

111-143 BANCROFT STREET



SHAMEWALKER

Full cut # 920R Half cut # 920R Third cut # 920R Fifth cut # 920R

Date Issued **4-16-71**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp. **4/22/71**
 Date **WALTER H. WALLACE**
 By **DEPUTY PLUMBING INSPECTOR**

App. Final Insp. **4/22/71**
 Date **WALTER H. WALLACE**
 By **DEPUTY PLUMBING INSPECTOR**

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

PERMIT TO INSTALL PLUMBING

Address **1143 Ranoroff St.** PERMIT NUMBER **3229**

Installation For: **Single**
 Owner of Bldg.: **Ed. Marcoux**

Owner's Address: **Same**
 Plumber: **Richard Welta** Date: **4-16-71**

NEW	REPL.	NO	FEE.
	1	SINKS	
		LAVATORIES	
		TOILETS	2.00
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	
	1	GARBAGE DISPOSALS	
		SEPTIC TANKS	2.00
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	

TOTAL **2** **4.00**

Building and Inspection Services Dept., Plumbing Inspection

Date Issued **6-11-71**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp.
 Date **6/24/71**
 By **WALTER H. WALLACE**
 DEPUTY PLUMBING INSPECTOR

App. Final Insp.
 Date **6/24/71**
 By **WALTER H. WALLACE**
 DEPUTY PLUMBING INSPECTOR

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

PERMIT TO INSTALL PLUMBING

Address Bancroft St. PERMIT NUMBER 544
 Installation For: 113 Bancroft St.
 Owner of Bldg: Single
 Owner's Address: Edward H. Marcoux Date: 6-11-71
 Plumber: Northern Utilities NO. 6-11-71

NEW	PEPL			
			SINKS	
			LAVATORIES	
			TOILETS	
			BATH TUBS	
			SHOWERS	
			DRAINS	FLOOR SURFACE
			HOT WATER TANKS	2.00
		1	TANKLESS WATER HEATERS	
			GARBAGE DISPOSALS	
			SEPTIC TANKS	
			HOUSE SEWERS	
			ROOF LEADERS	
			AUTOMATIC WASHERS	
			DISHWASHERS	
			OTHER	
			TOTAL	1 2.00

Building and Inspection Services Dept.: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 9222
Date Issued 8-30-60
Address: 143 Bancroft Street
Installation For: Edward Marcous
Owner of Bldg.: Edward Marcous
Owner's Address: 143 Bancroft Street
Plumber: Portland Gas Light Company **Date:** 8-30-60
By: J. P. Welch

APPROVED FIRST INSPECTION
Date: 9-2-60
By: [Signature]

APPROVED FINAL INSPECTION
Date: 9-2-60
By: JOSEPH P. WELCH

TYPE OF BUILDING
 COMMERCIAL
 RESIDENTIAL
 SINGLE
 MULTI FAMILY
 NEW CONSTRUCTION
 REMODELING

		PROPOSED INSTALLATIONS		NUMBER	FEE
NEW	REPL				
			SINKS		
			LAVATORIES		
			TOILETS		
			BATH TUBS		
			SHOWERS		
			DRAINS		
	1		HOT WATER TANKS	3	\$2.00
			TANKLESS WATER HEATERS		
			GARBAGE GRINDERS		
			SEPTIC TANKS		
			HOUSE SEWERS		
			ROOF LEADERS (conn. to house drain)		
				1	\$2.00
				Total	

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

514 12-53 □



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 24, 1948

PERMIT ISSUED

02514
AUG 26 1948

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 41 Bancroft Street Use of Building Dwelling No. Stories 1 New Building Existing
Name and address of owner of appliance The Victory Dev. Corp., 37 Casco Street
Installer's name and address Portland Sebago Ice Co., 302 Commercial St. Telephone 3-2911

General Description of Work

To install floor furnace and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Suspended from floor Type of floor beneath appliance Concrete
If wood, how protected? _____ Kind of fuel oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace register
From top of smoke pipe 10" with shield From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x8 Other connections to same flue none
If gas fired, how vented? _____ Rated maximum demand per hour _____

IF OIL BURNER

Name and type of burner Coleman Labeled by underwriter's laboratories? Yes
Will operator be always in attendance? _____ Does oil supply line feed from top or bottom of tank? Bottom
Type of floor beneath burner _____ Number and capacity of tanks 1-110 Gal.
Location of oil storage outside above ground Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed? _____
If two 275-gallon tanks, will three-way valve be provided? _____ Total capacity of any existing storage tanks for furnace burners None

IF COOKING APPLIANCE

Location of appliance _____ Kind of fuel _____ Type of floor beneath appliance _____
If wood, how protected? _____ Minimum distance to wood or combustible material from top of appliance _____
From front of appliance _____ From sides and back _____ From top of smokepipe _____
Size of chimney flue _____ Other connections to same flue _____
If hood to be provided? _____ If so, how vented? _____
If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Tank to set on concrete piers at least 4' below grade of the ground

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED [Signature]
CHIEF OF FIRE DEPT.
019 282 8/25/48

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

INSPECTION COPY

Signature of Installer By: _____

Portland Sebago Ice Co.

[Signature]

COPY

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Date of Issue **September 23, 1948**



Issued to **Victory Development Corp.**

This is to certify that the building, premises, or part thereof, indicated below, and built—
~~where~~ ~~located at~~ ~~111-113 Bancroft Street~~
under Building Permit No. **12/813**, has had final inspection, has been found to conform substan-
tially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved
for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Building

Limiting Condition: :

APPROVED OCCUPANCY

One-family Dwelling House

This certificate supersedes
certificate issued

Inspector of Buildings

Note: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Cop. will be furnished to owner or lessee for one dollar.

AP 137-139, 141-143 and
145-147 Bancroft Street-1

May 26, 1948

Victory Development Corp.
37 Casco Street
Portland 3, Maine

Subject: Permit for construction of three
one-family dwellings at 137-139, 141-143
and 145-147 Bancroft Street

Gentlemen:

The permits for the above work are issued herewith subject to the following:

1. The plans for constructing these buildings filed with the applications have been designated as Victory Development Corporation Standard Plan D and this designation may be used in future applications covering buildings to be erected under the same plans.

2. The upright 2x3 member of the box sill at the end of the floor timbers has been omitted from cross section of building shown on plan, but, of course, must be provided. The bolts for fastening the bottom member of the sill to the concrete wall are required to be provided at the corners and at intervals of not over 6' instead of the 8' noted on plans. Care must be taken in finishing off the top of the concrete foundation wall to provide a flat even bearing surface for the bottom 2x3 member of this sill.

3. Foundations extending at least 4' below grade by way of concrete wall or pier, cedar posts, or iron pipe columns not less than 3" in outside diameter are required beneath entrance steps and platforms.

4. It is not clear what framing is to be provided where the roof over front projection on building joins the main roof, as to whether valley rafters are to be provided or whether a timber is to be provided across kitchen to support the rafters of the main house and the rafters over the projection supported on them. Before any framing of building is started, it is necessary that information by way of a framing plan be furnished to show how this situation is to be taken care of.

Very truly yours,

Inspector of Buildings

AM/S
C. C. E. S. Honan

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

Location of Construction: 143 Beneroft St	Owner: Carmen Cyr Bailey	Phone: 791-3103/761-3911
Owner Address: SAA - Portland, ME 04102	Leasee/Buyer's Name:	Phone:
Contractor Name: Carl Haskell	Address:	Phone:
Past Use: 1-fam	Proposed Use: Same w/deck	COST OF WORK: \$ 1,000.00 PERMIT FEE: \$ 25.00
Proposed Project Description: Construct deck as per plans	FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: 33 Type: 5B Signature: <i>Hoffe</i> Signature: <i>Hoffe</i>	

Permit No. **950347**

PERMIT ISSUED

Permit Issued:
APR 14 1995

CITY OF PORTLAND

Zone: **R-3** CBL: 192-T-023

Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan: major minor mm

Permit Taken By: **Mary Gresik** Date Applied For: **10 April 1995**

- This permit application doesn't exclude the Applicant(s) from meeting applicable State and Federal rules.
 - Building permits do not include plumbing, septic or electrical work.
 - 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.
- No debris removal necessary

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

PERMIT ISSUED WITH REQUIREMENTS

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 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 provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: *Carmen Cyr Bailey* ADDRESS: DATE: **10 April 1995** PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *4/10/95*

CEO DISTRICT: **4**

K. Carver

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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

Construction: 102	Owner: Carson Cyr Bailey	Phone: 704-3103/761-3911	Permit No: 950217
Address: 102 Portland ME 04102	Lease/Buyer's Name:	Phone:	Business Name:
Contract Name: Mary Groat	Address:	Phone:	PERMIT ISSUED Permit Issued: APR 14 1995 CITY OF PORTLAND
Proposed Use: Same w/deck	COST OF WORK: \$ 1,000.00	PERMIT FEE: \$ 25.00	
Project Description: Construct deck as per plans	FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 12 Type: 56 BAC 297 Signature: <i>[Signature]</i>	Zone: CEL-192-1-023
	Signature:	Signature:	Zoning Approval: 4/11/95
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Signature:	<input type="checkbox"/> 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 major <input type="checkbox"/> minor <input type="checkbox"/> minor
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date:	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

Permit Taken By: **Mary Groat** Date Applied For: **10 April 1995**

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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.

No debris removal necessary

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 issued, I certify that the code official's authorized representative have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such work.

SIGNATURE OF APPLICANT: *Carson Cyr Bailey* ADDRESS: _____ DATE: **10 April 1995** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

ACTION: Approved
 Approved with Conditions
 Denied

Date: **4/11/95**
[Signature]

CEO DISTRICT **4**
K. Carr

COMMENTS

6/18 Saltwater sk - Tube depth ok P
12/5/96
Man called for final
Work Certificate

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 13/04/95 ADDRESS: 143 Bancroft St
REASON FOR PERMIT: To Construct deck 8'x22'8"
BUILDING OWNER: Carmen Cyr Bailey
CONTRACTOR: Carl Naskell APPROVED: *1, *11, *13
PERMIT APPLICANT: _____ DENIED: _____

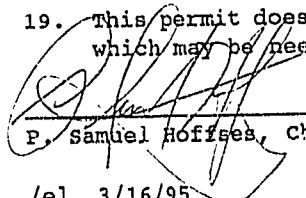
CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from ~~the~~ ~~relevant~~ ~~authorities~~ ~~and~~ Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BACH National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
- X 11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of occupancy is issued or demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffes, Chief of Inspection Services

/el 3/16/95

Applicant: Carmen Cyr Bailey
Address: 143 Bancroft St
Assessors No.: 192-I-023

Date: 4/13/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

Use - New deck

Sewage Disposal - City

Rear Yards - 25' req - 40' shown

Side Yards - 8' req - 11' shown

Front Yards - 25' req - 32' shown

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains -

MORTGAGE LOAN INSPECTION PLAN
TO THE LENDING INSTITUTION AND ITS TITLE INSURER

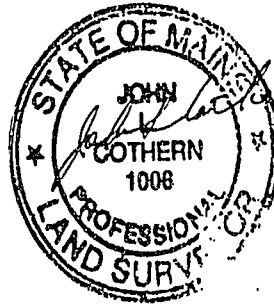
I HEREBY CERTIFY THAT THE LOCATION OF THE DWELLING SHOWN ON THIS PLAN DID NOT CONFORM WITH THE LOCAL ZONING LAWS IN EFFECT AT THE TIME OF CONSTRUCTION. THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY, AND THE LINES SHOWN HEREON MAY DIFFER FROM THOSE DETERMINED BY ACTUAL SURVEY. THE CERTIFICATIONS ARE FOR MORTGAGE PURPOSES ONLY. THIS PLAN APPLIES ONLY TO CONDITIONS EXISTING AS OF THE DATE SHOWN HEREON, AND DOES NOT SHOW ANY POSSIBLE CONFLICTS WITH ADJUTING DEEDS. THIS PLAN IS NOT FOR RECORDING.

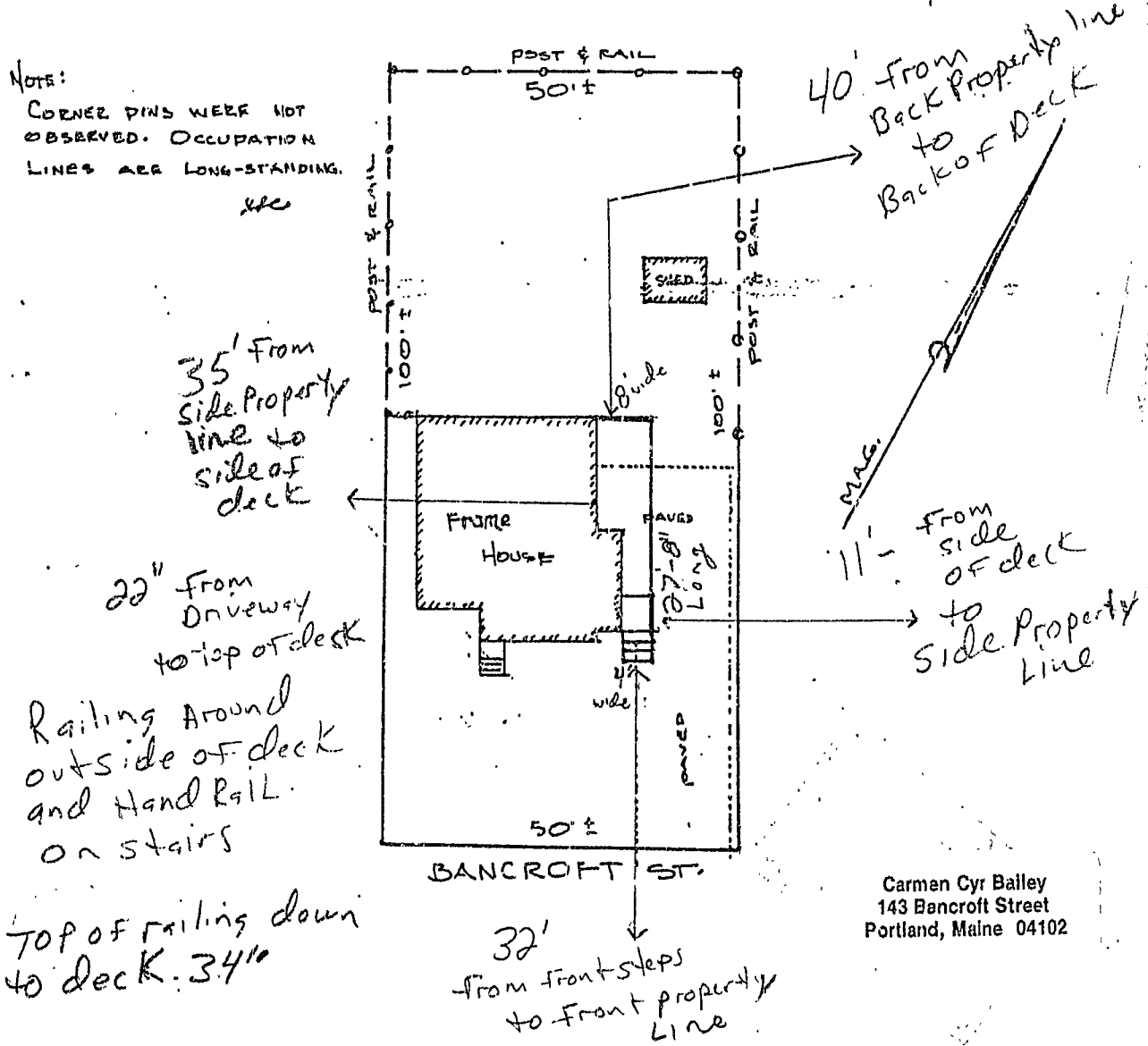
THIS CERTIFICATION IS LIMITED TO THIS PARTICULAR TRANSACTION ONLY AND THIS SURVEYOR IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.

THIS IS NOT A LAND BOUNDARY SURVEY

DATE 10.16.91 PROJ. # 1076
 BOOK/PLAN 11 PAGE 111
 COUNTY CLIMBERLAND SCALE 1"=20'
 PURCHASER CARMEN BAILEY
143 BANCROFT ST.
PORTLAND, MAINE



NOTE:
 CORNER PINS WERE NOT OBSERVED. OCCUPATION LINES ARE LONG-STANDING.
etc



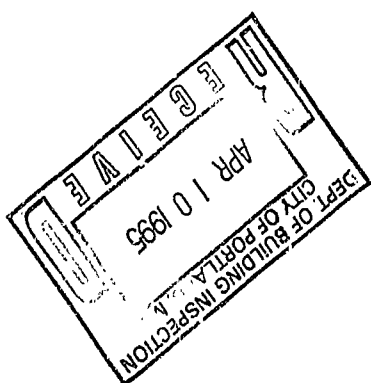
Carmen Cyr Bailey
 143 Bancroft Street
 Portland, Maine 04102

Carmen Cyr Bailey
143 Bancroft Street
Portland, Maine 04102

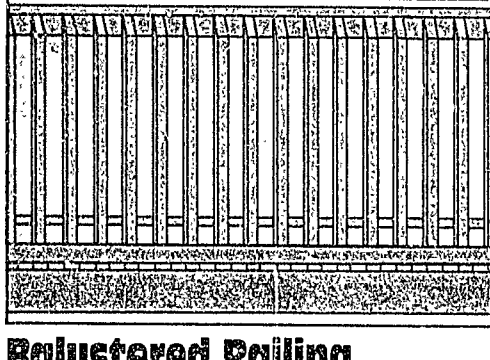
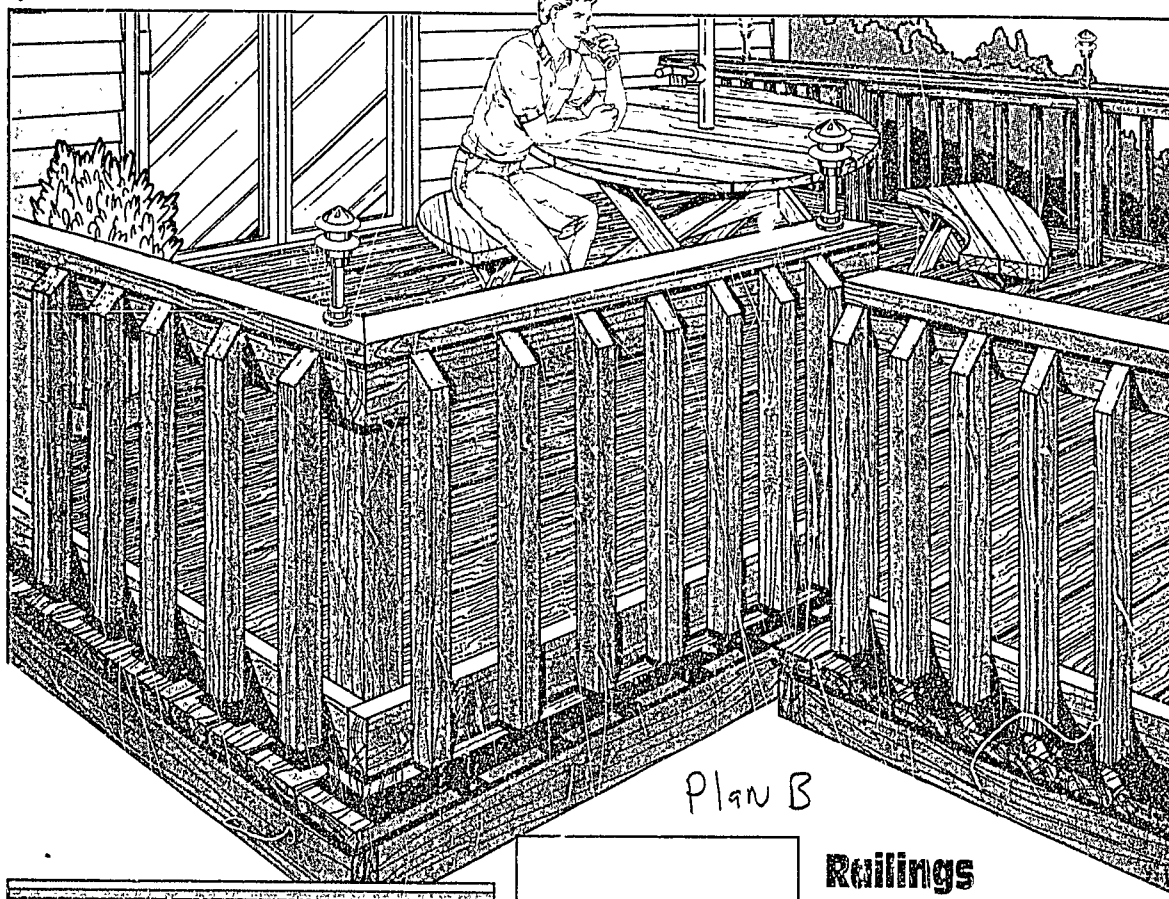
192-I-023

Plans for deck
791-3000 ex. 3103 (W)
or
791-3103

761-3911 (H)

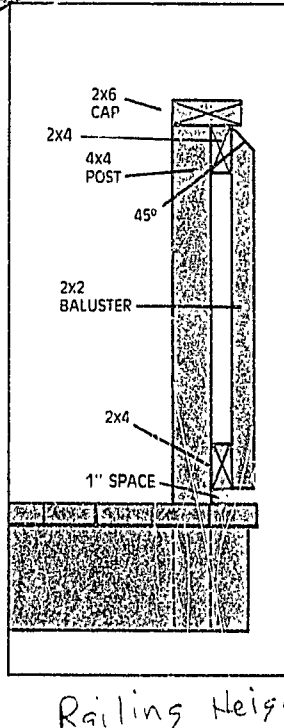


Customize Your Deck With Railings and Balusters



Balustered Railing

- 1.) Cut the rail posts to a height of 36" from deck surface. The balusters used for this rail are pressure treated 2x2's, cut to 36", and mitered to a 45° angle on one end
- 2.) 2x4's are used to connect the posts top and bottom, and create a nailing surface to which the balusters are secured. The length of the 2x4's, and the number of balusters will be determined by the distance between posts, and the spacing between the balusters. Use the diagram at right to serve as a reference.
- 3.) The rail is then capped with pressure treated 2x6's, mitered and joined only at the posts.



Railings

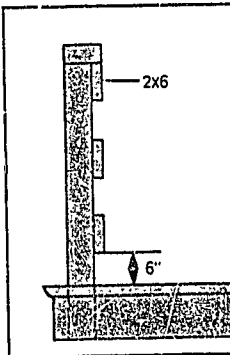
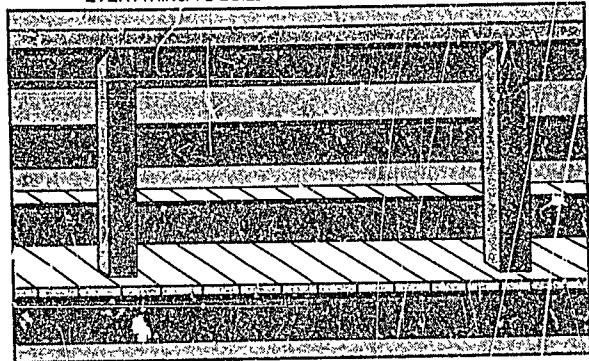
The posts for your railings have been pre-planned into the deck frame design and should be securely installed before laying the decking or installing railings. (Refer to page 10). Once the rail posts and decking are in place, it is time to build the railings. Your options are limitless as long as you keep a few points in mind. Any deck elevated more than 30" above the ground is required to have railings a minimum of 36" in height. Consult your local building codes. The balusters (shown on this page) should be spaced so that a small child can not be caught between them. No opening should be greater than 6". Check your local building codes before you begin. To ensure drainage, allow 1" under the lowest portion of rail to deck surface. Keeping these points in mind, you are free to customize the appearance of your railing to match the architecture of your house, the "feel" of the surrounding property, or to create a privacy screen. Use the examples shown on the following page to aid you in designing your own railings.

4x4 posts and corner post

*Railing Height 34"
Balusters evenly spaced apart
no more than 6" apart*

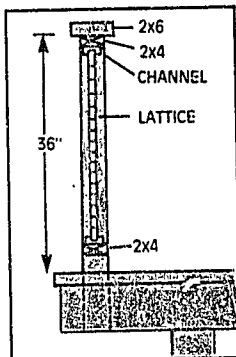
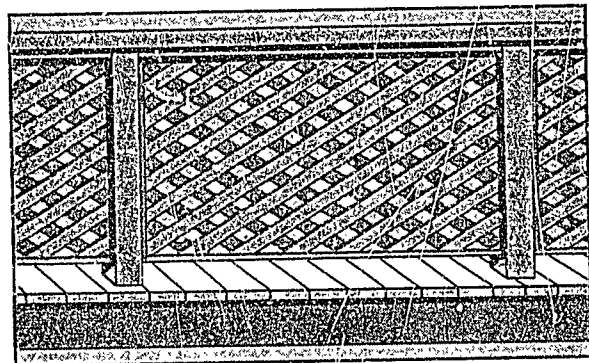
GROSSMAN'S A Few Popular Railing Styles

EVERYTHING TO BUILD WITH



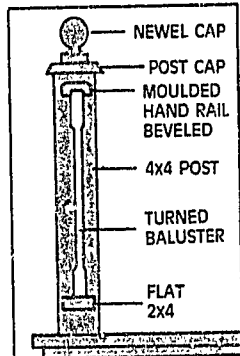
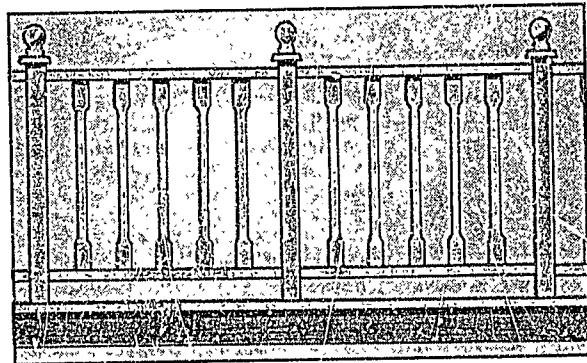
Post and Rail

The post and rail is the most common form of railing, both in appearance and construction. This type of railing is very open and inviting. The rail post is capped with a 2x6 and three 2x6's are used for the rails. The lower rail is installed 6" above the surface of the deck, the upper rail is butted up under the rail cap and one rail is placed in the center.



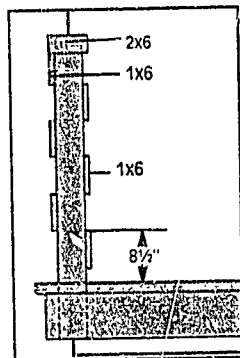
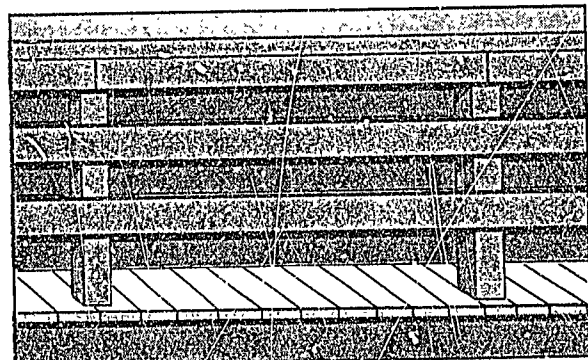
Pressure Treated Lattice

The lattice rail system blends well with most types of architecture. It will give a contemporary feeling to traditional homes, as well as give a sense of privacy and protection. The pre-built lattice panel come in two sizes: 2'x8' and 4'x8'. The lattice fence consists of 2 horizontal 2x4s nailed to the 4x4 posts. The lattice panel slides into a pregrooved molding (available at Grossman's) and is mounted to the 2x4s. The rail is then capped with a 2x6. (40 yr. warranty on treating.)



Colonial Rail

The colonial rail offers an individual character while keeping within the boundaries of traditional styling. The fence consists of a basic 2x4 frame which is mitered into a 4x4 post and nailed. The balusters are then nailed to the horizontal 2x4s. The number of balusters used may vary depending on the look you desire. Keep the 6" Law in mind—the spacing between the balusters should not exceed 6".



Alternate Boards

As a variation of the basic post and rail, this pattern provides privacy and some protection from the wind. Place a 1x6, 8 1/2" above the deck surface on the outside of the post and nail it in place. Set another flush to the top of the posts on the inside and nail. The two remaining rails should be spaced at even intervals, alternating from one side of the

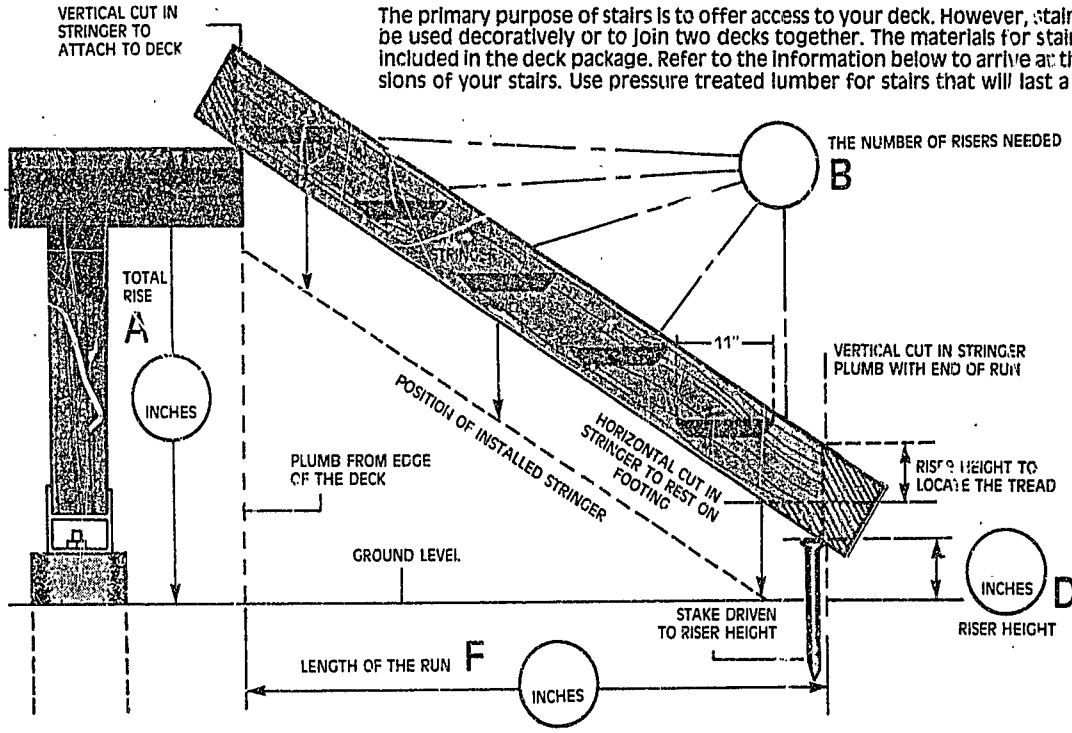
Ca
Carmen Cyr Bailey
143 Bancroft Street
Portland, Maine 04102

Add a Stairway for Convenience and Style

Plan A

Building Your Own Stairs

The primary purpose of stairs is to offer access to your deck. However, stairs can also be used decoratively or to join two decks together. The materials for stairs are not included in the deck package. Refer to the information below to arrive at the dimensions of your stairs. Use pressure treated lumber for stairs that will last a lifetime.



Follow This Formula For Custom Steps

STEP 1: Measure the total rise (A) of your steps. Divide (A) by 7 to find the number of risers.

$$\begin{array}{r} \text{B} \text{ REMAINDER } \text{C} \\ 7 \overline{) \text{A}} \end{array}$$

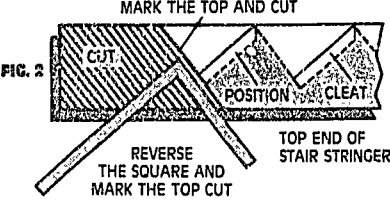
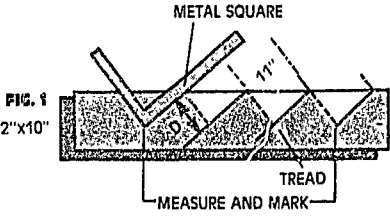
STEP 2: Divide any remainder (C) by (B) and add 7 to find the height of each riser in inches. If you had no remainder in Step 1, your risers will be 7 inches high (D).

$$\begin{array}{r} \text{B} \text{ REMAINDER } \text{C} \\ + 7 \text{---} \text{D} \end{array}$$

STEP 3: SUBTRACT 1 from (B) to find the number of treads needed. The deck serves as the final tread. Now multiply this number (E) by 11 to get the total run in inches.

$$\begin{array}{r} \text{B} \\ - 1 \\ \hline \text{E} \end{array} \quad \begin{array}{r} \text{E} \text{ Tread width} \\ \times 11 \\ \hline \text{F} \text{ TOTAL RUN IN INCHES} \end{array}$$

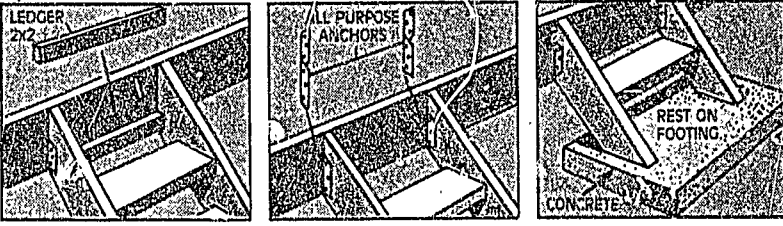
TRANSFERRING DIMENSIONS TO THE STRINGER



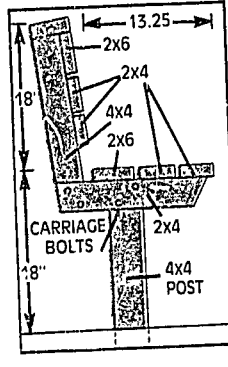
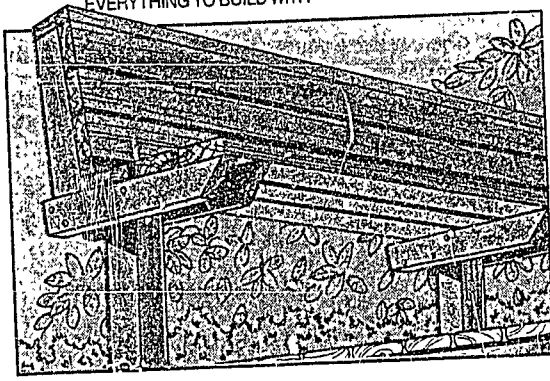
How to Figure Stair Dimensions

To build your own steps, follow the chart to the far left and the diagram above. When you are finished, you will have the length of the run of your steps and the number of stairs required. With that information, you must then plot the location of each step as in the diagram to the left. Use a steel square as in Fig. 1 to mark the riser height (D) and the tread width (11"). Fig. 2 will show you how to mark the vertical cut that is attached to the deck.

METHODS OF ATTACHING STAIRS TO YOUR DECK

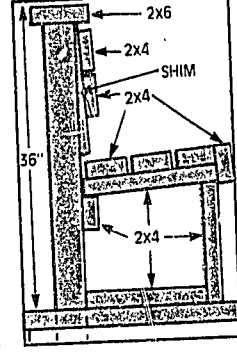
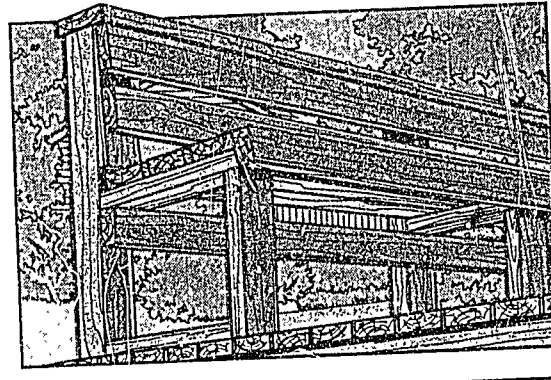


Pressure Treated Benches



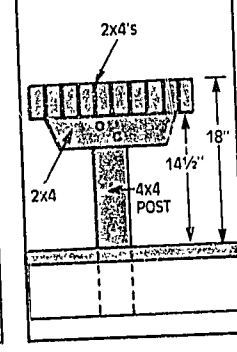
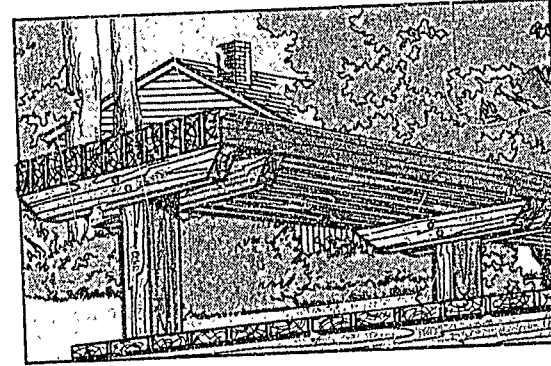
The Bench

Cut cleats for each support post, approximately 17 1/4" length using 2x6's, cut an angle in front 60°. Drill hole in cleats, support posts and back, this is for carriage bolts which will hold it all together (see diagram). Assemble with back post tipped back 3" from vertical, between the cleats. Support posts located approximately 9" from front. Cut boards for seat and back. Nail the first 2x4's up front, then 2x6. Space 1/4" apart. The back using 2x6 at top, then 2x4's next, all are spaced 1/4" apart. Cap off using a 2x6 along the top.*



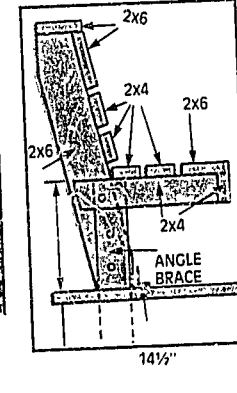
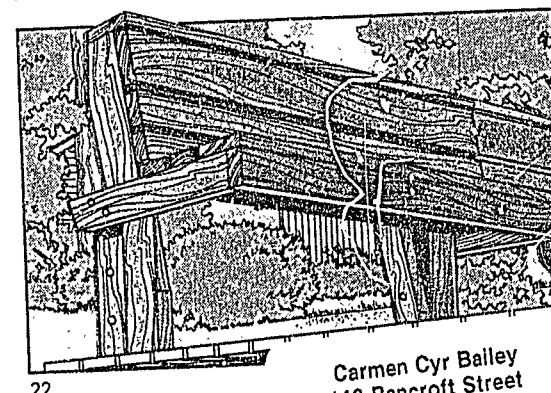
Standard Bench

Run a 2x4 from post to post, nail with the top of 2x4 14" off deck. Cut a 2x4 horizontal cleat 10 1/2" long, nail to the deck surface, out from the base post. Cut forward leg from a 2x4, 15" long, toenail into deck and cleat. Leg provides rearward slope. Cut horizontal support 12" long from a 2x4, nail on top of leg, top of 2x4 secured to posts. Nail seat boards and 2x4 front cap. Back rest boards are shimmed out from posts, nailed in place. Rail cap is 2x6 cut to length.*



Contemporary Bench

The post is cut to a height of 14 1/2". Cut 2-2x4's for each post to form the cleats, and trim the ends at an angle. Bolt to the posts so that the tops are flush with the top of the posts. Turn seat boards on edge, and nail in place. Leave at least a 1/4" gap. This bench must not be used on any deck higher than 30" off the ground (State laws require railings on decks 30" or higher).*



Contemporary with Back Rest

Cut post to 14 1/2". Cut a 2x4 to form a horizontal support that will extend out from the post 13" and bolt to post. Cut a 2x6 so that slope is 6" back for 36" up. The top front edge of the 2x6 should be directly over the bottom rear edge. Secure by bolting to post. Trim front of 2x6 flush with post and secure with angle iron. Use 2x4's and 2x6's for the seat top and back rest. Cap the front of the seat with a 2x4. Cap the top of the 2x6 upright with another 2x6. Trim the uprights even with back edge of the cap.*

*Posts for benches should be preplanned and installed into the deck frame. See Pg. 10.

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Single Floor Joist 16" on center 2x8 pressure treated
Double header Around all Frame 2x8 pressure treated

5/4x6 Decking

☒ - 4x4 post marked ☒ evenly spaced

I - Aluminum I-Beam connected to Foundation

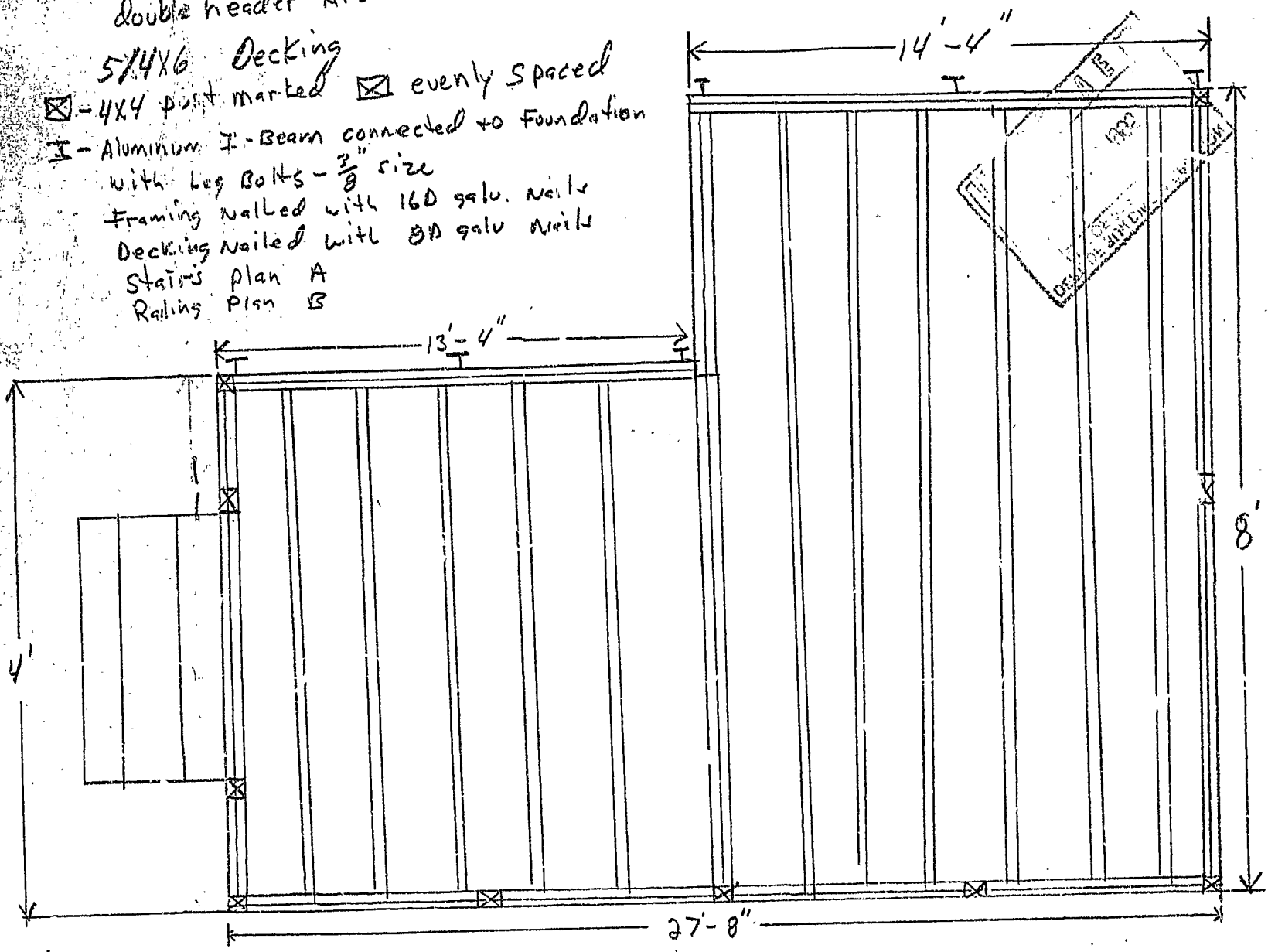
with Leg Bolts - 3/8" size

Framing Nailed with 16D galv. Nails

Decking Nailed with 8D galv Nails

Stairs Plan A

Railing Plan B



2x8 - 16' - 338.58
 2x8 - 14' - 15.39
 2x8 - 9' - Cost
 Nails - Lag bolts - About \$1000.00
 20 Decking - 54.95
 12 4x4 Post 8' - 6.19 each
 stairs - 36.21 piece
 102x4 - 8' - 3.13 31.30
 Rail stairs - 81 \$ each
 50 total price 40.50
 \$1000.00

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND
 APR 10 1995

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