

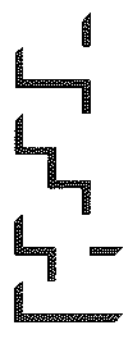
13-K-17

121 Sheridan St.

Sheridan Heights

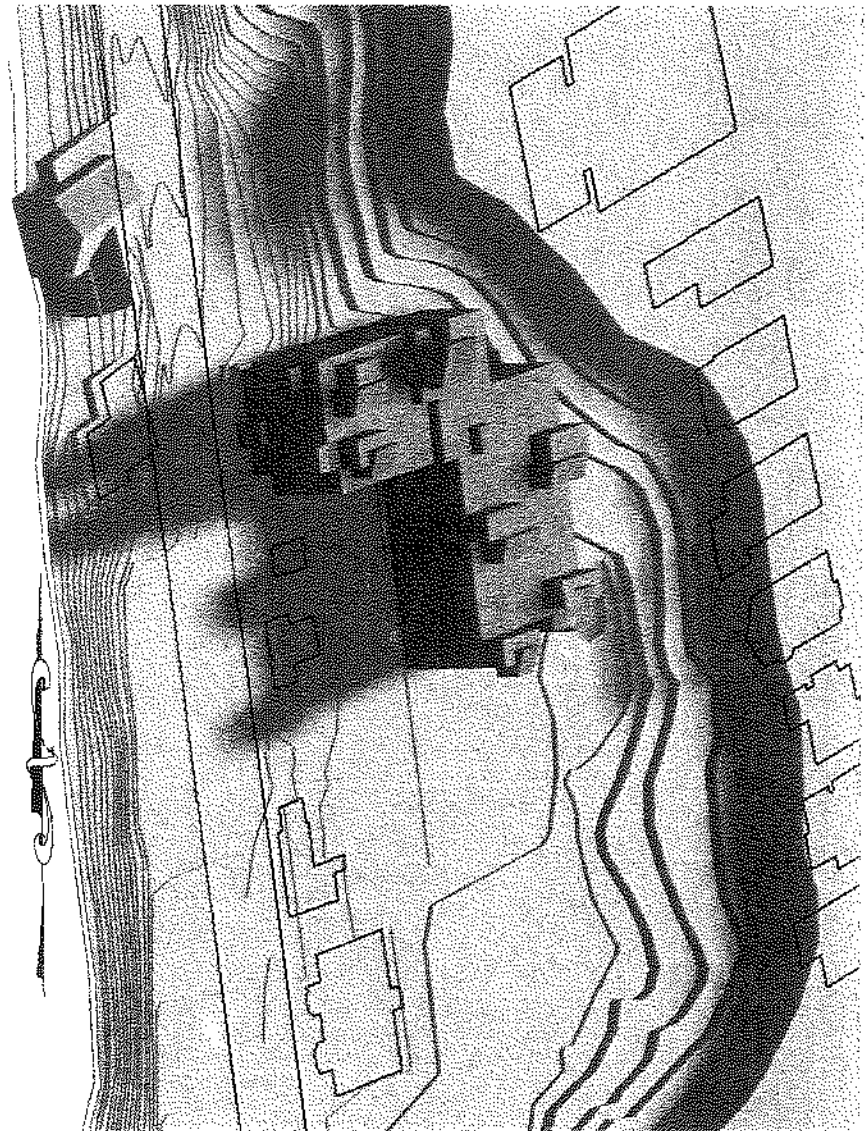
Shinberg

Consulting

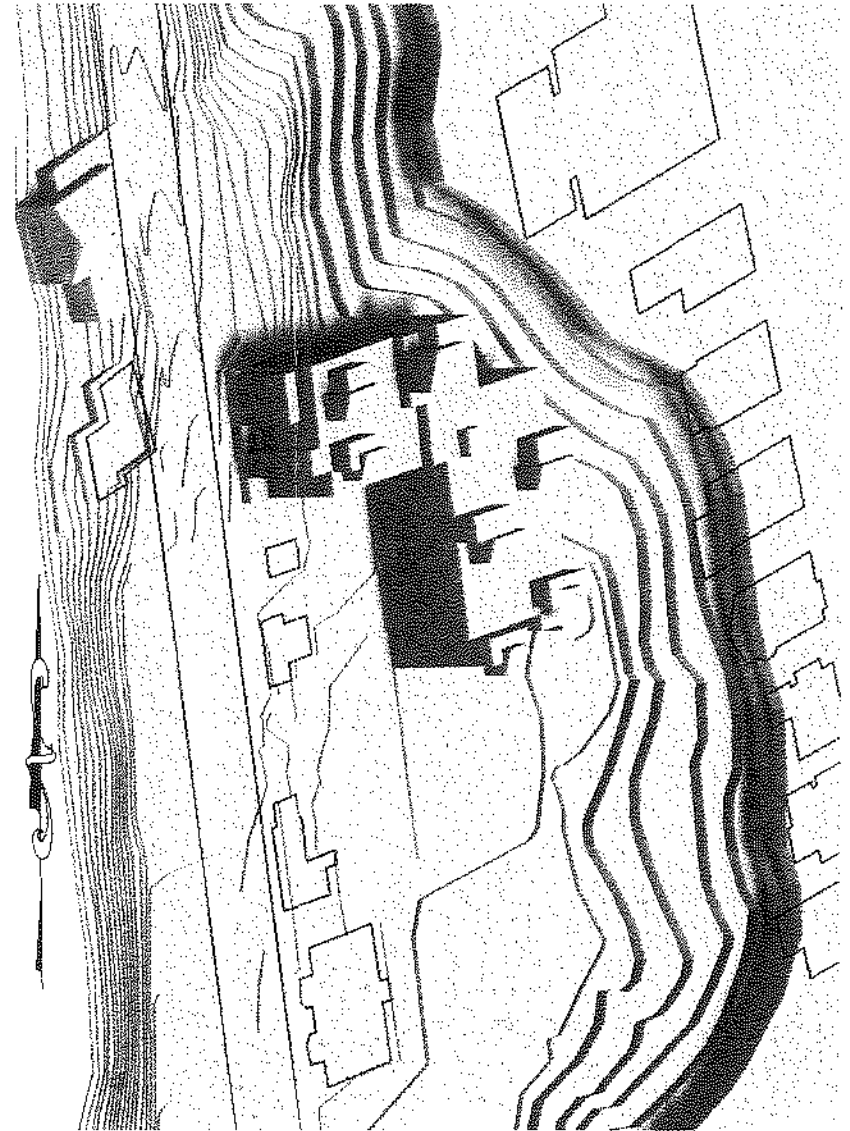


TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND, MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

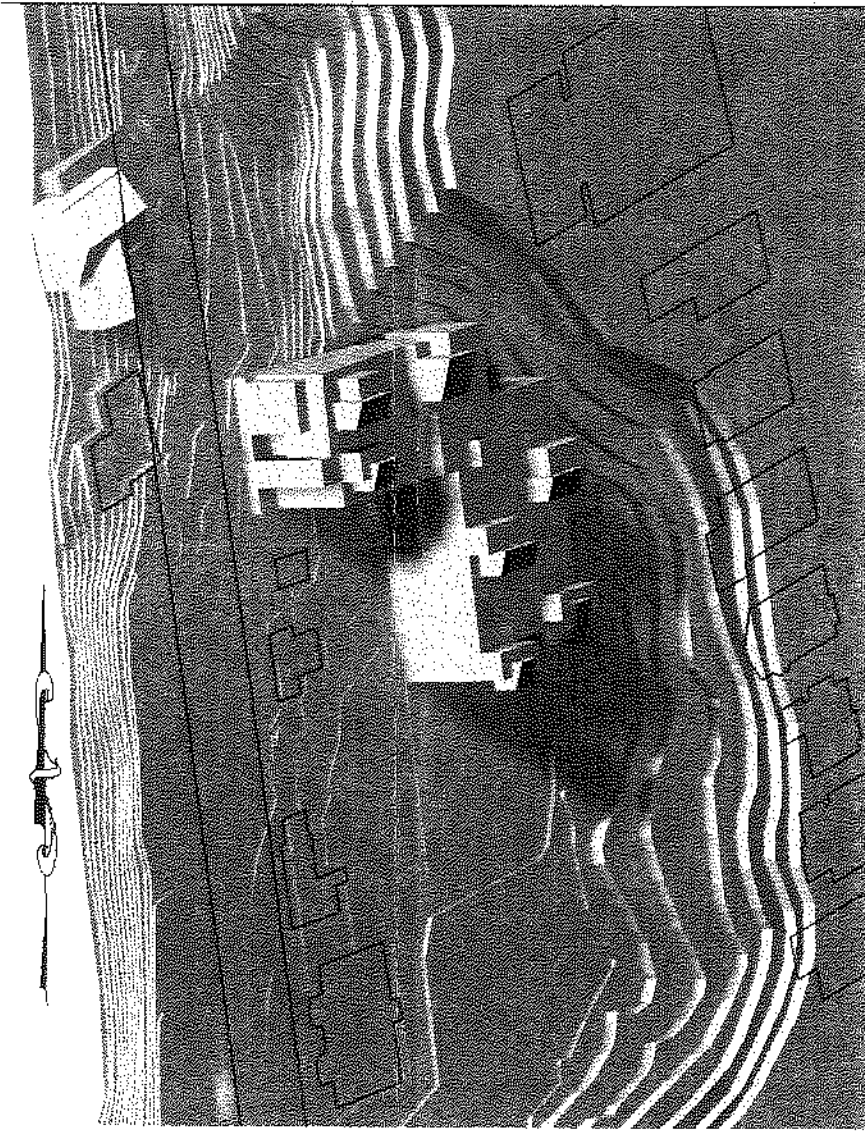
Shadow Studies  
prepared by TFH  
Architects 01.04.05



7:00 am  
(Daylight Saving Time)



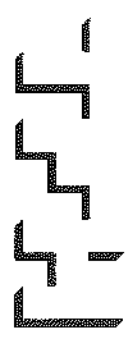
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(Daylight Saving Time)



7:00 pm  
(Daylight Saving Time)

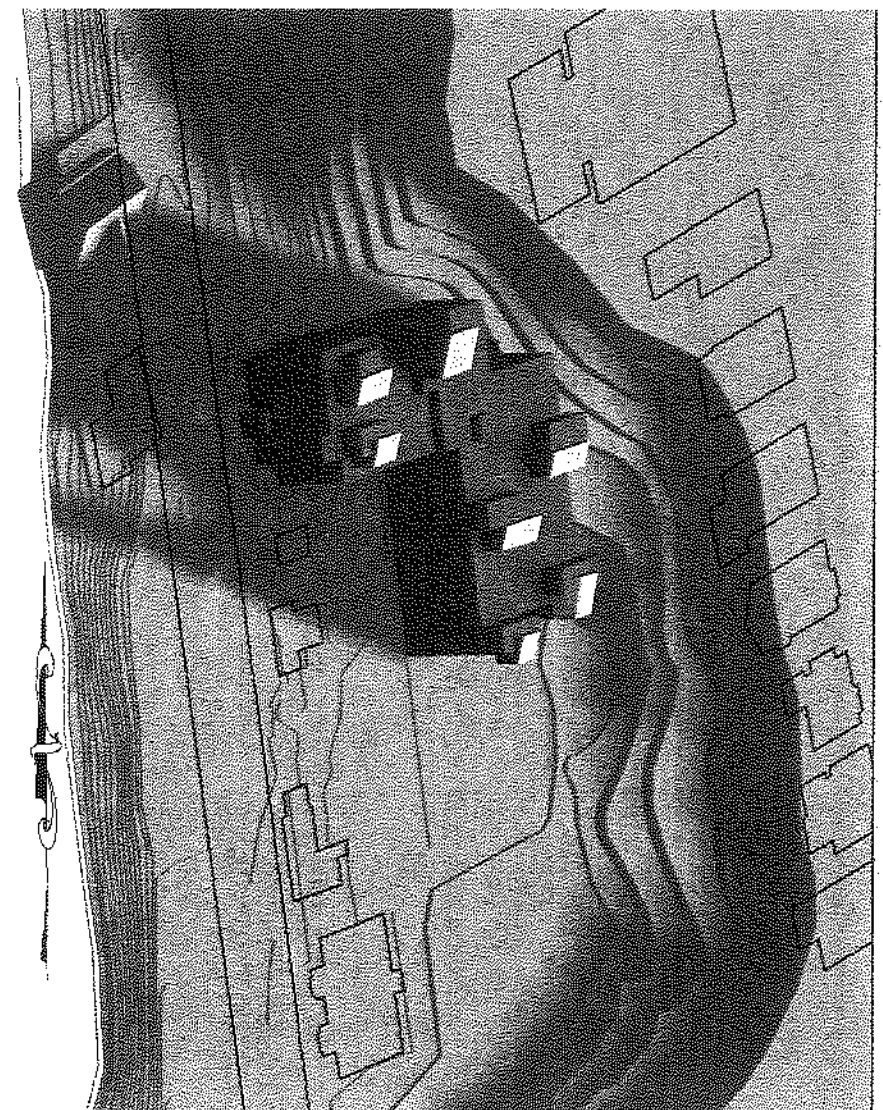
**SHADOW STUDY: SUMMER SOLSTICE (JUNE 21)**  
Sheridan Heights, Proposed Building at 135 Sheridan Street, Portland, Maine

AH 12

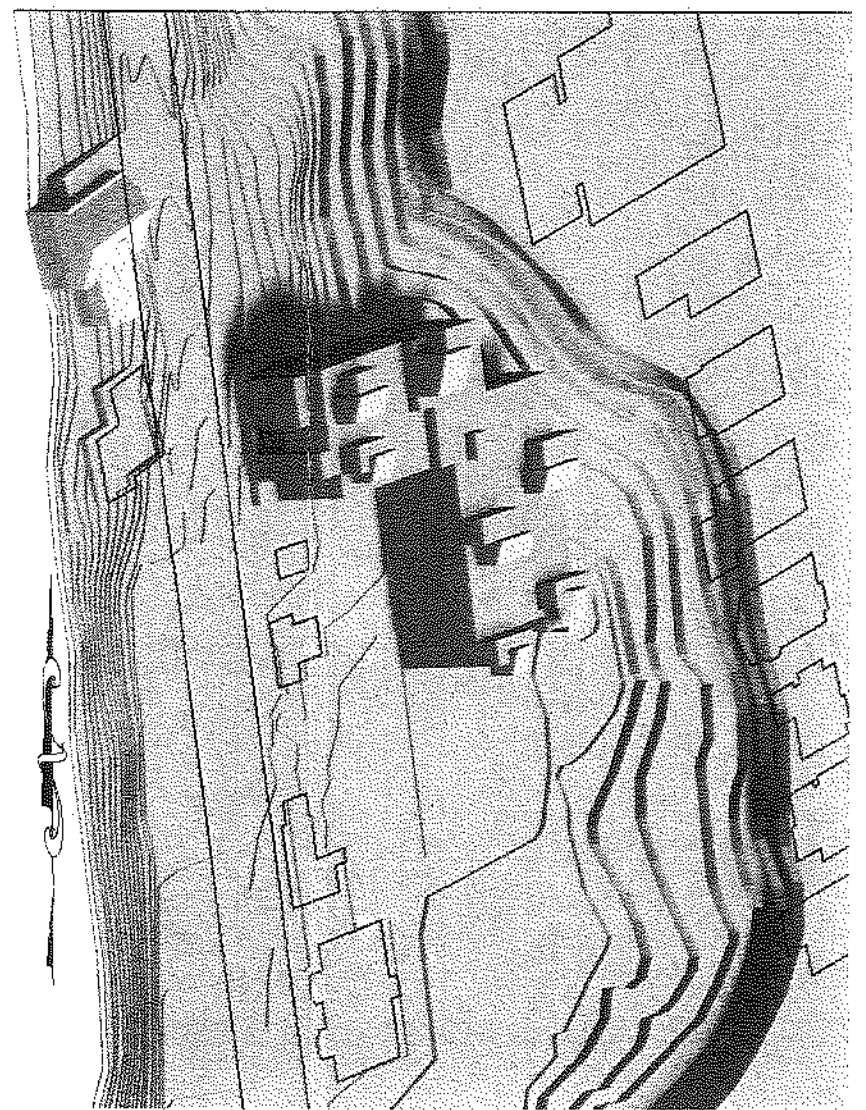


**TFH ARCHITECTS**  
100 COMMERCIAL STREET  
PORTLAND, MAINE 04101  
TELEPHONE 207.775.6141  
ARCHITECTURE PLANNING

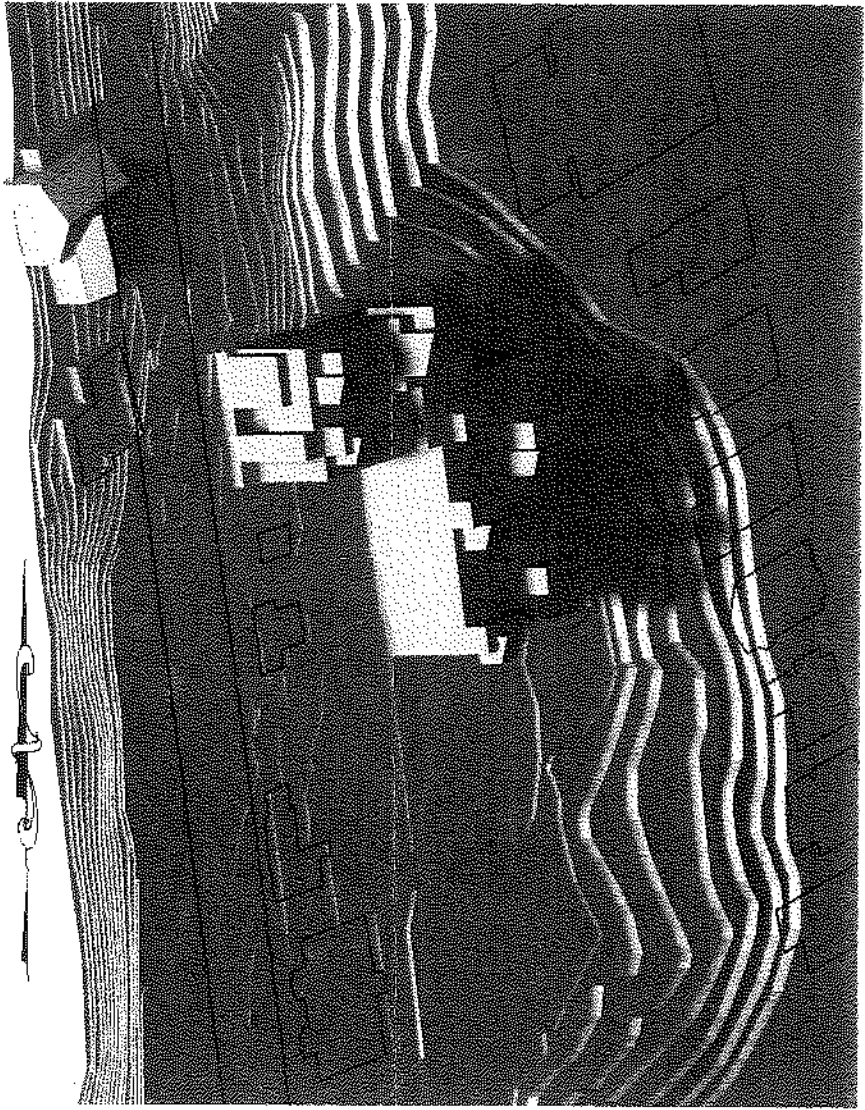
Shadow Studies  
prepared by TFH  
Architects 01.04.05



**7:00 am**  
(Eastern Standard Time)



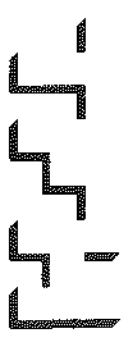
**NOON**  
(Eastern Standard time)



**5:00 pm**  
(Eastern Standard Time)

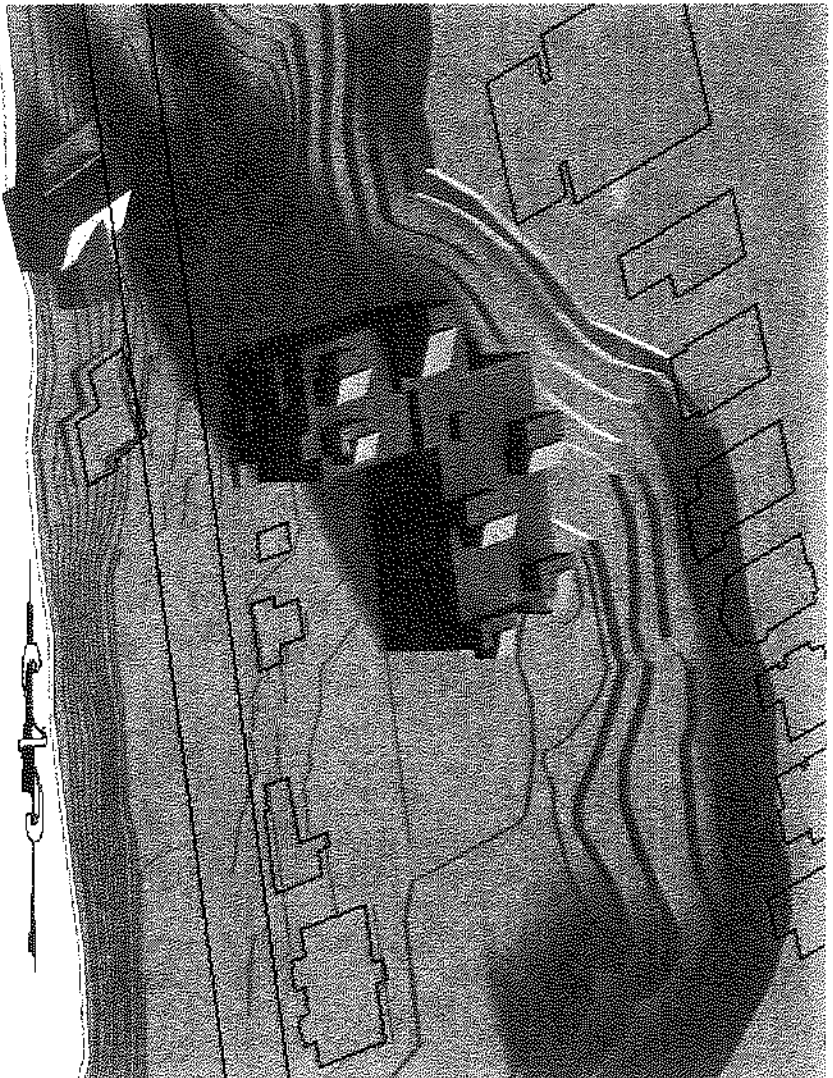
**SHADOW STUDY: EQUINOX (MARCH 21)**

Sheridan Heights, Proposed Building at 135 Sheridan Street, Portland, Maine



TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

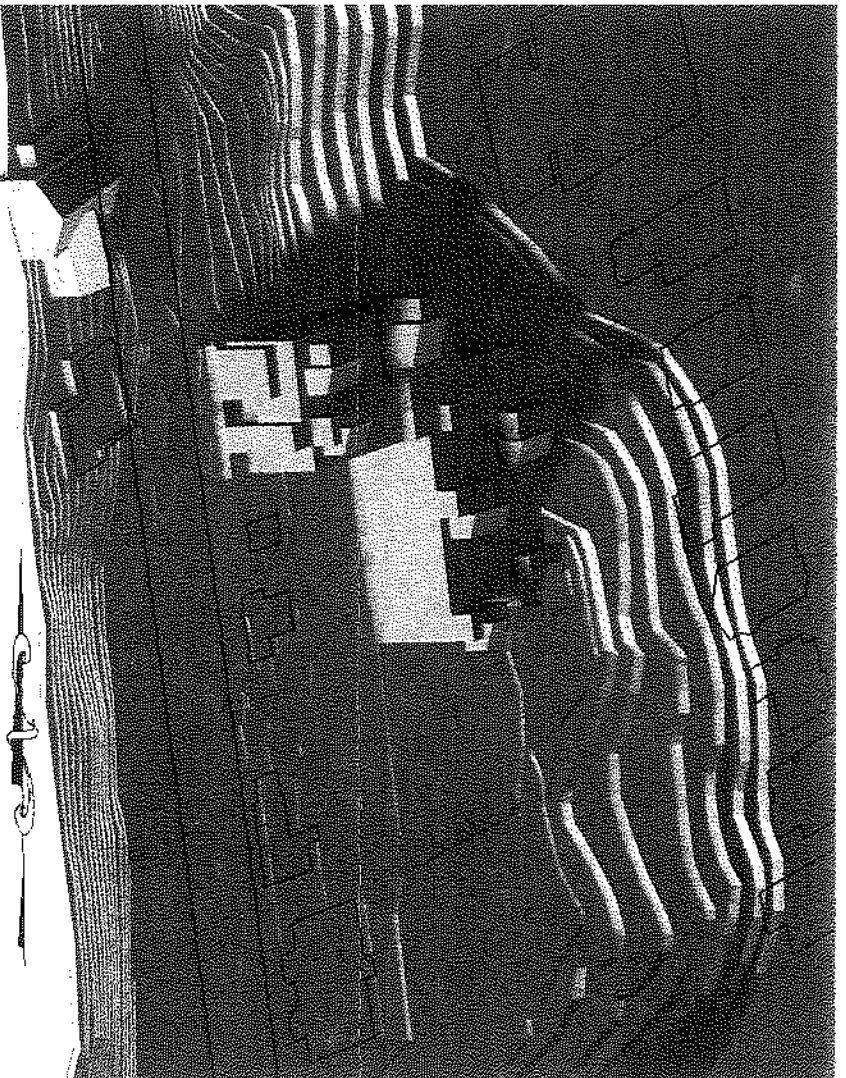
Shadow Studies  
prepared by TFH  
Architects 01.04.05



9:00 am  
(Eastern Standard Time)



NOON  
(Eastern Standard time)



3:00 pm  
(Eastern Standard Time)

**SHADOW STUDY: WINTER SOLSTICE (DECEMBER 21)**

Sheridan Heights, Proposed Building at 135 Sheridan Street, Portland, Maine

# SHERIDAN STREET ELEVATION

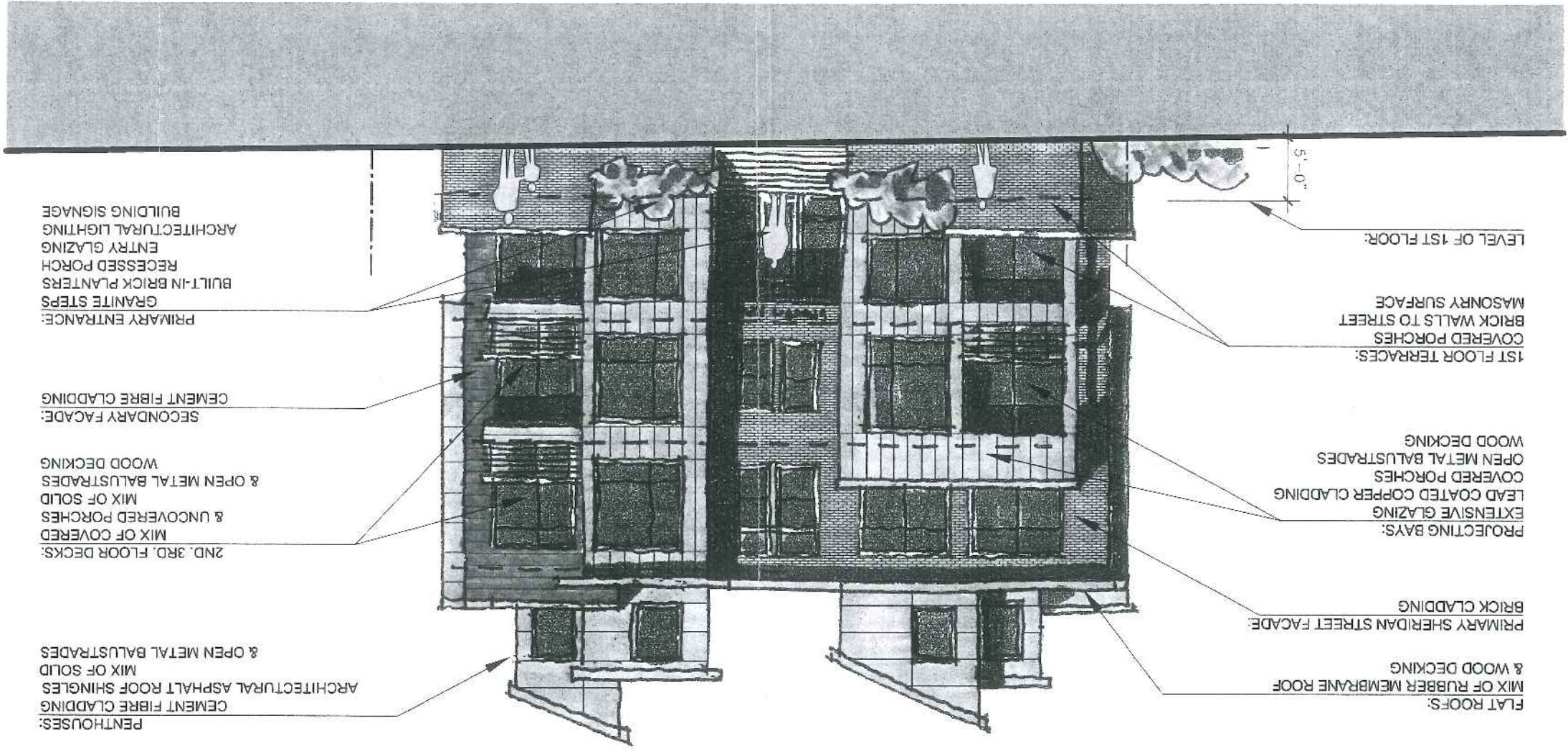
SCALE 1/8"  
DECEMBER 24, 2005  
A2.0

PROJECT NAME: SHERIDAN HEIGHTS  
PROJECT ADDRESS: 135 SHERIDAN STREET, PORTLAND, MAINE  
PROJECT OWNER: SHERIDAN STREET LLC  
CONSULTING FIRM: SHINBERG CONSULTING LLC  
477 CONGRESS STREET, 5TH FLOOR, PORTLAND, ME 04101  
TEL: 207 523 2410

SGC ENGINEERING, LLC  
87 Main Street, Yarmouth, ME 04096  
TEL: 207 846 4966  
F: 207 846 4586

MRLD, LLC  
100 Commercial Street, Portland, ME 04101  
TEL: 207 846 4966

TRM ARCHITECTS  
100 Commercial Street, Portland, ME 04101  
TEL: 207 846 4966



PRIMARY ENTRANCE:  
GRANITE STEPS  
BUILT-IN BRICK PLANTERS  
RECESSED PORCH  
ENTRY GLAZING  
ARCHITECTURAL LIGHTING  
BUILDING SIGNAGE

SECONDARY FACADE:  
CEMENT FIBRE CLADDING

2ND, 3RD, FLOOR DECKS:  
MIX OF COVERED  
& UNCOVERED PORCHES  
& OPEN METAL BALUSTRADES  
WOOD DECKING

PENTHOUSES:  
CEMENT FIBRE CLADDING  
ARCHITECTURAL ASPHALT ROOF SHINGLES  
MIX OF SOLID  
& OPEN METAL BALUSTRADES

LEVEL OF 1ST FLOOR:

1ST FLOOR TERRACES:  
COVERED PORCHES  
BRICK WALLS TO STREET  
MASONRY SURFACE

PROJECTING BAYS:  
EXTENSIVE GLAZING  
LEAD COATED COPPER CLADDING  
COVERED PORCHES  
OPEN METAL BALUSTRADES  
WOOD DECKING

PRIMARY SHERIDAN STREET FACADE:  
BRICK CLADDING

FLAT ROOFS:  
MIX OF RUBBER MEMBRANE ROOF  
& WOOD DECKING

Att. 13

# 121 SHERIDAN STREET - 3 UNIT BUILDING

**SHERIDAN HEIGHTS**  
 135 SHERIDAN STREET  
 PORTLAND, MAINE  
 PROJECT ADDRESS

**Shibery**  
 CONSULTING, LLC  
 177 CONGRESS STREET, 5TH FLOOR  
 PORTLAND, ME 04101  
 TEL: 207.848.4000

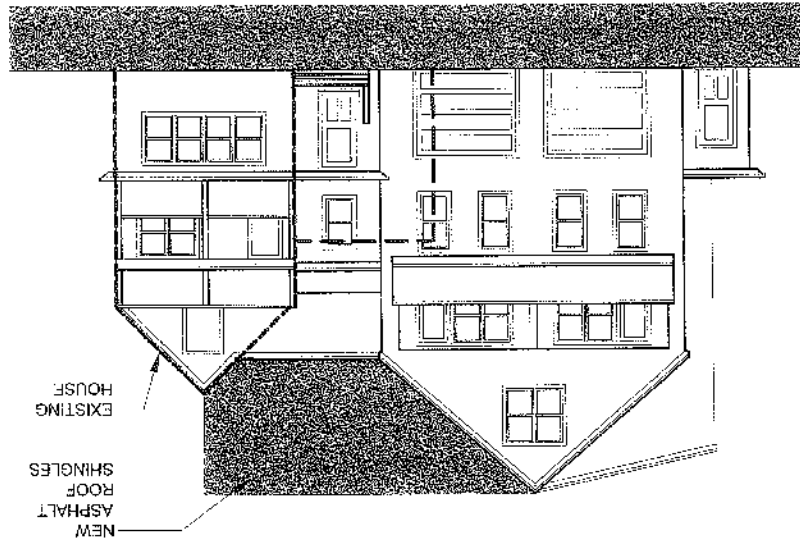
JANUARY 17, 2009  
 SCALE - AS SHOWN  
**A1.0**

**SGC ENGINEERING, LLC**  
 87 MAIN STREET, YARMOUTH  
 ME 04096  
 TEL: 207.848.4000

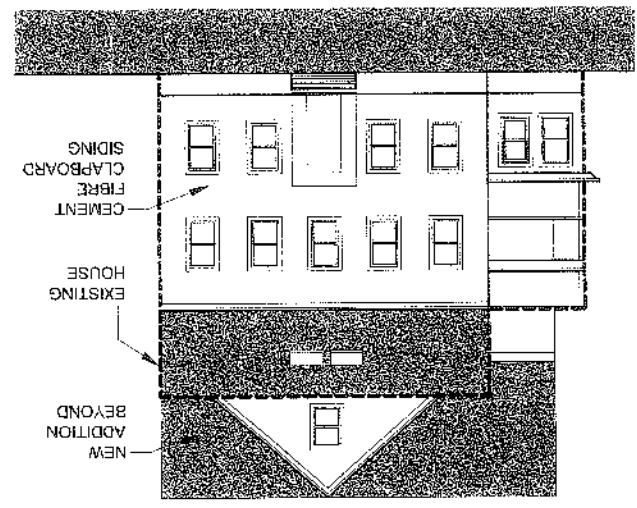
**MRLD, LLC**

**JARVIS, JR.**  
 ARCHITECTURE PLANNING  
 1111 ARCHITECTURE  
 103 CONGRESS STREET  
 PORTLAND, ME 04101  
 TEL: 207.848.4000

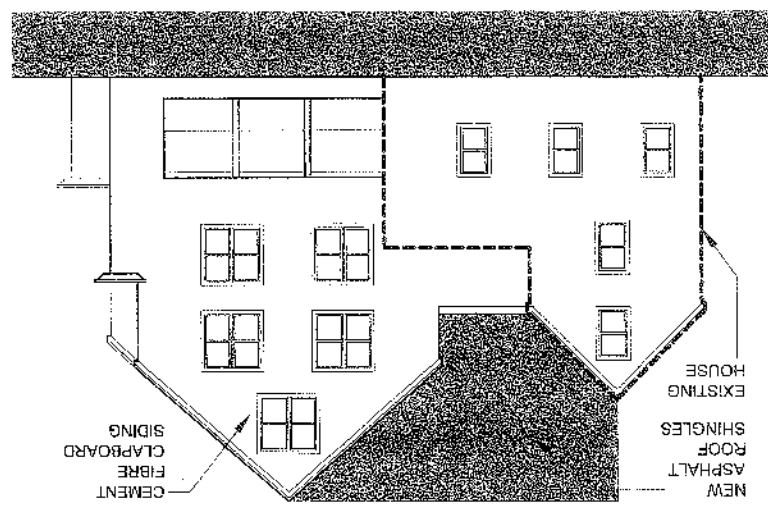
5 NORTH SIDE ELEVATION



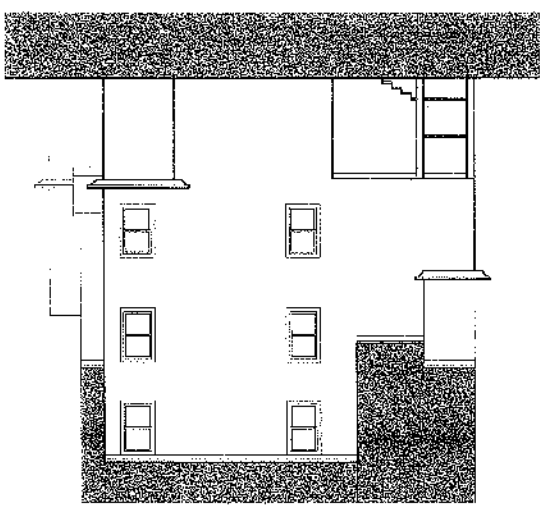
6 WEST (SHERIDAN STREET) ELEVATION



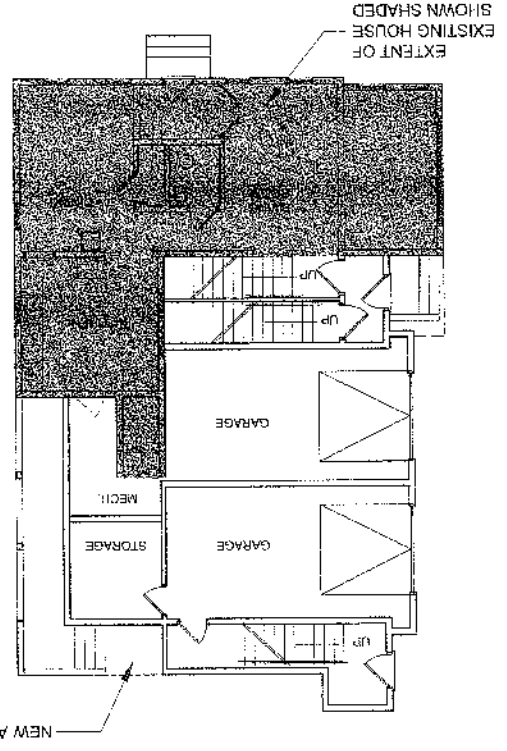
8 SOUTH ELEVATION



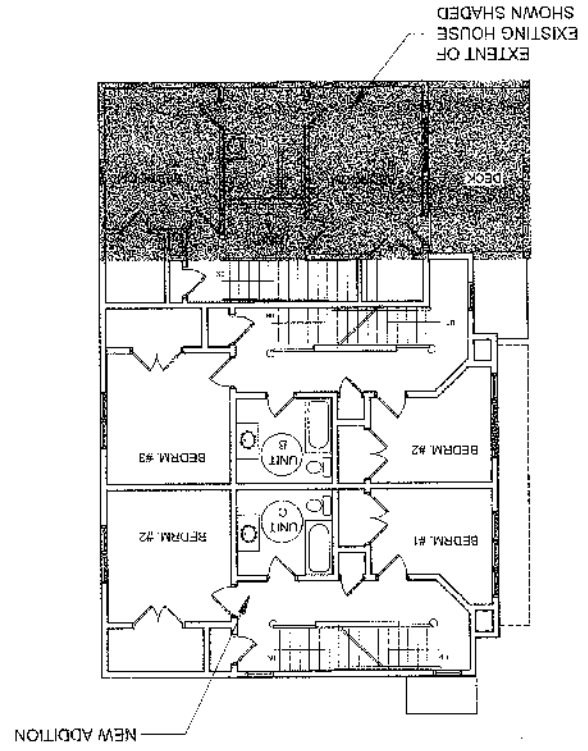
9 EAST ELEVATION



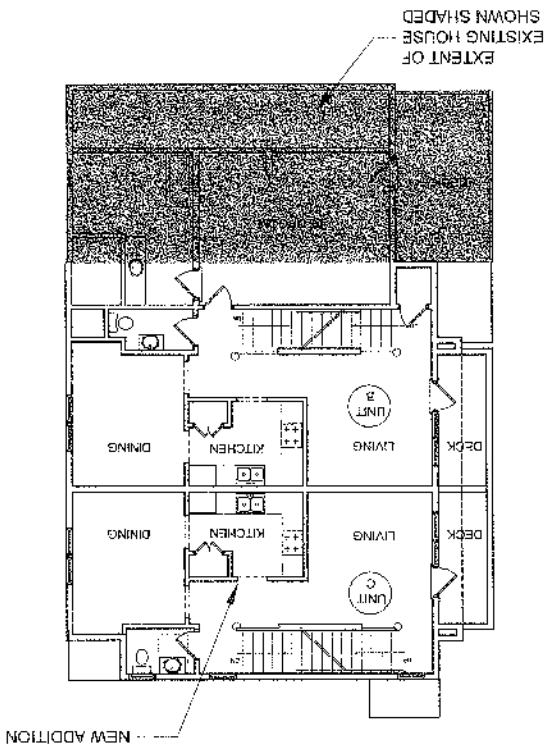
1 FIRST FLOOR PLAN



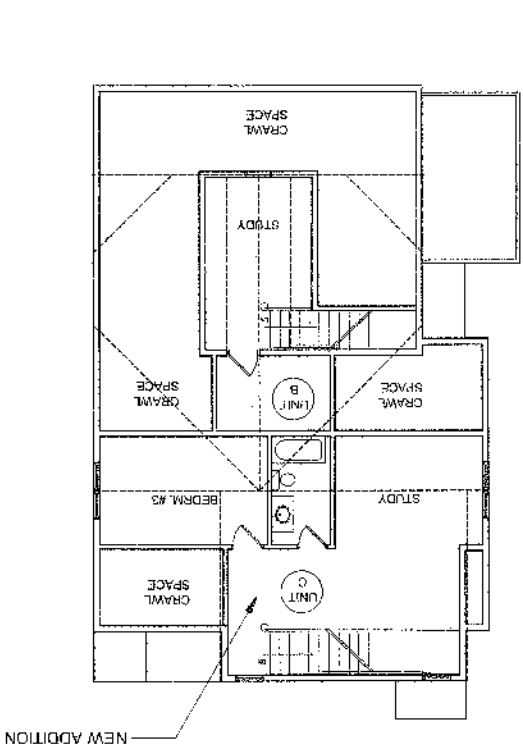
2 SECOND FLOOR PLAN



3 THIRD FLOOR PLAN



4 FOURTH FLOOR PLAN



# SHERIDAN STREETScape

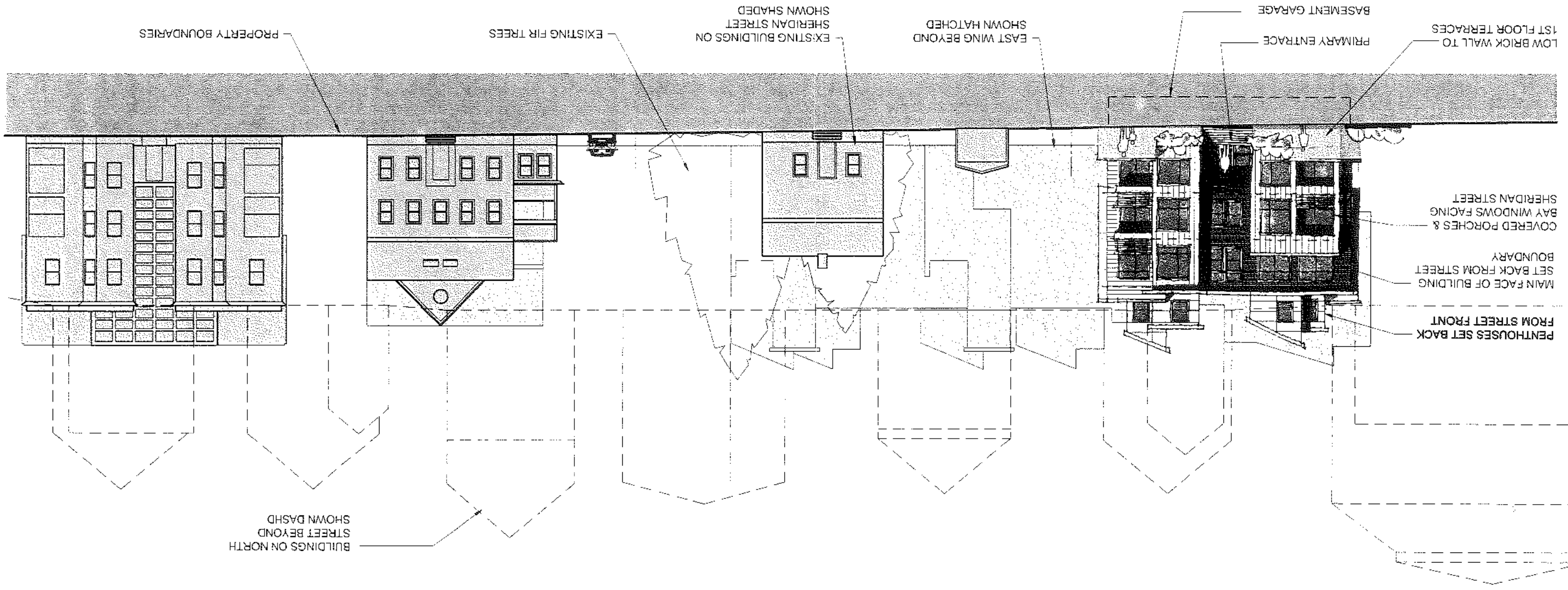
**SGC ENGINEERING, LLC**  
 201 CONNOR ROAD  
 PORTLAND, MAINE 04106  
 TEL: 207.549.5985  
 FAX: 207.549.5986  
 WWW.SGCENR.COM

**MRLD, LLC**  
 87 LEAH STREET, PORTLAND  
 TEL: 207.549.5985

**shinberg CONSULTING LLC**  
 477 CONGRESS STREET, PORTLAND  
 TEL: 207.523.9410

**SHERIDAN HEIGHTS**  
 135 SHERIDAN STREET  
 PORTLAND, MAINE  
 SHERIDAN STREET LLC

SCALE 1/8"=1'-0"  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 10/20/11



SHERIDAN ST. (115)  
 Basement (115)  
 1st Floor (125)  
 2nd Floor (135)  
 3rd Floor (145)  
 4th Floor (155)

BUILDINGS ON NORTH  
 STREET BEYOND  
 SHOWN DASHD

PROPERTY BOUNDARIES

EXISTING FIR TREES

EXISTING BUILDINGS ON  
SHERIDAN STREET  
SHOWN SHADED

EAST WING BEYOND  
SHOWN HATCHED

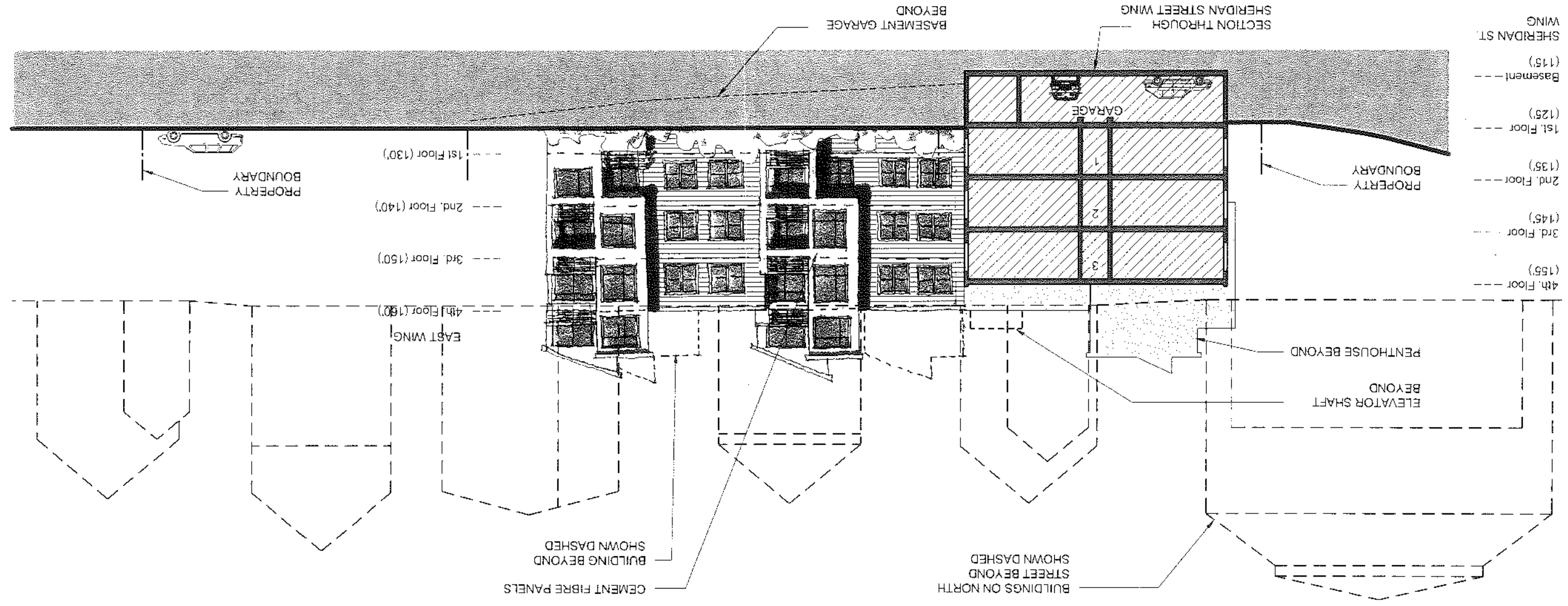
BASEMENT GARAGE  
PRIMARY ENTRANCE

LOW BRICK WALL TO  
1ST FLOOR TERRACES

PENTHOUSES SET BACK  
 FROM STREET FRONT  
 MAIN FACE OF BUILDING  
 SET BACK FROM STREET  
 BOUNDARY  
 COVERED PORCHES &  
 BAY WINDOWS FACING  
 SHERIDAN STREET

# WEST ELEVATION

**SGC ENGINEERING, LLC**  
 275 STATE STREET, PORTLAND, ME 04101  
 TEL: 207.523.3410  
**MRLD, LLC**  
 100 CONGRESS STREET, PORTLAND, ME 04101  
 TEL: 207.523.3410  
**TRM ARCHITECTS**  
 100 CONGRESS STREET, PORTLAND, ME 04101  
 TEL: 207.523.3410



SHERIDAN ST. WING  
 Basement (115')  
 1st Floor (125')  
 2nd Floor (135')  
 3rd Floor (145')  
 4th Floor (155')

1st Floor (130')  
 2nd Floor (140')  
 3rd Floor (150')  
 4th Floor (160')  
 EAST WING

BUILDINGS ON NORTH STREET BEYOND SHOWN DASHED  
 CEMENT FIBRE PANELS SHOWN DASHED  
 BUILDING BEYOND SHOWN DASHED

ELEVATOR SHAFT BEYOND  
 PENTHOUSE BEYOND

PROPERTY BOUNDARY

SECTION THROUGH SHERIDAN STREET WING  
 BASEMENT GARAGE BEYOND

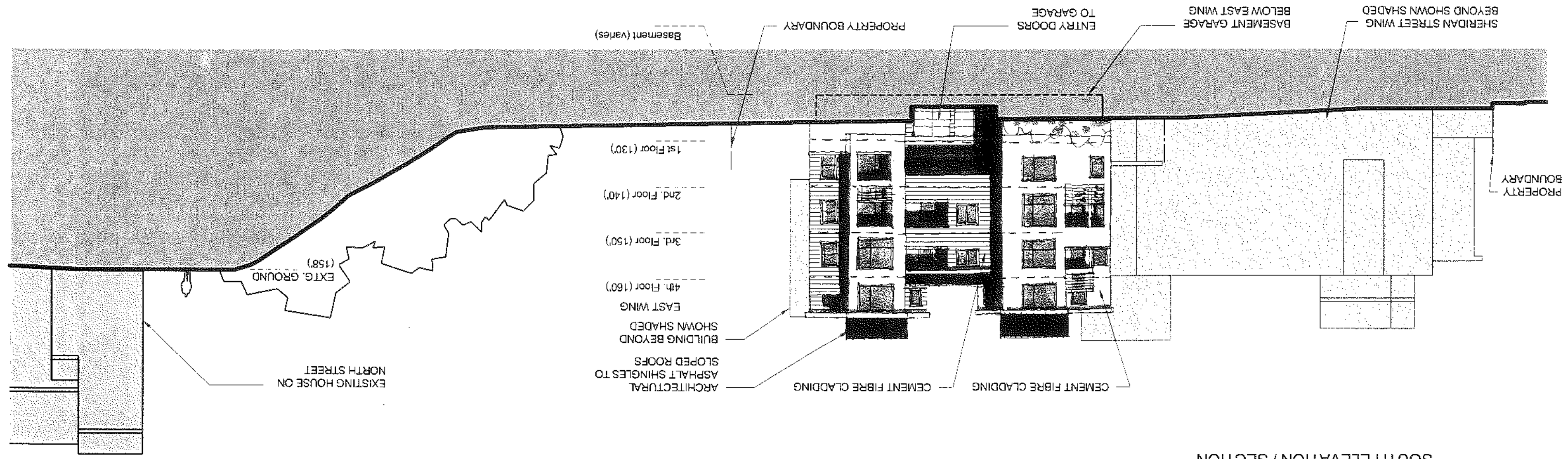
GARAGE

1  
2  
3

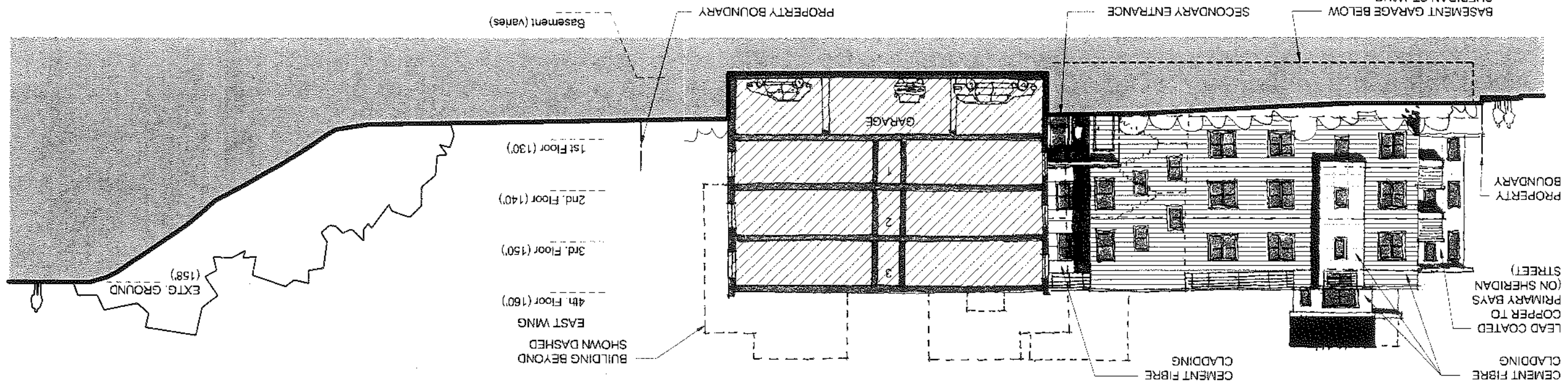


# SOUTH ELEVATION

**SOUTH ELEVATION - GARAGE ENTRY**



**SOUTH ELEVATION / SECTION**

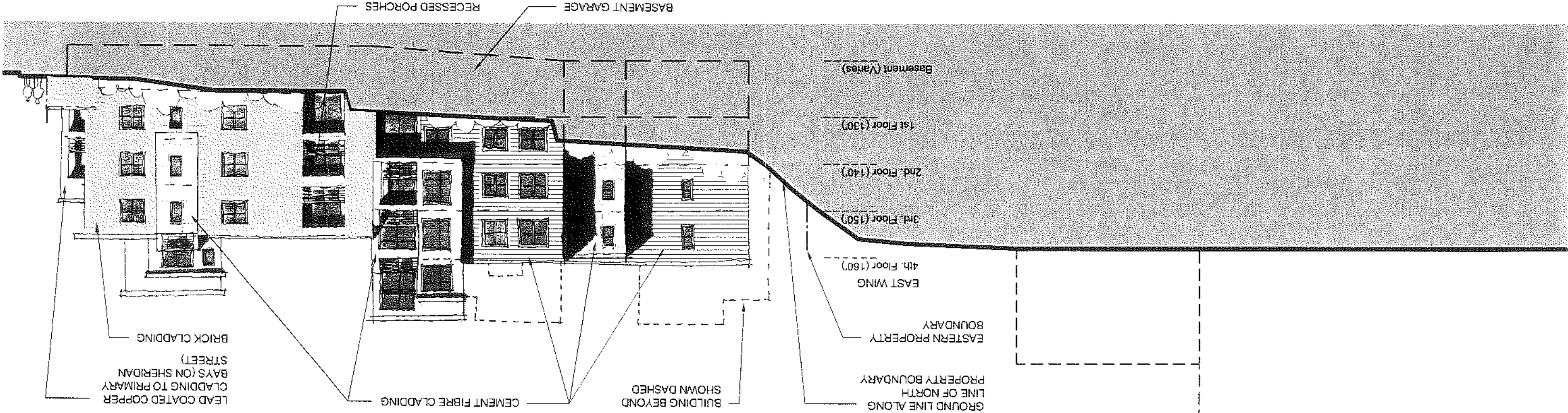


# NORTH EAST ELEVATION

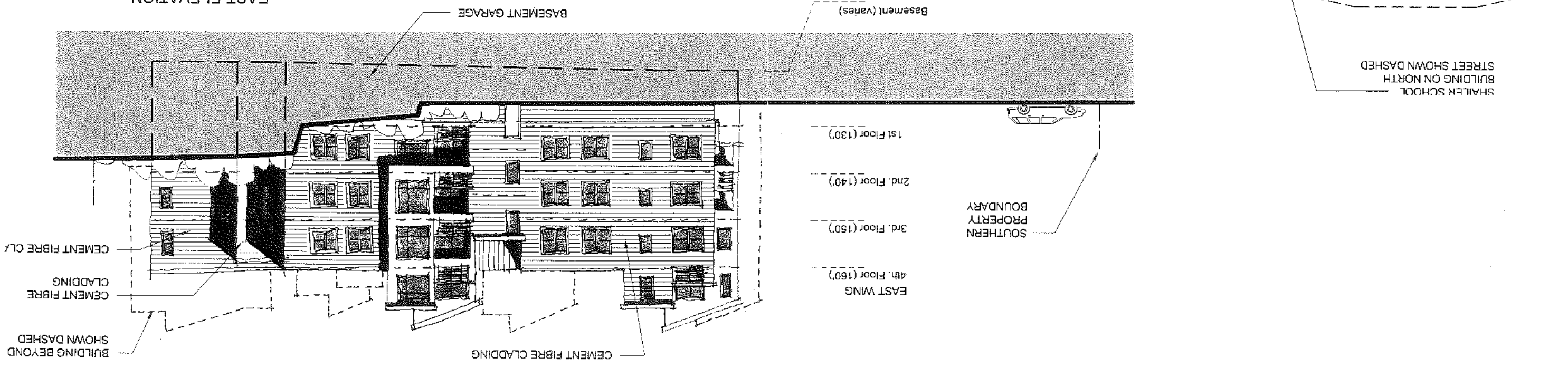
**SHERIDAN HEIGHTS**  
 135 SHERIDAN STREET  
 PORTLAND, MAINE  
**SHERIDAN STREET LLC**  
 477 CONGRESS STREET, 5TH FLOOR  
 PORTLAND, ME 04101  
 TEL: 207.553.5470  
**shinberg**  
 CONSULTING, LLC  
 207.553.5470  
 DECEMBER 24 2005  
 SCALE: 1/8" = 1'-0"  
**A2.4**

**SGC**  
 SHINBERG CONSULTING GROUP  
 27 Main Street, Portland, ME 04101  
 TEL: 207.553.5470  
 FAX: 207.553.5470  
**MRD, LLC**  
 27 Main Street, Portland, ME 04101  
 TEL: 207.553.5470  
 FAX: 207.553.5470  
 ARCHITECTURAL PLANNING  
 27 Main Street, Portland, ME 04101  
 TEL: 207.553.5470  
 FAX: 207.553.5470

NORTH ELEVATION



EAST ELEVATION



SHALER SCHOOL  
 BUILDING ON NORTH  
 STREET SHOWN DASHED

# FLOOR PLANS - 21 UNIT BUILDING




SGC ENGINEERING, LLC  
 87 Main Street, Portland, ME 04101  
 TEL: 207.846.4596  
 FAX: 207.846.4598

MRLD, LLC  
 135 SHERIDAN STREET  
 PORTLAND, MAINE 04101  
 TEL: 207.533.5412  
 FAX: 207.533.5412

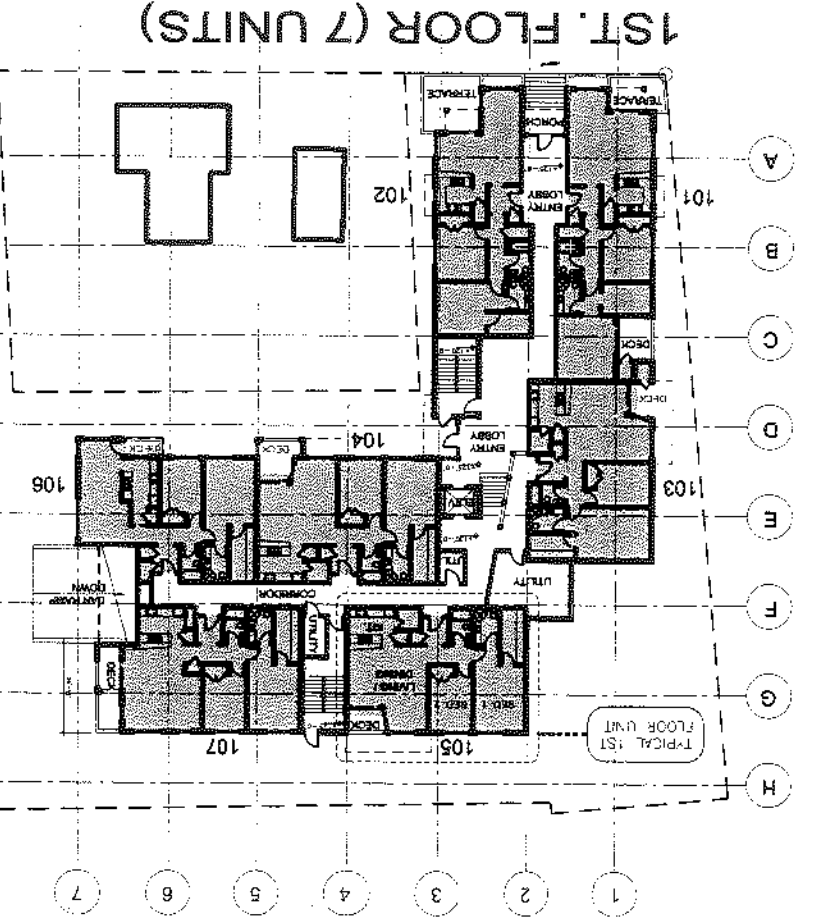
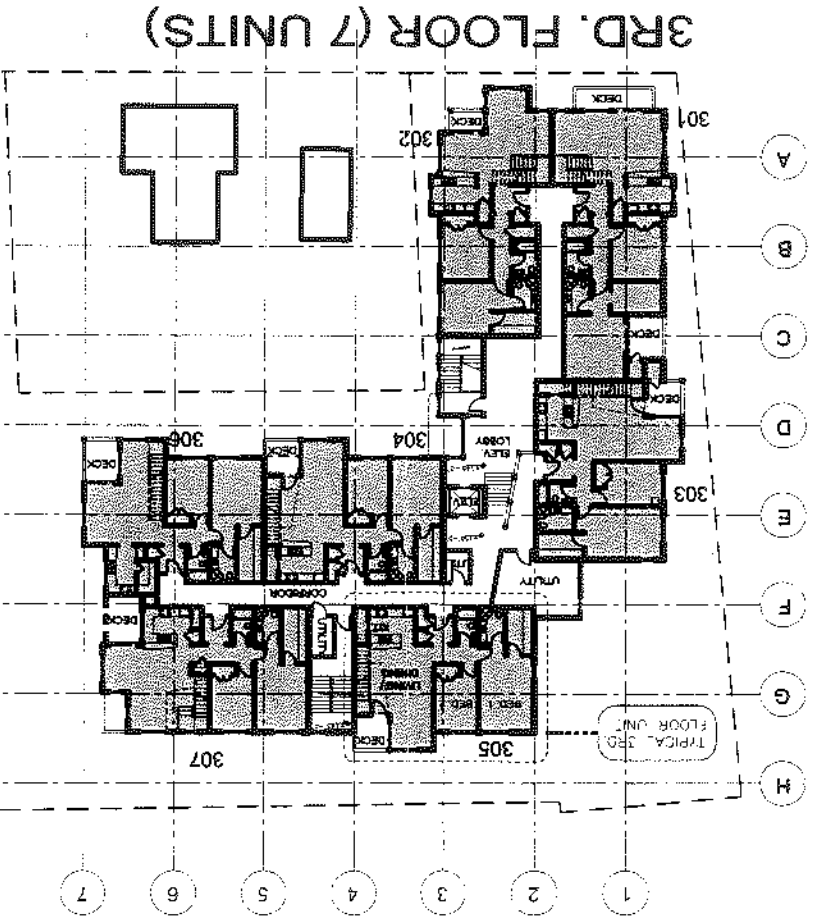
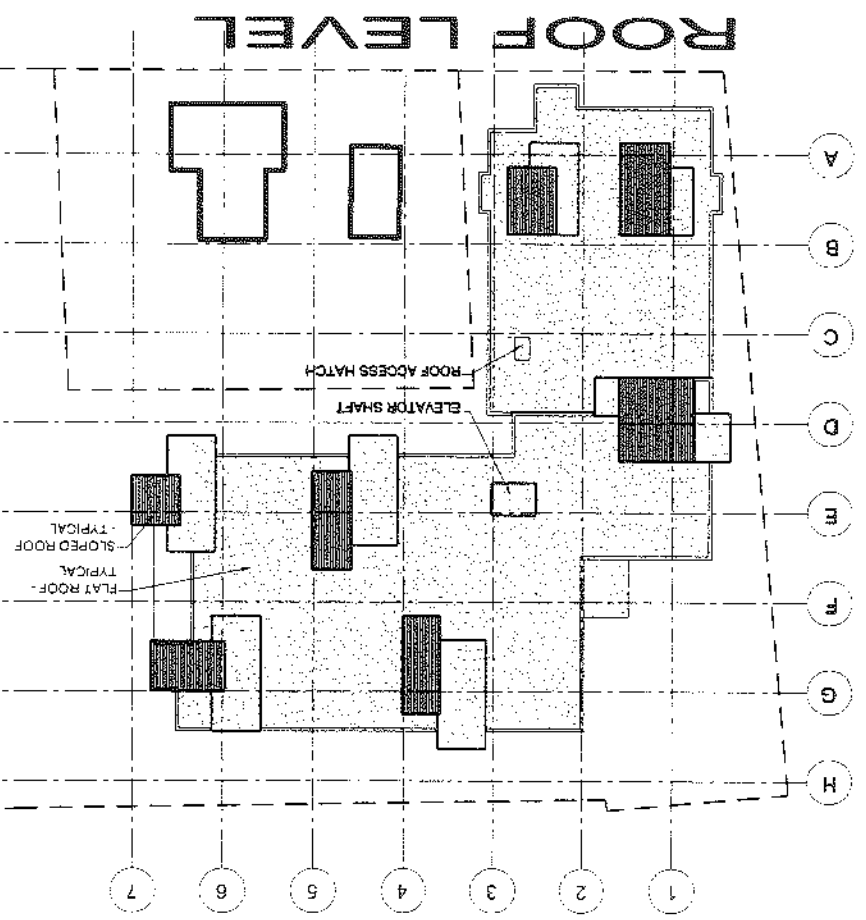
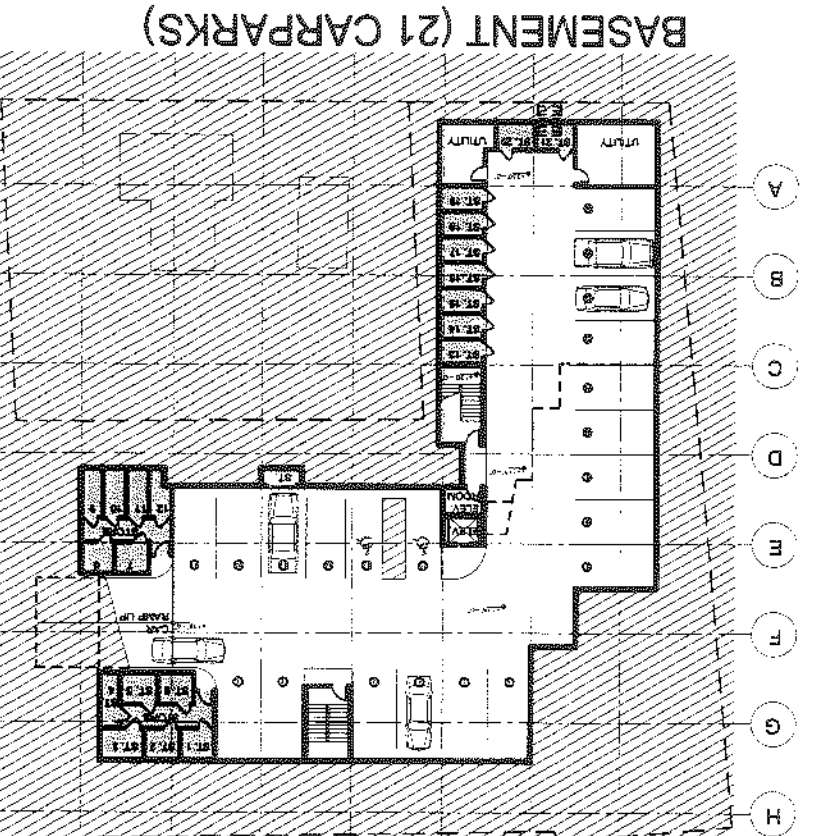
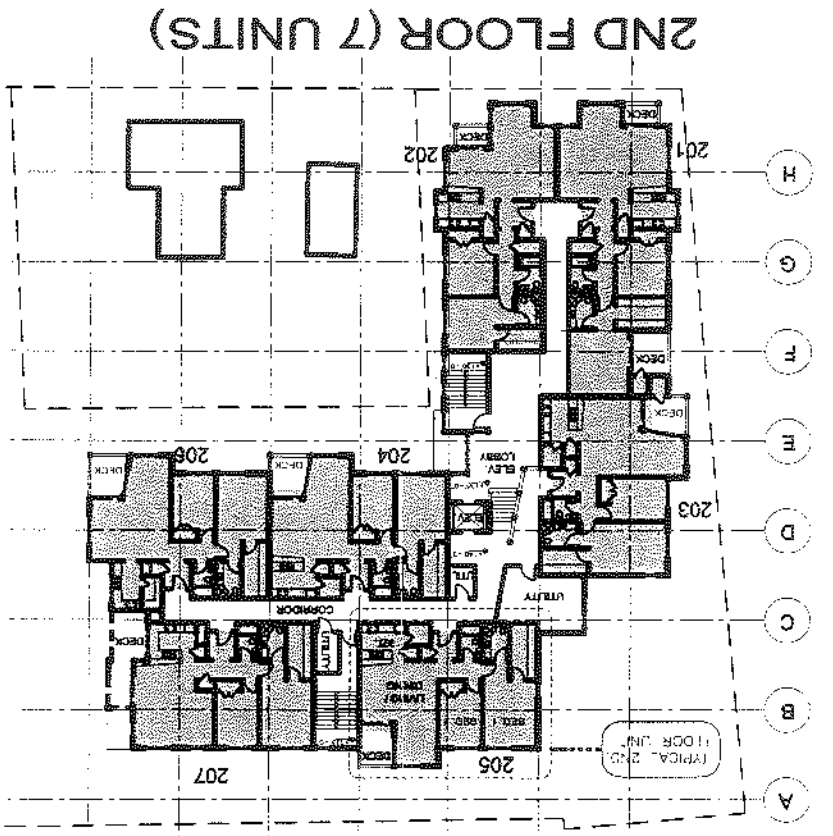
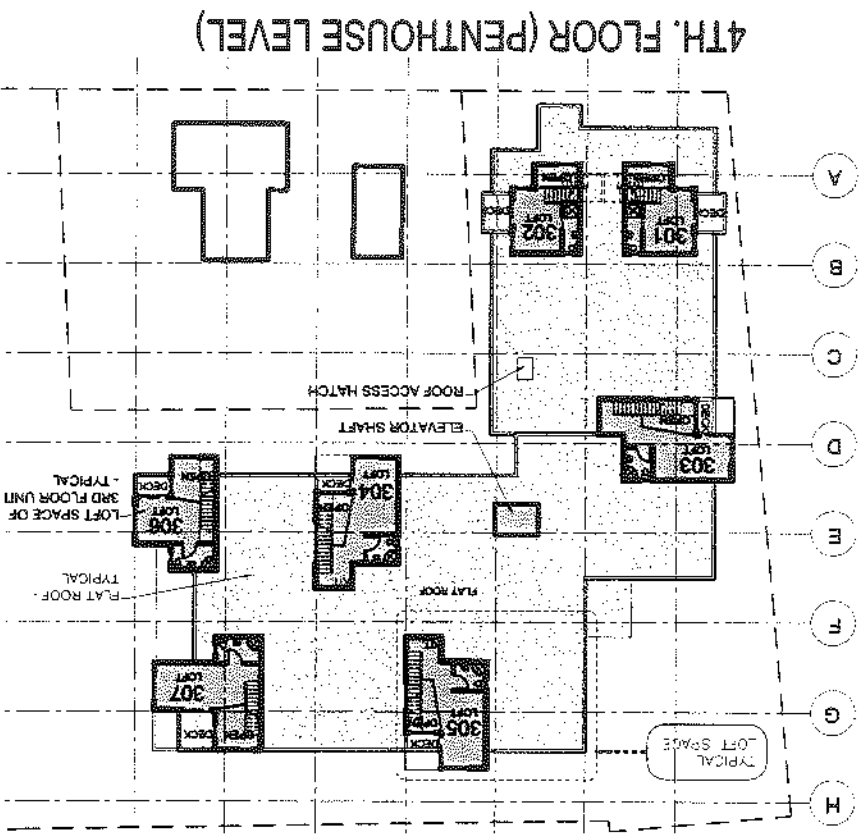
SHERIDAN HEIGHTS  
 135 SHERIDAN STREET  
 PORTLAND, MAINE  
 PROJECT ADDRESS

SHERIDAN HEIGHTS  
 135 SHERIDAN STREET  
 PORTLAND, MAINE  
 PROJECT ADDRESS

SHINBERG  
 CONSULTING, LLC  
 477 CONGRESS STREET, 5TH FLOOR  
 PORTLAND, MAINE 04101  
 TEL: 207.533.5412  
 FAX: 207.533.5412

DECEMBER 24, 2008  
 SCALE: 1/8" = 1'-0"

**A1.1**



**SHERIDAN HEIGHTS**  
121 & 135 Sheridan Street  
Portland, Maine

---

**MRLD, LLC**

87 Main Street  
Vanhook, Maine 04098  
T: 207 646 4966  
F: 207 646 4996  
www.mrl.com  
info@mrl.com

---

**DEVELOPER:**  
Sheridan Street LLC  
477 Congress Street, 5th Floor  
Portland, ME 04101  
207 528 3410

---

**PROJECT ARCHITECT:**  
TTA Architects  
100 Commercial Street  
Portland, ME 04101  
207 775 6141

---

**SITE PLAN REVIEW**

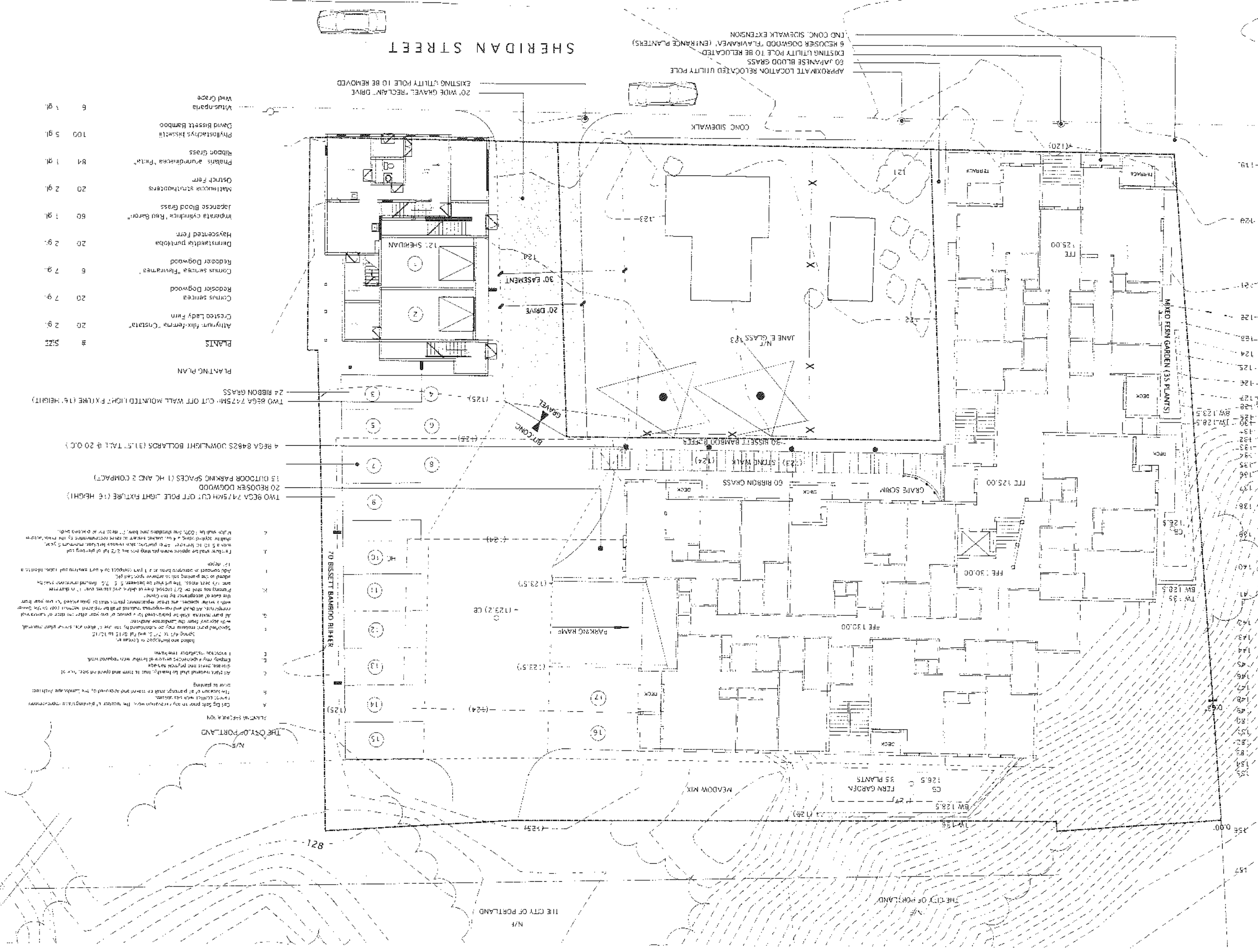
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**LANDSCAPE PLAN**

---

**SCALE: 1" = 10'**

0' 10' 30'



N/A THE CITY OF PORTLAND

N/A THE CITY OF PORTLAND

VIEW FROM FORT SUMNER LOOKOUT  
AS EXISTING

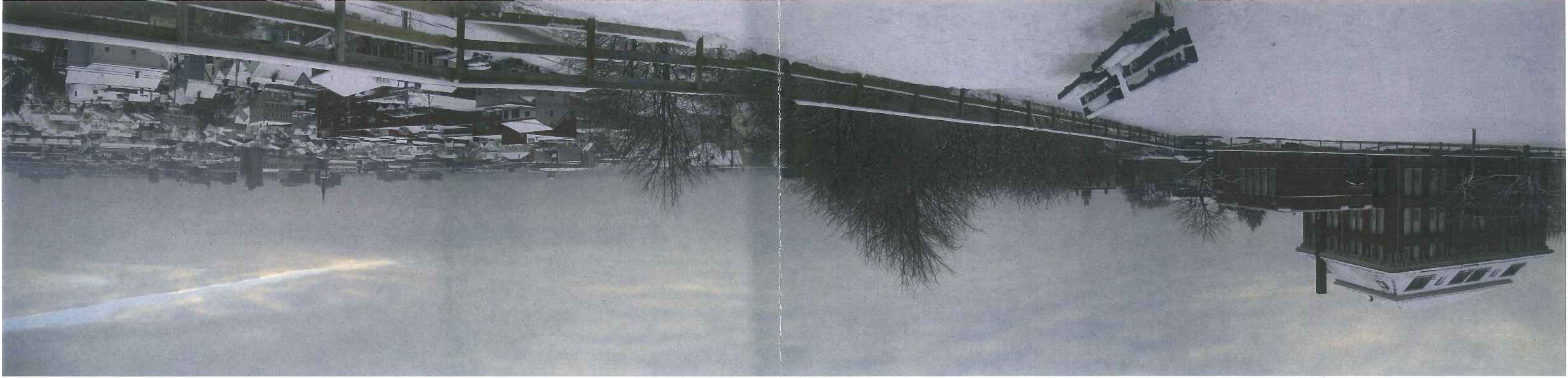
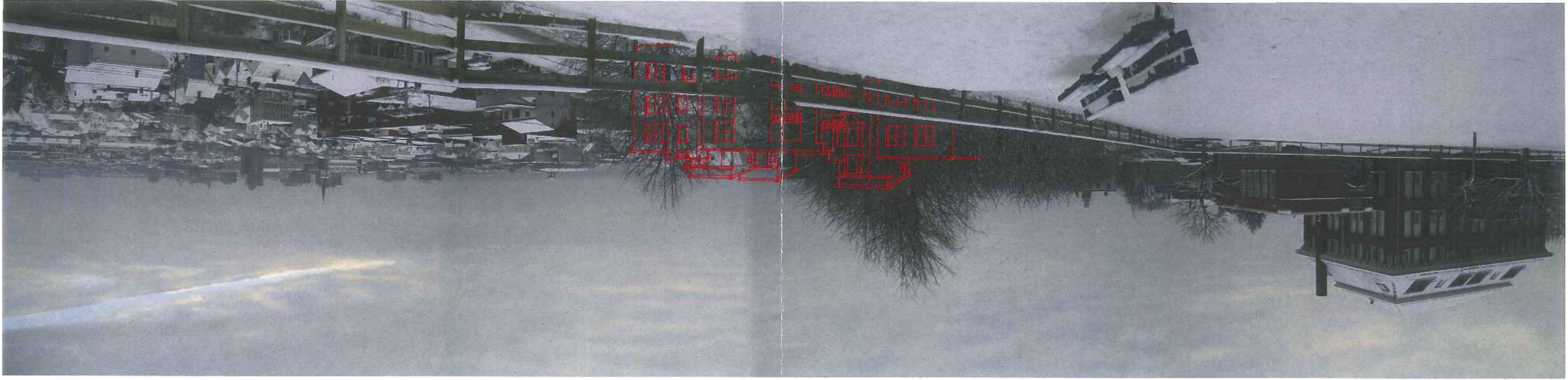


IMAGE PREPARED BY TFM ARCHITECTS, 01.09.05

Att. 14

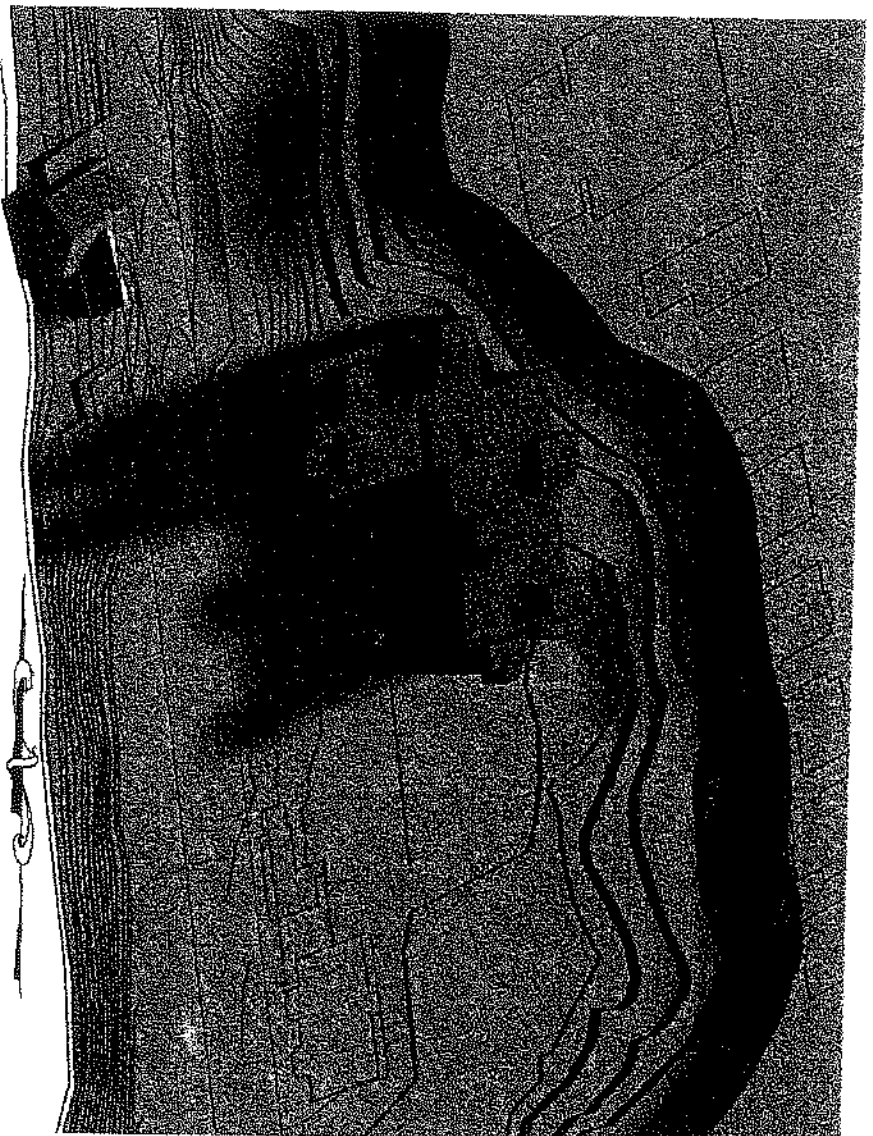
VIEW FROM FORT SUMNER LOOKOUT  
INCLUDING SKETCH OUTLINE OF PROPOSED BUILDING



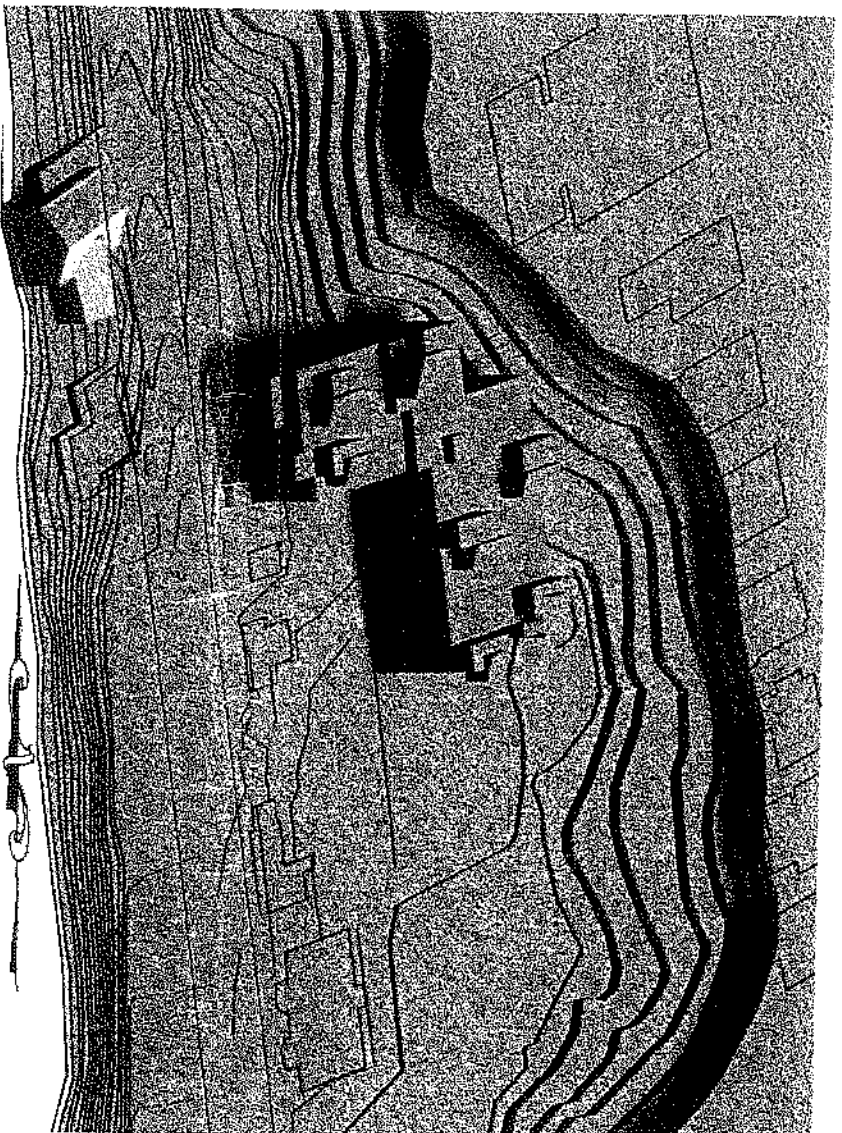


TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

Shadow Studies  
prepared by TFH  
Architects 01.04.05



7:00 am  
(Daylight Saving Time)



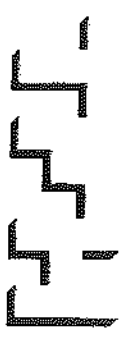
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7:00 pm  
(Daylight Saving Time)

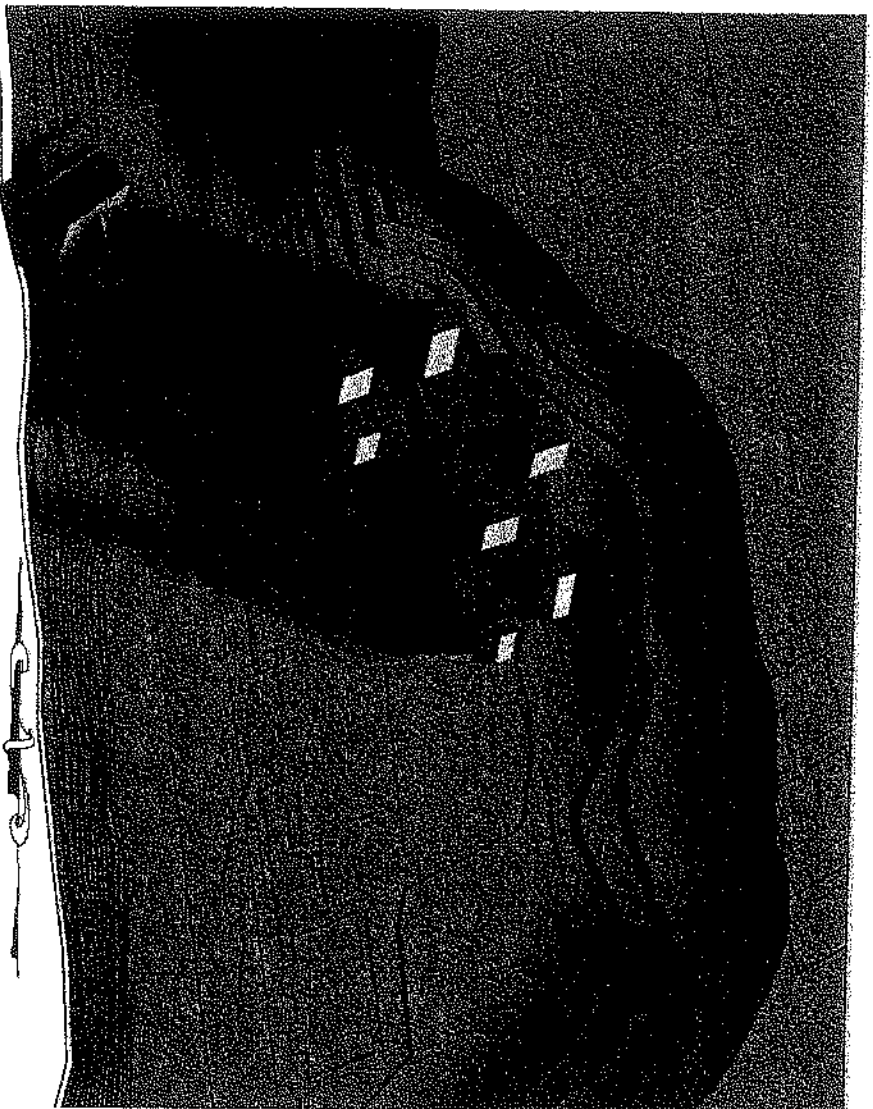
SHADOW STUDY: SUMMER SOLSTICE (JUNE 21)  
Sheridan Heights, Proposed Building at 135 Sheridan Street, Portland, Maine

AH. 12

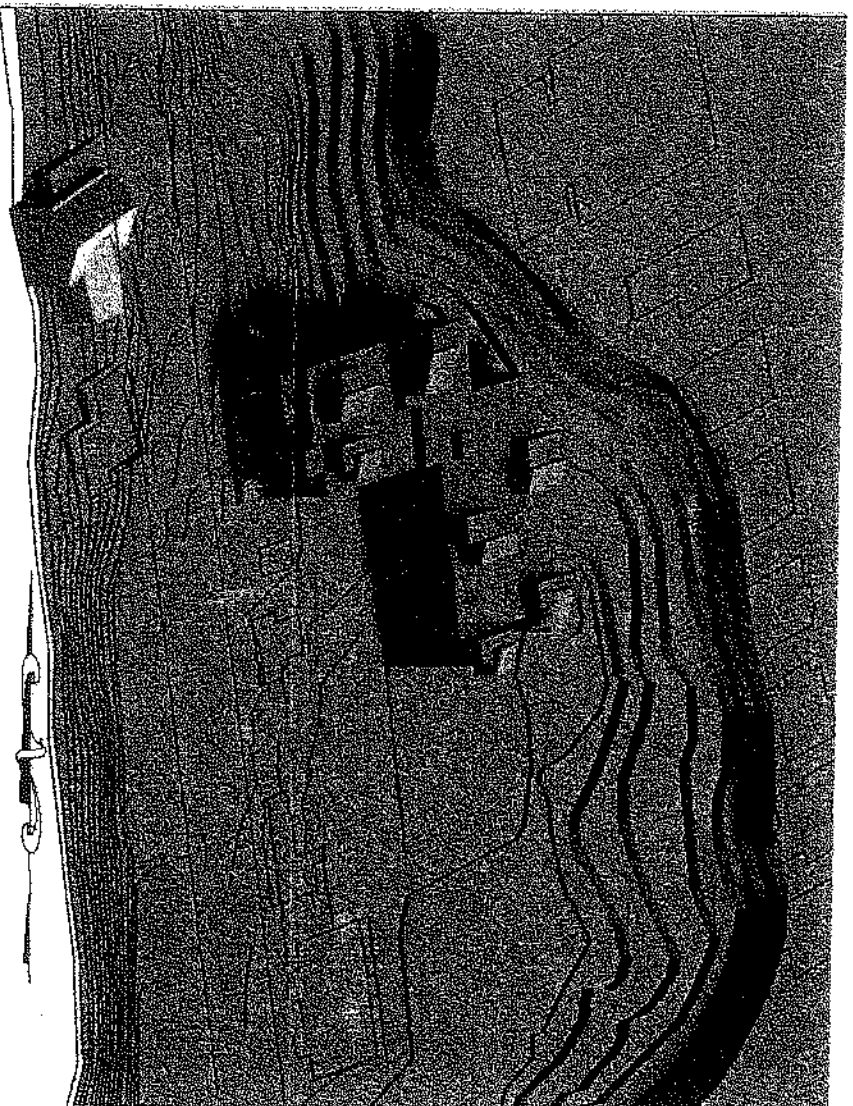


TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

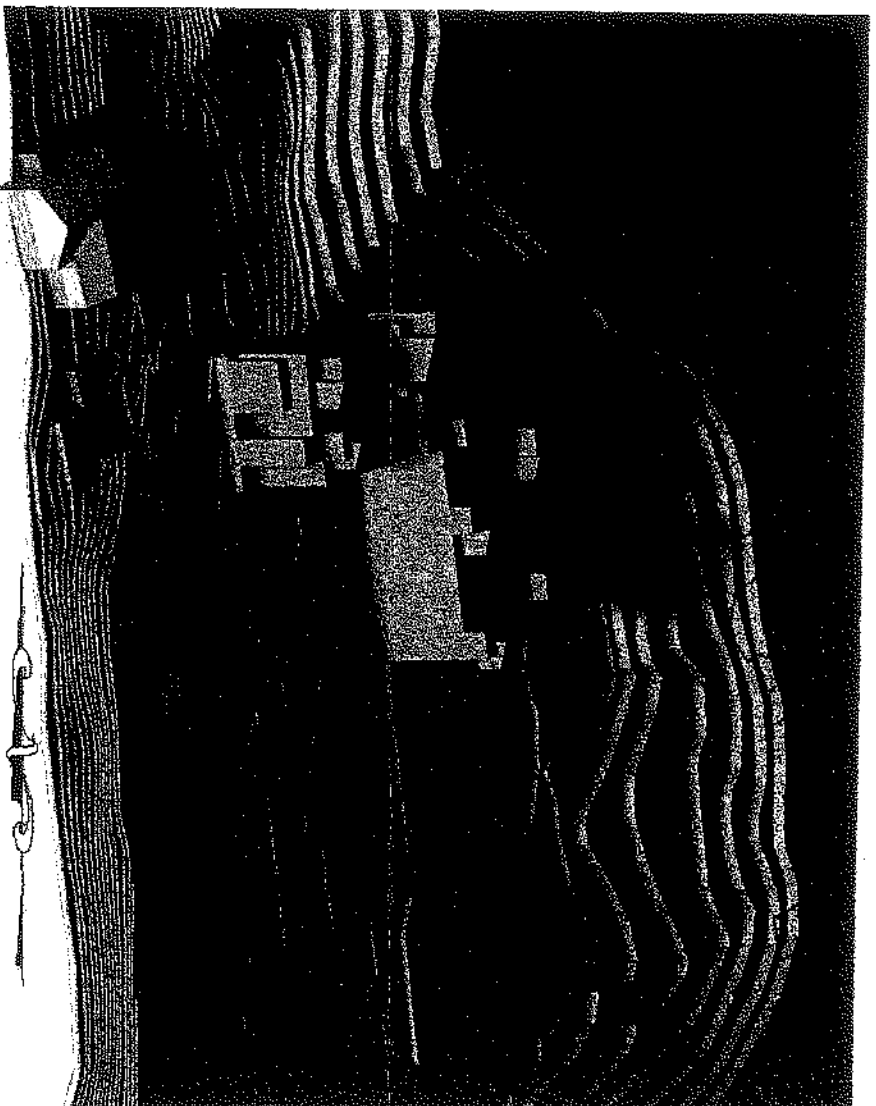
Shadow Studies  
prepared by TFH  
Architects 01.04.05



**7:00 am**  
(Eastern Standard Time)



**NOON**  
(Eastern Standard time)



**5:00 pm**  
(Eastern Standard Time)

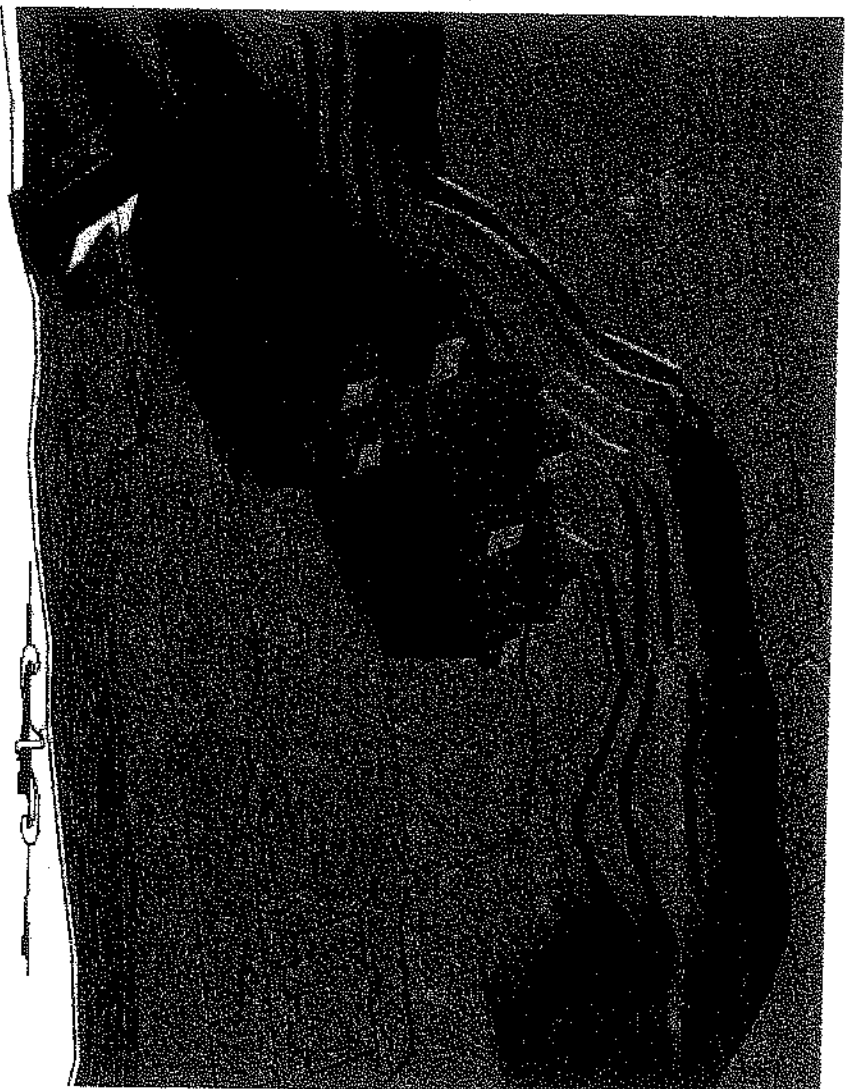
**SHADOW STUDY: EQUINOX (MARCH 21)**  
Sheridan Heights, Proposed Building at 135 Sheridan Street, Portland, Maine





TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

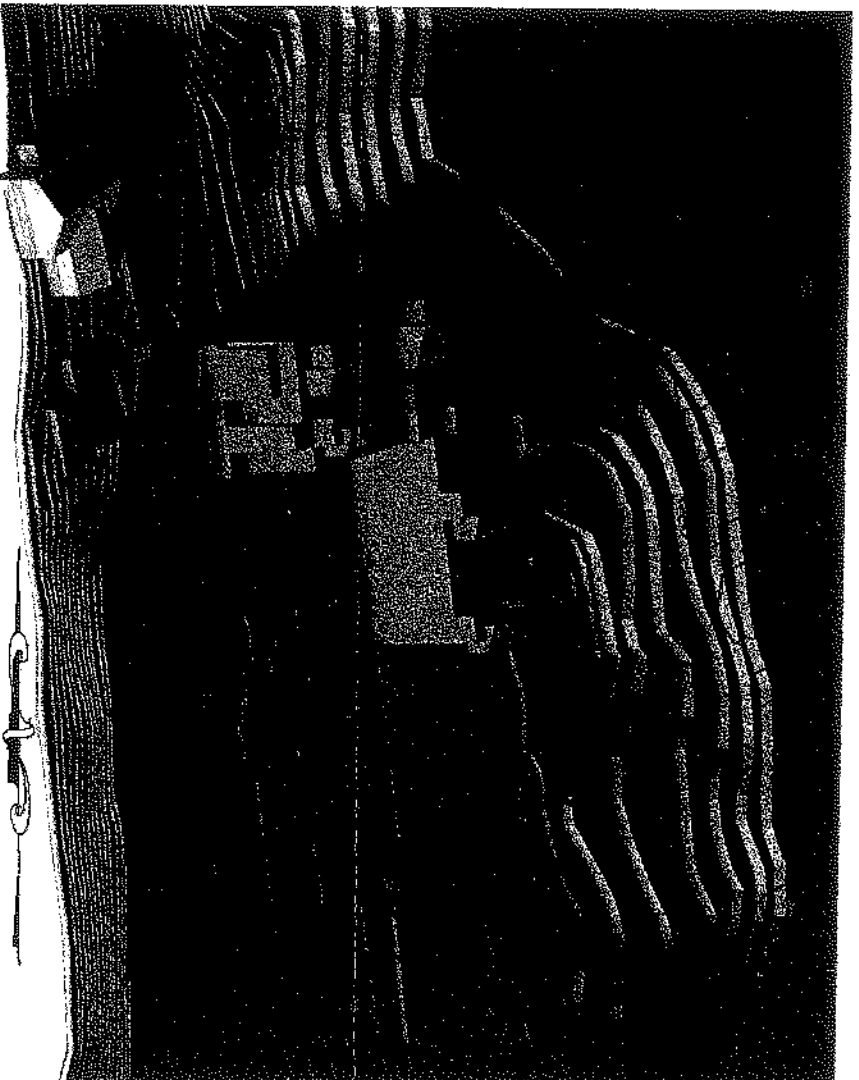
Shadow Studies  
prepared by TFH  
Architects 01.04.05



9:00 am  
(Eastern Standard Time)



NOON  
(Eastern Standard time)



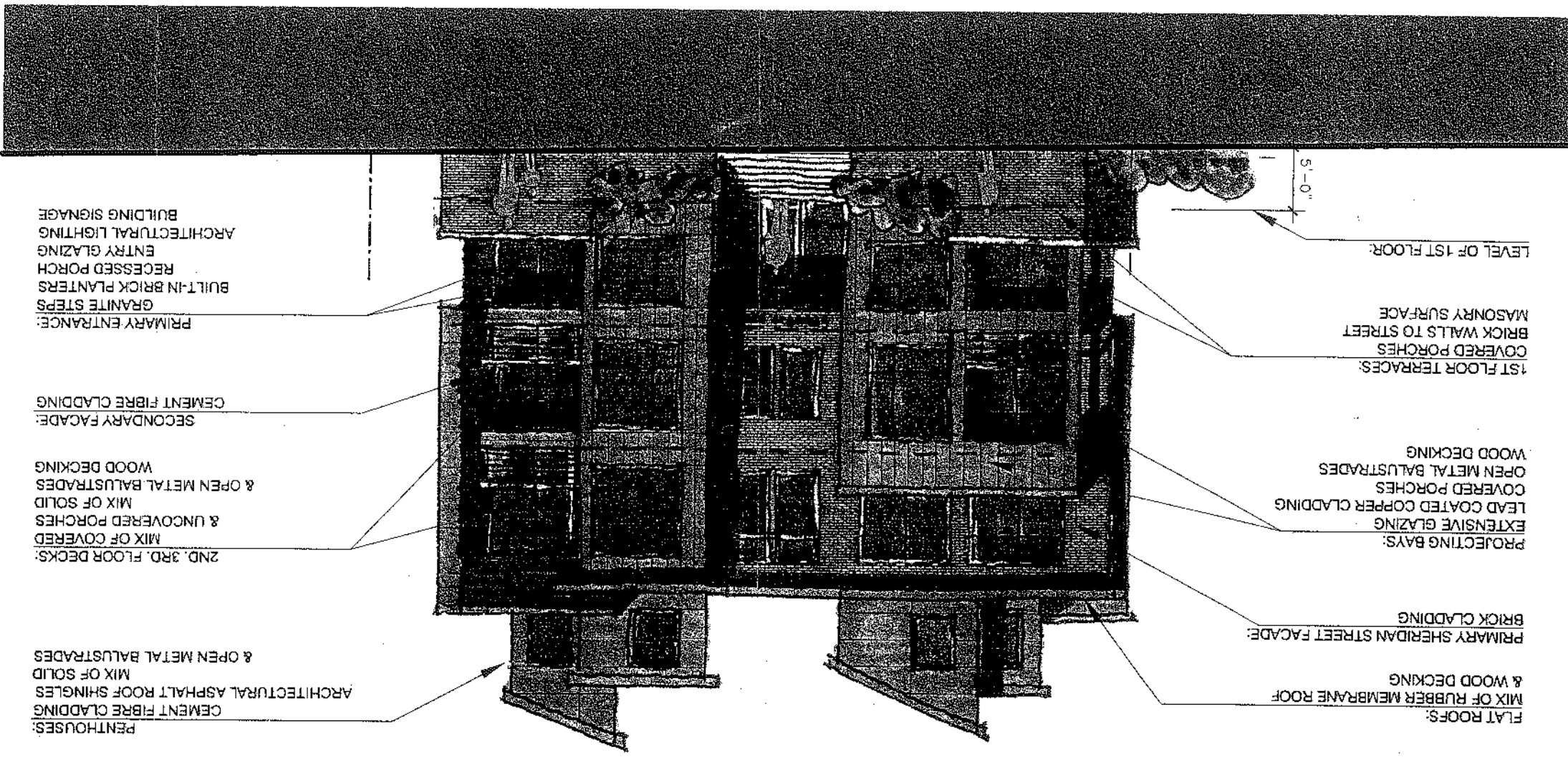
3:00 pm  
(Eastern Standard Time)

**SHADOW STUDY: WINTER SOLSTICE (DECEMBER 21)**  
Sheridan Heights, Proposed Building at 135 Sheridan Street, Portland, Maine

# SHERIDAN STREET ELEVATION

PROJECT NAME: SHERIDAN HEIGHTS  
 PROJECT ADDRESS: 135 SHERIDAN STREET, PORTLAND, MAINE  
 PROJECT OWNER: SHERIDAN STREET LLC  
 ARCHITECT: SHINBERG CONSULTING, LLC  
 477 CONGRESS STREET, 5TH FLOOR, PORTLAND, ME 04101  
 TEL: 207 846 4966  
 SCALE: 1/8" = 1'-0"  
 DECEMBER 24, 2005

SGC ENGINEERING, LLC  
 87 MAIN STREET, YARMOUTH  
 TEL: 207 846 4966  
 FAX: 207 846 4966  
 MRD, LLC  
 87 MAIN STREET, YARMOUTH  
 TEL: 207 846 4966  
 FAX: 207 846 4966



Att. 13

# 121 SHERIDAN STREET - 3 UNIT BUILDING

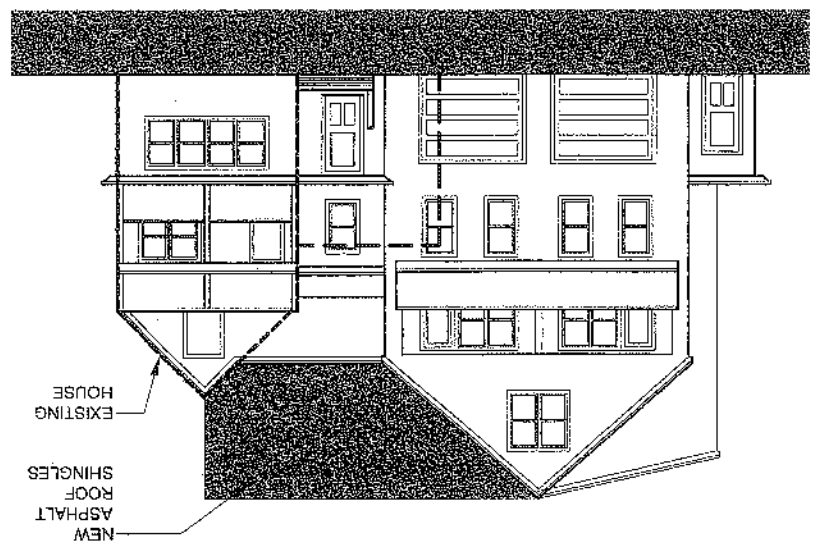


SGC ENGINEERING, LLC  
 87 Main Street, Yarmouth  
 ME 04096  
 TEL: 207 845 4985  
 FAX: 207 845 4986

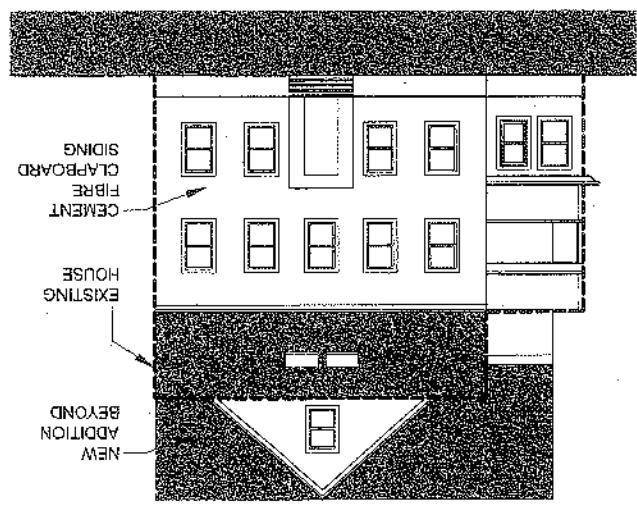
MRD, LLC  
 188 Commercial Street  
 Portland, Maine 04101  
 TEL: 207 523 9410  
 FAX: 207 523 9410

PROJECT NAME: SHERIDAN HEIGHTS  
 PROJECT ADDRESS: 136 SHERIDAN STREET, PORTLAND, MAINE  
 PROJECT OWNER: SHERIDAN STREET LLC  
 CONSULTING ARCHITECT: Shinberg Consulting, LLC  
 477 Congress Street, 5th Floor, Portland, ME 04101  
 TEL: 207 523 9410  
 SCALE: AS SHOWN  
 JANUARY 17, 2008  
 SHEET NUMBER: A1.0

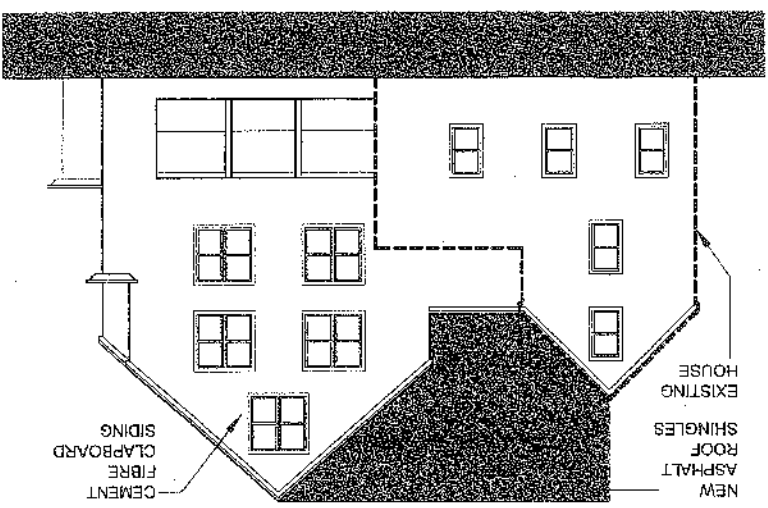
5 NORTH SIDE ELEVATION 1/8" = 1'-0"



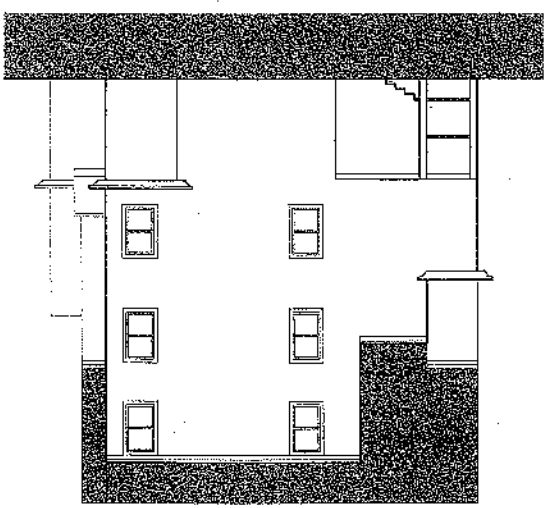
6 WEST (SHERIDAN STREET) ELEVATION 1/8" = 1'-0"



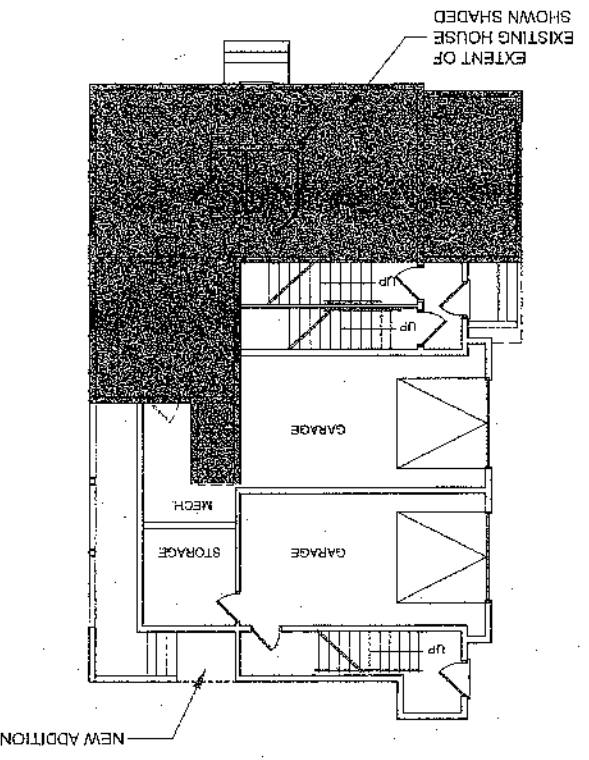
8 SOUTH ELEVATION 1/8" = 1'-0"



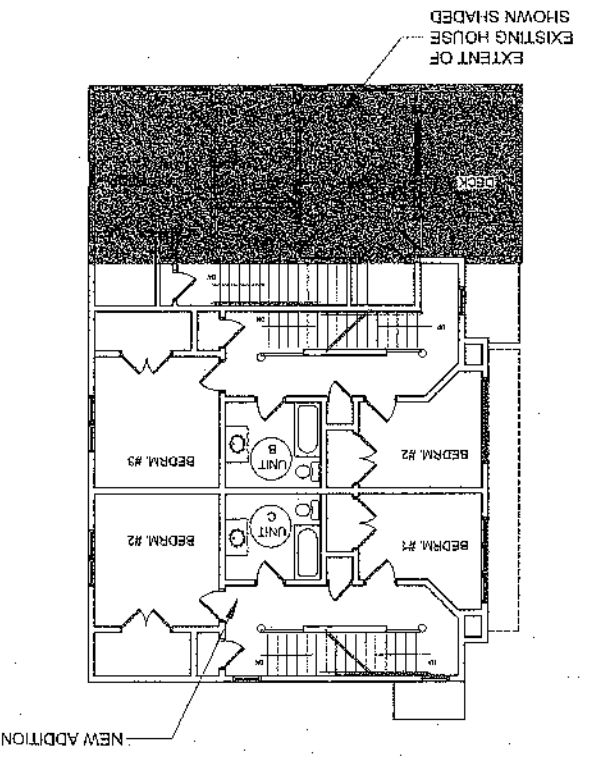
9 EAST ELEVATION 1/8" = 1'-0"



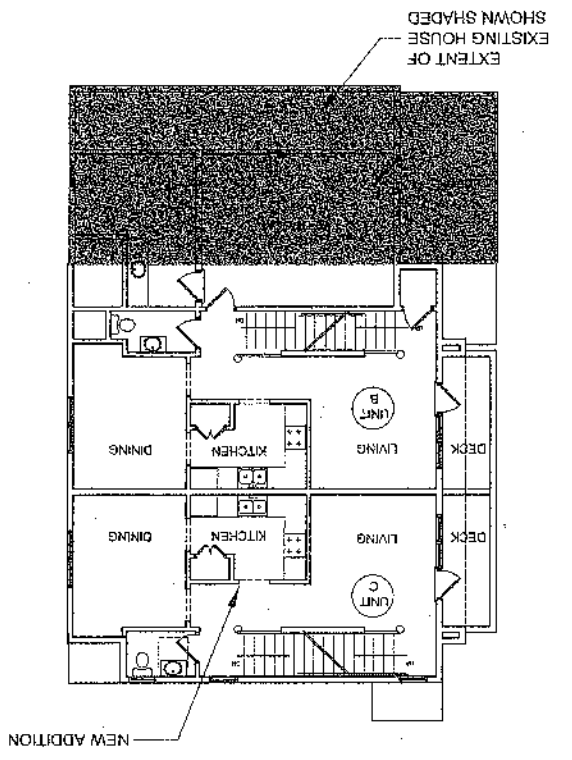
1 FIRST FLOOR PLAN 1/8" = 1'-0"



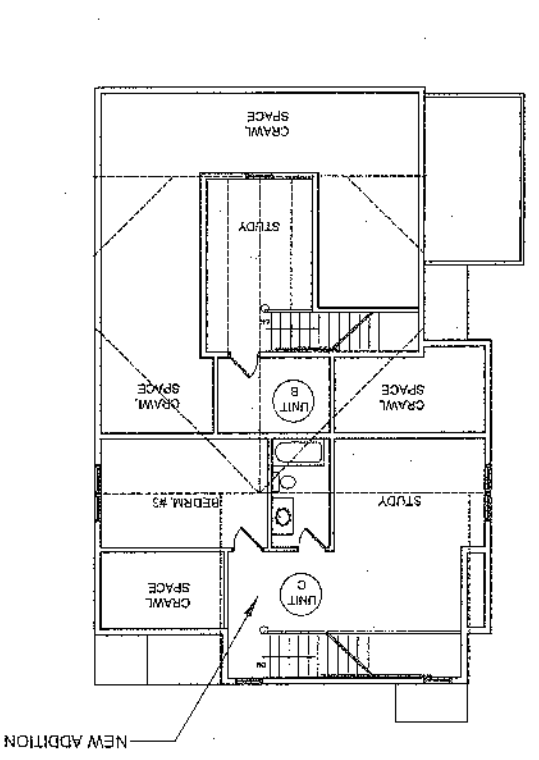
2 SECOND FLOOR PLAN 1/8" = 1'-0"



3 THIRD FLOOR PLAN 1/8" = 1'-0"



4 FOURTH FLOOR PLAN 1/8" = 1'-0"



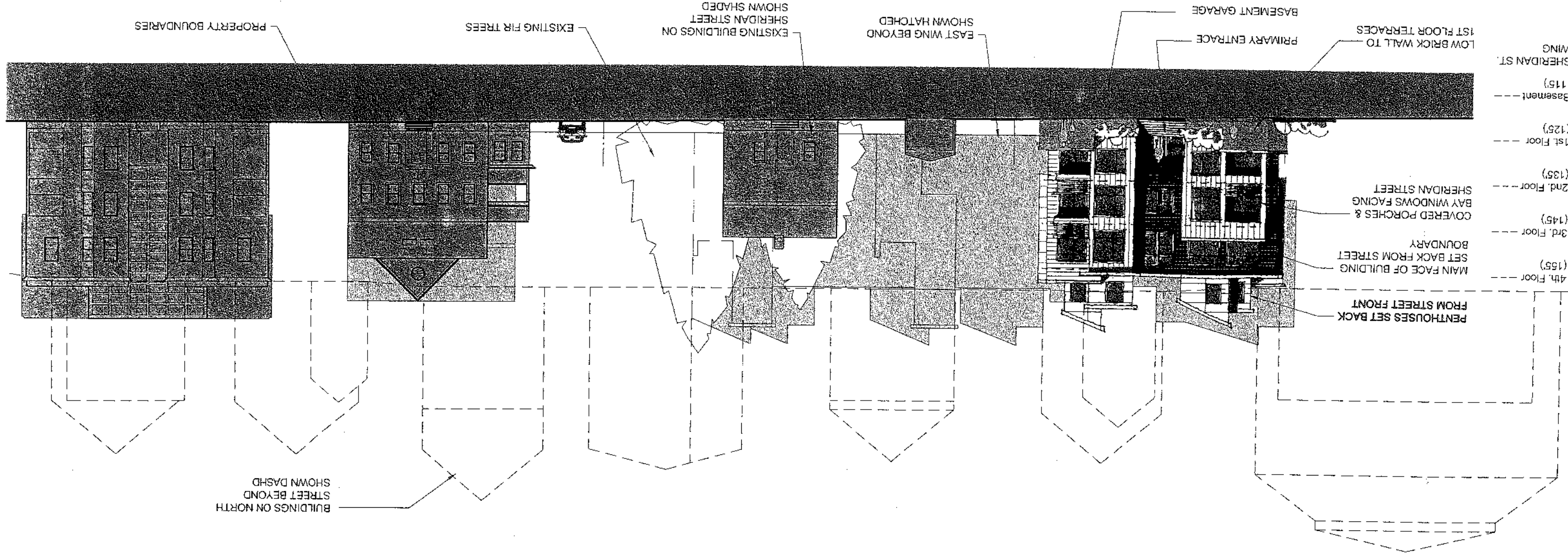
# SHERIDAN STREETSCAPE

**SGC ENGINEERING, LLC**  
 87 Main Street, Yarmouth, ME 04164  
 T. 207.846.4588  
 F. 207.846.4588  
 www.sgc-engineering.com  
 100% Satisfaction Guarantee

**MRLD, LLC**  
 LANDSCAPE ARCHITECT  
 17TH ARCHITECTS  
 10 CROMWELL STREET  
 PORTLAND, MAINE 04101  
 TELEPHONE 207.776.9401  
 ADDRESS PLANNING  
 1.207.846.4588  
 FAX 207.846.4588

**shinberta**  
 477 CONGRESS STREET, 5TH FLOOR  
 PORTLAND, ME 04101  
 TEL. 207.529.3410

PROJECT NAME: SHERIDAN HEIGHTS  
 PROJECT ADDRESS: 135 SHERIDAN STREET, PORTLAND, MAINE  
 PROJECT OWNER: SHERIDAN STREET LLC.  
 SHEET NUMBER: A2.1  
 SCALE: 1"=10'  
 DECEMBER 24, 2005



PROPERTY BOUNDARIES

EXISTING FIR TREES

EXISTING BUILDINGS ON SHERIDAN STREET SHOWN SHADED

EAST WING BEYOND SHOWN HATCHED

PRIMARY ENTRANCE  
BASEMENT GARAGE

LOW BRICK WALL TO WING  
SHERIDAN ST.

Basement --- (115)  
 1st Floor --- (125)  
 2nd Floor --- (135)  
 3rd Floor --- (145)  
 4th Floor --- (155)

COVERED PORCHES & BAY WINDOWS FACING SHERIDAN STREET  
 SET BACK FROM STREET  
 MAIN FACE OF BUILDING  
 BOUNDARY

PENTHOUSES SET BACK FROM STREET FRONT

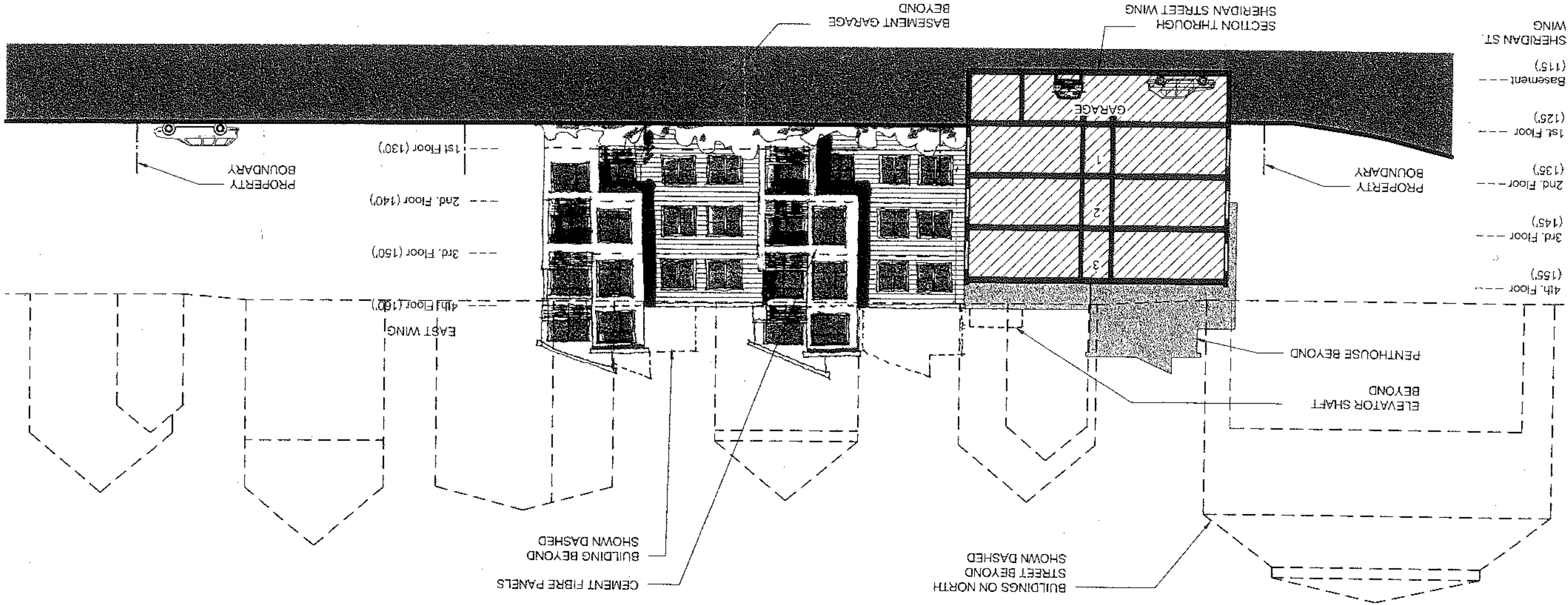
BUILDINGS ON NORTH STREET BEYOND SHOWN DASHD

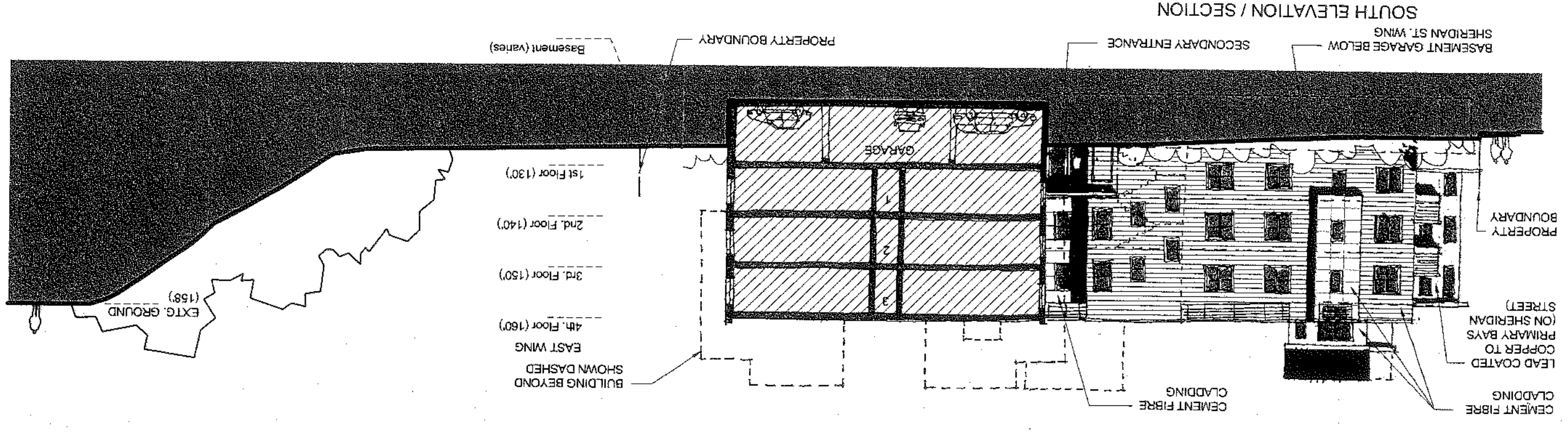
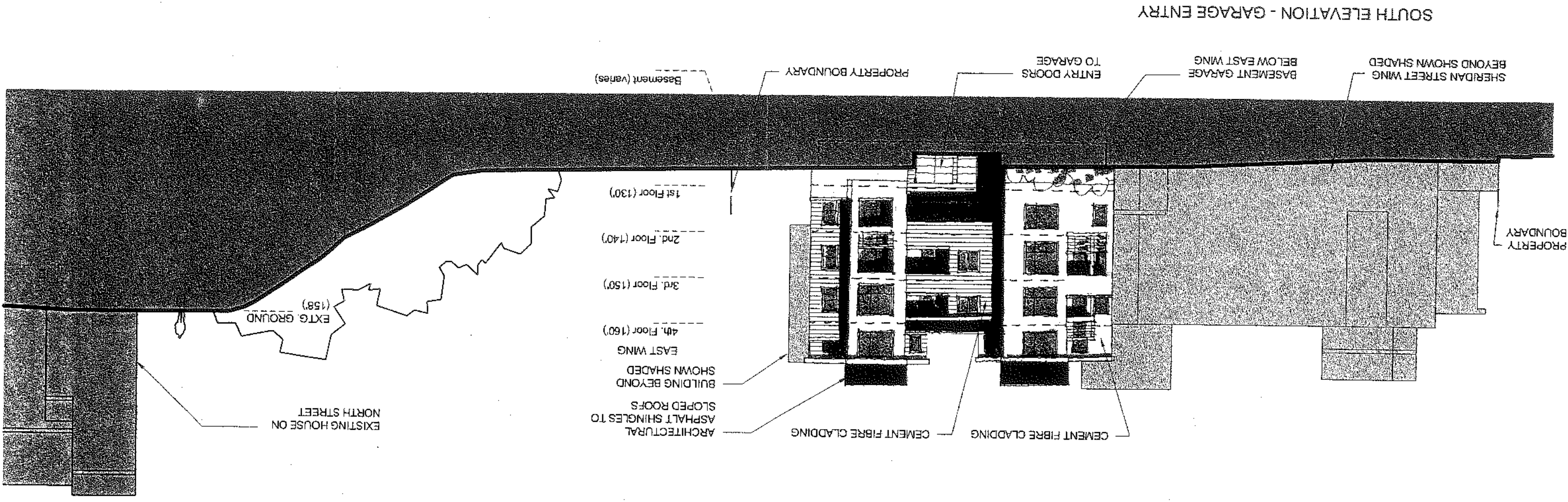
# WEST ELEVATION

REGISTERED PROFESSIONAL ARCHITECT  
7.207.848.4950  
7.207.848.4950  
MAINE OFFICE  
87 Main Street, Yarmouth  
PORTLAND, MAINE 04101  
TEL: 207.529.3618  
FAX: 207.529.3618

**MRLD, LLC**

**SGC**



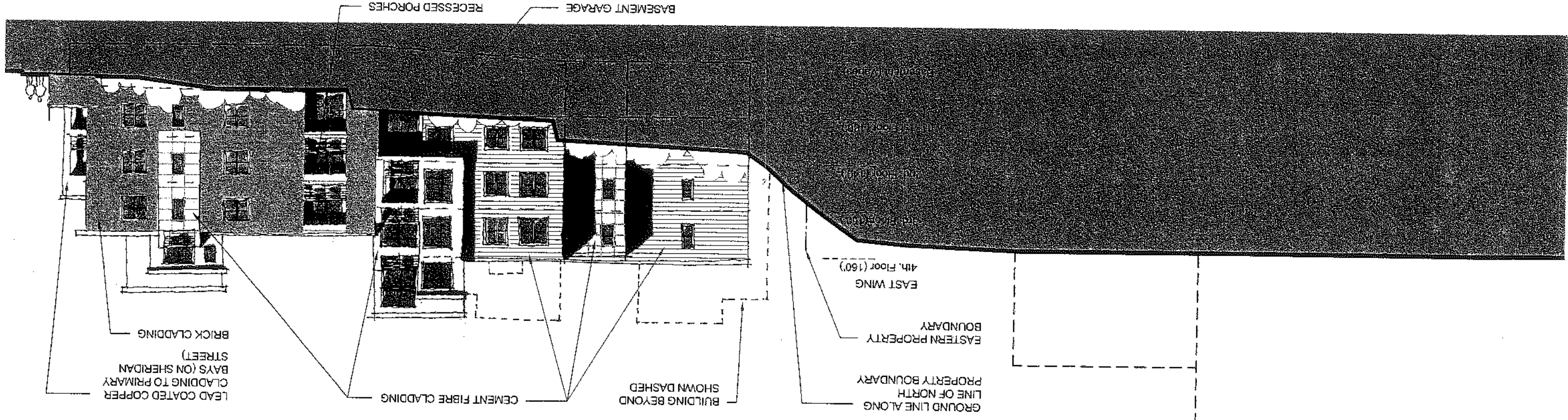


# NORTH EAST ELEVATION

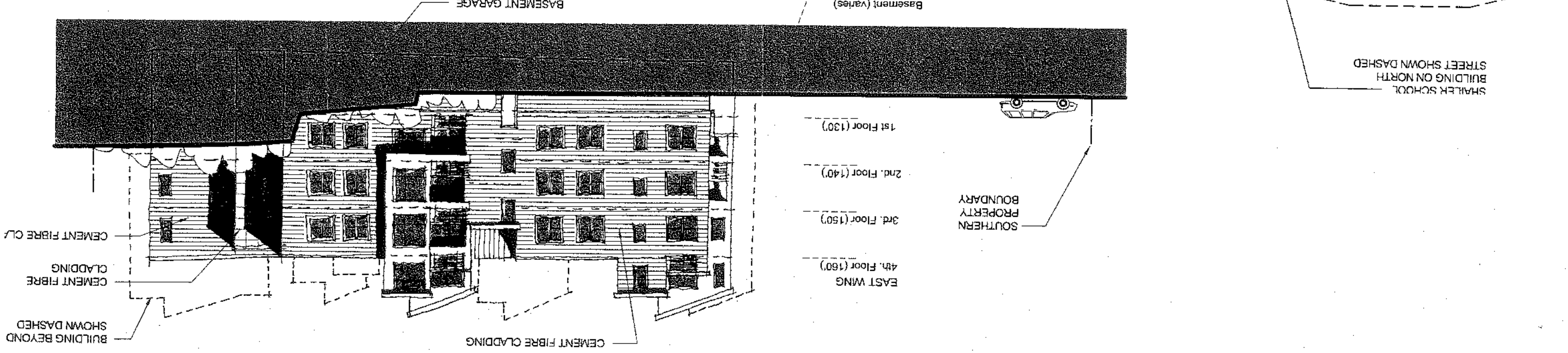
**SHERIDAN HEIGHTS**  
 135 SHERIDAN STREET  
 PORTLAND, MAINE  
 PROJECT ADDRESS  
 PROJECT OWNER  
 SHERIDAN STREET LLC  
 177 CONGRESS STREET, 5TH FLOOR  
 PORTLAND, ME 04101  
 TEL: 207 523 3470  
 CONSULTING, LLC  
**Shinberg**  
 OWNER REPRESENTATIVE  
 PROJECT NAME  
 SHEET NUMBER  
 SCALE 1/8"=1'-0"  
 DECEMBER 24, 2009

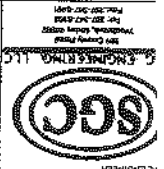
**SGC**  
 SOUTHERN GEOTECHNICAL CONSULTING, INC.  
 87 Main Street, Vermont  
 F: 207 846 4595  
 P: 207 846 4595  
 MRD, LLC  
 ARCHITECT  
 10 CONGRESS STREET  
 PORTLAND, MAINE 04101  
 TEL: 207 523 3470  
 FAX: 207 523 3470  
 MRD, LLC  
 ARCHITECT

NORTH ELEVATION

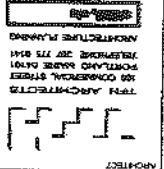


EAST ELEVATION





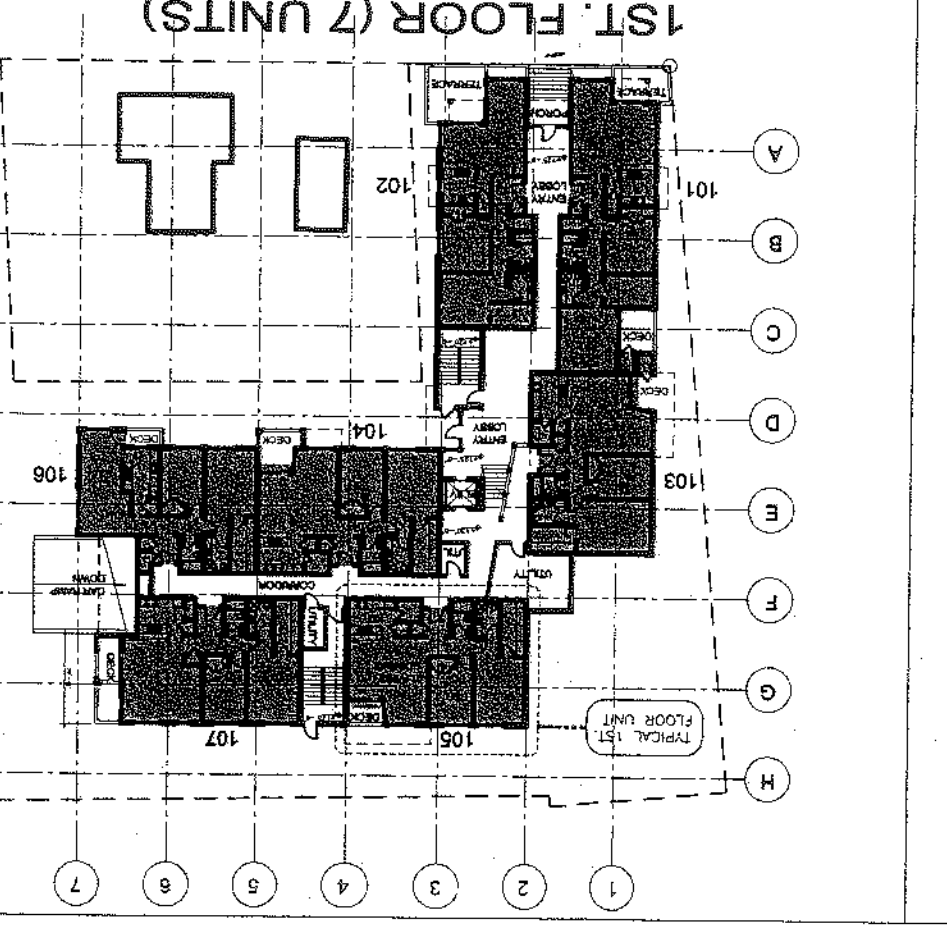
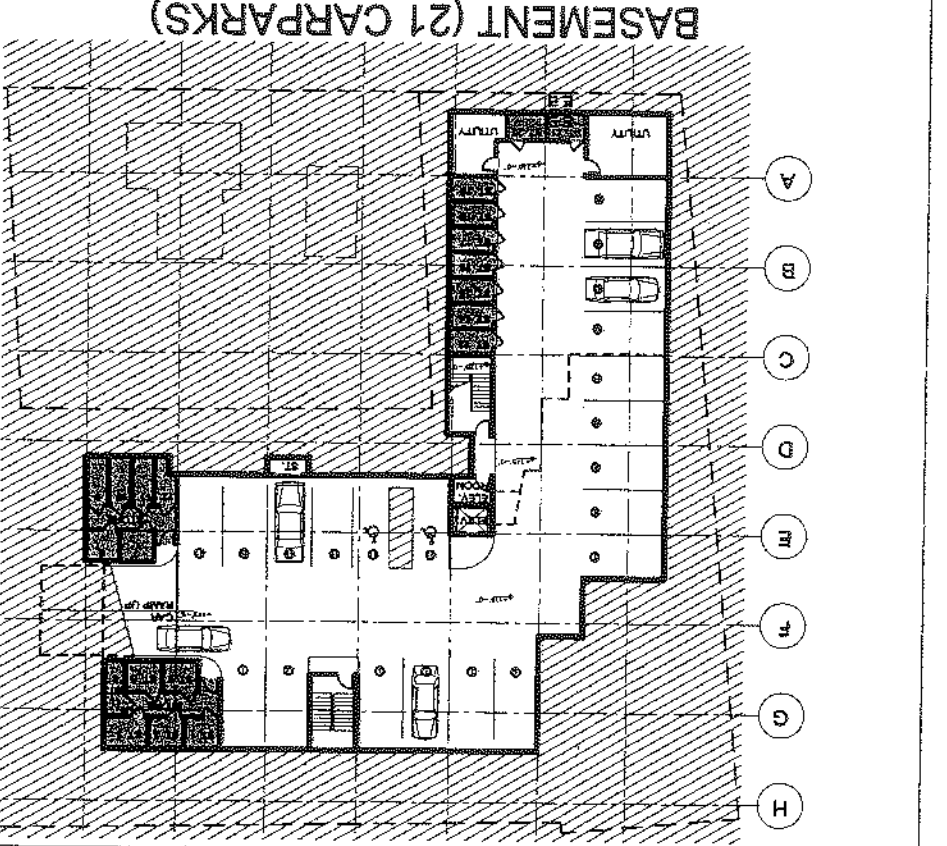
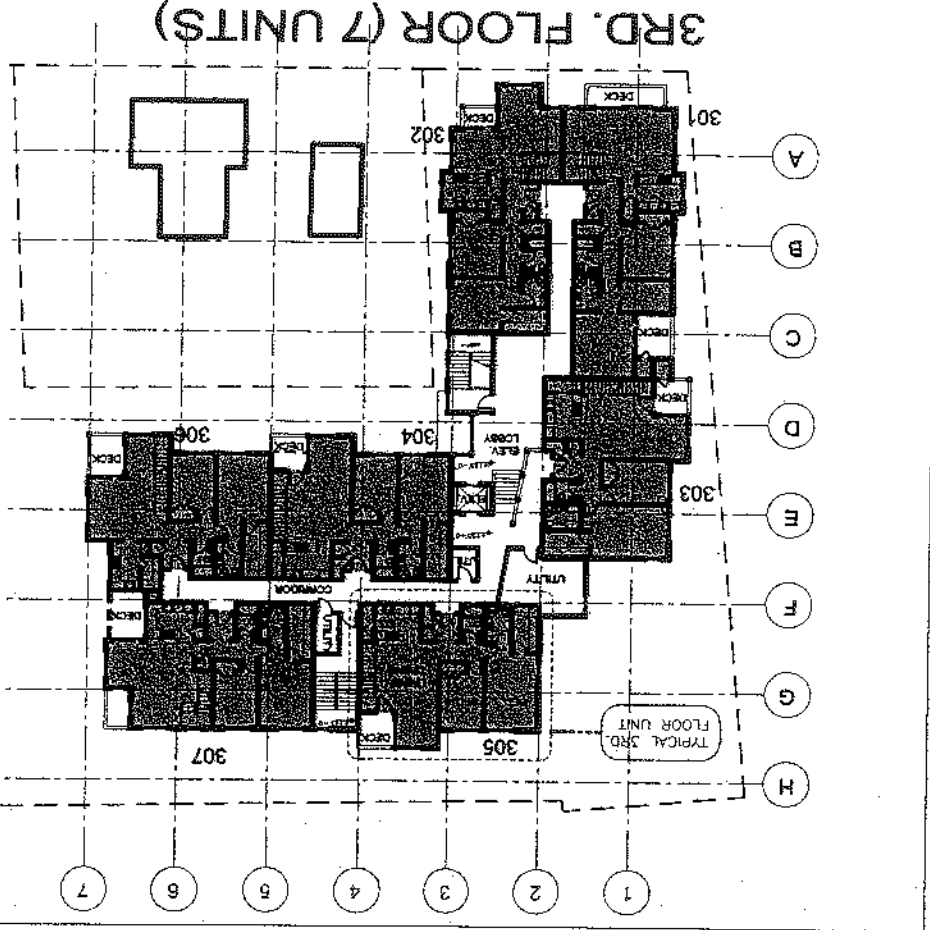
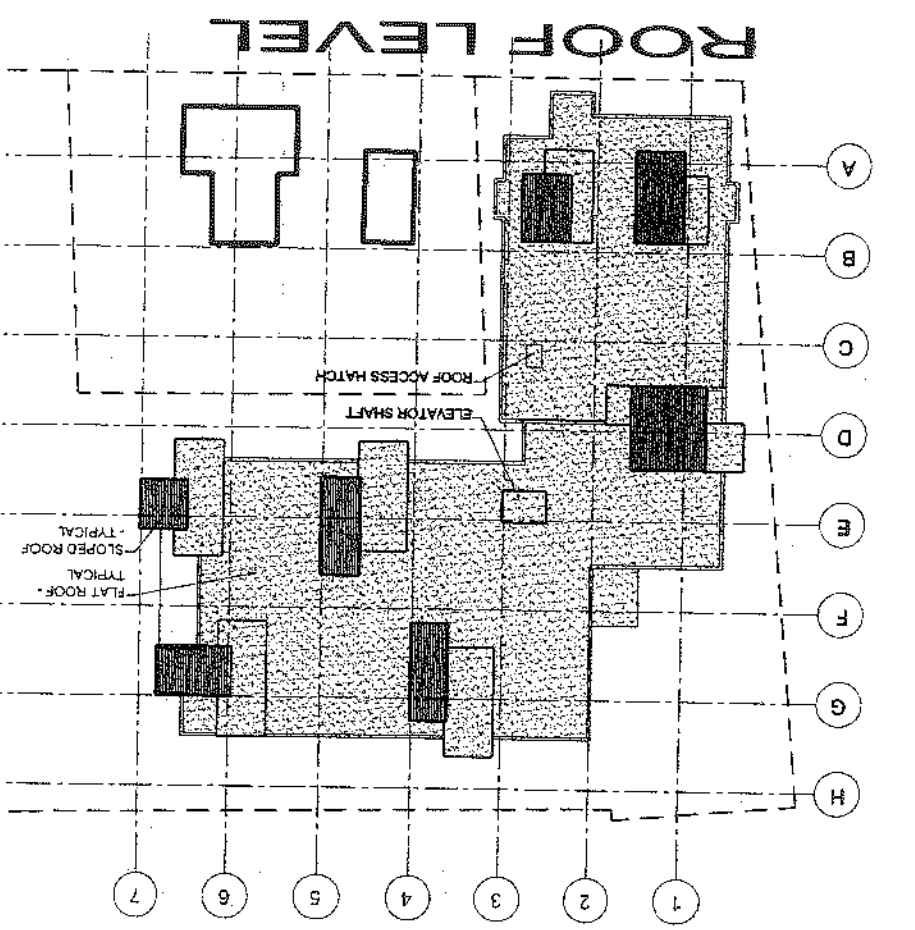
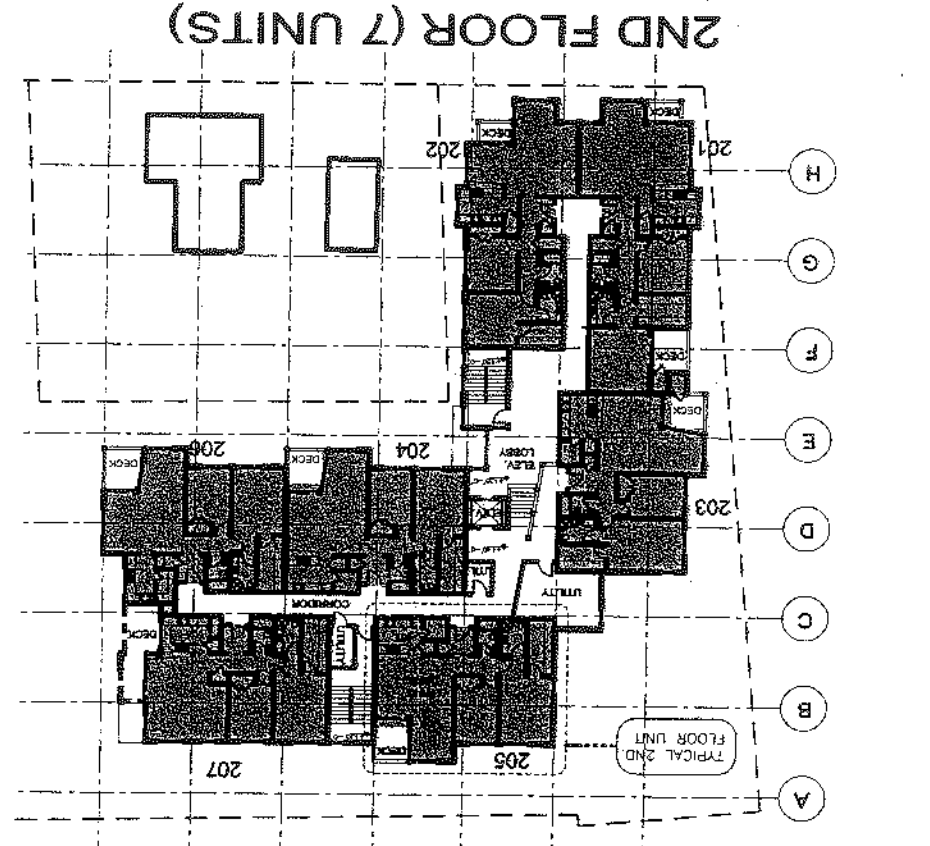
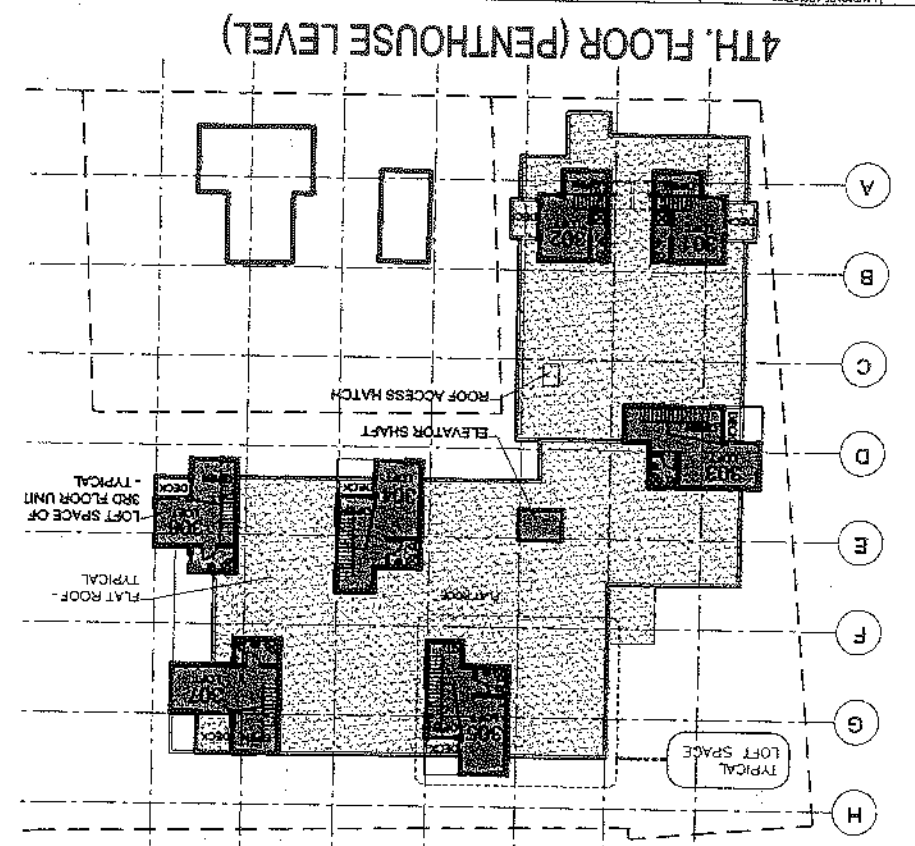
MRLD, LLC  
 87 Main Street, Portsmouth, NH 03801  
 TEL: 603.846.4596  
 FAX: 603.846.4598



# FLOOR PLANS - 21 UNIT BUILDING

**SHERIDAN HEIGHTS**  
 136 SHERIDAN STREET  
 PORTLAND, MAINE  
 SHERIDAN STREET LLC  
 PROJECT CHIEF  
 PROJECT NUMBER  
 UNITS: 21 CARPARKS

SCALE: 1/8"=1'-0"  
 DECEMBER 24, 2005  
**A1.1**





**SHERIDAN HEIGHTS**  
121 & 135 Sheridan Street  
Portland, Maine

**MRLD, LLC**  
87 Main Street  
Yarmouth, Maine 04096  
T: 207 846 4966  
F: 207 846 4556  
www.mrd.net  
info@mrd.net

**DEVELOPER:**  
Sheridan Street, LLC  
477 Congress Street, 5th Floor  
Portland, ME 04101  
207 523 3410

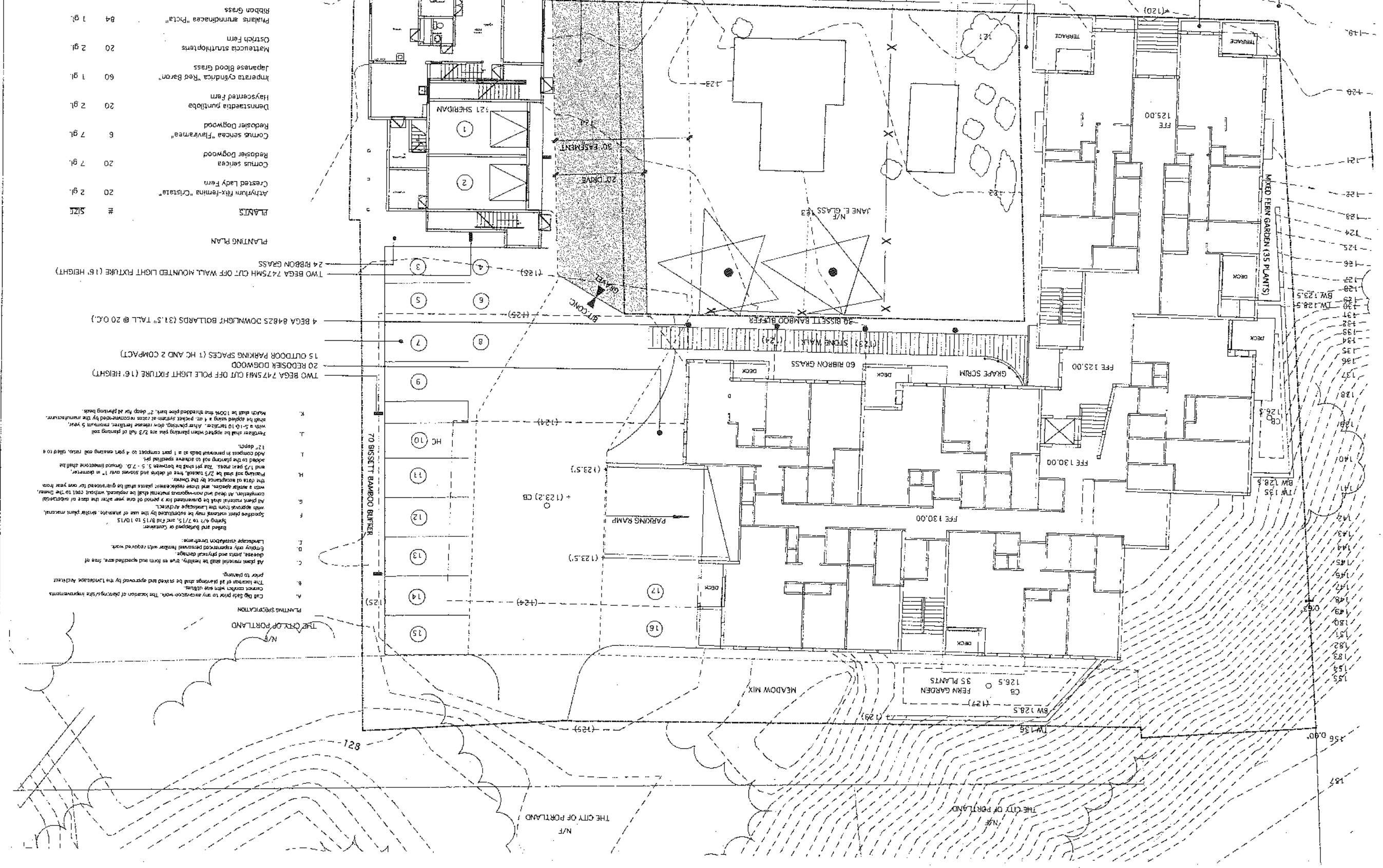
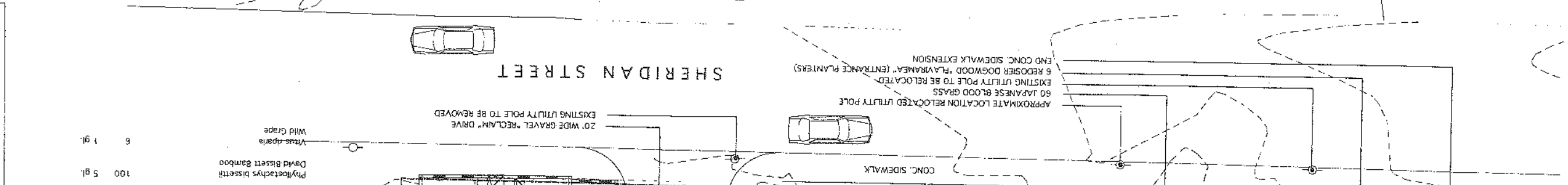
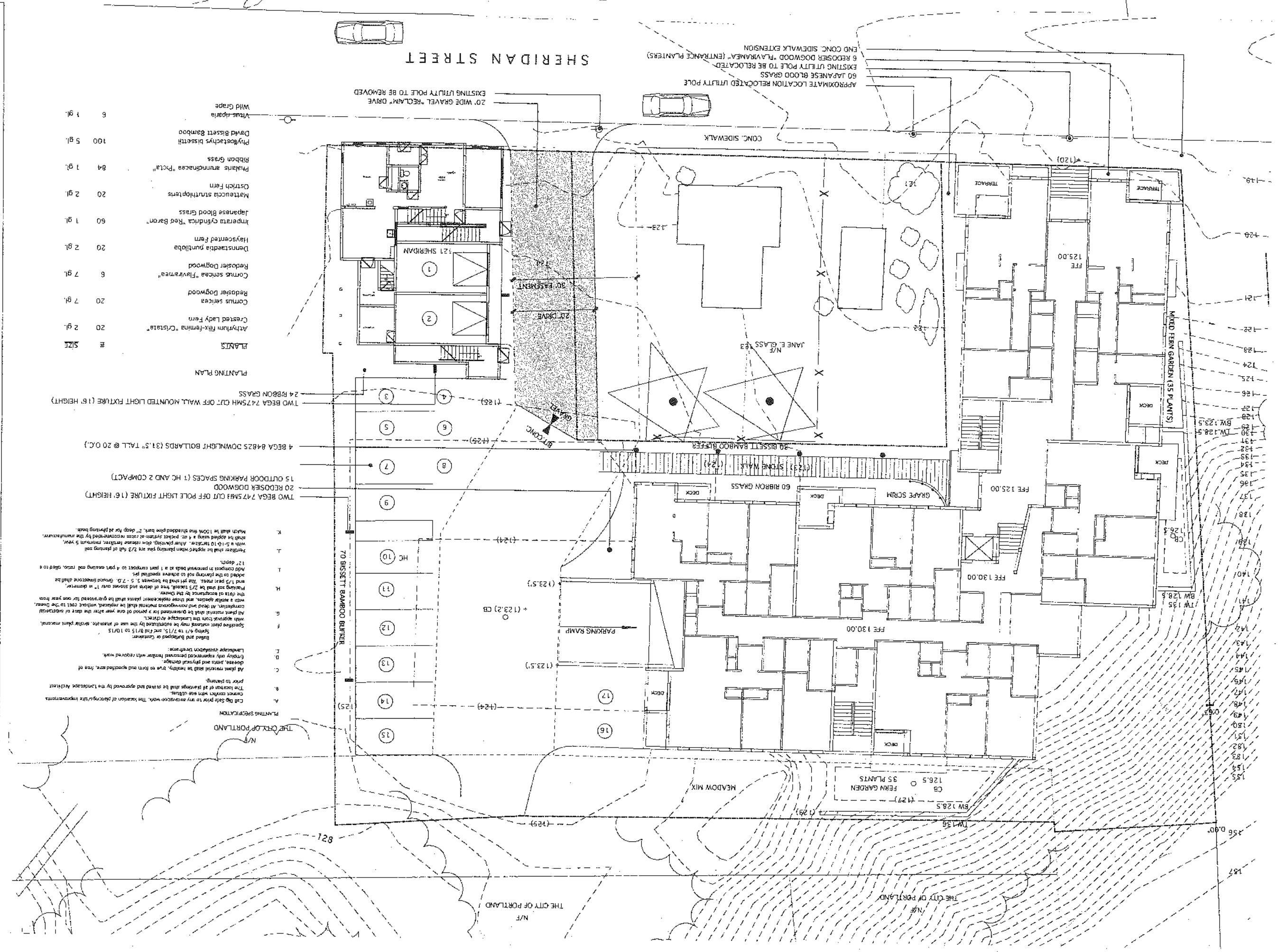
**PROJECT ARCHITECT:**  
TFH Architects  
100 Commercial Street  
Portland, ME 04101  
207 775 6141

**STAMP:**  
SITE PLAN REVIEW

**SHEET TITLE:**  
LANDSCAPE PLAN

**DRAWN BY:** MHS  
**CHECKED BY:** MHS  
**DATE ISSUED:** 10.10.05  
**REVISIONS:**  
12.14.05

**SHEET NUMBER:** L1  
SCALE: 1" = 10'  
0' 10' 30'



VIEW FROM FORT SUMNER LOOKOUT  
AS EXISTING

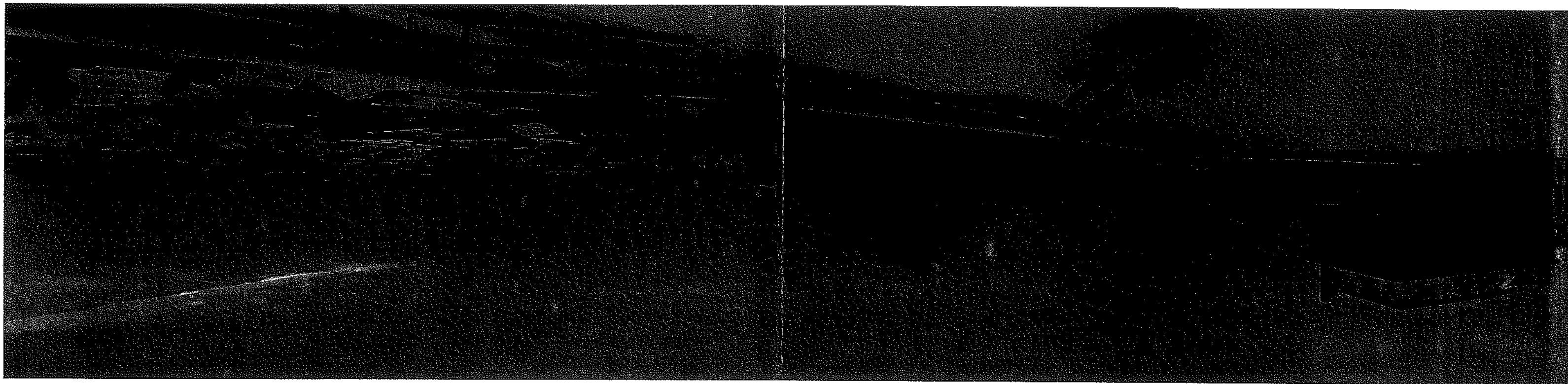


IMAGE PREPARED BY TRF ARCHITECTS, 01.09.05

Att. 14

VIEW FROM FORT SUMNER LOOKOUT  
INCLUDING SKETCH OUTLINE OF PROPOSED BUILDING

