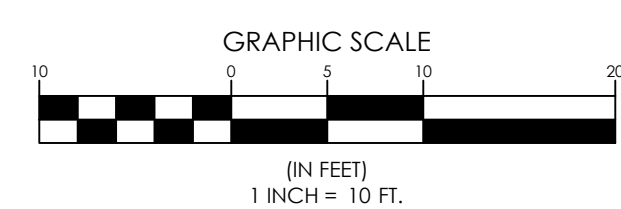


BENCHMARK "X" ON  
FLANGE BOLT LEFT  
OF "R"  
ELEV.=37.27'

**LEGEND**

EXISTING	
	PROPERTY LINE/R.O.W.
	BENCHMARK
	BUILDING
	DECK/STEPS/
	EDGE PAVEMENT
	PAVEMENT PAINT
	CURB LINE
	CONTOURS
	SPOT GRADE
	DECIDUOUS TREE
	CONIFEROUS TREE
	SIGN
	GAS
	GAS GATE VALVE
	GAS METER
	WATER SHUT OFF
	HYDRANT
	CATCH BASIN
	LIGHT POLE



**LOCATION MAP**

N.T.S.

**GENERAL NOTES:**

- THE RECORD OWNER OF THE PARCEL IS DOMINIC REALI REALTY, LLC BY DEED DATED DECEMBER 31, 1999 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 14437, PAGE 266.
- THE PROPERTY IS SHOWN AS LOT 24, BLOCK D ON THE CITY OF PORTLAND TAX MAP 20 AND IS LOCATED IN THE IS-FSB ZONING DISTRICT.
- SPACE AND BULK CRITERIA FOR THE IS-FSB ZONING DISTRICT ARE AS FOLLOWS:  
NET RESIDENTIAL DENSITY:  
MINIMUM LOT SIZE:  
MINIMUM STREET FRONTAGE:  
MINIMUM FRONT YARD:  
MINIMUM SIDE YARD:  
MINIMUM REAR YARD:  
MAXIMUM BUILDING HEIGHT:  
MAXIMUM BUILDING COVERAGE:  
• SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN JANUARY 2017.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NGVD29, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0014 B, HAVING AN EFFECTIVE DATE OF JULY 17, 1995. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING. (NO SHADING)

PROGRESS  
PRINT

CHARLES D. MARCHESE, PLS 2009

DESIGNED	CHECKED
CDM	CHK BY

REV	DATE	ISSUED TO	CLIENT FOR REVIEW
A	1-23-17	CDM	ISSUED TO CLIENT FOR REVIEW

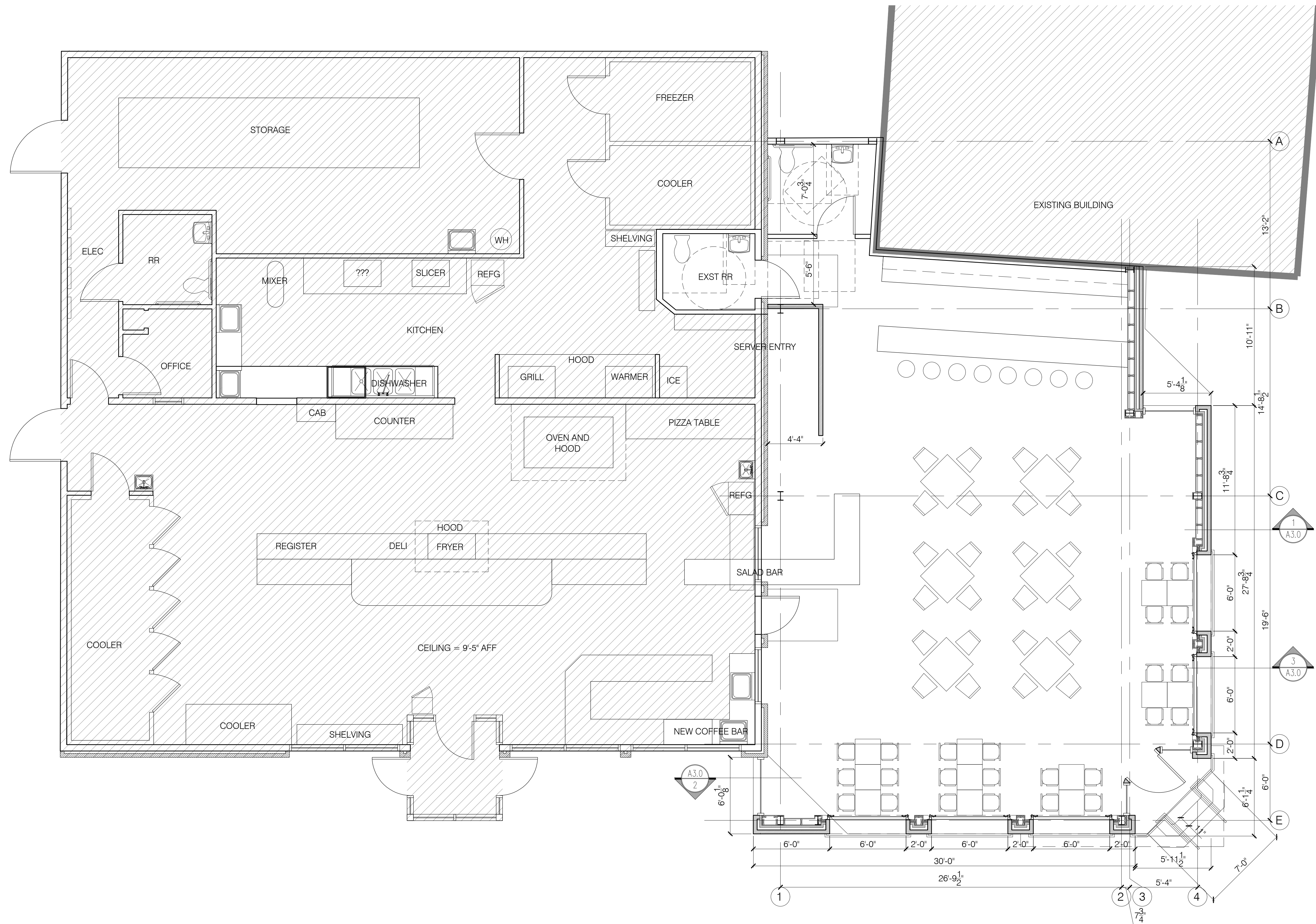
**SEBAGO**  
TECHINCS

WWW.SEBAGOTECHINCS.COM  
250 Goddard Rd.  
Suite 1A  
South Portland, ME 04106  
Tel: 207-260-2100 Fax: 207-785-5868

EXISTING CONDITIONS PLAN  
OF:  
71 INDIA STREET  
INDIA STREET  
PORTLAND, MAINE  
FOR:  
DOMINIC REALI REALTY, LLC  
312 ST. JOHN STREET, 2ND FLOOR  
PORTLAND, MAINE 04102

PROJECT NO.	SCALE
16539	1" = 10'

SHEET 1 OF 1

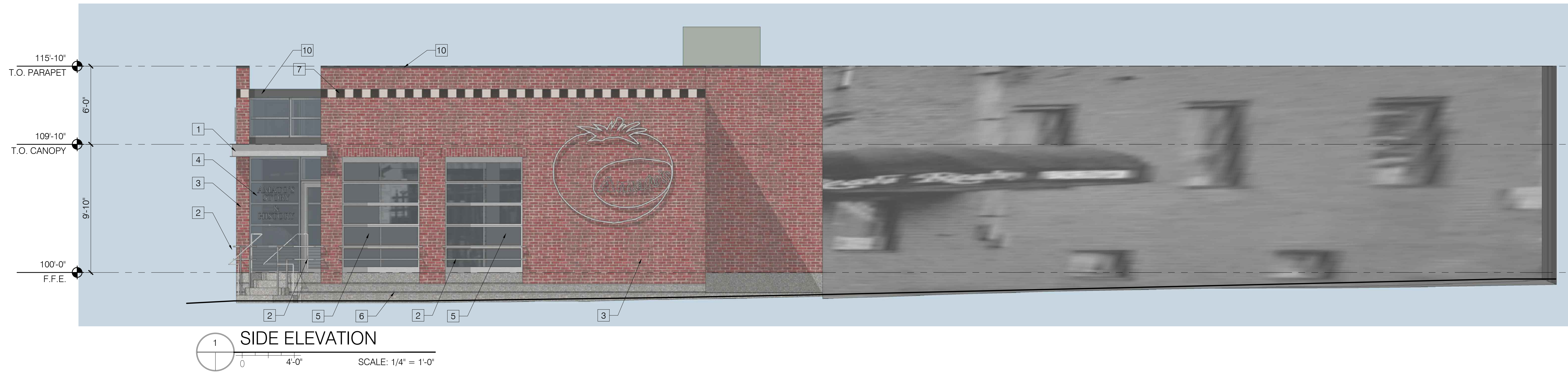


**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



REVISIONS

NO.	DATE	DESCRIPTION
1		A3.0
2		
3		A3.0
4		
5		



1 SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS

1	-
2	-
3	-
4	-
5	-

**DOCUMENTS NOT FOR CONSTRUCTION**

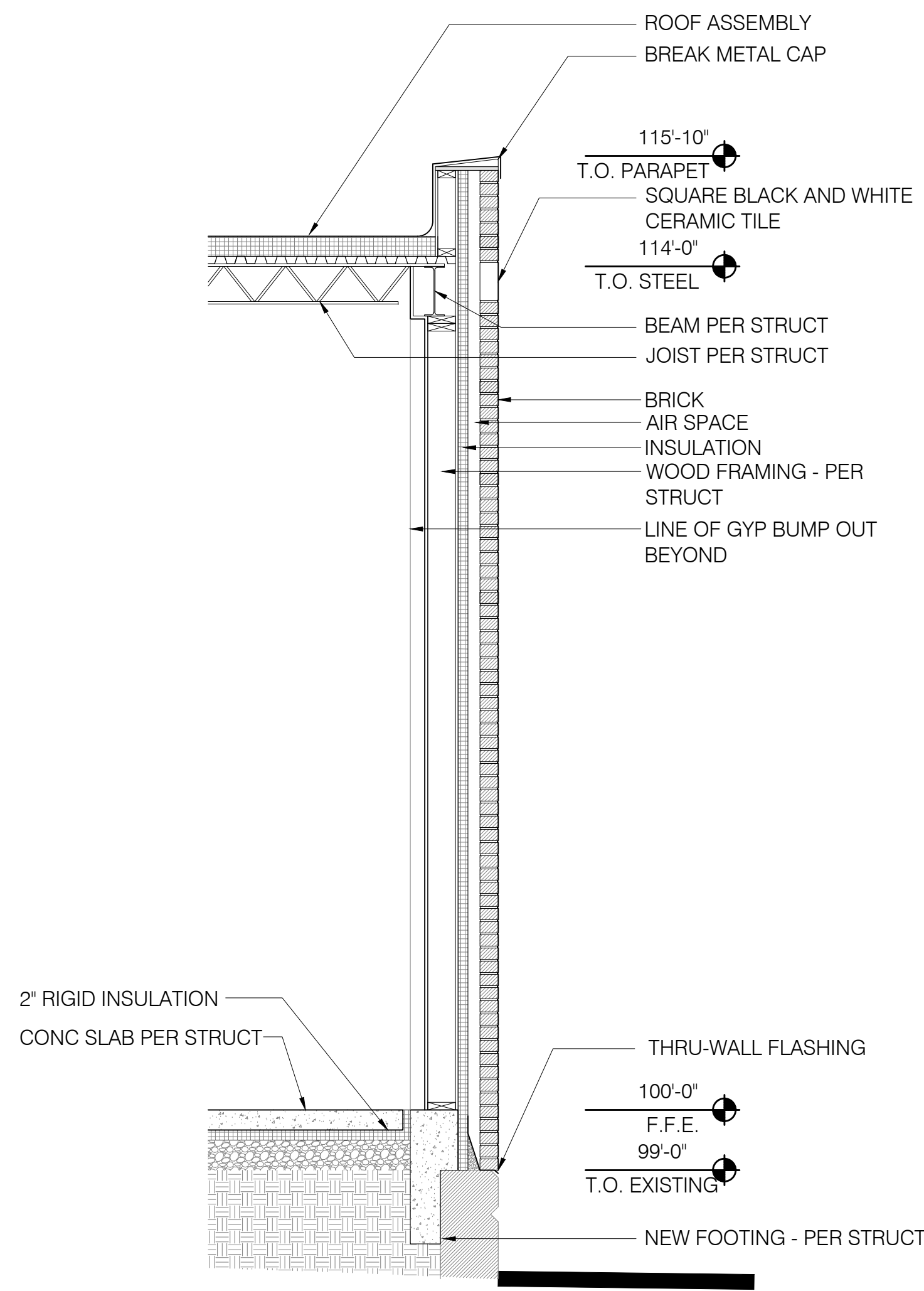
**ELEVATIONS**

DRAWN BY  
**EMW**  
SHEET TITLE

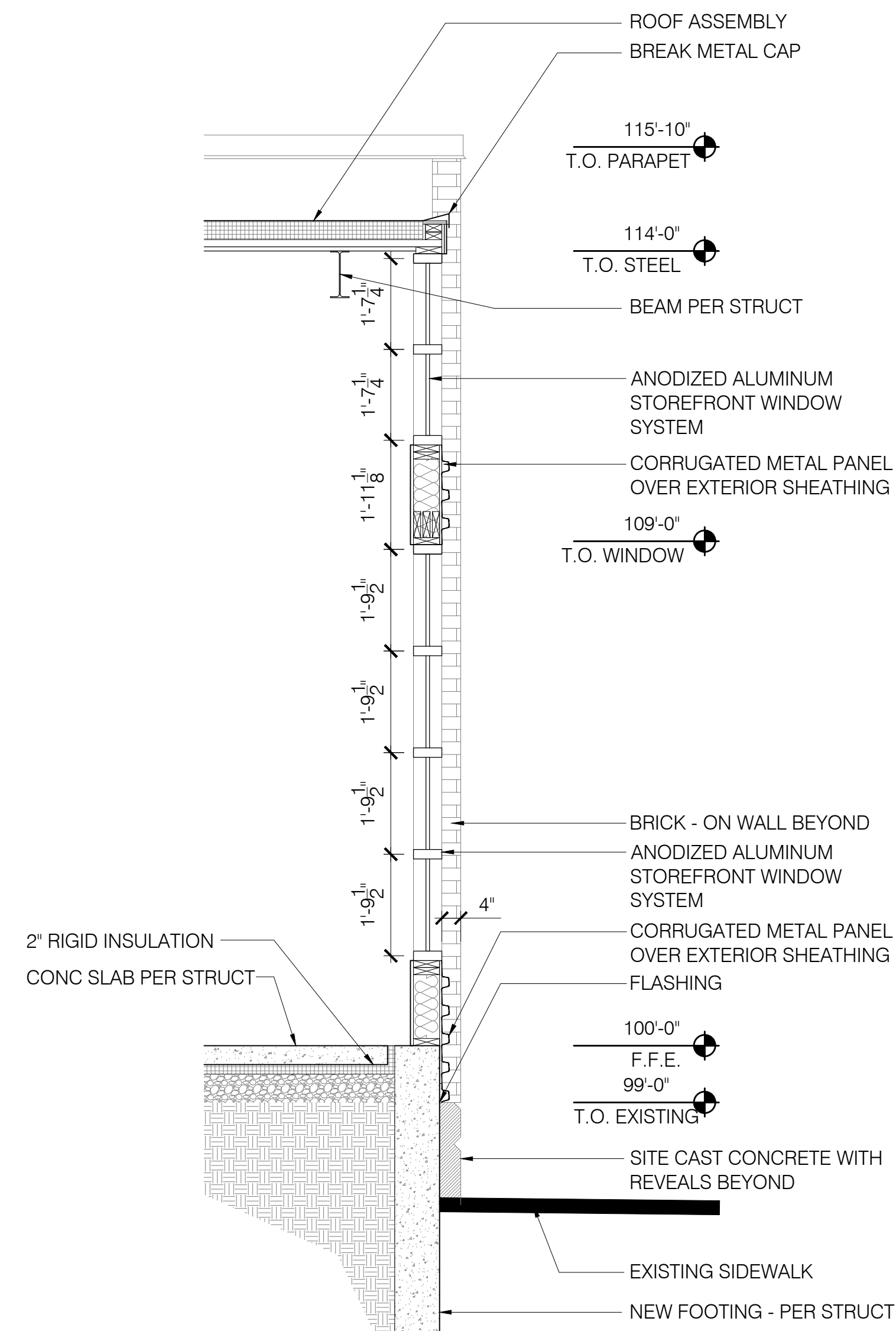
ISSUE DATE  
**5/03/17**  
SHEET SCALE  
1/4" = 1'-0"

**A**

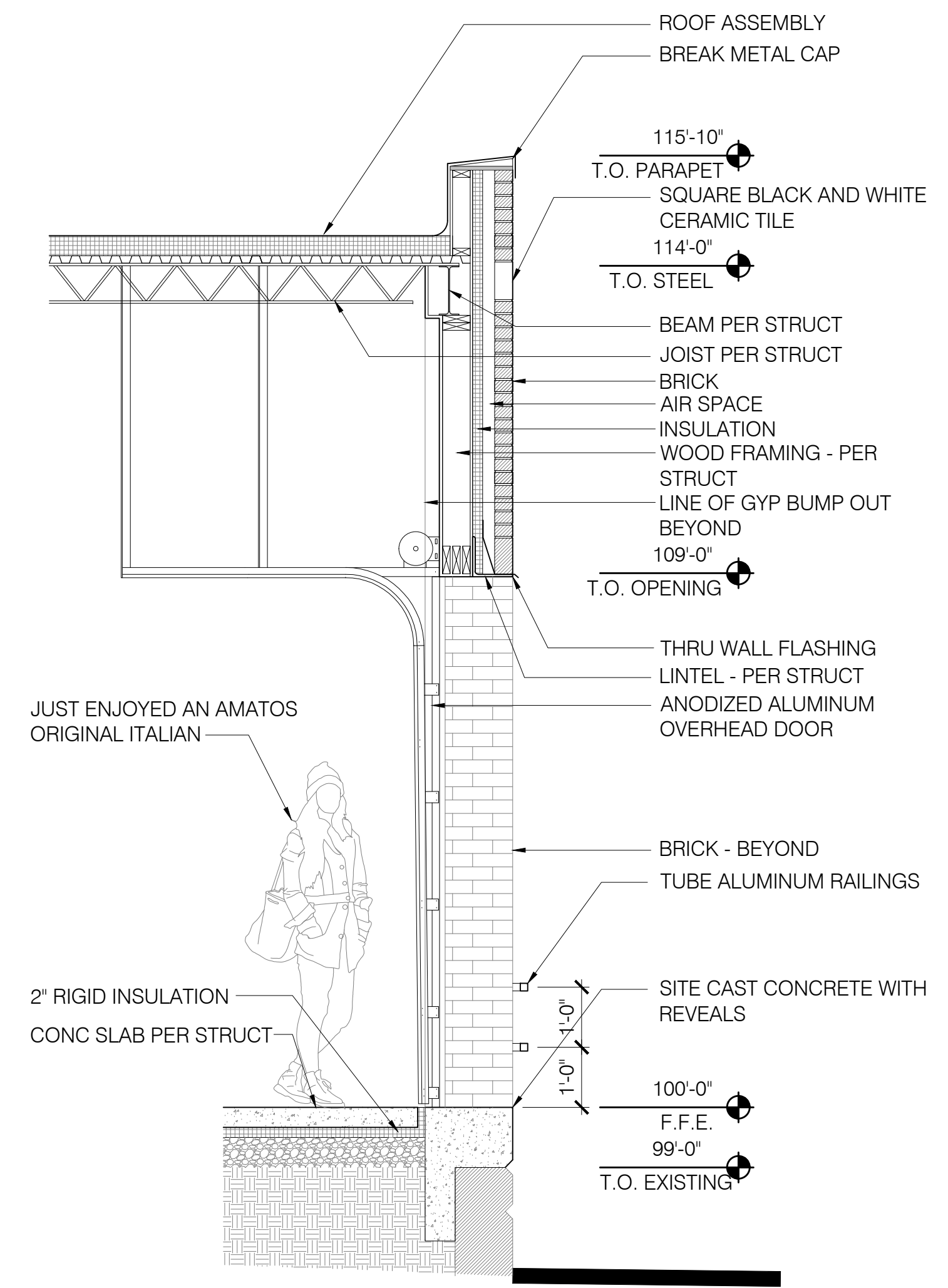
2.0



1 SECTION - BRICK WALL  
SCALE: 1/2" = 1'-0"



2 SECTION - WINDOW  
SCALE: 1/2" = 1'-0"



3 SECTION - OH DOOR  
SCALE: 1/2" = 1'-0"