BUILDING FLOOR AREA SCHEDULE		
APT. #	FLOOR LEVEL	FLOOR AREA (SF)
A	1st	1,530
B	2nd	947
C	2nd	493
COMMERCIAL	0,1,2,3	7,247
GARAGE	0	1,844
BASEMENT	0	1,569
COMMON AREA	0,1,2,3	2,115

Approved by the Portland Planning Board

_____

_____

_____

_____

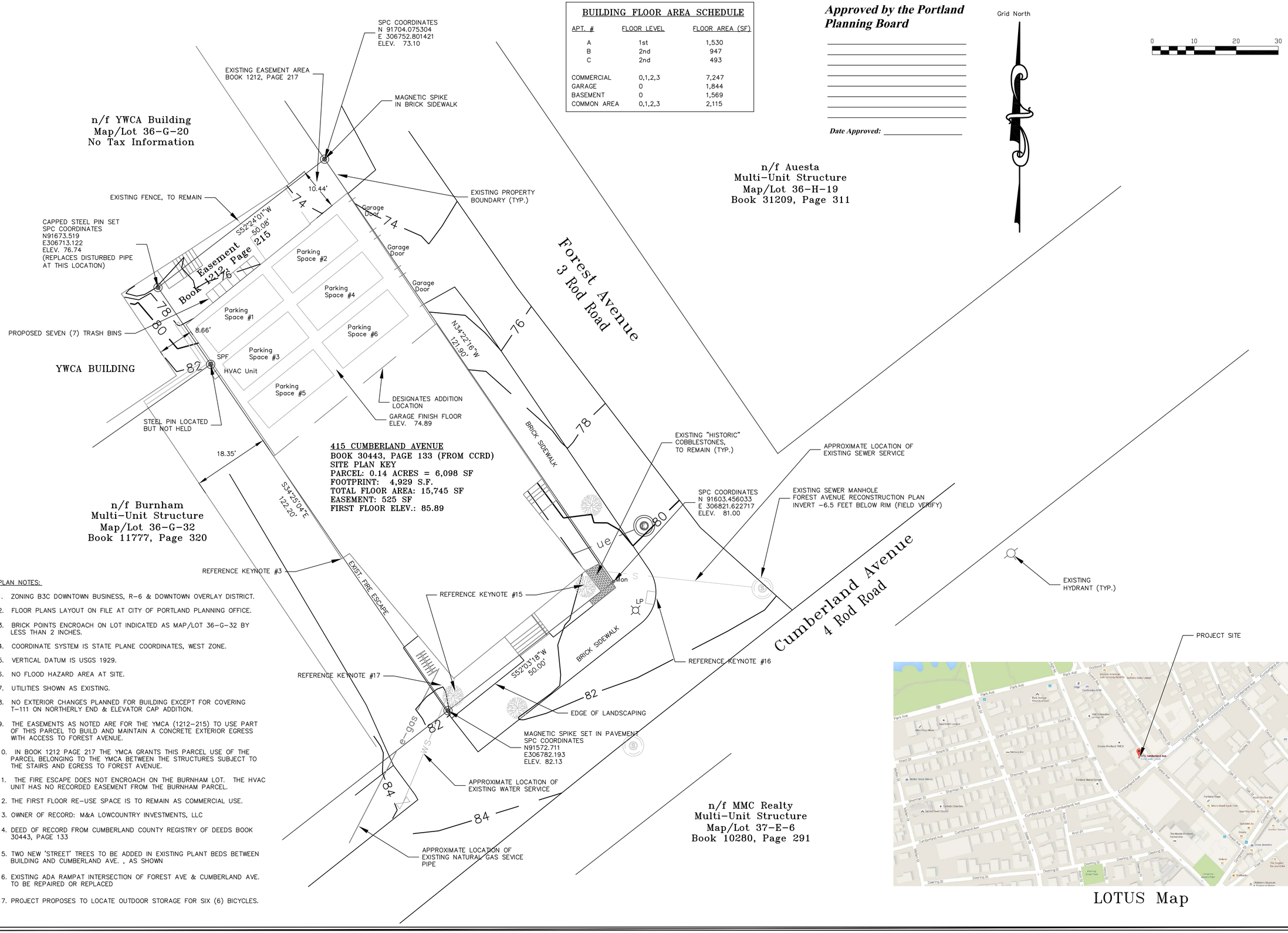
_____

_____

_____

_____

Date Approved: _____



PLAN NOTES:

1. ZONING B3C DOWNTOWN BUSINESS, R-6 & DOWNTOWN OVERLAY DISTRICT.
2. FLOOR PLANS LAYOUT ON FILE AT CITY OF PORTLAND PLANNING OFFICE.
3. BRICK POINTS ENCROACH ON LOT INDICATED AS MAP/LOT 36-G-32 BY LESS THAN 2 INCHES.
4. COORDINATE SYSTEM IS STATE PLANE COORDINATES, WEST ZONE.
5. VERTICAL DATUM IS USGS 1929.
6. NO FLOOD HAZARD AREA AT SITE.
7. UTILITIES SHOWN AS EXISTING.
8. NO EXTERIOR CHANGES PLANNED FOR BUILDING EXCEPT FOR COVERING T-111 ON NORTHERLY END & ELEVATOR CAP ADDITION.
9. 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.
10. 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.
11. THE FIRE ESCAPE DOES NOT ENCROACH ON THE BURNHAM LOT. THE HVAC UNIT HAS NO RECORDED EASEMENT FROM THE BURNHAM PARCEL.
12. THE FIRST FLOOR RE-USE SPACE IS TO REMAIN AS COMMERCIAL USE.
13. OWNER OF RECORD: M&A LOWCOUNTRY INVESTMENTS, LLC
14. DEED OF RECORD FROM CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 30443, PAGE 133
15. TWO NEW "STREET" TREES TO BE ADDED IN EXISTING PLANT BEDS BETWEEN BUILDING AND CUMBERLAND AVE. , AS SHOWN
16. EXISTING ADA RAMPAT INTERSECTION OF FOREST AVE & CUMBERLAND AVE. TO BE REPAIRED OR REPLACED
17. PROJECT PROPOSES TO LOCATE OUTDOOR STORAGE FOR SIX (6) BICYCLES.

NO.	REVISIONS	DATE
1	Notes and details added to plan	10/07/15
2	City required plan revisions	10/14/15
3	Plan revisions	10/22/15
4	Plan revisions	06/08/16

OWNER: M&A Lowcountry Investments LLC
415 Cumberland Avenue
Portland, Maine 04101

PROJECT: STATION 415
Subdivision Plat

ADDRESS: 415 Cumberland Avenue
CITY: Portland
COUNTY: Cumberland
STATE: Maine

SCALE 1" = 10'
DATE: 06/08/16

D. S. D.
DOWNEAST SURVEYING & DEVELOPMENT
ELMWOOD ELLIS, P.L.S. # 1178
P.O. BOX 622
PORTLAND, MAINE 04126
(207) 988-2507
MEMBER MAINE SOCIETY OF LAND SURVEYORS

STATE OF MAINE
ELMWOOD ELLIS
1178
LICENSED
LAND SURVEYOR