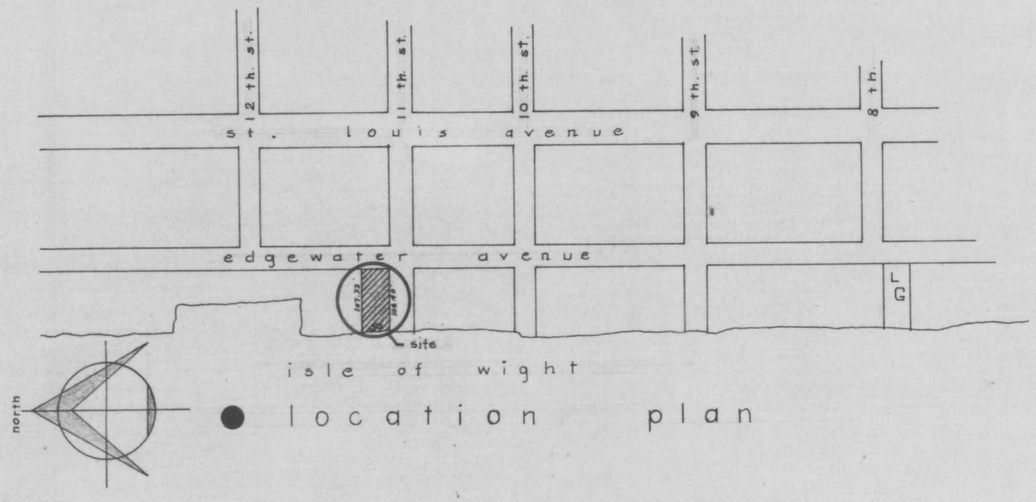
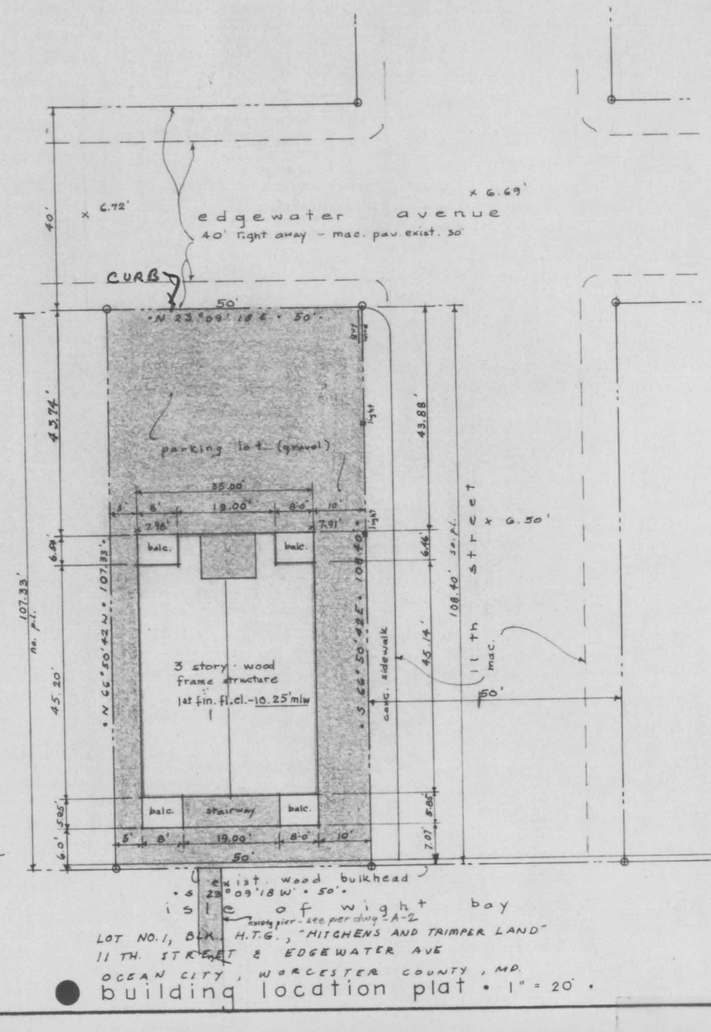
FWH 42/33 Filed 6-3-74



location plan



LOT NO. 1, BLK. H.T.G., "HITCHENS AND TRIMPER LAND"
11 TH. STREET & EDGEWATER AVE
OCEAN CITY, WORCESTER COUNTY, MD.

building location plat • 1" = 20'

I CERTIFY THAT THE LOCATION OF THE BUILDING WAS BY FIELD SURVEY.

STATE OF MARYLAND — LOUIS ALAN EVANS — No. 2817 — REGISTERED PROFESSIONAL LAND SURVEYOR

L. Alan Evans

EVANS, HAGEN & HOLDEFER, INC

BO-PIER

BO-PIER ON 11TH STREET & EDGEWATER AVENUE, NORTHWEST CORNER LOT, ON THE BAY, OCEAN CITY, WORCESTER COUNTY, MARYLAND, LOT 1, BLK. H.T.G.

DRAWING LIST:

NO.	DESCRIPTION
A-1	LOCATION PLAN, BUILDING LOCATION PLAT & GENERAL NOTES
A-1	SITE PLAN, FOUNDATION PLAN
A-2	FIRST, SECOND AND THIRD FLOOR PLANS
A-3	ELEVATIONS
A-5	SECTIONS

BUILDING DATA:

1. TOTAL NUMBER OF UNITS --5
2. INDIVIDUAL UNIT AREA
   TYPICAL TWO BEDROOM UNIT - 763.20 SQ. FT.;PLUS 114.0 SQ. FT. @ BALCONIES = 877.20 SQ. FT.
   SPECIAL TWO BEDROOM UNIT - 1526.40 SQ. FT.; PLUS 228 SQ. FT. @ BALCONIES = 1754.00 SQ. FT.
3. COMMON AREA PER FLOOR: (INCLUDES STAIRS, DECKS AND PARTY WALLS)

A.	FIRST FLOOR	
	a. STAIRS	192.0 SQ. FT.
	b. PARTY WALLS	125.0 SQ. FT.
	TOTAL	217.0 SQ. FT.
B.	SECOND FLOOR	
	a. STAIRS	246.0 SQ. FT.
	b. PARTY WALLS	125.0 SQ. FT.
	TOTAL	371.0 SQ. FT.
C.	THIRD FLOOR	
	a. STAIRS	246.0 SQ. FT.
	b. PARTY WALLS	102.0 SQ. FT.
	TOTAL	348.0 SQ. FT.

GENERAL NOTES:

1. WNENEVER 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 EDITION, OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION, AS AMENDED.

2. THESE DRAWINGS, CONSISTING OF FIVE SHEETS, ARE CONSIDERED TO BE THE MASTER PLATS FOR THE CREATION OF THIS CONDOMINIUM, AND ARE THE RESULTS OF PHYSICAL MEASUREMENT AFTER THE CONSTRUCTION OF THE PROJECT BY THOMAS FRANCIS COUZENS, A.I.A., ASSOCIATES. ANY REFERENCE TO A SPECIFIC ITEM OR ITEMS OF CONSTRUCTION NOT VISIBLE BY EYE, IS BASED ON ~~OR~~ Built.

ANY REFERENCE TO A SPECIFIC ITEM OR ITEMS FOR THE UNDERGROUND FACILITIES OR UTILITIES IS BASED ON THAT FOUND AND AS RELATED BY THE BUILDER.

3. 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 FURTHER DATUM FOR OCEAN CITY, MARYLAND.

LEGEND:

COMMON ELEMENT - PLANS AND SECTION (SHADED)
COMMON ELEMENT - CONCRETE BLOCK PTN. WALLS
NOT-COMMON ELEMENT - WOOD FRAME PARTN WALLS
COMMON ELEMENT - CONCRETE FOUNDATION

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

DATE: 6/3/74 BY: James R. Tinker, R.S.

ALL DATA AS BOUND HEREIN CONFORMS WITH ALL MARYLAND CODES, THESES PLATS REPRESENT THE BUILDING AS CONSTRUCTED AND ALL CONDITIONS AS IMPROVED:

Thomas Francis Couzens, AIA, MSA. — ARCHITECT
1885-A. — MARYLAND REGISTRATION CERTIFICATE

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 AMMENDED HAVE BEEN COMPLIED WITH CONCERNING THE MAKING OF THIS PLAT.

Joseph Weiss, Vice Pres. Bo-Pier, Inc. — OWNER (OWNERS)

BO-PIER INC. SEAL

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

Harry W Kelly — MAYOR — 5-14-74
Roland E. Powell — PRESIDENT, CITY COUNCIL — 6/20/74
MEA Jr. 5/20/74

#2443

DRAWN BY	
CHECKED BY	
1	7 FEB 74
REVISIONS	

BOARD OF EXAMINERS AND REGISTRATION OF ARCHITECTS — 1885-A — STATE OF MARYLAND
Thomas Francis Couzens, AIA
DATE: 17 july 73

AIA

5 unit condominium apartment
11 th. street, on the bay, in
ocean city, maryland
bo-pier, inc. - developer

THOMAS FRANCIS COUZENS, A.I.A.
ARCHITECT
Baltimore — MARYLAND — Ocean City

A 1

Comm. NO 35372-C

MSA CS4 2157-928-1

STANPAT PRODUCTS INC. PORT WASHINGTON, N.Y.

Maryland State Archives