

### Deck, Stair and Associated Construction

**PROPOSAL:** HDR...a remodel contractor (HDR) proposes to repair, remove, extend, or construct existing or new stairs, decking as outlined in an associated proposal. We will supply selected materials and labor to complete the remodel of the applicable stairs, landings and/or decks as outlined in an associated Proposal. The work will be completed in accordance to Building codes with reference to the 1998 California Amendments of the 1987 Uniform Building Code, 1997 Uniform Plumbing Code (as applicable), and 1996 National Electrical Code (as applicable).

**DEMO:** HDR will demo the old deck and haul the debris off of the property and properly dispose of it. HDR may or may not use a debris box parked at the street. The deck connections if any to the house will be cut flush and fill and sealed.

**POSTS and PADS:** We will mount the new deck on new PTDF (pressure treated doug fir) posts will be mounted on the existing pads if possible or reasonable or new pads as outlined in the proposal.

**BEAMS:** The beams will be constructed of two 2" x 12" (or as outlined in the proposal) redwood with knots (construction grade unless noted differently in the proposal) bolted together with 2-1/2" bolts with washers 6" apart.

**LEDGER:** The 2" x 8" ledger board if any will be bolted (carriage bolts 1/2" x 6" to the house three inches. We will install flashing over the ledger board to deflect the water away from the house. If the house was built before 1970, we expect to find that it has a solid band of lumber for securing the ledger.

**JOISTS:** We are planning to use 2" x 8" red wood joists (unless otherwise noted) 16" on center nailed to a ledger board with joist hangers (Simpson Strong Ties A35 or better) attached with 16d-galvanized nails. The joists will be tied to the beam with framing connector.

**DECKING:** the decking will be 2" below the floor line of the house. The decking will be constructed of 2" x 6" smooth redwood deck boards with knots (unless otherwise noted) attached to the joists with galvanized screws or nails. The deck will be slope to run rainwater away from the house.

**RAILING:** The railing will be constructed of 4" x 4" redwood smooth posts with knots (unless otherwise noted) bolted (1/2" carriage bolts with nuts and washers) to the ribbon boards or end joists. The posts are set every 4' 6" on center at a maximum. Top rail and cap rail will be better grade redwood smooth wood attached from underneath with clips nailed with galvanized nails. The pickets (if any) will be 2" x 2" nailed to the rails with galvanized nails. This deck-mounted fence is limited to 6' by code because of its proximity to the property line.

**NOTES:** The current proposal does not include staining of the deck. The wood should weather for one season for the wood to cure so that it can take a stain. If we stain the wood while it is curing the stain with bubble and "alligator".