FWH 43/42 Filed 6-27-74

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 to 11-126, Annotated Code of Maryland, 1972 Supplement.

2. These drawings, consisting of eight sheets, are considered to be the master plats for the creation of this condominium and are the results of physical measurements, architectural supervision and certification done during the construction of the project by Noble & LeMay, A.I.A., and represent measurements of the building as built.

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.S. & G.S., and is further the datum for Ocean City, Maryland.

Approved for public water supply and sanitary sewers, Worcester County Health Department.

Date: 6/26/74

By: James R. Fraker, R.S.

I (we) certify that the requirements of Art. 21, Sec. 3+108 62A, of the 1957 edition of the Annotated Code of Maryland, as ammended, have been complied with concerning the making of this plat.

By: Oscar L. Carey
Oscar L. Carey, Owner

Approved: Mayor and City Council, Ocean City, Worcester County, Maryland.

Harry W Kelly
Mayor

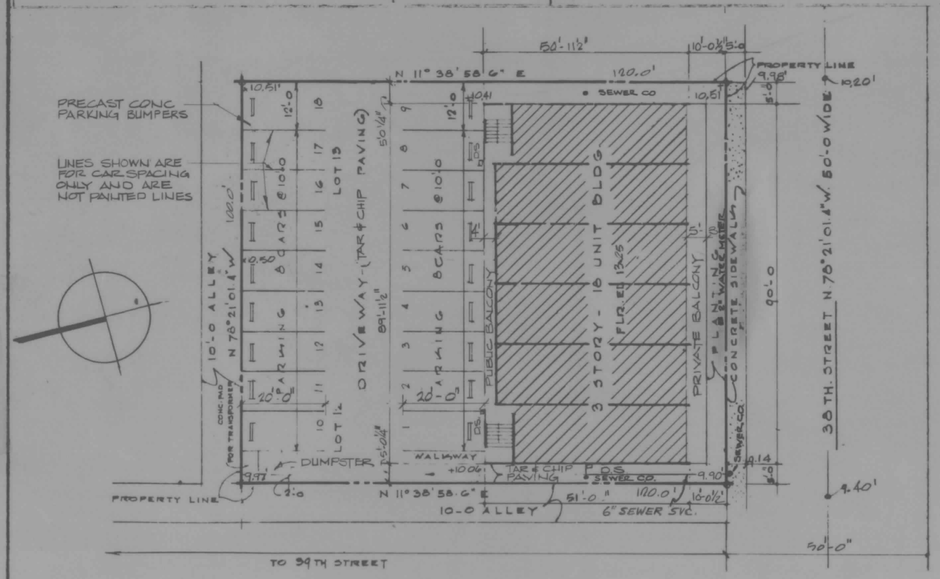
Roland E. Powell
President, City Council

I hereby certify that these plans accurately represent the project indicated, as built, and fully comply with Sec. 11-112 of Art. 21 of the Annotated Code of Maryland, 1972 Supplement, and all other applicable articles of said code.

Morton W. Noble
Morton W. Noble, A.I.A.

#755R
Maryland Registration No.

BOARD OF EXAMINERS AND REGISTRATION OF ARCHITECTS 755-R STATE OF MARYLAND



SITE PLAN

INFORMATION OBTAINED FROM TOPOGRAPHIC SURVEY LOTS 12 & 13, BLOCK 6, "ISLE OF WIGHT LAND CO. PLAT, WORCESTER COUNTY, OCEAN CITY, MARYLAND ON JAN. 31 1974 BY G.B.C. SURVEYS, INC., ENGINEER.

GRAPHIC SCALE
0 5 10 20 40 80 FT.

SITE CRITERIA
LOT SIZE - 120'x100'
LOT AREA - 12,000 SQ. FT. - (COMMON ELEMENT)
ALLOWABLE UNITS - 20 @ 600 SQ. FT. EACH UNIT

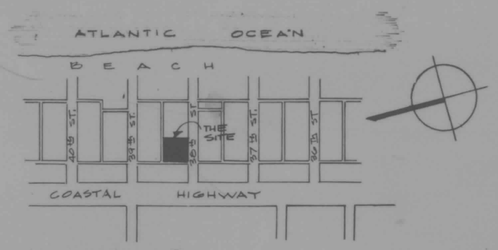
PROPOSED
18 - 1 BEDROOM UNITS
ZONED R-3
GENERAL RESIDENTIAL DISTRICT

ALL SITE AREA IS COMMON ELEMENT

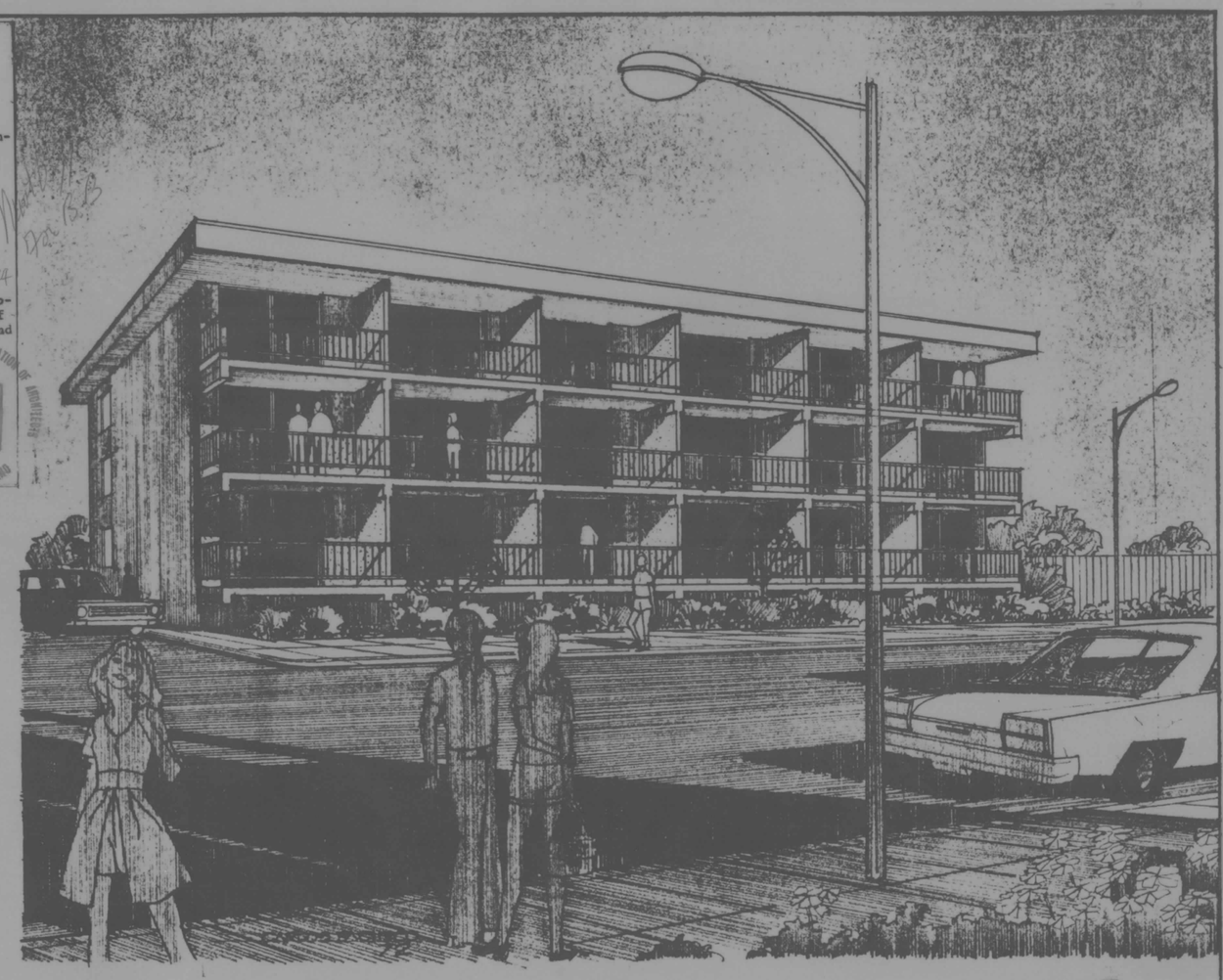
BUILDING CRITERIA
18 - 1 BEDROOM UNITS W/1½ BATH
3 STORY CONDOMINIUM
MASONRY BEARING WALLS & PRE-CAST PLANK FLOORS

PARKING CRITERIA
REQUIRED - 18 1 BEDROOM UNITS x 1 = 18
PROVIDED - 18 PARKING SPACES

SEE SHEET A-2A, A-2B, & A-2C FOR SQUARE FOOTAGE BREAKDOWN.



VICINITY MAP
NO SCALE



FILED
Jan 27 1974
Mary W. Noble & Co.
Ocean City, Maryland

Job No. 7182	Date: JAN. 31, 1974	Sheet No. A1 of 8	Revisions

BOARD OF EXAMINERS AND REGISTRATION OF ARCHITECTS 755-R STATE OF MARYLAND
Certification No.

CONDESA CONDOMINIUM
38TH. STREET. OCEAN CITY - WORCESTER COUNTY, MARYLAND
OWNER - OSCAR L. CAREY

Drawn by:
Checked by:
Sheet Title: SITE PLAN

Morton W. Noble & Associates A.I.A.
1400 Spring Street, Silver Spring, Md. Tel. 585-1331
ARCHITECTS PLANNERS
Consultants:

MSA CSU 2157-939-1

Maryland State Archives