

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BU **PERMIT** ION

Permit Number: 100576

Please Read Application And Notes, if Any, Attached

This is to certify that ARONSON EDITH S & DEBORAH A HE / Benjamin

has permission to Build a multi-level decks system includes removing a portion of existing deck

AT 70 COTTAGE PARK RD CB 376 A040001

provided that the person or persons, firm or corporation accounting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is done-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Samuel...
JUN 16 2010
Director - Building Department
City of Portland

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0576	Issue Date:	CBL: 376 A040001
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Location of Construction: 70 COTTAGE PARK RD	Owner Name: ARONSON EDITH S & DEBORA	Owner Address: 70 COTTAGE PARK RD	Phone:
Business Name:	Contractor Name: Benjamin Davis	Contractor Address: 25 Brown Street Westbrook	Phone: 2073185757
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3
Past Use: Single Family Home	Proposed Use: Single Family Home - Build a multi-level decks system, includes removing a portion of existing deck	Permit Fee: \$170.00	Cost of Work: \$15,000.00
Proposed Project Description: Build a multi-level decks system, includes removing a portion of existing deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB Signature: JMB 6/16/10
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:	

Permit Taken By: Idobson	Date Applied For: 05/26/2010	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p> <p style="text-align: center;">PERMIT ISSUED</p> <p style="text-align: center;">JUN 16 2010</p> <p style="text-align: center;">City of Portland</p>		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 5/27/10	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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all holes 4' deep
all get back well over 20'
6-22-10 NLR

07/24/10 Final for Deck: Okay re-secured section of
existing deck for structural support,
rails @ 37 1/2" JCR

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0576	Issue Date:	CBL: 376 A040001
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Business Name:	Contractor Name: Benjamin Davis	Contractor Address: 25 Brown Street Westbrook	Phone 2073185757
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family Home in a PRUD	Proposed Use: Single Family Home - Build a multi-level decks system, includes removing a portion of existing deck	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 5
Proposed Project Description: Build a multi-level decks system, includes removing a portion of existing deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: Signature:		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0576	Date Applied For: 05/26/2010	CBL: 376 A040001
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Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Build a multi-level decks system, includes removing a portion of existing deck	Proposed Project Description: Build a multi-level decks system, includes removing a portion of existing deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/27/2010**Note:****Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling within a PRUD Development. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/16/2010**Note:****Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

6/16/2010-jmb: Spoke to Benjamin D. Verified existing deck sona tubes, bracket back to building of 5x11 deck and no graspable handrail if less than 4 risers. He has already poured the sona tubes, I told him to hold off until inspection scheduled for 6/18. He will expose 2 footings for verification of depth and locate property lines.

PERMIT ISSUED

JUN 16 2010

City of Portland

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Business Name:	Contractor Name: Benjamin Davis	Contractor Address: 25 Brown Street Westbrook	Phone: 2073185757
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>70 Cottage Park Rd.</u>		
Total Square Footage of Proposed Structure/Area <u>125 sqft</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>376</u> Block# <u>A</u> Lot# <u>40</u>	Applicant 'must be owner, Lessee or Buyer' Name <u>Edith Aaronson</u> Address <u>70 Cottage Park Rd.</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>207 797-3417</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>15,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>170</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>Yes</u> If yes, please name <u>Lot 9 Cottage Park</u> Project description: <u>Multilevel deck proposal 5'x11' deck added to existing deck which will remove 2'x15' from. Add another 10'x10' deck while taking away 25 sqft from existing deck. New deck to be a single step down. Repositioning & Bracing Existing Posts that are wax wacked.</u>		
Contractor's name: <u>Benjamin J. Davis</u>		
Address: <u>23 Brown St.</u>		
City, State & Zip <u>Westbrook, ME 04092</u>		Telephone: <u>207 318 5757</u>
Who should we contact when the permit is ready: _____ Telephone: _____		
Mailing address: <u>P.O. Box 1118 zip 04098</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: <u>[Signature]</u>	Date: <u>5/26/2010</u>
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RECEIVED

This is not a permit; you may not commence ANY work until the permit is issued
MAY 26 2010

Dept. of Building Inspections
City of Portland Maine

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

JUN 16 2010

City of Portland

CBL: 376 A040001

Building Permit #: 10-0576



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

5.26 20 10

Received from Benjamin Davis

Location of Work 70 Cottage

Cost of Construction \$ 4,3000 Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 170

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

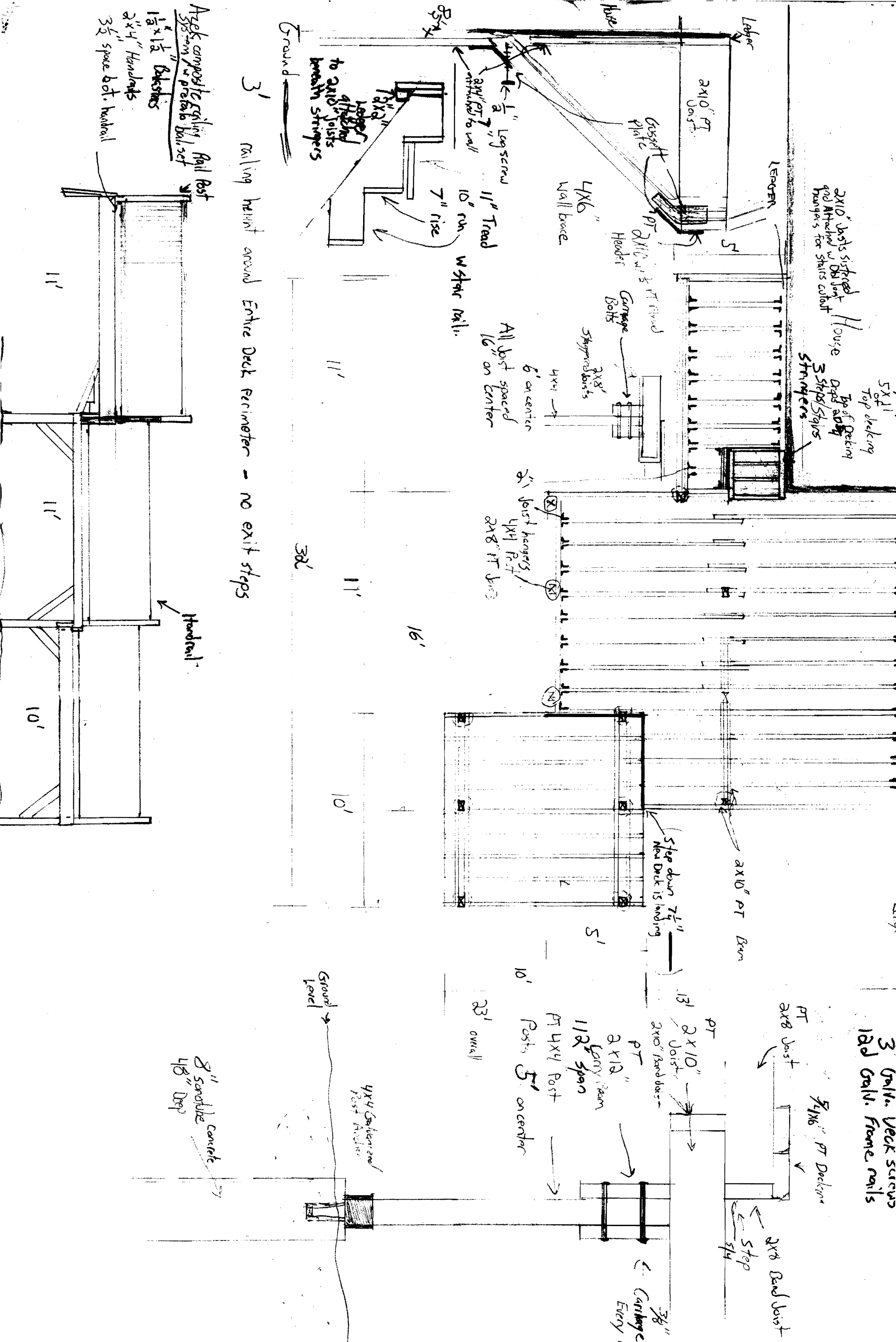
CBL: 376-A-40

Check #: Cm Total Collected \$ 170

**No work is to be started until permit issued.
 Please keep original receipt for your records.**

Taken by: S. 10

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy



2x10 joists sistered and attached w/ Dbl end nippers for stairs cutout

5x11 Top decking

Top of Decking Drip edge

3 Steps/Stairs Stringers

3' railing height around Entire Deck Perimeter - no exit steps

Aztek composite railing Rail Post

3/8" x 1 1/2" Balusters

2x4" Handrails

3/2" space bet. handrail

11" Tread

10" run w/ stair rail.

7" rise

2x4 PT attached to wall

1/2" Lag screw

4x6 Wall brace

2x10 PT Header

Carriage Bolts

3x8 Stringers

4x4 on center

6' on center

All joist spaced 16" on center

2" joist hangers

4x4 PT

2x8 PT Joist

Step down 7 1/4"

New Deck is landing

2x10 PT Beam

3 Gall. Deck screws

1 1/2" Galv. Frame nails

2" sandlike concrete

4/8" Deep

4x4 Galvanized Post Anchor

Ground Level

23' overall

10' Posts 5' on center

PT 4x4 Post

1 1/2" Long Beam

2x12

PT 2x10 Joist

2x10 Band Joist

3/8" Carriage Every

2x8 Band Joist

Stop 5/4

PT 2x8 Joist

7x6 PT Decking

83.99

74

67.85

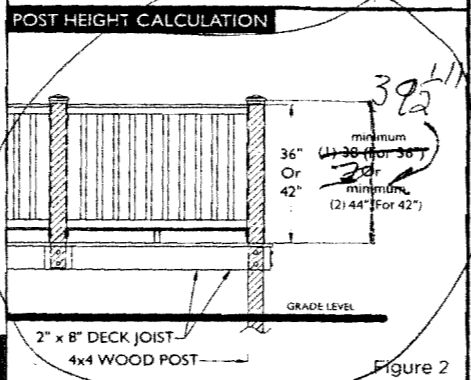
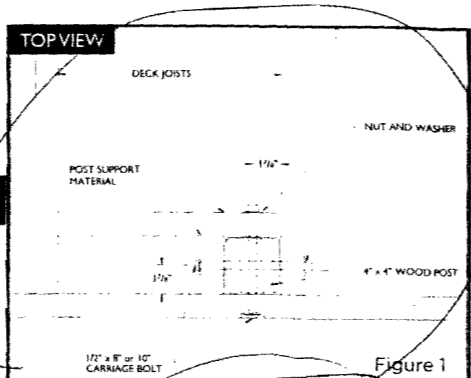
Drainage / Pedestrian Easement

99.07

Please read all instructions completely before starting any part of the installation. Each railing kit comes complete with all parts, hardware and installation guide to install one complete rail section (excluding posts.) Railing sections have been pre-cut to 6 ft. or 8 ft. lengths. Check to ensure that the kit is complete. **Safety:** Always wear goggles when handling, cutting, drilling and fastening materials.
Note: Check local code requirements.

1. POST SLEEVE INSTALLATIONS

NOTE: POST SLEEVES ARE NOT DESIGNED TO BE USED IN STRUCTURAL APPLICATIONS. THEREFORE, THEY SHOULD NOT BE USED WHERE THEY MAY BE SUBJECT TO WEIGHT BEARING APPLICATIONS SUCH AS SUPPORTS FOR A ROOF OF A PORCH OR DECK. The Post Sleeve has been designed to slide easily over a nominal wood 4" x 4" (min. 3 3/8" x 3 3/8", max. 3 9/16" x 3 9/16") post after the deck sub-structure is complete and the deck boards have been fastened. The 4" x 4" should extend down to the bottom of the rim joist and be completely "BOXED IN" around all 4 corners for the firmest attachment (see Figure 1). At this time, make sure the 4" x 4" wood posts are level and plumb to ease the installation of your railing system. If the nominal wood 4" x 4" post is twisted or oversized it will be necessary to shave the 4" x 4" wood post. Next, slide the Post Sleeve over the wood post (Do not force the Post Sleeve over the 4" x 4" as it may eventually lead to a crack or split). Post Sleeves may also be used over a wood post installed with a Surface Mount Bracket or over a Tallboy Surface Mount Bracket. For installation of a wood post to concrete, refer to the Surface Mount Bracket installation instructions or your local dealer. When using 6" x 6" post sleeves, a minimum 5 3/8" x 5 3/8" and a maximum 5 9/16" x 5 9/16" outside post dimension is required for a proper fit.

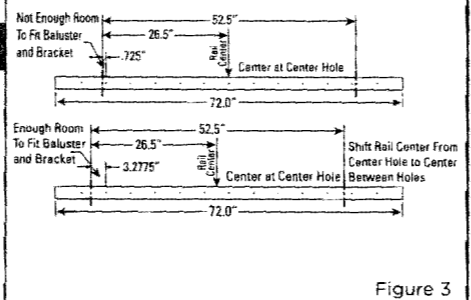


2. POST SLEEVE HEIGHT CALCULATIONS

Calculate and cut Post Sleeve to required height (see Figure 2). Slide Post Sleeve over 4" x 4" wood post into position. For 36" rail, cut Post Sleeve to a minimum of 38". For 42" rail, cut Post Sleeve to a minimum of 44".

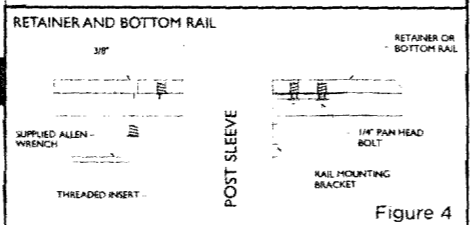
3. POST SLEEVE MEASUREMENTS & CUTTING

Measure between posts, top and bottom to obtain the rail length. Also check the opening to ensure the Post Sleeves, newel posts or walls where the rail is to be installed are square and plumb. To obtain proper baluster spacing, measure half the determined rail length on the retainer/bottom rail from the center of the part. Note: This could be on a hole or from the center between holes only. If there is not enough room to fit the bracket and baluster side by side, alter the rail center from center hole to between holes or from between holes to center hole (this will move your baluster 2 5/8" either direction). Be sure not to allow any more than 4" between post sleeve and first baluster. If a rail must be cut so that the baluster sits on the bracket, the baluster end must be notched to fit around bracket and bracket bolt.



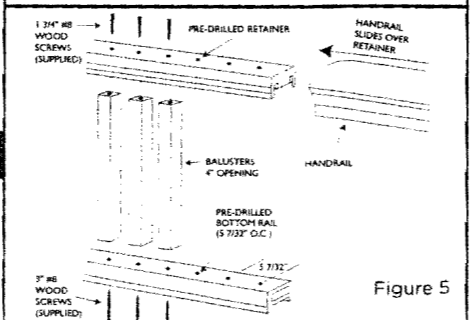
4. RETAINERS & BOTTOM RAIL BRACKET INSTALLATION

Place the "U" shaped end of the painted stainless steel bracket on the underside of the retainer and bottom rail. Be sure to place the bracket just slightly inside (1/16") the cut edge of the retainer and bottom rail. Mark and drill pilot holes with a 3/16" bit. Drill out the two mounting holes to 3/8". Note: When drilling for the bottom rail, drill through bottom wall only - do not drill through the top surface. Using the supplied 6mm Allen Wrench, screw the threaded inserts into the 3/8" holes from the bottom until flush. Be careful not to over torque. Next, fasten each bracket with (2) 1/4" x 20" panhead bolts to the underside of the retainer and bottom rail.



5. ASSEMBLE, FASTEN & SLIDE

Align the ends of each Baluster with the pre-drilled holes in the Retainer (see Figure 5). Using the 1 3/4" # 8 wood screws, fasten the Balusters to the Retainer first, through the pre-drilled holes. Do not over torque. Align the ends of the Balusters with the holes in the Bottom Rail and fasten the Balusters to the Bottom Rail through the pre-drilled holes using the 3" # 8 wood screws.



6. CENTER RAILING SUPPORT

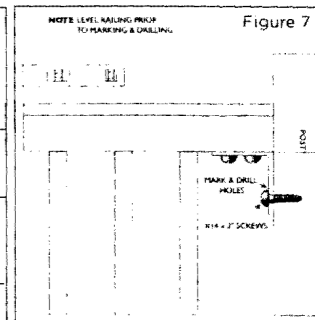
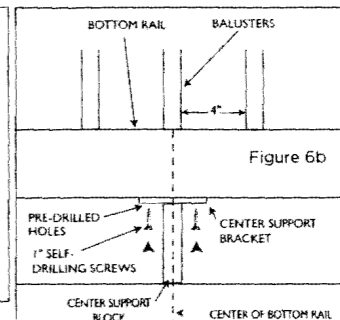
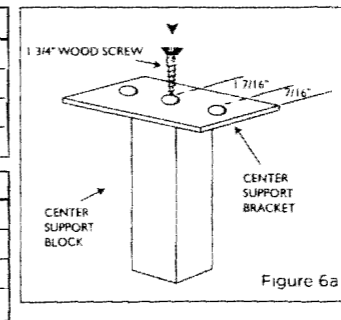
Fasten center support in center of railing using 1" self-tapping screws. (see Figure 6a & b) Check Chart 1 for the proper cut length for your style of rail. **Center support must be cut to meet local railing height requirements.**

CENTER SUPPORT SIZE - Premier/Premier Pro		
CDN	Victorian	2 5/16"
CDN	Colonial	2 7/8"
US	Premier/Premier Pro	4 5/16"

** indicates size supplied

CENTER SUPPORT SIZE - Trademark		
US	Select-Flat	4 5/16"
US	Select	4 5/8"
US	Reserve	4 7/8"

** indicates size supplied



7. LEVEL & ATTACH RAILING

- Place assembled railing between Posts and level.
 - Mark holes.
 - Remove assembled railing.
 - Drill pilot holes in the Posts with a 1/4" drill bit. (Be sure to only drill through post sleeve.)
 - Re-position assembled railing.
 - Fasten the section to the post using the 14 x 2" stainless steel painted screws supplied with a #3 square drive bit.
 - When using Tallboy SMB be sure to use a 7/32" drill bit through post sleeve and SMB wall.
- IMPORTANT: DO NOT OVER TORQUE SCREWS WHEN FASTENING RAIL TO POSTS AS THIS MAY CAUSE POST SLEEVES TO CRACK.**

8. POST CAP APPLICATION

Apply generous amount of construction grade adhesive to top edges of Post Cap and press Post Cap firmly into place.

9. FASTEN HANDRAIL TO RETAINER

Take remaining self drilling screws that were used in Step 6 and install up through the retainer into the handrail to lock it in place. Space screws evenly over the span. **For care and cleaning instructions visit our website.**

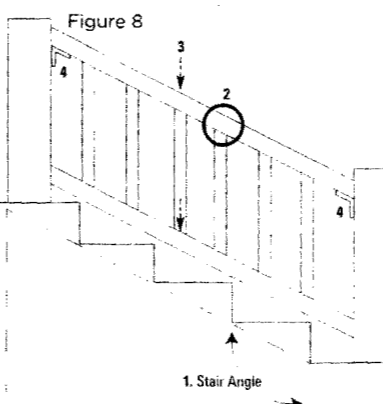
RAILING CONVERSION FOR STAIRS

The assembly and installation of stair rail is the same as for horizontal rail (see over) except for changes detailed below. Please read instructions for horizontal rail before attempting to assemble and convert to stair rail.

1. PREPARATION

First check the rise and run of the stairs to determine the proper stair rail angle. (see Figure 8) Check the rail opening to ensure the sleeves, newels or walls where the stair rail is to be installed are square and plumb. Measure between the Post Sleeves to obtain the rail length. Be sure to measure between the Post Sleeves at both top and bottom.

TIP: Ensure the proper fit by cutting a test piece of wood to the previously determined length and angle and fit it into the opening. Once the proper measurements have been confirmed, measure the handrail and retainer from the center of each part and trim an equal amount from each side to obtain the top length measured between the sleeves.



2. BALUSTERS Cut Balusters to proper angle, top and bottom. Keep length identical.

3. DRILLING HOLES RETAINER AND BOTTOM RAIL

The Retainer and Bottom Rail have been factory drilled for "horizontal" rail installations to assist with the assembly. For a stair rail installation, the Retainer and Bottom rail holes will need to be re-drilled to match the required stair rail angle. From the center of the top holes, draw a line the proper angle down the side of the bottom rail to be used as a guide (see Figure 9). Using a 3/16th bit, drill through the top hole following the angled guideline, and through the bottom of the rail making sure to drill through as close to the center line as possible.

TIP: Use a drill guide to ensure accuracy and see our website for additional information.

4. MOUNTING BRACKETS

Use the Stainless Steel Hinged Bracket included in the kit to fasten railing section to the posts. **IMPORTANT: DO NOT OVER TORQUE SCREWS WHEN FASTENING TO THE POSTS AS THIS MAY CAUSE THE POST SLEEVE TO CRACK.**

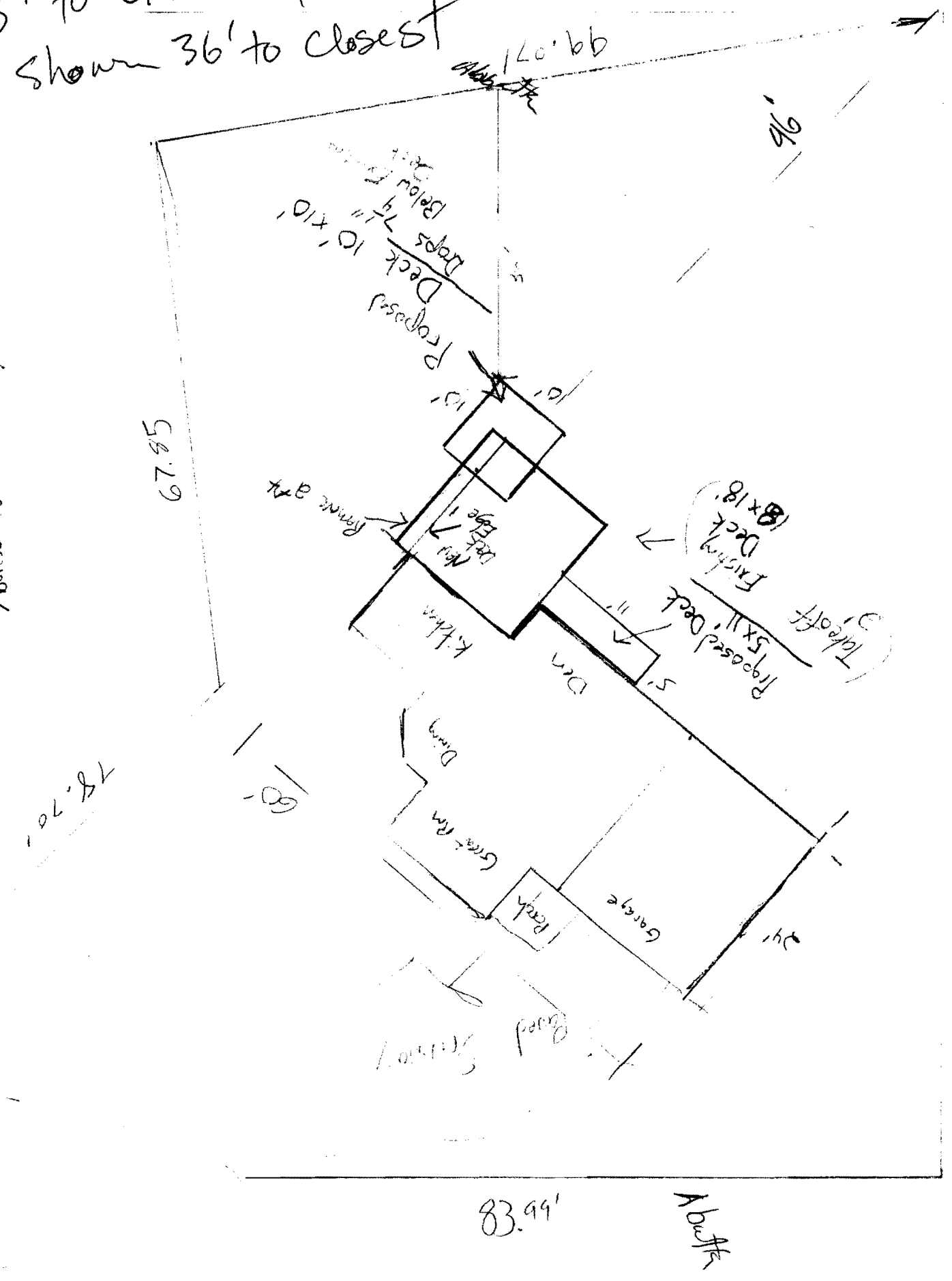
5. ASSEMBLE AND INSTALL

Assemble as per horizontal rail installation instructions Step #5. Note: The 2 1/2" handrail is placed onto the retainer and secured using the self drilling screws supplied.



R-3 PRUD
 25' to Exterior Property Lines
 shown 36' to closest

Lot 9, Cottage Park Rd
 Address is 70 Cottage Park Rd



Refer Hill Exterior Property Line

Map



R-3 (Rural Residential)

REAR: 25' Req to Exterior property lines (36' shown)

Side: 16' Required between each single family

Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Interstate	Stream_protection	R2 Residential	C25
Streets	Island Zoning	R3 Residential	C26
Buildings	C43	R4 Residential	C27
Out Building	I-B	R5 Residential	C28
Parcels	I-1S	R6 Residential	C29
Traveled Ways	R-R1	R0S Recreation Open Space	C30
Stream	R-R2	RP Residential Professional	C31
Wetland	R03	RPZ Resource Protection	none
Lake/Pond	R05	WCZ* Waterfront	C32
Coastal Bluff	R02	WPDZ Waterfront	C33
Highly Unstable	AB Airport Business	WSUZ Waterfront	C34
Unstable	EWPZ	C1	C35
Overlay Zones	C44	C2	C36
DEOZ	C45	C3	R6
H	R7	C4	C37
Holdstop Overla	R1 Neighborhood Business	C5	C38
R-7	R1b Neighborhood Business	C6	C39
USM	R2 Business Community	C7	C40
Shearland Overlay Zone	R2b Business Community	C8	C41
	R3* Downtown Business	C9	C42
	R3c Downtown Business	C10	County Streets
	R4 Commercial Business	C11	A15
	R5 Urban Commercial	C12	A21
	R5b Urban Commercial	C13	A31
	I1 Industrial - High Impact	C14	ME Towns
	I2 Industrial - Low Impact	C15	Land
	I3 Industrial - Low Impact	C16	Water Body
		C17	Ocean
		C18	
		C19	
		C20	
		C21	
		C22	