

1 CONDOMINIUM PLAT  
1 0 20' SCALE: 1"=20'  
SHEET 6 OF 6 - CONDOMINIUM PLAT

**GENERAL NOTES:**

- RECORD OWNER OF PARCEL: CONDOS BY CYNTHIA, LLC, DESCRIBED IN BOOK 22723, PAGE 15 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (<C>C.R.D.).
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, 08/02/2004, UTILIZING THE FOLLOWING EQUIPMENT:  
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
- AREA OF SUBJECT PARCEL: 4060.7 SQ. FT., 0.11 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a.) CONDOMINIUM PLAN, OCEAN PLACE CONDOMINIUM, 38 OCEAN AVENUE, PORTLAND, MAINE, BY NORTHEAST CIVIL SOLUTIONS, RECORDED JUNE 27, 2005 AT C.C.R.D.  
b.) EXISTING CONDITIONS SURVEY, 701 FOREST AVENUE, PORTLAND, MAINE, BY TITCOMB ASSOC., DATED 05/08/95, PROVIDED BY TITCOMB ASSOC.  
c.) CITY OF PORTLAND TAX ASSESSORS MAP NO. 129, BLOCK B, LOT 5, ALSO LOTS 1&7, RETRACED FEB 23, 1987.  
d.) STREETLINE PLANS OF IRVING STREET RECONSTRUCTION DATED 1987 PROVIDED BY THE CITY OF PORTLAND MAINE.
- ELEVATIONS ARE BASED UPON A BENCHMARK BY CITY OF PORTLAND BEING A PK SET IN SIDEWALK OF SAWYER STREET, ELEVATION 65.95 FT, CITY DATUM.
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
SEP 22 2005  
RECEIVED

**ZONING:**  
ZONING: R-6 RESIDENTIAL

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 7C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND:**

IPF O Iron Pipe Found	Monhole
CRF C Capped 5/8" Rebar Found	Gas Meter
MONF M Monument Found	Water Shutoff
U Utility Pole	Water Gate
(50.00') Distance from reference plan or deed.	12345/99 Deed Book/Page of Local Registry
N/F Now Or Formerly	BIT Bituminous
CONC Concrete	Edge of Traveled Way
—OHE— Overhead Electric or Comm	Street Line
--- Abutter Line	
--- Property Line	

42-44 OCEAN AVENUE CONDOMINIUMS  
AT 42-44 OCEAN AVENUE, PORTLAND, MAINE  
FOR CYNTHIA O'HANLON

PREPARED BY:  
BACK BAY BOUNDARY, INC.  
LAND SURVEYING  
643 FOREST AVENUE  
PORTLAND, MAINE 04101  
207-774-2855 FAX 207-347-4346

DRAWN BY: PJM  
CHECKED BY: KCC  
SCALE: 1" = 20'  
SURVEY DATE: 08/02/2005  
JOB NUMBER: 2005093  
SHEET: 1 of 10  
DRAWER: 2005 NO: 093

**REVISIONS:**

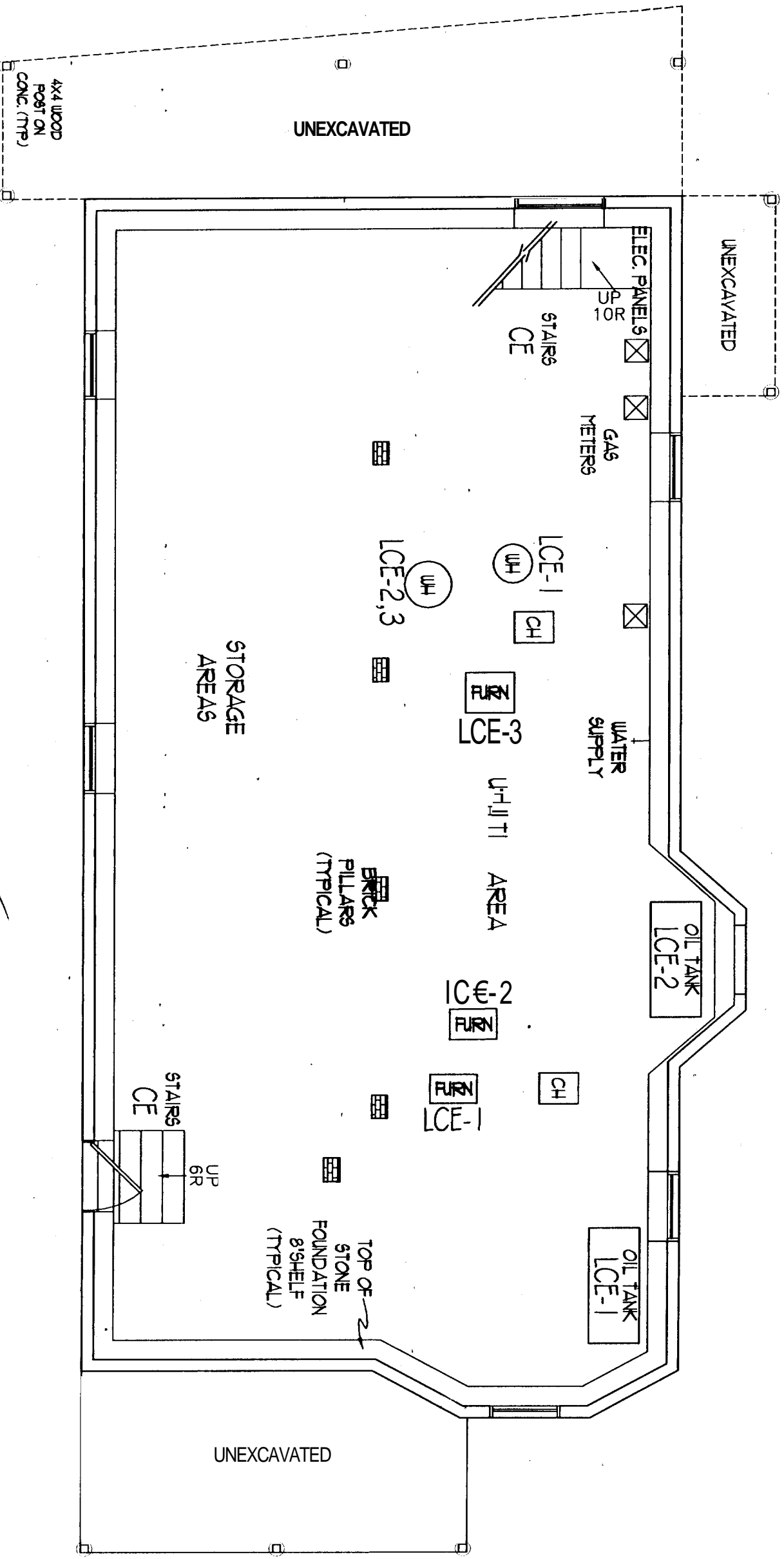
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LOCATION: 42-44 OCEAN AVENUE, PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS  
REGISTRY OF DEEDS  
RECEIVED 2005  
AT T H M AND RECORDED  
IN PLAN BOOK PAGE

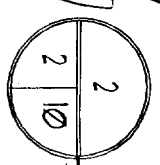
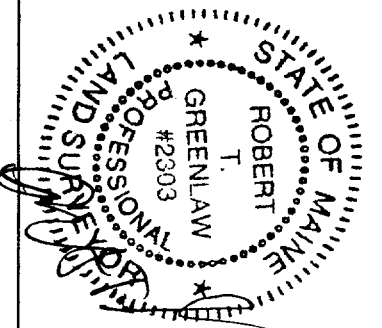
REDUCED COPY  
0' 20' 40' 60'  
GRAPHIC SCALE

**CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 6, 2001 WITH THE FOLLOWING EXCEPTIONS:  
a) NO WRITTEN REPORT  
b) NO NEW DESCRIPTION  
c) NO NEW CORNERS WERE SET  
ROBERT T. GREENLAW P.L.S.  
PRESIDENT BACK BAY BOUNDARY, INC.  
DATE: SEPTEMBER 21, 2005



LEGEND:  
CH = CHIMNEY  
CE = COMMON ELEMENT  
ELEC. = ELECTRICAL  
FURN = FURNACE  
LCE = LIMITED COMMON ELEMENT  
TYP. = TYPICAL  
#R = NUMBER OF RISERS  
WH = WATER HEATER

1. REC  
PAGE 1



# UNITS 1-3 BASEMENT FLOOR PLAN

2 10 5'4"

SCALE: 3/16" = 1'0"

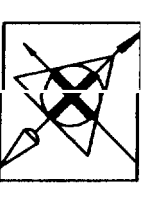
SHEET 2 OF 10 - BASEMENT FLOOR - EXISTING

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## 42-44 OCEAN AVENUE CONDOMINIUMS

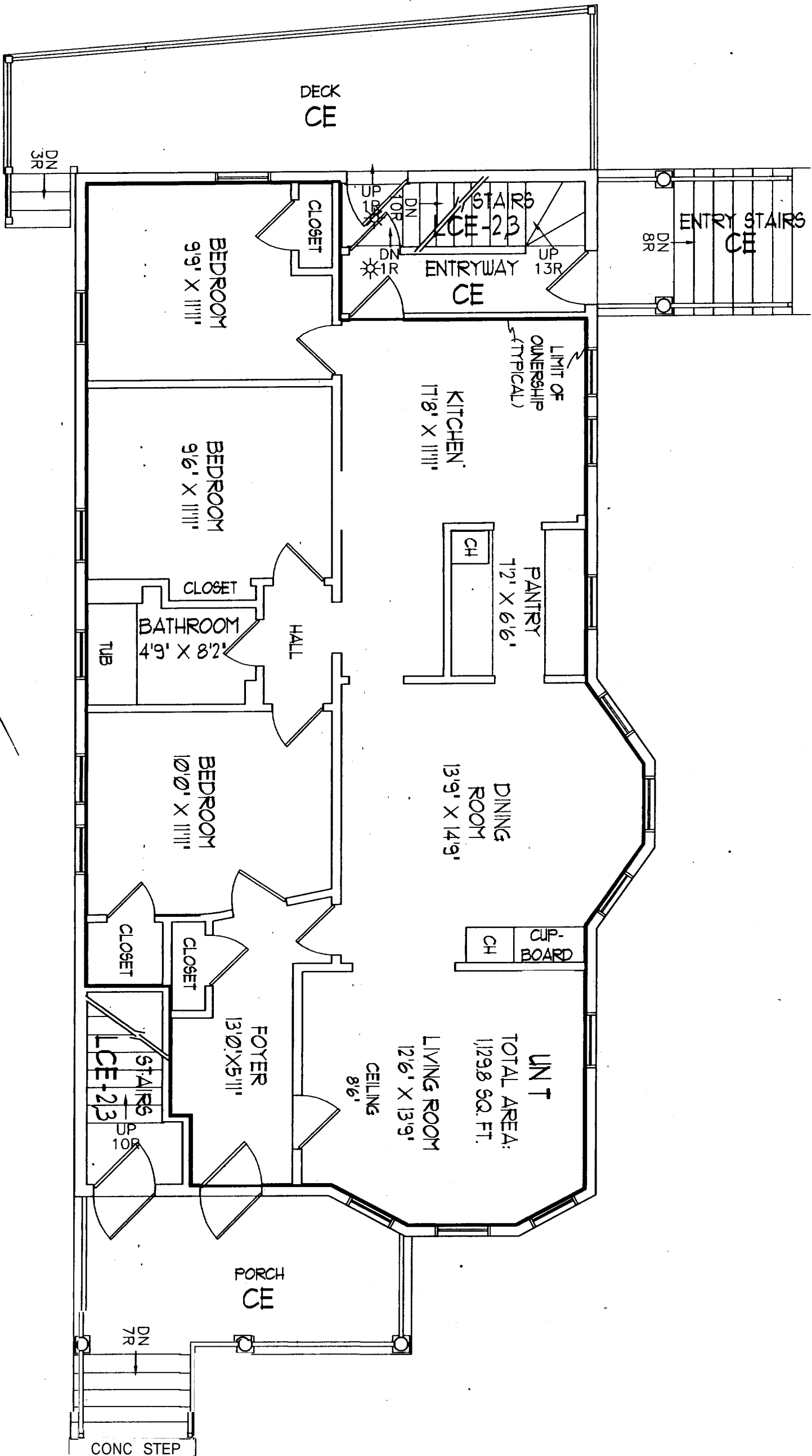
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Portland, Maine

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PORTLAND, ME 04101  
207.742.2855  
442.347.4246  
backbay@backbayboundary.com  
backbayboundary.com

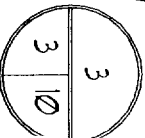
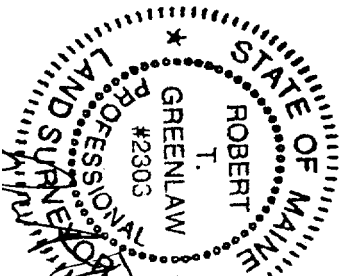


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JOB NO.  
2005093  
DATE  
09/21/2005



LEGEND:  
 CH. = CHIMNEY  
 CE = COMMON ELEMENT  
 LCE = LIMITED COMMON ELEMENT  
 SQ. FT. = SQUARE FEET  
 #R = NUMBER OF RISERS



# UNIT 1 FLOOR PLAN

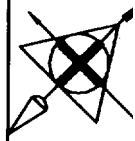
SCALE: 3/16" = 1'0"  
 SHEET 3 OF 10 - FIRST FLOOR

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 42-44 OCEAN AVENUE  
 Portland, Maine

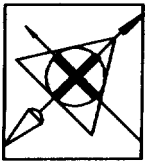
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DATE PLANNED  
 REV 11 09/21/2005

JOB NO.  
 10935093



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BOUNDARY, INC.

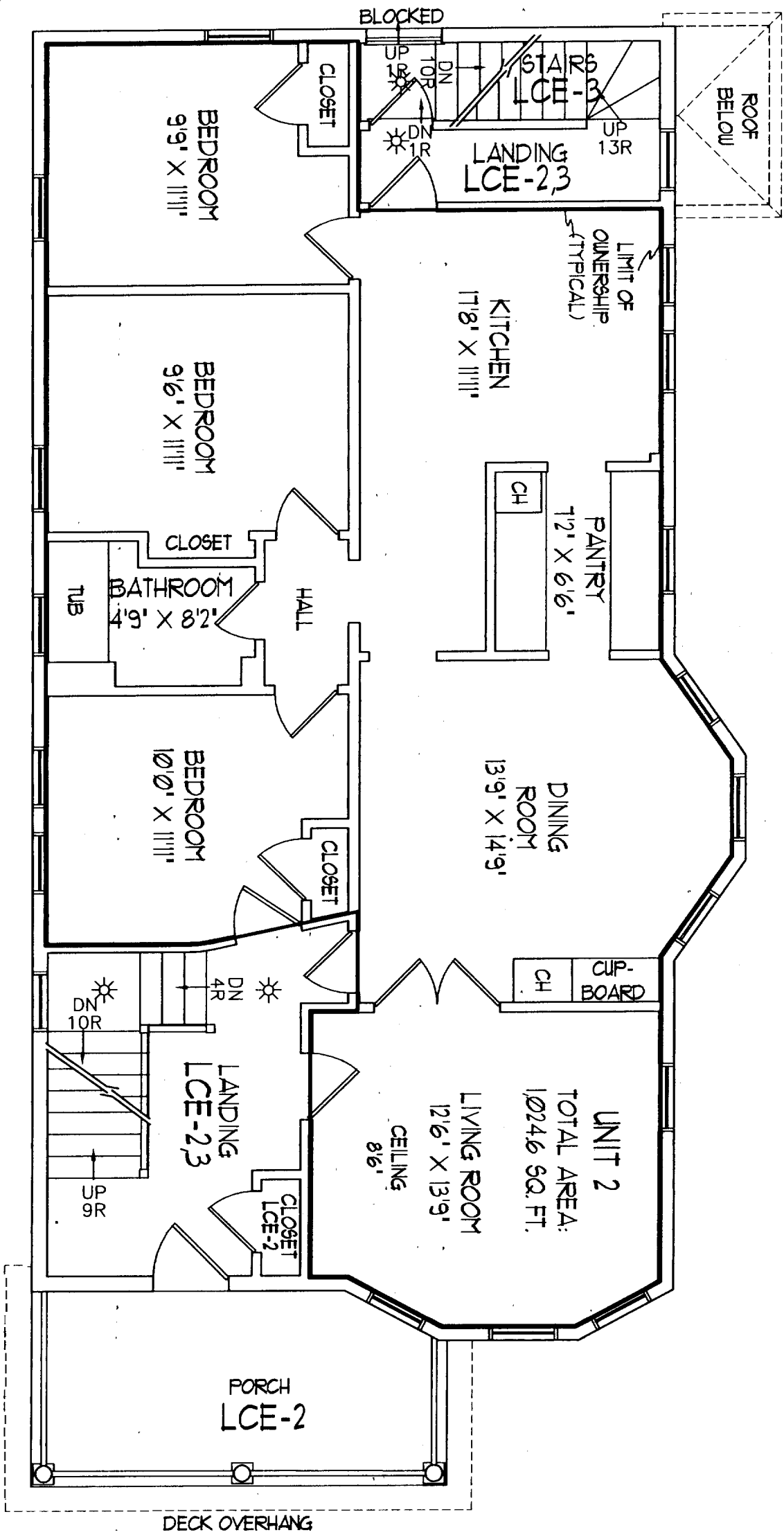
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42-44 OCEAN AVENUE  
Portland, Maine

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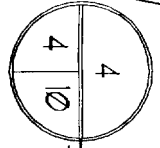
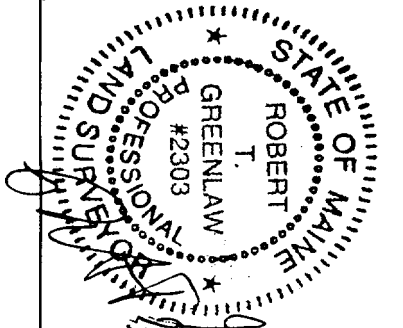
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DATE  
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LEGEND:  
CH - CHIMNEY  
CE - COMMON ELEMENT  
LCE - LIMITED COMMON ELEMENT  
SQ. FT. - SQUARE FEET  
#R - NUMBER OF RISERS

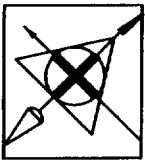
1. RECORD OWNER OF PARCEL: CONDOS BY CYNTHIA, LLC., AS DESCRIBED IN BOOK 22723,  
PAGE 65 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.



## UNIT 2 FLOOR PLAN

SCALE: 3/16" = 1'0"

SHEET 4 OF 10 - SECOND FLOOR - EXISTING



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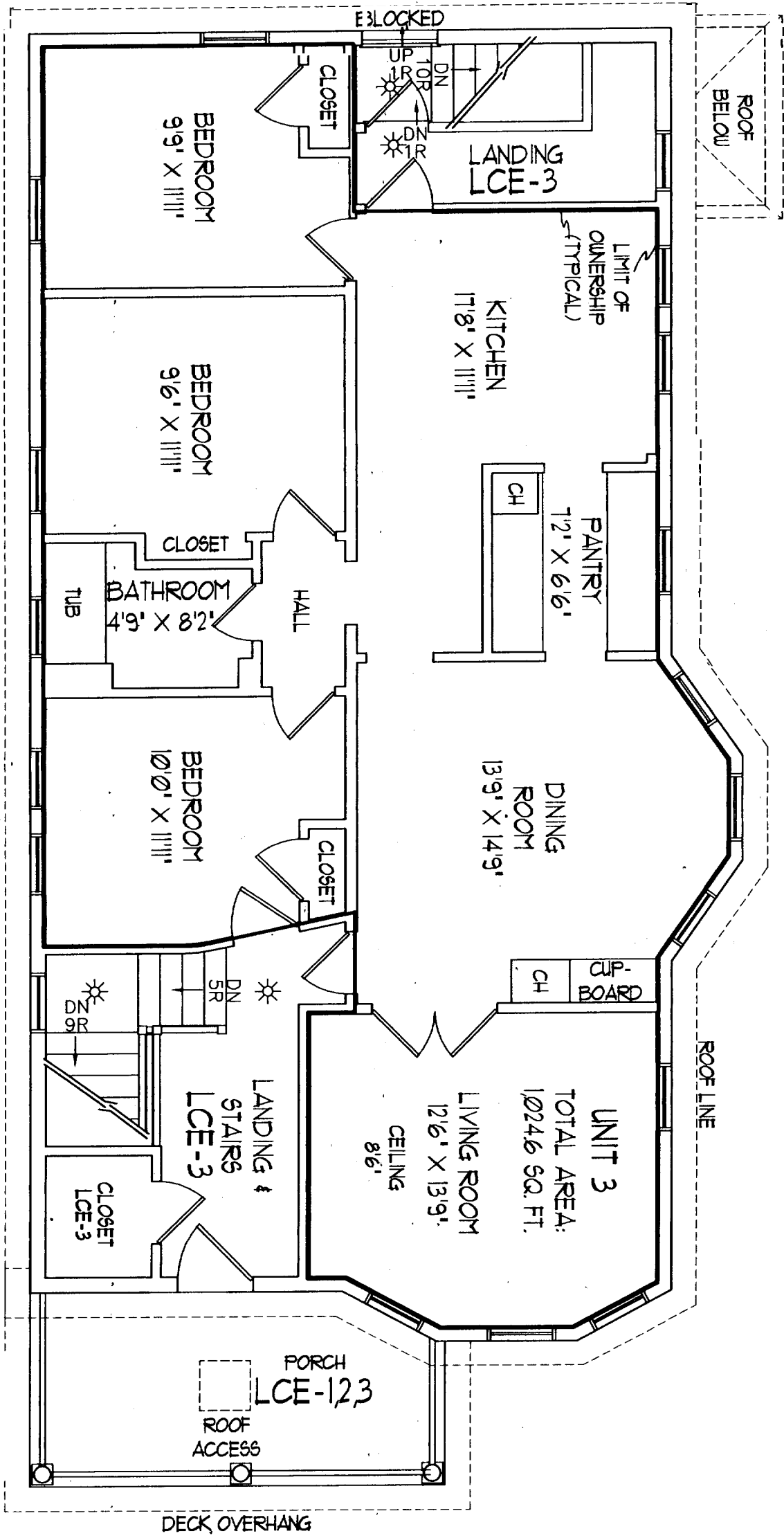
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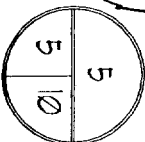
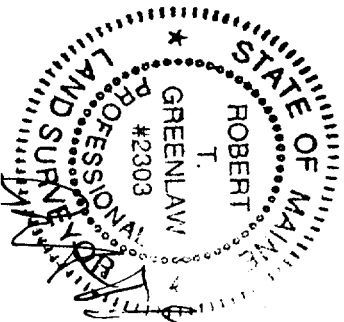
# 42-44 OCEAN AVENUE CONDOMINIUMS

42-44 OCEAN AVENUE  
Portland, Maine

JOB NO.	2005093
DATE	09/21/2005
REV	



LEGEND:  
CE - COMMON ELEMENT  
CH - CHIMNEY  
LCE - LIMITED COMMON ELEMENT  
SQ. FT. - SQUARE FEET  
#R - NUMBER OF RISERS

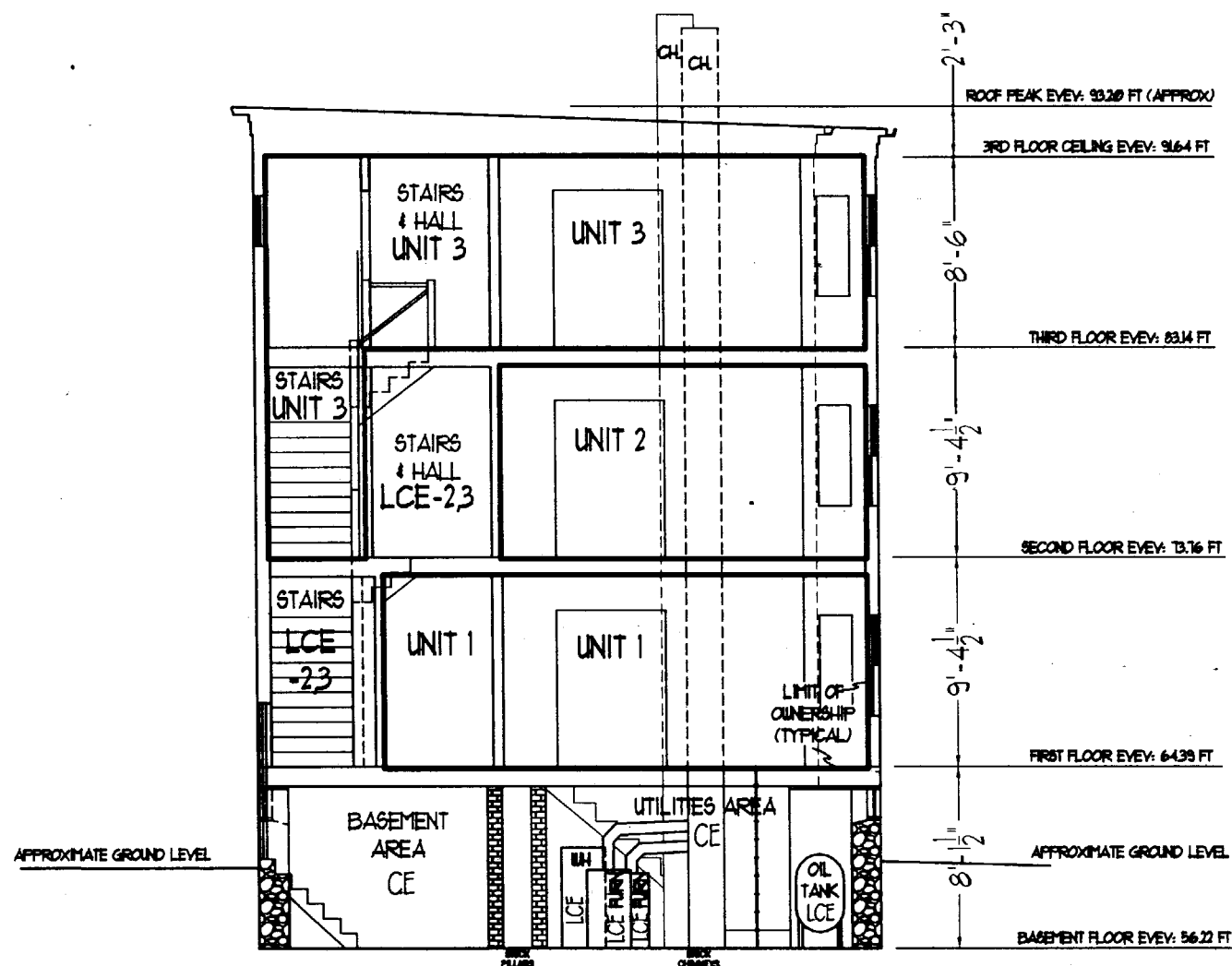


## UNIT 3 FLOOR PLAN

SCALE: 3/16" = 1'0"

SHEET 5 OF 10 - THIRD FLOOR - EXISTING

1. RECORD OWNER OF PARCEL, CONDOS BY CATHIA, LLC., AS DESCRIBED IN BOOK 22723,  
PAGE 65 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.



**BUILDING CROSS SECTION**  
DETAIL - SCALE: 1/8" = 1'0"

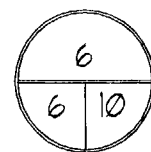
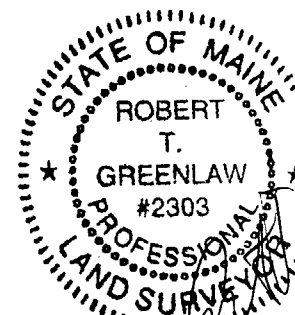
**LEGEND:**

CE = COMMON ELEMENT  
CH = CHIMNEY  
ELEC = ELECTRICAL  
N.R.N = FURNACE

LCE = LIMITED COMMON ELEMENT  
SQ. FT. = SQUARE FEET  
WH = WATER HEATER(S)

2. ELEVATIONS ARE BASED ON ASSUMED 100.0' - SEE CONDOMINIUM PLAT, PAGE 6 OF 6

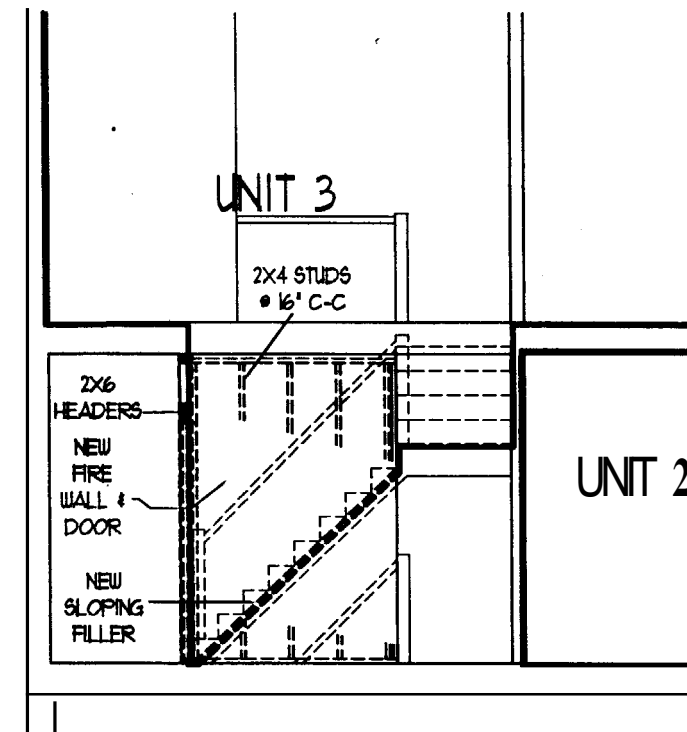
1. RECORD OWNER OF PARCEL: CONDOS BY CYNTHIA, L.L.C., AS DESCRIBED IN BOOK 22723, PAGE 85 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.



## UNITS 1-3 BUILDING SECTION & DETAILS

VARIES

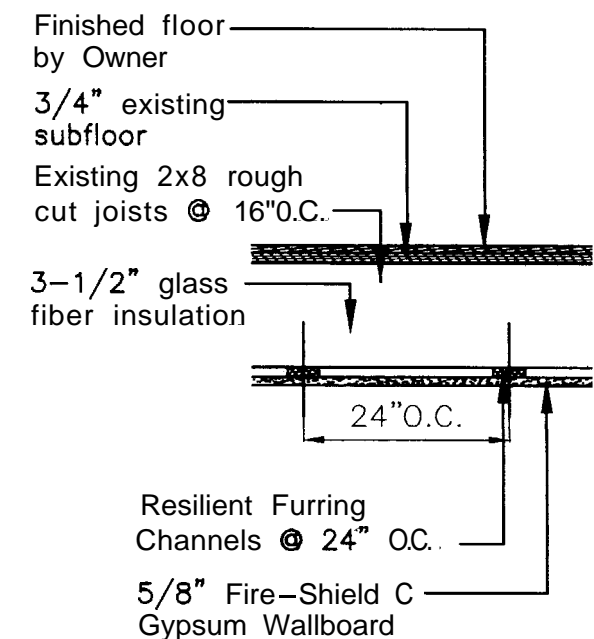
SHEET 6 OF 10 - BUILDING SECTION & DETAILS



**UNIT 3 ENTRANCE WALL**  
DETAIL A - SCALE: 3/16" = 1'0"

**Framing Notes:**

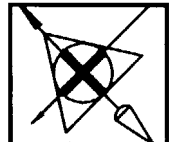
1. All interior walls are to be built of 2"x4" studs @ 16" O.C. with 1/2" gypsum screwed, unless otherwise noted. All partitions between units and common areas are to be built in accordance with the UL U305, 1-hour fire rating.
2. Interior wall partition surrounding the second floor stairwell will be built in accordance with the UL U305, 1-hour fire rating. Typically, 5/8" Fire-Shield Gypsum Wallboard or 5/8" Fire-Shield MR Board nailed on both sides to 2"x4" studs @ 16" O.C., Sound Transmission Class (STC) 35.
3. All new doors labeled "fire door" will be of *Masonite® Metal Edge Steel Door 90-minute fire rated*, or similar, pre-hung assembly.



**CEILING/FLOOR SYSTEM**  
1Hour Fire, STC 50 or greater  
DETAIL B - NOT TO SCALE

**Lighting Notes:**

1. = fixture to be determined by owner.
2. All new overhead ceiling fixtures are to be surface mounted with UL Approved electrical box which must have a minimum 2 hour fire rating.
3. Any electrical fixture or other intrusion of a fire rated ceiling or wall must be installed to manufactures specifications, sealed and fire-caulked, to maintain the integrity of the fire rated assembly, in compliance with local building codes.



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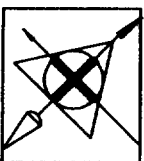
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**42-44 OCEAN AVENUE**  
**Portland, Maine**

REVISION 1: 9/21/2005 - ADDED CEILING/FLOOR DETAIL; LIGHTING NOTES

JOB NO:  
**2005093**

DATE  
REV 1: 09/21/2005



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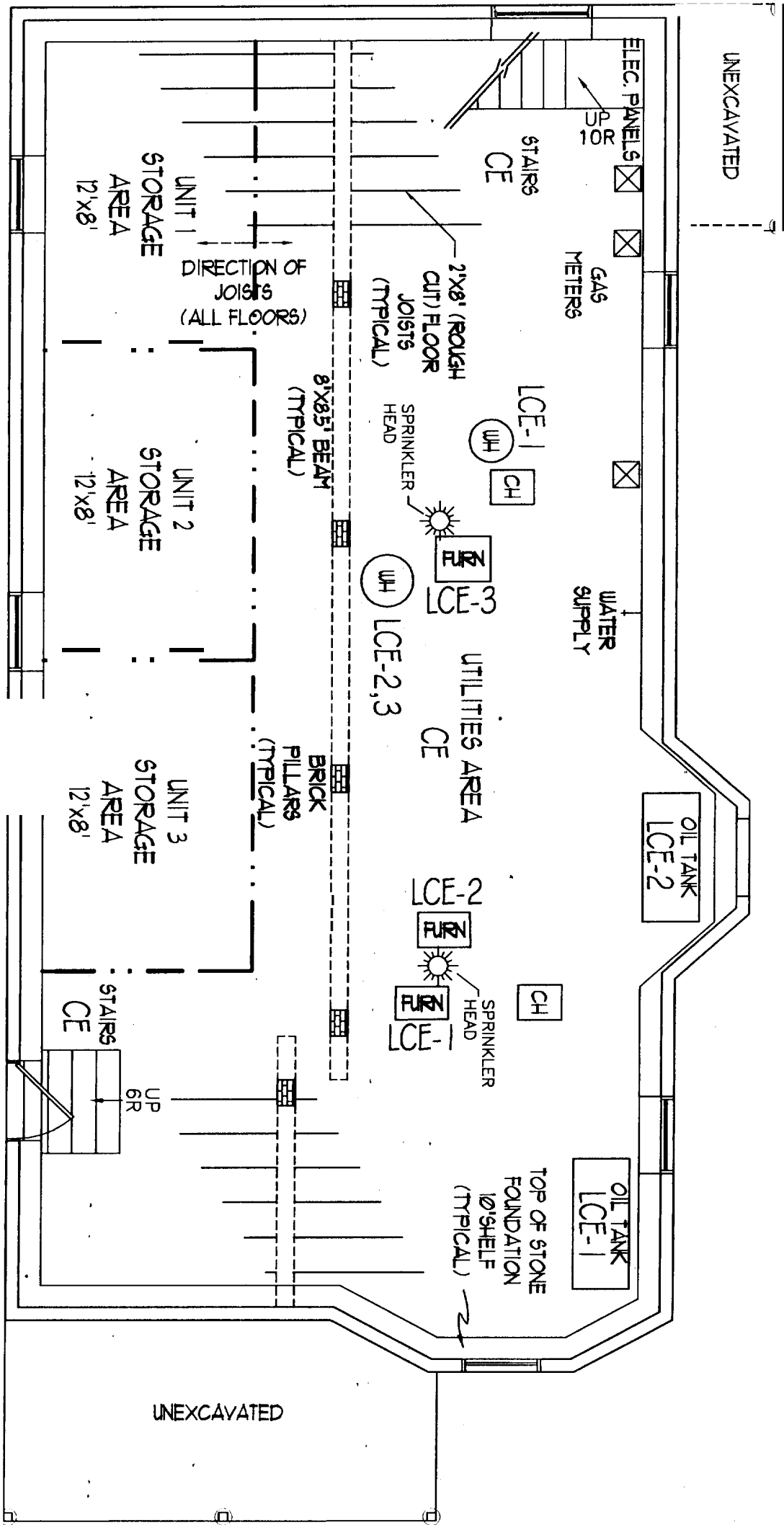
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# 42-44 OCEAN AVENUE CONDOMINIUMS

42-44 OCEAN AVENUE  
Portland, Maine

REVISION 1: 9/21/2005 - ADDED CEILING/FLOOR DETAIL: VENTS & HEADERS: NEW WALL NOTES

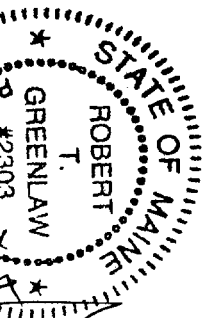
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DATE  
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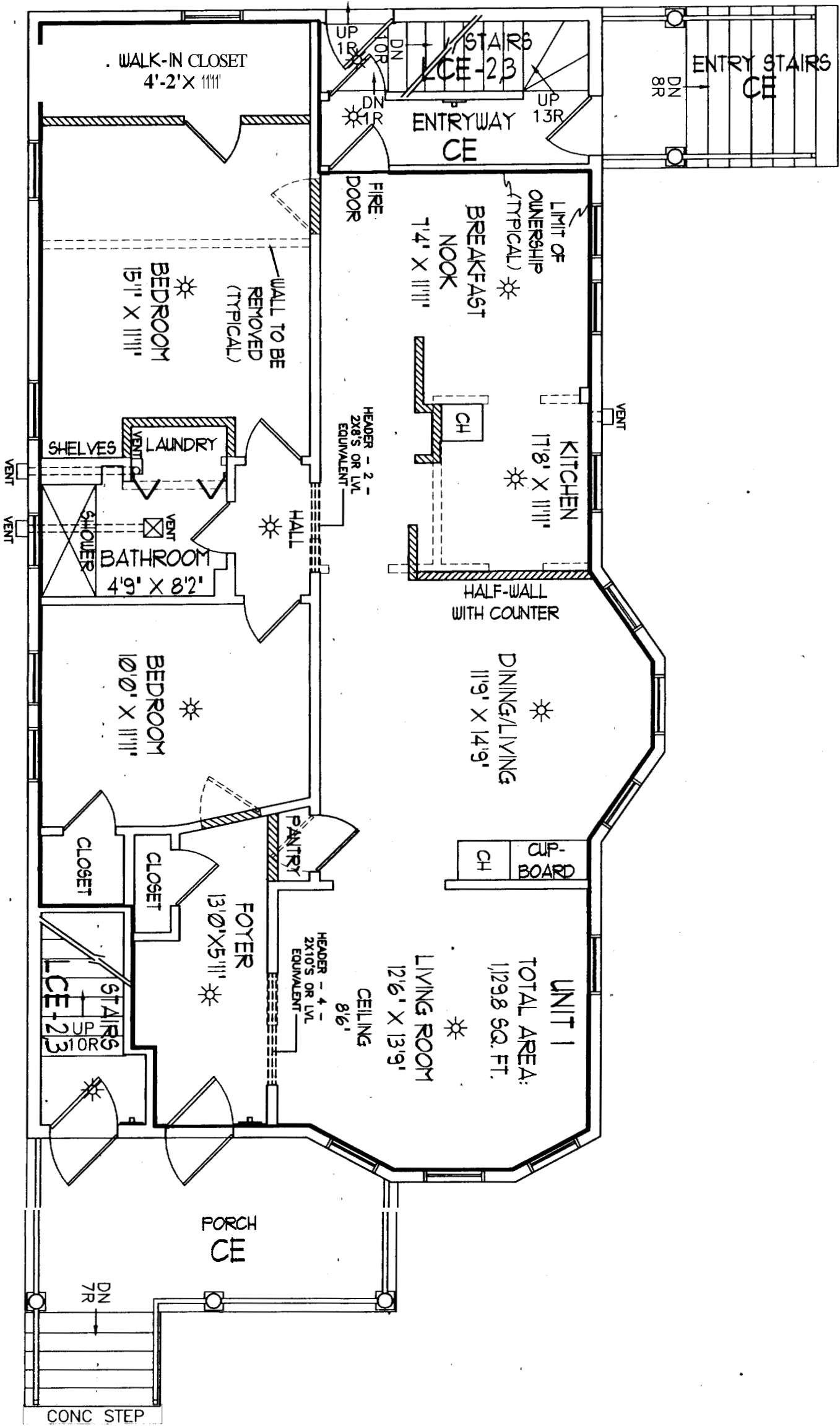
## UNITS 1-3 BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0"

SHEET 7 OF 10 - PROPOSED BASEMENT FLOOR



1. RECORD OWNER OF PARCEL: CONDOS BY CYNTHIA, LLC., AS DESCRIBED IN BOOK 22723,  
PAGE 65 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.



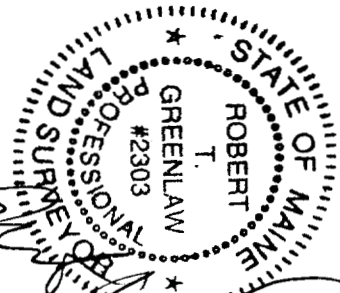
- LEGEND:
- CH - CHIMNEY
  - CE - COMMON ELEMENT
  - FCE - FIRST FLOOR ELEVATION
  - LCE - LIMITED COMMON ELEMENT
  - SQ. FT. - SQUARE FEET
  - #R - NUMBER OF RISERS
  - SMOKE DETECTOR
  - OVERHEAD LIGHT
  - NEW WALLS - SEE S-6/10 TRAILING NOTES

1. RECORD OWNER OF PARCEL: CONDOS BY CYNTHIA, LLC, AS DESCRIBED IN BOOK 22723.  
PAGE 65 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

UNIT 1 PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

SHEET 8 OF 10 - PROPOSED FIRST FLOOR

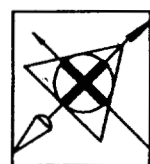


REVISION 1: 9/21/2005 - ADDED CEILING/FLOOR DETAIL; VENTS & HEADERS; NEW WALL NOTES

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42-44 OCEAN AVENUE  
Portland, Maine

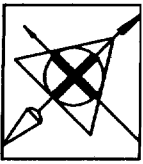
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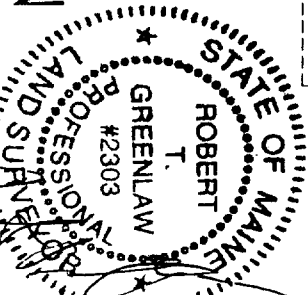
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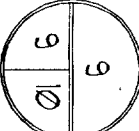
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REV	02/12/05

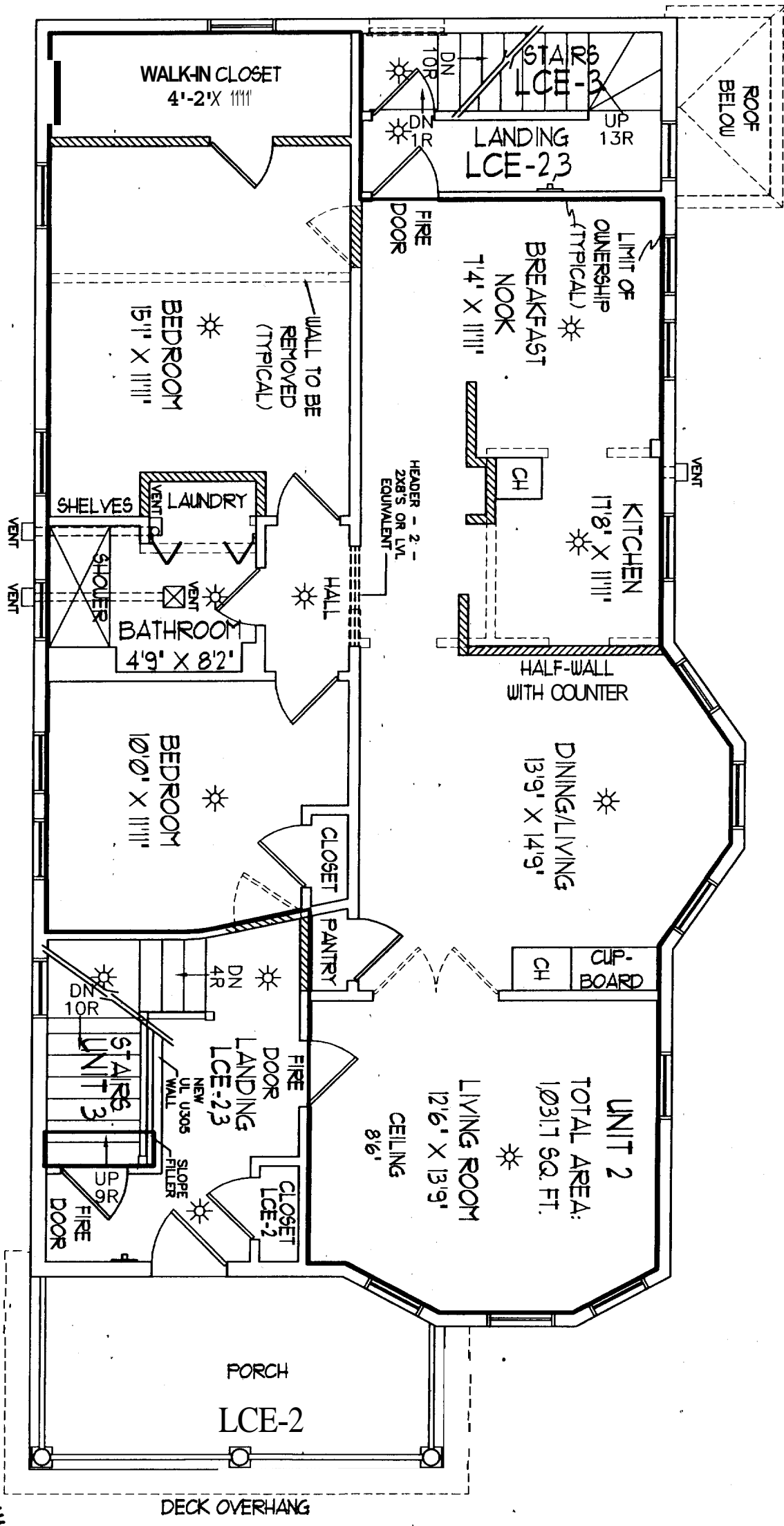


## UNIT 2 PROPOSED FLOOR PLAN



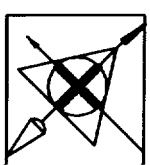
SCALE: 3/16"=1'0"

SHEET 9 OF 10 - PROPOSED SECOND FLOOR



- LEGEND:**
- CH - CHIMNEY
  - CE - COMMON ELEMENT
  - FTE - FIRST FLOOR ELEVATION
  - LCE - LIMITED COMMON ELEMENT
  - SQ. FT. - SQUARE FEET
  - #R - NUMBER OF RISERS
  - SMOKE DETECTOR
  - OVERHEAD LIGHT
  - NEW WALLS - SEE SHEET 6/10 FRAMING NOTE

1. RECORD OWNER OF PARCEL: CONDOS BY CYNTHIA, LLC, AS DESCRIBED IN BOOK 22723,  
PAGE 65 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.



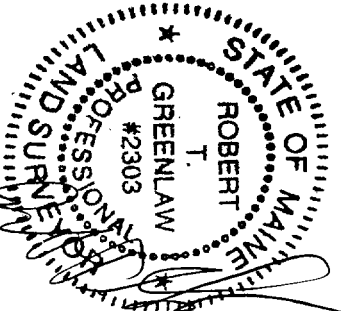
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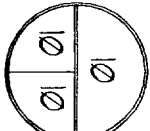
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Portland, Maine

REVISION 1: 9/21/2005 - ADDED CEILING/FLOOR DETAIL; VENTS & HEADERS; NEW WALL NOTES

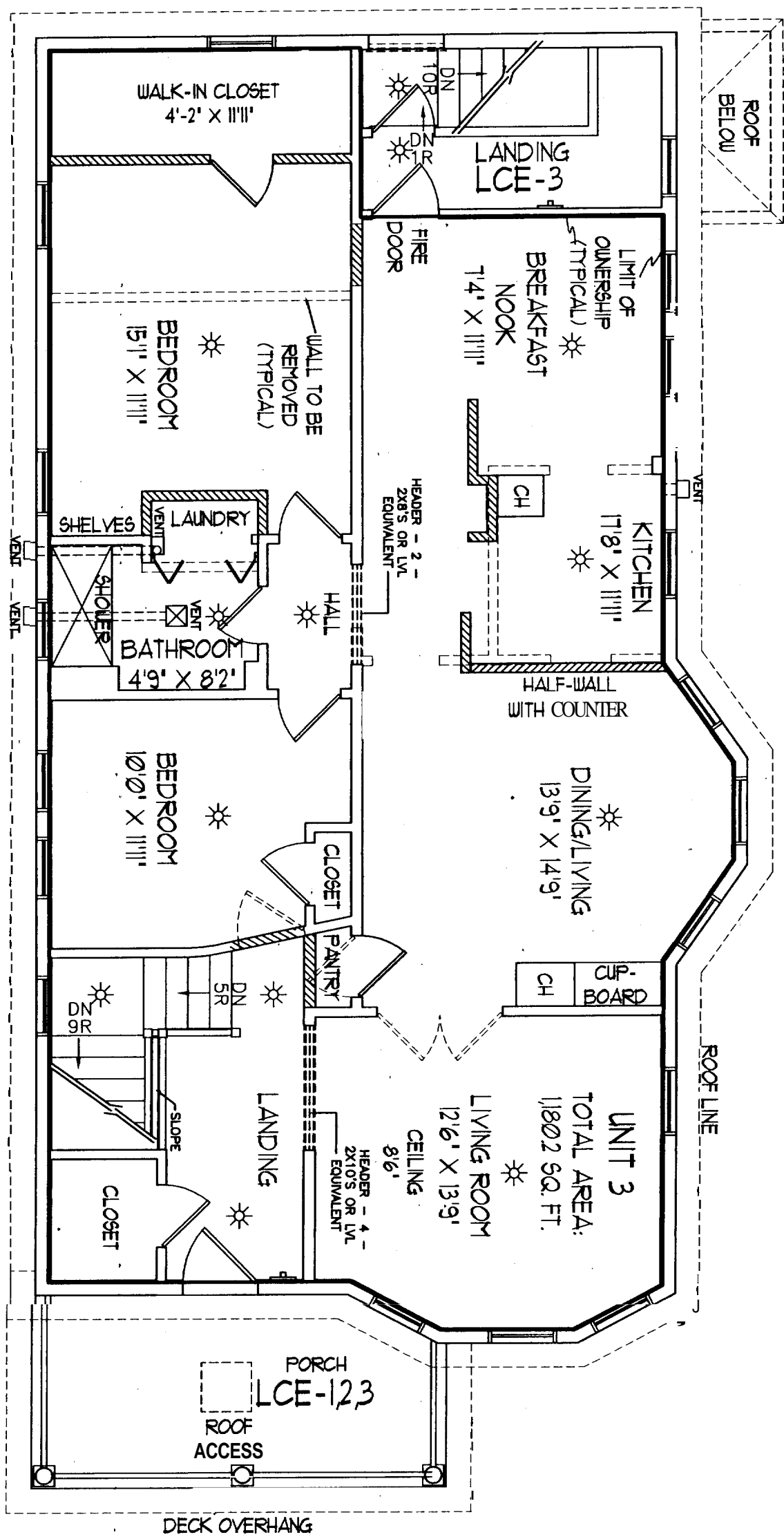


## UNIT 3 PROPOSED FLOOR PLAN



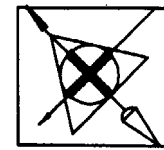
SCALE: 3/16" = 1'-0"

SHEET 10 OF 10 - PROPOSED THIRD FLOOR



- CH. = CHIMNEY  
CE. = COMMON ELEMENT  
FCE = FIRST FLOOR ELEVATION  
LCE = LIMITED COMMON ELEMENT  
SQ. FT. = SQUARE FEET  
TYP. = TYPICAL  
WH. = WATER HEATER  
#R = NUMBER OF RISERS
- Legend:  
☼ = SMOKE DETECTOR  
☼ = OVERHEAD LIGHT  
===== NEW WALLS - SEE SHEET 6/10 'TRAINING NOTE

1. RECORD OWNER OF PARCEL: CONDOS BY CYNTHIA, LLC., AS DESCRIBED IN BOOK 22723.  
PAGE 65 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.



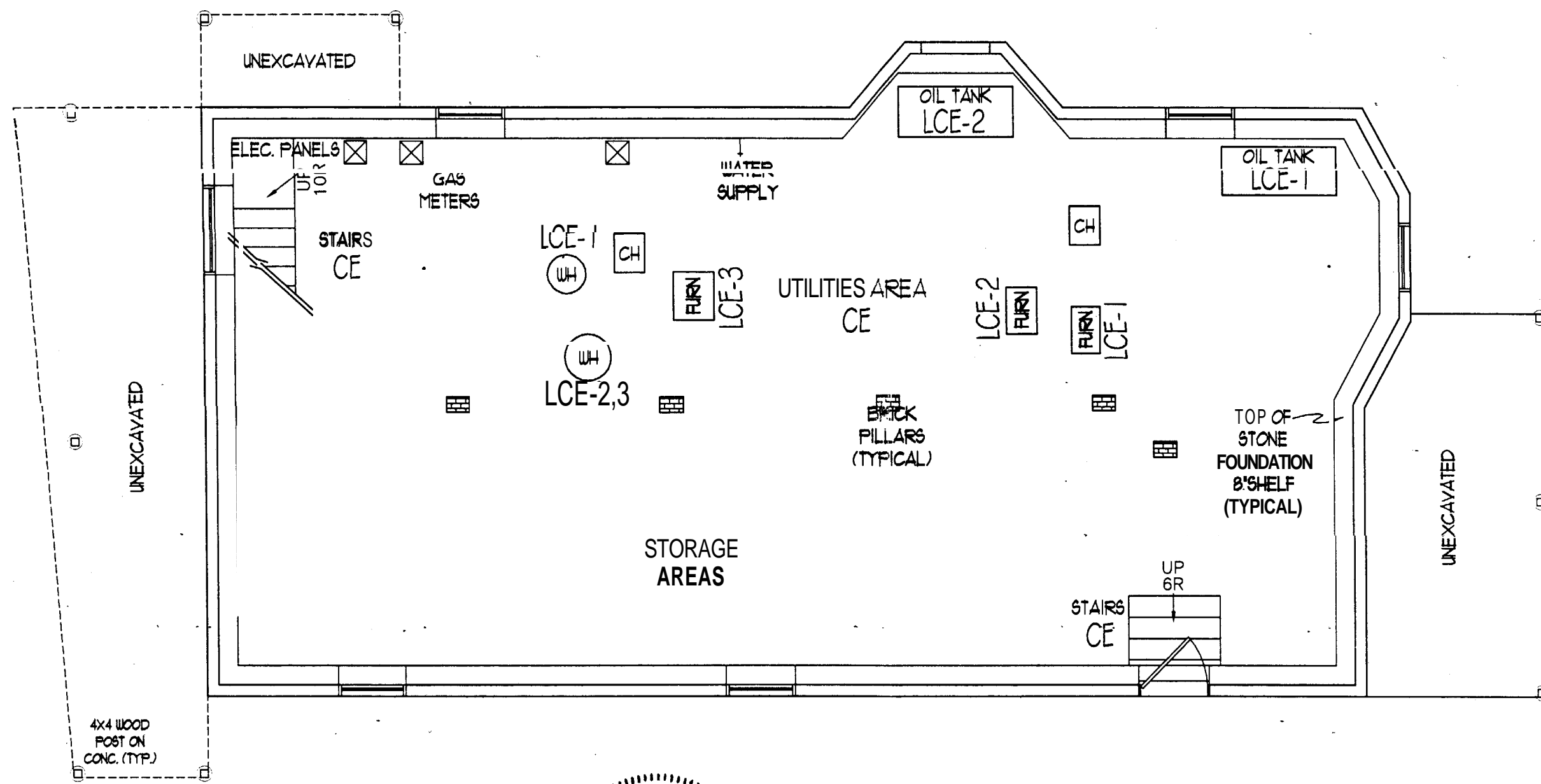
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LAND SURVEYING  
643 FOREST AVENUE  
PORTLAND, ME 04101  
207.774.2855  
fax: 347.4346  
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42-44 OCEAN AVENUE CONDOMINIUMS  
42-44 OCEAN AVENUE  
Portland, Maine

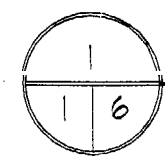
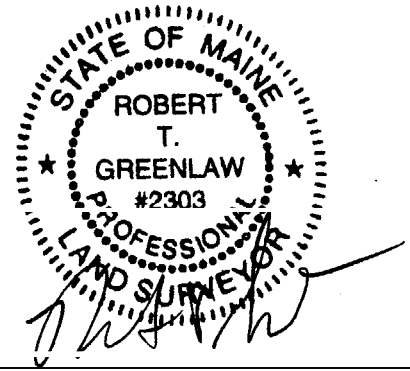
JOB NO.  
2005093

ISSUE DATE  
FINAL 08/16/2005



- LEGEND:
- CH. = CHIMNEY
  - CE = COMMON ELEMENT
  - ELEC. = ELECTRICAL
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  - LCE = LIMITED COMMON ELEMENT
  - TYP. = TYPICAL
  - #R = NUMBER OF RISERS
  - WH = WATER HEATER

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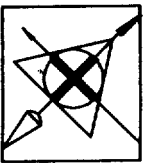
# UNITS 1-3 BASEMENT FLOOR PLAN

0 5'4"

SCALE: 3/16" = 1'0"

SHEET 1 OF 10 - BASEMENT FLOOR - EXISTING

ISSUE DATE	
FINAL	06/16/200



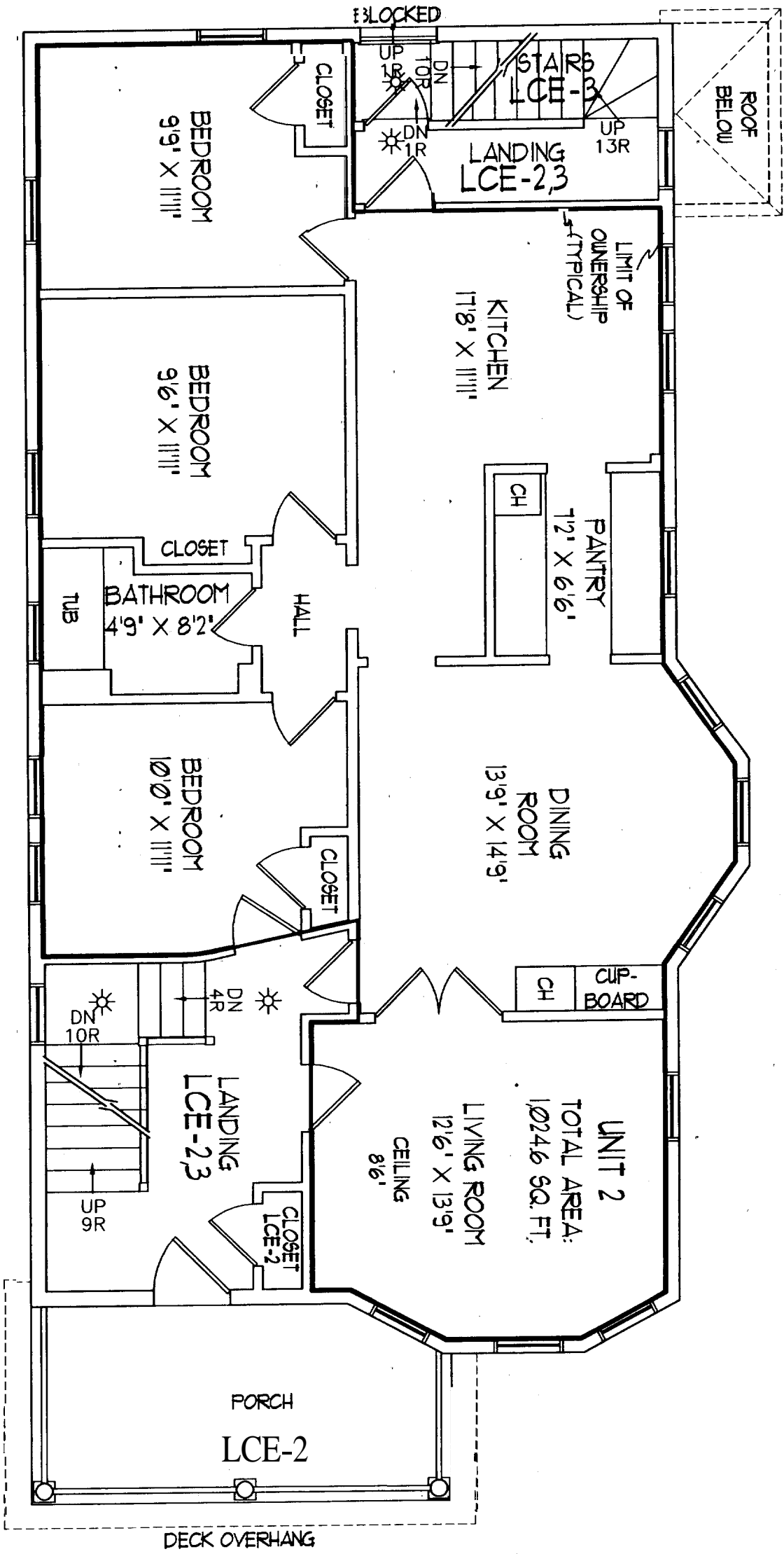
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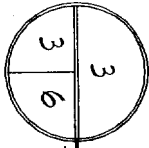
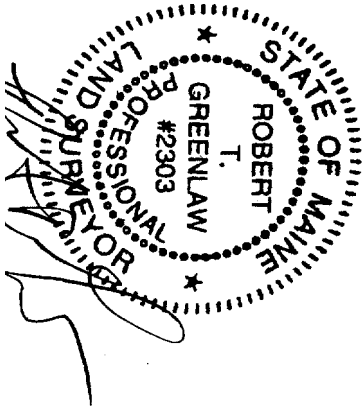
# 42-44 OCEAN AVENUE CONDOMINIUMS

42-44 OCEAN AVENUE  
Portland, Maine

JOB NO.	2005093
DATE	06/16/2005
FINAL	



LEGEND:  
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LCE = LIMITED COMMON ELEMENT  
SQ. FT. = SQUARE FEET  
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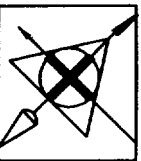


## UNIT 2 FLOOR PLAN

SCALE: 3/16" = 1'0"

SHEET 3 OF 10 - SECOND FLOOR - EXISTING

1. RECORD OWNER OF PARCEL: CONDOS BY CANTHA, LLC., AS DESCRIBED IN BOOK 22723,  
PAGE 65 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.



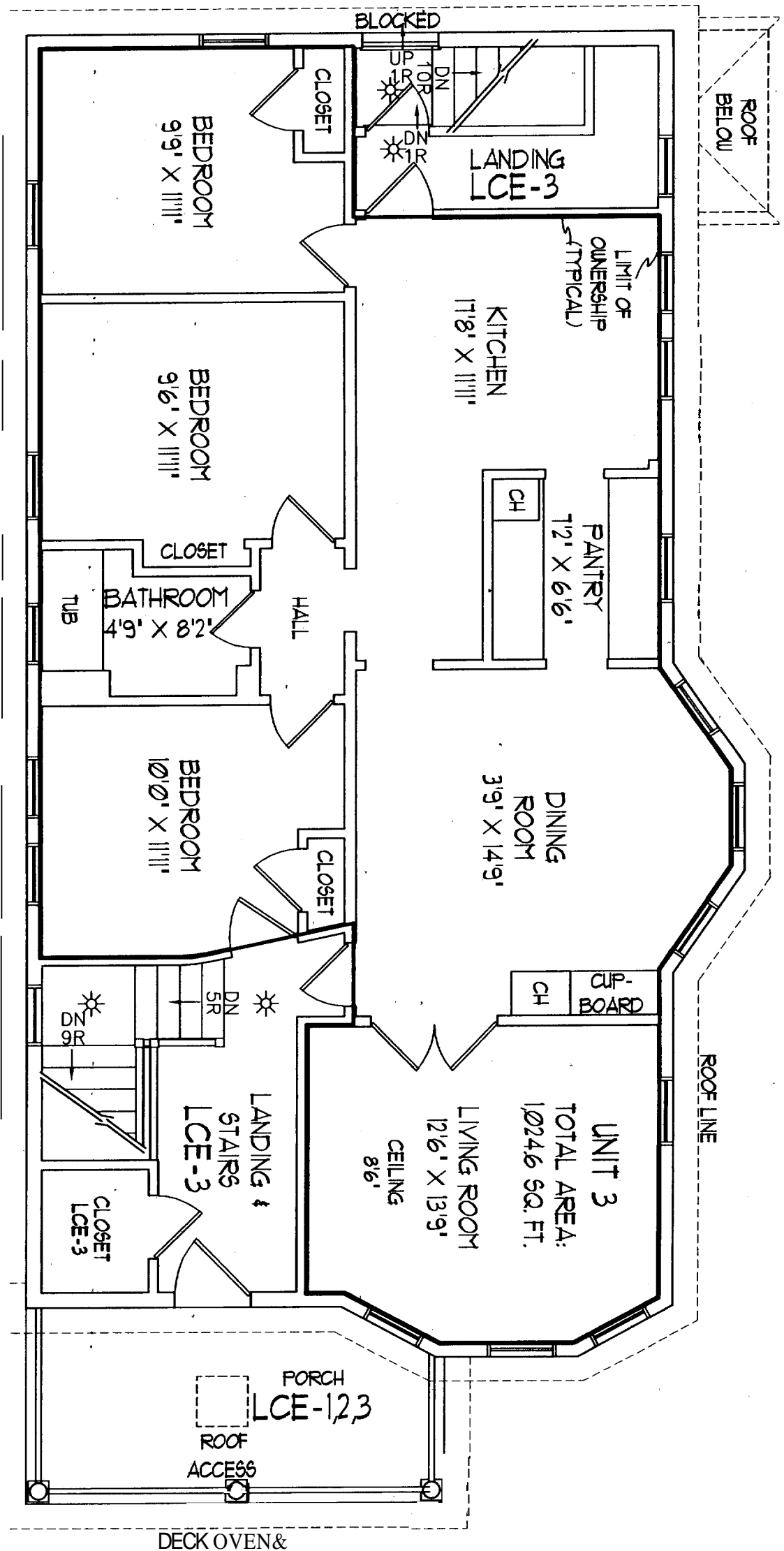
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# 42-44 OCEAN AVENUE CONDOMINIUMS

42-44 OCEAN AVENUE  
Portland, Maine

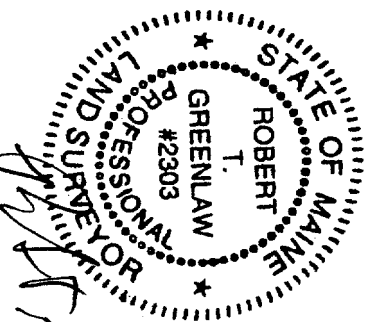
JOB NO.	2005093
DATE	09/16/2005
FINAL	09/16/2005



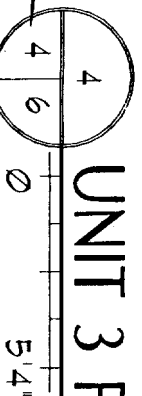
## LEGEND:

- CE - COMMON ELEMENT
- CH - CHIMNEY
- LCE - LIMITED COMMON ELEMENT
- SQ. FT. - SQUARE FEET
- #R - NUMBER OF RISERS

1. RECORD OWNER OF PARCEL: CONDOS BY CYNTHIA, LLC, AS DESCRIBED IN BOOK 22723.  
PAGE 65 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

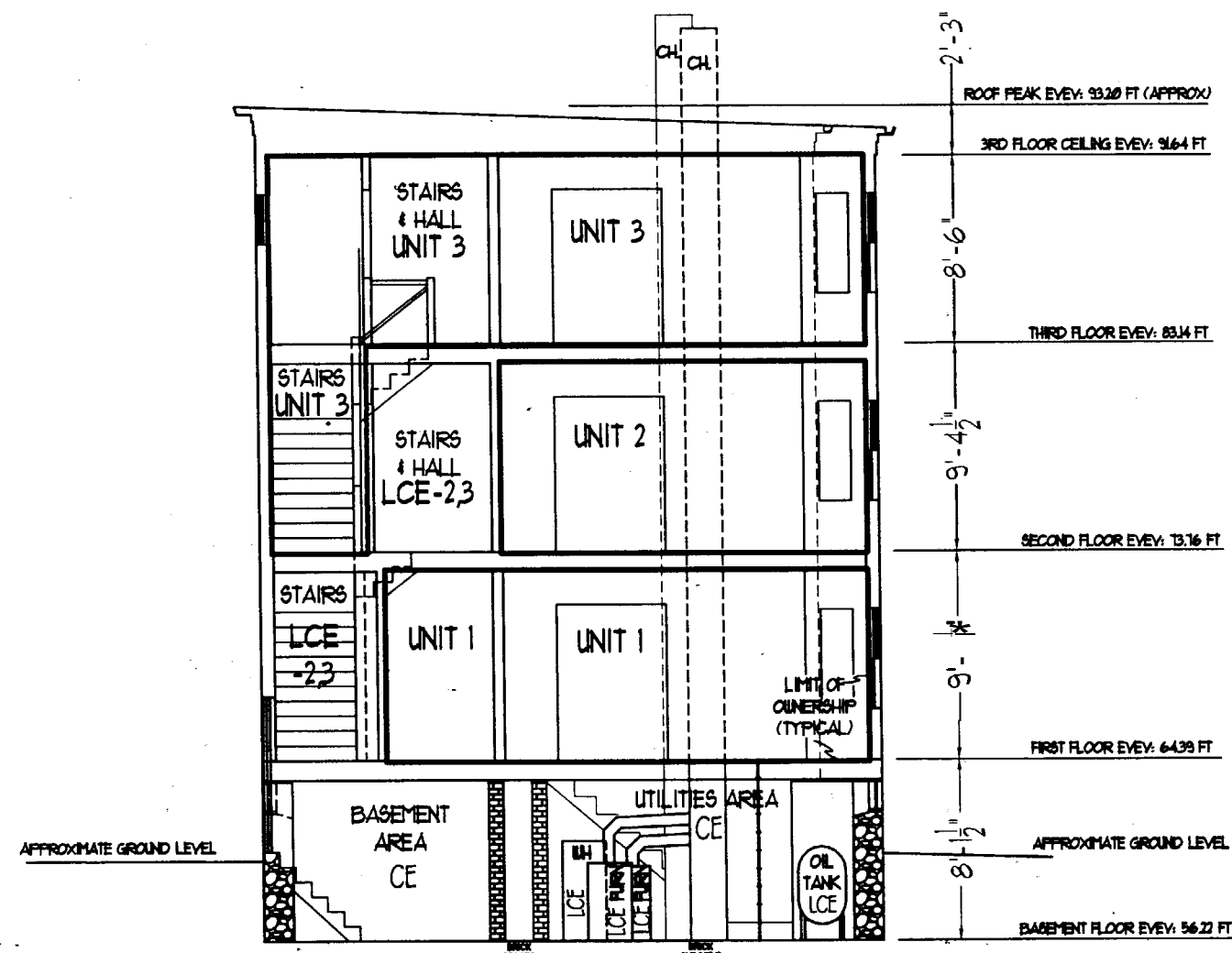


## UNIT 3 FLOOR PLAN

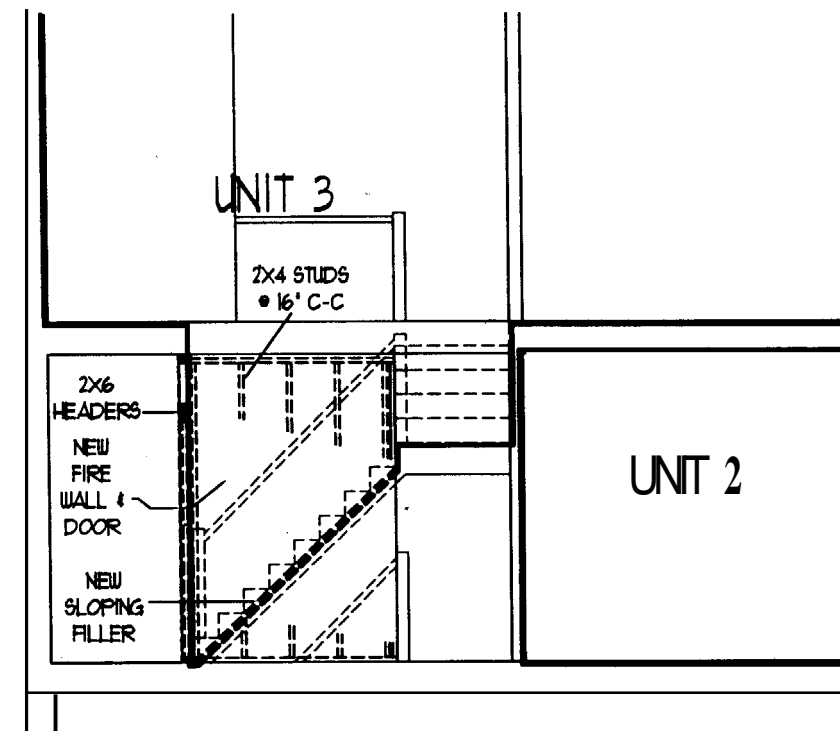


SCALE: 3/16" = 1'0"

SHEET 4 OF 10 - THIRD FLOOR - EXISTING



BUILDING CROSS SECTION  
DETAIL - SCALE: 1/8" = 1'0"



UNIT 3 ENTRANCE WALL  
DETAIL - SCALE: 3/16" = 1'0"

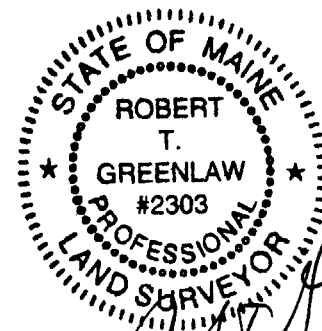
#### Framing Notes:

1. All interior walls are to be built of 2"x4" studs @ 16" O.C. with 1/2" gypsum screwed, unless otherwise noted.
2. Interior wall partition surrounding the second floor stairwell will be built in accordance with the UL U305, 1-hour fire rating. Typically, 5/8" Fire-Shield Gypsum Wallboard or 5/8" Fire-Shield MR Board nailed on both sides to 2"x4" studs @ 16" O.C.
3. All new doors labeled "fire door" will be of Masonite® Metal Edge Steel Door 90-minute fire rated, or similar, pre-hung assembly.

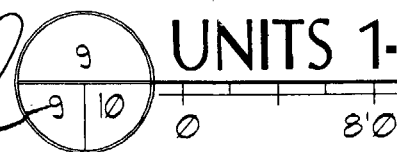
#### LEGEND:

CE = COMMON ELEMENT  
CH = CHIMNEY  
ELEC. = ELECTRICAL  
N.R.N. = FURNACE  
LCE = LIMITED COMMON ELEMENT  
SQ. FT. = SQUARE FEET  
WH = WATER HEATER(S)

2. ELEVATIONS ARE BASED ON ASSUMED 100.0' - SEE CONDOMINIUM PLAT, PAGE 6 OF 6
1. RECORD OWNER OF PARCEL: CONDOS BY CYNTHIA, LLC., AS DESCRIBED IN BOOK 22723, PAGE 65 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

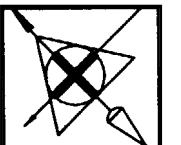


## UNITS 1-3 BUILDING SECTION & DETAILS



VARIES

SHEET 5 OF 10 - BUILDING SECTION & DETAILS



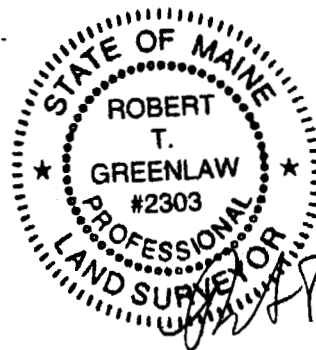
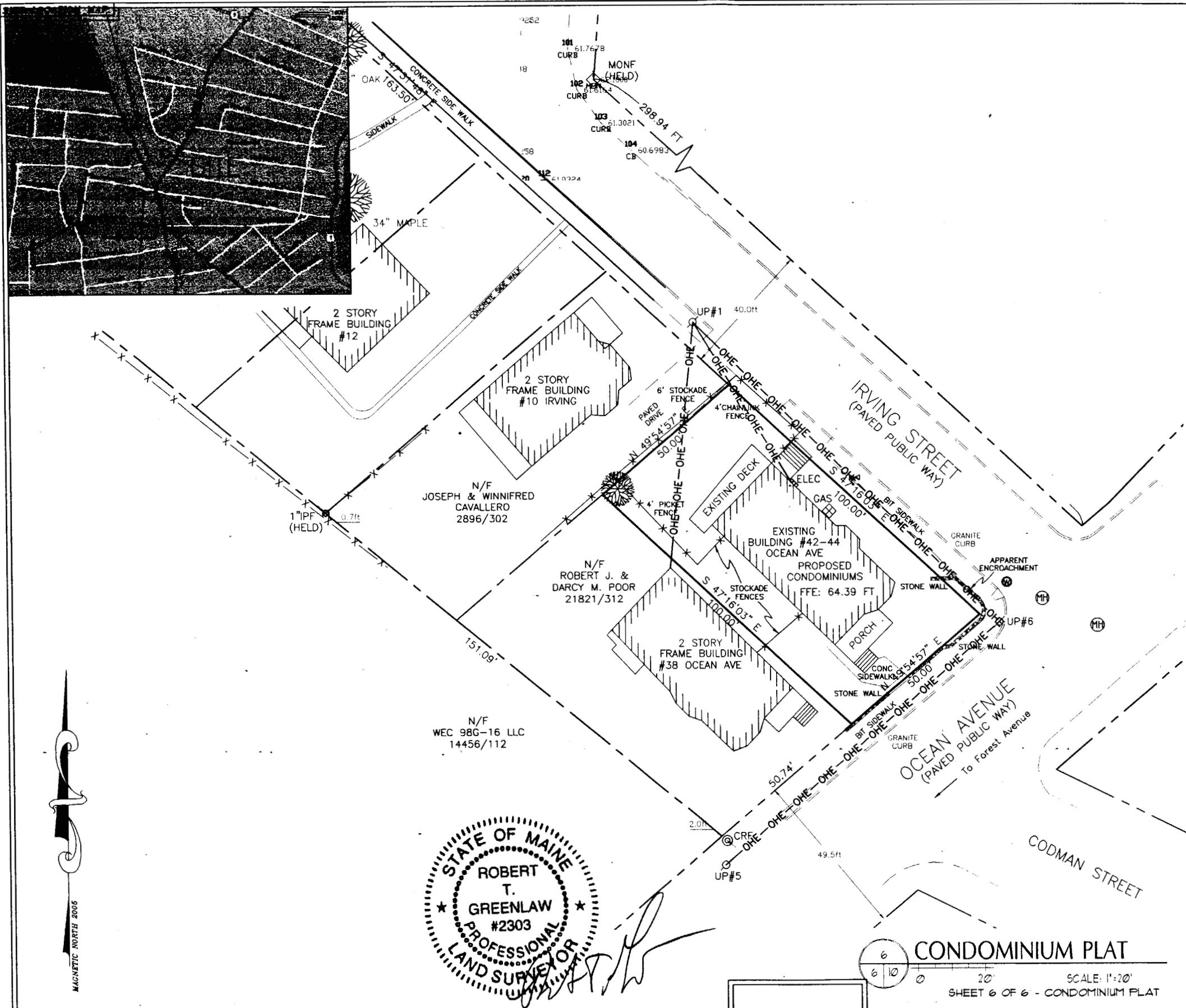
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42-44 OCEAN AVENUE CONDOMINIUMS  
42-44 OCEAN AVENUE  
Portland, Maine

JOB NO:  
2005093

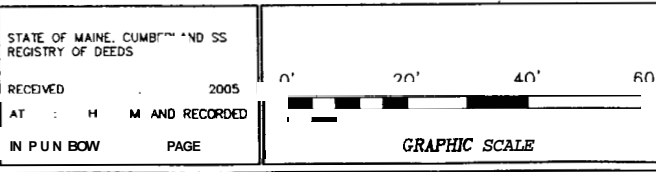
ISSUE DATE  
FINAL 08/16/2005



6  
6 10 0 20' SCALE: 1"=20'  
SHEET 6 OF 6 - CONDOMINIUM PLAT

REVISIONS:

STATE OF MAINE, CUMBERLAND AND SS  
REGISTRY OF DEEDS  
RECEIVED 2005  
AT H M AND RECORDED  
IN PUN BOW PAGE



CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE  
FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE AS ADOPTED APRIL 1, 2001  
WITH THE FOLLOWING EXCEPTIONS:  
a) NO WRITTEN REPORT  
b) NO NEW DESCRIPTION  
c) NO NEW CORNERS WERE SET  
ROBERT T. GREENLAW P.L.S.  
PRESIDENT BACK BAY BOUNDARY, INC. DATE AUGUST 16, 2005

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: CONDOS BY CYNTHIA, LLC, DESCRIBED IN BOOK 22723, PAGE 65 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (<C>C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, 08/02/2004, UTILIZING THE FOLLOWING EQUIPMENT: LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SUR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 4960.7 SQ. FT., 0.11 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a.) CONDOMINIUM PLAN, OCEAN PLACE CONDOMINIUM, 38 OCEAN AVENUE, PORTLAND, MAINE, BY NORTHEAST CIVIL SOLUTIONS, RECORDED JUNE 27, 2005 AT C.C.R.D.  
b.) EXISTING CONDITIONS SURVEY, 701 FOREST AVENUE, PORTLAND, MAINE, BY TITCOMB ASSOC., DATED 05/09/95, PROVIDED BY TITCOMB ASSOC.  
c.) CITY OF PORTLAND TAX ASSESSORS MAP NO. 129, BLOCK B, LOT 5, ALSO LOTS 6&7, RETRACED FEB 23, 1967.  
d.) STREETLINE PLANS OF IRVING STREET RECONSTRUCTION DATED 1997 PROVIDED BY THE CITY OF PORTLAND MAINE.
5. ELEVATIONS ARE BASED UPON A BENCHMARK BY CITY OF PORTLAND BEING A PK SET IN SIDEWALK OF SAWYER STREET, ELEVATION 65.95 FT, CITY DATUM.
6. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITTING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

ZONING:

R-6 RESIDENTIAL

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 7C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

- |  |   |
|--|---|
| IPF ○ Iron Pipe Found                          | Manhole                                   |
| CRF ⊗ Capped 5/8" Rebar Found                  | Gas Meter                                 |
| MONF □ Monument Found                          | Water Shutoff                             |
| ○ Utility Pole                                 | Water Gate                                |
| (50.00') Distance from reference plan or deed. | 12345/99 Deed Book/Page of Local Registry |
| N/F Now Or Formerly                            | BIT Bituminous                            |
| CONC Concrete                                  | Edge of Traveled Way                      |
| OHE Overhead Electric or Comm                  | Street Line                               |
| Abutter Line                                   |   |
| Property Line                                  |   |

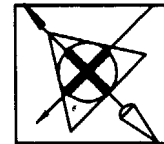
42-44 OCEAN AVENUE CONDOMINIUMS  
AT 42-44 OCEAN AVENUE, PORTLAND, MAINE

FOR CYNTHIA O'HANLON

PREPARED BY  
RACK RAY BOUNDARY, INC.  
LAND SURVEYING  
643 FOREST AVENUE  
PORTLAND, MAINE 04101  
207-774-2855 FAX 207-347-4346

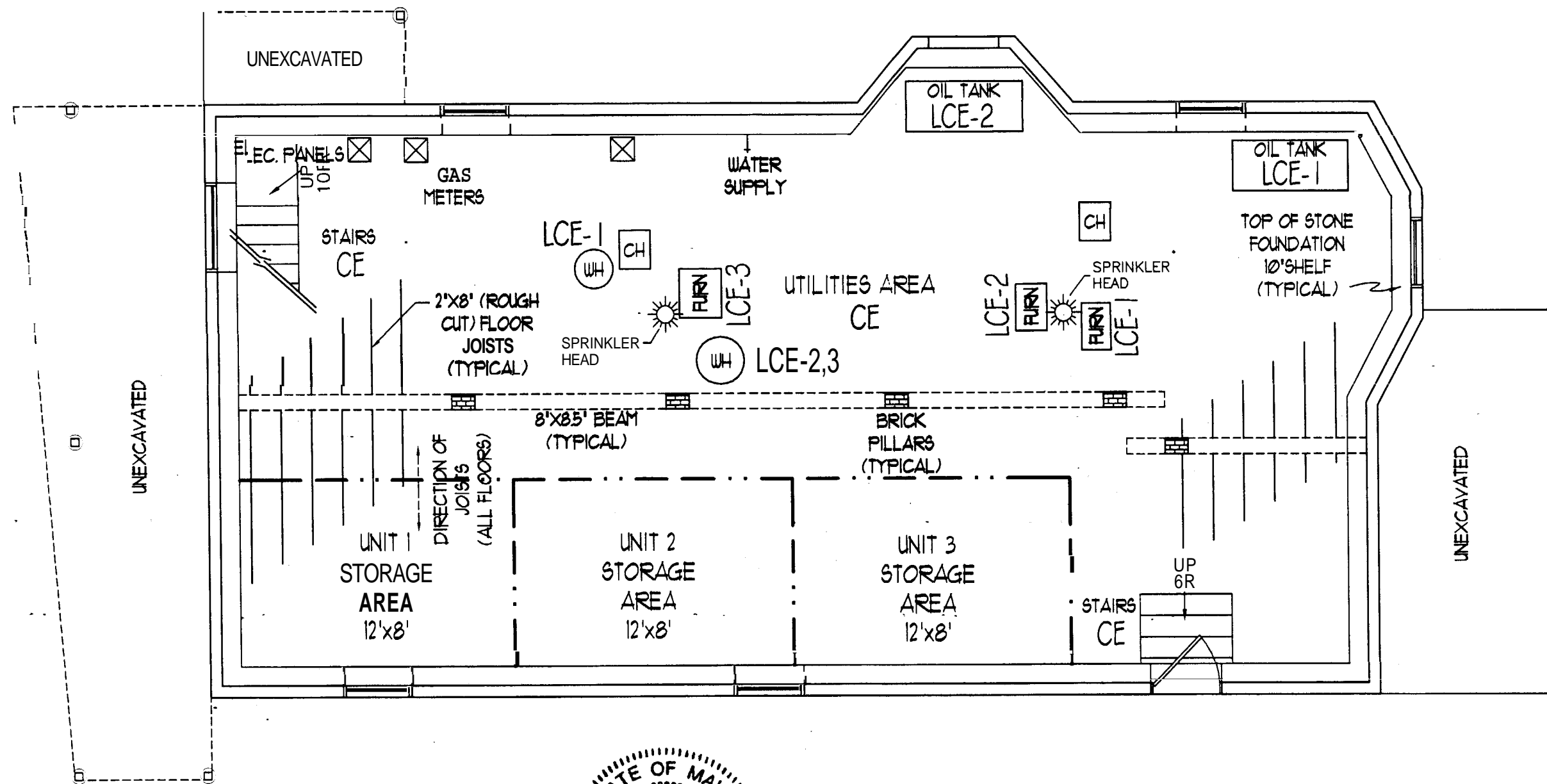
DRAWN BY: PJM  
CHECKED BY: KCC  
SCALE: 1" = 20'  
SURVEY DATE: 08/02/2005  
JOB NUMBER: 2005093  
SHEET: 6 of 10  
DRAWER: 2005 NO: 033





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PORTLAND, ME 04101  
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backbayboundary@cs.com

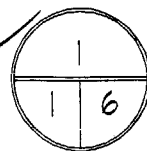
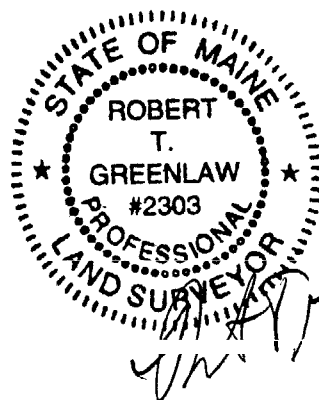
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#R = NUMBER OF RISERS  
WH = WATER HEATER

1. RECORD OWNER OF PARCEL: CONDOS BY CYNTHIA, U.C.. AS DESCRIBED IN BOOK 22723,  
PAGE 65 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.



## UNITS 1-3 BASEMENT FLOOR PLAN

5'4"

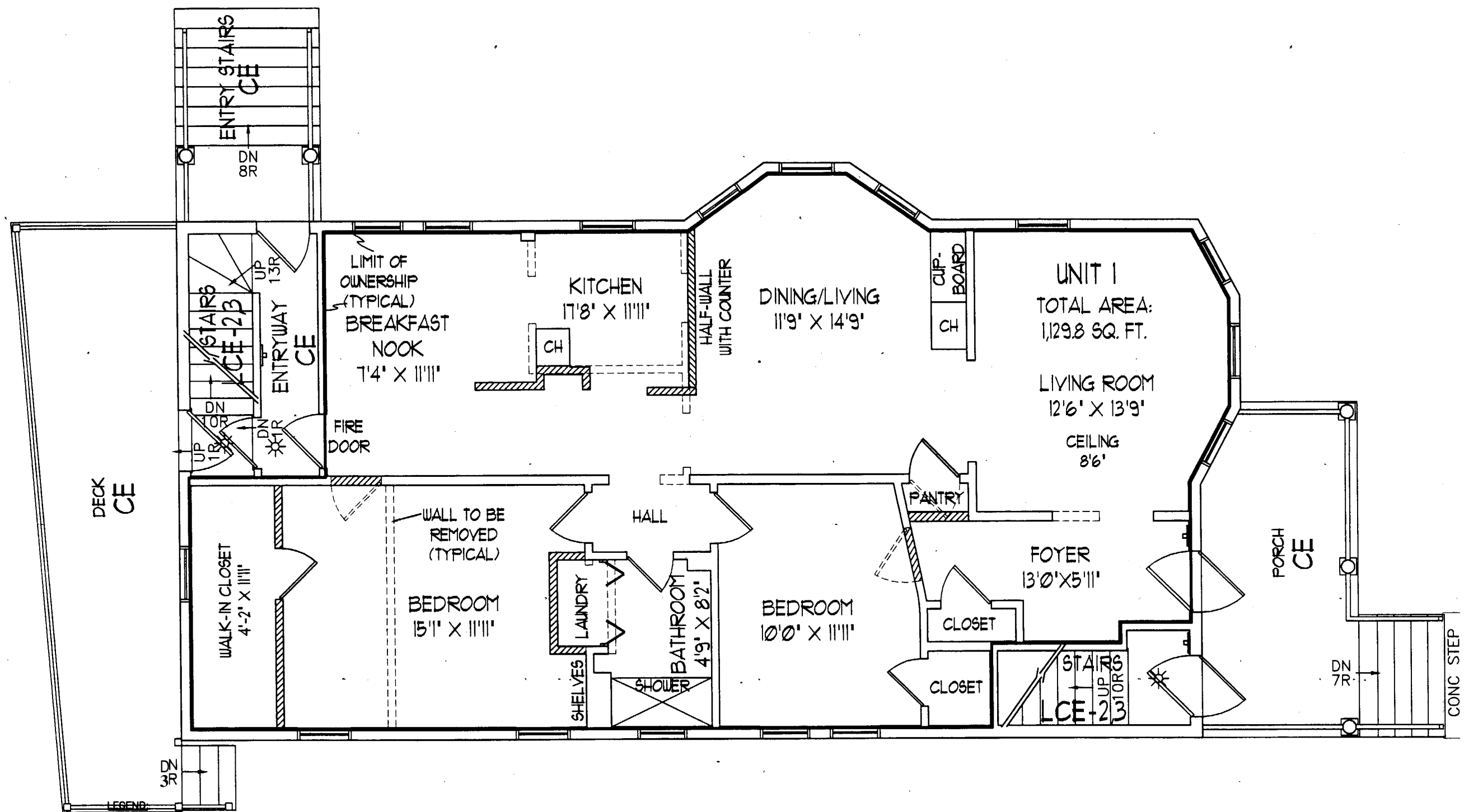
SCALE: 3/16"=1'0"

SHEET 7 OF 10 - PROPOSED BASEMENT FLOOR

42-44 OCEAN AVENUE CONDOMINIUMS  
42-44 OCEAN AVENUE  
Portland, Maine

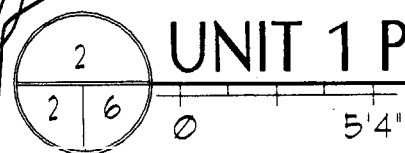
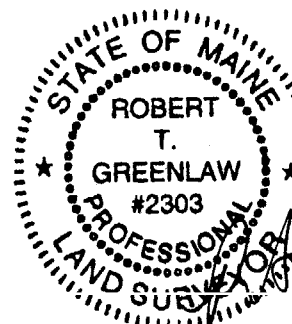
JOB NO.  
2005093

ISSUE DATE  
FINAL 06/16/2005



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 = SMOKE DETECTOR  
 = OVERHEAD UGM

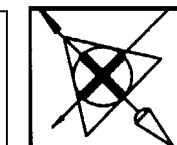
1. RECORD OWNER OF PARCEL: CONDOS BY CYNTHIA, LLC., AS DESCRIBED IN BOOK 22723, PAGE 65 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.



## UNIT 1 PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'0"

SHEET 8 OF 10 PROPOSED FIRST FLOOR



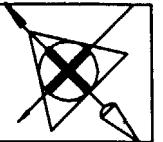
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 Portland, Maine

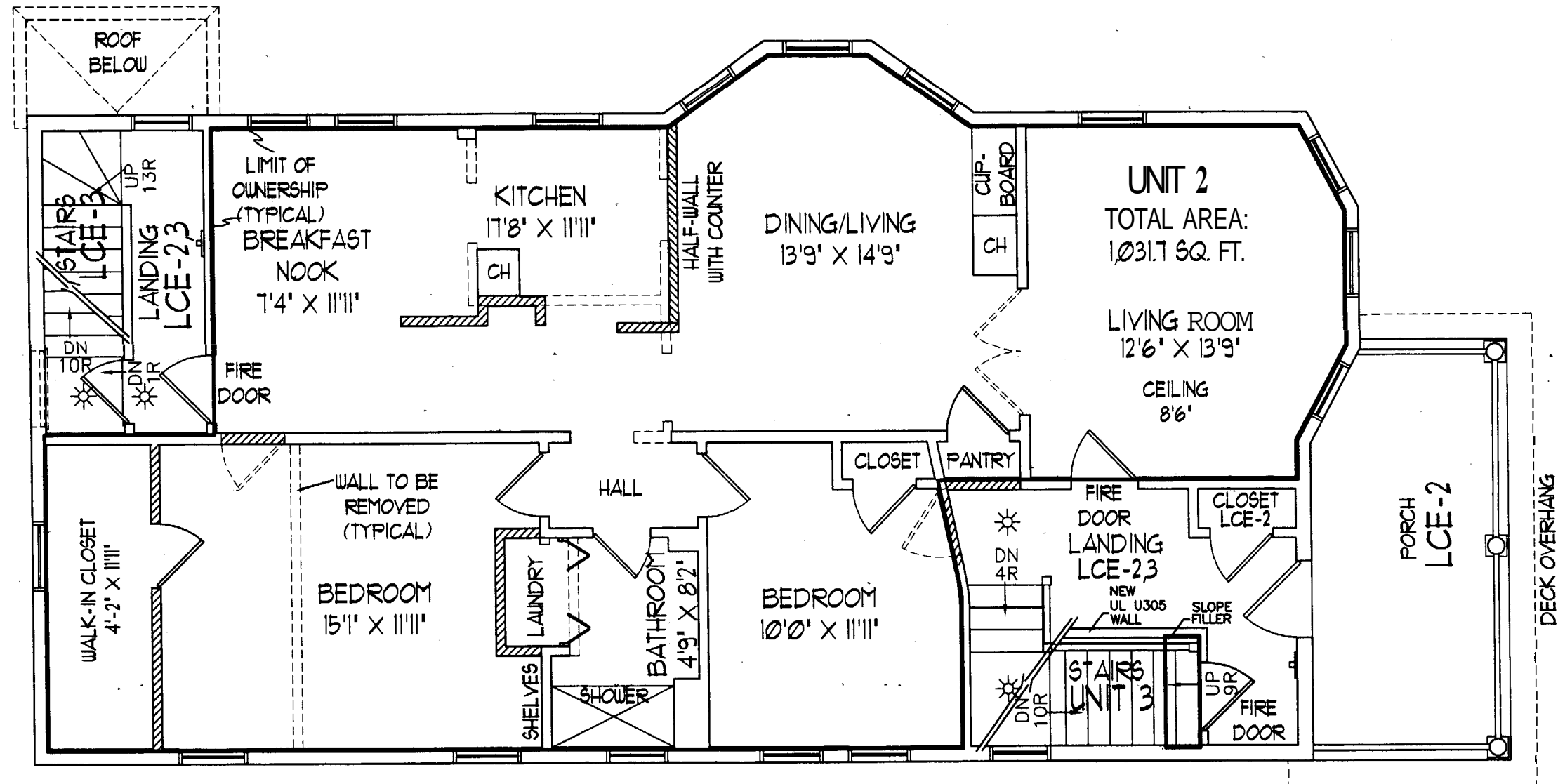
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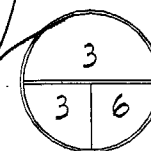
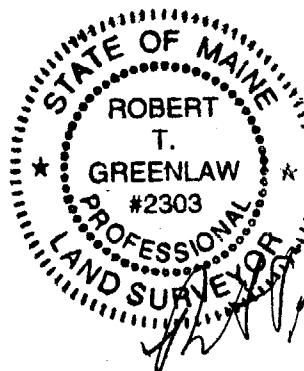
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1. RECORD OWNER OF PARCEL: CONDOS BY CYNTHIA, LLC., AS DESCRIBED IN BOOK 22723,  
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## UNIT 2 PROPOSED FLOOR PLAN

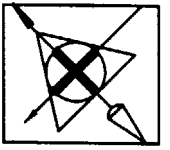
SCALE: 3/16"=1'0"

SHEET 9 OF 10 - PROPOSED SECOND FLOOR

**42-44 OCEAN AVENUE CONDOMINIUMS**  
42-44 OCEAN AVENUE  
Portland, Maine

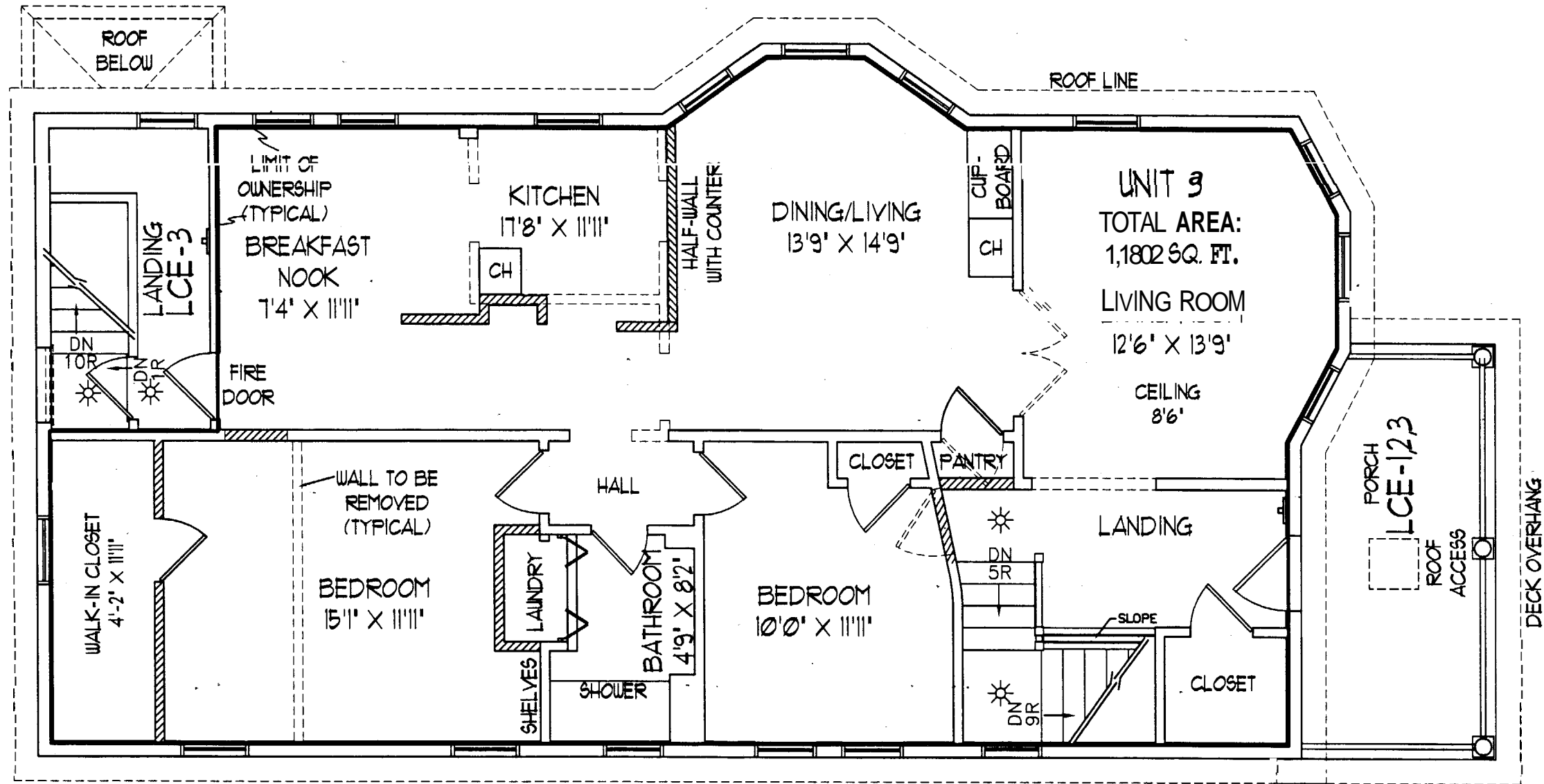
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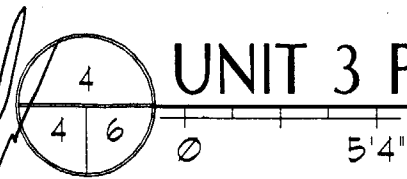
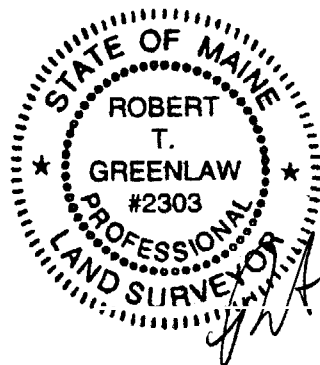
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LEGEND:

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CH ■ CHIMNEY  
COIN OP. ■ COIN OPERATED  
ELEC. ■ ELECTRICAL  
FFE ■ FIRST FLOOR ELEVATION  
NRN. ■ FURNACE  
LCE ■ LIMITED COMMON ELEMENT

Sq. FT. ■ SQUARE FEET  
TYP. ■ TYPICAL  
WH ■ WATER HEATER  
#R ■ NUMBER OF RISERS  
■ SMOKE DETECTOR  
■ OVERHEAD LIGHT



# UNIT 3 PROPOSED FLOOR PLAN

SCALE: 3/16"=1'0"

SHEET 10 OF 10 - PROPOSED THIRD FLOOR

1. RECORD OWNER OF PARCEL: CONDOS BY CYNTHIA, LLC., AS DESCRIBED IN BOOK 22723,  
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