

JWH41/33 Filed 3/9/74

GENERAL NOTES:

TRADEWINDS Condominium on 139th Street (Bennett Ave.), Ocean City, Worcester County Maryland, is situated on Lots 9 and 10, Block 18.

JFC 4/9/74

DRAWING LIST:

NO.	DESCRIPTION
A-1	Site Plan and General Notes
A-2	Location Plan, Foundation Plan and Notes
A-3	First and Second Floor Plans
A-4	Third and Fourth Floor Plans
A-5	Fifth Floor Plan and Roof Plan
A-6	Elevations
A-7	Sections

BUILDING DATA:

- TOTAL NUMBER OF UNITS.....20
 - INDIVIDUAL UNIT AREA:
 - TWO BEDROOM UNIT...1058.75 SQ. FT. (INCLUDES 103.5 SQ. FT. @ BALCONY)
 - ONE BEDROOM UNIT... 782.33 SQ. FT. (INCLUDES 91.5 SQ. FT. @ BALCONY)
- COMMON AREA PER FLOOR:
- | | |
|----------------------|-----------------------|
| a. STAIRS..... | 212.00 SQ. FT. |
| b. ELEVATOR..... | 61.75 SQ. FT. |
| c. DECK..... | 124.00 SQ. FT. |
| d. COMMON WALLS..... | 308.80 SQ. FT. |
| | 706.55 SQ. FT./FLOOR |
| | (X) 5 FLOORS |
| | 3532.75 SQ. FT. TOTAL |

LEGEND:

COMMON ELEMENT (SHADED, PLAN & SECTION).....	
COMMON ELEMENT (CONCRETE BLOCK WALLS).....	
COMMON ELEMENT (CONCRETE FOUNDATION).....	
COMMON ELEMENT (PRE-CAST CONCRETE SLABS).....	
COMMON ELEMENT (COMPACTED EARTH FILL).....	
COMMON ELEMENT (GRAVEL FILL).....	
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, 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.G. AND G.S. AND IS THE 1929 DATUM FOR OCEAN CITY, MARYLAND.
- ANY REFERENCE TO A SOECIFIC 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 SEVEN SHEETS, DRAWINGS A-1 THROUGH A-7, 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, DONE 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 BUILDING, AS BUILT.

ARCHITECT: Thomas Francis Couzens, A.I.A. MARYLAND REG. CERT.: 1885-A

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

DATE: 3/19/74 BY: James R. Jones, 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.

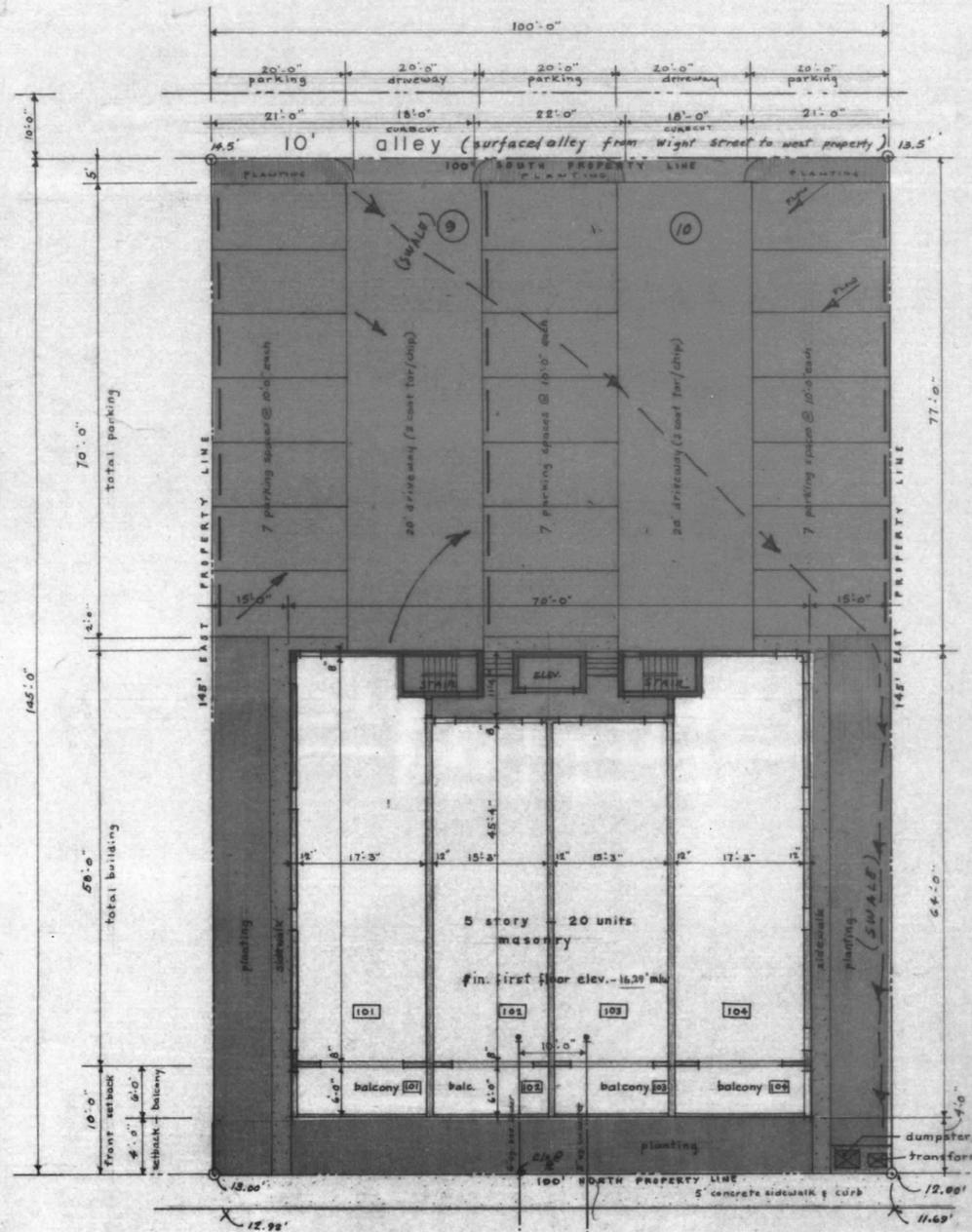
OWNERS: Tradewinds Associates, Inc. - Robin J. Stefanowicz, Pres.

APPROVED MAYOR AND CITY COUNCIL, OCEAN CITY, WORCESTER COUNTY, MARYLAND.

MAYOR: Harry W. Kelly
 PRESIDENT, CITY COUNCIL: Rolando R. Powell 3/15/74

REGISTERED LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT ALL OF THE IMPROVEMENTS AS SHOWN ON THIS SITE PLAN AND THE LOCATION OF THE BUILDING WAS MADE BY AN ACTUAL FIELD SURVEY, WITH NO ENCROACHMENT THEREON.
 REG. LAND SURVEYOR: L. Alan Evans



site plan - 1/16" = 1'-0"

Amended 4/9/74
 Pursuant to order of Court
 Ch. #9911
 Frank W. Hahn, Clerk.

NO.	DATE	DESCRIPTION
1	7 MARCH 74	



tradewinds condominium
 20 units
 139 th. st.
 ocean city, maryland.
 m.j. stefanowicz - owner
 TRADEWINDS ASSOCIATES, INC. JFC 4/9/74
 THOMAS FRANCIS COUZENS, A.I.A.
 ARCHITECT
 Baltimore Ocean City
 MARYLAND

A
1
 36272

MSA CSU 2157-918-1 2502