

JWH 4/1/74 Filed 1/21/74

GENERAL NOTES:

91 EAST CONDOMINIUM ON 91st STREET, OCEAN CITY, WORCESTER COUNTY, MARYLAND, IS SITUATED ON LOT 4, BLOCK 56 1/2, OCEAN CITY, MD.

DRAWING LIST:

NO.	DESCRIPTION
A-1	SITE PLAN, FOUNDATION PLAN, LOCATION PLAN AND GENERAL NOTES
A-2	FIRST, SECOND AND THIRD FLOOR PLANS
A-3	ELEVATIONS AND SECTIONS

BUILDING AND SITE DATA:

- TOTAL NUMBER OF UNITS ----- 6
- INDIVIDUAL UNIT AREA:
 - TYPICAL 2 - BEDROOM UNIT - 1,080.70 SQ. FT. (INCLUDES 136 SQ. FT., BALCONY)
- COMMON AREA PER FLOOR: (INCLUDES STAIRS AND PARTY WALLS):
 - TYPICAL FLOOR
 - STAIR ----- 88.6 SQ. FT.
 - PARTY WALLS ----- 220.5 SQ. FT.
 - TOTAL ----- 309.1 SQ. FT. (X) 3 = 929.3 SQ. FT.
- LOT COVERAGE BY THE STRUCTURE ----- 2,435.2 SQ. FT.
- TOTAL SITE AREA ----- 5,250.0 SQ. FT.

LEGEND:

COMMON ELEMENT - PLAN AND SECTION (SHADED)	
COMMON ELEMENT - CONCRETE BLOCK FOUNDATION AND PARTY WALLS	
COMMON ELEMENT - CONCRETE FOUNDATION	
NOT COMMON - PARTITIONS WITHIN EACH UNIT	

GENERAL NOTES:

- 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, SECTION 11-101 ET. SEQ. REPLACEMENT VOLUME 1973, OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION, AS AMENDED.
- THE ELEVATIONS SHOWN ON THESE DRAWINGS ARE BASED ON THE MEAN LOW WATER OF THE ATLANTIC OCEAN AS ESTABLISHED AND PUBLISHED BY THE U.S.C. AND G.S. AND IS THE 1929 DATUM FOR OCEAN CITY, MARYLAND.
- ANY REFERENCE OF A SPECIFIC ITEM OR ITEMS FOR THE UNDERGROUND FACILITIES OR UTILITIES IS BASED ON THAT FOUND AT THE SITE.

ARCHITECT'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLATS, CONSISTING OF THREE SHEETS, DRAWINGS A-1 THROUGH A-3, 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. ALL DATA AS BOUND HEREIN CONFORMS WITH ALL MARYLAND CODES; AND I CERTIFY THAT THESE DRAWINGS CONSTITUTE A FULL AND EXACT COPY OF THE PLAN OF THE BUILDING AS BUILT.

Thomas Francis Couzens, A.I.A., M.B.A. 1885-A
 ARCHITECT MARYLAND REGISTRATION CERTIFICATE

APPROVED FOR PUBLIC WATER SUPPLY AND SANITARY SEWERS, WORCESTER COUNTY HEALTH DEPARTMENT:

DATE: 1/21/74 BY: James K. Linder, R.S.

I (WE) CERTIFY THAT THE REQUIREMENTS OF ARTICLE 21, SECTION 3-108, REPLACEMENT VOLUME, 1973 EDITION OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION, AS AMENDED, HAVE BEEN COMPLIED WITH CONCERNING THE MAKING OF THIS PLAT.

OWNERS: E. Ronald Engle, Pres. R.O. AN Inc.

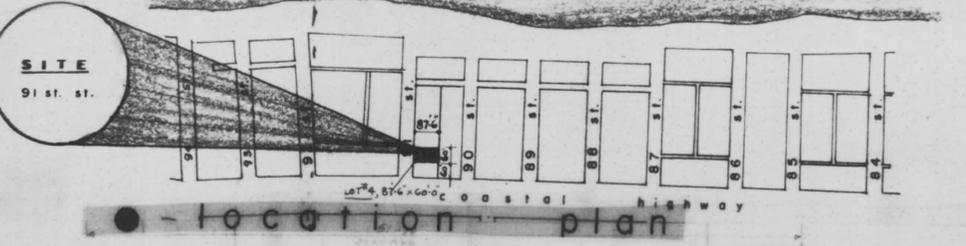
APPROVED: MAYOR AND CITY COUNCIL, OCEAN CITY, WORCESTER COUNTY, MARYLAND
1/21-74

Hay W. Kelly
 MAYOR

William H. Purnell Jr.
 PRESIDENT, CITY COUNCIL

Barry D. Variance obtained 1-17-74 - O.C. Bd. of Zoning Appeals. J.C.H.
 REV #1 - 1 OCT 73, REV #2 - 14 DEC 73

 KENNETH CARTER, RLS I HEREBY CERTIFY THAT THE IMPROVEMENTS ARE AS SHOWN ON THIS SITE PLAN AND THE LOCATION OF THE BUILDING WAS MADE BY ACTUAL FIELD SURVEY	 THOMAS FRANCIS COUZENS, A.I.A. DATE: 19 OCT '72	 CORPORATE MEMBER AIA	91 east a six unit condominium 91 st. street, ocean city, md ronald engle - developer	



SITE INFORMATION
 LOT #4, BLOCK 56 1/2 FROM REVISED PLAT OF 'OCEANBAY CITY, MARYLAND', RECORDED IN PLAT BOOK O.D.C. NO 1, FOLIO 23.

