

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

CAPPED STEEL PIN SET  
SPC COORDINATES  
N: 299982.438151  
E: 2926697.872998  
ELEV. 76.74  
(REPLACES DISTURBED PIPE  
AT THIS LOCATION)

YMCA 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 ENCROACH ON LOT INDICATED AS MAP/LOT 36-G-32 BY LESS THAN 2 INCHES.
4. COORDINATE SYSTEM IS STATE PLANE COORDINATES, WEST ZONE. NAD 83.
5. VERTICAL DATUM IS USGS 1929. CUSTOM'S HOUSE STEPS 29 NGBD.
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 NORTH, EAST, AND WESTERN ENDS, NEW GARAGE DOORS, WINDOW REPLACEMENTS, AN ELEVATOR BULKHEAD ADDITION AND PROVIDING REQUIRED ROOFTOP RAILINGS.
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.
16. EXISTING ADA RAMP AT INTERSECTION OF FOREST AVE & CUMBERLAND AVE. TO BE REPAIRED OR REPLACED
17. PROJECT PROPOSES TO LOCATE OUTDOOR STORAGE FOR FOUR (4) BICYCLES.

SPC COORDINATES  
N: 300013.435548  
E: 2926737.105145  
ELEV. 73.10

LOTS 2,3,4,5  
RESIDENTIAL  
(SEE PARTIAL PLANS)

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

5 UNIT SUBDIVISION  
BUILDING FLOOR AREA SCHEDULE

APT. #	FLOOR	BR	FLOOR AREA (SF)
A (LOT #2)	1st	2	1,122
B (LOT #3)	1st	1	490
C (LOT #4)	2nd	1	525
D (LOT #5)	2nd	2	1,000
RESIDENTIAL TOTAL:			3,137
COMMERCIAL			0,1,2,3
GARAGE			0
BASEMENT			0
COMMON AREA			0,1,2,3
COMMERCIAL TOTAL:			12,442

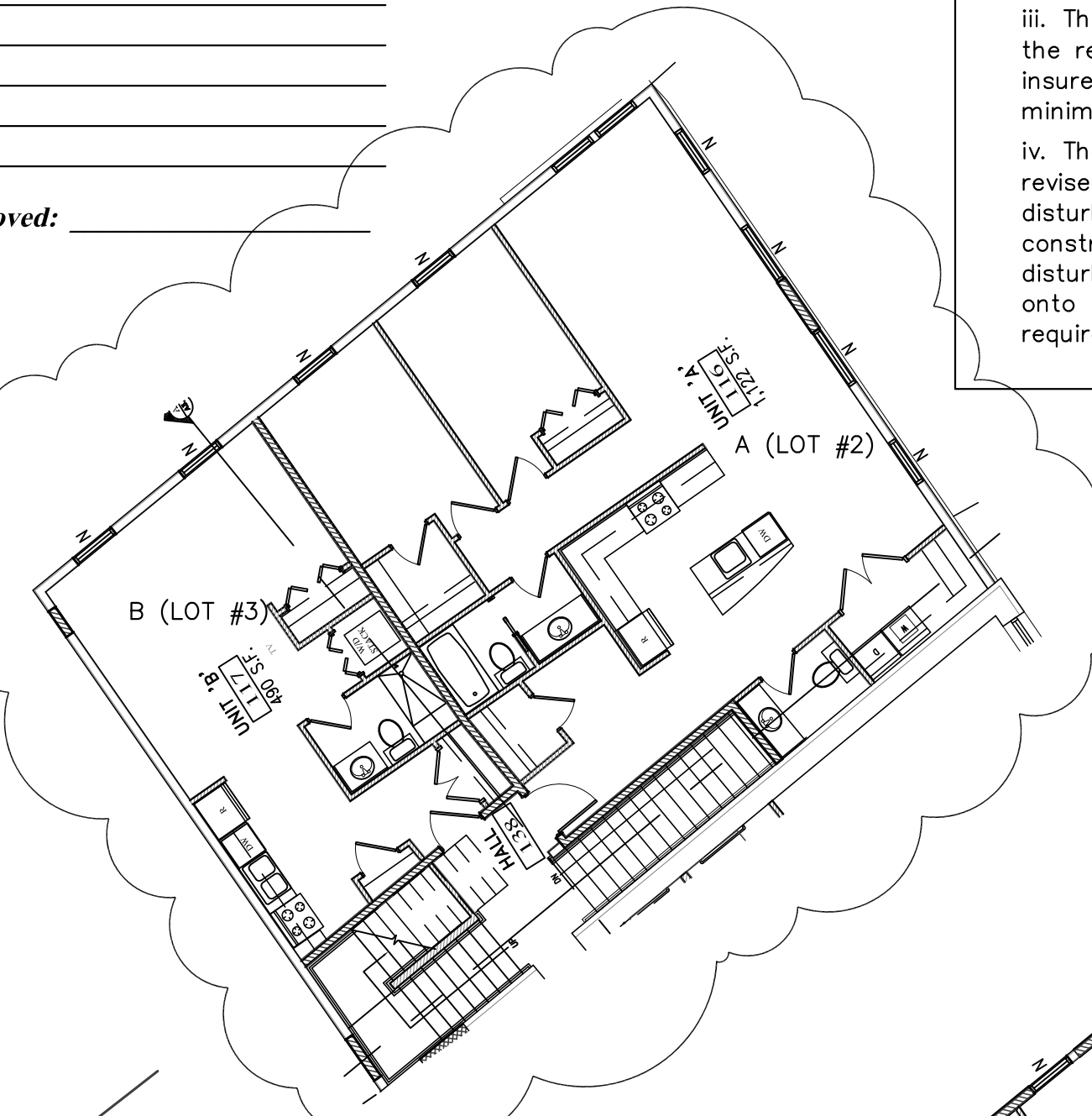
Approved by the Portland  
Planning Board

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

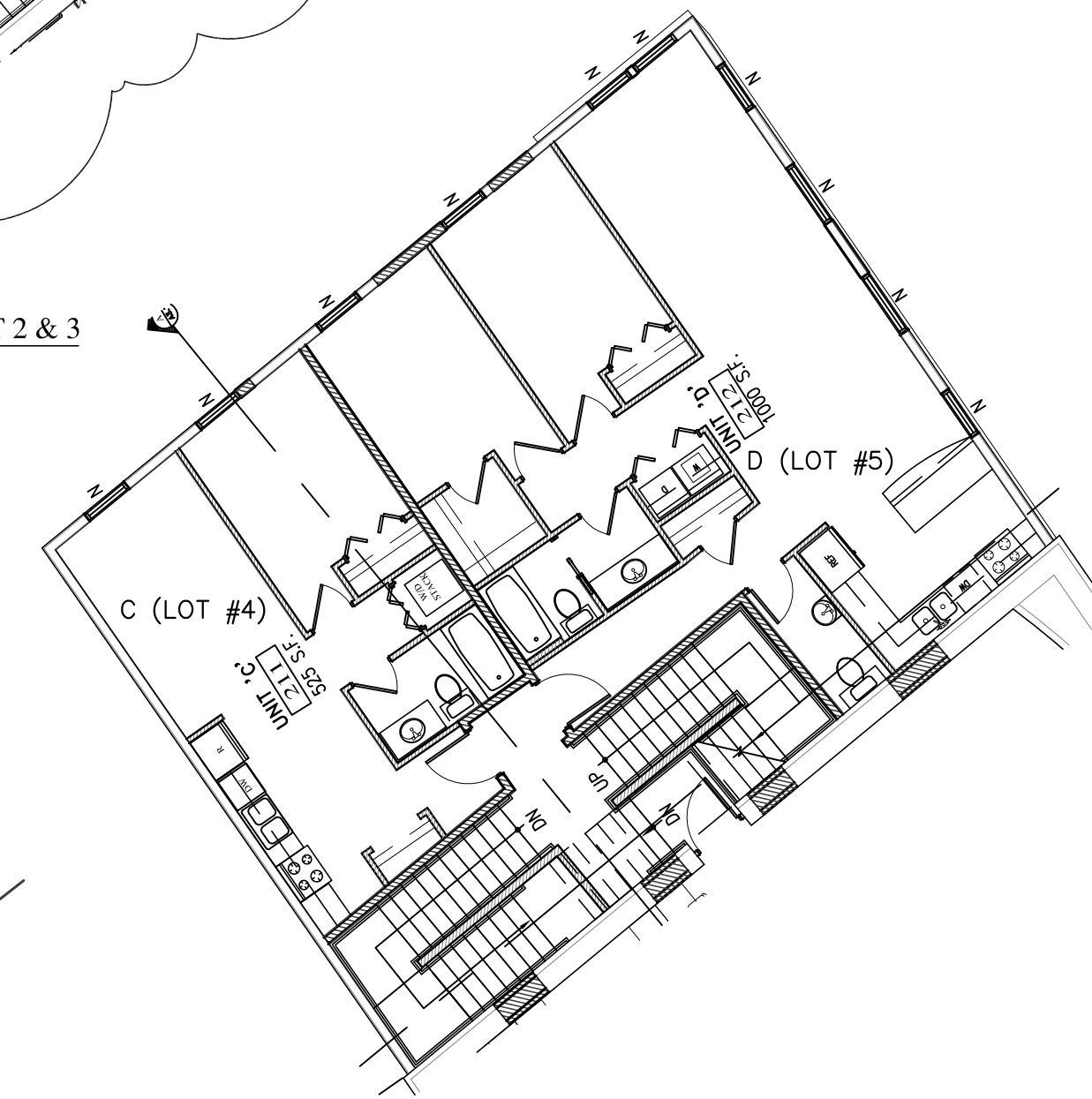
PLANNING BOARD  
CONDITIONS OF APPROVAL

- SUBDIVISION REVIEW CONDITIONS OF APPROVAL:
- ii. That in the event the property is converted to a condominium, that the recorded condominium documents shall be copied to the Planning Authority.
  - iii. That the tandem parking spaces be designated for the residential units only (or for low turnover use) to insure that backing maneuvers onto Forest Ave. are minimized given vehicle and pedestrian levels.
  - iv. That the Construction Management Plan shall be revised to note that existing catch basins near any disturbed areas shall be protected, and cleaned following construction as necessary, and that if the site disturbance results in the tracking of any sediment onto the surrounding streets, they will be swept as required.

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



PARTIAL FIRST FLOOR PLAN - LOT 2 & 3  
SCALE: 1" = 10'



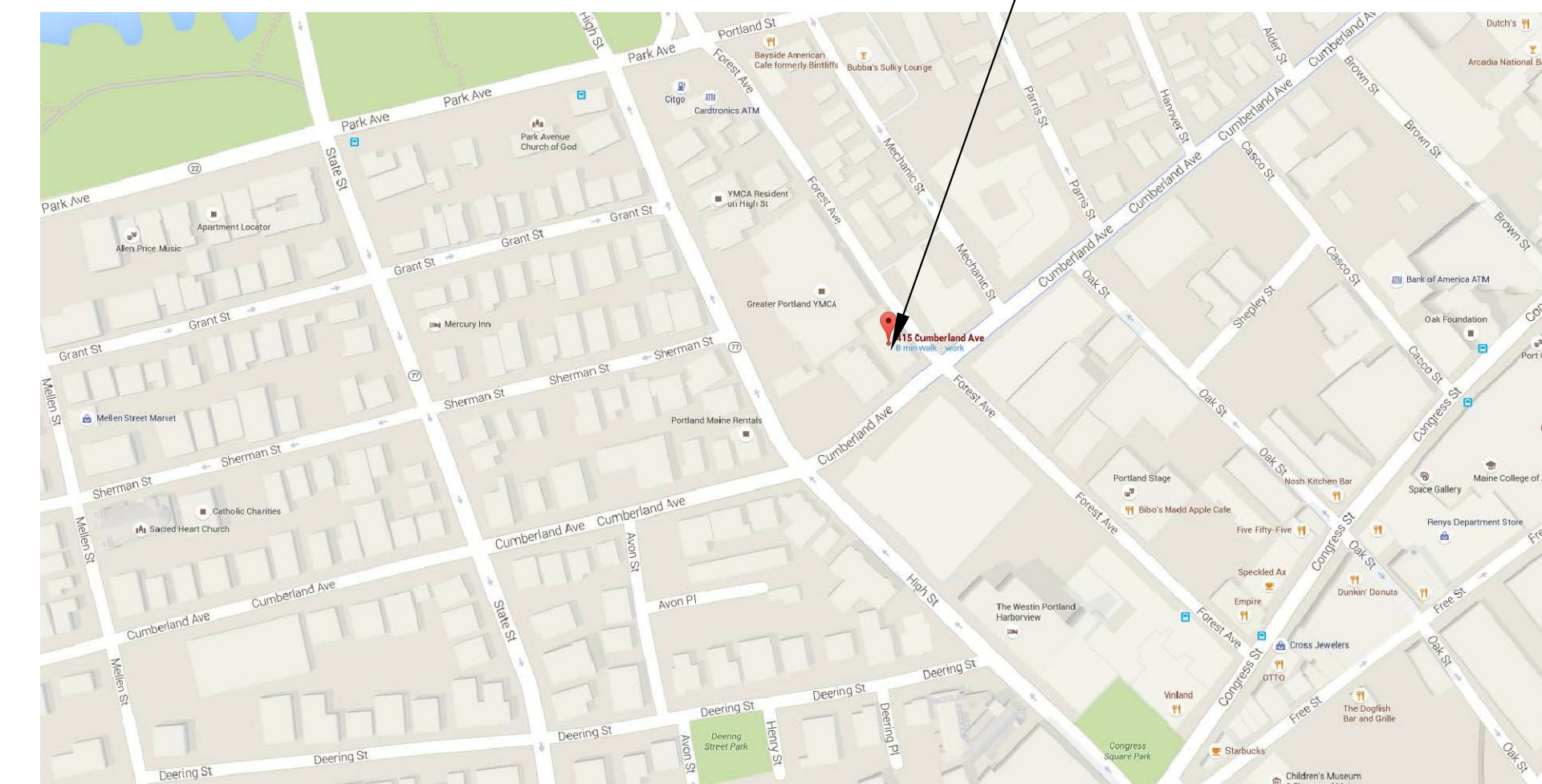
PARTIAL SECOND FLOOR PLAN - LOTS 4 & 5  
SCALE: 1" = 10'

Cumberland Avenue  
4 Rod Road

GRID NORTH



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



LOCUS Map

NO.	REVISIONS	DATE
3	Plan revisions	07/21/16
4	Plan revisions	07/25/16
5	Plan revisions	07/26/16
6	Plan revisions	08/16/16
7	Plan revisions	08/24/16
8	Plan revisions	08/29/16
9	Plan revisions	09/21/16

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

PROJECT  
M & A Lowcountry Investments, LLC  
5 Unit Subdivision Plat  
ADDRESS  
415 Cumberland Avenue  
CITY  
Portland  
COUNTY  
Cumberland  
STATE  
Maine  
DATE  
06/16/16  
SCALE  
1" = 10'

D. S. D.  
DOWNEAST SURVEYING & DEVELOPMENT  
ENCLAVE ELLIS, P.L.L.C. # 1176  
P.O. BOX 624  
CHINA VILLAGE, MAINE 04926  
(207) 868-2507  
MEMBER MAINE SOCIETY OF LAND SURVEYORS

