



PROJECT INFORMATION

OWNER	-
ADDRESS	
CITY / STATE / ZIP	-
LOT / PARCEL	-
ZONING	-
COUNTY	-
YEAR BUILT	-
CONTRACTOR	OWNER-BUILDER
DATE	SEPTEMBER 09, 2026

DECK SPECIFICATIONS

DECK SIZE	16'-0" x 12'-0" (192 SF)
HEIGHT	4'-0" ABOVE GRADE
ATTACHMENT	LEDGER BOARD
JOISTS	2x8 @ 16" O.C.
BEAM	2-PLY 2X12
POSTS	6x6 (4 TOTAL)
FOOTINGS	14" Ø x 36" DEEP (4)
LUMBER	NO. 2 DFL / HEM-FIR / SPF
STAIRS	FRONT - 4' WIDE, 3 STRINGERS

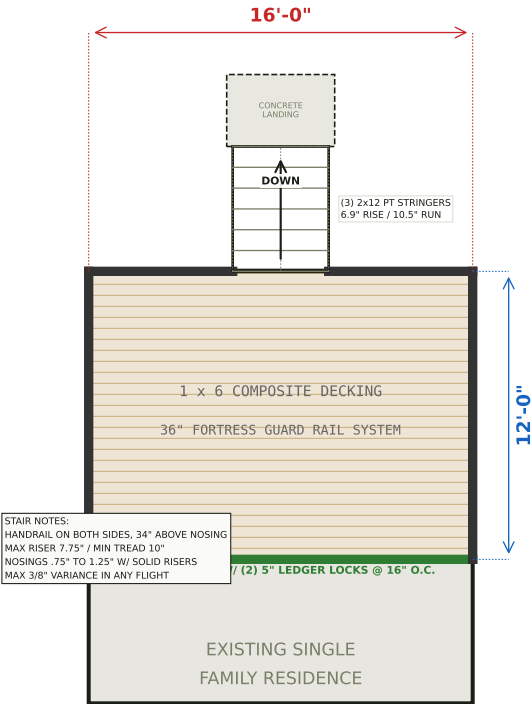
DRAWING INDEX

A-0	COVER
A-1	PLAN & FRAMING
A-2	ELEVATIONS
A-3	GENERAL NOTES
A-4	DETAILS
A-5	SITE PLAN
COMPLIANCE CHECK	
Automated pre-check: 22/22 structural and drawing checks passed	



MAIN LEVEL DECK PLAN

SCALE: 1/8" = 1'-0"



STAIR NOTES:
HANDRAIL ON BOTH SIDES, 34" ABOVE NOSING
MAX RISER 7.75" / MIN TREAD 10"
NOSINGS .75" TO 1.25" W/ SOLID RISERS
MAX 3/8" VARIANCE IN ANY FLIGHT

(3) 2x12 PT STRINGERS
6.9" RISE / 10.5" RUN

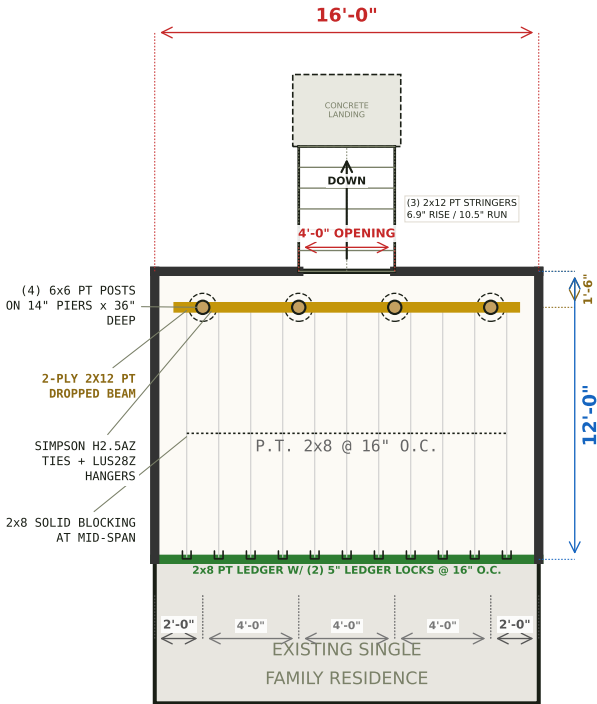
(2) 5" LEDGER LOCKS @ 16" O.C.

0 3 6 9 12
GRAPHIC SCALE (FEET)



DECK FRAMING

SCALE: 1/8" = 1'-0"



(4) 6x6 PT POSTS
ON 14" PIERS x 36"
DEEP

2-PLY 2X12 PT
DROPPED BEAM

SIMPSON H2.5AZ
TIES + LUS28Z
HANGERS

2x8 SOLID BLOCKING
AT MID-SPAN

4'-0" OPENING

P.T. 2x8 @ 16" O.C.

2x8 PT LEDGER W/ (2) 5" LEDGER LOCKS @ 16" O.C.

2'-0" 4'-0" 4'-0" 4'-0" 2'-0"
EXISTING SINGLE
FAMILY RESIDENCE

DECK LOADS	
L.L.	40 PSF
G.S.L.	40 PSF
D.L.	15 PSF
T.L.	55 PSF
LUMBER: No. 2 DFL / HEK-FIR / SPF	
LEDGER	66 PSF

0 3 6 9 12
GRAPHIC SCALE (FEET)

DECK PLAN & FRAMING

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:

SIMPLEBLUEPRINTS

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16'-0" x 12'-0"

2x8 @ 16" O.C.

2-PLY 2X12 BEAM

DATE:

09/09/2026

SHEET:

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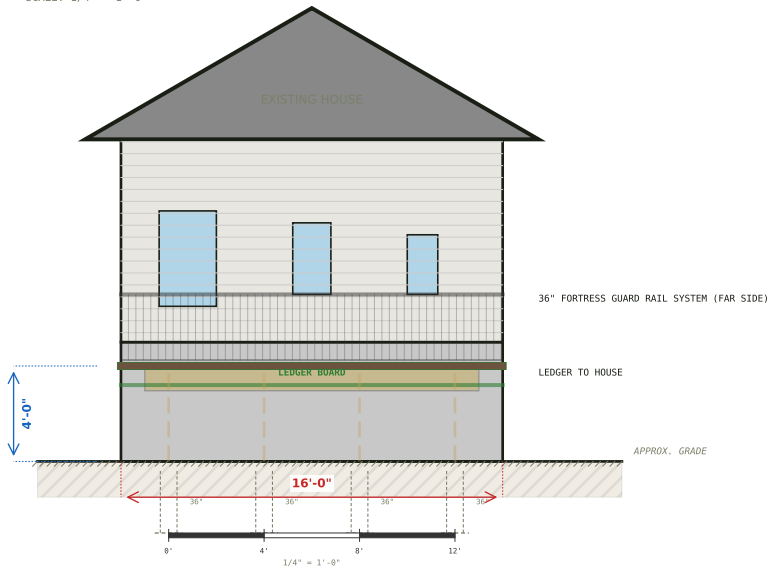
SOUTH ELEVATION

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



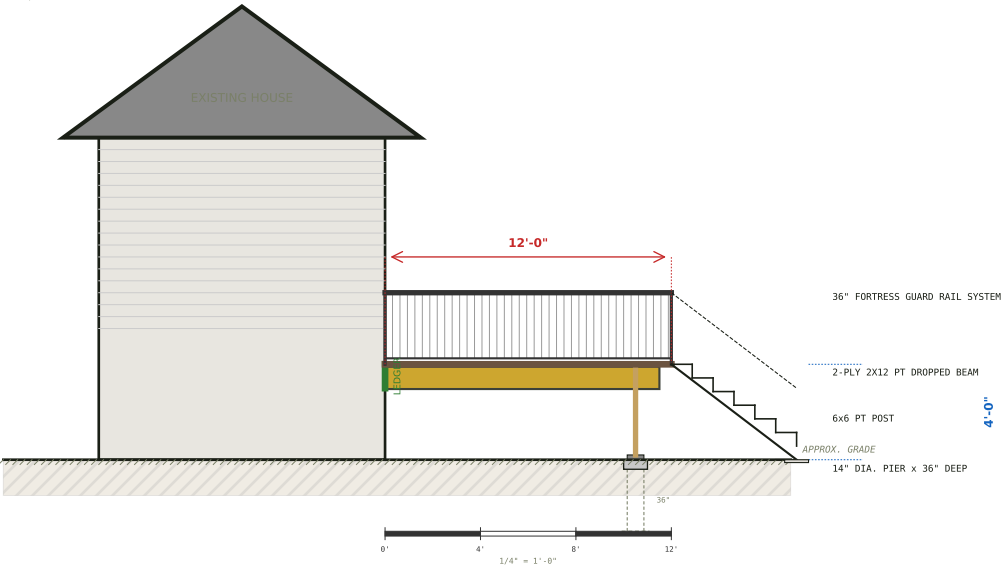
NORTH ELEVATION

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



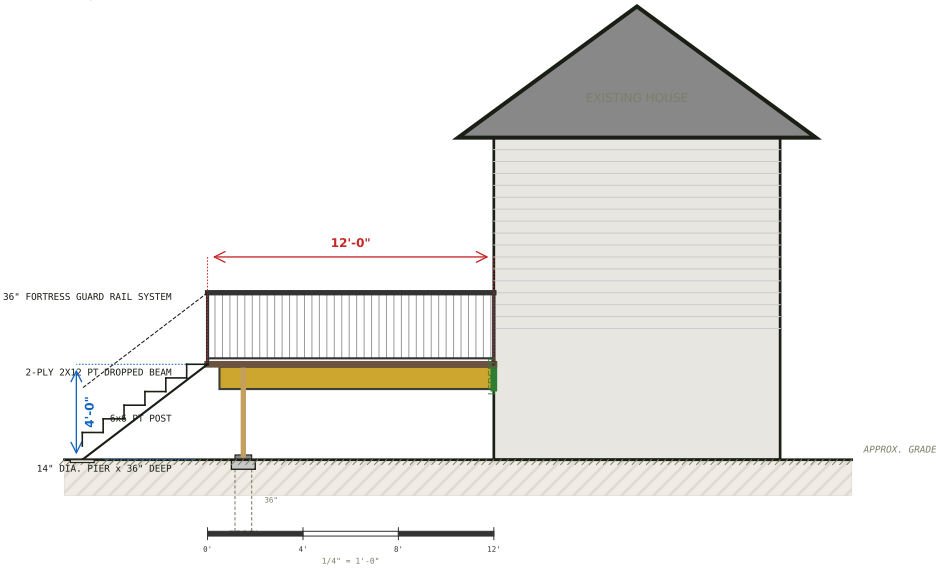
EAST ELEVATION

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



WEST ELEVATION

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



ELEVATIONS

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:

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16'-0" x 12'-0"

2x8 @ 16" O.C.

2-PLY 2X12 BEAM

DATE:

09/09/2026

SHEET:

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GENERAL NOTES & CODE COMPLIANCE

Per IRC 2021 (International Residential Code) – Deck Construction

GENERAL REQUIREMENTS

- All work shall comply with the 2021 International Residential Code (IRC) and all applicable local amendments. Obtain all required permits prior to construction.
IRC R105.1
- Design loads: 40 PSF live load, 15 PSF dead load, 40 PSF ground snow load. Snow load not concurrent with live load per IRC R507.6 fn. a.
IRC Table R301.5, R507.6
- Contractor shall verify all dimensions and site conditions prior to construction. Report any discrepancies to the designer.
- All lumber in contact with concrete, masonry, or ground shall be pressure-treated (UC4A min.) or approved decay-resistant species.
IRC R507.2
- Structural lumber design basis: No. 2 grade, DFL / HEM-FIR / SPF, wet service factor included. All span tables per IRC 2021 Section R507.
IRC R507.5, R507.6

FOUNDATION & FOOTINGS

- Footings: 14" diameter x 36" deep min., bearing on undisturbed soil below frost line.
IRC R507.3.1, Table R301.2
- Footing concrete: 3,000 PSI min. compressive strength (f'c). Footings shall extend min. 6" above grade.
IRC R507.3.1
- Posts shall bear on Simpson 'ABU66Z' adjustable post bases. Posts shall not bear directly on concrete.
IRC R507.8
- Post size: 6x6 minimum, maximum post height 4.0 ft above footing. Posts shall be plumb and braced during construction.
IRC R507.8

FRAMING

- Joists: 2x8 at 16" O.C. Joists shall be crowned up and secured at both ends with Simpson 'LUS28Z' joist hangers.
IRC R507.5, Table R507.5
- Mid-span blocking required (joist span > 7 ft). Install solid 2x8 blocking at mid-span between all joists.
IRC R507.5
- Beam: 2-ply 2x12 PT. Beam bears on top of posts (drop beam). Beam splices shall occur directly over posts only.
IRC R507.6
- Simpson 'H2.5AZ' hurricane ties required at every joist-to-beam connection for drop beam. Install solid roll blocking above beam to prevent joist rollover.
IRC R507.5
- Rim/band joists at all open joist ends. Secure with min. (3) 16d nails or approved fasteners at each joist.
IRC R507.5

LEDGER ATTACHMENT

- Ledger board: Pressure-treated lumber matching joist depth. Attach with 1/2" lag screws or approved ledger fasteners per IRC Table R507.2.2 spacing. Fasteners shall be STAGGERED IN TWO ROWS, with the required edge and end distances maintained.
IRC R507.2.2
- Flashing: Self-adhering or metal flashing required over ledger board, extending up wall behind siding/cladding. Must prevent water infiltration at wall connection.
IRC R507.2.1
- Lateral load connectors: Install min. (2) Simpson 'DTT2Z' connectors tying deck to house floor framing. Space within 24" of each end of ledger.
IRC R507.2.5
- Remove siding/cladding at ledger location. Ledger shall bear directly against house rim board or band joist. Do not attach ledger over siding.
IRC R507.2
- Cantilever: Where deck floor extends past foundation, no ledger connection to cantilevered portion is allowed. Extend ledger 6" min. and install (3) lags each side of beam connection at ledger. See Cantilever Details on A-6.
IRC R507.5

GUARDRAILS & HANDRAILS

- Guards required on all open sides where deck surface is more than 30" above grade. Minimum guard height: 36".
IRC R507.7.3, R312.1
- Baluster spacing: Max 4" clear between balusters. A 4" sphere shall not pass through any opening in the guard system.
IRC R312.1.3
- Guard posts and top rail: Must resist 200 lb concentrated load in any direction. Use through-bolted blocking or approved tension-tie connectors.
IRC R301.5

STAIRS

- Max riser height: 7-3/4". Min tread depth: 10". Rise and run shall be uniform with max 3/8" variation. Min stair width: 36" clear between guards.
IRC R311.7.5, R311.7.1
- Handrails required on at least one side if 4 or more risers. Graspable handrail height: 34" to 38" measured from stair nosing.
IRC R311.7.8
- Stringer connections: Use approved stair stringer connectors (e.g., Simpson LSC) at top (deck) and bottom (landing/pad) of each stringer.
IRC R507.5
- Landing/pad: Min 36" x 36" at bottom of stairs. Surface shall be level and on stable base.
IRC R311.7.6

MATERIALS & HARDWARE

- Decking: Composite per manufacturer specs. Joist spacing shall not exceed manufacturer maximum. Fasten per manufacturer requirements. Decking runs PERPENDICULAR to joists unless noted otherwise on the plan.
IRC R507.4
- All connectors, hangers, and hardware: Hot-dip galvanized (HDG) or stainless steel. Use only manufacturer-specified fasteners for each connector.
IRC R507.2
- Fasteners in contact with PT lumber: Use HDG, stainless steel, or approved ACQ-compatible fasteners.
IRC R317.3

GENERAL NOTES

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:

SIMPLEBLUEPRINTS

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16'-0" x 12'-0"

2x8 @ 16" O.C.
2-PLY 2X12 BEAM

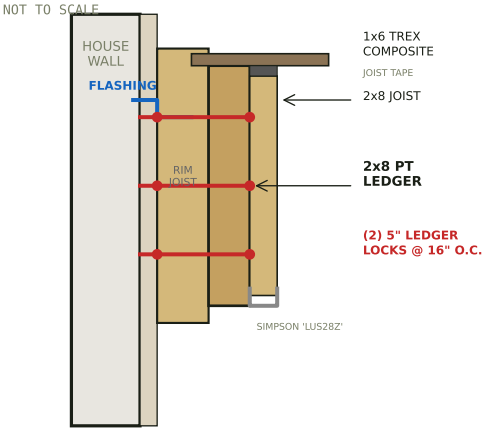
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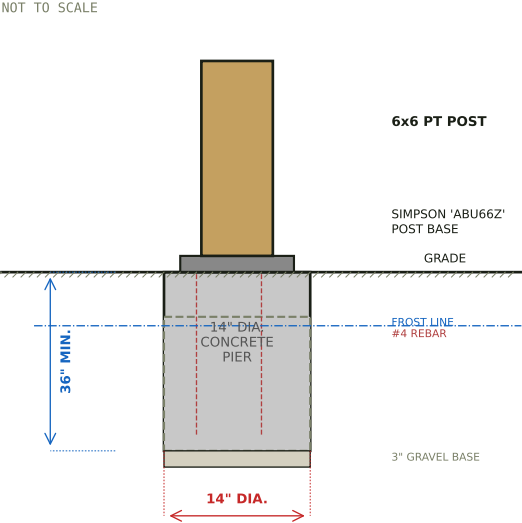
SHEET:

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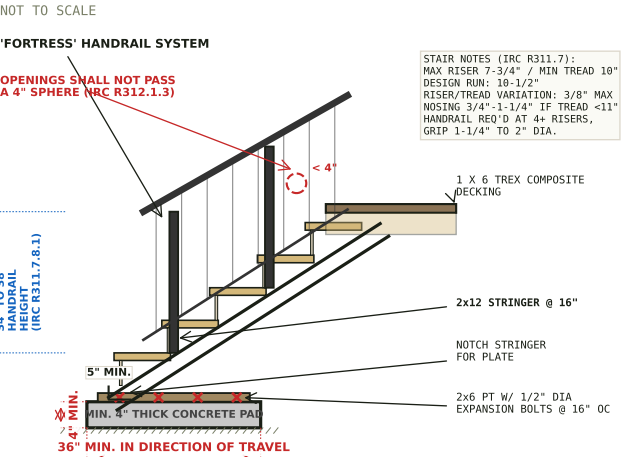
LEDGER DETAIL



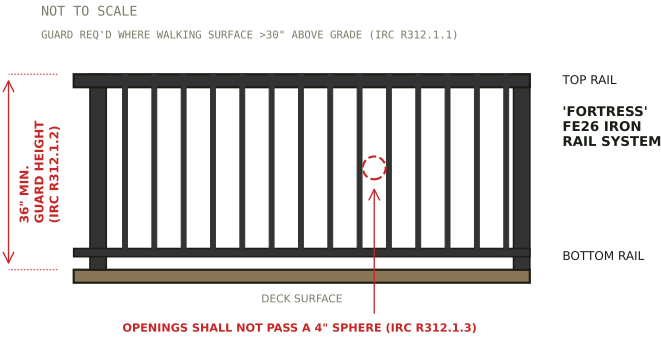
FOOTING DETAIL



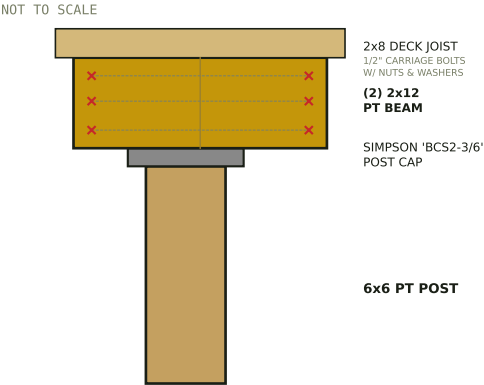
STAIR AT LOWER LANDING DETAIL



GUARD RAIL DETAIL



POST / BEAM CONNECTION



HARDWARE SCHEDULE

All hardware HDG or stainless steel

CONNECTION	HARDWARE	QTY / SPEC
POST BASE	Simpson ABU66Z	4 EA
POST CAP	Simpson BCS2-3/6	4 EA
JOIST HANGER	Simpson LUS28Z	13 EA
HURRICANE TIE	Simpson H2.5AZ	13 EA
LEDGER FASTENER	(2) 5" Ledger Locks	@ 16" O.C.
LATERAL LOAD	Simpson DTT2Z	2 EA (min)
BEAM BOLTS	1/2" Carriage Bolts	W/ Nuts & Washers
STAIR CONN. (TOP)	Simpson LSC	Per stringer
STAIR CONN. (BTM)	Simpson LSSU	Per stringer

Install per manufacturer specifications.
Verify all models with supplier before ordering.

STRUCTURAL DETAILS

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16'-0" x 12'-0"

2x8 @ 16" O.C.

2-PLY 2X12 BEAM

DATE:

09/09/2026

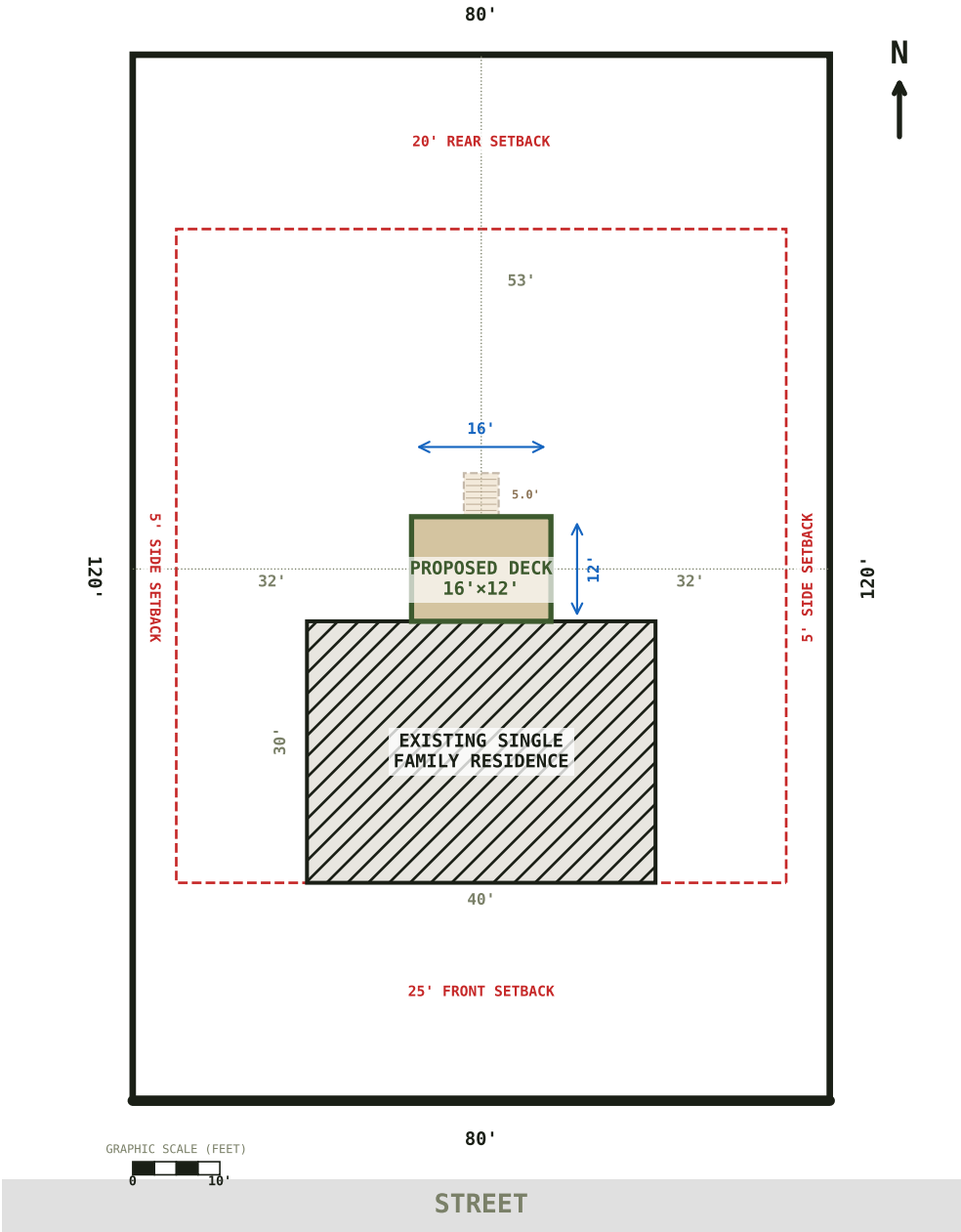
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NOTES: 1) All PT lumber shall be .40 CCA or ACQ rated for ground contact where applicable. 2) All hardware shall be HDG or stainless for PT compatibility. 3) Verify all dimensions in field prior to construction.

SITE PLAN



LEGEND

- Property Line
- Setback Line
- Existing House
- Proposed Deck
- Stair Projection

SETBACKS

Front:	25'
Rear:	20'
Left:	5'
Right:	5'

AREA TABULATIONS

Lot Area:	9,600 SF
Building:	1,200 SF
Deck:	192 SF

Covered:	1,392 SF
Coverage:	14.5%

DESCRIPTION

NO.

SITE PLAN

PROJECT DESCRIPTION:

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16'-0" x 12'-0"

2x8 @ 16" O.C.

2-PLY 2X12 BEAM

DATE:

09/09/2026

SHEET:

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DECK ATTACHMENT SHEET

This document is to remain with your plans at all times

PROJECT ADDRESS:

YES	NO	
☐	☐	DECK DESIGN INCLUDES A SOLID COVER OR PERGOLA STYLE COVER.
☐	☐	ELECTRICAL SERVICE AND METER LOCATION MAY BE AFFECTED BY DECK. RECOMMEND DISCUSSION WITH ELECTRICAL DEPARTMENT IF YES.
☐	☐	DECK SUPPORTS HOT TUB OR SPA LOADING.
☐	☐	DECK IS SUPPORTED BY CANTILEVER AT HOUSE. EXISTING INVERTED HANGER INSTALLATION WAS VERIFIED OR ENGINEERING WAS PROVIDED.
☐	☐	WALKING SURFACE LESS THAN 18" ABOVE GRADE.
☐	☐	WALKING SURFACE 8' OR MORE ABOVE GRADE.
☐	☐	DECK IS FREESTANDING AND NOT ATTACHED TO A STRUCTURE (DETACHED).
☐	☐	PROPOSED EXCAVATION OR VERTICAL PENETRATION GREATER THAN 3'-0" IN DEPTH.

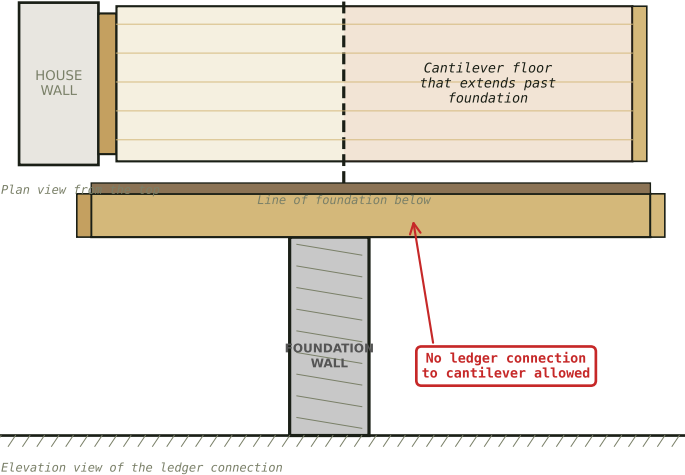
USE LISTED JOIST HANGERS TO MATCH JOIST SIZE AND PROVIDE LISTED HARDWARE AT POST CAP AND BASE.
INSTALL ALL LISTED PRODUCTS PER THE MANUFACTURER'S RECOMMENDATIONS (USP/SIMPSON/ETC.)

See Sheet A-4 for Structural Details: Ledger, Footing, Stair Landing, Guard Rail, Post/Beam

CANTILEVER DETAILS

NOT TO SCALE

Extend ledger 6" and install (3) lags (min)
each side of beam connection at ledger



DECK ATTACHMENT SHEET

DESCRIPTION
NO.

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:

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16'-0" x 12'-0"

2x8 @ 16" O.C.

2-PLY 2X12 BEAM

DATE:

09/09/2026

SHEET:

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