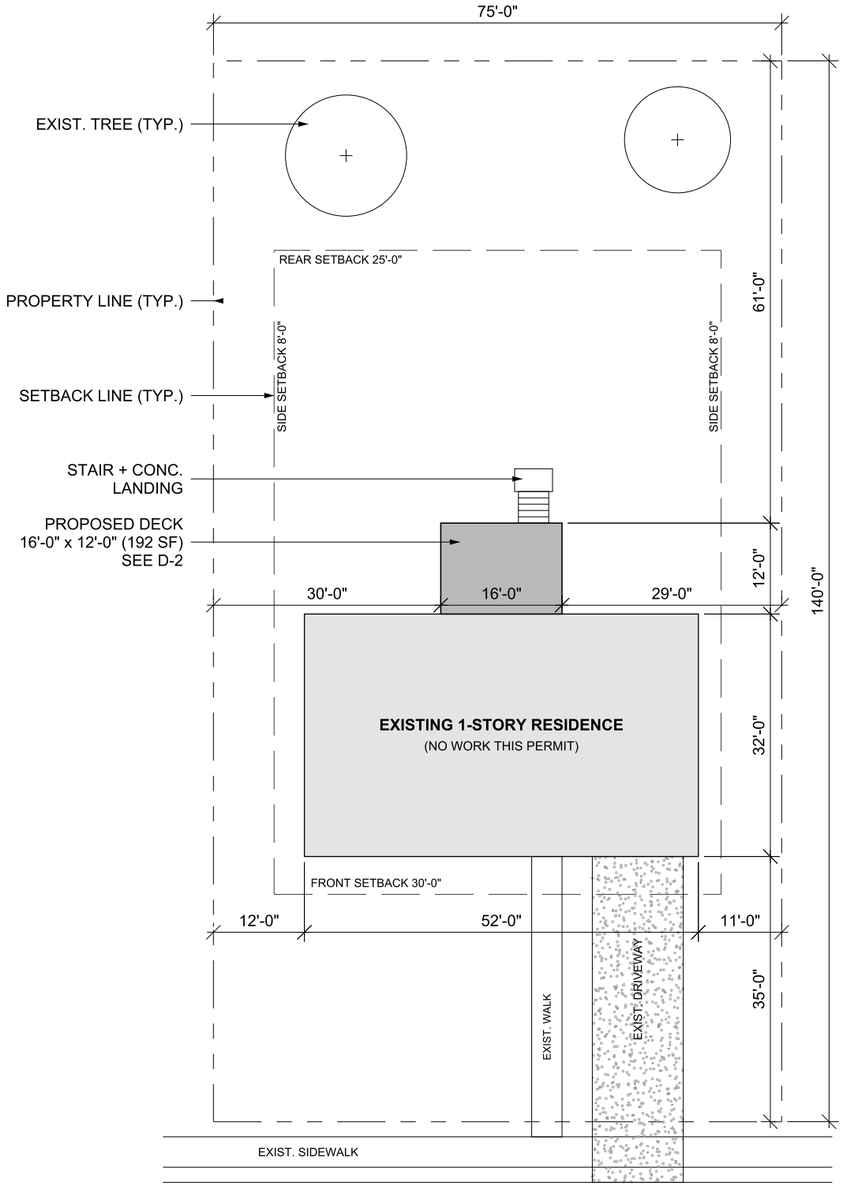
# SAMPLE RESIDENCE – NEW ATTACHED WOOD DECK

123 EXAMPLE LANE, ANYTOWN, PA · FICTITIOUS PROJECT – PORTFOLIO SAMPLE BY BUILDPIXEL STUDIO




1 / D-1 **SITE PLAN**

1" = 20'-0"

0 20'-0" 40'-0"

| PROJECT DATA | |
|---|---|
| OWNER | SAMPLE RESIDENCE (FICTITIOUS) |
| SITE ADDRESS | 123 EXAMPLE LANE, ANYTOWN, PA |
| PARCEL / ZONING | 00-000-000 (FICT.) / R-1 |
| SCOPE OF WORK | NEW ATTACHED WOOD DECK + STAIR |
| OCCUPANCY | IRC ONE-FAMILY DWELLING |
| LOT AREA | 10,500 SF (75'-0" x 140'-0") |
| EXIST. HOUSE | 1,664 SF FOOTPRINT |
| NEW DECK | 192 SF, 3'-6" ABOVE GRADE |
| LOT COVERAGE | 17.7% (HOUSE + DECK) |

## GENERAL NOTES

1. THIS SET IS A PORTFOLIO SAMPLE PREPARED BY BUILDPIXEL STUDIO FOR A FICTITIOUS PROJECT. OWNER, ADDRESS AND PARCEL DATA ARE FICTIONAL. NOT FOR CONSTRUCTION OR PERMIT SUBMITTAL.
2. DESIGN AND CONSTRUCTION FOLLOW TYPICAL PRACTICE OF THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) SECTION R507 AND AWC DCA 6, AS ADOPTED AND AMENDED BY THE LOCAL JURISDICTION.
3. DESIGN VALUES SHOWN ARE TYPICAL; FINAL SIZES TO BE VERIFIED BY THE LOCAL BUILDING OFFICIAL OR A LICENSED ENGINEER. NO ENGINEER'S SEAL OR CODE APPROVAL IS CLAIMED ON THESE DRAWINGS.
4. DESIGN LOADS: 40 PSF LIVE + 10 PSF DEAD. DECK IS NOT DESIGNED FOR HOT TUBS, ROOFS, PLANTERS OR OTHER CONCENTRATED LOADS.
5. FRAMING LUMBER: PRESSURE-TREATED SOUTHERN PINE NO. 2 OR BETTER, AWPA UC4A FOR GROUND CONTACT; POSTS AND FOOTING-CONTACT MEMBERS UC4B. FIELD-TREAT ALL CUTS.
6. FASTENERS AND CONNECTORS IN CONTACT WITH TREATED LUMBER: HOT-DIP GALVANIZED (ASTM A153 / G185) OR STAINLESS STEEL. DO NOT MIX METALS. CONNECTORS ARE LISTED, INSTALLED WITH ALL SPECIFIED FASTENERS.
7. FOOTINGS: 12" DIA. CAST-IN-PLACE CONCRETE, f'c 2,500 PSI MIN., ON UNDISTURBED SOIL. BOTTOM OF FOOTING 36" MIN. BELOW FINISHED GRADE OR BELOW LOCAL FROST DEPTH, WHICHEVER IS DEEPER.
8. LEDGER ATTACHES TO THE HOUSE RIM JOIST ONLY – NEVER TO BRICK VENEER, CANTILEVERED FLOORS OR SIDING. REMOVE SIDING AT THE LEDGER AND FLASH PER 1/D-4. VERIFY RIM JOIST SIZE AND CONDITION IN FIELD.
9. GUARDS REQUIRED WHERE THE WALKING SURFACE IS MORE THAN 30" ABOVE GRADE: 36" MIN. HEIGHT; OPENINGS SHALL NOT ALLOW PASSAGE OF A 4" SPHERE (4 3/8" ON STAIR GUARDS); 6" SPHERE AT THE STAIR TRIANGLE.
10. STAIRS: 6 EQUAL RISERS @ 7" (7 3/4" IRC MAX.), TREADS 10" MIN.; RISER / TREAD VARIATION 3/8" MAX. CLOSED RISERS. GRASPABLE HANDRAIL 34"-38" ABOVE NOSINGS, RETURNED AT ENDS.
11. STAIR LANDING: CONCRETE PAD, 3'-0" MIN. IN THE DIRECTION OF TRAVEL, AT LEAST AS WIDE AS THE STAIR, SLOPED 1/4" PER FT MAX. FOR DRAINAGE.
12. DECKING: 5/4x6 COMPOSITE BOARDS, 1/8" GAP, FASTENED PER MANUFACTURER; JOIST SPACING NOT TO EXCEED THE DECKING MANUFACTURER'S LISTED SPAN.
13. CALL 811 AT LEAST 3 BUSINESS DAYS BEFORE DIGGING. VERIFY THAT NO UTILITIES, SEPTIC OR WELL LINES RUN UNDER THE DECK FOOTPRINT.
14. INSPECTIONS (TYPICAL): FOOTING EXCAVATION BEFORE CONCRETE, FRAMING BEFORE DECKING, FINAL – AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
15. CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN FIELD AND REPORT DISCREPANCIES BEFORE STARTING WORK.

| DESIGN CRITERIA | |
|---|---|
| LIVE LOAD | 40 PSF |
| DEAD LOAD | 10 PSF |
| GROUND SNOW LOAD | PER AHJ (40 PSF MAX. ASSUMED) |
| GUARD / HANDRAIL | 200 LB CONCENTRATED, ANY DIRECTION |
| FROST DEPTH | 36" (VERIFY WITH AHJ) |
| SOIL BEARING | 1,500 PSF PRESUMPTIVE (IRC R401.4.1) |
| FRAMING LUMBER | PT SOUTHERN PINE NO. 2 OR BETTER |
| CODE BASIS | 2021 IRC R507 / AWC DCA 6 (TYPICAL) |

## SHEET INDEX


| SHEET | TITLE |
|---|---|
| D-1 | COVER SHEET & SITE PLAN |
| D-2 | DECK FRAMING PLAN |
| D-3 | ELEVATIONS |
| D-4 | DETAILS & SCHEDULES |


## SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING (NO WORK)
- PROPOSED DECK
- EXISTING CONCRETE / PAVING

## ABBREVIATIONS

| ABBR. | MEANING | ABBR. | MEANING |
|---|---|---|---|
| AHJ | AUTH. HAVING JURISD. | O.C. | ON CENTER |
| C/L | CENTERLINE | PT | PRESSURE-TREATED |
| CONC. | CONCRETE | SP | SOUTHERN PINE |
| DIA. | DIAMETER | SS | STAINLESS STEEL |
| EQ. | EQUAL | TYP. | TYPICAL |
| EXIST. | EXISTING | U.N.O. | UNLESS NOTED OTHERW. |
| HDG | HOT-DIP GALVANIZED | WRB | WEATHER-RES. BARRIER |
| MFR. | MANUFACTURER | SF / PSF | SQ. FT / LB PER SF |

**BUILDPIXEL STUDIO**
CAD DRAFTING SERVICES

**PORTFOLIO SAMPLE – FICTITIOUS PROJECT – NOT FOR CONSTRUCTION**

PROJECT
**SAMPLE RESIDENCE**
NEW ATTACHED WOOD DECK
123 EXAMPLE LANE
ANYTOWN, PA (FICTIONAL ADDRESS)

SHEET TITLE
**COVER SHEET & SITE PLAN**

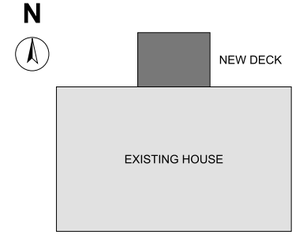
SCALE
**1" = 20'-0"**

| DATE | DRAWN BY |
|---|---|
| **11/06/2026** | **J.K.** |
| CHECKED BY | JOB NO. |
| **—** | **BPS-DK-1106** |
| REVISION | SHEET SIZE |
| **0** | **ANSI B 11x17** |

REVISIONS

| REV | DATE | DESCRIPTION |
|---|---|---|
| 0 | 11/06/2026 | ISSUED – PORTFOLIO SAMPLE |
| | | |

KEY PLAN (N.T.S.)




DESIGN BASIS

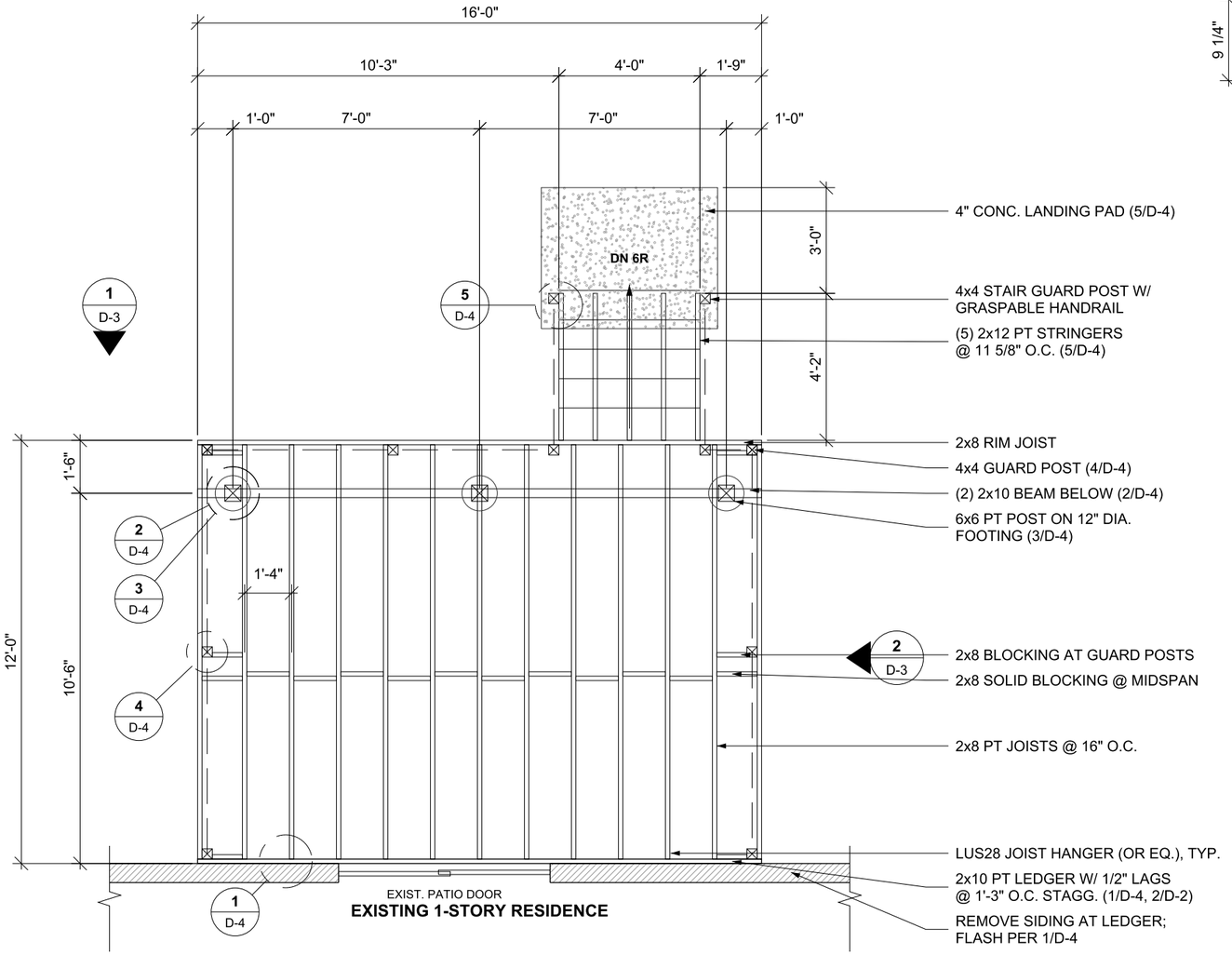
2021 IRC SECTION R507 (DECKS)
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NOTES

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FILE
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SHEET NO.
**D-1**




## 1 D-2 DECK FRAMING PLAN

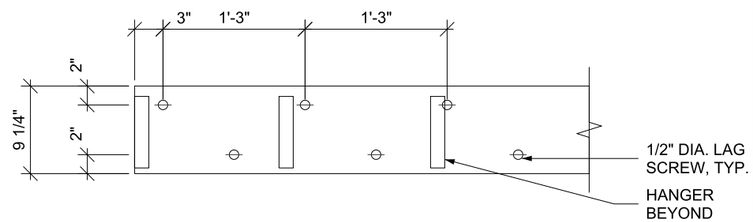
1/4" = 1'-0"

0 4'-0" 8'-0"

| STAIR DATA | |
|---|---|
| RISERS | 6 @ 7" = 3'-6" |
| TREADS | 5 @ 10" = 4'-2" |
| WIDTH | 4'-0" (OUTSIDE OF STRINGERS) |
| NOSING | 1" |

### LEGEND

- FRAMING (JOISTS, LEDGER, RIM)
- BEAM BELOW JOISTS
- CONCRETE FOOTING BELOW
- GUARD LINE
- 4x4 GUARD POST




## 2 D-2 LEDGER FASTENER PATTERN

3/4" = 1'-0"

0 1'-0" 2'-0"

1/2" LAGS @ 1'-3" O.C. (OR 1/2" THRU-BOLTS @ 2'-5" O.C.), STAGGERED; 2" FROM LEDGER EDGES, 2" TO 5" FROM ENDS (IRC TABLE R507.9.1.3(1), TYPICAL – VERIFY).

## SPAN SUMMARY (SP NO. 2, 40 PSF LIVE / 10 PSF DEAD)

| MEMBER | SIZE | ACTUAL | TYPICAL MAX. | REFERENCE |
|---|---|---|---|---|
| JOISTS | 2x8 @ 16" O.C. | 10'-4 1/2" | 11'-10" | IRC T. R507.6 |
| JOIST CANTILEVER | 2x8 | 1'-6" | 2'-7 1/8" (L/4) | IRC R507.6 |
| BEAM | (2) 2x10 | 7'-0" | SEE TABLE | IRC T. R507.5 |
| BEAM CANTILEVER | (2) 2x10 | 1'-0" | 1'-9" (L/4) | IRC R507.5 |
| POSTS | 6x6 PT | 1'-9 1/2" HIGH | 14'-0" MAX. | IRC T. R507.4 |
| STRINGERS | 2x12 CUT | 4'-2" RUN | THROAT 5 1/2" | 5" MIN. THROAT |

## FRAMING NOTES

1. JOIST SPAN IS MEASURED FROM THE FACE OF THE LEDGER TO THE C/L OF THE BEAM BEARING.
2. ALL JOISTS BEAR ON THE BEAM WITH H2.5A HURRICANE TIES (OR EQUAL) AND HANG FROM THE LEDGER IN LUS28 FACE-MOUNT HANGERS (OR EQUAL).
3. RIM JOIST: (3) 10d NAILS INTO EACH JOIST END. END JOISTS: 10d @ 6" O.C. INTO LEDGER AND RIM.
4. BEAM PLIES: (2) ROWS 10d NAILS @ 16" O.C., STAGGERED; BEAM CENTERED ON POSTS IN BCS POST CAPS.
5. GUARD POSTS BOLT TO THE INSIDE FACE OF RIM / END JOISTS WITH (2) 1/2" BOLTS + HOLD-DOWN (4/D-4); NOTCH DECKING AROUND POSTS.
6. DESIGN VALUES SHOWN ARE TYPICAL; FINAL SIZES TO BE VERIFIED BY THE LOCAL BUILDING OFFICIAL OR A LICENSED ENGINEER.

**BUILDPIXEL STUDIO**
CAD DRAFTING SERVICES

**PORTFOLIO SAMPLE – FICTITIOUS PROJECT – NOT FOR CONSTRUCTION**

PROJECT

**SAMPLE RESIDENCE**
NEW ATTACHED WOOD DECK
123 EXAMPLE LANE
ANYTOWN, PA (FICTIONAL ADDRESS)

SHEET TITLE

**DECK FRAMING PLAN**

SCALE

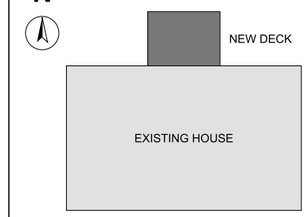
**1/4" = 1'-0" U.N.O.**

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| **0** | **ANSI B 11x17** |

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| | | |

KEY PLAN (N.T.S.)




DESIGN BASIS

2021 IRC SECTION R507 (DECKS)
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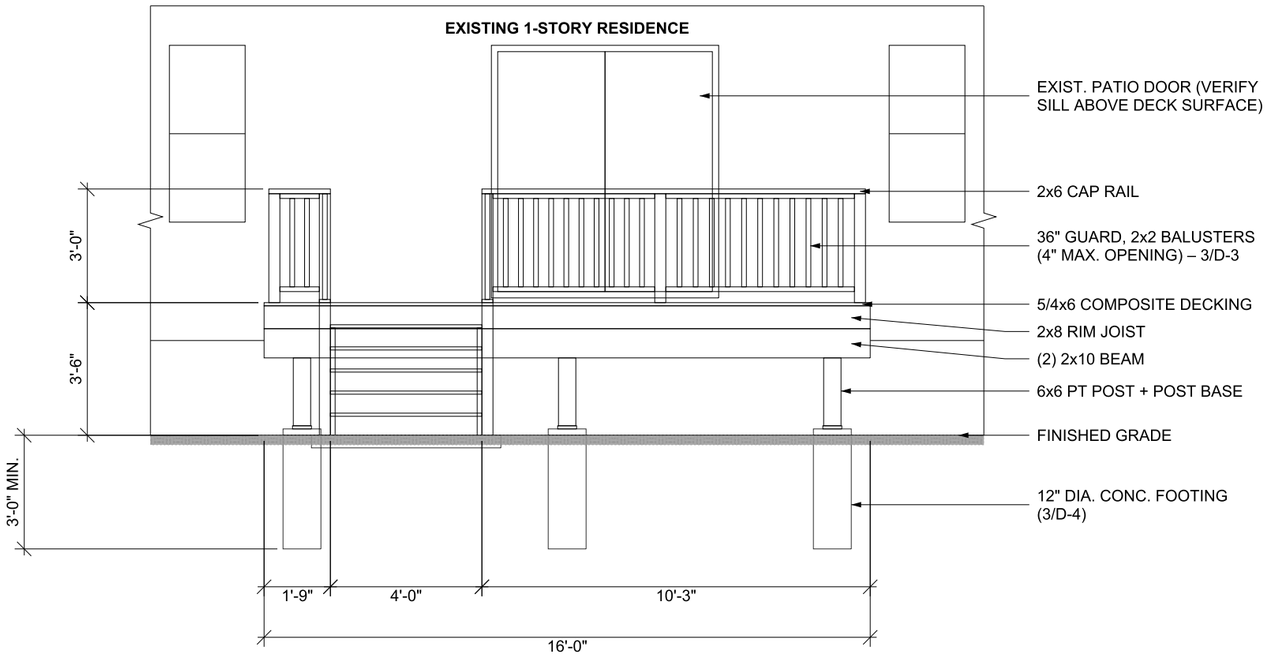
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SHEET NO.

**D-2**

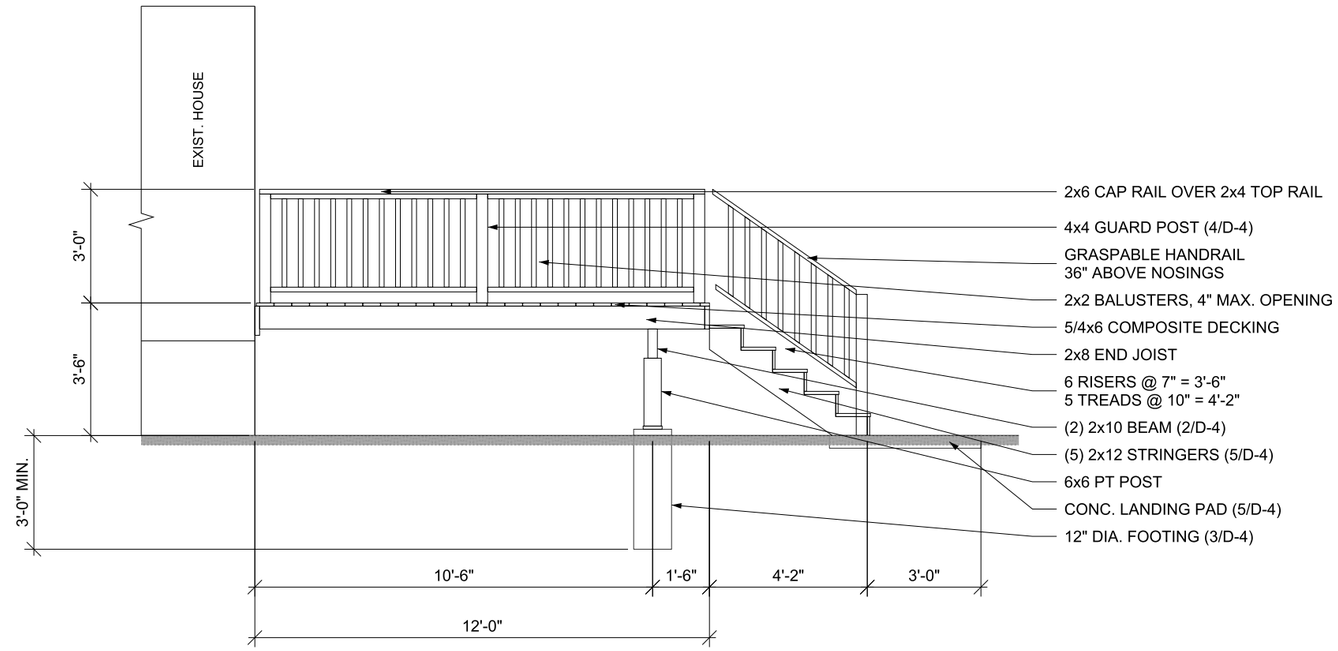
SHEET 2 OF 4




## 1 / D-3 FRONT ELEVATION (FROM REAR YARD)

1/4" = 1'-0"

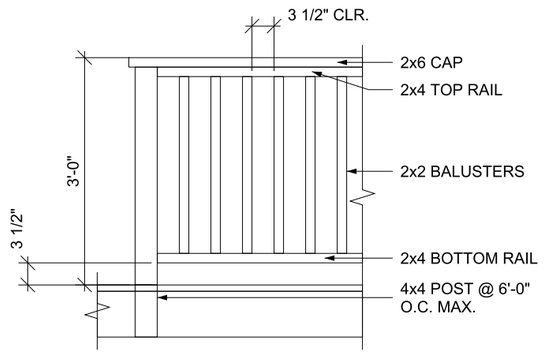
0 4'-0" 8'-0"




## 2 / D-3 SIDE ELEVATION (EAST)

1/4" = 1'-0"

0 4'-0" 8'-0"

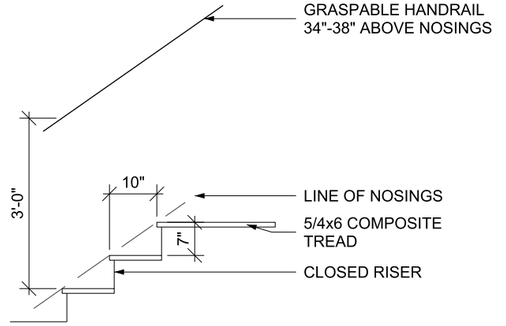



## 3 / D-3 TYPICAL GUARD ELEVATION

1/2" = 1'-0"

0 2'-0" 4'-0"

OPENINGS 3 1/2" CLEAR – A 4" SPHERE SHALL NOT PASS.
GUARD DESIGNED FOR 200 LB CONCENTRATED LOAD.




## 4 / D-3 STAIR RISER / TREAD

3/8" = 1'-0"

0 2'-6" 5'-0"

RISER 7" (7" DESIGN MAX., 7 3/4" IRC MAX.)
TREAD 10" MIN. · NOSING 3/4"-1 1/4"
RISER / TREAD VARIATION 3/8" MAX.

## ELEVATION NOTES

1. RISER COUNT: 3'-6" TOTAL RISE / 7" MAX. RISER = 6 RISERS (5 TREADS).
2. VERIFY FINISHED GRADE AT EACH POST AND AT THE LANDING BEFORE CUTTING STRINGERS.

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CAD DRAFTING SERVICES

**PORTFOLIO SAMPLE – FICTITIOUS PROJECT – NOT FOR CONSTRUCTION**

PROJECT
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NEW ATTACHED WOOD DECK
123 EXAMPLE LANE
ANYTOWN, PA (FICTIONAL ADDRESS)

SHEET TITLE
**ELEVATIONS**

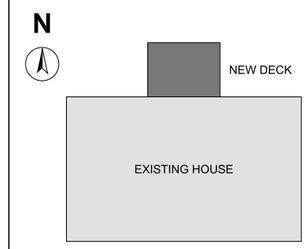
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**1/4" = 1'-0" U.N.O.**

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KEY PLAN (N.T.S.)




DESIGN BASIS

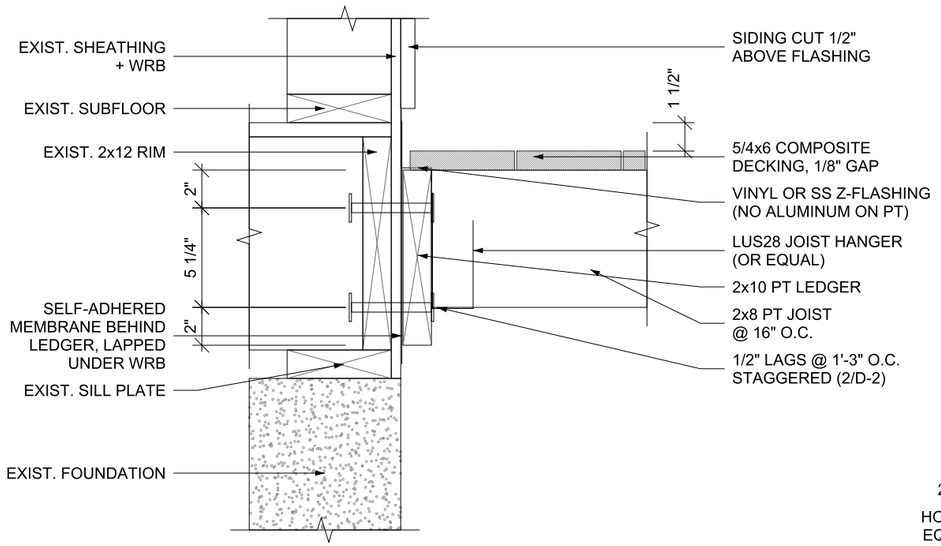
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FILE
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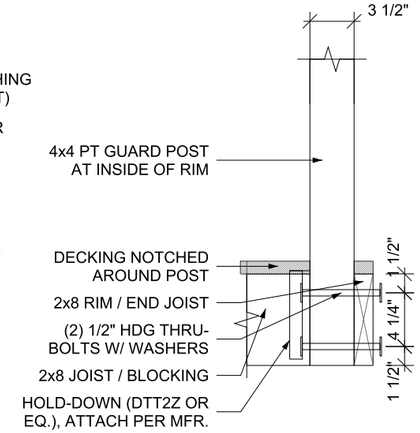
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**D-3**




## 1 D-4 LEDGER ATTACHMENT

1 1/2" = 1'-0"

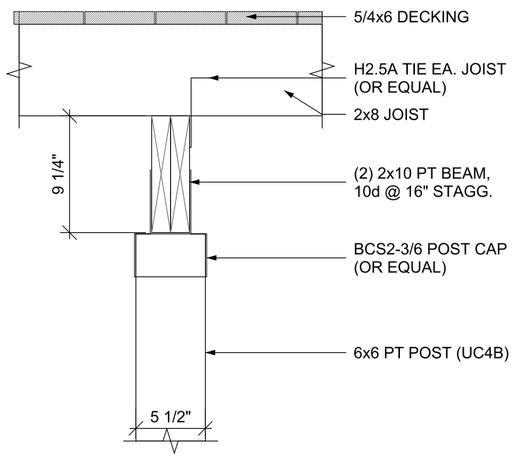
0 0'-6" 1'-0"




## 4 D-4 GUARD POST AT RIM

1" = 1'-0"

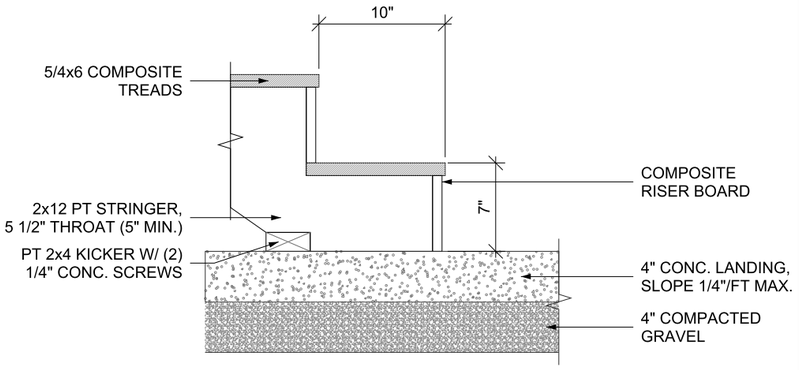
0 1'-0" 2'-0"




## 2 D-4 POST-TO-BEAM

1" = 1'-0"

0 1'-0" 2'-0"




## 5 D-4 STRINGER AT LANDING

1" = 1'-0"

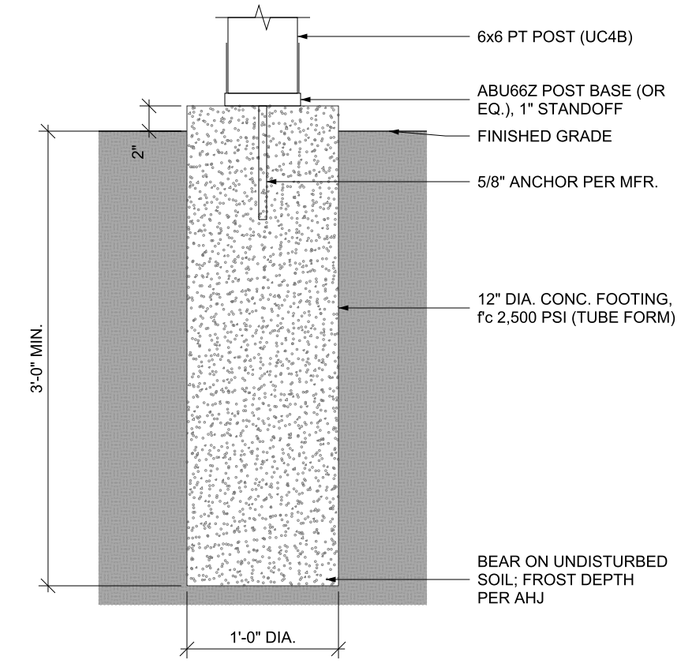
0 1'-0" 2'-0"

## FRAMING SCHEDULE

| MEMBER | SIZE / MATERIAL | SPACING | REMARKS |
|---|---|---|---|
| DECKING | 5/4x6 COMPOSITE | 1/8" GAP | CLIPS OR SCREWS PER MFR. |
| JOISTS | 2x8 PT SP NO. 2 | 16" O.C. | SPAN 10'-4 1/2", CANT. 1'-6" |
| RIM / END JOISTS | 2x8 PT SP NO. 2 | — | (3) 10d EA. JOIST END |
| LEDGER | 2x10 PT SP NO. 2 | — | 1/2" LAGS @ 1'-3" O.C. STAGG. |
| BEAM | (2) 2x10 PT SP NO. 2 | — | SPAN 7'-0", CANT. 1'-0" |
| POSTS | 6x6 PT (UC4B) | 7'-0" O.C. | POST CAP + POST BASE |
| FOOTINGS | 12" DIA. CONCRETE | AT POSTS | 36" MIN. BELOW GRADE |
| BLOCKING | 2x8 PT | MIDSPAN | ALSO BEHIND GUARD POSTS |
| STRINGERS | 2x12 PT SP NO. 2 | 11 5/8" O.C. | 5 PER STAIR, LSCZ AT RIM |
| TREADS / RISERS | 5/4x6 COMPOSITE (2) | — | 10" RUN / 7" RISE |
| GUARD POSTS | 4x4 PT | 6'-0" O.C. MAX. | (2) 1/2" BOLTS + HOLD-DOWN |
| BALUSTERS | 2x2 PT | 4" MAX. CLEAR | (2) 2 1/2" SCREWS EA. END |
| CAP / RAILS | 2x6 CAP, 2x4 RAILS | — | TOP OF CAP 3'-0" ABOVE DECK |
| HANDRAIL | 1 1/4"-2" GRASPABLE | 34"-38" HIGH | CONTINUOUS, RETURN ENDS |

## HARDWARE NOTES

1. MODEL NUMBERS (SIMPSON STRONG-TIE) FOR REFERENCE ONLY – OR APPROVED EQUAL. INSTALL WITH ALL SPECIFIED FASTENERS. HOT-DIP GALVANIZED G185 OR STAINLESS; NO ELECTRO-GALVANIZED.
2. JOIST TO LEDGER: LUS28 HANGER. JOIST TO BEAM: H2.5A TIE AT EVERY JOIST. STRINGERS: LSCZ AT RIM.
3. POST TO BEAM: BCS2-3/6 POST CAP. POST TO FOOTING: ABU66Z POST BASE (1" STANDOFF), ANCHOR PER MFR.
4. LEDGER: 1/2" HDG LAGS W/ WASHERS @ 1'-3" O.C. STAGGERED, OR 1/2" THRU-BOLTS @ 2'-5" O.C. (TYPICAL IRC SPACING – VERIFY).
5. GUARD POSTS: (2) 1/2" HDG THRU-BOLTS + DTT2Z HOLD-DOWN AT EACH POST.




## 3 D-4 FOOTING / POST BASE

1" = 1'-0"

0 1'-0" 2'-0"

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123 EXAMPLE LANE
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SHEET TITLE

**DETAILS & SCHEDULES**

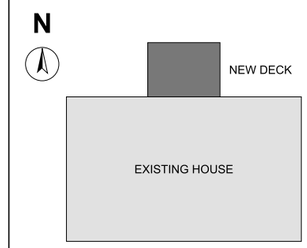
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|---|---|
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| CHECKED BY | JOB NO. |
| — | BPS-DK-1106 |
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| | | |

KEY PLAN (N.T.S.)




DESIGN BASIS

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FILE

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SHEET NO.

**D-4**

SHEET 4 OF 4