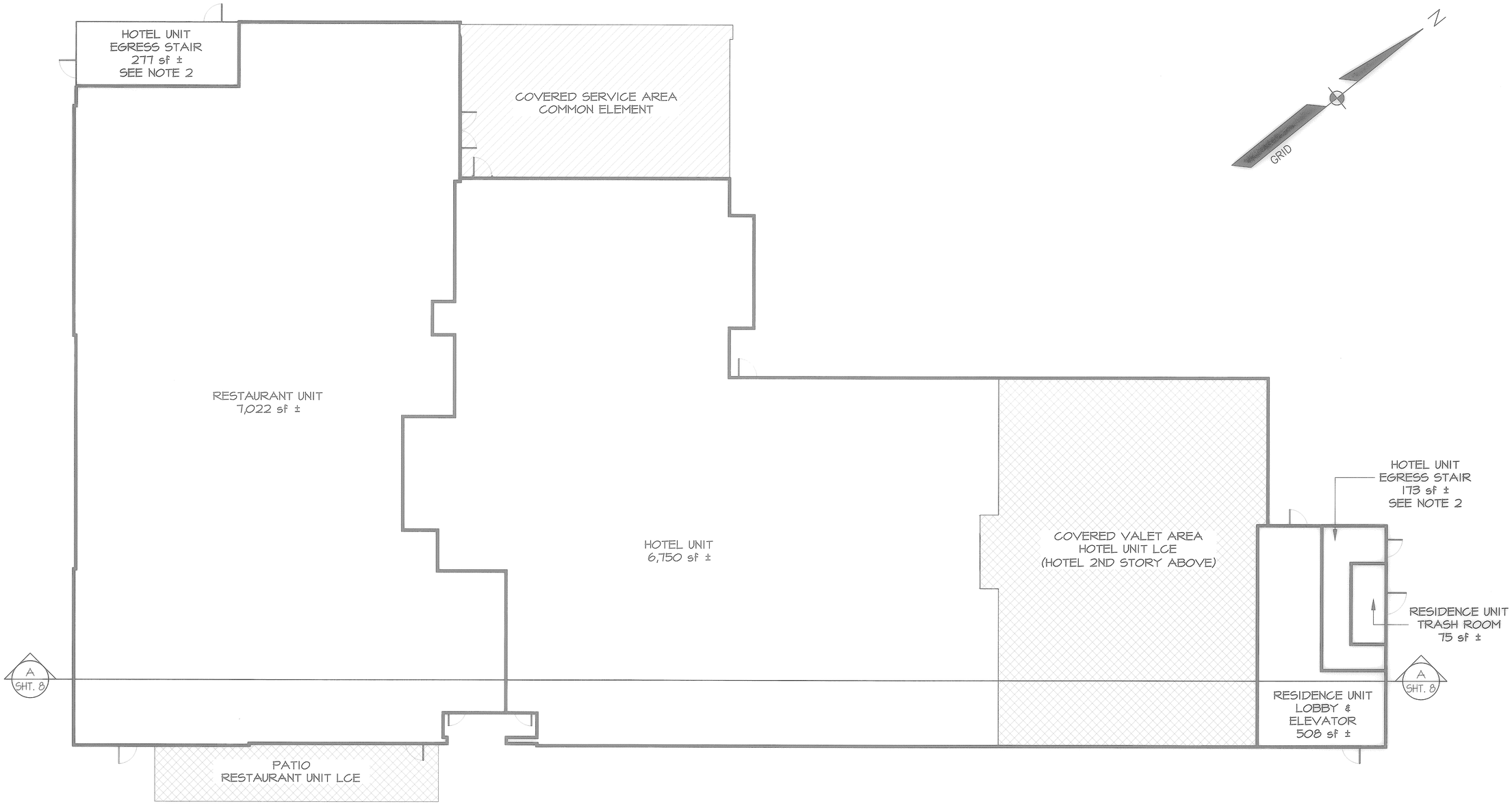


THIS PLAN WAS PREPARED UNDER THE DIRECTION OF:

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

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

COMMON ELEMENT

LIMITED COMMON ELEMENT (LCE)

UNIT BOUNDARY

GENERAL NOTES:

1. REFERENCE IS MADE TO THE DECLARATION OF CONDOMINIUM FOR THE HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM, 207, 209 & 211 FORE STREET, PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS. THE DECLARANT IS OLD PORT HOSPITALITY, LLC.
2. THE EGRESS STAIRS ARE PART OF HOTEL UNIT ON FLOORS ONE THROUGH FIVE AND PART OF THE RESIDENCE UNIT ON FLOOR SIX. THE HOTEL UNIT AND THE RESIDENCE UNIT SHALL EACH HAVE AN EASEMENT FOR USE OF THOSE PORTIONS OF THE EGRESS STAIRS THAT ARE NOT PART OF THEIR RESPECTIVE UNITS.
3. SUBDIVISION AND SITE PLAN APPROVALS HAVE BEEN GRANTED FOR THE RESIDENCE UNIT TO BE SUBDIVIDED INTO UP TO 12 RESIDENTIAL DWELLING UNITS. IT IS EXPECTED THAT A SUB-CONDOMINIUM WILL BE DECLARED WITHIN THE RESIDENCE UNIT TO CREATE THE SEPARATE RESIDENTIAL DWELLING UNITS.

LICENSED ARCHITECT
DONALD W. BLAJDA
No. 2936
STATE OF MAINE

REV:	BY:	DATE:	STATUS:

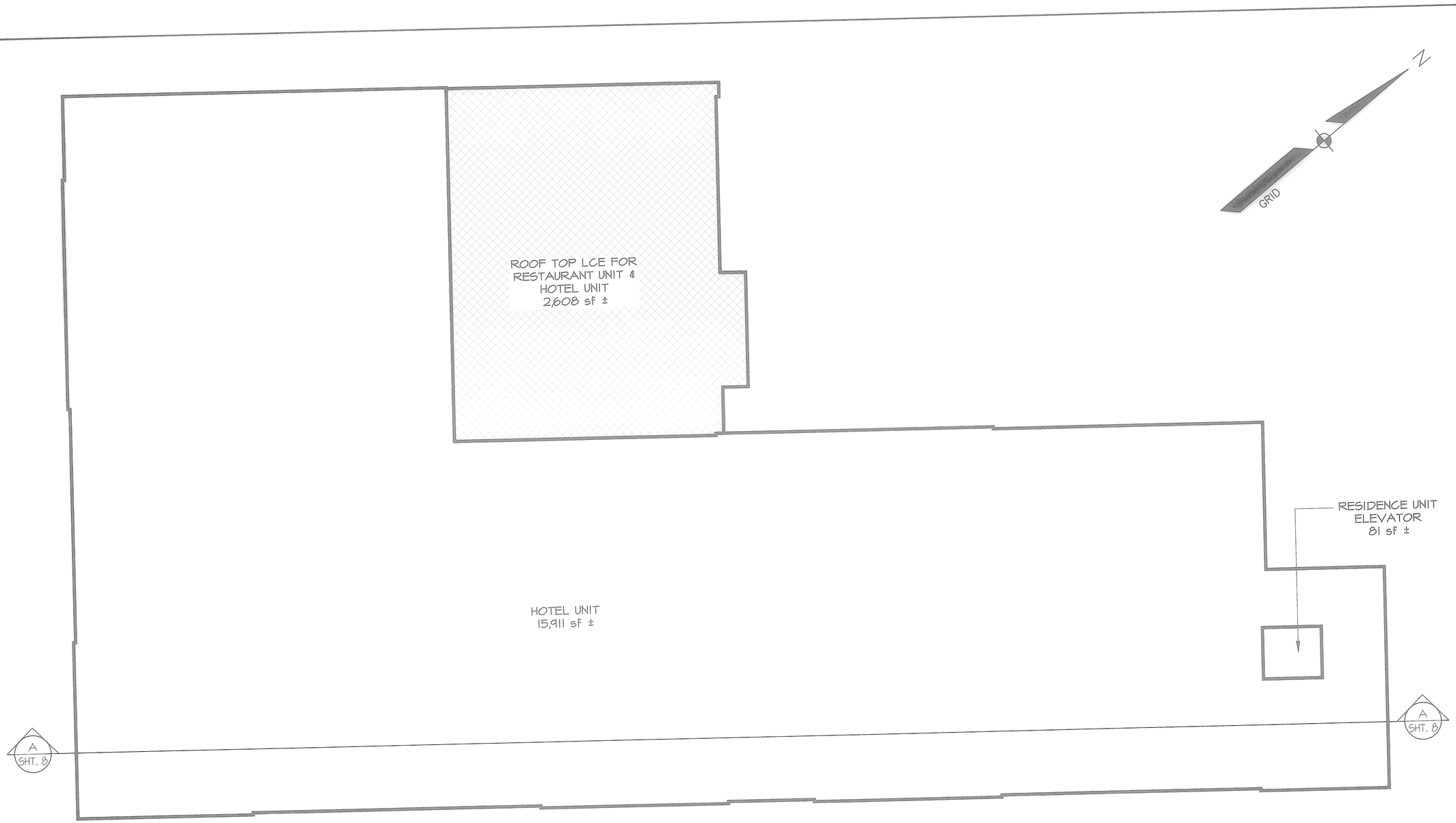
COPECHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9000 FAX (603) 527-9191

CONDOMINIUM PLAN - FLOOR 1 VERTICAL BOUNDARIES
OF:
HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM
207, 209 & 211 FORE STREET
PORTLAND, MAINE
FOR:
OLD PORT HOSPITALITY, LLC
11 CORPORATE DRIVE
BELMONT, NH 03220

DATE	SCALE
03-05-10	1"=8'

SHEET 1 OF 9

Recorded in CCRD Plan Book 210 Pages 273-281



THIS PLAN WAS PREPARED UNDER THE DIRECTION OF:

Donald Blajda

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

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

COMMON ELEMENT

LIMITED COMMON ELEMENT (LCE)

UNIT BOUNDARY

GENERAL NOTES:

1. REFERENCE IS MADE TO THE DECLARATION OF CONDOMINIUM FOR THE HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM, 207, 209 & 211 FORE STREET, PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS. THE DECLARANT IS OLD PORT HOSPITALITY, LLC.
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LICENSED ARCHITECT
DONALD W. BLAJDA
No. 2936
STATE OF MAINE

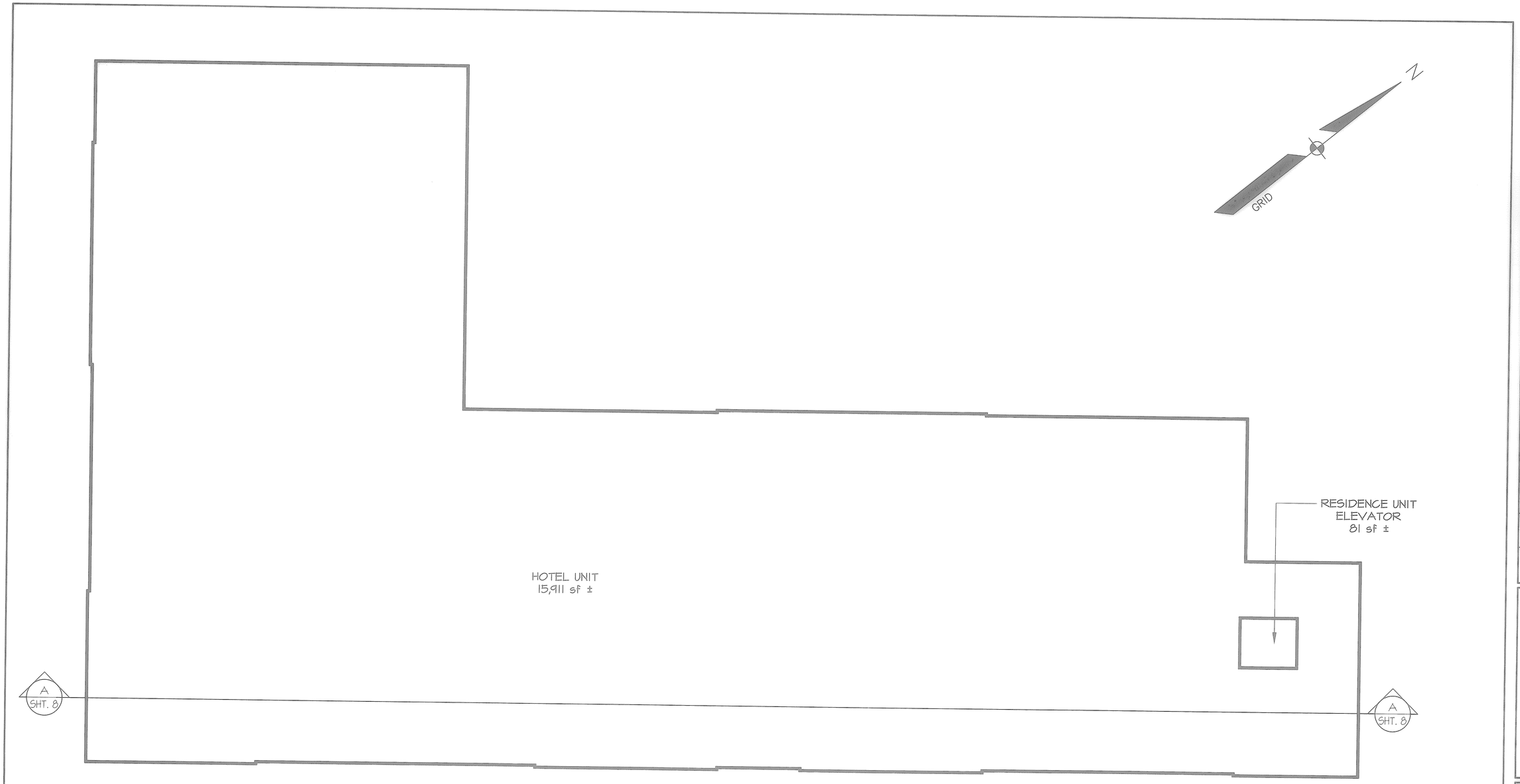
REV:	BY:	DATE:	STATUS:

COPECHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9090 FAX (603) 527-9191

CONDOMINIUM PLAN - FLOOR 2 VERTICAL BOUNDARIES
OF:
HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM
207, 209 & 211 FORE STREET
PORTLAND, MAINE
FOR:
OLD PORT HOSPITALITY, LLC
11 CORPORATE DRIVE
BELMONT, NH 03220

DATE	SCALE
03-05-10	1"=8'

SHEET 2 OF 9



THIS PLAN WAS PREPARED UNDER THE DIRECTION OF:

Donald Blajda

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

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

COMMON ELEMENT

LIMITED COMMON ELEMENT (LCE)

UNIT BOUNDARY

GENERAL NOTES:

1. REFERENCE IS MADE TO THE DECLARATION OF CONDOMINIUM FOR THE HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM, 207, 209 & 211 FORE STREET, PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS. THE DECLARANT IS OLD PORT HOSPITALITY, LLC.
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LICENSED ARCHITECT
DONALD W. BLAJDA
No. 2936
STATE OF MAINE

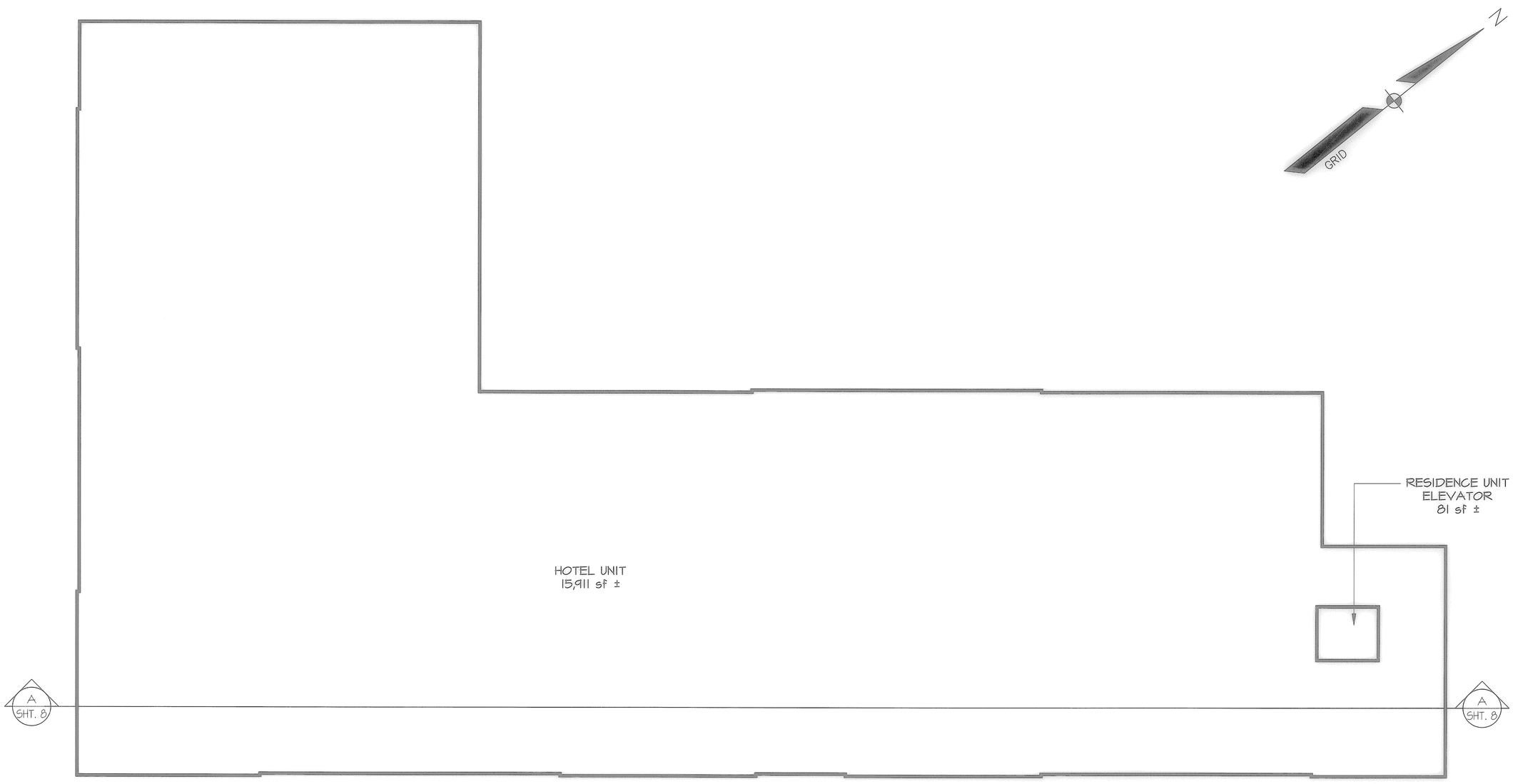
REV.	BY:	DATE:	STATUS:

COPECHEM
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9900 FAX (603) 527-9191

CONDOMINIUM PLAN - FLOOR 3 VERTICAL BOUNDARIES
OF:
HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM
207, 209 & 211 FORE STREET
PORTLAND, MAINE
FOR:
OLD PORT HOSPITALITY, LLC
11 CORPORATE DRIVE
BELMONT, NH 03220

DATE	SCALE
03-05-10	1"=8'

SHEET 3 OF 9



THIS PLAN WAS PREPARED UNDER THE DIRECTION OF:

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

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

COMMON ELEMENT

LIMITED COMMON ELEMENT (LCE)

UNIT BOUNDARY

GENERAL NOTES:

1. REFERENCE IS MADE TO THE DECLARATION OF CONDOMINIUM FOR THE HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM, 207, 209 & 211 FORE STREET, PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS. THE DECLARANT IS OLD PORT HOSPITALITY, LLC.
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LICENSED ARCHITECT
DONALD W. BLAJDA
No. 2936
STATE OF MAINE

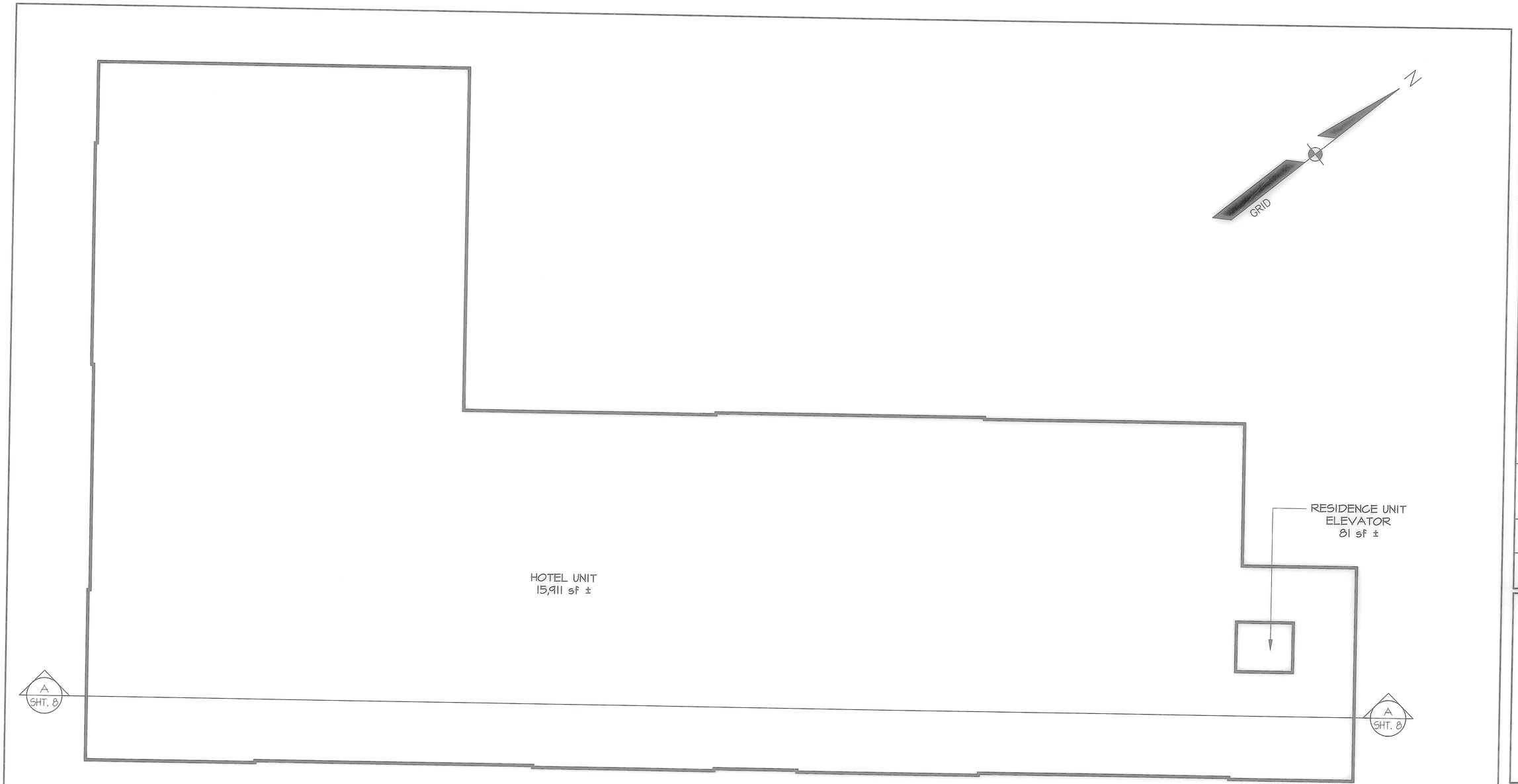
REV:	BY:	DATE:	STATUS:

COPECHEM
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT, NH 03220
PHONE (603) 527-9990 FAX (603) 527-9191

CONDOMINIUM PLAN - FLOOR 4 VERTICAL BOUNDARIES
OF:
HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM
207, 209 & 211 FORE STREET
PORTLAND, MAINE
FOR:
OLD PORT HOSPITALITY, LLC
11 CORPORATE DRIVE
BELMONT, NH 03220

DATE	SCALE
03-05-10	1"=8'

SHEET 4 OF 9



THIS PLAN WAS PREPARED UNDER THE DIRECTION OF:

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

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

COMMON ELEMENT

LIMITED COMMON ELEMENT (LCE)

UNIT BOUNDARY

GENERAL NOTES:

1. REFERENCE IS MADE TO THE DECLARATION OF CONDOMINIUM FOR THE HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM, 207, 209 & 211 FORE STREET, PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS. THE DECLARANT IS OLD PORT HOSPITALITY, LLC.
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LICENSED ARCHITECT
DONALD W. BLAJDA
No. 2936
STATE OF MAINE

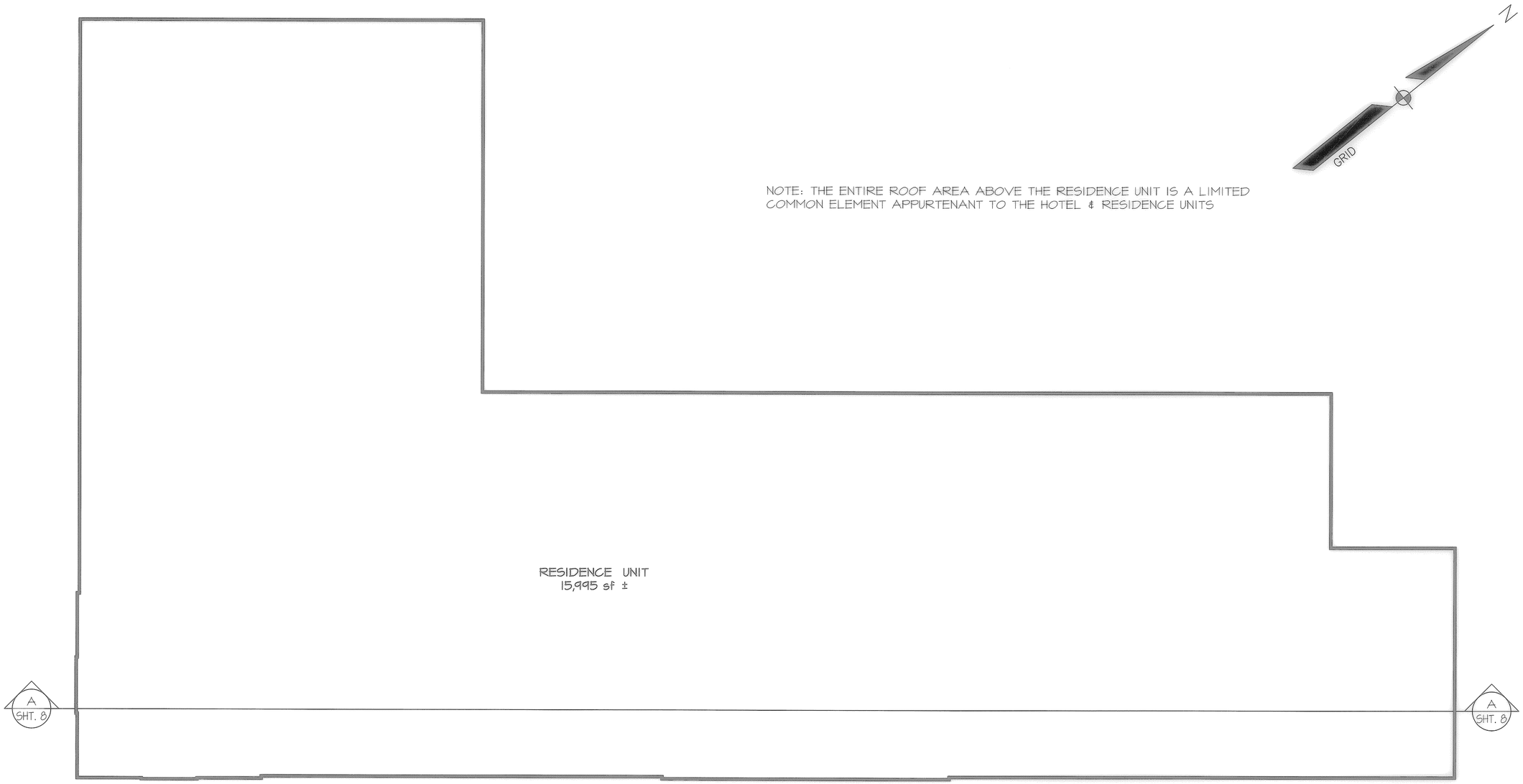
REV:	BY:	DATE:	STATUS:

COPECHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603)527-9090 FAX (603)527-9191

CONDOMINIUM PLAN - FLOOR 5 VERTICAL BOUNDARIES
OF:
HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM
207, 209 & 211 FORE STREET
PORTLAND, MAINE
FOR:
OLD PORT HOSPITALITY, LLC
11 CORPORATE DRIVE
BELMONT, NH 03220

DATE	SCALE
03-05-10	1"=8'

SHEET 5 OF 9



THIS PLAN WAS PREPARED UNDER THE DIRECTION OF:

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

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

COMMON ELEMENT

LIMITED COMMON ELEMENT (LCE)

UNIT BOUNDARY

GENERAL NOTES:

1. REFERENCE IS MADE TO THE DECLARATION OF CONDOMINIUM FOR THE HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM, 207, 209 & 211 FORE STREET, PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS. THE DECLARANT IS OLD PORT HOSPITALITY, LLC.
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LICENSED ARCHITECT
DONALD W. BLAJDA
No. 2936
STATE OF MAINE

REV.	BY:	DATE:	STATUS:

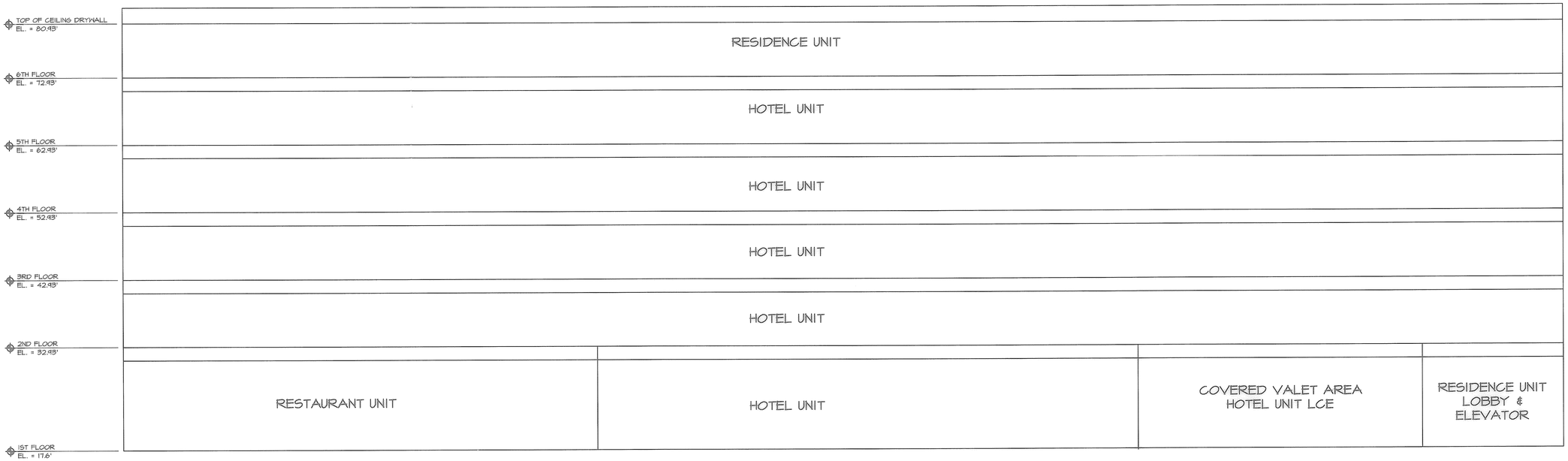
COPECHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9090 FAX (603) 527-9191

CONDOMINIUM PLAN - FLOOR 6 VERTICAL BOUNDARIES
OF:
HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM
207, 209 & 211 FORE STREET
PORTLAND, MAINE
FOR:
OLD PORT HOSPITALITY, LLC
11 CORPORATE DRIVE
BELMONT, NH 03220

DATE	SCALE
03-05-10	1"=8'

SHEET 6 OF 9

NOTE: THE ENTIRE ROOF AREA ABOVE THE RESIDENCE UNIT IS A LIMITED COMMON ELEMENT APPURTENANT TO THE HOTEL & RESIDENCE UNITS



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'.

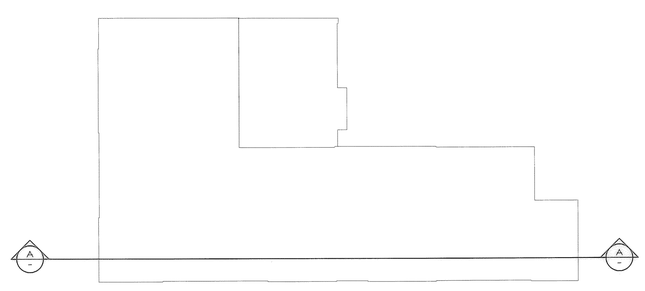
THIS PLAN WAS PREPARED UNDER THE DIRECTION OF:

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

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.



KEY PLAN
NOT TO SCALE

LICENSED ARCHITECT
DONALD W. BLAJDA
No. 2936
STATE OF MAINE

REV:	BY:	DATE:	STATUS:

COPECHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9080 FAX (603) 527-9191

CONDOMINIUM PLAN - HORIZONTAL BOUNDARIES
OF:
HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM
207, 209 & 211 FORE STREET
PORTLAND, MAINE
FOR:
OLD PORT HOSPITALITY, LLC
11 CORPORATE DRIVE
BELMONT, NH 03220

DATE	SCALE
03-05-10	1"=8'

SOUTHEAST EXTERIOR BUILDING ELEVATION
1" = 8'-0"

SOUTHWEST EXTERIOR BUILDING ELEVATION
1" = 8'-0"

GENERAL NOTES:

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SIGNAGE NOTES:

1. SIGNAGE AREAS SHOWN ARE LIMITED COMMON AREAS OF THE UNITS INDICATED.
2. SEE DECLARATION SECTION 4.3(c) FOR ADDITIONAL DETAILS REGARDING SIGNAGE.

THIS PLAN WAS PREPARED UNDER THE DIRECTION OF:

Donald Blajda R.A.

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

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

LICENSED ARCHITECT
DONALD W. BLAJDA
No. 2936
STATE OF MAINE

REV.	BY:	DATE:	STATUS:
A	dwb	08-10-10	REVISED UNIT 3 LABEL TO RESIDENCE UNIT

COPECHEE CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603)527-9090 FAX (603)527-9191

CONDOMINIUM PLAN - SIGNAGE AREAS
OF:
HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM
207, 209 & 211 FORE STREET
PORTLAND, MAINE
FOR:
OLD PORT HOSPITALITY, LLC
11 CORPORATE DRIVE
BELMONT, NH 03220

DATE	SCALE
03-05-10	1"=8'

SHEET 8 OF 9

NORTH EXTERIOR BUILDING ELEVATION
1" = 8'-0"

GENERAL NOTES:

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THIS PLAN WAS PREPARED UNDER THE DIRECTION OF:

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

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

LICENSED ARCHITECT
DONALD W. BLAJDA
No. 2936
STATE OF MAINE

REV:	BY:	DATE:	STATUS:

COPECHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9090 FAX (603)527-9191

CONDOMINIUM PLAN - SIGNAGE AREAS
OF:
HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM
207, 209 & 211 FORE STREET
PORTLAND, MAINE
FOR:
OLD PORT HOSPITALITY, LLC
11 CORPORATE DRIVE
BELMONT, NH 03220

DATE	SCALE
03-05-10	1"=8'

SHEET 9 OF 9