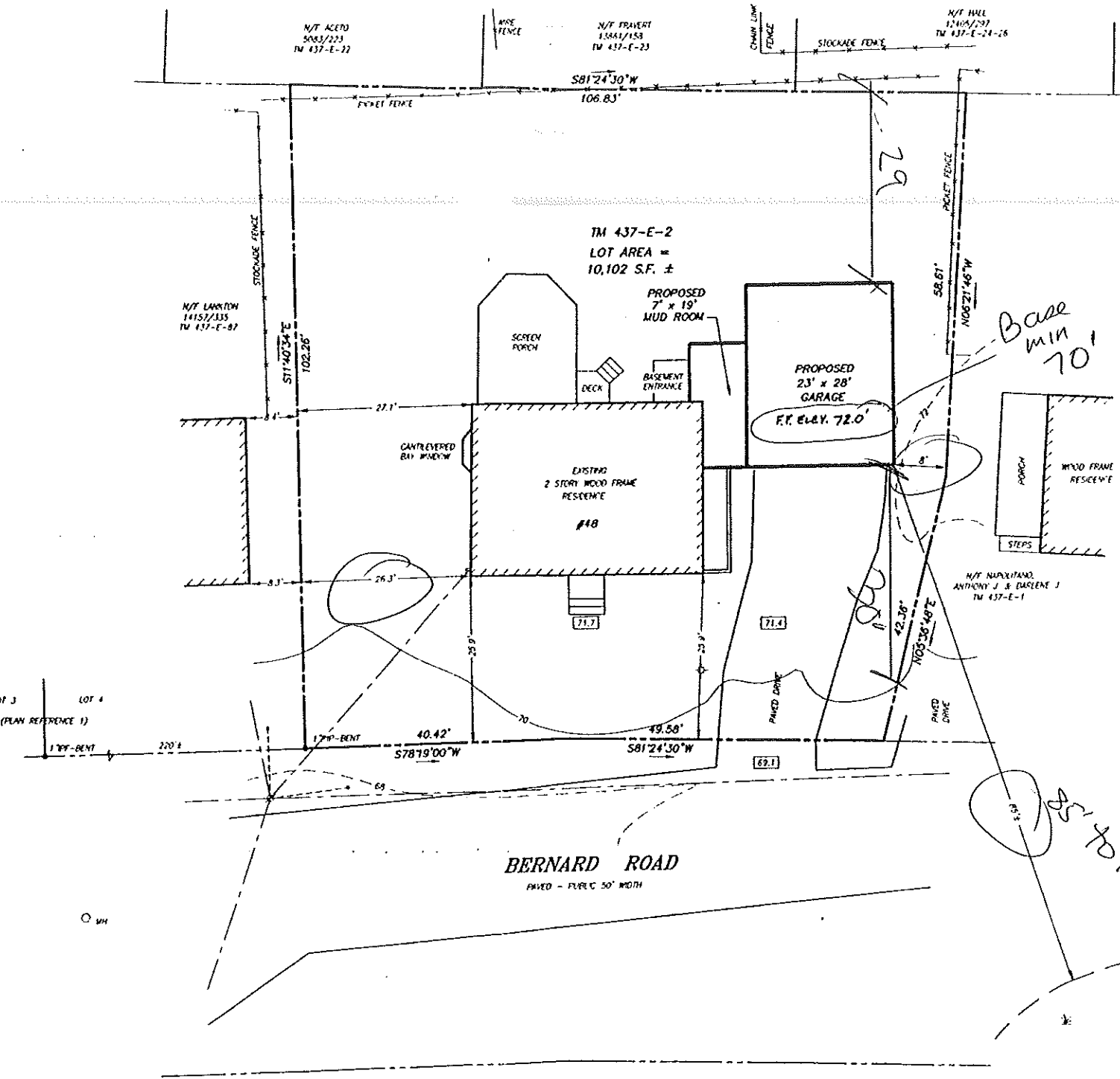


PLAN REFERENCES

1. PLAN OF PROPERTY SECTION "B" MEADOW VIEW PARK MADE FOR THE MINAT CORPORATION BY CARL E. EMERY DATED SEPTEMBER 12, 1951 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 60 PAGE
2. LOT PLAN OF MEADOW VIEW PARK OWNED BY THE MINAT CORPORATION DATED JANUARY 16, 1938 BY CARL E. EMERY AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON APRIL 6, 1938 IN BOOK 45, PAGE 4.
3. PLAN OF LAND TITLED "WASHINGTON PARK, PORTLAND, MAINE" DATED 1903 BY J.A. JONES, C.E. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10, PAGE 123.
4. CITY OF PORTLAND TAX MAPS.

NOTES

1. OWNER OF RECORD IS ROBERT B. AND VICKI J. NAPOLITANO BY WARRANTY DEED DATED MAY 29, 1984 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6482 PAGE 289.
2. PARCEL IS SHOWN AS LOT 2 BLOCK E ON CITY OF PORTLAND'S ASSESSOR'S MAP 437.
3. PARCEL IS LOCATED WITHIN ZONE R-3:
 MINIMUM LOT AREA: 8,500 SQ. FT.
 MINIMUM STREET FRONTAGE: 50 FT.
 MINIMUM FRONT YARD, PRINCIPAL OR ACCESSORY STRUCTURES: 25 FT.
 MINIMUM REAR YARD:
 PRINCIPAL OR ACCESSORY STRUCTURES WITH 100 SQ. FT.: 25 FT.
 ACCESSORY DETACHED STRUCTURES WITH GROUND COVERAGE OF 100 SQ. FT. OR LESS: 5 FT.
 MINIMUM SIDE YARD:
 PRINCIPAL OR ACCESSORY STRUCTURES WITH 100 SQ. FT.:
 1 STORY: 8 FT.
 1-1/2 STORIES: 8 FT.
 2 STORIES: 14 FT.
 2-1/2 STORIES: 18 FT.
 ACCESSORY DETACHED STRUCTURES WITH GROUND COVERAGE OF 100 SQ. FT. OR LESS: 5 FT.
 MAXIMUM LOT COVERAGE: 25 PERCENT OF LOT AREA
 MAXIMUM STRUCTURE HEIGHT:
 PRINCIPAL OR ACCESSORY ATTACHED STRUCTURE: 35 FT.
 ACCESSORY DETACHED STRUCTURE: 18 FT.
4. SURVEY PERFORMED UNDER WINTER CONDITIONS. PAVEMENT LOCATIONS APPROXIMATE DUE TO HEAVY SNOW AND ICE COVERAGE.
5. BEARINGS ARE BASED ON PLAN REFERENCE 3.
6. DOWNSET BOLT ON HYDRANT AT MOCHA STREET AND WASHINGTON AVENUE ELEV.=74.37 CITY DATUM.
7. PROPOSED ADDITIONS DO NOT LIE WITHIN FLOOD HAZARD ZONE A2 WITH BASE FLOOD ELEVATION OF 70.00'.
8. WETLANDS TAKEN FROM CITY OF PORTLAND AERIAL MAPPING.



R3 Zone
 Front 25' Reg 43' shown
 Rear 25' Reg 29' shown
 Side 2 story 14' Reg 8' + 26' shown
 for every 1' in width one side yard is reduce must be added to the other side - to no less than 8'

LEGEND:

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- FENCE
- OVERHEAD WIRES
- EXISTING GRADE

GRAPHIC SCALE

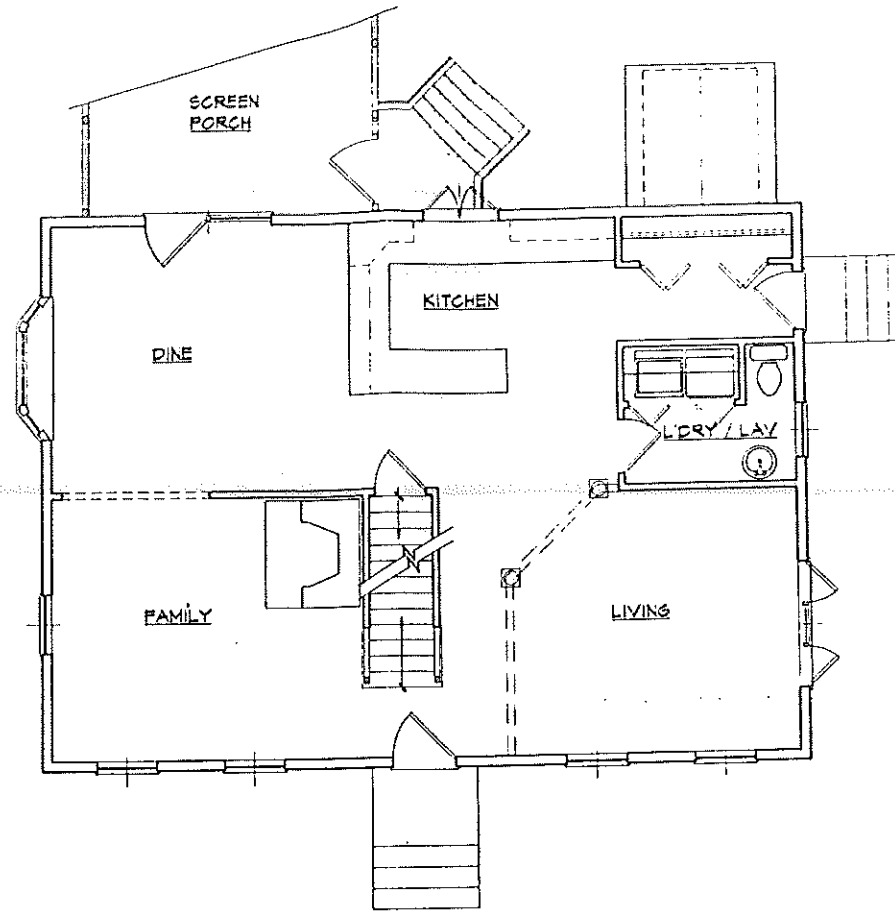
SITE PLAN

ON
 BERNARD ROAD, PORTLAND, MAINE
 MADE FOR
 ROBERT NAPOLITANO
 48 BERNARD ROAD, PORTLAND, MAINE

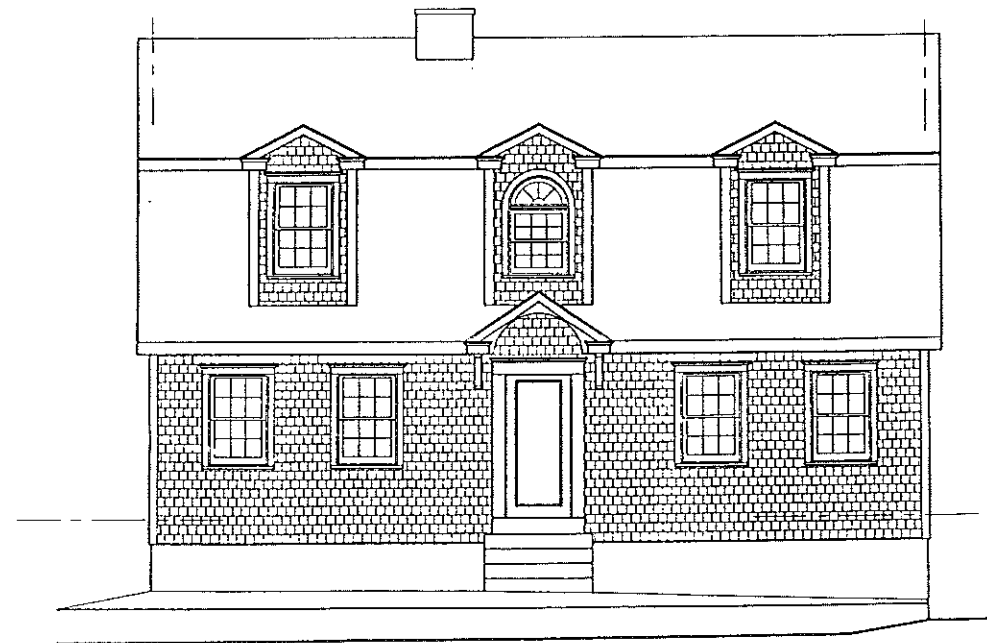
OWEN HASKELL, INC.
 16 CLISCO ST., PORTLAND, ME 04101 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drawn By	JW	Date	OCT 7, 2003	Job No.	2003-014P
Trace By	JW	Scale	1" = 10'	Drawn No.	
Check By	JWS				

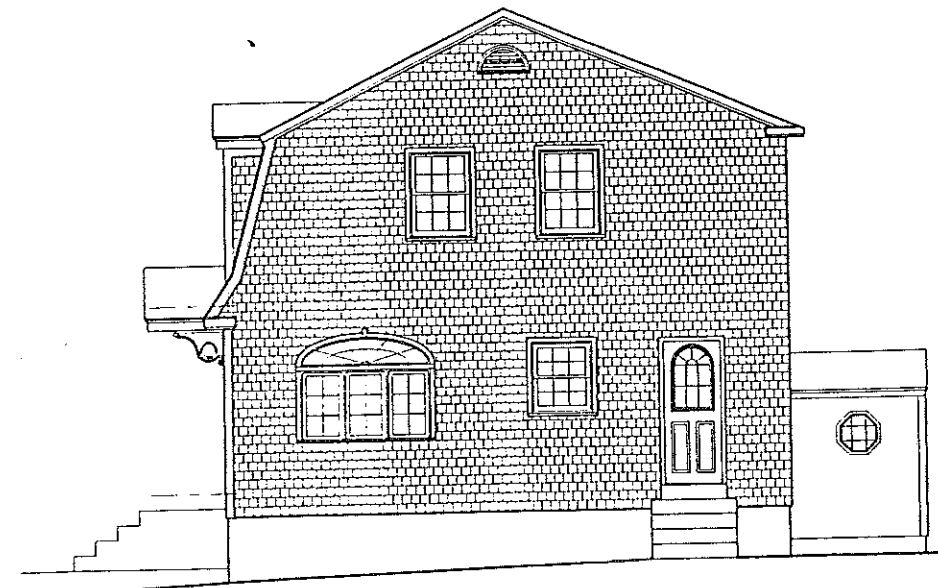




FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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

REVISIONS

DIDONATO ARCHITECTS, INC.

134 GUINEA ROAD, KENNEDYBORO, ME
PHONE (207) 286-7500 FAX (207) 283-4875
E-MAIL ADDRESS: jdidonato@earthlink.net

ADDITION / RENOVATION:
RESIDENCE

BOB & VICKI NAPOLITANO
48 BERNARD ROAD
PORTLAND, MAINE

DRAWING THIS SHEET

EXISTING
PLAN / ELEVATIONS

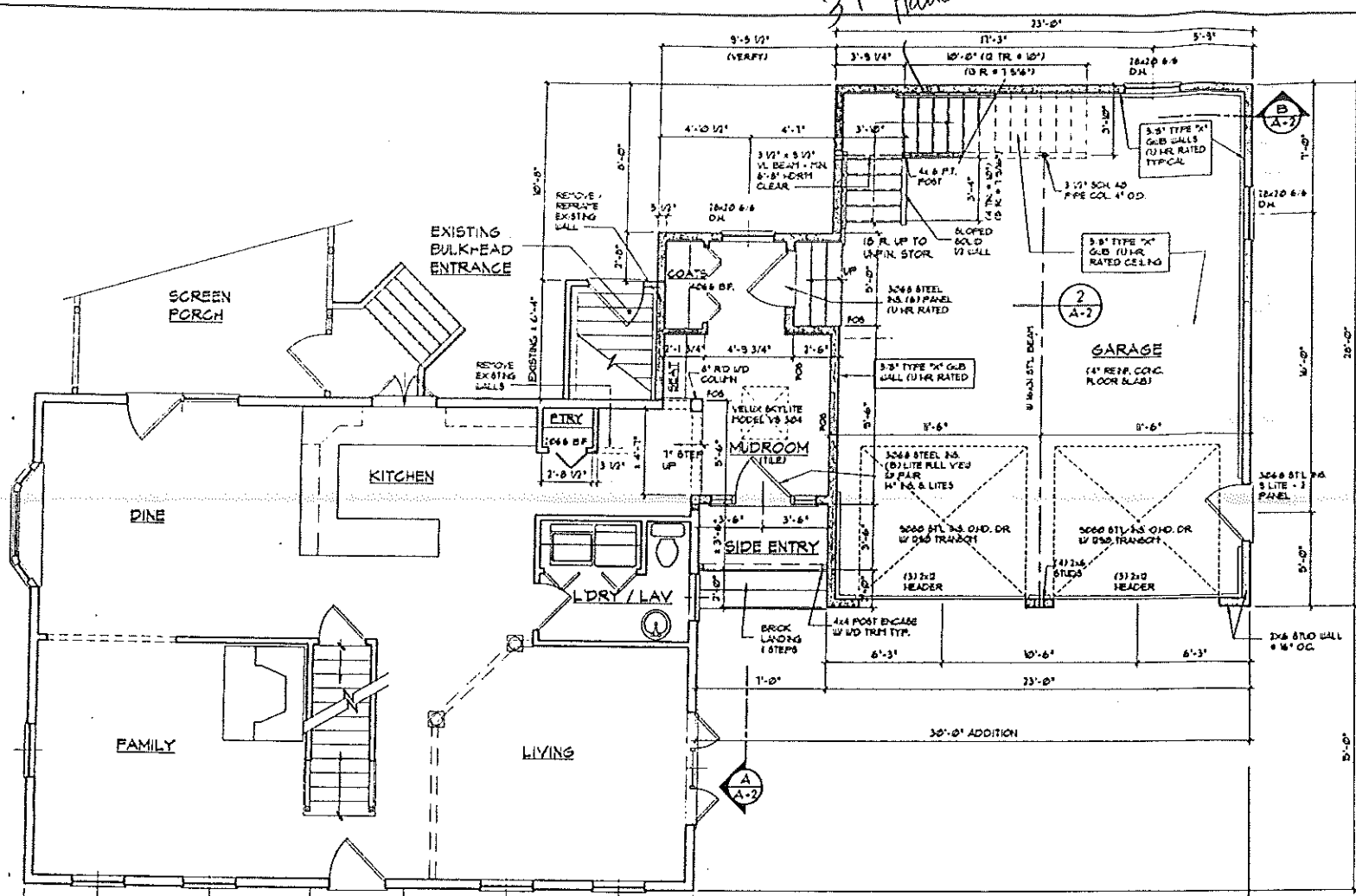
DATE: 04/26/03
REVISION DATE: -
DRAWN BY: JPD

SHEET:
Ec-1

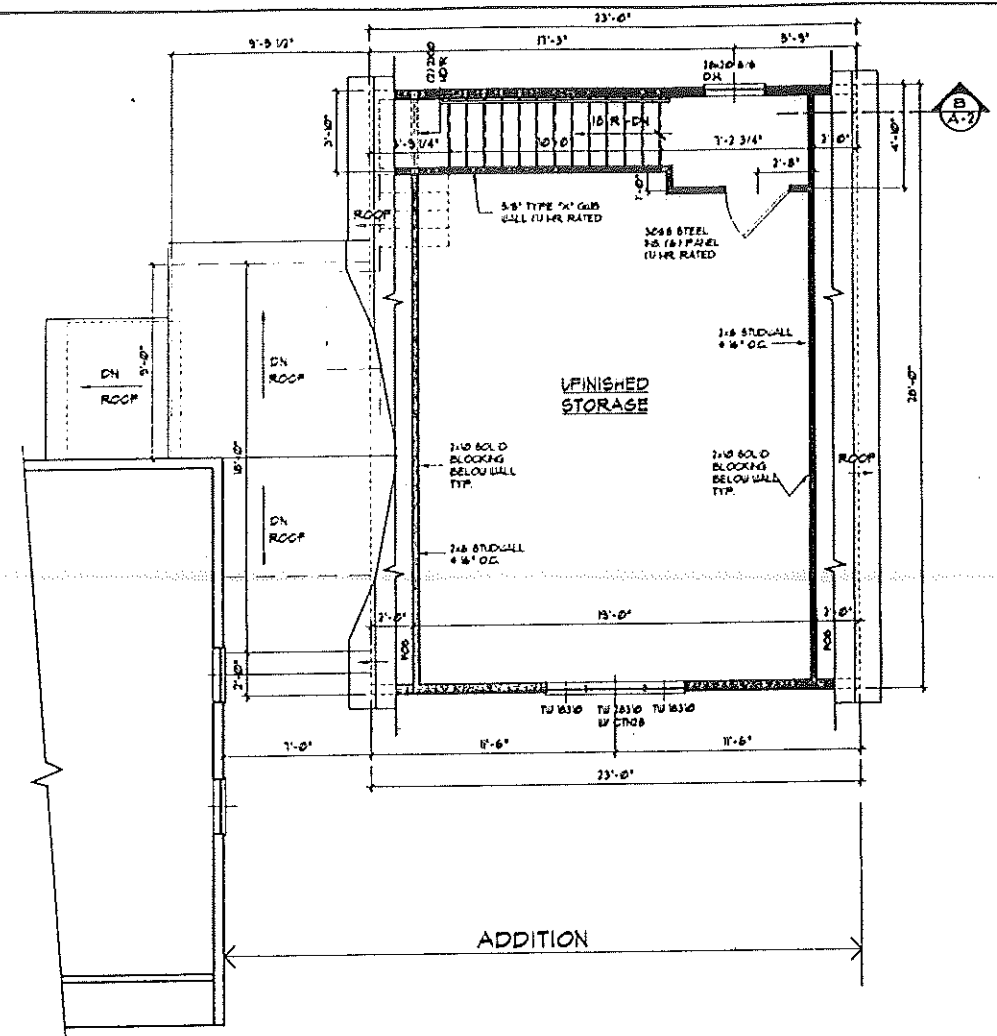
1 of 3

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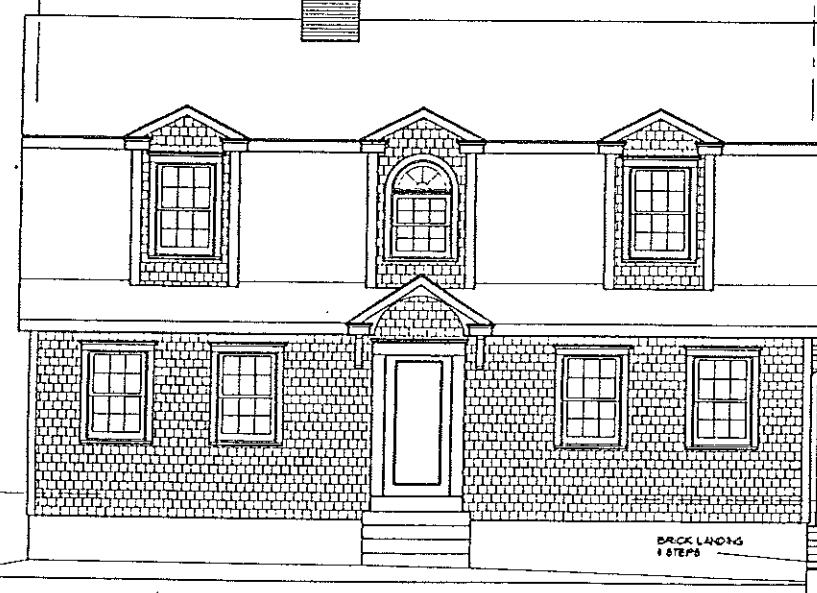
3428 Hannah II



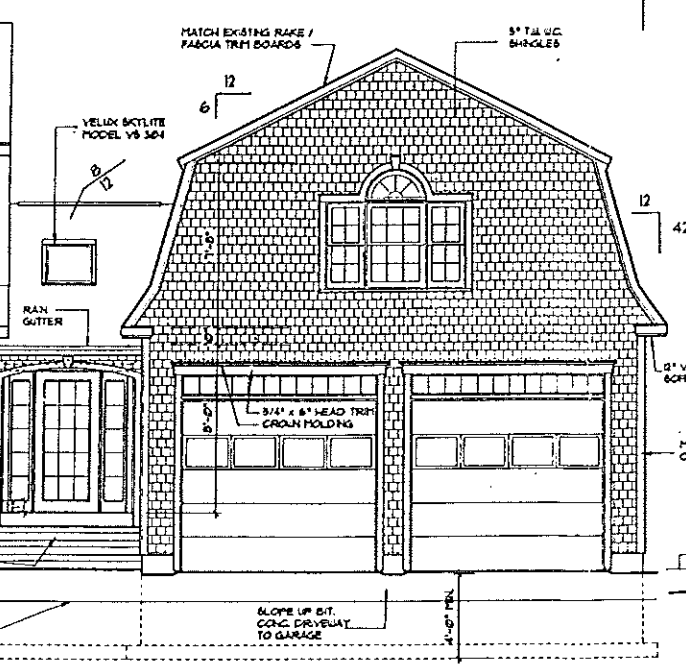
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



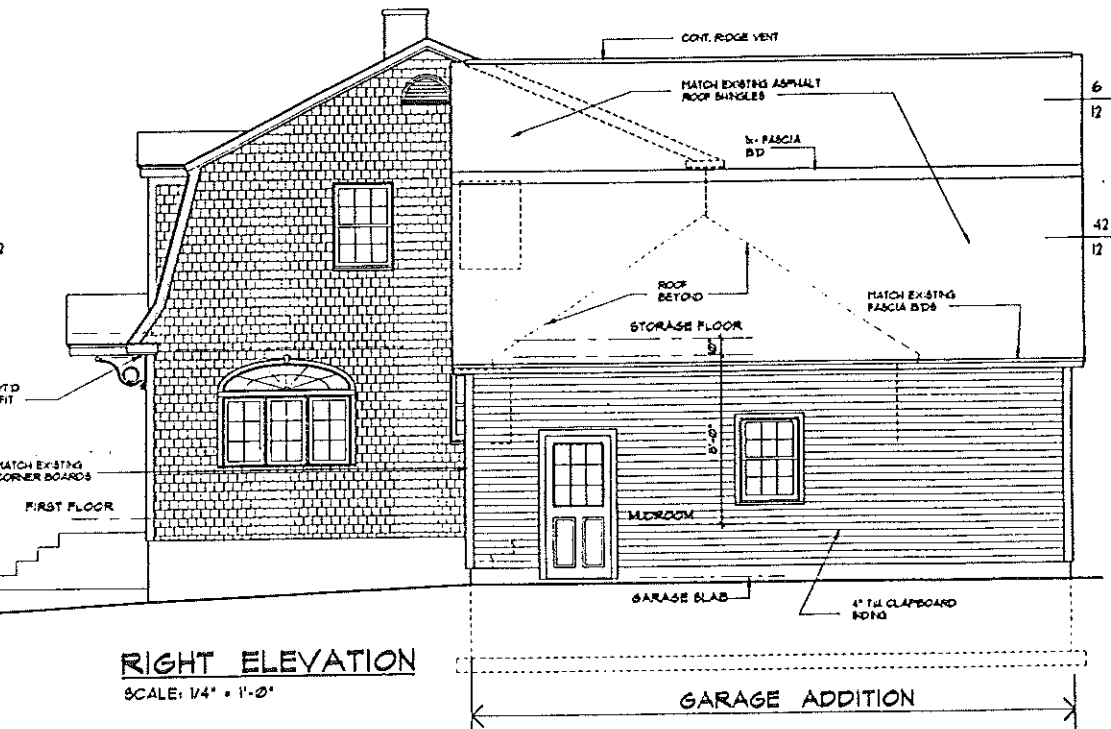
SECOND FLOOR PLAN - (UNFINISHED STORAGE)
SCALE: 1/4" = 1'-0"



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



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



GARAGE ADDITION

NO.	REVISIONS

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PORTLAND, ME

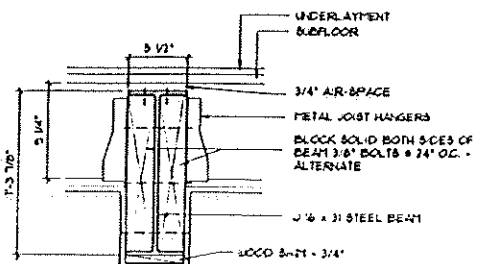
DRAWING THIS SHEET
FIRST FLOOR PLAN ELEVATIONS

DATE: 04/26/03
REVISION DATE: -
DRAWN BY: JFD

SHEET:
A-1

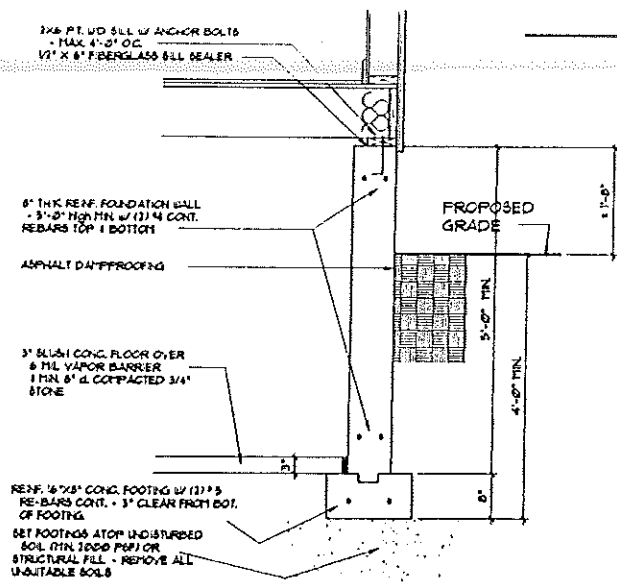
2 of 3

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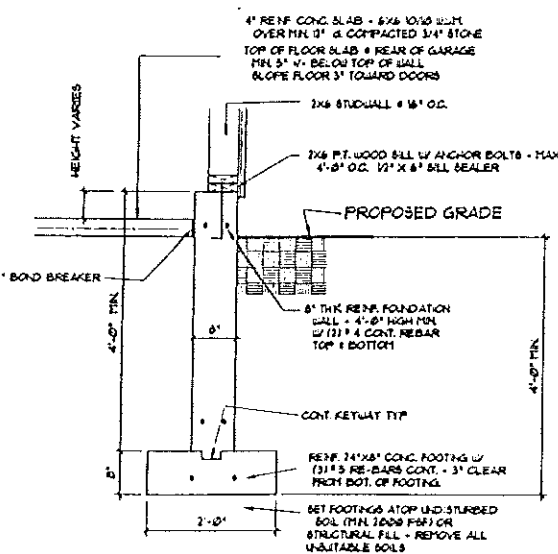


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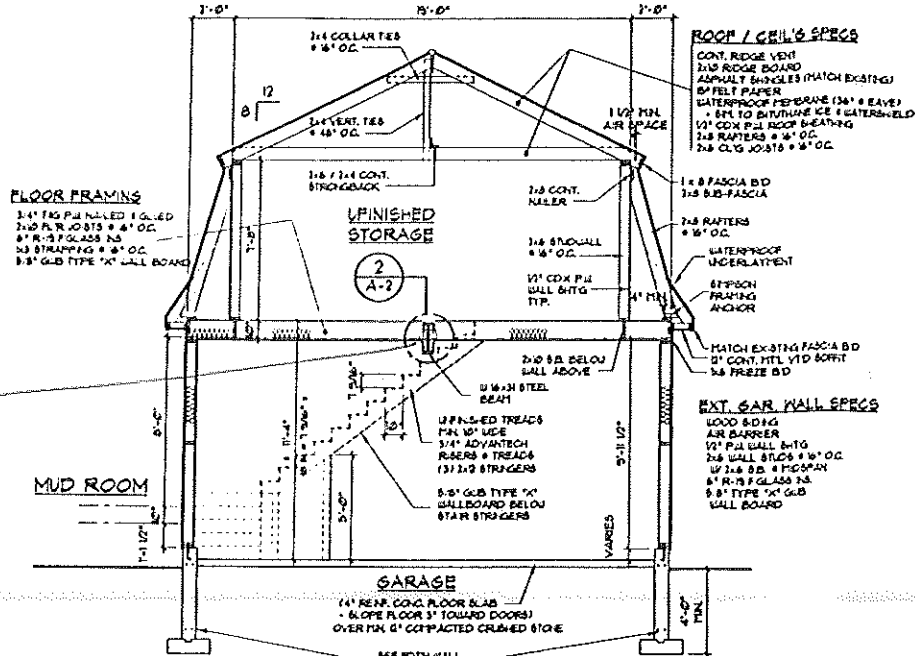
3 STEEL BEAM
SCALE: 1/2" = 1'-0"



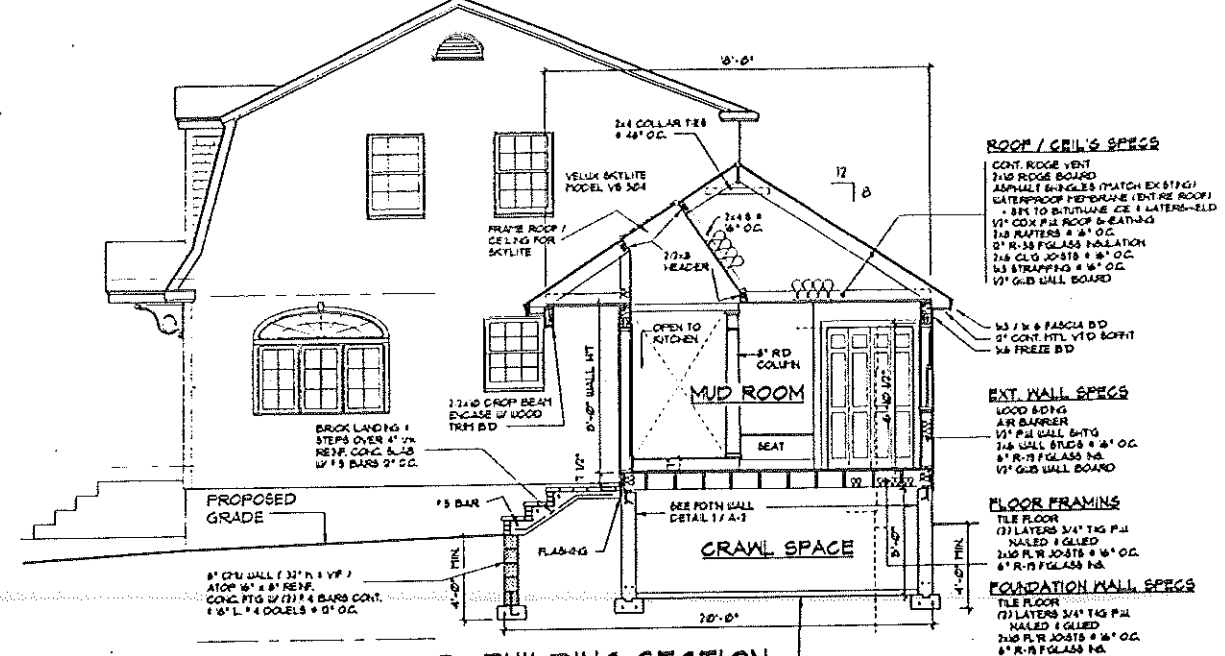
1 CRAWL SPACE FROST WALL
SCALE: 3/4" = 1'-0"



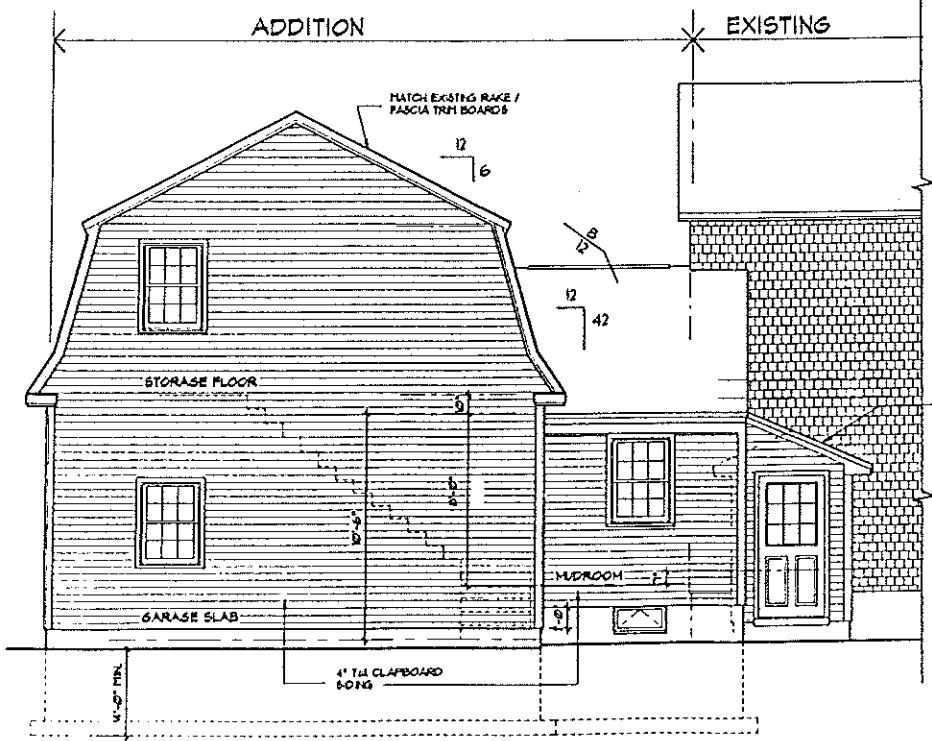
2 GARAGE FDT'N FROST WALL
SCALE: 3/4" = 1'-0"



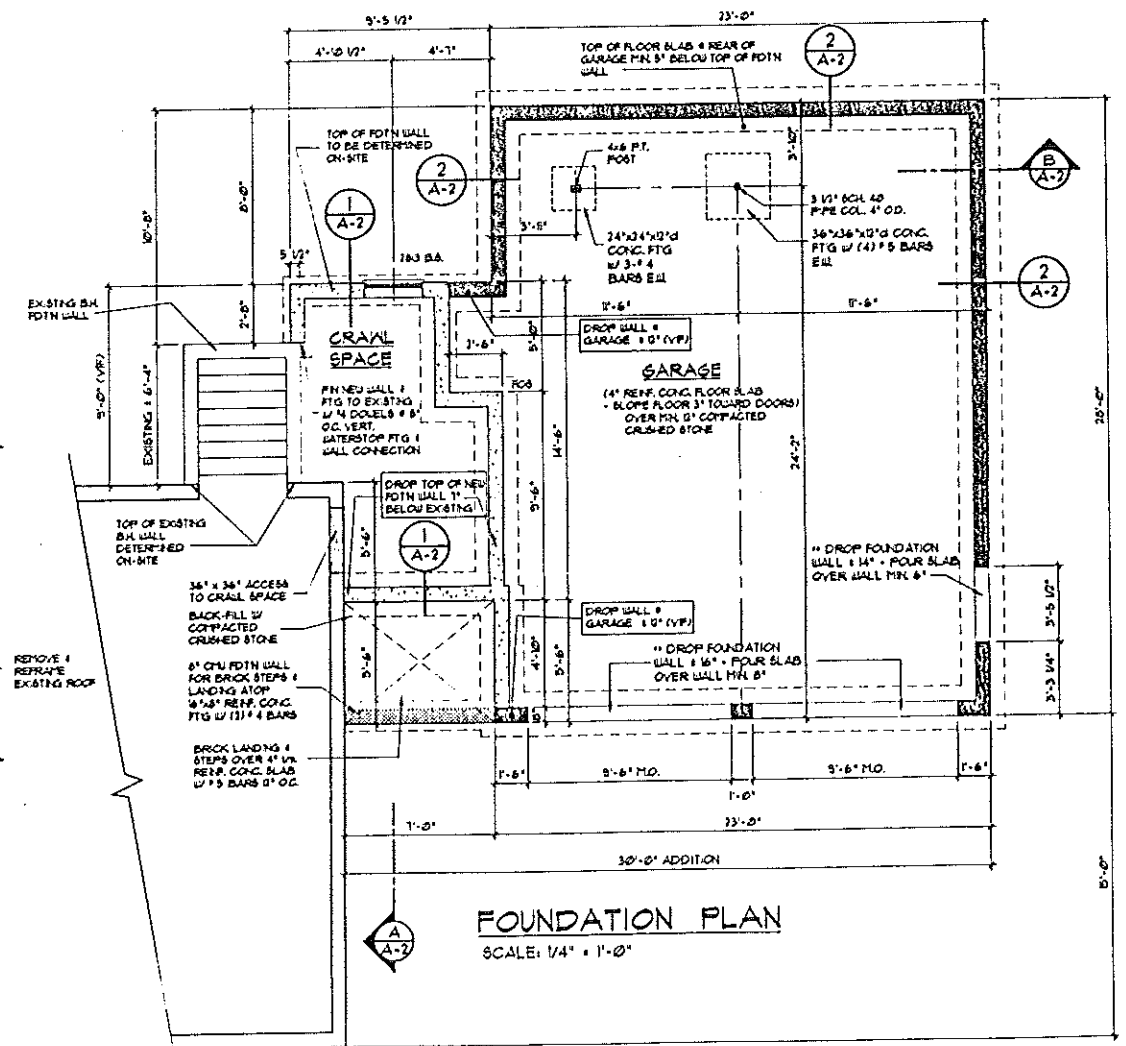
B BUILDING SECTION
SCALE: 1/4" = 1'-0"



A BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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ADDITION / RENOVATION:
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48 BERNARD ROAD - MAINE
PORTLAND, ME

ELEVATION / DTLS / FOUNDATION & DTLS / BUILDING SECTIONS

DATE: 04/26/03
REVISION DATE:
DRAWN BY: JFD

SHEET: **A-2**

3 of 3

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