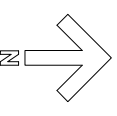


R
1



Site PLAN
SCALE: 1/64" = 1'-0"

B1



Normandy Drive

Ashton House

40 car parking

822

820

539

527

515

816

The Ashton House
Adaptive Re-Use Proposal

SHEET INDEX

A-001	Sheet Index and Site Plan
A-100	Existing Basement Plan
A-101	Existing Upstairs Plan
A-110	Proposed Downstairs Plan
A-111	Proposed Upstairs Plan
A-301	Elevations and Details

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ITEMS SHOWN ARE DIAGRAMMATIC AND ARE SHOWN FOR THE LIMITED PURPOSE OF INDICATING PROPOSED LOCATIONS OF THE DESIGN. CONTRACTORS SHALL PROVIDE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW SYSTEMS WITH EXISTING SYSTEMS.

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Ned Ashton's House
820 West Park Road
Iowa City, Iowa 52246

Project number: 12.08
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17.06.2012	REVIEW
31.12.2012	REVISED SITE PLAN

Sheet Title:
SHEET INDEX
AND
SITE PLAN
Sheet Number:
A-001

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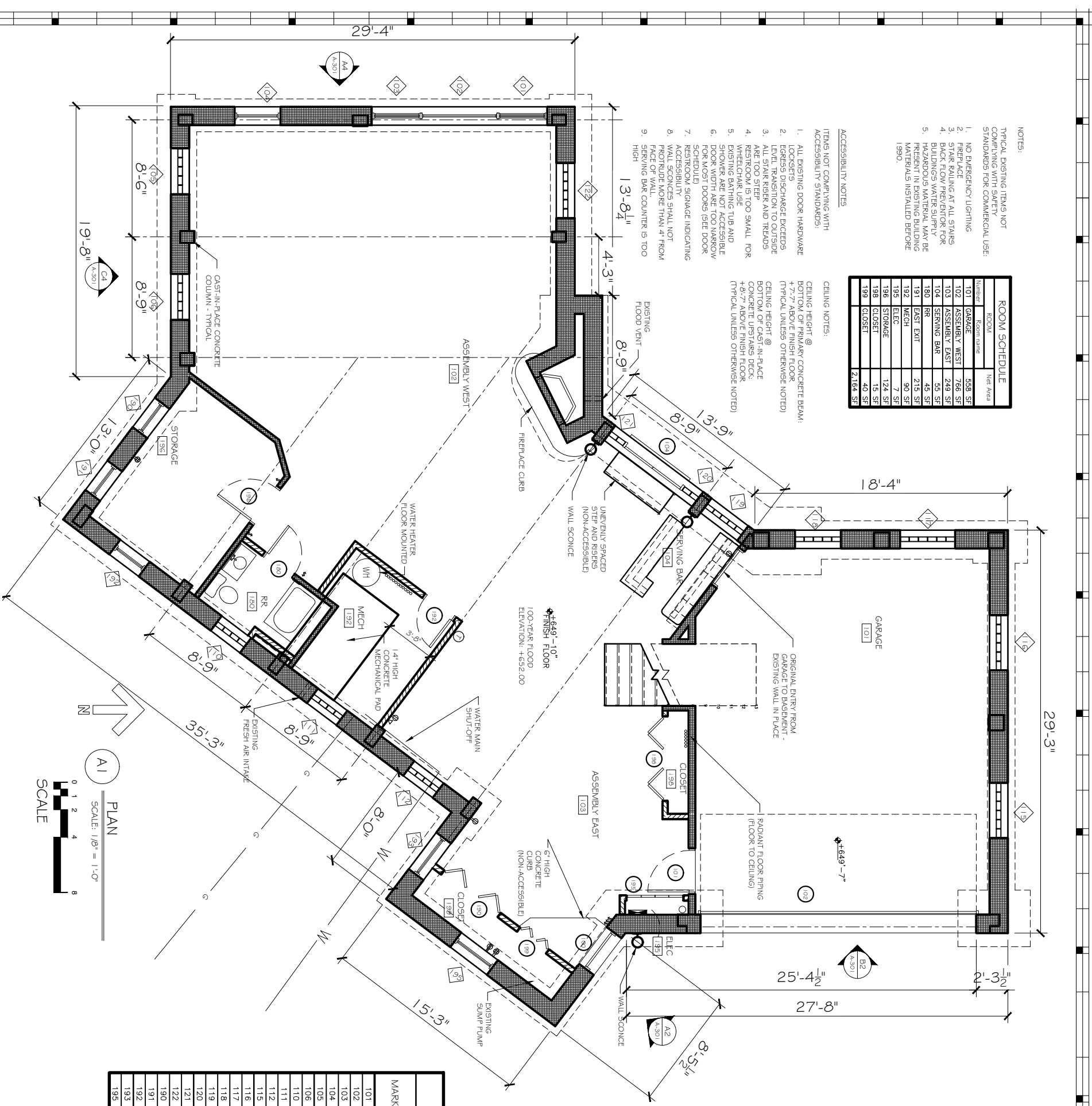
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31.12.2012	STATUS

Sheet Title:
EXISTING
BASEMENT
PLAN

Sheet Number:
A-100



ROOM SCHEDULE

Number	Room Name	Net Area
101	GARAGE	558 SF
102	ASSEMBLY WEST	766 SF
103	ASSEMBLY EAST	249 SF
104	SERVING BAR	55 SF
180	RR	45 SF
181	EAST EXIT	215 SF
192	MECH	90 SF
193	ELEC	90 SF
196	STORAGE	124 SF
198	CLOSET	15 SF
199	CLOSET	40 SF
		2,164 SF

DOOR AND FRAME SCHEDULE

Number	ROOM	Slive	SIZE-PR WxH	NOTES
100	EAST EXIT	Hinged - Single	3'-0" x 6'-8"	1
101	GARAGE	Hinged - Single	3'-0" x 6'-8"	1
102	GARAGE	Overhead - Sectional	20'-0" x 7'-0"	
104	SERVING BAR	Hinged - Exterior-French	PR 2'-6" x 6'-8"	
180	RR	Hinged - Single	2'-6" x 6'-8"	
190	CLOSET	Broad - Double	4 @ 1'-3" x 6'-8"	
192	MECH	Hinged - Single	2'-6" x 6'-8"	
193	ELEC	Broad - Double	4 @ 1'-0" x 6'-8"	
196	STORAGE	Hinged - Single	4 @ 3'-0" x 6'-8"	3
198	CLOSET	Broad - Double	4 @ 1'-6" x 6'-8"	
199	CLOSET	Broad - Double	4 @ 7'-7 1/2" x 6'-8"	

- NOTES:**
- DOOR MAY BE ACCESSIBLE IF CHANGE THE DOOR'S LOCKET FROM EXISTING ORBIT-STYLE HANDLE TO A LEVER-STYLE IF THE OCCUPANT LOAD IS UNDER 50.
 - ACCESSIBLE OPENING
 - DOOR OPENING MAY BE ACCESSIBLE IF DOOR(S) ARE REMOVED
 - SAFETY GLAZING MAY BE REQUIRED.

WINDOW SCHEDULE

MARK	SIZE	Sill Height	Header Height	TYPE	NOTES
101	3'-8"	5'-0"	2'-5"	7'-5"	Double Hung
102	5'-9"	5'-0"	2'-5"	7'-5"	Picture
103	3'-8"	5'-0"	2'-5"	7'-5"	Double Hung
104	3'-4"	2'-0"	4'-8"	6'-8"	Picture
105	3'-4"	2'-0"	5'-0"	7'-0"	Glass Block Window
106	3'-4"	2'-0"	5'-0"	7'-0"	Glass Block Window
110	2'-8"	2'-0"	5'-0"	7'-0"	Glass Block Window
111	2'-8"	2'-0"	5'-0"	7'-0"	Glass Block Window
112	2'-8"	2'-0"	5'-0"	7'-0"	Glass Block Window
115	4'-0"	4'-0"	3'-0"	7'-0"	Glass Block Window
116	4'-0"	4'-0"	3'-0"	7'-0"	Glass Block Window
117	4'-0"	4'-0"	3'-0"	7'-0"	Glass Block Window
118	3'-4"	4'-0"	3'-8"	7'-0"	Glass Block Window
119	3'-4"	4'-0"	3'-0"	7'-0"	Glass Block Window
120	1'-4"	6'-8"	1'-2"	7'-10"	Glass Block Window
121	1'-4"	6'-8"	1'-2"	7'-10"	Glass Block Window
122	4'-0"	4'-0"	3'-0"	7'-0"	Glass Block Window
190	2'-8"	2'-0"	5'-2"	7'-2"	Picture
191	2'-8"	2'-0"	5'-2"	7'-2"	Picture
192	2'-8"	2'-0"	5'-2"	7'-2"	Picture
193	3'-4"	2'-0"	5'-2"	7'-2"	Picture
195	3'-4"	2'-0"	5'-2"	7'-2"	Picture

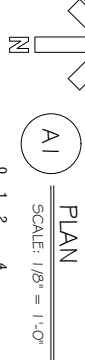
- NOTES:**
- NO EMERGENCY LIGHTING
 - FIREPLACE
 - STAIR RAILING AT ALL STAIRS
 - BACKFLOW PREVENTOR FOR BUILDING WATER SUPPLY
 - PRESENT IN EXISTING BUILDING MATERIALS INSTALLED BEFORE 1990.

- ACCESSIBILITY NOTES:**
- ITEMS NOT COMPLYING WITH ACCESSIBILITY STANDARDS:
- ALL EXISTING DOOR HARDWARE LOCKSETS
 - EGRESS DISCHARGE EXCEEDS LEVEL TRANSITION TO OUTSIDE
 - ALL STAIR RIGID AND TREADS ARE TOO STEEP
 - RESTROOM IS TOO SMALL FOR WHEELCHAIR USE
 - EXISTING BATHING TUB AND SHOWER ARE NOT ACCESSIBLE FOR MOST DOORS (SEE DOOR SCHEDULE)
 - RESTROOM SIGNAGE INDICATING ACCESSIBILITY
 - WALL SCONCES SHALL NOT PROTRUDE MORE THAN 4" FROM FACE OF WALL
 - SERVING BAR COUNTER IS TOO HIGH

CEILING NOTES:

CEILING HEIGHT @ PERIMETER CONCRETE BEAM: 8'-7 1/2" ABOVE FINISH FLOOR (TYPICAL UNLESS OTHERWISE NOTED)

CEILING HEIGHT @ BOTTOM OF CAST-IN-PLACE CONCRETE CHIMNEY STACK: 4'-0" UNLESS OTHERWISE NOTED (TYPICAL UNLESS OTHERWISE NOTED)



SAFETY NOTES:
 TYPICAL EXISTING ITEMS NOT COMPLYING WITH SAFETY STANDARDS FOR COMMERCIAL USE:

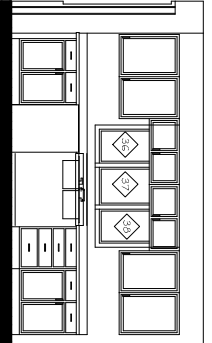
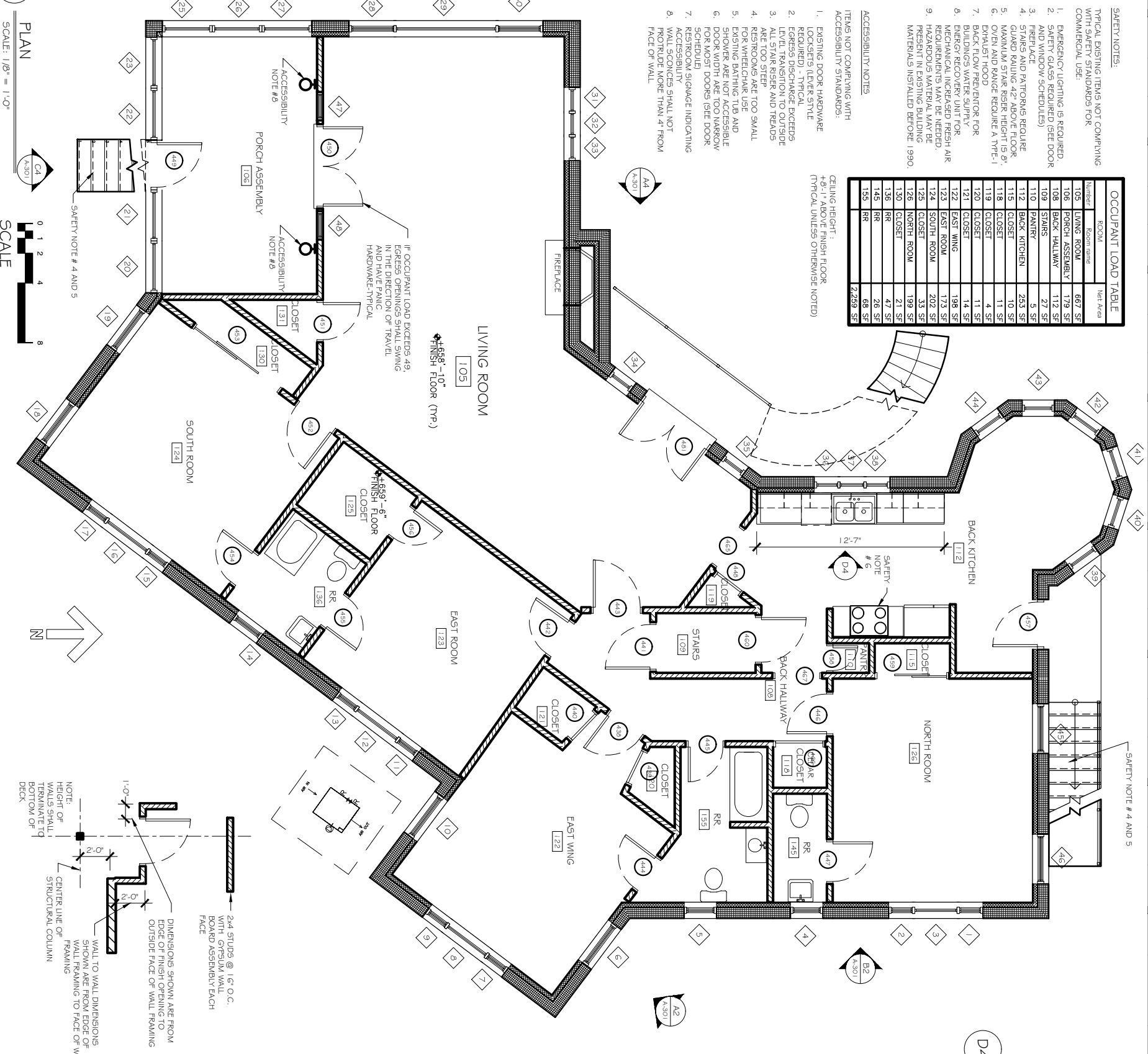
1. EMERGENCY LIGHTING IS REQUIRED.
2. SAFETY GLASS REQUIRED (SEE DOOR AND WINDOW SCHEDULES)
3. FIREPLACE
4. STAIRS AND PATIOWNS REQUIRE GUARD RAILING 42" ABOVE FLOOR.
5. MAXIMUM STAIR RISER HEIGHT IS 8".
6. EXISTING HOOD REQUIRE A TYPE-I BACKFLOW PREVENTER FOR ENERGY RECOVERY UNIT FOR MECHANICAL INCREASED FRESH AIR REQUIREMENTS MAY BE NEEDED. HAZARDOUS MATERIAL MAY BE PRESENT IN EXISTING BUILDING MATERIALS INSTALLED BEFORE 1990.

ACCESSIBILITY NOTES

- ITEMS NOT COMPLYING WITH ACCESSIBILITY STANDARDS:
1. EXISTING DOOR HARDWARE (LOCKSETS, LEVER STYLE REQUIRED) - TYPICAL
 2. EGRESS DISCHARGE EXCEEDS LEVEL TRANSITION TO OUTSIDE ALL STAIR RISER AND TREADS ARE TOO STEEP
 3. RESTROOMS ARE TOO SMALL
 4. EXISTING BATHING TUB AND SHOWER ARE NOT ACCESSIBLE FOR MOST DOORS (SEE DOOR SCHEDULE)
 7. RESTROOM SIGNAGE INDICATING ACCESSIBILITY
 8. WALL SCOUNCES SHALL NOT PROJECT MORE THAN 4" FROM FACE OF WALL

Room	Room Use	Net Area
105	LIVING ROOM	667 SF
106	PORCH ASSEMBLY	179 SF
108	BACK HALLWAY	112 SF
109	STAIRS	27 SF
110	PANTRY	5 SF
112	BACK KITCHEN	253 SF
115	CLOSET	10 SF
118	CLOSET	11 SF
119	CLOSET	4 SF
120	CLOSET	11 SF
121	CLOSET	14 SF
122	EAST WING	196 SF
123	EAST ROOM	173 SF
124	SOUTH ROOM	202 SF
126	NORTH ROOM	33 SF
128	CLOSET	199 SF
130	CLOSET	21 SF
136	RR	47 SF
145	RR	26 SF
155	RR	68 SF
		2,259 SF

CEILING HEIGHT: +9'-1" ABOVE FINISH FLOOR (TYPICAL UNITS/5 OTHERWISE NOTED)



INTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

Number	ROOM	Style	SIZE-PR WxH	NOTES
438	EAST WING	Hinged - Single	2'-8" x 6'-8"	-
439	EAST WING	Hinged - Single	2'-4" x 6'-8"	-
440	EAST WING	Hinged - Single	2'-4" x 6'-8"	-
441	BACK HALLWAY	Hinged - Single	3'-0" x 6'-8"	-
442	EAST ROOM	Hinged - Single	2'-8" x 6'-8"	3
443	LIVING ROOM	Hinged - Single	3'-2" x 6'-8"	3
444	EAST WING	Hinged - Single	2'-6" x 6'-8"	-
445	RR	Hinged - Single	2'-4" x 6'-8"	-
446	BACK HALLWAY	Hinged - Single	2'-8" x 6'-8"	-
447	NORTH ROOM	Hinged - Single	2'-8" x 6'-8"	-
448	BACK KITCHEN	Hinged - Single	2'-0" x 6'-8"	-
449	PORCH ASSEMBLY	Hinged - Single	3'-0" x 6'-8"	1
450	FORCH ASSEMBLY	Hinged - Exterior-French	PR 2'-8" x 6'-8"	3
451	LIVING ROOM	Hinged - Single	3'-0" x 6'-8"	-
452	SOUTH ROOM	Hinged - Single	3'-0" x 6'-8"	3
453	PORCH ASSEMBLY	Sliding - Double	PR 3'-6" x 6'-8"	-
454	EAST ROOM	Hinged - Single	2'-6" x 6'-8"	-
455	EAST ROOM	Hinged - Single	2'-4" x 6'-8"	-
456	EAST ROOM	Hinged - Single	2'-4" x 6'-8"	-
457	BACK KITCHEN	Hinged - Single	3'-0" x 6'-8"	1
458	BACK HALLWAY	Hinged - Single	1'-8" x 6'-8"	-
459	NORTH ROOM	Sliding - Double	PR 2'-4" x 6'-8"	-
460	BACK HALLWAY	Hinged - Single	PR 3'-0" x 6'-8"	-
465	LIVING ROOM	Coated Opening	3'-0" x 6'-8"	-
466	CLOSET	Hinged - Single	3'-2" x 6'-8"	1
467	BACK HALLWAY	Coated Opening	PR 2'-8" x 6'-8"	2
481	LIVING ROOM	Hinged - Double	PR 2'-8" x 6'-8"	-

- NOTES:**
1. DOOR MAY BE ACCESSIBLE IF CHANGE THE DOOR, LOCKET FROM EXISTING.
 2. ORBIT STYLE HANDLE TO A LEVER STYLE IF THE OCCUPANT LOAD IS UNDER 50.
 3. DOOR OPENING MAY BE ACCESSIBLE IF DOOR(S) ARE REMOVED.
 4. SAFETY GLAZING MAY BE REQUIRED.

MARK	SIZE	HEIGHT	Sill Height	Header Height	TYPE	NOTES
1	1'-9"	5'-0"	2'-0"	7'-0"	Double Hung	---
2	1'-9"	5'-0"	2'-0"	7'-0"	Double Hung	---
3	3'-2"	5'-0"	2'-0"	7'-0"	Double Hung	---
4	2'-2"	2'-5"	4'-7"	7'-0"	Double Hung	---
5	2'-2"	2'-5"	4'-6"	7'-0"	Double Hung	---
6	3'-4"	3'-10"	3'-2"	7'-0"	Double Hung	---
7	1'-9"	5'-0"	2'-0"	7'-0"	Picture	---
8	3'-6"	5'-0"	2'-0"	7'-0"	Picture	---
9	3'-9"	4'-8"	2'-4"	7'-0"	Picture	---
10	1'-3"	5'-0"	2'-0"	7'-0"	Picture	---
11	3'-9"	4'-9"	2'-0"	7'-0"	Picture	---
12	3'-7"	4'-7"	2'-5"	7'-0"	Picture	---
13	1'-8"	3'-4"	2'-5"	7'-0"	Picture	---
14	2'-3"	4'-7"	2'-5"	7'-0"	Picture	---
15	1'-8"	1'-2"	2'-5"	7'-0"	Picture	---
16	3'-7"	4'-10"	2'-5"	7'-0"	Picture	---
17	1'-8"	3'-4"	4'-10"	7'-0"	Picture	---
18	3'-4"	4'-8"	2'-4"	7'-0"	Picture	---
19	3'-4"	4'-8"	2'-4"	7'-0"	Picture	---
20	3'-9"	3'-4"	2'-0"	7'-0"	Picture	---
21	3'-5"	3'-4"	2'-0"	7'-0"	Picture	---
22	3'-5"	3'-4"	2'-0"	7'-0"	Picture	---
23	3'-4"	5'-0"	2'-0"	7'-0"	Picture	---
24	3'-4"	5'-0"	2'-0"	7'-0"	Picture	---
25	3'-4"	5'-0"	2'-0"	7'-0"	Picture	---
26	3'-4"	5'-0"	2'-0"	7'-0"	Picture	---
27	3'-4"	5'-0"	2'-0"	7'-0"	Picture	---
28	3'-2"	5'-0"	2'-0"	7'-0"	Picture	---
29	7'-0"	1'-4"	2'-0"	7'-0"	Picture	---
30	3'-1"	3'-4"	2'-0"	7'-0"	Picture	---
31	1'-9"	4'-6"	2'-0"	7'-0"	Picture	---
32	1'-9"	4'-6"	2'-0"	7'-0"	Picture	---
33	1'-9"	4'-6"	2'-0"	7'-0"	Picture	---
34	1'-9"	4'-6"	2'-0"	7'-0"	Picture	---
35	1'-9"	4'-6"	2'-0"	7'-0"	Picture	---
36	1'-9"	4'-6"	2'-0"	7'-0"	Picture	---
37	1'-11"	3'-6"	3'-6"	7'-0"	Picture	---
38	1'-9"	3'-6"	3'-6"	7'-0"	Picture	---
39	2'-2"	3'-0"	2'-0"	7'-0"	Picture	---
40	2'-2"	3'-0"	2'-0"	7'-0"	Picture	---
41	2'-2"	3'-0"	2'-0"	7'-0"	Picture	---
42	2'-2"	3'-0"	2'-0"	7'-0"	Picture	---
43	2'-2"	3'-0"	2'-0"	7'-0"	Picture	---
44	2'-2"	3'-0"	2'-0"	7'-0"	Picture	---
45	3'-4"	5'-10"	3'-2"	7'-0"	Double Hung	---
46	3'-4"	3'-10"	3'-2"	7'-0"	Double Hung	---
47	1'-11"	4'-6"	2'-2"	6'-8"	Picture	A
48	1'-11"	4'-6"	2'-2"	6'-8"	Picture	A

NOTES:
 A. SAFETY GLASS MAY BE REQUIRED.

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Project number: 12.08

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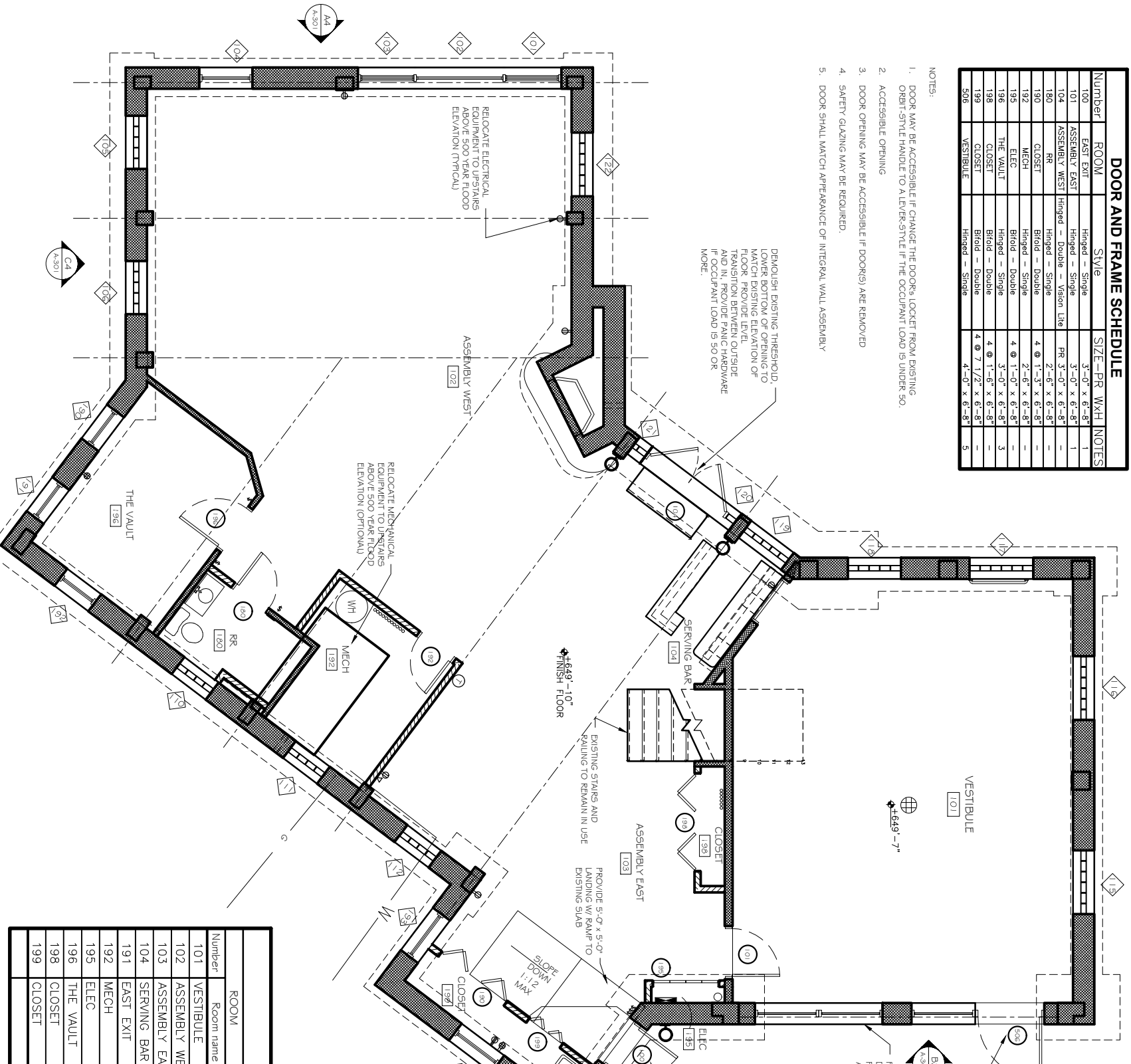
Date	Description
17.06.2012	REVIEW
07.11.2012	STATUS
31.12.2012	REVISED

Sheet Title:
EXISTING UPSTAIRS PLAN

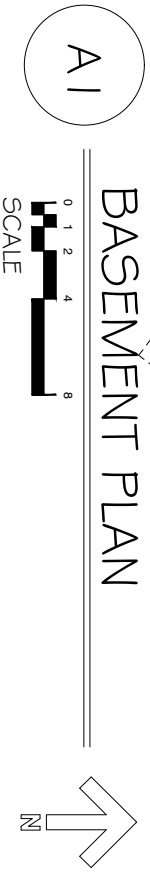
Sheet Number:
A-101

Number	ROOM	Style	SIZE-PR WxH	NOTES
100	EAST EXIT	Hinged - Single	3'-0" x 6'-8"	1
101	ASSEMBLY EAST	Hinged - Single	3'-0" x 6'-8"	1
104	ASSEMBLY WEST	Hinged - Double - Vision Lite	PR 3'-0" x 6'-8"	-
180	RR	Hinged - Single	2'-6" x 6'-8"	-
190	CLOSET	Bi-fold - Double	4 @ 1'-3" x 6'-8"	-
192	MECH	Hinged - Single	2'-8" x 6'-8"	-
195	THE VAULT	Bi-fold - Double	4 @ 1'-0" x 6'-8"	-
196	THE VAULT	Hinged - Single	3'-0" x 6'-8"	3
198	CLOSET	Bi-fold - Double	4 @ 1'-6" x 6'-8"	-
199	CLOSET	Bi-fold - Double	4 @ 7 1/2" x 6'-8"	-
506	VESTIBULE	Hinged - Single	4'-0" x 6'-8"	5

- NOTES:
- DOOR MAY BE ACCESSIBLE IF CHANGE THE DOOR'S LOCKET FROM EXISTING ORBIT-STYLE HANDLE TO A LEVER-STYLE IF THE OCCUPANT LOAD IS UNDER 50.
 - ACCESSIBLE OPENING
 - DOOR OPENING MAY BE ACCESSIBLE IF DOOR(S) ARE REMOVED
 - SAFETY GLAZING MAY BE REQUIRED.
 - DOOR SHALL MATCH APPEARANCE OF INTEGRAL WALL ASSEMBLY



ROOM	Room name	Occupancy	Net Area	LOAD FACTOR	OCCUPANT LOAD
101	VESTIBULE	circulation	558 SF	0	0
102	ASSEMBLY WEST	assembly	766 SF	15	51.0
103	ASSEMBLY EAST	assembly	247 SF	15	16.5
104	SERVING BAR	kitchen	87 SF	200	.4
191	EAST EXIT	circulation	215 SF	0	0
192	MECH	m-e	90 SF	300	.3
195	ELEC	accessory storage	7 SF	300	.0
196	THE VAULT	accessory storage	124 SF	300	.4
198	CLOSET	accessory storage	16 SF	300	.1
199	CLOSET	accessory storage	40 SF	300	.1
			2,150 SF		68.9



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17.06.2012	REVIEW
07.11.2012	REVIEW
18.12.2012	RESUBMITTAL
31.12.2012	RESUBMITTAL

Sheet Title:
 PROPOSED
 DOWNSTAIRS
 PLAN

Sheet Number:
 A-110

Architect:



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18.12.2012	REVIEW REVISIONS
31.12.2012	REVIEW REVISIONS

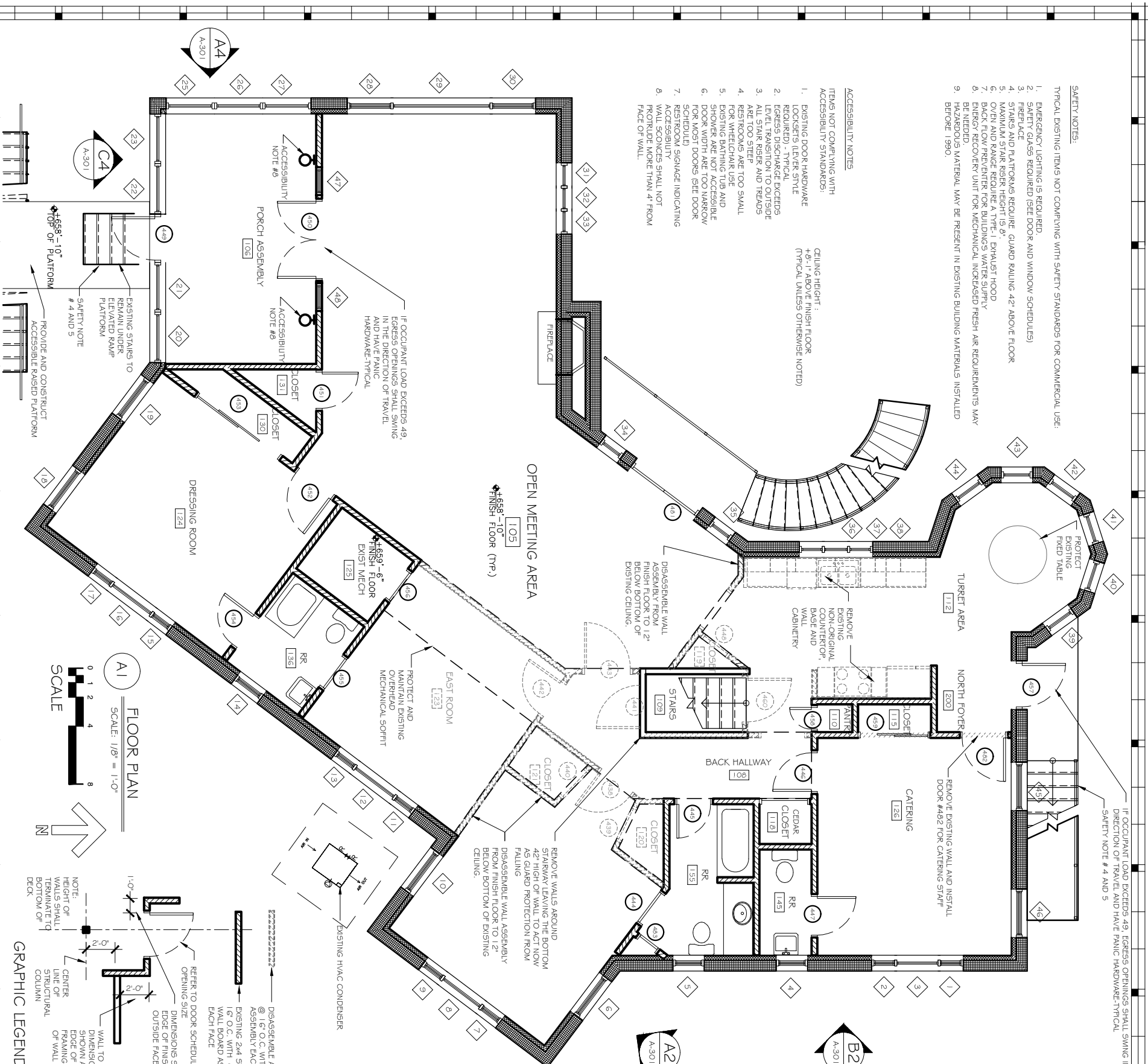
Sheet Title:
UPSTAIRS
PLAN

Sheet Number:
A-111

Room Number	Room Name	Occupancy	Net Area	LOAD FACTOR	OCCUPANT LOAD
106	OPEN MEETING AREA	assembly	1,116 SF	15	74.4
108	BACK HALLWAY	circulation	179 SF	0	0
109	STAIRS	circulation	66 SF	0	0
110	PANTRY	accessory storage	36 SF	300	0
112	TURRET AREA	kitchen	5 SF	300	0
115	CLOSET	accessory storage	241 SF	200	1.2
116	CLOSET	accessory storage	11 SF	300	0
124	DRESSING ROOM	N-A	202 SF	300	0
125	EXIST MECH	accessory storage	33 SF	300	0
126	CATERING	kitchen	199 SF	200	1.0
130	CLOSET	accessory storage	21 SF	300	0
131	CLOSET	accessory storage	13 SF	300	0
136	RR	N-A	47 SF	0	0
145	RR	N-A	26 SF	0	0
155	RR	N-A	69 SF	0	0
					76.9

Number	ROOM	Style	SIZE-PR	W.H	NOTES
444	OPEN MEETING AREA	Hinged - Single	2'-6" x 6'-8"	-	-
445	RR	Hinged - Single	2'-4" x 6'-8"	-	-
446	BACK HALLWAY	Hinged - Single	2'-8" x 6'-8"	-	-
447	CATERING	Hinged - Single	2'-8" x 6'-8"	-	-
449	PORCH ASSEMBLY	Hinged - Single	3'-0" x 6'-8"	1	-
450	OPEN MEETING AREA	Hinged - Double - Extent-French	2'-8" x 6'-8"	3	PR 2'-6" x 6'-8"
451	OPEN MEETING AREA	Hinged - Single	2'-6" x 6'-8"	3	3'-0" x 6'-8"
452	DRESSING ROOM	Hinged - Single	3'-0" x 6'-8"	3	3'-0" x 6'-8"
453	PORCH ASSEMBLY	Sliding - Double - Full Lite	2'-6" x 6'-8"	-	RR 3'-6" x 6'-8"
454	DRESSING ROOM	Hinged - Single	2'-6" x 6'-8"	-	-
455	OPEN MEETING AREA	Hinged - Single	2'-6" x 6'-8"	-	-
456	OPEN MEETING AREA	Hinged - Single	2'-4" x 6'-8"	-	-
457	NORTH FOYER	Hinged - Single	3'-0" x 6'-8"	1	-
458	PANTRY	Hinged - Double - Full Lite	1'-6" x 6'-8"	-	PR 2'-4" x 6'-8"
459	CATERING	Hinged - Single	3'-2" x 6'-8"	1	-
466	CLOSET	Hinged - Double - Extent-French	2'-8" x 6'-8"	1	PR 2'-8" x 6'-8"
481	OPEN MEETING AREA	Hinged - Double - Extent-French	3'-0" x 6'-8"	1	3'-0" x 6'-8"
482	CATERING	Hinged - Single	1'-6" x 6'-8"	1	-
483	RR	Hinged - Single	1'-6" x 6'-8"	1	-

- NOTES:
1. DOOR MAY BE ACCESSIBLE IF CHANGE THE DOOR'S LOCKET FROM EXISTING ORNB-STYLE HANDLE TO A LOCKET WITH OCCUPANT LOAD IS UNDER 50.
 2. LOCKET STYLE OF THE OCCUPANT LOAD IS UNDER 50.
 3. DOOR OPENING MAY BE ACCESSIBLE IF DOOR(S) ARE REMOVED
 4. SAFETY GLAZING MAY BE REQUIRED.



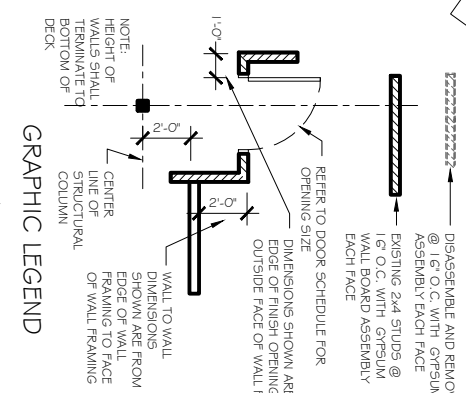
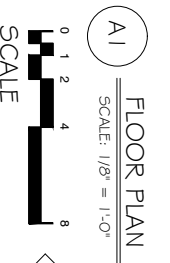
- SAFETY NOTES:**
TYPICAL EXISTING ITEMS NOT COMPILING WITH SAFETY STANDARDS FOR COMMERCIAL USE:
1. EMERGENCY LIGHTING IS REQUIRED.
 2. SAFETY GLAZES REQUIRED (SEE DOOR AND WINDOW SCHEDULES)
 3. REFRIGERATE
 4. STAIRS AND PLATFORMS REQUIRE GUARD RAILING 42" ABOVE FLOOR
 5. MAXIMUM STAIR RISER HEIGHT IS 8"
 6. OVER AND RANGE REQUIRE A TYPE 1 EXHAUST HOOD
 7. BACK FLOW PREVENTER FOR BUILDINGS WATER SUPPLY
 8. ENERGY RECOVER UNIT FOR MECHANICAL INCREASED FRESH AIR REQUIREMENTS MAY HAZARDOUS MATERIAL MAY BE PRESENT IN EXISTING BUILDING MATERIALS INSTALLED BEFORE 1990.

- ACCESSIBILITY NOTES:**
ITEMS NOT COMPILING WITH ACCESSIBILITY STANDARDS:
1. EXISTING DOOR HARDWARE LOCKSETS, LEVER STYLE REQUIRED.
 2. EGRESS DISCHARGE EXCEEDS LEVEL TRANSITION TO OUTSIDE ARE TOO STEEP
 3. ALL STAIR RISER AND TREADS ARE TOO STEEP
 4. RESTROOMS ARE TOO SMALL FOR WHEELCHAIR USE
 5. EXISTING BATHING TUB AND SHOWER ARE TOO NARROW
 6. DOOR WIDTH ARE TOO NARROW FOR MOST DOORS (SEE DOOR SCHEDULE)
 7. RESTROOM SIGNAGE INDICATING ACCESSIBILITY
 8. WALL SCONCES SHALL NOT PROTRUDE MORE THAN 4" FROM FACE OF WALL

- CEILING HEIGHT:**
+9'-11" ABOVE FINISH FLOOR (TYPICAL UNLESS OTHERWISE NOTED)

IF OCCUPANT LOAD EXCEEDS 49, EGRESS OPENINGS SHALL SWING IN THE DIRECTION OF TRAVEL AND HAVE PANIC HARDWARE-TYPICAL

IF OCCUPANT LOAD EXCEEDS 49, EGRESS OPENINGS SHALL SWING IN THE DIRECTION OF TRAVEL AND HAVE PANIC HARDWARE-TYPICAL



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ITEMS SHOWN ARE DIAGRAMMATIC AND ARE SHOWN FOR THE LIMITED PURPOSE OF INDICATING PROPOSED LOCATIONS OF THE DESIGN. CONTRACTORS SHALL PROVIDE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW SYSTEMS WITH EXISTING SYSTEMS.

Thomas McInerney Architect reserves the right to determine a fair and equitable solution to any problems, mistakes, oversights or hidden damage. Please do not hesitate to phone our office at 319-331-0365, especially immediately upon discovery a conflict with the Scope of Work. Please do not instinctively produce a solution or proceed with work that would result in a change order requiring reimbursement by the owner. Any solutions outside this policy shall be with prior approval and will be at the franchisee's or contractor's expense.

Project:

Adaptive Reuse Study
Ned Ashton's House
820 West Park Road
Iowa City, Iowa 52246

Project number: 12.08

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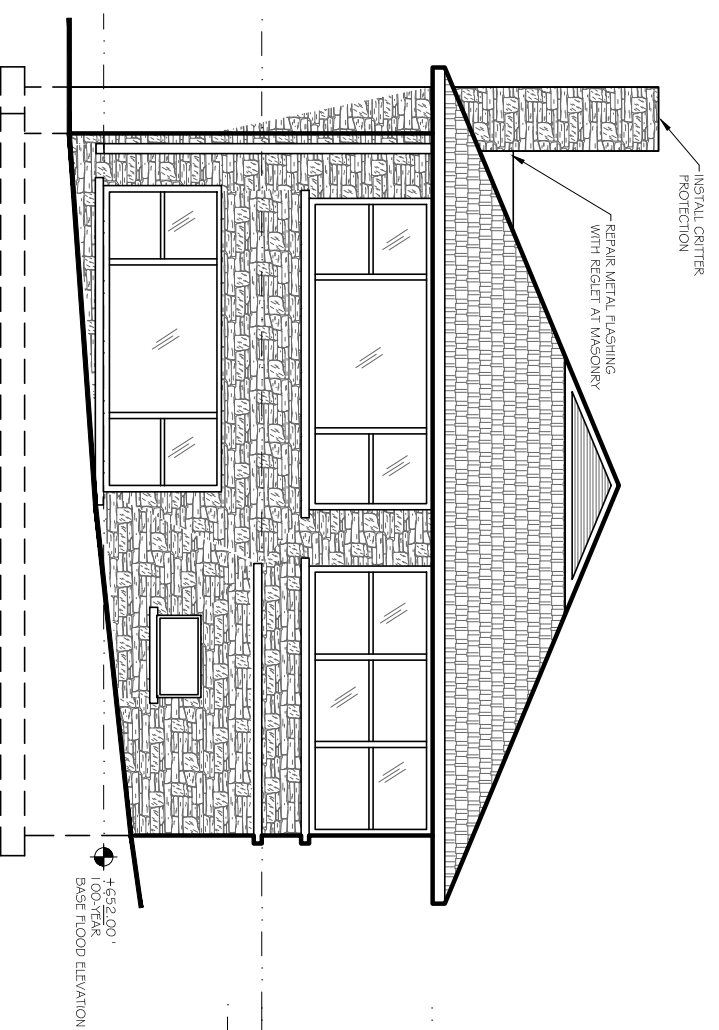
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07.11.2012	STATUS
17.12.2012	RESUBMIT TO SHPO

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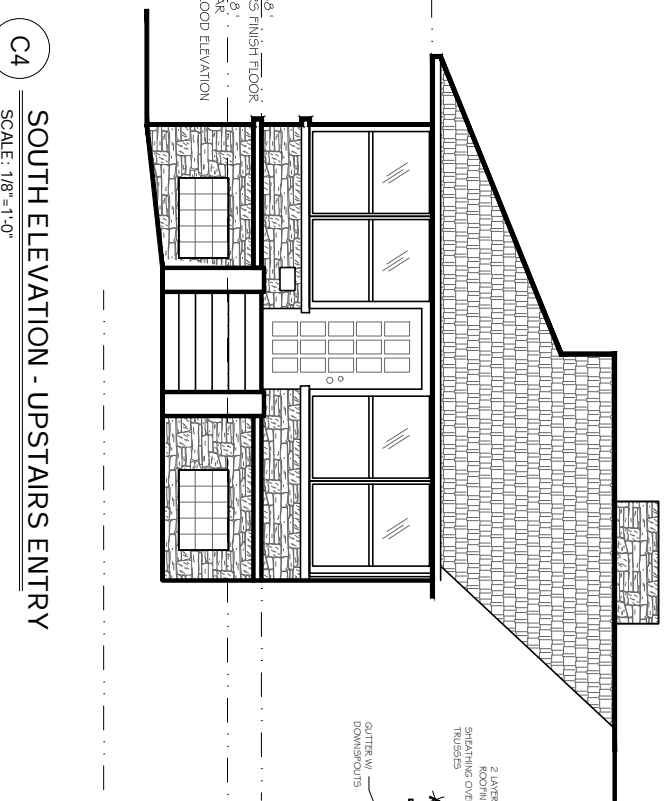
PROPOSED
UPSTAIRS
PLAN

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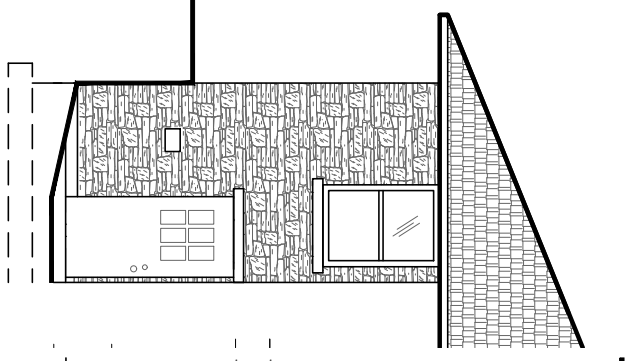
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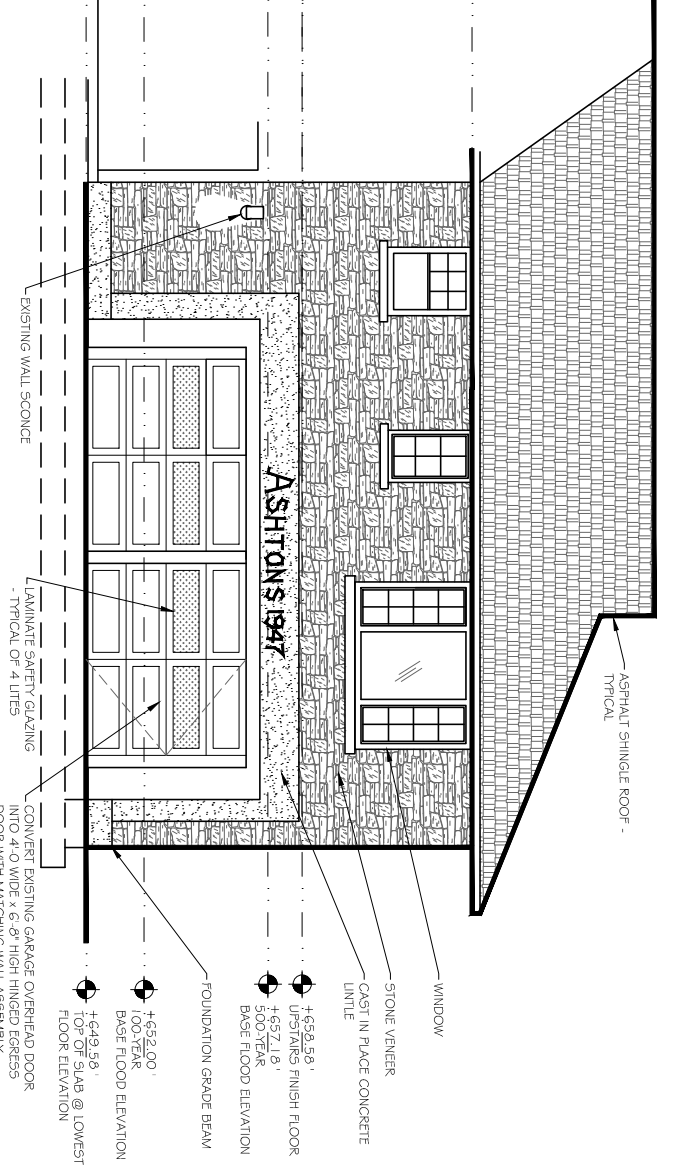
A4
WEST ELEVATION
SCALE: 1/8"=1'-0"



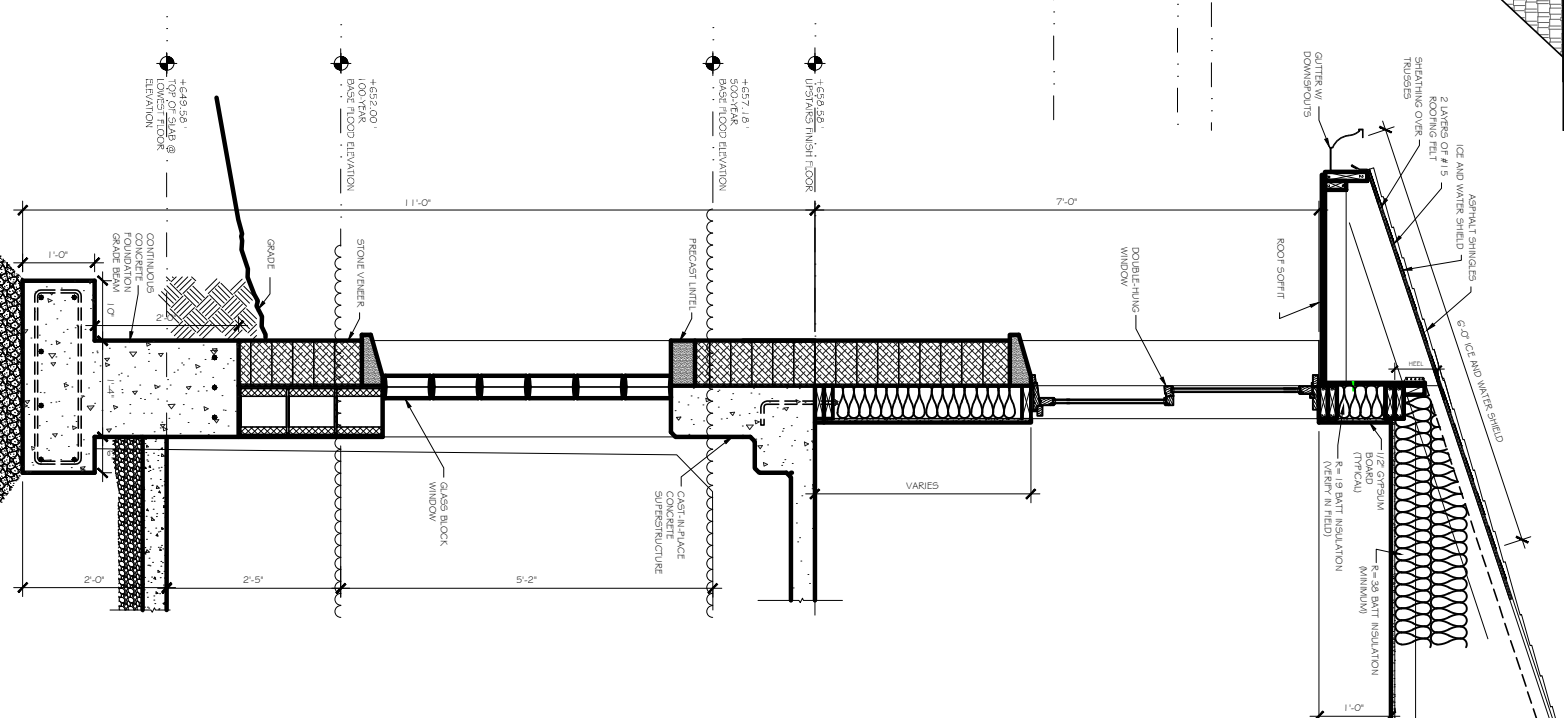
C4
SOUTH ELEVATION - UPSTAIRS ENTRY
SCALE: 1/8"=1'-0"



A2
NORTH EAST ELEVATION
SCALE: 1/8"=1'-0"



B2
EAST ELEVATION @ GARAGE
SCALE: 1/8"=1'-0"



D1
EXTERIOR WALL SECTION
SCALE: 1/2"=1'-0"