



CITY OF PORTLAND, MAINE - PERFORMANCE STANDARDS	
B-2 AND B-2b COMMUNITY BUSINESS ZONES	
DIMENSIONAL REQUIREMENTS (Residential Use)	
Minimum Lot Size	None
Minimum Street Frontage	None
Minimum Yard Dimensions:	None
a. Front Yard	None
b. Rear Yard	Ten (10) feet, except where the lot abuts a residential zone, where ten (10) feet is required.
c. Side Yard	Five (5) feet, except where the lot abuts a residential zone, where ten (10) feet is required.
d. Side Yard or Rear Yard on a Street	None
Maximum Impervious Surface Ratio	90%
Maximum Structure Height	Forty-five (45) feet, except in the case of a building with a commercial first floor and residential upper floors, where fifty (50) feet is allowed, and except for the portion of a building located within sixty-five (65) feet of Franklin Street where sixty-five (65) feet is allowed.

WAIVERS REQUESTED

1. WAIVER FROM TECHNICAL STANDARD 1.7.2.2 FOR 24' DRIVE AISLE TO SLIGHTLY LESS THAN 24'
2. WAIVER FROM TECHNICAL STANDARD 1.14 FOR 9' PARKING SPACE WIDTH TO ALLOW SPACE WIDTH AT 8'-2"
3. WAIVER FROM TECHNICAL STANDARD 11.4.E RELATED TO FLOOD STANDARDS, AS THE PROJECT WILL DISCHARGE TO THE MUNICIPAL SYSTEM

PLAN NOTES:
 1. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON FIRM PANEL 230505/100B
 2. OWNER OF RECORD:
 NEW DAY FARM LLC
 40 JEFFERY ROSENBLATT
 11 MCGUILLIANS HILL DRIVE
 GORHAM, MAINE 04038
 C.R.D. BOOK 31016 PAGE 299
 3. SEE FULL PLAN SET TITLED "SITE DEVELOPMENT PLANS FOR SHERIDAN STREET TOWNHOUSES" BY FAY, SPORFORD & THORNDIKE, INC., DATED 01.08.14
 4. LOCUS IS SHOWN AS LOTS 17 AND 21 ON TAX MAP 12, BLOCK P
 5. LOT SIZE 10,502 S.F. / 0.24 AC.
 6. PLAN OF LOT DIVISION MADE FOR ASM PARTNERS, LLC BY TTCOMB ASSOCIATES LAST REVISED 08.13.13 (REV 9)

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Architect:
FAY, SPORFORD & THORNDIKE, INC.
 ENGINEERS • PLANNERS • SCIENTISTS
 5 BURLINGTON WOODS, BURLINGTON, MA 01803
 (207) 772-6022 Fax (207) 772-4056
 48 Union Wharf Portland, Maine 04101

Project:
 NEW DAY FARM, LLC
 11 MCGUILLIANS HILL DRIVE
 GORHAM, ME 04038

Prepared For:
 NEW DAY FARM, LLC
 11 MCGUILLIANS HILL DRIVE
 GORHAM, ME 04038

Scale: 1" = 10'

Date: OCT. 2013

Project:
 SHERIDAN STREET
 TOWNHOUSES

Revisions:
 01.10.14 - REVISED FOR FINAL PLAN SUBMISSION
 10.23.13 - PRELIMINARY PLAN SUBMISSION TO CITY
 01.06.14 - FINAL PLAN SUBMISSION

Architect:
Archetype Architects
 48 Union Wharf Portland, Maine 04101
 (207) 772-6022 Fax (207) 772-4056

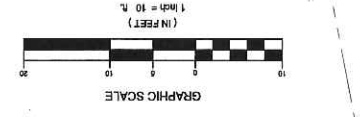
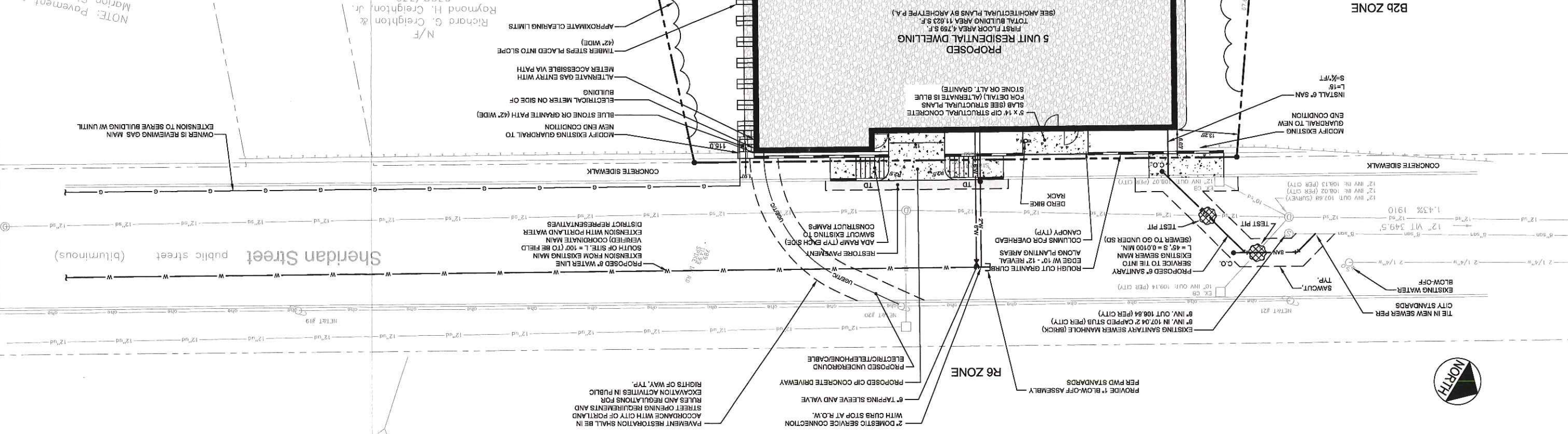
Site Layout & Utility Plan (RECORDING PLAT)
C-3.0

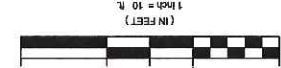
CITY OF PORTLAND PLANNING AUTHORITY APPROVAL

DATE _____

CHAIRMAN _____

NOTE: Payment _____



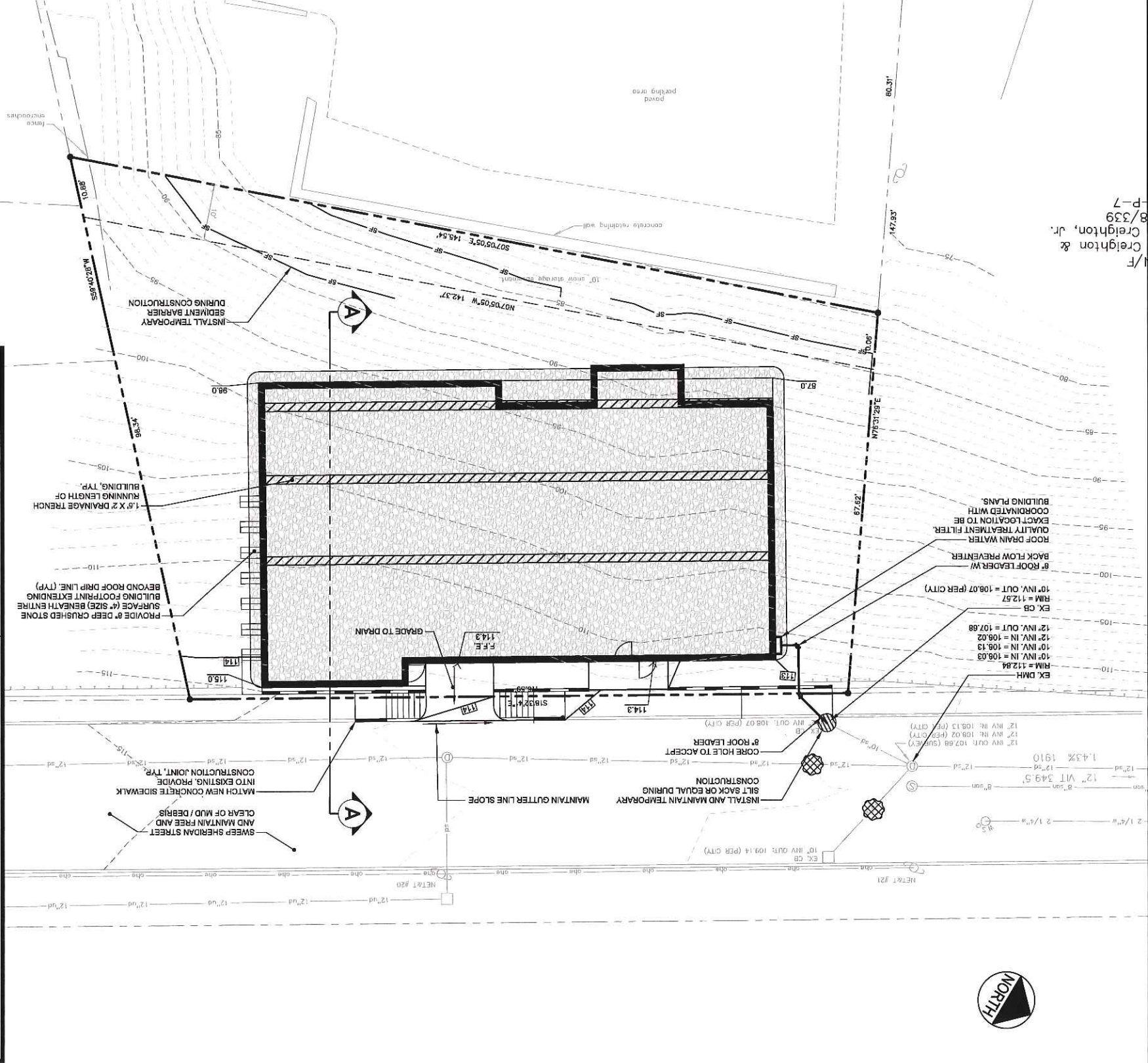
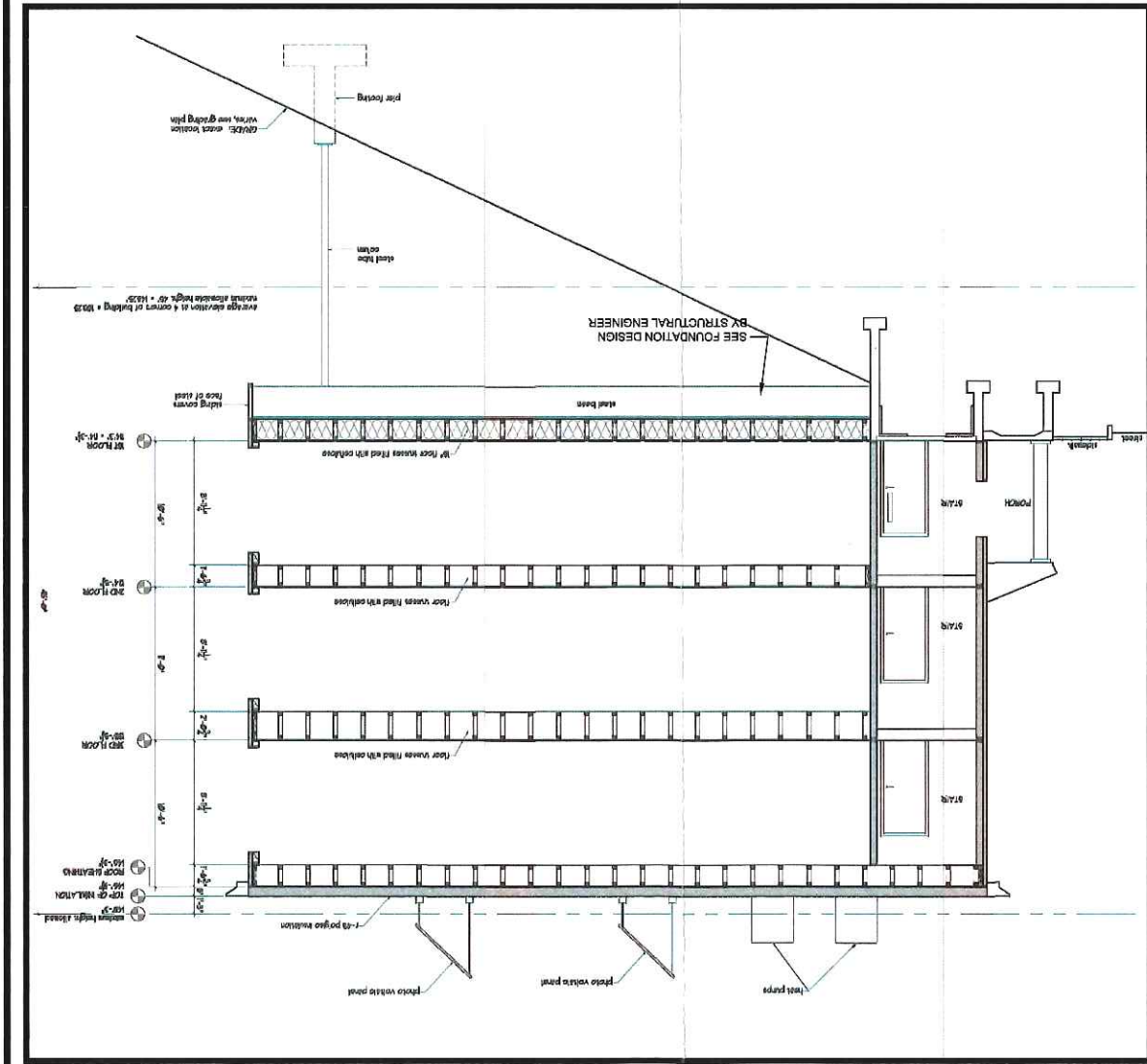


Project:	NEW DAY FARM, LLC
Prepared For:	11 MCGUILLANS HILL DRIVE GORHAM, ME 04038
Project:	152 SHERIDAN STREET PORTLAND, MAINE
Revisions:	01.10.14 - REVISED FOR FINAL PLAN SUBMISSION 01.06.14 - FINAL PLAN SUBMISSION 10.23.13 - PRELIMINARY PLAN SUBMISSION TO CITY

- PLAN NOTES:**
1. THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORM WATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE DEVELOPER/CONTRACTOR/CONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEEDING & EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. A MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM SHALL BE APPROVED BY CORPORATION COUNSEL AND DEPARTMENT OF PUBLIC SERVICES, AND SUBMITTED AND SIGNED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY WITH A COPY TO THE DEPARTMENT OF PUBLIC SERVICES.
 2. ALL ACTIVITIES SHALL BE CONDUCTED IN COMPLIANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL, SECTION 6, APPENDIX A - EROSION AND SEDIMENT CONTROL, APPENDIX B - INSPECTION AND MAINTENANCE, AND APPENDIX C - HOUSEKEEPING.
 3. THE APPLICANT RESERVES THE RIGHT TO SELECT A ROOF DRAIN FILTER DEVICE DURING CONSTRUCTION. THE DEVICE SHALL PROVIDE TREATMENT FOR THE PROPOSED ROOF AREA PRIOR TO DISCHARGE INTO THE CITY SYSTEM. SYSTEM VENDORS INCLUDE FLO-GARD™, BIO-CLEAN™ DOWNSPOUT FILTER, OR CLEANAWAY™ DOWNSPOUT FILTER. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND OPERATIONS OF THE DOWNSPOUT FILTER IN ACCORDANCE WITH CITY REGULATIONS AND MANUFACTURERS RECOMMENDATIONS.

- BUILDING HEIGHT NOTE:**
- THE AVERAGE BUILDING HEIGHT IS COMPUTED AS FOLLOWS:
 - AVERAGE ELEVATION AT FOUR CORNERS OF BUILDING IS 103.25'
 - THE MAXIMUM HEIGHT ALLOWED IS 45'-0" OR ELEVATION 148.25'
 - THE TOP OF INSULATION ON THE ROOF DECK IS ELEVATION 148'-11 1/2" WHICH IS LESS THAN THE ALLOWED MAXIMUM HEIGHT

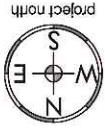
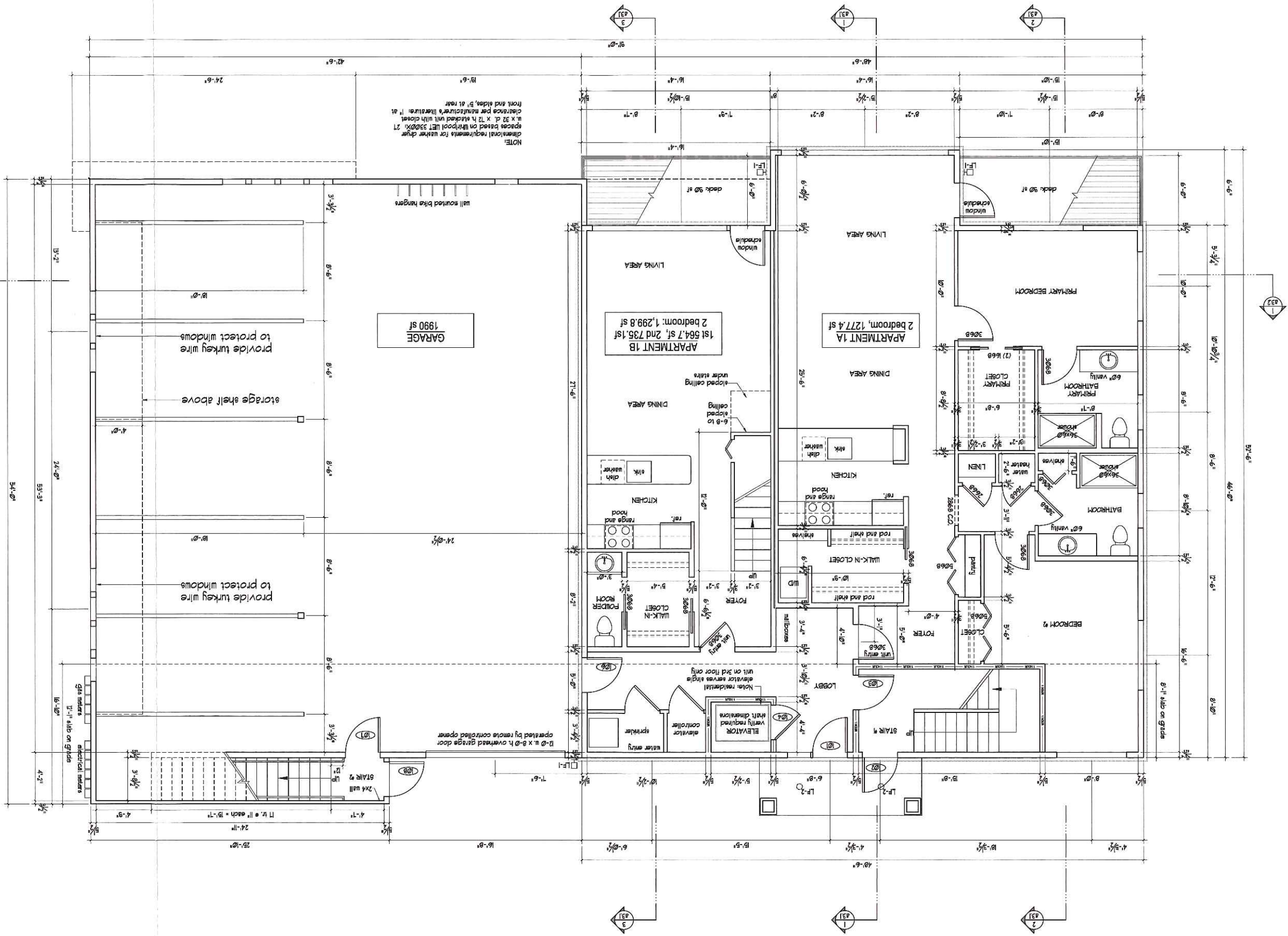
SECTION A-A
 N.T.S.



1/F
 Creighton, Jr.
 8/339
 P-7



1st Floor Plan (gross floor area: 4759 s.f.)
 1/4" = 1'-0"



a1.1

FIRST FLOOR PLAN

Date: January 13, 2014
 Scale: 1/4" = 1'-0"

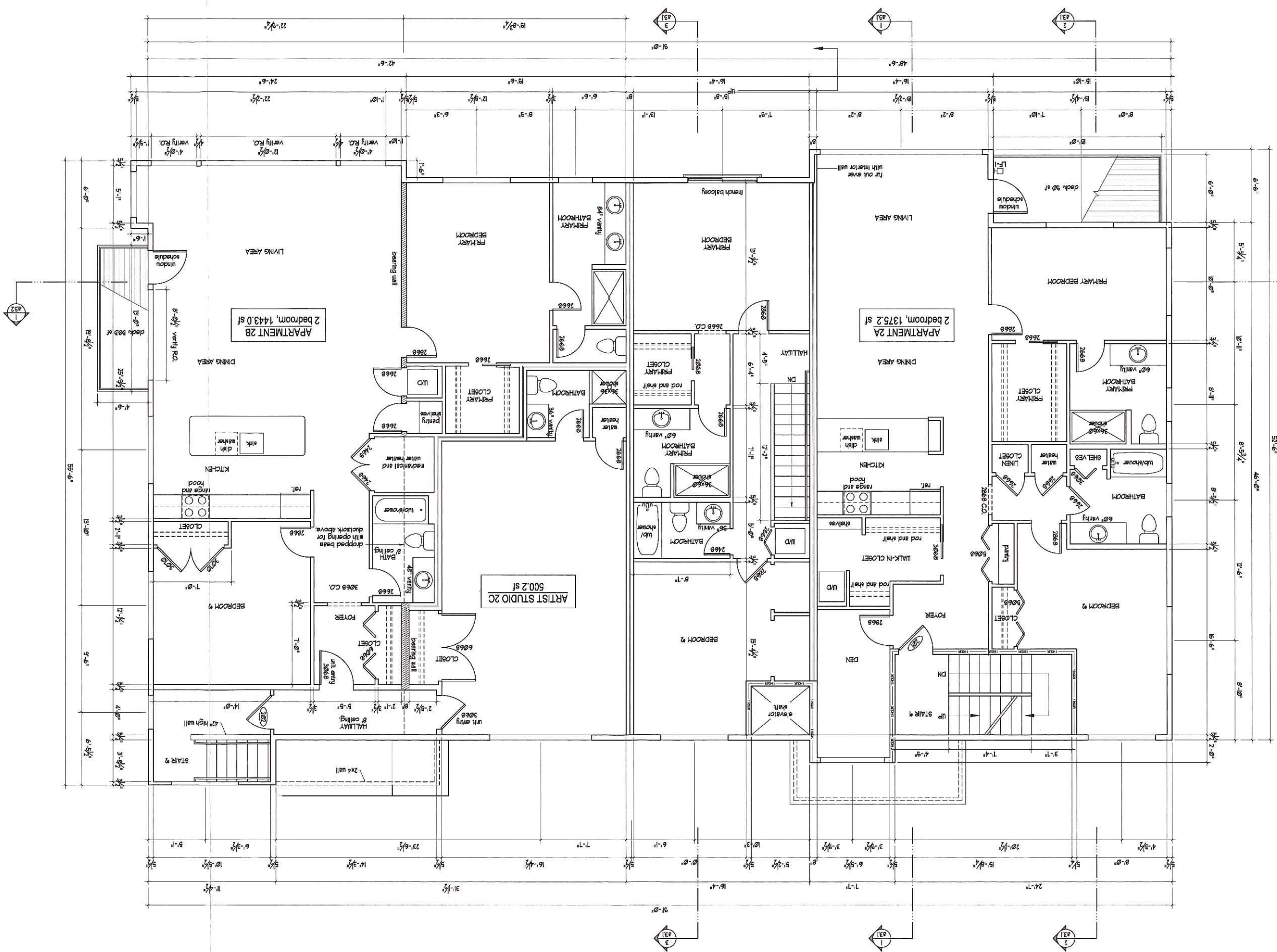
Revisions:

Project: Sheridan Street Townhouses
 152 Sheridan Street
 Portland, Maine 04101

Architect: RCHETYPE architects
 48 Union Wharf Portland, Maine 04101
 (207) 772-6022 Fax (207) 772-4056

Consultant:

Prepared For: New Day Farm LLC
 Gorham, Maine



a1.2

SECOND FLOOR PLAN

Date: January 13, 2014
 Scale: 1/4" = 1'-0"

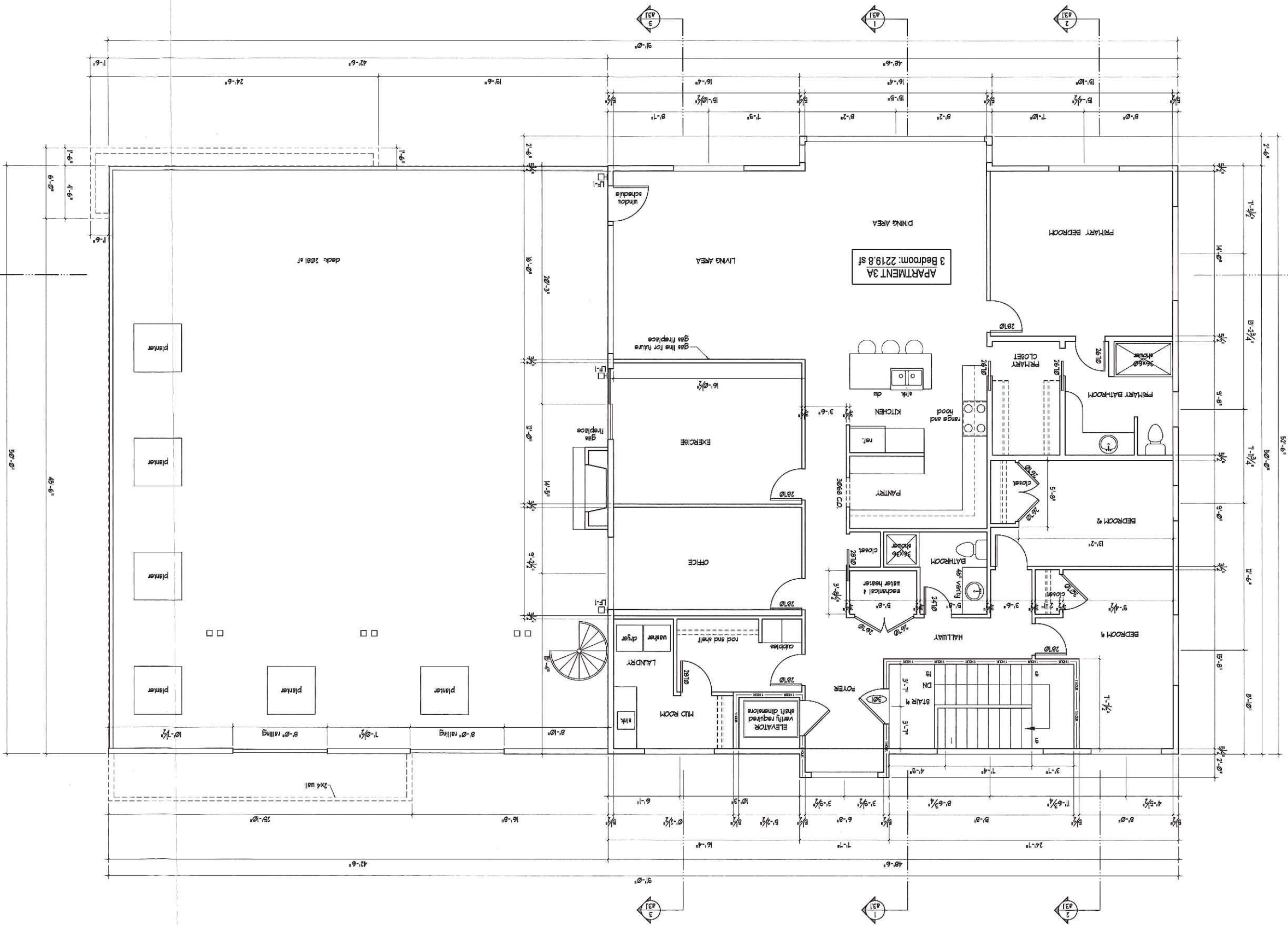
Project: Sheridan Street Townhouses
 152 Sheridan Street
 Portland Maine 04101

Architect: ARCHETYPE architects
 48 Union Wharf Portland, Maine 04101
 (207) 772-5022 Fax (207) 772-4056

Consultant:

Prepared For: New Day Farm LLC
 Gotham Maine

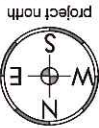
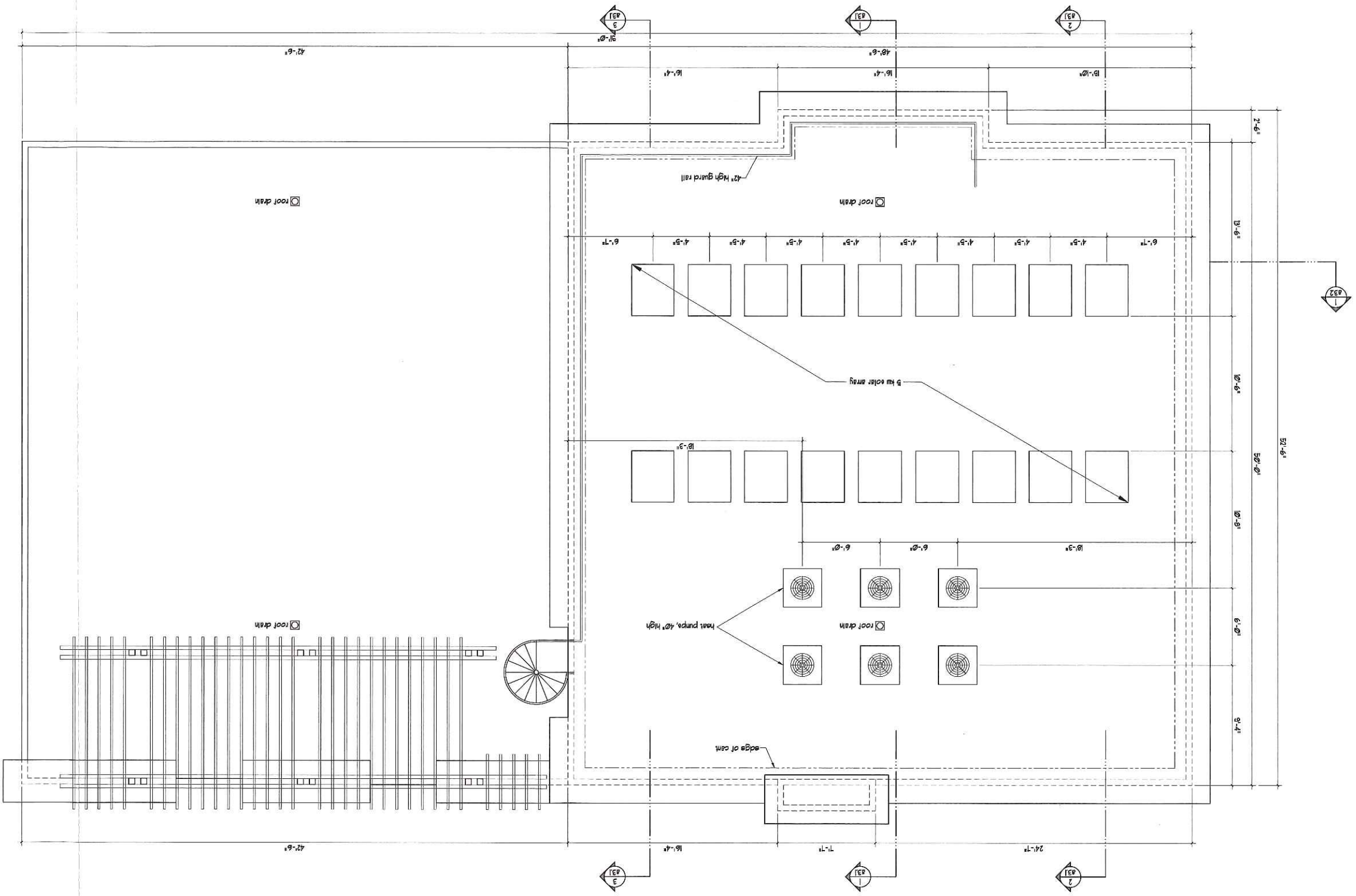
3rd Floor Plan (gross floor area: 2481 s.f.)
 1/4" = 1'-0"



project north

<p>a1.3</p>	<p>Date: January 13, 2014</p>	<p>Scale: 1/4" = 1'-0"</p>	<p>Revisions:</p>	<p>Project: Sheridan Street Townhouses 152 Sheridan Street Portland Maine 04101</p>	<p>Architect: RCHETYPE architects 43 Union Wharf Portland, Maine 04101 (207) 772-5022 Fax (207) 772-4056</p>	<p>Consultant:</p>	<p>Prepared For: New Day Farm LLC Gorham Maine</p>
	<p>THIRD FLOOR PLAN</p>						

Roof Plan
1/4" = 1'-0"



project north

a1.4

Date: January 13, 2014
Scale: 1/4" = 1'-0"

ROOF FLOOR PLAN

Revisions:

No.	Description

Project:

Sheridan Street
Townhouses
152 Sheridan Street
Portland Maine 04101

Architect:

RCHTYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

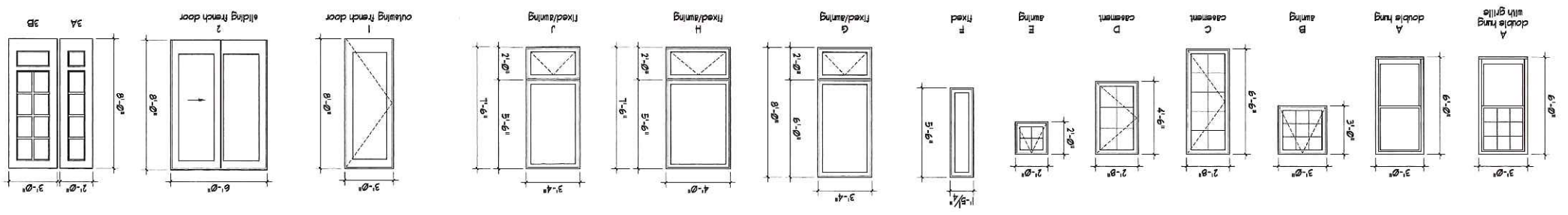
Consultant:

Prepared For:

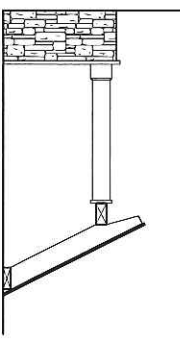
New Day Farm LLC
Gorham Maine

WINDOW SCHEDULE

1. All windows are Anderson E Series Eagle
2. Doors 1 and 2 are Anderson E Series Eagle
3. Brand aluminum clad windows
4. Windows set up for drapery return or jamb
5. Standard exterior finish
6. Standard pine interior finish
7. Standard hardware
8. Standard low e glass
9. 1 1/8" Colonial modern divided light
10. Standard insect screens
11. Bottom units at F,G,H are tempered (within 12' of floor)
12. Doors 3A and 3B to be Simpson or Regue



1/4" = 1'-0" ↑ North Elevation (Sheridan Street)



EXTERIOR MATERIALS:
 Aluminum Clad Windows
 Cedar Shingle Siding
 Cement Fiberboard Trim and Door Casings
 PVC Trim at Windows and Door Casings
 PVC Trim at Recess Bores
 PVC Trim at Roof Cornice

2 Window Schedule
 1/4" = 1'-0"

a2.1	Date: January 13, 2014	Scale: 1/4" = 1'-0"
	SOUTH ELEVATION	
Revisions:		
Project: Sheridan Street Townhouses 152 Sheridan Street Portland Maine 04101	Architect: ARCHETYPE architects 48 Union Street Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
Prepared For: New Day Farm LLC Gorham Maine	Consultant:	

1/4" = 1'-0"
 ↓ South Elevation (Rear)



148'-3" MAXIMUM HEIGHT ALLOWED
 146'-11" TOP OF INSULATION
 146'-3" ROOF SHEATHING
 155'-6" 3RD FLOOR
 174'-9" 2ND FLOOR
 187'-3" 1ST FLOOR
 187'-3" - 184'-3" AVERAGE GRADE AT BUILDING
 45'-0"

a2.2	Date: January 13, 2014	Scale: 1/4" = 1'-0"	Revisions:	Project: Sheridan Street Townhouses 132 Sheridan Street Portland Maine 04101	Architect: ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	Consultant:	Prepared For: New Day Farm LLC Gorham Maine
	SOUTH ELEVATION			(Empty table for revisions)	(Empty table for consultant)	(Empty table for prepared for)	(Empty table for prepared for)

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



a2.3	Date:	January 13, 2014	Project:	Sheridan Street Townhouses 152 Sheridan Street Portland Maine 04101	 ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	Consultant:	Prepared For:	New Day Farm LLC Gorham Maine
	Scale:	1/4" = 1'-0"						

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



166'-3" maximum height allowed
166'-11" TOP OF INSULATION
166'-3" ROOF SHEATHING

3RD FLOOR 155'-9"

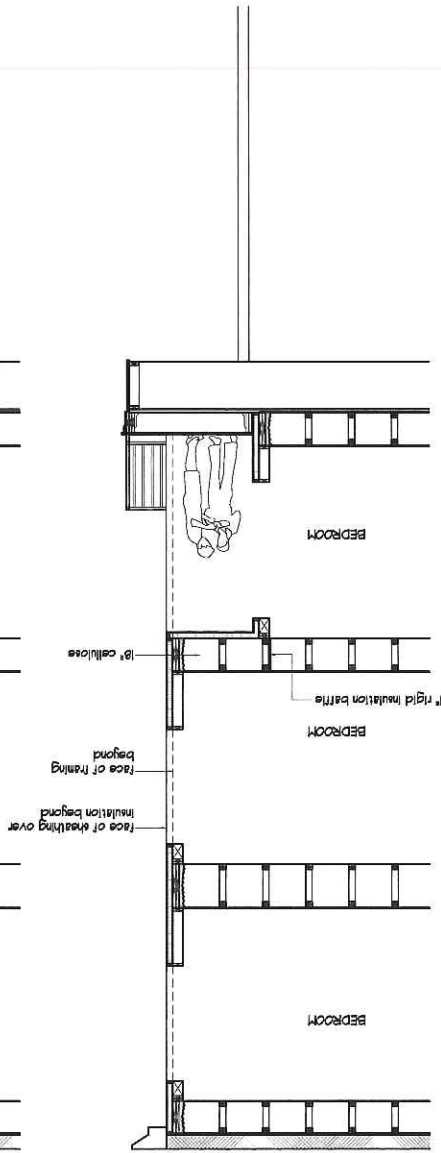
2ND FLOOR 124'-9"

1ST FLOOR 114'-3"

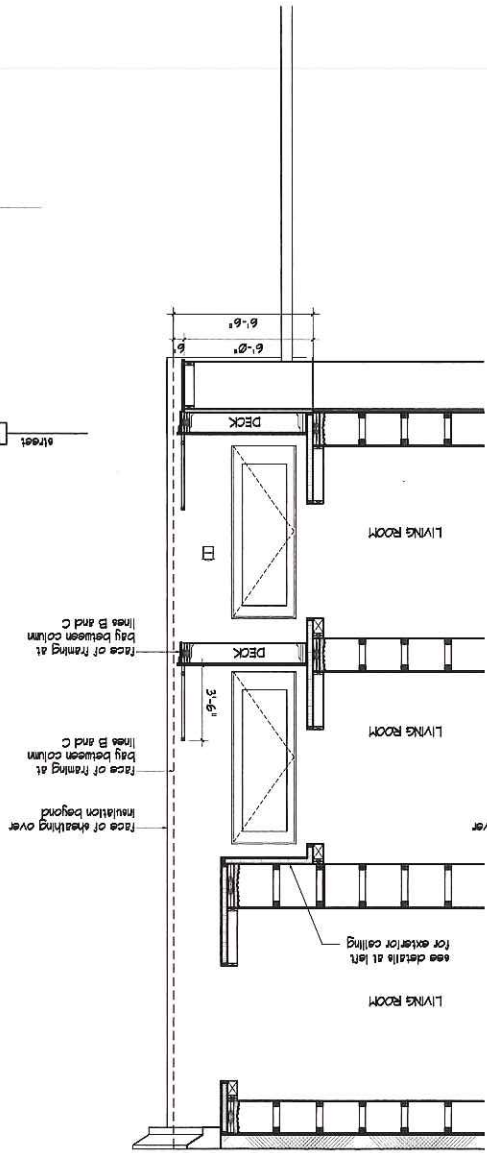
street sidewalk

Date: January 13, 2014	Scale: 1/4" = 1'-0"	Revisions:	Project: Sheridan Street Townhouses 152 Sheridan Street Portland Maine 04101	Architect: ARCHETYPE architects 43 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	Consultant:	Prepared For: New Day Farm LLC Gorham Maine
a2.4						

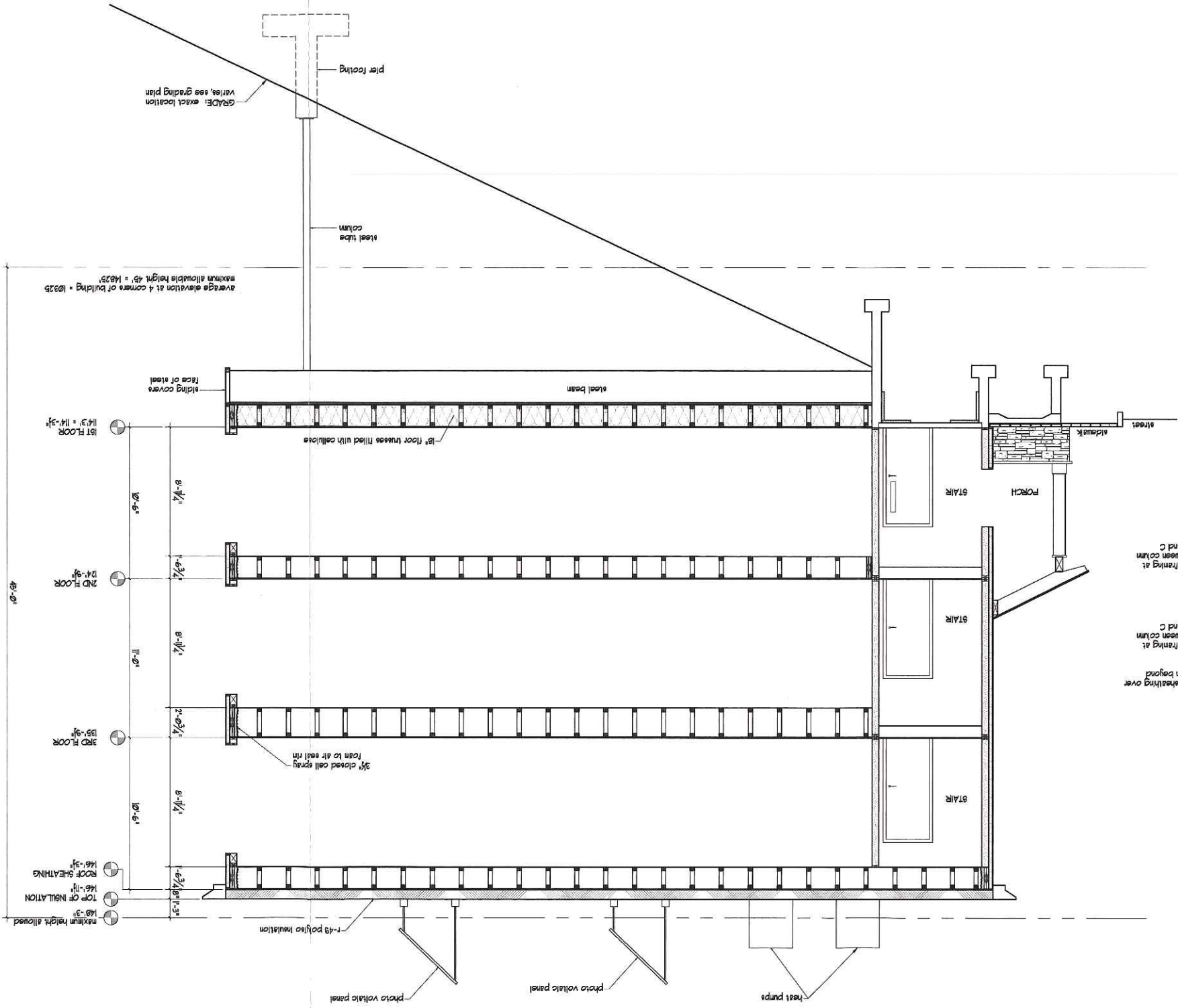
3 Partial Building Cross Section
1/4" = 1'-0"



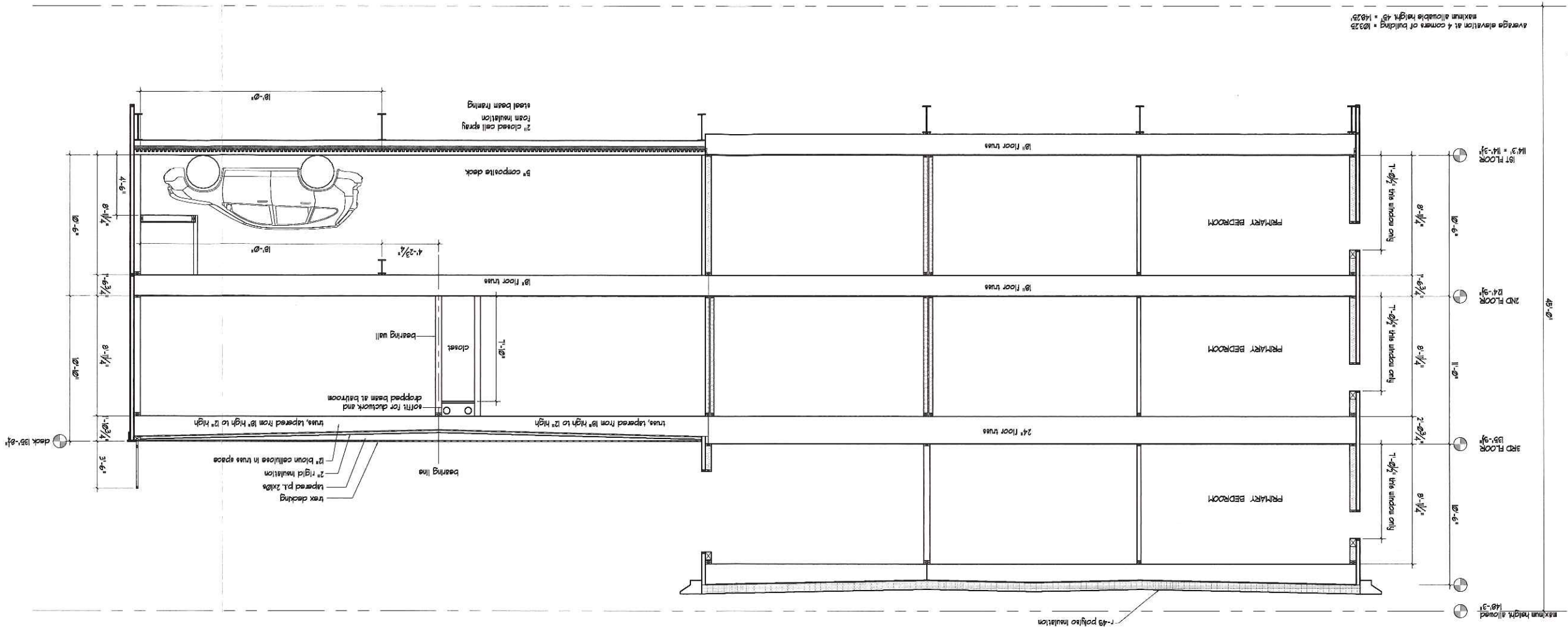
2 Partial Building Cross Section
1/4" = 1'-0"



1 Building Cross Section
1/4" = 1'-0"



A3.1	Date:	January 13, 2014
	Scale:	1/4" = 1'-0"
BUILDING CROSS SECTION	Revisions:	
	Project:	Sheridan Street Townhouses 152 Sheridan Street Portland Maine 04101
ARCHETYPE architects	Architect:	43 Union Wharf Portland, Maine 04101 (207) 772-5022 Fax (207) 772-4056
	Consultant:	
New Day Farm LLC	Prepared For:	Gorham Maine

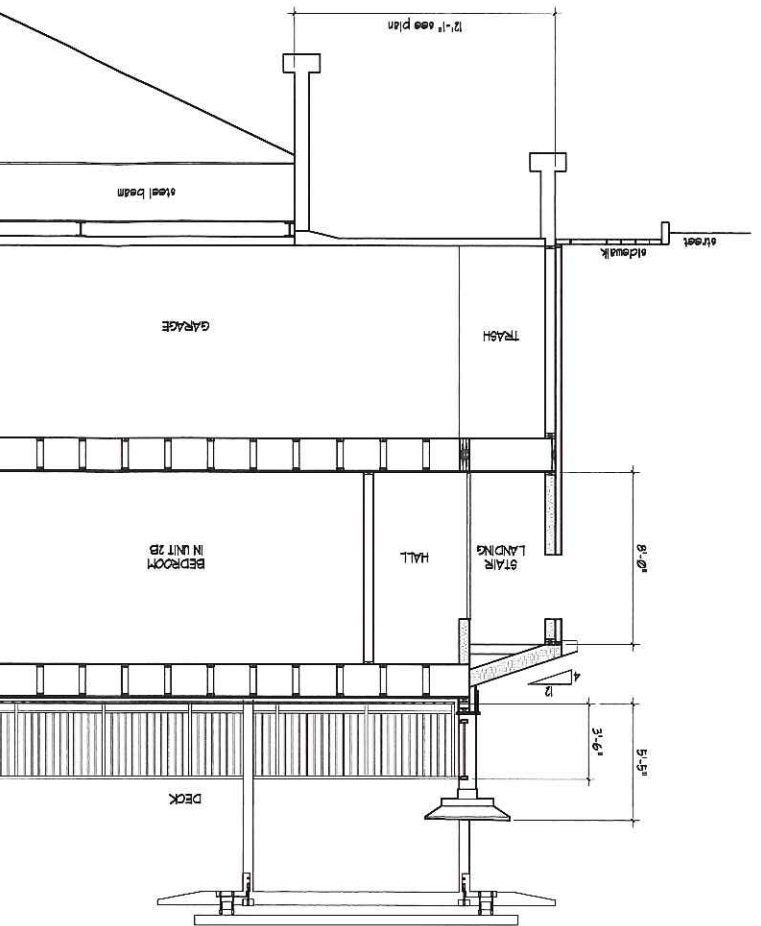


1/4" = 1'-0"
 Building Cross Section

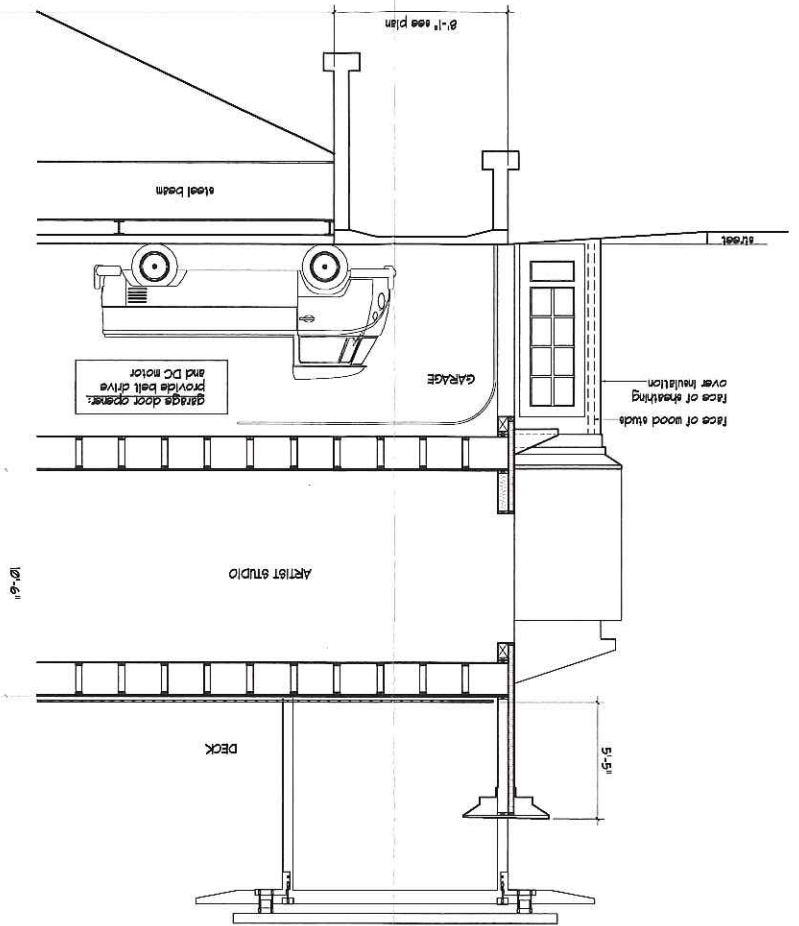
Average elevation at 4 corners of building = 102.25
 Maximum allowable height = 102.25

Date: January 13, 2014	Scale: 1/4" = 1'-0"	Revisions:	Project: Sheridan Street Townhouses 152 Sheridan Street Portland Maine 04101	Architect: ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-5022 Fax (207) 772-4056	Consultant:	Prepared For: New Day Farm LLC Gorham Maine	A3.2

2 Partial Building Cross Section
1/4" = 1'-0"



1 Partial Building Cross Section
1/4" = 1'-0"



A3.3

Date: January 13, 2014
Scale: 1/4" = 1'-0"
BUILDING CROSS SECTION

Revisions:

Project:
Sheridan Street Townhouses
132 Sheridan Street
Portland Maine 04101

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Consultant:

Prepared For:
New Day Farm LLC
Gorham Maine







