# 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 | **20'-0" × 16'-0"  (320 SF)** |
| HEIGHT | **4'-0" ABOVE GRADE** |
| ATTACHMENT | **LEDGER BOARD** |
| JOISTS | **2x12 @ 16" O.C.** |
| BEAM | **2-PLY 2X12** |
| POSTS | **6x6  (4 TOTAL)** |
| FOOTINGS | **18" Ø × 36" DEEP  (4)** |
| LUMBER | **NO. 2 DFL / HEM-FIR / SPF** |
| STAIRS | **FRONT - 4' WIDE, 5 STRINGERS** |

## DRAWING INDEX


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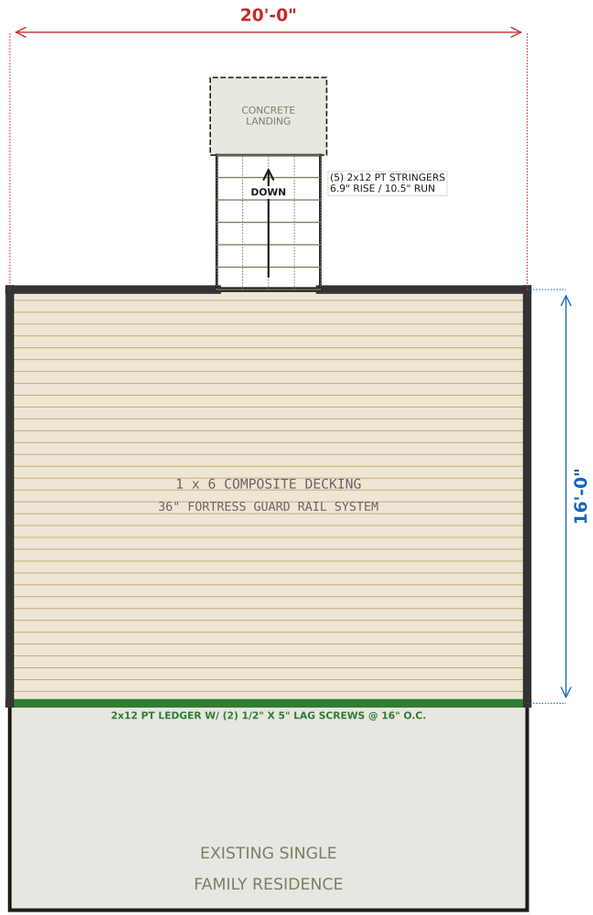
| A-0 | COVER |
| A-1 | DECK PLAN & FRAMING |
| | MATERIALS & COST |
| | LUMBER CUT LIST |

N

# MAIN LEVEL DECK PLAN

SCALE: SEE GRAPHIC BAR



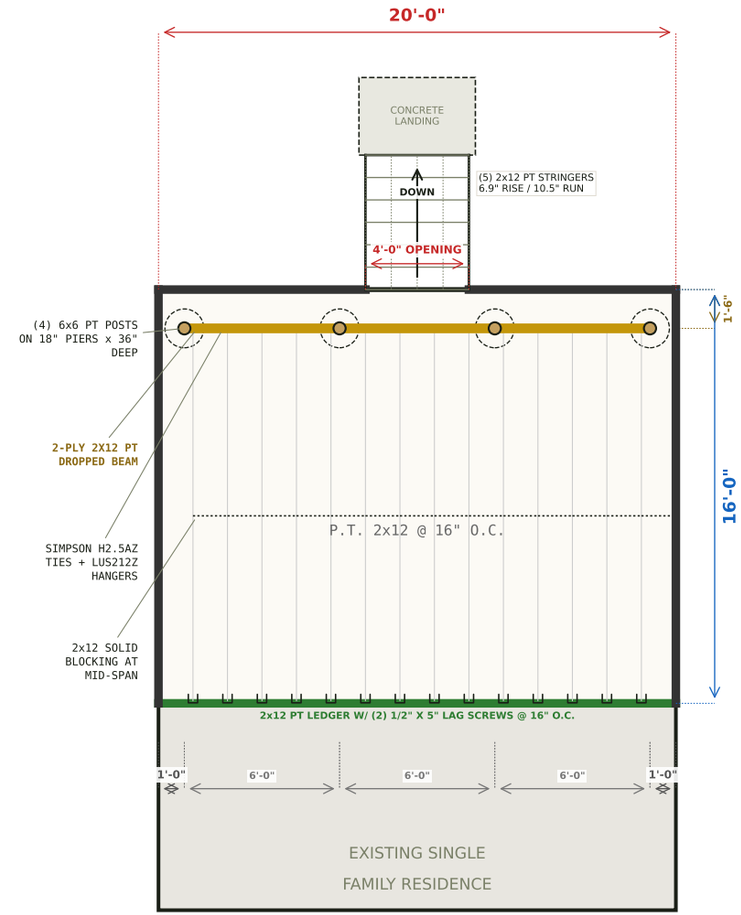

STAIR NOTES:
HANDRAIL ON BOTH SIDES, 34" ABOVE NOSING
MAX RISER 7.75" / MIN TREAD 10"
NOSINGS .75" TO 1.25" W/ SOLID RISERS
MAX 3/8" VARIANCE IN ANY FLIGHT

0 3 6 9 12
GRAPHIC SCALE (FEET)

N

# 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.

DRAWINGS PROVIDED BY:

**SIMPLEBLUEPRINTS**

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**20'-0" x 16'-0"**

2x12 @ 16" O.C.

2-PLY 2X12 BEAM

DATE:

**09/09/2026**

SHEET:

**A-1**

# MATERIAL LIST & COST ESTIMATE

20'-0" × 16'-0" DECK · 320 SF

| CATEGORY | ITEM | QTY | UNIT $ | TOTAL |
|---|---|---|---|---|
| FOUNDATION | Concrete 80lb bags | 36 | $6.50 | **$234.00** |
| | Sonotube 18" | 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 | 2x12 PT Ledger | 2 | $32.00 | **$64.00** |
| | 1/2" x 5" Lag Screws (or approved ledger screws) | 30 | $2.50 | **$75.00** |
| | 1/2" Washers | 30 | $0.35 | **$10.50** |
| | Flashing | 1 | $55.00 | **$55.00** |
| | Lateral Load Connectors (DTT2Z) | 2 | $32.00 | **$64.00** |
| FRAMING | 2x12 Joists 16' | 20 | $42.00 | **$840.00** |
| | Rim Joists | 6 | $32.00 | **$192.00** |
| | 2x12 Blocking (mid-span) | 14 | $8.00 | **$112.00** |
| HARDWARE | Joist Hangers (Simpson LUS210Z) | 16 | $6.00 | **$96.00** |
| | Hurricane Ties (Simpson H2.5AZ) | 16 | $2.75 | **$44.00** |
| | Joist Hanger Nails (10d, 5 lb box) | 1 | $50.00 | **$50.00** |
| DECKING | Composite 20' | 49 | $38.00 | **$1,862.00** |
| | Hidden Fasteners (box) | 4 | $175.00 | **$700.00** |
| RAILING | Fortress Panels | 7 | $80.00 | **$560.00** |
| | Fortress Posts | 9 | $45.00 | **$405.00** |
| | Top Rail + Brackets | 7 | $52.00 | **$364.00** |
| 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 | $7,798.50 |
| SALES TAX (8%) | $623.88 |
| CONTINGENCY (5%) | $389.93 |
| **ESTIMATED TOTAL** | **$8,812.30** |

*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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2x12 @ 16" O.C.

2-PLY 2X12 BEAM

**DATE:**

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# LUMBER CUT LIST

20'-0" × 16'-0" DECK

**VERIFY EVERY LENGTH ON SITE BEFORE CUTTING**

| CUT FROM | CUT LENGTH | QTY | USED FOR |
|---|---|---|---|
| 2x12 | **20'-0"** | 1 | ledger (fasten per the framing plan) |
| 2x12 | **20'-0"** | 2 | beam ply (fasten plies per the full plan set) |
| 2x12 | **15'-9"** | 16 | joist |
| 2x12 | **20'-0"** | 1 | front rim joist |
| 2x12 | **1'-2 1/2"** | 14 | mid-span blocking between joists |
| 6x6 | **2'-0 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 | **320 sq ft** |
| PERIMETER | **72'-0"** |
| CONCRETE VOLUME | **21.2 cu ft** |
| CONCRETE BAGS (80 LB) | **36** |

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

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