

**NOWAK & FRAUS**

Consulting Engineers  
 Land Surveyors  
 Land Planners

1110 N. Stephans Highway  
 Royal Oak, MI 48067-1508  
 Tel. (248) 339-0825  
 Fax. (248) 339-0825

*Metropolitan Lofts  
 Condominium*



DESIGNED BY  
 M. T. TISO  
 APPROVED BY  
 J. P. FRAUS  
 DATE  
 6/18/2004  
 SCALE  
 1/8" = 1'-0"

REV. NO. D040  
 SHEET NO. 4



**NOWAK  
&  
FRAUS**

Consulting Engineers  
Land Surveyors  
Land Planners

1310 N. Stephen Highway  
Royal Oak, MI 48067-1604  
Tel. (248) 232-0885  
Fax. (248) 232-0885

*Metropolitan Lofts  
Condominium*



Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Approved by: \_\_\_\_\_  
Date: 6/18/2004  
Scale: 1/8" = 1'-0"

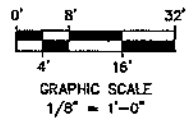
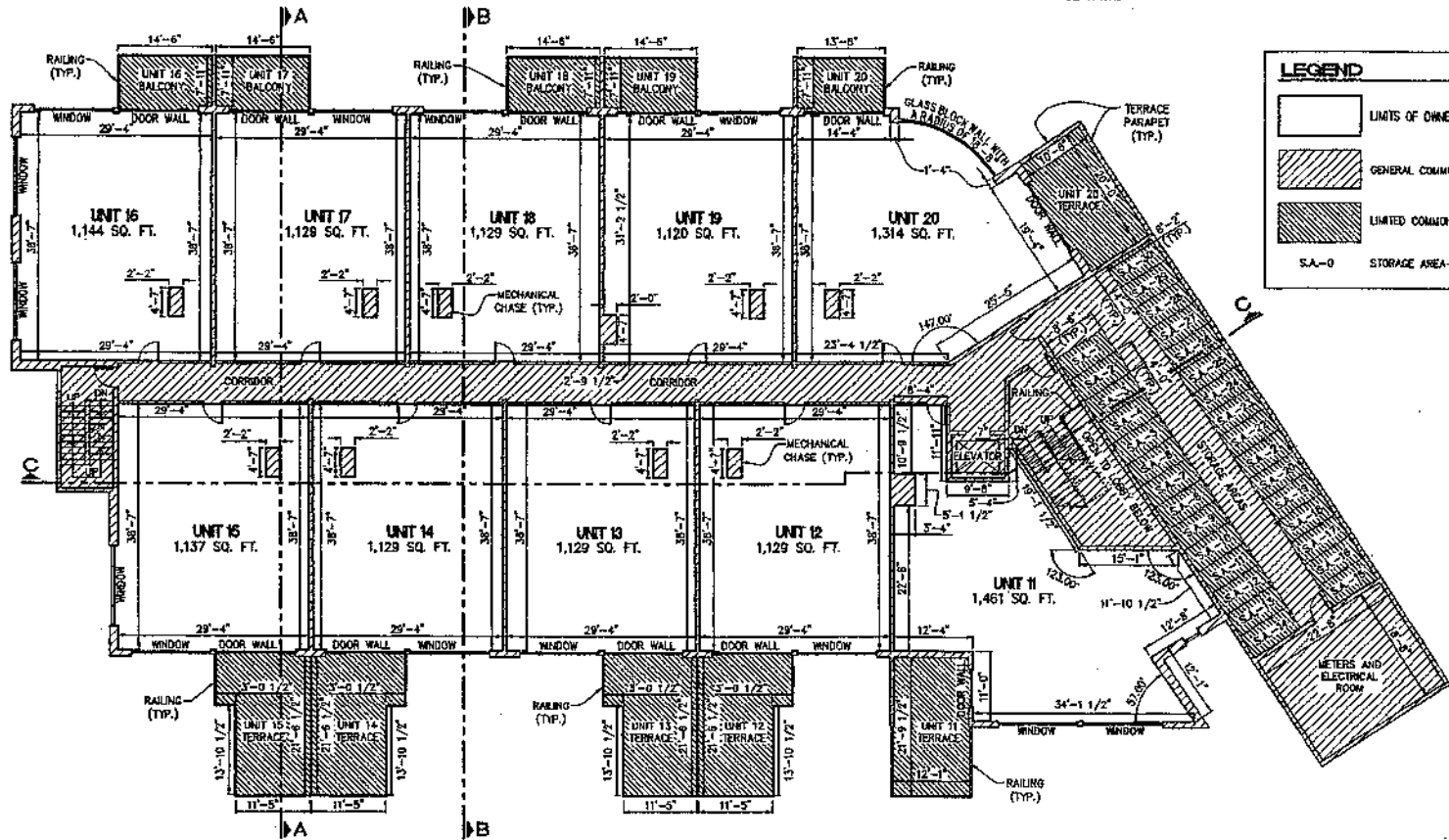
NO. 10440 5  
D840 5

**NOTES**

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: NEUMANN SMITH & ASSOCIATES AND RECEIVED BY NOWAK & FRAUS P.L.L.C. ON 4/27/2004.
2. UNITS 1 THROUGH 30, AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS MUST BE BUILT.
3. ALL BALCONIES, TERRACES, AND STORAGE AREAS IDENTIFIED BY UNIT NUMBER ARE DESIGNATED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT WHICH THEY SERVICE.
4. BUILDING STRUCTURAL ELEMENTS CONTAINED WITHIN THE UNITS ARE DESIGNATED AS GENERAL COMMON ELEMENTS. THEIR SIZE AND LOCATION MAY VARY FROM UNIT TO UNIT.
5. TYPICAL UNIT DIMENSIONS AS SHOWN ON PLANS MAY VARY SLIGHTLY DUE TO CONSTRUCTION DEVIATIONS.

**LEGEND**

	UNITS OF OWNERSHIP
	GENERAL COMMON ELEMENT
	LIMITED COMMON ELEMENT
S.A.-0	STORAGE AREA-UNIT ASSIGNMENT



**SECOND FLOOR PLAN**  
**PROPOSED 6/18/2004**



**NOWAK  
&  
FRAUS**

Consulting Engineers  
Land Surveyors  
Land Planners

1180 N. Steeles Highway  
Royal Oak, MI 48067-1508  
Tel. (248) 885-0626  
Fax. (248) 885-0825

*Metropolitan Lofts  
Condominium*

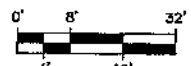
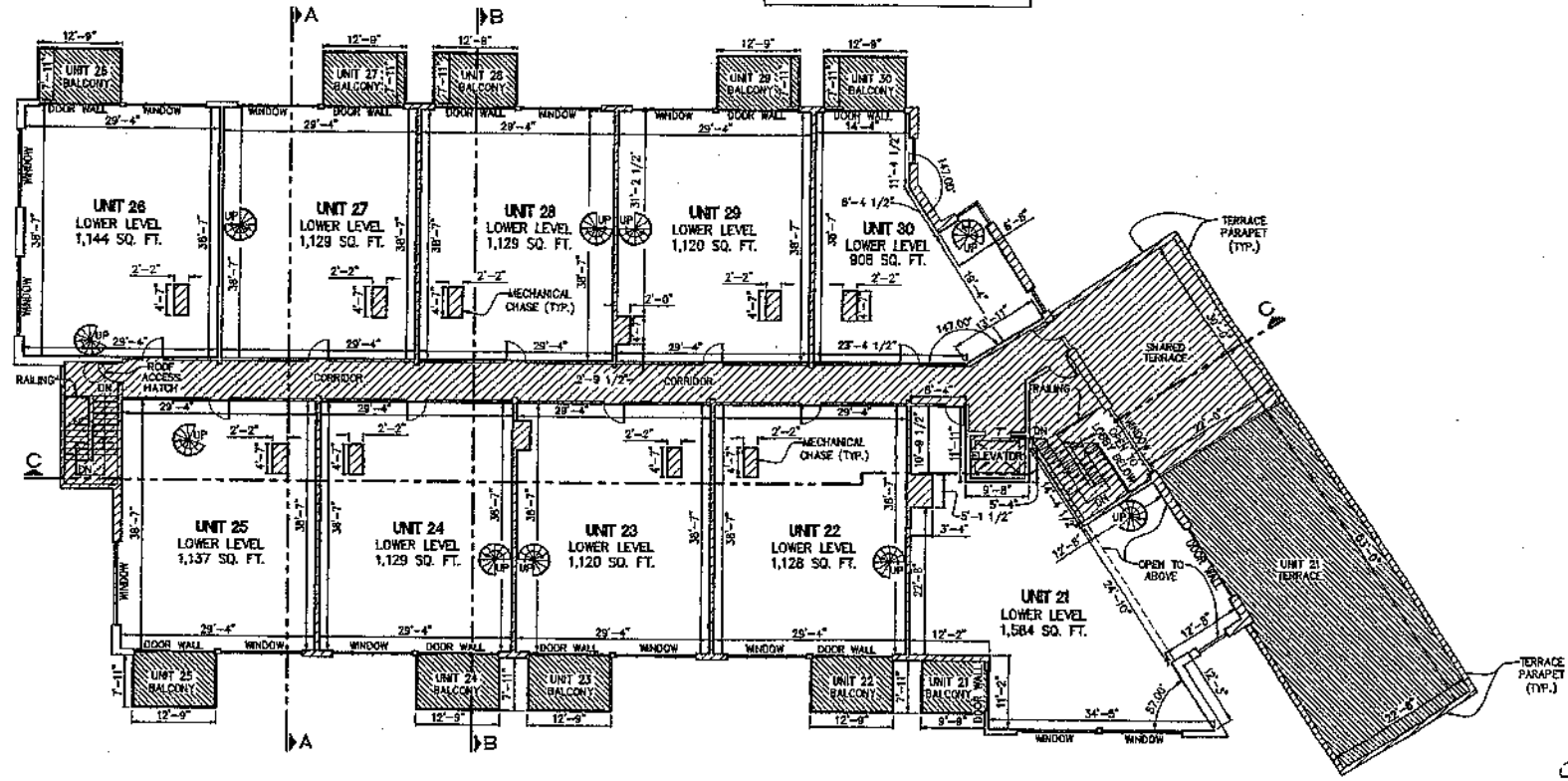
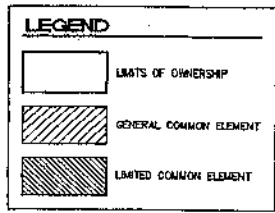


DESIGNED BY:  
M. Tapp  
DATE: 6/18/2004  
SCALE: 3/8" = 1'-0"

PROJECT NO.: D040 SHEET NO.: 6

**NOTES**




1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY NEUMANN SMITH & ASSOCIATES AND RECEIVED BY NOWAK & FRAUS P.L.L.C. ON 4/27/2004.
2. UNITS 1 THROUGH 30, AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "MUST BE BUILT".
3. ALL BALCONIES AND TERRACES IDENTIFIED BY UNIT NUMBER ARE DESIGNATED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT WHICH THEY SERVICE.
4. BUILDING STRUCTURAL ELEMENTS CONTAINED WITHIN THE UNITS ARE DESIGNATED AS GENERAL COMMON ELEMENTS. THEIR SIZE AND LOCATION MAY VARY FROM UNIT TO UNIT.
5. TYPICAL UNIT DIMENSIONS AS SHOWN ON PLANS MAY VARY SLIGHTLY DUE TO CONSTRUCTION DEVIATIONS.



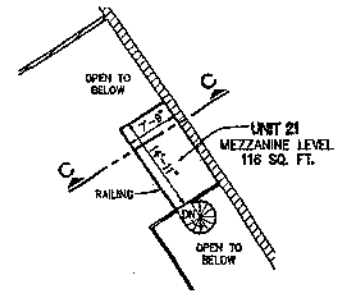
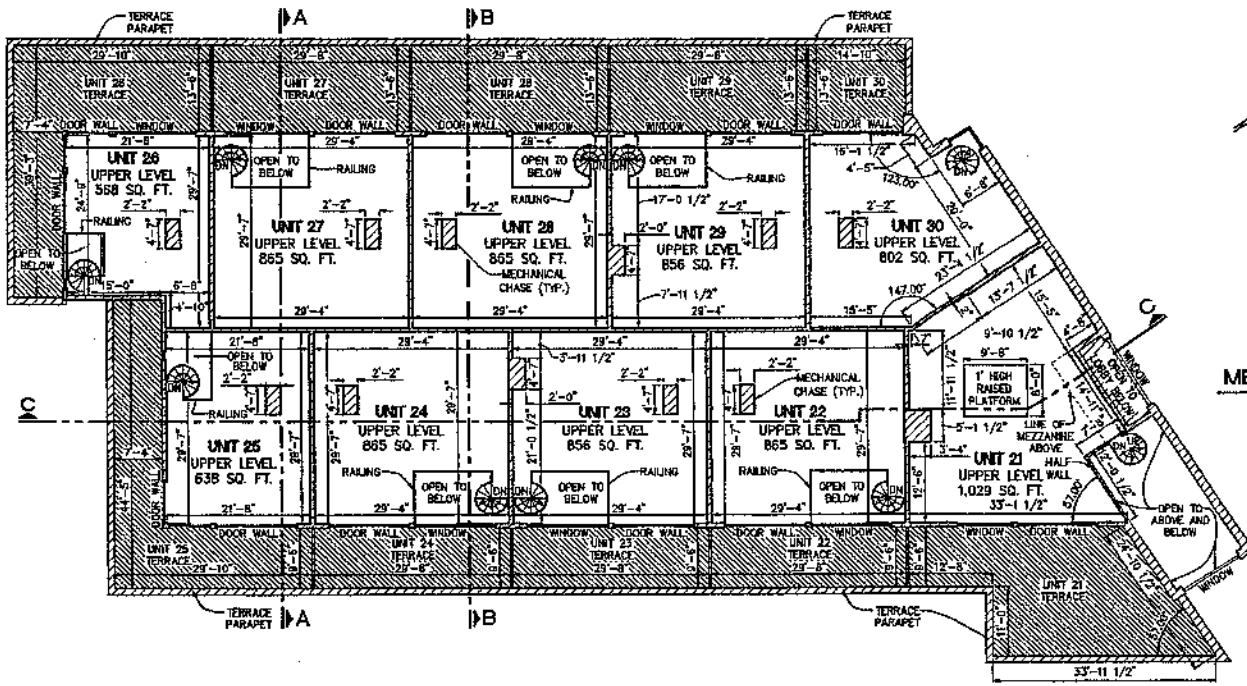
GRAPHIC SCALE  
1/8" = 1'-0"

**THIRD FLOOR PLAN**  
PROPOSED 6/18/2004

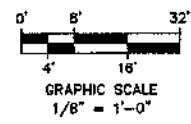
**LEGEND**

-  LIMITS OF OWNERSHIP
-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT

- NOTES**
1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY NEWMAN SMITH & ASSOCIATES AND RECEIVED BY NOWAK & FRAUS P.L.L.C. ON 4/27/2004.
  2. UNITS 1 THROUGH 30, AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS MUST BE BUILT.
  3. ALL TERRACES IDENTIFIED BY UNIT NUMBER ARE DESIGNATED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT WHICH THEY SERVICE.
  4. BUILDING STRUCTURAL ELEMENTS CONTAINED WITHIN THE UNITS ARE DESIGNED AS GENERAL COMMON ELEMENTS. THEIR SIZE AND LOCATION MAY VARY FROM UNIT TO UNIT.
  5. TYPICAL UNIT DIMENSIONS AS SHOWN ON PLANS MAY VARY SLIGHTLY DUE TO CONSTRUCTION DEVIATIONS.



MEZZANINE FLOOR PLAN



**FOURTH FLOOR PLAN AND  
MEZZANINE FLOOR PLAN**  
PROPOSED 6/18/2004



**NOWAK  
&  
FRAUS**

Consulting Engineers  
Land Surveyors  
Land Planners

1301 N. Stephenson Highway  
Royal Oak, MI 48067-1628  
Tel. (248) 333-0888  
Fax. (248) 333-7025

*Metropolitan Lofts  
Condominium*



DESIGNED BY:  
M. Tiao  
ENGINEER/PM

APPROVED BY:  
J. Ploch  
PM  
GEOLOGICAL  
WALLS  
1/8" = 1'-0"

DATE PLOD: 6/18/04  
SHEET NO: 7