

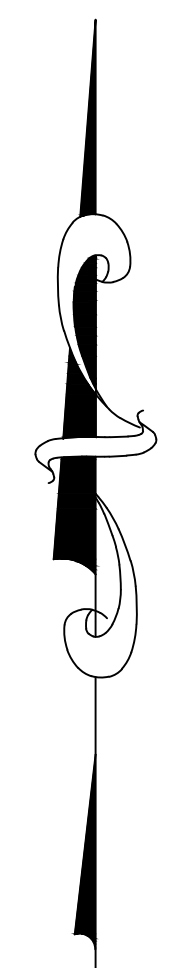
BUILDING UNIT APARTMENT SCHEDULE

APT. #	FLOOR LEVEL	FLOOR AREA (SF)
1	1ST	1,354
2	1ST	1,342
3	1ST	673
4	1ST	945
5	2ND	1,104
6	2ND	587
7	2ND	663
8	2ND	673
9	2ND	895
10	PH(3RD)	875
COMMERCIAL	0	1,300
GARAGE	0	1,600
BASEMENT	0	1,650
COMMON AREA	0	1,922

Approved by the Portland Planning Board

Date Approved: _____

GRID NORTH



n/f Auesta
Multi-Unit Structure
Map/Lot 36-H-19
Book 31209, Page 311

n/f MMC Realty
Multi-Unit Structure
Map/Lot 37-E-6
Book 10280, Page 291

SPC COORDINATES
N 91704.075304
E 306752.801421
ELEV. 73.10

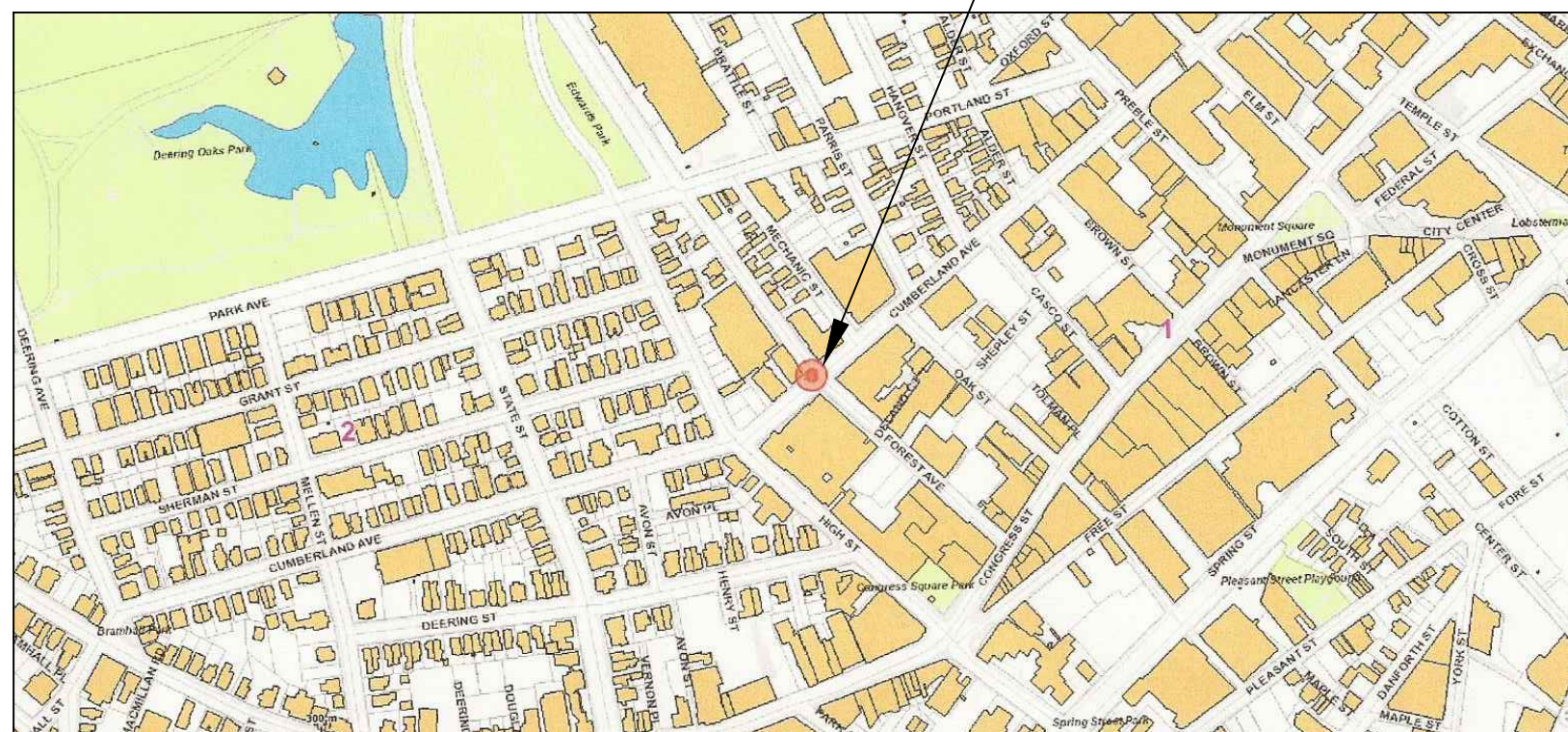
SPC COORDINATES
N 91603.456033
E 306821.622717
ELEV. 81.00

415 Cumberland Avenue
Book 30443 Page 133
(from CCRD)
Site Plan Key
Parcel = 0.14 acres = 6,098 s.f.
Footprint: 4,999 s.f.
Floor Area: 15,708 s.f.
Easement: 525 s.f.
First floor Elev. 85.89

n/f Burnham
Multi-Unit Structure
Map/Lot 36-G-32
Book 11777, Page 320

n/f YMCA Building
Map/Lot 36-G-20
No Tax Information

- PLAN NOTES:
- ZONING BC3 DOWNTOWN BUSINESS.
 - APARTMENT LAYOUT ON FILE AT CITY OF PORTLAND PLANNING OFFICE.
 - BRICK POINTS ENCROACH ON LOT INDICATED AS MAP/LOT 36-G-32 BY LESS THAN 2 INCHES.
 - COORDINATE SYSTEM IS STATE PLANE COORDINATES, WEST ZONE.
 - VERTICAL DATUM IS USGS 1929.
 - NO FLOOD HAZARD AREA AT SITE.
 - UTILITIES SHOWN AS EXISTING.
 - NO EXTERIOR CHANGES PLANNED FOR BUILDING EXCEPT FOR COVERING T-1 11 ON NORTHERLY END.
 - THE EASEMENTS AS NOTED ARE FOR THE YMCA (1212-215) TO USE PART OF THIS PARCEL TO BUILD AND MAINTAIN A CONCRETE EXTERIOR EGRESS WITH ACCESS TO FOREST AVENUE.
 - IN BOOK 1212 PAGE 217 THE YMCA GRANTS THIS PARCEL USE OF THE PARCEL BELONGING TO THE YMCA BETWEEN THE STRUCTURES SUBJECT TO THE STAIRS AND EGRESS TO FOREST AVENUE.
 - THE FIRE ESCAPE DOES NOT ENCROACH ON THE BURNHAM LOT. THE HVAC UNIT HAS NO RECORDED EASEMENT FROM THE BURNHAM PARCEL.
 - THE FIRST FLOOR RE-USE SPACE IS TO REMAIN AS COMMERCIAL USE.
 - OWNER OF RECORD
415 CUMBERLAND AVE., LLC
DEED OF RECORD FROM CUMBERLAND COUNTY REGISTRY OF DEEDS
BOOK 30443, PAGE 133
 - TWO NEW 'STREET' TREES TO BE ADDED IN EXISTING PLANT BEDS BETWEEN BUILDING AND CUMBERLAND AVE. AS SHOWN
 - EXISTING ADA RAMP AT INTERSECTION OF FOREST AVE. AND CUMBERLAND AVE. TO BE REPAIRED OR REPLACED
 - PROJECT PROPOSES TO LOCATE OUTDOOR STORAGE FOR FOUR (4) BICYCLES BELOW THE EXISTING FIRE ESCAPE.



LOTUS Map

10/7/15	NOTES AND DETAILS ADDED TO PLAN	OWNER 415 CUMBERLAND, LLC 415 CUMBERLAND AVENUE PORTLAND, MAINE 04101	DATE: 9/16/15	SCALE: 1" = 10'
10/14/15	CITY REQUIRED PLAN REVISIONS			
10/22/15	PLAN REVISIONS			
PROJECT:	415 CUMBERLAND, LLC SUBDIVISION PLAT	CITY: PORTLAND	COUNTY: CUMBERLAND	STATE: MAINE
D. S. D. DOWNEAST SURVEYING & DEVELOPMENT ELWOOD ELLIS, P.L.S. # 1176 P.O. BOX 6234 CRINK VILLAGE, MAINE 04926 (207) 948-2507 MEMBER MAINE SOCIETY OF LAND SURVEYORS				