

Date: _____ **Subject:** **Cheap Plans – Pressure Treated Deck Options [No Roof]**
 160 mph (3-sec gust) (Exposure-B) Maximum Wind Speed
 4'-8" Maximum Deck Height

COSTOMER INFORMATION:		SITE & OWNER INFORMATION:	
NAME:		NAME:	
ADDRESS:		SITE ADDRESS:	
PHONE:		PHONE:	
EMAIL:		EMAIL:	

DECK SIZE:						
[Only Width, Length, And Heights Shown Are Being Offered At The Pricing Indicated]						
CHOOSE WIDTH ✓	DECK WIDTH	CHOOSE LENGTH ✓	DECK LENGTH	CHOOSE HEIGHT ✓	DECK HEIGHT [TOP OF SLAB TO TOP OF DECK] [ALL STAIRS 7/11 SLOPE]	
	8' – 6" Wide \$100 Drawings		x 10' – 0" Long		1' – 9" [3]-Steps	
			x 12' – 0" Long		2' – 4" [4]-Steps	
			x 16' – 0" Long		2' – 11" [5]-Steps	
			x 20' – 0" Long		3' – 6" [6]-Steps [Center Post Required]	
	10' – 6" Wide \$125 Drawings		x 12' – 0" Long		4' – 1" [7]-Steps [Center Post Required]	
			x 16' – 0" Long		4' – 8" [8]-Steps [Center Post Required]	
			x 20' – 0" Long	** Greater Heights Require Special Pricing		
			x 24' – 0" Long	STAIR WIDTH		
	12' – 6" Wide \$150 Drawings		x 16' – 0" Long		4'-0" [Minimum Code Required]	
			x 20' – 0" Long		6'-0" [Maximum This Pricing]	
			x 24' – 0" Long		OTHER SPECIFIED WIDTH:	
			x 28' – 0" Long			

STAIR ORIENTATION:			
CHOOSE LOCATION ✓	STAIR LOCATION	CHOOSE POSITION ✓	STAIR POSITION
	LEFT SIDE		FLUSH AGAINST WALL [Handrail Required One Side Only]
			CENTERED [More Guardrail Posts "Will" be Required]
			FLUSH AGAINST FRONT
	FRONT		FLUSH AGAINST LEFT
			CENTERED [More Guardrail Posts "May" be Required]
			FLUSH AGAINST RIGHT
			OTHER DESCRIPTION [Sketch may be Required]
	RIGHT SIDE		FLUSH AGAINST WALL [Handrail Required One Side Only]
			CENTERED [More Guardrail Posts "Will" be Required]
			FLUSH AGAINST FRONT

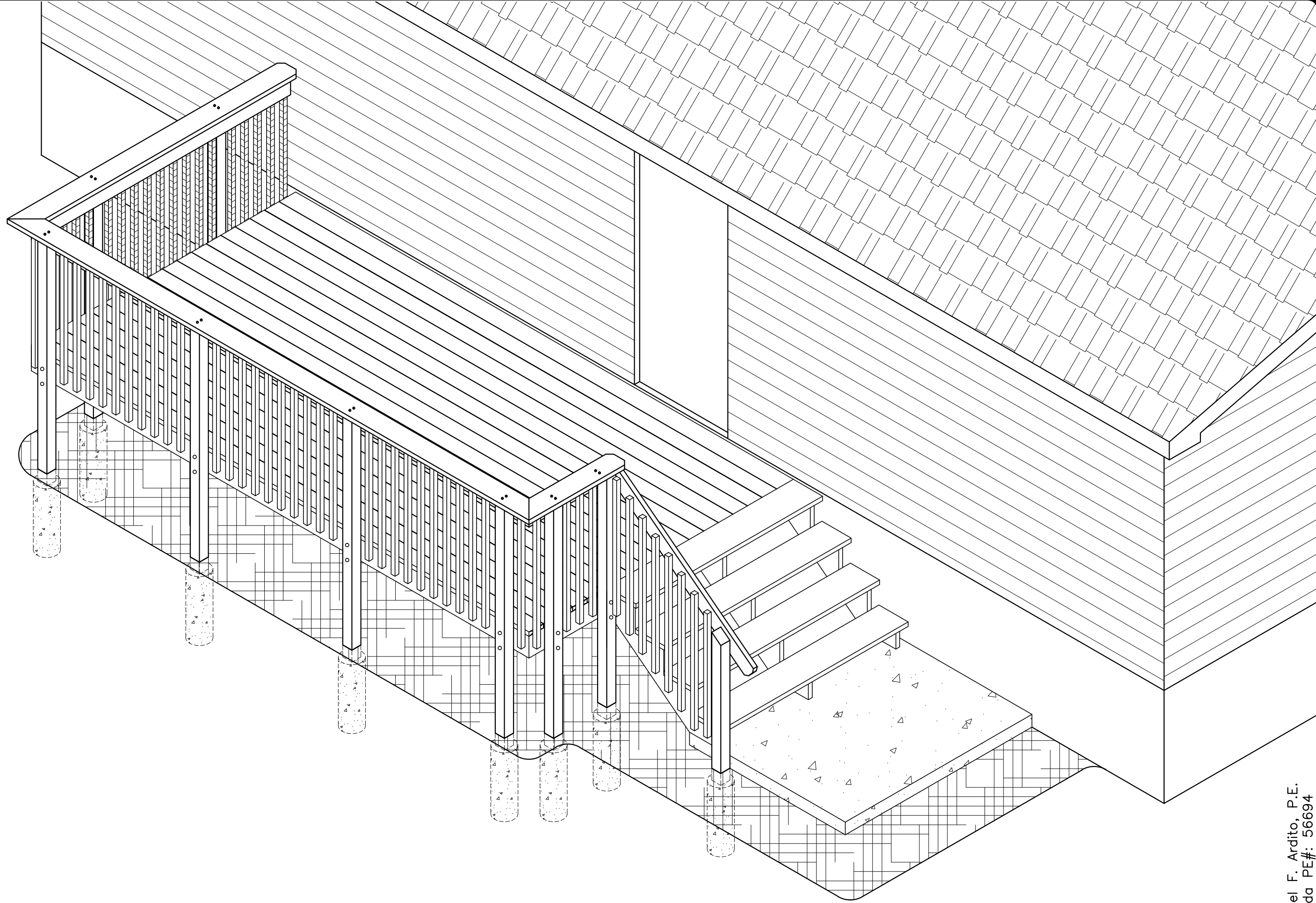
Purchasing Cheap Deck Plans

- 1) Choose a deck that fits your layout and budget.
- 2) Make sure drawings purchased will fit your site.
- 3) Make sure maximum wind speed of 160 mph (3-sec gust) Exposure-B will satisfy your jurisdiction.
- 4) Most jurisdictions will require you to pull a building permit.
- 5) Site plan is not included in listed price [most jurisdictions required a site plan and will allow you to take an existing "accurate" survey or property appraisers sketch and hand sketch the proposed construction]
- 6) Each purchased drawing will certify one installation. [You will receive (4)-certified copies]
- 7) Owner name and address will be added to the drawings.
- 8) Each deck will be specifically drawn for the various options available.
- 9) Listed deck widths take full advantage of standard size lumber.
- 10) All decks, stairs, and guardrails are certified for "Residential" use. [40 psf floor live load]
- 11) Post layouts as provided are required to certify the lateral wind load, vertical live load, and guardrail live load code requirements.
- 12) Engineer highly recommends the guardrails be constructed as drawn.
- 13) Site visits for failed inspections not included in the listed price.
- 14) Paid site visit by engineer does not guarantee certified approval.
- 15) Material cost estimate assumes 2 x 6 PT deck planks and all lumber "not" treated with Thompson Water Seal [5/4 PT deck planks and Thompson treated lumber usually cost more]
- 16) All drawings intended for experienced builders.
- 17) A cost estimate for 8.5' x 16' x 2'-4" High deck has been provided for your pricing comparison.

Summary of Various Decks						
Deck Width (ft)	Deck Length (ft)	Deck Height (ft)	Deck Area (SF)	Material Estimate (\$)**	Cost Per SF (\$/SF)	Cost of Plans (\$)
8 1/2	10	2'-4"	85	\$876	\$10.30	\$100
8 1/2	12	2'-4"	102	\$936	\$9.18	\$100
8 1/2	16	2'-4"	136	\$1,132	\$8.32	\$100
8 1/2	20	2'-4"	170	\$1,340	\$7.88	\$100
10 1/2	12	2'-4"	126	\$1,053	\$8.35	\$125
10 1/2	16	2'-4"	168	\$1,276	\$7.59	\$125
10 1/2	20	2'-4"	210	\$1,521	\$7.24	\$125
10 1/2	24	2'-4"	252	\$1,702	\$6.75	\$125
12 1/2	16	2'-4"	200	\$1,435	\$7.17	\$150
12 1/2	20	2'-4"	250	\$1,730	\$6.92	\$150
12 1/2	24	2'-4"	300	\$1,943	\$6.48	\$150
12 1/2	28	2'-4"	350	\$2,199	\$6.28	\$150

**** Notes:** 1) Material estimate is approximate based on my research of material costs online. [Date of 02/20/17]

2) Cost of plans & 6% sales tax included in material cost estimate.



Daniel F. Ardito, P.E.
Florida PE#: 56694

SHEET
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OF 4

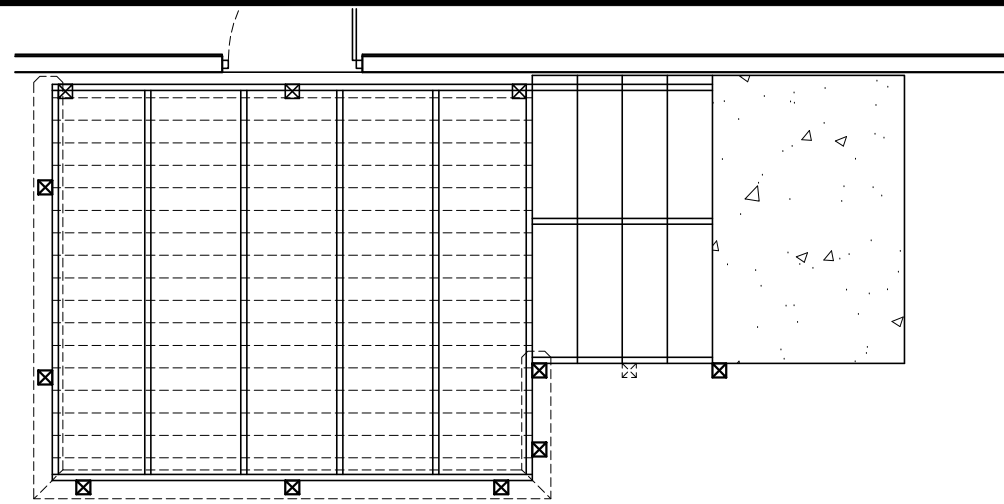
JOB NAME:
PRESSURE TREATED DECK
[VARIOUS SIZES]
160 MPH, EXP-B, FLORIDA

SHEET TITLE:
ISOMETRIC VIEW

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LECANTO, FL 34461
(352)-621-4915

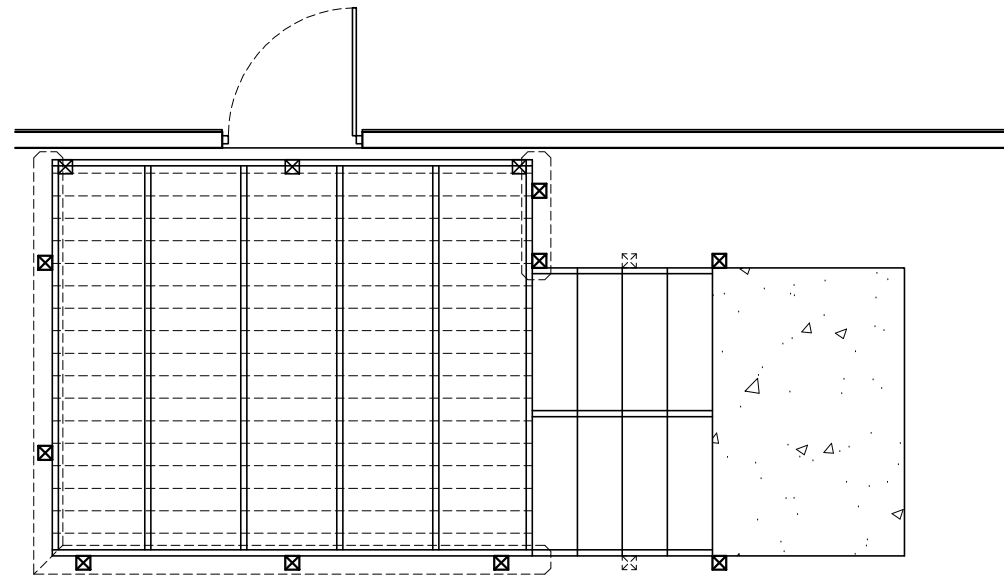
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02/20/17



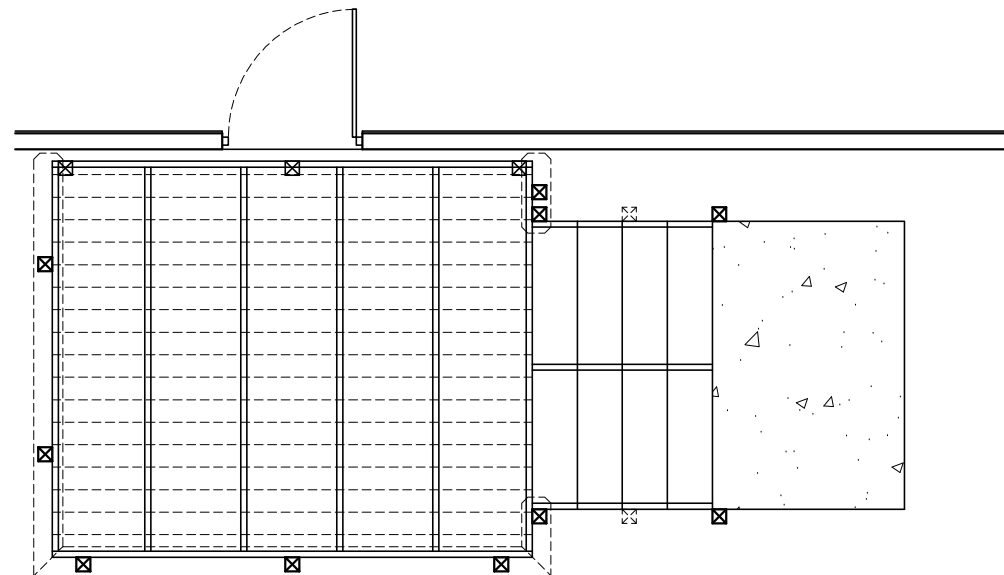
RIGHT SIDE / FLUSH AGAINST WALL

SCALE: N.T.S.



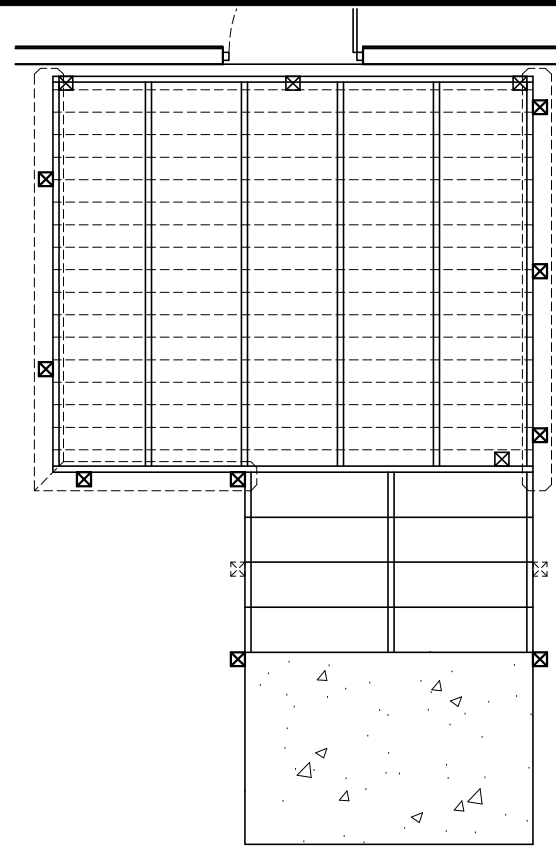
RIGHT SIDE / FLUSH AGAINST FRONT

SCALE: N.T.S.



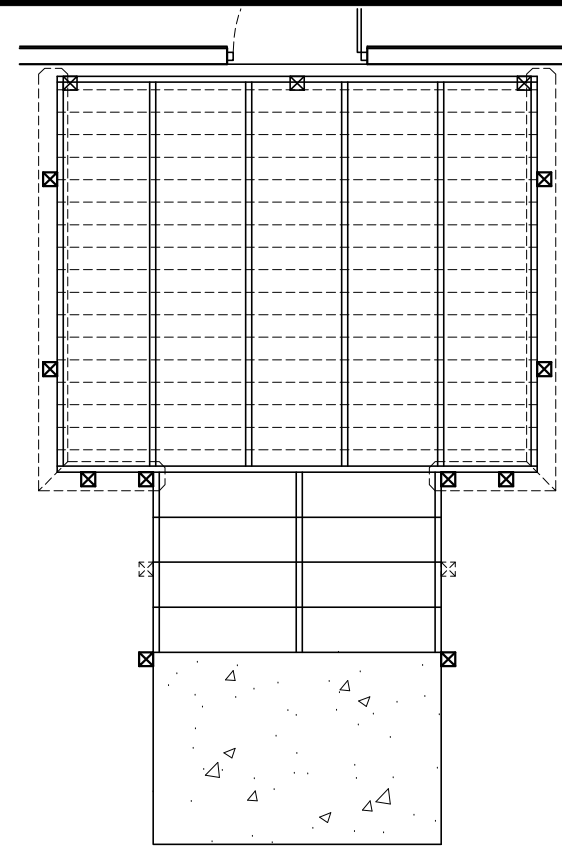
RIGHT SIDE / CENTERED

SCALE: N.T.S.



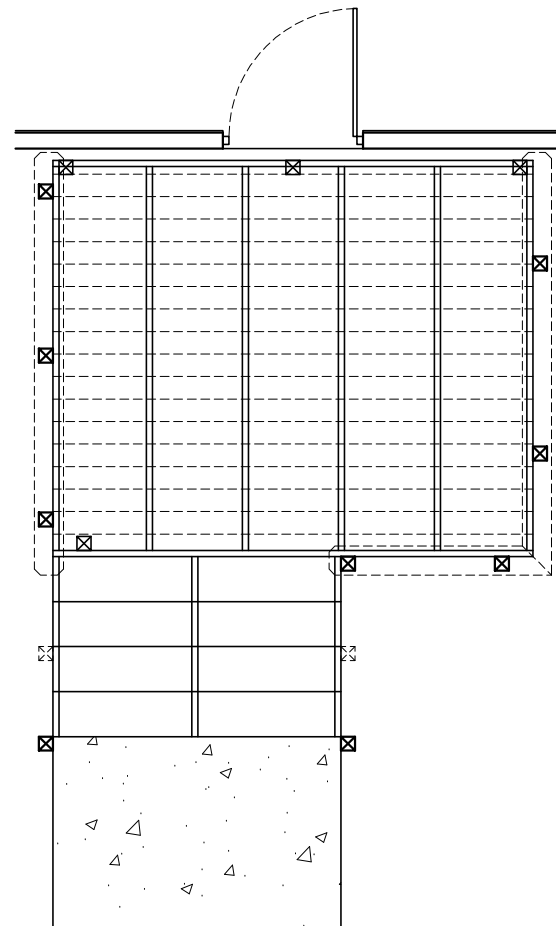
FRONT / FLUSH AGAINST RIGHT

SCALE: N.T.S.



FRONT / FLUSH CENTERED

SCALE: N.T.S.



FRONT / FLUSH AGAINST LEFT

SCALE: N.T.S.

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SHEET
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OF 4

JOB NAME:
**PRESSURE TREATED DECK
[VARIOUS SIZES]**
160 MPH, EXP-B, FLORIDA

SHEET TITLE:
VARIOUS STAIR LAYOUTS

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DRAWN BY: DA
JOB NUMB: 00-00

REVISION: 0 PRELIMINARY
DATE: 02/20/17

Cost of Materials Estimate			
8' x 16' x 2'-4" Tall Pressure Treated Deck, 6' Wide Stairs			
Quantity	Price	Description	Cost
Deck and Posts			
8	\$7.87	4x4x8' PT Perimeter Posts	\$62.96
2	\$11.37	4x4x10' PT Back Wall Posts	\$22.74
9	\$8.77	2x8x8' PT Floor Joists	\$78.93
2	\$17.37	2x8x16' PT Joist Stringers	\$34.74
17	\$11.98	2x6x16' PT Deck Planks	\$203.66
1	\$17.37	2x8x16' PT Inner Deck Plank	\$17.37
1	\$5.98	2x4x10' PT Front Post Jacks	\$5.98
			\$0.00
Screws, Concrete, Etc			
2	\$29.98	Deck Screws 5 lb	\$59.96
20	\$3.15	60 lb Conc - For Posts	\$63.00
36	\$0.60	1/4"x4" Lag Bolts	\$21.60
24	\$1.50	3/8"x6" Carriage Bolts	\$36.00
4	\$1.78	Simpson L70	\$7.12
14	\$1.80	Simpson U26	\$25.20
3	\$3.87	9gx1.5" Connector Nails x 1 lb	\$11.61
4	\$1.00	2" Flat Block	\$4.00
			\$0.00
Railing/Pickets			
75	\$1.44	2x2x42" PT Pickets	\$108.00
1	\$11.98	2x6x16' PT Under Railing	\$11.98
1	\$7.97	2x6x10' PT Under Railing	\$7.97
2	\$10.97	2x8x10' PT Top Plank	\$21.94
1	\$12.57	2x8x12' PT Top Plank	\$12.57
			\$0.00
Stairs			
20	\$3.15	60 lb Concrete-Stair Pad	\$63.00
2	\$22.57	2x12x12' PT Steps Risers	\$45.14
1	\$29.37	2x12x16' PT Step Stringers	\$29.37
1	\$5.97	2x6x8' PT Railing	\$5.97
6	\$1.65	Simpson L50	\$9.90
1	\$2.98	3/16"x1.75" Tapcons (8)-Pack	\$2.98
			\$0.00
Costs Not Included			
		Building Permits	
		Shipping	
		Stain	
		Thompson Water Seal	
		Tools	
Sub-Total Cost of Deck Materials			\$973.69
Sales Tax (6%)			\$58.42
Total Cost of Deck Materials			\$1,032.11
Engineer Certified Plans			\$100.00
Total Cost of Deck Materials + Engineering			\$1,132.11
Floor Area (Square Foot)			136
Cost Per Square Foot			\$8.32

Daniel F. Ardito, P.E.
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SHEET 4 OF 4	JOB NAME: PRESSURE TREATED DECK [VARIOUS SIZES] 160 MPH, EXP-B, FLORIDA	SHEET TITLE: COST OF MATERIALS ESTIMATE 8.5' X 16' X 2'-4' HIGH DECK	DANIEL F. ARDITO, P.E. 5644 S. PLANTAIN PT. LECANTO, FL 34461 (352)-621-4915	DRAWN BY: DA	DATE: 02/20/17
				JOB NUMB: 00-00	REVISION: 0 PRELIMINARY 1 2