

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

CAPPED STEEL PIN SET  
SPC COORDINATES  
N91673.519  
E306713.122  
ELEV. 76.74  
(REPLACES DISTURBED PIPE  
AT THIS LOCATION)

YWCA BUILDING

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

**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 ENCRANCH 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 THE PARCEL BELONGING TO THE YMCA BETWEEN THE STRUCTURES SUBJECT TO THE STAIRS AND EGRESS 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 ENCRANCH 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.

**415 CUMBERLAND AVENUE**  
BOOK 30443, PAGE 133 (FROM CCRD)  
SITE PLAN KEY  
PARCEL: 0.14 ACRES = 6,098 SF  
FOOTPRINT: 4,929 S.F.  
TOTAL FLOOR AREA: 15,745 SF  
EASEMENT: 525 SF  
FIRST FLOOR ELEV.: 85.89

LOT 1  
COMMERCIAL

EXIST. FIRE ESCAPE

BRICK SIDEWALK

MAGNETIC SPIKE SET IN PAVEMENT  
SPC COORDINATES  
N91572.711  
E306782.193  
ELEV. 82.13

APPROXIMATE LOCATION OF EXISTING WATER SERVICE

APPROXIMATE LOCATION OF EXISTING NATURAL GAS SERVICE PIPE

**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

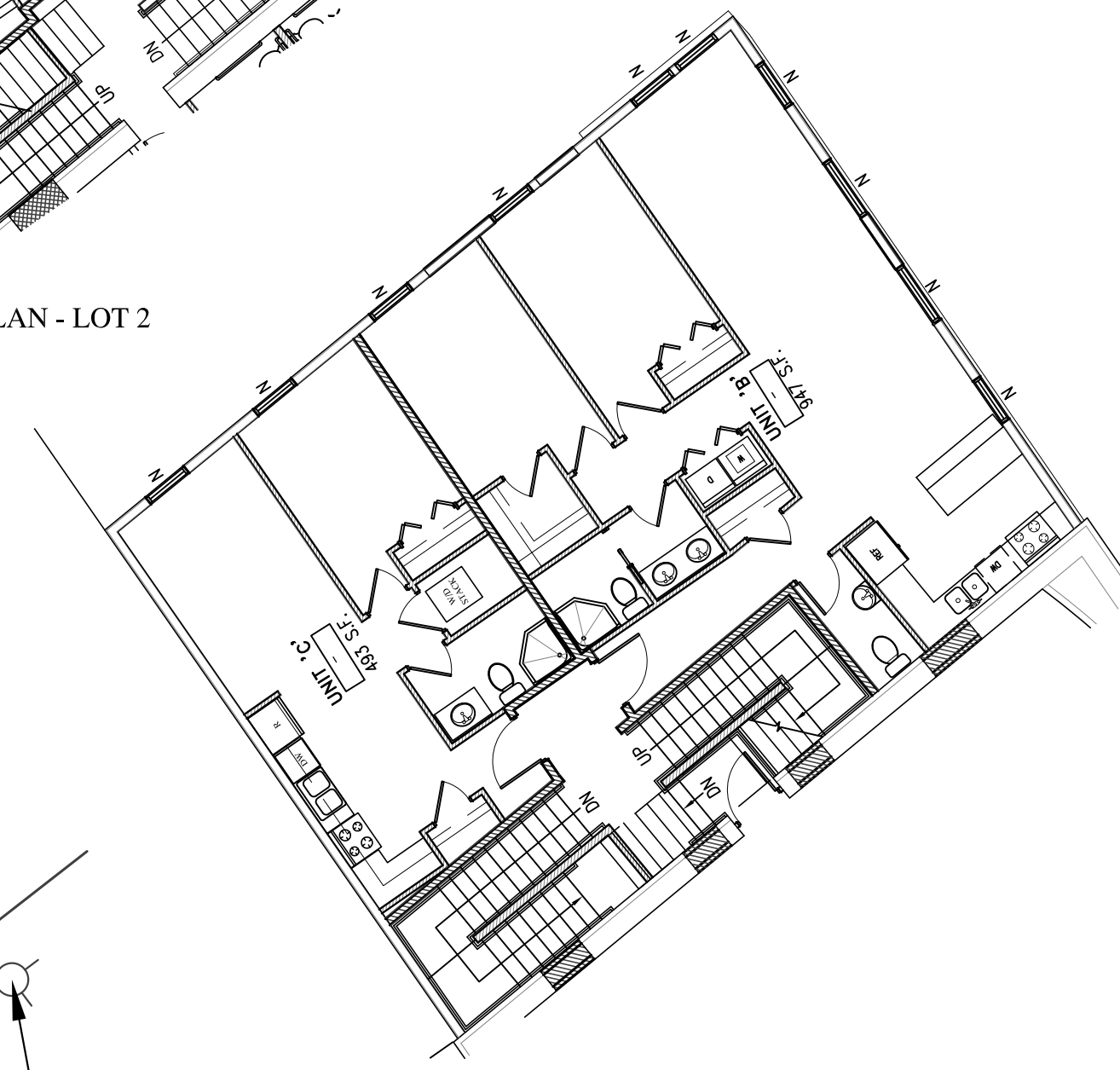
Grid North

Date Approved: \_\_\_\_\_

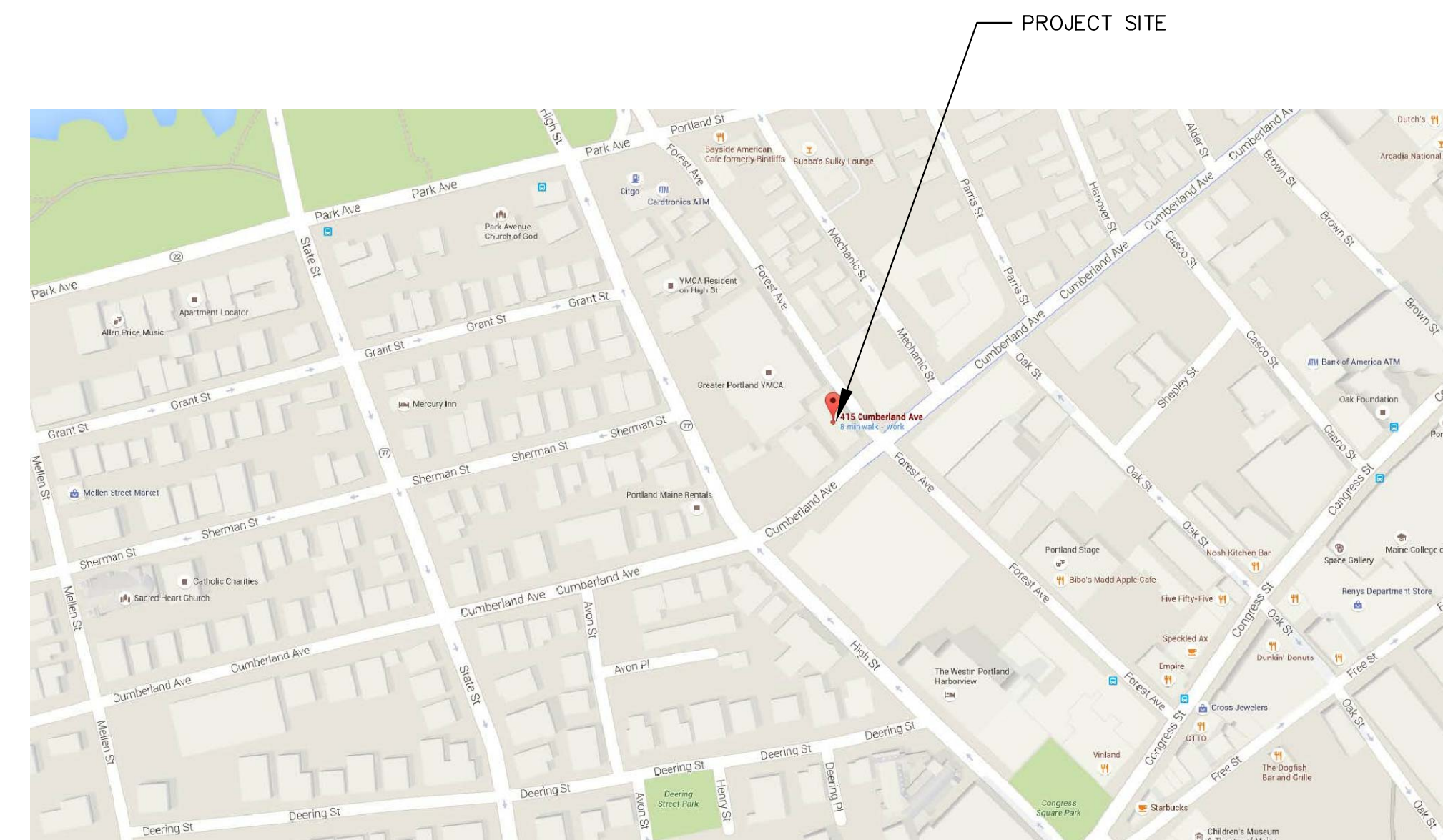
n/f Auesta  
Multi-Unit Structure  
Map/Lot 36-H-19  
Book 31209, Page 311



PARTIAL FIRST FLOOR PLAN - LOT 2  
SCALE: 1" = 10'



PARTIAL SECOND FLOOR PLAN - LOTS 3 & 4  
SCALE: 1" = 10'



LOTUS Map

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



10/22/15	DATE
07/14/16	DATE
1	Plan revisions
2	Plan revisions
	REVISIONS
	DATE
	SCALE 1" = 10'
	COUNTY Cumberland
	CITY Portland
	STATE Maine
<b>OWNER</b>	M & A Lowcountry Investments, LLC 415 Cumberland Avenue Portland, Maine 04101
<b>PROJECT</b>	M & A Lowcountry Investments, LLC Subdivision Plat 415 Cumberland Avenue
<b>D. S. D.</b>	DOWNEAST SURVEYING & DEVELOPMENT EDMUND ELLIS, P.L.S. # 1176 P.O. BOX 6224 ORANVILLE, MAINE 04956 (207) 866-5300 MEMBER MAINE SOCIETY OF LAND SURVEYORS
	STATE OF MAINE EDMUND ELLIS LAND SURVEYOR