SIMPLEBLUEPRINTS

RESIDENTIAL DECK CONSTRUCTION DRAWINGS

DATE: September 09, 2026

SHEET A-0 | COVER

ABOUT THIS SET

A planning set: the deck layout, a materials and cost estimate, and a lumber cut list, detailed to the 2021 International Residential Code and drawn on a generic lot. Use it to decide on the deck and price the build. It is not a permit set. The framing plan with code citations, elevations, structural details, general notes and the site plan drawn on your property are in the full plan set, which is what a building department asks for. Prices are home-center averages; verify every dimension on site before cutting or ordering.

PROJECT INFORMATION

ADD YOUR PROPERTY TO PUT YOUR NAME, ADDRESS, LOT AND ZONING HERE.

DATE	**SEPTEMBER 09, 2026**

DECK SPECIFICATIONS

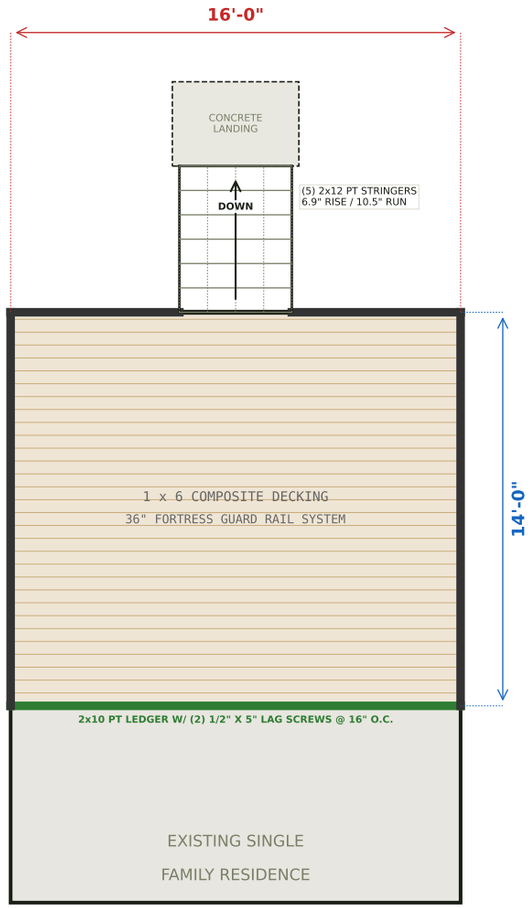
DECK SIZE	**16'-0" × 14'-0" (224 SF)**
HEIGHT	**4'-0" ABOVE GRADE**
ATTACHMENT	**LEDGER BOARD**
JOISTS	**2x10 @ 16" O.C.**
BEAM	**2-PLY 2X12**
POSTS	**6x6 (4 TOTAL)**
FOOTINGS	**16" Ø × 36" DEEP (4)**
LUMBER	**NO. 2 DFL / HEM-FIR / SPF**
STAIRS	**FRONT - 4' WIDE, 5 STRINGERS**

DRAWING INDEX

A-0	COVER
A-1	DECK PLAN & FRAMING
	MATERIALS & COST
	LUMBER CUT LIST

MAIN LEVEL DECK PLAN

SCALE: SEE GRAPHIC BAR

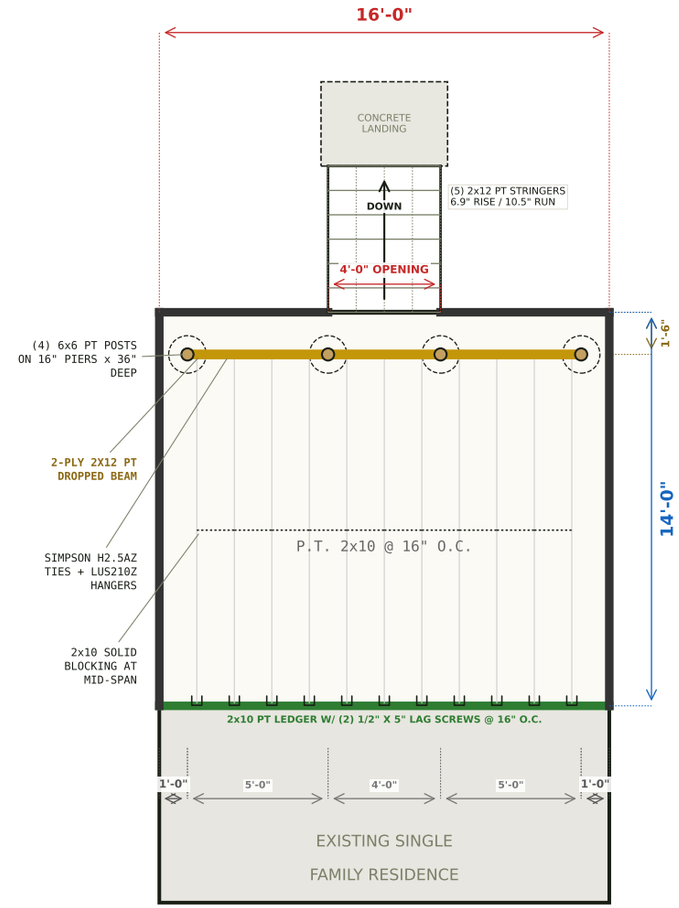


STAIR NOTES:
HANDRAIL ON BOTH SIDES, 34" ABOVE NOSING
MAX RISER 7.75" / MIN TREAD 10"
NOSINGS .75" TO 1.25" W/ SOLID RISERS
MAX 3/8" VARIANCE IN ANY FLIGHT

0 3 6 9 12
GRAPHIC SCALE (FEET)

DECK FRAMING

SCALE: SEE GRAPHIC BAR



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

0 3 6 9 12
GRAPHIC SCALE (FEET)

NO. DESCRIPTION

DECK PLAN & FRAMING

PROJECT DESCRIPTION:

Not complete until approved by
your local building department.
Verify all dimensions in field.

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16'-0" x 14'-0"

2x10 @ 16" O.C.

2-PLY 2X12 BEAM

DATE:

09/09/2026

SHEET:

A-1

MATERIAL LIST & COST ESTIMATE

16'-0" × 14'-0" DECK · 224 SF

CATEGORY	ITEM	QTY	UNIT $	TOTAL
FOUNDATION	Concrete 80lb bags	28	$6.50	$182.00
	Sonotube 16"	4	$18.00	$72.00
	Post Bases (Simpson ABU66Z)	4	$42.00	$168.00
	Post Caps (Simpson BCS2-3/6)	4	$24.00	$96.00
POSTS	6x6 PT Posts	4	$48.00	$192.00
BEAM	PT Beam 20'	2	$55.00	$110.00
LEDGER	2x10 PT Ledger	2	$32.00	$64.00
	1/2" x 5" Lag Screws (or approved ledger screws)	24	$2.50	$60.00
	1/2" Washers	24	$0.35	$8.40
	Flashing	1	$55.00	$55.00
	Lateral Load Connectors (DTT2Z)	2	$32.00	$64.00
FRAMING	2x10 Joists 14'	17	$42.00	$714.00
	Rim Joists	6	$32.00	$192.00
	2x10 Blocking (mid-span)	11	$8.00	$88.00
HARDWARE	Joist Hangers (Simpson LUS210Z)	13	$6.00	$78.00
	Hurricane Ties (Simpson H2.5AZ)	13	$2.75	$35.75
	Joist Hanger Nails (10d, 5 lb box)	1	$50.00	$50.00
DECKING	Composite 16'	39	$38.00	$1,482.00
	Hidden Fasteners (box)	3	$175.00	$525.00
RAILING	Fortress Panels	6	$80.00	$480.00
	Fortress Posts	8	$45.00	$360.00
	Top Rail + Brackets	6	$52.00	$312.00
STAIRS	2x12 Stair Stringers 7.6'	5	$22.00	$110.00
	Composite Treads	24	$26.00	$624.00
	Stair Stringer Brackets	5	$8.00	$40.00
RAILING	Fortress Stair Panels	2	$95.00	$190.00
	Fortress Stair Posts	5	$45.00	$225.00
	Stair Top Rail + Brackets	2	$62.00	$124.00
MISC	Joist Tape + Misc	1	$120.00	$120.00

SUBTOTAL	$6,821.15
SALES TAX (8%)	$545.69
CONTINGENCY (5%)	$341.06
ESTIMATED TOTAL	**$7,707.90**

Prices are estimates based on average home center pricing. Actual costs may vary by region and supplier.
Tax rate assumed at 8%. Contingency of 5% included for waste and misc. hardware.

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16'-0" x 14'-0"

2x10 @ 16" O.C.

2-PLY 2X12 BEAM

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LUMBER CUT LIST

16'-0" × 14'-0" DECK

VERIFY EVERY LENGTH ON SITE BEFORE CUTTING

CUT FROM	CUT LENGTH	QTY	USED FOR
2x10	**16'-0"**	1	ledger (fasten per the framing plan)
2x12	**16'-0"**	2	beam ply (fasten plies per the full plan set)
2x10	**13'-9"**	13	joist
2x10	**16'-0"**	1	front rim joist
2x10	**1'-2 1/2"**	11	mid-span blocking between joists
6x6	**2'-2 1/2"**	4	post
2x12	**7'-7 3/16"**	5	stair stringer

Posts assume pier tops at grade: measure pier top to beam seat on site before cutting any post.

Stringers: lay out rise and run per the stair detail on the full plan set and cut to the pattern, never square to this length.

DECK AREA	**224 sq ft**
PERIMETER	**60'-0"**
CONCRETE VOLUME	**16.8 cu ft**
CONCRETE BAGS (80 LB)	**28**

Cut lengths assume the assemblies shown on these plans. Site conditions vary: measure before every cut.

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