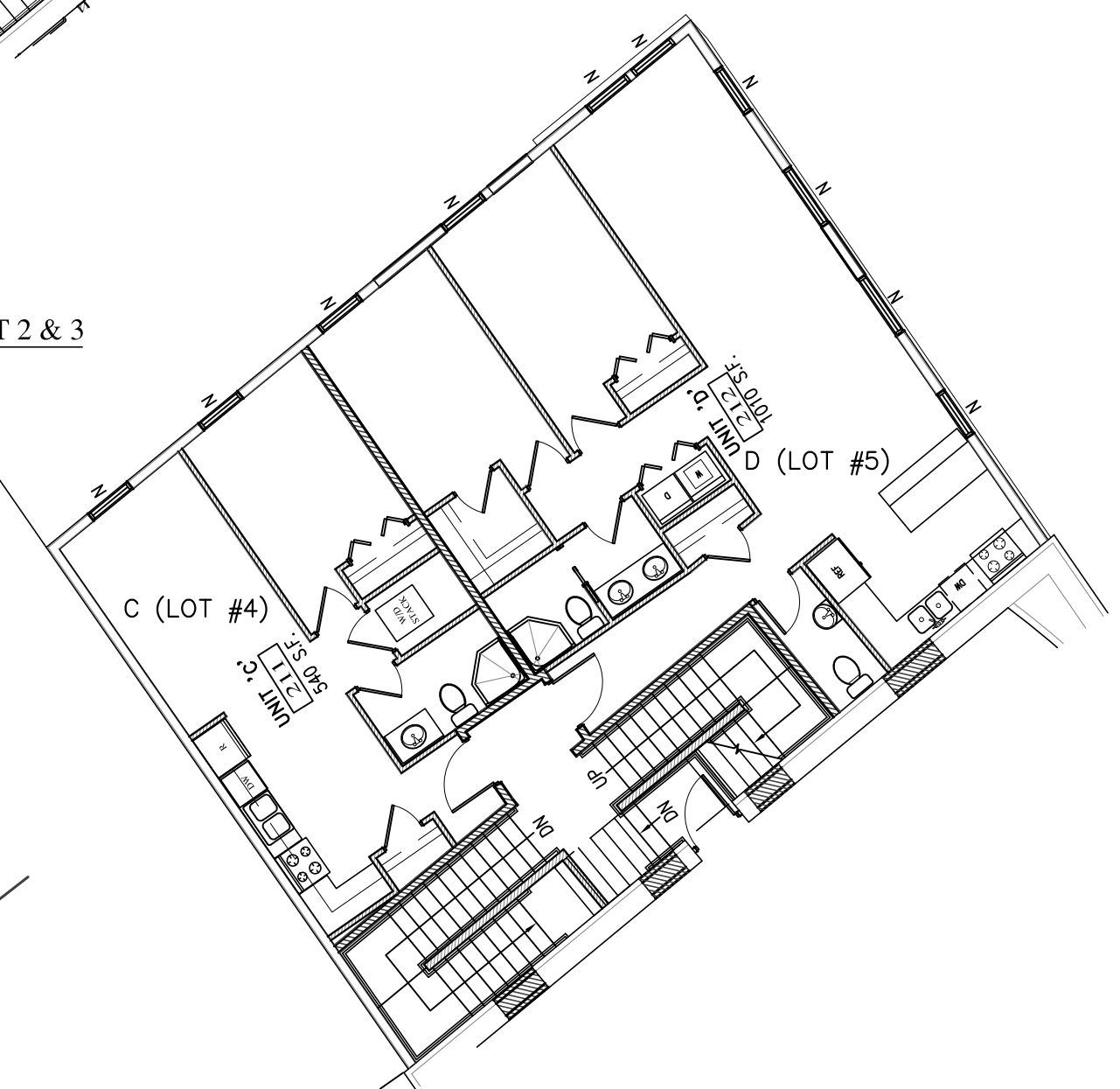
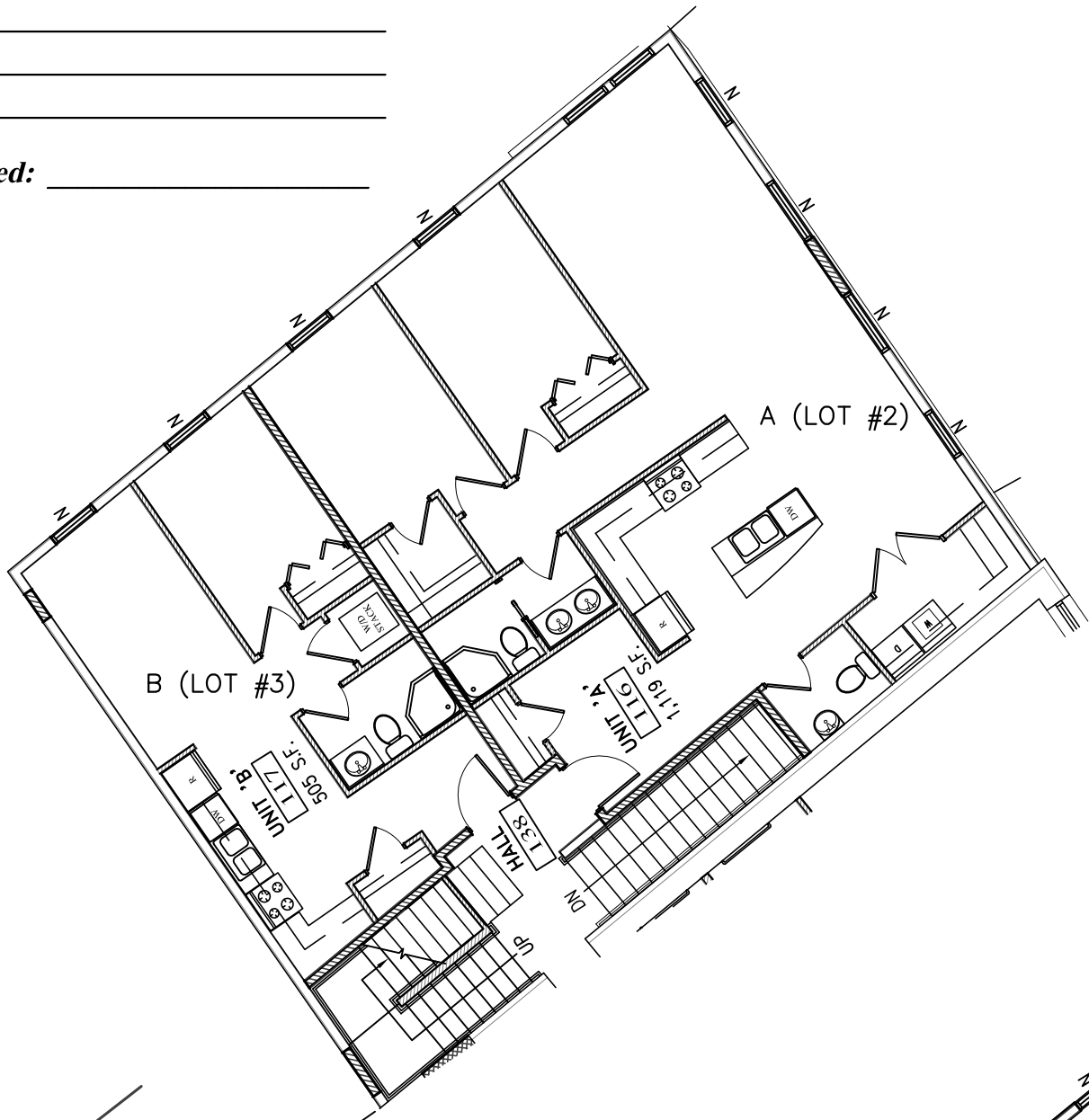
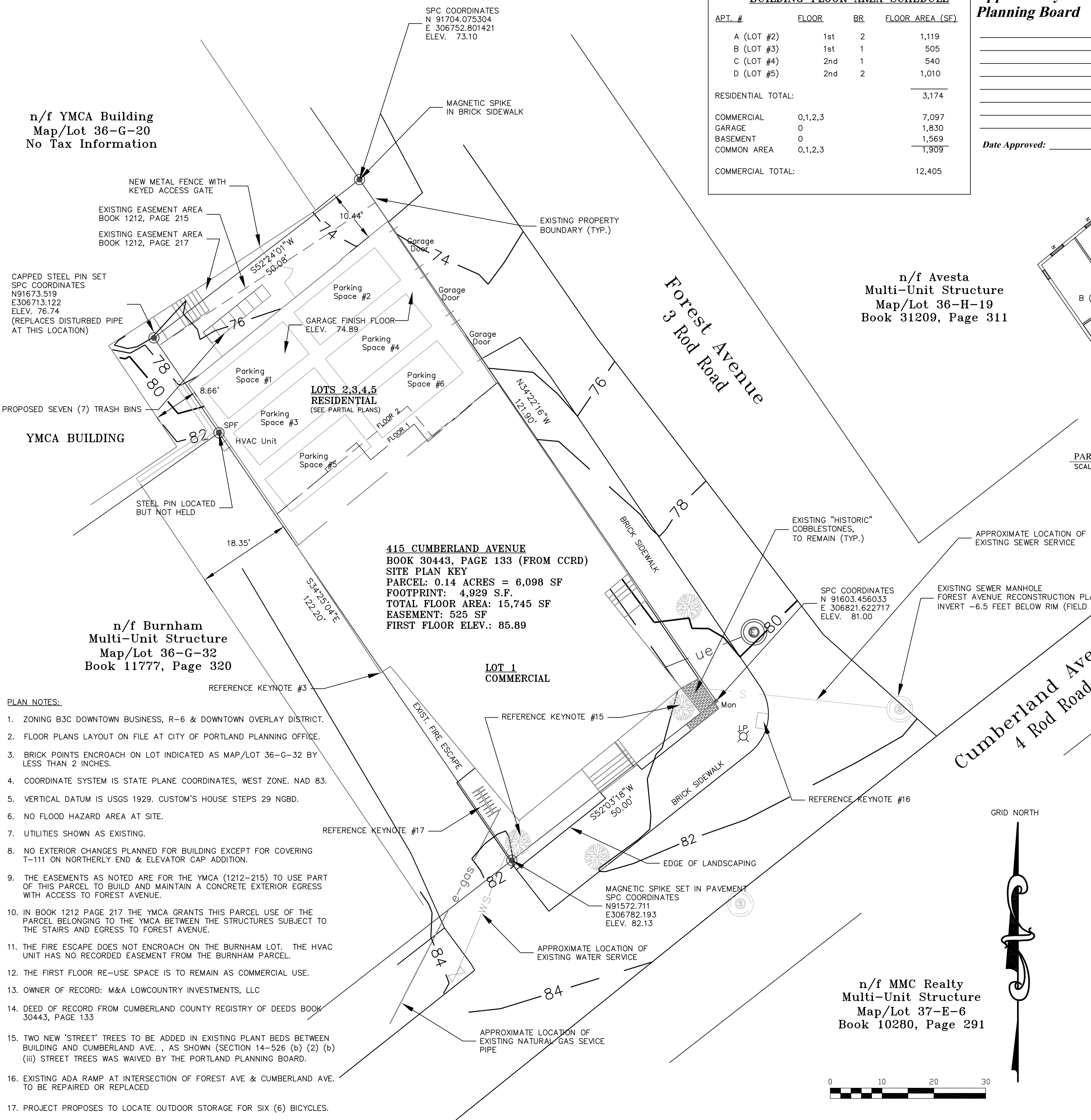


n/f YMCA Building
Map/Lot 36-G-20
No Tax Information

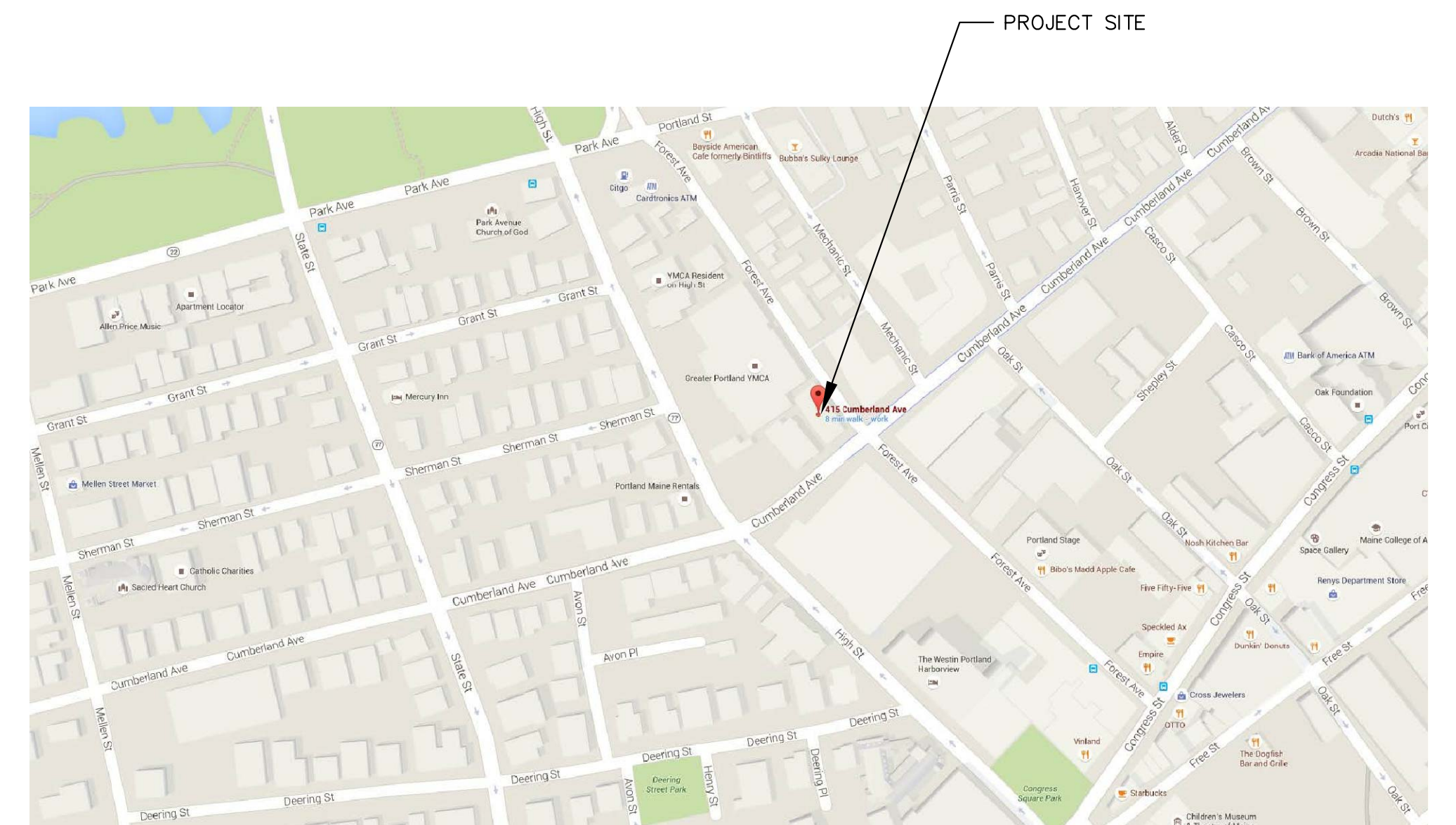
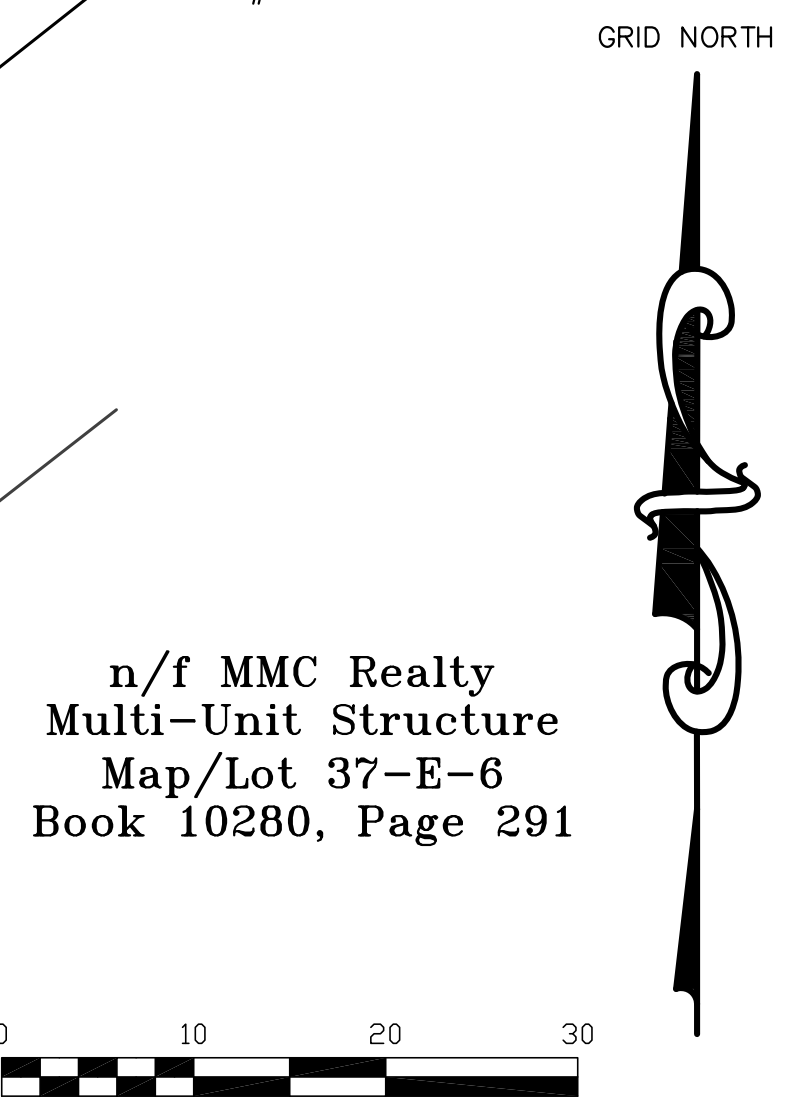
BUILDING FLOOR AREA SCHEDULE				
APT. #	FLOOR	BR	FLOOR AREA (SF)	
A (LOT #2)	1st	2	1,119	
B (LOT #3)	1st	1	505	
C (LOT #4)	2nd	1	540	
D (LOT #5)	2nd	2	1,010	
RESIDENTIAL TOTAL:			3,174	
COMMERCIAL			0,1,2,3	7,097
GARAGE			0	1,830
BASEMENT			0	1,569
COMMON AREA			0,1,2,3	1,909
COMMERCIAL TOTAL:			12,405	

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, 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 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 (SECTION 14-526 (b) (2) (b) (iii) STREET TREES WAS WAIVED BY THE PORTLAND PLANNING BOARD.
 - 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.



1	Plan revisions	10/22/15	DATE
2	Plan revisions	07/14/16	DATE
3	Plan revisions	07/28/16	DATE
4	Plan revisions	07/28/16	DATE
5	Plan revisions	07/28/16	DATE
6	Plan revisions	08/16/16	DATE
7	Plan revisions	08/24/16	DATE

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

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

CITY: Portland
COUNTY: Cumberland
STATE: Maine

PROJECT: M & A Lowcountry Investments, LLC
Subdivision Plat
415 Cumberland Avenue
Portland, Maine 04101

D. S. D.
DOWNEAST SURVEYING & DEVELOPMENT
ENWOOD ELLIS, P.L.L.C. # 1176
P.O. BOX 624
CHINA VILLAGE, MAINE 04936
(207) 886-2507

MEMBER, MAINE SOCIETY OF LAND SURVEYORS

STATE OF MAINE
ENWOOD ELLIS
LAND SURVEYOR