

DRAWING LIST	
DRWN. NO.	DESCRIPTION
1	PROJECT PLOT PLAN, GENERAL NOTES & PROJECT SITE AREAS
2	SITE PLAN
3 & 4	FIRST FLOOR PLAN
5 & 6	SECOND FLOOR PLAN
7	ELEVATION VIEW
8	TYPICAL EXTERIOR, PARTY & FIRE WALL
9	FOUNDATION & ELEVATION VIEW

**GENERAL NOTES**

- Whenever the word "Common Element" is used on these plans, it shall mean "General Common Element" as defined in the Horizontal Property Act, Art. 21 Sec. 117A To 142, Replacement Vol., 1966 Edition, of the Annotated Code of Maryland, as amended, for the establishing of this Condominium Project, as well as General Common Elements as in Master Deed.
- These drawings are the Master Plats for this project, and is based on a physical survey made by the preparor. Any reference to a specific item of construction method or details, is based on information prepared by others and provided by the Owner/Developer.
- All elevations shown are based on the Mean Low Water of the Atlantic Ocean as established in 1962.
- These drawings, totaling 9, dated 12-11-72, with a revised date of 2-12-73, have been reproduced for recording purposes.

**PROJECT SITE AREAS**  
**STAGE III**

1. TOTAL SITE AREA	21,247 ± S.F.
2. TOTAL BUILDING AREA	12,135 ± S.F.
3. COMMON SITE AREA INCLUDES PAVED, UN-PAVED, WALKWAYS (COMMON ELEMENT)	9,112 ± S.F.

**PROJECT BUILDING AREA**

1. TOTAL NO. OF UNITS	22
2. INDIVIDUAL UNIT AREA	802 ± S.F.
3. COMMON AREA PER BUILDING, INCLUDES STAIRWAYS, PORCHES AND BEARING PARTITIONS	
ELEMENT	
FOUNDATION AREA	9,945 ± S.F.
FIRST FLOOR	2,941 ± S.F.
SECOND FLOOR	3,151 ± S.F.

THIS CONDOMINIUM PROJECT, TO BE KNOWN AS "BRIDGE POINT CONDOMINIUM", IS SITUATED, IN ITS ENTIRETY, ON "PARCELS" OF BAYSIDE KEYS, AS RECORDED IN PLAT BOOK FWH VOL. 8 PG. 39, AND AS THE ABOVE SURVEY INDICATES, SAID CONDOMINIUM BEING FURTHER LOCATED IN OCEAN CITY, 10TH ELECTION DISTRICT OF WORCESTER COUNTY, STATE OF MARYLAND.

**LEGEND**

- = FOUND TACK IN BULKHEAD
- = FOUND P.K. NAIL IN BULKHEAD
- = FOUND CONC. MON.
- = PLACED CONC. MON.
- (S1) = RECORDED LOT NO.

**NOTE:**  
POINT "A" TO "B" IS ALONG THE TOP OF BULKHEAD APPROX. 0.3' ± FROM THE EXISTING FACE OF BULKHEAD.  
SHADED AREA SHOWN ABOVE ARE COMMON ELEMENTS

I CERTIFY THAT ALL THE PARTICULARS OF THE BUILDING VISIBLE AND ACCESSIBLE, INCLUDING, BUT NOT LIMITED TO, THE DIMENSIONS, AREA, AND LOCATION OF EACH UNIT LOCATED HEREIN, ARE SHOWN GRAPHICALLY UPON THESE PLANS, AS ARE THE DIMENSIONS, AREA, AND LOCATION OF COMMON ELEMENTS AFFORDING ACCESS TO EACH UNIT, ALL AS REQUIRED BY ARTICLE 21, PARAGRAPH 127, SECTION (B) OF THE ANNOTATED CODE OF MARYLAND. THIS CERTIFICATION SHALL NOT BE CONSTRUED AS APPROVAL OF ANY STRUCTURAL ELEMENTS AS COMPLYING WITH THE LEGALLY ADOPTED BUILDING CODE IN THIS JURISDICTION.



I CERTIFY THAT THE SURVEYS AND MEASUREMENTS AS SHOWN ON THESE DRAWINGS, AND THAT SUCH MEASUREMENTS ARE AT GROUND LEVEL.



Approved MAYOR AND COUNCIL OF OCEAN CITY, MARYLAND  
*Jerry W. Kelly*  
 Mayor  
*William H. Purnell Jr.*  
 Pres. City Council

Approved for Public Water Supply and Sanitary Sewers by the Worcester County Health Department.  
 BY *Janna R. Tucker, R.S.*  
 DATE 2/27/73

I (WE) certify that the requirements of ART. 17 Sect. 59 & 59B of the Annotated Code of Maryland, as amended, has been complied with concerning the making of a plat or plats, of a proposed Horizontal Property project.  
*William D. Marshall R.P.*  
 OWNER(S)  
*Raymond D. Christian*  
 OWNER(S)

*Raymond D. Christian*  
 Reg. L.S. MD. No. 8010

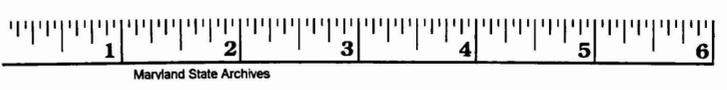
REVISIONS	CHECKED BY DATE

**BUILDING #3**

**EDWARD H. RICHARDSON ASSOCIATES, INC.**  
 CONSULTING ENGINEERS NEWARK, DELAWARE  
 POCOMOKE CITY MARYLAND BRANCH OFFICE

**STAGE III**  
**BRIDGE POINT CONDOMINIUM**  
 OCEAN CITY MARYLAND WORCESTER COUNTY

SCALE: 1" = 30'  
 DESIGNED BY: \_\_\_\_\_ CHECKED BY: *EFC*  
 DATE: 12-11-72 COMM. NO. 326-101 FILE NO. D 017 SHEET NO. 1 of 9



MSA CSY 2157-771-1  
2/26/73  
msc