

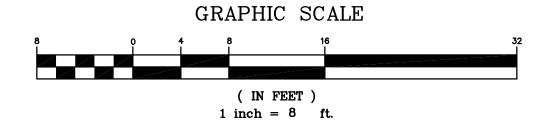
THIS PLAN WAS PREPARED UNDER THE DIRECTION OF:

DONALD BLAJDA, R.A.

MAINE LICENSED ARCHITECT NO. ARC2936

II CORPORATE DRIVE,

BELMONT, NH 03220



## SUBCONDOMINIUM FLOOR PLAN NOTES:

- I. THIS SET OF CONDOMINIUM PLANS SHOWS THE "SUB-CONDOMINIUM" ENTITLED "PORTSIDE CONDOMINIUM" WITHIN THE "RESIDENCE UNIT" OF THE "HOTEL, RESTAURANT AND PORTSIDE RESIDENCES CONDOMINIUM" AT 207, 209, AND 211 FORE STREET, PORTLAND, MAINE ("MASTER CONDOMINIUM"). THE STREET ADDRESS OF THE SUB-CONDOMINIUM IS 207 FORE STREET.
- 2. MASTER CONDOMINIUM IS DESCRIBED IN THE "DECLARATION OF CONDOMINIUM FOR THE HOTEL, RESTAURANT AND PORTSIDE RESIDENCES CONDOMINIUM" RECORDED IN CCRD BOOK 28022 PAGE 188 AND SHOWN ON CONDOMINIUM PLAT RECORDED IN CCRD IN PLAN BOOK 210 PAGE 272 AND CONDOMINIUM PLANS SHEETS I 9 RECORDED IN CCRD PLAN BOOK 210 PAGES 273 281.
- 3. SUB-CONDOMINUM CONSISTS OF THE ENTIRE RESIDENCE UNIT OF THE MASTER CONDOMINIUM, WHICH IS COMPRISED OF THE FOLLOWING PORTIONS OF THE MASTER CONDOMINIUM BUILDING: THE ENTIRE SIXTH FLOOR, THE RESIDENCE LOBBY AND RESIDENCE TRASH ROOM ON THE FIRST FLOOR, AND THE RESIDENCE ELEVATOR SHAFT THAT PENETRATES FLOORS TWO THROUGH FIVE.
- 4. THE CITY OF PORTLAND HAS GRANTED SUBDIVISION APPROVAL FOR THE RESIDENCE UNIT TO BE SUBDIVIDED INTO UP TO 12 RESIDENTIAL DWELLING UNITS BY CREATION OF THIS SUB-CONDOMINIUM.

CONDOMINIUM PLAN - FLOOR 1 VERTICAL BOUNDARIES

OF:

PORTSIDE CONDOMINIUM

207 FORE STREET

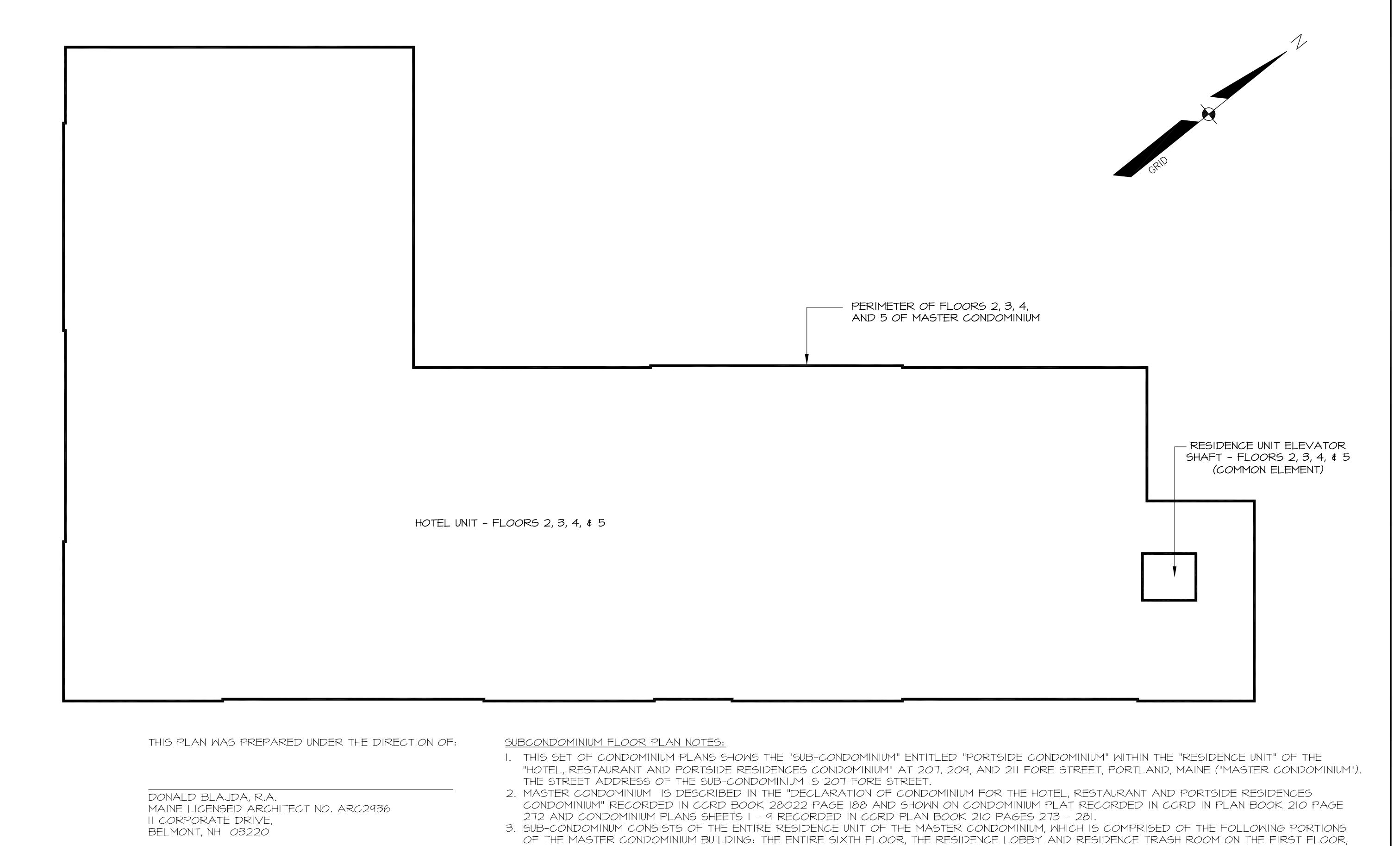
PORTLAND, MAINE
FOR:

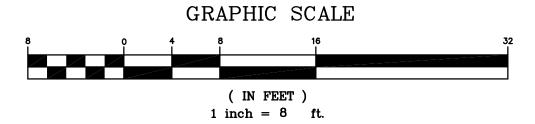
PORTSIDE RESIDENCES, LLC

11 CORPORATE DRIVE,

DATE SCALE
09-24-10 1"=8'

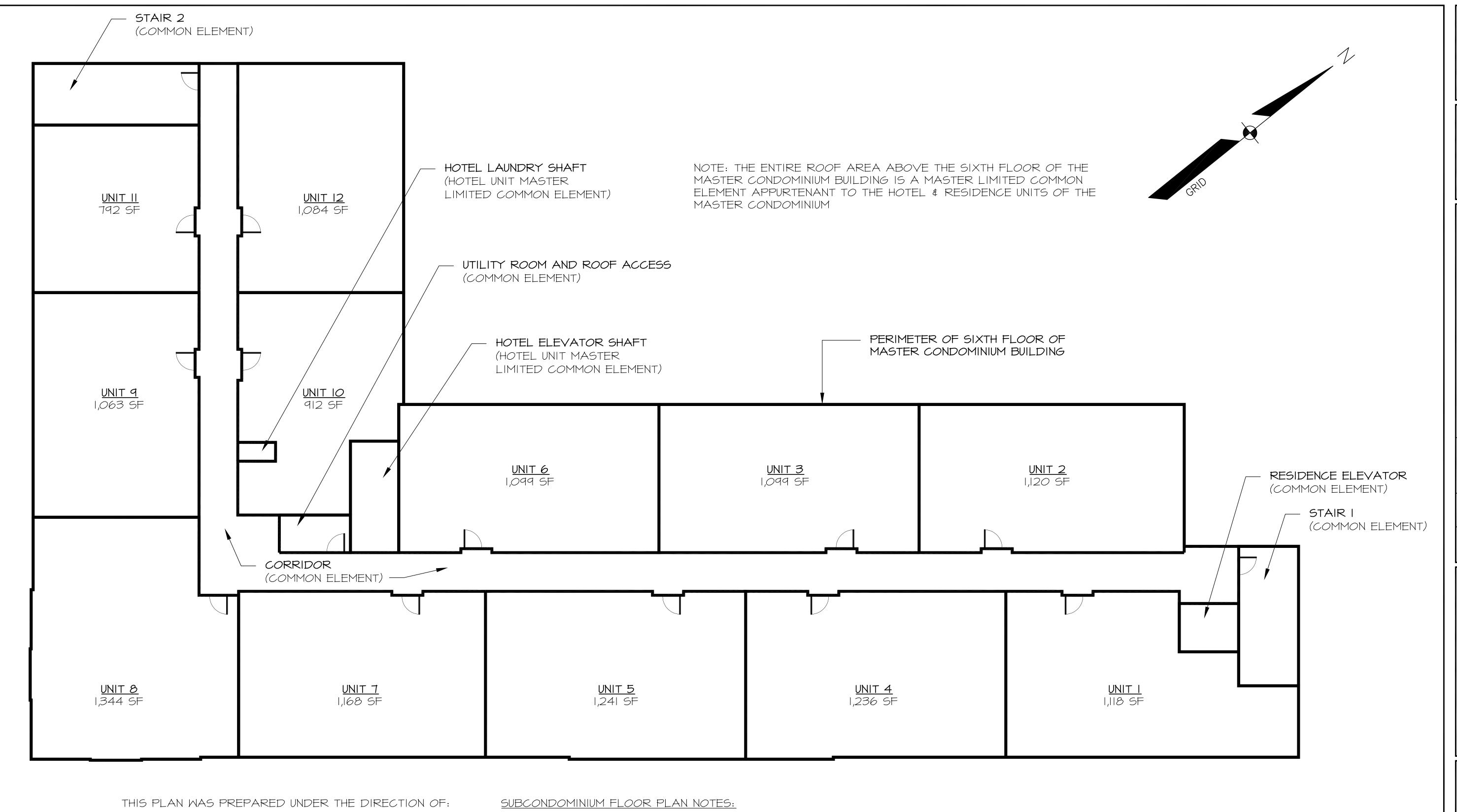
SHEET 1 OF 4





- AND THE RESIDENCE ELEVATOR SHAFT THAT PENETRATES FLOORS TWO THROUGH FIVE.
- 4. THE CITY OF PORTLAND HAS GRANTED SUBDIVISION APPROVAL FOR THE RESIDENCE UNIT TO BE SUBDIVIDED INTO UP TO 12 RESIDENTIAL DWELLING UNITS BY CREATION OF THIS SUB-CONDOMINIUM.

SHEET 2 OF 4

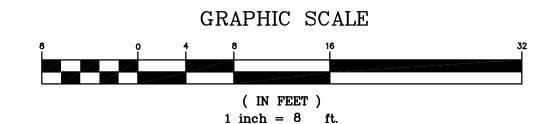


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- 5. STAIR I, STAIR 2, CORRIDOR, UTILITY ROOM AND RESIDENCE ELEVATOR ARE SUBCONDOMINIUM COMMON AREAS. THE OWNER OF THE HOTEL UNIT OF THE MASTER CONDOMINIUM HAS AN EASEMENT THROUGH THE CORRIDOR TO THE UTILITY ROOM FOR PURPOSES OF ACCESS TO UTILITY ROOM AND TO THE ROOF ACCESS HATCH.
- 6. HOTEL ELEVATOR SHAFT AND HOTEL LAUNDRY SHAFT ARE LIMTED COMMON ELEMENTS APPURTENANT TO THE HOTEL UNIT IN THE MASTER CONDOMINIUM PURSUANT TO SECTION 4.02(A) OF THE MASTER DECLARATION AND SECTION 1602-102(B) OF THE CONDOMINIUM ACT BECAUSE THEY SERVE ONLY THE HOTEL UNIT. THERE IS NO ACCESS TO THE HOTEL ELEVATOR SHAFT OR LAUNDRY SHAFT FROM THE SUB-CONDOMINIUM.
- 7. VARIOUS PIPES, DUCTS, WIRES CABLES, CONDUITS, CHASES, AND OTHER INSTALLATIONS FOR SERVICES AND UTILITIES SERVING THE HOTEL UNIT BELOW ARE CONTAINED WITHIN THE BOUNDARIES OF THE UNITS BUT ARE NOT SHOWN ON THIS PLAN. ALL OF THE FOREGOING ARE LIMITED COMMON ELEMENTS SERVING THE HOTEL UNIT PURSUANT TO SECTIONS 4.02(A) AND 4.02(C) OF THE MASTER DECLARATION AND SECTION 1602-102(B) OF THE CONDOMINIUM ACT.

CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220

RTSIDE RESIDENCES, LLC

DATE SCALE
09-24-10 1"=8'

SHEET 3 OF 4

## HORIZONTAL BOUNDARIES OF UNITS IN PORTSIDE CONDOMINIUM

(SEE NOTE 5 BELOW)

NOTE: THE ENTIRE ROOF AREA ABOVE THE SIXTH FLOOR OF THE MASTER CONDOMINIUM BUILDING IS A MASTER LIMITED COMMON ELEMENT APPURTENANT TO THE HOTEL & RESIDENCE UNITS OF THE MASTER CONDOMINIUM

TOP OF CEILING DRYWALL EL. = 80.93'					
	UPPER HORIZ	LOWER H	HORIZONTAL BOUNDRY OF UNITS 1-12-		
6TH FLOOR EL. = 72.93'					
		HOTEL UNIT OF MASTER CONDOMINIUM			
5TH FLOOR EL. = 62.93'					
		HOTEL UNIT OF MASTER CONDOMINIUM			
◆ 4TH FLOOR EL. = 52.93'					
₩ EL. = 52.93'		HOTEL UNIT OF MASTER CONDOMINIUM			
3RD FLOOR EL. = 42.93'					
- LL 42.10		HOTEL UNIT OF MASTER CONDOMINIUM		UPPER HORIZONTAL BO	
◆ 2ND FLOOR EL. = 32.93'					ONDIXI
FEL. = 32.93'					<u> </u>
IST FLOOR	RESTAURANT UNIT OF MASTER CONDOMINIUM	HOTEL UNIT OF MASTER CONDOMINIUM		COVERED VALET AREA HOTEL UNIT MASTER LIMITED COMMON ELEMENT	RESIDENCE LOBBY & TRASH ROOM (COMMON ELEMENTS)
♦ IST FLOOR EL. = 17.6'		·	<b>†</b>		
				LOWER HORIZONTAL BO	UNDRY-

SECTION A - A

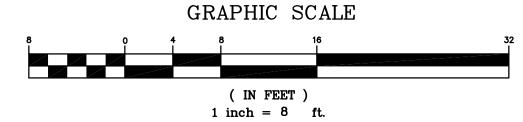
1/8" = 1'-0"

THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND NAVD 88. THE CITY DATUM WAS VERIFIED UTILIZING U.S. COAST AND GEODETIC SURVEY BENCHMARK, BEING A DRILL HOLE LOCATED IN THE GRANITE STEPS OF THE CUSTOM HOUSE ON COMMERCIAL STREET. THE CITY ELEVATION IS 14.072', THE NGVD 29 ELEVATION IS 14.042', AND NAVD88 IS 13.30'.

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- 4. THE CITY OF PORTLAND HAS GRANTED SUBDIVISION APPROVAL FOR THE RESIDENCE UNIT TO BE SUBDIVIDED INTO UP TO 12 RESIDENTIAL DWELLING UNITS BY CREATION OF THIS SUB-CONDOMINIUM.
- 5. THIS PLAN (SHEET 4) SHOWS THE UPPER AND LOWER HORIZONTAL BOUNDARIES OF UNITS I THROUGH 12 IN PORTSIDE CONDOMINIUM. THE UPPER HORIZONTAL BOUNDARY OF EACH UNIT IS THE TOP OF THE CEILING DRYWALL OF EACH UNIT AT ELEVATION 80.93 AND THE LOWER HORIZONTAL BOUNDARY OF EACH UNIT IS THE TOP SURFACE OF THE SIXTH FLOOR CONCRETE FLOOR OF EACH UNIT AT ELEVATION 72.93 AS SHOWN ON THE PLAN.

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DONALD BLAJDA, R.A. MAINE LICENSED ARCHITECT NO. ARC2936 II CORPORATE DRIVE, BELMONT, NH 03220



SHEET 4 OF 4

SUBCONDOMINIUM FLOOR PLAN NOTES: