

OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.

REAR DECK DESIGN SPECIFICATIONS FOR WOOD OR TREX
Updated as of October 2014

Rear decks shall be constructed and installed in accordance with the following specifications and drawings. These specifications apply to those units having patios at grade level only. Finished deck size is to be 8 feet X 22 feet built in accordance with the specifications listed below.

A certificate of insurance from your contractor and a modification request form must be completed and submitted to the Association office for Board of Trustee review and approval. No work may commence until approval has been issued. Modification request forms may be obtained from the Association office.

Construction Specifications:

1. Wood framing materials shall be pressure treated lumber. The support runners shall consist of 2" x 6" lumber laid on edge flat at sixteen (16" o.c.) inches on center and decking boards to consist of 2" x 6" or 5/4 x 6 set perpendicular to the dwelling unit.
2. All fasteners to consist of approved hot dipped galvanized screws compatible with treated exterior lumber if using wood, or if using Trex with screws compatible with their product.
3. Deck over gravel applications, place two (2") inches of stone dust over existing gravel layer to support main runners. Lower existing gravel level at the runner locations to receive stone dust layer and finish at proper height for a level runner placement. (see sketch)
4. Main runners shall be 2" x 6" running parallel to the rear wall of the unit spaced at sixteen (16" o.c.) inches on center maximum. The first runner will be set against the building foundation wall. The finished patio should pitch away from the foundation at one-quarter (1/4") inch for every one (1') foot.
5. Decking shall be either 5/4" x 6" or 2" x 6" exterior grade planking installed perpendicular to the unit's rear wall and the deck main runners.
6. Deck planks shall be fastened to the runners using galvanized screws rated for exterior use or compatible with your Trex product. Utilize two (2") inch screws for 5/4 x 6 and 2-1/2" for 2 x 6 deck materials. Set two (2) screws at each runner location. Screws to be set straight into material. Countersink screw head to below deck surface.
7. All decks shall be constructed so that they are removable in two (2) or more sections. Set identical length 2" x 6" runners starting from one end so that natural joints occur in the length of the deck for easy removal of deck sections. (see sketch)
8. Finished deck heights of more than eight (8") inches above the finished grade shall have steps leading to existing yard grade level. The overall height above grade shall be divided evenly by the number of steps so that no riser differentiates from the other by more than 1/8". No step shall have a rise of more than (8") inches. The step tread depth shall not be less than twelve (12") inches

nominal. Steps having three or more risers shall have a hand rail on both sides. The railing will confirm to the International Residential Code requirements.

9. It is recommended that the wood decking be weatherproofed every three to five years depending on its orientation to the sun. The deck shall be stained to Sherwin Williams Charleston Brown, or if using Trex color Transcend Tiki Torch. It is important to allow wood decking material to season for six months before applying paint or stain.
10. The unit owner is responsible for deck maintenance and upkeep.
11. All contractors shall submit an insurance certificate to the Association naming the Association as an additional insured and comply with all Association requirements for contractors working on site.
12. The finished deck will be inspected by an association representative for compliance with these specifications. Non-compliance items must be rectified.