

WAYNE COUNTY CONDOMINIUM

WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1072
EXHIBIT "B" TO THE MASTER DEED OF

CITY MODERN

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

DEVELOPER

HUNTER PASTEUR HOMES BRUSH PARK, LLC
32300 NORTHWESTERN HIGHWAY, SUITE 125
FARMINGTON HILLS, MICHIGAN 48334

ENGINEERS & SURVEYORS

GIFFELS WEBSTER
28 W. ADAMS, SUITE 1200
DETROIT, MICHIGAN 48226

EXAMINED AND APPROVED
DATE SEP 14 2017
BY JSK A/LU
AMY L. MILLER-VANDAWAKER
PLAT ENGINEER

ATTENTION: WAYNE COUNTY REGISTER OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE (SHEET 1) AND THE SURVEYOR'S CERTIFICATE (SHEET 5).

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PROPERTY DESCRIPTION

PARCEL A
PART OF LOTS 12 THROUGH 16, BLOCK 3, BRUSH SUBDIVISION OF PART OF PARK LOT 11 AND PART OF BRUSH FARM EAST OF AND ADJOINING AS RECORDED IN LIBER 1, PAGE 253 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE S33°26'41"E, 167.08 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE N59°16'09"E, 82.29 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING; THENCE N30°43'55"W, 44.09 FEET; THENCE N59°16'05"E, 18.05 FEET; THENCE N30°43'51"W, 26.76 FEET; THENCE S59°08'06"W, 18.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 4.26 FEET, SAID CURVE HAVING A RADIUS OF 2.53 FEET, A CENTRAL ANGLE OF 96°27'03", AND A CHORD BEARING N10°45'54"E, 3.77 FEET; THENCE N59°16'09"E, 19.23 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S75°43'51"E, 3.54 FEET; THENCE S30°43'51"E, 15.33 FEET; THENCE N59°16'05"E, 64.00 FEET; THENCE N30°43'51"W, 15.33 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°16'09"E, 3.54 FEET; N59°16'09"E, 47.51 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 89°56'13", AND A CHORD BEARING S75°45'45"E, 3.53 FEET; THENCE S30°47'38"E, 15.34 FEET; THENCE N59°16'05"E, 64.36 FEET; THENCE S30°43'55"E, 55.79 FEET TO THE NORTHERLY LINE OF SAID ALLEY; THENCE ALONG SAID NORTHERLY LINE, S59°16'09"W, 205.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.283 ACRES OF LAND.

PARCEL B

PART OF LOTS 17 THROUGH 20, BLOCK 3, BRUSH SUBDIVISION OF PART OF PARK LOT 11 AND PART OF BRUSH FARM EAST OF AND ADJOINING AS RECORDED IN LIBER 1, PAGE 253 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE S33°26'41"E, 167.08 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE N59°16'09"E, 312.79 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE N30°43'55"W, 55.79 FEET; THENCE N59°16'05"E, 28.15 FEET; THENCE N30°47'18"W, 15.34 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°16'09"E, 3.54 FEET; THENCE N59°16'09"E, 47.99 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S75°43'51"E, 3.54 FEET; THENCE S30°47'30"E, 15.33 FEET; THENCE N59°16'09"E, 64.00 FEET; THENCE N30°47'30"W, 15.33 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°16'09"E, 3.54 FEET; N59°16'09"E, 18.91 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 3.46 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 79°20'57", AND A CHORD BEARING S81°03'22"E, 3.19 FEET; THENCE S59°08'32"W, 17.96 FEET; THENCE S30°51'00"E, 27.46 FEET; THENCE N59°16'05"E, 18.72 FEET; THENCE S30°43'55"E, 44.08 FEET TO THE NORTHERLY LINE OF SAID ALLEY; THENCE ALONG SAID NORTHERLY LINE, S59°16'09"W, 169.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.237 ACRES OF LAND.

PARCEL C

PART OF LOTS 12 THROUGH 16, BLOCK 3, BRUSH SUBDIVISION OF PART OF PARK LOT 11 AND PART OF BRUSH FARM EAST OF AND ADJOINING AS RECORDED IN LIBER 1, PAGE 253 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N59°16'09"E, 91.11 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N59°16'09"E, 190.50 FEET; THENCE S30°44'02"E, 34.67 FEET; THENCE N59°15'58"E, 3.00 FEET; THENCE S30°44'02"E, 11.33 FEET; THENCE S59°15'58"W, 3.00 FEET; THENCE S30°44'02"E, 24.00 FEET; S59°15'58"W, 188.00 FEET; THENCE N30°43'49"W, 23.50 FEET; THENCE S59°15'58"W, 3.00 FEET; THENCE N30°44'02"W, 11.83 FEET; THENCE N59°15'58"E, 0.50 FEET; THENCE N30°44'02"W, 34.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.304 ACRES OF LAND.

PARCEL D

PART OF LOTS 17 THROUGH 20, BLOCK 3, BRUSH SUBDIVISION OF PART OF PARK LOT 11 AND PART OF BRUSH FARM EAST OF AND ADJOINING AS RECORDED IN LIBER 1, PAGE 253 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N59°16'09"E, 314.03 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N59°16'09"E, 174.50 FEET; THENCE S30°44'02"E, 34.65 FEET; THENCE N59°50'40"E, 0.50 FEET; THENCE S30°44'02"E, 11.83 FEET; THENCE S59°15'58"W, 3.00 FEET; THENCE S30°44'02"E, 23.50 FEET; THENCE S59°15'58"W, 172.00 FEET; THENCE N30°44'02"W, 24.00 FEET; THENCE S59°15'58"W, 3.00 FEET; THENCE N30°44'02"W, 11.33 FEET; THENCE N59°15'58"E, 3.00 FEET; THENCE N30°44'02"W, 34.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.278 ACRES OF LAND.

NOTE:
THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.



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EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
O. CTRL: S.T.C.
SECTION:

SEAL:



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

DATE:	ISSUE:

COVER SHEET

BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: N/A
SHEET: 1
PROJECT: 18882.01D

JSK



PROPOSED DATED 04/18/2017

PARCEL E

PART OF LOTS 6 THROUGH 10, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N59°16'09"E, 68.43 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE N30°43'51"W, 33.97 FEET; THENCE S59°16'09"W, 0.50 FEET; THENCE N30°43'51"W, 11.83 FEET; THENCE N59°16'09"E, 3.00 FEET; THENCE N30°43'51"W, 26.07 FEET; THENCE N59°09'19"E, 188.00 FEET; THENCE S30°43'51"E, 27.84 FEET; THENCE N59°16'09"E, 3.00 FEET; THENCE S30°43'51"E, 11.33 FEET; THENCE N59°16'09"W, 3.00 FEET; THENCE S30°43'51"E, 33.97 FEET TO SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S59°16'09"W, 190.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.315 ACRES OF LAND.

PARCEL F

PART OF LOT 11, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N33°26'41"W, 107.88 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N33°26'41"W, 58.11 FEET; THENCE N58°59'53"E, 60.94 FEET; THENCE S31°00'12"E, 53.01 FEET; THENCE N59°00'00"E, 2.04 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 3.07 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 70°15'20", AND A CHORD BEARING S85°52'20"E, 2.88 FEET; THENCE S50°44'40"E, 3.93 FEET; THENCE S59°16'09"W, 64.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.050 ACRES OF LAND.

PARCEL G

PART OF LOTS 6 THROUGH 10 AND PART OF THE VACATED ALLEY (20 FEET WIDE), BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N33°26'41"W, 167.20 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE, N59°16'09"E, 83.67' TO THE POINT OF BEGINNING; THENCE N30°43'51"W, 0.09 FEET; THENCE N59°16'09"E, 188.48 FEET; THENCE S30°43'51"E, 67.91 FEET; THENCE S41°20'34"W, 16.70 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.76 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 107°48'45", AND A CHORD BEARING N84°45'04"W, 3.23 FEET; THENCE N30°50'41"W, 15.19 FEET; THENCE S59°09'19"W, 64.00 FEET; THENCE S30°50'41"E, 16.00 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S14°09'19"W, 2.83 FEET; THENCE S59°09'19"W, 47.44 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N75°50'41"W, 2.83 FEET; THENCE N30°50'41"W, 16.05 FEET; THENCE S59°09'19"W, 27.50 FEET; THENCE S30°50'41"E, 18.05 FEET; THENCE S59°09'19"W, 14.51 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 2.44 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 69°56'13", AND A CHORD BEARING N85°52'35"W, 2.29 FEET; THENCE N49°21'37"W, 30.48 FEET; THENCE S59°16'09"W, 0.91 FEET; THENCE N30°43'51"W, 44.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.277 ACRES OF LAND.

PARCEL H

PART OF LOTS 1 THROUGH 6 AND PART OF THE VACATED ALLEY (20 FEET WIDE), BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N33°26'41"W, 167.20 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE, N59°16'09"E, 303.44' TO THE POINT OF BEGINNING; THENCE N30°43'51"W, 0.09 FEET; THENCE N59°16'09"E, 224.52 FEET; THENCE S30°43'51"E, 44.08 FEET; THENCE S59°16'09"W, 0.66 FEET; THENCE S30°54'24"E, 4.26 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'04", AND A CHORD BEARING S14°05'37"W, 3.54 FEET; THENCE S59°05'39"W, 22.55 FEET; THENCE S30°43'51"E, 2.37 FEET; THENCE S59°16'09"W, 38.43 FEET; THENCE S30°43'51"E, 2.50 FEET; THENCE S59°16'09"W, 162.41 FEET; THENCE N30°43'51"W, 55.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.282 ACRES OF LAND.

PARCEL I

PART OF LOTS 13 THROUGH 17, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N33°26'41"W, 187.22 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE ALONG SAID NORTHERLY LINE, N59°16'09"E, 84.62' TO THE POINT OF BEGINNING; THENCE N30°43'51"W, 44.09 FEET; THENCE N59°16'09"E, 16.76 FEET; THENCE N30°50'42"W, 27.00 FEET; THENCE S59°07'37"W, 18.50 FEET; THENCE N30°50'46"W, 0.76 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 89°59'10", AND A CHORD BEARING N14°08'49"E, 3.54 FEET; THENCE N59°08'24"E, 21.94 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 90°00'28", AND A CHORD BEARING S75°51'38"E, 3.54 FEET; THENCE S30°51'24"E, 16.72 FEET; THENCE N59°10'41"E, 64.00 FEET; THENCE N30°50'41"W, 16.88 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°09'19"E, 2.83 FEET; THENCE N59°09'19"E, 48.23 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S75°50'41"E, 2.83 FEET; THENCE S30°50'41"E, 16.90 FEET; THENCE N59°07'52"E, 65.08 FEET; THENCE S30°43'51"E, 55.48 FEET TO THE NORTHERLY LINE OF SAID VACATED ALLEY; THENCE ALONG SAID VACATED ALLEY LINE, S59°16'09"W, 206.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.285 ACRES OF LAND.

PARCEL J

PART OF LOTS 18 THROUGH 22, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N33°26'41"W, 187.22 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE ALONG SAID NORTHERLY LINE, N59°16'09"E, 323.55' TO THE POINT OF BEGINNING; THENCE N30°43'51"W, 56.09 FEET; THENCE N59°09'19"E, 100.16 FEET; THENCE N30°50'41"W, 16.33 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°09'19"E, 2.83 FEET; THENCE N59°09'19"E, 49.01 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S75°50'41"E, 2.83 FEET; THENCE S30°50'41"E, 16.42 FEET; THENCE N59°08'56"E, 28.16 FEET; THENCE N30°50'41"W, 16.42 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 3.14 FEET, SAID CURVE HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N14°09'19"E, 2.83 FEET; THENCE N59°09'19"E, 15.24 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 12.56 FEET, SAID CURVE HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 89°58'47", AND A CHORD BEARING S75°51'17"E, 11.31 FEET; THENCE S30°51'54"E, 1.41 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 3.93 FEET, SAID CURVE HAVING A RADIUS OF 2.50 FEET, A CENTRAL ANGLE OF 89°56'07", AND A CHORD BEARING S14°10'20"W, 3.54 FEET; THENCE S59°09'19"W, 17.50 FEET; THENCE S30°51'49"E, 18.80 FEET; THENCE N59°16'09"E, 19.60 FEET; THENCE S30°43'51"E, 44.09 FEET TO THE NORTHERLY LINE OF SAID VACATED ALLEY; THENCE ALONG SAID VACATED ALLEY LINE, S59°16'09"W, 206.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.290 ACRES OF LAND.

PARCEL K

PART OF LOT 1, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N59°16'09"E, 513.62 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE N31°00'07"W, 45.41 FEET; THENCE N58°59'53"E, 2.33 FEET; THENCE S31°00'07"E, 6.16 FEET; THENCE N58°59'53"E, 19.67 FEET; THENCE N31°00'07"W, 15.67 FEET; THENCE N58°59'53"E, 3.50 FEET; THENCE N31°00'07"W, 56.67 FEET; THENCE N58°59'52"E, 3.33 FEET; THENCE N31°00'07"W, 55.30 FEET TO THE SOUTHERLY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE, N59°16'09"E, 58.38 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BRUSH STREET (60 FEET WIDE); THENCE ALONG SAID LINE, S27°04'01"E, 167.38 FEET TO SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S59°16'09"W, 75.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.233 ACRES OF LAND.

PROPOSED FUTURE #1

PART OF LOTS 1 THROUGH 23 AND PART OF THE VACATED ALLEY (20 FEET WIDE) ADJACENT TO SAID LOTS, BLOCK 6, BRUSH SUBDIVISION OF PART OF PARK LOTS 12 & 13 AND PART OF BRUSH FARM ADJOINING, AS RECORDED IN LIBER 1, PAGE 286 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE N33°26'41"W, 354.42 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF EDMUND PLACE (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE, N59°16'09"E, 628.81' TO THE WESTERLY RIGHT OF WAY LINE OF BRUSH STREET (60 FEET WIDE); THENCE ALONG SAID WESTERLY LINE, S27°04'01"E, 354.75 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF ALFRED STREET; THENCE ALONG SAID NORTHERLY LINE, S59°16'09"W, 589.36 FEET TO THE POINT OF BEGINNING. EXCEPTING FROM THE DESCRIPTION PARCELS: E, F, G, H, I, J & K, CONTAINING 3.192 ACRES OF LAND.

PROPOSED FUTURE #2

PART OF LOTS 12 THROUGH 20, BLOCK 3, BRUSH SUBDIVISION OF PART OF PARK LOT 11 AND PART OF BRUSH FARM EAST OF AND ADJOINING AS RECORDED IN LIBER 1, PAGE 253 OF PLATS, WAYNE COUNTY RECORDS, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALFRED STREET (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY LINE OF JOHN R STREET (60 FEET WIDE); THENCE ALONG SAID SOUTHERLY LINE N59°16'09"E, 582.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BRUSH STREET (60 FEET WIDE); THENCE ALONG SAID WESTERLY LINE, S27°04'01"E, 167.23 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A VACATED ALLEY (20 FEET WIDE); THENCE ALONG SAID NORTHERLY LINE S59°16'09"W, 564.07 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE ALONG SAID EASTERLY LINE N33°26'41"W, 167.08 FEET TO THE POINT OF BEGINNING. EXCEPTING FROM THE DESCRIPTION PARCELS: A, B, C, & D, CONTAINING 1.095 ACRES OF LAND.

LEGAL DESCRIPTIONS

CITY MODERN

PROPOSED DATED 04/18/2017



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28 W. ADAMS STREET SUITE 1200 DETROIT, MI 48226 P (313) 962-4442 www.giffelswebster.com

EXECUTIVE: S.T.C. MANAGER: M.V.M. DESIGNER: J.E.K. C. CTRL: S.T.C. SECTION:

SEAL:



KNOW WHAT'S BELOW. CALL BEFORE YOU DIG

Table with columns for DATE and ISSUE, containing multiple empty rows.

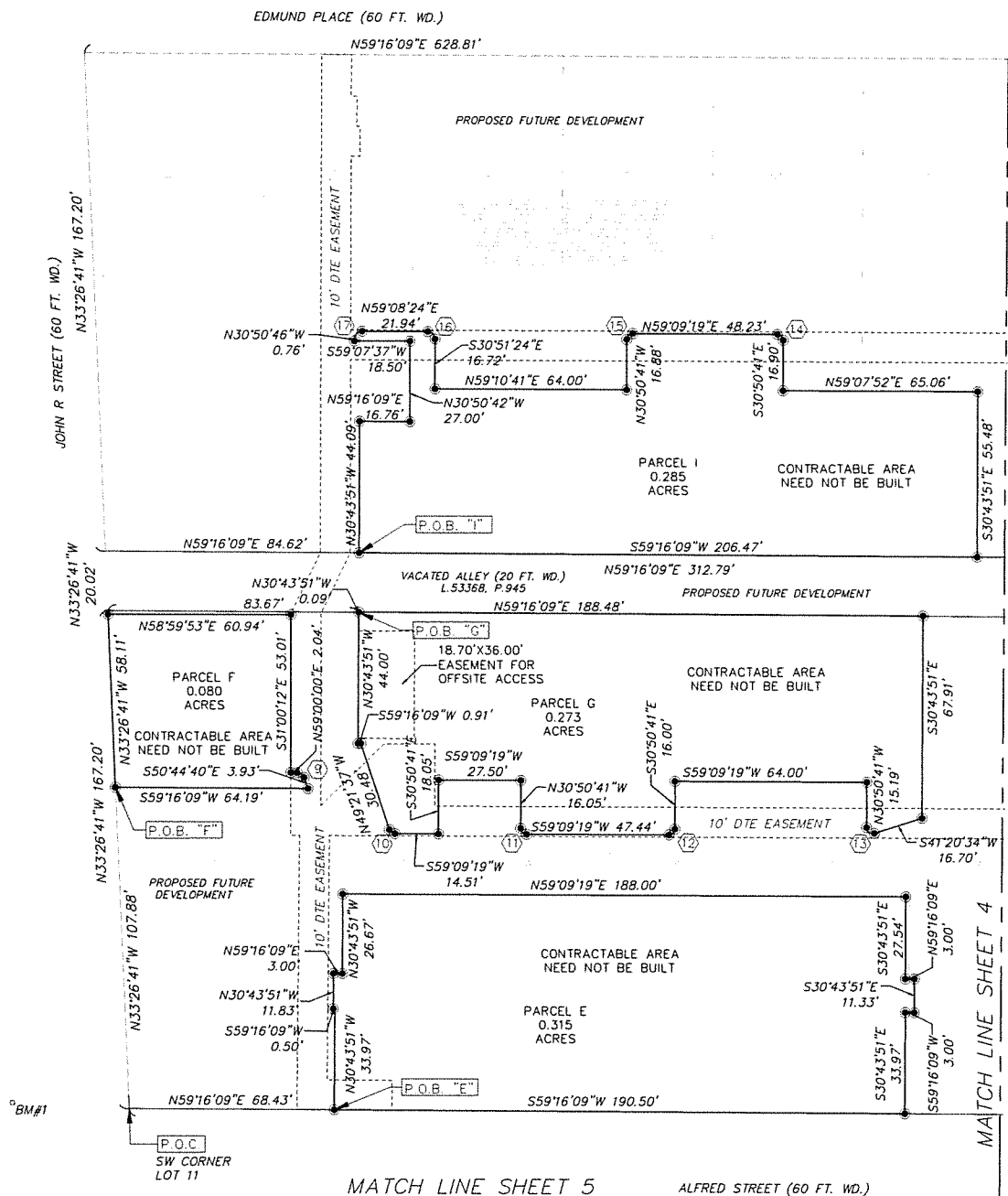
LEGAL DESCRIPTIONS

BRUSH PARK PARCELS A+B

DETROIT WAYNE COUNTY MICHIGAN

DATE: 04.18.17 SCALE: N/A SHEET: 2 PROJECT: 18882.01D

\\11882.01D\Draws\Draws\Parcel A+B\Parcel A+B\CityModern\5-01\Survey\Plan\Plan\Plan\Sheet3.dwg



NOTES:
ADDITIONAL EASEMENTS MAY BE SHOWN ON THE AS-BUILT DRAWINGS.

CURVE NUMBER	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
9	3.07'	2.50'	70°15'20"	S 85°52'20"E	2.88'
10	2.44'	2.00'	69°56'13"	N 85°52'35"W	2.29'
11	3.14'	2.00'	90°00'00"	N 75°50'41"W	2.83'
12	3.14'	2.00'	90°00'00"	S 14°09'19"W	2.83'
13	3.76'	2.00'	107°48'45"	N 84°45'04"W	3.23'
14	3.14'	2.00'	90°00'00"	S 75°50'41"E	2.83'
15	3.14'	2.00'	90°00'00"	N 14°09'19"E	2.83'
16	3.93'	2.50'	90°00'28"	S 75°51'38"E	3.54'
17	3.93'	2.50'	89°59'10"	N 14°08'49"E	3.54'

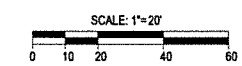
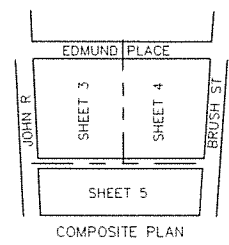
LEGEND

- ② DENOTES COORDINATE POINT NUMBER
- INDICATES A SET MONUMENT WHICH IS ONE-HALF (1/2) INCH DIAMETER STEEL BAR THIRTY-SIX (36) INCHES LONG, ENCASED IN CONCRETE FOUR (4) INCHES IN DIAMETER.
- ① CURVE NUMBER
- 1 UNIT NUMBER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

BENCH MARK DATA

SITE BENCH MARK NO. 1
ARROW ON HYDRANT LOCATED AT THE NORTHWEST CORNER OF ALFRED STREET AND JOHN R STREET.
ELEVATION=138.76'

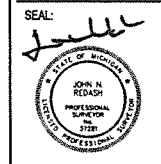
SITE BENCH MARK NO. 2 (OFFSITE)
ARROW ON HYDRANT LOCATED AT THE SOUTHWEST CORNER OF ALFRED STREET AND BRUSH STREET.
ELEVATION=140.09'
DATUM=CITY OF DETROIT
(ADD 479.75 TO CONVERT TO NAVD 88)



SURVEY PLAN
CITY MODERN
PROPOSED DATED 04/18/2017

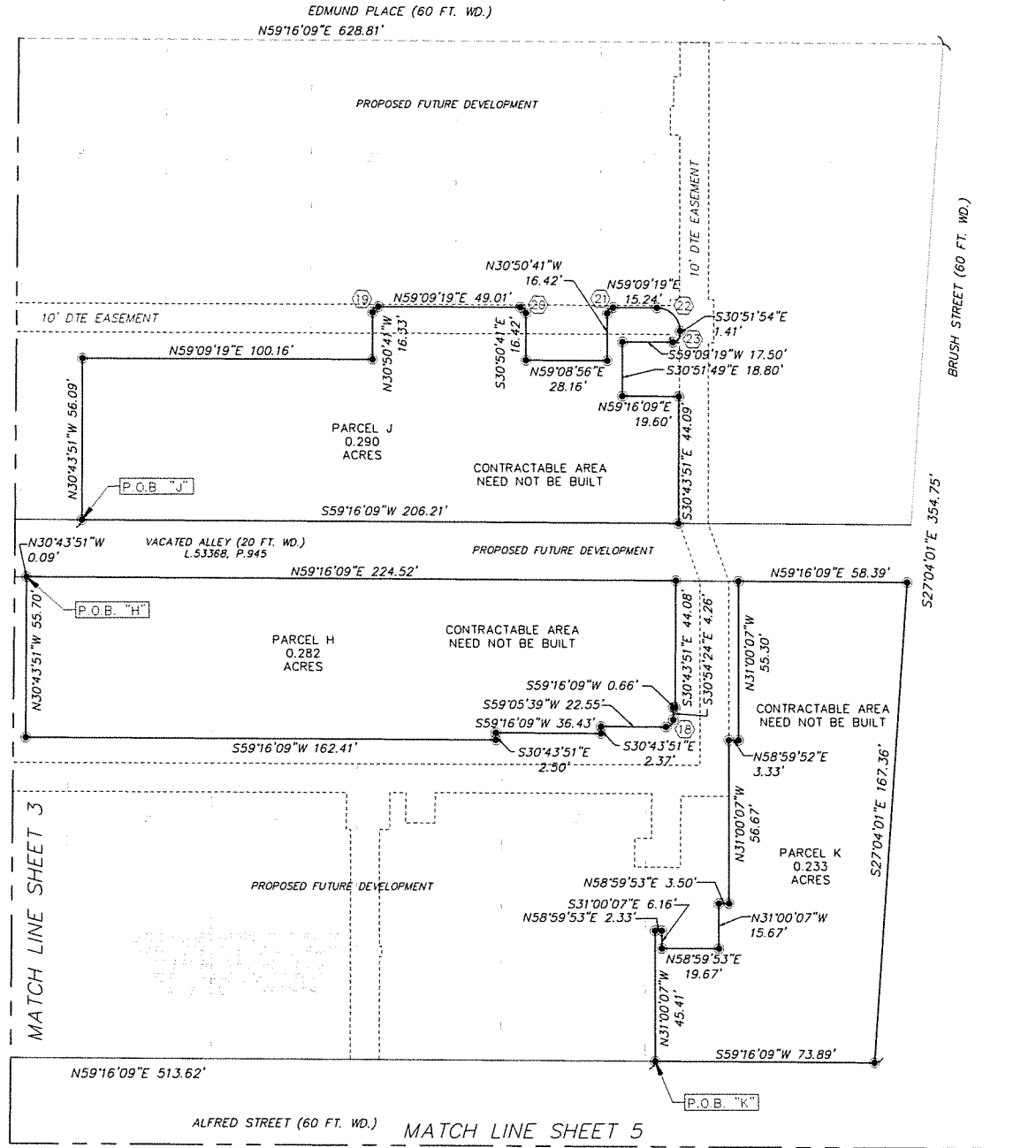
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LANDSCAPE ARCHITECTS
28 W. ADAMS STREET
SUITE 1200
DETROIT, MI 48228
P (313) 962-4442
www.giffelswebster.com

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:



DATE:	ISSUE:

SURVEY PLAN
BRUSH PARK
PARCELS A+B
PROPOSED 01.15.17
DETROIT
WAYNE COUNTY
MICHIGAN
DATE: 04.18.17
SCALE: 1" = 20'
SHEET: 3
PROJECT: 18882.01D



CURVE NUMBER	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
18	3.93'	2.50'	90°00'04"	S.14°05'37"W	3.54'
19	3.14'	2.00'	90°00'00"	N.14°09'19"E	2.83'
20	3.14'	2.00'	90°00'00"	S.75°50'41"E	2.83'
21	3.14'	2.00'	90°00'00"	N.14°09'19"E	2.83'
22	12.56'	6.00'	89°58'47"	S.75°51'17"E	11.31'
23	3.93'	2.50'	89°55'07"	S.14°10'20"W	3.54'

NOTES:

ADDITIONAL EASEMENTS MAY BE SHOWN ON THE AS-BUILT DRAWINGS.

LEGEND

2 DENOTES COORDINATE POINT NUMBER

⊙ INDICATES A SET MONUMENT WHICH IS ONE-HALF (1/2) INCH DIAMETER STEEL BAR THIRTY-SIX (36) INCHES LONG, ENCASED IN CONCRETE FOUR (4) INCHES IN DIAMETER.

① CURVE NUMBER

1 UNIT NUMBER

P.O.C. POINT OF COMMENCEMENT

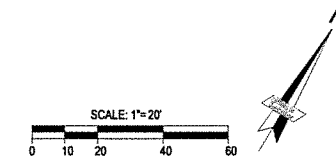
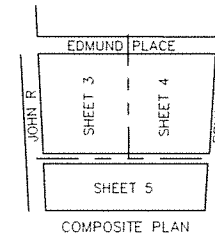
P.O.B. POINT OF BEGINNING

BENCH MARK DATA

SITE BENCH MARK NO. 1
ARROW ON HYDRANT LOCATED AT THE NORTHWEST CORNER OF ALFRED STREET AND JOHN R STREET.
ELEVATION=138.76'

SITE BENCH MARK NO. 2
ARROW ON HYDRANT LOCATED AT THE SOUTHWEST CORNER OF ALFRED STREET AND BRUSH STREET.
ELEVATION=140.09'

DATUM=CITY OF DETROIT
(ADD 479.75 TO CONVERT TO NAVD 88)



SURVEY PLAN
CITY MODERN

PROPOSED DATED 04/18/2017

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DESIGNER: J.E.K.
O. CTRL: S.T.C.
SECTION:

SEAL:



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DATE: ISSUE:

SURVEY PLAN

BRUSH PARK
PARCELS A+B
PROPOSED 01.15.17

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1"=20'
SHEET: 4
PROJECT: 18882.01D

V:\18882.01D\Brush Park\Drawings\18882.01D_Survey\18882.01D_Survey_Plan_Wayne_County_Scale.dwg

FLOOD NOTE:

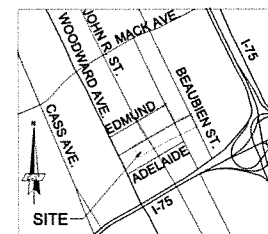
PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 285 OF 575, MAP NUMBER 6163C0285E. EFFECTIVE DATE FEBRUARY 2, 2012 2012

BEARING BASE:

-COORDINATES AND BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

NOTES:

ADDITIONAL EASEMENTS MAY BE SHOWN ON THE AS-BUILT DRAWINGS.



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DESIGNER: J.E.K.
D. CTRL: S.T.C.
SECTION:

SEAL:



KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

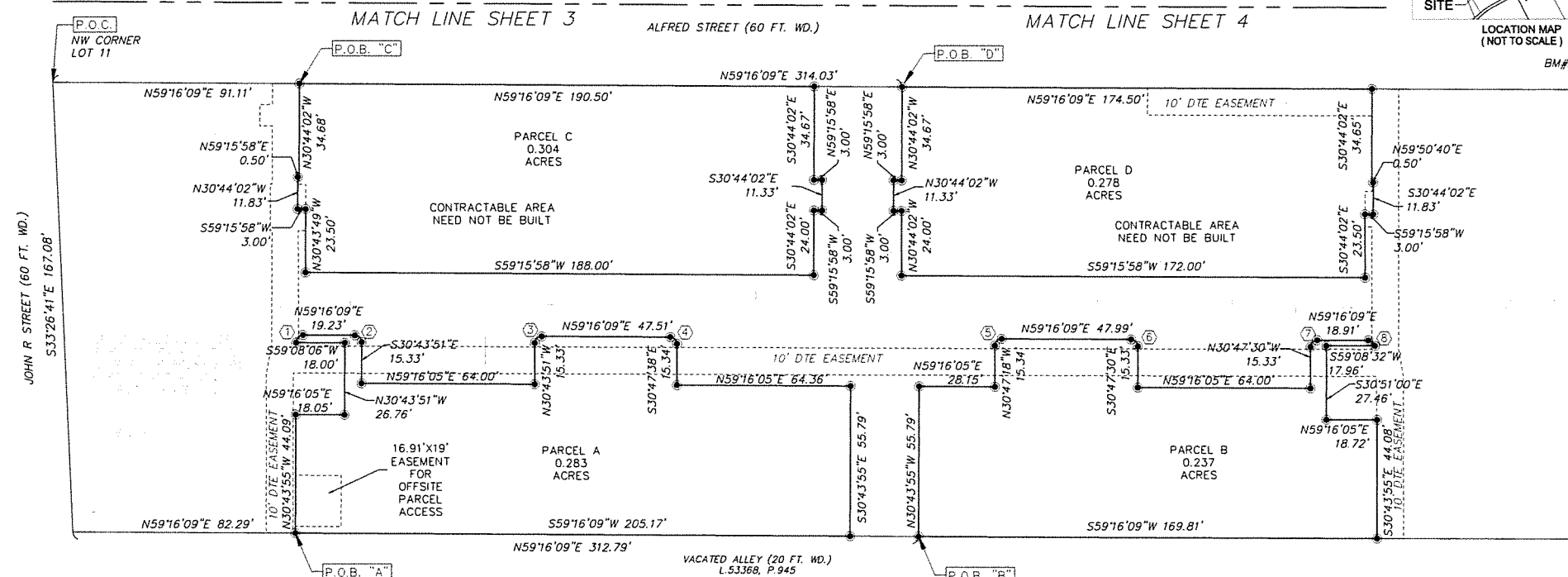
DATE:	ISSUE:

SURVEY PLAN

BRUSH PARK PARCELS A+B PROPOSED 01.15.17

DETROIT WAYNE COUNTY MICHIGAN

DATE: 04.18.17
SCALE: 1" = 20'
SHEET: 5
PROJECT: 18882.01D



BENCH MARK DATA

SITE BENCH MARK NO. 1
ARROW ON HYDRANT LOCATED AT THE NORTHWEST CORNER OF ALFRED STREET AND JOHN R STREET. ELEVATION=138.76'
SITE BENCH MARK NO. 2 (OFFSITE)
ARROW ON HYDRANT LOCATED AT THE SOUTHWEST CORNER OF ALFRED STREET AND BRUSH STREET. ELEVATION=140.09'
DATUM=CITY OF DETROIT
(ADD 479.75 TO CONVERT TO NAVD 88)

LEGEND

- 2 DENOTES COORDINATE POINT NUMBER
- INDICATES A SET MONUMENT WHICH IS ONE-HALF (1/2) INCH DIAMETER STEEL BAR THIRTY-SIX (36) INCHES LONG, ENCASED IN CONCRETE FOUR (4) INCHES IN DIAMETER.
- ① CURVE NUMBER
- 1 UNIT NUMBER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

CURVE NUMBER	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
1	4.26'	2.53'	96°27'03"	N.10°45'54"E	3.77'
2	3.93'	2.50'	90°00'00"	S.75°43'51"E	3.54'
3	3.93'	2.50'	90°00'00"	N.14°16'09"E	3.54'
4	3.93'	2.50'	89°56'13"	S.75°45'45"E	3.53'
5	3.93'	2.50'	90°00'00"	N.14°16'09"E	3.54'
6	3.93'	2.50'	90°00'00"	S.75°43'51"E	3.54'
7	3.93'	2.50'	90°00'00"	N.14°16'09"E	3.54'
8	3.46'	2.50'	79°20'57"	S.81°03'22"E	3.19'



SURVEYOR'S CERTIFICATE

I, JOHN N. REDASH, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 10-72 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND THE PROPERTY HEREIN DESCRIBED.

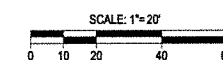
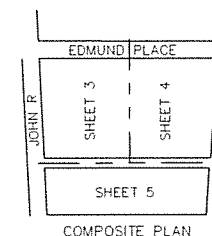
THAT THE REQUIRED MONUMENT AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED.

THAT THE BEARINGS AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED.

02/01/2017
DATE

JOHN N. REDASH, P.S. NO. 37281
GIFFELS WEBSTER
28 W. ADAMS, SUITE 1200
DETROIT, MI 48226

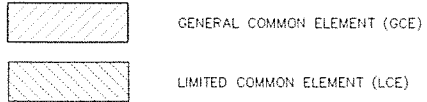


SURVEY PLAN
CITY MODERN

PROPOSED DATED 04/18/2017

LEGEND

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- CH CARRIAGE HOME
- TH TOWNHOME
- B BALCONY
- L LIGHT WELL
- LS LANDSCAPE
- S PORCH
- AC AIR CONDITIONING PAD
- M MIRRORED
- RR RESOURCE ROOM



NOTES:

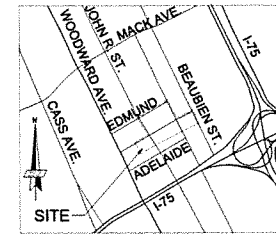
UNITS 1-20 AND ALL SITE IMPROVEMENT REQUIRED TO SERVICE SUCH UNITS "MUST BE BUILT". "ALL OTHER UNITS NEED NOT BE BUILT" AND ARE CONTRACTABLE.

PROPERTY AND BUILDING COORDINATES ARE SHOWN ON THE COORDINATE PLAN.

AIR CONDITIONING UNITS, BALCONIES, AND PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.

ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS AS PROVIDED BY THE MASTER DEED FOR THE CONDOMINIUM.

SEE SHEET 12-29 FOR UNIT SQUARE FOOTAGES AND UNIT FINISH GRADES.



LOCATION MAP (NOT TO SCALE)

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ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS

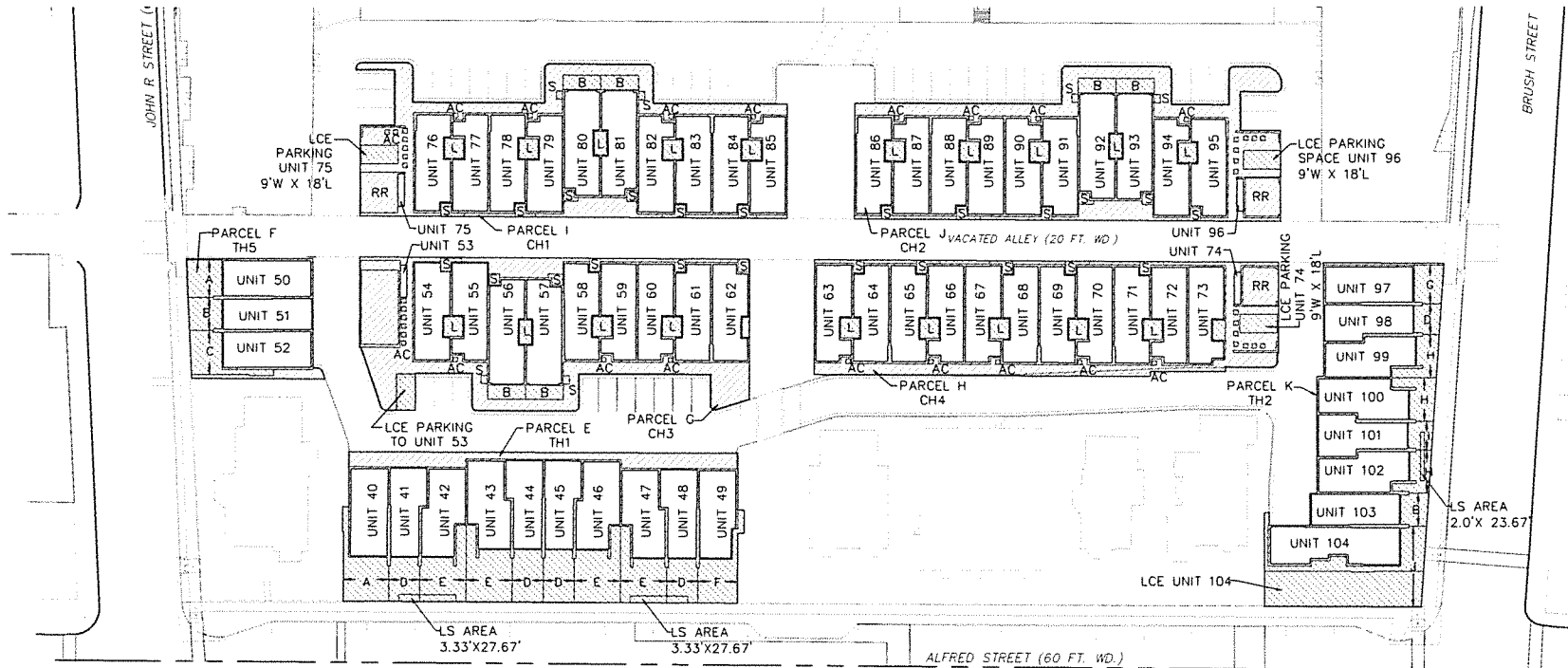
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EXECUTIVE: S.T.C.
 MANAGER: M.W.M.
 DESIGNER: J.E.K.
 Q. CTRL: S.T.C.
 SECTION:

SEAL: *John N. Redash*

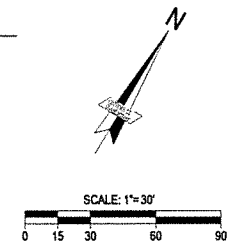


KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.



MATCH LINE SHEET 7

L.C.E. DIMENSIONS	
LETTER	DIMENSION
A	21.83'
B	16.00'
C	21.33'
D	15.00'
E	22.33'
F	19.33'
G	18.83'
H	21.00'
I	14.00'
J	39.26'



LIMITED COMMON ELEMENT DETAILS

PORCH "A" UNITS: 78,79,84&85 NOT TO SCALE	PORCH "B" & "B"-M UNITS: 54,55,58-61,63-72 76,77,82,83,86-91,94&95 NOT TO SCALE	PORCH "C" UNITS: 56,57,80, 81,92&92 NOT TO SCALE	PORCH "D" UNITS: 56,62,81&93 NOT TO SCALE	PORCH "E" UNITS: 57,80&92 NOT TO SCALE	PORCH "F" UNITS: 73 NOT TO SCALE	BALCONY UNITS: 56,57,80,81,92&93 NOT TO SCALE	LIGHT WELL "A" UNITS: 55,59,60,63,66,67,70, 72,76,79,82,85,87,88,90&94 NOT TO SCALE	LIGHT WELL "B" UNITS: 56,80&92 NOT TO SCALE

SITE PLAN NORTH
 CITY MODERN
 PROPOSED DATED 04/18/2017

DATE	ISSUE

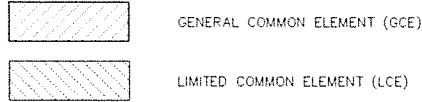
SITE PLAN NORTH
 BRUSH PARK PARCELS A+B

DETROIT WAYNE COUNTY MICHIGAN

DATE: 04.18.17
 SCALE: 1" = 30'
 SHEET: 6
 PROJECT: 18882.01D

LEGEND

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- CH CARRIAGE HOME
- TH TOWNHOME
- B BALCONY
- L LIGHT WELL
- LS LANDSCAPE
- S PORCH
- AC AIR CONDITIONING PAD
- M MIRRORED
- RR RESOURCE ROOM



NOTES:

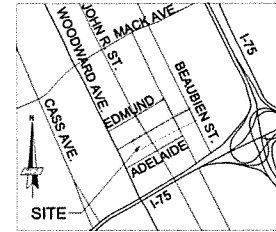
UNITS 1-20 AND ALL SITE IMPROVEMENT REQUIRED TO SERVICE SUCH UNITS "MUST BE BUILT".
 "ALL OTHER UNITS NEED NOT BE BUILT" AND ARE CONTRACTABLE.

PROPERTY AND BUILDING COORDINATES ARE SHOWN ON THE COORDINATE PLAN.

AIR CONDITIONING UNITS, BALCONIES, AND PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.

ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS AS PROVIDED BY THE MASTER DEED FOR THE CONDOMINIUM.

SEE SHEET 12-29 FOR UNIT SQUARE FOOTAGES AND UNIT FINISH GRADES.



LOCATION MAP (NOT TO SCALE)

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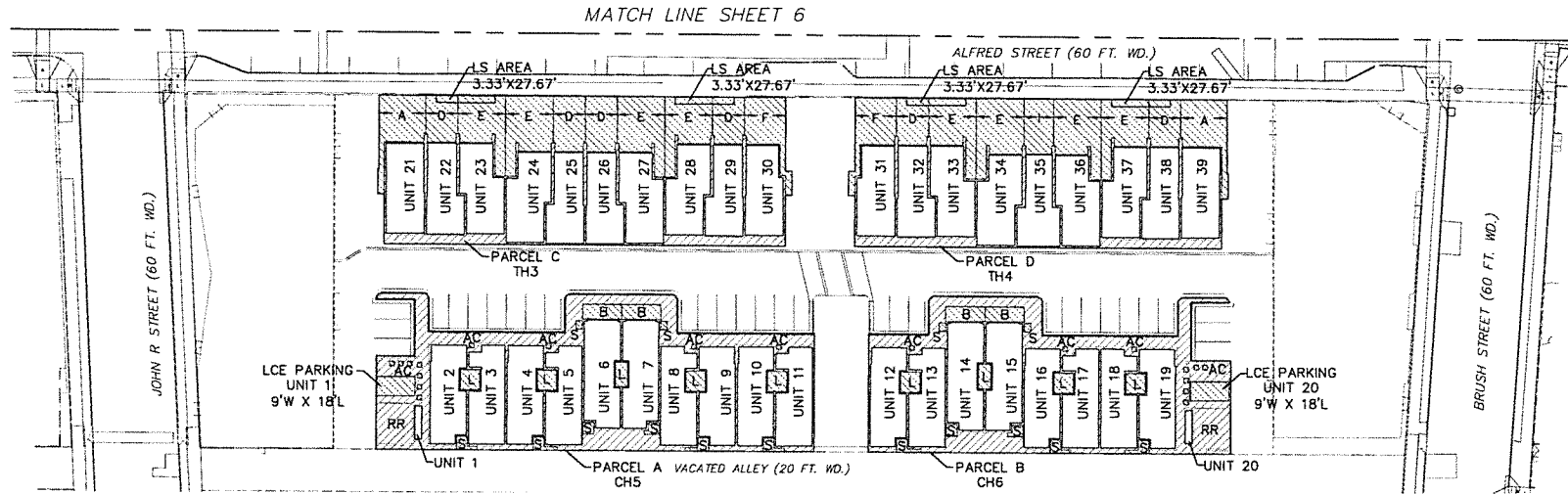
EXECUTIVE: S.T.C.
 MANAGER: M.W.M.
 DESIGNER: J.E.K.
 Q. CTRL: S.T.C.
 SECTION:

SEAL: *[Signature]*



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

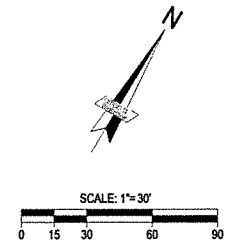
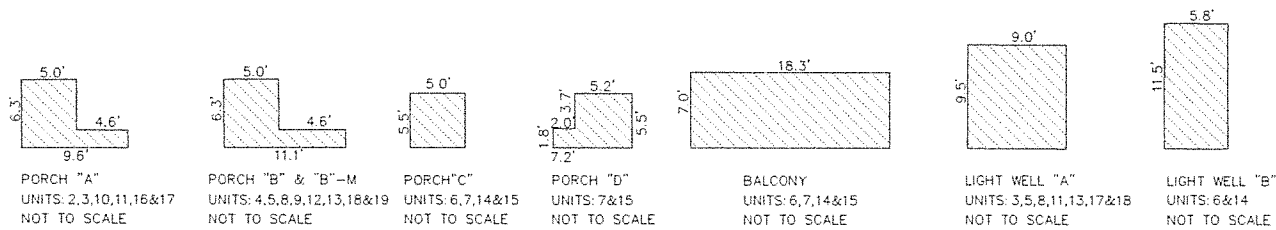
DATE:	ISSUE:



L.C.E. DIMENSIONS

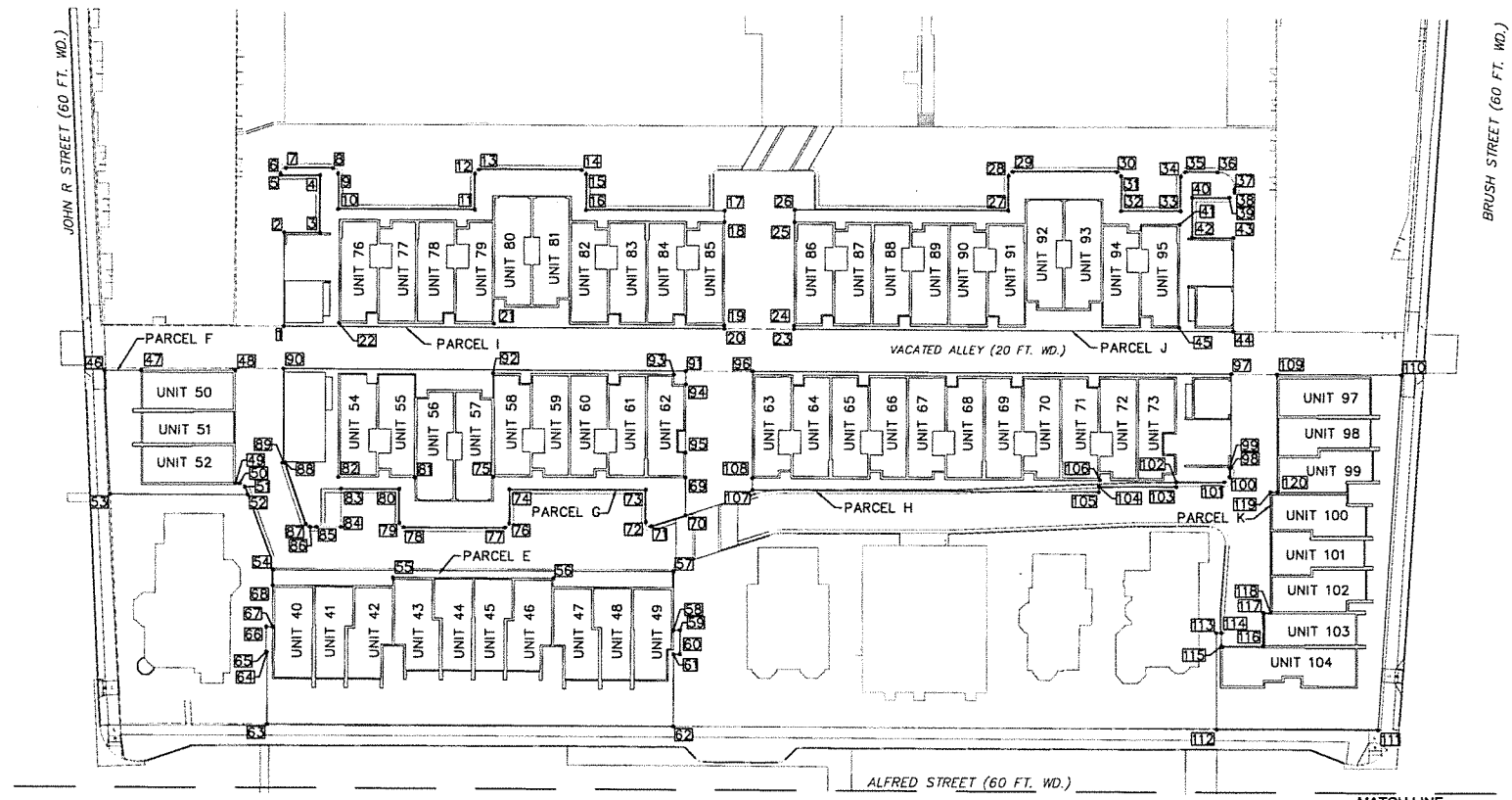
LETTER	DIMENSION
A	21.83'
B	16.00'
C	21.33'
D	15.00'
E	22.33'
F	19.33'
G	18.83'
H	21.00'
I	14.00'

LIMITED COMMON ELEMENT DETAILS



SITE PLAN SOUTH
 CITY MODERN
 PROPOSED DATED 04/18/2017

SITE PLAN SOUTH
 BRUSH PARK
 PARCELS A+B
 DETROIT
 WAYNE COUNTY
 MICHIGAN
 DATE: 04.18.17
 SCALE: 1" = 30'
 SHEET: 7
 PROJECT: 16882.01D

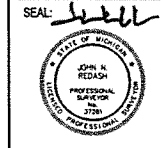


LEGEND
 [Symbol] COORDINATE NUMBER

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 SUITE 1200
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EXECUTIVE: S.T.C.
 MANAGER: M.W.M.
 DESIGNER: J.E.K.
 Q. CTRL: S.T.C.
 SECTION:



KNOW WHAT'S BELOW.
 CALL BEFORE YOU DIG.

DATE:	ISSUE:

COORDINATE PLAN

BRUSH PARK
 PARCELS A+B

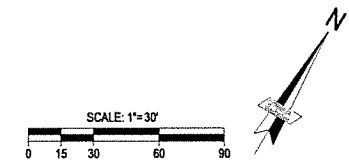
DETROIT
 WAYNE COUNTY
 MICHIGAN

DATE: 04.18.17
 SCALE: 1" = 30'
 SHEET: 8
 PROJECT: 18882.01D

COORDINATES

POINT NO.	NORTH	EAST	POINT NO.	NORTH	EAST	POINT NO.	NORTH	EAST	POINT NO.	NORTH	EAST
1	310473.76	13478581.23	31	310736.63	13478881.08	61	310435.81	13478816.88	91	310552.96	13478753.41
2	310511.66	13478558.7	32	310722.52	13478889.5	62	310406.61	13478834.24	92	310505.38	13478676.56
3	310520.23	13478573.11	33	310736.97	13478913.68	63	310309.27	13478670.49	93	310548.76	13478749.53
4	310543.41	13478559.27	34	310751.07	13478905.26	64	310338.46	13478653.13	94	310547.55	13478756.62
5	310533.91	13478543.39	35	310753.81	13478905.96	65	310338.21	13478652.71	95	310519.9	13478773.06
6	310534.56	13478543	36	310761.62	13478919.04	66	310348.38	13478646.66	96	310568.95	13478780.31
7	310537.99	13478543.86	37	310758.86	13478930.01	67	310349.91	13478649.24	97	310683.69	13478973.3
8	310549.25	13478562.7	38	310757.65	13478930.73	68	310366.67	13478639.27	98	310645.79	13478995.83
9	310548.38	13478566.13	39	310754.22	13478929.86	69	310509.87	13478779.03	99	310645.46	13478995.26
10	310534.03	13478574.7	40	310745.25	13478914.84	70	310494.59	13478788.11	100	310641.8	13478997.45
11	310566.82	13478629.66	41	310731.37	13478916.44	71	310482.05	13478777.07	101	310638.37	13478996.59
12	310581.31	13478621.01	42	310729.11	13478924.48	72	310482.35	13478773.85	102	310626.79	13478977.24
13	310584.06	13478621.7	43	310739.13	13478941.33	73	310495.39	13478766.07	103	310624.75	13478978.45
14	310608.79	13478663.11	44	310701.23	13478963.86	74	310462.57	13478711.12	104	310606.14	13478947.14
15	310608.09	13478665.85	45	310689.64	13478941.16	75	310463.71	13478701.71	105	310603.99	13478948.42
16	310593.58	13478674.52	46	310412.8	13478520.19	76	310448.84	13478719.32	106	310608.98	13478946.07
17	310626.96	13478730.36	47	310421.53	13478534.71	77	310446.1	13478718.63	107	310521.00	13478808.82
18	310622.37	13478733.09	48	310444.19	13478572.43	78	310421.77	13478677.9	108	310525.86	13478805.92
19	310580.68	13478757.87	49	310398.75	13478599.73	79	310422.46	13478675.16	109	310694.66	13478991.94
20	310579.27	13478758.71	50	310399.81	13478601.48	80	310436.24	13478666.93	110	310724.49	13479042.12
21	310525.46	13478664.99	51	310399.6	13478604.35	81	310444.57	13478670.46	111	310575.47	13479118.27
22	310488.34	13478602.55	52	310397.11	13478607.4	82	310426.12	13478639.43	112	310536.77	13479053.18
23	310595.86	13478786.61	53	310364.31	13478552.22	83	310422.14	13478643.32	113	310575.69	13479029.79
24	310597.26	13478785.77	54	310372.83	13478635.61	84	310406.65	13478652.57	114	310576.89	13479031.79
25	310639.09	13478760.91	55	310398.9	13478685.65	85	310400.75	13478642.70	115	310571.61	13479034.96
26	310644.07	13478757.95	56	310437.39	13478750.41	86	310399.20	13478640.11	116	310581.74	13479051.82
27	310695.43	13478843.94	57	310469.22	13478797.02	87	310399.37	13478637.82	117	310595.17	13479043.75
28	310709.45	13478835.57	58	310445.55	13478811.09	88	310419.22	13478614.70	118	310596.97	13479046.75
29	310712.19	13478836.26	59	310447.08	13478813.67	89	310418.75	13478613.92	119	310645.54	13479017.57
30	310737.32	13478878.34	60	310437.34	13478819.46	90	310456.65	13478591.39	120	310647.26	13479020.42

COORDINATE PLAN NORTH
 CITY MODERN
 PROPOSED DATED 04/18/2017



LEGEND
 65 COORDINATE NUMBER

**giffels
webster**

ENGINEERS
 SURVEYORS
 PLANNERS
 LANDSCAPE ARCHITECTS

28 W. ADAMS STREET
 SUITE 1200
 DETROIT, MI 48226
 P (313) 962-4442
 www.giffelswebster.com

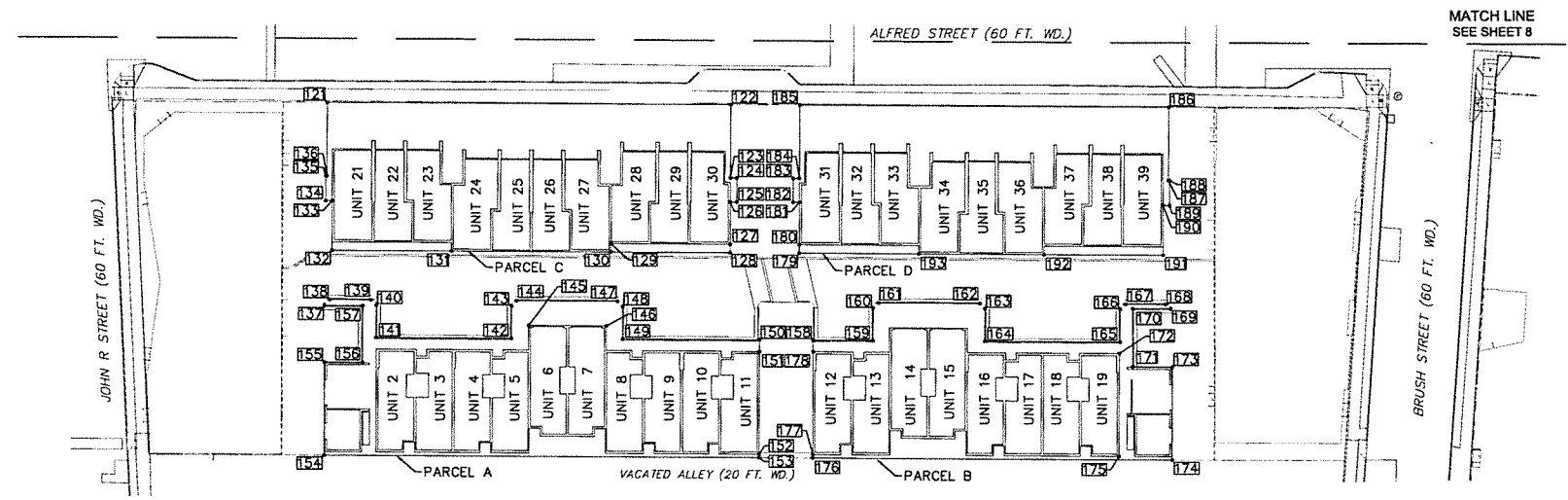
EXECUTIVE: S.T.C.
 MANAGER: M.W.M.
 DESIGNER: J.E.K.
 D. CTRL.: S.T.C.
 SECTION:

SEAL: *[Signature]*



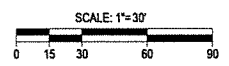
KNOW WHAT'S BELOW.
 CALL BEFORE YOU DIG.

DATE:	ISSUE:



COORDINATES

POINT NO.	NORTH	EAST	POINT NO.	NORTH	EAST	POINT NO.	NORTH	EAST
121	310270.74	13478723.1	151	310274.76	13478958.33	181	310345.11	13478938.22
122	310368.08	13478886.85	152	310233.07	13478983.11	182	310343.57	13478935.64
123	310338.28	13478904.57	153	310231.66	13478983.95	183	310353.32	13478929.85
124	310339.82	13478907.15	154	310126.81	13478807.59	184	310354.85	13478932.43
125	310330.07	13478912.94	155	310164.71	13478785.07	185	310384.65	13478914.71
126	310328.54	13478910.36	156	310173.93	13478800.58	186	310473.82	13479064.71
127	310311.35	13478920.58	157	310196.93	13478786.91	187	310444.03	13479082.42
128	310307.91	13478922.62	158	310292.56	13478977.22	188	310444.28	13479082.85
129	310282.56	13478872.16	159	310306.94	13479001.41	189	310434.11	13479088.9
130	310279.12	13478874.2	160	310320.12	13478993.56	190	310432.58	13479086.32
131	310240.62	13478809.45	161	310323.54	13478994.43	191	310412.38	13479098.33
132	310211.83	13478761.03	162	310348.07	13479035.68	192	310383.59	13479049.91
133	310232.03	13478749.02	163	310347.19	13479039.11	193	310353.27	13478998.91
134	310230.5	13478746.44	164	310334.02	13479046.96			
135	310240.67	13478740.39	165	310366.73	13479101.97			
136	310240.93	13478740.82	166	310379.9	13479094.12			
137	310187.7	13478771.46	167	310383.32	13479095			
138	310191.4	13478772.16	168	310392.99	13479111.25			
139	310201.23	13478788.69	169	310392.49	13479114.41			
140	310200.36	13478792.12	170	310383.29	13479098.99			
141	310187.18	13478799.95	171	310359.7	13479113.07			
142	310219.89	13478854.96	172	310361.83	13479104.46			
143	310233.06	13478847.13	173	310369.27	13479129.16			
144	310236.49	13478848	174	310331.37	13479151.69			
145	310229.36	13478858.83	175	310319.97	13479129.29			
146	310248.02	13478890.36	176	310244.6	13479005.73			
147	310260.77	13478888.84	177	310246.01	13479004.89			
148	310259.9	13478892.26	178	310287.84	13478980.02			
149	310246.72	13478900.12	179	310324.48	13478950.49			
150	310279.61	13478955.44	180	310327.92	13478948.44			



COORDINATE PLAN SOUTH
 CITY MODERN
 PROPOSED DATED 04/18/2017

COORDINATE PLAN

BRUSH PARK
 PARCELS A+B

DETROIT
 WAYNE COUNTY
 MICHIGAN

DATE: 04.18.17
 SCALE: 1" = 30'
 SHEET: 9
 PROJECT: 18882.01D

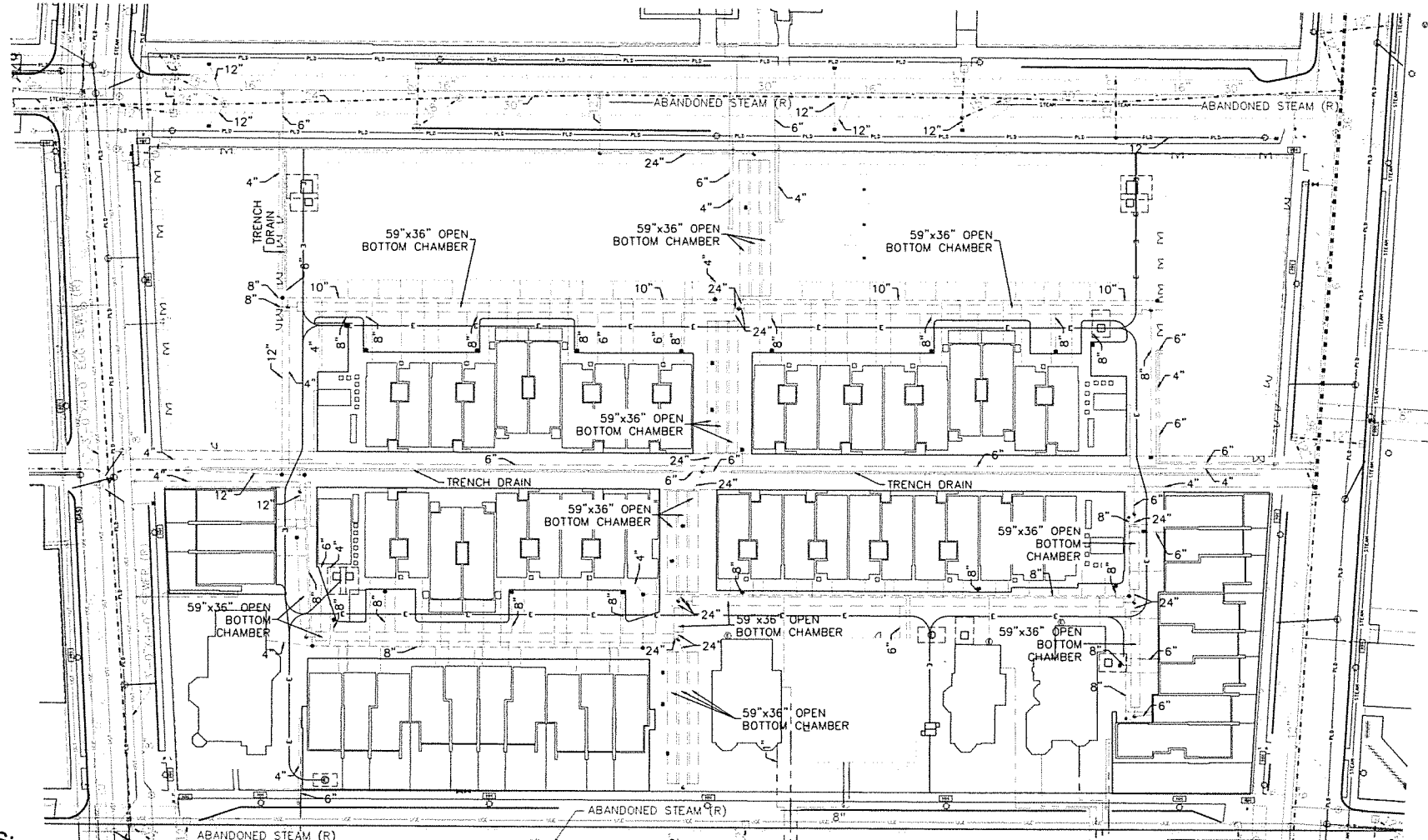
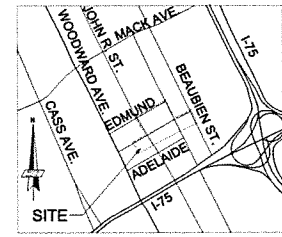
LEGEND - EXISTING

- OVERHEAD WIRES
- WATER LINE
- GAS LINE
- SANITARY LINE
- STORM LINE
- UG ELECTRIC LINE
- UG TELE. LINE
- UG CABLE TV LINE
- COMBINED SEWER
- STEAM
- STEAM LINE
- P.L.D. PUBLIC LIGHTING DEPARTMENT (PLD) LINE
- EDGE OF PAVEMENT
- EDGE OF WALK
- BUILDING LINE
- LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE

- UNKNOWN MANHOLE
- SAN. MH
- GATE VALVE
- HYDRANT
- WATER VALVE
- STORM MH
- CATCH BASIN
- DRAINAGE BASIN
- FDC CONNECTION
- LIGHT POLE
- ELEC. MH
- STEAM MH
- PUBLIC LIGHTING MH
- TELE. MH
- GAS METER
- GAS RISER
- PARKING METER
- UTILITY FLAG
- HAND HOLE
- M. MEASURED
- R. RECORD
- CALC. CALCULATED
- ELECTRICAL SWITCH GEAR
- ELECTRICAL TRANSFORMER
- ELECTRIC METER

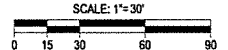
LEGEND - PROPOSED

- WATER
- SANITARY SEWER
- STORM SEWER
- UG CABLE LINE
- UG ELECTRIC
- STORM MANHOLE
- FIRE HYDRANT
- SANITARY MANHOLE
- CATCH BASIN
- INLET CATCH BASIN
- HAND HOLE
- ELECTRICAL MANHOLE
- ELECTRICAL TRANSFORMER



NOTES:

1. ELECTRIC BY DTE ENERGY COMPANY, NATURAL GAS SERVICE BY CONSUMERS ENERGY, TELEPHONE SERVICE BY AT&T AND CABLE TELEVISION SERVICE BY COMCAST. FINAL LOCATION OF THESE UTILITIES WILL BE SHOWN ON THE AS-BUILT DRAWINGS.
2. SERVICE LINES AND APPLICABLE METERS FOR GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION WILL BE SHOWN ON AS-BUILT DRAWINGS.
3. SANITARY SEWER, STORM SEWER, AND WATER MAIN INFORMATION FROM PLANS PREPARED BY GIFFELS WEBSTER, AND FROM CITY OF DETROIT.
4. ALL UNITS ARE SERVICED WITH SEWER AND WATER BY THE CITY OF DETROIT SYSTEMS.
5. ALL PROPOSED UTILITIES TO SERVICE UNITS 1 THROUGH 20 MUST BE BUILT. ALL OTHER UTILITIES NEED NOT BE BUILT.



**UTILITY PLAN NORTH
CITY MODERN**

PROPOSED DATED 04/18/2017

giffels webster
ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
28 W. ADAMS STREET
SUITE 1200
DETROIT, MI 48226
P (313) 962-4442
www.giffelswebster.com

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
O. CTRL: S.T.C.
SECTION:



DATE:	ISSUE:

UTILITY PLAN NORTH
BRUSH PARK
PARCELS A+B
DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 30'
SHEET: 10
PROJECT: 18882.01D

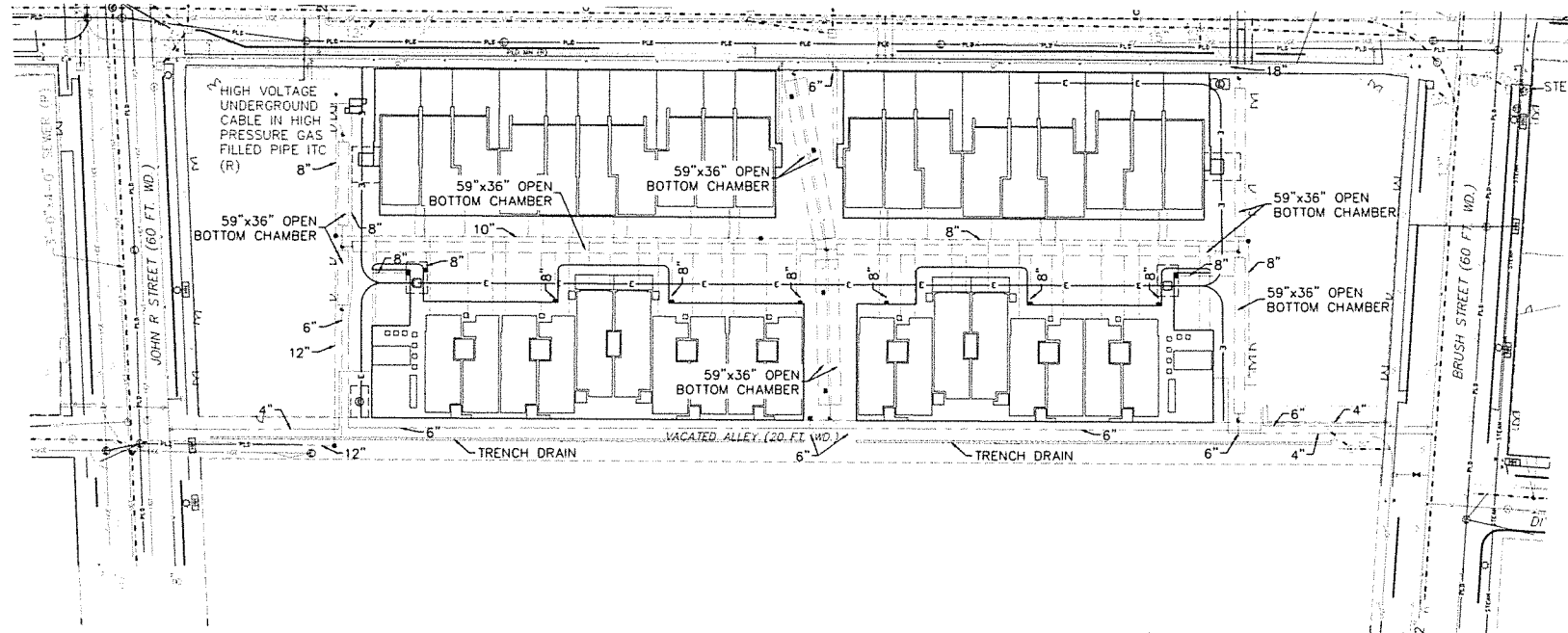
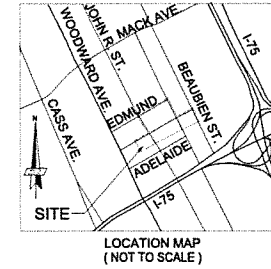
LEGEND - EXISTING

- OVERHEAD WIRES
- WATER LINE
- GAS LINE
- SANITARY LINE
- STORM LINE
- UG ELECTRIC LINE
- UG TELE LINE
- UG CABLE TV LINE
- COMBINED SEWER
- STEAM LINE
- PLD — PUBLIC LIGHTING DEPARTMENT (PLD) LINE
- EDGE OF PAVEMENT
- CURB
- EDGE OF WALK
- BUILDING LINE
- LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE

- UNKNOWN MANHOLE
- SAN. MH
- GATE VALVE
- HYDRANT
- WATER VALVE
- STORM MH
- CATCH BASIN
- DRAINAGE BASIN
- FDC CONNECTION
- LIGHT POLE
- ELEC. MH
- STEAM MH
- PUBLIC LIGHTING MH
- TELE. MH
- GAS METER
- GAS RISER
- PARKING METER
- UTILITY FLAG
- [HH] HAND HOLE
- M. MEASURED
- R. RECORD
- CALC. CALCULATED
- ELECTRICAL SWITCH GEAR
- [T] ELECTRICAL TRANSFORMER
- ⊕ ELECTRIC METER
- ⊕ COMBINED MANHOLE

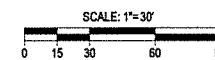
LEGEND - PROPOSED

- WATER
- SANITARY SEWER
- STORM SEWER
- UG CABLE LINE
- UG ELECTRIC
- STORM MANHOLE
- FIRE HYDRANT
- SANITARY MANHOLE
- CATCH BASIN
- INLET CATCH BASIN
- [H] HAND HOLE
- ⊕ ELECTRICAL MANHOLE
- ELECTRICAL TRANSFORMER



NOTES:

1. ELECTRIC BY DTE ENERGY COMPANY, NATURAL GAS SERVICE BY CONSUMERS ENERGY, TELEPHONE SERVICE BY AT&T AND CABLE TELEVISION SERVICE BY COMCAST. FINAL LOCATION OF THESE UTILITIES WILL BE SHOWN ON THE AS-BUILT DRAWINGS.
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UTILITY PLAN SOUTH
CITY MODERN / BRUSH PARK

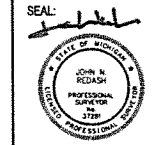
PROPOSED DATED 04/18/2017

giffels webster

ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

28 W. ADAMS STREET
SUITE 1200
DETROIT, MI 48226
P (313) 962-4442
www.giffelswebster.com

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

DATE:	ISSUE:

UTILITY PLAN
SOUTH

BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 30'
SHEET: 11
PROJECT: 18882.01D

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
O. CTRL: S.T.C.
SECTION:



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

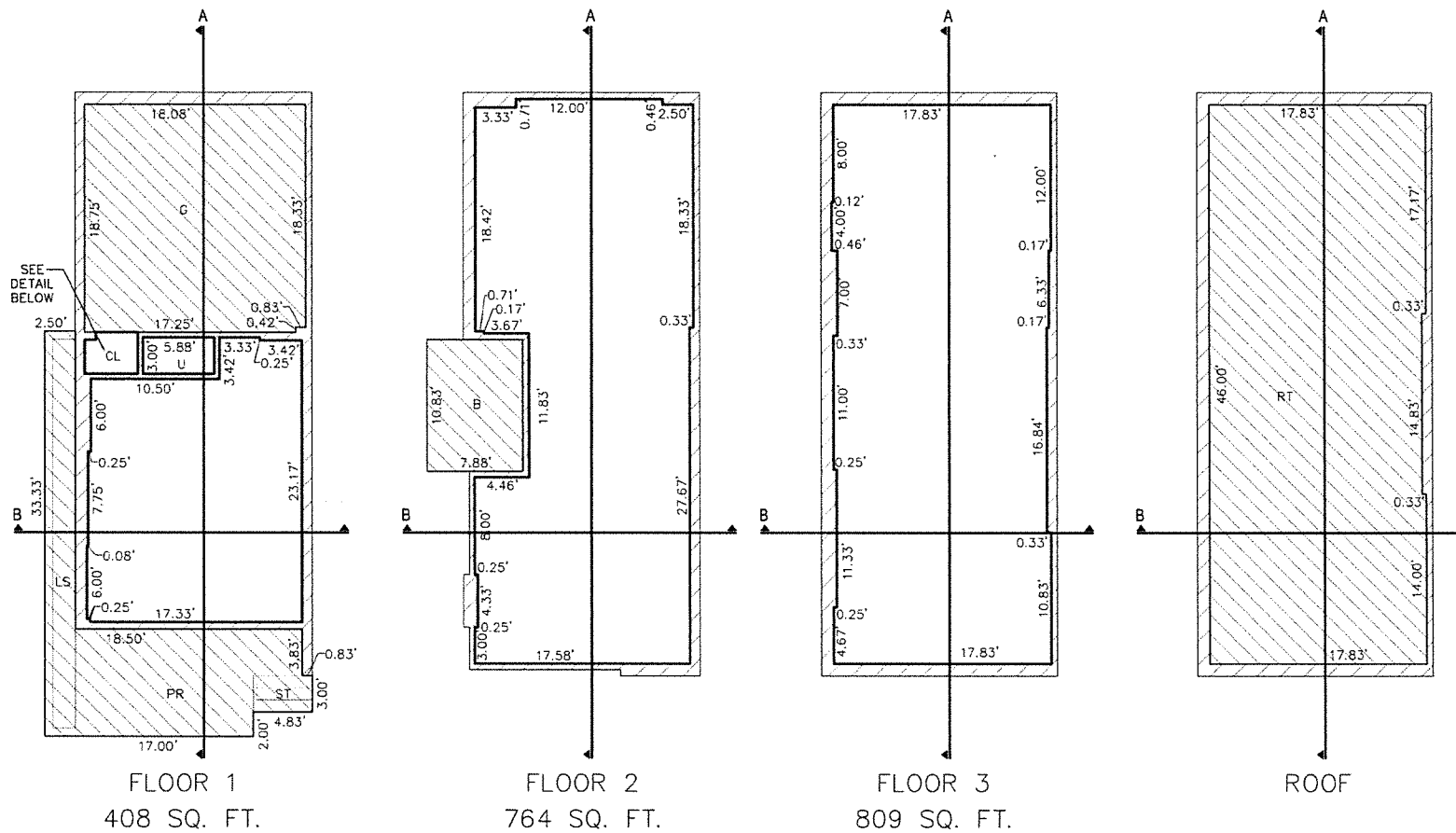
DATE:	ISSUE:

**TOWNHOME
TYPE A
FLOOR PLAN**

BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 12
PROJECT: 18882.01D



FLOOR 1
408 SQ. FT.

LANDSCAPE AREA (LS):
1.83'W x 32.00'L = 58.56 SQFT

FLOOR 2
764 SQ. FT.

FLOOR 3
809 SQ. FT.

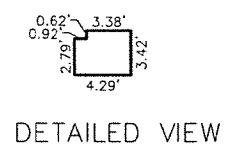
ROOF

TYPE 'A' UNIT SUMMARY

PARCEL	BLDG	UNIT #	FF
C	TH3	21	140.16
C	TH3	30*	140.16
D	TH4	31	140.89
D	TH4	39*	140.89
E	TH1	40*	140.38
E	TH1	49	140.38

*UNITS 30, 39 AND 40 ARE MIRRORED (M).

SEE SHEETS 6-7 FOR OVERALL SITE PLAN
AND FIRST FLOOR LCE DIMENSIONS.

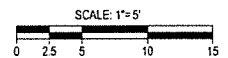


LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOVE		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
	LIMITS OF OWNERSHIP		
	SECTIONS		

NOTES:

- ALL INTERIOR DIMENSIONS HAVE BEEN OBTAINED FROM ARCHITECTURAL PLANS PROVIDED BY THE CLIENT. NO INTERIOR WALL DIMENSIONS HAVE BEEN FIELD MEASURED.
- ALL FLOORS, CEILINGS AND WALLS ARE APPROXIMATELY 90 DEGREES TO EACH OTHER, UNLESS OTHERWISE NOTED.
- STRUCTURAL SUPPORTS, MECHANICAL CHASES AND AIRSHAFTS NECESSARY FOR THE OPERATION OF THE BUILDING ARE DESIGNATED AS GENERAL COMMON ELEMENT.
- ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS AS PROVIDED BY THE MASTER DEED FOR THE CONDOMINIUM.
- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.
- ROOF TERRACES ARE OPTIONAL AND NEED NOT BE BUILT.



**TOWNHOME
UNIT TYPE A
FLOOR PLAN**
CITY MODERN
PROPOSED DATED 04/18/2017

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:

SEAL:



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

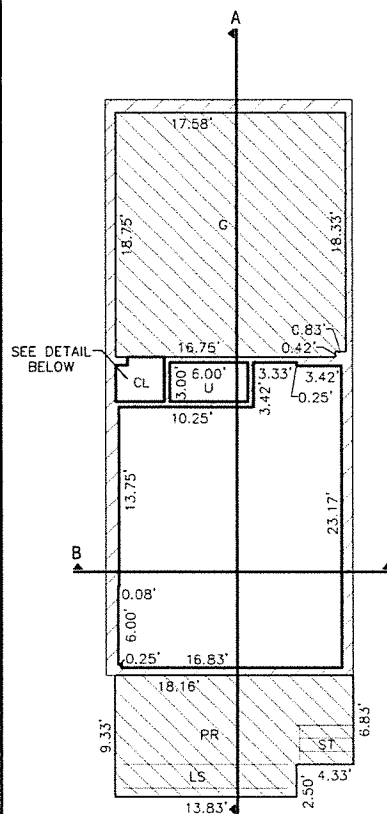
DATE:	ISSUE:

TOWNHOME
TYPE A1
FLOOR PLAN

BRUSH PARK
PARCELS A+B

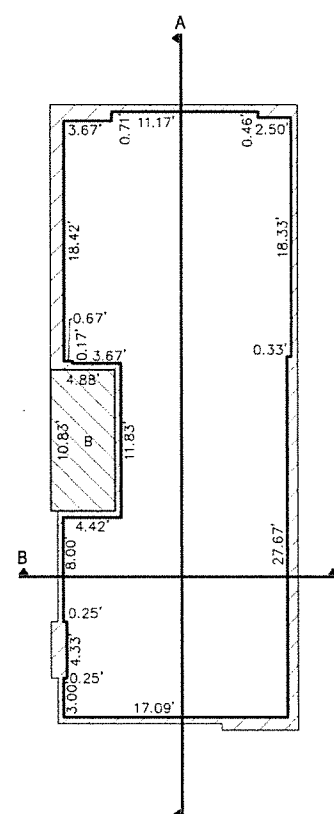
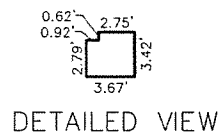
DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 13
PROJECT: 18882.01D

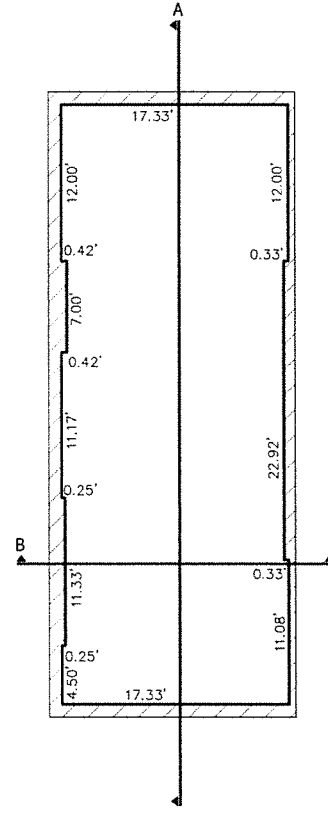


FLOOR 1
397 SQ. FT.

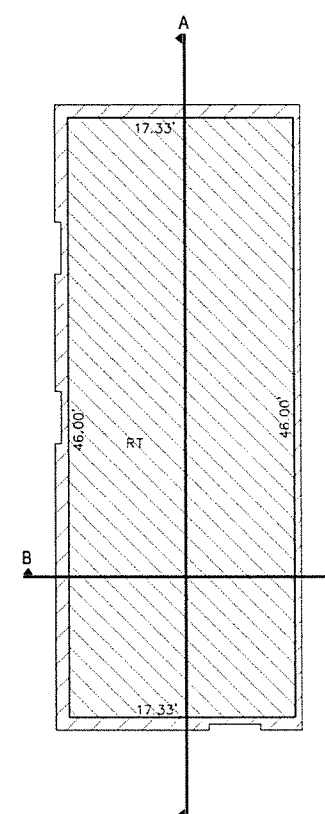
LANDSCAPE AREA (LS):
1.83'W x 12.50'L = 22.88 SQFT



FLOOR 2
741 SQ. FT.



FLOOR 3
784 SQ. FT.



ROOF

TYPE 'A1' UNIT SUMMARY

PARCEL	BLDG	UNIT #	FF
F	TH5	50	140.30
F	TH5	52*	140.30
K	TH2	97*	141.33

*UNITS 52 AND 97 ARE MIRRORED (M).

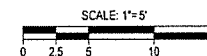
SEE SHEETS 6-7 FOR OVERALL SITE PLAN
AND FIRST FLOOR LCE DIMENSIONS.

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOVE		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
			LIMITS OF OWNERSHIP SECTIONS

NOTES:

- ALL INTERIOR DIMENSIONS HAVE BEEN OBTAINED FROM ARCHITECTURAL PLANS PROVIDED BY THE CLIENT. NO INTERIOR WALL DIMENSIONS HAVE BEEN FIELD MEASURED.
- ALL FLOORS, CEILINGS AND WALLS ARE APPROXIMATELY 90 DEGREES TO EACH OTHER, UNLESS OTHERWISE NOTED.
- STRUCTURAL SUPPORTS, MECHANICAL CHASES AND AIRSHAFTS NECESSARY FOR THE OPERATION OF THE BUILDING ARE DESIGNATED AS GENERAL COMMON ELEMENT.
- ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS AS PROVIDED BY THE MASTER DEED FOR THE CONDOMINIUM.
- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.
- ROOF TERRACES ARE OPTIONAL AND NEED NOT BE BUILT.



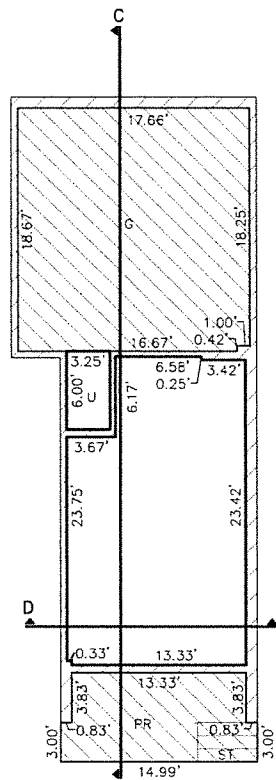
TOWNHOME
UNIT TYPE A1
FLOOR PLAN

CITY MODERN

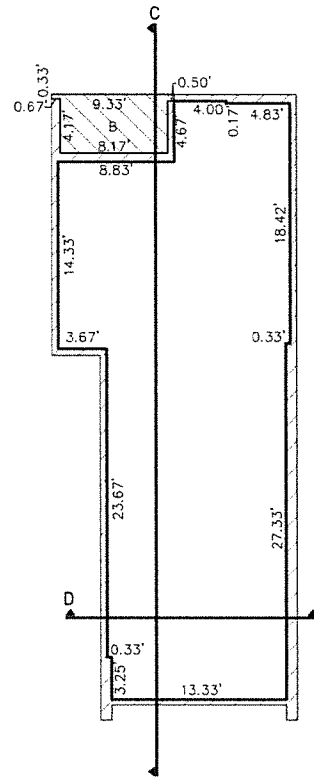
PROPOSED DATED 04/18/2017



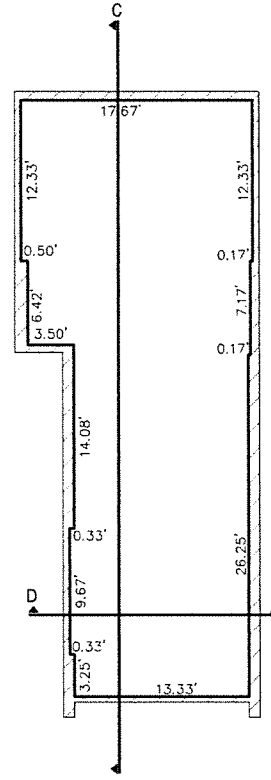
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.



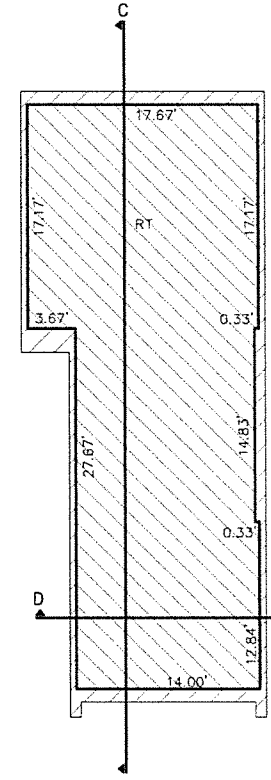
FLOOR 1
320 SQ. FT.



FLOOR 2
660 SQ. FT.



FLOOR 3
690 SQ. FT.



ROOF

TYPE 'B' UNIT SUMMARY

PARCEL	BLDG	UNIT #	FF
C	TH3	22	140.16
C	TH3	25*	140.16
C	TH3	26	140.16
C	TH3	29*	140.16
D	TH4	32	140.89
D	TH4	38*	140.89
E	TH1	41*	140.38
E	TH1	44	140.38
E	TH1	45*	140.38
E	TH1	48	140.38
K	TH2	98	141.33

*UNITS 25, 29, 36, 41 AND 45 ARE MIRRORED (M).

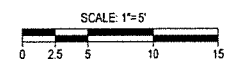
SEE SHEETS 6-7 FOR OVERALL SITE PLAN AND FIRST FLOOR LCE DIMENSIONS.

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOVE		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
			LIMITS OF OWNERSHIP SECTIONS

NOTES:

- ALL INTERIOR DIMENSIONS HAVE BEEN OBTAINED FROM ARCHITECTURAL PLANS PROVIDED BY THE CLIENT. NO INTERIOR WALL DIMENSIONS HAVE BEEN FIELD MEASURED.
- ALL FLOORS, CEILINGS AND WALLS ARE APPROXIMATELY 90 DEGREES TO EACH OTHER, UNLESS OTHERWISE NOTED.
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- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.
- ROOF TERRACES ARE OPTIONAL AND NEED NOT BE BUILT.



**TOWNHOME
UNIT TYPE B
FLOOR PLAN**

CITY MODERN
PROPOSED DATED 04/18/2017

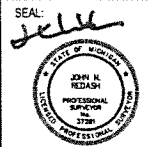
DATE: ISSUE:

**TOWNHOME
TYPE B
FLOOR PLAN**

BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 14
PROJECT: 18882.01D



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

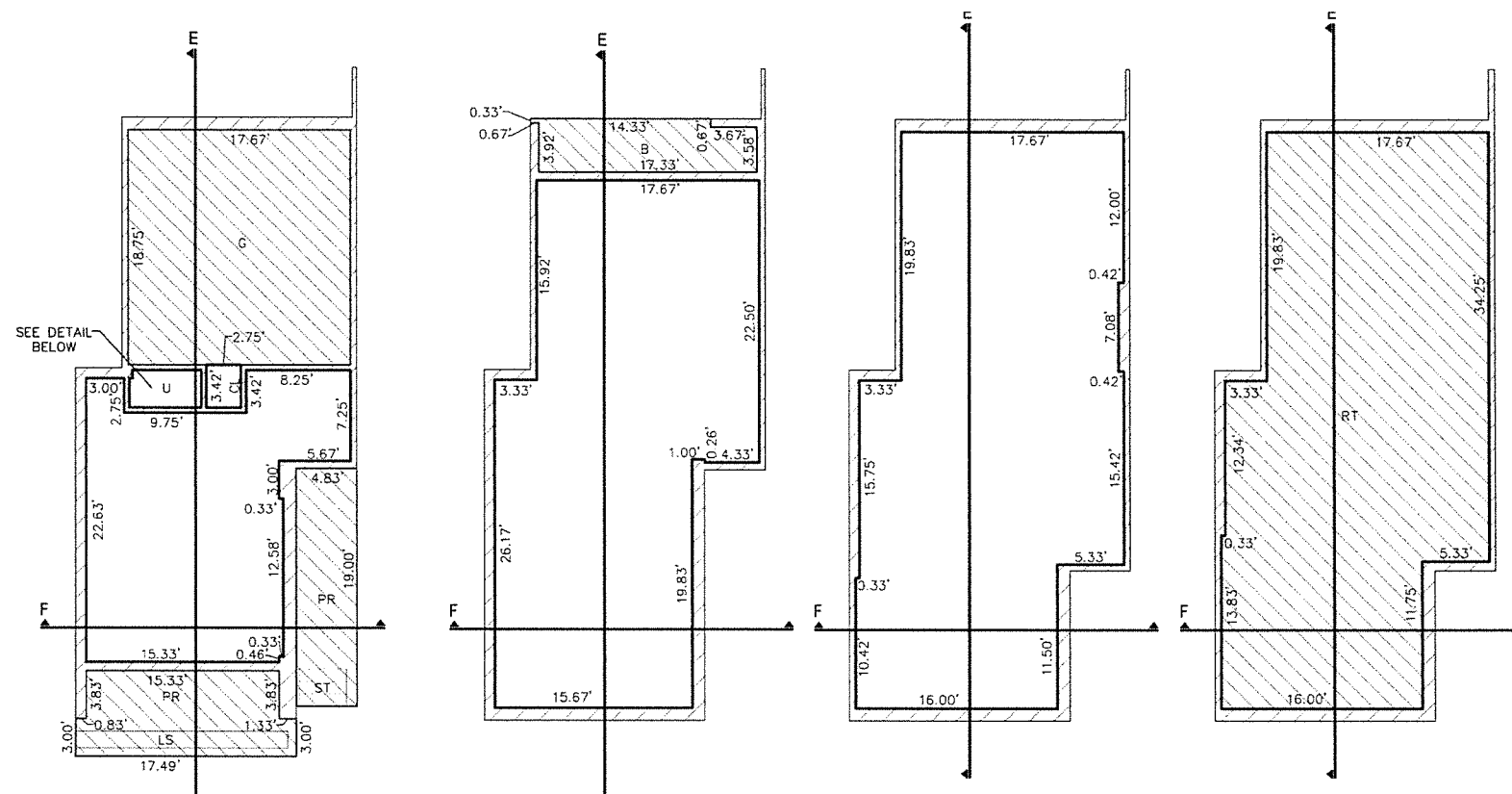
DATE:	ISSUE:

**TOWNHOME
TYPE C
FLOOR PLAN**

BRUSH PARK
PARCELS A+B

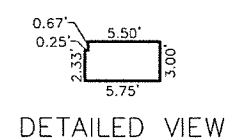
DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 15
PROJECT: 18882.01D



FLOOR 1
393 SQ. FT.

LANDSCAPE AREA (LS):
1.33'W x 16.83'L = 22.38 SQFT



LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
			LIMITS OF OWNERSHIP SECTIONS

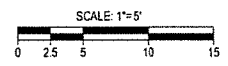
- NOTES:**
- ALL INTERIOR DIMENSIONS HAVE BEEN OBTAINED FROM ARCHITECTURAL PLANS PROVIDED BY THE CLIENT. NO INTERIOR WALL DIMENSIONS HAVE BEEN FIELD MEASURED.
 - ALL FLOORS, CEILINGS AND WALLS ARE APPROXIMATELY 90 DEGREES TO EACH OTHER, UNLESS OTHERWISE NOTED.
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 - PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
 - TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
 - "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.
 - ROOF TERRACES ARE OPTIONAL AND NEED NOT BE BUILT.

TYPE 'C' UNIT SUMMARY

PARCEL	BLDG	UNIT #	FF
C	TH3	23	140.16
C	TH3	28*	140.16
D	TH4	33	140.89
D	TH4	37*	140.89
E	TH1	42*	140.38
E	TH1	47	140.38

*UNITS 28, 37, AND 42 ARE MIRRORED (M).

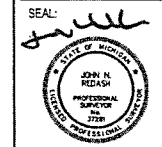
SEE SHEETS 6-7 FOR OVERALL SITE PLAN AND FIRST FLOOR LCE DIMENSIONS.



**TOWNHOME
UNIT TYPE C
FLOOR PLAN**

CITY MODERN
PROPOSED DATED 04/18/2017

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
O. CTRL: S.T.C.
SECTION:



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

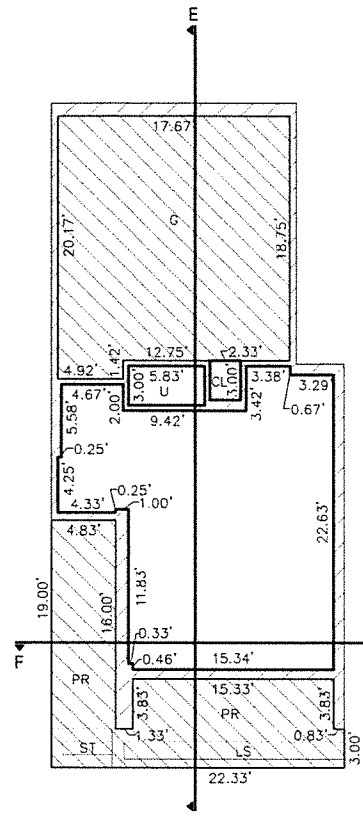
DATE:	ISSUE:

TOWNHOME
TYPE C1
FLOOR PLAN

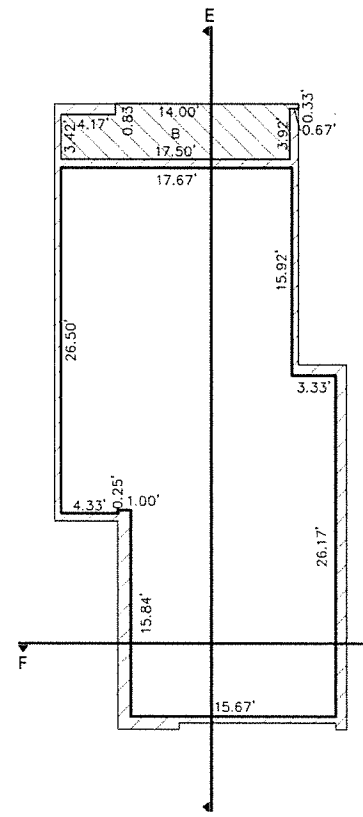
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

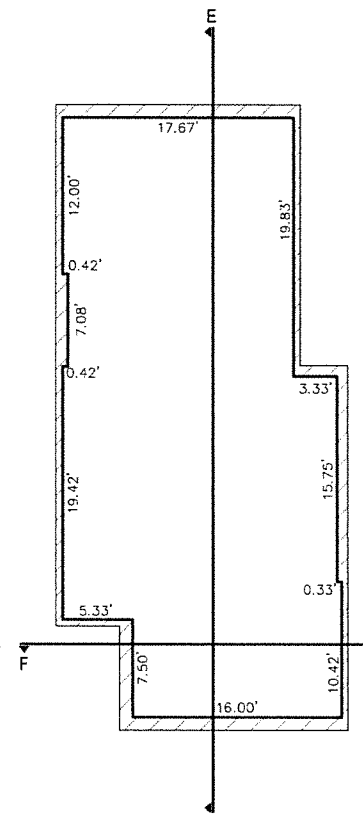
DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 16
PROJECT: 18882.01D



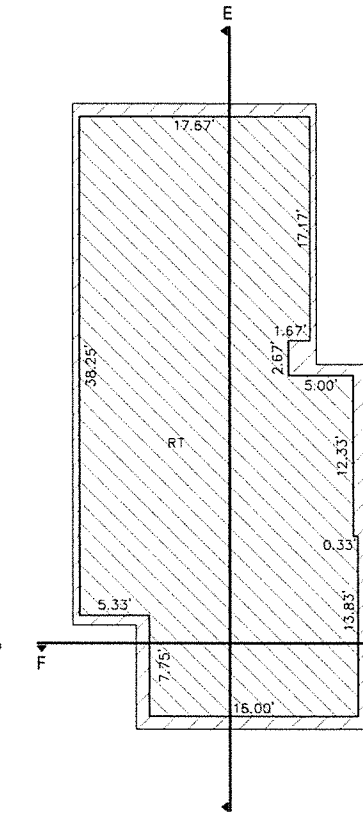
FLOOR 1
407 SQ. FT.
LANDSCAPE AREA (LS):
1.33'W x 16.83'L = 22.38 SQFT



FLOOR 2
747 SQ. FT.



FLOOR 3
860 SQ. FT.



ROOF

TYPE 'C1' UNIT SUMMARY

PARCEL	BLDG	UNIT #	FF
C	TH3	24	140.16
C	TH3	27*	140.16
D	TH4	34	140.89
D	TH4	36*	140.89
E	TH1	43*	140.38
E	TH1	46	140.38

*UNITS 27, 36 AND 43 ARE MIRRORED (M).

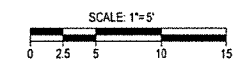
SEE SHEETS 6-7 FOR OVERALL SITE PLAN
AND FIRST FLOOR LCE DIMENSIONS.

LEGEND

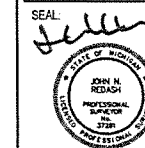
GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		LIMITS OF OWNERSHIP
CH	CARRIAGE HOVE		SECTIONS
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

NOTES:

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- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.
- ROOF TERRACES ARE OPTIONAL AND NEED NOT BE BUILT.



TOWNHOME
UNIT TYPE C1
FLOOR PLAN
CITY MODERN
PROPOSED DATED 04/18/2017



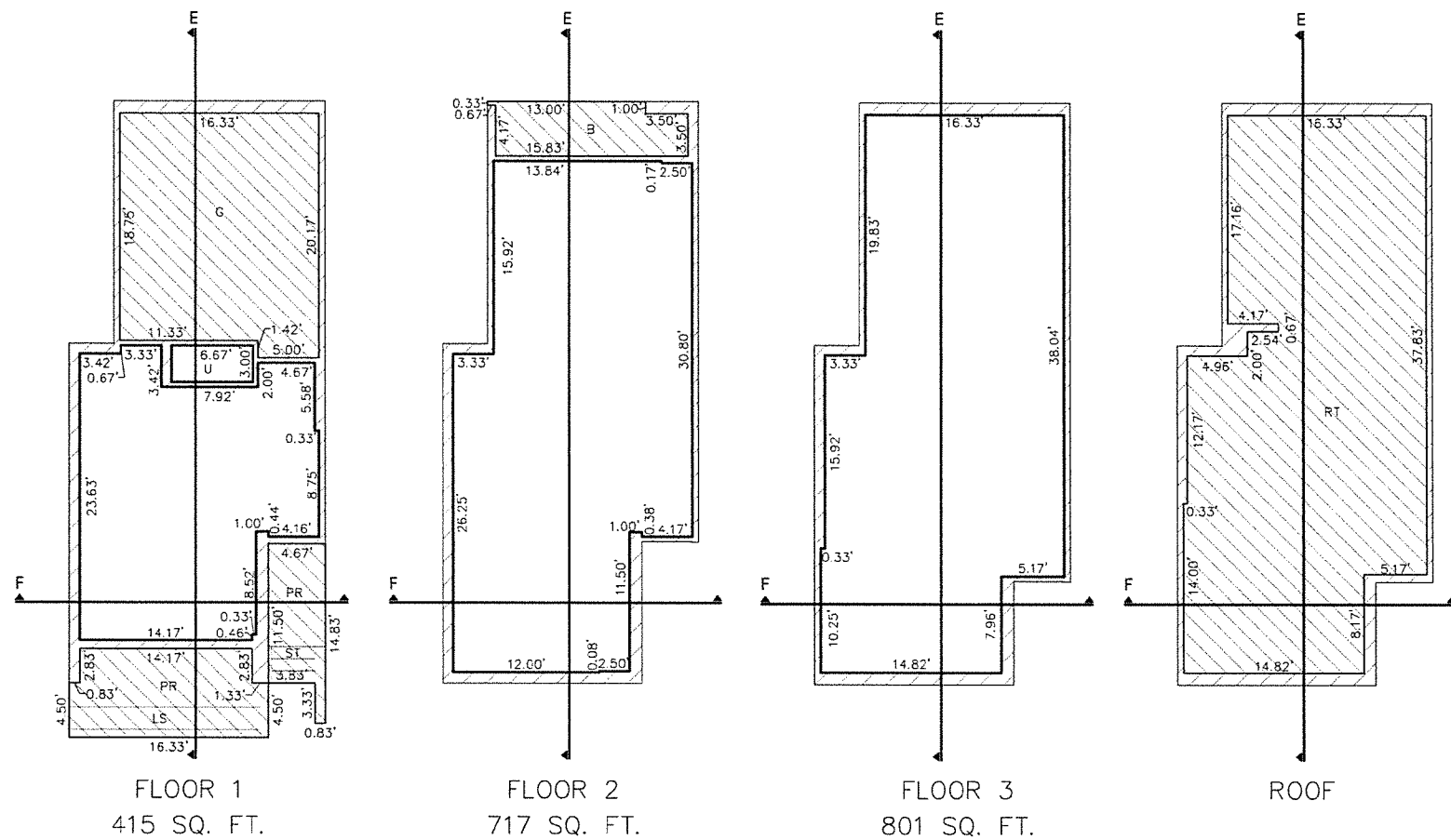
DATE: ISSUE:

**TOWNHOME
TYPE C2
FLOOR PLAN**

BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04 18 17
SCALE: 1" = 5'
SHEET: 17
PROJECT: 18882.01D



FLOOR 1
415 SQ. FT.
LANDSCAPE AREA (LS):
1.83'W x 15.67'L = 28.68 SQFT

FLOOR 2
717 SQ. FT.

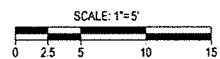
FLOOR 3
801 SQ. FT.

ROOF

TYPE 'C2' UNIT SUMMARY

PARCEL	BLDG	UNIT #	FF
K	TH2	99	141.33
K	TH2	100*	141.33
K	TH2	102	141.33

*UNIT 100 IS MIRRORED (M).
SEE SHEETS 6-7 FOR OVERALL SITE PLAN
AND FIRST FLOOR LCE DIMENSIONS.



**TOWNHOME
UNIT TYPE C2
FLOOR PLAN**

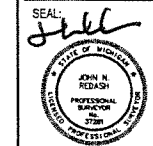
CITY MODERN

PROPOSED DATED 04/18/2017

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		LIMITS OF OWNERSHIP SECTIONS
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

- NOTES:**
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 - "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.
 - ROOF TERRACES ARE OPTIONAL AND NEED NOT BE BUILT.



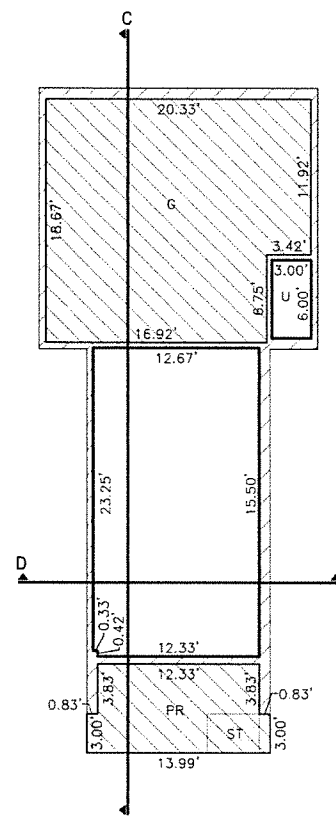
DATE:	ISSUE:

TOWNHOME
TYPE D
FLOOR PLAN

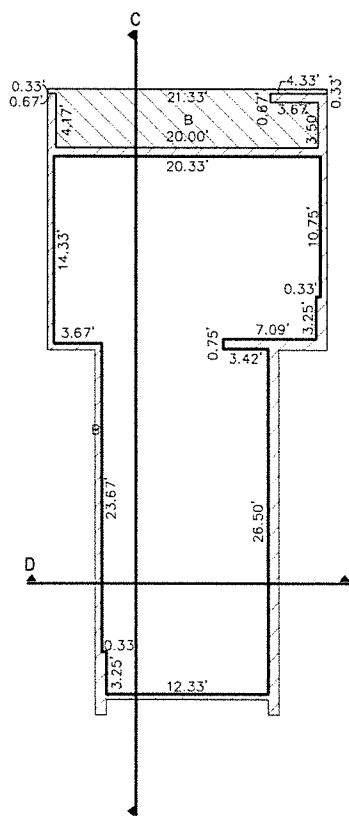
BRUSH PARK
PARCELS A-B

DETROIT
WAYNE COUNTY
MICHIGAN

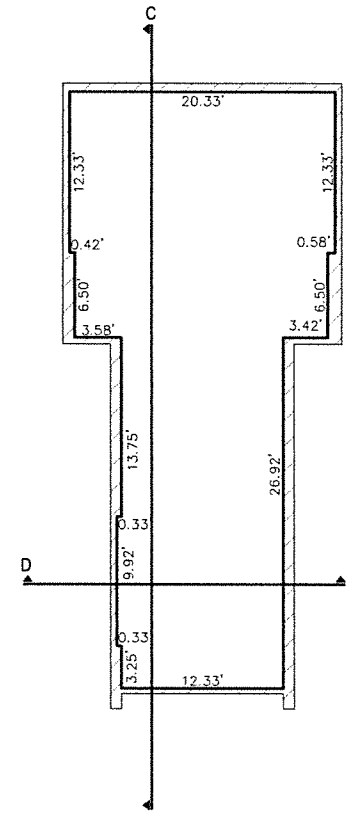
DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 18
PROJECT: 18882.01D



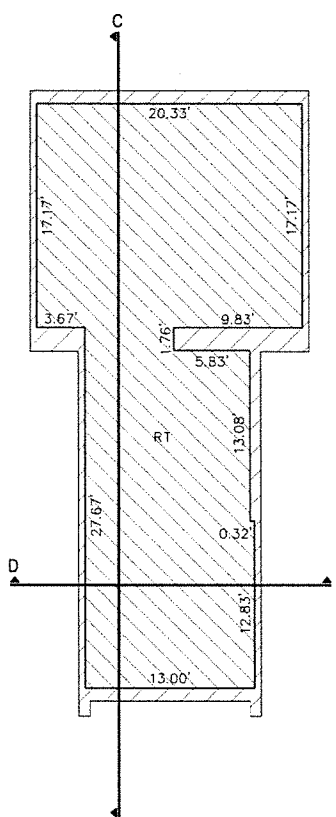
FLOOR 1
318 SQ. FT.



FLOOR 2
626 SQ. FT.



FLOOR 3
804 SQ. FT.

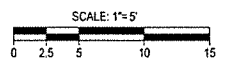


ROOF

TYPE 'D' UNIT SUMMARY

PARCEL	BLDG	UNIT #	FF
D	TH4	35	140.89
K	TH2	101	141.33

SEE SHEETS 6-7 FOR OVERALL SITE PLAN AND FIRST FLOOR LCE DIMENSIONS.



TOWNHOME
UNIT TYPE D
FLOOR PLAN

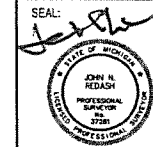
CITY MODERN
PROPOSED DATED 04/18/2017

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		LIMITS OF OWNERSHIP
CH	CARRIAGE HOME		SECTIONS
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

NOTES:

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- ROOF TERRACES ARE OPTIONAL AND NEED NOT BE BUILT.



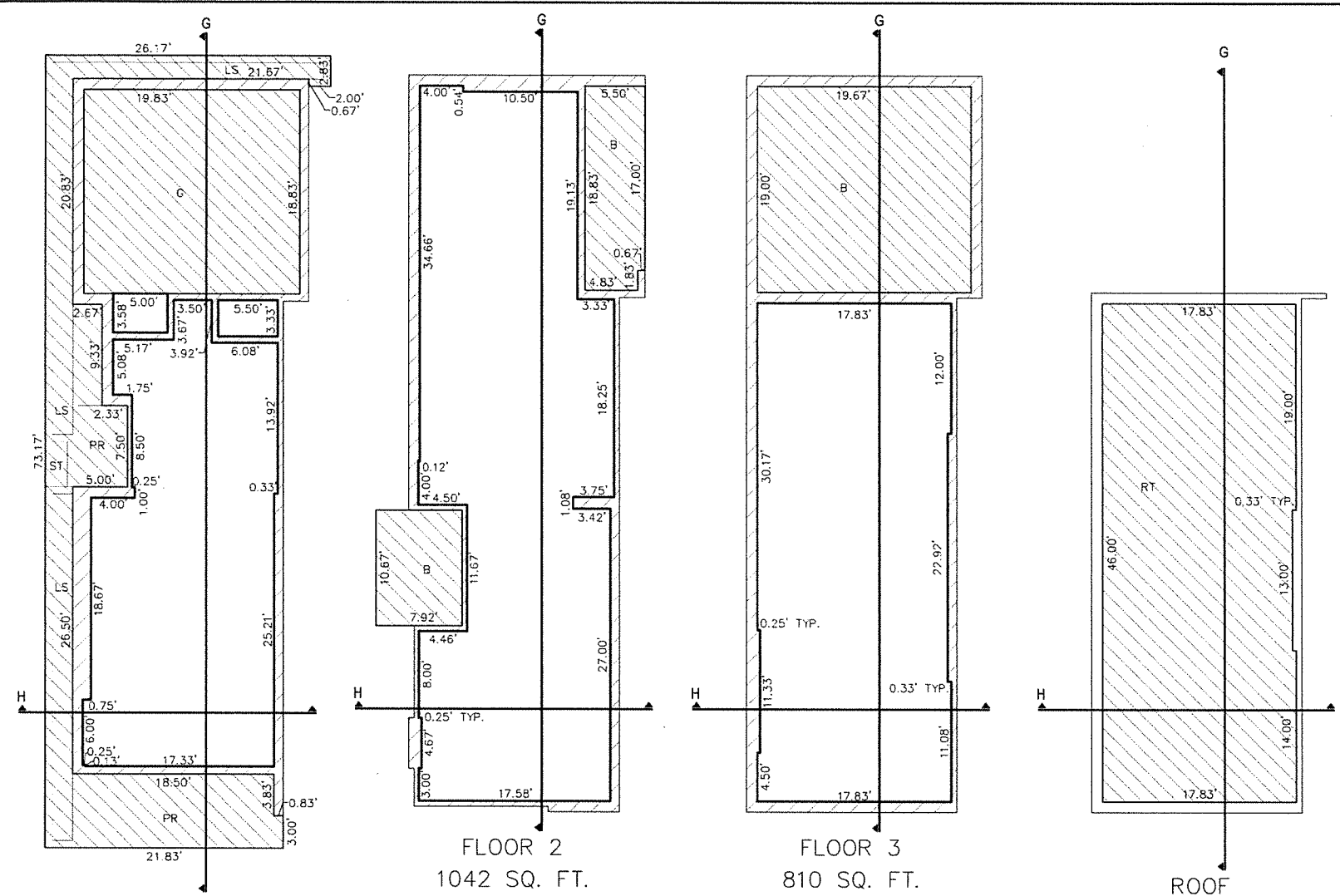
DATE:	ISSUE:

**TOWNHOME
TYPE E
FLOOR PLAN**

BRUSH PARK
PARCELS A-B

DETROIT
WAYNE COUNTY
MICHIGAN

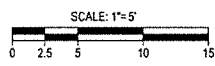
DATE:	04.18.17
SCALE:	1" = 5'
SHEET:	19
PROJECT:	18882.01D



TYPE 'E' UNIT SUMMARY

PARCEL	UNIT #	FF
K	104	141.33

SEE SHEETS 6-7 FOR OVERALL SITE PLAN AND FIRST FLOOR LCE DIMENSIONS.



**TOWNHOME
UNIT TYPE E
FLOOR PLAN**

CITY MODERN

PROPOSED DATED 04/18/2017

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		LIMITS OF OWNERSHIP
CH	CARRIAGE HOME		SECTIONS
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

NOTES:

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- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.
- ROOF TERRACES ARE OPTIONAL AND NEED NOT BE BUILT.

FLOOR 1
673 SQ. FT.
TOTAL LANDSCAPE AREA (LS):
156.11 SQFT

FLOOR 2
1042 SQ. FT.

FLOOR 3
810 SQ. FT.

ROOF

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
O. CTRL: S.T.C.
SECTION:

SEAL:

811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

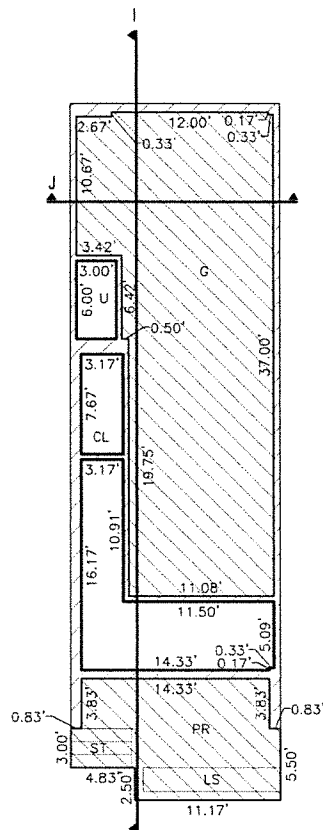
DATE:	ISSUE:

TOWNHOME
TYPE F
FLOOR PLAN

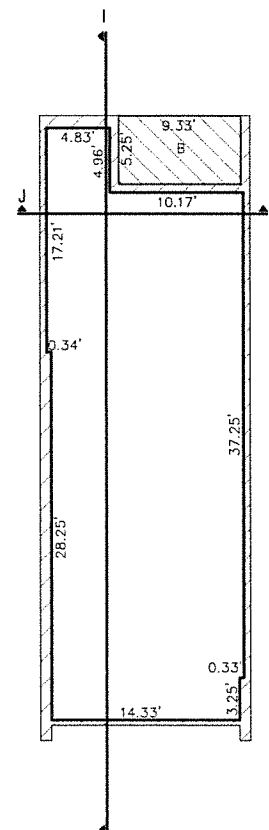
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

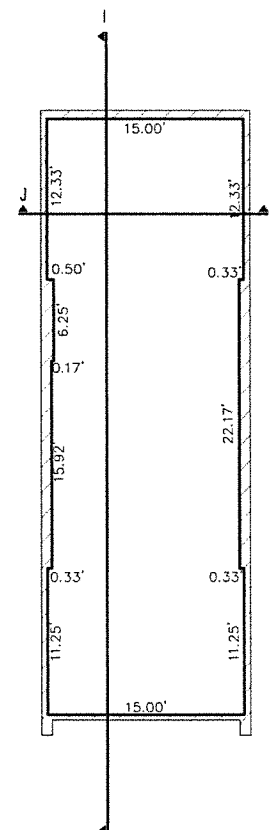
DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 20
PROJECT: 18882.01D



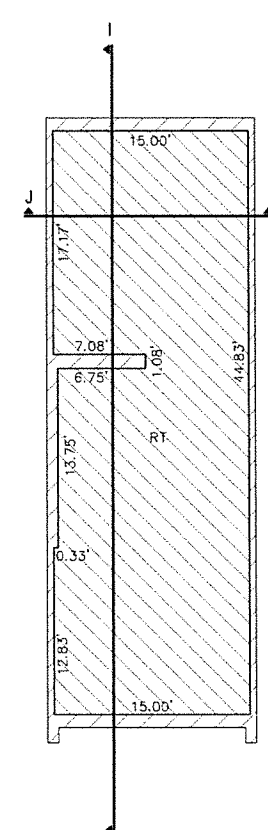
FLOOR 1
102 SQ. FT.
LANDSCAPE AREA (LS):
1.83'W x 10.50'L = 19.22 SOFT



FLOOR 2
621 SQ. FT.



FLOOR 3
670 SQ. FT.

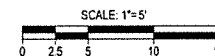


ROOF

TYPE 'F' UNIT SUMMARY

PARCEL	BLDG	UNIT #	FF
F	TH5	51	140.30
K	TH2	103	141.33

SEE SHEETS 6-7 FOR OVERALL SITE PLAN
AND FIRST FLOOR LCE DIMENSIONS.



**TOWNHOME
UNIT TYPE F
FLOOR PLAN
CITY MODERN**

PROPOSED DATED 04/18/2017

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOVE		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
LIMITS OF OWNERSHIP			
SECTIONS			

NOTES:

- ALL INTERIOR DIMENSIONS HAVE BEEN OBTAINED FROM ARCHITECTURAL PLANS PROVIDED BY THE CLIENT. NO INTERIOR WALL DIMENSIONS HAVE BEEN FIELD MEASURED.
- ALL FLOORS, CEILINGS AND WALLS ARE APPROXIMATELY 90 DEGREES TO EACH OTHER, UNLESS OTHERWISE NOTED.
- STRUCTURAL SUPPORTS, MECHANICAL CHASES AND AIRSHAFTS NECESSARY FOR THE OPERATION OF THE BUILDING ARE DESIGNATED AS GENERAL COMMON ELEMENT.
- ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS AS PROVIDED BY THE MASTER DEED FOR THE CONDOMINIUM.
- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.
- ROOF TERRACES ARE OPTIONAL AND NEED NOT BE BUILT.

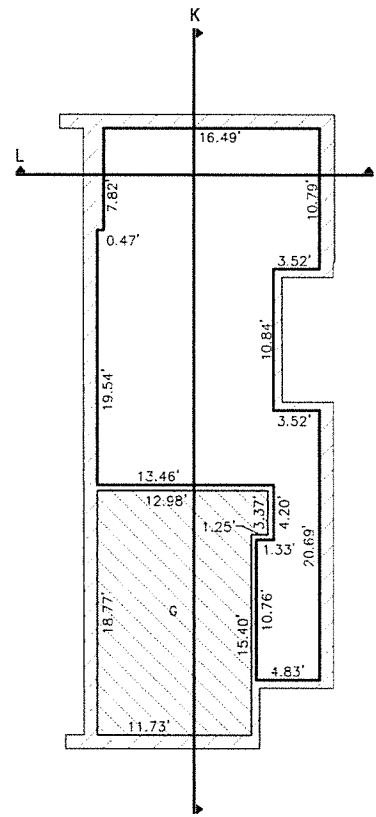
EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
O. CTRL: S.T.C.
SECTION:

SEAL: *[Signature]*

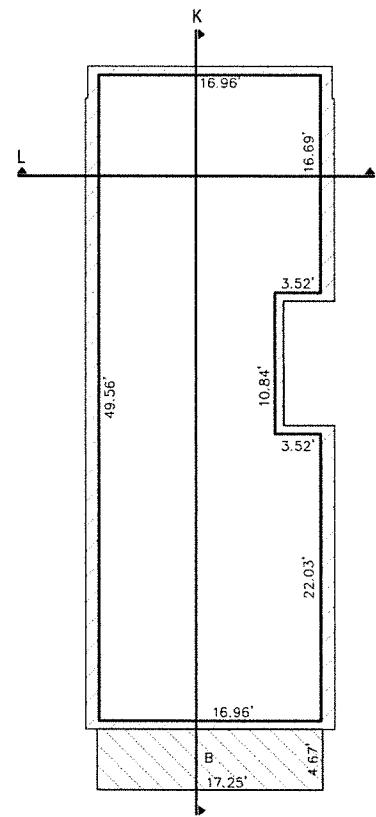


KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

DATE:	ISSUE:



FLOOR 1
489 SQ. FT.



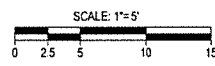
FLOOR 2
802 SQ. FT.

TYPE 'A' UNIT SUMMARY

PARCEL	BLDG	UNIT #	FF
A	CH5	4	139.00
A	CH5	9*	139.00
B	CH6	16	139.75
G	CH3	58*	139.55
G	CH3	62	139.55
H	CH4	64	140.50
H	CH4	68	140.50
I	CH1	78	139.80
I	CH1	84	139.80
J	CH2	91*	140.75
J	CH2	95*	140.75

*UNITS 9, 58, 91 AND 95 ARE MIRRORED (M).

SEE SHEETS 6-7 FOR OVERALL SITE PLAN
AND FIRST FLOOR LCE DIMENSIONS.



**CARRIAGE HOME
UNIT TYPE A
FLOOR PLAN**
CITY MODERN
PROPOSED DATED 04/18/2017

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
			LIMITS OF OWNERSHIP SECTIONS

NOTES:

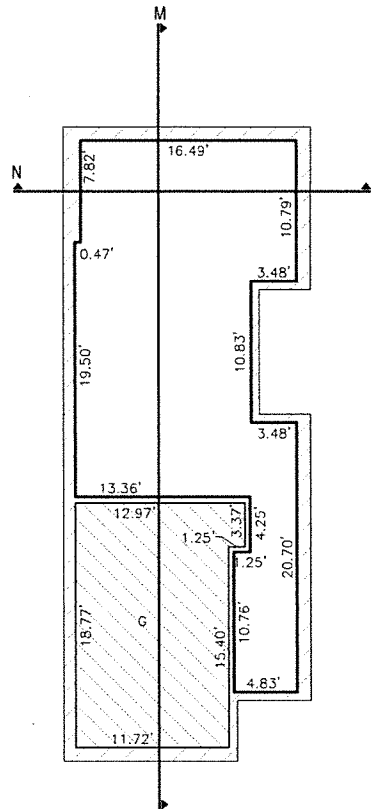
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- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.

**CARRIAGE HOME
TYPE A
FLOOR PLAN**

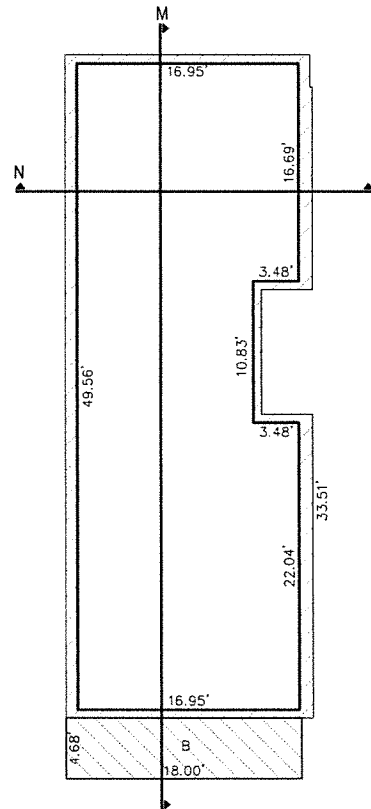
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

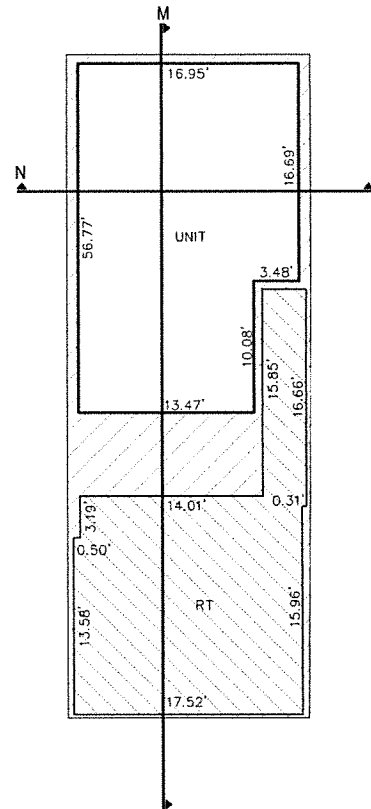
DATE:	04.18.17
SCALE:	1" = 5'
SHEET:	21
PROJECT:	18882.01D



FLOOR 1
489 SQ. FT.



FLOOR 2
802 SQ. FT.



FLOOR 3
419 SQ. FT.

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		LIMITS OF OWNERSHIP
CH	CARRIAGE HOME		SECTIONS
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

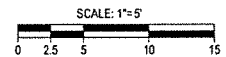
NOTES:

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- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.

TYPE 'A1' UNIT SUMMARY

PARCEL	BLDG	UNIT #	FF
A	CH5	2	139.00
A	CH5	10	139.00
B	CH6	12	139.75
B	CH6	19*	139.75
G	CH3	54*	139.55
G	CH3	61	139.55
H	CH4	65*	140.50
H	CH4	69*	140.50
I	CH1	76	139.80
I	CH1	83*	139.80
I	CH1	86	139.80
I	CH1	88	139.80

*UNITS 19, 54, 65, 69 AND 83 ARE MIRRORED (M).
SEE SHEETS 6-7 FOR OVERALL SITE PLAN AND FIRST FLOOR LCE DIMENSIONS.



CARRIAGE HOME
UNIT TYPE A1
FLOOR PLAN
CITY MODERN

PROPOSED DATED 04/18/2017

giffels webster

ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

28 W. ADAMS STREET
SUITE 1200
DETROIT, MI 48226
P (313) 962-4442
www.giffelswebster.com

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:

SEAL:



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

DATE: ISSUE:

CARRIAGE HOME
TYPE A1
FLOOR PLAN

BRUSH PARK
PARCELS A-B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 22
PROJECT: 18882.01D

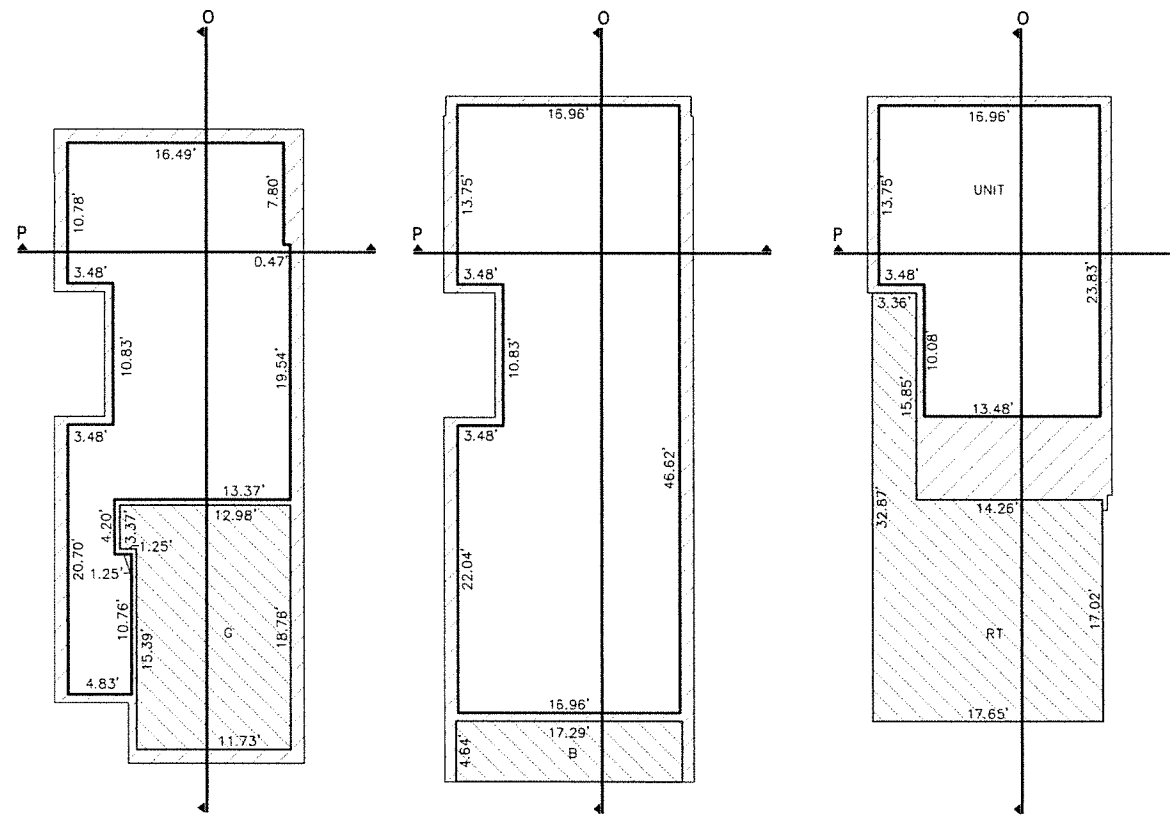


DATE:	ISSUE:

CARRIAGE HOME
TYPE A1
COMPACT
FLOOR PLAN
BRUSH PARK
PARCELS A-B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 23
PROJECT: 18882.01D



FLOOR 1
489 SQ. FT.

FLOOR 2
753 SQ. FT.

FLOOR 3
369 SQ. FT.

TYPE 'A1 COMPACT'
UNIT SUMMARY

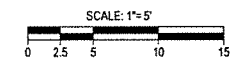
PARCEL	BLDG	UNIT #	FF
H	CH4	71	140.50

SEE SHEETS 6-7 FOR OVERALL SITE PLAN
AND FIRST FLOOR LCE DIMENSIONS.

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		LIMITS OF OWNERSHIP
CH	CARRIAGE HOME		SECTIONS
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

- NOTES:**
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 - "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.



CARRIAGE HOME
UNIT TYPE A1 COMPACT
FLOOR PLAN

CITY MODERN
PROPOSED DATED 04/18/2017

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:

SEAL:



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DATE: ISSUE:

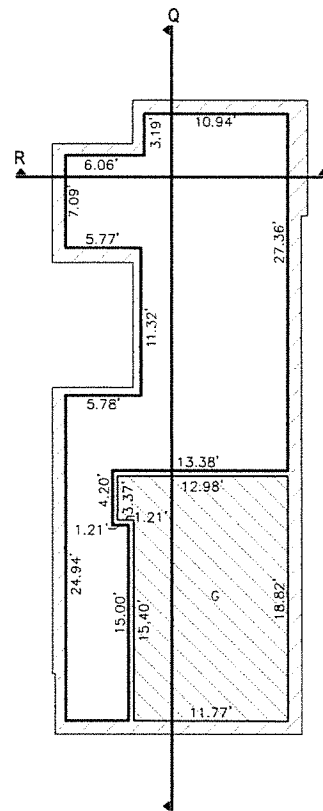
DATE:	ISSUE:

CARRIAGE HOME
TYPE B
FLOOR PLAN

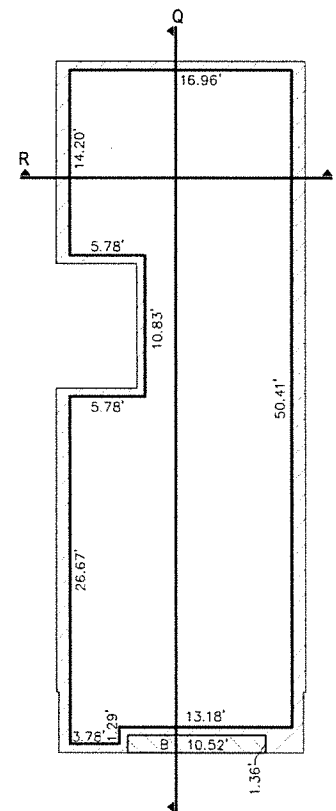
BRUSH PARK
PARCELS A-B

DETROIT
WAYNE COUNTY
MICHIGAN

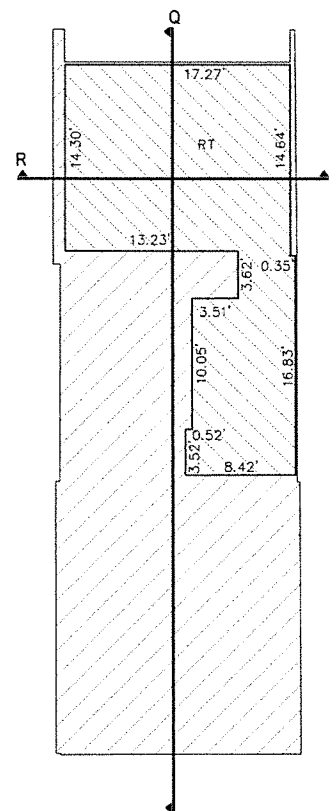
DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 24
PROJECT: 18882.01D



FLOOR 1
466 SQ. FT.



FLOOR 2
797 SQ. FT.



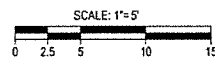
ROOF

TYPE 'B' UNIT SUMMARY

PARCEL	BLDG	UNIT #	FF
A	CH5	3	139.00
A	CH5	5	139.00
A	CH5	8*	139.00
A	CH5	11	139.00
B	CH6	3	139.75
B	CH6	7	139.75
B	CH6	18*	139.75
G	CH3	55*	139.55
G	CH3	59*	139.55
G	CH3	60	139.55
H	CH4	63	140.50
H	CH4	66*	140.50
H	CH4	67	140.50
I	CH1	77	139.80
I	CH1	79	139.80
I	CH1	82*	139.80
I	CH1	85	139.80
J	CH2	87	140.75
J	CH2	89	140.75
J	CH2	90*	140.75
J	CH2	94*	140.75

*UNITS 8, 18, 55, 59, 66, 82, 90 AND 94 ARE MIRRORED (M).

SEE SHEETS 6-7 FOR OVERALL SITE PLAN AND FIRST FLOOR LCE DIMENSIONS.



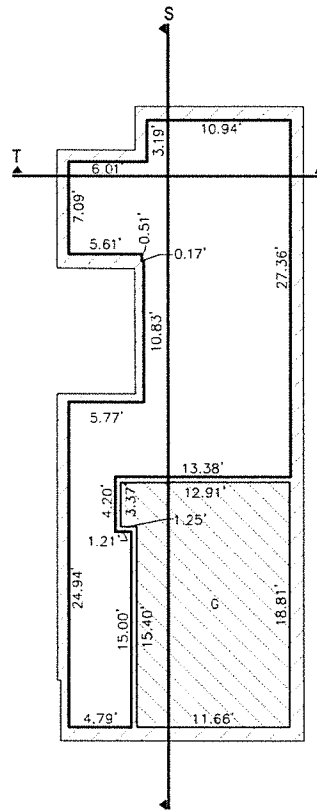
CARRIAGE HOME
UNIT TYPE B
FLOOR PLAN

CITY MODERN
PROPOSED DATED 04/18/2017

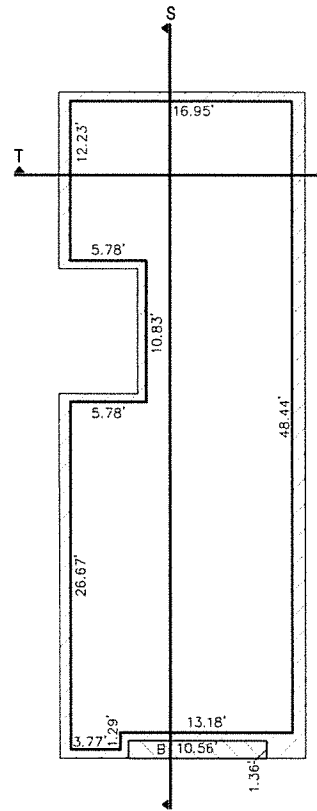
LEGEND	
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
FF	FINISH FLOOR
CH	CARRIAGE HOME
TH	TOWNHOME
AC	AIR CONDITIONING PAD
B	BALCONY
CL	STORAGE CLOSET
G	GARAGE PARKING SPACES
L	LIGHT WELL
LS	LANDSCAPE AREA
M	MIRRORED
PR	PORCH
RR	RESOURCE ROOM
RT	ROOF TERRACE
ST	STAIRS
U	UTILITY ROOM

	GENERAL COMMON ELEMENT (GCE)
	LIMITED COMMON ELEMENT (LCE)
	LIMITS OF OWNERSHIP
	SECTIONS

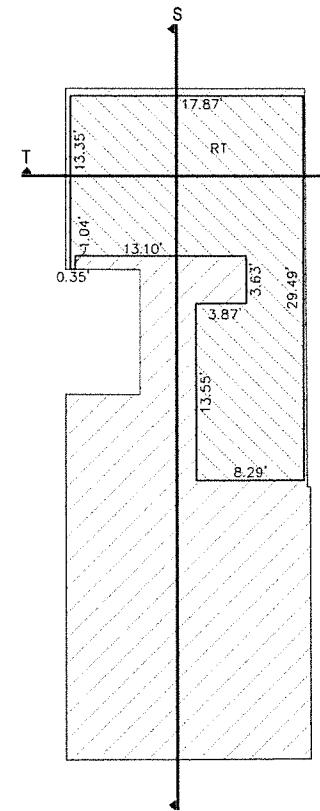
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 - PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
 - TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
 - "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.



FLOOR 1
466 SQ. FT.



FLOOR 2
763 SQ. FT.



ROOF

LEGEND

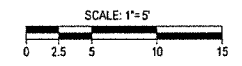
GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
	LIMITS OF OWNERSHIP		LIMITS OF OWNERSHIP
	SECTIONS		SECTIONS

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 - "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.

**TYPE 'B COMPACT'
UNIT SUMMARY**

PARCEL	BLDG	UNIT #	FF
H	CH4	70	140.50
H	CH4	72	140.50
H	CH4	73*	140.50

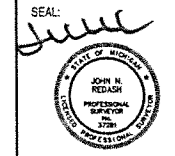
*UNIT 73 IS MIRRORED (M).
SEE SHEETS 6-7 FOR OVERALL SITE PLAN AND FIRST FLOOR LCE DIMENSIONS.



**CARRIAGE HOME
UNIT TYPE B COMPACT
FLOOR PLAN
CITY MODERN
PROPOSED DATED 04/13/2017**

giffels webster
ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
28 W ADAMS STREET
SUITE 1200
DETROIT, MI 48226
P (313) 962-4442
www.giffelswebster.com

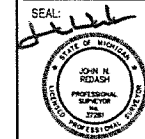
EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:



DATE: ISSUE:

**CARRIAGE HOME
TYPE B
COMPACT
FLOOR PLAN
BRUSH PARK
PARCELS A-B
DETROIT
WAYNE COUNTY
MICHIGAN**

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 25
PROJECT: 18882.01D



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CALL BEFORE YOU DIG.

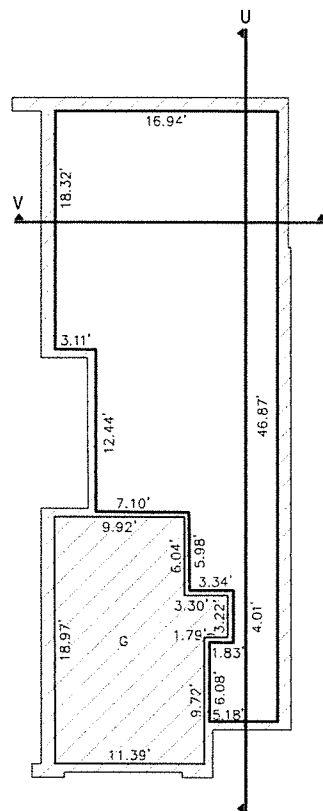
DATE	ISSUE

CARRIAGE HOME
TYPE C
FLOOR PLAN

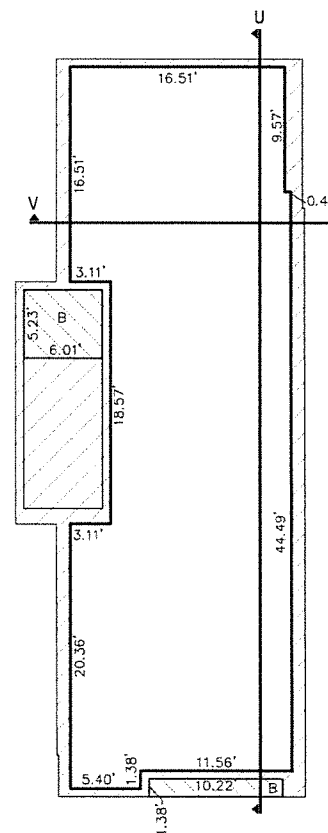
BRUSH PARK
PARCELS A-B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 26
PROJECT: 18882.01D



FLOOR 1
568 SQ. FT.



FLOOR 2
862 SQ. FT.

TYPE 'C' UNIT SUMMARY

PARCEL	BLDG	UNIT #	FF
A	CH5	6*	139.00
B	CH6	4*	139.75
G	CH3	56*	139.55
I	CH1	81	139.80
J	CH2	93	140.75

*UNITS 6, 14, AND 56 ARE MIRRORED (M).

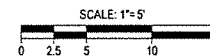
SEE SHEETS 6-7 FOR OVERALL SITE PLAN
AND FIRST FLOOR LCE DIMENSIONS.

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		LIMITED COMMON ELEMENT (LCE)
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		LIMITS OF OWNERSHIP
G	GARAGE PARKING SPACES		
L	LIGHT WELL		SECTIONS
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

NOTES:

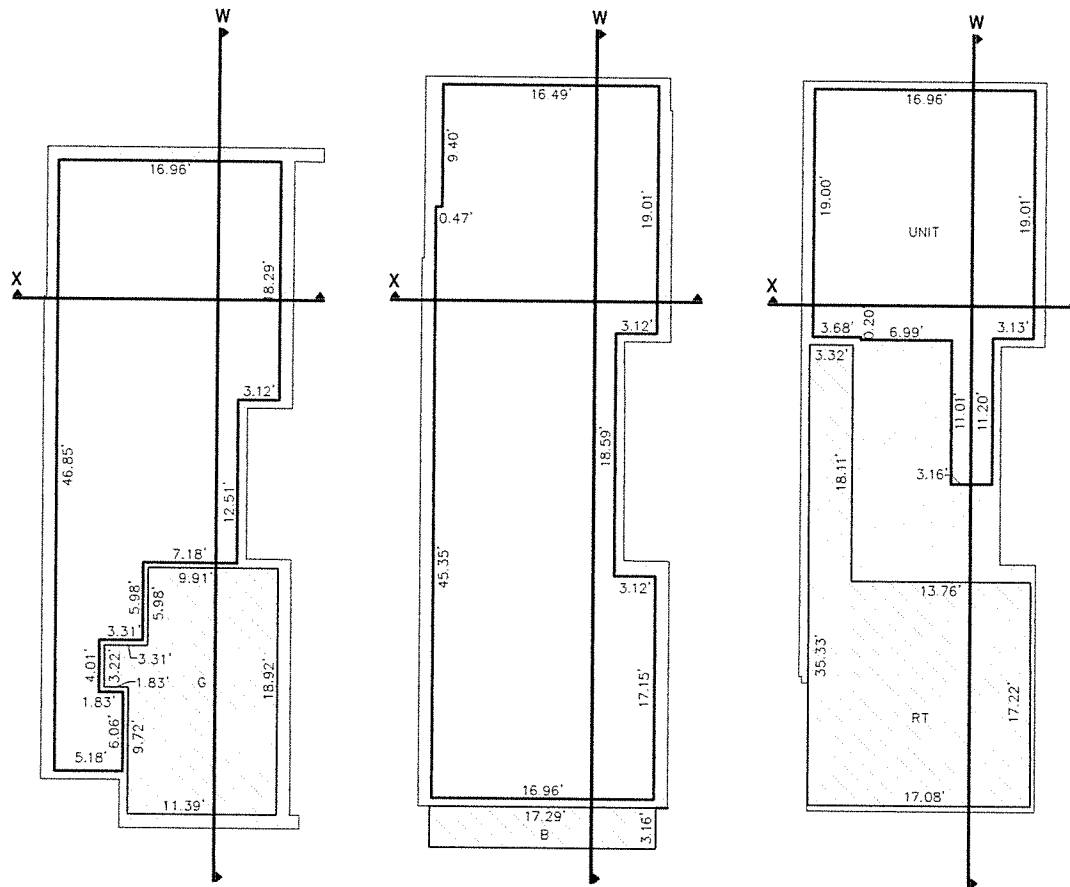
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- TYPICAL WALL THICKNESS IS 1.0" UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.



CARRIAGE HOME
UNIT TYPE C
FLOOR PLAN

CITY MODERN

PROPOSED DATED 04/18/2017



FLOOR 1
568 SQ. FT.

FLOOR 2
866 SQ. FT.

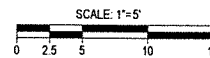
FLOOR 3
359 SQ. FT.

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
			SECTIONS

NOTES:

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- STRUCTURAL SUPPORTS, MECHANICAL CHASES AND AIRSHAFTS NECESSARY FOR THE OPERATION OF THE BUILDING ARE DESIGNATED AS GENERAL COMMON ELEMENT.
- ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS AS PROVIDED BY THE MASTER DEED FOR THE CONDOMINIUM.
- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.



CARRIAGE HOME
UNIT TYPE C1
FLOOR PLAN
CITY MODERN

PROPOSED DATED 04/18/2017

TYPE 'C1' UNIT SUMMARY

PARCEL	BLDG	UNIT #	FF
A	CH5	7*	139.00
B	CH6	15*	139.75
G	CH3	57*	139.55
I	CH1	80	139.80
J	CH2	92	140.75

*UNITS 7, 15 AND 57 ARE MIRRORED (M).

SEE SHEETS 6-7 FOR OVERALL SITE PLAN AND FIRST FLOOR LCE DIMENSIONS.

giffels webster

ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

28 W. ADAMS STREET
SUITE 1200
DETROIT, MI 48226
P. (313) 962-4442
www.giffelswebster.com

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

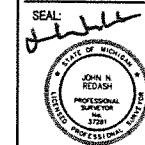
DATE	ISSUE

CARRIAGE HOME
TYPE C1
FLOOR PLAN

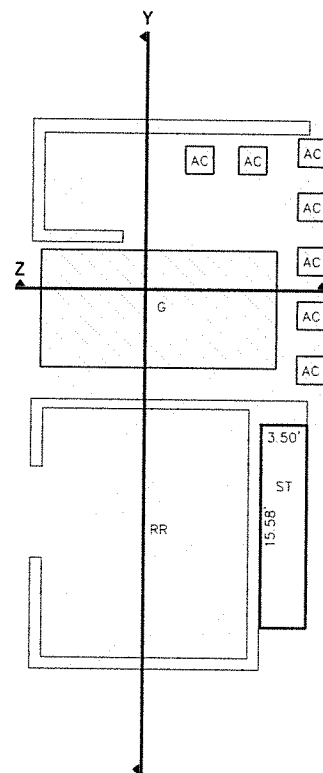
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

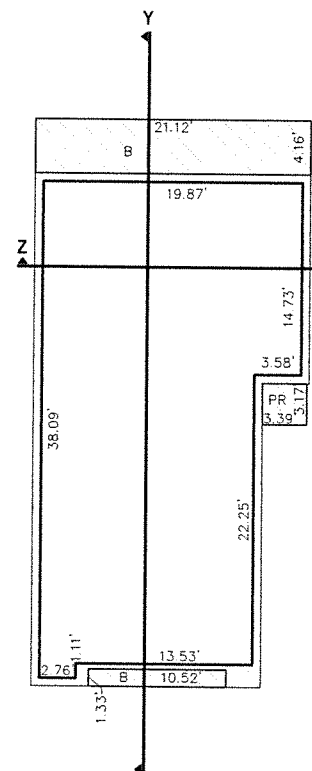
DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 27
PROJECT: 18882.01D



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.



FLOOR 1
55 SQ. FT.



FLOOR 2
658 SQ. FT.

TYPE 'D' UNIT SUMMARY			
PARCEL	BLDG	UNIT #	FF
A	CH5	1	139.00
B	CH6	20*	139.75
H	CH4	74	140.50
I	CH1	75	139.80
J	CH2	96*	140.75

*UNITS 20 AND 96 ARE MIRRORED (M).

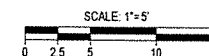
SEE SHEETS 6-7 FOR OVERALL SITE PLAN
AND FIRST FLOOR LCE DIMENSIONS

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		LIMITS OF OWNERSHIP
L	LIGHT WELL		SECTIONS
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

NOTES:

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- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE



CARRIAGE HOME
UNIT TYPE D
FLOOR PLAN
CITY MODERN

PROPOSED DATED 04/18/2017

DATE:	ISSUE:

CARRIAGE HOME
TYPE D
FLOOR PLAN

BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 28
PROJECT: 18682.01D

SEAL:



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG

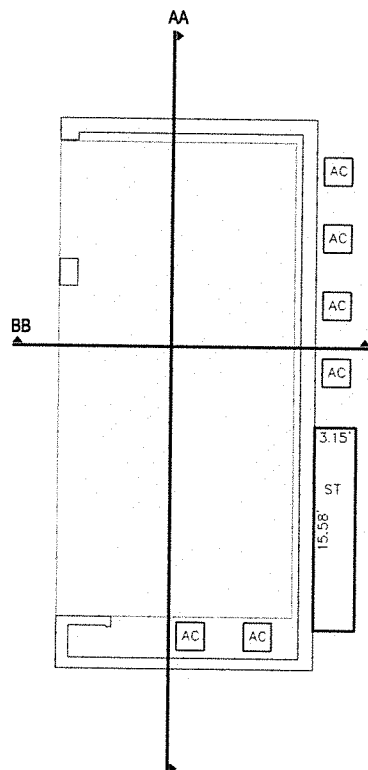
DATE: ISSUE:

DATE:	ISSUE:

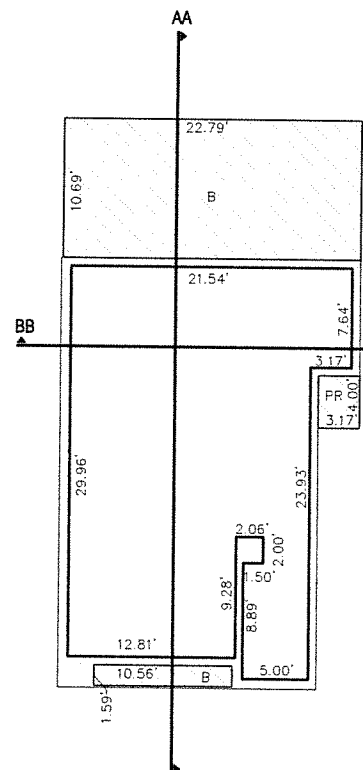
CARRIAGE HOME
TYPE D
COMPACT
FLOOR PLAN
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 29
PROJECT: 18882.01D



FLOOR 1
49 SQ. FT.

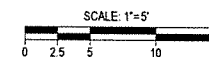


FLOOR 2
575 SQ. FT.

TYPE 'D' UNIT SUMMARY

PARCEL	BLDG	UNIT #	FF
G	CH3	53	139.55

SEE SHEETS 6-7 FOR OVERALL SITE PLAN
AND FIRST FLOOR LCE DIMENSIONS



CARRIAGE HOME
UNIT TYPE D COMPACT
FLOOR PLAN
CITY MODERN
PROPOSED DATED 04/18/2017

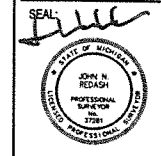
LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME TOWNHOME		LIMITS OF OWNERSHIP
AC	AIR CONDITIONING PAD		SECTIONS
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

NOTES:

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EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

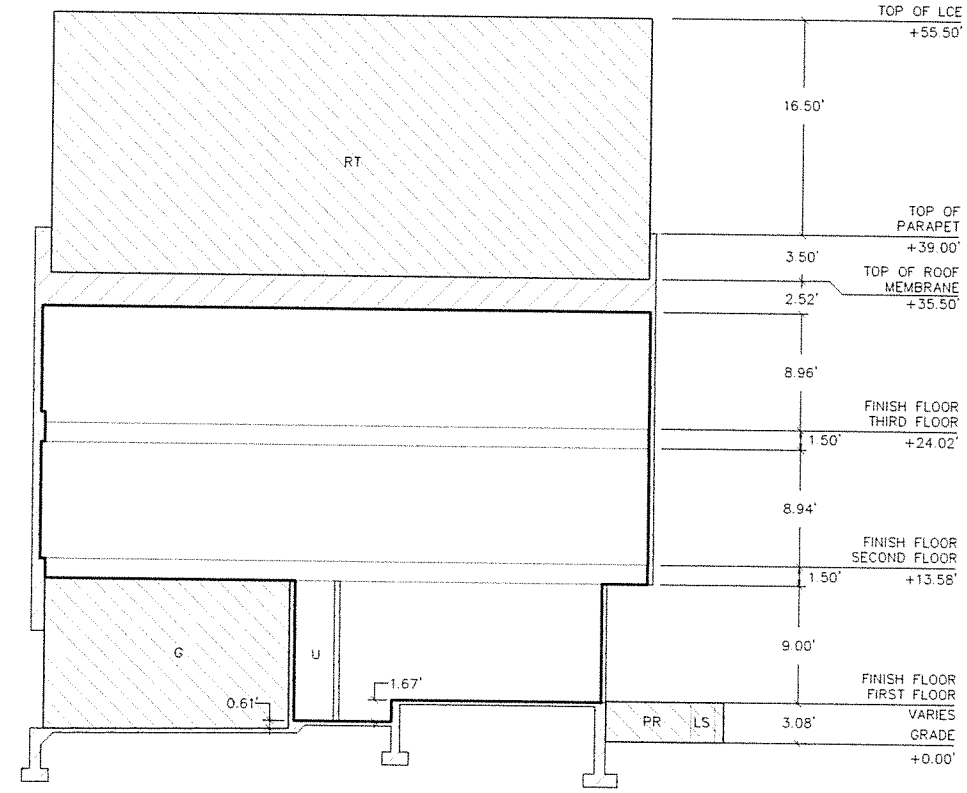
DATE:	ISSUE:

TOWNHOME
TYPES A, A1
SECTION PLAN

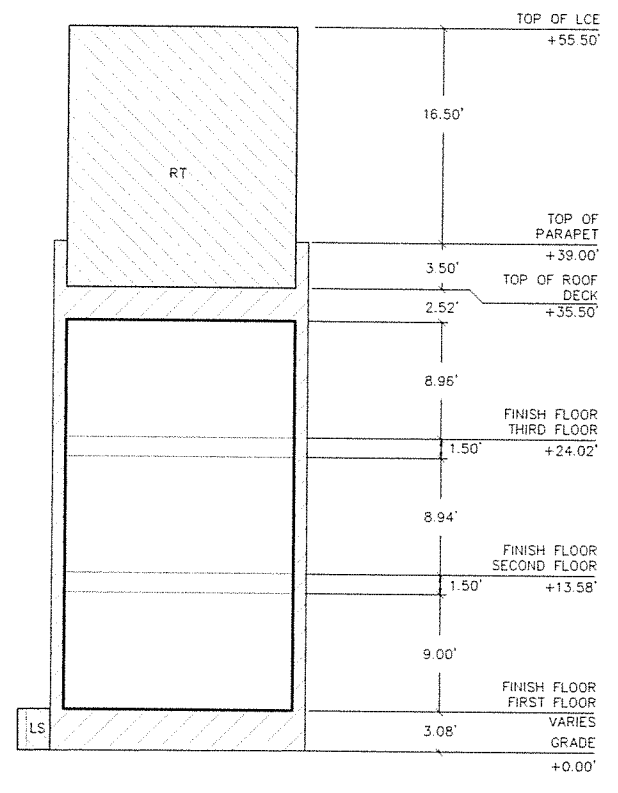
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 30
PROJECT: 18882.01D



SECTION A



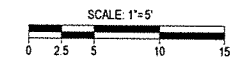
SECTION B

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

NOTES:

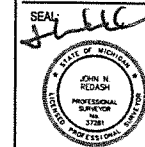
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TOWNHOME
UNIT TYPES A & A1
SECTION PLAN
CITY MODERN

PROPOSED DATED 04/18/2017

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

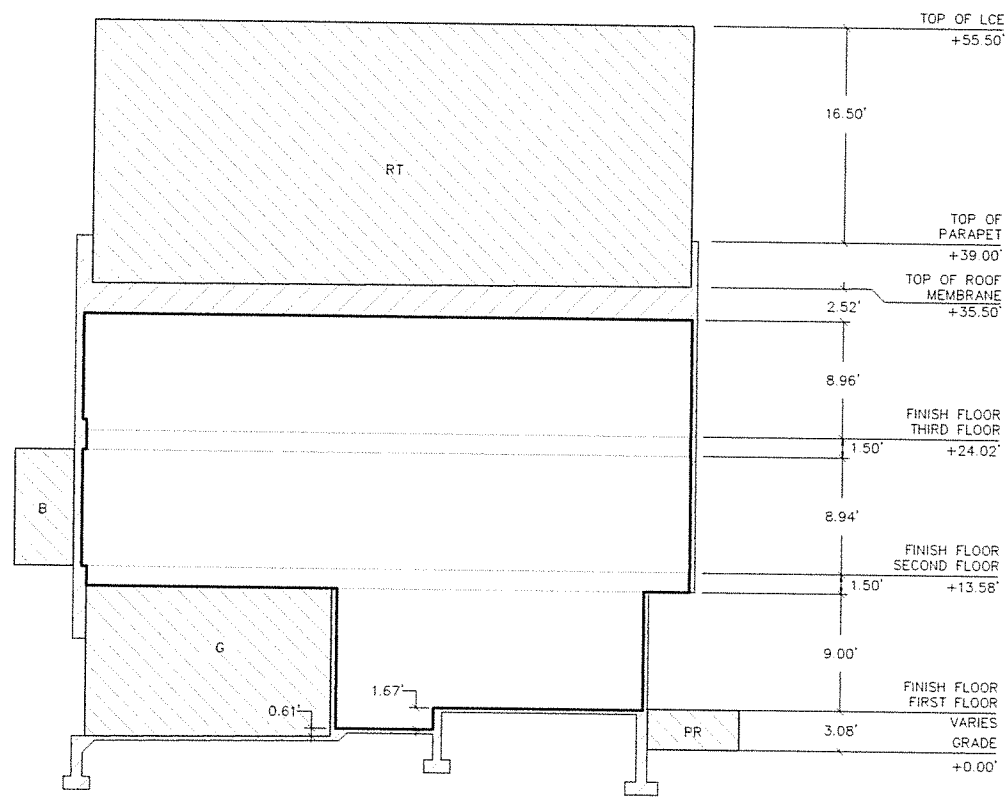
DATE:	ISSUE:

TOWNHOME
TYPES B, D
SECTION PLAN

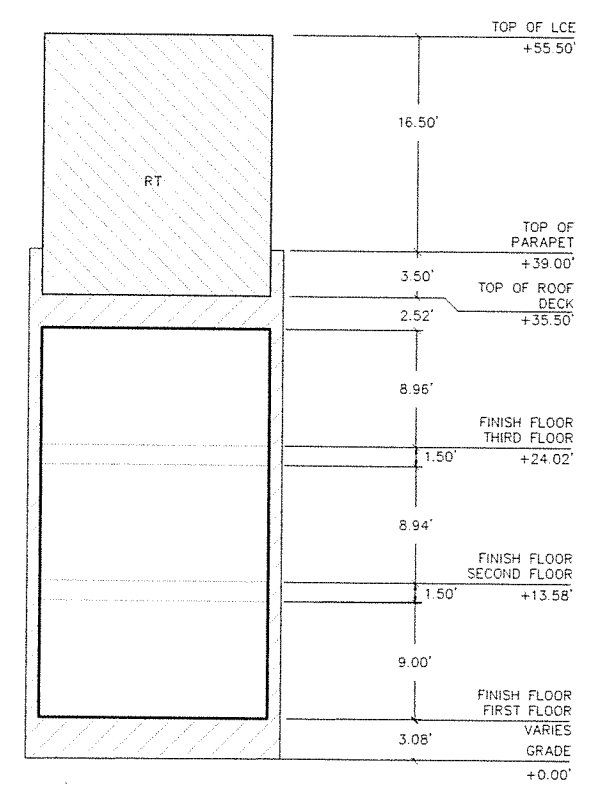
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 31
PROJECT: 18882.01D



SECTION C



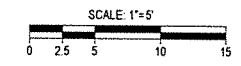
SECTION D

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

NOTES:

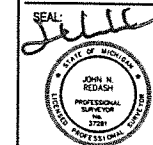
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*TOWNHOME
UNIT TYPES B & D
SECTION PLAN
CITY MODERN*

PROPOSED DATED 04/18/2017

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

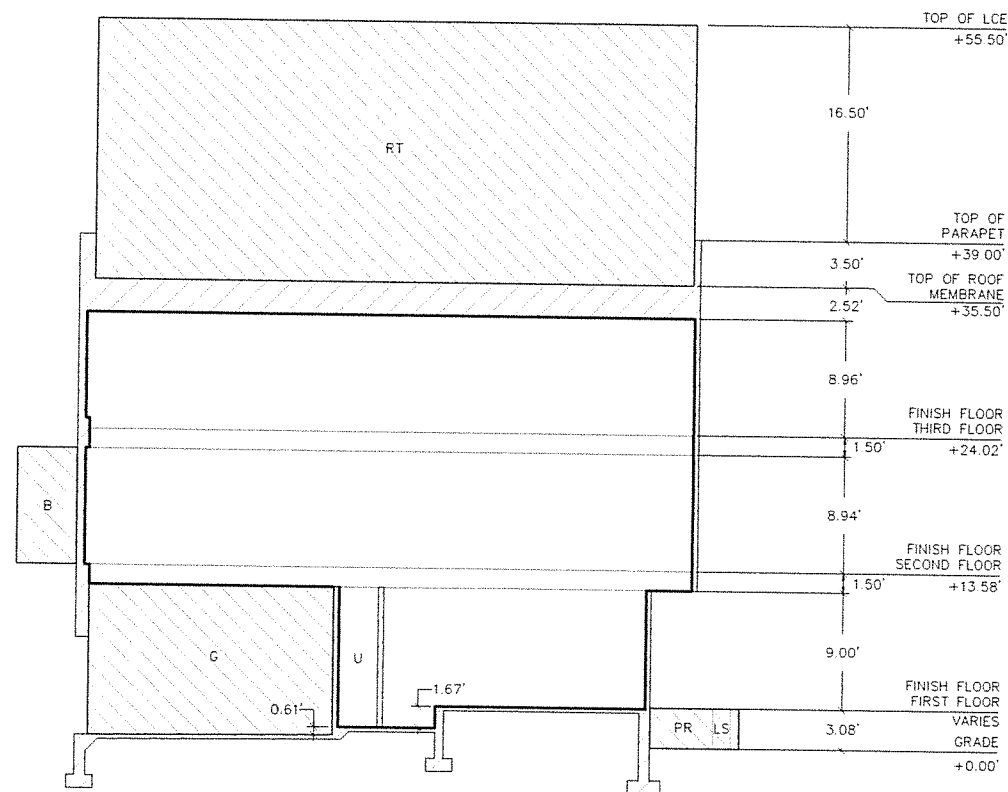
DATE:	ISSUE:

TOWNHOME
TYPES C, C1, C2
SECTION PLAN

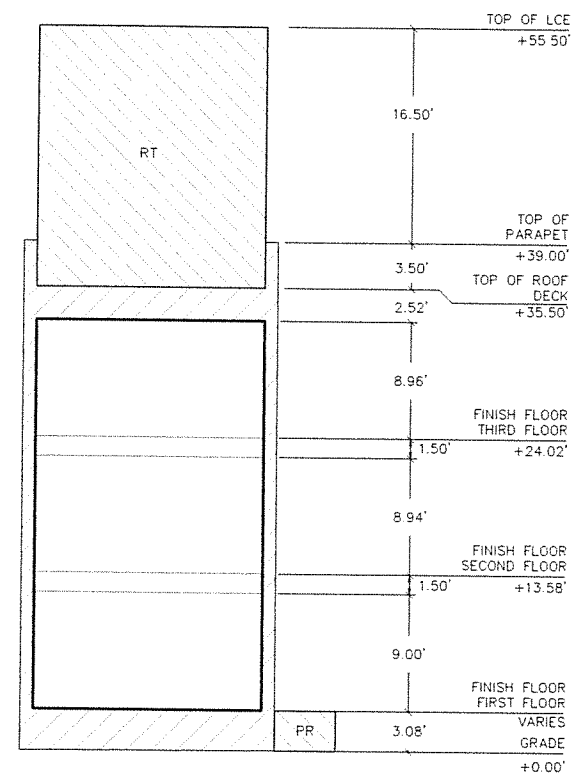
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN




DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 32
PROJECT: 18882.01D



SECTION E

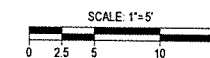


SECTION F

LEGEND			
GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
	LIMITS OF OWNERSHIP		LIMITS OF OWNERSHIP

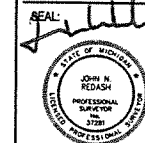
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TOWNHOME
UNIT TYPES C, C1 & C2
SECTION PLAN
CITY MODERN

PROPOSED DATED 04/18/2017



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

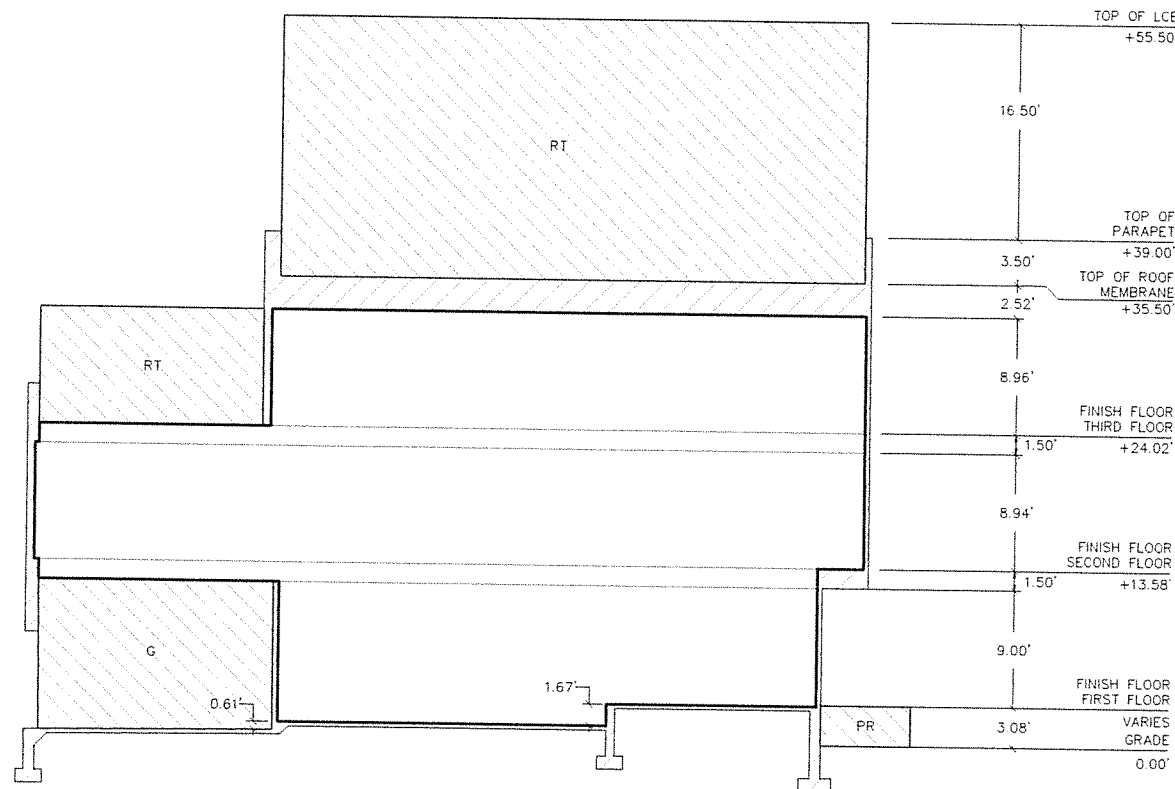
DATE:	ISSUE:

TOWNHOME
TYPE E
SECTION PLAN

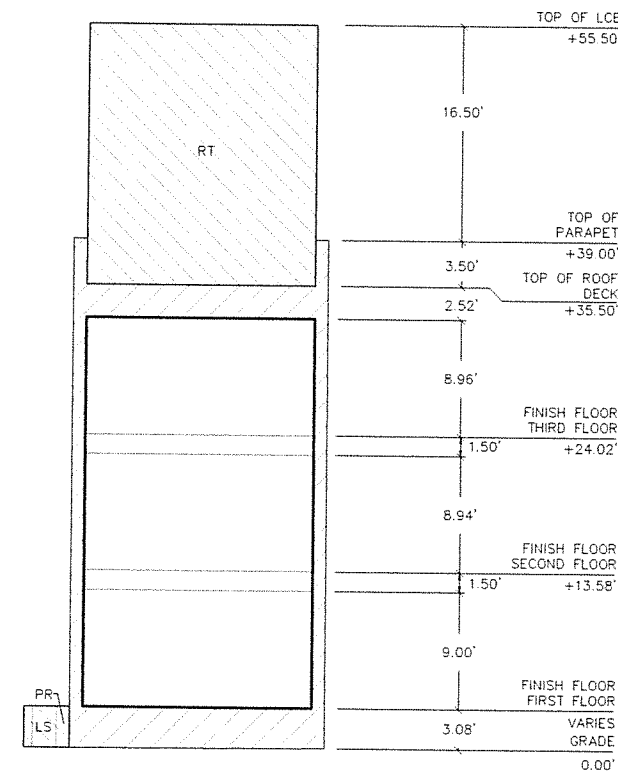
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 33
PROJECT: 18862.01D



SECTION G



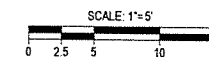
SECTION H

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

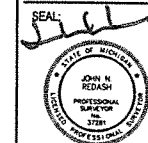
NOTES:

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TOWNHOME
UNIT TYPE E
SECTION PLAN
CITY MODERN

PROPOSED DATED 04/18/2017



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

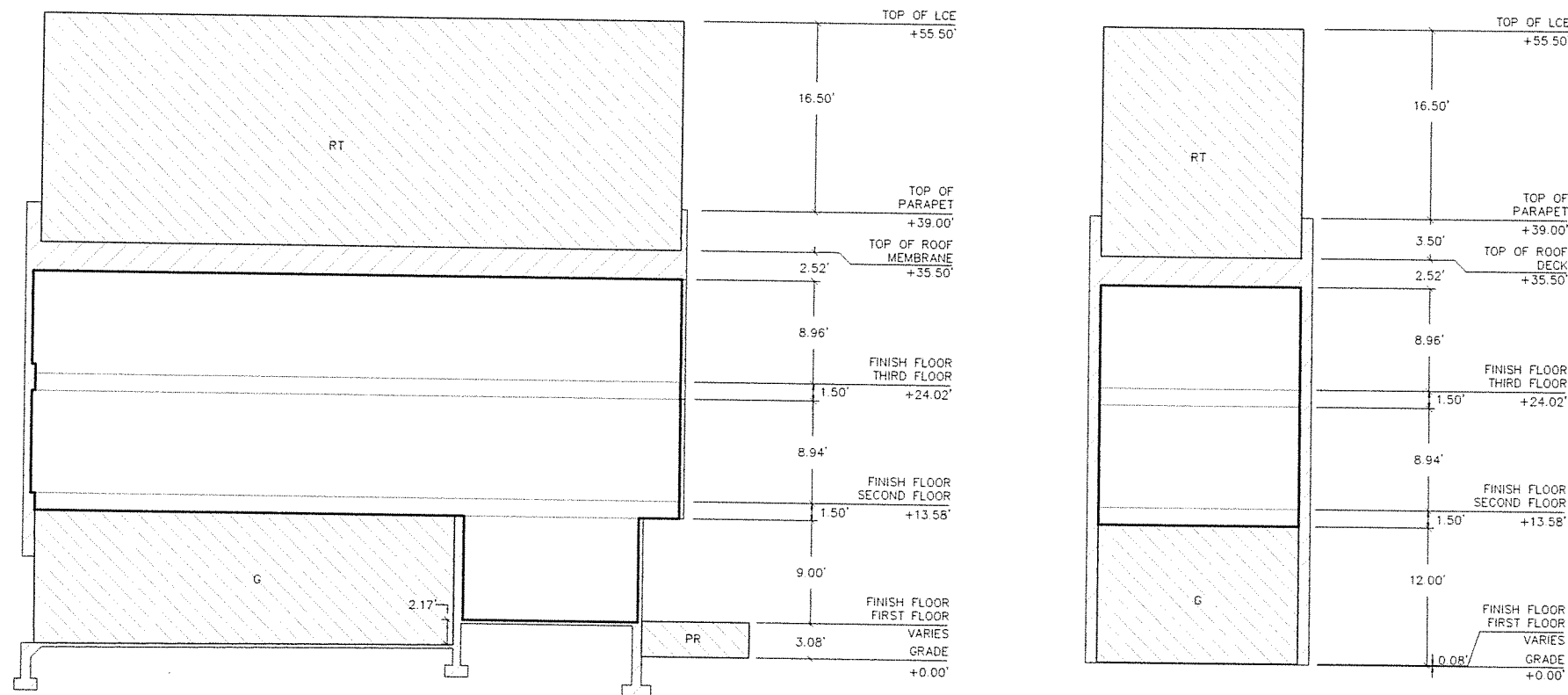
DATE:	ISSUE:

TOWNHOME
TYPE F
SECTION PLAN

BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 34
PROJECT: 18882.01D



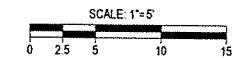
SECTION I

SECTION J

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

- NOTES:**
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 - SECTION B PORCH (PR) AND LANDSCAPE AREA (LS) APPLY TO TYPE A TOWNHOME UNITS ONLY.
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*TOWNHOME
UNIT TYPE F
SECTION PLAN
CITY MODERN*

PROPOSED DATED 04/18/2017

SEAL:



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

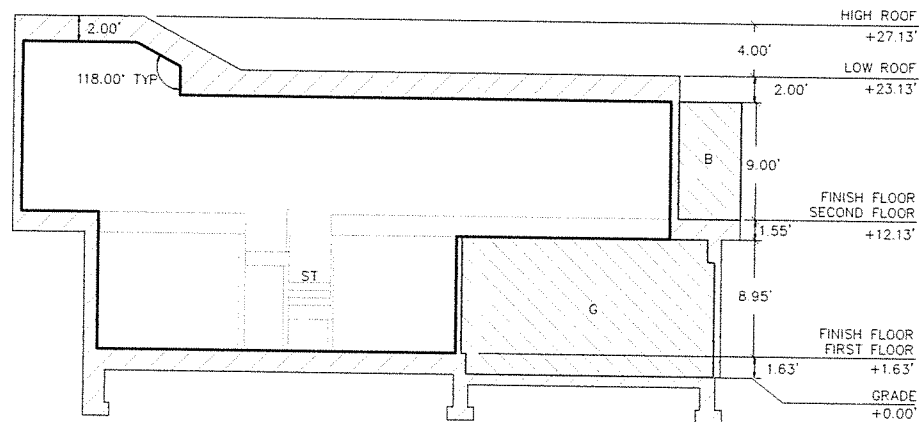
DATE:	ISSUE:

CARRIAGE HOME
TYPE A
SECTION PLAN

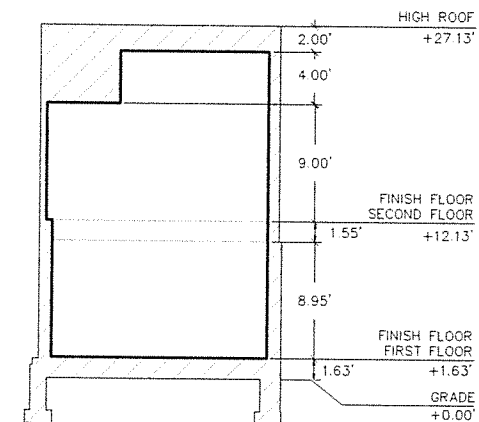
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 35
PROJECT: 18882.01D



SECTION K



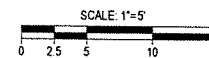
SECTION L

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

NOTES:


- ALL INTERIOR DIMENSIONS HAVE BEEN OBTAINED FROM ARCHITECTURAL PLANS PROVIDED BY THE CLIENT. NO INTERIOR WALL DIMENSIONS HAVE BEEN FIELD MEASURED.
- ALL FLOORS, CEILINGS AND WALLS ARE APPROXIMATELY 90 DEGREES TO EACH OTHER, UNLESS OTHERWISE NOTED.
- STRUCTURAL SUPPORTS, MECHANICAL CHASES AND AIRSHAFTS NECESSARY FOR THE OPERATION OF THE BUILDING ARE DESIGNATED AS GENERAL COMMON ELEMENT.
- ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS AS PROVIDED BY THE MASTER DEED FOR THE CONDOMINIUM.
- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.



CARRIAGE HOME
UNIT TYPE A
SECTION PLAN
CITY MODERN

PROPOSED DATED 04/18/2017

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:

SEAL:




KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

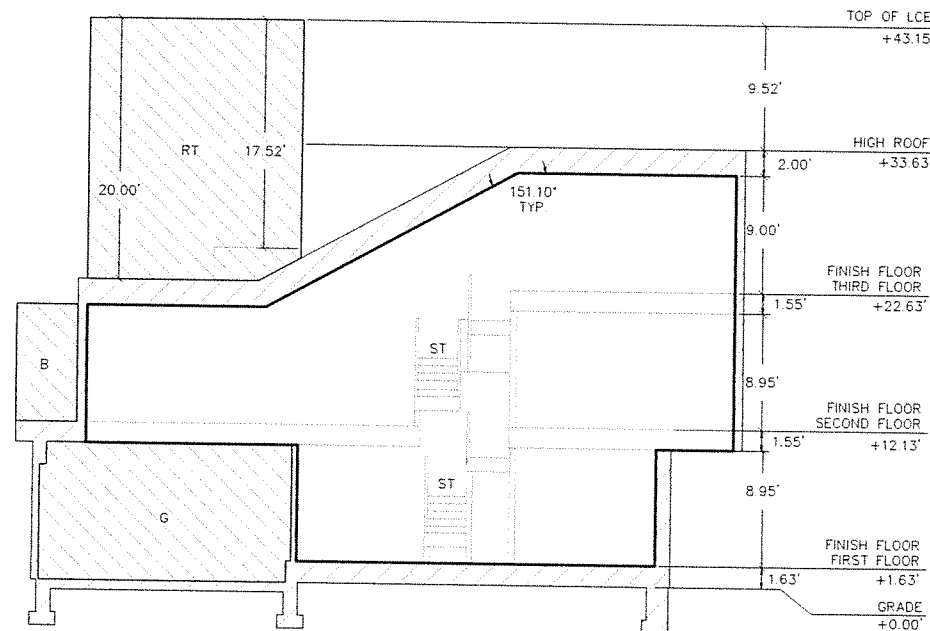
DATE:	ISSUE:

CARRIAGE HOME
TYPE A1
SECTION PLAN

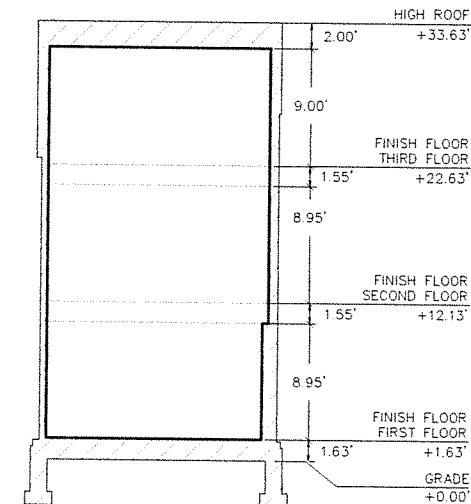
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 36
PROJECT: 18882.01D


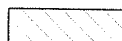



SECTION M



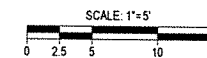
SECTION N

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
			LIMITS OF OWNERSHIP

NOTES:

- ALL INTERIOR DIMENSIONS HAVE BEEN OBTAINED FROM ARCHITECTURAL PLANS PROVIDED BY THE CLIENT. NO INTERIOR WALL DIMENSIONS HAVE BEEN FIELD MEASURED.
- ALL FLOORS, CEILINGS AND WALLS ARE APPROXIMATELY 90 DEGREES TO EACH OTHER, UNLESS OTHERWISE NOTED.
- STRUCTURAL SUPPORTS, MECHANICAL CHASES AND AIRSHAFTS NECESSARY FOR THE OPERATION OF THE BUILDING ARE DESIGNATED AS GENERAL COMMON ELEMENT.
- ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS AS PROVIDED BY THE MASTER DEED FOR THE CONDOMINIUM.
- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.



CARRIAGE HOME
UNIT TYPE A1
SECTION PLAN
CITY MODERN

PROPOSED DATED 04/18/2017

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:

SEAL:

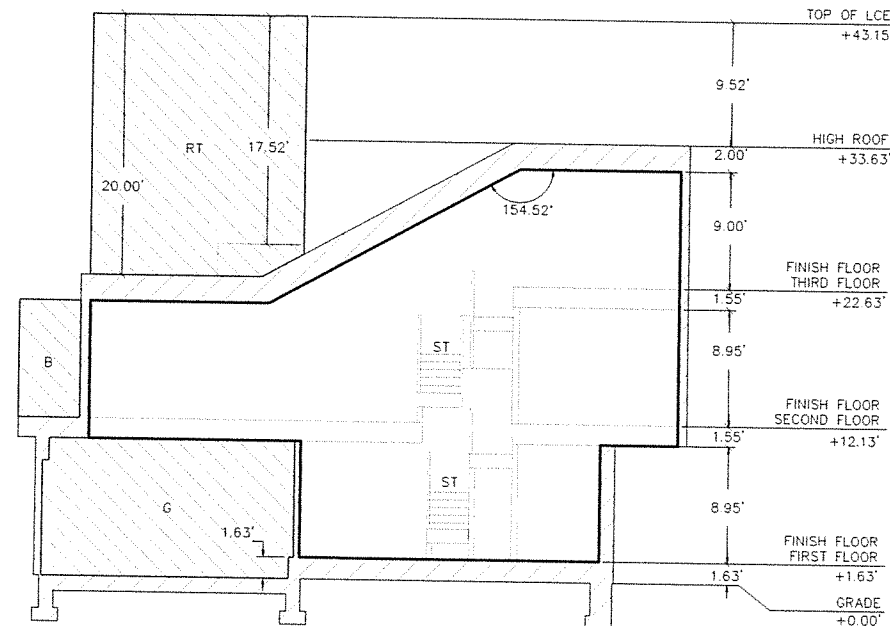


DATE:	ISSUE:

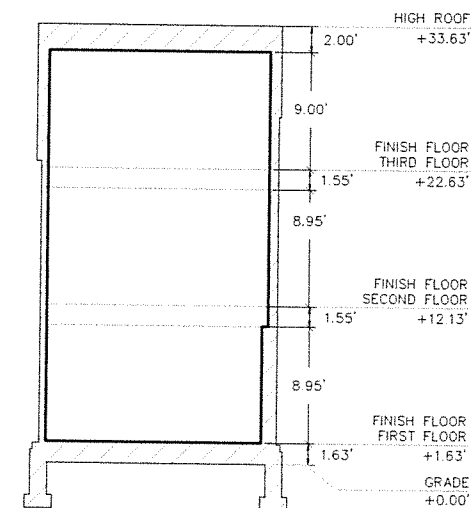
CARRIAGE HOME
TYPE A1
COMPACT
SECTION PLAN
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 37
PROJECT: 18862.01D



SECTION O



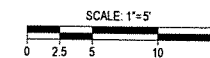
SECTION P

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
			LIMITS OF OWNERSHIP

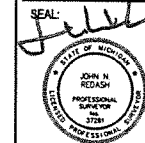
NOTES:

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- ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS AS PROVIDED BY THE MASTER DEED FOR THE CONDOMINIUM.
- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.



CARRIAGE HOME
UNIT TYPE A1 COMPACT
SECTION PLAN
CITY MODERN

PROPOSED DATED 04/18/2017



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

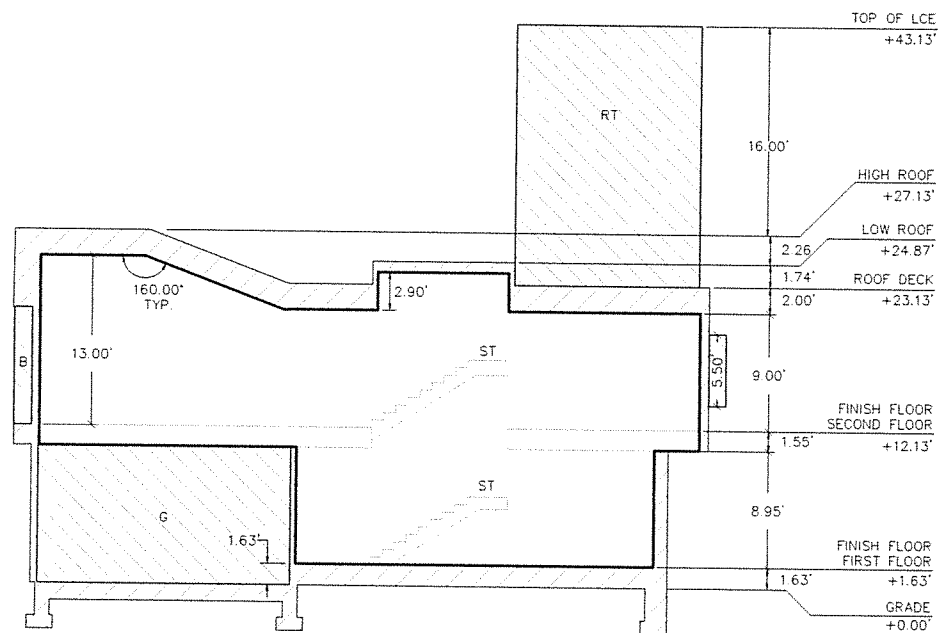
DATE:	ISSUE:

CARRIAGE HOME
TYPE B
SECTION PLAN

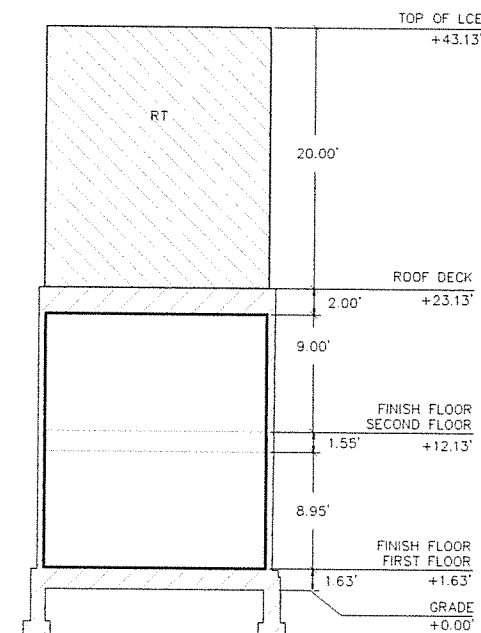
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 38
PROJECT: 18882.01D



SECTION Q



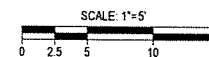
SECTION R

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

NOTES:

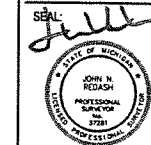
- ALL INTERIOR DIMENSIONS HAVE BEEN OBTAINED FROM ARCHITECTURAL PLANS PROVIDED BY THE CLIENT. NO INTERIOR WALL DIMENSIONS HAVE BEEN FIELD MEASURED.
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- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.



CARRIAGE HOME
UNIT TYPE B
SECTION PLAN

CITY MODERN

PROPOSED DATED 04/18/2017



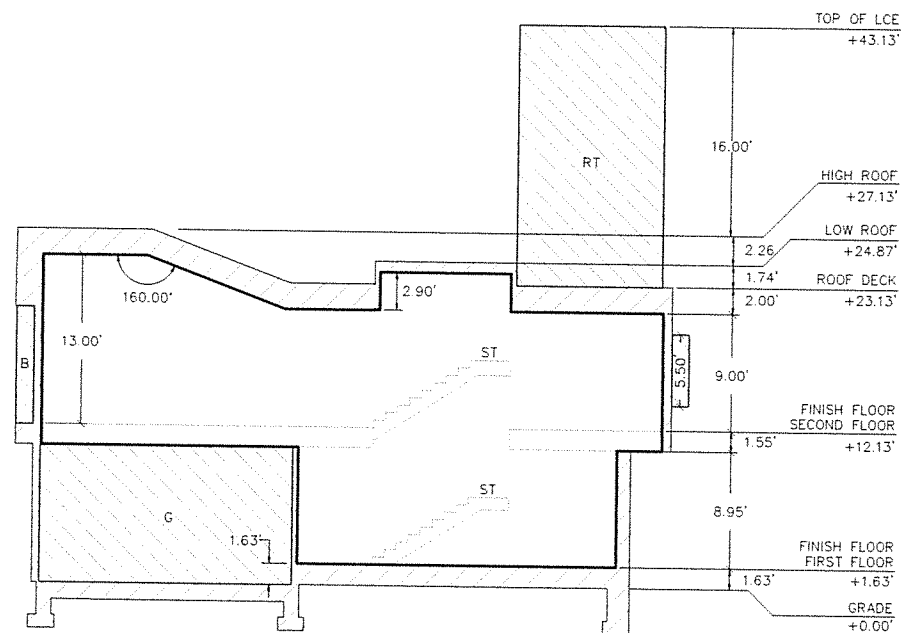
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

DATE	ISSUE

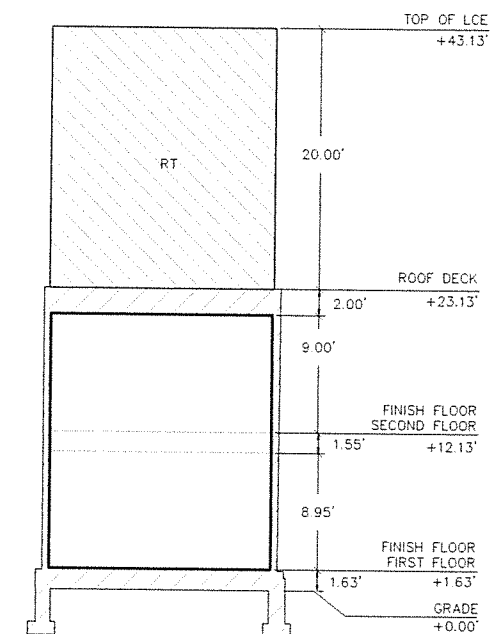
CARRIAGE HOME
TYPE B
COMPACT
SECTION PLAN
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 39
PROJECT: 18882.01D



SECTION S



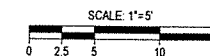
SECTION T

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		LIMITS OF OWNERSHIP
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		

NOTES:

- ALL INTERIOR DIMENSIONS HAVE BEEN OBTAINED FROM ARCHITECTURAL PLANS PROVIDED BY THE CLIENT. NO INTERIOR WALL DIMENSIONS HAVE BEEN FIELD MEASURED
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- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.




CARRIAGE HOME
UNIT TYPE B COMPACT
SECTION PLAN

CITY MODERN

PROPOSED DATED 04/18/2017

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:

SEAL: *J.E.K.*




KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

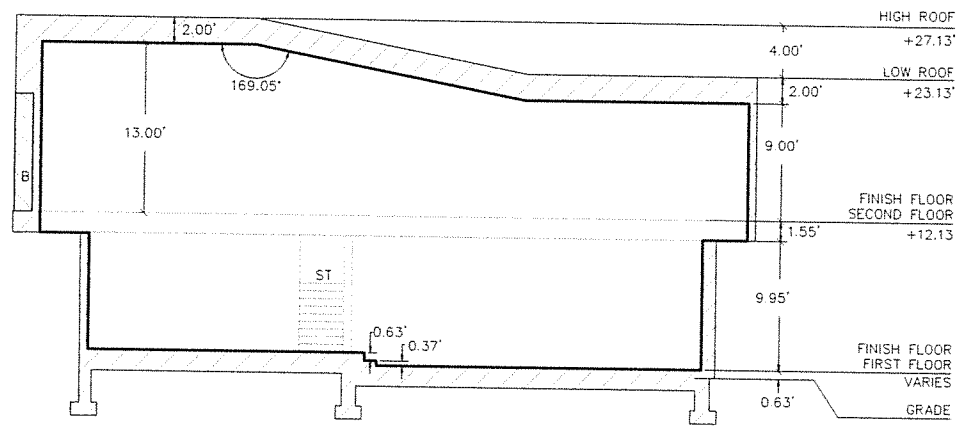
DATE:	ISSUE:

CARRIAGE HOME
UNIT TYPE C
SECTION PLAN

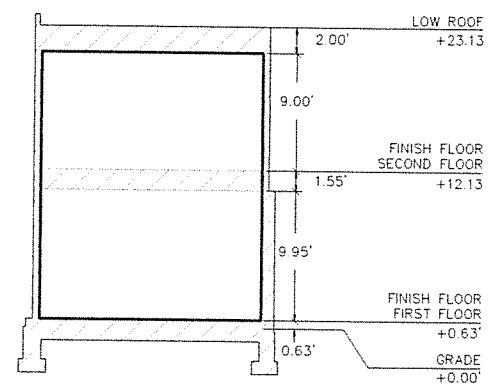
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 40
PROJECT: 18882.01D



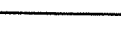



SECTION U



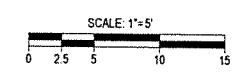
SECTION V

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
			LIMITS OF OWNERSHIP

NOTES:

- ALL INTERIOR DIMENSIONS HAVE BEEN OBTAINED FROM ARCHITECTURAL PLANS PROVIDED BY THE CLIENT. NO INTERIOR WALL DIMENSIONS HAVE BEEN FIELD MEASURED.
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- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.



CARRIAGE HOMES
UNIT TYPE C
SECTION PLAN
CITY MODERN

PROPOSED DATED 04/18/2017

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:

SEAL: *[Signature]*



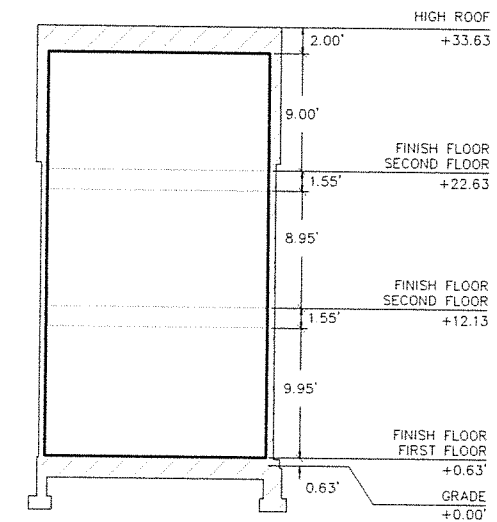
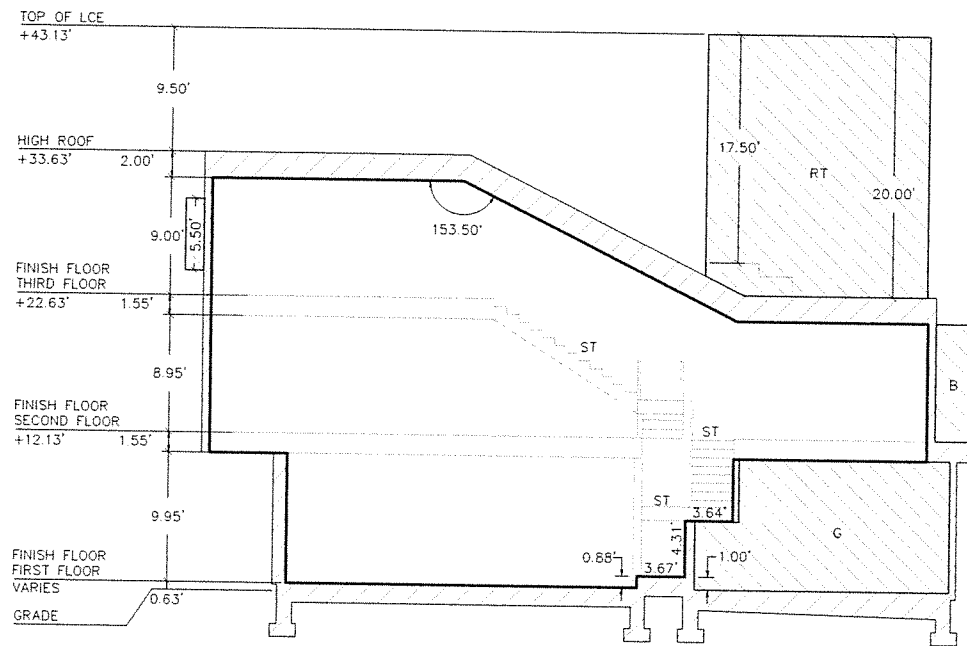
DATE:	ISSUE:

CARRIAGE HOME
UNIT TYPE C1
SECTION PLAN

BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 41
PROJECT: 18882.01D

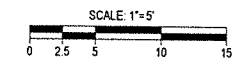


LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
			LIMITS OF OWNERSHIP

NOTES:

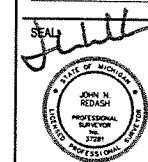
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- ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS AS PROVIDED BY THE MASTER DEED FOR THE CONDOMINIUM.
- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.



CARRIAGE HOME
UNIT TYPE C1
SECTION PLAN
CITY MODERN

PROPOSED DATED 04/18/2017

EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG

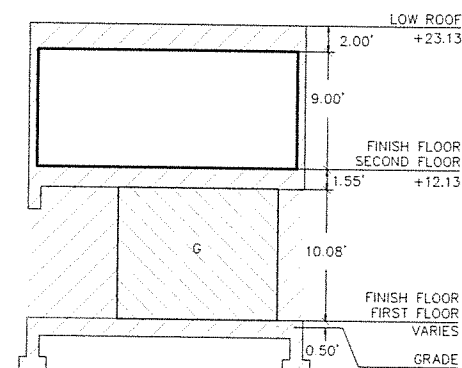
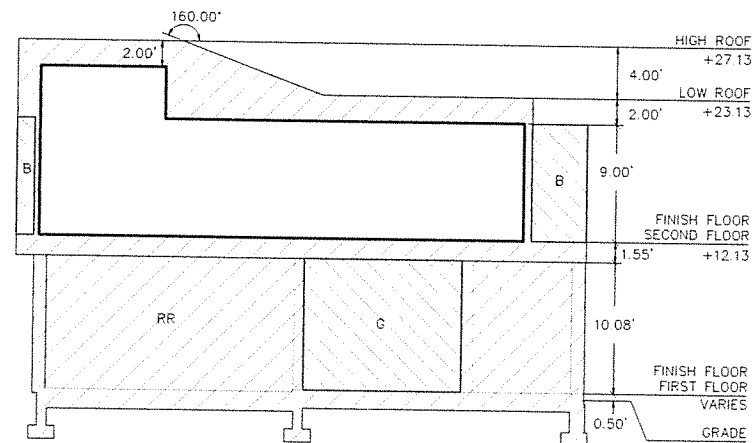
DATE:	ISSUE:

CARRIAGE HOME
TYPE D
SECTION PLAN

BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 42
PROJECT: 18882.01D



SECTION Y

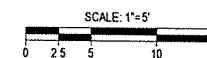
SECTION Z

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
			LIMITS OF OWNERSHIP

NOTES:

- ALL INTERIOR DIMENSIONS HAVE BEEN OBTAINED FROM ARCHITECTURAL PLANS PROVIDED BY THE CLIENT. NO INTERIOR WALL DIMENSIONS HAVE BEEN FIELD MEASURED
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- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE

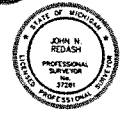


CARRIAGE HOME
UNIT TYPE D
SECTION PLAN
CITY MODERN

PROPOSED DATED 04/18/2017

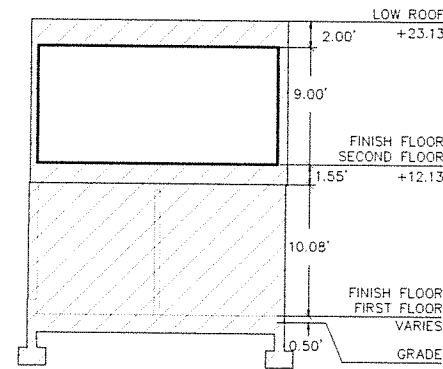
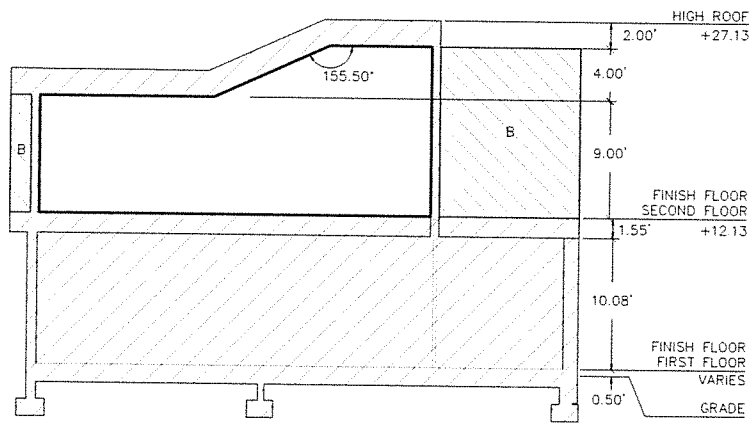
EXECUTIVE: S.T.C.
MANAGER: M.W.M.
DESIGNER: J.E.K.
Q. CTRL: S.T.C.
SECTION:

SEAL:



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

DATE	ISSUE



SECTION AA

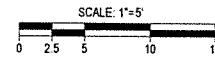
SECTION BB

LEGEND

GCE	GENERAL COMMON ELEMENT		GENERAL COMMON ELEMENT (GCE)
LCE	LIMITED COMMON ELEMENT		LIMITED COMMON ELEMENT (LCE)
FF	FINISH FLOOR		
CH	CARRIAGE HOME		
TH	TOWNHOME		
AC	AIR CONDITIONING PAD		
B	BALCONY		
CL	STORAGE CLOSET		
G	GARAGE PARKING SPACES		
L	LIGHT WELL		
LS	LANDSCAPE AREA		
M	MIRRORED		
PR	PORCH		
RR	RESOURCE ROOM		
RT	ROOF TERRACE		
ST	STAIRS		
U	UTILITY ROOM		
			LIMITS OF OWNERSHIP

NOTES:

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- STRUCTURAL SUPPORTS, MECHANICAL CHASES AND AIRSHAFTS NECESSARY FOR THE OPERATION OF THE BUILDING ARE DESIGNATED AS GENERAL COMMON ELEMENT.
- ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS AS PROVIDED BY THE MASTER DEED FOR THE CONDOMINIUM.
- PORCHES ARE LIMITED COMMON ELEMENTS TO THE UNITS THEY SERVE.
- TYPICAL WALL THICKNESS IS 1.0' UNLESS OTHERWISE NOTED.
- "M" DESIGNATES A MIRRORED IMAGE OF THE UNIT TYPE.



CARRIAGE HOME
UNIT TYPE D COMPACT
SECTION PLAN
CITY MODERN

PROPOSED DATED 04/18/2017

CARRIAGE HOME
TYPE D
COMPACT
SECTION PLAN
BRUSH PARK
PARCELS A+B

DETROIT
WAYNE COUNTY
MICHIGAN

DATE: 04.18.17
SCALE: 1" = 5'
SHEET: 43
PROJECT: 18882.01D