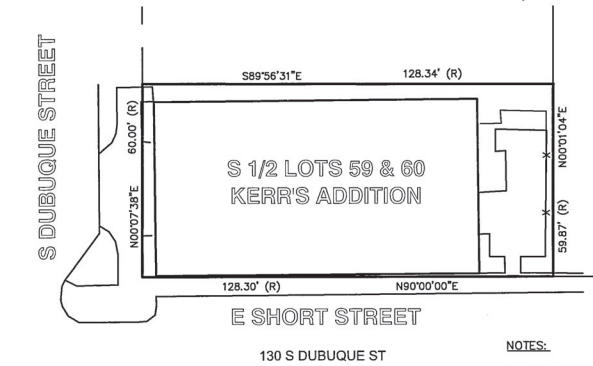


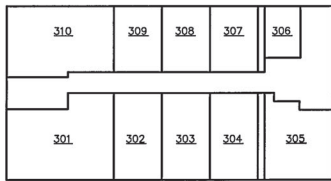
EXHIBIT "C" - SITE PLAN

THE AUDITORIUM LOFTS & COMMONS CONDOMINIUM

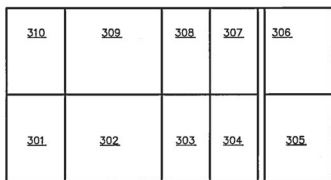
OLON, JOHNSON COUNTY, IOWA



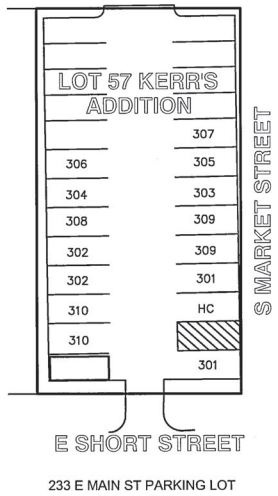
LEGAL DESCRIPTION:
THE SOUTH HALF OF LOTS 59 AND 60 OF
KERR'S ADDITION TO THE CITY OF SOLON, IOWA
AS RECORDED IN DEED BOOK 13, PAGE 366 IN
THE RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE, JOHNSON COUNTY, IOWA.
AND
LOT 57 OF KERR'S ADDITION TO THE CITY OF
OLON, IOWA AS RECORDED IN DEED BOOK 13,
PAGE 366 IN THE RECORDS OF THE JOHNSON
COUNTY RECORDER'S OFFICE, JOHNSON COUNTY,
IOWA.



RESIDENTIAL UNITS THIRD FLOOR
130 S DUBUQUE ST



RESIDENTIAL UNITS FOURTH FLOOR
130 S DUBUQUE ST



- NOTES:
1. ALL MEASUREMENTS FROM PROPERTY LINES TO BUILDINGS ARE PERPENDICULAR AND/OR RADIAL TO SAID PROPERTY LINES.
 2. THIS DRAWING DEPICTS IMPROVEMENTS COMPLETED AS OF 10/28/2025.
 3. REFERENCE BUILDING PLANS, EXHIBIT "D" FOR BUILDING DIMENSIONS.
 4. THIS IS A CONDO SURVEY AND NOT A BOUNDARY OR PROPERTY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH. THE PROPERTY BOUNDARIES ARE RECORDED DIMENSIONS AND APPROXIMATE ONLY.

SCOTT B. POTTOFF
16932
IOWA

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Scott B. Pottofff 2/5/2026
SCOTT B. POTTOFF, P.E. Iowa Lic. No. 16932

My license renewal date is December 31, 2027.

Pages or sheets covered by this seal:
This sheet only

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
------	----------

EXHIBIT "C" SITE PLAN

THE AUDITORIUM LOFTS & COMMONS CONDOMINIUM
OLON
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 11/03/2025

Designed by:	LSS	Field Book No:	1430
Drawn by:	LSS	Scale:	1" = 30'
Checked by:	SBP	Sheet No:	1
Project No:	12335-001	of:	1

Exhibit D

INDEX OF DRAWINGS

- A13 FOURTH FLOOR PLAN
- A14 ROOF PLAN
- A15 REFLECTED CEILING PLANS 2
- A20 ELEVATIONS
- A30 BUILDING SECTIONS
- A31 BUILDING SECTIONS & DETAILS
- A32 BUILDING SECTIONS & DETAILS
- A33 BUILDING SECTIONS & DETAILS
- A34 BUILDING SECTIONS 2
- A35 BUILDING SECTIONS
- A40 ACCESSIBLE APARTMENT PLAN & DETAILS
- A50 FLOOR ASSEMBLIES & WALL TYPES

AMERICANS WITH DISABILITIES ACT, 2010 STANDARDS:

CODE REQUIREMENTS	REFERENCE	ALLOWABLE OR REQUIRED
NUMBER OF HOTEL ROOMS REQ'D TO HAVE MOBILITY FEATURES	224.2	ONE UNIT (NO ROLL-IN SHOWER REQUIRED)
NUMBER OF HOTEL ROOMS REQ'D TO HAVE COMMUNICATION HEARING FEATURES	224.4	TWO UNITS
NUMBER OF APARTMENTS REQ'D TO HAVE MOBILITY FEATURES	233.3.4.1	LESS THAN 15 UNITS BEING ALTERED IN EXISTING BUILDING REQUIRES NO MOBILITY UNITS
NUMBER OF APARTMENTS REQ'D TO HAVE COMMUNICATION HEARING FEATURES	233.3.4.1, 803.5	0 UNITS, AS LONG AS ONE UNIT CAN BE MADE ADAPTABLE IN THE FUTURE 2
ALTERATIONS TO EXISTING BUILDINGS (APPLICABLE AT EXISTING STAIRS)	202.3	ACCESSIBLE ROUTE NOT REQUIRED WHERE CIRCULATION PATH IS NOT ALTERED

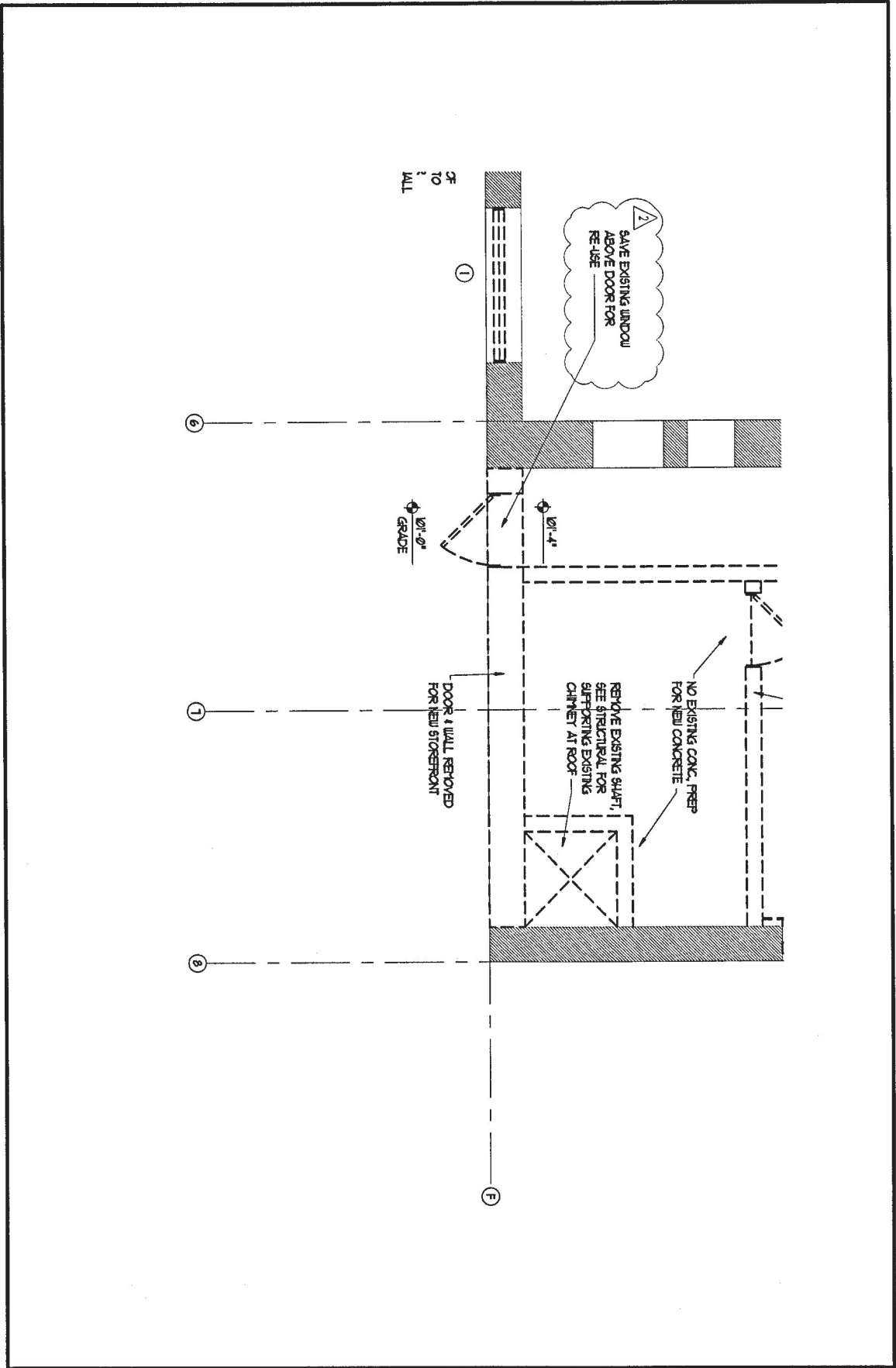
AUDITORIUM LOFTS & COMMONS

130 S. DUBUQUE STREET
JOHNSON, IA 52333

STOAKES & FELL
ARCHITECTURE AND DESIGN

PROJECT # 18088
DATE : 28 JAN. 2021
REVISION #2

SHEET
T1.0



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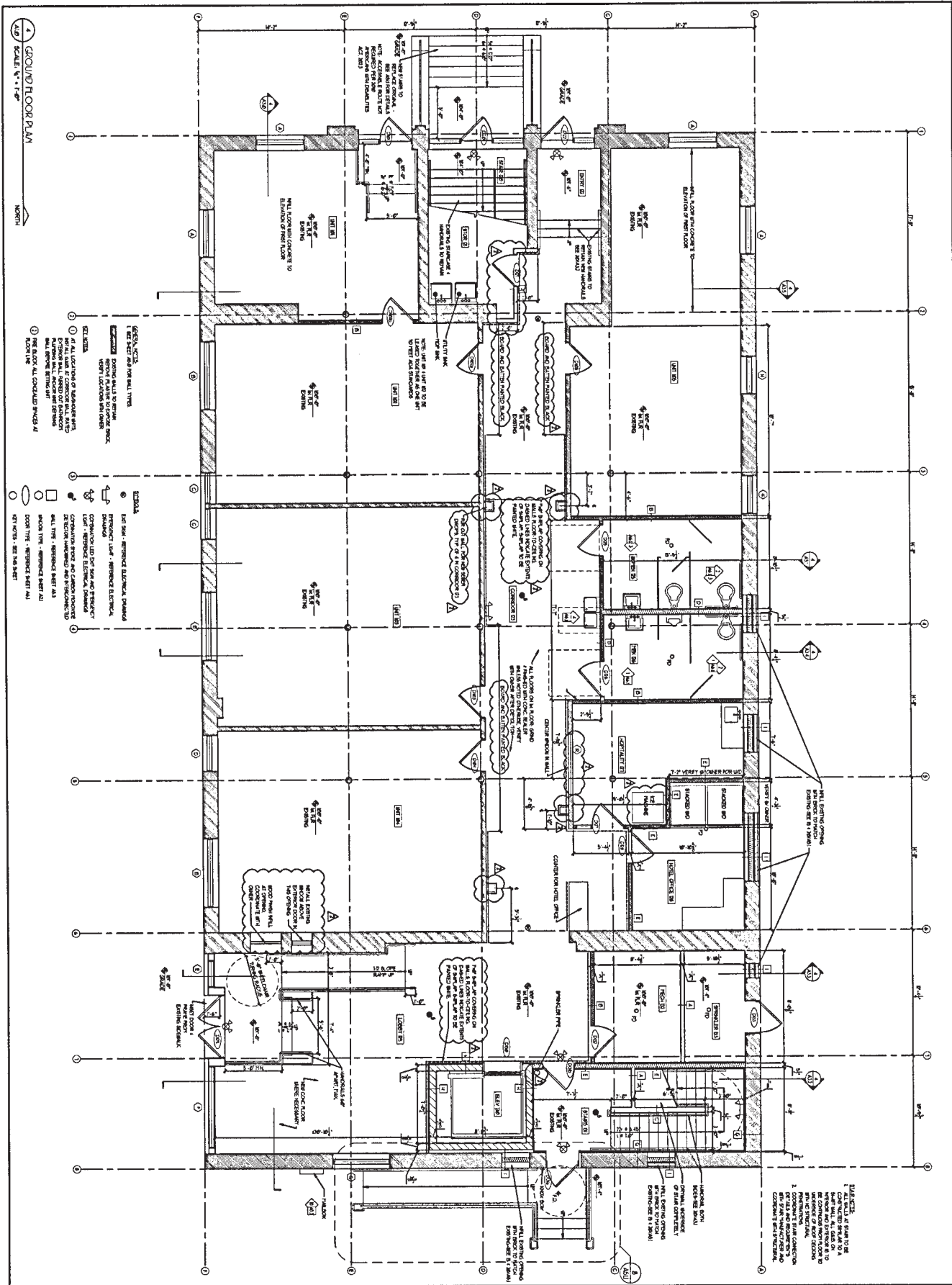
150 S. DUBUQUE STREET
CHICAGO, IL 60605

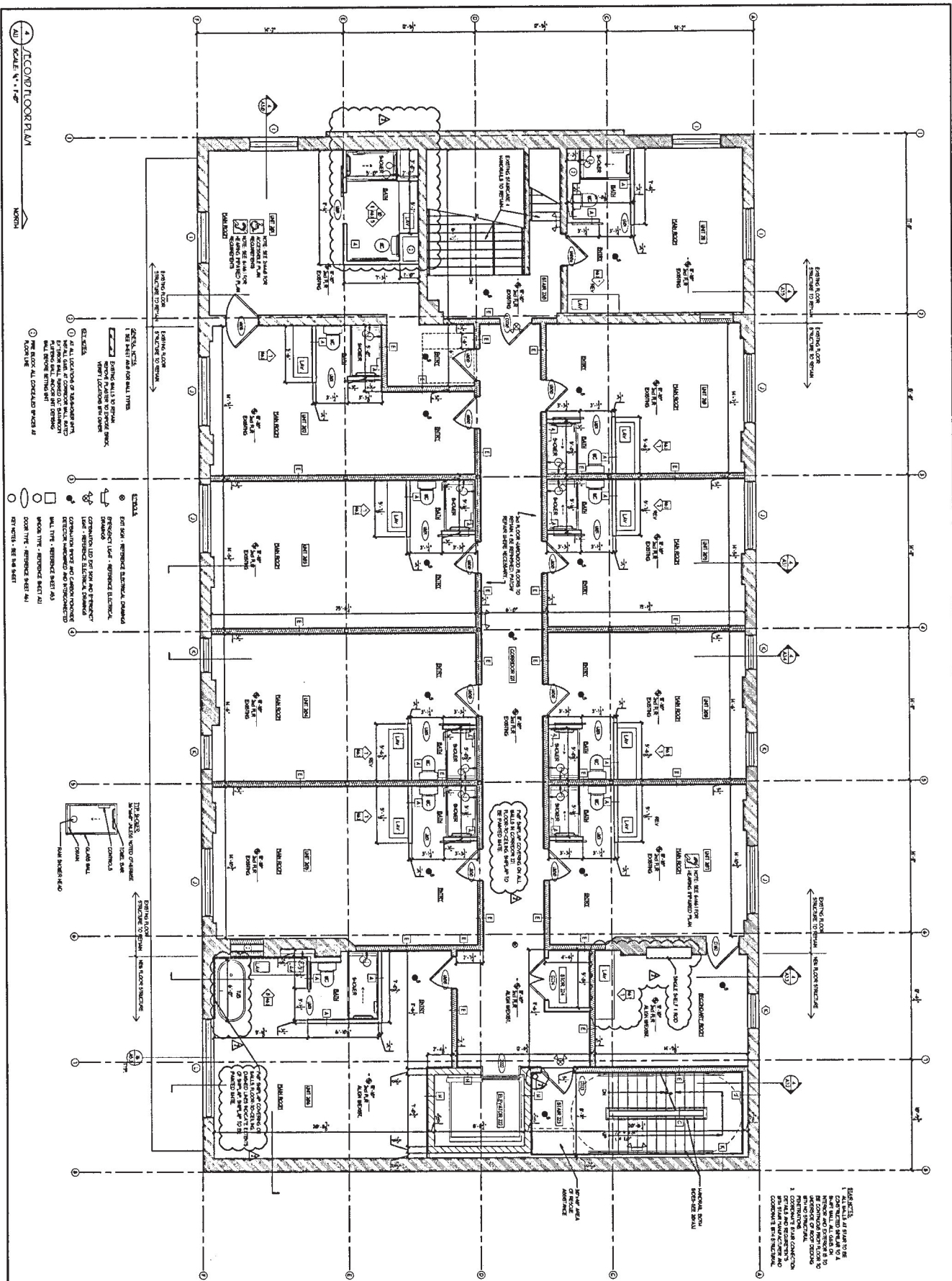
STOAKES & FELL
ARCHITECTURE AND DESIGN

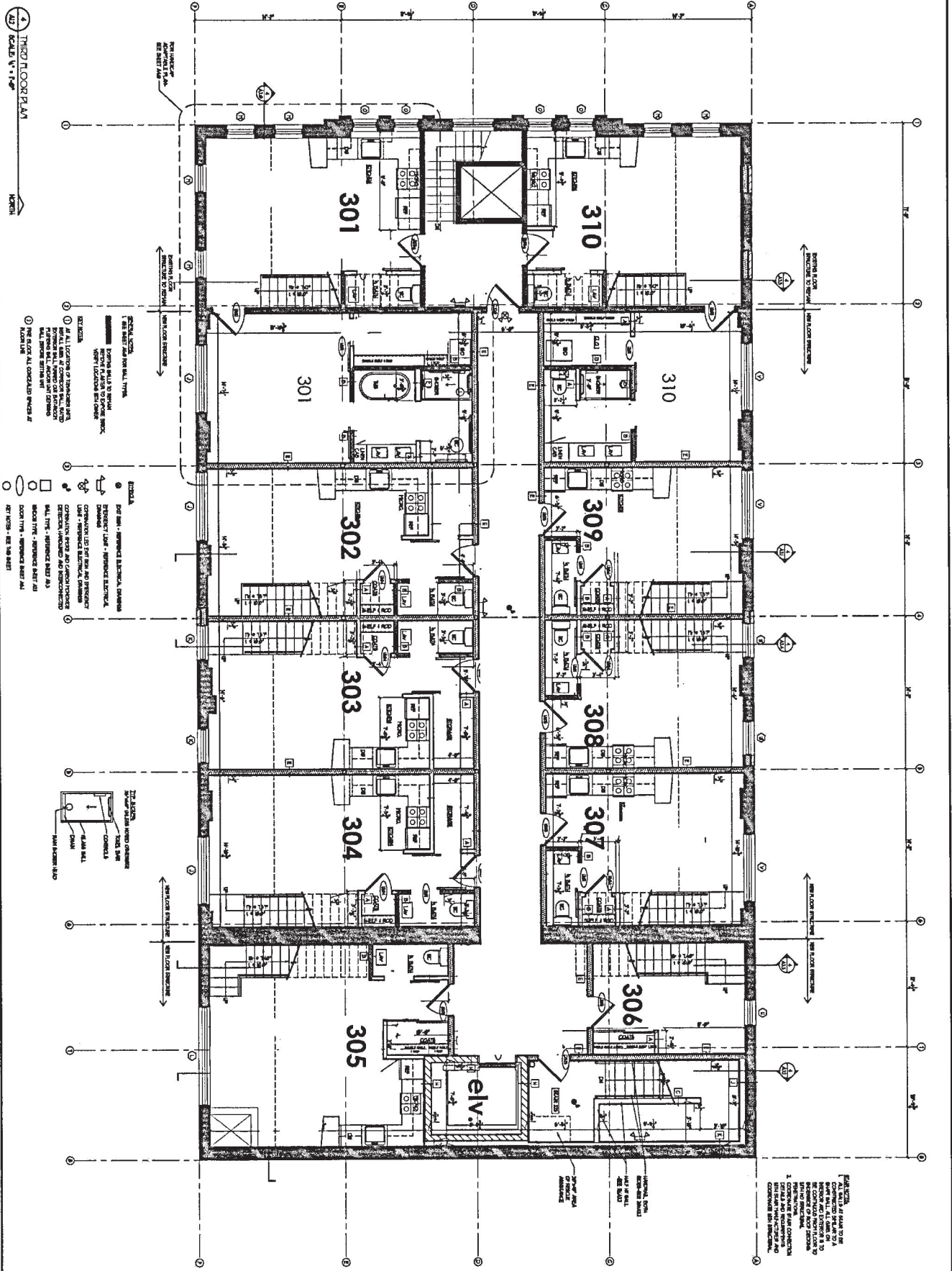
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DATE: 27 JAN 2021
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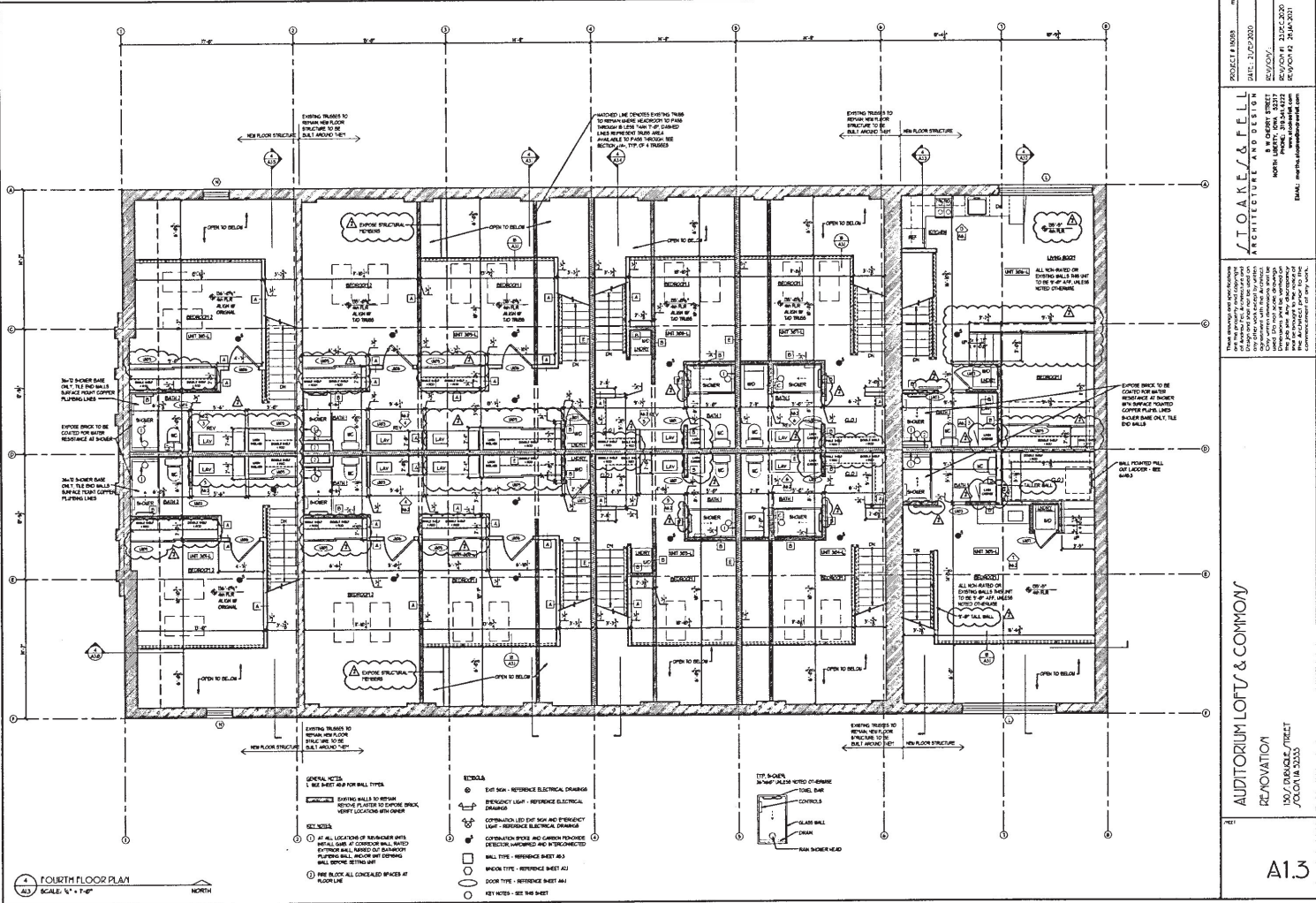
MEET

AD1.0

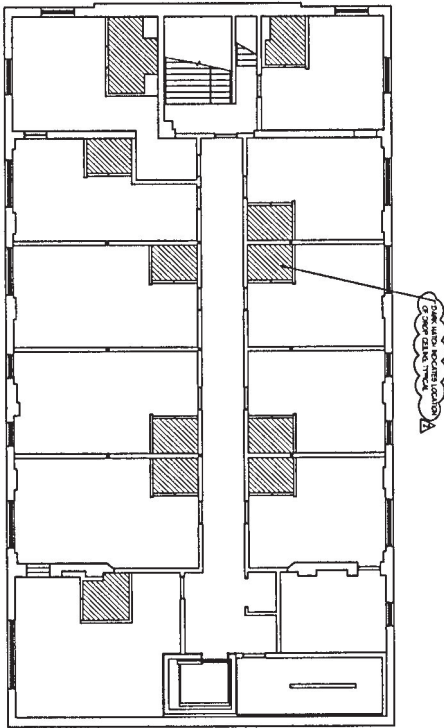




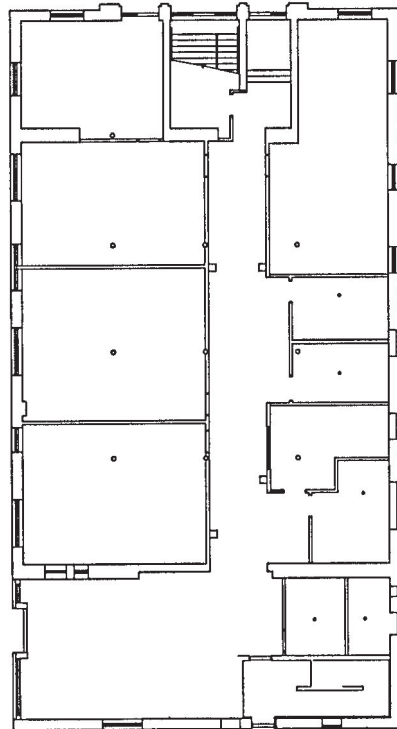




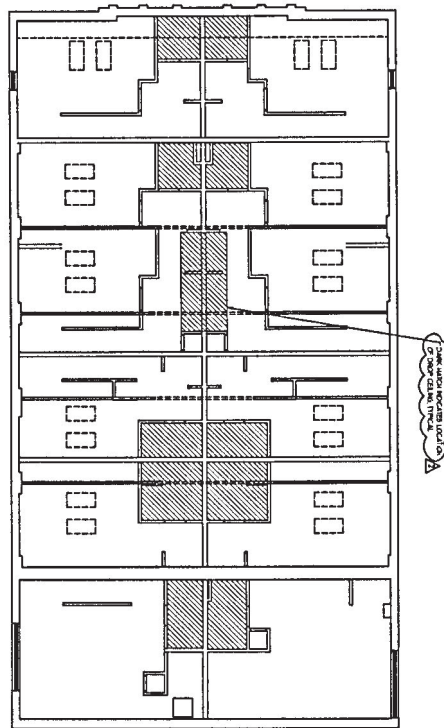
1 REFLECTED CEILING PLAN SECOND FLOOR
SCALE: 1/4" = 1'-0"
NORTH



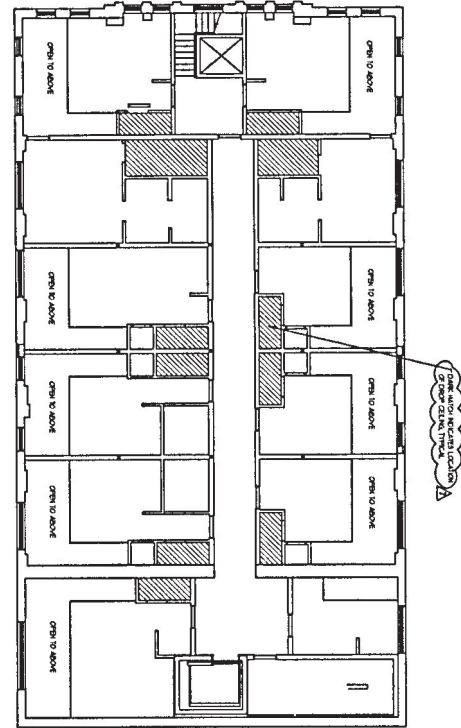
2 REFLECTED CEILING PLAN GROUND FLOOR
SCALE: 1/4" = 1'-0"
NORTH



3 REFLECTED CEILING PLAN FOURTH FLOOR
SCALE: 1/4" = 1'-0"
NORTH



4 REFLECTED CEILING PLAN THIRD FLOOR
SCALE: 1/4" = 1'-0"
NORTH





2 SOUTH ELEVATION
A2.0 SCALE: 1/8" = 1'-0"

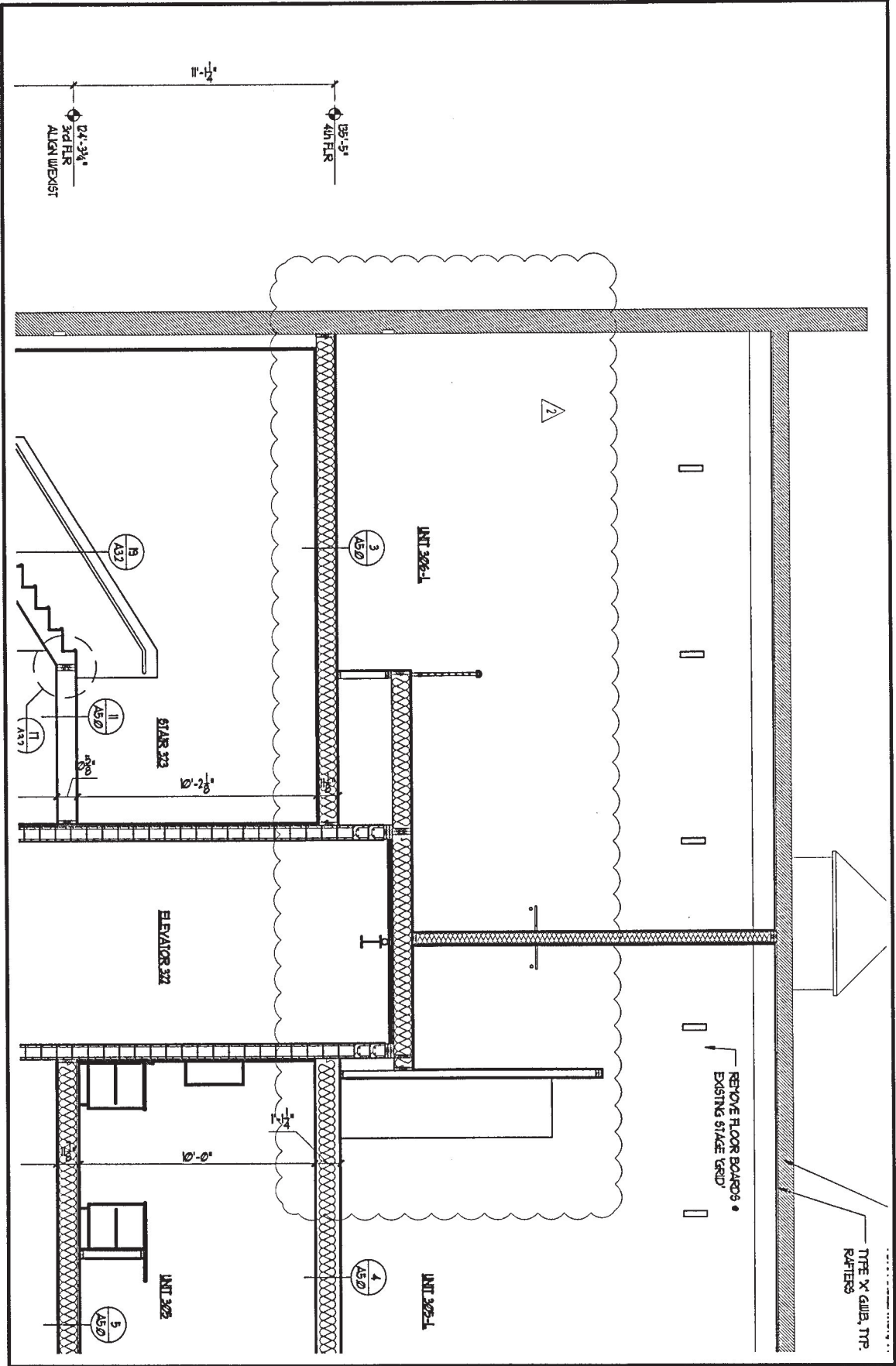
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A2.0



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COLO, IA 52335

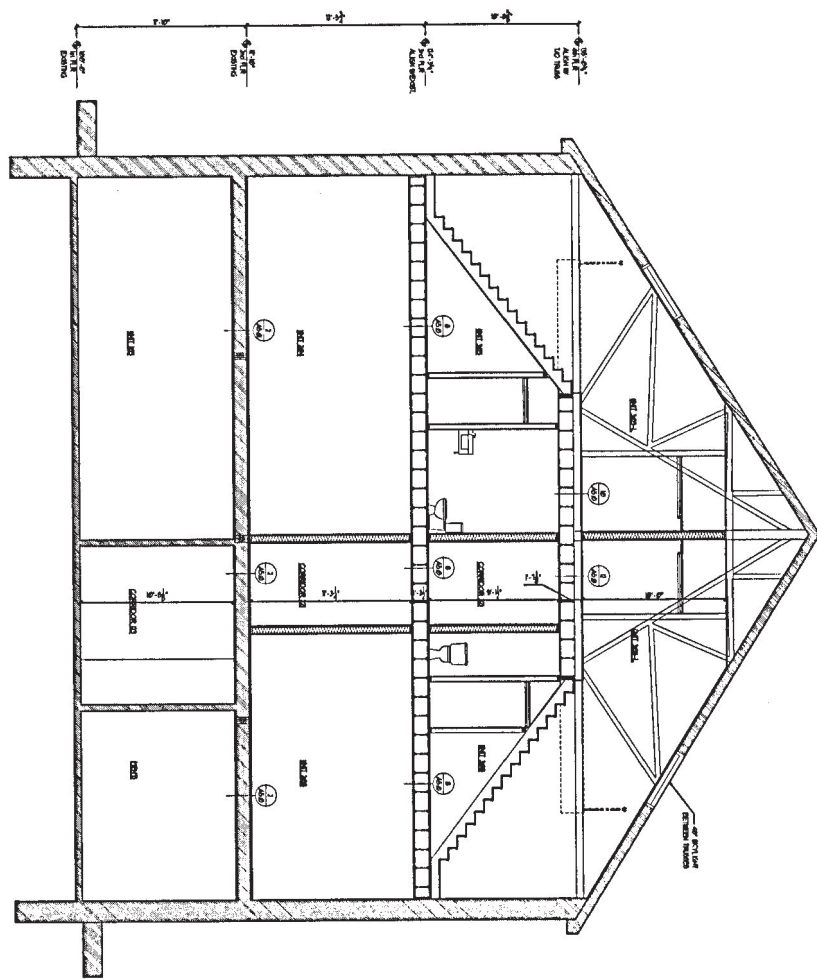
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PROJECT # 18088
DATE : 28 JAN 2021
REVISION #2

1/1 SHEET

A3.2

SECTION
BUILDING
SCALE 1/4" = 1'-0"



A3.4

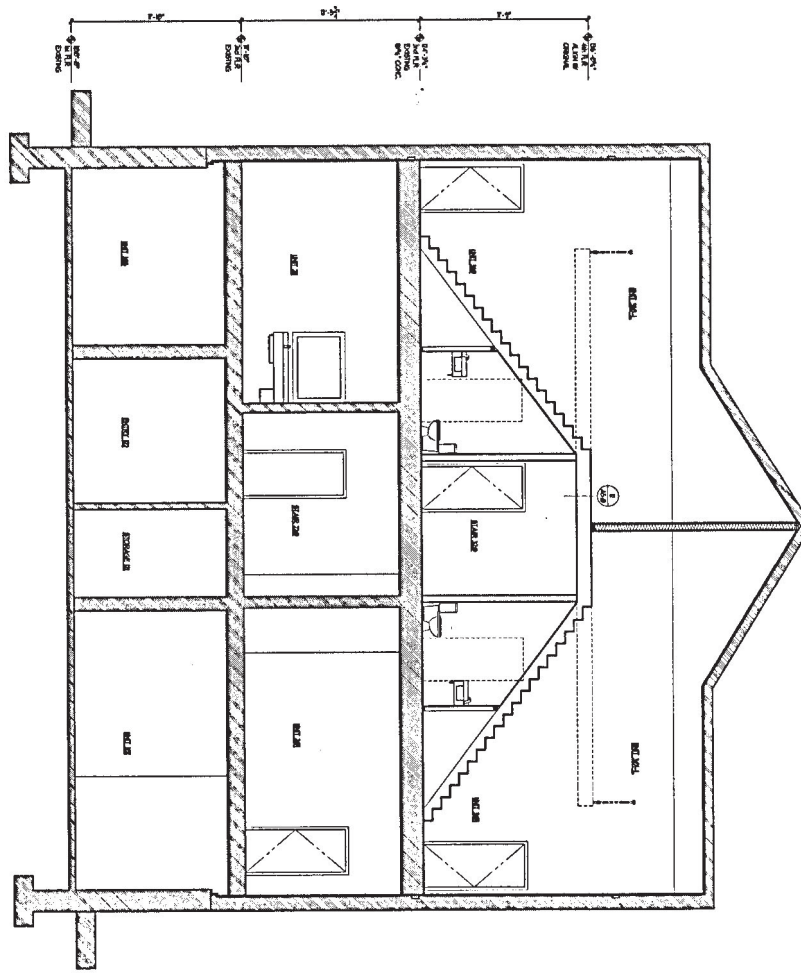
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SOLON, IA 52333

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www.stokesandfell.com
EMAIL: martha.stokes@drawinfell.com

PROJECT # 18088
DATE: 21/SEP/2020
REVISION:
REVISION #1 25 DEC 2020
REVISION #2 28 JAN 2021

1 BUILDING SECTION
A3 SCALE 1/8" = 1'-0"



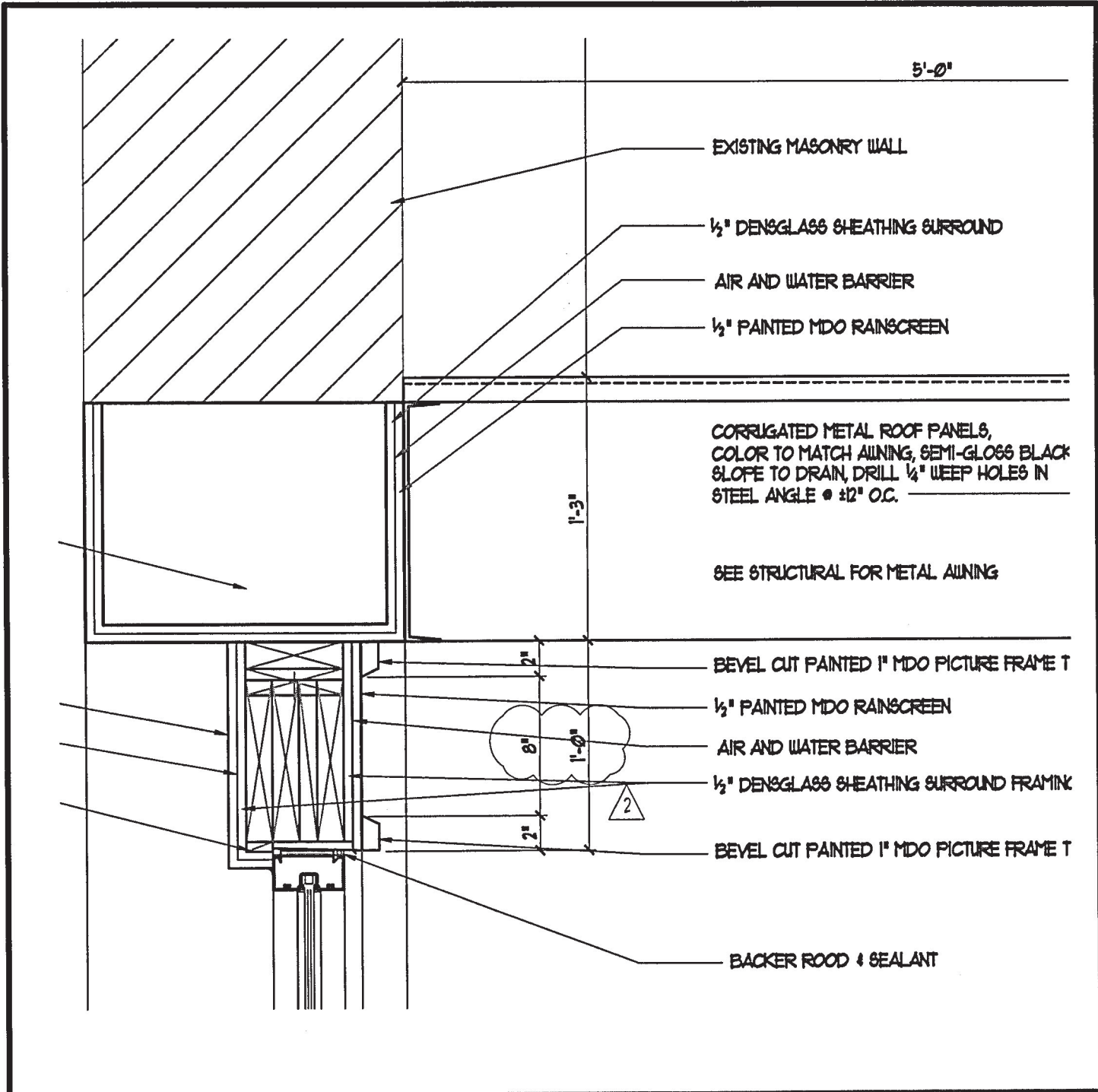
A3.5

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100 S. DUBUQUE STREET
COLO, IA 52335

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PROJECT # 18088
DATE: 21/SEP/2020
REV/NO: 1
REV/NO #1: 25/DEC/2020
REV/NO #2: 28/JAN/2021



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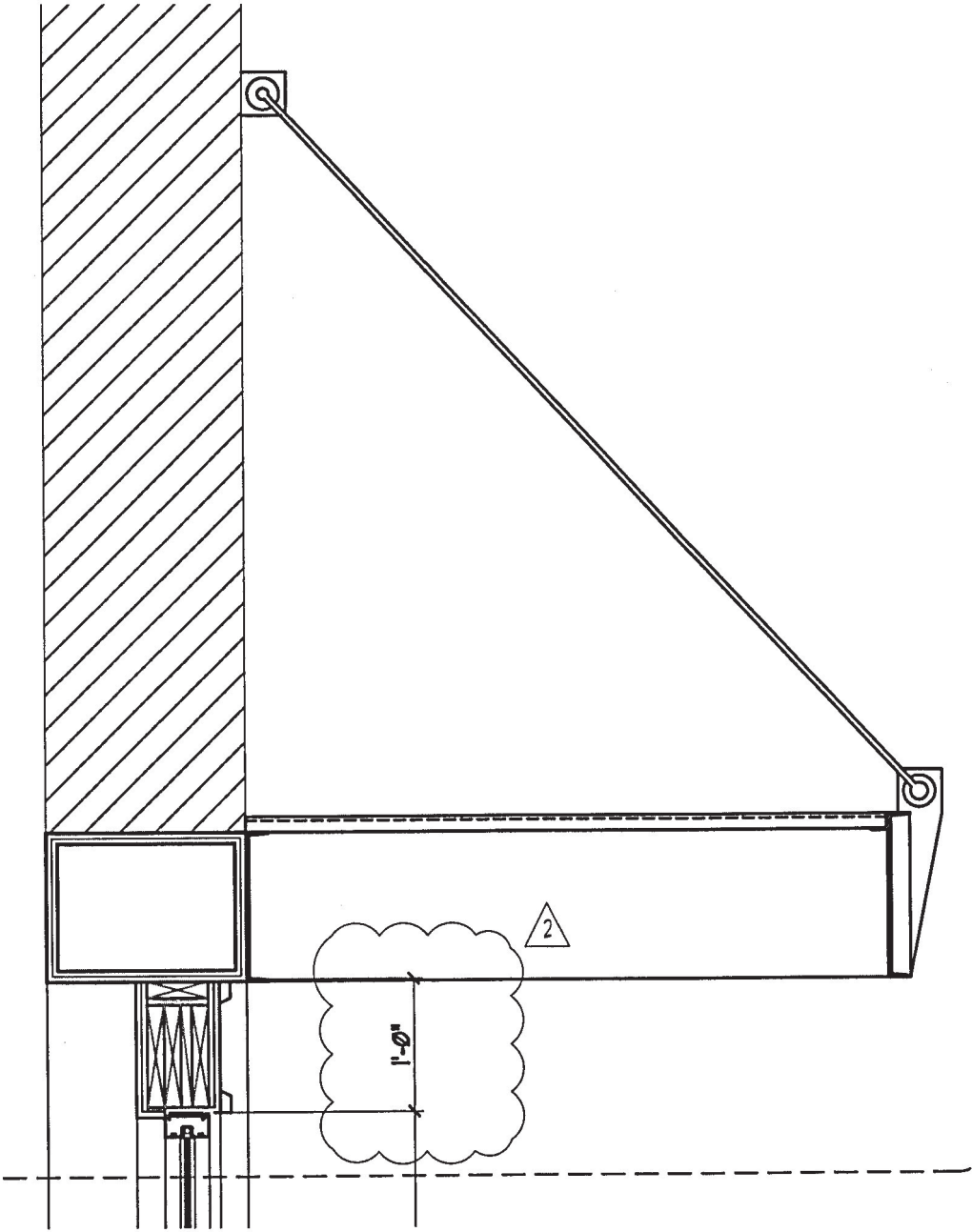
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PROJECT # 18088
DATE : 28 JAN. 2021
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A5.3



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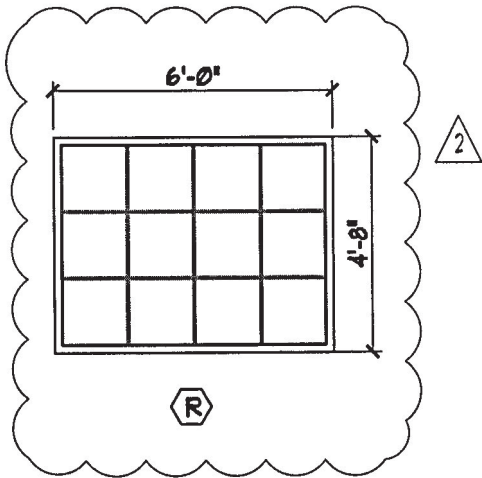
130 S. DUBUQUE STREET
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A5.4



3 WINDOW SCHEDULE

A6.0 SCALE: 1/4" = 1'-0"

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SHEET

A6.0

DOOR SCHEDULE - HOTEL UNIT & APARTMENTS											
DOOR NO.	DOOR					FRAME		HARDWARE		REMARKS	LOCATION
	TYPE	SIZE			MAT'L	MAT'L	FINISH	SET *	FINISH		
		B	H	THK							
U120	D5	3'-0"	6'-8"	P4"	UD.	UD.	PAINT	13		20 MINUTE FIRE RATED DOOR & FRAME	HOTEL ENTRY
U120	D5	3'-0"	6'-8"		UD.	UD.	PAINT	13		60 MINUTE FIRE RATED DOOR & FRAME	HOTEL ENTRY
U121	D6	3'-0"	6'-8"	P4"	UD.	UD.	PAINT	9		SLIDER ON RAIL	BATHROOM / CLOSET
U122	D5	3'-0"	6'-8"	P4"	UD.	UD.	PAINT	14			PASSAGE
U123	D6	2'-10"	6'-8"	P4"	UD.	UD.	PAINT	9		POCKET OR SLIDING BARN DOOR, ON RAIL SEE PLAN	BATHROOM / CLOSET
U124	D5	2'-6"	6'-8"	P4"	UD.	UD.	PAINT	15			CLOSET
U125	D5	3'-0"	6'-8"	P4"	UD.	MTL	PAINT	16		20 MINUTE FIRE RATED DOOR & FRAME	APARTMENT ENTRY
U125a	EXIST.	3'-0"	6'-8"	P4"	UD.	UD.	STAIN	16		SMOKE SEAL & SMOKE SWEEP, SEAL WINDOWS CLOSED ABOVE SMOKE TIGHT	APARTMENT ENTRY
U126	D5	3'-0"	6'-8"	P4"	UD.	UD.	PAINT	14			BEDROOM
U127	D1	2'-2"	6'-8"	P4"	UD.	UD.	PAINT	15		LOUVERED	LAUNDRY
U128	D5	3'-0"	6'-8"	P4"	UD.	UD.	PAINT	11		45 MINUTE FIRE RATED DOOR & FRAME DOOR FROM EACH ROOM	COMMUNICATING DOOR
U129	D6	*	6'-8"	P4"	UD.	UD.	PAINT	9		BYPASS SLIDING DOORS *SEE FLOOR PLAN FOR SIZE	CLOSET

NOTES:
1. PEEP HOLE AT UNIT ENTRY DOORS TO BE MOUNTED BETWEEN 4'-6" AND 5'-0" ABOVE DOOR THRESHOLD.

150 / DOOR SCHEDULE / PROJECT / 01/01/18 02:53

AUDITORIUM LOFT & COMMONS

PROJECT
A6.0

PROJECT # 18088
DATE: 28 JAN 2021
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