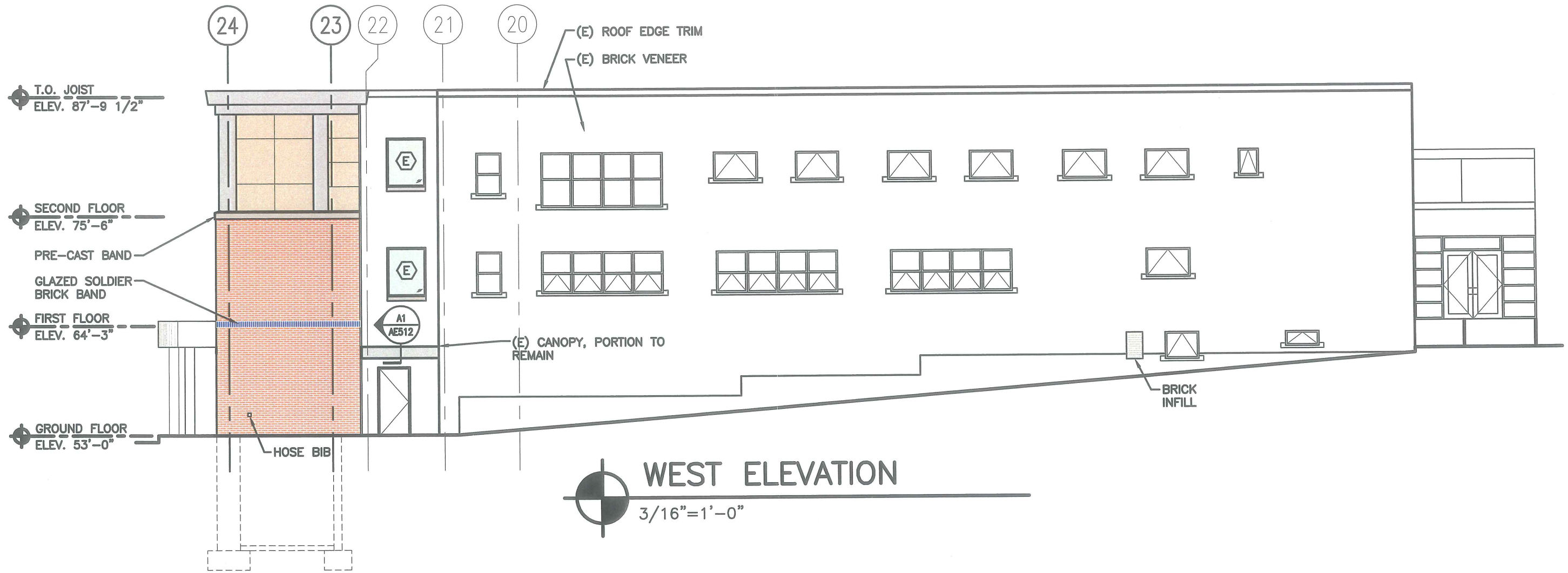


33-N-9

2006-0222

297 Cumberland Ave.  
Building Addition  
Salvation Army



WEST ELEVATION

3/16" = 1'-0"

1" = 20'

INV. 12" LATERAL 38.75

E12 PIPE TRENCH TEMP GAS (4")  
C501 TYP

CONNECT LINES AT INV 39.17

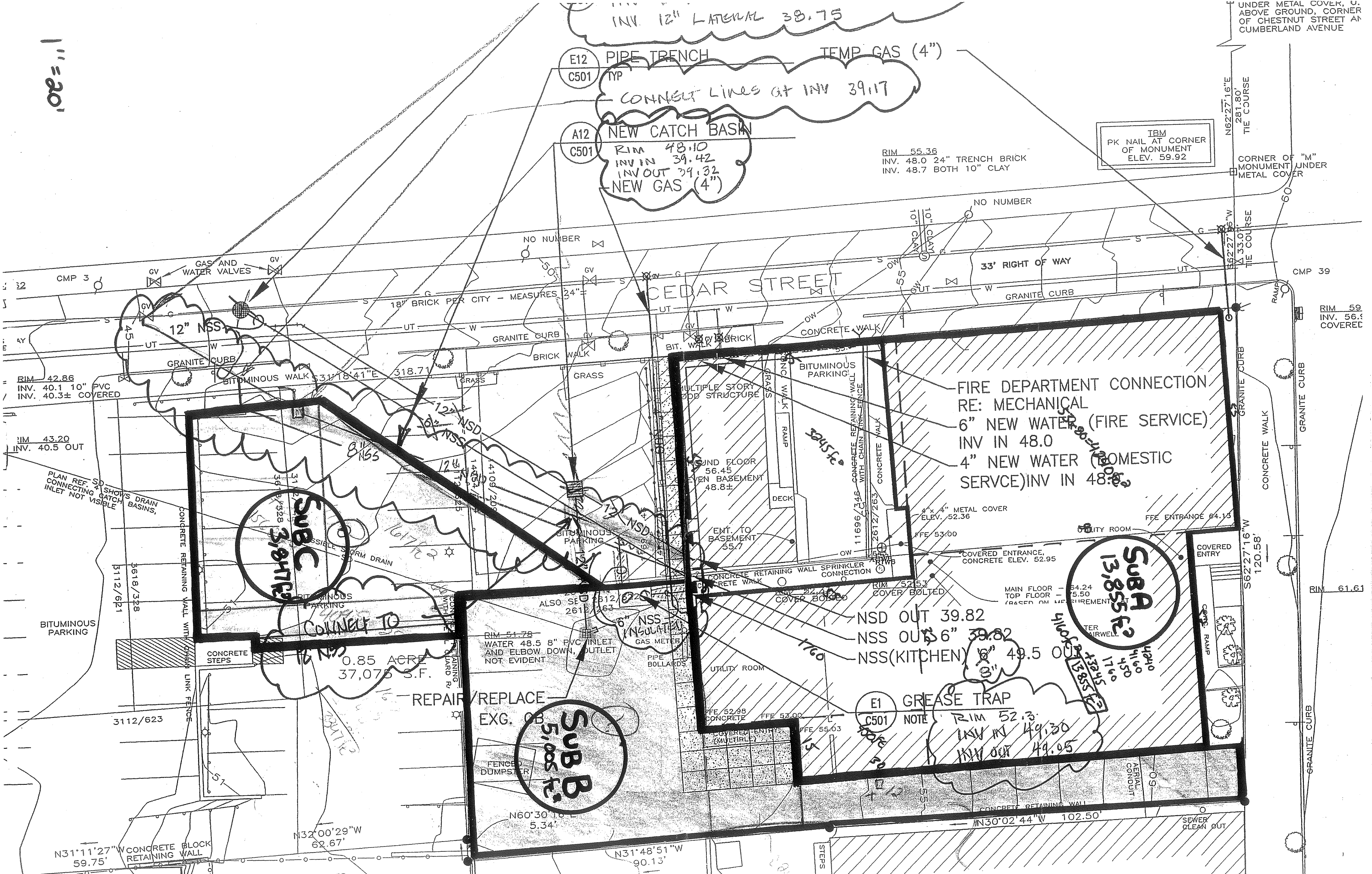
A12 NEW CATCH BASIN  
C501  
RIM 48.10  
INV IN 39.42  
INV OUT 39.32  
NEW GAS (4")

RIM 55.36  
INV. 48.0 24" TRENCH BRICK  
INV. 48.7 BOTH 10" CLAY

IBM  
PK NAIL AT CORNER  
OF MONUMENT  
ELEV. 59.92

UNDER METAL COVER, U.  
ABOVE GROUND, CORNER  
OF CHESTNUT STREET AT  
CUMBERLAND AVENUE

CORNER OF "M"  
MONUMENT UNDER  
METAL COVER



FIRE DEPARTMENT CONNECTION  
RE: MECHANICAL  
6" NEW WATER (FIRE SERVICE)  
INV IN 48.0  
4" NEW WATER (DOMESTIC  
SERVICE) INV IN 48.0

SUBC  
3,847 sq. ft.

SUBA  
13,855 sq. ft.

SUBB  
5,100 sq. ft.

E1 GREASE TRAP  
C501 NOTE  
RIM 52.3  
INV IN 49.30  
INV OUT 49.05

CONNECT TO

0.85 ACRE  
37,075 S.F.

REPAIR/REPLACE  
EXG. OB

RIM 51.78  
WATER 48.5 8" PVC INLET  
AND ELBOW DOWN, OUTLET  
NOT EVIDENT

NSD OUT 39.82  
NSS OUT 6" 39.82  
NSS (KITCHEN) 8" 49.5

MAIN FLOOR - 64.24  
TOP FLOOR - 65.50  
(BASED ON MEASUREMENT)

N31°11'27"W CONCRETE BLOCK  
RETAINING WALL  
59.75'

N32°00'29"W  
62.67'

N60°30'10"  
5.34'

N31°48'51"W  
90.13'

N30°02'44"W 102.50'

SEWER  
CLEAN OUT

RIM 61.61

RIM 59  
INV. 56.3  
COVERED

1" = 20'

15u

INV. 12" LATERAL 38.75

E12 PIPE TRENCH TEMP GAS (4")  
C501 TYP

CONNECT LINES AT INV 39.17

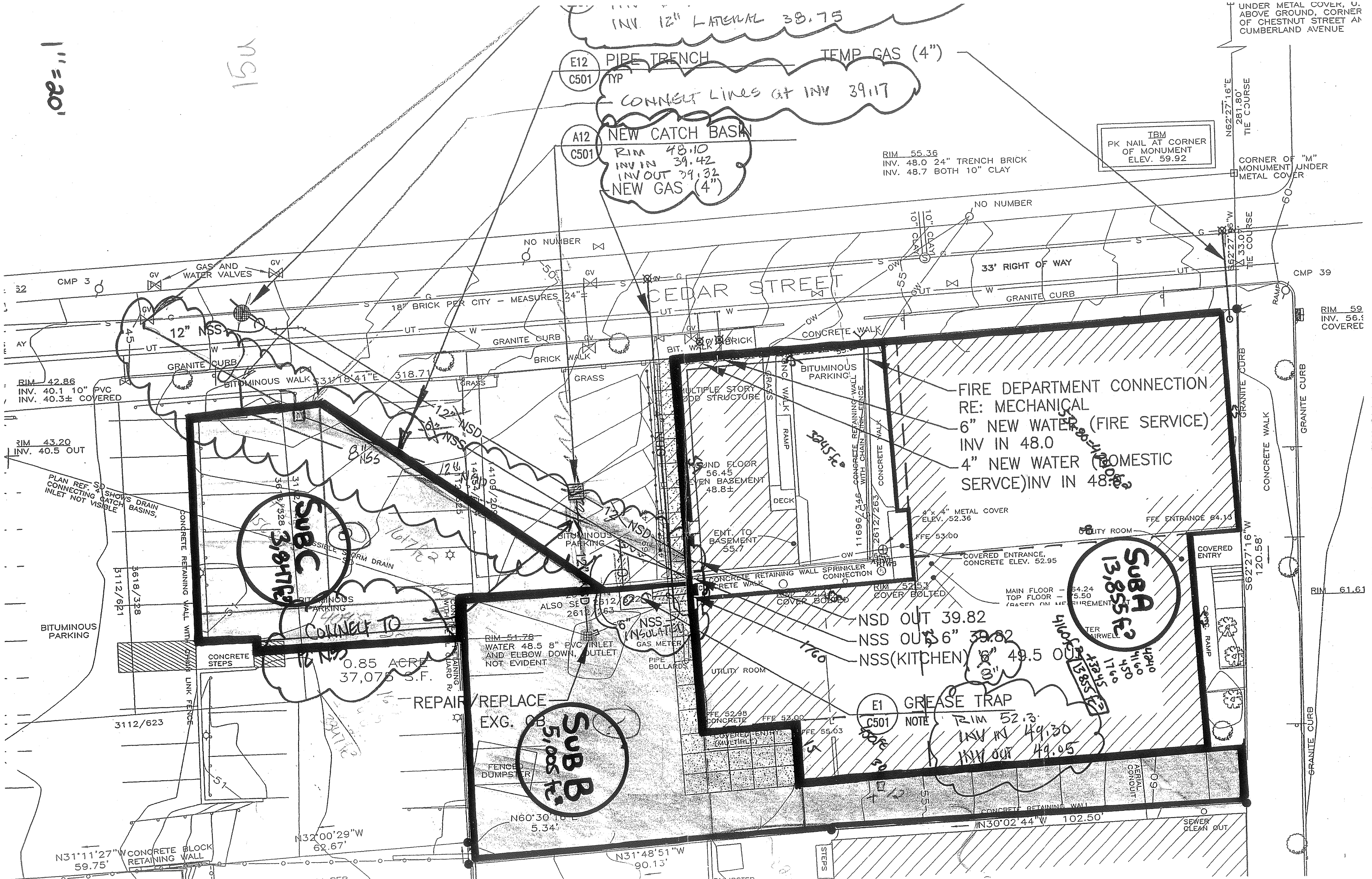
A12 NEW CATCH BASIN  
C501 RIM 48.10  
INV IN 39.42  
INV OUT 39.32  
NEW GAS (4")

RIM 55.36  
INV. 48.0 24" TRENCH BRICK  
INV. 48.7 BOTH 10" CLAY

IBM  
PK NAIL AT CORNER  
OF MONUMENT  
ELEV. 59.92

UNDER METAL COVER, U.  
ABOVE GROUND, CORNER  
OF CHESTNUT STREET AN  
CUMBERLAND AVENUE

CORNER OF "M"  
MONUMENT UNDER  
METAL COVER



CMP 39

RIM 59  
INV. 56.5  
COVERED

FIRE DEPARTMENT CONNECTION  
RE: MECHANICAL  
6" NEW WATER (FIRE SERVICE)  
INV IN 48.0  
4" NEW WATER (DOMESTIC  
SERVICE) INV IN 48.8

SUB C  
13,855 sq. ft.

SUB A  
13,855 sq. ft.

SUB B  
5,005 sq. ft.

E1 GREASE TRAP  
C501 NOTE RIM 52.3  
INV IN 49.30  
INV OUT 49.05

CONNECT TO

0.85 ACRE  
37,075 S.F.

REPAIR/REPLACE  
EXG. OF

RIM 51.78  
WATER 48.5 8" PVC INLET  
AND ELBOW DOWN,  
NOT EVIDENT.

5" NSS  
INSULATED  
GAS METER

NSD OUT 39.82  
NSS OUT 6" 39.82  
NSS (KITCHEN) 49.5

MAIN FLOOR - 64.24  
TOP FLOOR - 65.50  
(BASED ON MEASUREMENT)

N31°11'27"W CONCRETE BLOCK  
RETAINING WALL  
59.75'

N32°00'29"W  
62.67'

N60°30'10"  
5.34'

N31°48'51"W  
90.13'

N30°02'44"W 102.50'

SEWER  
CLEAN OUT



NOTES

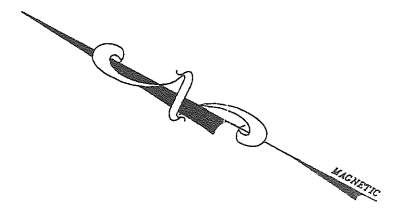
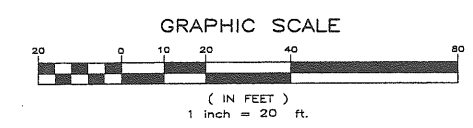
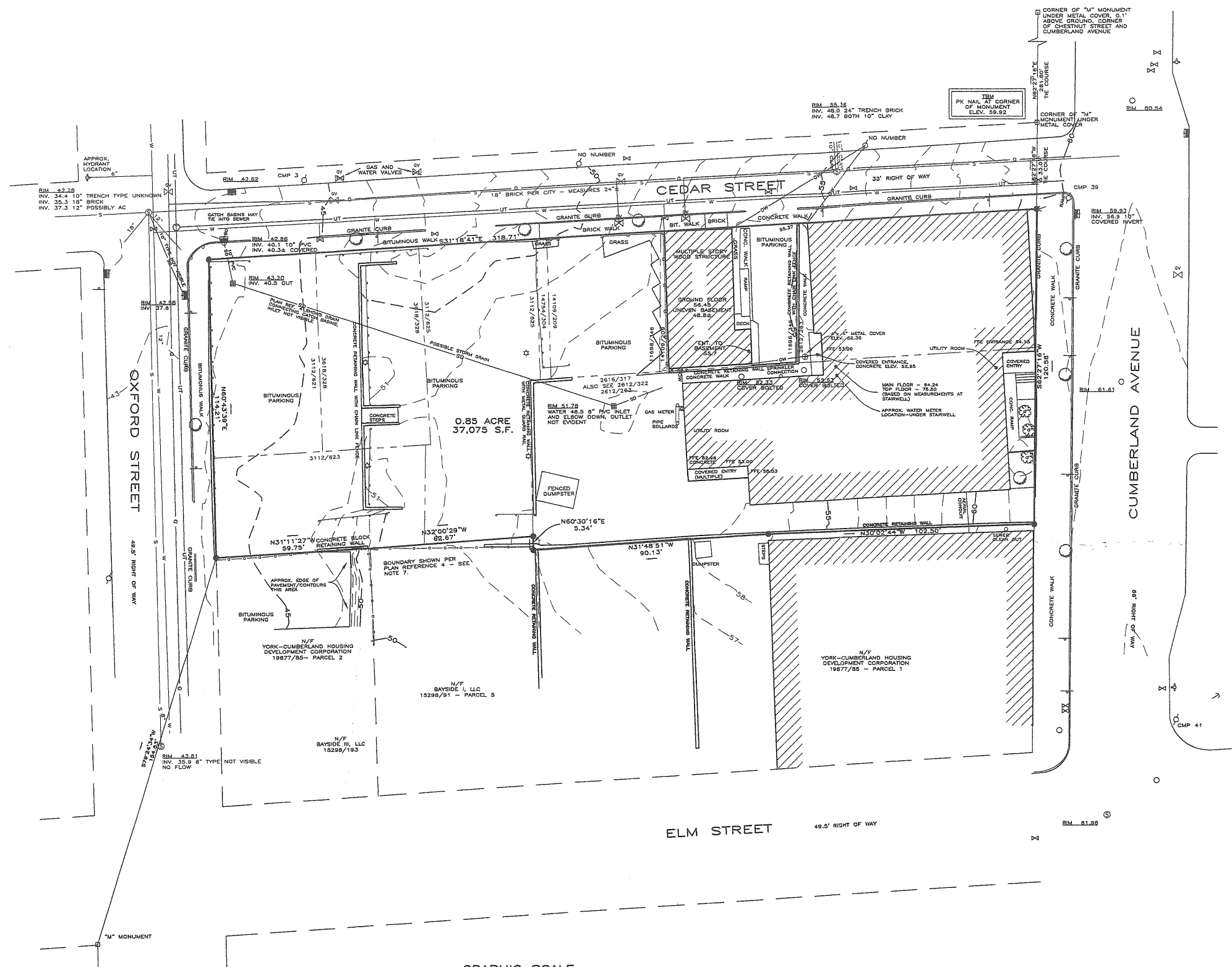
1. THE BASIS OF BEARING IS OBSERVED MAGNETIC NORTH 2005.
2. THE BASIS OF ELEVATION IS 1928 NGVD BASED ON THE 3 FOOT OFFSET MONUMENT AT THE NORTHERLY CORNER OF CHESTNUT STREET AND CUMBERLAND AVENUE - ELEVATION OF 54.35 PER PLAN REFERENCE 2. ELEVATION VERIFIED BY USGS DISC TIDAL 38 STA 84" LOCATED ON GRANITE SHELF AT CITY HALL - ELEVATION 69.66". FOR CONVERSION TO CITY DATUM ADD 0.02"(REFERENCE CITY LEVEL CARO FOR CHESTNUT STREET/CONGRESS STREET).
3. THE PARCEL SURVEYED IS COMPRISED OF THE LAND CONVEYED TO THE SALVATION ARMY IN THE FOLLOWING DEEDS:
  - a. FROM THE ALLIANCE FOR THE MENTALLY ILL DATED NOVEMBER 3, 1994 AND RECORDED IN BOOK 11896, PAGE 346.
  - b. FROM THOMAS WILDES AND PATRICIA WILDES DATED AUGUST 26, 1998 AND RECORDED IN BOOK 14109, PAGE 209.
  - c. FROM THOMAS WILDES AND PATRICIA WILDES DATED APRIL 29, 1999 AND RECORDED IN BOOK 14754, PAGE 304.
  - d. FROM ELLA ROONEY MCKAY DATED DECEMBER 15, 1969 AND RECORDED IN BOOK 3112, PAGE 625.
  - e. FROM PAUL R. RHEAUME DATED NOVEMBER 5, 1974 AND RECORDED IN BOOK 3618, PAGE 326.
  - f. FROM DIRICO REALTY CORPORATION DATED DECEMBER 15, 1969 AND RECORDED IN BOOK 3112, PAGE 625.
  - g. FROM FLORENCE L. LIBBY DATED JULY 13, 1961 AND RECORDED IN BOOK 2616, PAGE 317.
  - h. FROM EARL L. BRIGGS AND HELEN K. BRIGGS DATED JUNE 22, 1961.
4. THE PARCELS SURVEYED ARE SHOWN ON ASSESSOR'S MAP 33, BLOCK N, AS LOTS 9, 16, 17, 20 AND AN UNNUMBERED 4'STRIP.
5. THE RIGHTS OF LEWIS C. WEEKS, a.k.a. L. CLIFFORD WEEKS, IN THE PORTION OF A RIGHT OF WAY KNOWN AS ELMWOOD PLACE OR BYRD PLACE FALLING ON SALVATION ARMY PROPERTY WERE RELEASED IN THE DEED RECORDED IN BOOK 2616, PAGE 322. ELMWOOD PLACE PLACE ACCESSED THE PROPERTY FROM ELM STREET ABOUT 100 FEET FROM CUMBERLAND AVENUE.
6. UNDERGROUND UTILITIES ARE SHOWN PER ABOVE GROUND EVIDENCE, INCLUDING PAINT MARKINGS, AND REFERENCE TO EXISTING PLANS. OTHER UTILITIES MAY EXIST IN SOME INSTANCES UNDERGROUND LINES ARE PROBABLE BUT ROUTING WAS NOT EVIDENT.
7. SOME DEEDS SUGGEST THERE IS NO ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY LINE ALONG BAYSIDE III, LLC AND BAYSIDE II, LLC, WITH LENGTHS OF 39.75 FEET AND 82.67 FEET. THE LINES SHOWN ARE PER PLAN REFERENCE 4.

PLAN REFERENCES

1. CITY OF PORTLAND STREET SHEETS SHOWING MONUMENTATION AND OFFSETS FOR OXFORD STREET, CUMBERLAND AVENUE, ELM STREET AND CEDAR STREET.
2. STANDARD BOUNDARY SURVEY PREPARED FOR BOYS AND GIRLS CLUBS OF GREATER PORTLAND BY STEVENS, MORTON, ROSE AND THOMPSON DATED DECEMBER 2, 1991, PROJECT NO. 87017.1.
3. PLAN OF PROPERTY MADE FOR SALVATION ARMY BY H.I. & E.C. JORDAN DATED JUNE 28, 1961, PLAN FILE NO. 117.
4. STANDARD BOUNDARY SURVEY PREPARED FOR THE SALVATION ARMY BY OWEN HASKELL, INC. DATED OCTOBER 14, 1994, PROJECT NO. 94214P.
5. ALTA/ACSM LAND TITLE SURVEY PREPARED FOR BAYSIDE I, LLC DATED JANUARY 26, 2000 AND RECORDED IN PLAN BOOK 200, PAGE 40.
6. ALTA/ACSM LAND TITLE SURVEY PREPARED FOR BAYSIDE III, LLC DATED JANUARY 26, 2000 AND RECORDED IN PLAN BOOK 200, PAGE 42.
7. ALTA/ACSM LAND TITLE SURVEY PREPARED FOR OXFORD DEVELOPMENT ASSOCIATES BY STEVENS, MORTON, ROSE AND THOMPSON DATED AUGUST 21, 1987, PROJECT NO. 87037.1.
8. PLAN OF PROPOSED 8 INCH SEWER LINE IN OXFORD STREET PROVIDED BY PORTLAND DEPT. OF PUBLIC WORKS.

LEGEND

- 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED LEWIS & WASINA PLS 2114" OR DRILL HOLE TO BE SET UPON CLIENT APPROVAL
- FOUND GRANITE CITY STREET MONUMENT
- N/F NOW OR FORMERLY
- UTILITY POLE
- GUY ANCHOR
- SEWER MANHOLE
- CATCH BASIN
- CURB INLET
- TELEPHONE MANHOLE
- MANHOLE
- DRAIN
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- HYDRANT
- POST
- STREET SIGN
- SHRUB
- SMALL DECIDUOUS TREE WITH EXPOSED SOIL CONCRETE EDGE NOT SHOWN
- BOUNDARY LINE
- - - DEED LINE, APPROXIMATE
- RIGHT OF WAY OR APPROXIMATE ABUTTER LINE
- ▨ BUILDING/STRUCTURE
- CHAIN LINK FENCE
- 150 INDEX CONTOURS
- 151 INTERMEDIATE CONTOURS
- GUARDRAIL, METAL
- GUARDRAIL, WOOD
- OW OVERHEAD WIRES
- UT UNDERGROUND TELEPHONE
- GAS LINE
- WATER LINE
- S SANITARY SEWER LINE
- SD STORM DRAIN
- x SPOT ELEVATION



STATE OF MAINE  
 RECEIVED \_\_\_\_\_ COUNTY SS REGISTRY OF DEEDS  
 AT \_\_\_\_\_ M. AND RECORDED IN  
 PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ REGISTER

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ALL INFORMATION HEREON IS TRUE AND ACCURATELY SHOWN.

BRUCE LEWIS PLS 2114  
*Bruce Lewis*  
 SEAL  
 NOT VALID WITHOUT GIBBONS AND SIGNATURE

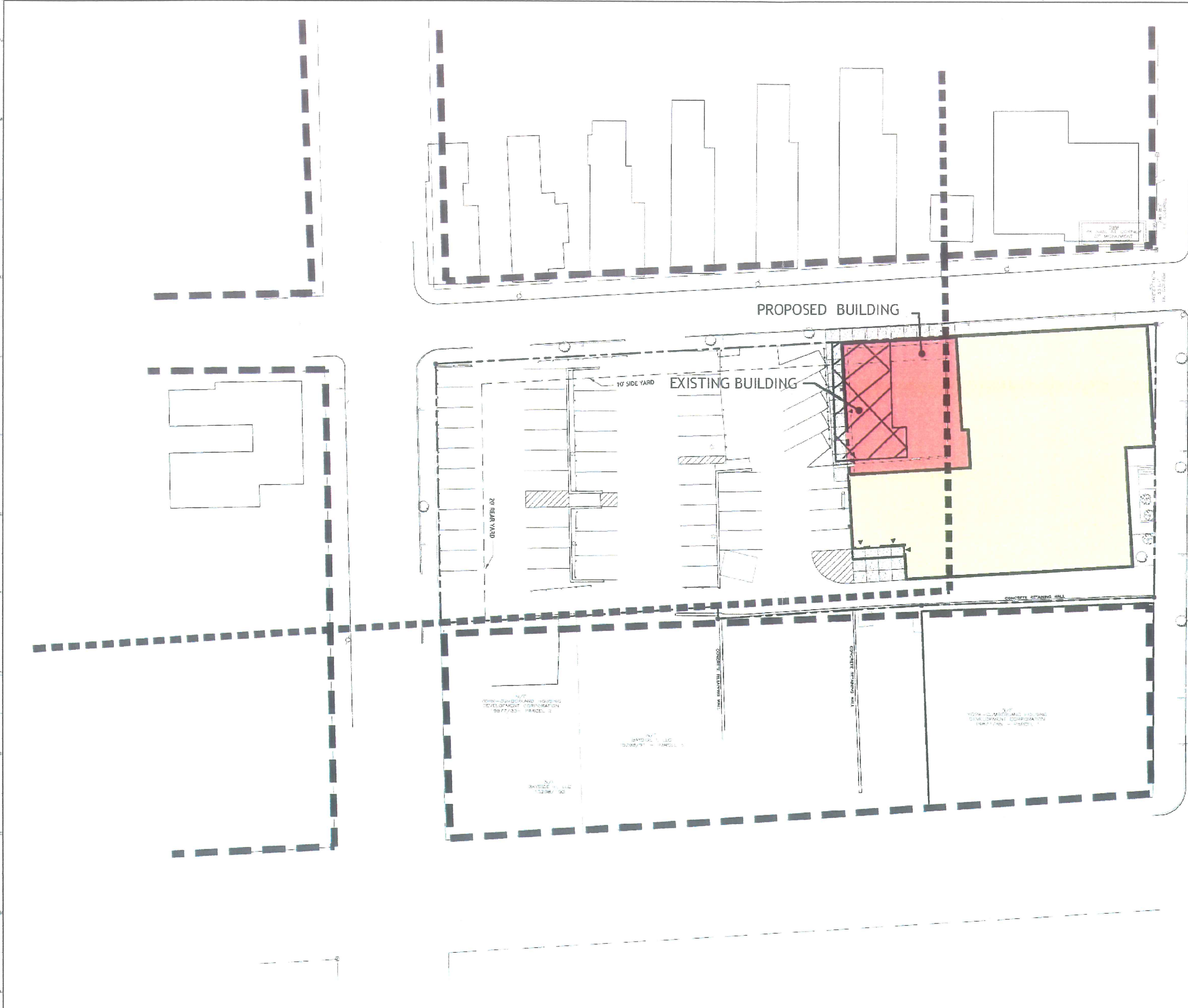
**Lewis & Wasina, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 11 Highmeadow Drive  
 Gorham, ME 04038  
 Tel (207) 892-0959 Fax (207) 892-0956

REV.	BY	DATE	STATUS
2	BEL	1/8/06	GENERAL CHANGES
1	BEL	10/13/05	PROGRESS PRINT

Designed:	BEL	<b>BOUNDARY AND TOPOGRAPHIC SURVEY</b> CUMBERLAND AVENUE, CEDAR STREET AND OXFORD STREET PORTLAND, CUMBERLAND STATE OF MAINE for RECORD OWNER <b>THE SALVATION ARMY</b> 440 West Nyack Road West Nyack, NY 10994
Drawn:	KEL/APL	
Checked:	BEL	
Date:	9/22/05	
Scale:	1"=20'	
Field Book:	FILE	
Project:	25033	
File Name:	25033TOP0	
Contour Int.:	1 FOOT	
SHEET 1 OF 1		

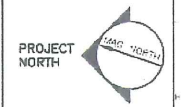
wotleswop



*City at workshop  
not at hearing  
as no info  
on this*



ARCHITECTURE ENGINEERING PLANNING  
SMT  
141 Fore Street P.O. Box 618  
Portland, Maine 04104  
Tel. (207) 772-3846  
Fax. (207) 772-1010



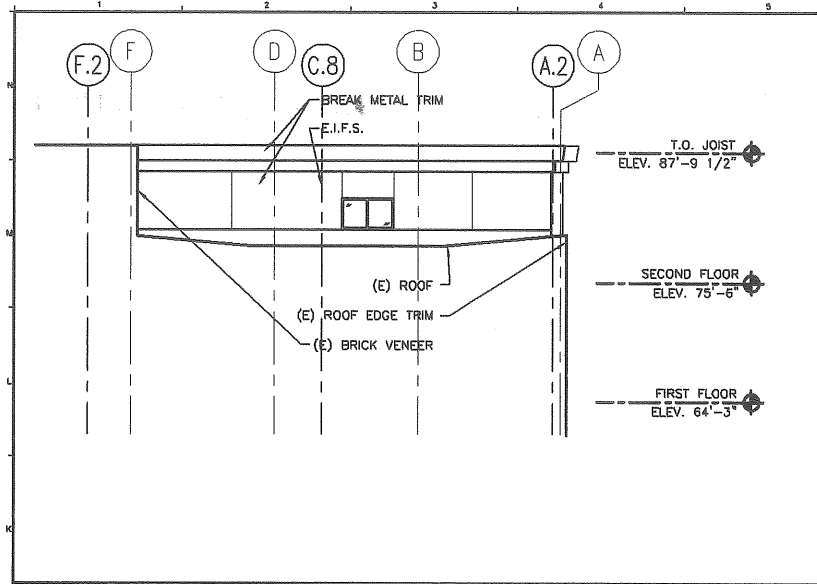
PROJECT TITLE:  
SALVATION ARMY  
397 GUMBELL RD. ARMY

PORTLAND, MAINE  
CURRENT ISSUE STATUS:  
ISSUED FOR CITY REVIEW

REV	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN REVIEW	10-27-06
2	ISSUED FOR ZBA APPLICATION	11-13-06
3	CITY COMMENT RESPONSE	11-20-06

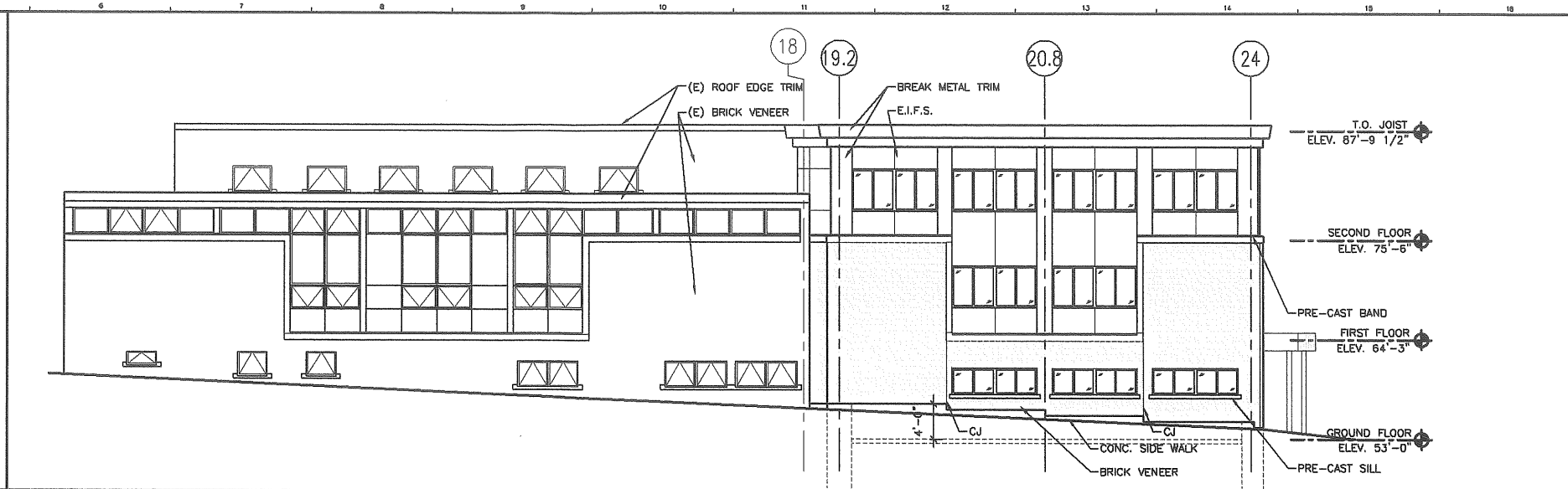
GRAPHIC SCALE  
1" = 20'  
PROJECT MANAGER: RSB  
DESIGNED BY: WGL  
DATE OF RECORD: 06  
DATE: 07/10/06  
PROJECT NO.: 05023  
SHEET NO.: CP101  
PROPOSED BUILDING ADDITION  
SHEET NO.: CP101

PROGRESS PRINT



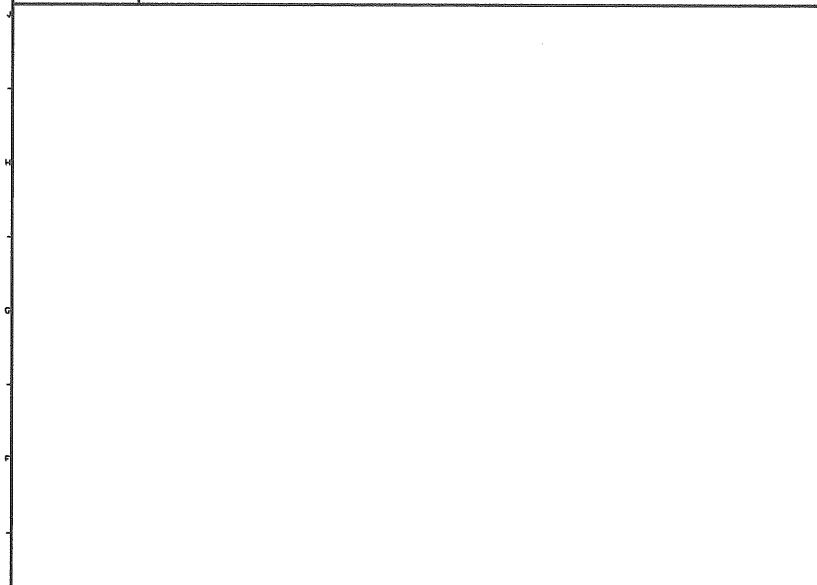
J1 SOUTH ELEVATION

1/8"=1'-0"

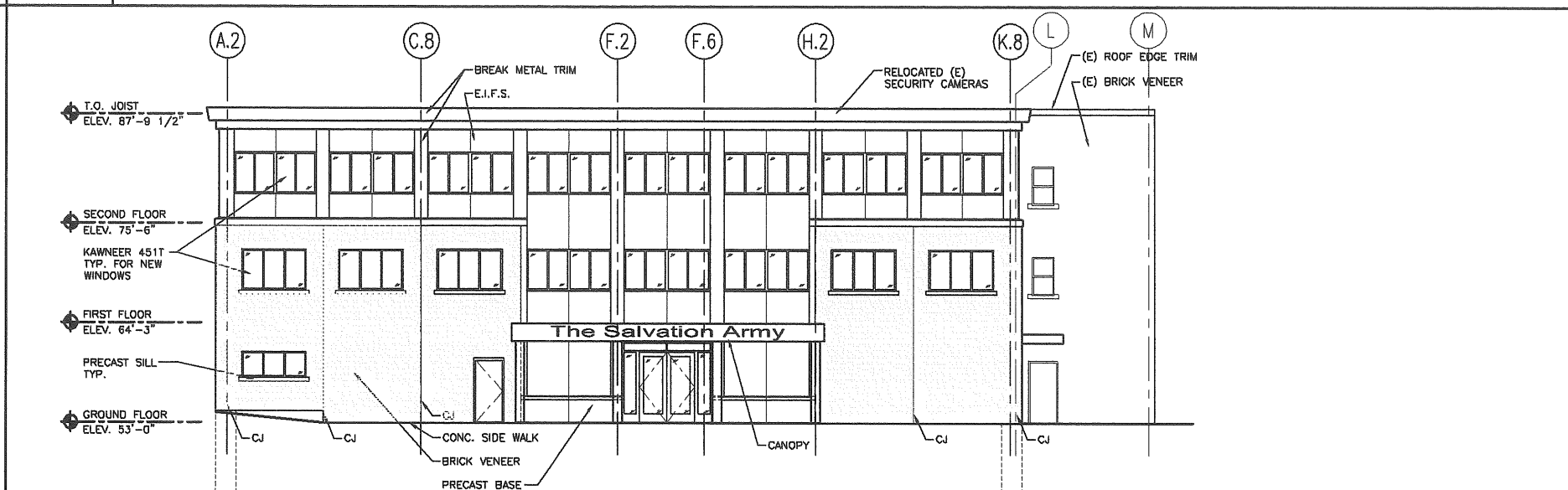


J5 EAST ELEVATION

1/8"=1'-0"

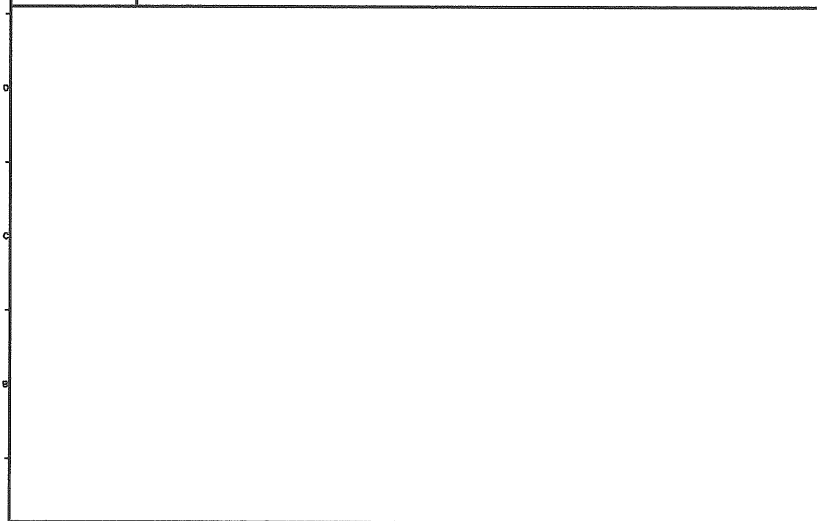


E1 \*

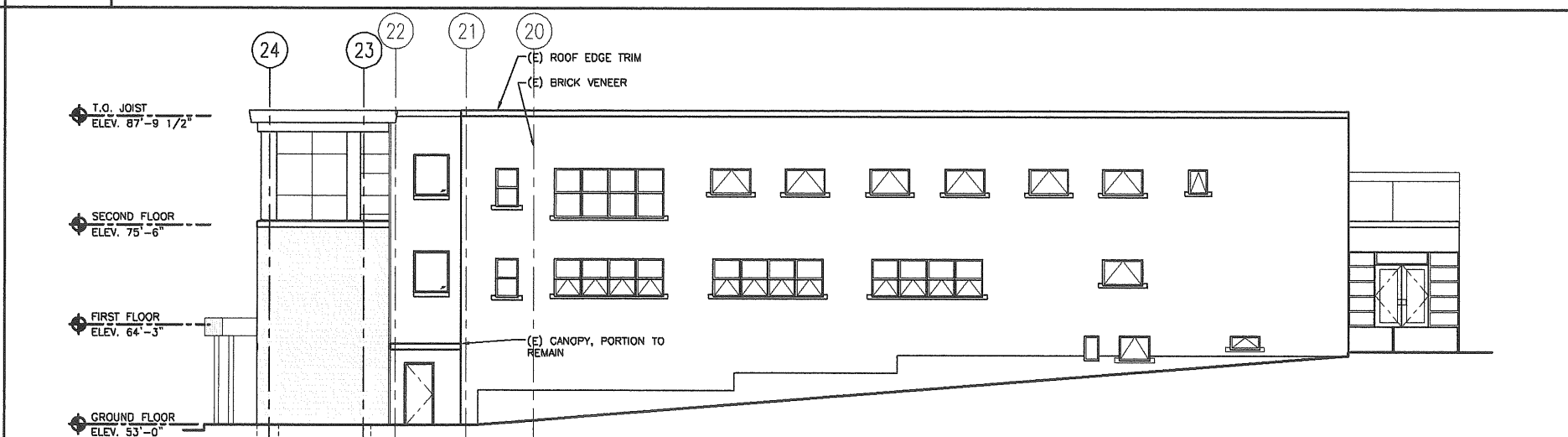


E5 NORTH ELEVATION

1/8"=1'-0"

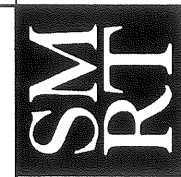


A1 \*

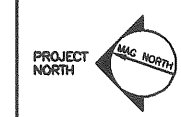


A5 WEST ELEVATION

1/8"=1'-0"



ARCHITECTURE ENGINEERING PLANNING  
SMRT  
144 Fore Street P.O. Box 618  
Portland, Maine 04104  
tel. (207) 772-3846  
fax. (207) 772-1070



SALVATION ARMY  
287 CUMBERLAND AVENUE  
PORTLAND, MAINE  
ISSUED FOR DESIGN DEVELOPMENT  
10-8-06

REV	DATE	DESCRIPTION

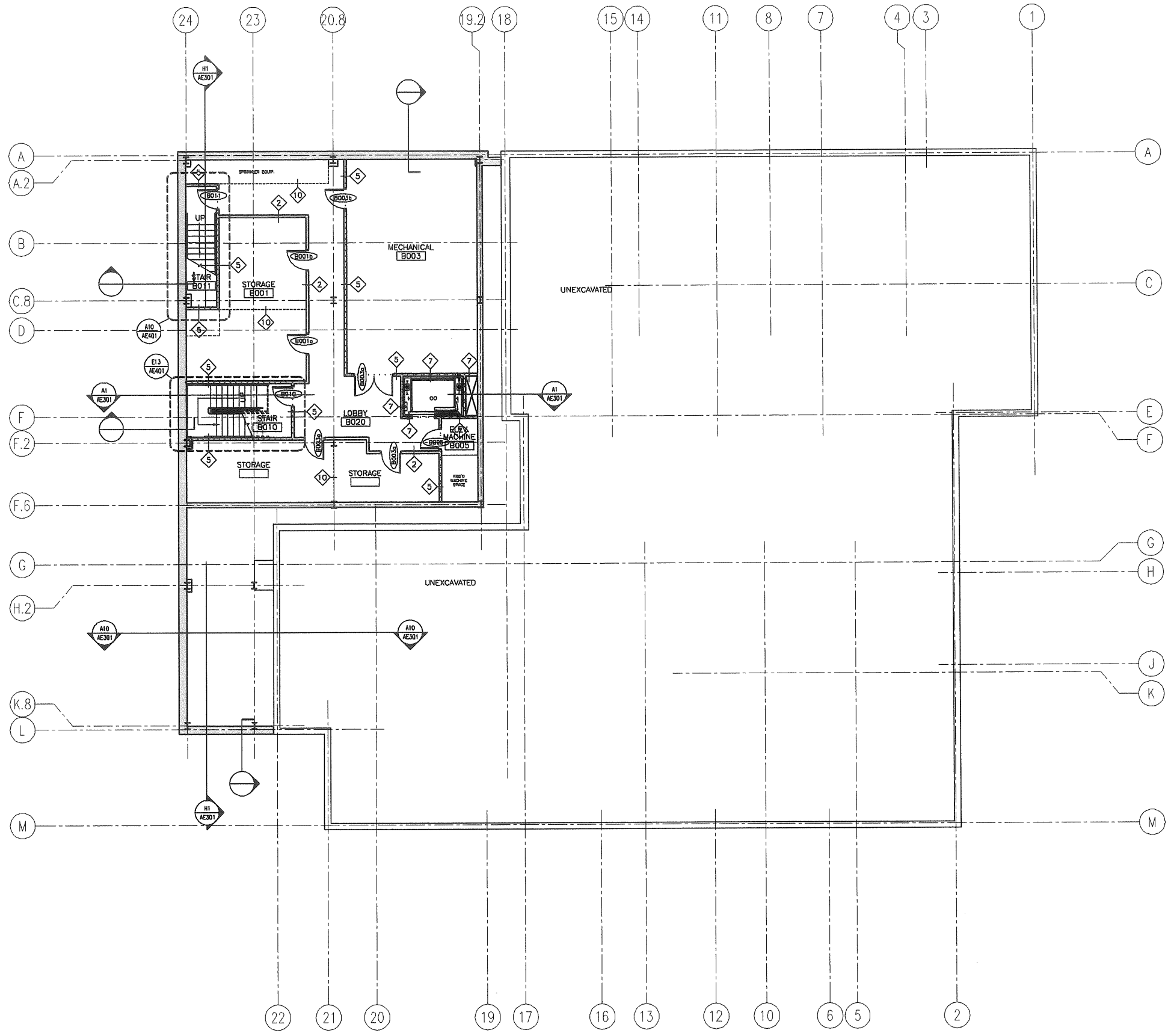
GRAPHIC SCALE:  
0" 1"  
SCALE: 1/8"=1'-0"  
PROJECT MANAGER: PSS  
JC/DRAWN BY: NDR  
A/E OF RECORD: HD  
CAD FILE: AE201-09023  
PROJECT NO: 09023  
DATE:  
SHEET TITLE:

EXTERIOR ELEVATIONS  
SHEET No. AE201

set of floor plans  
rec'd by PDF from MJ  
12.4.06  
copy -> CM 12.5.06 am

PROGRESS PRINT





**NOTES:**

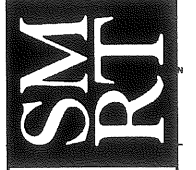
1. SEE GENERAL NOTES ON A-001.
2. FURNITURE DASHED IN BY OTHERS IS INDICATED FOR COORDINATION AND BLOCKING.
3. PARTITION TYPE  $\diamond$  IS TYPICAL UNLESS NOTED OTHERWISE.

**WALL LEGEND**

- $\diamond$  PARTITION TYPE, SEE G1002
- INDICATES NEW PARTITION/ WALL
- INDICATES 1-HOUR RATED PARTITION/ WALL
- FE FIRE EXTINGUISHER

**KEYED NOTES:**

- 1 \*
- 2
- 3



ARCHITECTURE ENGINEERING PLANNING  
 SMRT  
 144 Fore Street/P.O. Box 618  
 Portland, Maine 04104  
 Tel: (207) 772-3846  
 Fax: (207) 772-1070



PROJECT TITLE:  
 SALVATION ARMY  
 297 CUMBERLAND AVENUE PORTLAND, MAINE  
 CURRENT ISSUE STATUS:  
**ISSUED FOR DESIGN DEVELOPMENT**  
 10-8-06

REV	DESCRIPTION	DATE

GRAPHIC SCALE:  
  
 SCALE: 1/8"=1'-0"  
 PROJECT MANAGER: PSS  
 JC/DRAWN BY: MDR  
 A/E OF RECORD: MD  
 CAD FILE: AE100-09023  
 PROJECT NO: 09023  
 DATE:  
 SHEET TITLE:

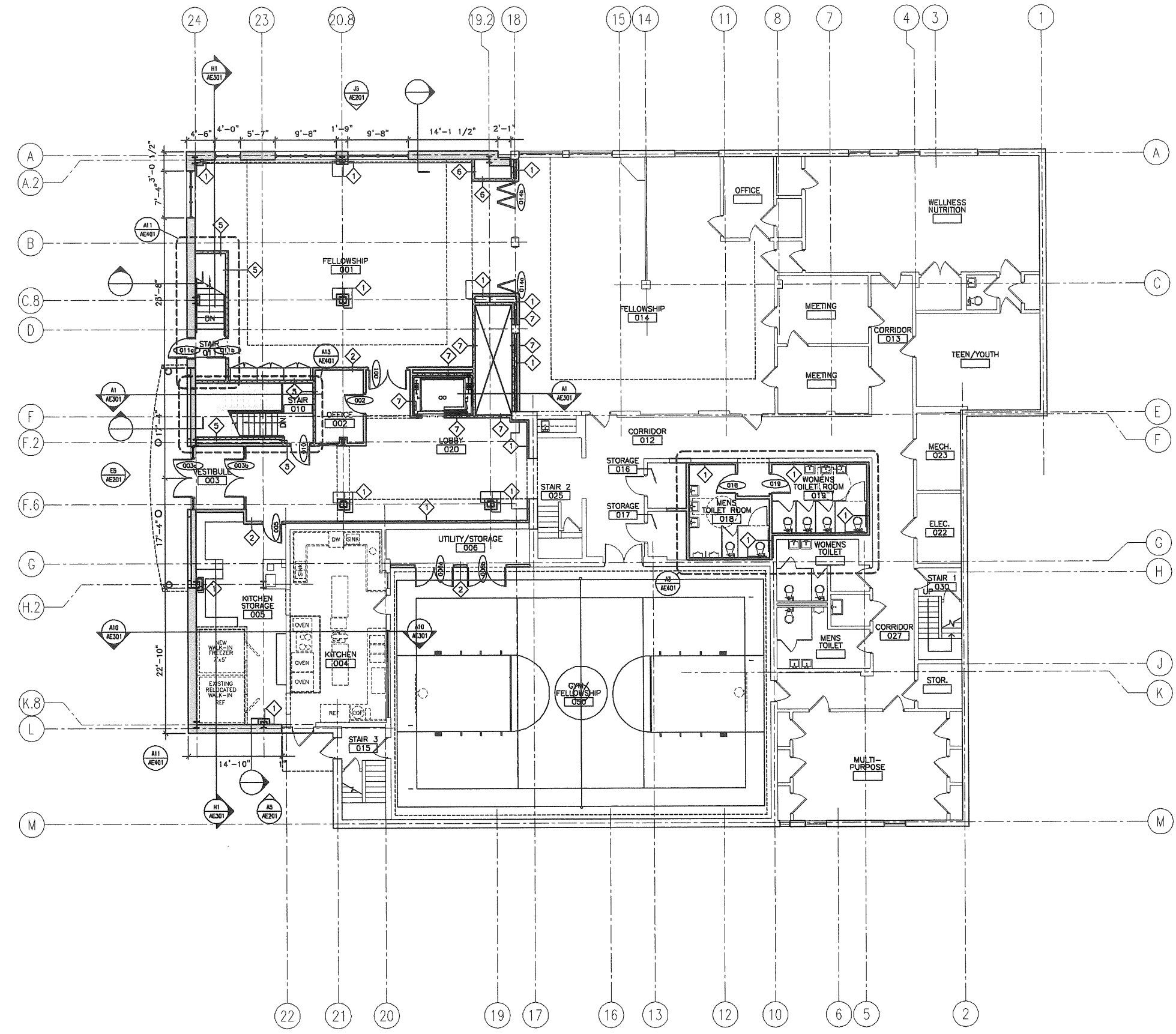
**BASEMENT LEVEL PLAN**  
 SHEET No. **AE100**

A1 BASEMENT LEVEL PLAN

1/8"=1'-0"

PROGRESS PRINT

**NOTES:**  
1. SEE AE100 FOR FLOORPLAN NOTES.



ARCHITECTURE ENGINEERING PLANNING  
S.M. RT  
144 Fols Street, P.O. Box 618  
Portland, Maine 04104  
tel. (207) 772-3846  
fax. (207) 772-1070



PROJECT TITLE: SALVATION ARMY  
297 CUMBERLAND AVENUE PORTLAND, MAINE  
CURRENT ISSUE STATUS: ISSUED FOR DESIGN DEVELOPMENT  
10-18-06

REV	DESCRIPTION	DATE

GRAPHIC SCALE:  
0" 1"

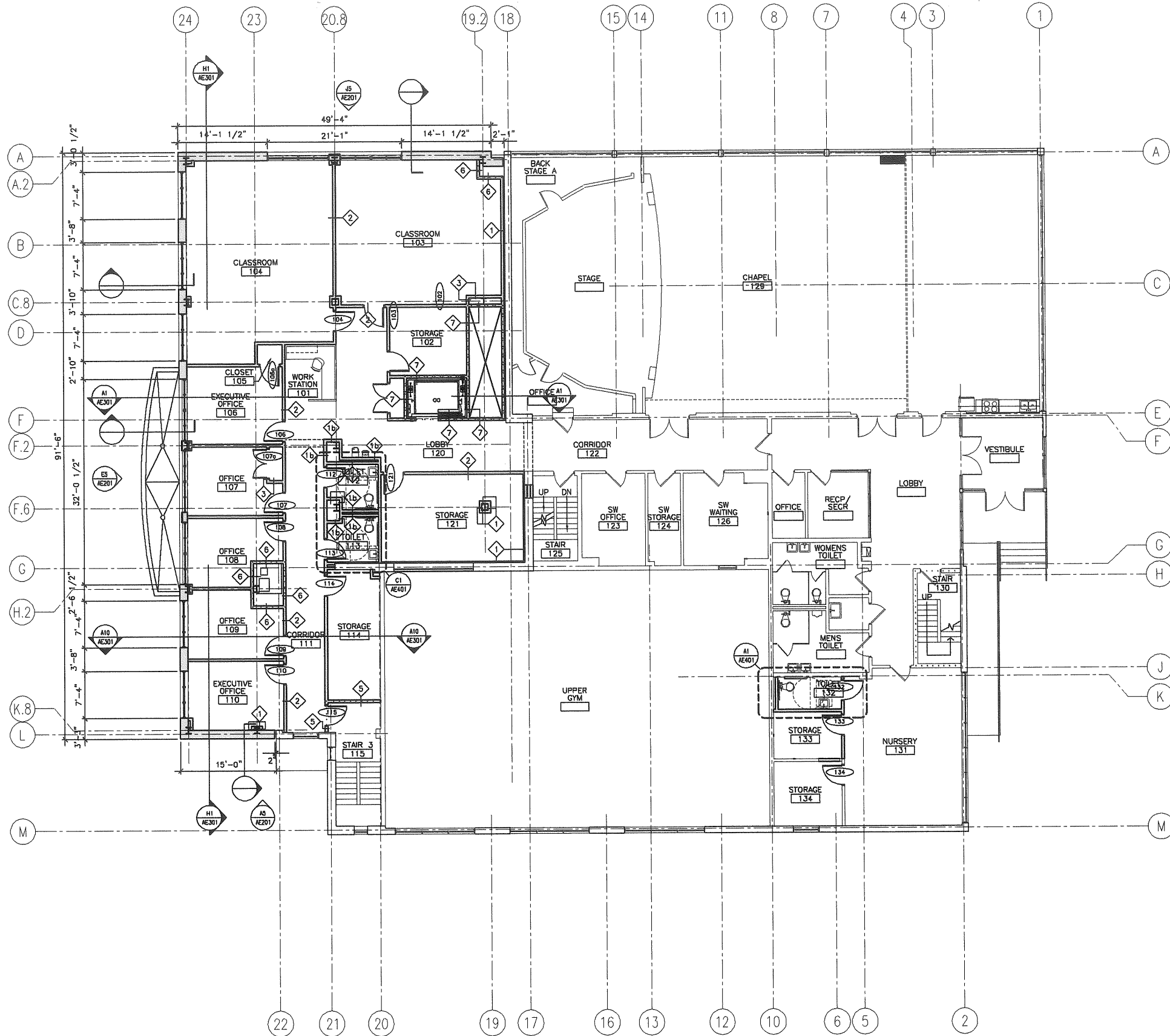
SCALE: 1/8" = 1'-0"  
PROJECT MANAGER: PSS  
LIC/DRAWN BY: MDR  
A/E OF RECORD: KD  
CAD FILE: AE101-05023  
PROJECT NO: 05023  
DATE:  

SHEET TITLE:  
**GROUND FLOOR PLAN**

SHEET No. **AE101**

A1 GROUND FLOOR PLAN  
1/8"=1'-0"

PROCESS PRINT



ARCHITECTURE ENGINEERING PLANNING  
 SMRT  
 144 Fore Street P.O. Box 618  
 Portland, Maine 04104  
 tel. (207) 772-3846  
 fax. (207) 772-1070



PROJECT TITLE:  
**SALVATION ARMY**  
 297 CUMBERLAND AVENUE  
 PORTLAND, MAINE  
 CURRENT ISSUE STATUS:  
**ISSUED FOR DESIGN DEVELOPMENT**  
 10-18-06

REV	DESCRIPTION	DATE

GRAPHIC SCALE:  
 0" 1"  
 SCALE: 1/8"=1'-0"  
 PROJECT MANAGER: PSS  
 JC/DRAWN BY: MOR  
 A/E OF RECORD: KD  
 CAD FILE: AE102-05023  
 PROJECT NO: 05023  
 DATE:  
 SHEET TITLE:

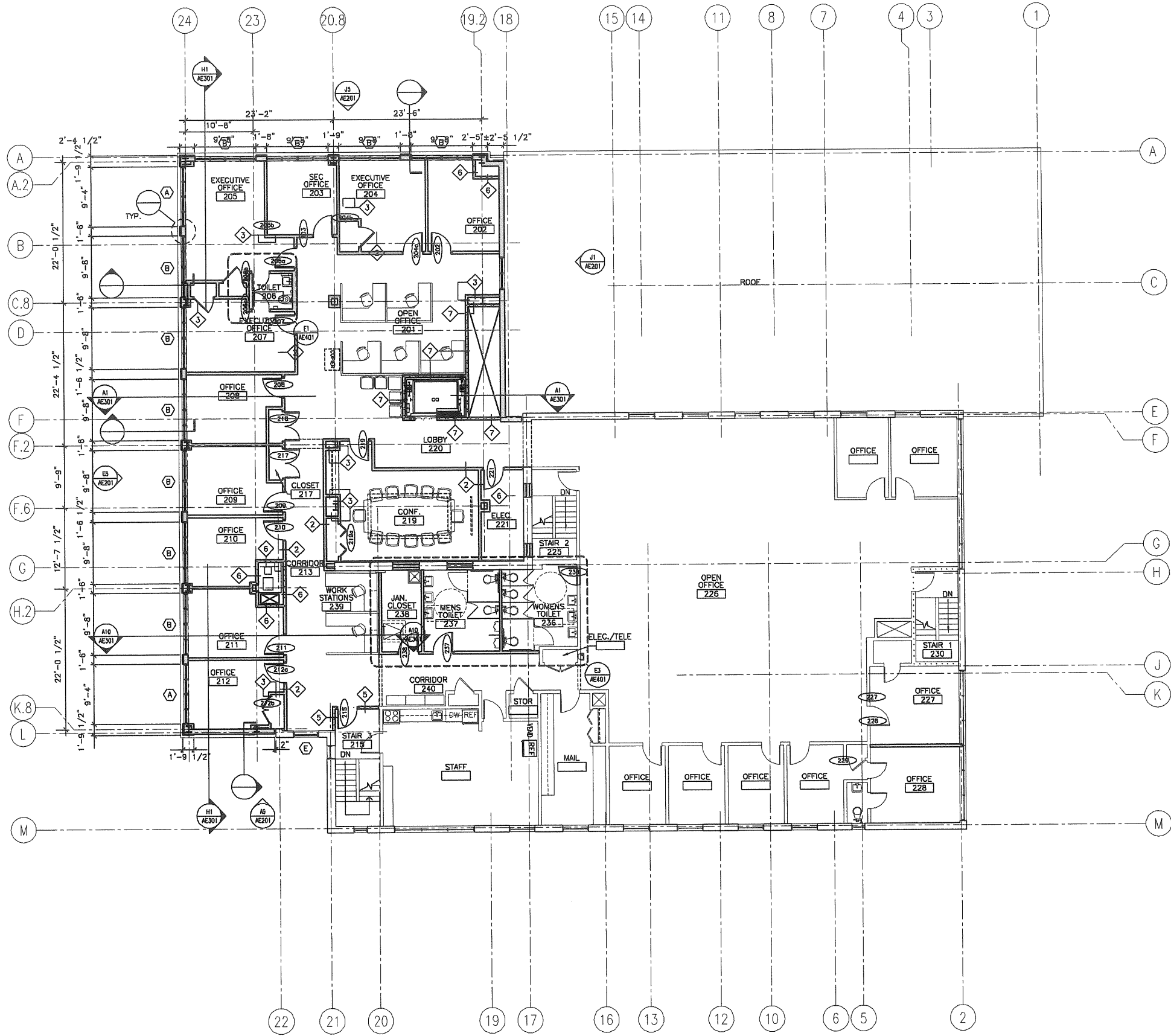
FIRST FLOOR PLAN

SHEET No.  
**AE102**

A1 FIRST FLOOR PLAN

1/8"=1'-0"

PROGRESS PRINT



ARCHITECTURE ENGINEERING PLANNING  
 SMRT  
 144 Fore Street, P.O. Box 618  
 Portland, Maine 04104  
 tel. (207) 772-3846  
 fax. (207) 772-1070



PROJECT TITLE:  
**SALVATION ARMY**  
 297 CUMBERLAND AVENUE  
 PORTLAND, MAINE

CURRENT ISSUE STATUS:  
**ISSUED FOR DESIGN DEVELOPMENT**  
 10-18-06

REV	DESCRIPTION	DATE

GRAPHIC SCALE:  
 0' 1'

SCALE: 1/8"=1'-0"

PROJECT MANAGER: PSS  
 JC/DRAWN BY: MDR  
 A/E OF RECORD: MD  
 CAD FILE: AE103-05023  
 PROJECT NO: 08023  
 DATE:  
 SHEET TITLE:

SECOND FLOOR PLAN

SHEET No.  
**AE103**

A1 SECOND FLOOR PLAN

1/8"=1'-0"

PROCESS PRINT



ARCHITECTURE ENGINEERING PLANNING  
 SMART  
 144 Fore Street/P.O. Box 618  
 Portland, Maine 04104  
 Tel: (207) 772-3848  
 Fax: (207) 772-1000



PROJECT TITLE:  
 SALVATION ARMY  
 287 CUMBERLAND AVENUE  
 PORTLAND, MAINE

CURRENT ISSUE STATUS:  
 ISSUED FOR CITY REVIEW

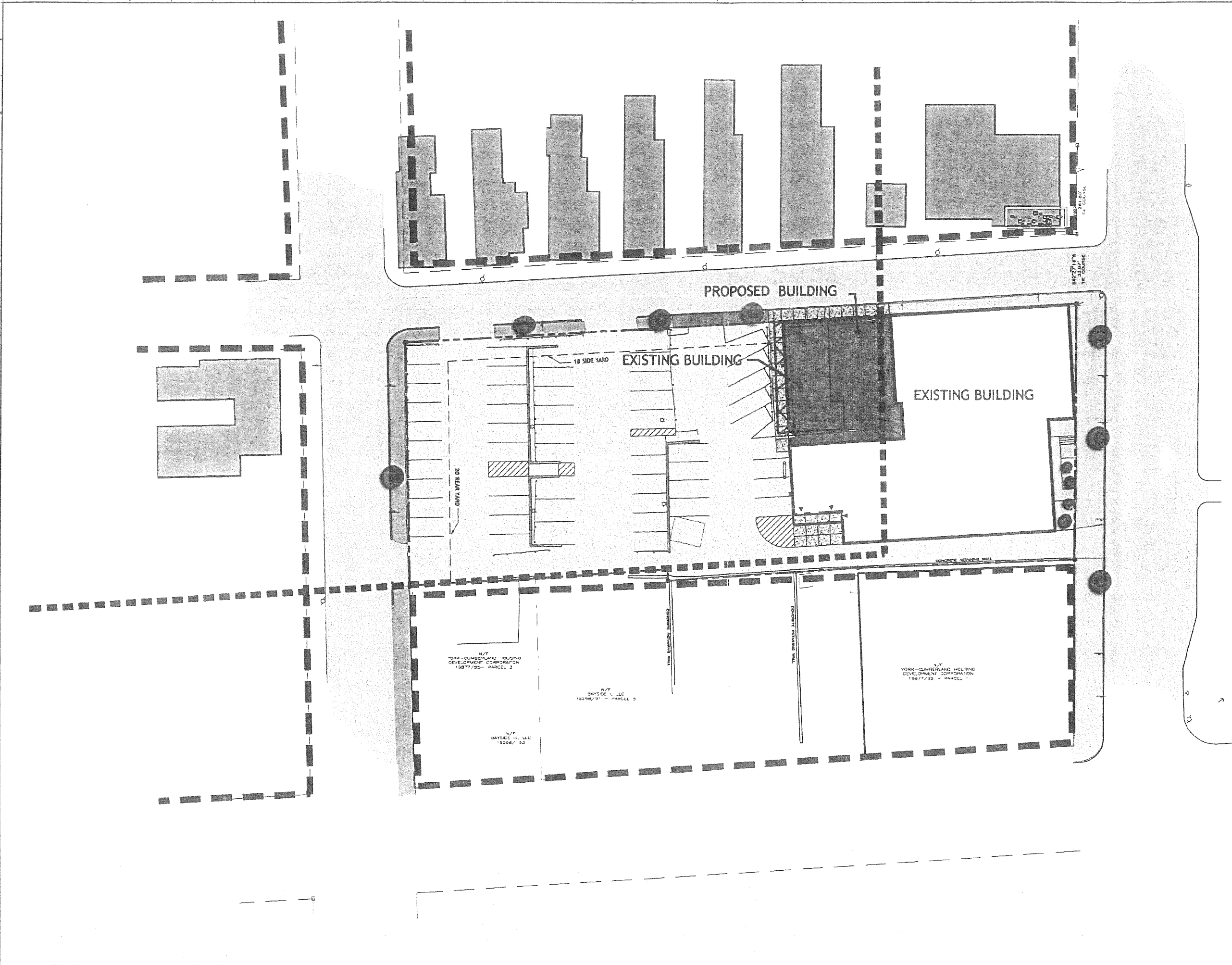
REV	DESCRIPTION	DATE
3	CITY COMMENT RESPONSE	11-30-08
2	ISSUED FOR ZBA APPLICATION	11-13-08
1	ISSUED FOR SITE PLAN REVIEW	10-27-08

GRAPHIC SCALE:  
  
 SCALE: 1" = 20'  
 PROJECT MANAGER: PSS  
 JC/DRAWN BY: MG  
 A/E OF RECORD: 4D  
 CAD FILE: CP101\_05023  
 PROJECT NO: 05023  
 DATE:  
 SHEET TITLE:

PROPOSED BUILDING ADDITION

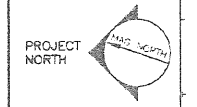
SHEET No. CP101

*Context + zoning sidewalks*





ARCHITECTURE ENGINEERING PLANNING  
 SMRT  
 144 Fore St. 2nd Fl. O. Box 618  
 Portland, Maine 04104  
 Tel. (207) 772-1846  
 Fax. (207) 772-1000



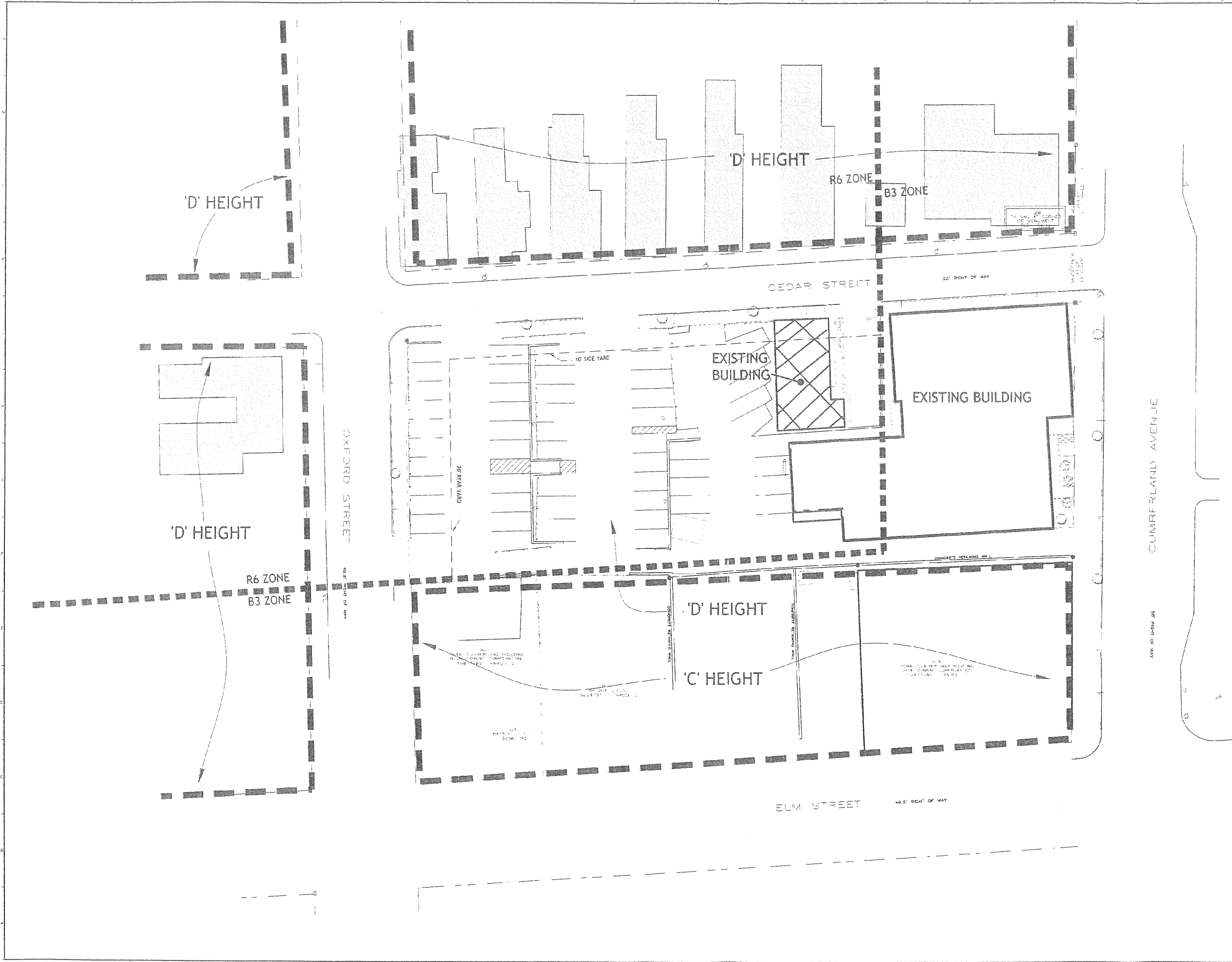
PROJECT TITLE:  
 SALVATION ARMY  
 297 CUMBERLAND AVENUE  
 PORTLAND, MAINE  
 CURRENT ISSUE STATUS:  
**ISSUED FOR CITY REVIEW**

REV.	DESCRIPTION	DATE
1	CITY COMMENT RESPONSE	11-20-08
2	ISSUED FOR CITY REVIEW	11-11-08
3	ISSUE FOR SHEET PLAN REVIEW	12-27-08

GRAPHIC SCALE  
 0' 10' 20'  
 SCALE: 1" = 20'  
 PROJECT MANAGER: JSS  
 LC/DRAWN BY: WGW  
 A/E OF RECORD: RD  
 CAD FILE: CP101\_09.dwg  
 PROJECT NO.: 050033  
 DATE:

SHEET TITLE:  
 EXISTING CONDITIONS  
 SHEET No. CP101

PROCESS PRINT

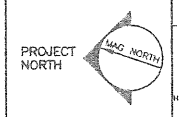


*Boyside Heights overlay*

24c



ARCHITECTURE ENGINEERING PLANNING  
SMRT  
144 Fore Street/P.O. Box 618  
Portland, Maine 04104  
Tel. (207) 772-3646  
Fax. (207) 772-1070



PROJECT TITLE: SALVATION ARMY  
297 CUMBERLAND AVENUE PORTLAND, MAINE  
CURRENT ISSUE STATUS: ISSUED FOR DESIGN DEVELOPMENT  
10-13-06

REV	DESCRIPTION	DATE

GRAPHIC SCALE:  
0 1"  
SCALE: 1/8"=1'-0"  
PROJECT MANAGER: PSS  
JC/DRAWN BY: MDR  
DATE OF RECORD: KD  
CAD FILE: AE201-05023  
PROJECT NO: 05023  
DATE:  
SHEET TITLE:

EXTERIOR NORTH ELEVATIONS

SHEET No. AE201

*as for workshop  
superceded*

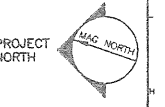
A5 NORTH ELEVATION

1/8"=1'-0"

PROCESS PRINT



ARCHITECTURE ENGINEERING PLANNING  
SMART  
144 Fore Street P.O. Box 618  
Portland, Maine 04104  
tel. (207) 772-3846  
fax. (207) 772-1070



PROJECT TITLE: SALVATION ARMY PORTLAND, MAINE  
297 CUMBERLAND AVENUE  
CURRENT ISSUE STATUS: ISSUED FOR DESIGN DEVELOPMENT  
10-19-06

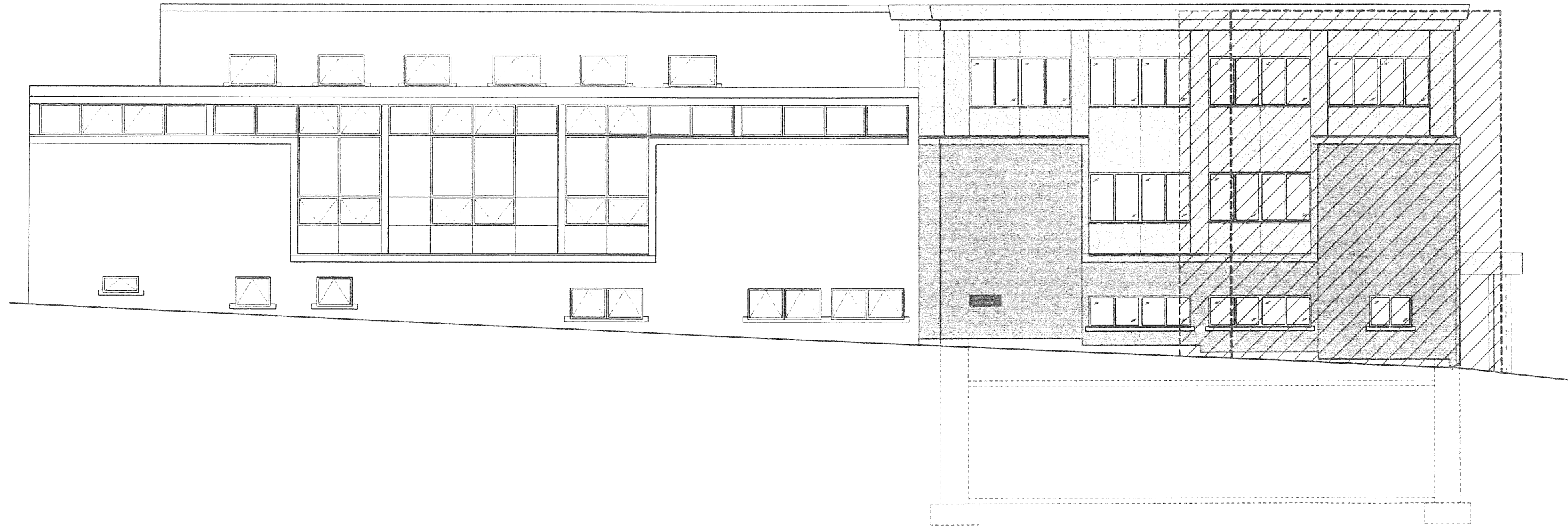
REV	DESCRIPTION	DATE

GRAPHIC SCALE:  
0" 1"  
SCALE: 1/8" = 1'-0"  
PROJECT MANAGER: PSS  
JC/DRAWN BY: MDR  
A/E OF RECORD: KD  
CAD FILE: AE201-05023  
PROJECT NO: 05023  
DATE:  
SHEET TITLE:

EXTERIOR EAST ELEVATIONS

SHEET No. AE202

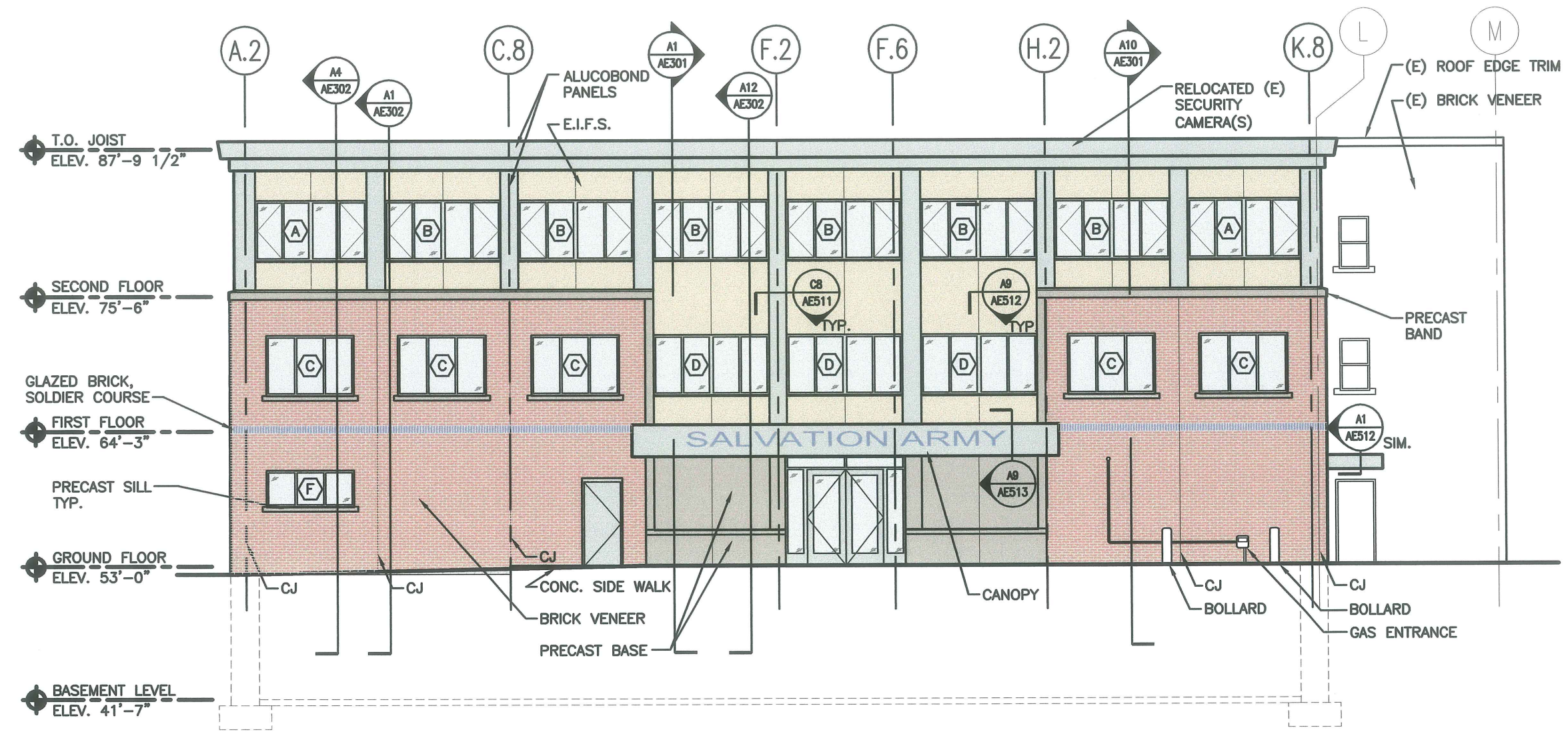
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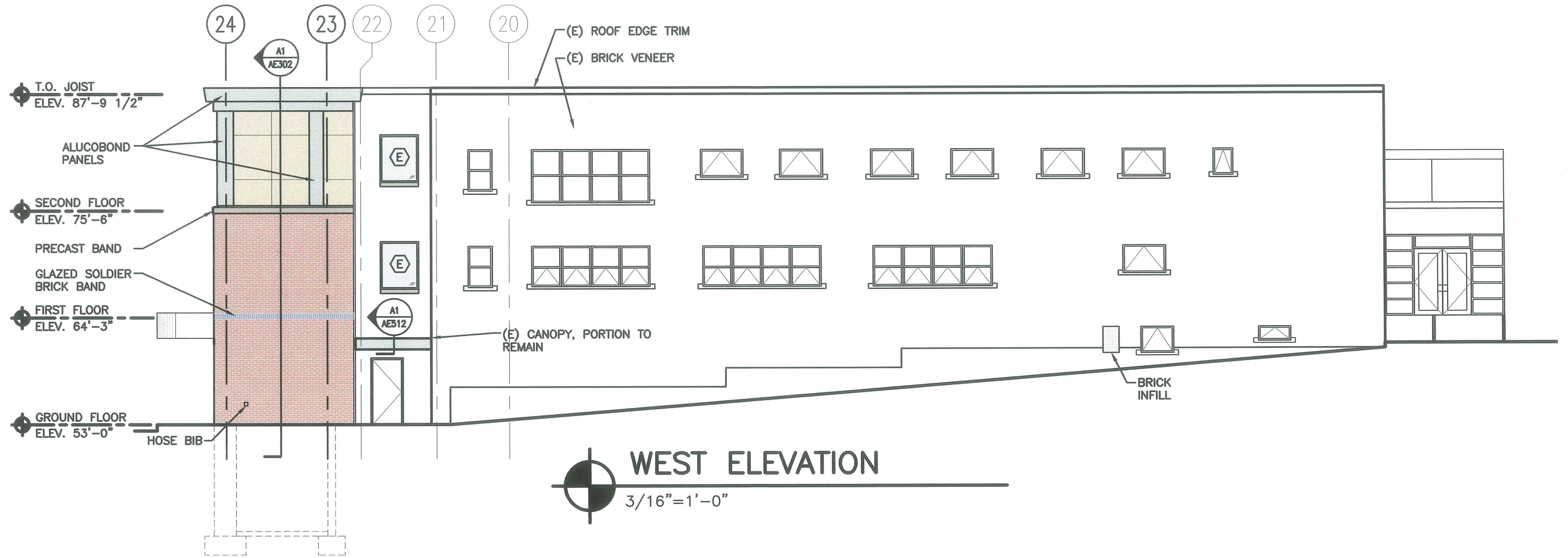
*as per workshop  
superceded.*








**NORTH ELEVATION**  
 3/16"=1'-0"



NOTES

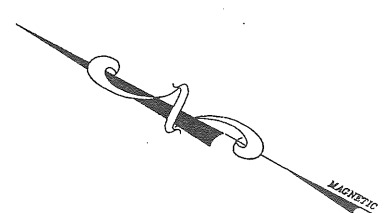
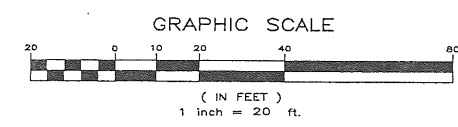
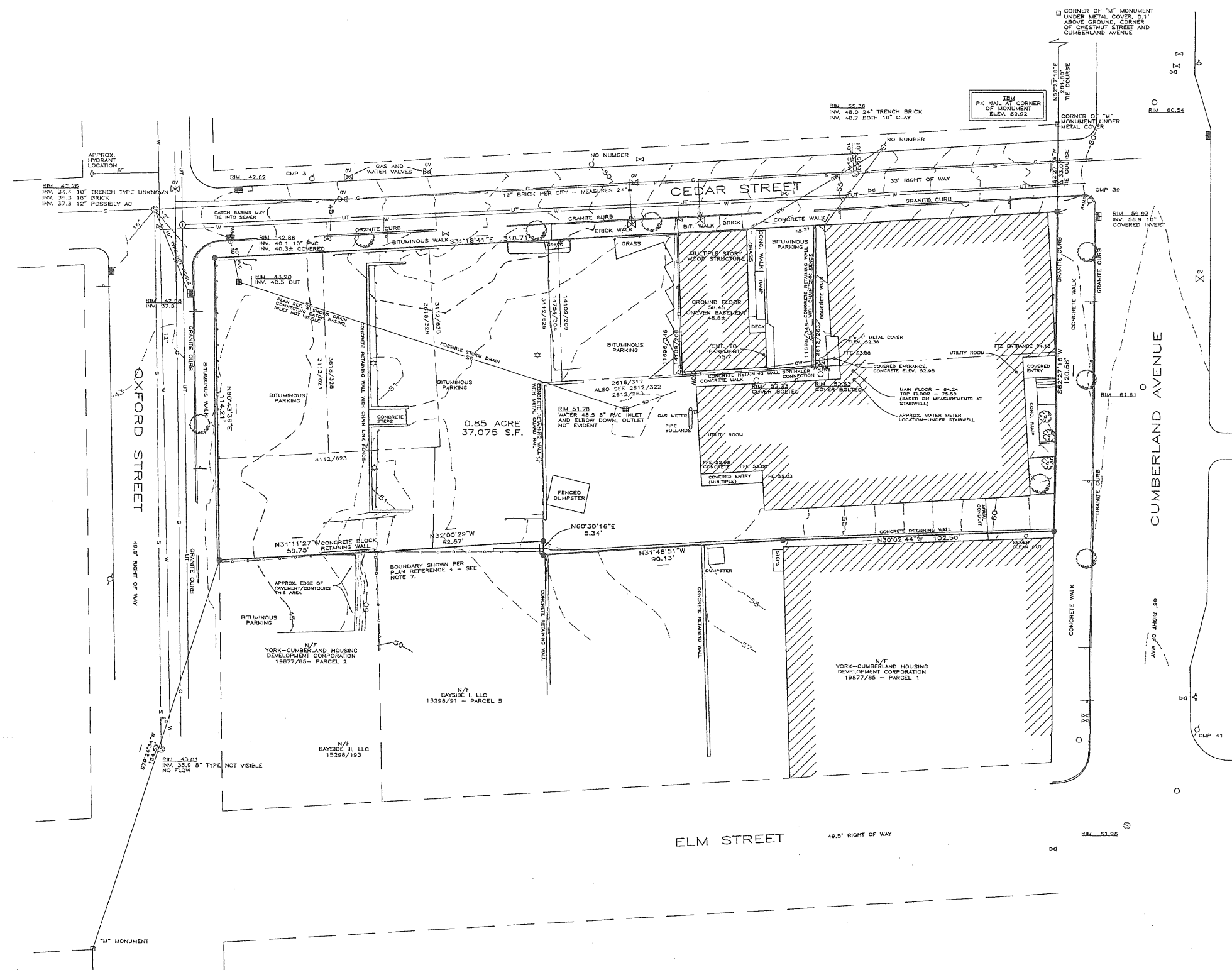
1. THE BASIS OF BEARING IS OBSERVED MAGNETIC NORTH 2005.
2. THE BASIS OF ELEVATION IS 1929 NGVD BASED ON THE 3 FOOT OFFSET MONUMENT AT THE NORTHERLY CORNER OF CHESTNUT STREET AND CUMBERLAND AVENUE - ELEVATION OF 54.35 PER PLAN REFERENCE 2. ELEVATION VERIFIED BY USGS DISC TIDAL STA 84 LOCATED ON GRANITE SHELF AT CITY HALL - ELEVATION 69.68. FOR CONVERSION TO CITY DATUM ADD 0.02 (REFERENCE CITY LEVEL CARD FOR CHESTNUT STREET/CONGRESS STREET).
3. THE PARCEL SURVEYED IS COMPRISED OF THE LAND CONVEYED TO THE SALVATION ARMY IN THE FOLLOWING DEEDS:
  - a. FROM THE ALLIANCE FOR THE MENTALLY ILL DATED NOVEMBER 3, 1994 AND RECORDED IN BOOK 11596, PAGE 346.
  - b. FROM THOMAS WILDES AND PATRICIA WILDES DATED AUGUST 26, 1998 AND RECORDED IN BOOK 14108, PAGE 209.
  - c. FROM THOMAS WILDES AND PATRICIA WILDES DATED APRIL 29, 1999 AND RECORDED IN BOOK 14754, PAGE 304.
  - d. FROM ELLA ROONEY MCKAY DATED DECEMBER 15, 1989 AND RECORDED IN BOOK 3112, PAGE 625.
  - e. FROM PAUL R. RHEAUME DATED NOVEMBER 5, 1974 AND RECORDED IN BOOK 3618, PAGE 328.
  - f. FROM DIRIGO REALTY CORPORATION DATED DECEMBER 15, 1969 AND RECORDED IN BOOK 3112, PAGE 623.
  - g. FROM FLORENCE L. LIBBY DATED JULY 13, 1961 AND RECORDED IN BOOK 2616, PAGE 317.
  - h. FROM EARL L. BRIGGS AND HELEN K. BRIGGS DATED JUNE 22, 1951.
4. THE PARCELS SURVEYED ARE SHOWN ON ASSESSOR'S MAP 33, BLOCK N, AS LOTS 9, 16, 17, 20 AND AN UNNUMBERED 4' STRIP.
5. THE RIGHTS OF LEWIS C. WEEKS, s.k.a. L. CLIFFORD WEEKS, IN THE PORTION OF A RIGHT OF WAY KNOWN AS ELMWOOD PLACE OR BYRD PLACE FALLING ON SALVATION ARMY PROPERTY WERE RELEASED IN THE DEED RECORDED IN BOOK 2616, PAGE 322. ELMWOOD PLACE PLACE ACCESSED THE PROPERTY FROM ELM STREET ABOUT 100 FEET FROM CUMBERLAND AVENUE.
6. UNDERGROUND UTILITIES ARE SHOWN PER ABOVE GROUND EVIDENCE, INCLUDING PAINT MARKINGS, AND REFERENCE TO EXISTING PLANS. OTHER UTILITIES MAY EXIST. IN SOME INSTANCES UNDERGROUND LINES ARE PROBABLE BUT ROUTING WAS NOT EVIDENT.
7. SOME DEEDS SUGGEST THERE IS NO ANGLE POINT IN THE SOUTHWESTERLY BOUNDARY LINE ALONG BAYSIDE III, LLC WITH LENGTHS OF 59.75 FEET AND 62.67 FEET. THE LINES SHOWN ARE PER PLAN REFERENCE 4.

PLAN REFERENCES

1. CITY OF PORTLAND STREET SHEETS SHOWING MONUMENTATION AND OFFSETS FOR OXFORD STREET, CUMBERLAND AVENUE, ELM STREET AND CEDAR STREET.
2. STANDARD BOUNDARY SURVEY PREPARED FOR BOYS AND GIRLS CLUBS OF GREATER PORTLAND BY STEVENS, MORTON, ROSE AND THOMPSON DATED DECEMBER 2, 1951, PROJECT NO. 87017.1.
3. PLAN OF PROPERTY MADE FOR SALVATION ARMY BY H.I. & E.C. JORDAN DATED JUNE 28, 1961, PLAN FILE NO. 117.
4. STANDARD BOUNDARY SURVEY PREPARED FOR THE SALVATION ARMY BY OWEN HASKELL, INC. DATED OCTOBER 14, 1994, PROJECT NO. 94214P.
5. ALTA/ACSM LAND TITLE SURVEY PREPARED FOR BAYSIDE I, LLC DATED JANUARY 26, 2000 AND RECORDED IN PLAN BOOK 200, PAGE 40.
6. ALTA/ACSM LAND TITLE SURVEY PREPARED FOR BAYSIDE III, LLC DATED JANUARY 26, 2000 AND RECORDED IN PLAN BOOK 200, PAGE 42.
7. ALTA/ACSM LAND TITLE SURVEY PREPARED FOR OXFORD DEVELOPMENT ASSOCIATES BY STEVENS, MORTON, ROSE AND THOMPSON DATED AUGUST 21, 1987, PROJECT NO. 87037.1.
8. PLAN OF PROPOSED 8 INCH SEWER LINE IN OXFORD STREET PROVIDED BY PORTLAND DEPT. OF PUBLIC WORKS.

LEGEND

- 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED LEWIS & WASINA PLS 2114, OR DRILL HOLE, TO BE SET.
- FOUND GRANITE CITY STREET MONUMENT
- N/F NOW OR FORMERLY
- UTILITY POLE
- GUY ANCHOR
- SEWER MANHOLE
- CATCH BASIN
- CURB INLET
- TELEPHONE MANHOLE
- MANHOLE
- DRAIN
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- HYDRANT
- POST
- STREET SIGN
- SHRUB
- SMALL DECIDUOUS TREE WITH EXPOSED SOIL
- CONCRETE EDGE NOT SHOWN
- BOUNDARY LINE
- - - DEED LINE, APPROXIMATE
- - - RIGHT OF WAY OR APPROXIMATE ABUTTER LINE
- ▨ BUILDING/STRUCTURE
- CHAIN LINK FENCE
- - - INDEX CONTOURS
- - - INTERMEDIATE CONTOURS
- GUARDRAIL, METAL
- GUARDRAIL, WOOD
- OVERHEAD WIRES
- UT UNDERGROUND TELEPHONE
- G GAS LINE
- W WATER LINE
- S SANITARY SEWER LINE
- SD STORM DRAIN
- X SPOT ELEVATION



TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ALL INFORMATION HEREON IS TRUE AND ACCURATELY SHOWN.

BRUCE LEWIS PLS 2114  
SEAL

Lewis & Wasina, Inc.  
Professional Land Surveyors  
11 Highmeadow Drive  
Gotham, ME 04038  
Tel: (207) 892-0959 Fax: (207) 892-0956

REV.	BY	DATE	STATUS
2	BEL	1/8/06	GENERAL CHANGES
1	BEL	10/13/05	PROGRESS PRINT

Designed: BEL  
Drawn: KEL/APL  
Checked: BEL  
Date: 9/22/05  
Scale: 1"=20'  
Field Book: FILE  
Project: 25033  
File Name: 25033TOPO  
Contour Int.: FOOT

BOUNDARY AND TOPOGRAPHIC SURVEY  
CUMBERLAND AVENUE,  
CEDAR STREET AND OXFORD STREET  
PORTLAND, CUMBERLAND  
STATE OF MAINE

for RECORD OWNER:  
THE SALVATION ARMY  
440 West Nyack Road  
West Nyack, NY 10994

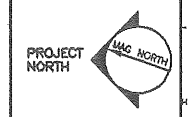
SHEET 1 OF 1







ARCHITECTURE ENGINEERING PLANNING  
 SHEET NO. 05023  
 144 FIVE STAR DRIVE  
 PORTLAND, MAINE 04104  
 TEL. (207) 772-3446  
 FAX. (207) 772-1070

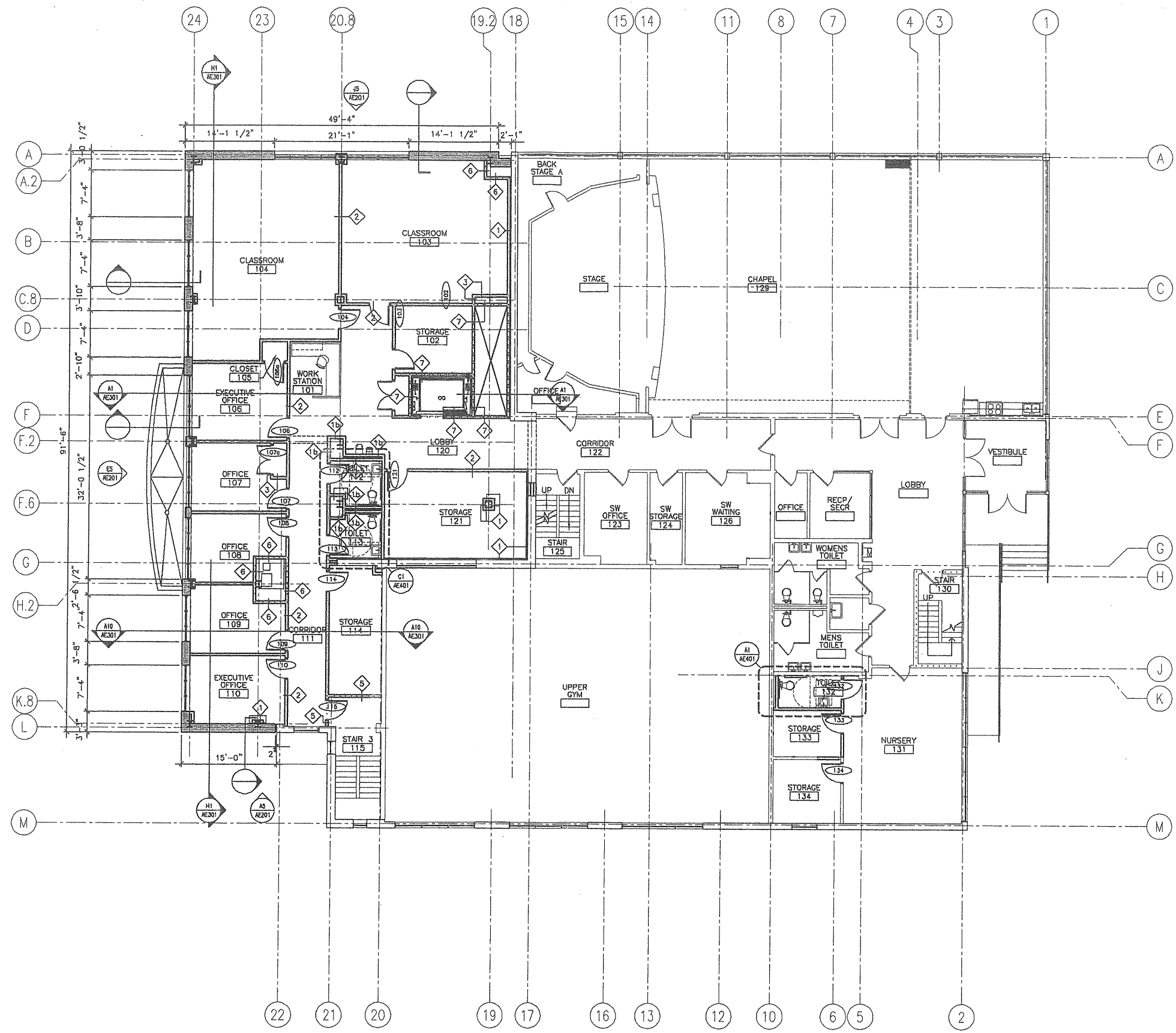


PROJECT TITLE: SALVATION ARMY  
 287 CUMBERLAND AVENUE PORTLAND, MAINE  
 CURRENT ISSUE STATUS: SCHEDULED FOR DESIGN DEVELOPMENT  
 10-19-06

REV.	DESCRIPTION	DATE

GRAPHIC SCALE:  
 0" 1"  
 SCALE: 1/8"=1'-0"  
 PROJECT MANAGER: PSS  
 JC/DRAWN BY: MDR  
 A/E OF RECORD: KD  
 CAD FILE: AE102-05023  
 PROJECT NO: 05023  
 DATE: 10-19-06

SHEET TITLE:  
 FIRST FLOOR PLAN  
 SHEET No.  
 AE102



A1 FIRST FLOOR PLAN  
 1/8"=1'-0"

PROCESS PRINT



ARCHITECTURE ENGINEERING PLANNING  
 SMRT  
 144 Fore Street, P.O. Box 618  
 Portland, Maine 04104  
 tel. (207) 772-3846  
 fax. (207) 772-1070

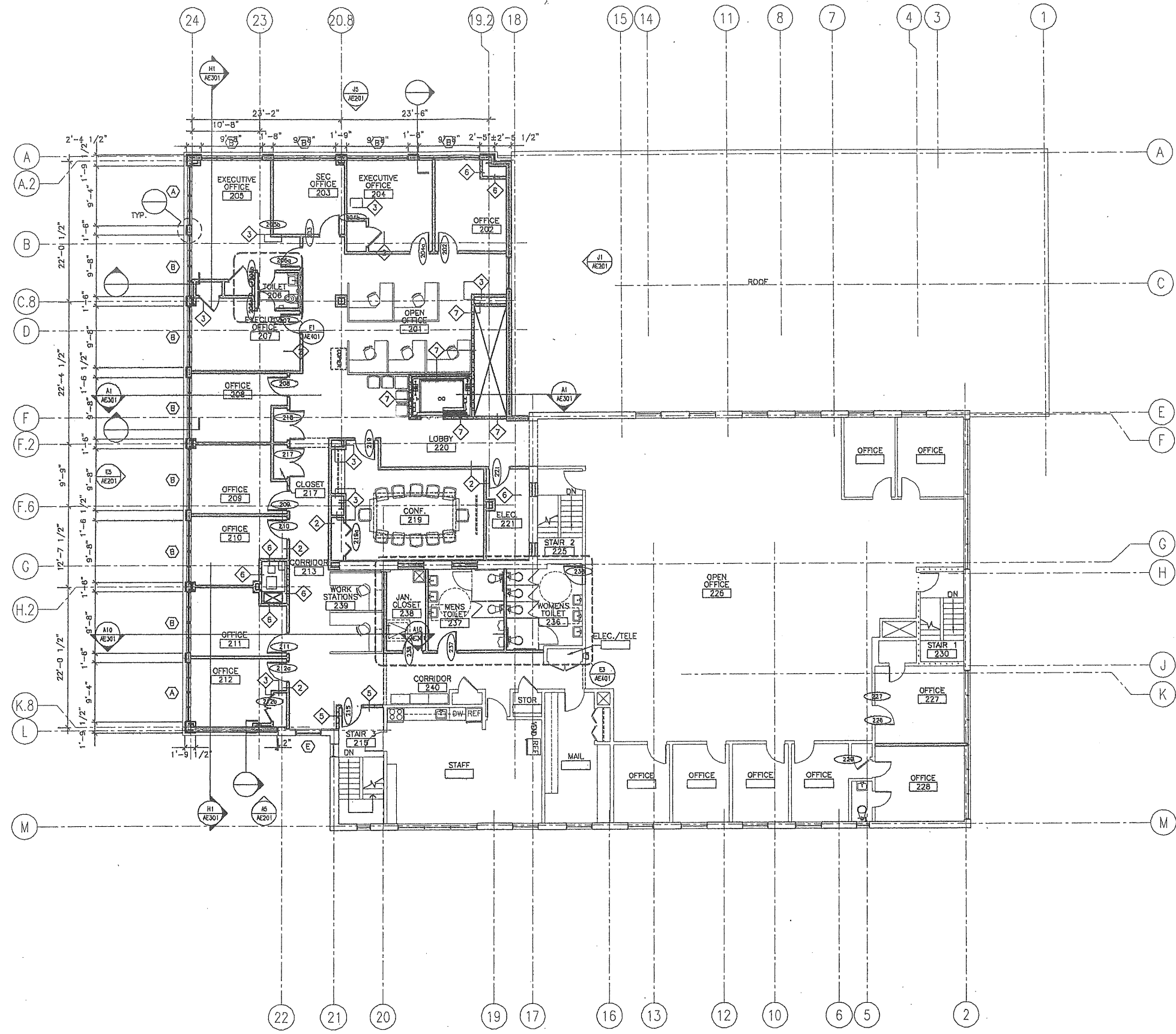


PROJECT TITLE: SALVATION ARMY  
 297 CUMBERLAND AVENUE  
 PORTLAND, MAINE  
 CURRENT ISSUE STATUS: ISSUED FOR DESIGN DEVELOPMENT  
 10-18-06

REV	DESCRIPTION	DATE

GRAPHIC SCALE:  
 0" 1"  
 SCALE: 1/8"=1'-0"  
 PROJECT MANAGER: PSS  
 JC/DRAWN BY: MDR  
 A/E OF RECORD: KD  
 CAD FILE: AE103-05023  
 PROJECT NO: 05023  
 DATE:  
 SHEET TITLE:

SECOND FLOOR PLAN  
 SHEET No. AE103



A1 SECOND FLOOR PLAN

1/8"=1'-0"

PROGRESS PRINT





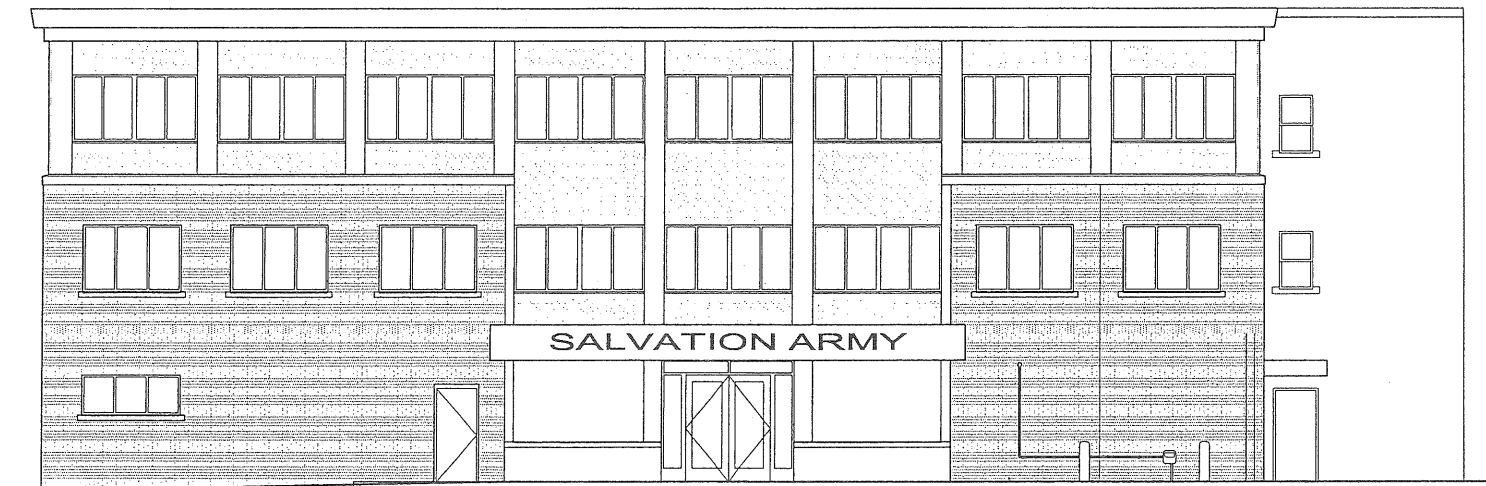
DRAWING LIST

DWG. #	DWG. TITLE
G001	COVER SHEET
C001	NOTES & LEGEND
CP101	LAYOUT AND MATERIALS PLAN
CG101	GRADING & UTILITIES PLAN
C501	SITE DETAILS
C502	SITE DETAILS
LP101	PLANTING PLAN
AE 201	BUILDING ELEVATIONS
1 OF 1	SURVEY

**SALVATION ARMY**  
 297 CUMBERLAND AVENUE  
 PORTLAND, MAINE



ARCHITECTURE ENGINEERING PLANNING  
 SMRT  
 144 Fern Street P.O. Box 618  
 Portland, Maine 04104  
 Tel. (207) 773-3646  
 Fax. (207) 773-1070



**BUILDING ELEVATION**  
 NTS

SITE DATA

**ZONE**  
 B3 & R6 (DOWNTOWN BUSINESS/RESIDENTIAL)

**SITE AREA** 37,075 SF(.85AC)

**DIMENSIONAL REQUIRMENTS**

MINIMUM LOT SIZE	NONE
MINIMUM STREET FRONTAGE	15'
STREET WALL BUILD TO LINE	5'
MINIMUM YARD DIMENSIONS	NONE REQ'D
MINIMUM LOT WIDTH	NONE REQ'D
MAX. LENGTH OF UNDF. WALL	30'
MAXIMUM LOT COVERAGE	100%
MINIMUM BUILDING HEIGHT	35'

**PARKING REQUIREMENTS (PER REQUIREMENTS AS A CHURCH)**

EXISTING	53
PROPOSED	50
REQUIRED(1 SPACE/5 SEATS @ 160 SEATS)	32 (SURPLUS OF 18)

**BUILDING INFORMATION**

EXISTING FOOTPRINT (BUILDING TO REMAIN)	10,284 SF
PROPOSED ADDITION FOOTPRINT	3,041 SF
<b>TOTAL NEW FOOTPRINT</b>	<b>13,325 SF</b>

OWNER/APPLICANT  
 THE SALVATION ARMY  
 297 CUMBERLAND AVE  
 PORTLAND, ME 04101

PROJECT TITLE: SALVATION ARMY ADDITION/RENOVATION  
 297 CUMBERLAND AVENUE PORTLAND, MAINE  
 CURRENT ISSUE STATUS: ISSUED FOR CITY REVIEW  
 1-9-07

REV	DESCRIPTION	DATE

GRAPHIC SCALE:  
 0" 1"

SCALE:  
 PROJECT MANAGER: PSS  
 JC/DRAWN BY: MGJ  
 A/E OF RECORD: KD  
 CAD FILE: G001\_05023  
 PROJECT NO: 05023  
 DATE:

SHEET TITLE:  
 COVER SHEET

SHEET No. G001



ARCHITECTURE ENGINEERING PLANNING  
 SWRT  
 144 Fore Street/P.O. Box 618  
 Portland, Maine 04104  
 Tel. (207) 772-3846  
 Fax. (207) 772-1070

LAYOUT NOTES:

- DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR DECISION. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES, AND SPECIFICATIONS SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL PAVING, CURBS, AND STRUCTURES SHALL BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS FROM BUILDING ARE TO FACE OF BUILDING FOUNDATION. ALL DIMENSIONS FROM CURBS ARE TO FACE OF CURB.
- PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING WORK.
- CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND LOCAL UTILITY COMPANIES TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR WORK SHOWN ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS AND MEET OR EXCEED TOWN OF WELLS STANDARDS.
- PROVIDE TAPERED END SECTIONS AT ALL CURB ENDS.
- EXISTING CONDITIONS AND TOPOGRAPHIC DATA ARE BASED UPON TOPOGRAPHIC SURVEY OF THE SALVATION ARMY, PORTLAND, MAINE (DATED 1/8/06). THE SURVEY WAS PREPARED BY LEWIS & WASINA, INC., LOCATED IN GORHAM, MAINE.  
 ALL PLAN DIMENSIONS ARE IN FEET AND DECIMAL FRACTIONS THEREOF UNLESS OTHERWISE NOTED.

GENERAL NOTES:

- DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR DECISION. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES, AND SPECIFICATIONS SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL PAVING, CURBS, AND STRUCTURES SHALL BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS FROM BUILDING ARE TO FACE OF BUILDING FOUNDATION. ALL DIMENSIONS FROM CURBS ARE TO FACE OF CURB.
- PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING WORK.
- CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND LOCAL UTILITY COMPANIES TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR WORK SHOWN ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS AND MEET OR EXCEED TOWN OF FALMOUTH STANDARDS.
- PROVIDE TAPERED END SECTIONS AT ALL CURB ENDS.
- EXISTING CONDITIONS AND TOPOGRAPHIC DATA ARE BASED UPON TOPOGRAPHIC SURVEY PREPARED BY LEWIS & WASINA, INC. OF GORHAM, MAINE
- SOIL DISTURBANCE IS TO BE KEPT TO A MINIMUM AND ALL DISTURBED AREAS SHALL BE STABILIZED (WITH PERMANENT OR TEMPORARY MEASURES) AS QUICKLY AS POSSIBLE.

UTILITY NOTES:

- PROVIDE AND INSTALL MATERIALS NECESSARY TO COMPLETE UTILITY FEATURES AND DESIGN UNLESS OTHERWISE INDICATED.
- ALL WORK SHALL MEET OR EXCEED STANDARDS OF THE TOWN OF WELLS AND THE KENNEBUNK, KENNEBUNKPORT, AND WELLS WATER DISTRICT.
- COORDINATE EXACT UTILITY SERVICE ENTRANCE/ EXIT LOCATION WITH MECHANICAL DRAWINGS.
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND LOCAL UTILITY COMPANIES TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR TO VERIFY EXST. UTILITY CONNECTION POINTS PRIOR TO SUBMISSION OF BIDS AND INCLUDE ALL EXTRA WORK REQUIRED TO EXTEND UTILITIES ACROSS STREET IF NOT ALREADY COMPLETED.

CIVIL LEGEND:

PROPOSED ITEM	SYMBOL:
EDGE OF BUILDING W/DOOR	
CHAINLINK FENCE	
BITUMINOUS DRIVE	
BITUMINOUS OVERLAY	
GRAVEL DRIVE	
BITUMINOUS WALK	
GRANITE CURB	
BITUMINOUS CURB	
CONCRETE (C.I.P.)	
BITUMINOUS CURB	
WETLAND BOUNDARY	
RIP RAP INLET/OUTLET	
BOLLARD LIGHT	
LIGHT POLES	
FIRE HYDRANT	
CONC. BOLLARD	
STORM DRAIN PIPE (W/ SIZE)	6" NSD
UNDER DRAIN (W/ SIZE)	4" NUD
WATER PIPE (W/ SIZE)	4" NW
UNDERGROUND ELECTRIC & CABLE	NUE/C
FORCE MAIN PIPE (W/ SIZE)	4" NFM
OVERHEAD ELECTRIC	NOE
OVERHEAD COMMUNICATIONS	NOC
UNDERGROUND ELECTRIC	NUE
UNDERGROUND COMMUNICATIONS	NUC
SEWER PIPE (W/ SIZE)	4" NSS
CATCH BASIN	NCB
DRAIN INLET	NDI
SANITARY MANHOLE	NSMH
DRAIN MANHOLE	NDMH
GUARD RAIL	
POST AND RAIL FENCE	
UTILITY POLE	NUP
WATER GATE	
PROPERTY LINE	
EASEMENT, RIGHT-OF-WAY, SETBACK	
BOTTOM OF STEP ELEV.	+BS
TOP OF STEP ELEV.	+TS
TOP OF CURB ELEV.	+TC-OR-144.5/
BOTTOM OF CURB ELEV.	+BC-OR-/144.0
HIGH POINT ELEV.	+HP
LOW POINT ELEV.	+LP
SEDIMENT BARRIER BERM	SB
SILT FENCE	SF
SLOPE IS 1.3%	S=.013
CONTOURS	372
PLUNGE POOL	
DIRECTION OF FLOW	
STONE CHECK DAM	
EROSION CONTROL MESH	
TEST PIT W/ REFERENCE	TS TP B-3
TRAFFIC CONTROL SIGN	
STRIPING ON PAVEMENT	
DRIP STRIP	
TRANSFORMER & CONCRETE PAD	
LIMIT OF WORK	

NOTE:  
 THIS LEGEND IS FOR REFERENCE ONLY AND APPLIES ONLY TO THE CIVIL DRAWINGS. NOT ALL ITEMS SHOWN HEREIN MAY APPEAR ON THE DRAWINGS, OR BE INCORPORATED IN THE DESIGN.

PROJECT TITLE:  
 SALVATION ARMY  
 ADDITION/RENOVATION  
 287 CUMBERLAND AVENUE  
 PORTLAND, MAINE

CURRENT ISSUE STATUS:  
 ISSUED FOR CITY REVIEW  
 1-9-07

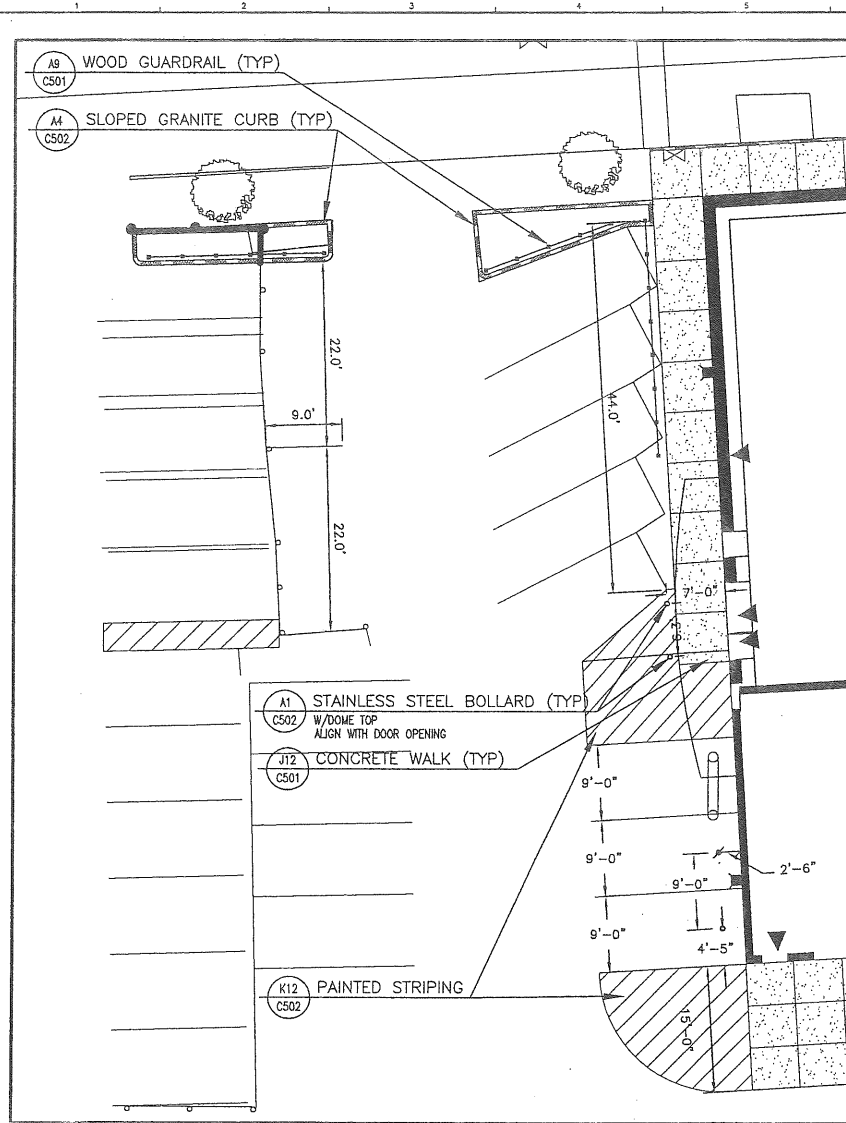
REV	DESCRIPTION	DATE

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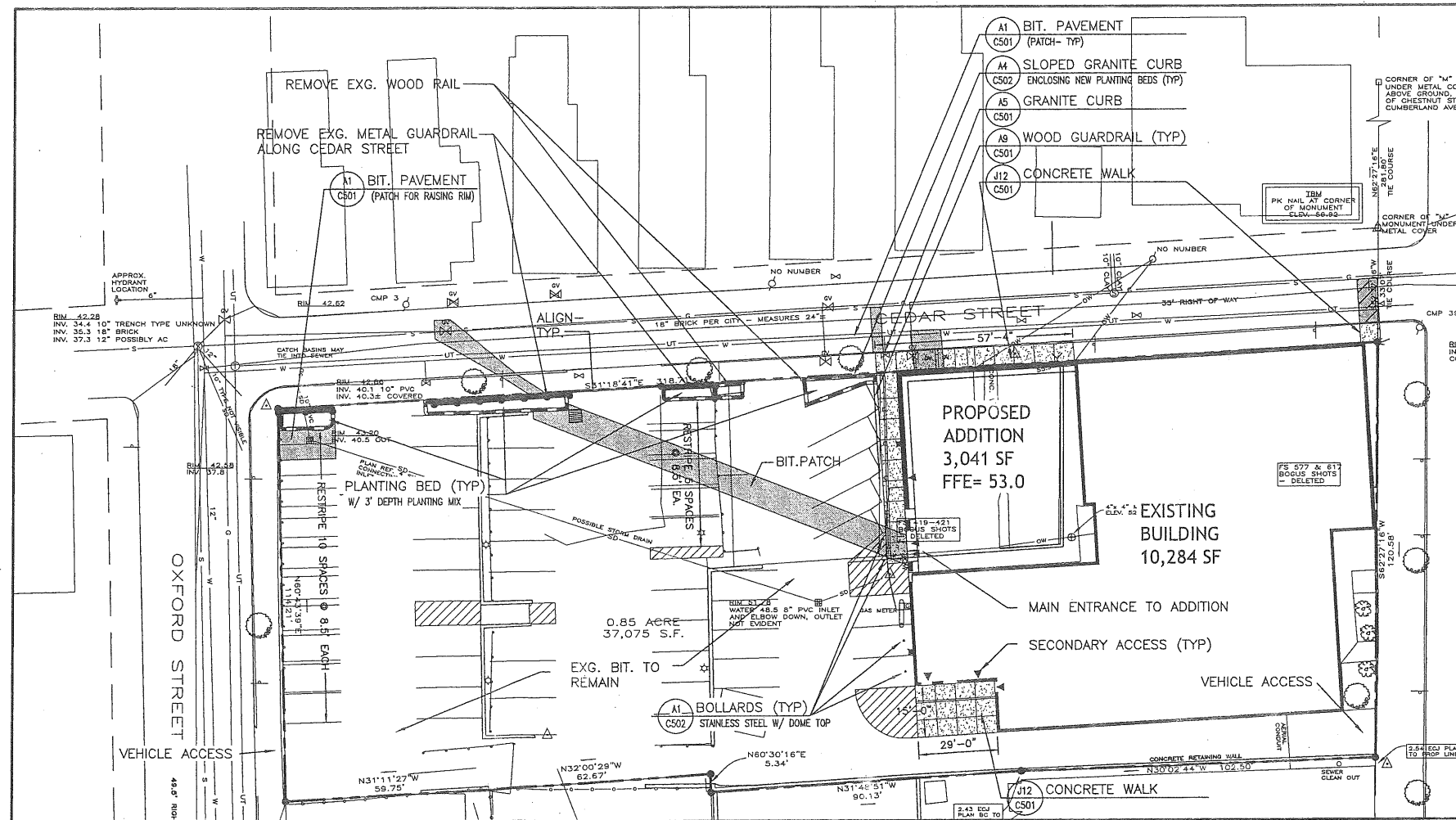
SCALE:  
 PROJECT MANAGER: PSS  
 JC/DRAWN BY: MGJ  
 A/E OF RECORD: KD  
 CAD FILE: C001\_05023  
 PROJECT NO: 05023  
 DATE:  
 SHEET TITLE:

NOTES & LEGEND

SHEET No.  
 C001



DETAIL PLAN 1"=10'



OVERALL PLAN 1"=20'



ARCHITECTURE ENGINEERING PLANNING  
SMRT  
144 Fore Street P.O. Box 618  
Portland, Maine 04104  
Tel. (207) 772-3946  
Fax. (207) 772-1070



PROJECT TITLE:  
SALVATION ARMY  
ADDITION/RENOVATION  
297 CUMBERLAND AVENUE PORTLAND, MAINE  
ISSUED FOR CITY REVIEW  
1-9-07

NO.	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN REVIEW	10-27-06
2	CITY COMMENT RESPONSE	11-13-06
3	OWNER REVIEW	12-22-06
4	OWNER REVIEW	12-22-06

GRAPHIC SCALE:  
0' 1'

SCALE: 1"=20'  
PROJECT MANAGER: PSS  
JC/DRAWN BY: MGJ  
A/E OF RECORD: KD  
CAD FILE: CP101\_05023  
PROJECT NO: 05023  
DATE:  
SHEET TITLE:

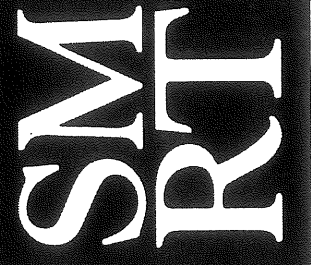
LAYOUT & MATERIALS PLAN

SHEET No.  
CP101

mal



PROPOSED WALL MOUNTED LIGHTS



ARCHITECTURE ENGINEERING PLANNING  
SMRT

144 Fore Street/P.O. Box 618 PORTLAND, MAINE 04104  
tel. (207) 772-3846 / fax. (207) 772-1070

PROJECT: SALVATION ARMY  
297 CUMBERLAND AVENUE PORTLAND, MAINE  
SUBJECT: EXTERIOR LIGHTING LOCATIONS

SCALE: 1/8" = 1'-0"  
PROJECT MANAGER: PSS  
REF. SHEET:  
A/E OF RECORD: KD  
CAD FILE: SPR\_SITE-LIGHTING  
PROJECT No. PROJ#  
DATE: 11-30-06

ADDENDUM No.  
SKETCH No.  
SK-1  
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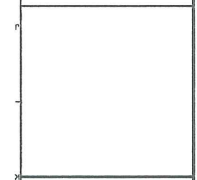
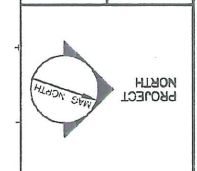


*Bayside Heights Overlay*

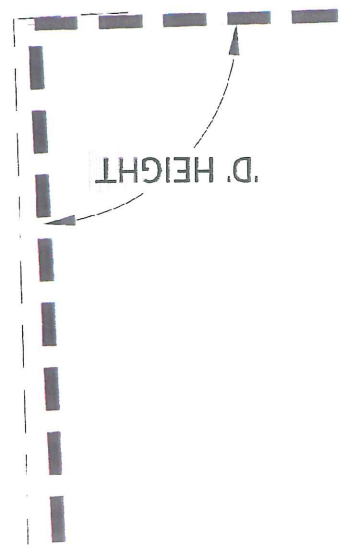
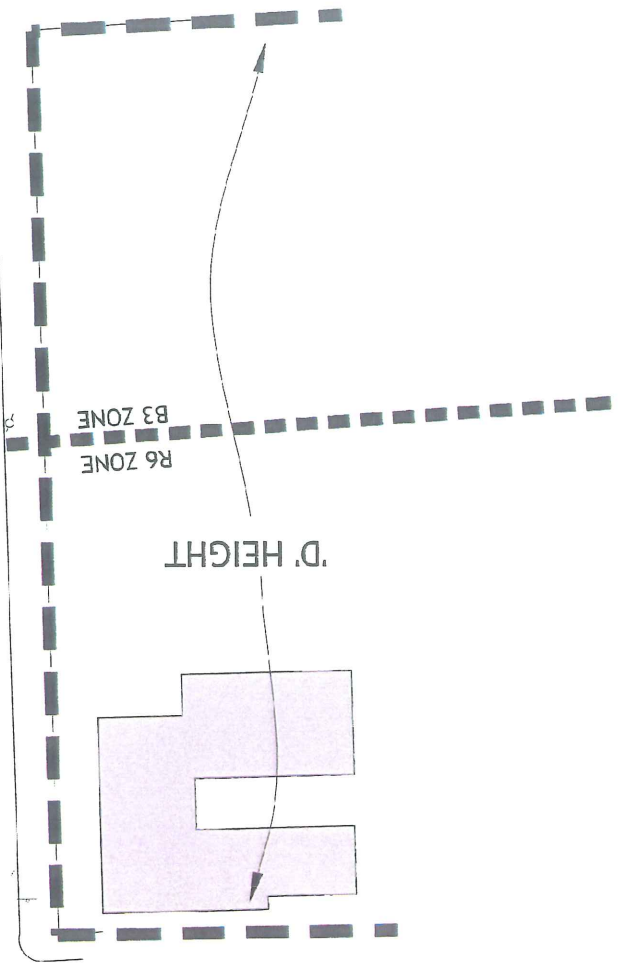
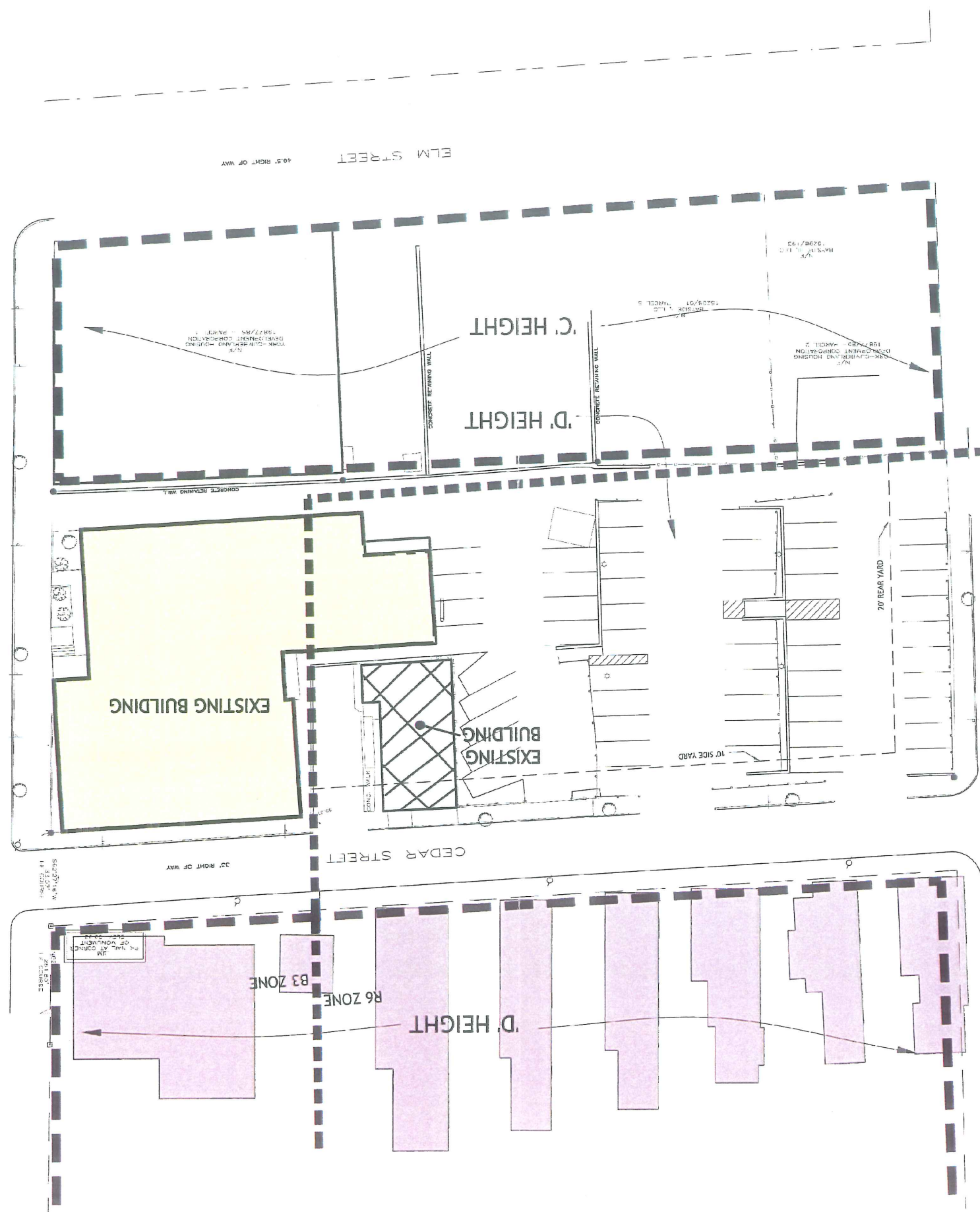
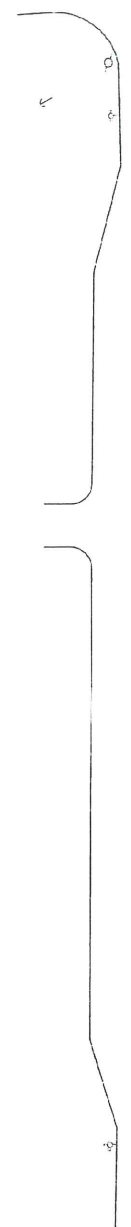
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SHEET No. CP101		
EXISTING CONDITIONS		
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DATE:		
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A/E OF RECORD: KD		
JC/DRAWN BY: VCU		
PROJECT MANAGER: SS		
SCALE: 1"=20'		
GRAPHIC SCALE:		
REV	DESCRIPTION	DATE
1		
2	ISSUED FOR ZONING APPLICATION	11-13-08
3	CITY COMMENT RESPONSE	11-30-08

PROJECT TITLE:	SALVATION ARMY
CURRENT ISSUE STATUS:	287 CONCEPTUAL ARCHITECTURE PORTLAND, MAINE
ISSUED FOR CITY REVIEW	

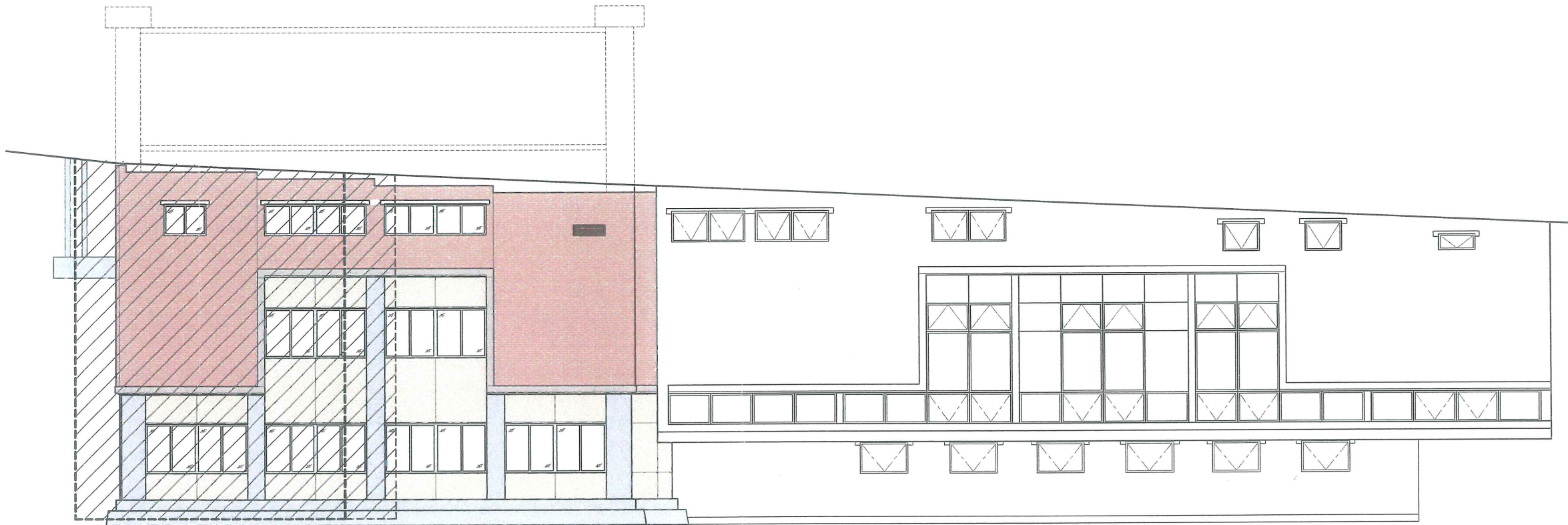


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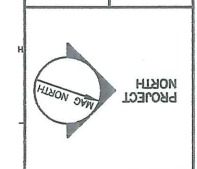




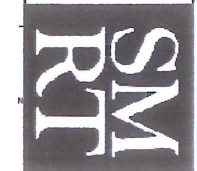
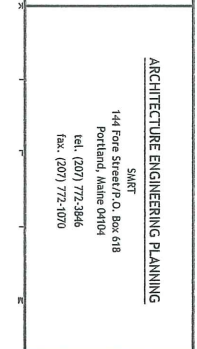
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as per schedule*

PROJECT MANAGER: PSS
JC/DRAWN BY: MDR
A/E OF RECORD: KD
CAD FILE: AE201-09023
PROJECT NO: 05023
DATE:
SHEET TITLE: EXTERIOR EAST ELEVATIONS
SHEET NO: AE202

PROJECT TITLE: SALVATION ARMY 297 CUMBERLAND AVENUE PORTLAND, MAINE
CURRENT ISSUE STATUS: ISSUED FOR DESIGN DEVELOPMENT 10-13-06

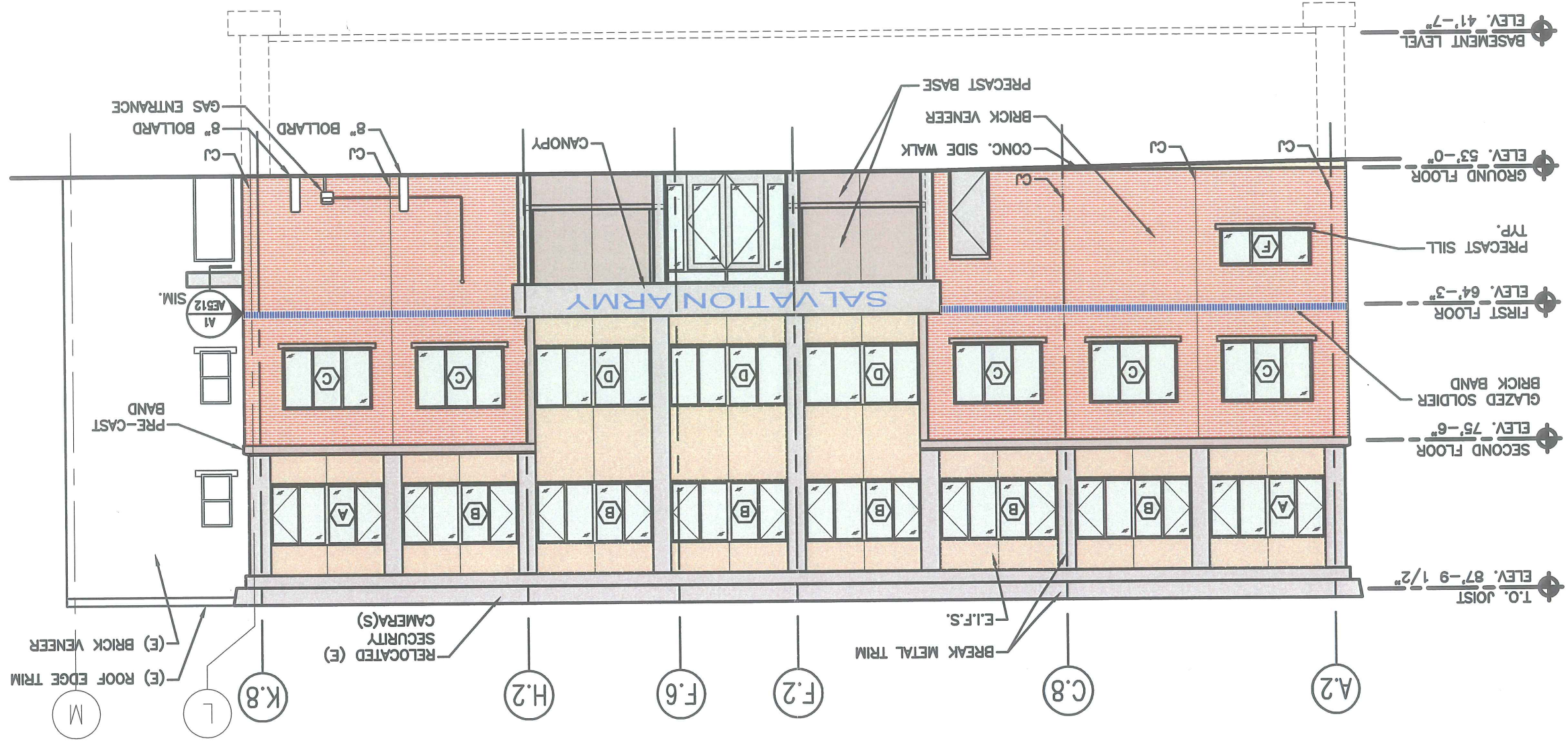


ARCHITECTURE ENGINEERING PLANNING SM&T 144 Fore Street, P.O. Box 618 Portland, Maine 04104 tel. (207) 723-9846 fax. (207) 723-0700
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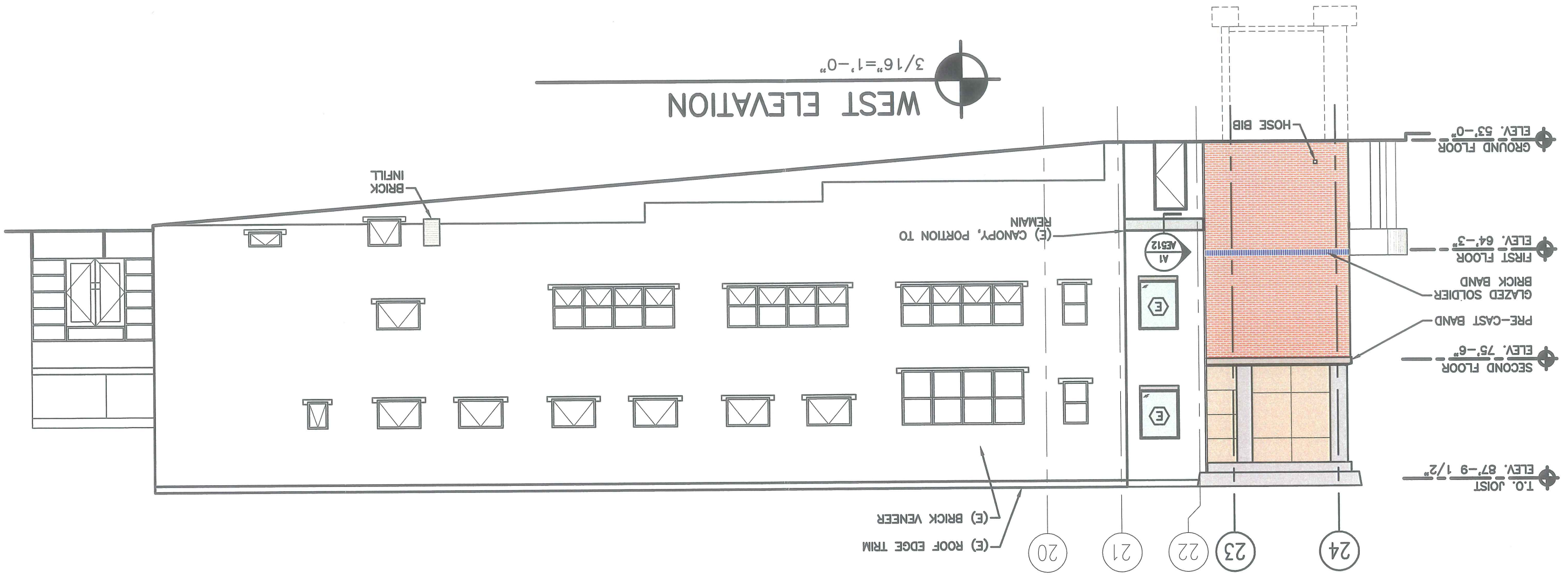


w/SMART letter  
of 1.9.07  
as revised

NORTH ELEVATION  
3/16"=1'-0"



as revised  
w/SMRT letter  
of 1.9.07.



WEST ELEVATION

3/16"=1'-0"



Attachment 26

**THE SALVATION ARMY**  
RECORD OWNERS

BOUNDARY AND TOPOGRAPHIC SURVEY  
CEADAR STREET AND OXFORD STREET  
PORTLAND, CUMBERLAND  
STATE OF MAINE

11 BARNWOOD DRIVE  
PORTLAND, MAINE 04108  
Tel: (207) 873-0959 Fax: (207) 873-0958

**Lewis & Wasinga, Inc.**  
Professional Land Surveyors

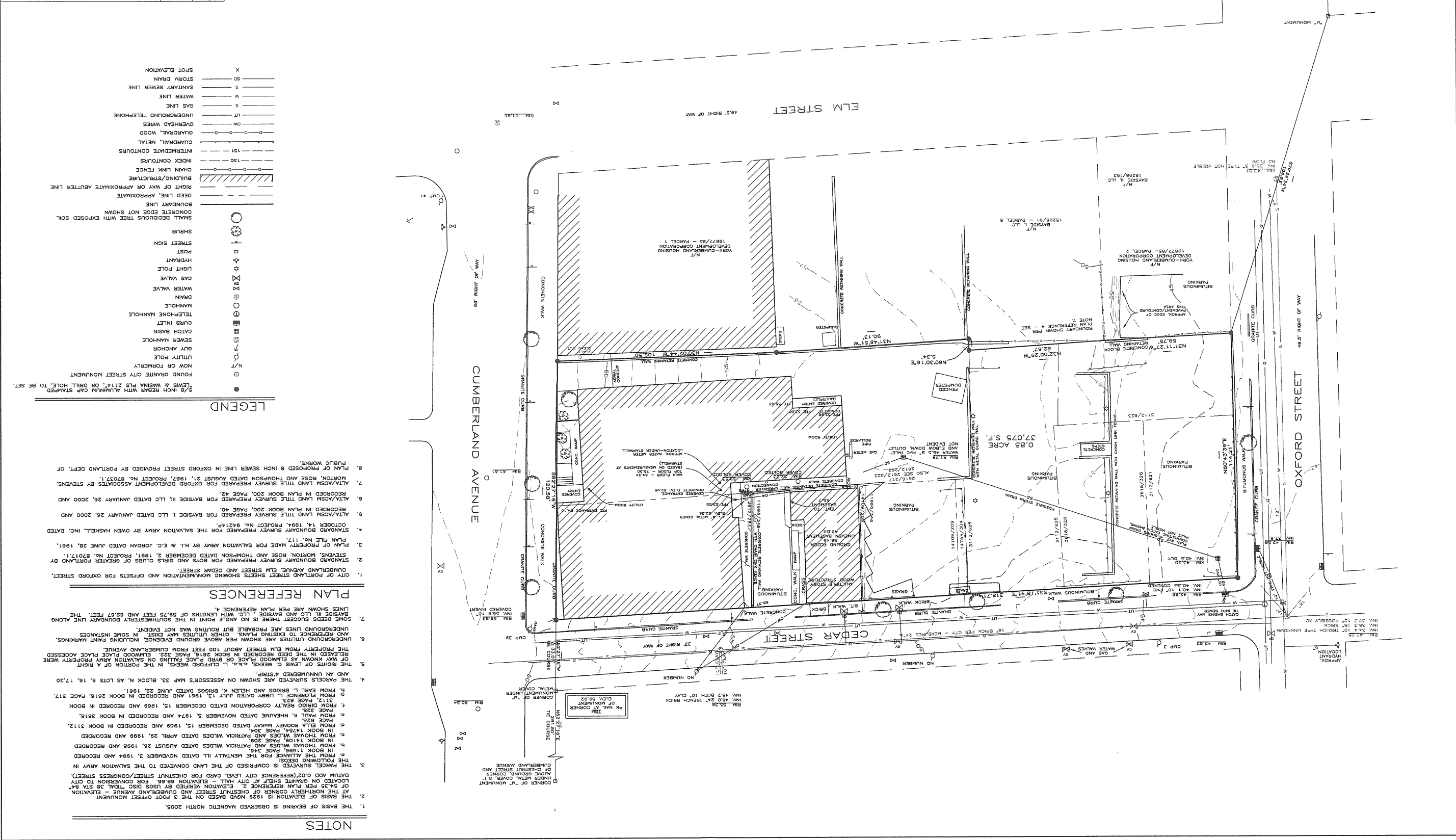
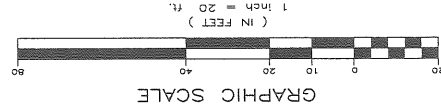
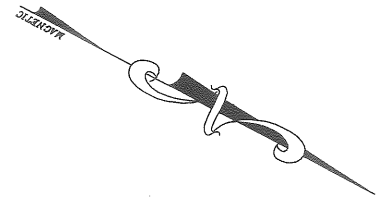
DESIGNED: BEL  
DRAWN: KEL/APL  
CHECKED: BEL  
DATE: 9/22/05  
PROJECT: 20033  
FIELD BOOKS:  
FILE NAME: 20033TOP0

SHEET 1 OF 1  
440 WEST WASHINGTON  
WEST WASHINGTON, NY 10994

REV.	BY	DATE	STATUS
1	BEL	10/13/05	PROCESS PRINT
2	BEL	1/8/06	GENERAL CHANGES

BRUCE LING PLS 2114  
SEAL

TO THE BEST OF MY KNOWLEDGE  
INFORMATION AND BELIEF, ALL INFORMATION  
HEREON IS TRUE AND ACCURATELY SHOWN.

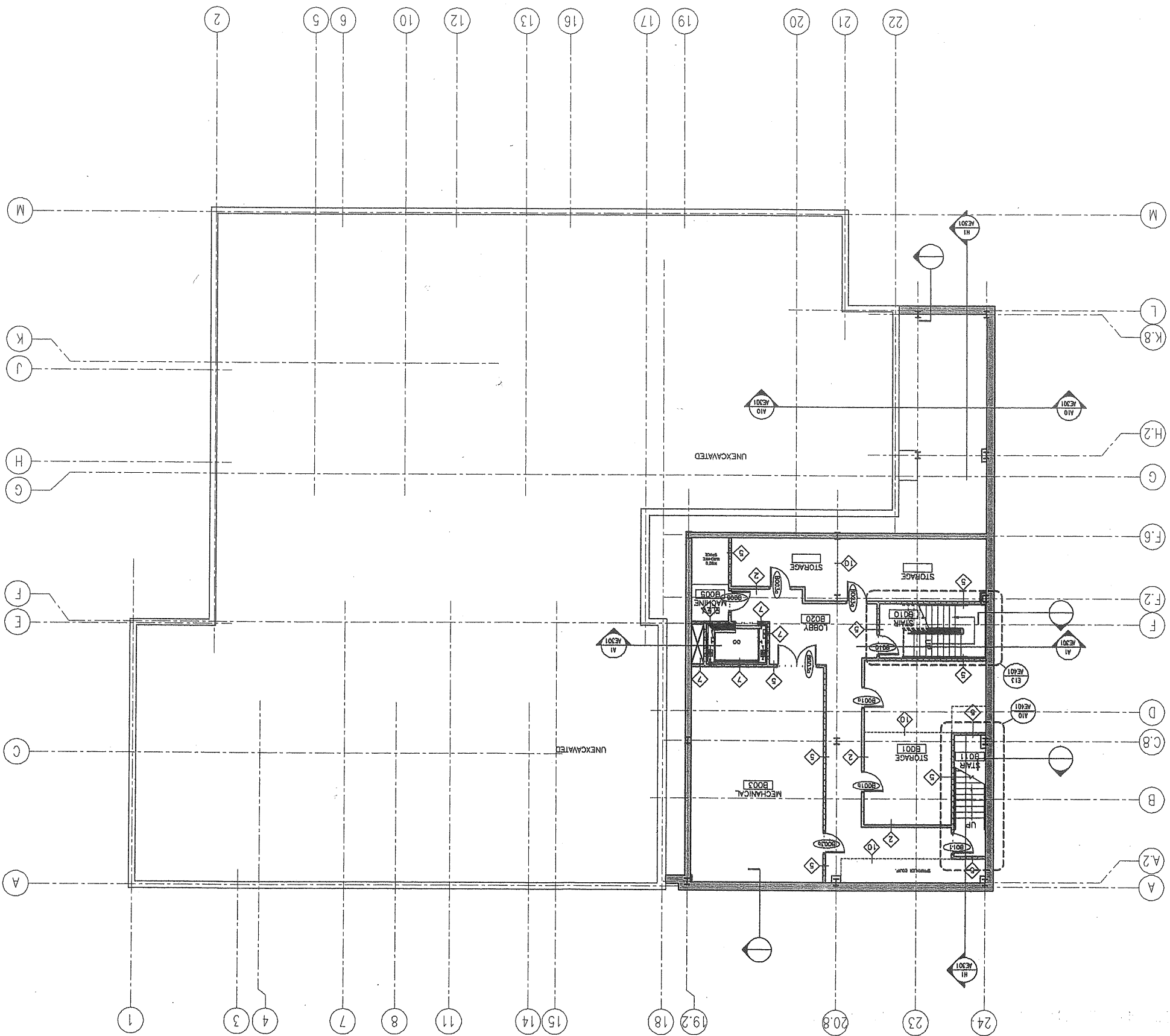


- LEGEND**
- 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED TO BE SET. FOUND GRANITE CITY STREET MONUMENT
  - NOW OR FORMERLY UTILITY POLE
  - GUY ANCHOR
  - SEWER MANHOLE
  - CATCH BASIN
  - CURB INLET
  - TELEPHONE MANHOLE
  - MANHOLE
  - DRAIN
  - WATER VALVE
  - GAS VALVE
  - HYDRANT
  - LIGHT POLE
  - POST
  - STREET SIGN
  - SHRUB
  - SMALL DECIDUOUS TREE WITH EXPOSED SOIL
  - BOUNDARY LINE
  - DEED LINE, APPROXIMATE
  - RIGHT OF WAY OR APPROXIMATE ABUTTER LINE
  - CHAIN LINK FENCE
  - INDEX CONTOURS
  - INTERMEDIATE CONTOURS
  - QUADRANT, WOOD
  - OVERHEAD WIRES
  - UNDERGROUND TELEPHONE
  - GAS LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - STORM DRAIN
  - SPOT ELEVATION

- NOTES**
1. THE BASIS OF BEARING IS OBSERVED MAGNETIC NORTH 2005.
  2. THE BASIS OF ELEVATION IS 1928 BENCHMARK ON THE CORNER OF CUMBERLAND AVENUE AND CEDAR STREET. ELEVATION 68.98 FEET FOR CONVERSION TO CITY DATUM ADD 0.02 (REFERENCE CITY LEVEL CARD FOR CHESTNUT STREET/CONGRESS STREET).
  3. THE PARCEL SURVEYED IS COMPRISED OF THE LAND CONVEYED TO THE SALVATION ARMY IN THE FOLLOWING DEEDS:
    - a. FROM THOMAS WILDES AND PATRICIA WILDES DATED APRIL 29, 1999 AND RECORDED IN BOOK 14109, PAGE 209.
    - b. FROM THOMAS WILDES DATED AUGUST 26, 1998 AND RECORDED IN BOOK 11886, PAGE 346.
    - c. FROM THE ALIANCE FOR THE NOVEMBER 2, 1994 AND RECORDED IN BOOK 11898, PAGE 346.
    - d. FROM ELLA ROONEY MCKAY DATED DECEMBER 15, 1989 AND RECORDED IN BOOK 3112, PAGE 623.
    - e. FROM MALL R. MHELANE DATED NOVEMBER 5, 1974 AND RECORDED IN BOOK 3618, PAGE 328.
    - f. FROM ORICO REALTY CORPORATION DATED DECEMBER 15, 1989 AND RECORDED IN BOOK 3112, PAGE 623.
    - g. FROM EARL L. BRIGGS AND HELEN K. BRIGGS DATED JUNE 22, 1961.
    - h. FROM LORANCE L. LIBBY DATED JULY 1961 AND RECORDED IN BOOK 2616, PAGE 317.
  4. AND AN UNNUMBERED 4' STRIP.
  5. THE RIGHTS OF LEWIS C. WELLS, A.K.A. L. CLIFFORD WELLS, IN THE PORTION OF A RIGHT OF WAY KNOWN AS ELWOOD PLACE OR BIRD PLACE FALLING ON SALVATION ARMY PLACE WERE RELEASED IN THE DEED RECORDED IN BOOK 2616, PAGE 322. ELWOOD PLACE ACCESSSED UNDERGROUND UTILITIES ARE SHOWN PER ABOVE GROUND EVIDENCE, INCLUDING PAINT MARKINGS, AND REFERENCE TO EXISTING PLANS, OTHER UTILITIES NOT EVIDENT.
  6. UNDERGROUND UTILITIES ARE SHOWN PER ABOVE GROUND EVIDENCE, INCLUDING PAINT MARKINGS, AND REFERENCE TO EXISTING PLANS, OTHER UTILITIES NOT EVIDENT.
  7. SOME DEEDS SUGGEST THERE IS NO ANGLE POINT IN THE SUBSEQUENTLY BOUNDARY LINE ALONG LINES SHOWN PER PLAN REFERENCE 4.
  8. PLAN OF PROPOSED 8 INCH SEWER LINE IN OXFORD STREET PROVIDED BY PORTLAND DEPT. OF PUBLIC WORKS.
  9. ALTA/CSM LAND TITLE SURVEY PREPARED FOR BAYSIDE III, LLC DATED JANUARY 26, 2000 AND RECORDED IN PLAN BOOK 200, PAGE 42.
  10. ALTA/CSM LAND TITLE SURVEY PREPARED FOR BAYSIDE III, LLC DATED JANUARY 26, 2000 AND RECORDED IN PLAN BOOK 200, PAGE 40.
  11. STANDARD BOUNDARY SURVEY PREPARED FOR THE SALVATION ARMY BY OWEN HASSELL, INC. DATED OCTOBER 14, 1994, PROJECT NO. 94214P.
  12. PLAN FILE NO. 117.
  13. PLAN OF PROPERTY MADE FOR SALVATION ARMY BY H.L. & C.C. JORDAN DATED JUNE 28, 1961.
  14. STANDARD BOUNDARY SURVEY PREPARED FOR THE SALVATION ARMY BY OWEN HASSELL, INC. DATED OCTOBER 14, 1994, PROJECT NO. 94214P.
  15. ALTA/CSM LAND TITLE SURVEY PREPARED FOR BAYSIDE I, LLC DATED JANUARY 26, 2000 AND RECORDED IN PLAN BOOK 200, PAGE 40.
  16. ALTA/CSM LAND TITLE SURVEY PREPARED FOR OXFORD DEVELOPMENT ASSOCIATES BY STEVENS, MORTON, ROSE AND THOMPSON DATED AUGUST 21, 1987, PROJECT NO. 87037.1.
  17. PLAN OF PROPOSED 8 INCH SEWER LINE IN OXFORD STREET PROVIDED BY PORTLAND DEPT. OF PUBLIC WORKS.

**PLAN REFERENCES**

1. CUMBERLAND AVENUE, ELM STREET AND CEDAR STREET.
2. STANDARD BOUNDARY SURVEY PREPARED FOR BOYE AND GIBBS OF GREATER PORTLAND BY STEVENS, MORTON, ROSE AND THOMPSON DATED DECEMBER 2, 1991, PROJECT NO. 87017.1.
3. PLAN OF PROPERTY MADE FOR SALVATION ARMY BY H.L. & C.C. JORDAN DATED JUNE 28, 1961.
4. STANDARD BOUNDARY SURVEY PREPARED FOR THE SALVATION ARMY BY OWEN HASSELL, INC. DATED OCTOBER 14, 1994, PROJECT NO. 94214P.
5. ALTA/CSM LAND TITLE SURVEY PREPARED FOR BAYSIDE I, LLC DATED JANUARY 26, 2000 AND RECORDED IN PLAN BOOK 200, PAGE 40.
6. ALTA/CSM LAND TITLE SURVEY PREPARED FOR BAYSIDE III, LLC DATED JANUARY 26, 2000 AND RECORDED IN PLAN BOOK 200, PAGE 42.
7. ALTA/CSM LAND TITLE SURVEY PREPARED FOR OXFORD DEVELOPMENT ASSOCIATES BY STEVENS, MORTON, ROSE AND THOMPSON DATED AUGUST 21, 1987, PROJECT NO. 87037.1.
8. PLAN OF PROPOSED 8 INCH SEWER LINE IN OXFORD STREET PROVIDED BY PORTLAND DEPT. OF PUBLIC WORKS.



**KEYED NOTES:**

- 3
- 2
- 1

- 1. SEE GENERAL NOTES ON A-001.
- 2. FURNITURE DASHED IN BY OTHERS IS INDICATED FOR COORDINATION AND BLOCKING.
- 3. PARTITION TYPE IS TYPICAL UNLESS NOTED OTHERWISE.
- WALL LEGEND**
- PARTITION TYPE, SEE G102
- INDICATES NEW PARTITION/WALL
- INDICATES 1-HOUR RATED PARTITION/WALL
- FIRE EXTINGUISHER

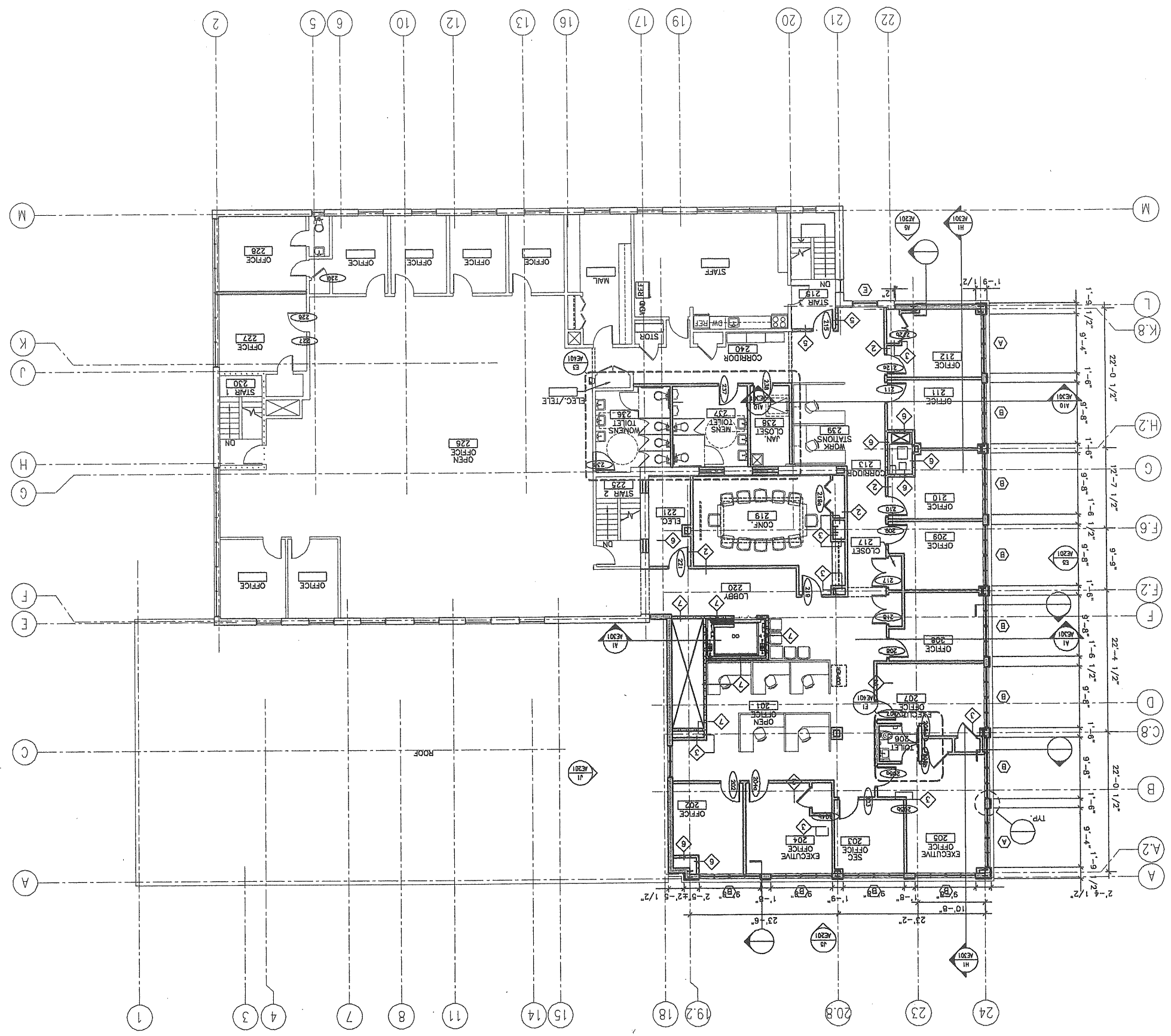
**SM RT**  
 ARCHITECTURE ENGINEERING PLANNING  
 144 Fore Street, P.O. Box 618  
 Portland, Maine 04104  
 Tel: (207) 773-3846  
 Fax: (207) 773-1000

**PROJECT TITLE:**  
 SALVATION ARMY  
 297 CUMBERLAND AVENUE PORTLAND, MAINE  
**ISSUED FOR DESIGN DEVELOPMENT**  
 10-8-00

**PROJECT MANAGER:** PSS  
**JG/DRAWN BY:** MDR  
**A/E OR RECORD:** MD  
**CAD FILE:** AE100-05023  
**PROJECT NO.:** 09023  
**DATE:**  
**SHEET TITLE:** BASEMENT LEVEL PLAN  
**SHEET No.:** AE100

Attachment 27a

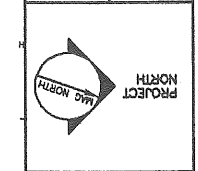




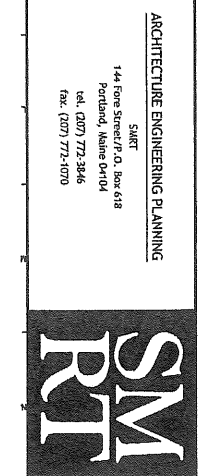
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PROJECT MANAGER:	PSS
DESIGNER:	JDR
CHECKER:	JDR
DATE:	
DESCRIPTION:	
REV:	

PROJECT TITLE:  
**SALVATION ARMY**  
 297 CAMDEN RD, PORTLAND, MAINE  
**ISSUED FOR DESIGN DEVELOPMENT**  
 0-8-08



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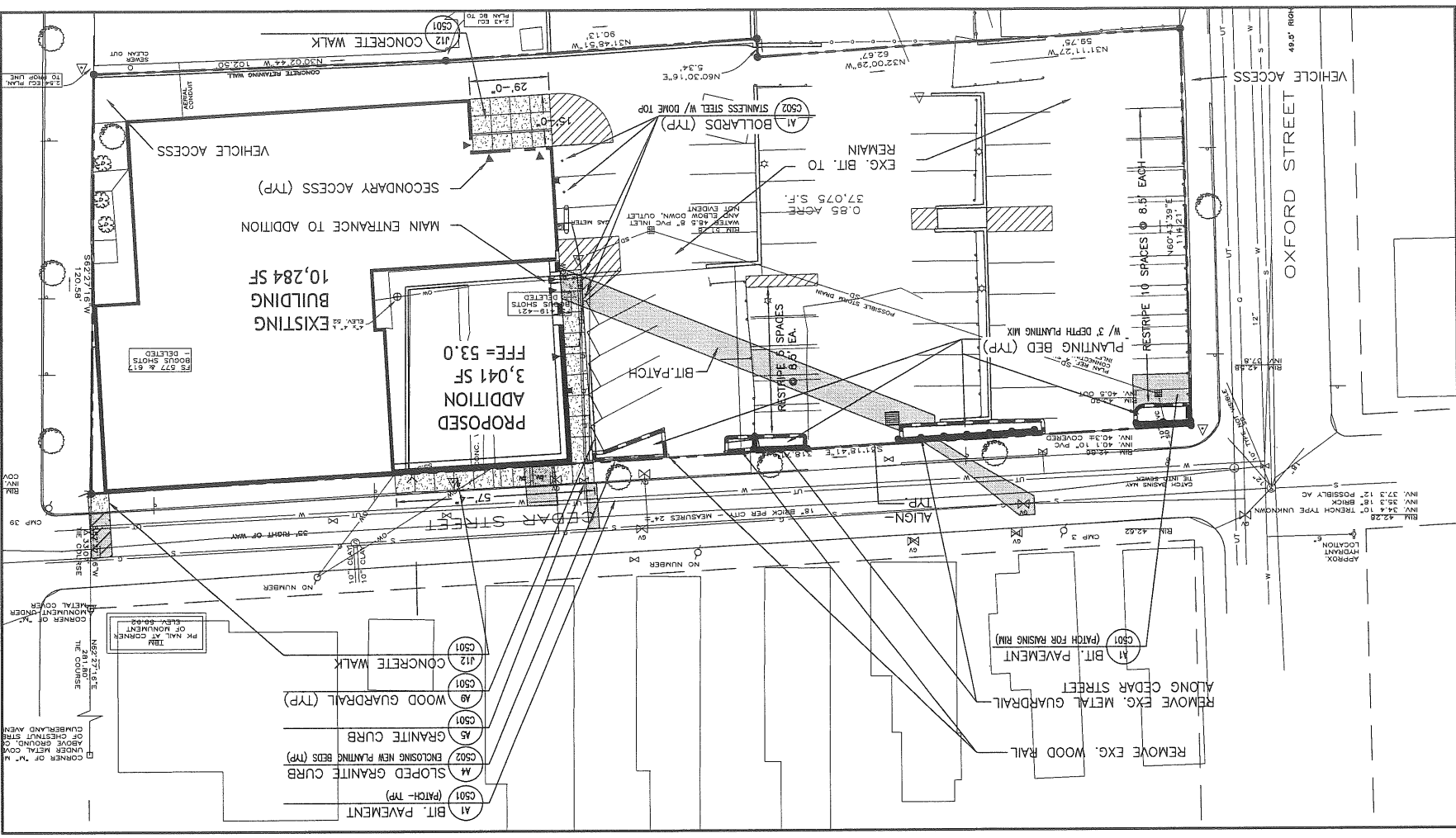
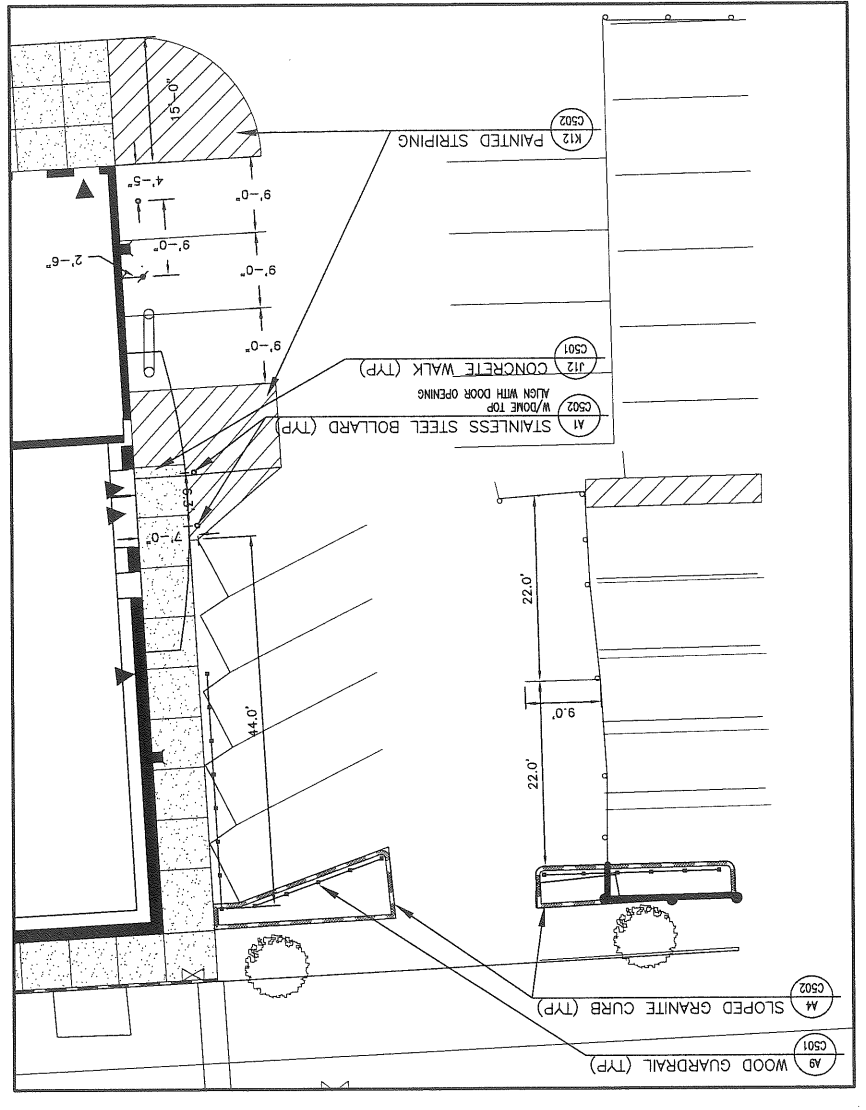








Final



**CP101**

SHEET NO. CP101

SHEET TITLE: LAYOUT & MATERIALS PLAN

DATE: 05/23

PROJECT NO: 05023

CAD FILE: CP101\_05023

A/E OF RECORD: MD

PROJECT MANAGER: PSS

SCALE: 1"=20'

GRAPHIC SCALE: 0' 1' 2'

REV	DESCRIPTION	DATE
1	ISSUED FOR SITE PLAN REVIEW	10-27-06
2	ISSUED FOR ZBA APPLICATION	11-13-06
3	CITY COMMENT RESPONSE	11-30-06
4	OWNER REVIEW	12-22-06

PROJECT TITLE: SALVATION ARMY ADDITION/RENOVATION 297 CUMBERLAND AVENUE PORTLAND, MAINE

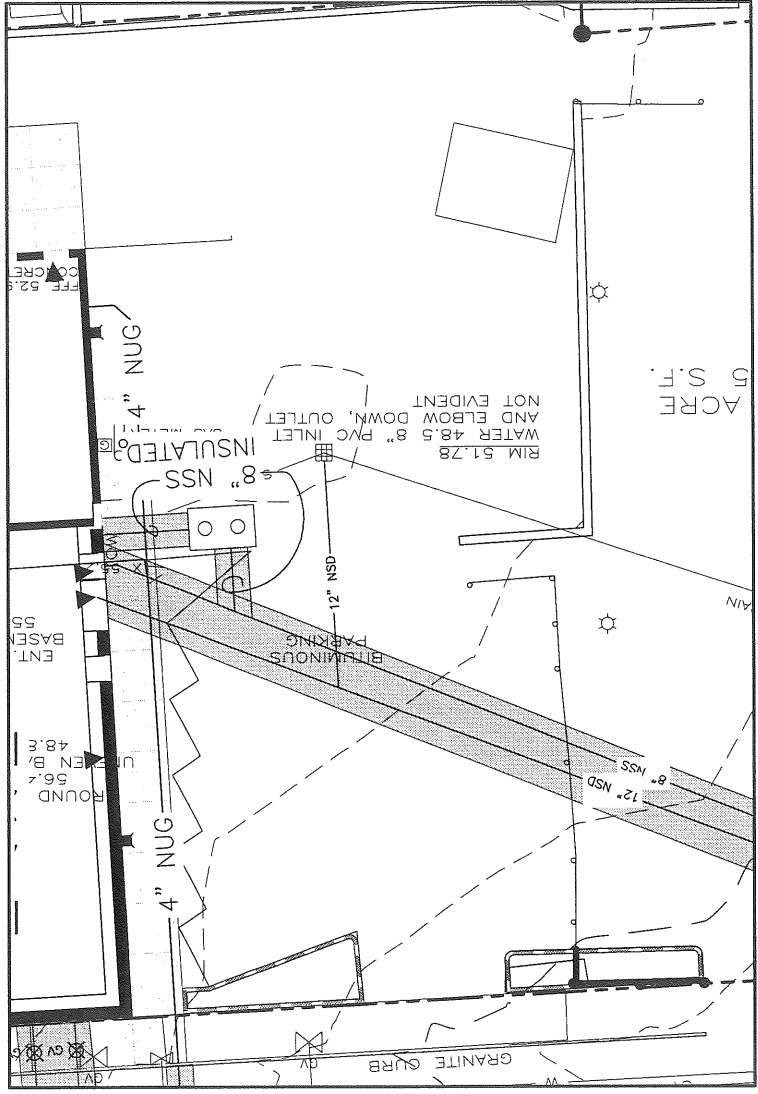
PROJECT NORTH

ARCHITECTURE ENGINEERING PLANNING

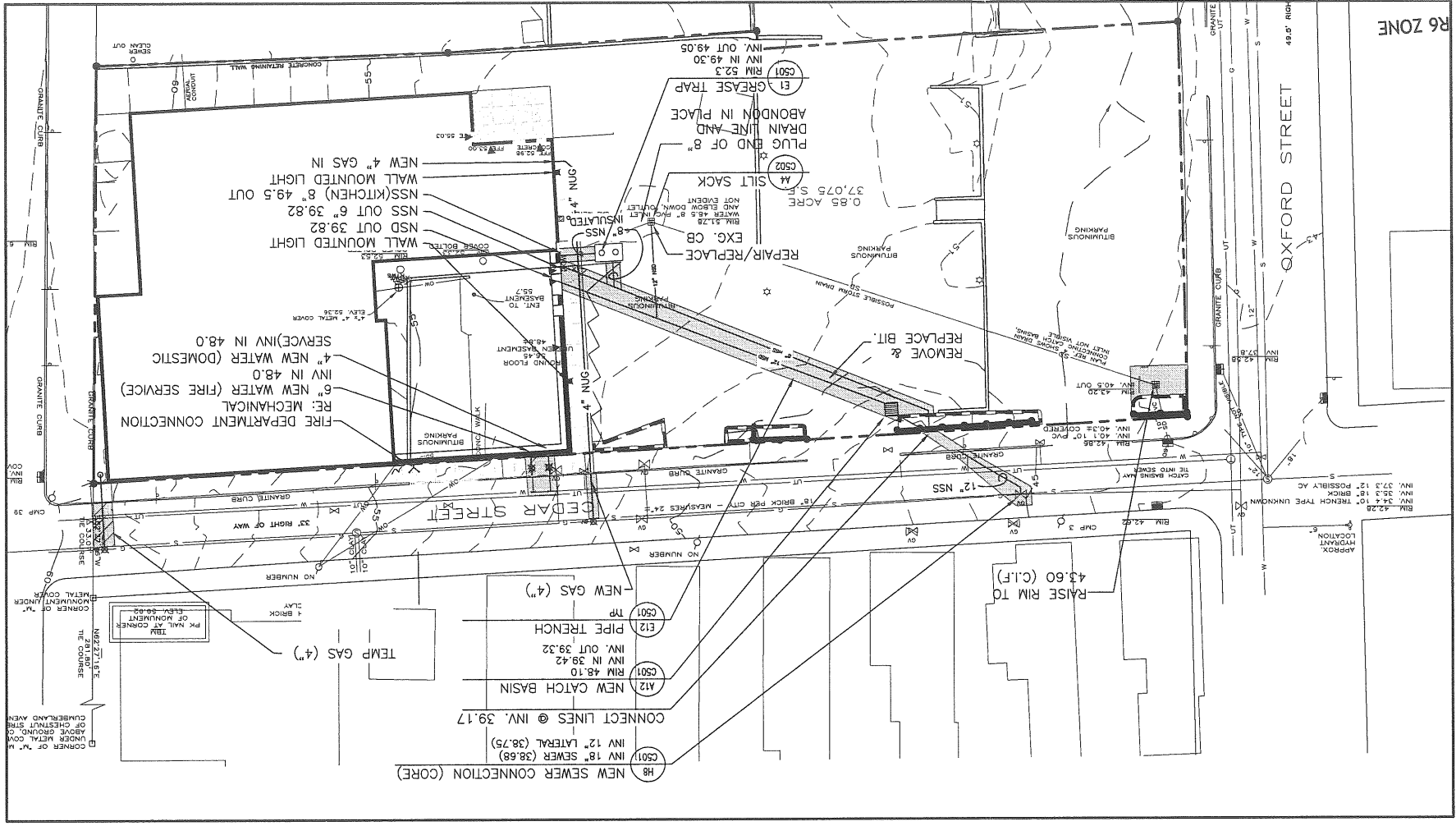
SMART  
144 Fore Street/P.O. Box 618  
Portland, Maine 04104  
Tel: (207) 772-3846  
Fax: (207) 772-1070

**SMT**  
**RT**

Attachment 28c



DETAIL PLAN 1"=10'



OVERALL PLAN 1"=20'

SHEET NO. CG101

GRADING & UTILITIES PLAN

SHEET TITLE:

DATE: \_\_\_\_\_  
 PROJECT NO: 05023  
 CAD FILE: CG101\_05023  
 A/E OF RECORD: KD  
 JC/DRAWN BY: MDJ  
 PROJECT MANAGER: PSS

SCALE: 1"=20'

GRAPHIC SCALE: \_\_\_\_\_

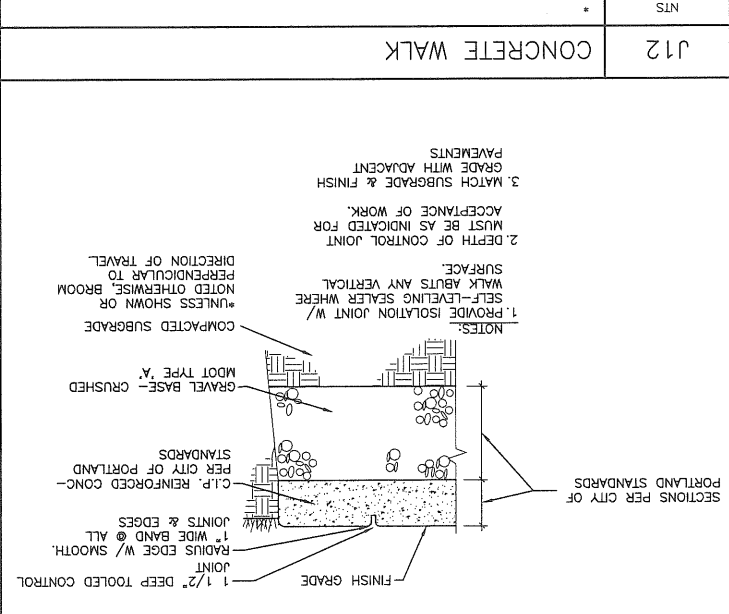
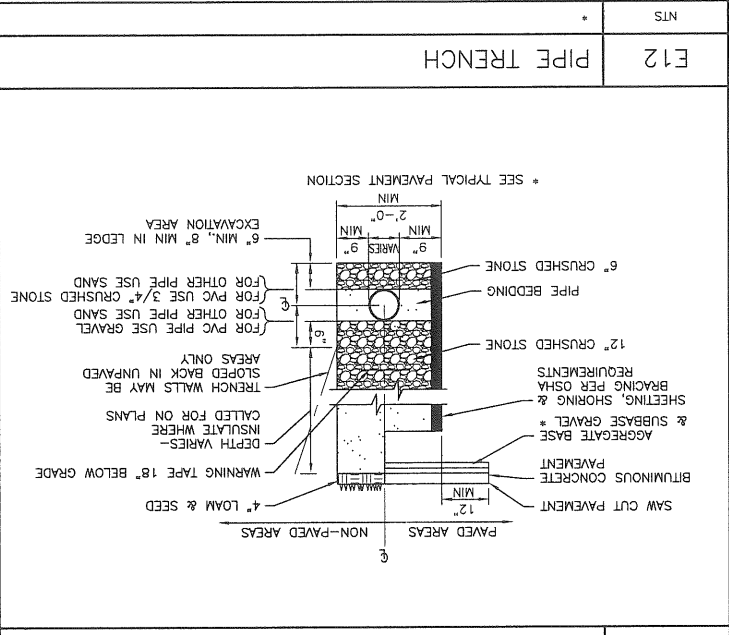
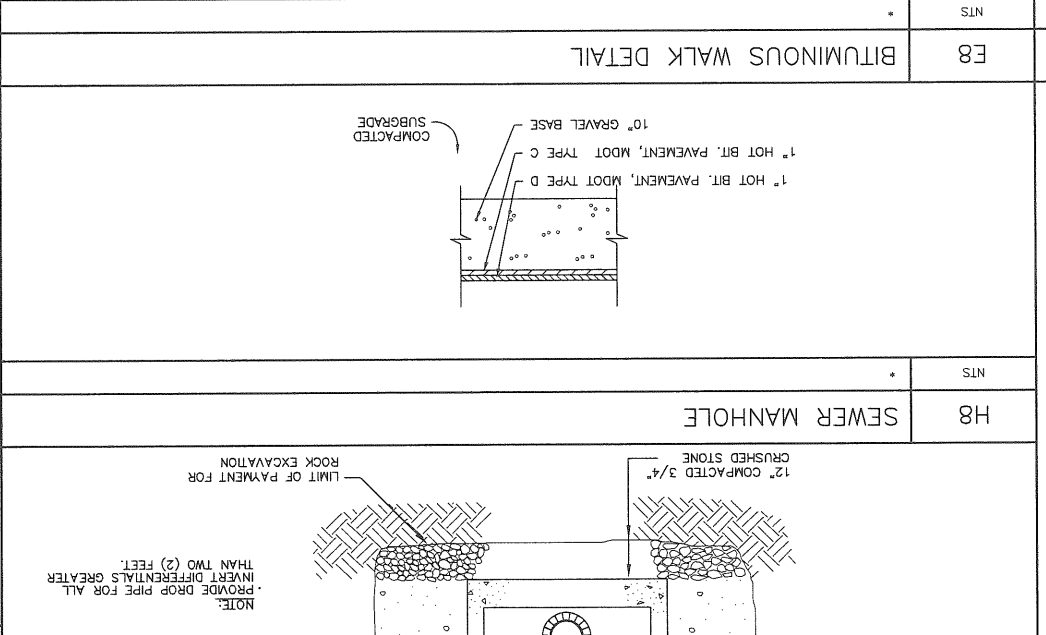
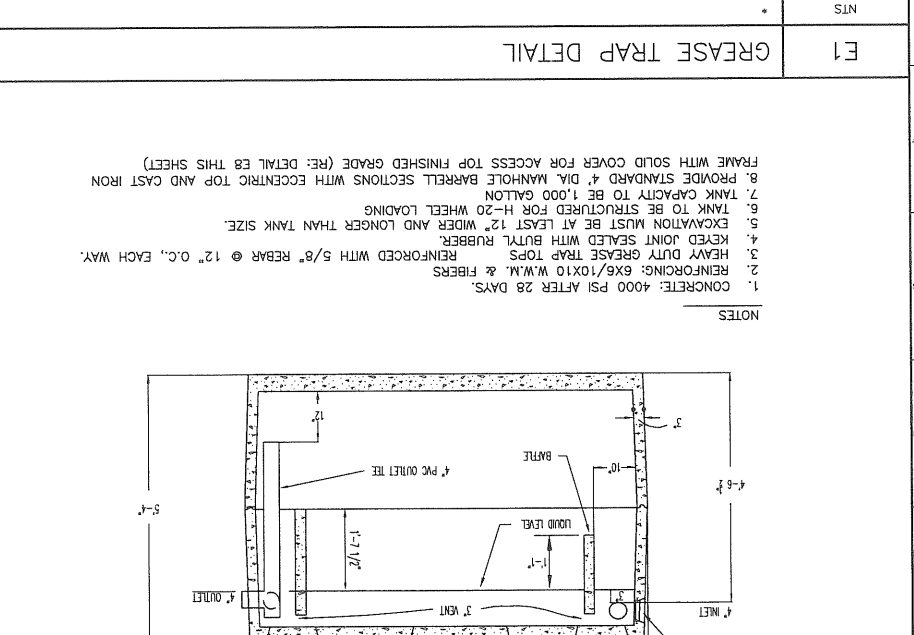
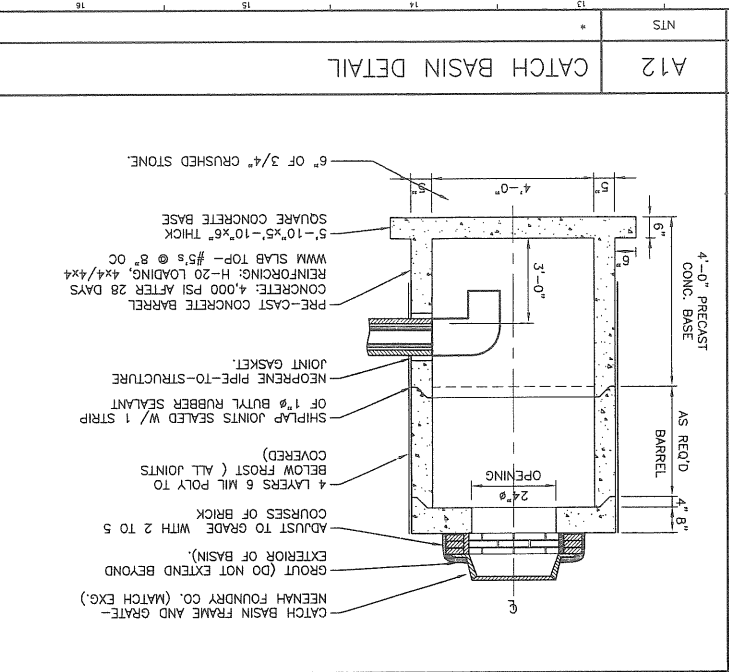
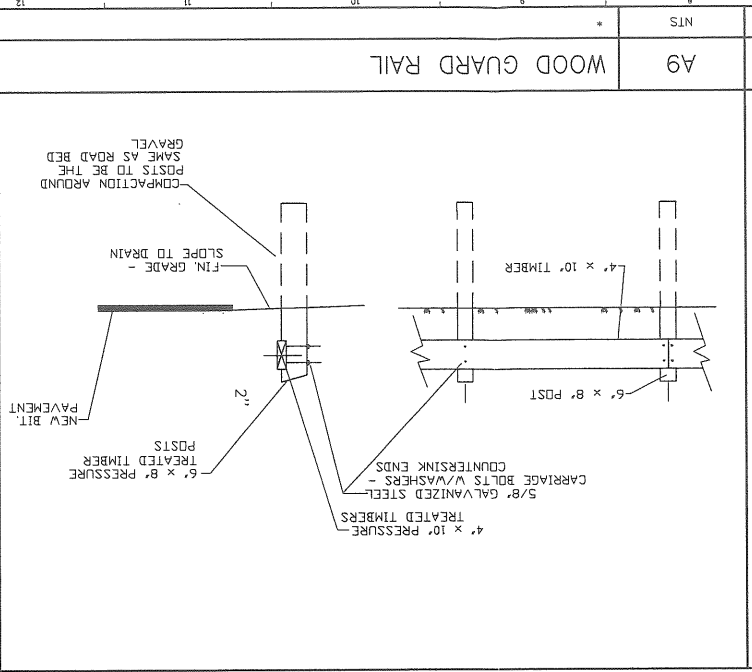
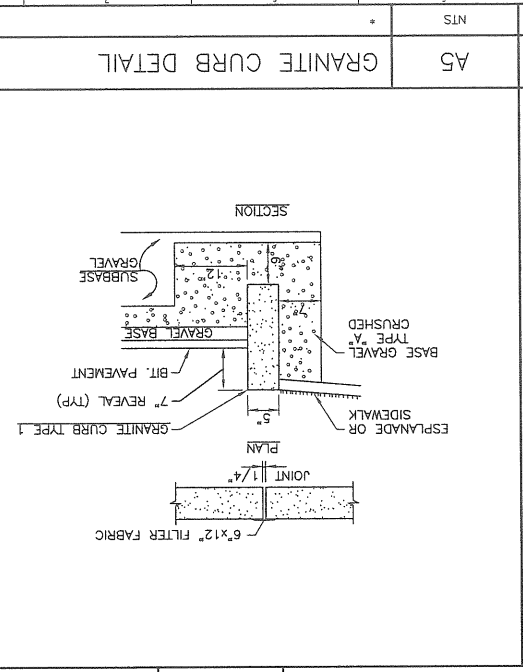
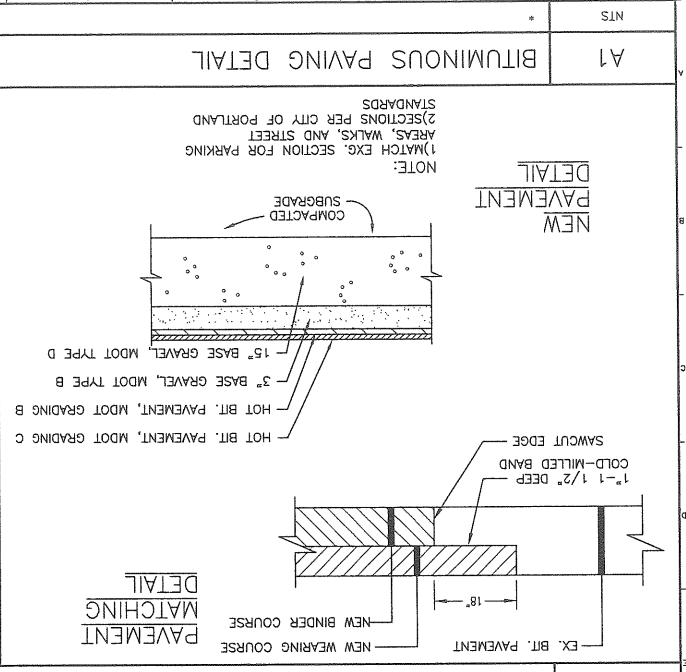
REV	DESCRIPTION	DATE
1	OWNER REVIEW	12-22-06
2	SITE PLAN REVIEW	10-27-06

PROJECT TITLE:  
**SALVATION ARMY**  
 ADDITION/RENOVATION  
 297 CUMBERLAND AVENUE, PORTLAND, MAINE

CURRENT ISSUE STATUS:  
**ISSUED FOR CITY REVIEW**  
 1-9-07

PROJECT NORTH

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 SMART  
 144 Fore Street, P.O. Box 618  
 Portland, Maine 04104  
 Tel: (207) 772-3846  
 Fax: (207) 772-1070



**SHEET NO. C501**

**DETAILS SHEET**

**PROJECT TITLE:** SALVATION ARMY ADDITION/RENOVATION PORTLAND, MAINE

**ARCHITECTURE ENGINEERING PLANNING**

144 Free Street, P.O. Box 618  
 Portland, Maine 04104  
 Tel: (207) 773-3846  
 Fax: (207) 773-1090

**SM RT**

28e