#2013-38
186 Regal Drive (Porzezinski) – Variation
Project Review for Planning and Zoning Commission

Meeting Date:	September 18, 2013
Request:	Variation from Article 3-200A and 3-200 C2r to allow a deck and gazebo to encroach 10 feet into the required 20-foot rear yard setback.
Location:	186 Regal Drive
Acreage:	8,148 square feet
Existing Zoning:	R-2 PUD Single Family
Surrounding Properties:	North: R-2 PUD Single Family South: R-2 PUD Single Family East: R-2 PUD Single Family West: R-2 PUD Single Family
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- Existing Use: The property is improved with a single family home.
- Background: The petitioner is constructing a deck over the concrete patio and extending outward to hold a hot tub and gazebo and to the north for open deck space. The total deck area will be 428 square feet.

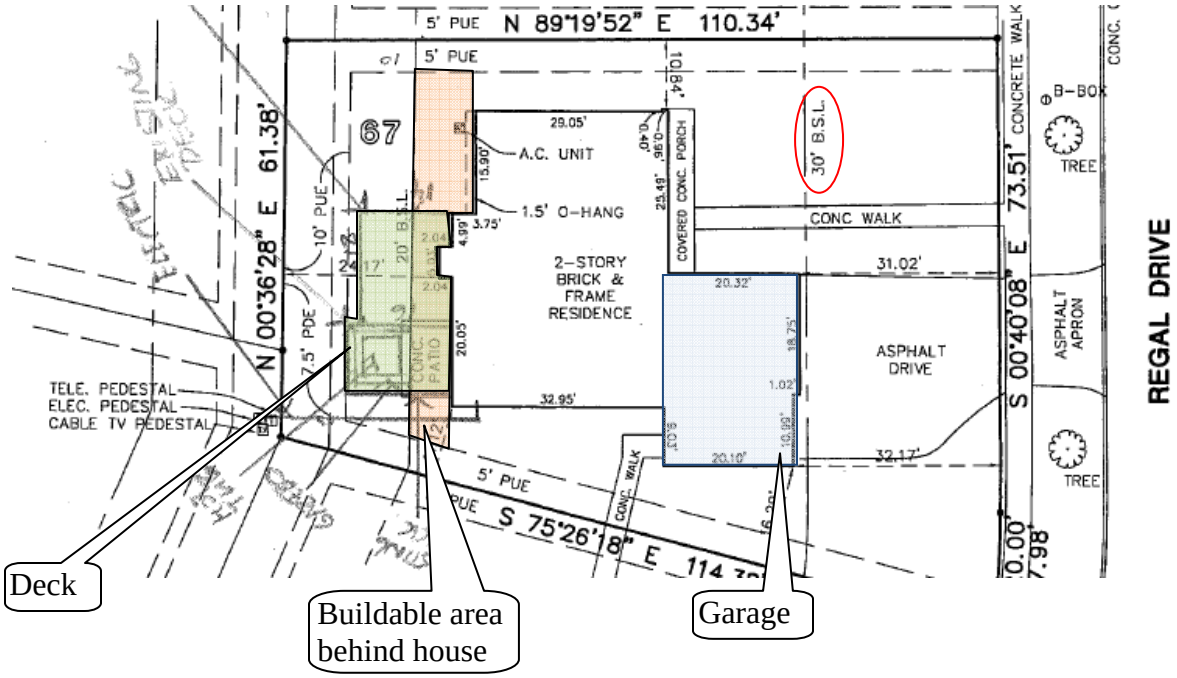
Development Analysis:

General

- Request: The construction of the deck is within the 20-foot required rear yard setback. The deck will extend 10 feet into this setback requiring a variation to allow the 10-foot encroachment. The deck will remain out of the 10-foot PUE.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- Zoning: The site is zoned R-2 Single Family. This property is used as single-family home.

Site Layout

- The main portion of the house is setback on the property. The garage is in front of the house and set at the 30-foot front yard setback line pushing the main living portion of the house back near the 20-foot rear yard setback.. See the site plan below.



- Decks and patios open to the sky are permitted a 4-foot encroachment into the required rear-yard setback. The deck is considered covered because of the gazebo.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 3-200 A 4 and 3-300 C 2 r to allow a 10-foot encroachment into the required rear-yard setback for a deck and gazebo area. The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation

on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☐ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Porzezinski, received 08/09/13)
   B. Plat of Survey (Manhard Consulting Ltd., dated 05/06/10, received 08/09/13)
   C. Deck Plans (Menards Design It, 08/05/13 and 08/07/13, received 08/09/13)

2. No walls shall be constructed around the deck enclosing it further similar to a screen porch or 3-season room.

3. The petitioner shall address all of the review comments and requirements of the Engineering and Building and Planning and Economic Development Departments.

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Application for Simplified Residential Variation

Application Number:	FOR OFFICE USE ONLY
Project Name:	
Date of Submission:	

I. Applicant

DANIEL PORZEZINSKI

Name

186 REGAL DR

Street

CRYSTAL LAKE IL 60014

City State Zip Code

[redacted] [redacted]

Telephone Number Fax Number E-mail address

DPORZEZINSKI @ CRYSTAL LAKE. ORG.

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 186 REGAL DR

   b. PIN #: 19-04-280-010

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

THE HOUSE IS PUSHED BACK, DUE TO A 30 FEET BSL IN THE FRONT. IN ADDITION, THERE IS 5 FEET PUE ON BOTH SIDES OF THE PROPERTY, 10 FEET PUE IN THE BACK, AND 20 FEET BSL IN THE BACK. THE DISTANCE FROM THE PATIO DOOR TO THE REAR BSL LINE IS 6 FEET.

IS THE HARDSHIP SELF-CREATED? NO

THERE IS A CURVED LINE, RUNNING PARALLEL TO THE PROPERTY FROM S/W CORNER, BETWEEN THE CURRENT DECK AND PUE. DUE TO THE ABOVE FACTS, IT IS IMPOSSIBLE TO BUILD ANY USABLE DECK AREA.

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION?

NO. I THINK EACH LOT HAS DIFFERENT DIMENSIONS. THE HOUSES ARE DIFFERENT IN SIZE AND THEIR PLACEMENT WITHIN A LOT VARIES.

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

NO. THE PROPERTY IS ZONED RESIDENTIAL - SINGLE FAMILY. THE PROPOSED WOOD DECK WITH GAZEBO WILL ENHANCE QUALITY OF LIFE FOR MY FAMILY. I BELIEVE THE STRUCTURE WILL ENHANCE "CURB APPEAL" IN THE AREA.

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?

NO. I HAVE A METAL FENCE WITH TWO GATES THAT ARE EQUIPED WITH KEY LOCKS. THE HOT TUB HAS LOCKABLE COVER AND WILL BE PLACED INSIDE A GAZEBO. ALL WILL BE STAIN IN

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY? NATURAL COLORS.

NO. THE STRUCTURE WILL BE IN THE REAR OF THE PROPERTY. THE STRUCTURE WILL NOT BE PLACED WITHIN THE PUE OR DRAINAGE.

3. List any previous variations that are approved for this property:

NONE TO MY KNOWLEDGE.

IV. Signatures

PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

DANIEL PORZEZINSKI

OWNER: Print and Sign name

08-05-13

Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF
Dan Porzezinski

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of Dan Porzezinski for approval of a variation relating to the following real estate known as 186 Regal Drive, Crystal Lake, Illinois 60014, **PIN:** 19-04-280-010.

This application is filed for the purposes of seeking a Simplified Residential Zoning Variation from Article 3 Section 3-200 A. 4 and 3-300 C 2 r Density and Dimensional Standards to allow an encroachment into the required 20-foot rear yard setback 10 feet for a deck and covered gazebo area as well as any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, September 18, 2013, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald August 30, 2013. #A1760)

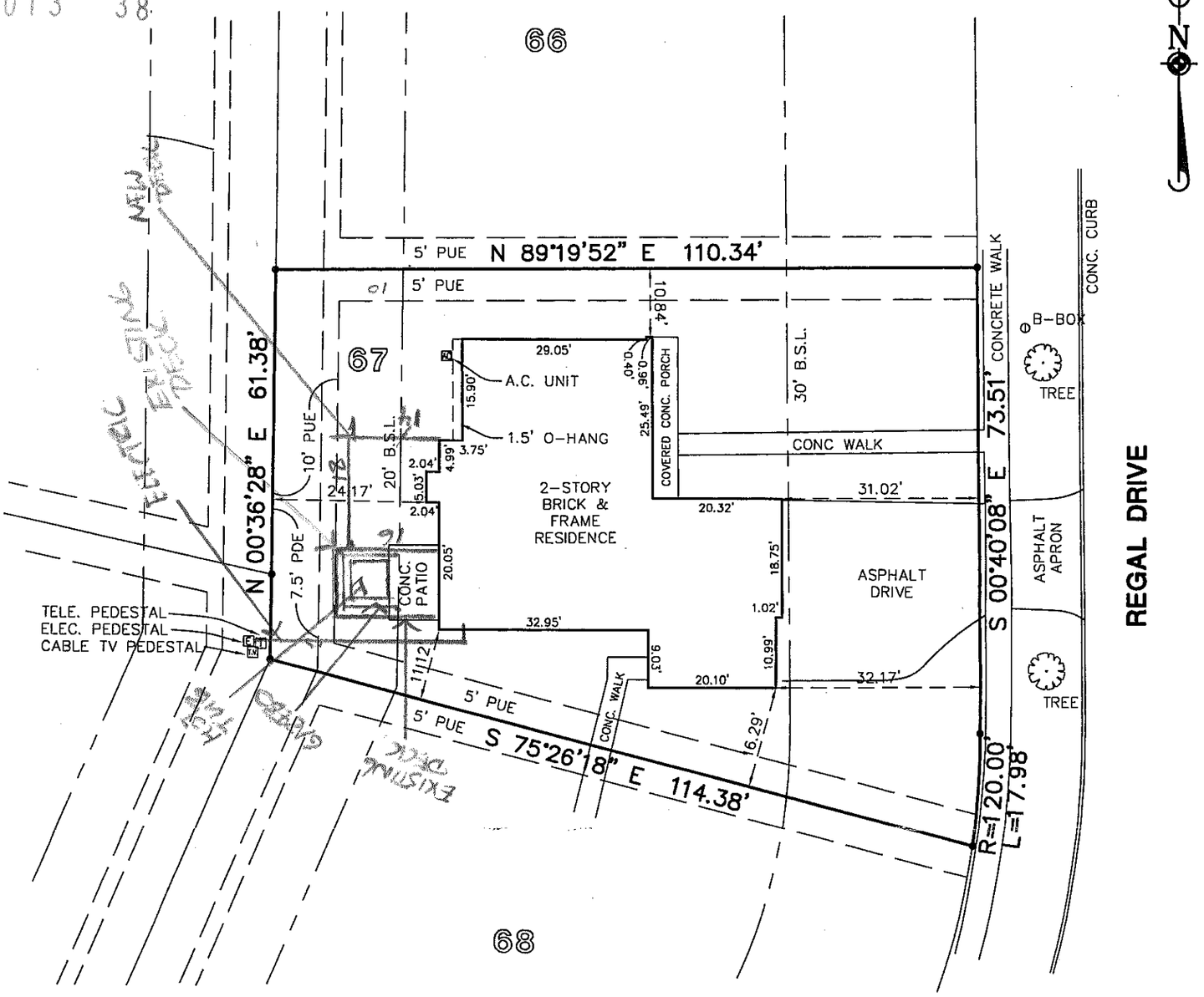
DUNMAN DRIVE
DANIEL DRIVE
VALERIE DRIVE
PINGREE ROAD
ASHTON LANE
RECTOR DRIVE
FENMORE ROAD
JUNIPER LANE

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PLAT OF SURVEY

LOT 67 IN ASHTON POINTE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4 AND 5 IN CHURCH SUBDIVISION, BEING A SUBDIVISION OF PART OF NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID ASHTON POINTE SUBDIVISION RECORDED FEBRUARY 4, 2005 AS DOCUMENT 2005R0009632, IN MCHENRY COUNTY, ILLINOIS.



LEGEND

B.S.L.	– BUILDING SETBACK LINE
M.U.E.	– MUNICIPAL UTILITY EASEMENT
L.E.	– LANDSCAPE EASEMENT
S.E.	– SIDEWALK EASEMENT
P.U.E.	– PUBLIC UTILITY EASEMENT
P.D.E.	– PRIVATE DRAINAGE EASEMENT
R.P.U.E.	– RESTRICTED PUBLIC UTILITY EASEMENT

SURVEYORS NOTES:

1. FIELD WORK COMPLETION DATE: MAY 5, 2010.
2. 5/8" DIA. IRON RODS SET AT ALL PROPERTY CORNERS.

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. CURVED LINES ARE DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED.
2. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.
3. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE; IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
4. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. THERE MAY ALSO BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD. AT THE CLIENTS REQUEST, THE SURVEYOR HAS NOT REVIEWED ANY OF THE ABOVE DOCUMENTS.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

05-12-10P03:53 RCVD

I, WILLIAM W. WRIGHT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED HAS BEEN PREPARED FOR THE USES AND PURPOSES HEREIN SET FORTH.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL

THIS 6TH DAY OF MAY A.D. 2010.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3502
LICENSE EXPIRES NOVEMBER 30, 2010

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2011

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

WILLIAM W. WRIGHT 3502 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

DATE	REVISIONS	BY

SETBACK REQUIREMENTS	
FRONT	30 FEET
REAR	20 FEET

SIDE INTERIOR SETBACK (PER PLAT OF SUBDIVISION): 7' MIN. (TOTAL BUILDING TO BUILDING = 18' EXCEPT IN 3 CAR GARAGE, THEN TOTAL BUILDING TO BUILDING = 14').

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

ASHTON POINTE
LOT 67
186 REGAL DRIVE
CRYSTAL LAKE, ILLINOIS

DRAWN BY:	RELEASE DATE:	SCALE:	CODE:	PROJECT:
WWW	05/06/10	1" = 20'	KERCLHL	080905

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5/6/2010 7:52 AM Dwg Name: P:\Kercl\dwg\Surv\Base Drawings Surv\Lot 1-71\LOT 67\LOT 67-SU.dwg Updated By: bwright

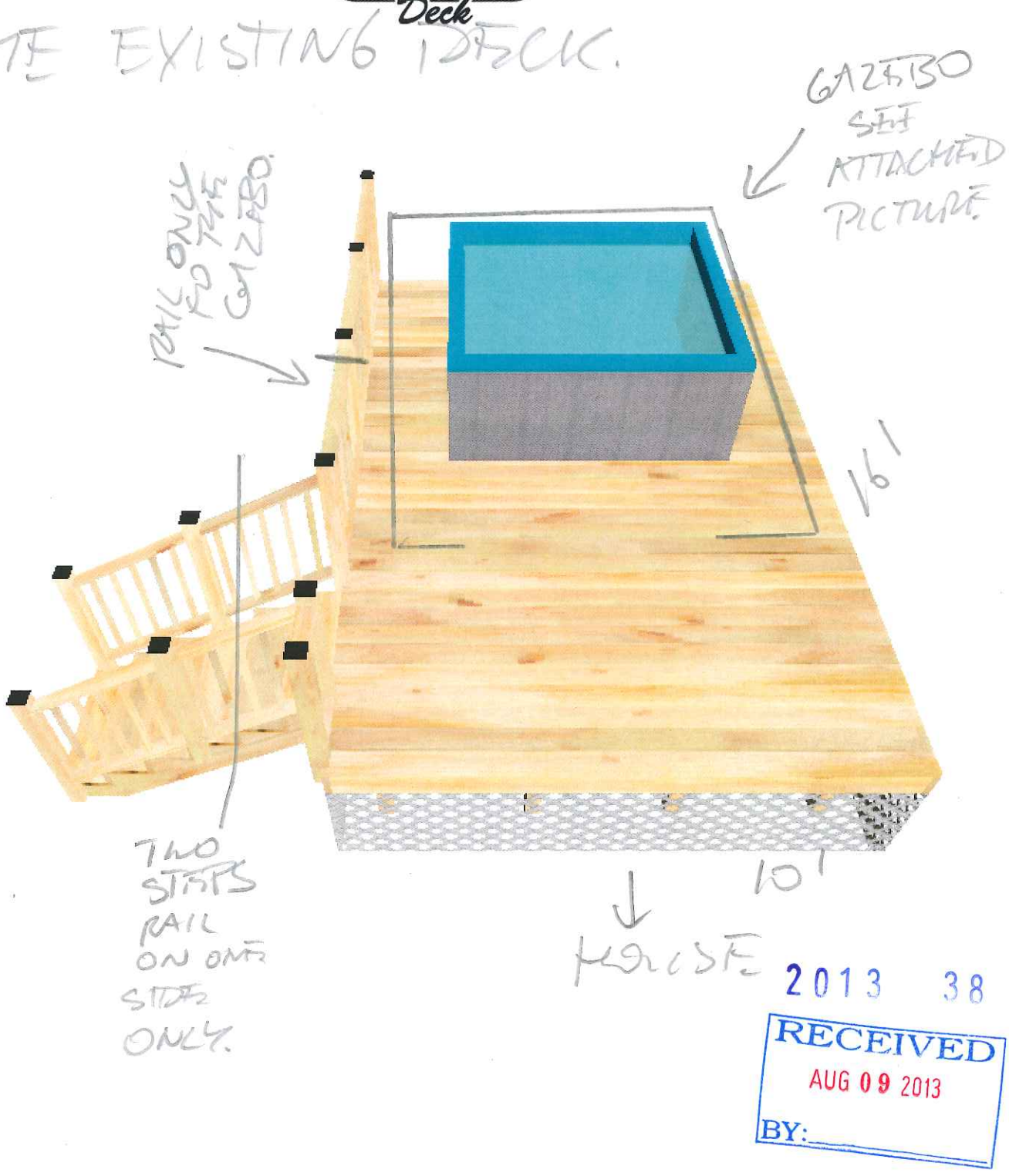


Illustration intended to show general deck size and shape. Some Options selected may not be shown for picture clarity.

Today's cost for materials estimated in this design with options: $1,917.46

Tax, labor and delivery not included.

You may buy all the materials or any part at low cash and carry prices. Because of the wide variable in codes, Menards cannot guarantee that materials listed will meet your code requirements. Check with your local municipality for plan compliance and building permit. These plans are suggested designs and material lists only. Some items may vary from those pictured. We do not guarantee the completeness or prices of these structures. Tax, labor and delivery not included.

*(Base Price): $1,145.49

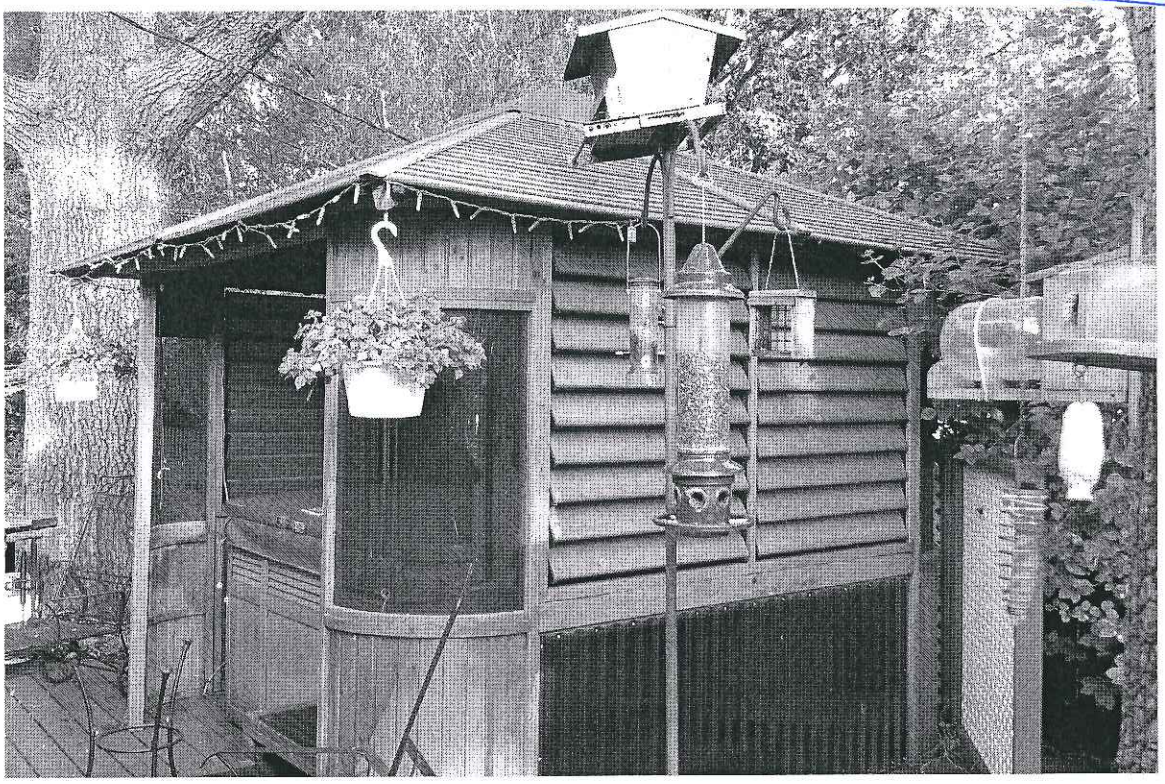
The base price includes: 40 PSF deck live load, AC2 2x6 deck boards in horizontal direction, AC2 4x4 framing posts, precast concrete (1 bag) footing, AC2 joists and beams with two feet cantilever, galvanized framing fasteners and joists hangers, and premium deck board screws.

If purchased today, you save: $51.51

Monthly BIG Card Payment would be: $25.00

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- THE GAZEBO WAS PURCHASED USED. UNKNOWN MAKE SIZE 9'x9'
- THE GAZEBO WILL BE ATTACHED TO THE DECK
- GAZEBO WILL HAVE DARK MAROON ROOF STAIN AND MAHOGANY SIDE STAIN (NATURAL COLORS)
- THE HOT TUB WILL BE INSIDE THE GAZEBO
- THE HOT TUB HAS LOCKING COVER
- THE YARD HAS METAL FENCE WITH TWO GATES THAT CAN BE SECURED WITH A KEY LOCK.
- ONCE THE GAZEBO IS IN PLACE I WILL INSTALL DOORS
- THE GAZEBO AND HOT TUB WILL BE LOCATED IN THE BACK YARD.
- THE GAZEBO'S ENTRANCE WILL BE DIRECTLY IN FRONT OF SLIDING DOORS, APPROX 8' AWAY.
- THE HOT TUB IS, SUNDANCE ALTAMAR 850 SERIES APPROX 7'x7'

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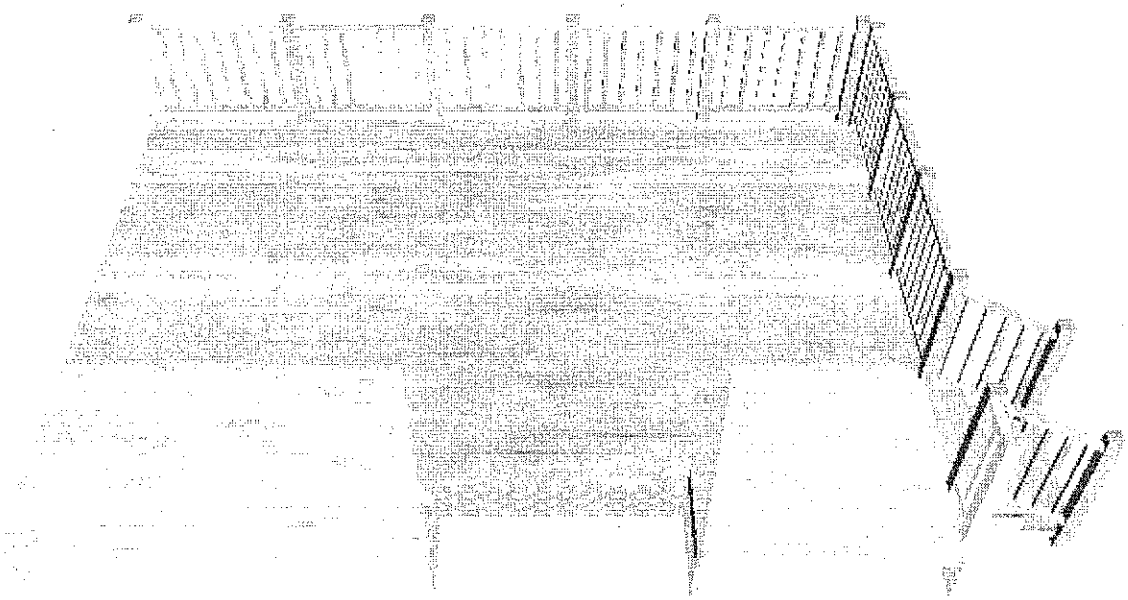


Illustration intended to show general deck size and shape. Some Options selected may not be shown for picture clarity.

Today's cost for materials estimated in this design with options: $1,758.19

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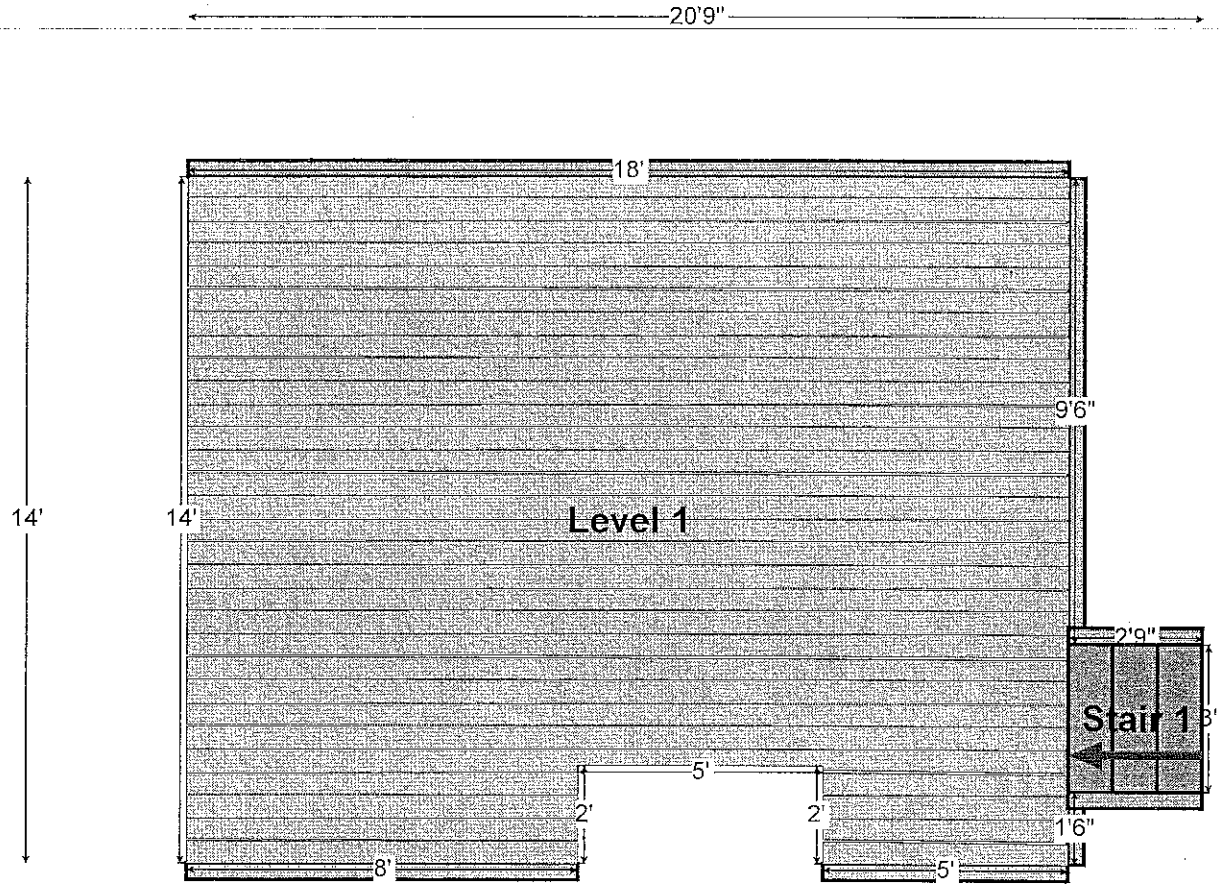
Tax, labor and delivery not include

*(Base Price): $1,284.8

The base price includes: 40 PSF deck live load, AC2 2x6 deck boards in horizontal direction, AC2 4x4 framing posts, precast concrete (1 bag) footing, AC2 joists and beams with two feet cantilever, galvanized framing fasteners and joists

***If purchased today, you save: $84.21*

***Monthly BIG Card Payment would be: $25.00*



Wall Attached	Railing

Today's cost for materials estimated in this design with options: $1,758.19

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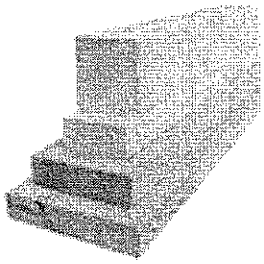
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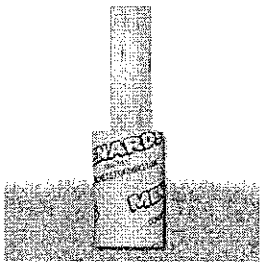
Level Information

18' 0" Length X 14' 0" Width X 2' 0" Height, Standard Deck, 40 PSF Load Rating, Horizontal Decking Direction

Framing Information

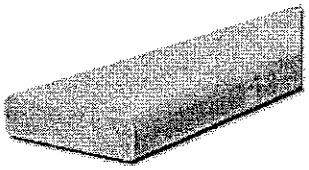
4X4 AC2 Framing Posts
Poured Footings 8" Tube (includes concrete) with 4' 0" Depth
2X8 AC2 Joists
2X8 AC2 Beams
Solid Placement for Beam Positioning on Framing Posts
Beam and Joist Cantilever - 2 Feet





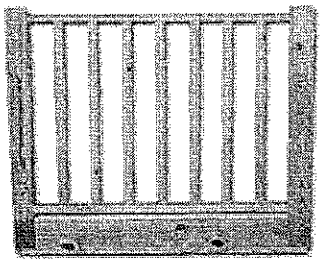
Deck Board Information

5/4"x6" AC2 Decking
Combo Drive Premium Gold Screws
No Endcaps
No Cladding



Railing Information

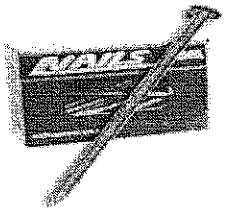
AC2 Railing Type
42" Shaped Horizontal Handrail Railing Style
2X2X36 Square End Spindles
4X4X48 U Top-It Railing Post, Joist Mounted
AC2 2X3 Shaped Horizontal Hand Rail

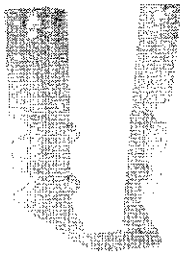


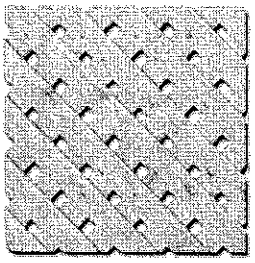


Other Material Information

Triple Zinc Joist Hangers
Galvanized Framing Fastener
Lattice Type: Privacy AC2 Panel







Today's cost for materials estimated in this design with options: $1,758.19

Tax, labor and delivery not include

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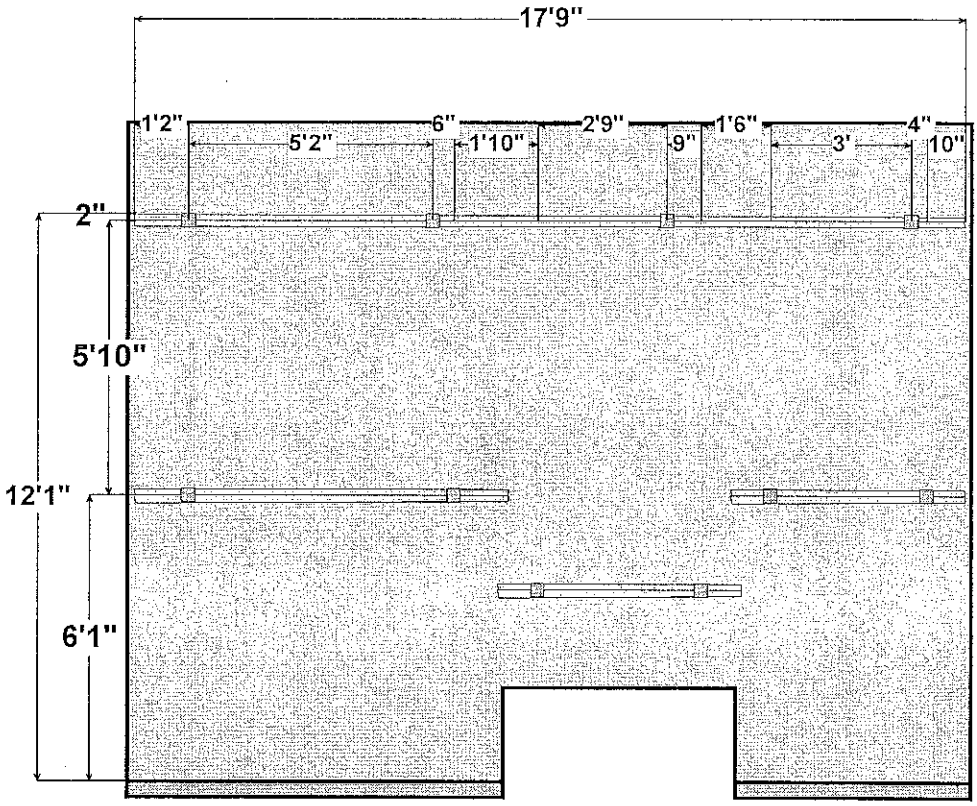
*(Base Price): $1,284.8

The base price includes: 40 PSF deck live load, AC2 2x6 deck boards in horizontal direction, AC2 4x4 framing posts, precast concrete (1 bag) footing, AC2 joists and beams with two feet cantilever, galvanized framing fasteners and joists

***If purchased today, you save: $84.21*

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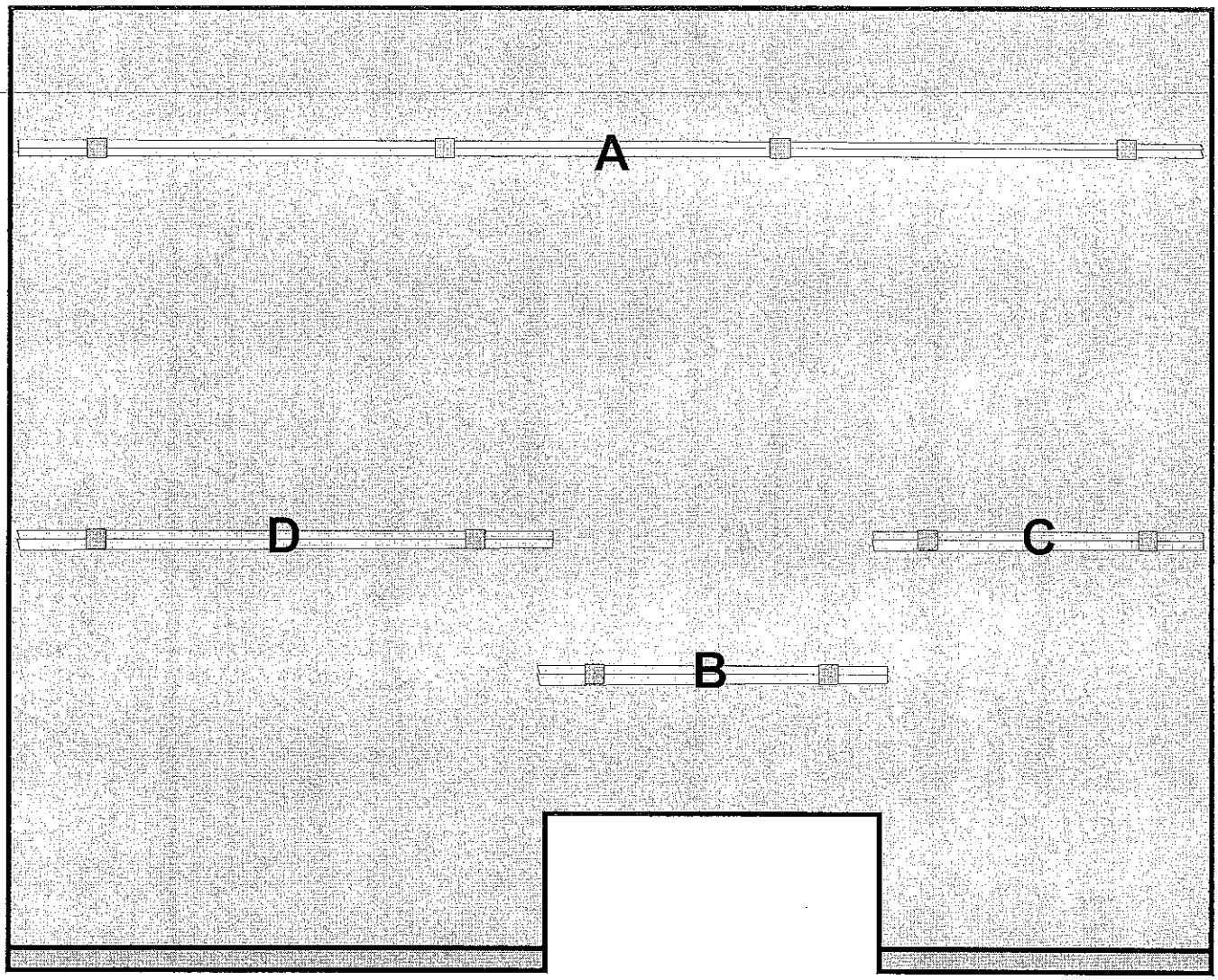
Post and Beam Dimension Sheet for Level 1



Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

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Beam Layout for Level 1

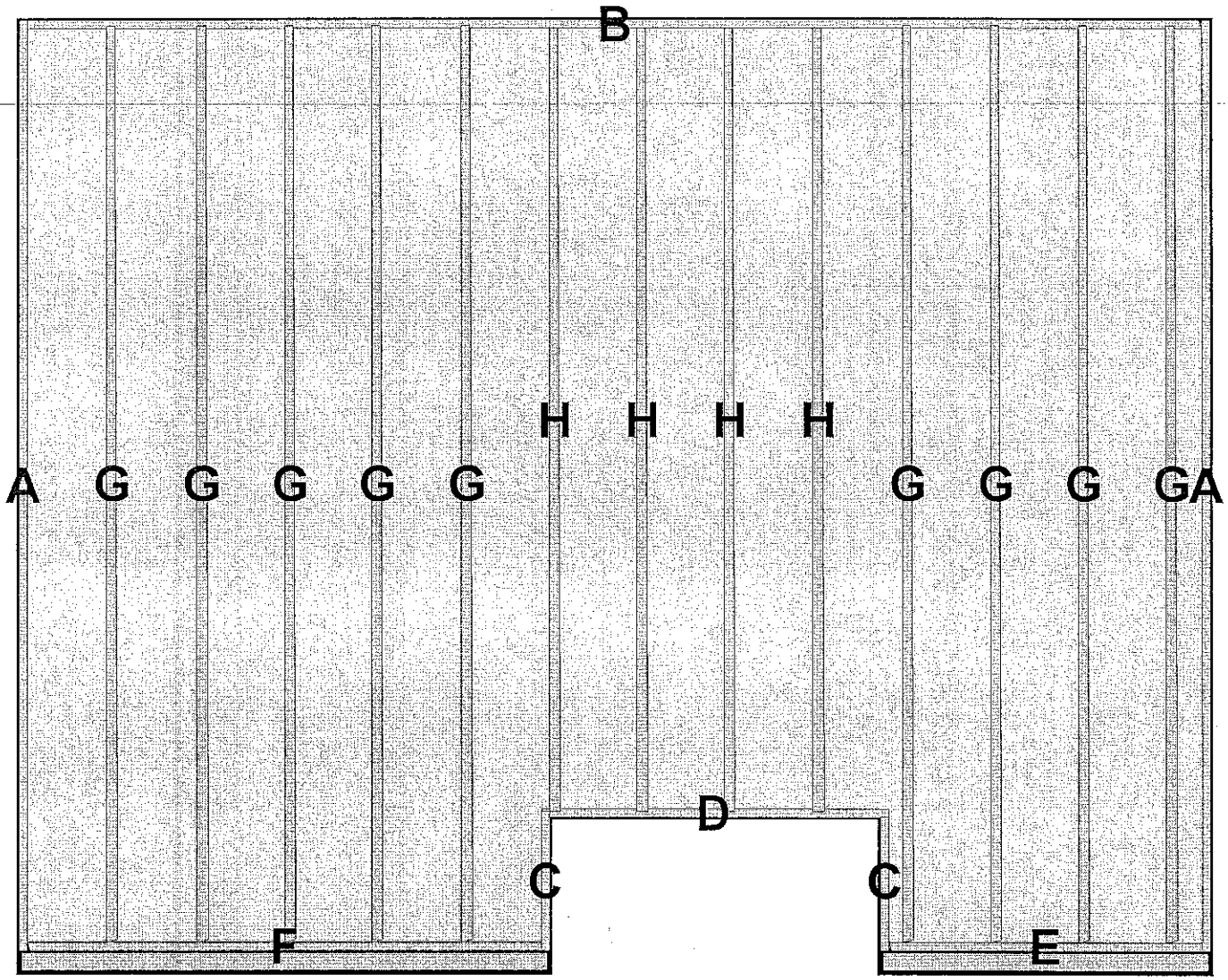


Mark	Length	Description
A	17' 9"	2-2X8 AC2
B	5' 3"	2-2X8 AC2
C	5' 0"	2-2X8 AC2
D	8' 0"	2-2X8 AC2

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

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Joist Layout for Level 1



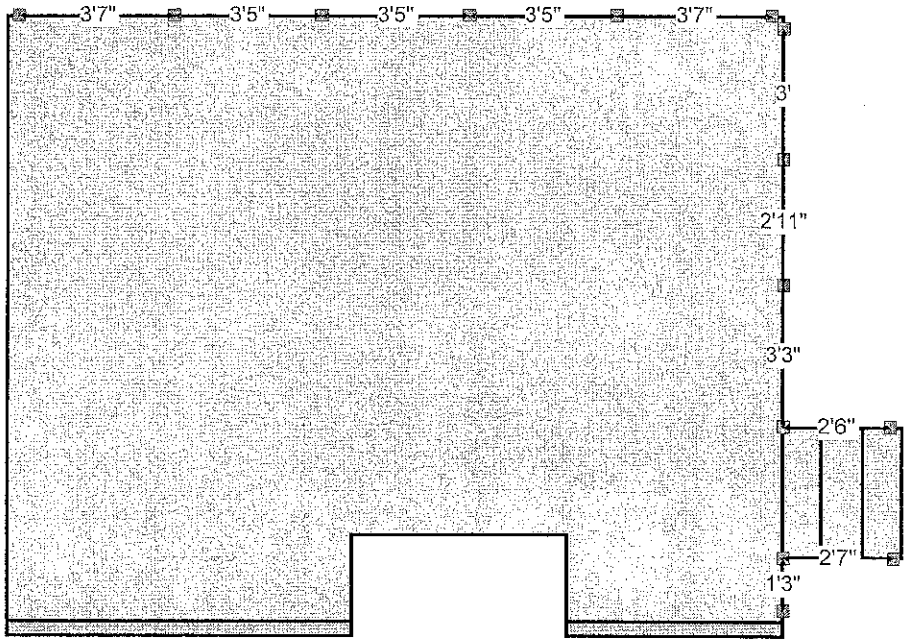
Mark	Length	Description	Usage
A	14' 0"	2-2X8 AC2	Rim Joist
B	17' 9"	1-2X8 AC2	Rim Joist
C	2' 2"	2-2X8 AC2	Rim Joist
D	5' 3"	1-2X8 AC2	Rim Joist
E	4' 9"	1-2X8 AC2	Ledger Joist
F	7' 9"	1-2X8 AC2	Ledger Joist
G	13' 10"	9-2X8 AC2	Internal Joist
H	11' 10"	4-2X8 AC2	Internal Joist

Joist to be on 16"
Joist to be toe-nailed to beams with 3-1/2" fasteners
Rim joists to be faced-nailed to joist and ledgers with 3-1/2" fasteners
Y bracing is estimated, but not shown. Blocking and bridging may be required by your local code

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

You may buy all the materials or any part at low cash and carry prices. Because of the wide variable in codes, Menards cannot guarantee that materials listed will meet your code requirements. Check with your local municipality for plan compliance and building permit. These plans are suggested designs and material lists only. Some items may vary from those pictured. We do not guarantee the completeness or prices of these

Railing Post Dimension Sheet for Level 1



Dimensions are measured from the center of each railing post

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

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Estimate From MENARDS®

Estimate # 57823

ESTIMATE FOR:

Porzezinski, Daniel
186 Regal Dr
Crystal Lake, IL
60014-6232
Ph: (773) 600-4413
PROJECT DESCRIPTION:
Deck

STORE # 3071 CRLK
4850 Route 14
Crystal Lake, IL 60014

PHONE: (815) 459-7083
FAX: (815) 459-7083

ESTIMATE BY	ESTIMATE DATE
BILL R.	08/07/13

SKU NUMBER	DESCRIPTION		QTY TO ORDER		ADDITIONAL ITEM INFORMATION
111-4063	2X12-6'TRTD STAIRTREAD Tread	ABOVE GROUND	1	EACH	
111-4047	2X12-4' STAIRTREAD Tread	ABOVE GROUND	1	EACH	
111-3404	2X2-36" SQUARE END Spindle	ABOVE GROUND	58	EACH	
111-3404	2X2-36" SQUARE END StairSpindle	ABOVE GROUND	11	EACH	
111-0410	1X8-10' AC2 TREATED Riser	ABOVE GROUND	1	EACH	ON SALE THRU 08/10/13
111-4342	PRIVACY LATTICE PANEL TRT4'X8' LatticeSkirt		6	EACH	
111-4351	LATTICE CAP TRTD LatticeCaps	8' LONG P/C	6	EACH	
111-4393	LATTICE DIV HVY DUTY TRTD1 1/2 X 2 X 8' LatticeDividers		1	EACH	
111-1312	2X8-6' AC2 TREATED LatticeFraming	ABOVE GROUND	2	EACH	
111-1354	2X8-14' AC2 TREATED LatticeFraming	ABOVE GROUND	4	EACH	
111-1338	2X8-10' AC2 TREATED LatticeFraming	ABOVE GROUND	3	EACH	ON SALE THRU 08/10/13
111-1370	2X8-18' AC2 TREATED LatticeFraming	GROUND CONTACT	2	EACH	
111-3912	3 STEP STRINGER HT:21" 3StepStringer	AC2 TREATED	4	EACH	
227-2402	CONCEALED STRINGER HANGERCSH-TZ StringerBracket		4	EACH	
111-2265	4X4-12' AC2 TREATED FramingPost	CRITICAL STRUCT	1	EACH	ON SALE THRU 08/10/13

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Page 2 of 4

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Ph: (773) 600-4413
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Deck

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4850 Route 14
Crystal Lake, IL 60014

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FAX: (815) 459-7083

ESTIMATE BY	ESTIMATE DATE
BILL R.	08/07/13

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
227-1760	4 X 4-6 POST CONNECTOR PB44-6TZ FramingPostToBeamConnector	20	EACH
111-3103	4X4-48 U TOP-IT DECK POSTABOVE GROUND RailingPost	12	EACH
111-3103	4X4-48 U TOP-IT DECK POSTABOVE GROUND StairRailingPost	2	EACH
111-1312	2X8-6' AC2 TREATED ABOVE GROUND RimJoist	1	EACH
111-1354	2X8-14' AC2 TREATED ABOVE GROUND RimJoist	2	EACH
111-1370	2X8-18' AC2 TREATED GROUND CONTACT RimJoist	1	EACH
111-1325	2X8-8' AC2 TREATED ABOVE GROUND RimJoist	1	EACH
111-1312	2X8-6' AC2 TREATED ABOVE GROUND LedgerJoist	1	EACH
111-1325	2X8-8' AC2 TREATED ABOVE GROUND LedgerJoist	1	EACH
111-1341	2X8-12' AC2 TREATED ABOVE GROUND InternalJoist	4	EACH
111-1354	2X8-14' AC2 TREATED ABOVE GROUND InternalJoist	9	EACH
227-1742	2 X 8 JOIST HANGER 18 GAUJUS28-TZ LedgerJoistHanger	10	EACH
227-1788	ANGLE 1-3/8" X 4-1/2" MPA1-TZ LedgerCornerAnchors	4	EACH
563-4235	PAINTER'S PREMIUM CLEAR WL0037720 10OZ Caulk	2	EACH
157-1013	10' STEEL DECK FLASHING BROWN LedgerFlashing	2	EACH

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ESTIMATE BY	ESTIMATE DATE
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SKU NUMBER	DESCRIPTION		QTY TO ORDER		ADDITIONAL ITEM INFORMATION
111-3695	2X3-8' HANDRAIL HandRail	ABOVE GROUND	5	EACH	
111-3695	2X3-8' HANDRAIL StairHandRail	ABOVE GROUND	1	EACH	
111-0779	2X3-8' AC2 TREATED BottomRail	ABOVE GROUND	5	EACH	ON SALE THRU 08/10/13
111-1341	2X8-12' AC2 TREATED EdgeBeam	ABOVE GROUND	1	EACH	
111-1370	2X8-18' AC2 TREATED EdgeBeam	GROUND CONTACT	2	EACH	
111-1338	2X8-10' AC2 TREATED InternalBeam	ABOVE GROUND	1	EACH	ON SALE THRU 08/10/13
111-1325	2X8-8' AC2 TREATED InternalBeam	ABOVE GROUND	2	EACH	
111-0630	10' AC2 THICK DECK DeckBoard	ABOVE GROUND	6	EACH	ON SALE THRU 08/10/13
111-0672	18' AC2 THICK DECK DeckBoard	ABOVE GROUND	26	EACH	ON SALE THRU 08/10/13
189-5117	8"X4' REMOVABLE CONCRETE Footing	FORMING TUBE	10	EACH	
189-1030	CONCRETE MIX FootingBag	60 LBS BAG	28	EACH	
227-1750	4 X 4 POST ANCHOR FootingAnchors	PA44E-TZ	10	EACH	
111-0779	2X3-8' AC2 TREATED StairBottomRail	ABOVE GROUND	1	EACH	ON SALE THRU 08/10/13
232-4920	1/2-13 REX NUT 28PC Fastener	34920 GALV	1	EACH	
232-4962	1/2 FLAT WASHER 26PC Fastener	34962 GALV	2	EACH	

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SKU NUMBER	DESCRIPTION		QTY TO ORDER	ADDITIONAL ITEM INFORMATION
232-5712	1/2 FLAT WASHER 18PC Fastener	35712 GALV	1	EACH
230-5523	3-1/2 PREM DECKSCREW Fastener	GLD COMBO 1LB	1	EACH
229-5538	6D HDG BOX NAIL Fastener	5LB BOX	4	BOX
229-5444	4D HDG BOX NAIL Fastener	1LB BOX	1	BOX
232-9020	1/2" X 6"HGANCH BOLT N&W Fastener	2PC 126HGAB	5	EACH
227-1507	1-1/2 JOIST HANGER NAIL Fastener	HDG 1LB BOX	3	EACH
232-6889	1/2 X 6 CARR BOLT 10LB Fastener	36889 GALV	1	EACH
232-4836	1/2 X 6 CARR BOLT 3PC Fastener	14857 GALV	1	EACH
229-5570	16D HDG BOX NAIL Fastener	5LB BOX	1	BOX
229-5499	16D HDG BOX NAIL Fastener	1LB BOX	1	BOX
230-5518	3 PREM DECKSCREW Fastener	GLD COMBO 1LB	2	EACH
232-4454	1/2 X 6 LAG SCREW 4PC Fastener	14824 GALV	4	EACH
230-5552	2-1/2 PREM DECKSCREW Fastener	GLD COMBO 5LB	2	EACH
230-5512	2-1/2 PREM DECKSCREW Fastener	GLD COMBO 1LB	2	EACH
191-7668	HOW TO BUILD - DECK PLAN HowToBuildPlan	CAD5501	1	EACH

*** If purchased today, you save $84.21 ***

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TODAY'S SUB-TOTAL:	1,758.19
REGULAR SUB-TOTAL:	1,842.40

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