

# Brookhaven & Brookhaven with Lattice — Privacy Fence

## 1. Getting Started

- Be sure to call underground prior to digging
- Assemble gates (if necessary) and decide where they will be located
- Stake out the fence line
- Space and mark post hole locations for gate and sections (spacer bar/template may be useful)
- Start at gate end and work outward to determine proper fence height relative to ground

## 2. Dig Holes

- Dig holes 30" deep or to frost line
- hole size for 5 x 5 posts = 12"
- Clean holes and check for straight walls

**Note:** Fence section may have to be supported under bottom rail to allow post to extend the correct distance from grade to accommodate panel size.

## 3. Install Posts

- Insert post in hole
- Determine rough height
- Fill hole around post with concrete mix (sand, gravel and cement) approximately 2" below grade
- Tamp concrete in hole to eliminate air pockets
- Level and square post

## 4. Attach Rail Brackets

- Locate bottom bracket on post to allow a 2" clearance from bottom rail to grade.
- Secure bracket to post with provided 1" screws.

### Screw Chart

To attach bracket to post	3 – 1" screws/bracket
To attach rail to bracket (2/side)	4 – 1" screws/bracket
• Attach top bracket (middle bracket on Lattice style) per the chart using provided 1" screws.	

Tip: Laying posts flat on protected flat surface to install brackets may be easier.

### Distance between bottom of bottom bracket and bottom of top bracket

Brookhaven	62-3/8"
Brookhaven with Lattice	49-3/8" privacy panel 17-1/4" lattice panel

- Secure upper bracket to post with provided 1" screws. See Screw Chart above.
- Attach brackets on next post.

**Note:** Make sure brackets on all posts are level with brackets on first post.

## 5. Install Fence Panel

- Insert panel into brackets. (Bottom rail is reinforced.)
- Make certain panel is resting on bottom of bracket so that panel is level.
- Secure panel to brackets using 4 – 1" screws in each bracket, 2 on each side.
- Do not over-tighten screws.

If installing the Brookhaven with Lattice Accent:

- After above steps, slide 1-1/2" x 1-1/2" top rail over lattice panel.
- Measure 17-1/4" from top rail of privacy panel to locate upper bracket.
- Secure upper bracket to post with provided 1" screws.

### To attach lattice top rail bracket to post

2 – 1" screws/bracket

### To attach lattice top rail to bracket

2 – 1" screws/bracket (1 side)

- Place 1-1/2" x 1-1/2" top rail inside upper brackets and secure with provided 1" screws, one on each side.

## 6. Install Gates (See Fig. 1)

- Set hinge and latch posts 43" apart to allow for hardware and gate (actual gate width 41-1/4" plus 1" for hinge plus 3/4" for latch).
- Fill posts with concrete and 2 pieces of 1/2" rebar positioned in opposing corners of post. Rebar should extend from bottom of hole to 12" from top of post. Allow concrete to set for 72 hours before hanging gate. An aluminum post stiffener can be used instead. When using aluminum insert, pre-drill a 5/32" hole for hinge screws.
- Note:** Rails of gate should line up with rails of fence.
- Position gate in opening, support to correct height and determine position of hinges.
- Attach hinges to hinge post before filling with concrete.
- Attach latch catch to latch post.
- Attach hinges to gate to hang gate.
- Position striker bar on gate and secure.

## 7. Solidify Gate Posts

- It is critical that gate hinge and latch posts are solid to ensure proper gate functionality. Two methods are available.
  - Aluminum gate post stiffener
    - Slide aluminum gate stiffener inside hinge, latch or end posts with open end facing routed hole
    - Drive a screw through the vinyl into the aluminum stiffener at the bottom of the post to hold in place
  - Insert post into ground
    - Fill hole with concrete around outside of post

### B. Concrete and rebar\*

- Use two pieces of 1/2" rebar in each hinge, latch and end post
- Rebar should extend from the bottom of the hole to 12" from the top of the post
- Hold rebar in opposite corners of post with rebar separator clips
- Fill post with concrete mix to cover rebar and hardware fasteners
- Tamp post with a rubber mallet to eliminate air pockets
- Leave gate on blocks for 72 hours to allow concrete to set

## 8. Install Caps

- Install post caps
- Caps may be secured with glue, silicone adhesive or #8 x 3/4" screws, caps and washers

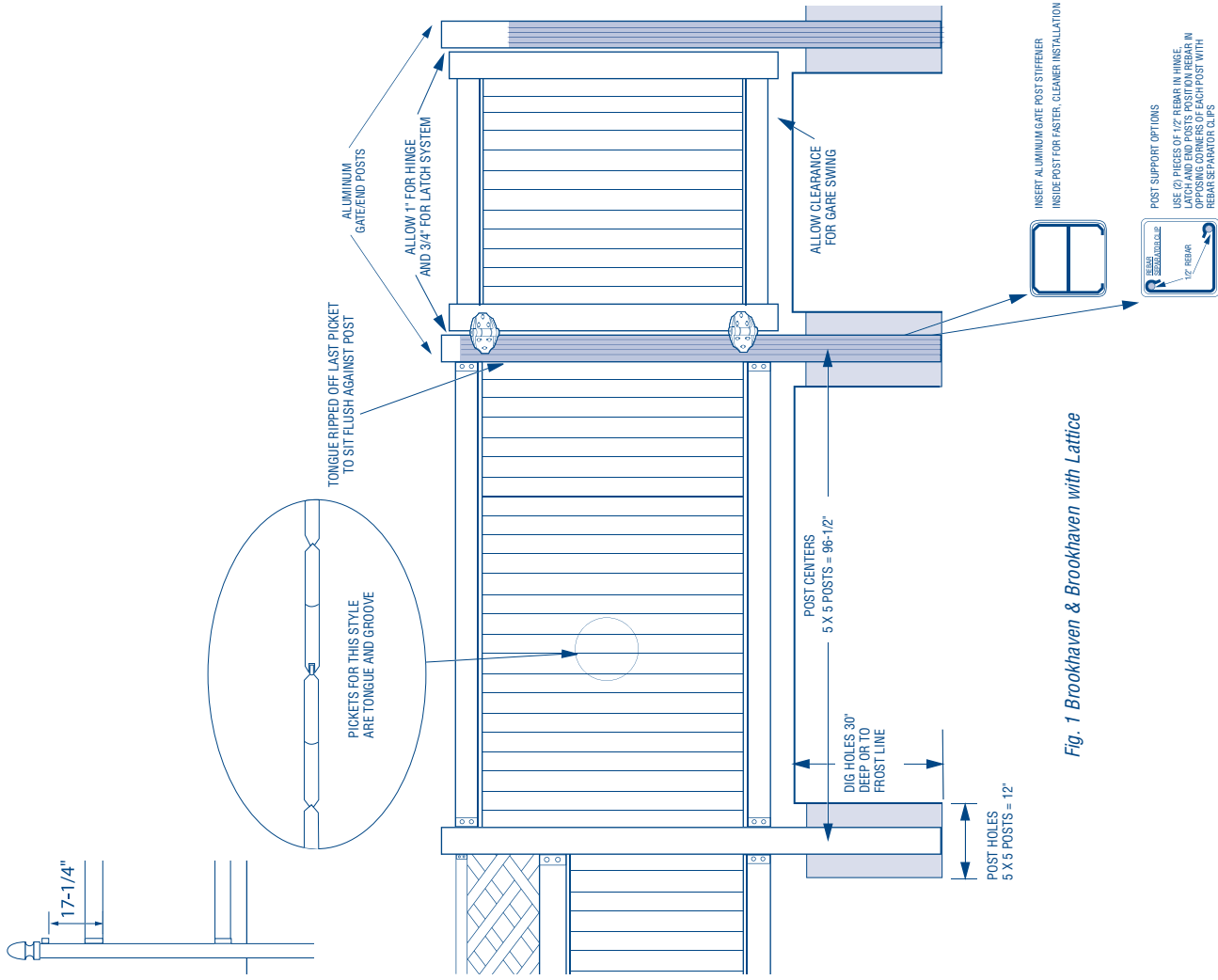


Fig. 1 Brookhaven & Brookhaven with Lattice