

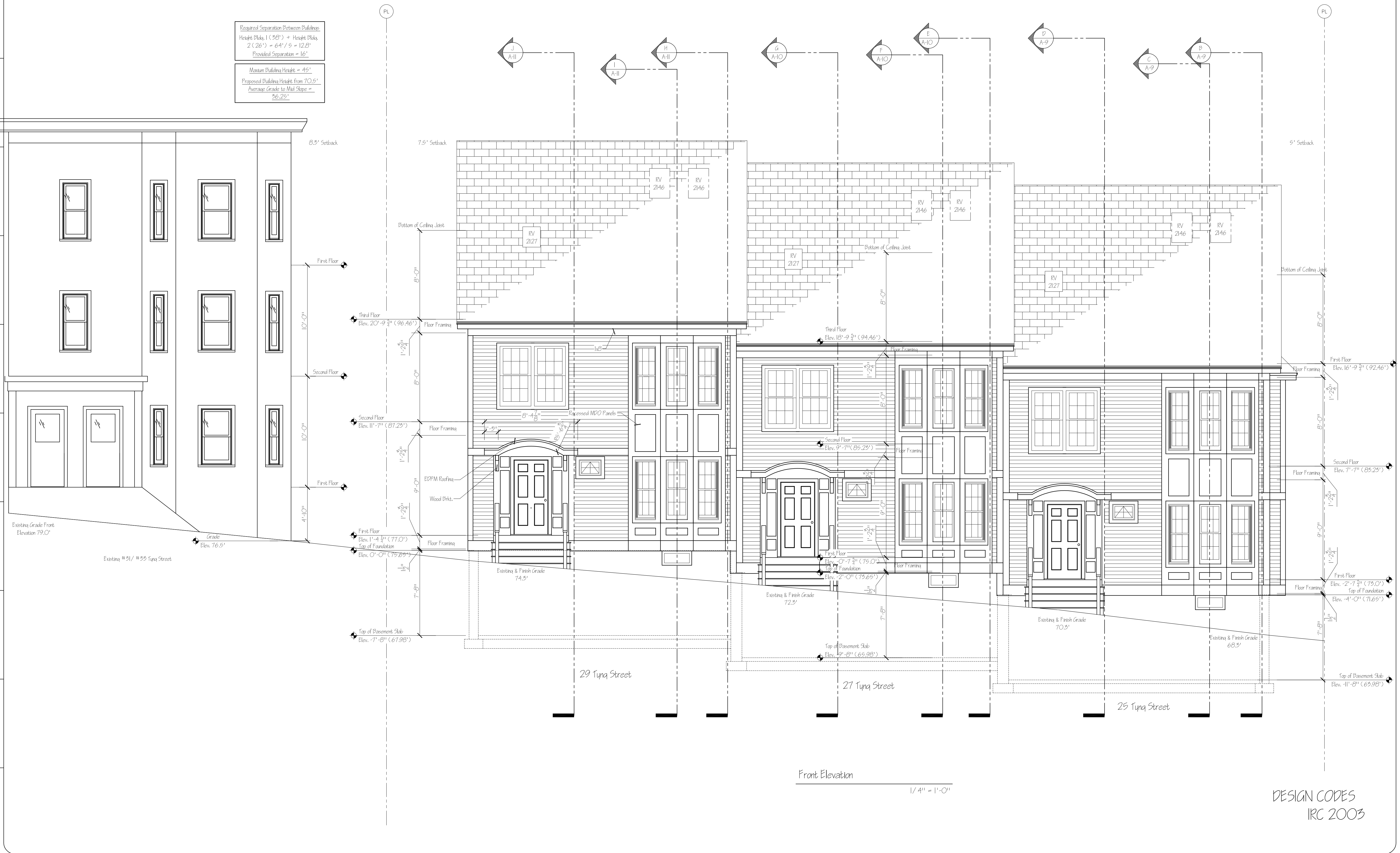
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Required Separation Between Buildings:  
 Height Bldg. 1 (58') + Height Bldg. 2 (26') = 84' / 5 = 12.8'  
 Provided Separation = 16'

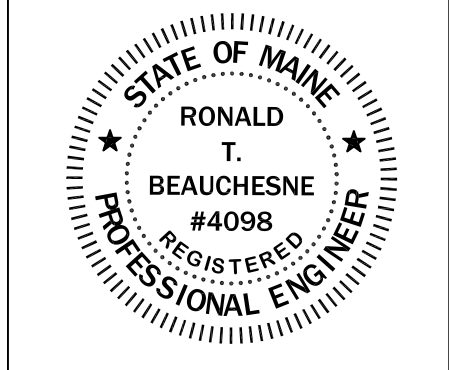
Maximum Building Height = 45'  
 Proposed Building Height from 70.5'  
 Average Grade to Mid Slope = 36.25'



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 INDUSTRIAL ENGINEERING & DRAFTING SERVICES  
 555 Sumner Street Portland, ME 04105 Phone 207.197.7776 Fax 207.197.7776  
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PROJECT FOR:  
 Mariners Row Townhouses  
 #25 - #29 Tuna Street - Portland, Maine  
 Developer  
 Ron & Christine Spinella  
 377 Cumberland Avenue  
 Portland, Maine 04101

REV.	DESCRIPTION	DATE
C	Added Notes, Etc. Per Meeting with Mike Nugent	05.05.08
D	General Revisions to All Floor Plans. (New Structural). Added Gas Piping to All 2 Units, 1st Floor Only. Added average Under 29 Tuna St. Unit.	05.08.08
A	No Structural Changes	09.30.04



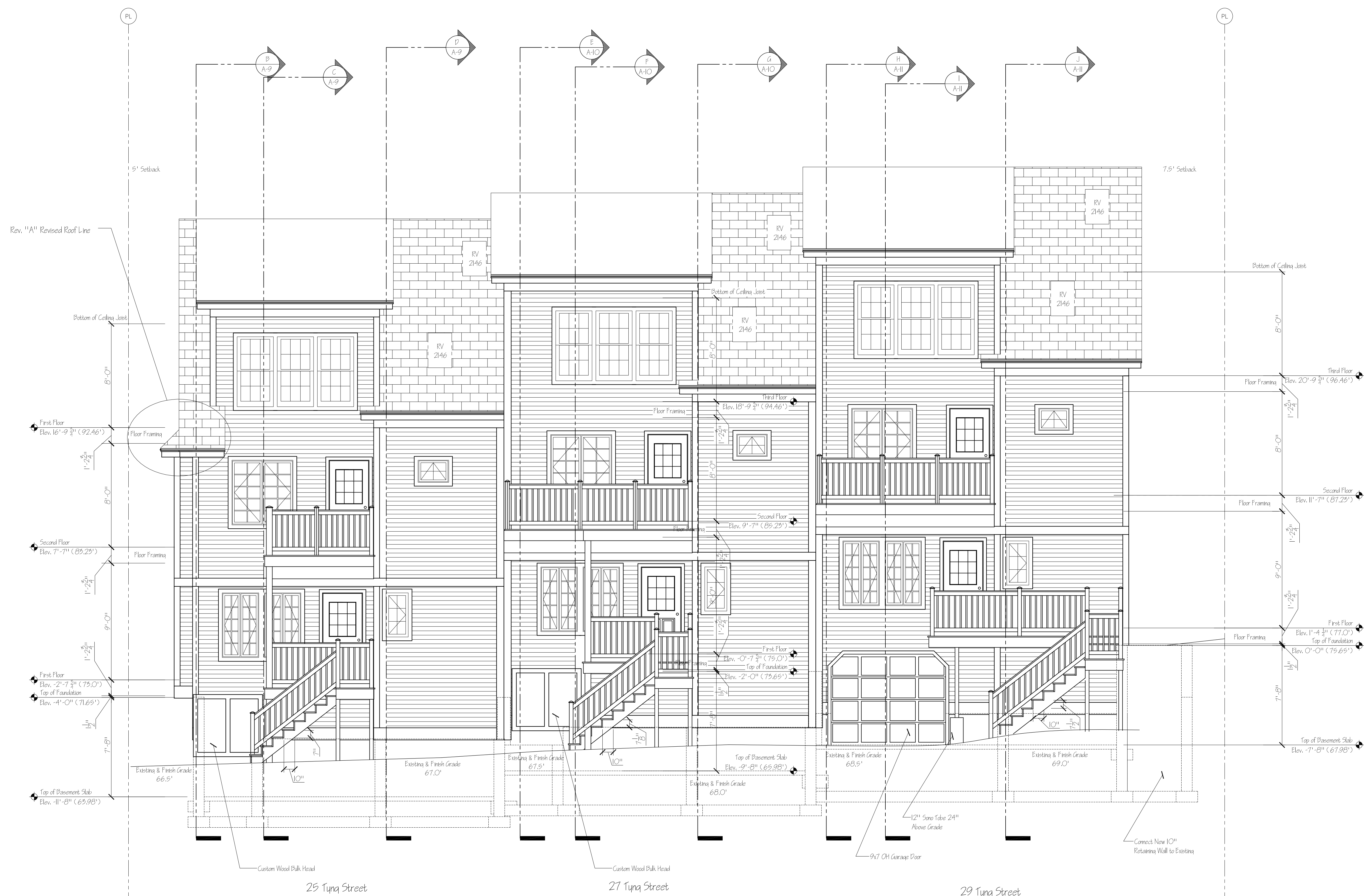
For Structural Review	
DRAWN	M Lane
DATE	08.30.04
CHECKED	
APPROVED	
SCALE	1/4" = 1'-0"
JOB ORDER	
DRAWING SHEET	A-1

DESIGN CODES  
 IRC 2003

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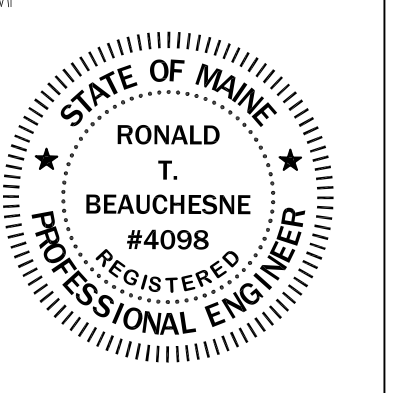
Rear Elevation  
 1/4" = 1'-0"

DESIGN CODES  
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PROJECT FOR:  
 Mariners Row Townhouses  
 # 25 - # 29 Tuna Street - Portland, Maine  
 Developer:  
 Ron & Christine Spinella  
 377 Cumberland Avenue  
 Portland, Maine 04101

DATE	DESCRIPTION
09.05.04	Added Notes, Etc. Per Meeting with Mike Nugent.
09.08.04	General Revisions to All Floor Plans. (Non Structural). Added Gas Fireplace to All 2 Units, 1st Floor Only. Added garage under 29 Tuna St. Unit.
09.30.04	No Structural Changes



DATE	DESCRIPTION
08.30.04	Drawn
	Checked
	Approved
	Scale: 1/4" = 1'-0"
	Job Order
	Drawing Sheet: A-2

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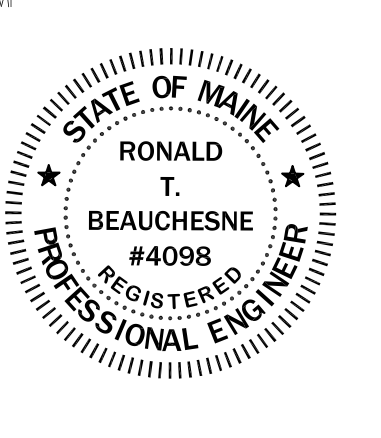


Right Side Elevation  
1/4" = 1'-0"

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 Developer  
 Ron & Christine Spinella  
 377 Cumberland Avenue  
 Portland, Maine 04101

DATE	DESCRIPTION
09-05-04	No Structural Changes
09-08-04	
09-08-04	
09-30-04	

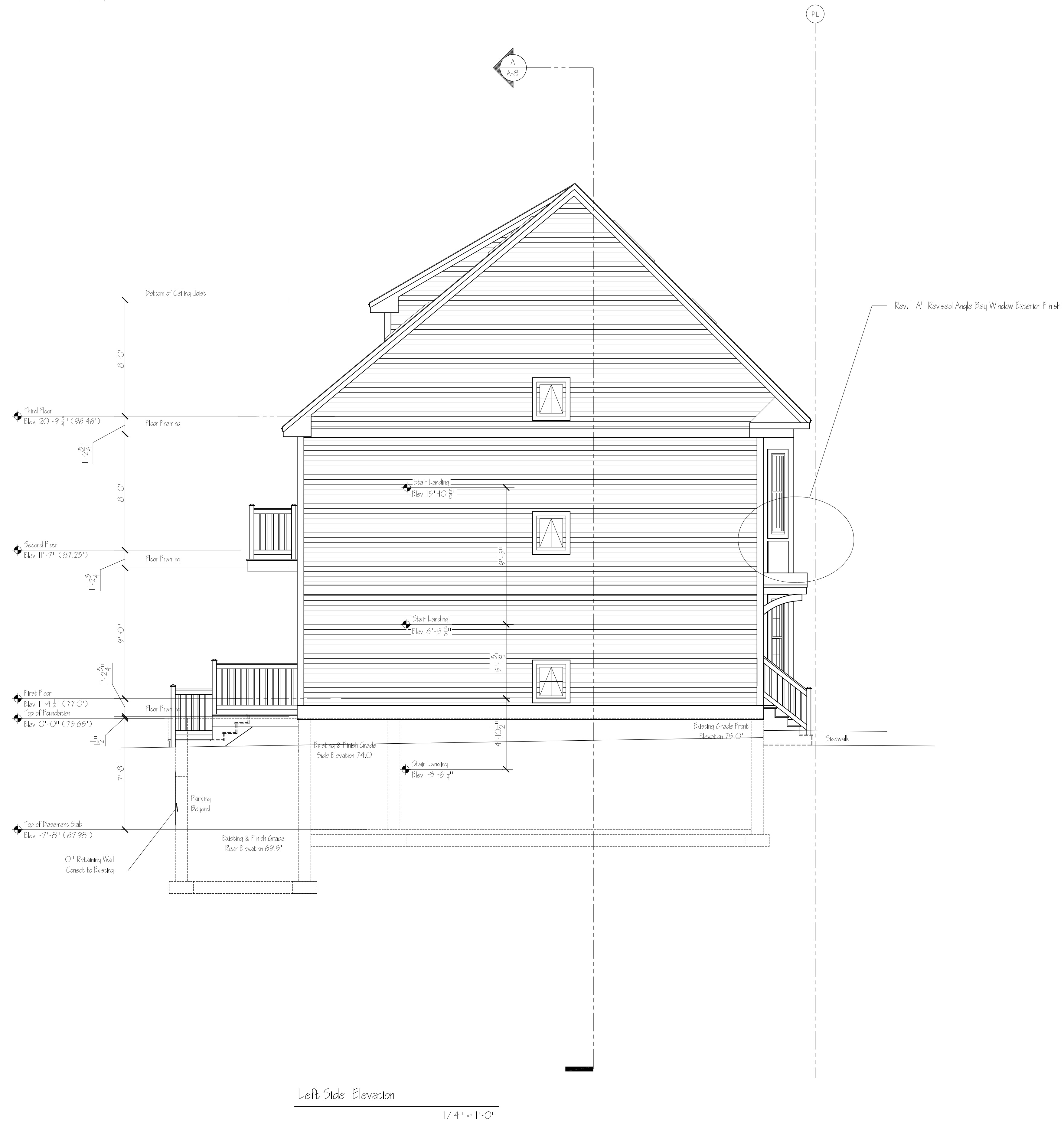


FOR STRUCTURAL REVIEW	
DRAWN	M Lane
DATE	08.30.04
CHECKED	
APPROVED	
SCALE	1/4" = 1'-0"
JOB ORDER	
DRAWING SHEET	A-3 3/17 C

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Left Side Elevation

1/4" = 1'-0"

DESIGN CODES  
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PROJECT FOR  
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# 25 - # 29 Tully Street - Portland, Maine

Developer  
Ron & Christine Spinella  
377 Cumberland Avenue  
Portland, Maine 04101

Left Side Elevation

DATE

REV.

DESCRIPTION

DATE

DESCRIPTION

DATE

DESCRIPTION

DATE

DESCRIPTION

DATE

DESCRIPTION

DATE

DESCRIPTION

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DESCRIPTION

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DESCRIPTION

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DATE

DESCRIPTION

For Structural Review

DRAWN M Lane

DATE 08.30.04

CHECKED

APPROVED

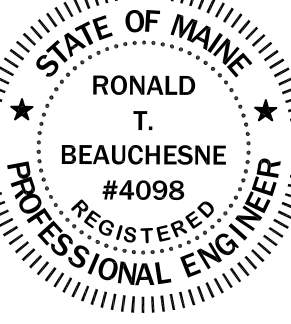
SCALE 1/4" = 1'-0"

JOB ORDER

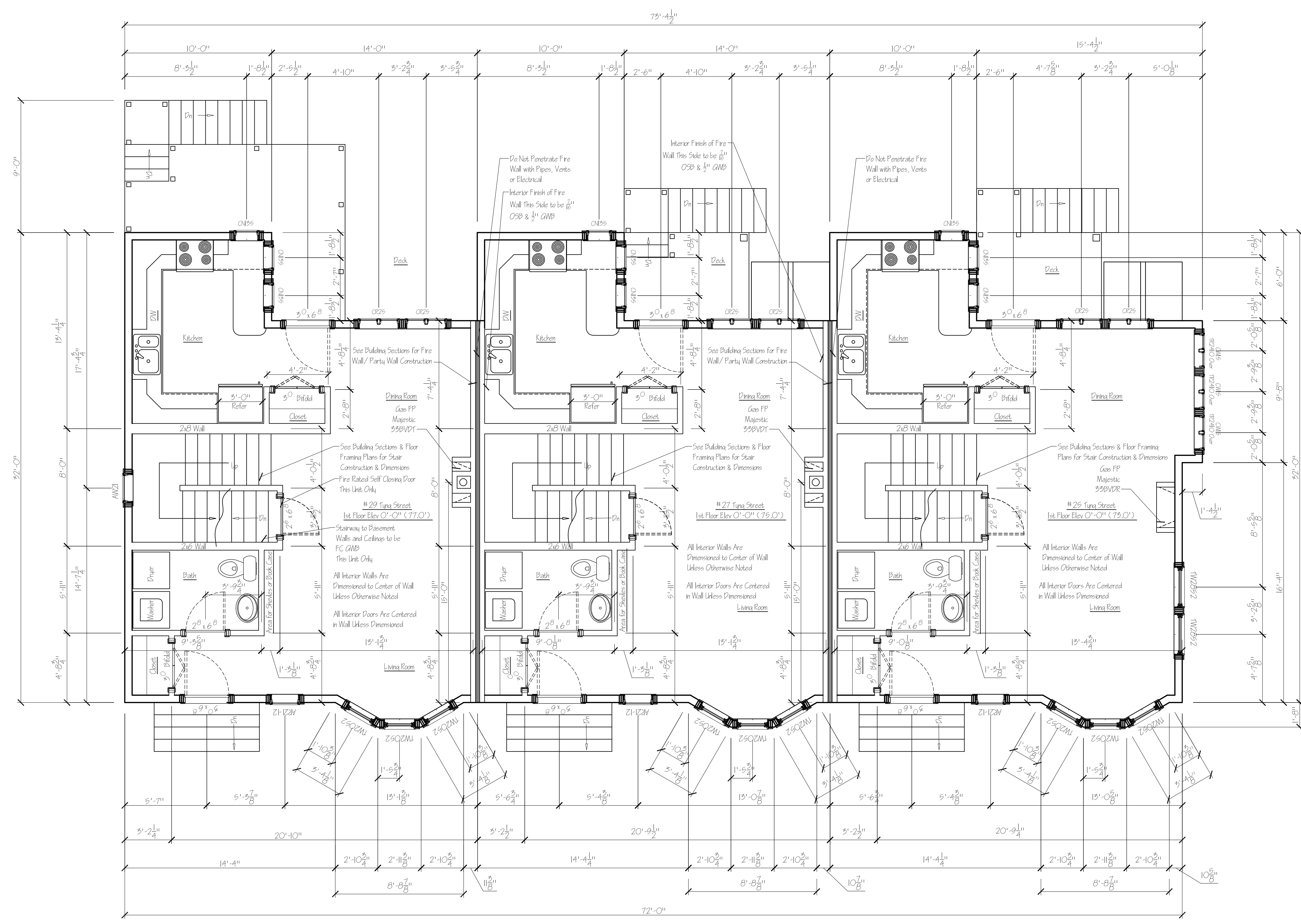
DRAWING SHEET

A-4

Rev. 4/17/04



- Stair Construction**
- A) Max Rise 7 5/4" -- Min Tread Depth 10"
  - B) Headroom: Min Headroom Shall be Not Less Than 80", Measured vertically from the Tread Nosing or from the Floor Surface of the Landing or Platform.
  - C) Winders Shall Have a Tread Depth of Not Less Than 10" at a Point Not More Than 12" from the Side Where the Tread is Narrower and the Min Tread Depth Shall Not be Less Than 6".
- Guardrails**
- A) Guard Rail to be 42" Min Above FF
  - B) Openings Shall be such that a Sphere with a 4" Dia. Cannot Pass Through Any Opening
  - C) Guards Shall Not Have an Ornamental Pattern that Would Provide a Ladder Effect
- Handrails**
- A) Handrail Shall be Continuous, Without Interruption by Newel Posts, Other Structure Elements or Obstructions. A Handrail and Any Wall or Surface Adjacent to the Handrail Shall be Free of Any Sharp or Abrasive Elements. The Clear Space Between the Handrail and the Adjacent Wall or Surface Shall be Not Less Than 1 1/2". Except that the Clear Space Shall be Not Less Than 2 1/4" for Stairways. Edges Shall have a Min Radius of 1/8".
  - B) Handrail Height Shall Not be Less Than 34" Nor More Than 38", Measured Vertically, Above the Leading Edge of the Treads or Above the Finished Floor or the Landing or Walking Surfaces.
  - C) All Stairway & Ramp Handrails Shall have a Circular Cross Section with an Outside Diameter of at Least 1 1/4" and Not Greater Than 2".
- Glass & Glazing**
- A) Tempered Glass is Required in All Windows Where the Distance from the FF to the Edge of the Glass is Less than 18" or the Window is Located in a Hazardous Location



1st Floor Plan  
1/4" = 1'-0"

NOTE: Unless otherwise noted, see building sections for header and girder requirements

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DATE	DESCRIPTION
09.30.04	No Structural Changes
09.08.03	
09.05.03	

DATE: 09.30.04

DESCRIPTION: No Structural Changes

STAMP: STATE OF MAINE  
RONALD T. BEAUCHESNE  
#4098  
REGISTERED PROFESSIONAL ENGINEER

For Structural Review:  
DRAWN: M Lane  
DATE: 08.30.04  
CHECKED:  
APPROVED:  
SCALE: 1/4" = 1'-0"  
JOB ORDER:  
DRAWING SHEET: A-5 5/17