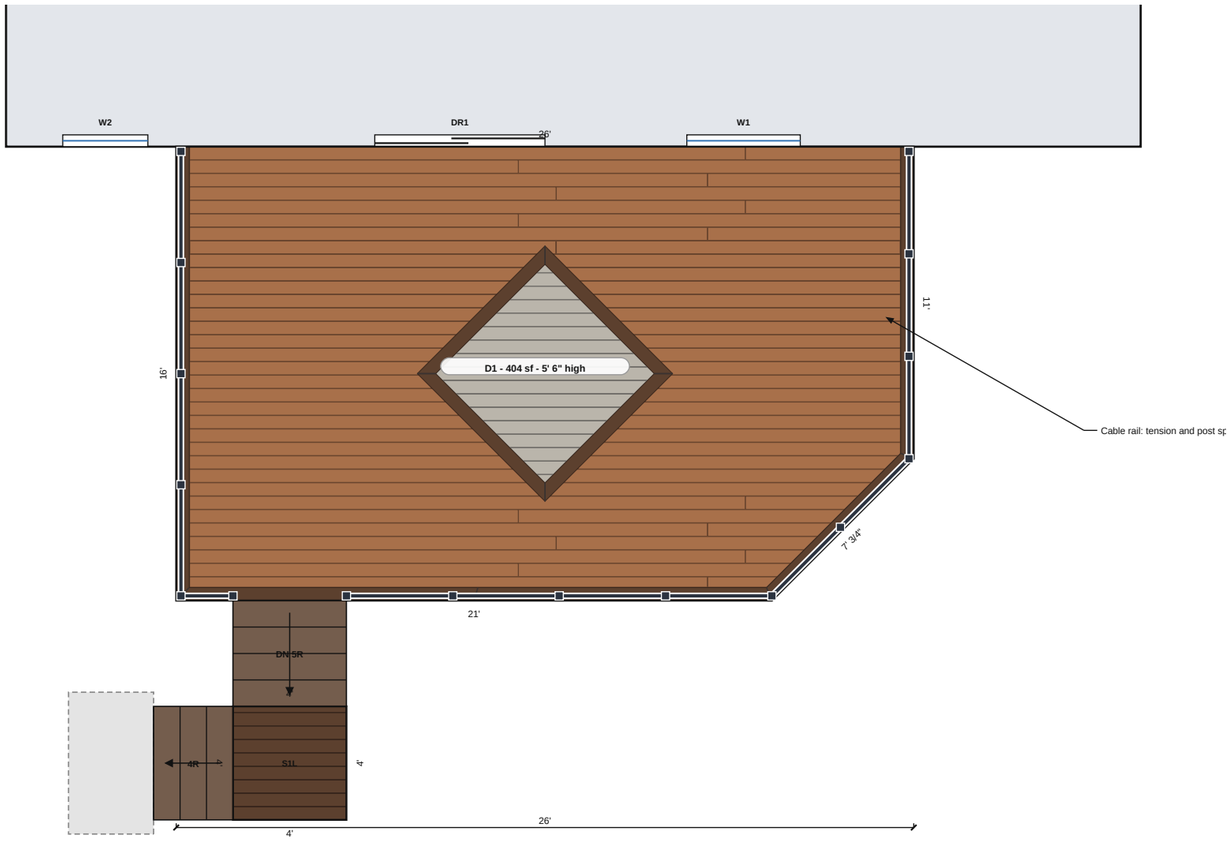


1 **DECKING PLAN**

SCALE: 3/16" = 1'-0"

0 10'

GENERAL NOTES

Design loads: 40 psf live, 40 psf snow, 10 psf dead, 1500 psf soil; douglas fir-larch, hem-fir, spf framing, No. 2

1. Verify all dimensions, grades, property lines and setbacks in the field. Call 811 for utility locates at least 2 business days before digging.
2. Deck framing per IRC R507: pressure-treated lumber rated for ground contact where within 6" of grade; hot-dip galvanized or stainless connectors and fasteners rated for treated wood.
3. Ledger: remove siding, flash over the top and behind; fasten with 1/2" lags or structural screws per IRC R507.9. Lateral load connectors per R507.9.2 when attached.
4. Footings bear on undisturbed soil below the frost depth set by the building department. Posts 6x6 minimum on standoff post bases.
5. Decking, gaps, overhangs and fastening per the decking manufacturer's installation guide. Every board end lands on framing: doubled joists or blocking as drawn under borders, breakers, inlays and butt joints. Joist tape on joists, rims and beams.
6. Guards 36" high minimum on open sides 30" or more above grade, openings under 4", posts blocked and through-bolted (IRC R312, R301.5). Stairs: risers 7 3/4" max, treads 10" min, handrail with 4 or more risers (IRC R311.7).
7. Fence posts set plumb in concrete over gravel; heights and gates as scheduled. Fences over 7 ft need a permit (IRC R105.2).

DECKING

- Capped composite (generic), Dark brown (picture-frame border, inlay border, stair treads)
- Capped composite (generic), Light gray (inlay field)
- Capped composite (generic), Cedar tone (field)
- Capped composite (generic), Dark brown (fascia, riser boards)
- Capped composite (generic), Dark brown (field)

D1: Straight, 1-row border; gaps 3/16" side, 3/16" ends at 60°F

S1L: Straight; gaps 3/16" side, 3/16" ends at 60°F

PREPARED BY

Sample Contracting Co.
100 Main St, Anytown

PROJECT

Lakeview deck
Client: Sample client
123 Example St

NOTICE

FOR ESTIMATING AND LAYOUT ONLY.
Not an engineered or stamped design. Sizes are from the IRC deck tables; local amendments, snow loads and soils may need more. The contractor confirms code, permit and decking-maker requirements before building.

REVISIONS

REV	DATE	DESCRIPTION
0	10/18/2026	Issued for review

DATE
10/18/2026

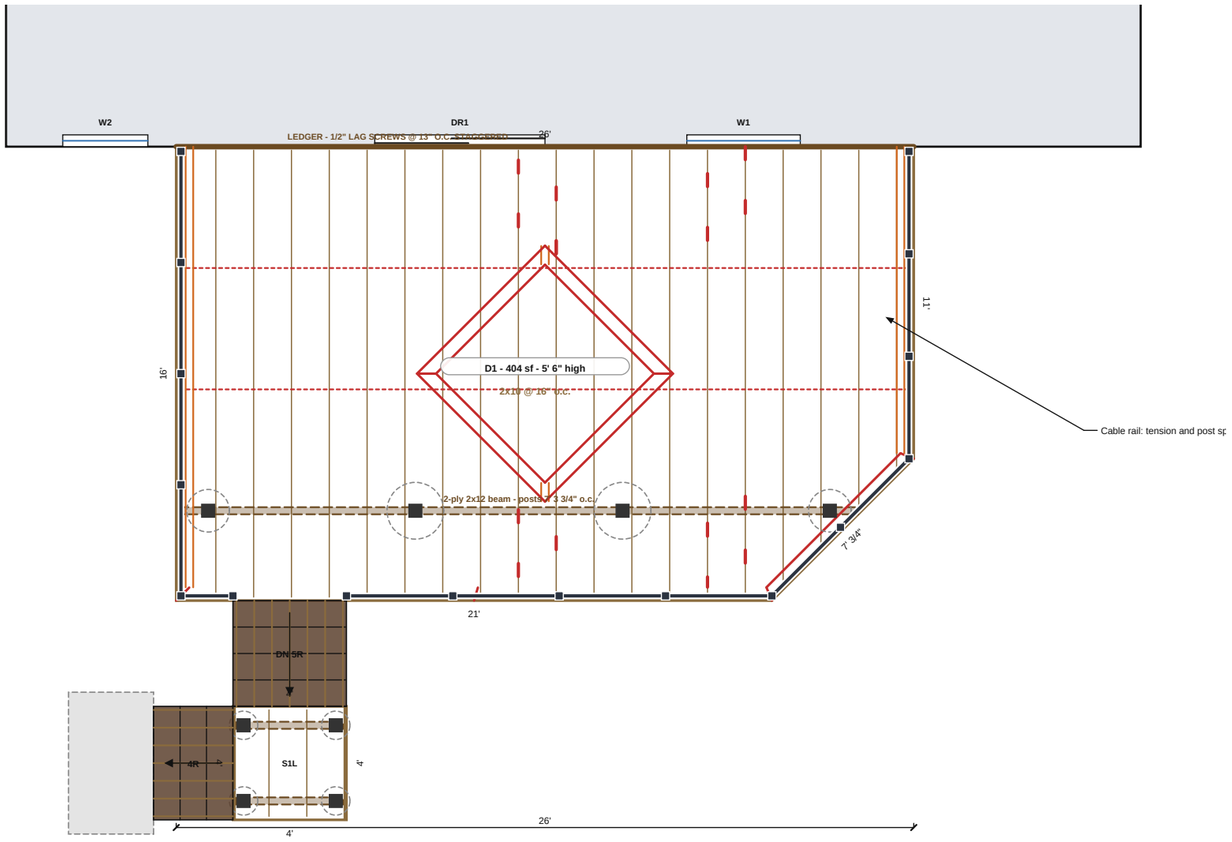
SCALE
3/16" = 1'-0"

DRAWN BY
SC

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
DECKING PLAN & NOTES

A-1



1 FRAMING & FOOTING PLAN

SCALE: 3/16" = 1'-0"

0 10'

FRAMING SCHEDULE

D1 LAKEVIEW DECK

Joists: 2x10 PT @ 16" o.c., span 12' 10" (13' 7" allowed), cantilever 3' 2"
Beam: 2-ply 2x12, 23' 11", 4 posts at 7' 3 3/4" (7' 11" allowed)
Posts & footings: 4 x 6x6 PT, 3' 8 1/2"; piers 2 x 18", 2 x 24", 5' deep, 50.7 cu ft of concrete
Ledger: 26', 25 1/2" lag screws at 13" o.c., staggered in 2 rows (IRC Table R507.9.1.3(1), joist span 12' 10"), 2 lateral connectors, 19 hangers
Pattern framing: 44.5 LF doubled joist, 57.3 LF blocking, 16 butt blocks
Mid-span blocking: 2 rows per bay, 51.5 LF
Blocking, all: 132.8 LF (pattern lines, mid-span rows, 18" butt blocks)

S1L YARD STAIRS LANDING

Joists: 2x8 PT @ 16" o.c., span 2' 8" (11' 1" allowed), cantilever 8"
Beam: 2-ply 2x8, 3' 9", 2 posts at 3' 3" (8' 2" allowed)
Beam: 2-ply 2x8, 3' 9", 2 posts at 3' 3" (8' 2" allowed)
Posts & footings: 4 x 6x6 PT, 1' 2"; piers 4 x 12", 5' deep, 16.2 cu ft of concrete
Pattern framing: 0 LF doubled joist, 0 LF blocking
Mid-span blocking: None needed
Blocking, all: 0 LF (pattern lines, mid-span rows)

LEGEND

- Joists and rim
- Beam (dashed, below the joists) / ledger
- Doubled joist under a border, breaker or inlay
- Blocking under board ends
- 6x6 post; dashed circle = pier

PREPARED BY

Sample Contracting Co.
100 Main St, Anytown

PROJECT

Lakeview deck
Client: Sample client
123 Example St

NOTICE

FOR ESTIMATING AND LAYOUT ONLY.
Not an engineered or stamped design. Sizes are from the IRC deck tables; local amendments, snow loads and soils may need more. The contractor confirms code, permit and decking-maker requirements before building.

REVISIONS

REV	DATE	DESCRIPTION
0	10/18/2026	Issued for review

DATE
10/18/2026

SCALE
3/16" = 1'-0"

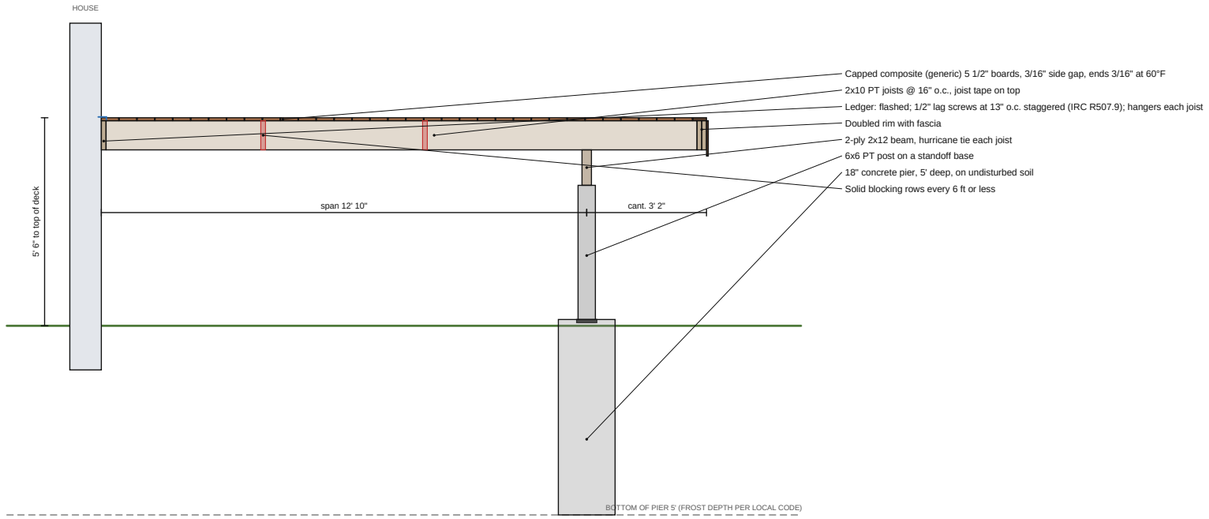
DRAWN BY
SC

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
FRAMING & FOOTING PLAN

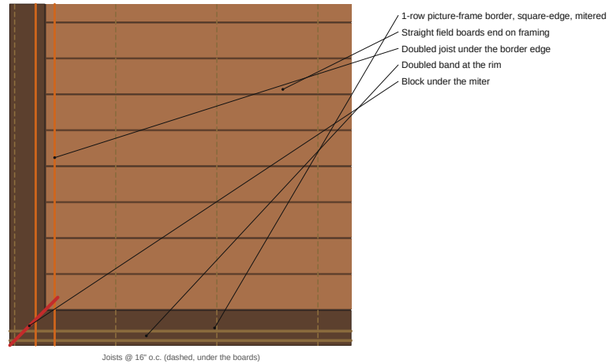
A-2

SHEET 2 OF 5



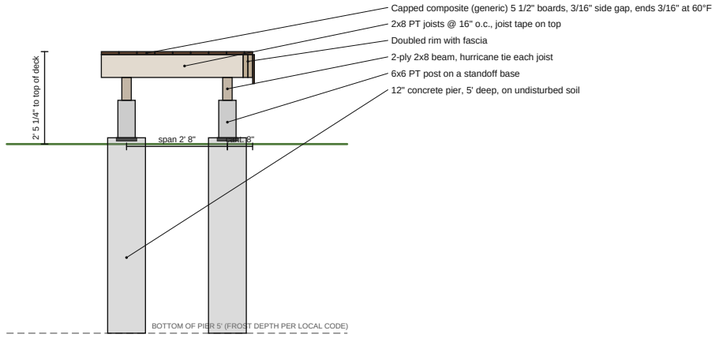
1 D1 TYPICAL SECTION

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



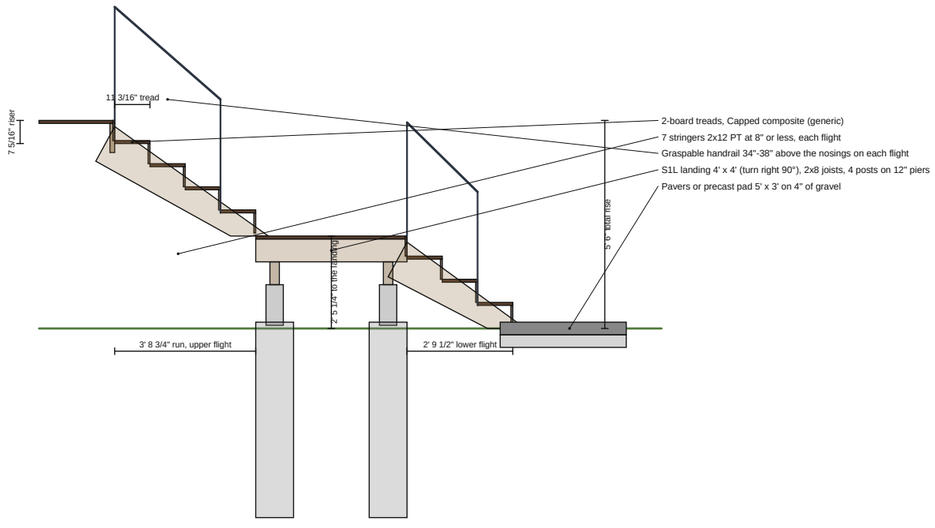
2 D1 PICTURE-FRAME CORNER

SCALE: 1/2" = 1'-0"



3 S1L TYPICAL SECTION

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



4 S1 STAIR SECTION

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

PREPARED BY

Sample Contracting Co.
100 Main St, Anytown

PROJECT

Lakeview deck
Client: Sample client
123 Example St

NOTICE

FOR ESTIMATING AND LAYOUT ONLY.
Not an engineered or stamped design. Sizes are from the IRC deck tables; local amendments, snow loads and soils may need more. The contractor confirms code, permit and decking-maker requirements before building.

REVISIONS

REV	DATE	DESCRIPTION
0	10/18/2026	Issued for review

DATE
10/18/2026

SCALE
As noted

DRAWN BY
SC

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
SECTIONS & DETAILS

A-3

SCHEDULES, CUT LIST & BUY LIST

TAG / QTY	NAME	BUILD	SIZE	FRAMING / PARTS	NOTES
DECKS, STAIRS, RAILING AND FENCES					
D1	Lakeview deck	Capped composite (generic), straight, 1-row picture frame, 1 inlay	404 sf, 5' 6" high	2x10 @ 16", 1 beam (2-ply 2x12), 4 posts	Ledger 26 LF; 44 LF doubled joist, 133 LF blocking
S1	Yard stairs	Capped composite (generic) treads, 2 boards each	4' wide	9 risers at 7 5/16", 7 treads at 11 3/16", 2 flights (5R + ~	7 stringers per flight, 2 handrails on 8 posts + 2 shared; ~
S1L	Yard stairs landing	Capped composite (generic), straight	16 sf, 2' 5 1/4" high	2x8 @ 16", 2 beams (2-ply 2x8), 4 posts	Freestanding; 0 LF doubled joist, 0 LF blocking
RL1	Cable rail, west	Stainless cable rail, 36"	17' 6"	6 posts	5 x custom
RL2	Cable rail, lake side	Stainless cable rail, 36"	32' 8"	10 posts	9 x custom
FRAMING					
D1 Lakeview deck					
	Joists	2x10 PT @ 16" o.c., span 12' 10" (13' 7" allowed), cantilever 3' 2"			
	Beam	2-ply 2x12, 23' 11", 4 posts at 7' 3 3/4" (7' 11" allowed)			
	Posts & footings	4 x 6x6 PT, 3' 8 1/2"; piers 2 x 18", 2 x 24", 5' deep, 50.7 cu ft of concrete			
	Ledger	26', 25 1/2" lag screws at 13" o.c., staggered in 2 rows (IRC Table R507.9.1.3(1), joist span 12' ~			
	Pattern framing	44.5 LF doubled joist, 57.3 LF blocking, 16 butt blocks			
	Mid-span blocking	2 rows per bay, 51.5 LF			
	Blocking, all	132.8 LF (pattern lines, mid-span rows, 18" butt blocks)			
S1L Yard stairs landing					
	Joists	2x8 PT @ 16" o.c., span 2' 8" (11' 1" allowed), cantilever 8"			
	Beam	2-ply 2x8, 3' 9", 2 posts at 3' 3" (8' 2" allowed)			
	Beam	2-ply 2x8, 3' 9", 2 posts at 3' 3" (8' 2" allowed)			
	Posts & footings	4 x 6x6 PT, 1' 2"; piers 4 x 12", 5' deep, 16.2 cu ft of concrete			
	Pattern framing	0 LF doubled joist, 0 LF blocking			
	Mid-span blocking	None needed			
	Blocking, all	0 LF (pattern lines, mid-span rows)			
BOARDS (CUT LIST BY COLOR, PACKED INTO STOCK LENGTHS)					
23	Capped composite (generic)	Dark brown, square-edge (picture-frame border, inlay border, stair treads)	8 x 20', 1 x 12'		20% waste
17	Capped composite (generic)	Light gray, grooved (inlay field)	3 x 20', 1 x 12'		3% waste
68	Capped composite (generic)	Cedar tone, grooved (field)	29 x 20', 6 x 16', 10 x 12'		5% waste
19	Capped composite (generic)	Dark brown, fascia / riser (fascia, riser boards)	12 x 12'		25% waste
9	Capped composite (generic)	Dark brown, grooved (field)	2 x 20', 1 x 12'		30% waste
	Cuts	7 miters, 80 angled ends, 0 curved cuts (0 LF)	17 butt joints		5 ripped rows
BUY LIST					
	Capped composite (generic): square-edge boards, Dark brown, 20 ~	Decking	8 ea	Picture-frame border, Inlay border, Stair treads	$520
	Capped composite (generic): square-edge boards, Dark brown, 12 ~	Decking	1 ea	Picture-frame border, Inlay border, Stair treads	$39
	Capped composite (generic): grooved boards, Light gray, 20 ft	Decking	3 ea	Inlay field	$195
	Capped composite (generic): grooved boards, Light gray, 12 ft	Decking	1 ea	Inlay field	$39
	Capped composite (generic): grooved boards, Cedar tone, 20 ft	Decking	29 ea	Field	$1,885
	Capped composite (generic): grooved boards, Cedar tone, 16 ft	Decking	6 ea	Field	$312
	Capped composite (generic): grooved boards, Cedar tone, 12 ft	Decking	10 ea	Field	$390
	Capped composite (generic): fascia boards, Dark brown, 12 ft	Decking	12 ea	Fascia, Riser boards	$696
	Capped composite (generic): grooved boards, Dark brown, 20 ft	Decking	2 ea	Field	$130
	Capped composite (generic): grooved boards, Dark brown, 12 ft	Decking	1 ea	Field	$39
	Hidden clip (one per board at every joist, with screw)	Fasteners	670 ea	Includes starter clips along the first board; 5% extra	$214
	Color-matched face screws with plugs (borders, breakers, inlay ~	Fasteners	332 ea	2 per joist	$149
	Fascia / riser screws	Fasteners	284 ea	Spacing per the maker	$62
	2x10 PT joists, 16 ft	Framing	17 ea	Joists between the rims	$598
	2x10 PT joists, 14 ft	Framing	1 ea	Joists between the rims	$31
	2x10 PT joists, 12 ft	Framing	1 ea	Joists between the rims	$26
	2x8 PT joists, 8 ft	Framing	2 ea	Joists between the rims	$26
	2x8 PT rim & band joists (band doubled), 16 ft	Framing	2 ea	24 LF	$51
	2x10 PT rim & band joists (band doubled), 16 ft	Framing	6 ea	83 LF	$211
	2x10 PT doubled joists under borders, breakers & inlays, 16 ft	Framing	4 ea	44 LF of extra joist	$141
	2x10 PT blocking (pattern, mid-span & butt-joint blocks), 12 ft	Framing	13 ea	133 LF, cut between joists	$343
	2-ply 2x8 beam: 2x8 PT plies, 16 ft (splice over posts)	Framing	1 ea	15 LF of ply, 7.5 LF of beam	$26
	2-ply 2x12 beam: 2x12 PT plies, 16 ft (splice over posts)	Framing	4 ea	48 LF of ply, 23.9 LF of beam	$186
	6x6 PT post	Framing	23.5 LF	8 posts	$176
	2x12 PT stringer stock	Framing	85 LF		$272
	Ledger flashing (Z-flash + membrane)	Framing	26 LF		$83
	Butyl joist tape (2" / 4", 50 ft rolls)	Framing	507 LF	11 rolls of 50 ft	$162
	Joist hanger (galvanized, with nails)	Connectors	19 ea		$67
	Hurricane tie, joist to beam	Connectors	27 ea		$38
	Post base (standoff)	Connectors	8 ea		$256
	Post-to-beam connector	Connectors	8 ea		$128
	1/2" through-bolts, post to beam	Connectors	16 ea		$64
	1/2" hot-dip galvanized lag screws with washers (ledger)	Connectors	25 ea	Staggered, D1 13" o.c. (IRC Table R507.9.1.3(1))	$53
	Lateral load connector (IRC R507.9.2)	Connectors	2 ea		$110
	Structural screws (rim, blocking, sisters)	Connectors	3 box		$135
	Pier form tube, 12" (per foot of depth)	Footings	22 ft	4 piers x 5' 6" (5' deep + 6" above grade)	$99

PREPARED BY

Sample Contracting Co.

100 Main St, Anytown

PROJECT

Lakeview deck

Client: Sample client

123 Example St

NOTICE

FOR ESTIMATING AND LAYOUT ONLY.
Not an engineered or stamped design. Sizes are from the IRC deck tables; local amendments, snow loads and soils may need more. The contractor confirms code, permit and decking-maker requirements before building.

REVISIONS

REV	DATE	DESCRIPTION
0	10/18/2026	Issued for review

DATE
10/18/2026

SCALE
None

DRAWN BY
SC

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
SCHEDULES & CUT LIST

A-4

SCHEDULES, CUT LIST & BUY LIST

TAG / QTY	NAME	BUILD	SIZE	FRAMING / PARTS	NOTES
	Pier form tube, 18" (per foot of depth)	Footings	11 ft	2 piers x 5' 6" (5' deep + 6" above grade)	$50
	Pier form tube, 24" (per foot of depth)	Footings	11 ft	2 piers x 5' 6" (5' deep + 6" above grade)	$50
	Concrete, 80 lb bags (0.6 cu ft each)	Footings	112 bag	67 cu ft for 8 piers	$840
	Pavers or precast patio slabs (stair pads)	Stair pads	16 sf	15 sf + 5%	$88
	Paver bedding sand, 0.5 cu ft bags	Stair pads	3 bag	1" under the pavers	$18
	Gravel base under stair pads, 0.5 cu ft bags	Stair pads	10 bag	4" compacted under each pad	$60
	Stainless cable rail (level runs)	Railing	51 LF		$4,845
	Stair rail sections (angled)	Railing	18 LF		$1,260
	Rail posts	Railing	24 ea	16 on level runs, 8 on stair rails	$1,080
	Rail post blocking kit / through-bolts	Railing	16 ea	Guard posts resist 200 lb at the top (IRC R301.5)	$352
	MATERIAL TOTAL				$16,595

PREPARED BY

Sample Contracting Co.

100 Main St, Anytown

PROJECT

Lakeview deck

Client: Sample client

123 Example St

NOTICE

FOR ESTIMATING AND LAYOUT ONLY.
Not an engineered or stamped design. Sizes are from the IRC deck tables; local amendments, snow loads and soils may need more. The contractor confirms code, permit and decking-maker requirements before building.

REVISIONS

REV	DATE	DESCRIPTION
0	10/18/2026	Issued for review

DATE
10/18/2026

SCALE
None

DRAWN BY
SC

SHEET SIZE
ANSI B (11" x 17")

SHEET TITLE
SCHEDULES & CUT LIST

A-5