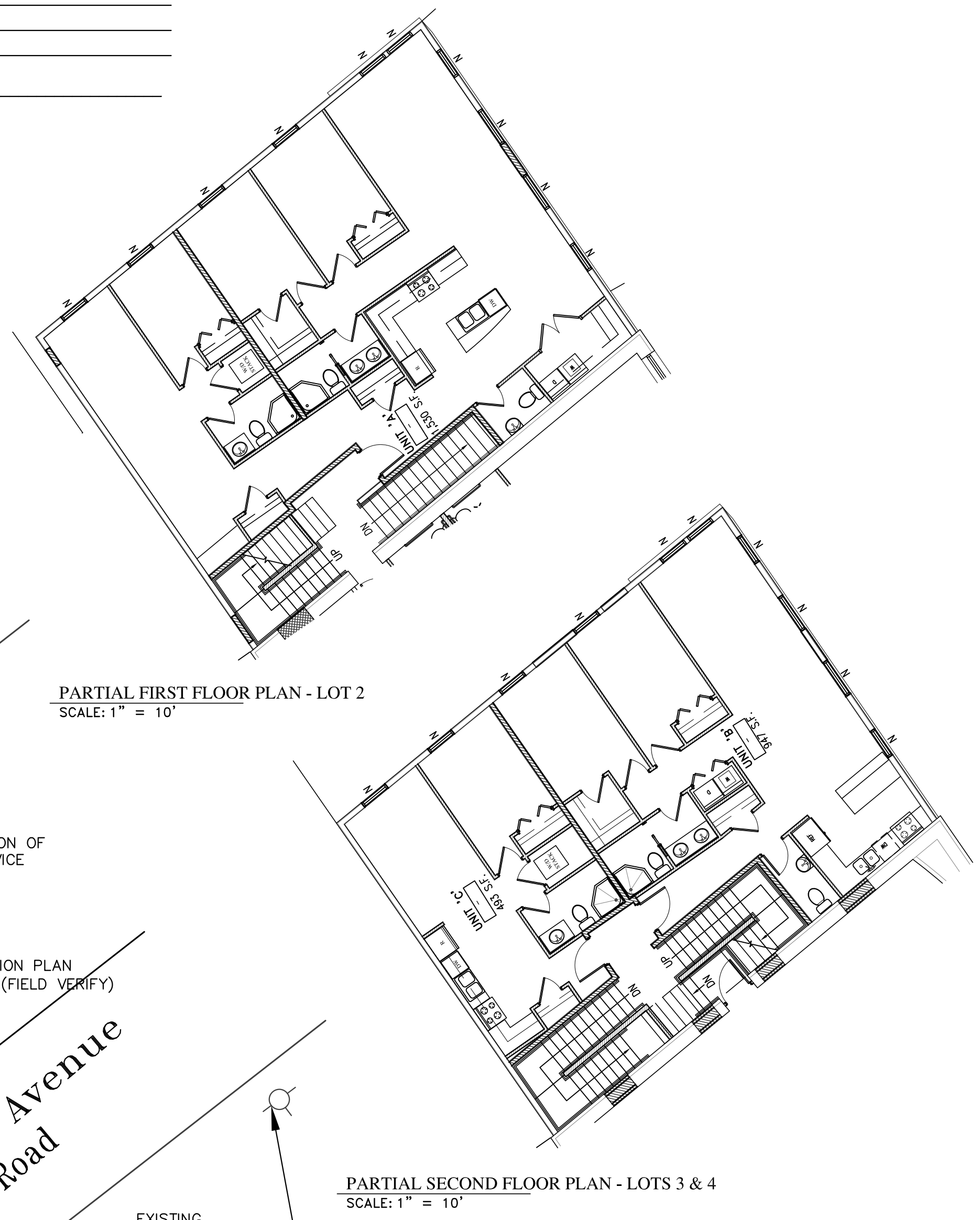
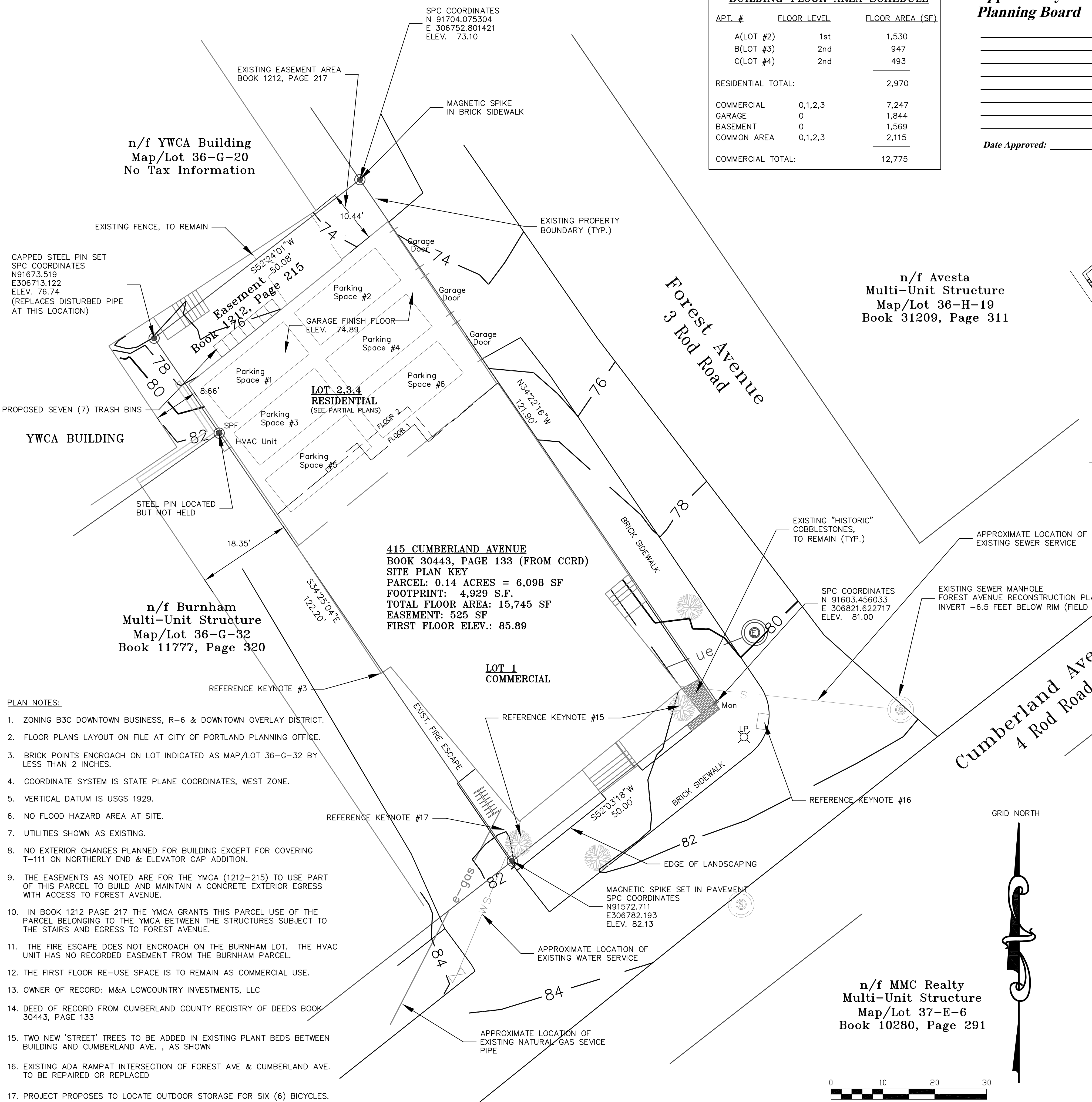


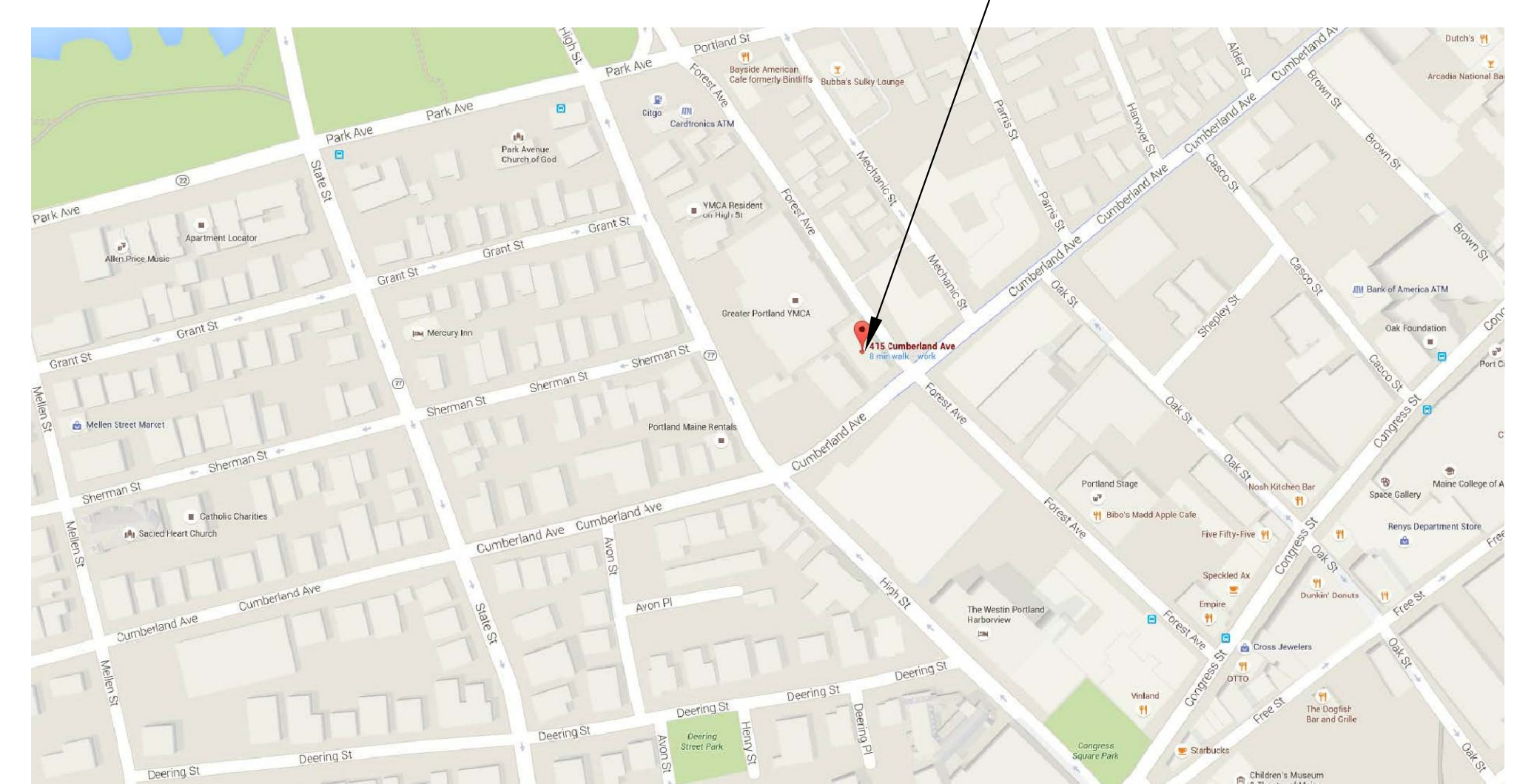
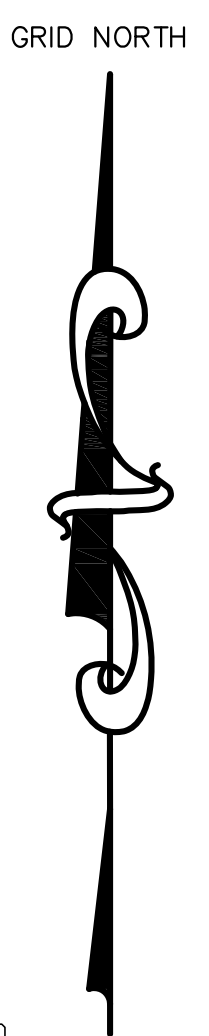
BUILDING FLOOR AREA SCHEDULE		
APT. #	FLOOR LEVEL	FLOOR AREA (SF)
A(LOT #2)	1st	1,530
B(LOT #3)	2nd	947
C(LOT #4)	2nd	493
RESIDENTIAL TOTAL:		2,970
COMMERCIAL	0,1,2,3	7,247
GARAGE	0	1,844
BASEMENT	0	1,569
COMMON AREA	0,1,2,3	2,115
COMMERCIAL TOTAL:		12,775

Approved by the Portland Planning Board

Date Approved: _____



- PLAN NOTES:**
- ZONING B3C DOWNTOWN BUSINESS, R-6 & DOWNTOWN OVERLAY DISTRICT.
 - FLOOR PLANS LAYOUT ON FILE AT CITY OF PORTLAND PLANNING OFFICE.
 - BRICK POINTS ENCR OACH 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-111 ON NORTHERLY END & ELEVATOR CAP ADDITION.
 - 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 ENCR OACH 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: M&A LOWCOUNTRY INVESTMENTS, 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 & CUMBERLAND AVE. TO BE REPAIRED OR REPLACED
 - PROJECT PROPOSES TO LOCATE OUTDOOR STORAGE FOR SIX (6) BICYCLES.



LOTUS Map

10/22/15	DATE
07/14/16	DATE
07/21/16	DATE
1	Plan revisions
2	Plan revisions
3	Plan revisions
NO.	REVISIONS
OWNER	
M & A Lowcountry Investments, LLC	
Subdivision Plat	
ADDRESS: 415 Cumberland Avenue	
CITY: Portland	
STATE: Maine	SCALE: 1" = 10'
COUNTY: Cumberland	DATE: 08/18/16
PROJECT	
M & A Lowcountry Investments, LLC	
Subdivision Plat	
ADDRESS: 415 Cumberland Avenue	
CITY: Portland	
D. S. D.	
DOWNEAST SURVEYING & DEVELOPMENT	
ENWOOD ELLIS, P.L.S. # 1176	
P.O. BOX 624	
CHINA VILLAGE, MAINE 04956	
(207) 886-2507	
MEMBER, MAINE SOCIETY OF LAND SURVEYORS	
STATE OF MAINE	
ENWOOD ELLIS	
LAND SURVEYOR	