Photographs:



REPORT



Brochure/Cut Sheets:

Please refer to the attached Plan Set & Design Specification.

Clarification Narrative:

Prior to applying for permit, the owner hired a group of contractors to perform work. During that time, the rear porch was taken out and the formwork was placed for the new deck. However, the homeowner was given a stop work order, which is why there are no pictures to include the demolition of the old deck.

Additional Photos:



REPORT





ROOF - 25'-0"

SECOND FLOOR - 10'-0"

FIRST FLOOR - 0'-0"

GENERAL NOTES:

1. EXISTING BUILDING IS COMPLIANT WITH CURRENT CITY SETBACK REQUIREMENTS.

2. PROPOSED DECKING IS ATTACHED TO EXISTING BUILDING, WHICH IS COMPLIANT WITH CURRENT CITY SETBACK REQUIREMENTS.

3. PLEASE REFER TO THE ATTACHED PRO DECK DESIGN COMPLIMENT FOR DESIGN & BUILDING INSTRUCTIONS.

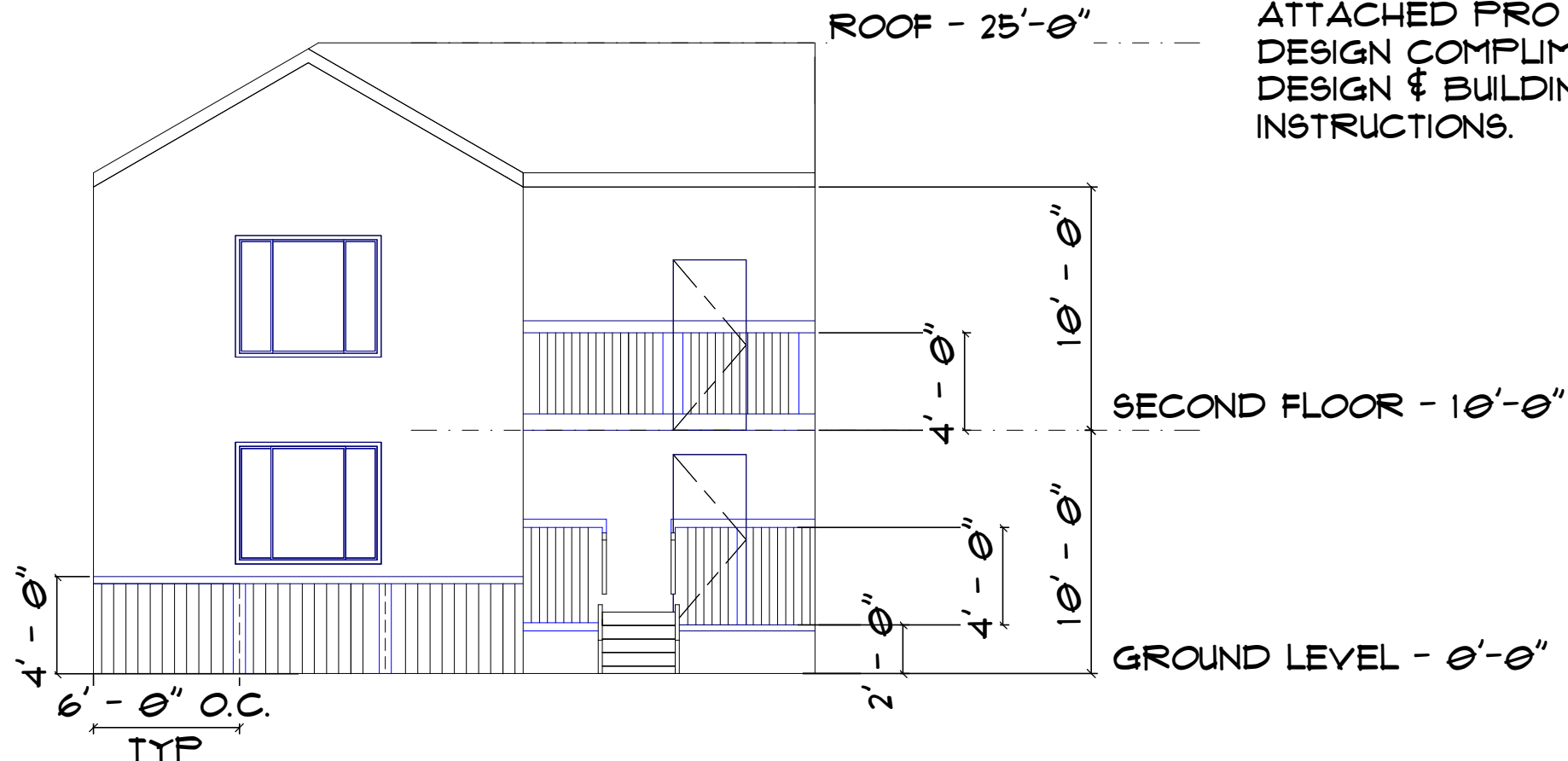


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2475 EDISON

DECK EXPANSION PROJECT

DETAILED ELEVATION

PROJECT NUMBER DATE

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CHECKED BY: _____ Checker

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SCALE 3/8" = 1'-0"

LINWOOD STREET

EDISON STREET

12TH STREET



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2475 EDISON

DECK EXPANSION PROJECT

EXISTING SITE PLAN

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LINWOOD STREET

EDISON STREET

12TH STREET

2475
EDISON



GENERAL NOTES:

1. EXISTING BUILDING IS COMPLIANT WITH CURRENT CITY SETBACK REQUIREMENTS.
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2475 EDISON

DECK EXPANSION
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PROPOSED SITE PLAN

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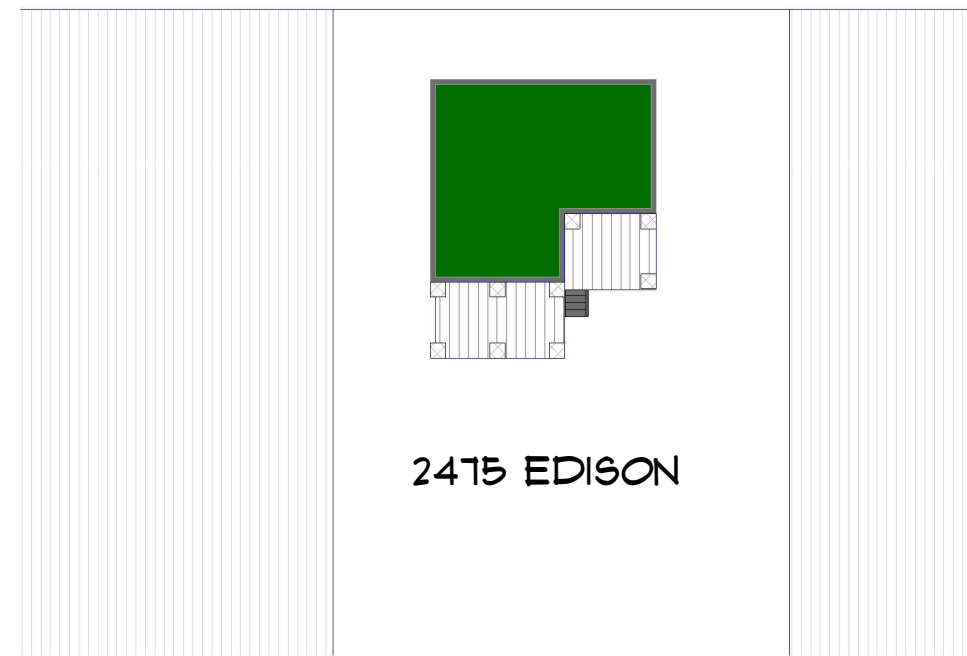
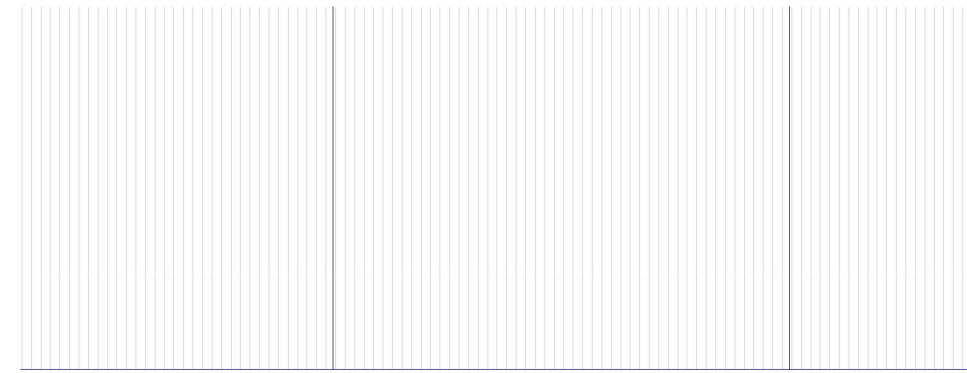
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SCALE

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EDISON STREET



2475 EDISON



GENERAL NOTES:

1. EXISTING BUILDING IS COMPLIANT WITH CURRENT CITY SETBACK REQUIREMENTS.
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2475 EDISON

DECK EXPANSION PROJECT

PROPOSED SITE PLAN (DETAIL)

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SCALE 1" = 10'-0"

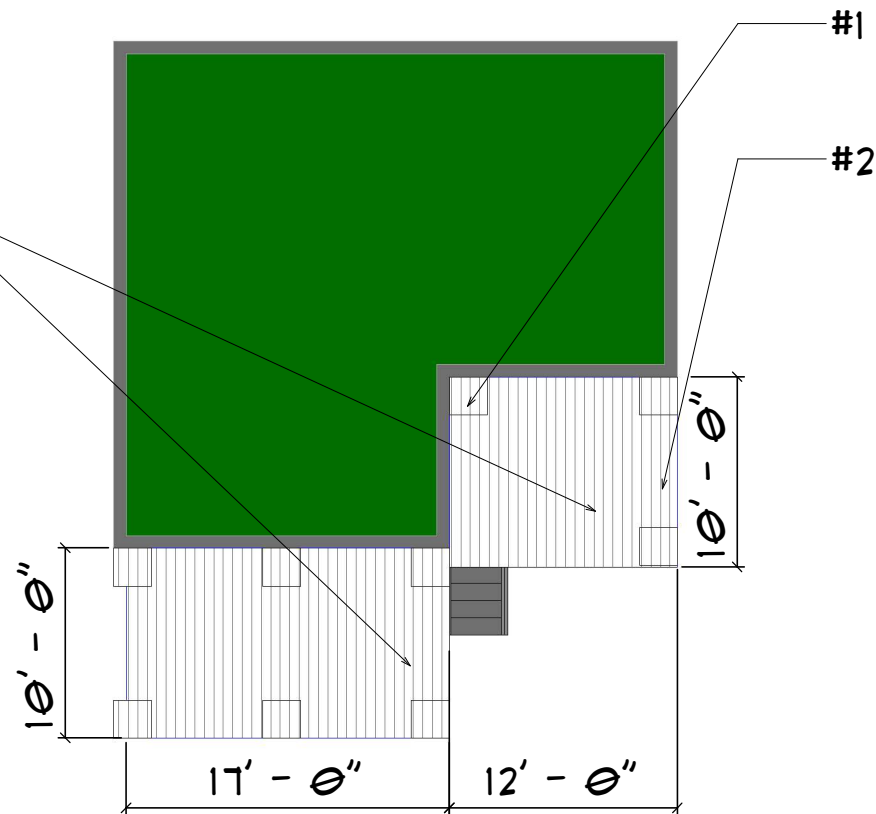
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COMBINATION OF 2"X6" AND 2"X8" WOOD MEMBERS THROUGHOUT

LEGEND

#1 - 4"X4" STRUCTURAL POSTS

#2 - 5 1/4" DECK BOARD



2475 EDISON

GENERAL NOTES:

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3. PLEASE REFER TO THE ATTACHED PRO DECK DESIGN COMPLIMENT FOR DESIGN & BUILDING INSTRUCTIONS.



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2475 EDISON

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PROPOSED SITE PLAN - ANNOTATED

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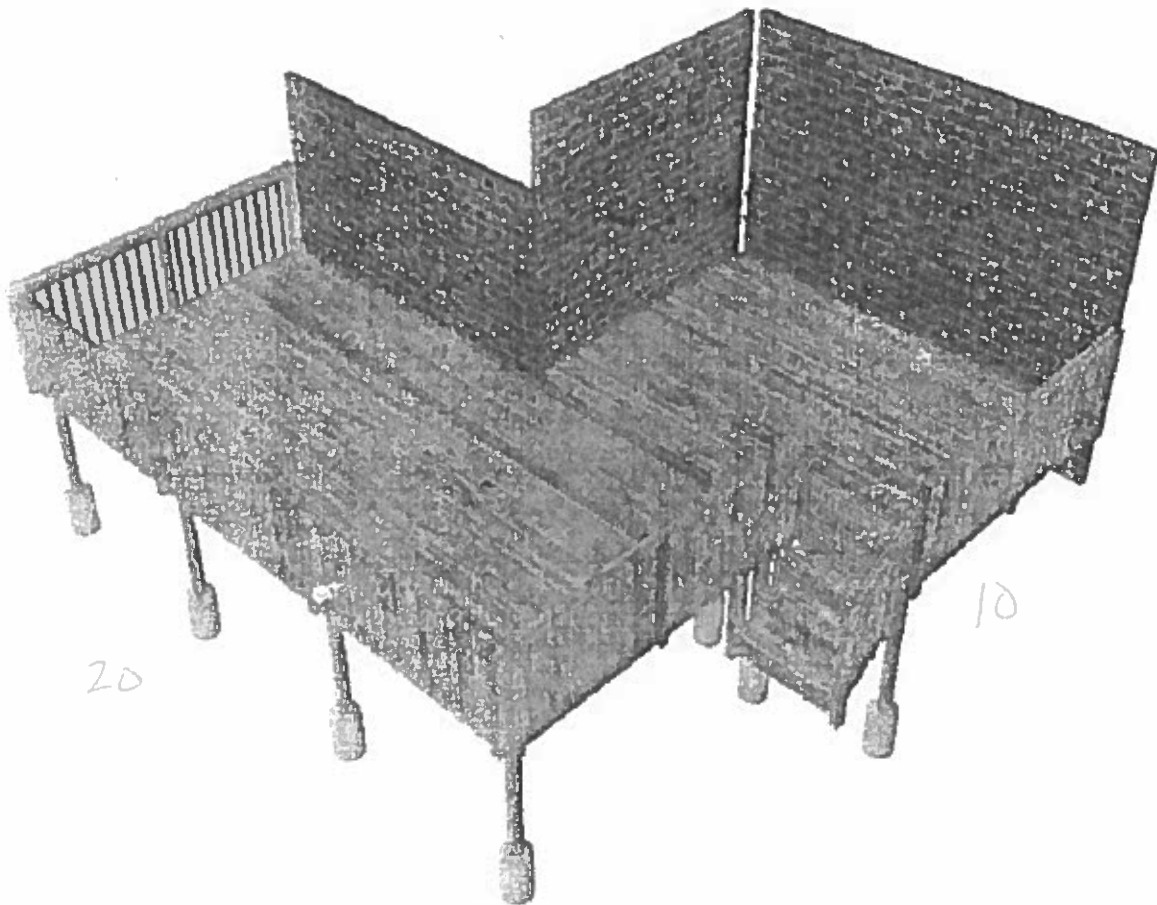
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SCALE 1/4" = 1'-0"

Pro Deck Design™



3D View

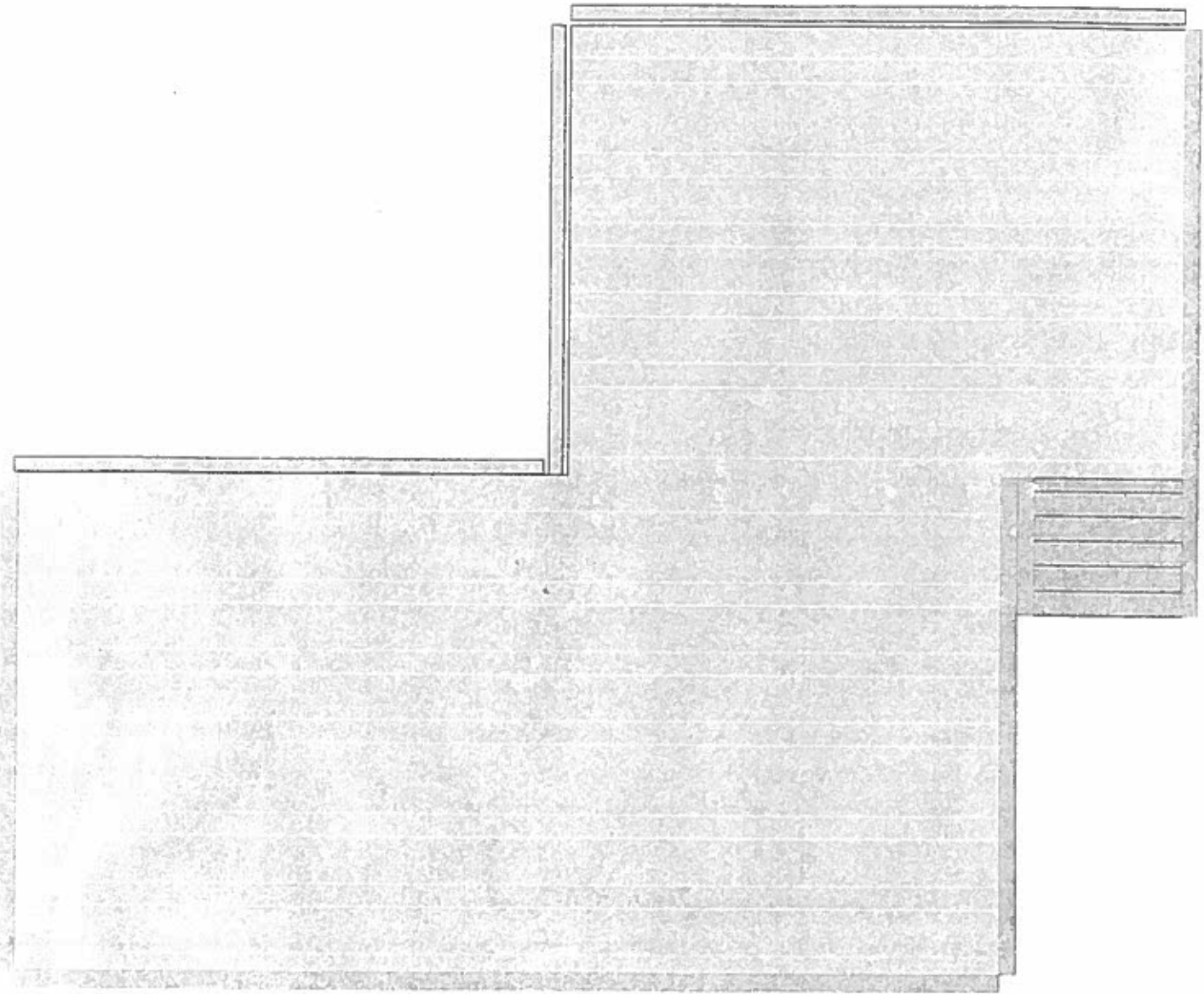


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Pro Deck Design™



Plan View

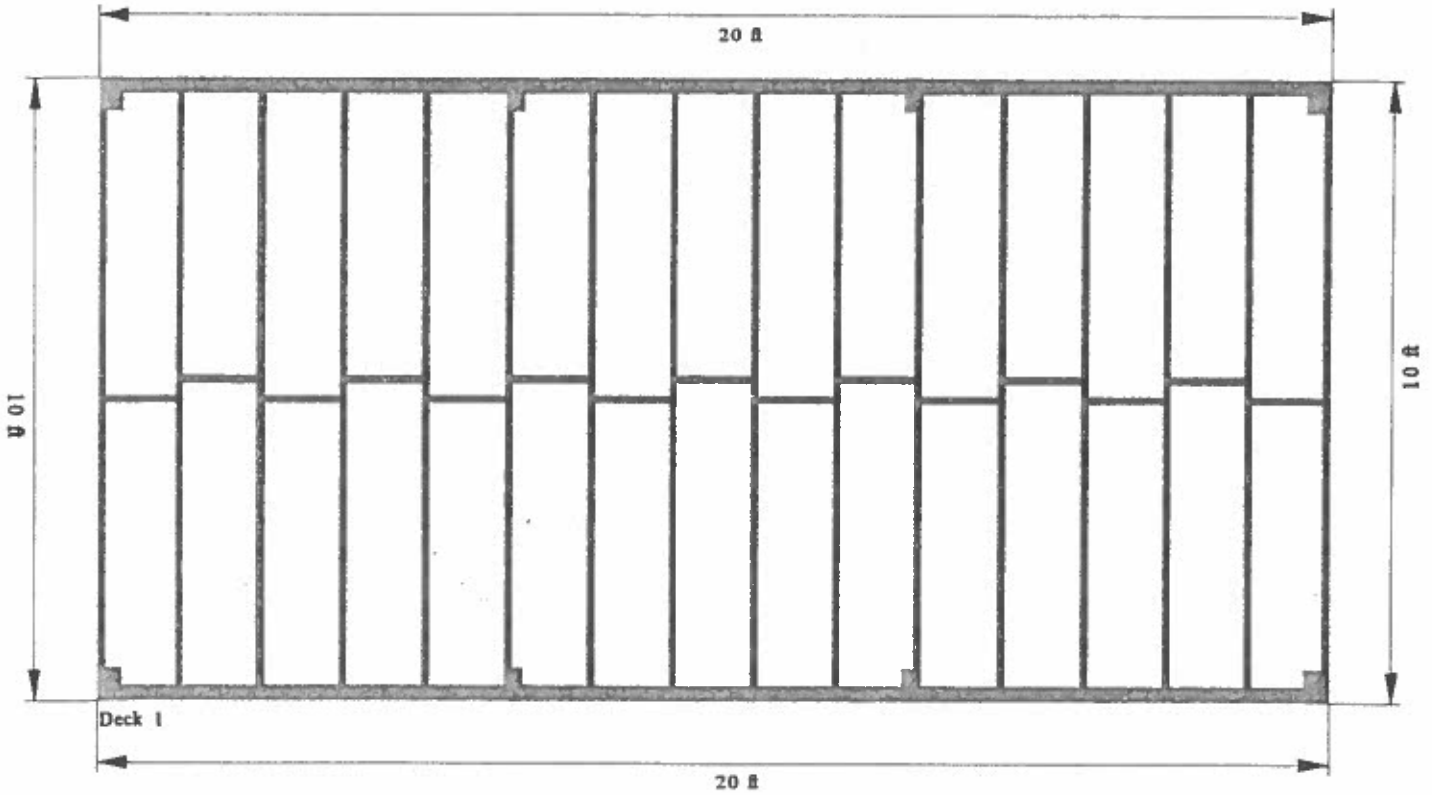


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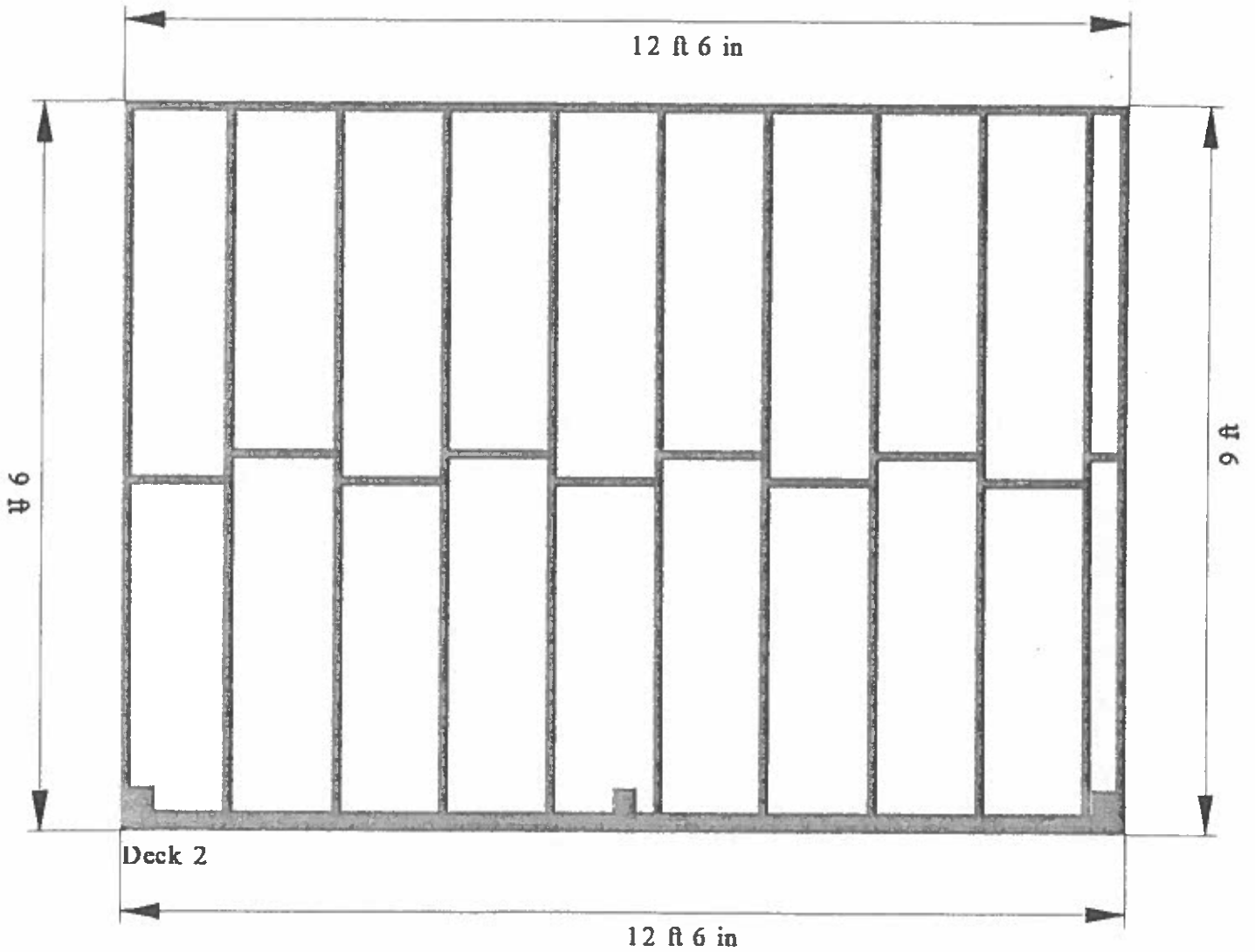
Dimension View - Deck 1



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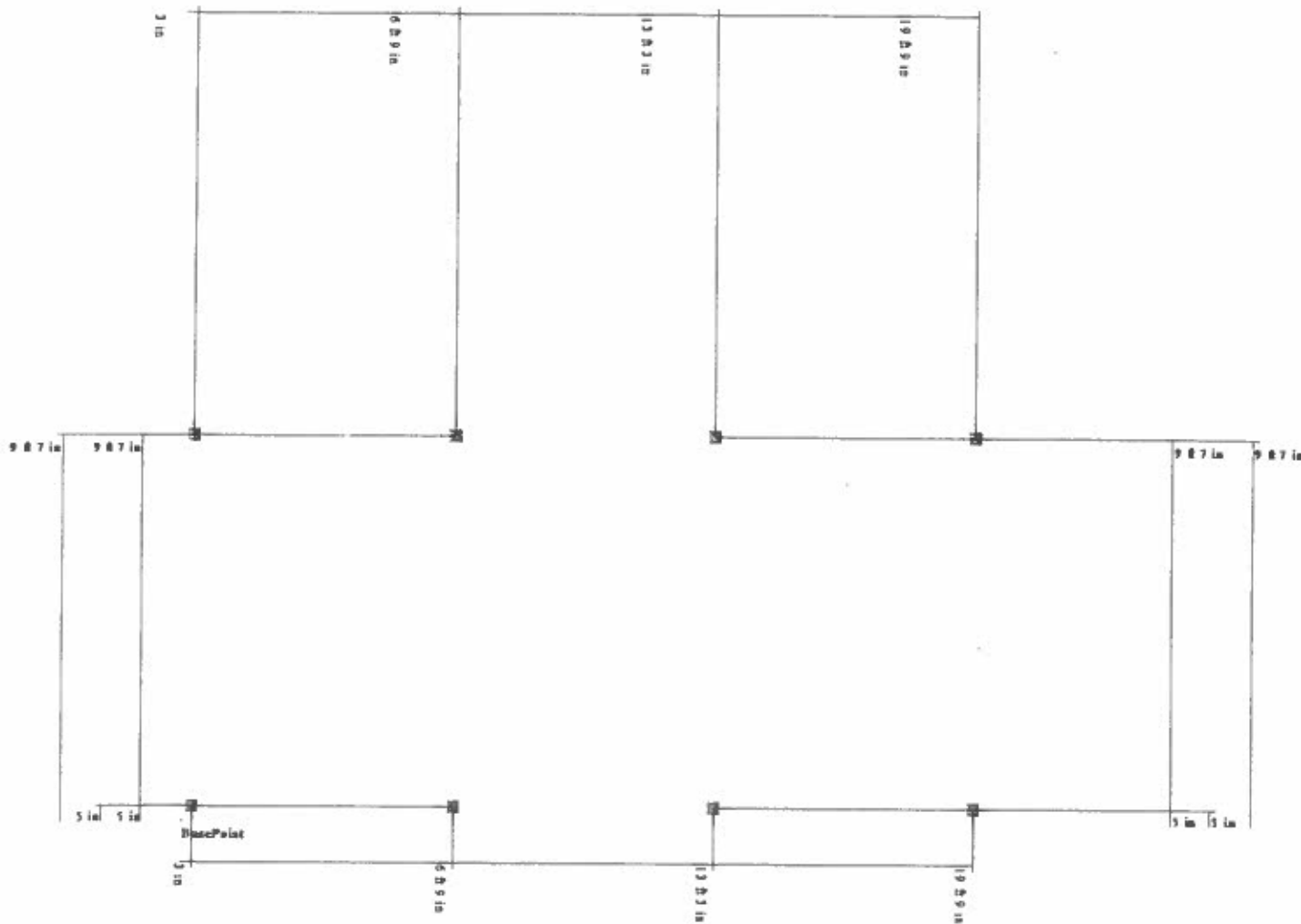
Dimension View - Deck 2



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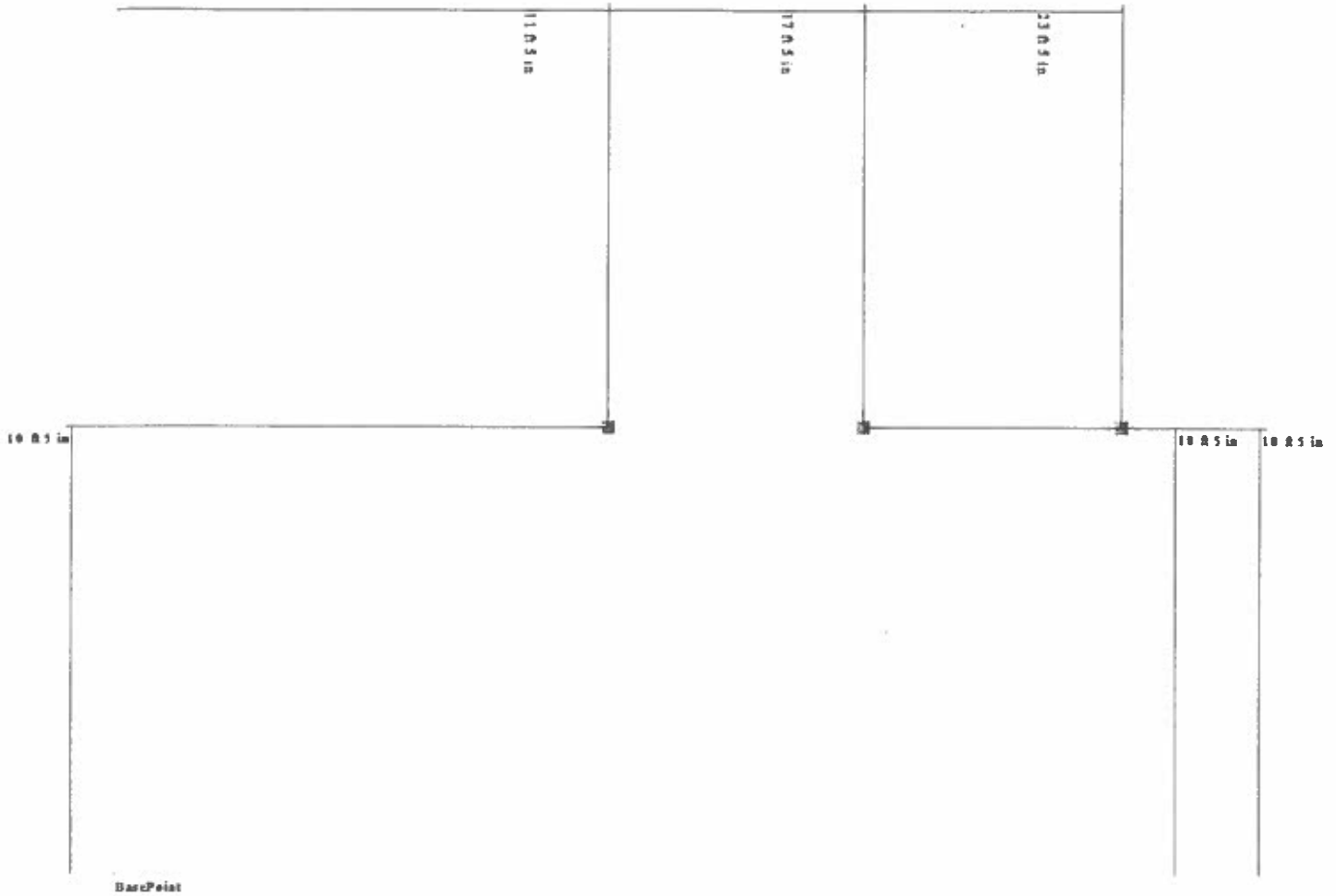
Post View - Deck 1



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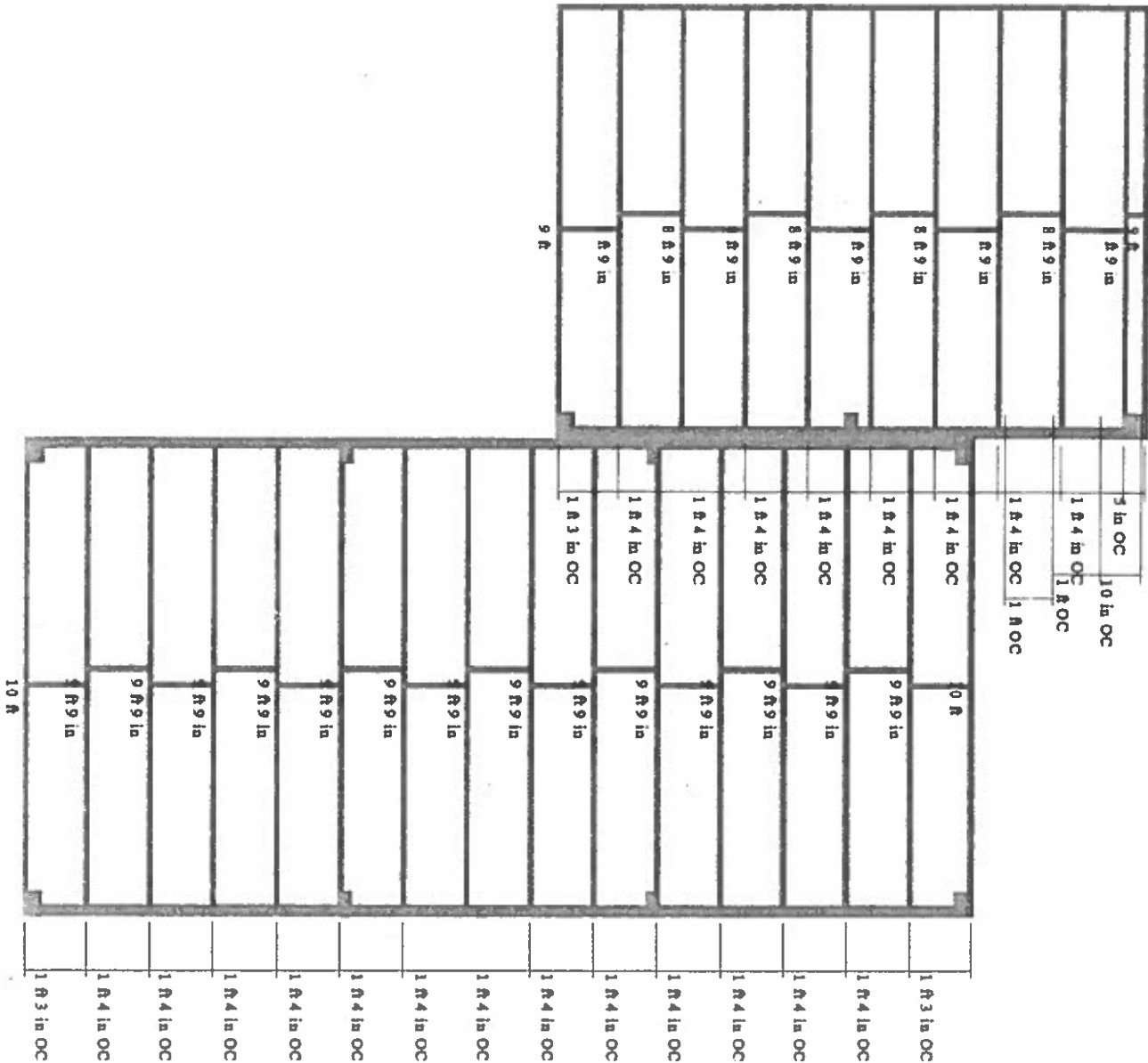
Post View - Deck 2



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Joist Layout View

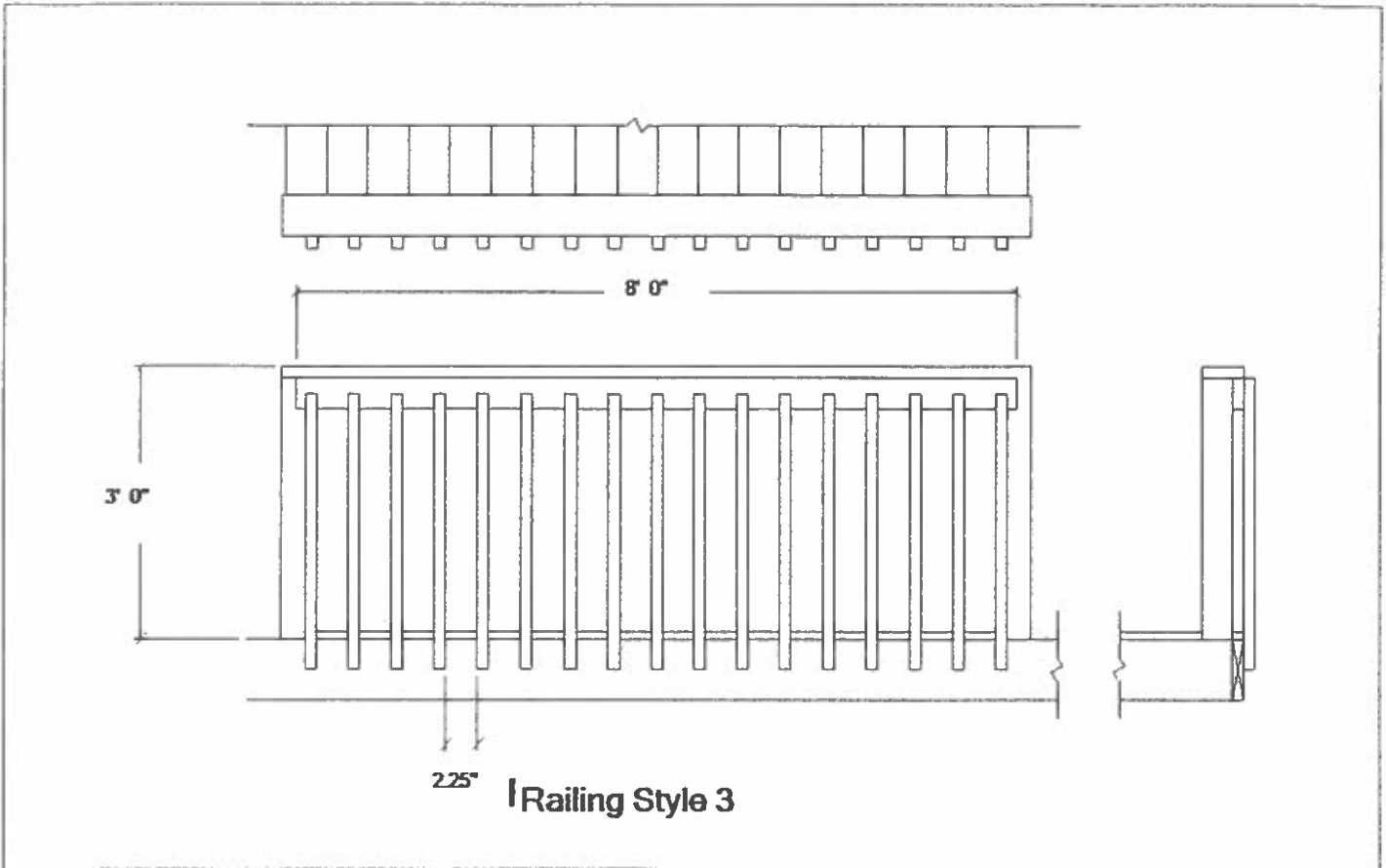


Notes:
 All joist and stringer spacing dimensions are measured in OC.

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Railing Details View



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Deck Information

Deck 1

Construction Method - Beam Flush With Joist
 Footing Type - In-Ground
 Live Load - 60
 Dead Load - 10
 Decking Spacing - 1/8 in
 Joist Spacing - 16 in
 Beam Spacing - 120 in
 Post Spacing - 78 5/32 in
 Decking - L5/4x6 Treated Premium Southern Pine No. 2
 Beams - L2x10 Treated Southern Pine No. 2
 Joists - L2x8 Treated Southern Pine No. 2
 Posts - L4x4 Treated Southern Pine No. 2
 Deck Height - 24 in
 Diagonal Bracing - No
 Joist Overhang - 0 in
 Beam Overhang - 0 in
 Decking Deflection Factor - 360
 Joist Deflection Factor - 360
 Beam Deflection Factor - 360
 Pref Decking Size - 5/4x6
 Pref Joist Size - NONE
 Pref Beam Size - NONE
 Pref Post Size - NONE

Deck 2

Construction Method - Beam Flush With Joist
 Footing Type - In-Ground
 Live Load - 60
 Dead Load - 10
 Decking Spacing - 1/8 in
 Joist Spacing - 16 in
 Beam Spacing - 108 in
 Post Spacing - 72 1/4 in
 Decking - L5/4x6 Treated Premium Southern Pine No. 2
 Beams - L2x10 Treated Southern Pine No. 2
 Joists - L2x8 Treated Southern Pine No. 2
 Posts - L4x4 Treated Southern Pine No. 2
 Deck Height - 30 in
 Diagonal Bracing - Yes
 Joist Overhang - 0 in
 Beam Overhang - 0 in
 Decking Deflection Factor - 360
 Joist Deflection Factor - 360
 Beam Deflection Factor - 360
 Pref Decking Size - 5/4x6
 Pref Joist Size - NONE
 Pref Beam Size - NONE
 Pref Post Size - NONE

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Diag Brace Height 1 - 24 in
Diag Brace Height 2 - 24 in

Stair 1

Step Width - 36 in
Step Height - 22 31/32 in
Step Rise - 7 21/32 in
Step Run - 11 in
Stringers - L2x12 Treated Southern Pine No. 2
Risers - L2x4 Treated Southern Pine No. 2
Treads - L5/4x6 Treated Premium Southern Pine No. 2

Railing 2

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 4

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 6

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 7

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 9

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 10

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

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Sku Usage List

| Usage | Sku | Description | Qty |
|------------------------------------|---------------|--|-----|
| Baluster | 430400 | 2X2-42" PT BEVEL 1 END BALUSTER | 110 |
| Beam | 1001754013 | 2X10-8 #2 PRIME OR BTR PT GC | 6 |
| Beam | 1001754091 | 2X10-16 #2 PRIME OR BTR PT GC | 1 |
| Decking | 1001754837 | 5/4X6-16FT PREM PT GC WEATHERSHIELD | 53 |
| H Top Rail | 1001753743 | 2X4-8FT #2PRIME PT GC WEATHERSHIELD | 10 |
| Joist | 1001753993 | 2X8-10FT #2PRIME PT GC | 25 |
| Joist | 1001754002 | 2X8-16FT #2PRIME PT GC | 1 |
| Ledger | 1001754002 | 2X8-16FT #2PRIME PT GC | 1 |
| Post | 256276 | 4X4-8FT #2 PT GC | 1 |
| Post | 258132 | 4X4-12FT #2 PT GC | 4 |
| Post | 258552 | 4X4-16FT #2 PT GC | 1 |
| Railing Post | 256276 | 4X4-8FT #2 PT GC | 8 |
| Rim Joist | 1001753993 | 2X8-10FT #2PRIME PT GC | 4 |
| Rim Joist | 1001754002 | 2X8-16FT #2PRIME PT GC | 4 |
| Riser | 1001753748 | 2X4-10FT #2PRIME PT GC WEATHERSHIELD | 2 |
| Stair Stringer | 1001754095 | 2X12-8 #2 PRIME OR BTR PT GC | 1 |
| Stair Stringer | 1001754117 | 2X12-12 #2 PRIME OR BTR PT GC | 1 |
| Step Tread | 1001754832 | 5/4X6-10FT PREM PT GC WEATHERSHIELD | 2 |
| Vert Top Rail | 1001753960 | 1X6-8FT PT GC WEATHERSHIELD | 10 |
| Decking | | Treated Premium Southern Pine No. 2 | |
| DeckScrew | 134370 | #10 X 2-1/2" PG10 EXT SCREW 5 LB | 3 |
| FasciaScrew 5lb | 134370 | #10 X 2-1/2" PG10 EXT SCREW 5 LB | 1 |
| Beam to Post Connection | | 1_FastenMaster | |
| Beam Bolt 4x4 | 1000014669 | THRULOK 7" FLAG | 33 |
| Blocking Fasteners | | 1_DeckMate | |
| Blocking Screws | SO\$DMTST5212 | GALVANIZED SCREW, TAN, 2 1/2IN, 5LB | 1 |
| Concrete | | 1_Quikrete | |
| 12" Conc IG Ftng | 169765 | 80LB QUIKRETE CONCRETE MIX | 16 |
| Diagonal Bracing Connection | | 1_FastenMaster | |
| Diagonal Beam Brace Connection | 141565 | TIMBERLOK 6" SCREW-50 PK | 1 |
| Diagonal Joist Brace Connection | 141565 | TIMBERLOK 6" SCREW-50 PK | 1 |
| Diagonal Bracing | | 1_Generic | |
| Post To Beam | 257974 | 4X4-10FT #2 PT GC | 1 |

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| Usage | SKU | Description | Qty |
|--------------------------------|------------|--------------------------------------|-----|
| Post To Joist | 256276 | 4X4-8FT #2 PT GC | 2 |
| Flashing Fasteners | | 1_Generic | |
| LedgerFlashing Nail | 193631 | 3D 1-1/4" ELECTRO GALV. ROOFING 1 LB | 1 |
| Flashing | | 1_Generic | |
| LedgerFlashing Wh | 439398 | 8' GALV DECK LEDGER - WHITE | 3 |
| Joist Hangers/Fasteners | | Simpson Strong Tie | |
| 2x8 Hanger Screws | 478811 | SIMPSON #9 X 2.5" CONNECTOR SCREW | 5 |
| 2x8 Joist Hanger | 865858 | LUS28Z 2"X8" 18GA DBL SHEAR HANGER | 46 |
| Ledger Fasteners | | 1_FastenMaster | |
| LedgerLok4x12 | 1000014662 | LEDGERLOK 3-5/8" FLAG | 17 |
| Rim Joist Fasteners | | 1_Generic | |
| Rim Joist Angle | 474657 | ML24Z 2"X4" 12GA ZMAX MEDIUM L-ANGLE | 4 |
| Rim Joist Angle Fasteners | 479710 | SIMPSON #10 X 1.5" CONNECTOR SCREW | 1 |
| Rim Joist Nail | 446408 | 16D 3-1/2" HOT GALV BOX 1 LB | 5 |
| Stringer Connection | | 2_FastenMaster | |
| Stringer TmbrLok | 141533 | TIMBERLOK 4" SCREW-50 PK | 1 |

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Material Usage List

IMPORTANT DO NOT PRE CUT LUMBER AND/OR MATERIALS. While this Materials Usage List shows the proper length for all of the lumber, you should not precut any lumber and/or materials. You should only cut the lumber and/or materials after your posts are in and you have re-measured the distances. Precutting of lumber and/or materials prior to actual need can result in significant wastage in lumber and/or materials. A slight variation from the plans in the placement of posts can cause lumber and/or materials properly sized according to the plans not to fit for the intended use.

IMPORTANTE: NO CORTE LA MADERA DE CONSTRUCCIÓN POR ADELANTADO. Mientras que esta lista del uso de materiales demuestra la longitud apropiada para toda la madera de construcción, usted no debe cortar por adelantado ninguna madera de construcción. Usted debe cortar la madera de construcción solamente después de que sus postes estén adentro y usted ha remedido las distancias. Cortar por adelantado de la madera de construcción-antes de la necesidad real puede dar resultar en despilfarró significativo en la madera de construcción. Una variación leve de los planes en la colocación de postes puede causar la madera de construcción clasificada correctamente según los planes para no caber para el uso previsto.

| | | | |
|---------|------------|-------------------------------------|----|
| Decking | 1001754837 | 5/4X6-16FT PREM PT GC WEATHERSHIELD | 22 |
|---------|------------|-------------------------------------|----|



There will be 1 piece
A - Length 13' 4"

| | | | |
|---------|------------|-------------------------------------|----|
| Decking | 1001754837 | 5/4X6-16FT PREM PT GC WEATHERSHIELD | 20 |
|---------|------------|-------------------------------------|----|



There will be 1 piece
A - Length 12' 6"

| | | | |
|---------|------------|-------------------------------------|----|
| Decking | 1001754837 | 5/4X6-16FT PREM PT GC WEATHERSHIELD | 11 |
|---------|------------|-------------------------------------|----|



There will be 2 pieces
A - Length 6' 8"
B - Length 6' 8"

| | | | |
|-------|------------|------------------------|----|
| Joist | 1001753993 | 2X8-10FT #2PRIME PT GC | 14 |
|-------|------------|------------------------|----|



There will be 1 piece
A - Length 9' 9"

| | | | |
|-------|------------|------------------------|---|
| Joist | 1001753993 | 2X8-10FT #2PRIME PT GC | 9 |
|-------|------------|------------------------|---|



There will be 1 piece
A - Length 8' 9"



Joist 1001753993 2X8-10FT #2PRIME PT GC

2



There will be 7 pieces

- A - Length 1' 2" 1/2
- B - Length 1' 2" 1/2
- C - Length 1' 2" 1/2
- D - Length 1' 2" 1/2
- E - Length 1' 2" 1/2
- F - Length 1' 2" 1/2
- G - Length 1' 2" 1/2

Joist 1001754002 2X8-16FT #2PRIME PT GC

1



There will be 11 pieces

- A - Length 3" 3/4
- B - Length 1' 1" 3/4
- C - Length 1' 1" 3/4
- D - Length 1' 1" 3/4
- E - Length 1' 2" 1/2
- F - Length 1' 2" 1/2
- G - Length 1' 2" 1/2
- H - Length 1' 2" 1/2
- I - Length 1' 2" 1/2
- J - Length 1' 2" 1/2
- K - Length 1' 2" 1/2

Beam 1001754013 2X10-8 #2 PRIME OR BTR PT GC

6



There will be 1 piece

- A - Length 6' 8"

Beam 1001754091 2X10-16 #2 PRIME OR BTR PT GC

1



There will be 1 piece

- A - Length 12' 6"

Post 256276 4X4-8FT #2 PT GC

1



There will be 1 piece

- A - Length 6' 5"

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Post 258132 4X4-12FT #2 PT GC 4



There will be 2 pieces
A - Length 5' 11"
B - Length 5' 11"

Post 258552 4X4-16FT #2 PT GC 1



There will be 2 pieces
A - Length 6' 5"
B - Length 6' 5"

Railing Post 256276 4X4-8FT #2 PT GC 8



There will be 2 pieces
A - Length 3' 6"
B - Length 3' 6"

Baluster 430400 2X2-42" PT BEVEL 1 END BALUSTER 110



There will be 1 piece
A - Length 3' 2" 3/4

H Top Rail 1001753743 2X4-8FT #2PRIME PT GC WEATHERSHIELD 2



There will be 1 piece
A - Length 6' 6" 13/16

H Top Rail 1001753743 2X4-8FT #2PRIME PT GC WEATHERSHIELD 1



There will be 1 piece
A - Length 4' 4" 1/4

H Top Rail 1001753743 2X4-8FT #2PRIME PT GC WEATHERSHIELD 1



There will be 1 piece
A - Length 4' 7" 3/4

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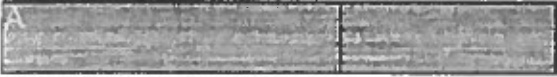


H Top Rail 1001753743 2X4-8FT #2PRIME PT GC WEATHERSHIELD 1



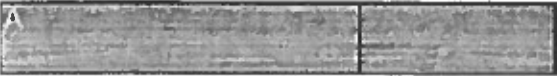
There will be 2 pieces
A - Length 3' 6" 3/16
B - Length 3' 9" 3/32

H Top Rail 1001753743 2X4-8FT #2PRIME PT GC WEATHERSHIELD 2



There will be 1 piece
A - Length 4' 10" 1/4

H Top Rail 1001753743 2X4-8FT #2PRIME PT GC WEATHERSHIELD 2



There will be 1 piece
A - Length 5' 1" 3/4

H Top Rail 1001753743 2X4-8FT #2PRIME PT GC WEATHERSHIELD 1



There will be 1 piece
A - Length 6' 10" 3/8

Stair Stringer 1001754095 2X12-8 #2 PRIME OR BTR PT GC 1



There will be 1 piece
A - Length 3' 4" 3/16

Stair Stringer 1001754117 2X12-12 #2 PRIME OR BTR PT GC 1



There will be 3 pieces
A - Length 3' 4" 3/16
B - Length 3' 4" 3/16
C - Length 3' 4" 3/16

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Step Tread 1001754832 5/4X6-10FT PREM PT GC WEATHERSHIELD 2



There will be 3 pieces
A - Length 3'
B - Length 3'
C - Length 3'

Riser 1001753748 2X4-10FT #2PRIME PT GC WEATHERSHIELD 2



There will be 3 pieces
A - Length 3'
B - Length 3'
C - Length 3'

Vert Top Rail 1001753960 1X6-8FT PT GC WEATHERSHIELD 2



There will be 1 piece
A - Length 5' 1" 3/4

Vert Top Rail 1001753960 1X6-8FT PT GC WEATHERSHIELD 1



There will be 2 pieces
A - Length 3' 6" 3/16
B - Length 3' 9" 3/32

Vert Top Rail 1001753960 1X6-8FT PT GC WEATHERSHIELD 2



There will be 1 piece
A - Length 4' 10" 1/4

Vert Top Rail 1001753960 1X6-8FT PT GC WEATHERSHIELD 1



There will be 1 piece
A - Length 4' 4" 1/4

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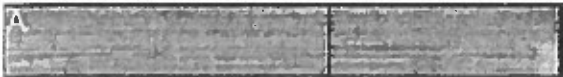


Vert Top Rail 1001753960 1X6-8FT PT GC WEATHERSHIELD 1



There will be 1 piece
A - Length 6' 10" 3/8

Vert Top Rail 1001753960 1X6-8FT PT GC WEATHERSHIELD 1



There will be 1 piece
A - Length 4' 7" 3/4

Vert Top Rail 1001753960 1X6-8FT PT GC WEATHERSHIELD 2



There will be 1 piece
A - Length 6' 6" 13/16

Ledger 1001754002 2X8-16FT #2PRIME PT GC 1



There will be 1 piece
A - Length 12' 6"

Rim Joist 1001753993 2X8-10FT #2PRIME PT GC 2



There will be 1 piece
A - Length 9'

Rim Joist 1001753993 2X8-10FT #2PRIME PT GC 2



There will be 1 piece
A - Length 10'

Rim Joist 1001754002 2X8-16FT #2PRIME PT GC 1



There will be 2 pieces
A - Length 6' 8"
B - Length 6' 8"

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Rim Joist 1001754002 2X8-16FT #2PRIME PT GC

1



There will be 1 piece
A - Length 12' 6"

Rim Joist 1001754002 2X8-16FT #2PRIME PT GC

2



There will be 1 piece
A - Length 13' 4"

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Material List

| Qty | UOM | SKU | Description | |
|--------------------|-----|------------|--------------------------------------|---|
| Stock Items | | | | |
| 17 | EA | 1000014662 | LEDGERLOK 3-5/8" FLAG |  |
| 33 | EA | 1000014669 | THRULOK 7" FLAG |  |
| 10 | EA | 1001753743 | 2X4-8FT #2PRIME PT GC WEATHERSHIELD |  |
| 2 | EA | 1001753748 | 2X4-10FT #2PRIME PT GC WEATHERSHIELD |  |
| 10 | EA | 1001753960 | 1X6-8FT PT GC WEATHERSHIELD |  |
| 29 | EA | 1001753993 | 2X8-10FT #2PRIME PT GC |  |
| 6 | EA | 1001754002 | 2X8-16FT #2PRIME PT GC |  |
| 6 | EA | 1001754013 | 2X10-8 #2 PRIME OR BTR PT GC |  |
| 1 | EA | 1001754091 | 2X10-16 #2 PRIME OR BTR PT GC |  |
| 1 | EA | 1001754095 | 2X12-8 #2 PRIME OR BTR PT GC |  |
| 1 | EA | 1001754117 | 2X12-12 #2 PRIME OR BTR PT GC |  |
| 2 | EA | 1001754832 | 5/4X6-10FT PREM PT GC WEATHERSHIELD |  |
| 53 | EA | 1001754837 | 5/4X6-16FT PREM PT GC WEATHERSHIELD |  |
| 4 | BX | 134370 | #10 X 2-1/2" PG10 EXT SCREW 5 LB |  |
| 1 | BX | 141533 | TIMBERLOK 4" SCREW-50 PK |  |
| 2 | BX | 141565 | TIMBERLOK 6" SCREW-50 PK |  |
| 16 | EA | 169765 | 80LB QUIKRETE CONCRETE MIX |  |
| 1 | BX | 193631 | 3D 1-1/4" ELECTRO GALV. ROOFING 1 LB |  |
| 11 | EA | 256276 | 4X4-8FT #2 PT GC |  |
| 1 | EA | 257974 | 4X4-10FT #2 PT GC |  |
| 4 | EA | 258132 | 4X4-12FT #2 PT GC |  |
| 1 | EA | 258552 | 4X4-16FT #2 PT GC |  |
| 110 | EA | 430400 | 2X2-42" PT BEVEL 1 END BALUSTER |  |
| 3 | EA | 439398 | 8' GALV DECK LEDGER - WHITE |  |
| 5 | BX | 446408 | 16D 3-1/2" HOT GALV BOX 1 LB |  |
| 4 | EA | 474657 | ML24Z 2"X4" 12GA ZMAX MEDIUM L-ANGLE |  |
| 5 | EA | 478811 | SIMPSON #9 X 2.5" CONNECTOR SCREW |  |
| 1 | EA | 479710 | SIMPSON #10 X 1.5" CONNECTOR SCREW |  |

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| Qty | UOM | SKU | Description | |
|-----|-----|--------|------------------------------------|---|
| 46 | EA | 865858 | LUS28Z 2"X8" 18GA DBL SHEAR HANGER |  |

Special Order Items (Items Are Not Included in Total Price)

| | | | |
|---|----|---------------|-------------------------------------|
| 1 | BX | SO\$DMTST5212 | GALVANIZED SCREW, TAN, 2 1/2IN, 5LB |
|---|----|---------------|-------------------------------------|

Total Price \$2,455.64

Estimate Created: 05/07/2019

Days Valid 14

This price does not include some Special Order items. Please see Store Associate to adjust the design or to price and order items.

Parameters used for Deck 1: 60 psf live load, 48 inch footing depth.

Parameters used for Deck 2: 60 psf live load, 48 inch footing depth.

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