

1. The variance is not contrary to the public interest.

The proposed deck will not negatively affect the neighborhood and surrounding area. The project will enhance the property appearance and will be a positive addition to the neighborhood.

2. The spirit of the ordinance will be observed.

The proposed deck will not in any way be obtrusive to the neighborhood. It has been designed to fit the aesthetics of the neighborhood. Understanding the reason for the setback ordinance the proposed deck will be a respectable distance from the road while still allowing comfortable use of the property.

3. Substantial justice is done.

This proposed deck will not in any way cause harm to the general public or any individual.

4. The values of surrounding properties will not be diminished.

The proposed deck will be built to respect the surrounding properties. The object of this project is to remove an existing deck which can be seen as an eyesore and construct a much more visually pleasing deck that will enhance the existing property in a positive manner. This in turn will affect the surrounding properties positively.

5. Literal enforcement of the ordinance would result in unnecessary hardship.

The property in question is on a corner lot. The deck being removed and replaced is the more commonly used entry way as it is closer to the existing driveway and garage. Since the property is on a corner lot the setback to McKinley Road would prohibit the construction of a reasonable deck on that side of the home.

Even the current deck that exists if built today would not comply with the current setback ordinance. Had the property not been a corner lot this project would not be affected by the setback ordinance. The proposed deck is designed to adhere to the existing spirit and character of the neighborhood.

### Lafayette/McKinley Deck Design



**Property Information**

Property ID 0268-0001-0000  
 Location 1847 LAFAYETTE RD  
 Owner GEOFFRION DONALD J



MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/30/2018  
 Data updated 11/19/2018

*Proposed deck will be set back 22' from McKinley property line. The set back from Lafayette Road will be 50' to the property line.*



# Lafayette/McKinley Deck Design



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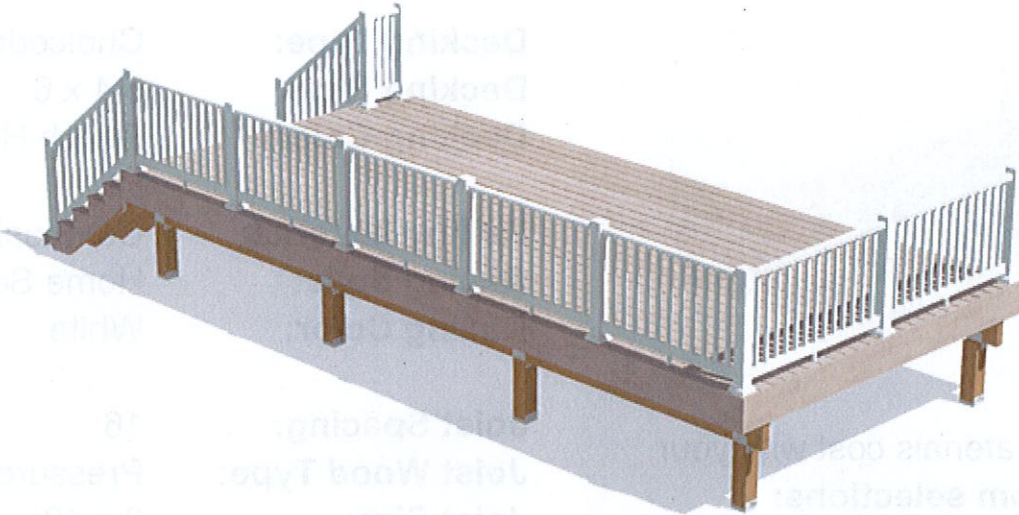


Existing deck









## Portsmouth Composite

With your deck design in hand, talk to a Lowe's project specialist to start your build. You can reach us in store, online or over the phone.

### In Store

Take this document or your project ID number to the customer service desk and talk to a project specialist.

### Online

Go to [Lowes.com/deckinstall](https://www.lowes.com/deckinstall) and schedule an in-home consultation.

### Phone

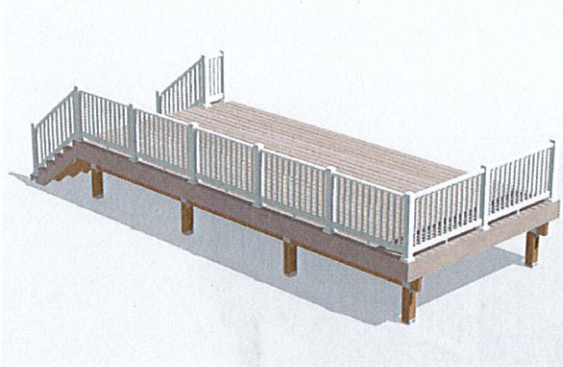
Call 1-800-GO-LOWES and schedule an in-home consultation.

## YOUR DECK DESIGN PROJECT ID: 815900451

This number lets you or your project specialist retrieve your deck design.



## PLAN OVERVIEW



Estimated materials cost with your  
**custom selections:**

**\$2,809**

### Overview

Number of Levels: 1  
Total Square Feet: 289  
Footer Depth: 30"  
Live Load: 40psf  
Dead Load: 10psf

Does not include state and local taxes.

Note: Estimates are based on representative costs of materials in your geographic area. Actual, current material costs may vary.

Pricing accurate as of Apr-15-2019

**Decking Type:** Choicedek  
**Decking Size:** 5/4 x 6  
**Decking Color:** Beach House Gray

**Railing Material:** Composite  
**Railing Style:** Home Select  
**Railing Color:** White

**Joist Spacing:** 16  
**Joist Wood Type:** Pressure Treated  
**Joist Size:** 2 x 10

**Beam Size:** 2 x 10  
**Post Wood Type:** Pressure Treated  
**Post Size:** 6 x 6

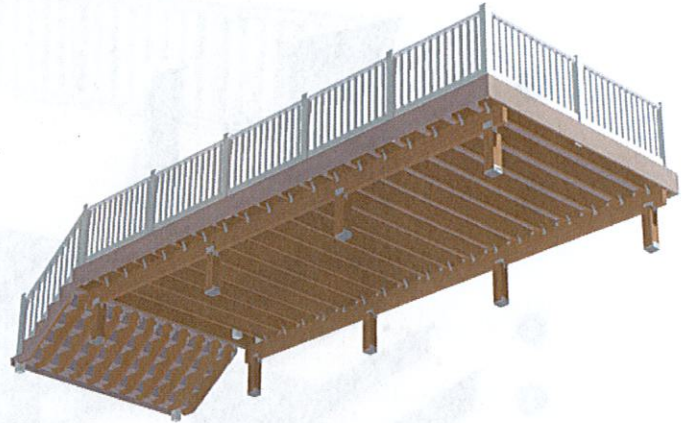
A detailed list can be found starting on page 5.



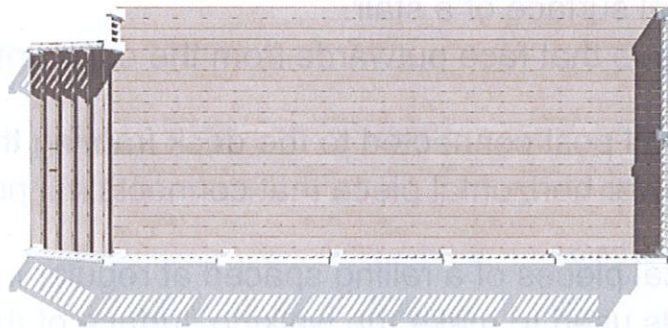
## DECK LAYOUT



Birds Eye View



Bottom View



Top View with Planks

## MAJOR DECK COMPONENTS



- 1 Riser** A board attached to the vertical cut surface of a stair stringer.
- 2 Stringer** The diagonal board used to support treads and risers on a stairway.
- 3 Tread** The horizontal surface of a stair.
- 4 Fascia** Vertical boards that face outwards from the edges of the deck, attached to the rim joists.
- 5 Rail Post** The vertical post connected to the deck framing that supports the railing.
- 6 Bottom Rail** The lower horizontal piece that connects rail posts and supports balusters.
- 7 Baluster** The vertical pieces of a railing spaced at regular intervals between posts.
- 8 Decking** The boards used to make the walking surface of the deck.
- 9 Rail Cap** The top horizontal trim on railing.
- 10 Top Rail** The upper horizontal piece that connects rail posts and supports balusters.
- 12 Post Footer** Concrete filled hole that the post is attached to.
- 13 Beam** A horizontal framing piece, which rests on posts and supports joists.
- 14 Joist** A horizontal frame piece that supports the decking and spreads the weight over the beams.





## LUMBER MATERIALS

Usage	Quantity	Description	Item #
	12	Fiberon (Fits Common Post Measurement: 4-in X 4-in; Actual: 4.1-in x 4.1-in x 48-in) HomeSelect White Composite Deck Post Sleeve POST SLV COMP 48 WH	160835
	12	Fiberon HomeSelect White Composite Deck Post Skirt	7067
	12	Fiberon HomeSelect White Composite Deck Post Cap (Fits Common Post Measurement: 4-in x 4-in; Actual: 4.3-in x 4.3-in x 4.3-in)	100437
	1	Fiberon Homeseselect White PVC Baluster Adapter	13724
RailPost	3	Severe Weather (Common: 4-in x 4-in x 16-Ft; Actual: 3.5-in x 3.5-in x 16-ft) Pressure Treated Lumber	468954
	9	Fiberon HomeSelect 2-Pack White Composite Deck Handrails Common: 6-ft; Actual: 3.5-in x 4-in x 6-ft)	43873
	21	Fiberon HomeSelect Composite Deck Baluster (Actual: 1.25-in x 1.25-in)	44551
Fascia	10	ChoiceDek Foundations 8-ft Beach House Gray Composite Deck Board	371964
	25	ChoiceDek Foundations Beach House Gray Groove Composite Deck Board (Actual: 1-in x 5.4-in x 12-ft)	371961
	25	ChoiceDek Foundations Beach House Gray Groove Composite Deck Board (Actual: 1-in x 5.4-in x 16-ft)	371963
Header	2	Top Choice (Common: 2-in x 10-in x 10-Ft; Actual: 1.5-in x 9.25-in x 10-ft) Pressure Treated Lumber	468943
Header	2	Top Choice (Common: 2-in x 10-in x 16-Ft; Actual: 1.5-in x 9.25-in x 16-ft) Pressure Treated Lumber 21016P	468945
Beam	4	Top Choice (Common: 2-in x 10-in x 8-Ft; Actual: 1.5-in x 9.25-in x 8-ft) Pressure Treated Lumber	468942

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Usage	Quantity	Description	Item #
Beam	8	Top Choice (Common: 2-in x 10-in x 10-Ft; Actual: 1.5-in x 9.25-in x 10-ft) Pressure Treated Lumber	468943
Post	2	Severe Weather (Common: 6-in x 6-in x 8-Ft; Actual: 5.5-in x 5.5-in x 8-ft) Pressure Treated Lumber 66082	468960
Outer Joist	2	Top Choice (Common: 2-in x 10-in x 12-Ft; Actual: 1.5-in x 9.25-in x 12-ft) Pressure Treated Lumber	468944
Internal Joist	18	Top Choice (Common: 2-in x 10-in x 12-Ft; Actual: 1.5-in x 9.25-in x 12-ft) Pressure Treated Lumber	468944
	7	ChoiceDek Foundations 8-ft Beach House Gray Composite Deck Board	371964
	14	ChoiceDek Foundations Beach House Gray Composite Deck Board (Actual: 1-in x 5.4-in x 8-ft)	371959
Stringer	1	Top Choice (Common: 2-in x 12-in x 12-Ft; Actual: 1.5-in x 11.25-in x 12-ft) Pressure Treated Lumber 21212P	468948
Stringer	3	Top Choice (Common: 2-in x 12-in x 16-Ft; Actual: 1.5-in x 11.25-in x 16-ft) Pressure Treated Lumber 21216P	468949
	2	ChoiceDek Foundations 8-ft Beach House Gray Composite Deck Board	371964

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## HARDWARE MATERIALS

Usage	Quantity	Description	Item #
	12	USP DTB G185 Triple Zinc Post Connector DTB-TZ	76299
	5	Fiberon Homeselect White PVC Rail Connector	7191
	4	USP 1-5/16-in x 2-3/8-in x 6-15/16-in Triple Zinc Angle Clip AC7-TZ	37164
	5	Sakrete (Common: 12-in; Actual: 11.625-in) 48-in Concrete Tube Form NA	6634
	6	Trex Universal 94 Count Black Clip Deck Hidden Fasteners (50 Square Ft Coverage)	750452
	11	USP 5-in x 5-in x 1-7/16-in Triple Zinc Concealed Stringer Hanger CSH-TZ	409136
	2	Fiberon Homeselect White PVC Stair Connector	7244
	24	The Hillman Group 1/2-in-13 Hot-Dipped Galvanized Round-Head Standard (SAE) Carriage Bolt, 8-in	67357
	24	1 Count 1/2-in Standard (SAE) Split Lock Washer	61817
	24	The Hillman Group 1/2-in-13 Galvanized Standard (SAE) Hex Nut	67342
	4	USP 1-lb 9-Gauge 3-in Hot-Dipped Galvanized Smooth Nails N10C-1	402032
	36	USP 2-in x 12-in Slant Nail Joist Hanger Triple Zinc JUS210-TZ	116209
	1	1-lb Box 9-Gauge 3.5-in Hot-Dipped Galvanized Wood Deck Nails 16HGRSPD1	69216
	1	5-lb Box 9-Gauge 3.5-in Hot-Dipped Galvanized Wood Deck Nails 16HGRSPD5	69346
	40	USP Rafter Tie RT7A-TZ	21993
	2	1-lb Box 11-Gauge 2.5-in Hot-Dipped Galvanized Wood Deck Nails 8HGRSPD1	69215
	1	5-lb Box 11-Gauge 2.5-in Hot-Dipped Galvanized Wood Deck Nails 8HGRSPD5	69343
	8	USP Steel G185 Post Base (Common: 6-in; Actual: 5.5-in) PA66E-TZ	6472

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Usage	Quantity	Description	Item #
	1	Sakrete Sand Mix 60-lb High Strength Concrete Mix 121602	156087
	24	Sakrete 80-lb High Strength Concrete Mix 354803999	132022
	16	USP Steel G185 Post Cap (Common: 6-in; Actual: 1.5-in) PB66-6TZ	163411
	1	Power Pro 30 Count 2.5-in Flat-Head Stainless Steel Star-Drive Deck Screw 42498	323974
	2	1-lb Box #10 x 2.5-in Countersinking-Head Stainless Steel Star-Drive Deck Screws MAXS62703	755691
	1	Deck Plus 5-lb 2.5-in Countersinking-Head Stainless Steel Star-Drive Deck Screw 48465	<u>323917</u>
	2	USP 1 1/2-in 9-Gauge Hot-Dipped Galvanized Smooth Joist Hanger Nail (453.6g-Pack)	184955

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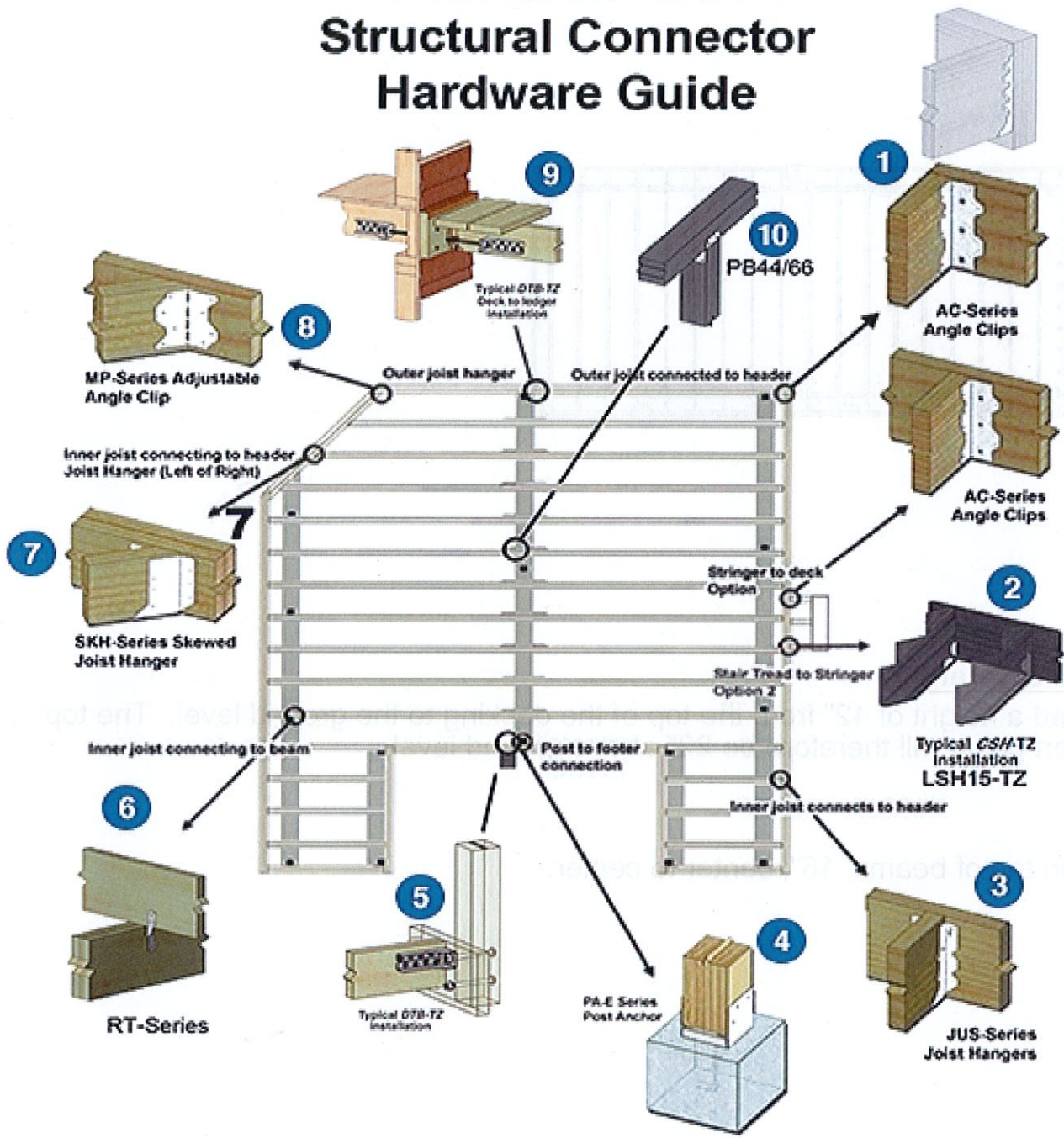
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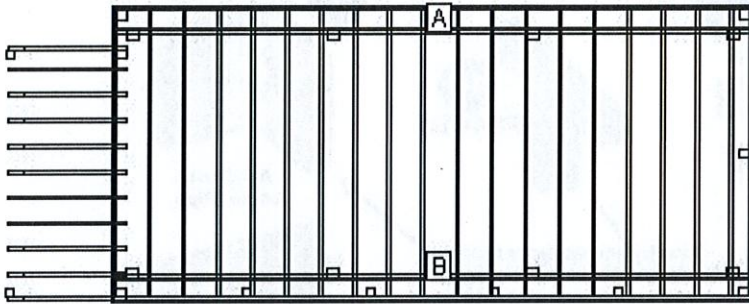
Product availability based on Store#: 2657



# Structural Connector Hardware Guide



## ANALYSIS LEVEL 1



### Deck and Post Height:

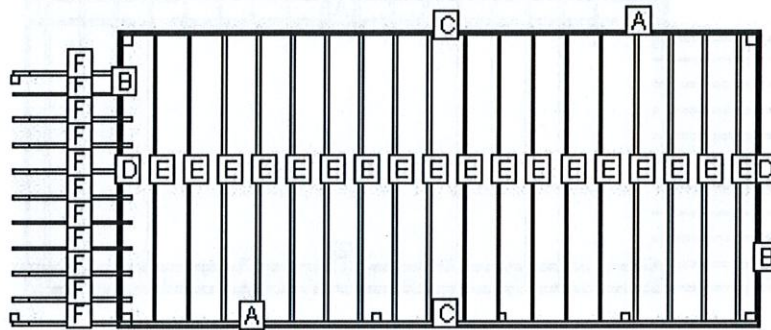
You selected a height of 42" from the top of the decking to the ground level. The top of the deck support posts will therefore be 22" above ground level.

### Joists:

Set joists on top of beams, 16"; center to center.



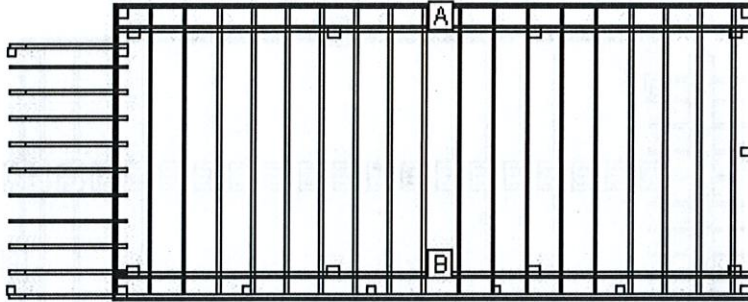
## MATERIALS CUT LIST: LEVEL 1



Label	Name	Quantity	Length	Bevels
A	Fascia	2	24' 11 3/4"	45,45
B	Fascia	2	11' 6 1/4"	45,45
C	Header	2	24' 10 1/2"	
D	Outer Joist	2	11' 2"	
E	Internal Joist	18	11' 2"	
F	Stringer	11	5' 1/4"	

Cut Angles: L=Left, R=Right, F=Front, S=Side

## BEAM LAYOUT LEVEL 1



Label	Beam Length	Post Count	Post Spacing
A	24' 10 1/2"	4	7' 9 3/4"
B	24' 10 1/2"	4	7' 9 3/4"





**Warning:** You have prepared a preliminary design of a deck for residential purposes, including the preparation of a preliminary bill of materials and a preliminary materials pricing estimate. Materials pricing estimates do not include labor costs and are subject to change. This preliminary design is NOT intended for use as a final design and may not be sufficient for permit applications. Variations in building codes, specific architectural considerations, and/or site conditions may require changes to the preliminary design. You are responsible for the final structural, code compliance, material usage, and structural safety of this design. Be sure to check and verify the design with your architect, engineer and building inspector.

Lowe's does not assume any responsibility for design, engineering, or construction; for the use of installation of materials; or for compliance with any building code or standard of workmanship. You should consult with professionals (including an architect, engineer, licensed contractor, and/or building inspector or code official) concerning the suitability, safety, and legality of this preliminary design, rather than relying on this tool for those functions. Always refer to information on fastener packaging for use with pressure treated lumber.

**Preferences:** Certain assumptions have been made in order to provide an accurate material quote for your deck project. Because local codes and bylaw requirements may vary throughout the country (e.g., by municipality and state/province), it is imperative that you check with your architect, engineer, licensed contractor, and/or building inspector or code official for compliance with local requirements and building codes. The following building practice assumptions have been made in planning the materials for your project:

Footer Depth:	30"
Footer Type:	Post On Concrete
Joist Cantilever:	6 inches
Joist Spacing:	16" center to center
Spacing Between Deck Planking:	1/8"
Stair Stringers:	12 inches
Deck Live Load:	40 psf
Deck Dead Load:	10 psf
Stairs Live Load:	40 psf
Stairs Dead Load:	10 psf

Be sure to check and verify the design with your architect, engineer and building inspector.

**Note:** It is recommended that joist that meet on top of beams should be spliced with gussets. The gussets should be 2- by wood the same width at the joist and overlap by 6 inches on each side. These gussets should be held in place with 12 16d galvanized nails.

### Handling Precautions for Pressure-Treated Wood

**Disposal:** Dispose of treated wood by ordinary trash collection. Treated wood should not be burned in open fires, stoves, fireplaces, or residential boilers because toxic chemicals may be produced as part of the smoke and ashes. Treated wood from commercial or industrial use (e.g construction sites) must be disposed of in accordance with state and Federal regulations, which may include burning only in commercial or industrial incinerators or boilers. Always refer to information on fastener packaging for use with pressure treated lumber.

**Operating Conditions:** Avoid frequent or prolonged inhalation of sawdust from treated wood. When sawing, sanding and machining treated wood, wear a dust mask. Whenever possible, these operations should be performed outdoors to avoid indoor accumulations of airborne sawdust from treated wood. (Lowe's instore saws are equipped with a vacuum to minimize airborne sawdust).

**Protection:** When power-sawing and machining, wear goggles to protect eyes from flying particles.

**Clean Thoroughly:** Wear gloves when working with the wood. After working with the wood, and before eating, drinking, toileting, and use of tobacco products, wash exposed areas thoroughly.

**Wash Separately:** Because preservatives or sawdust may accumulate on clothes, they should be laundered before reuse. Wash work clothes separately from other household clothing.

**For Additional Information:** [www.epa.gov](http://www.epa.gov) - [www.healthybuilding.net](http://www.healthybuilding.net) - [www.ccasafetyinfo.com](http://www.ccasafetyinfo.com)  
[www.treatedwood.com](http://www.treatedwood.com) - Call: (800)282-0600 or (800)356-AWPI

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