



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.

DATESEPTEMBER 09, 2026

DECK SPECIFICATIONS

DECK SIZE	20'-0" × 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 × 36" DEEP (8)
LUMBER	NO. 2 DFL / HEM-FIR / SPF
STAIRS	FRONT - 4' WIDE, 5 STRINGERS

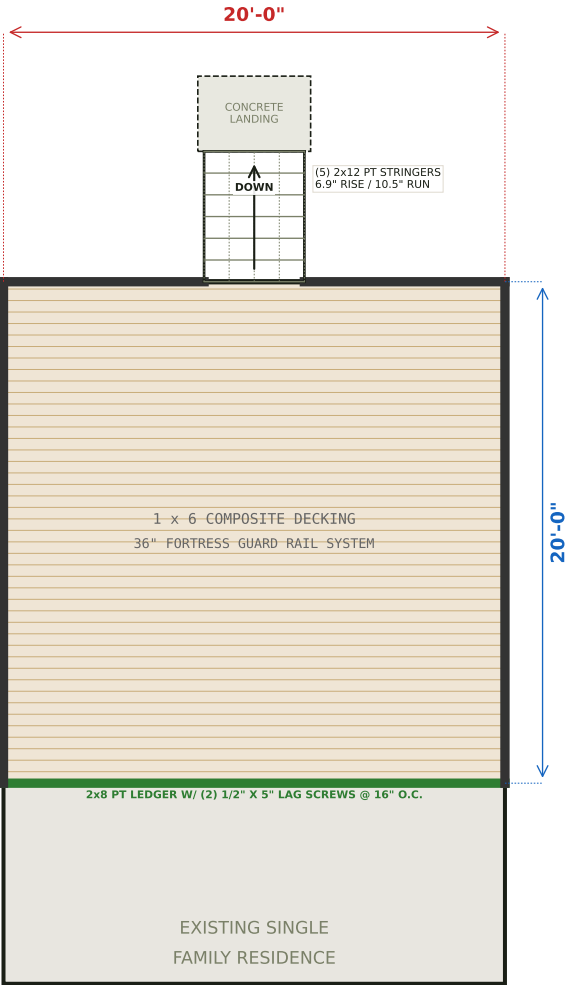
DRAWING INDEX

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	MATERIALS & COST
	LUMBER CUT LIST



MAIN LEVEL DECK PLAN

SCALE: SEE GRAPHIC BAR

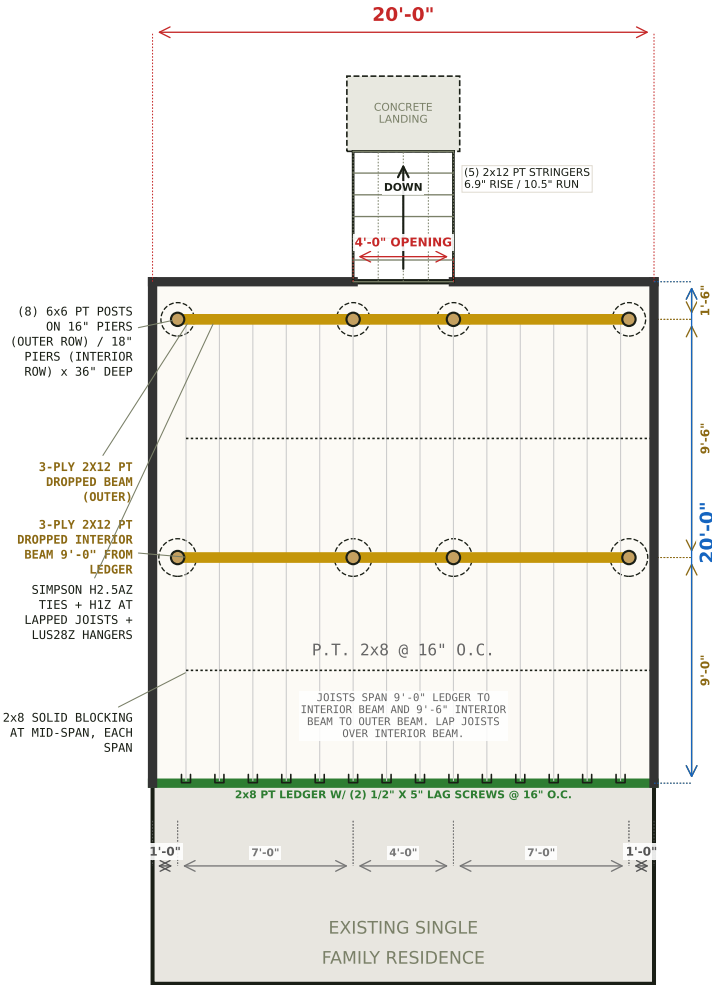


STAIR NOTES:
HANDRAIL ON BOTH SIDES, 34" ABOVE NOSING
MAX RISER 7.75" / MIN TREAD 10"
NOSINGS .75" TO 1.25" W/ SOLID RISERS
MAX 3/8" VARIANCE IN ANY FLIGHT



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



DECK PLAN & FRAMING

PROJECT DESCRIPTION:

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

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 2

MATERIAL LIST & COST ESTIMATE

20'-0" x 20'-0" DECK · 400 SF

CATEGORY	ITEM	QTY	UNIT	\$	TOTAL
FOUNDATION	Concrete 80lb bags	64		\$6.50	\$416.00
	Sonotube 16" (outer row)	4		\$18.00	\$72.00
	Sonotube 18" (interior row)	4		\$18.00	\$72.00
	Post Bases (Simpson ABU66Z)	8		\$42.00	\$336.00
	Post Caps (Simpson BCS2-3/6)	8		\$24.00	\$192.00
POSTS	6x6 PT Posts	8		\$48.00	\$384.00
BEAM	PT Beam 20'	3		\$55.00	\$165.00
	PT Beam 20' (interior beam)	3		\$55.00	\$165.00
LEDGER	2x8 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	2x8 Joists 10'	18		\$22.00	\$396.00
	2x8 Joists 12'	18		\$32.00	\$576.00
	Rim Joists	6		\$32.00	\$192.00
HARDWARE	2x8 Blocking (mid-span)	28		\$8.00	\$224.00
	Joist Hangers (Simpson LUS20Z)	16		\$6.00	\$96.00
	Hurricane Ties (Simpson H2.5AZ)	16		\$2.75	\$44.00
	Lapped-Joist Ties (Simpson H1Z)	16		\$3.40	\$54.40
	Joist Hanger Nails (10d, 5 lb box)	1		\$50.00	\$50.00
DECKING	Composite 22'	49		\$38.00	\$1,862.00
	Hidden Fasteners (box)	4		\$175.00	\$700.00
RAILING	Fortress Panels	8		\$80.00	\$640.00
	Fortress Posts	11		\$45.00	\$495.00
	Top Rail + Brackets	8		\$52.00	\$416.00
STAIRS	2x12 Stair Stringers 7.6'	5		\$22.00	\$110.00
	Composite Treads	24		\$26.00	\$624.00
RAILING	Stair Stringer Brackets	5		\$8.00	\$40.00
	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
	Joist Tape + Misc	1		\$120.00	\$120.00
SUBTOTAL					\$9,248.90
SALES TAX (8%)					\$739.91
CONTINGENCY (5%)					\$462.44
ESTIMATED TOTAL					\$10,451.26

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.

MATERIALS & COST ESTIMATE

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2x8 @ 16" O.C.

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

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SHEET:

DESCRIPTION
NO.

LUMBER CUT LIST			
20'-0" × 20'-0" DECK			
VERIFY EVERY LENGTH ON SITE BEFORE CUTTING			
CUT FROM	CUT LENGTH	QTY	USED FOR
2x8	20'-0"	1	ledger (fasten per the framing plan)
2x12	20'-0"	6	beam ply (fasten plies per the full plan set)
2x12	20'-0"	3	interior beam ply
2x8	11'-4 1/2"	16	joist, outer side (lap to rim)
2x8	9'-6"	16	joist, house side (lap 6" past interior beam)
2x8	20'-0"	1	front rim joist
2x8	1'-2 1/2"	28	mid-span blocking between joists
6x6	2'-4 1/2"	8	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		400 sq ft	
PERIMETER		80'-0"	
CONCRETE VOLUME		38.0 cu ft	
CONCRETE BAGS (80 LB)		64	

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

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