

Cameo Investments, LLC
Landlord's Best Friend Property Management
76-78 Spruce St
Portland, ME 04102

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1. **Plot Plan** – Existing attached, new porch to occupy same footprint as existing porch
2. **Type of foundation system:**
 - Will be attached to the house**
 - a. Diameter of concrete filled tubes – 12" Sono Tubes
 - b. Depth below grade – 4'
 - c. Anchorage of column to footing – Stimson strong tie post anchors
 - d. Space of tubes – 2 front corners of porch, 6' apart on center
3. **Columns (members supporting framing of floor system)**
 - a. Wood size and type – 6" x 6"/pressure treated, bottom hand rail
 - b. Anchorage of column to footing – Stimson strong tie post anchors
4. **Framing Members**
 - a. Ledger size attached to building – 2 x 10
 - b. Lag Bolt size and spacing on ledger – 1/2" x 6" (~1 @ 14")
 - c. Location of all flashing – Top of ledger board
 - d. Girder size and spans carrying floor system – 2 x 10 x 6
 - e. Joist size, span, and spacing – 2 x 6, 16", 72" span
 - f. Joist hangers or ledger – Stimson 2 x 10 joist hangers
 - g. Decking size – 5/4 x 6 (6' x 4'10")
5. **Guardrails & Handrail Details**
 - a. Guardrail height – 4"
 - b. Baluster spacing – 2.5"
 - c. Handrail height – 36"
6. **Stair Details**
 - a. Tread depth (measured nosing to nosing) – 11"
 - b. Riser height – 8"
 - c. Nosing on tread – 1"
 - d. Width of stairs - 4'10"