

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:

- 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. NAD 83.
- VERTICAL DATUM IS USGS 1929. CUSTOM'S HOUSE STEPS 29 NGBD.
- NO FLOOD HAZARD AREA AT SITE.
- UTILITIES SHOWN AS EXISTING.
- 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.
- 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.
- EXISTING ADA RAMP AT INTERSECTION OF FOREST AVE & CUMBERLAND AVE. TO BE REPAIRED OR REPLACED
- PROJECT PROPOSES TO LOCATE OUTDOOR STORAGE FOR FOUR (4) 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

**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		7,097
GARAGE	0		1,830
BASEMENT	0		1,569
COMMON AREA	0,1,2,3		1,946
COMMERCIAL TOTAL:			12,442

Approved by the Portland
Planning Board

Date Approved: _____

PLANNING BOARD
CONDITIONS OF APPROVAL

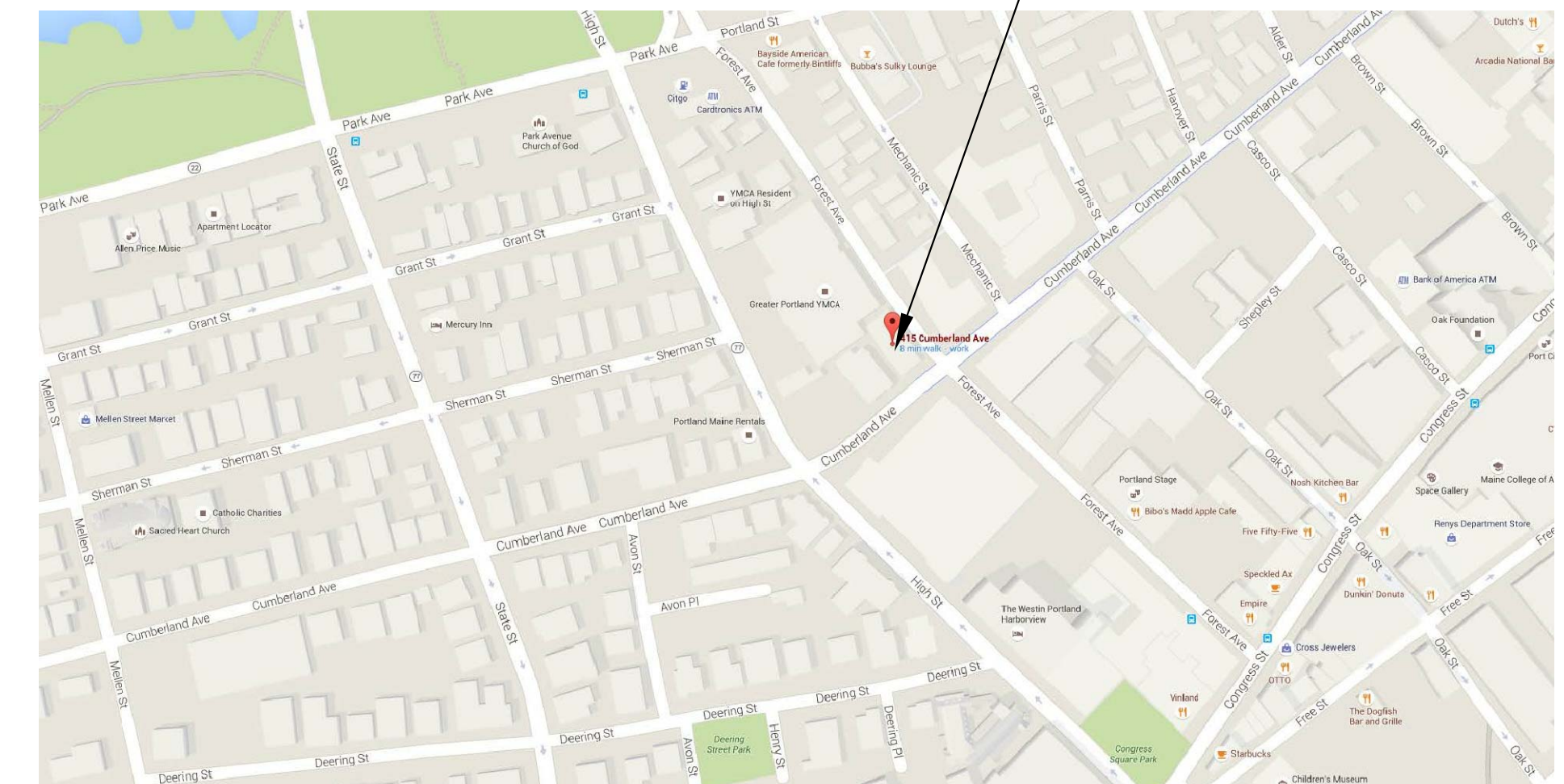
- SUBDIVISION REVIEW CONDITIONS OF APPROVAL:
- That in the event the property is converted to a condominium, that the recorded condominium documents shall be copied to the Planning Authority.
 - That the tandem parking spaces be designated for the residential units only (or for low turnover use) to insure that backing maneuvers onto Forest Ave. are minimized given vehicle and pedestrian levels.
 - 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'

GRID NORTH



LOCUS Map

3	Plan Revisions	07/21/16	DATE
4	Plan Revisions	07/28/16	DATE
5	Plan Revisions	08/15/16	DATE
6	Plan Revisions	08/23/16	DATE
7	Plan Revisions	08/23/16	DATE
8	Plan Revisions	08/23/16	DATE
9	Plan Revisions	09/21/16	DATE
OWNER		M&A Lowcountry Investments, LLC	
PROJECT		M & A Lowcountry Investments, LLC	
		5 Unit Subdivision Plat	
ADDRESS		415 Cumberland Avenue	
CITY		Portland	
COUNTY		Cumberland	
STATE		Maine	
SCALE		1" = 10'	
DATE		08/16/16	

D. S. D.
DOWNEAST SURVEYING & DEVELOPMENT
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MEMBER, MAINE SOCIETY OF LAND SURVEYORS

