

### Deck design guidelines

#### NEW OAK PARK DECK DESIGN SPECIFICATIONS FOR ALL UNITS

Please provide the following:

- Property Owner: Unit:
- Scope of work to be done by vendor: Vendor Name (Contractor: License #:  
Bond info: Insurance info:
- Start and completion date:
- All debris is to be removed from the site. All construction debris is to be removed from site by the vendor. Vendors are not allowed to access the garbage service areas for the project.
- All work is to be done per city building code and spelled out in the detail below.
- All vendors are to park in the guest overflow areas, except very briefly in other locations, for unloading tools and materials.

### Deck Specs for New Oak Park

1. support girder to be 4"x12", #2 and better, brown pressure treated lumber, and Must Not be Cedar, due to cedar's inherent lack of strength.
2. Posts supporting 4"x12" girder shall be 4"x4", #2 and better, brown pressure treated lumber, spaced no more than 10 feet on center.
3. Deck sub-structure to be 2x8, "#2 and better", brown pressure treated floor joists, framed 16" on center. Maximum length of joists is 6'
4. Deck surface is 2"x6", #2 & Better, pressure treated, Douglas Fir vertical grain lumber (i.e. NOT tongue and groove). These boards can either be painted to appear similar to cedar, or-alternatively-can be purchased as brown, pressure treated Douglas Fir.  
Treat ALL cuts or holes in pressure treated wood with Green Guard, or equivalent. Otherwise, rot will begin at these points, and significantly limit the life of the pressure treated wood.  
Pressure treated, #2 & Better, Douglas Fir may be hard to find. Alternatively, 2"x6", #2 & Better, Pressure treated "Hem-Fir" (NOT tongue and groove) may be used.
5. Railing Posts are 4x4 Brown, #2 and better, pressure treated posts extending 38 inches above the deck surface, approximately 7' on center. Attach posts to sub-structure with a minimum of two, 1/2" galvanized bolts, and two galvanized 1/2" washers at each post.

6. Deck railing is 36" from deck surface to top of railing. Railing to be 2"x4", #2 and better, brown pressure treated stringers

7. Top cap to be 2x4, #2 and better, brown pressure treated 2x4". Top Cap could be cedar (but not Port Orford Cedar), since the cedar splinters are more benevolent than pressure treated, and it doesn't need much strength due to the supports.

8. Pickets to be clear brown pressure treated 2"x2" (Option: clear 2"x2" clear cedar pickets), attached with exterior 3" screws or galvanized nails to the 2x4 stringers and sub structure. Recommend pre-drill holes in pickets to avoid splitting. Pickets to be spaced a maximum of 3 7/8" apart. Pickets must extend from just under the top cap to within 3 7/8" of the deck surface. Recommend - Pickets be spaced 3 3/4" apart and 3 3/4" above deck surface. (Code specifies less than 4".)

9. Posts to have brown anodized post caps.

10. All cedar surfaces, if any, to have Sikken's Cedar #77 Transparent stain.

11. Decks should be sloped away from buildings at 1/4" per foot, in order to prevent water collecting against building.

You may select your own vendor. Please provide their license, bond and insurance information with your Architectural Request Form.

Should you or your vendor have any questions please contact

[Sterling Property Management](#)

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