

Framing Notes					
Item	Detail	Item	Detail	Item	Detail
Ledger Board	2x10 PT ledger board	Joist-to-beam	Diagonal toe-nail at joist-to-beam	Footing Size	24" diameter round
Joist Species	Southern Pine	Lateral Load	4 x 750 lb tie-downs	Stair Stringers	2x12 @ 12" O.C.
Joists	2x10 @ 16" O.C.	Joist Blocking	8' max span and beam blocking		
Beams	Double 2x12	Support Posts	6x6 PT		



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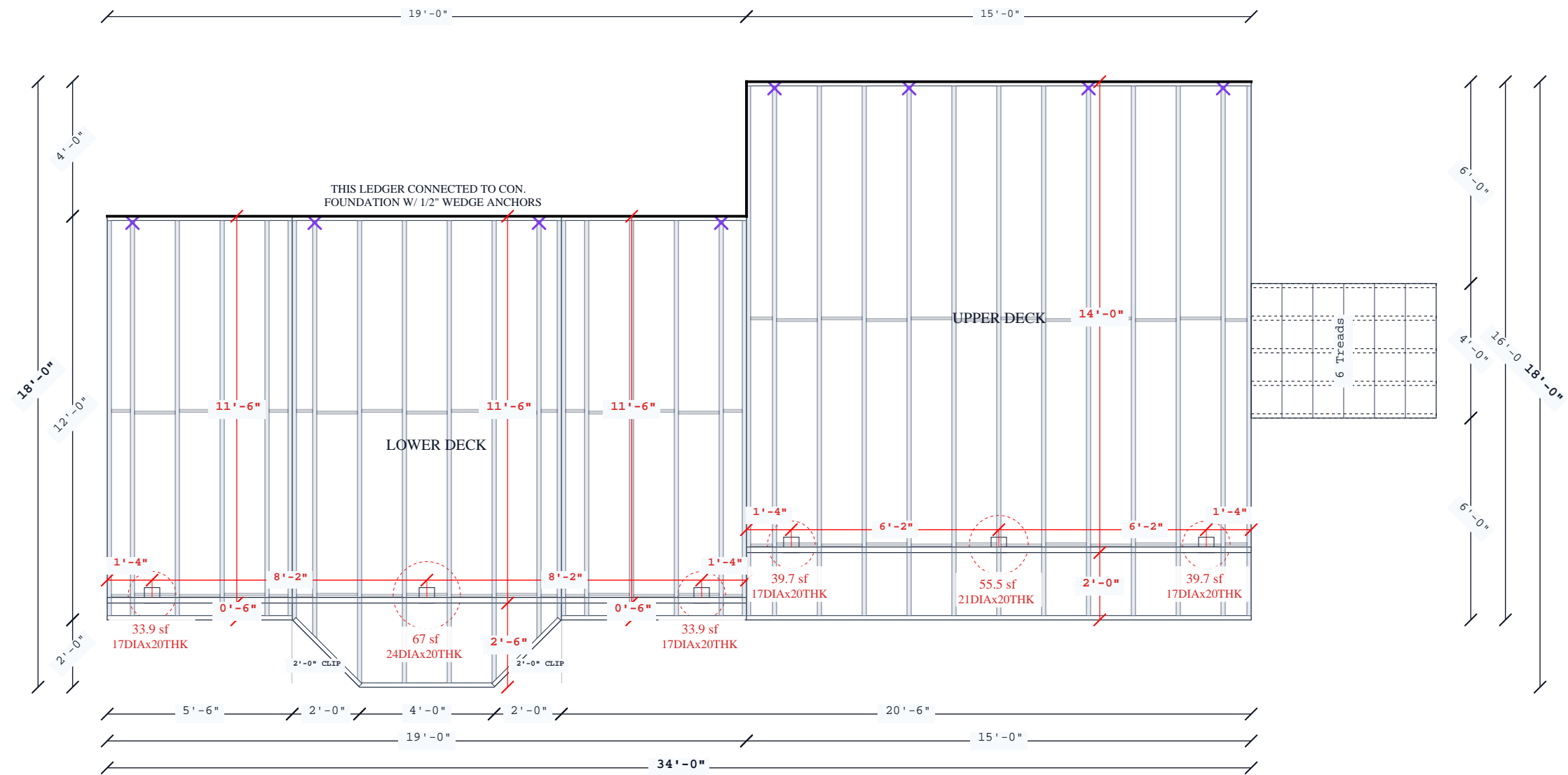
Douglas Pelt
12145 Calvert's Run Ct
LaPlata, MD 20646

View
Framing View

Scale
1/4" = 1'-0" @ Tabloid

Sheet
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Date
5/5/2026



Saved AI mockup is a customer concept image and is not a construction document.



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View
AI Mockup Preview

Scale
NTS - Preview

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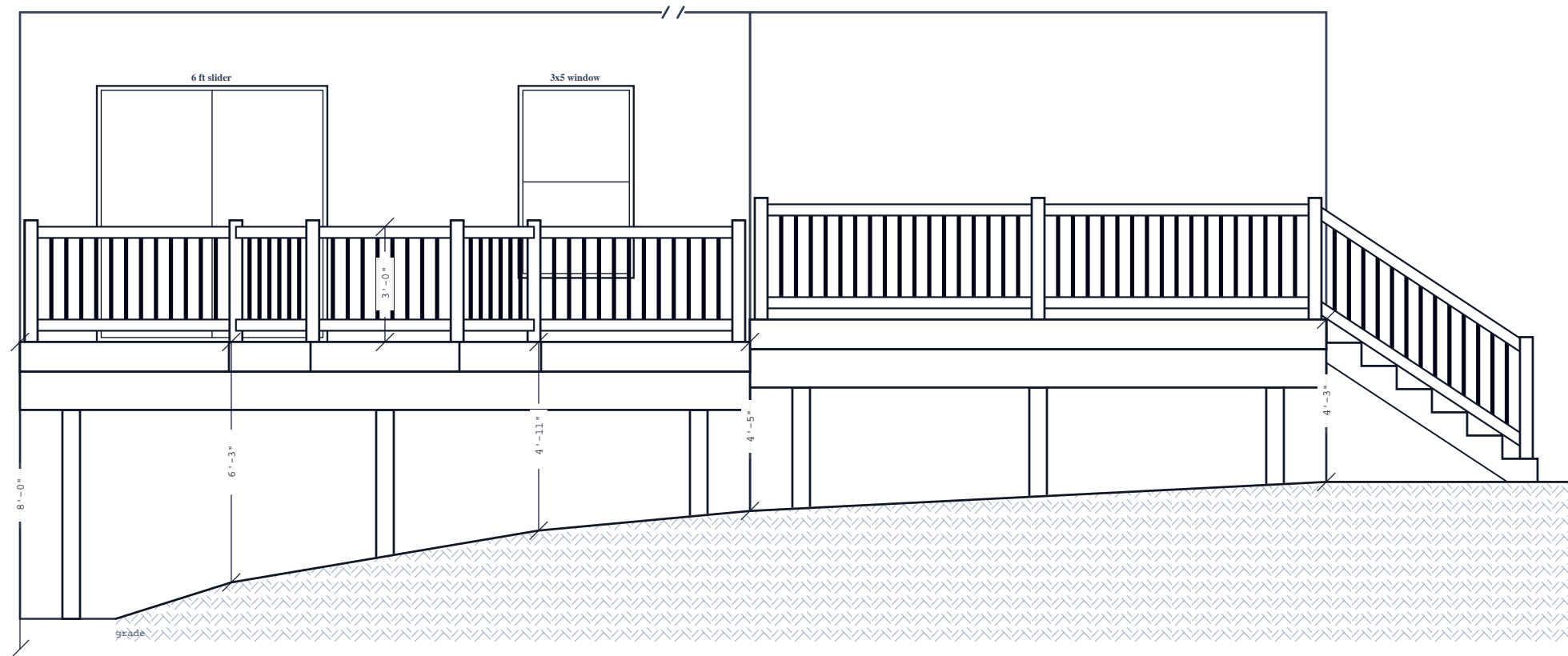
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View
Front Elevation

Scale
1/4" = 1'-0" @ Tabloid

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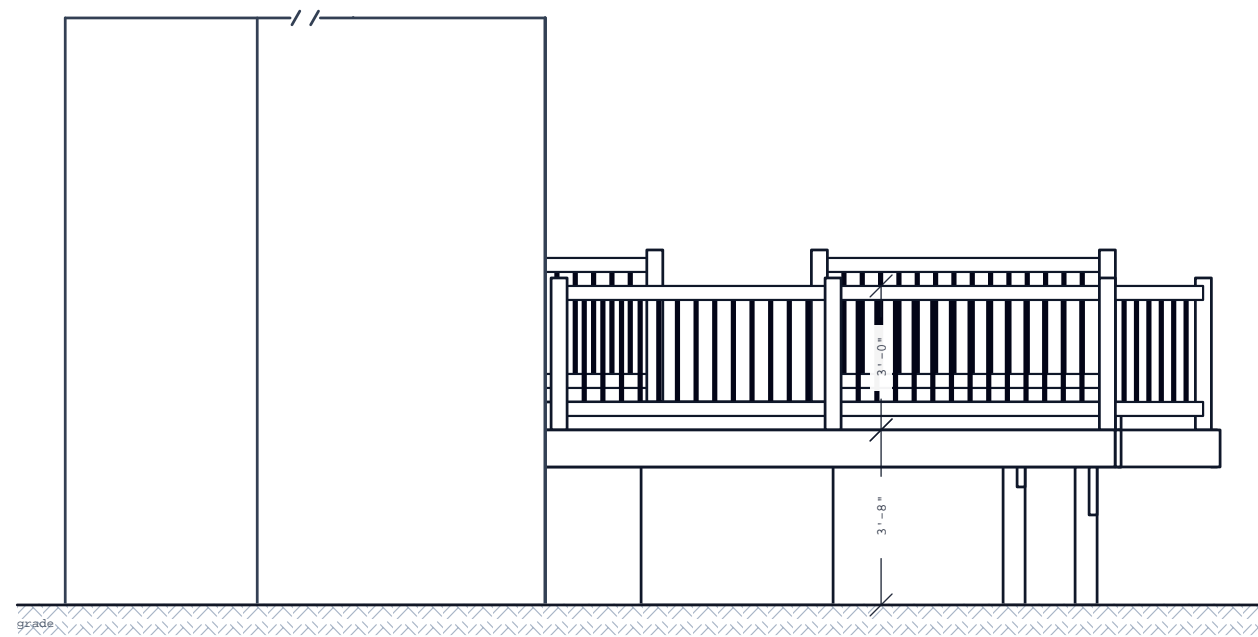
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View
Left Elevation

Scale
1/4" = 1'-0" @ Tabloid

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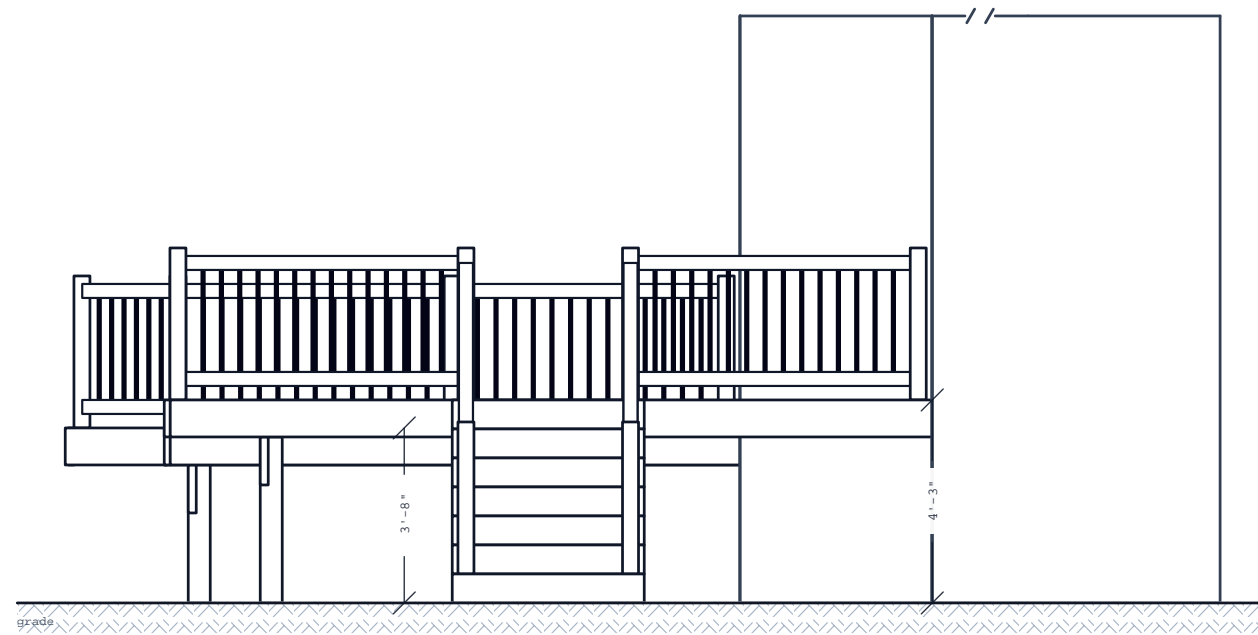
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View
Right Elevation

Scale
1/4" = 1'-0" @ **Tabloid**

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Material Takeoff

DECK AREA 480.0 sf	STAIR AREA 22.0 sf	TOTAL SURFACE 502.0 sf	FOOTINGS 6
CONCRETE 0.73 yd3	RAIL LF 68.1	RAIL POSTS 16	

Framing Lumber (Common Stock Lengths)			
Item	Qty	Unit	Notes
2x10 PT clipped-corner angled joist - 8'	2	pcs	
2x10 PT front rim - 8'	3	pcs	
2x10 PT front rim - 16'	1	pcs	
2x10 PT joist - 12'	12	pcs	
2x10 PT joist - 14'	7	pcs	
2x10 PT joist - 16'	13	pcs	
2x10 PT ledger - 8'	3	pcs	
2x10 PT ledger - 16'	1	pcs	
2x12 PT beam ply - 16'	2	pcs	
2x12 PT beam ply - 20'	2	pcs	
6x6 PT support post - 8'	6	pcs	

Decking Boards (Common Stock Lengths)			
Item	Qty	Unit	Notes
5/4x6 grooved composite deck board - 12'	5	pcs	
5/4x6 grooved composite deck board - 16'	35	pcs	
5/4x6 grooved composite deck board - 20'	26	pcs	
5/4x6 square-edge composite deck board - 20'	3	pcs	For stair treads; cut from 20' square-edge deck boards.

Concrete + Footings			
Item	Qty	Unit	Notes
Concrete footing count	6	ea	Includes 6 deck support + 0 stair support
Concrete volume	0.73	cu yd	33 x 80-lb bags or 44 x 60-lb bags
Concrete basis	1	note	Deck supports use actual configured footing sizes and the project footing thickness.

Railing			
Item	Qty	Unit	Notes
Vinyl level rail section - 7'-2"	2	kits	Level rail section width
Vinyl level rail section - 6'-0"	2	kits	Level rail section width
Vinyl level rail section - 5'-9"	2	kits	Level rail section width
Vinyl level rail section - 5'-4"	2	kits	Level rail section width
Vinyl level rail section - 3'-9"	1	kits	Level rail section width
Vinyl level rail section - 2'-10"	2	kits	Level rail section width
Vinyl stair rail section - 5'-6"	2	kits	Stair rail section width
4x4 Vinyl Posts	14	ea	
4x4 Vinyl Posts - stair rail post	2	ea	
45-degree rail bracket adapter	8	ea	Four adapters per clipped-corner diagonal rail section
Stair grab rail	1	ea	5.5 lf total run; includes 2 x 90-degree returns each
90-degree grab rail return	2	ea	Two return fittings per grab rail

Stair-Specific Items			
Item	Qty	Unit	Notes
2x12 PT stair stringer - 8'	5	pcs	
Stair 1: 4.0' wide, 6 treads	1	ea	5 stringers @ 12" O.C.

Hardware + Connectors			
Item	Qty	Unit	Notes
1/2" beam through-bolts	12	pcs	
1/2" ledger lag bolts	29	pcs	34.0' total ledger length @ 16" O.C.
1/2" nuts (ledger)	29	pcs	
1/2" washers (ledger)	58	pcs	
Composite hidden fastener clips	840	pcs	Estimated from 480 sq ft main deck area
Deck screw boxes (~1750/box)	2	pcs	
Deck screws	1757	pcs	
Joist hanger (2x10)	32	pcs	
Joist hanger fasteners	320	pcs	



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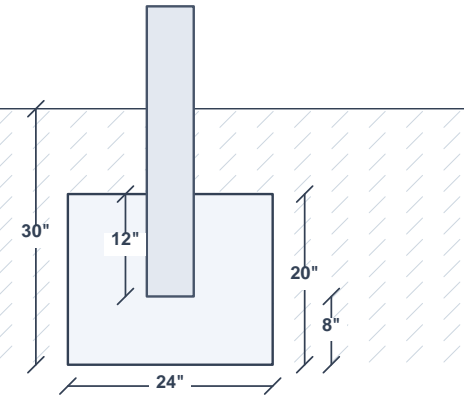
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FOOTING DETAIL

6x6 PT POST

GRADE



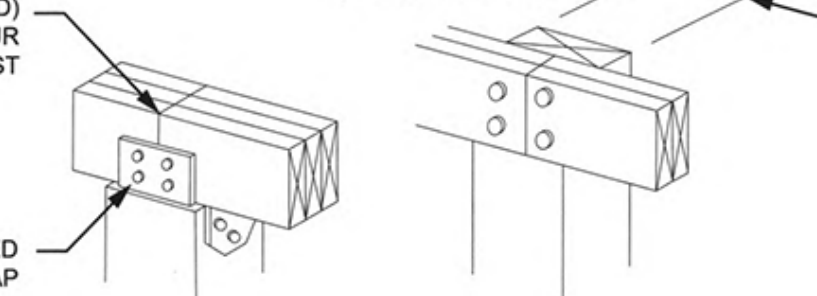
TYP. ROUND CONC. FOOTING
MIN. 24" DIA. x 20" OVERALL THICK
BOTTOM 30" BELOW GRADE
6x6 PT POST, POST EMBED: 12"
CONC. BELOW POST: 8"

POST-TO-BEAM DETAIL

BEAM SPLICE
(IF REQUIRED)
MUST OCCUR
OVER POST

5½" MINIMUM FOR
BEAM SPLICES
(IF REQUIRED)

APPROVED
POST CAP

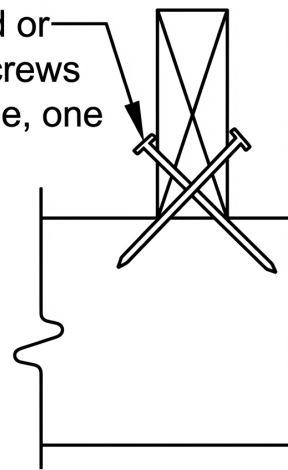


BEAM OVER POST CAP

BEAM OVER POST

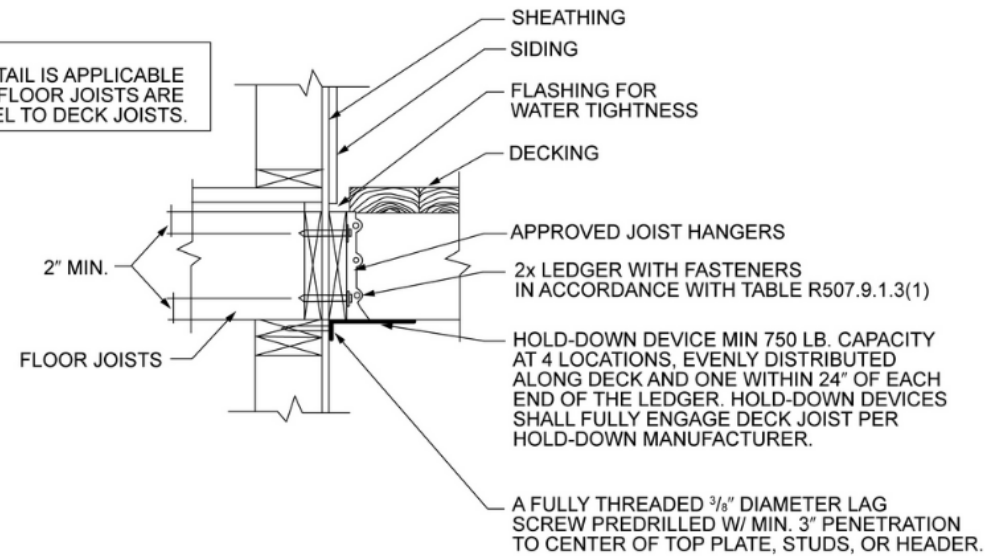
JOIST-TO-BEAM DETAIL

(3)8d toe nailed or
(3)#10 wood screws
(two on one side, one
on the other)

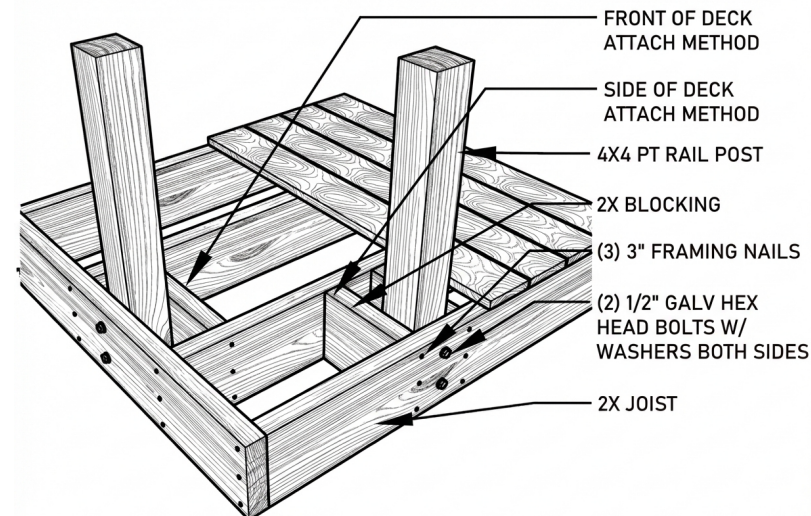


LEDGER TO HOUSE DETAIL

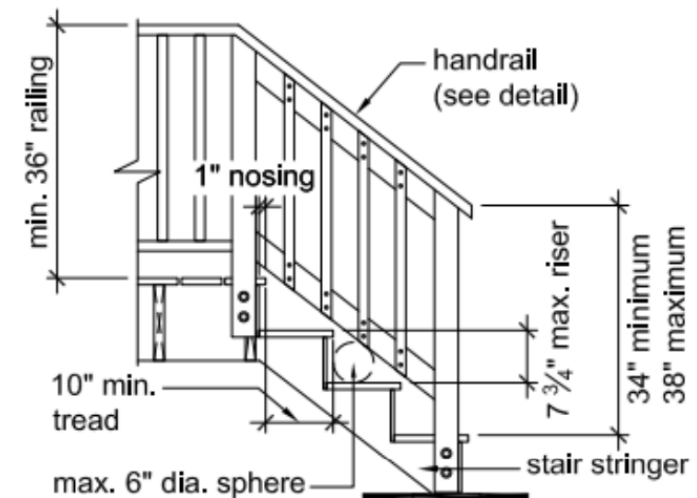
NOTE:
THIS DETAIL IS APPLICABLE
WHERE FLOOR JOISTS ARE
PARALLEL TO DECK JOISTS.



RAIL POST TO FRAME DETAIL



STAIR RAILING DETAIL



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View
Typical Details

Scale
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