

JWH 37/61 Filed 8/13/73

TROPICANA CONDOMINIUM CONDOMINIUM IS LOCATED ON 79TH ST. OCEAN CITY, MARYLAND, BLOCK 47, LOTS 16 & 17, AND LOTS 1 & 2, WORCESTER COUNTY, PLAT OF OCEANBAY CITY.

DRAWING LIST:

- NO. DESCRIPTION
- A-1 SITE PLAN AND GENERAL NOTES
- A-2 FOUNDATION & 1ST FLOOR PLAN
- A-3 ELEVATIONS & SECTIONS

BUILDING DATA:

- 1. TOTAL NUMBER OF UNITS ----- 15
- 2. INDIVIDUAL UNIT AREA -- 618 SQ. FT. EACH (20.0' x 30.9')
- 3. COMMON AREA PER FLOOR (INCLUDES STAIRS, DECKS AND PARTY WALLS) 840.8 SQ. FT. PER FLOOR X 3 FLOORS EACH TOTAL OF 2,522.4 SQ. FT.

GENERAL NOTES:

- 1. WHENEVER THE WORD "COMMON" OR COMMON ELEMENT" IS REFERRED TO IN THESE PLATS, IT SHALL MEAN "GENERAL COMMON ELEMENT" AS DESCRIBED IN THE "HORIZONTAL PROPERTY ACT", ART. 21, SEC. 11-101, ET SEQ., REPLACEMENT VOLUME 1973 OF THE ANNOTATED CODE OF MARYLAND, 1957 ED., AS AMENDED
- 2. THESE DRAWINGS, CONSISTING OF THREE SHEETS, ARE CONSIDERED TO BE THE MASTER PLATS FOR THE CREATION OF THIS CONDOMINIUM, AND ARE THE RESULTS OF PHYSICAL MEASUREMENTS BY THOMAS FRANCIS COUZENS, A.I.A., ASSOCIATES AFTER THE CONSTRUCTION OF THE PROJECT.

ANY REFERENCE TO A SPECIFIC ITEM OR ITEMS FOR THE UNDERGROUND FACILITIES OR UTILITIES IS BASED ON THAT FOUND.

- 3. THE ELEVATIONS SHOWN ON THESE DRAWINGS ARE BASED ON THE MEAN LOW WATER OF THE ATLANTIC OCEAN AS ESTABLISHED AND PUBLISHED BY THE USC & GS AND IS THE 1929 DATUM FOR OCEAN CITY, MD., APPROVED FOR PUBLIC WATER SUPPLY AND SANITARY SEWERS, WORCESTER COUNTY HEALTH DEPARTMENT:

BY: James R. Tucker, R.S. DATE: 8/8/73

ALL DATA AS BOUND HEREIN CONFORMS WITH ALL MARYLAND CODES; AND I CERTIFY THAT THESE DWGS. A-1 THRU A-3 (REV.#5, 2 AUG. 73.) CONSTITUTE A FULL & EXACT COPY OF THE PLAN OF THE BUILDING AS BUILT. Thomas Francis Couzens, A.I.A., M.A.A. ARCHITECT 1885-A MD. REGISTRATION CERT. NO.

WE CERTIFY THAT THE REQUIREMENTS OF ART. 21, SECTION 3 - 108, REPL. VOL. 1973 OF THE ANNOTATED CODE OF MD, 1957 ED., AS AMENDED HAVE BEEN COMPLETED WITH CONCERNING THE MAKING OF THIS PLAT.

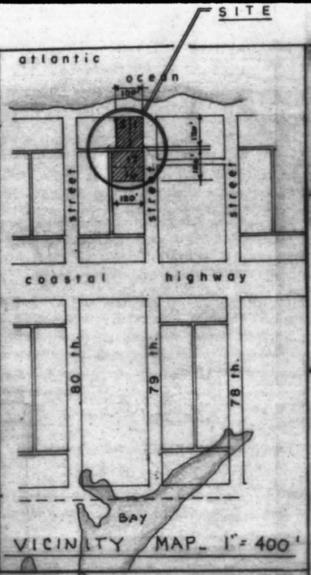
OWNERS: P. Walter Luba @ Victor Vankh

APPROVED: Mayor and City Council, Ocean City, Worcester County, Maryland

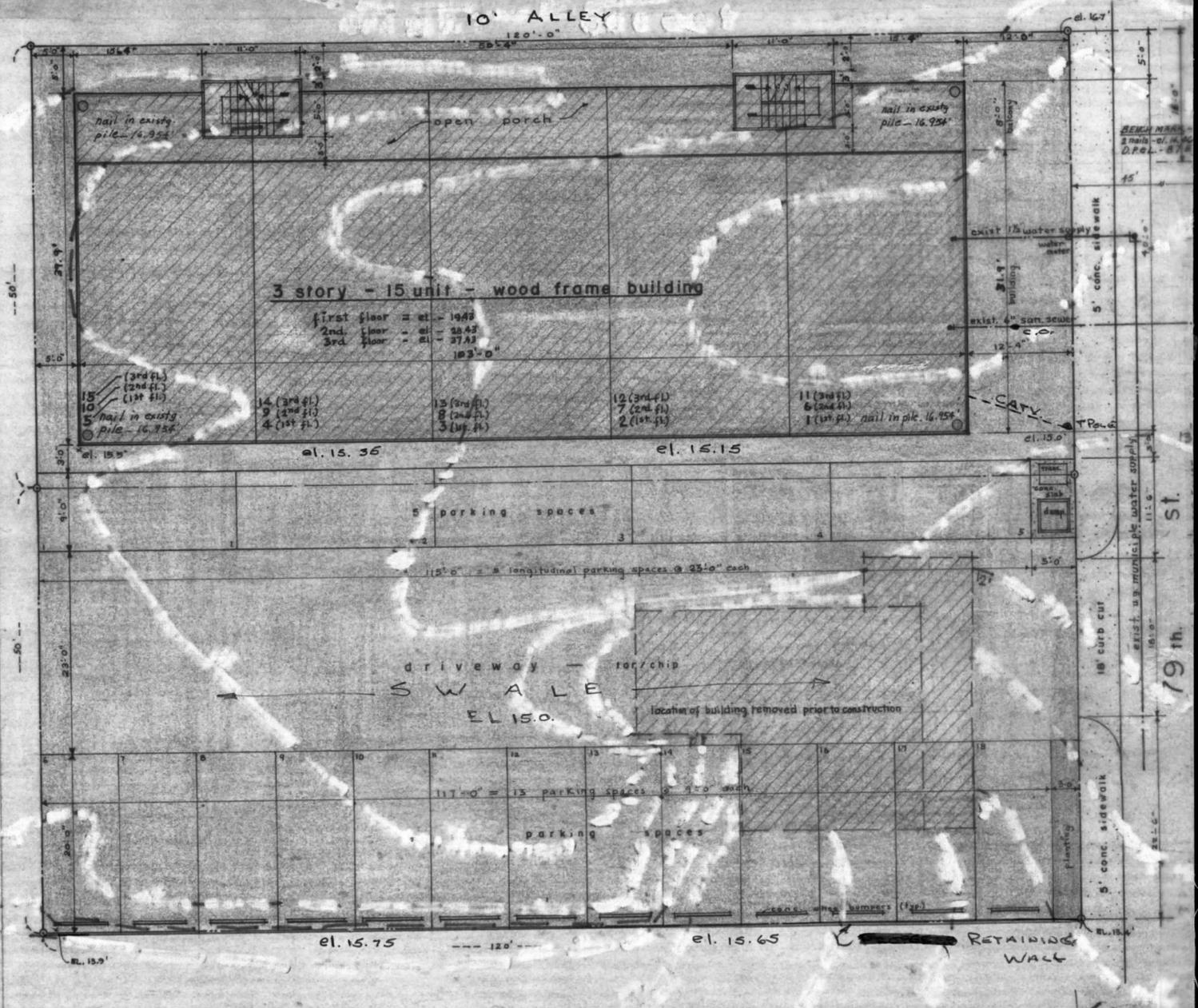
Hayden Kelly MAYOR Lorenoff P. Powell PRESIDENT, CITY COUNCIL M.C.A. Jr. 8/6/73

common element  
 wood frame partition - not common

STATE OF MARYLAND  
 PROFESSIONAL LAND SURVEYOR  
 S. RUFFIN MADDOX  
 R.I.S. # 8324



# tropicana condominium



site plan - scale: 1" = 10'

notes: (a) the 1st floor elevation is 19.43'. (b) benchmark is existing in 79th street at 14.66'. (c) pile cap elev. as noted on drgs. All site data taken from survey by Evans, Hagan & Holdrege, Inc. surveyors & civil engineers, plat dated 7-31-72 & S. Ruffin Maddox, R.S., dated May, 1973.

- notes:
- The lot coverage by the structure is 4,142.0 sq. ft.
  - Two ocean front lots no. 1 & no. 2 are also included as common area.
  - The total site area is 24,000 sq. ft.
  - Any reference to a specific item of construction not visible by eye, is based upon the construction documents, A-1 thru A-5, comm. no. 35872, dated 2 June 72 (rev. #5, 7 Oct. 72, prepared by Thomas Francis Couzens, A.I.A., Associates, as filed for permit, ocean city, md., dept. of Building Inspection.

REVISIONS	
1	11 June 73
2	27 June 73
3	11 July 73
4	19 July 73
5	2 AUG 73

BOARD OF EXAMINERS AND REGISTRATION OF ARCHITECTS  
 STATE OF MARYLAND  
 1885-A  
 Thomas Francis Couzens, A.I.A.

CORPORATE MEMBER  
 AIA

tropicana condominium  
 block 47, lots 16 & 17, 79th st.  
 ocean front - ocean city, maryland

THOMAS FRANCIS COUZENS, A.I.A. ASSOCIATES  
 ARCHITECTS - PLANNERS - ENGINEERS  
 607 PHILADELPHIA AVE.  
 OCEAN CITY, MD. 21842

A  
 1  
 COMM NO.  
 35872

MSA CS4 2157-847-1 2371