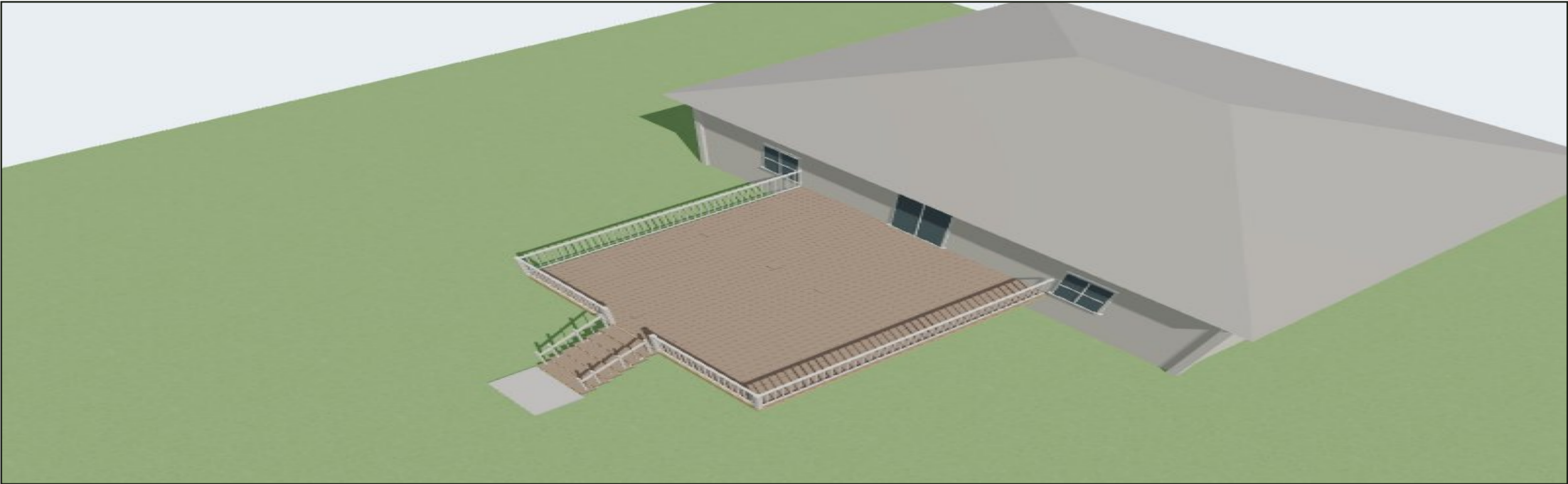




PROJECT INFORMATION

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

DECK SPECIFICATIONS

|            |                                             |
|------------|---------------------------------------------|
| DECK SIZE  | 20'-0" x 20'-0" (400 SF)                    |
| HEIGHT     | 4'-0" ABOVE GRADE                           |
| ATTACHMENT | LEDGER BOARD                                |
| JOISTS     | 2x8 @ 16" O.C.                              |
| BEAMS      | 3-PLY 2X12 OUTER + 3-PLY 2X12 INTERIOR      |
| POSTS      | 6x6 (8 TOTAL)                               |
| FOOTINGS   | 16" Ø OUTER + 18" Ø INTERIOR x 36" DEEP (8) |
| LUMBER     | NO. 2 DFL / HEM-FIR / SPF                   |
| STAIRS     | FRONT - 4' WIDE, 3 STRINGERS                |

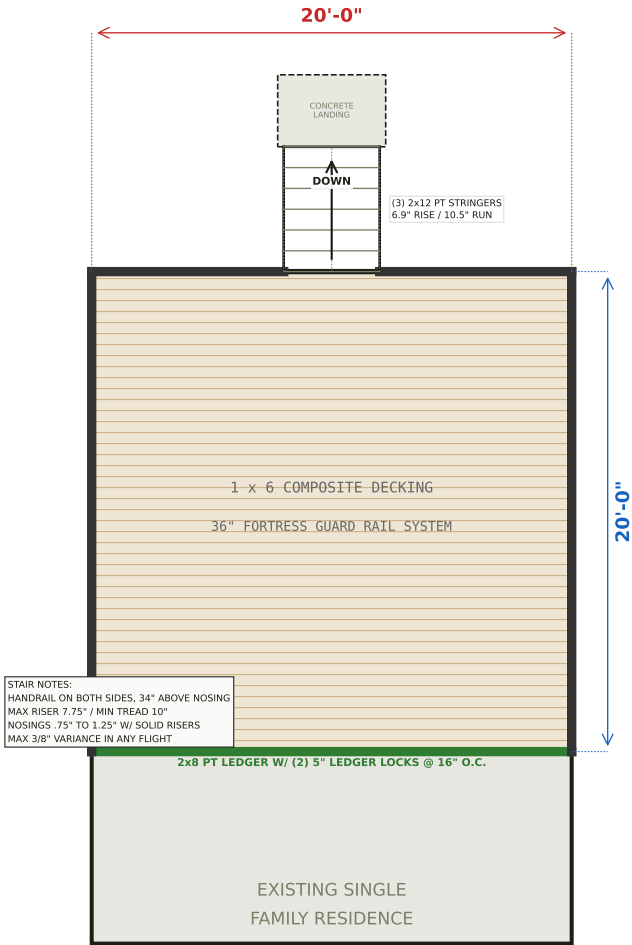
DRAWING INDEX

|                                                                 |                |
|-----------------------------------------------------------------|----------------|
| 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"

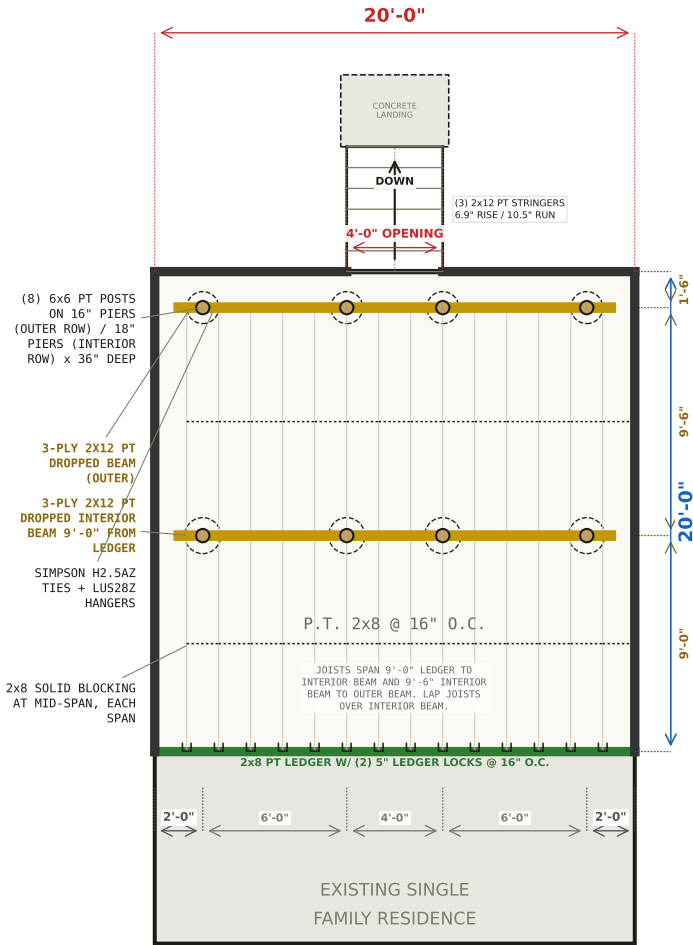


GRAPHIC SCALE (FEET)

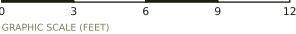


## DECK FRAMING

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



| 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 |



GRAPHIC SCALE (FEET)

## DECK PLAN & FRAMING

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:

**SIMPLEBLUEPRINTS**

simpleblueprints.xyz

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

2x8 @ 16" O.C.

3-PLY 2X12 / 3-PLY 2X12 BEAMS

DATE:

**09/09/2026**

SHEET:

**A-1**

2 OF 7

DESCRIPTION  
NO.

ELEVATIONS

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:

SIMPLEBLUEPRINTS

simpleblueprints.xyz

20'-0" x 20'-0"

2x8 @ 16" O.C.

3-PLY 2X12 / 3-PLY 2X12 BEAMS

DATE:

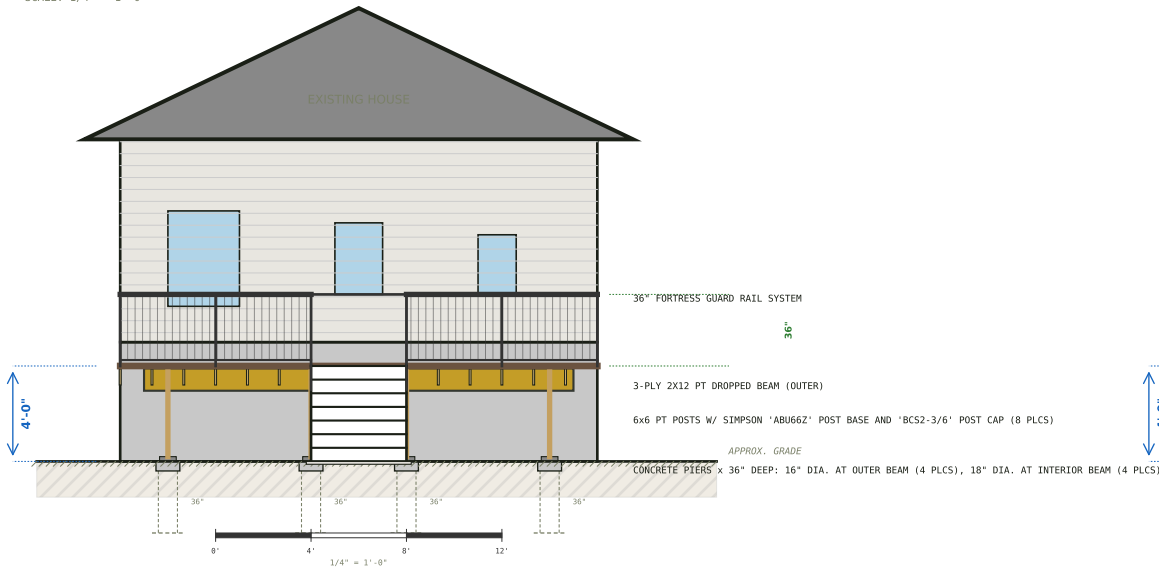
09/09/2026

SHEET:

A-2

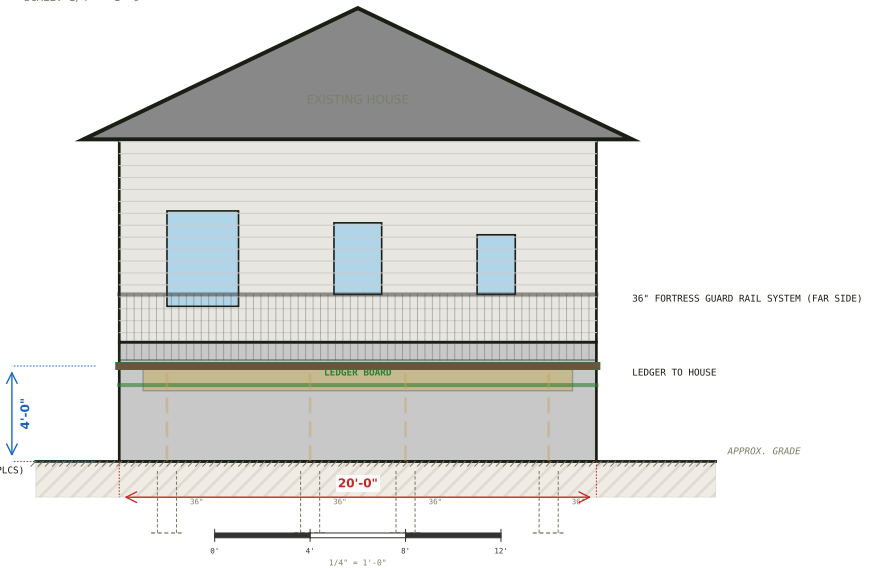
SOUTH ELEVATION

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



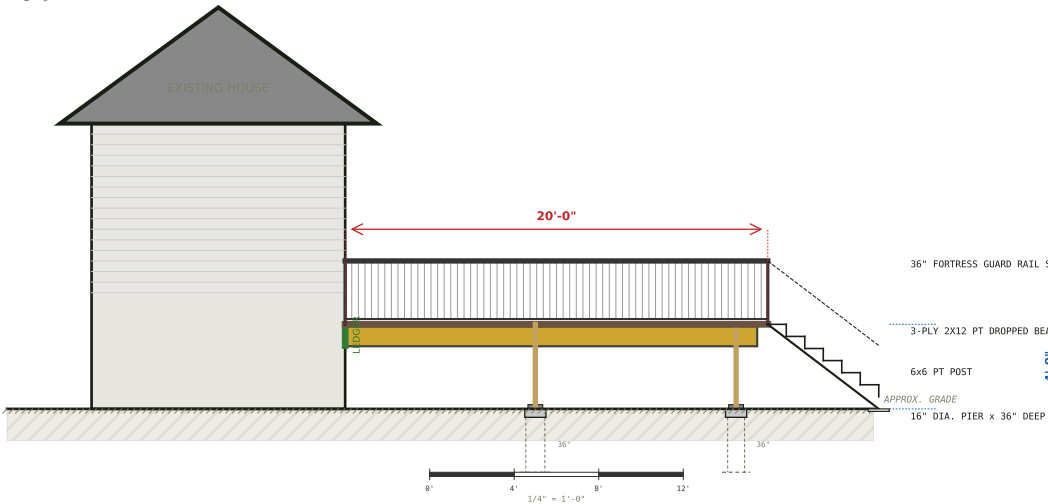
NORTH ELEVATION

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



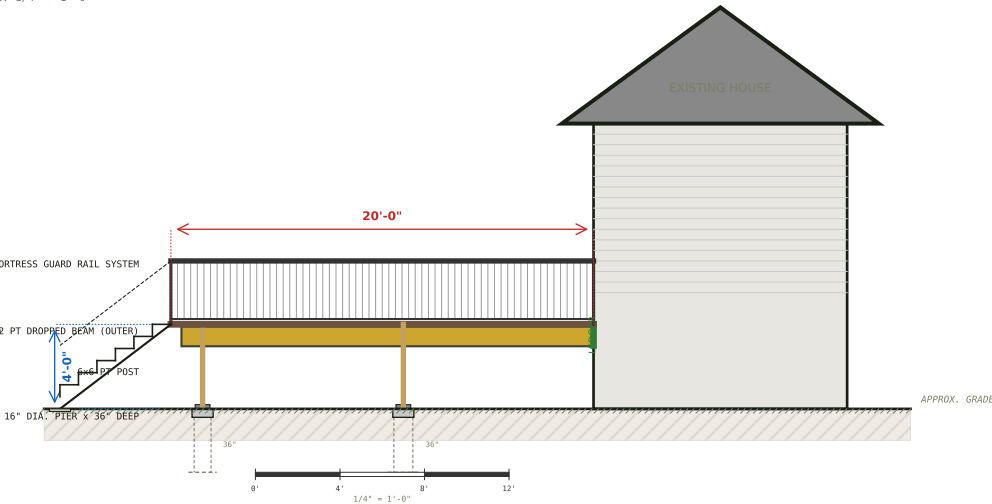
EAST ELEVATION

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



WEST ELEVATION

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



# 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: 16" diameter at outer beam, 18" diameter at interior beam, 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: 3-ply 2x12 PT. Beam bears on top of posts (drop beam). Beam splices shall occur directly over posts only.  
*IRC R507.6*
- Interior beam: 3-ply 2x12 PT, 9'-0" from the ledger. Joists span 9'-0" from the ledger to the interior beam and 9'-6" from the interior beam to the outer beam; lap joists over the interior beam and block between them at the beam. Interior beam sized per AWC Residential Wood Deck Construction Guide Table 2B (joists framing from both sides).  
*AWC Deck Guide Tbl 2B; IRC R507.5*
- 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**

simpleblueprints.xyz

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

2x8 @ 16" O.C.

3-PLY 2X12 / 3-PLY 2X12 BEAMS

DATE:

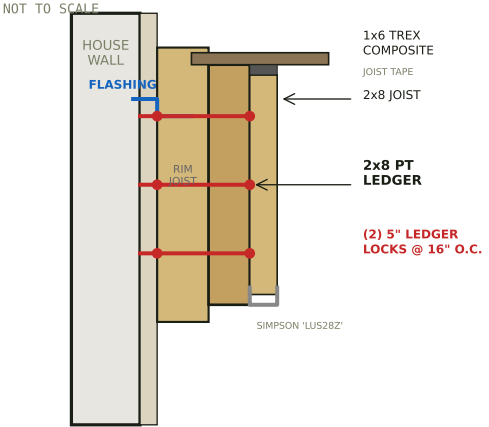
**09/09/2026**

SHEET:

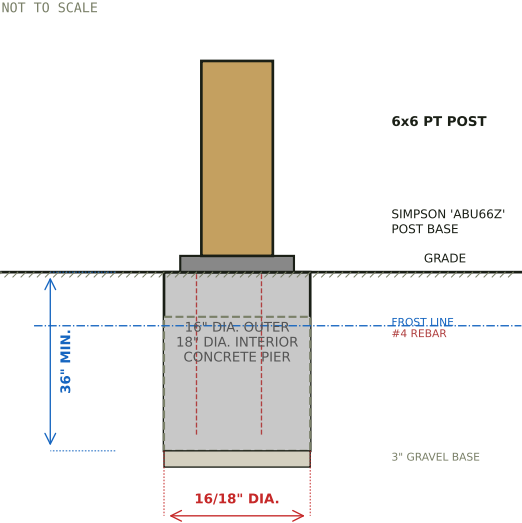
**A-3**

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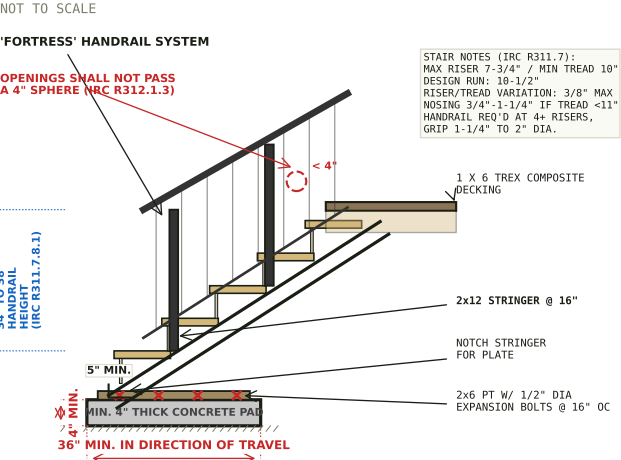
LEDGER DETAIL



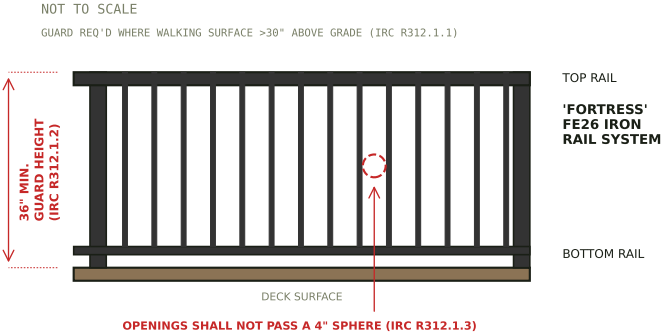
FOOTING DETAIL



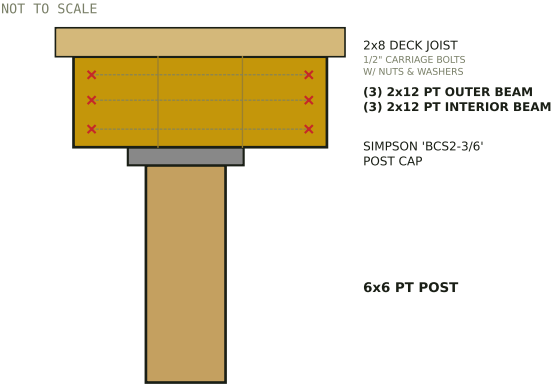
STAIR AT LOWER LANDING DETAIL



GUARD RAIL DETAIL



POST / BEAM CONNECTION



HARDWARE SCHEDULE

All hardware HDG or stainless steel

| CONNECTION        | HARDWARE            | QTY / SPEC        |
|-------------------|---------------------|-------------------|
| POST BASE         | Simpson ABU66Z      | 8 EA              |
| POST CAP          | Simpson BCS2-3/6    | 8 EA              |
| JOIST HANGER      | Simpson LUS28Z      | 16 EA             |
| HURRICANE TIE     | Simpson H2.5AZ      | 48 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

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:

SIMPLEBLUEPRINTS

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20'-0" x 20'-0"

2x8 @ 16" O.C.

3-PLY 2X12 / 3-PLY 2X12 BEAMS

DATE:

09/09/2026

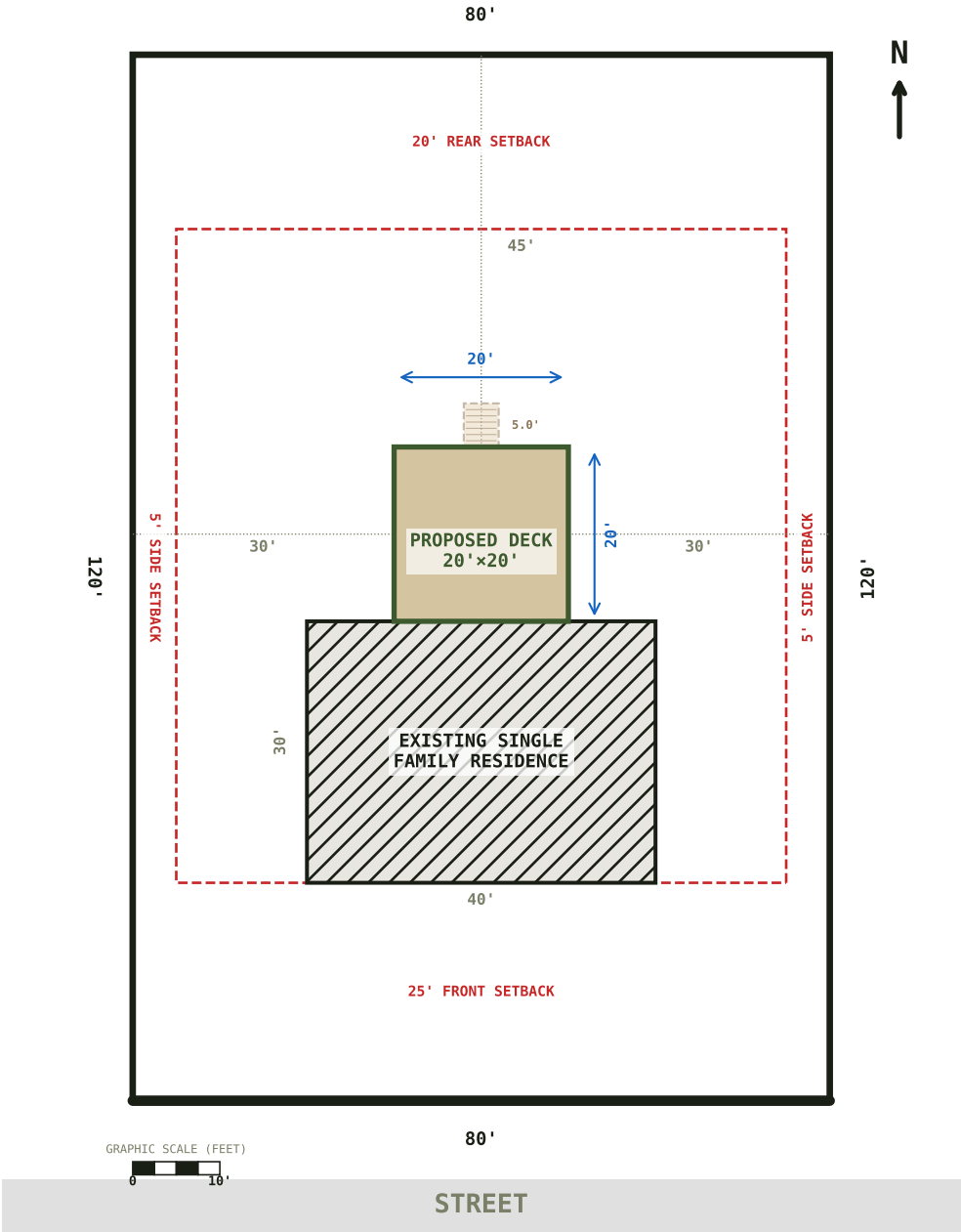
SHEET:

A-4

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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:     | 400 SF   |

---

|           |          |
|-----------|----------|
| Covered:  | 1,600 SF |
| Coverage: | 16.7%    |

DESCRIPTIONNO.

SITE PLAN

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:  
SIMPLEBLUEPRINTS  
simpleblueprints.xyz  
20'-0" x 20'-0"  
2x8 @ 16" O.C.  
3-PLY 2X12 / 3-PLY 2X12 BEAMS

DATE:  
09/09/2026

SHEET:  
A-5  
6 OF 7

# DECK ATTACHMENT SHEET

This document is to remain with your plans at all times

PROJECT ADDRESS:

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

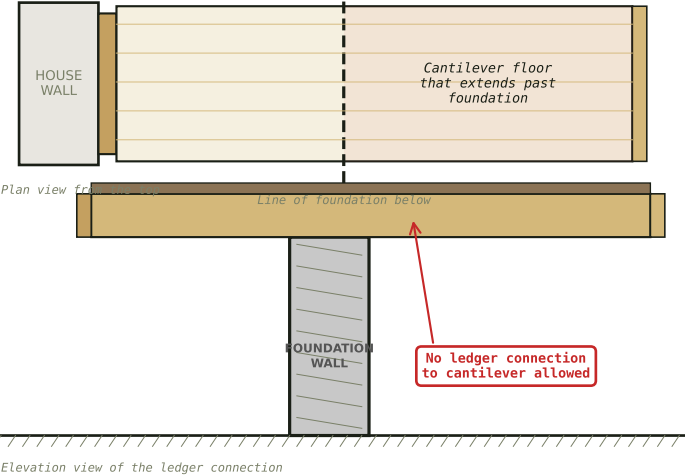
USE LISTED JOIST HANGERS TO MATCH JOIST SIZE AND PROVIDE LISTED HARDWARE AT POST CAP AND BASE.  
INSTALL ALL LISTED PRODUCTS PER THE MANUFACTURER'S RECOMMENDATIONS (USP/SIMPSON/ETC.)

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:

**SIMPLEBLUEPRINTS**

simpleblueprints.xyz

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

2x8 @ 16" O.C.

3-PLY 2X12 / 3-PLY 2X12 BEAMS

DATE:

**09/09/2026**

SHEET:

**A-6**