[AGENDA_POSTING_DATE]

**Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: https://us02web.zoom.us/j/81709972242*

NOTICE OF A REGULAR MEETING
BONDURANT PLANNING AND ZONING COMMISSION
MAY 8, 2025

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on May 8, 2025, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open, and the public is encouraged to attend.

AGENDA

1. Call to Order
2. Roll Call
3. Perfecting and Approval of the Agenda
4. Approval of Minutes
   a. April 10, 2025 Minutes
5. Guests requesting to address the Planning and Zoning Commission
6. Action Items
   a. Public Hearing - considering Resolution to rezone The Station from General Commercial (C-2) District to the Central Business (C-4) District.
   b. Resolution PZ-250508-14 - Resolution to rezone The Station from the General Commercial (C-2) District to the Central Business (C-4) District.
   c. Resolution PZ-250508-15 - Resolution considering Newby Farms Plat of Survey.
   d. Resolution PZ-250508-16 - Resolution considering the Plat of Survey for 8597 NE 112th Street.
   e. Resolution PZ-250508-17 - Resolution considering T-12 Distillery Site Plan located at 101 Lincoln Street NE.
7. Discussion Items -
8. Reports / Comments and appropriate action thereon:
   a. Commission Members
   b. City Staff
   c. City Administrator
   d. City Council Liaison
9. Adjournment

City of Bondurant
Planning and Zoning
Commission 200 2nd St NE,
PO Box 37
Bondurant, IA 50035

Meeting
Minutes

DATE: April 10, 2025 Karen Keeran, Chair

1. Call to Order **6:00 pm**
Place Bondurant City Hall (200 2nd St NE, PO Box 37)

2. Roll Call

Members Present: Karen Keeran (Chairperson), Andy Mains (Vice-Chairperson), Kristin Brostrom, Brian Clayton, Ethan Pitt, Jesse Torres,
Members Absent: Jason Vore

City Official & Staff Present: Maggie Murray, Isaac Pezley, Matt Sillanpaa

3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Pitt to approve of the April 10, 2025, meeting agenda. Vote on Motion 6-0-0. Motion carried.

4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the March 13, 2025, meeting minutes. Vote on Motion 6-0-0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission

6. Action Items

a. Resolution PZ-250410-11 – Resolution considering site plan for 2514 Robinson Avenue NE.

Wally Pelds, Pelds Design Services, provides the Commission an overview of the proposed site plan. Pelds stated this site plan was previously approved but was not built and the site plan expired. The proposed site plan is almost identical to the previously approved site plan. Pezley stated staff has one outstanding

comment from engineering.

Mains asked if there was a question regarding landscaping. Pezley stated an updated site plan has been submitted since the agenda statement was completed. The landscaping question has been addressed.

Clayton asked if the building will be used for a doggy daycare. Pelds stated he believes that to be correct. Keeran asked if there will be enough parking spaces for that use. Pezley stated the use originally submitted was warehousing which requires one spot per employee, which is shown.

Motion by Commission Member Mains, seconded by Commission Member Pitt to approve Resolution PZ - 250410-11.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Pitt, Commission Member Torres, Nays: none Abstentions: none. Absent: Commission Member Vore. Vote on Motion 6-0-0. Motion carried.

b. Resolution PZ-250410-12 – Resolution considering site plan for 10 Main Street SE.

Alan Knuth, with Knuth construction provided the Commission with an overview of the site plan. Knuth stated the siding materials will look similar to the dentist office. Knuth added an awning will be added over the front door and window.

Clayton asked what the timeline is. Knuth stated assuming the site plan is approved trusses will be ordered as soon as possible. Knuth stated the roof should be on before SummerFest and they are hoping to get the stucco and stone on but that might not be possible.

Pezley stated the awning as shown needs to be moved slightly higher, this is being addressed. Murray state no landscaping is required because there is an existing parking lot. Murray added that off-street parking is not required for C-4 developments.

Sillanpaa asked if there was any requirements for brick. Pezley stated that stone is listed as a primary material in the C-4 architectural design standards.

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve Resolution PZ - 250410-12.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Pitt, Commission Member Torres, Nays: none Abstentions: none. Absent: Commission Member Vore. Vote on Motion 6-0-0. Motion carried.

c. Resolution PZ-250410-13 – Resolution considering Grain District Preliminary Plat.

Joey Whitehouse, ISG, presented the preliminary plat to the Commission. Whitehouse highlighted Lincoln Street upgrades, the arboretum trail connection and the extension of a pedestrian trail south.

Keeran asked if Railroad will be extended to the east. Whitehouse stated Railroad is used as a driveway for a private citizen and there are no current plans to extend it further to the east.

Keeran asked if there will be a four-way stop at Lincoln and Railroad Street. Whitehouse stated they will take a look at that area. A four-way stop has been discussed as well as a raised crossing that would serve as a natural speedbump.

Pezley stated staff has an outstanding comment regarding the detention pond being located on one lot instead of being split by two separate lots. Whitehouse stated that needed to be discussed between ISG and Scott's team. Mains expressed concern about the depth of the ponds. Whitehouse stated he thought they are deep enough that he does not have concerns but would look back to confirm. Brostrom asked for confirmation on whether the detention basins would be wet. Whitehouse stated the northern and southern ponds would be wet and the middle would be dry. Whitehouse stated they are partially for aesthetics. Murray added the southern pond is envisioned to be a public fishery. Mains asked for confirmation that the middle pond will be dry. Whitehouse stated that is correct, it will act as a go between and a overflow as water is directed south and east.

Murray stated ISG is working on the infrastructure and staff anticipates construction of Lincoln Street will begin this summer.

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve Resolution PZ - 250410-13.

Roll Call – Ayes: Member Brostrom, Commission Member Clayton, Commission Member Mains, Commission Member Keeran, Commission Member Pitt, Commission Member Torres, Nays: none Abstentions: none. Absent: Commission Member Vore. Vote on Motion 6-0-0. Motion carried.

7. Discussion Items –

8. Reports / Comments and appropriate action thereon

a. Commission Members

Brostrom – none.

Clayton – asked staff to look into the removal of silt fencing at completed construction sites.

Mains – none.

Pitt – asked about tax implications of recent actions at the state house. Murray stated there is some local concern but ultimately Marketa would be a better person to speak to about it.

Torres – none

Vore – absent.

Commission Chair – asked about the installation of street lights on Dee Street between the residential neighborhood and the new Dollar Tree. Staff stated they would look into it.

b. Community Development Director – none.

c. City Planner – none.

d. City Administrator – absent.

e. City County Liaison – Asked staff to make sure construction sites remain clean during construction, especially with the upcoming construction projects downtown.

7. Adjournment

Motion by Commissioner Mains, seconded by Commissioner Clayton to adjourn the meeting. Vote on Motion 6-0-0. Motion carried. Meeting adjourned at 6:44.

BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.a.
For Meeting of 5/8/2025
Public Hearing

TITLE: Public Hearing - considering Resolution to rezone The Station from General Commercial (C-2) District to the Central Business (C-4) District.

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City is requesting to rezone 101 Grant Street North. The rezoning request proposes to change the zoning from C-2 General Commercial to C-4 Central Business. This property is currently owned by the City of Bondurant and is used by the Bondurant Fire Department. The City is currently constructing a new emergency services facility in the Civic Campus. The Station, will be repurposed for Parks and Recreation use as well as be available for use for community and private citizen events. The request area is highlighted below.



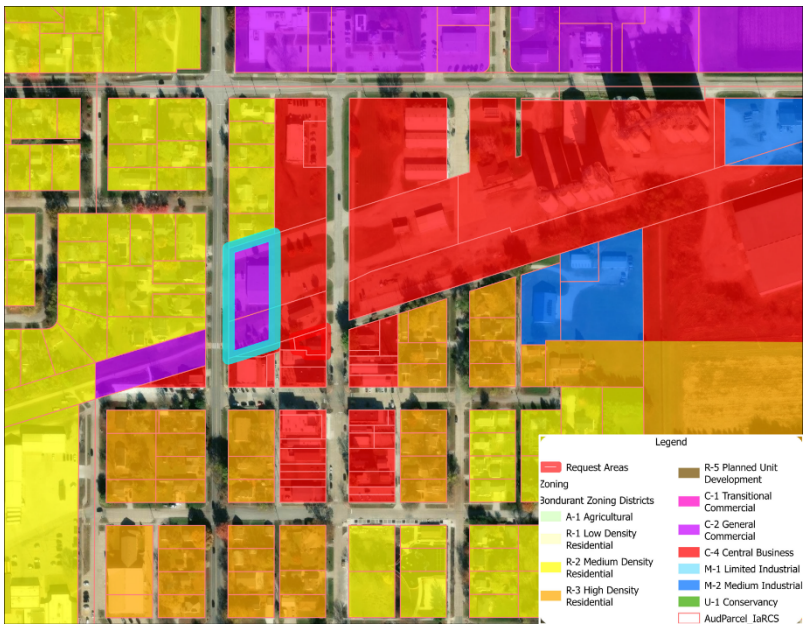
When considering rezoning requests, the Planning & Zoning Commission and City

Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map – the property is currently designated for Downtown Mixed Use and Parks/Recreation. There is existing residential use to the west of the subject property. The Future Land Use Map calls for Downtown Mixed Use to the north, south and east of the subject property. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – The parcels in question currently have split zoning where the eastern 1/2 is zoned as being within the Central Business (C-4) District while the western 1/2 is zoned as being witin the General Commercial (C-2) District. The City is initiating this rezoning so the development area has one consistent zoning district. The current property is used for emergency services. There is existing single-family residential area located to the west of the subject property. The property in question is outlined below on the City's existing Zoning Map.



Parkland Dedication –There are no parkland dedication requirements for this property.

Streets – The property is accessible from Grant Street North and Main Street NE.

Pedestrian Connections –The property is adjacent to the Depot and the Chichaqua Valley Trail.

Utilities – All utilities are existing on site.

FEMA Floodplain – this property is not located within the FEMA Floodplain area.

Stream Buffer Ordinance - this development is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities - None

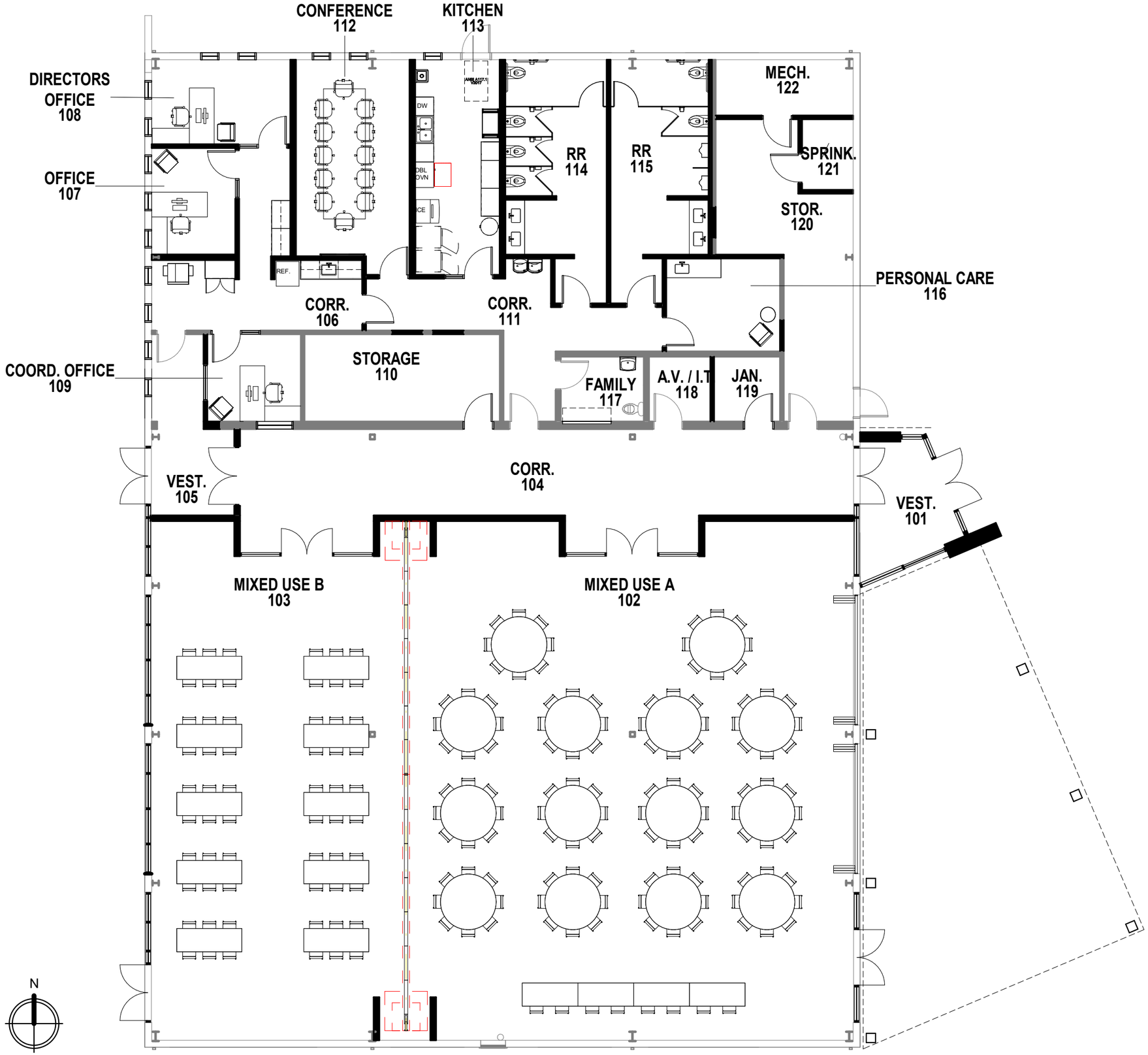
FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Bondurant Parks & Rec Event Center_Plans and Renderings



BONDURANT PARKS AND RECREATION
EVENTS CENTER

SCHEMATIC FLOOR PLAN

12-10-2024

FEH DESIGN

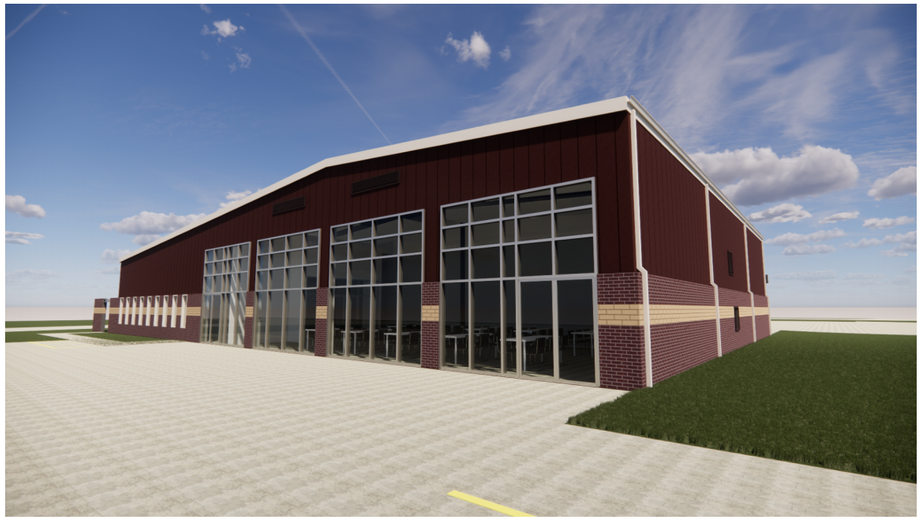
Bondurant
Life Connecting



INTERIOR - MIXED USE A



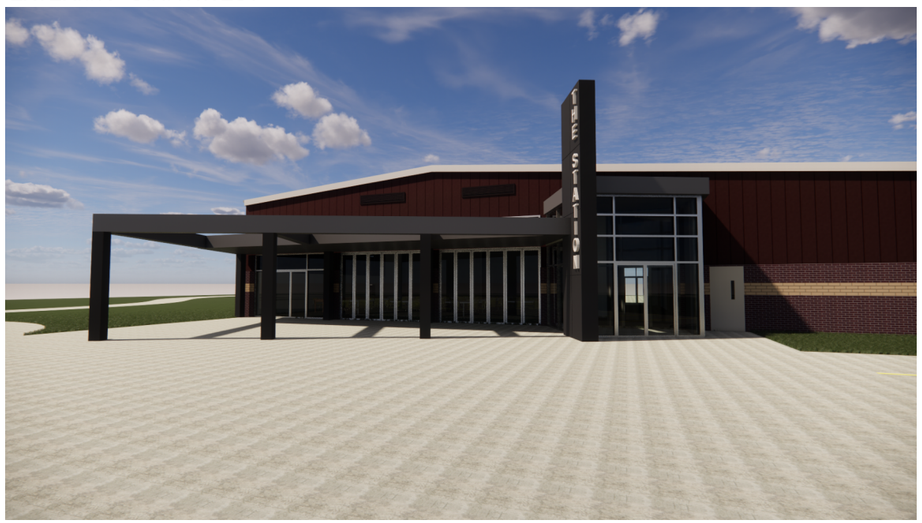
INTERIOR - MIXED USE B



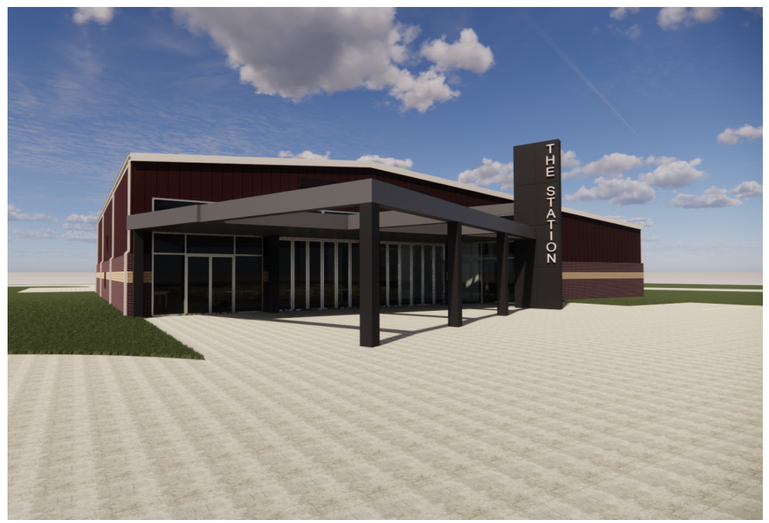
EXTERIOR - SOUTHWEST



EXTERIOR - SOUTH



EXTERIOR - EAST



EXTERIOR - SOUTHEAST

BONDURANT PARKS AND RECREATION
EVENTS CENTER

SCHEMATIC RENDERINGS

12-10-2024

FEH DESIGN

Bondurant
Life Connecting

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250508-14

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE REQUEST FOR REZONING FROM THE GENERAL COMMERCIAL (C-2) DISTRICT TO THE CENTRAL BUSINESS (C-4) DISTRICT, ON THE PROPERTY LOCATED AT 101 GRANT STREET NORTH.

WHEREAS, on May 8, 2025, the Planning and Zoning Commission held a Public Hearing to consider a request to rezone 101 Grant Street North from the General Commercial (C-2) District to the Central Business (C-4) District, on property further described as follows:

PARCEL K IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, AS DESCRIBED ON PLAT OF SURVEY RECORDED AUGUST 28, 2012 IN BOOK 14412 AT PAGE 914,

COMMENCING AT THE NORTHWEST CORNER OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY (80) NORTH, RANGE TWENTY-TWO (22) WEST OF THE 5TH P.M., IN POLK COUNTY, IOWA; THENCE NORTH 90°00’ EAST, ALONG THE NORTH LINE OF SAID SECTION 31, 347 FEET; THENCE SOUTH 0°39’ WEST 470.2 FEET; THENCE NORTH 73°11’ EAST 34.6 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST LINE OF GRANT STREET; THENCE CONTINUING NORTH 73°11’ EAST 294.90 FEET TO THE WEST LINE OF MAIN STREET; THENCE SOUTH 0°39’ WEST ALONG THE WEST LINE OF MAIN STREET 209.66 FEET TO A POINT ON THE NORTH LINE OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT-OF-WAY, SAID NORTH LINE BEING 50 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE SOUTH 73°11’ WEST ALONG THE NORTH LINE OF SAID RAILRAOD RIGHT-OF-WAY 294.90 FEET TO THE EAST LINE OF GRANT STREET; THENCE NORTH 0°39’ ALONG THE EAST LINE OF GRANT STREET 209.66 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Planning and Zoning Commission has made the following findings:

1. That the rezoning request will create consistency between the City’s Future Land Use Map and Official Zoning Map.
2. That the change in zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Bondurant, Iowa, recommends City Council approval of the rezoning request from General Commercial (C-2) District to Central Business (C-4) District for 101 Grant Street North.

Moved by _____Seconded by _____to adopt.

ATTEST: I, Isaac J. Pezley, City Planner, hereby certify that at a meeting of the Planning and Zoning Commission held on May 8, 2025, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

_____
Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Keeran				
Mains				
Brostrom				
Clayton				
Pitt				
Torres				
Vore				

_____
Karen Keeran, Commission Chair

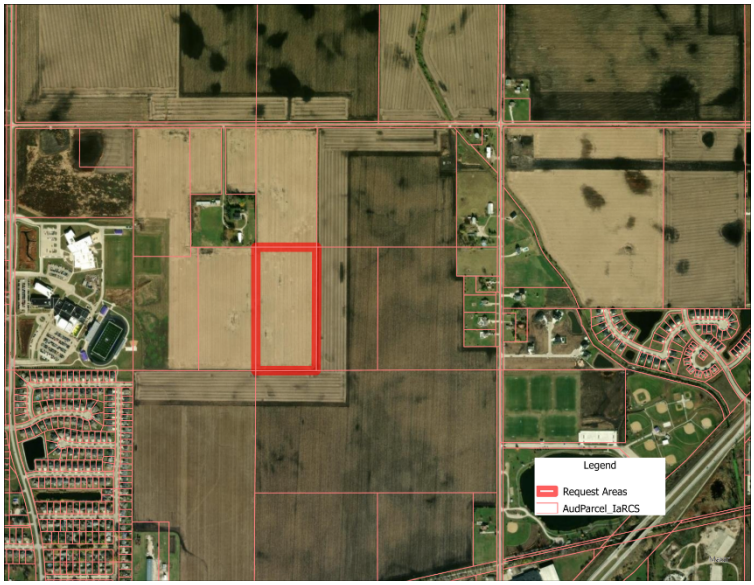
BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.c.
For Meeting of 5/8/2025
Resolution

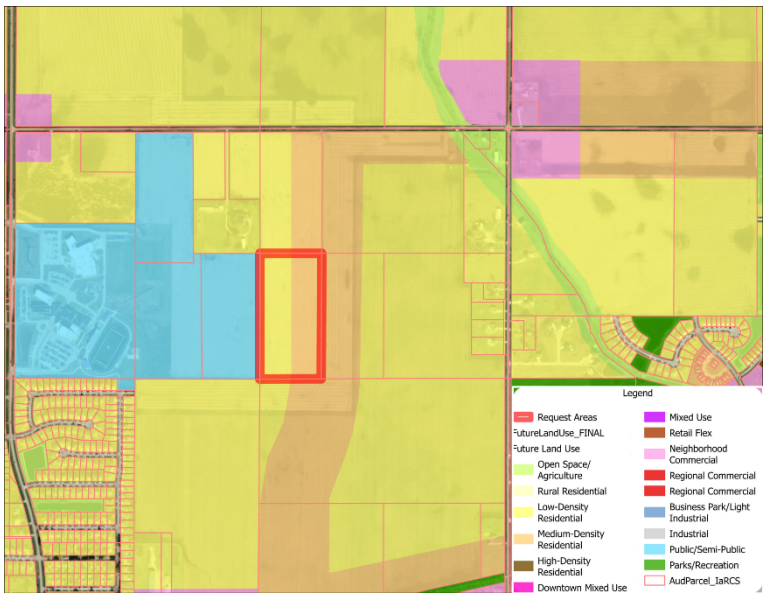
TITLE: Resolution PZ-250508-15 - Resolution considering Newby Farms Plat of Survey.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request for GeoParcel 8022.30.200.021. The subject property is located to the south of NE 88th Avenue and east of the future Truman Drive NE. The subject property is currently used for agricultural use. The Plat of Survey is proposing to split the existing property into two. The area in red shows the location of the proposed split.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Low-Density and Medium Density Residential. The Future Land Use map originally shows a north-south street to the east of the subject property. That north-south road (Truman Street NE) is now located to the east of the subject property. The map below shows the property outlined in red on the Future Land Use Map.



The proposed Plat of Survey would create Parcels '2025-53' and '2025-54'. Both proposed properties are currently zoned A-1 Agricultural and used for row crops. The proposed properties would be accessed from Truman Street NE. The applicants have not indicated any future developments or use changes for the properties.

Comments from City Officials:
The following City departments were notified of the submitted site plan:

1. City Engineering – no additional review comments.
2. Public Works – no additional review comments.
3. Emergency Services – no review comments.

FUNDING SOURCE:

STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of RESOLUTION NO. PZ-230508-15.

2. Recommended approval of RESOLUTION NO. PZ-230508-15, subject to certain Subdivision Code clarification items being addressed.

3. Recommended denial of RESOLUTION NO. PZ-230508-15.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RES. PZ-250508-15

2. Newby Farms Inc Plat of Survey

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250508-15

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PLAT OF SURVEY CREATING PARCEL '2025-53' AND '2025-54'.

WHEREAS, Associated Engineering Company of Iowa. has submitted a plat of survey on the behalf of the Julie Campbell and Newby Farms Inc. to create Parcels '2025-53' and '2025-54' located south of NE 88th Avenue and east of the future Truman Drive NE in Bondurant and further described as follows:

PARCEL 2025-53
PART OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M. CITY OF BONDURANT, POLK COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30, THENCE NORTH 89°48'06" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°11'27" EAST, A DISTANCE OF 715.90 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00°11'27" EAST, A DISTANCE OF 131.51 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE NORTHERLY A DISTANCE OF 227.90 FEET ALONG THE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 13°03'28" TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY A DISTANCE OF 251.51 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1100.00 FEET AND A CENTRAL ANGLE OF 13°06'01"; THENCE NORTH 89°48'08" EAST, A DISTANCE OF 555.73 FEET; THENCE SOUTH 00°10330" WEST, A DISTANCE OF 610.56 FEET; THENCE NORTH 89°48'33" WEST, A DISTANCE OF 610.18 FEET TO THE POINT OF BEGINNING. CONTAINING 8.22 ACRES, MORE OF LESS, SUBJECT TO ALL EASEMENT AND RESTRICTIONS OF RECORD.

PARCEL 2025-54
PART OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30, THENCE NORTH 89°48'06" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00°11'27" EAST, A DISTANCE OF 715.90 FEET; THENCE SOUTH 89°48'33" EAST, A DISTANCE OF 610.18 FEET; THENCE SOUTH 00°10'30" WEST, A DISTANCE OF 711.75 FEET; THENCE SOUTH 89°48'06" WEST, A DISTANCE OF 610.39 FEET TO THE POINT OF BEGINNING, CONTAINING 10 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENT AND RESTRICTIONS OF RECORD.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted Plat of Survey:

Moved by _____, Seconded by _____to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on May 8, 2025; among other proceedings the above was recommended.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

_____
Isaac J. Pezley, City Planner

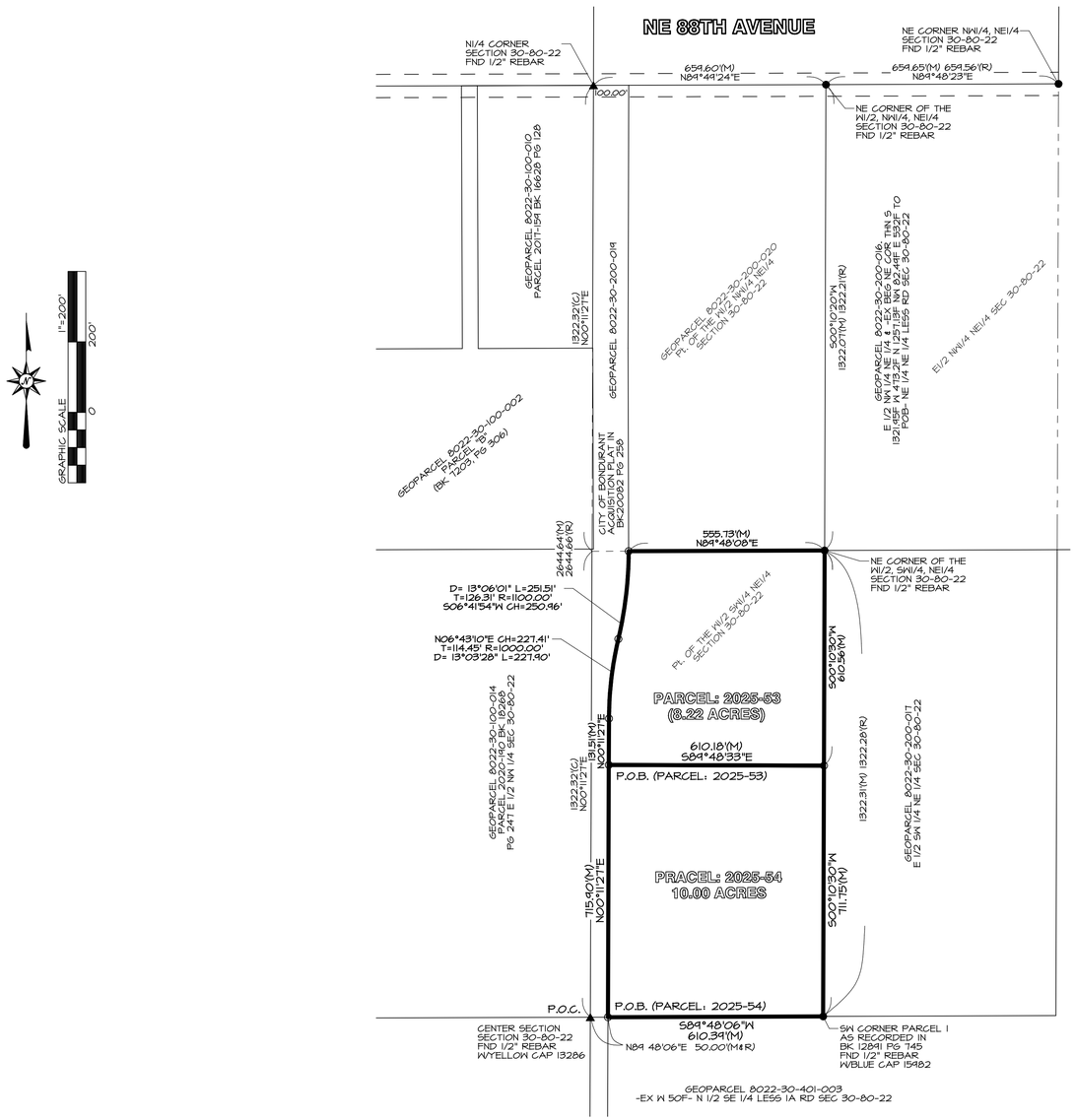
Action	Yay	Nay	Abstain	Absent
Brostrom				
Clayton				
Keeran				
Mains				
Pitt				
Torres				
Vore				

_____
Karen Keeran, Commission Chair

PLAT OF SURVEY

INDEX LEGEND	
LOCATION:	SEC. 30-80-22. W1/2, SW1/4, NE1/4 CITY OF BONDURANT POLK COUNTY, IOWA
REQUESTOR:	JULIE CAMPBELL
PROPRIETOR:	NEWBY FARMS INC 7774 NE 94TH AVENUE BONDURANT, IOWA 50035
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1502 NW IRVINEDALE DRIVE, STE 102 ANKENY, IOWA 50023
RETURN TO:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1502 NW IRVINEDALE DRIVE, STE 102 ANKENY, IOWA 50023

AREA ABOVE FOR RECORDATION ONLY



OWNERS

NEWBY FARMS INC
7774 NE 94TH AVE
BONDURANT, IA 50035-1088

DEVELOPER

NEWBY FARMS INC
7774 NE 94TH AVE
BONDURANT, IA 50035-1088
CONTACT: JULIE CAMPBELL
PHONE: (515) 554-2625
EMAIL: JULIE@CAMPBELLTEAM.COM

Legal Description (PARCEL: 2025-53)

LEGAL DESCRIPTION (PARCEL: 2025-##)
PART OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M, CITY OF BONDURANT, POLK COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30, THENCE NORTH 89°48'06" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°11'27" EAST, A DISTANCE OF 715.90 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00°11'27" EAST, A DISTANCE OF 131.51 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE NORTHERLY A DISTANCE OF 227.90 FEET ALONG THE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 13°03'28" TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY A DISTANCE OF 251.51 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1100.00 FEET AND A CENTRAL ANGLE OF 13°06'01"; THENCE NORTH 89°48'08" EAST, A DISTANCE OF 555.73 FEET; THENCE SOUTH 00°10'30" WEST, A DISTANCE OF 610.56 FEET; THENCE NORTH 89°48'33" WEST, A DISTANCE OF 610.18 FEET TO THE POINT OF BEGINNING. CONTAINING 8.22 ACRES, MORE OR LESS,
SUBJECT TO ALL EASEMENT AND RESTRICTIONS OF RECORD.

Legal Description (PARCEL: 2025-54)

LEGAL DESCRIPTION (PARCEL: 2025-##)
PART OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M, CITY OF BONDURANT, POLK COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30, THENCE NORTH 89°48'06" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00°11'27" EAST, A DISTANCE OF 715.90 FEET; THENCE SOUTH 89°48'33" EAST, A DISTANCE OF 610.18 FEET; THENCE SOUTH 00°10'30" WEST, A DISTANCE OF 711.75 FEET; THENCE SOUTH 89°48'06" WEST, A DISTANCE OF 610.39 FEET TO THE POINT OF BEGINNING.
CONTAINING 10.00 ACRES, MORE OR LESS,
SUBJECT TO ALL EASEMENT AND RESTRICTIONS OF RECORD.

INTENT OF SURVEY

THE PURPOSE OF THIS PLAT OF SURVEY IS TO CREATE A PARCEL FOR LAND TRANSFER.

DATE OF FIELDWORK

APRIL 7TH, 2025

SURVEY NOTES

1. PARTIAL 2025-53 IS UNBUILDABLE UNTIL REPLATTED.
2. PARTIAL 2025-54 IS UNBUILDABLE UNTIL REPLATTED.

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LICENSE RENEWAL DATE: DEC 31 2026
PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: _____ DATE: _____
GREGORY L. ROSS P.L.S. 13286

GREGORY L. ROSS 13286 LICENSED LAND SURVEYOR IOWA

LEGEND

- ● MONUMENT FOUND AS NOTED
- ○ SET 1/2" IR W/ ORANGE CAP #13286
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET AS NOTED
- M= MEASURED DISTANCE OR BEARING
- P= RECORDED DISTANCE OF BEARING

ASSOCIATED ENGINEERING COMPANY OF IOWA
1520 NW Irvinedale Drive Suite 102, Ankeny, Iowa 50023
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 214177
FIRST SUBMITTAL DATE: 04-09-25

PLOTTED: Tue Apr 8, 2025 3:24:48PM

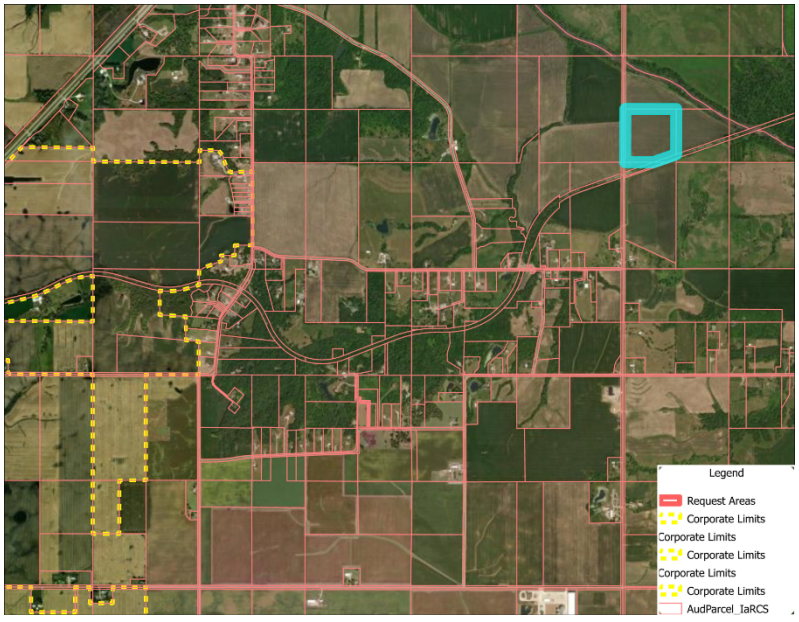
BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.d.
For Meeting of 5/8/2025
Resolution

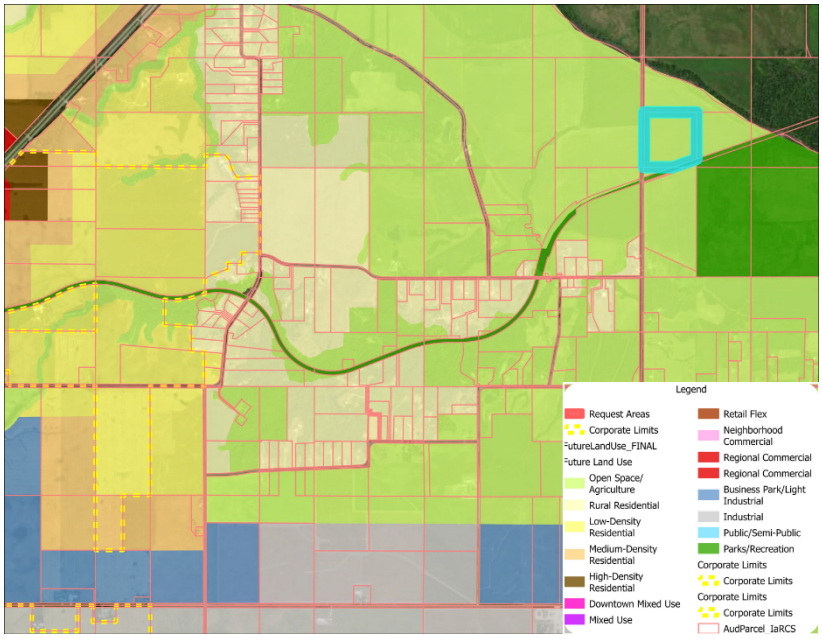
TITLE: Resolution PZ-250508-16 - Resolution considering the Plat of Survey for 8597 NE 112th Street.

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located in unincorporated Polk County within 2 miles of Bondurant's city limits. Polk County has zoning jurisdiction on this land - meaning that a permitted use review is conducted by Polk County and not the City of Bondurant. The subject property is located east of the Bondurant's corporate limit north of 8597 NE 112th Street. The subject property is currently used for agricultural use. The property is currently owned by the Jack Douglas Bailey Revocable Family Trust. Terry Coady, with Snyder and Associates, Inc., has submitted the Plat of Survey on their behalf. The newly created parcel separate the agricultural field from the remainder of the property. The newly created parcel would then be lot-tied to the existing residential property located at 8597 NE 112th Street. The area in blue shows the location of the proposed Plat of Survey.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Open Space/Agricultural. The map below shows the property outlined in blue on the Future Land Use Map.



Comments from City Officials:
The following City departments were notified of the submitted site plan:

1. City Engineering – no additional review comments.
2. Public Works – no additional review comments.
3. Emergency Services – no review comments.

FUNDING SOURCE:

STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of RESOLUTION NO. PZ-250508-16.

2. Recommended approval of RESOLUTION NO. PZ-250508-16, subject to certain Subdivision Code clarification items being addressed.

3. Recommended denial of RESOLUTION NO. PZ-250508-16.
4. Table pending additional information.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. PZ-250508-16
2. Plat of Survey

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250508-16

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE PLAT OF SURVEY CREATING PARCEL '2024-191' IN UNINCORPORATED POLK COUNTY WITHIN TWO MILES OF BONDURANT'S CITY LIMITS.

WHEREAS, Snyder and Associates, Inc. has submitted a plat of survey on the behalf of Bailey Revocable Family Trust to create a new parcel north 8597 NE 112th Street located in rural Polk County and further described as follows:

A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 24, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 0°08'00" EAST ALONG THE WEST LINE OF SAID SOUTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 24, A DISTANCE OF 197.00 FEET; THENCE SOUTH 88°05'38" EAST, 200.00 FEET; THENCE SOUTH 8°18'31" EAST, 169.37 FEET; THENCE SOUTH 89°13'23" EAST, 135.00 FEET; THENCE SOUTH 86°41'45" EAST, 350.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE SOUTH ¼ SECTION 24; THENCE SOUTH 89°56'23" WEST ALONG SAID SOUTH LINE, 709.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.10 ACRES (47,834 S.F.), AND SUBJECT TO EXISTING ROADWAY EASEMENT CONTAINING 0.23 ACRES (9,814 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted Plat of Survey.

Moved by _____, Seconded by _____to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on May 8, 2025; among other proceedings the above was recommended.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

_____
Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Brostrom				
Clayton				
Keeran				
Mains				
Pitt				
Torres				
Vore				

_____

Karen Keeran, Commission Chair

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TERRY COADY
SNYDER AND ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
(515) 964-2020
TLCOADY@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER AND ASSOCIATES, INC.
SURVEY LOCATED:
PART SW 1/4, SW 1/4
SECTION 24, TOWNSHIP 80N, RANGE 22W
REQUESTED BY:
ATTORNY BRAD SKINNER FOR
BAILEY REVOCABLE FAMILY TRUST

PLAT OF SURVEY

PROPERTY DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 24, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 0°08'00" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 24, A DISTANCE OF 197.00 FEET; THENCE SOUTH 88°05'38" EAST, 200.00 FEET; THENCE SOUTH 8°18'31" EAST, 169.37 FEET; THENCE SOUTH 89°13'23" EAST, 135.00 FEET; THENCE SOUTH 86°41'45" EAST, 350.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 24; THENCE SOUTH 89°56'23" WEST ALONG SAID SOUTH LINE, 709.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.10 ACRES (47,834 S.F.), AND SUBJECT TO EXISTING ROADWAY EASEMENT CONTAINING 0.23 ACRES (9,814 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTE

IN SITUATIONS WHERE THE PLAT OF SURVEY SHOWS SETTING A 1/2" REBAR, YELLOW PLASTIC CAP #19515 AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT TO BE SET, A CUT "X" WILL BE SET IN CONCRETE OR A "MAG" NAIL WILL BE SET IN ASPHALT.

LEGEND

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #18643 (UNLESS OTHERWISE NOTED)	●	⬡
ROW MARKER	■	□
ROW RAIL	⊞	⊟
PLATTED DISTANCE	P	
MEASURED BEARING AND DISTANCE	M	
RECORDED AS	R	
DEED DISTANCE	D	
CALCULATED DISTANCE	C	
YELLOW PLASTIC CAP	YPC	
CENTERLINE	– – – – – – – – – – – – – – – –	
SECTION LINE	———— – ————	
1/4 SECTION LINE	——— — — ———	
1/4 1/4 SECTION LINE	—— — — — ——	
EASEMENT LINE	– – – – – – – – – – – –	

DATE OF SURVEY

3-21-2025

OWNER

JACK DOUGLAS & LEONA MAE BAILEY,
JACK DOUGLAS BAILEY REVOCABLE FAMILY TRUST
8597 NE 112TH ST
MITCHELLVILLE, IA 50169

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST 1/4, SOUTHWEST 1/4 SECTION 24-80-22 WAS ASSUMED TO BEAR NORTH 89°56'23" EAST.

LICENSED PROFESSIONAL LAND SURVEYOR
TERRY COADY
IOWA

DRAFT

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

T Coady, Date

License Number 18643

My license renewal Date is December 31, 2025

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

PT SOUTHWEST 1/4, SOUTHWEST 1/4 SECTION 24-80-22

PLAT OF SURVEY

SNYDER & ASSOCIATES

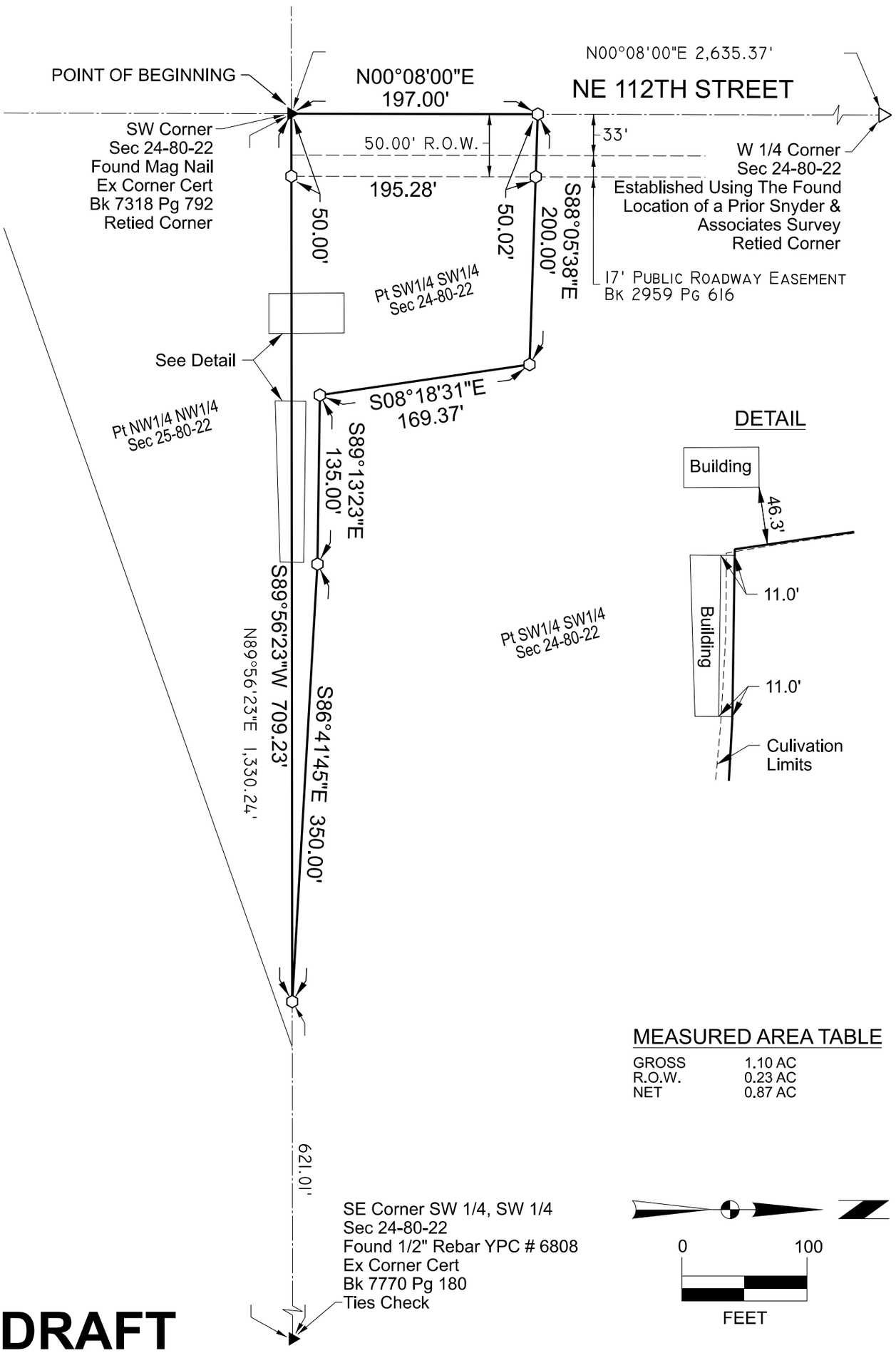
2727 SW SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 1 OF 2
PN: 125.0303
FLD BK: 1220B PG: 54
DATE: 04/22/2025
PM/TECH: TLC / JDP

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4/24/2025
OpenRoadsDesigner_SAA

PLAT OF SURVEY



MEASURED AREA TABLE

GROSS	1.10 AC
R.O.W.	0.23 AC
NET	0.87 AC

DRAFT

PT SOUTHWEST 1/4, SOUTHWEST 1/4 SECTION 24-80-22

PLAT OF SURVEY

SNYDER & ASSOCIATES

2727 SW SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 2 OF 2
PN: 125.0303
FLD BK: 1220B PG: 54
DATE: 04/22/2025
PM/TECH: TLC / JDP

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Default

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4/23/2025
OpenRoadsDesigner_SAA

BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6.e.
For Meeting of 5/8/2025
Resolution

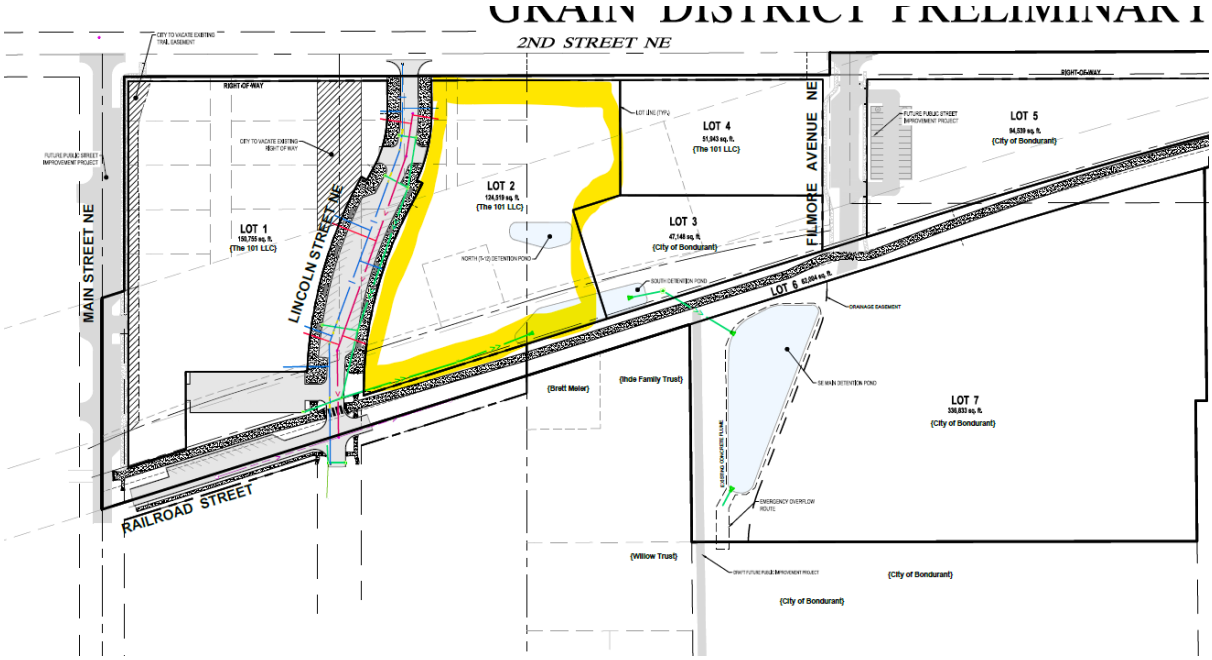
TITLE: Resolution PZ-250508-17 - Resolution considering T12 Distillery Site Plan located at 101 Lincoln Street NE.

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the redevelopment project at 101 Lincoln Street NE in the Grain District downtown redevelopment area. The site plan applicant and owner of the property is T12 Distillery and Scott Turczynski. The site plan was prepared by ISG and Simonson & Associates Architects LLC.

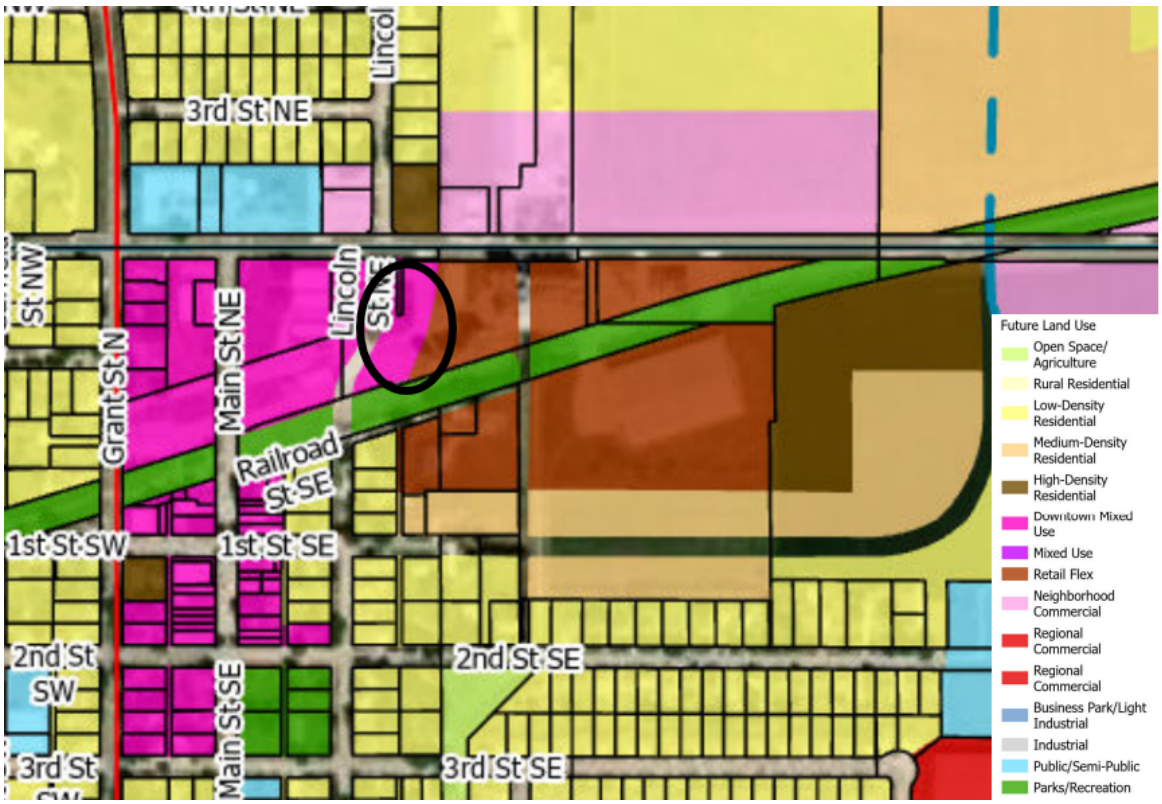
The applicant is proposing a distillery to be called T12 Distillery that will include space for barrel aging, production, speakeasy area, covered patio area, staging and event space. The total space will be 12,235 square feet, this is broken down further on page 4 of the attached site plan. In addition to the distillery use, the site plan also shows two drive-thrus proposed west of T12 Distillery situated along the Lincoln Street NE extension project. The northern 452 SF drive-thru structure is labeled as Twist, while the southern 2,289 SF drive-thru structure, which will also be required to function as a pick-up window in times of high demand, is labeled as Farm Boys BBQ. The site plan also shows that a pedestrian plaza will be constructed surrounding the Twist and Farm Boys BBQ uses to help activate the pedestrian feel of the Lincoln Street NE extension area.

This property is currently zoned as being within the Grain District Planned Unit Development (R-5) District and makes up Lot 2 of the Grain District Preliminary Plat. The property in question is highlighted in yellow below.



When the Planning & Zoning Commission and City Council review site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan:
Chapter 7 of the Building Bondurant Comprehensive Plan, titled Community Character + Downtown, identified the need to create the Grain District Downtown Redevelopment Plan. The submitted site plan is consistent with the vision set forth in the national American Planning Association award-winning Grain District Downtown Redevelopment Plan. The proposed uses are also consistent with the Building Bondurant Comprehensive Plan's Future Land Use Map designations of Downtown Mixed Use and Retail Flex.



Consistency with the City's Zoning Code:
This property is zoned as being within the Grain District Planned Unit Development (R-5) District. This area makes up what is called the Downtown Corridor portion of the Grain District PUD. The intent of the Downtown Corridor portion of the Grain District is as follows: *This area allows for repurpsing the three westernmost grain silos as a district anchor while enabling a Corridor Incubator Space and providing space for mixed use, fostering walkability and supporting local businesses.*The following uses as specified as permitted in the Downtown Corridor portion of the Grain District PUD:

- Distillery
- Up to two drive-thrus allowed, one of which may be required to also dual function as a pick-up window for relief purposes during high volumes. The drive-thru/pick-up window uses are limited to the Corridor Business Incubator space, but that adequate queuing spaces associated with drive-thru/pick-up window uses, appropriate pedestrian plaza, and other site characteristics will be reviewed for consistency with the Grain District Downtown Redevelopment Plan and other long-range plans at time of site plan consideration.



Grain District PUD Bulk Standards

- Proposed building heights, square footages, and setbacks meet Grain District PUD bulk regulations.

Grain District Driveway & Parking Layout Regulations

- The access points shown in the attached site plan are consistent with the following language of the Grain District PUD: *New driveways accessing Lincoln Street NE shall be shared or clustered whenever possible and generally restricted to locations designated in the Grain District PUD Concept Plan, as the PUD Concept Plan shows both proposed access points.*
- The site plan shows the parking/drive/loading area as being at least 10’ from right-of-way lines.
- The site plan shows all parking/drive/loading areas as 6” and 8” P.C.C. which meets code requirements.

Grain District PUD Parking Regulations

- For structures in the Grain District PUD not having upper-story housing, the following parking requirements apply: P*arking stall count requirements shall be exempt from parking requirements of the traditional zoning code. Rather, parking shall be determined on a case-by-case basis, where site plans shall be accompanied by a parking study that identifes peak parking demand by use and a parking strategy.* Notes on this topic:
    - The site plan shows a total of 45 parking spaces on site, four being ADA. An additional 6 parking spots are located near the drive-thru sites which will be reserved for pick-up window use.
    - Additional documentation to be provided by ISG related to the study of stacking related to the proposed drive-thru and drive-thru/pick-up window use.
- The Grain District PUD requires that bicycle racks shall be provided to accommodate at least 1 bicycle for every 20 parking spaces where such bicycle parking accommodations shall be placed an adequate distance to building entrances. The submitted site plan shows two bicycle racks will be positioned on the southwest side of the T12 Distillery building where patrons would then access the distillery via the patio access on the structure's southwest side.

Grain District PUD Open Space & Landscaping Regulations

- The Grain District PUD requires that open space comprises at least 10% of a site. The submitted site plan shows that 52% of the site will be open space.
- A landscaping plan has been submitted and appears to be in compliance with City Code. The Plan is detailed on pages 18-20 of the submitted site plan.

Grain District PUD Screening Regulations

- The Grain District PUD requires that trash enclosures shall be fully enclosed with an opaque material at least 6' high, using a design that is architecturally cohesive with the primary structure. The submitted site plan shows that the trash enclosure will be situated along the west side of the drive-thru lane and that such enclosure will be constructed with a louvered fence panel with aluminum louvered blade to match the design of the drive-thru structures.
- The Grain District PUD requires that loading docks shall have adequate treatment and/or screening shall be provided from view of the public right-of-way, public trail, and residential uses by a combination of plantings, earth forms, fencing, or other adequate treatment. The site plan shows the loading areas

situated along the south side of the two eastern silos will be screened with opaque fencing running along the south side of the drive in this area.
- The site plan does not show any outdoor storage proposed.

Grain District Accessory Structure Regulations

- None proposed as part of submitted site plan. All three structures proposed (T12 Distillery, Twist, Farm Boys BBQ) are considered primary structures.

Grain District Signage Regulations

- The Grain District PUD states that projects reusing existing concrete grain silos are exempt from the signage square footage regulations of the Sign Code and that instead, allowable signage square footage and count requirements will be determined during the site plan review process. The submitted plans show that a total of three wall signs will be installed at T12 Distillery - one on the westernmost silo, one on the north wall, and one on the south wall.
- Any signage proposed as part of the drive-thru and drive-thru/pick-up window use would be reviewed for Sign Code compliancy at the time of sign permit review.

Grain District Building Design Regulations

- The Grain District PUD states that buildings should be designed in a way that they are consistent with the Iowa Economic Development Authority's Downtown Design Guide, related to new construction; and shall also meet the City's C-4 District building design, with the following modifications:
    - *Existing Concrete Grain Silos: The existing concrete grain silos in the Downtown Corridor Area may maintain their current design and materials to preserve their industrial character. Any new additions should complement the existing structures by respecting its industrial esthetics recognizing that non-traditional building design/material may be allowed while thoughtful incorporating downtown design elements.* Staff feels the submitted building elevations for T12 Distillery meet this requirement.
    - *Structures Constructed in Corridor Business Incubator Area: This area may feature small-scale, metal grain bins and complementary materials, creating compact business incubators that offer opportunities for small businesses. Any metal grain bin used shall be designed to enhance the*

pedestrian-scale environment. In conjunction with developing structures within the Corridor Business Incubator Area, the developer shall be required to construct an outdoor pedestrian plaza, as identified in the Grain District PUD Concept Plan. Staff feels that the intent of this Grain District PUD requirement is generally met for the Twist and Farm Boys BBQ structures, but that these structures would be enhanced by showing the window, doors, and other design elements that will be proposed.

Stormwater, Utilities & Natural Features

- The required stormwater management report was submitted as part of the Grain District Preliminary Plat review and approval process.
- This property is not located within any utility connection fee districts.
- The site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

Comments from City Officials:
The following City departments were notified of the submitted site plan:

1. Public Works - reviewed and no comments have been received at this time.
2. Engineering – reviewed and comments have been provided to the applicant.
3. Fire Department - reviewed and no comments have been received at this time.

FUNDING SOURCE:

STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Recommended approval of Resolution No. PZ-250508-17, regarding recommended approval of the T 12 Distillery site plan located at 101 Lincoln Street NE.
2. Recommended approval of Resolution No. PZ-250508-17, regarding recommended approval of the T 12 Distillery site plan located at 101 Lincoln Street NE, subject to Code clarification items being addressed.
3. Recommended denial of Resolution No. PZ-250508-17, regarding recommended approval of the T 12 Distillery site plan located at 101 Lincoln Street NE.
4. Table pending additional information.

Staff recommends approval of Resolution No. PZ-250508-17, subject to the Code clarification items listed in the attached recommendation resolution being addressed.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. PZ-250508-17
2. T12 Distillery Site Plan
3. Architectural Design Elevations
4. T12 Distillery Renderings 1
5. T12 Distillery Renderings 2
6. T12 Distillery Renderings 3
7. T12 Distillery Renderings 4

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-250508-17

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE SITE PLAN FOR T12 DISTILLERY AND OTHER USES AT 101 LINCOLN STREET NE.

WHEREAS, ISG, on behalf of the applicant The 101 LLC, has submitted the site plan for the T12 Distillery, drive-thru, and drive-thru/pick-up window uses located at 101 Lincoln Street NE and further described as follows;

LOT 2 GRAIN DISTRICT PRELIMINARY PLAT.

WHEREAS, the zoning for the property is Planned Unit Development (PUD) and the following uses are permitted uses of the Grain District PUD:

- Distillery
- Up to two drive-thrus allowed, one of which may be required to also dual function as a pick-up window for relief purposes during high volumes;

NOW, THEREFORE, BE IT RESOLVED, that the Planning & Zoning Commission recommends approval of the submitted site plan for T12 Distillery and other uses at 101 Lincoln Street NE subject to the following City Code/Policy clarification recommendation items:

1. That any comments submitted by the City Engineering Department are addressed.
2. That ISG shall submit a drive-thru queuing analysis for review by the City Engineering Department.
3. That as permitted by the Grain District PUD, the northern drive-thru may operate traditionally, and the southern drive-thru must direct queuing to the 6 designated overflow spaces during peak times to prevent stacking along Lincoln Street NE. The City reserves the right to monitor and enforce compliance, and repeated obstructions of the Lincoln Street NE right-of-way may result in enforcement actions, including operational restrictions or revocation of drive-thru authorization following formal review by the Planning & Zoning Commission and City Council.
4. That the proposed signage size and quantity for T12 Distillery, as outlined in the site plan, are deemed acceptable per the Grain District PUD.
5. That updated elevations for the two metal silo structures be submitted showing windows, doors, and other architectural features to confirm consistency with pedestrian-scale design requirements.

Moved by _____, Seconded by _____to adopt.

ATTEST: I, Isaac Pezley, City Planner, City of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on May 8, 2025; among other proceedings the above was recommended.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

_____
Isaac J. Pezley, City Planner

Action	Yay	Nay	Abstain	Absent
Keeran				
Mains				
Brostrom				
Clayton				
Pitt				
Torres				
Vore				

_____
Karen Keeran, Commission Chair

THE 101 LLC
T12 DISTILLERY

BONDURANT, IOWA

ISG PROJECT # 25-32498



LOCATION MAP

0 500 1,000

SCALE IN FEET

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	STREET ADDRESS - TBD BONDURANT, IOWA 50035	
ZONING:	GRAIN DISTRICT PUD	
SITE/LOT AREA:	124,517 SF	(2.9 AC)
EXISTING IMPERVIOUS:	122,274 SF	(2.8 AC)
PROPOSED IMPERVIOUS:	60,292 SF	(1.4 AC)

PARKING DATA / EMPLOYEE COUNT

GOVERNING INFORMATION	CASE BY CASE PER PUD
PARKING STALLS PROVIDED	
T12 DISTILLERY: (11,778 SF)	
EMPLOYEES	7
STANDARD	41
ACCESSIBLE	4
TOTAL	45
FARM BOYS BBQ : (2,289 SF)	
EMPLOYEES	4
STANDARD	6
TOTAL	6
TWIST: (452 SF)	
EMPLOYEES	2

NOTE: TWO (2) ACCESSIBLE PARKING STALLS PROVIDED ON THE LINCOLN STREET ANGLED PARKING.

LINCOLN STREET PARKING STALLS TO PROVIDE ADDITIONAL PARKING FOR THE T-12 DISTILLERY / EVENT SPACE, FARM BOYS BBQ AND TWIST.

SHEET INDEX

C0-10 TITLE
C0-11 TITLE
C0-20 DETAILS
C0-21 DETAILS
C0-22 DETAILS
C0-23 DETAILS
C0-24 DETAILS
C1-10 EROSION CONTROL NOTES
C1-20 EROSION CONTROL DETAILS
C1-30 EROSION CONTROL PLAN
C2-10 EXISTING SITE AND REMOVALS PLAN
C3-10 SITE PLAN
C3-20 SITE UTILITY PLAN
C3-30 DRIVE-THRU STACKING PLAN
C4-10 OVERALL GRADING PLAN
C4-20 DETAILED GRADING PLAN
C4-21 DETAILED GRADING PLAN
C4-22 DETAILED GRADING PLAN
C5-10 RESTORATION PLAN
C5-11 PLANTING PLAN
C5-20 PLANTING AND DETAIL NOTES

SEAL

LICENSED PROFESSIONAL ENGINEER
ALEX R. AMADEO
P27410
IOWA

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

Alex Amadeo 05/06/2025

(signature) (date)

Printed or typed name ALEX R. AMADEO

License number P27410

My license renewal date is December 31, 12/31/25

Pages or sheets covered by this seal:

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "IOWA ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-292-8989).

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811

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PROJECT

THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
04/18/25	SITE PLAN SUBMITAL #1	ARA
05/06/25	SITE PLAN SUBMITAL #2	ARA

PROJECT NO.	25-32498
FILE NAME	32498 C0-TITLE
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	ARA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

TITLE

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C0-10

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PROJECT INDEX:

OWNER:
SCOTT TURCZYNSKI

THE 101 LLC
1305 NE BROADWAY AVE
DES MOINES, IOWA, 50313
PH: 515-244-8900

PROJECT ADDRESS / LOCATION:

ADDRESS TBD

BONDURANT, IOWA 50035

MANAGING OFFICE:
I & S GROUP, INC. (ISG)

DES MOINES OFFICE
217 EAST 2nd STREET
SUITE 110
DES MOINES, IA 50309
PHONE: 515.243.9143

PROJECT MANAGER: ALEX AMADEO
EMAIL: ALEX.AMADEO@ISGINC.COM

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BONDURANT REQUIREMENTS AND WITH THE 2025 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ON THE RCS ZONE 8 (AMES-DES MOINES) COORDINATE SYSTEM, IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=970.44

BURY BOLT ON HYDRANT
INTERSECTION OF LINCOLN ST NE AND 2ND ST NE (NORTH OF PROJECT SITE)

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN SEP 2024 BY ISG INC.

SYMBOL LEGEND

EXISTING		PROPOSED
EX STM MH	STORM MANHOLE	
EX CB	STORM CATCH BASIN	
EX CO	STORM CLEANOUT	
	STORM CULVERT	
	DOWNSPOUT	
	ROOF DRAIN	
EX SAN MH	SANITARY MANHOLE	
EX CO	SANITARY CLEANOUT	
EX LIFT STATION	LIFT STATION	
	WATER REDUCER	
	WATER VALVE	
	WATER VALVE MAHOLE	
	WATER CURB STOP	
	WATER SHUT-OFF	
EX POST INDICATOR VALVE	POST INDICATOR VALVE	
	FIRE DEPARTMENT CONNECTION	
	WELL	
EX MW	MONITORING WELL	
	LAWN SPRINKLER BOX	
	LAWN SPRINKLER HEAD	
	HYDRANT	
EX YARD HYD	YARD HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	GROUND LIGHT	
	GUY WIRE	
	TRANSFORMER	
EX HH	HANDHOLE	
EX ELEC MH	ELECTRIC MANHOLE	
EM	ELECTRIC METER	
V	UTILITY VAULT	
AC	AIR CONDITIONER	
GM	GAS METER	
GGV	GAS VALVE	
SB-1	SOIL BORING	
	FLAG POLE	
MB	MAILBOX	
EX SIGNAL	TRAFFIC SIGNAL	
	SIGN	
	STREET SIGN	
	WHEEL STOP	
RR	RAILROAD CROSSING SIGN	
	POST	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	BUSH	
	TREE STUMP	
	WETLAND / MARSH	
	ROCK / BOULDER	

NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

LINETYPE LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	UTV
OHL	OVERHEAD UTILITY	OHL
UTL	UNDERGROUND UTILITY	UTL
FBO	FIBER OPTIC	FBO
WET	WETLAND	WET
W	WATER EDGE	
	DITCH / SWALE	
X X	FENCE LINE	X X
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	

NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
ADD	ADDENDUM
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
BFE	BASEMENT FLOOR ELEVATION
BIT	BITUMINOUS
BLDG	BUILDING
BM	BENCHMARK
CAD	COMPUTER-AIDED DESIGN
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
CF	CUBIC FOOT
CI	CAST IRON
CIP	CAST IRON PIPE
CIPC	CAST IN PLACE CONCRETE
CJ	CONTROL JOINT
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CR	COUNTY ROAD
CY	CUBIC YARD
C&G	CURB AND GUTTER
DEMO	DEMOLITION
DI	DROP INTAKE
DIA	DIAMETER
DIM	DIMENSION
DS	DOWNSPOUT
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EOF	EMERGENCY OVERFLOW
EQ	EQUAL
EX	EXISTING
F/G	FORM GRADE
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FOOT, FEET
FTG	FOOTING
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFE	GARAGE FLOOR ELEVATION
GL	GUTTER LINE
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HD	HEAVY DUTY
HH	HANDHOLE
HMA	HOT MIX ASPHALT
HORIZ	HORIZONTAL
HR	HOUR
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRANT
I	INVERT
ID	INSIDE DIAMETER
IN	INCH
INV	INVERT
IP	IRON PIPE
IPS	IRON PIPE SIZE
J-BOX	JUNCTION BOX
JT	JOINT
LF	LINEAR FEET
LIN	LINEAR
LPS	LOW PRESSURE STEAM
LS	LUMP SUM
LSO	LOWEST STRUCTURAL OPENING
MAX	MAXIMUM
MB	MAIL BOX
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
NO	NUMBER
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OH	OVERHEAD
OHWL	ORDINARY HIGH WATER LEVEL
OHD	OVERHEAD DOOR
OZ	OUNCE
PCC	PORTLAND CEMENT CONCRETE
PED	PEDESTAL, PEDESTRIAN
PERF	PERFORATED
PL	PROPERTY LINE
PP	POLYPROPYLENE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QTY	QUANTITY
R	RIM
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REBAR	REINFORCING BAR
REM	REMOVE
ROW	RIGHT OF WAY
R/W	RIGHT OF WAY
SAN	SANITARY
SCH	SCHEDULE
SF	SQUARE FOOT
SPEC	SPECIFICATION
SQ	SQUARE
STA	STATION
STM	STORM
SY	SQUARE YARD
T/C	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPORARY
THRU	THROUGH
TNFH	TOP NUT OF FIRE HYDRANT
TRANS	TRANSFORMER
TV	TELEVISION
T/W	TOP OF WALL
TYP	TYPICAL
UT	UTILITY, UNDERGROUND TELEPHONE
VCP	VITRIFIED CLAY PIPE
W/O	WITHOUT
W/	WITH
YD	YARD
YR	YEAR

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PROJECT

THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

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05/06/25	SITE PLAN SUBMITAL #2	ARA

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DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	ARA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

TITLE

SHEET

C0-11

Refer to the contract documents for specific material and placement requirements.

(1) Required only when specified in the contract documents or when directed by the Engineer.

Key

OD = Outside diameter of pipe
D = Inside diameter of pipe
TW = Trench width at top of pipe
d = Depth of bedding material below pipe

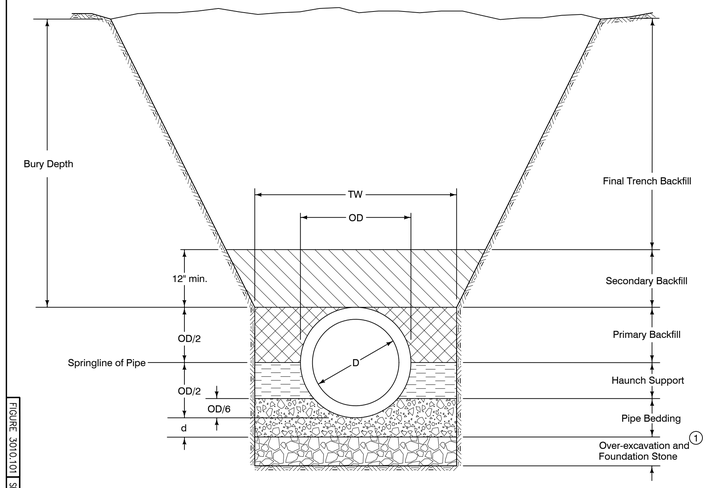


FIGURE 3010.101 SHEET 1 OF 1

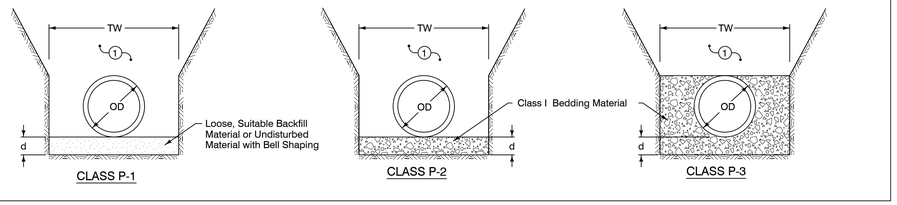
SUDAS	IOWA DOT	REVISION
FIGURE 3010.101	STANDARD ROAD PLAN	NEW 04-17-18
		SW-101
		SHEET 1 of 1

REVISIONS: Replaced Iowa DOT and SUDAS logos.

Paul D. Wiegand, SUDAS DIRECTOR — Brian Smith, DESIGN METHODS ENGINEER

TRENCH BEDDING AND BACKFILL ZONES

BEDDING CLASSES



ALLOWABLE BURY DEPTH

DUCTILE IRON, AWWA C151, CLASS 52

Pipe Diameter (inches)	Class P-1 Bedding	Class P-2 Bedding	Class P-3 Bedding
4	40'	40'	40'
6	40'	40'	40'
8	40'	40'	40'
10	36'	40'	40'
12	31'	40'	40'
14	26'	40'	40'
16	23'	37'	40'
18	20'	34'	40'
20	18'	32'	40'
24	16'	29'	38
30	13'	23'	31'
36	13'	22'	30'
42	13'	21'	29'
48	13'	19'	27'
54	13'	19'	27'

PVC, AWWA C900 & C905, DR18

Pipe Diameter (inches)	Class P-1 Bedding	Class P-2 Bedding	Class P-3 Bedding
4	19'	23'	40'
6	19'	23'	40'
8	19'	23'	40'
10	19'	23'	40'
12	19'	23'	40'
14	19'	23'	40'
16	19'	23'	40'
18	19'	23'	40'
20	19'	23'	40'
24	19'	23'	40'

(1) Place remainder of bedding and backfill material as specified in the contract documents.

Key

OD = Outside diameter of pipe

TW = Trench width at top of pipe:
Min. = OD+18 inches OR 1.25xOD+12 inches
(whichever is greater)

d = Depth of bedding material below pipe:
Min. = OD/8 OR 4 inches
(whichever is greater)

FIGURE 3010.104 SHEET 1 OF 1

SUDAS	IOWA DOT	REVISION
FIGURE 3010.104	STANDARD ROAD PLAN	1 04-17-18
		SW-104
		SHEET 1 of 1

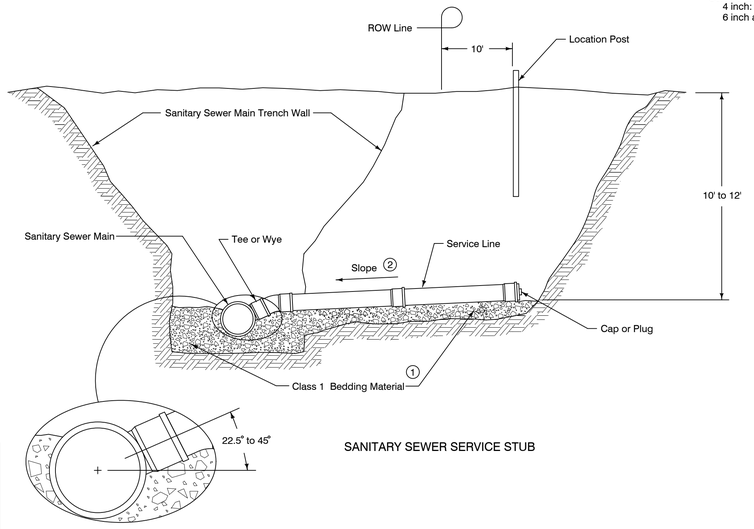
REVISIONS: Replaced Iowa DOT and SUDAS logos.

Paul D. Wiegand, SUDAS DIRECTOR — Brian Smith, DESIGN METHODS ENGINEER

PRESSURE PIPE TRENCH BEDDING

(1) Place bedding and backfill material as required for sewer main.

(2) Service Line Slope:
4 inch: 2% to 5%
6 inch and greater: 1% to 5%



SANITARY SEWER SERVICE STUB

FIGURE 4010.201 SHEET 1 OF 2

SUDAS	IOWA DOT	REVISION
FIGURE 4010.201	STANDARD ROAD PLAN	1 04-17-18
		SW-201
		SHEET 1 of 2

REVISIONS: Replaced Iowa DOT and SUDAS logos.

Paul D. Wiegand, SUDAS DIRECTOR — Brian Smith, DESIGN METHODS ENGINEER

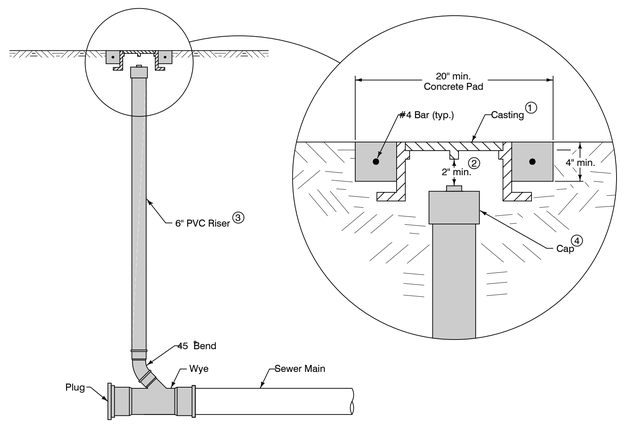
SANITARY SEWER SERVICE STUB

(1) Standard duty casting complying with AASHTO M 306. Mark lid with "Sanitary" or "Sanitary C.O."

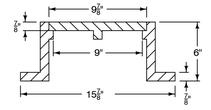
(2) Do not allow casting to bear on top of riser pipe.

(3) 6 inch PVC Service Pipe

(4) Threaded PVC cap or iron body ferrule with brass screw plug



CLEANOUT



CASTING (1)

(Dimensions are nominal)

FIGURE 4010.203 SHEET 1 OF 1

SUDAS	IOWA DOT	REVISION
FIGURE 4010.203	STANDARD ROAD PLAN	1 04-17-18
		SW-203
		SHEET 1 of 1

REVISIONS: Replaced Iowa DOT and SUDAS logos.

Paul D. Wiegand, SUDAS DIRECTOR — Brian Smith, DESIGN METHODS ENGINEER

SANITARY SEWER CLEANOUT

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PROJECT

THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

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05/06/25	SITE PLAN SUBMITAL #2	ARA

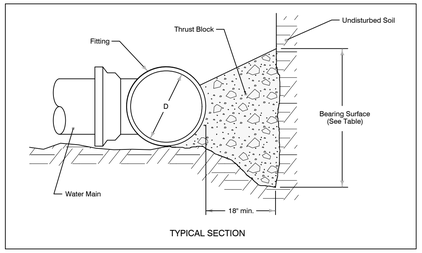
PROJECT NO.	25-32498
FILE NAME	32498 C0-DETAILS
DRAWN BY	SAK
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REVIEWED BY	ARA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

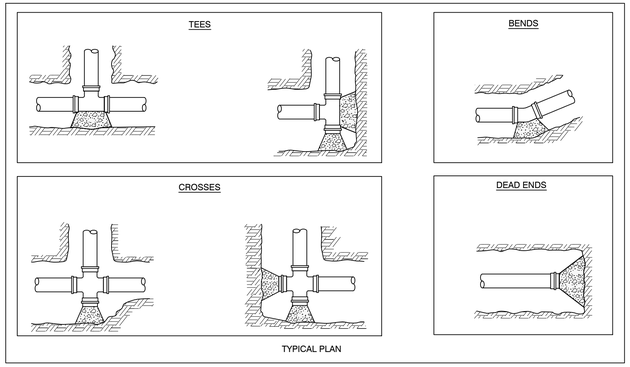
DETAILS

SHEET

C0-20



TYPICAL SECTION



TYPICAL PLAN

Extend thrust blocks to undisturbed soil. Excavation into trench wall may be necessary.

Form vertical surfaces of poured concrete thrust blocks except on bearing surface.

Encase all fittings in polyethylene wrap. Do not allow concrete to directly contact joints or fitting bolts.

Diameter of Pipe, D (inches)	MINIMUM BEARING SURFACE (sf)				
	Bends				Tees and Dead Ends
	11¼°	22½°	45°	90°	
4	1	1	2	4	3
6	1	2	4	8	6
8	2	4	7	14	10
10	3	6	11	21	15
12	4	8	16	29	21
14	5	11	21	39	28
16	7	14	27	50	36
18	9	17	34	63	45
20	11	21	42	78	55
24	15	31	60	111	78
30	24	47	92	171	120
36	34	67	132	244	173

Minimum surface area based on water pressure of 150 psi and allowable soil pressure of 1,000 psf.

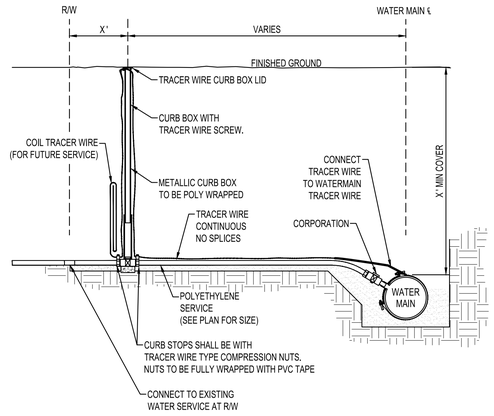
SUDAS	IOWADOT	REVISION 1 10-18-16
FIGURE 5010.101	STANDARD ROAD PLAN	WM-101
		SHEET 1 of 2

REVISIONS: Replaced Iowa DOT and SUDAS logos with new logos.

Paul D. Wiegand, SUDAS DIRECTOR — Brian Smith, DESIGN METHODS ENGINEER

THRUST BLOCKS

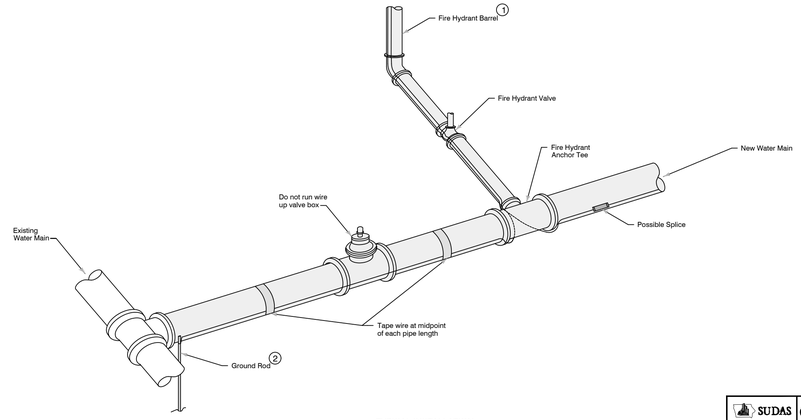
FIGURE 5010.101 | SHEET 1 OF 2



TYPICAL WATER SERVICE

NTS

1. Extend tracer wire up fire hydrant barrel to internal terminals of tracer wire station and back down. Refer to WM-201 for details of fire hydrant assembly.
2. Clamp tracer wire to ground rod at system termination points.



TYPICAL INSTALLATION

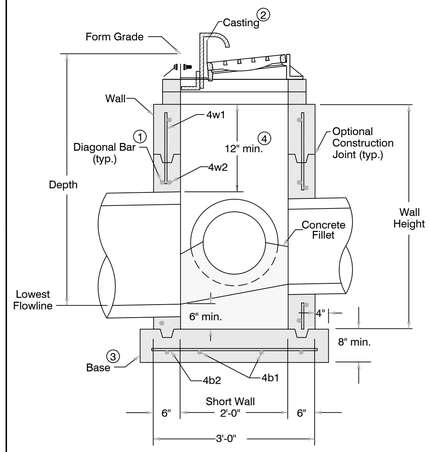
SUDAS	IOWADOT	REVISION 1 10-18-16
FIGURE 5010.102	STANDARD ROAD PLAN	WM-102
		SHEET 1 of 1

REVISIONS: Replaced Iowa DOT and SUDAS logos with new logos.

Paul D. Wiegand, SUDAS DIRECTOR — Brian Smith, DESIGN METHODS ENGINEER

TRACER SYSTEM

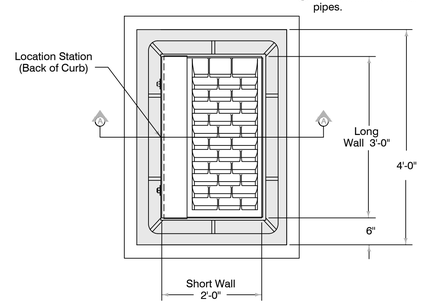
FIGURE 5010.102 | SHEET 1 OF 1



SECTION A-A

Refer to SW-514 for boxout details.

1. Install four #4 diagonal bars at all pipe openings.
2. SW-603 Type R unless Type Q is specified in the contract documents.
3. Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
4. 12 inch minimum wall height above all pipes.



PLAN

REINFORCING BAR LIST						
Mark	Size	Location	Shape	Length	Count	Spacing
4w1	4	Walls	——	Wall Height minus 4"	14	12"
4w2	4	Long Walls	——	3'-8"	Varies	12"
4w3	4	Short Walls	——	2'-8"	Varies	12"
4b1	4	Base	——	4'-2"	4	10"
4b2	4	Base	——	3'-2"	5	10"

MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

SUDAS	IOWADOT	REVISION 2 04-17-13
FIGURE 6010.501	STANDARD ROAD PLAN	SW-501
		SHEET 1 of 1

REVISIONS: Changed "Invert" callout to "Concrete Fillet". Updated DOT and Sudas logo.

Paul D. Wiegand, SUDAS DIRECTOR — Brian Smith, DESIGN METHODS ENGINEER

SINGLE GRATE INTAKE

FIGURE 6010.501 | SHEET 1 OF 1

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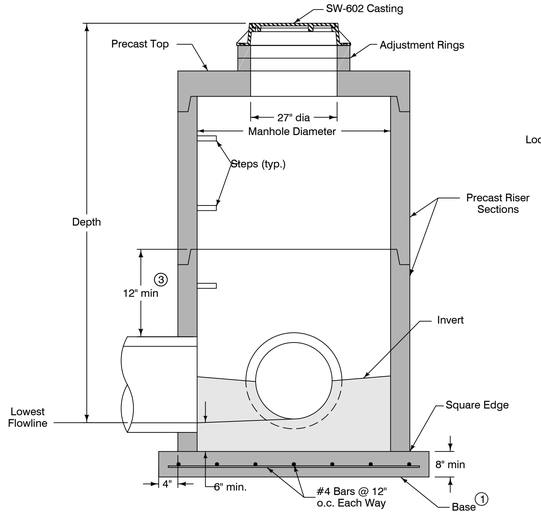
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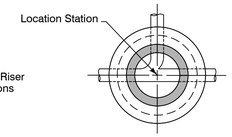
DETAILS

SHEET

C0-21



TYPICAL SECTION



PLAN

1. Cast-in-place base shown. If base is precast integral with bottom riser, the footprint of the base is not required to extend beyond the outer edge of the riser.
2. For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.
3. 12 inch minimum riser height above all pipe openings.

Manhole Diameter (inches)	Maximum Pipe Diameter (2) (inches) for 2 Pipes	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

SUDAS | IOWADOT | REVISION 1 04-17-18

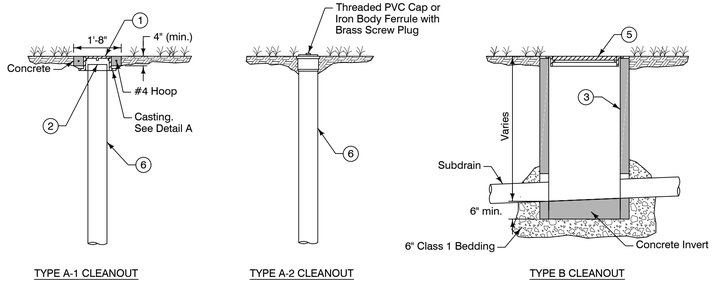
FIGURE 6010.401 | STANDARD ROAD PLAN | SW-401 | SHEET 1 of 1

REVISIONS: Changed 'Invert' callout to 'Concrete Fillet'. Updated linework and Sudas and DOT logo.

Paul D. Wiegand, SUDAS DIRECTOR | Brian Smith, DESIGN METHODS ENGINEER

CIRCULAR STORM SEWER MANHOLE

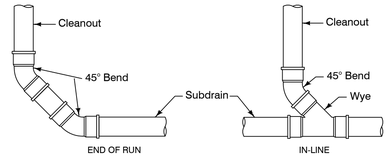
FIGURE 6010.401 | SHEET 1 OF 1



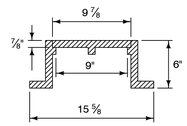
TYPE A-1 CLEANOUT | TYPE A-2 CLEANOUT | TYPE B CLEANOUT

Use in non-traffic areas.

1. Light duty casting. Label lid with "Storm" or "Storm C.O."
2. Do not allow casting to bear on top of riser pipe; provide 2 inch clearance, minimum.
3. A manufactured cleanout may be used in lieu of a Type B cleanout, if approved by the Engineer.
4. Design is intended for use in conjunction with 8 inch PVC riser pipe. Other sized caps may be used with smaller pipe, as approved by the Engineer.
5. Provide Type G casting, as required to fit pipe size.
6. PVC riser pipe; match diameter of subdrain (8 inches maximum).



TYPE A CLEANOUT CONNECTIONS



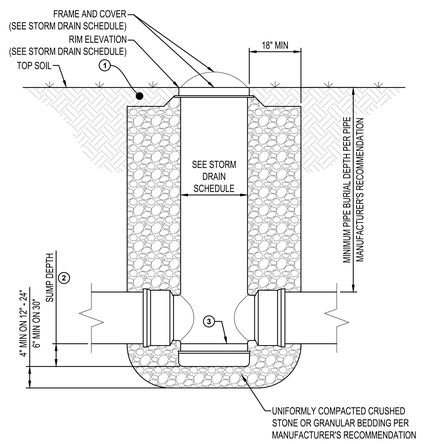
DETAIL A (1) (4)
(Dimensions are nominal)

FIGURE 4040.232 | SHEET 1 OF 1

SUDAS | REVISION 2 10-18-19 | 4040.232 | SHEET 1 of 1

SUDAS Standard Specifications

SUBDRAIN CLEANOUTS



KEY NOTES:

1. IF ASPHALT PAVEMENT, TOP OF CONCRETE COLLAR SHOULD BE SET AT BOTTOM OF NON-WEAR COURSE.
2. 6" MIN ON 8" - 24" DRAIN BASIN, 10" MIN ON 30" DRAIN BASIN. VERIFY WITH MANUFACTURER'S RECOMMENDATIONS.
3. INVERT ELEVATION (SEE STORM DRAIN SCHEDULE)

DRAIN BASIN IN TURF
NTS

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THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

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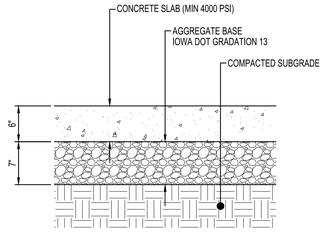
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FILE NAME	32498 C0-DETAILS
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	ARA
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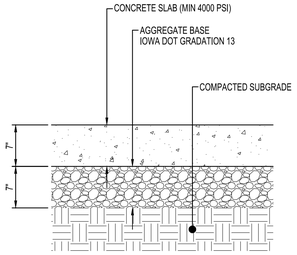
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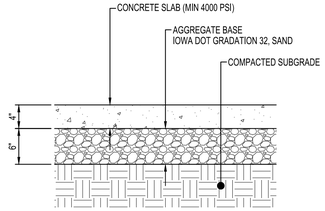
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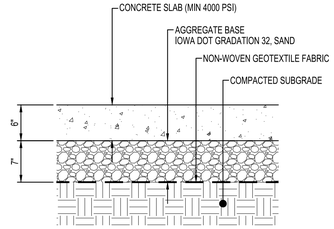
STANDARD
CONCRETE PAVEMENT
NTS



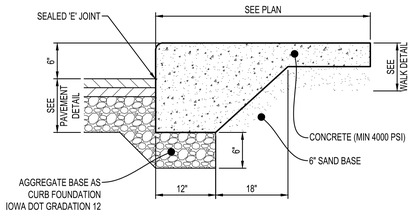
HEAVY DUTY
CONCRETE PAVEMENT
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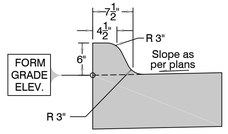
CONCRETE WALK
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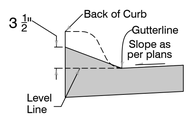
CONCRETE WALK
THROUGH DRIVE LANE
NTS



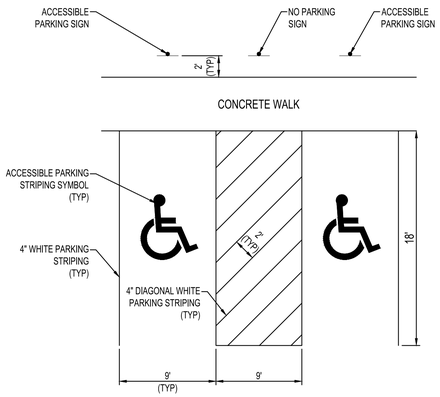
TURN DOWN
CONCRETE WALK
NTS



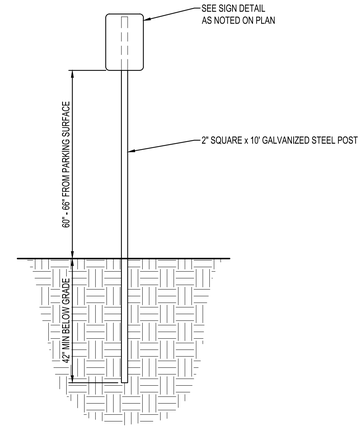
STANDARD
6" CONCRETE CURB AND GUTTER
NTS



DROP CURB AT
RAISED CROSSWALK
NTS



ACCESSIBLE PARKING AREA
NTS



SIGN POST
NTS

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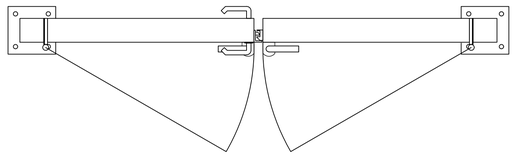
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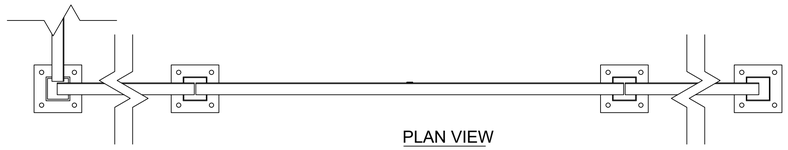
NOTES

ARIA LOUVERED FENCE PANEL WITH ALUMINUM LOUVERED BLADE (BASIS OF DESIGN)
VERIFY ALL FENCING WITH OWNER

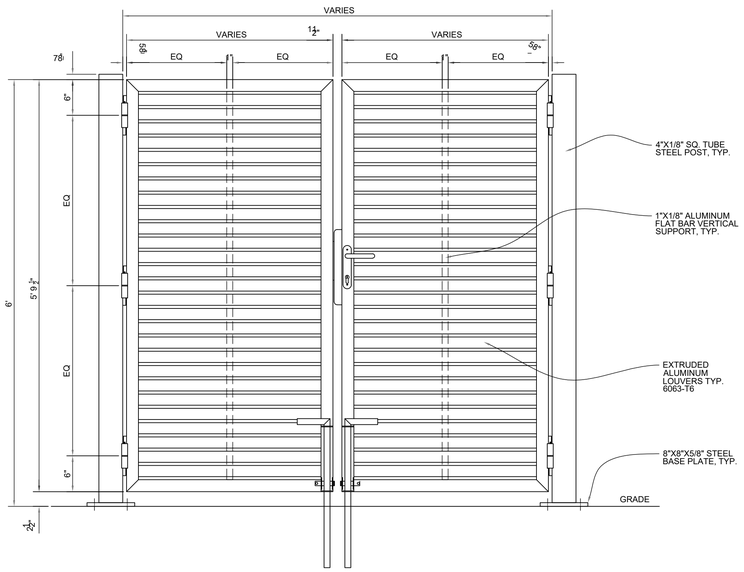
VERIFY FINAL COLOR SELECTION WITH OWNER



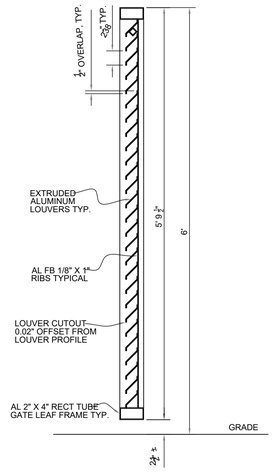
PLAN VIEW



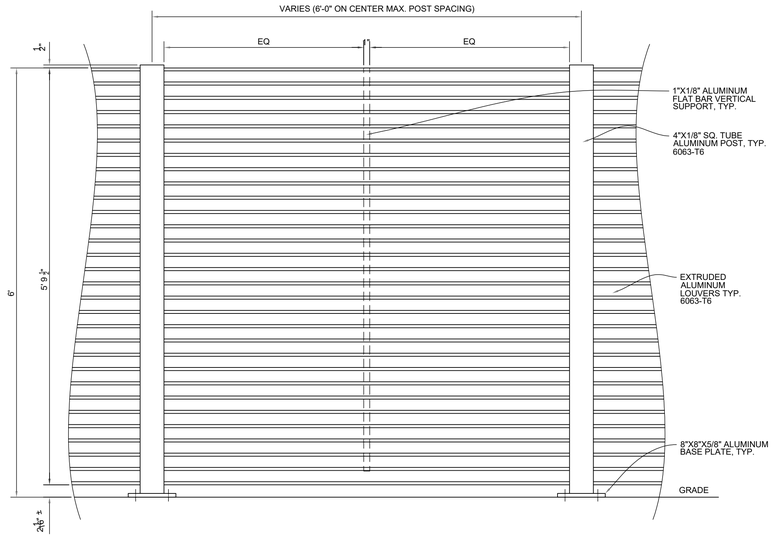
PLAN VIEW



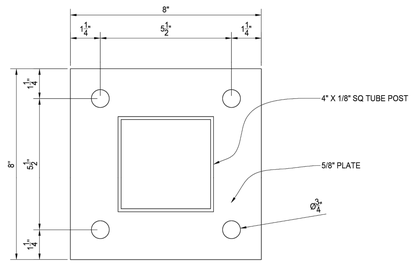
DOUBLE DRIVE GATE ASSEMBLY



TYPICAL GATE SECTION



TYPICAL PANEL ELEVATION



TYPICAL BASE PLATE DETAIL

ARIA (PALM SHIELD) LOUVERED FENCE (BASIS OF DESIGN)
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EROSION CONTROL PLAN NARRATIVE

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:
CONSTRUCTION OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE COMPLETE BEFORE OTHER CONSTRUCTION ACTIVITY OCCURS.
USE PHASED CONSTRUCTION WHEREVER PRACTICAL AND ESTABLISH TURF AS SOON AS POSSIBLE TO MINIMIZE SEDIMENT TRANSPORT.
TURF ESTABLISHMENT OR TEMPORARY SEEDING OR MULCHING OF ALL EXPOSED SOIL NOT BEING ACTIVELY WORKED SHOULD BE PRACTICED FOLLOWING THE TABLE BELOW:

TYPE OF SLOPE OR DISTURBANCE AREA	TIME AREA CAN REMAIN OPEN WITHOUT BEING ACTIVELY WORKED:
STEEPER THAN 3:1	14 DAYS
10:1 TO 3:1	14 DAYS
FLATTER 10:1	14 DAYS
DITCHES	1 DAY
PIPE ENDS	1 DAY
WITHIN 200' OF SURFACE WATER	1 DAY
LAST 200' OF THE WETTED DITCH PERIMETER FROM THE DITCH OUTLET	1 DAY

ALL EXPOSED SOILS SHALL BE SEEDED OR SODDED AT THE EARLIEST POSSIBLE TIME TO PREVENT/REDUCE EROSION.
TEMPORARY COVER DURING CONSTRUCTION IS INCIDENTAL.
PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

SEDIMENT CONTROL PRACTICES:
CONSTRUCTION OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES SHALL BE COMPLETE PRIOR TO LAND DISTURBING ACTIVITIES OCCUR.
INLET EROSION PROTECTION SHALL BE INSTALLED AND MAINTAINED UNTIL TURF HAS BEEN ESTABLISHED.
THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL EROSION FROM LEAVING THE CONSTRUCTION ZONE. ALL ERODED MATERIAL THAT LEAVES THE CONSTRUCTION ZONE SHALL BE COLLECTED BY THE CONTRACTOR AND RETURNED TO THE SITE AT THE CONTRACTOR'S EXPENSE.
ALL STREETS MUST BE SWEPT WITHIN 24 HOURS WHEN ANY TRACKING OCCURS.
SILT FENCE OR OTHER EFFECTIVE EROSION CONTROL MEASURES MUST BE INSTALLED AROUND THE PERIMETER OF ANY SOIL STOCKPILES, INCLUDING TEMPORARY STOCKPILES. STOCKPILES CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
PERIMETER CONTROL SHALL BE INSTALLED ALONG THE BACK OF CURB IMMEDIATELY FOLLOWING CURB INSTALLATION AT ALL LOCATIONS WITH POSITIVE DRAINAGE TO PARKING LOT AND/OR STREETS, AND SHALL REMAIN UNTIL STABILIZATION IS ACHIEVED. THIS SHALL BE ACCOMPLISHED THROUGH THE USE OF SILT FENCE, BIOROLLS, ROCK LOGS, OR OTHER METHODS APPROVED BY THE ENGINEER.

DEWATERING AND BASIN DRAINING:
DEWATER SEDIMENT-LADEN WATER TO SEDIMENTATION BASINS IF POSSIBLE OR USE OTHER BMP'S TO PREVENT EROSION AND REMOVE SEDIMENT WHEN DISCHARGING TO SURFACE WATERS.
USE APPROPRIATE ENERGY DISSIPATION MEASURES ON ALL DISCHARGES.
DEWATERING PRACTICES CANNOT CAUSE NUISANCE CONDITIONS, EROSION OR IN RECEIVING CHANNELS OR INUNDATION OF WETLANDS RESULTING IN ADVERSE IMPACTS.

POLLUTION PREVENTION:
ALL SOLID WASTE COLLECTED FROM THE CONSTRUCTION SITE MUST BE DISPOSED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
ALL HAZARDOUS MATERIALS (OIL, GASOLINE, FUEL, PAINT, ETC) MUST BE PROPERLY STORED TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AREAS SHALL PROVIDE SECONDARY CONTAINMENT AND A HAZARDOUS MATERIALS SPILL KIT. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
EQUIPMENT MAINTENANCE AREAS MUST BE LIMITED TO A DEFINED AREA OF THE SITE. ALL RUNOFF CONTAINING ANY HAZARDOUS MATERIAL MUST BE PROPERLY COLLECTED AND DISPOSED.
NO ENGINE DEGREASING SHALL BE ALLOWED ON SITE.
THE CONTRACTOR IS RESPONSIBLE FOR MONITORING AIR POLLUTION AND ENSURING IT DOES NOT EXCEED LEVELS SET BY LOCAL, STATE, OR FEDERAL REGULATIONS. THIS INCLUDES DUST CREATED BY WORK BEING PERFORMED ON THE SITE. AIR POLLUTION AND DUST CONTROL CORRECTION IS CONSIDERED INCIDENTAL TO THE UNIT BID PRICES FOR WHICH WORK IS BEING PERFORMED. ADDITIONAL DUST CONTROL MEASURES MAY BE REQUIRED BY THE ENGINEER.
CONCRETE WASHOUT ONSITE: ALL LIQUID WASTE GENERATED BY CONCRETE WASHOUT OPERATIONS
MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED
CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID WASTE MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID WASTE MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH CITY OF BONDURANT, IOWA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

INSPECTION AND MAINTENANCE:
THE PERMITTEES MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION.
ALL INSPECTIONS PERFORMED DURING CONSTRUCTION MUST BE RECORDED AND RECORDS RETAINED WITH THE EROSION CONTROL PLAN.
CONTRACTOR IS RESPONSIBLE FOR KEEPING A RECORD OF ALL RAINFALL INFORMATION & EROSION CONTROL MAINTENANCE UNTIL FINAL ESTABLISHMENT OF TURF.
ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE FENCE.
EROSION CONTROL, AND OTHER BMP'S MUST BE REPLACED, REPAIRED, OR SUPPLEMENTED WHEN THEY REACH 50% DESIGN LOAD.

FINAL STABILIZATION:
THE PERMITTEES MUST ENSURE FINAL STABILIZATION OF THE SITE. THE PERMITTEES MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE OR CONTROL HAS BEEN PASSED TO ANOTHER OWNER.
ALL TEMPORARY EROSION CONTROL MEASURES AND BMP'S MUST BE REMOVED AS PART OF THE FINAL SITE STABILIZATION.
THE STORM WATER PERMIT FURTHER DEFINES FINAL STABILIZATION AND ITS REQUIREMENTS.

MAINTENANCE SCHEDULE:

THE FOLLOWING MAINTENANCE SCHEDULE HAS BEEN PROVIDED. THE INSPECTOR MUST PERFORM THE INSPECTIONS. THE OPERATOR/CONTRACTOR MUST PERFORM ALL NEEDED MAINTENANCE. FURTHERMORE, ALL EROSION CONTROL FEATURE REQUIRING MAINTENANCE MAY NOT BE LISTED BELOW. THE OPERATOR/CONTRACTOR AND INSPECTOR MUST PERFORM THEIR RESPECTIVE DUTIES ON ALL BMP'S THAT ARE NOT LISTED BELOW AS WELL.

1. CONSTRUCTION ENTRANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR MATERIALS DROPPED, WASHED OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
2. FILTER SOCKS – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (2.1) FILTER SOCKS SHALL BE INSPECTED WEEKLY; (2.2) CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES; (2.3) NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FILTER SOCKS SHALL BE ACCOMPLISHED PROMPTLY; (2.4) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH RAINFALL, THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE FILTER SOCK; AND (2.5) ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE FILTER SOCK IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
3. SILT FENCE – THE MAINTENANCE MEASURES ARE AS FOLLOWS; (3.1) SILT FENCES SHALL BE INSPECTED WEEKLY, ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY; (3.2) CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING; (3.3) SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY; (3.4) SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER; AND (3.5) ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
4. STORM DRAIN INLET PROTECTION – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (4.1) STRUCTURES SHALL BE INSPECTED WEEKLY AND REPAIRS MADE AS NECESSARY AND (4.2) STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
5. TEMPORARY DIVERSION DIKE – THE MEASURE SHALL BE INSPECTED WEEKLY AND REPAIRS MADE TO THE DIKE, FLOW CHANNEL, OUTLET OR SEDIMENT TRAPPING FACILITY, AS NECESSARY. ONCE EVERY WEEK, WHETHER A STORM EVENT HAS OCCURRED OR NOT, THE MEASURE SHALL BE INSPECTED AND REPAIRS MADE IF NEEDED. DAMAGES CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY MUST BE REPAIRED BEFORE THE END OF EACH WORKING DAY.
6. TEMPORARY FILL DIVERSION – SINCE THE PRACTICE IS TEMPORARY AND UNDER MOST SITUATIONS WILL BE COVERED THE NEXT WORKING DAY. THE MAINTENANCE REQUIRED SHOULD BE LOW. IF THE PRACTICE IS TO REMAIN IN USE FOR MORE THAN ONE DAY, AN INSPECTION SHALL BE MADE AT THE END OF EACH WORKDAY AND REPAIRS MADE TO THE MEASURE IF NEEDED. THE OPERATOR/CONTRACTOR SHOULD AVOID THE PLACEMENT OF ANY MATERIAL OVER THE STRUCTURE WHILE IT IS IN USE. CONSTRUCTION TRAFFIC SHOULD NOT BE PERMITTED TO CROSS THE DIVERSION.
7. TEMPORARY SEDIMENT TRAP – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (7.1) SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DESIGN VOLUME OF THE WET STORAGE, SEDIMENT REMOVAL FROM THE BASIN SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE SEDIMENTATION PROBLEMS; (7.2) FILTER STONE SHALL BE REGULARLY CHECKED TO ENSURE THAT FILTRATION PERFORMANCE IS MAINTAINED, STONE CHOKED WITH SEDIMENT SHALL BE REMOVED AND CLEANED OR REPLACED; AND (7.3) THE STRUCTURE SHOULD BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT, THE HEIGHT OF THE STONE OUTLET SHOULD BE CHECKED TO ENSURE THAT ITS CENTER IS AT LEAST 1 FOOT BELOW THE TOP OF THE EMBANKMENT.
8. TEMPORARY SEDIMENT BASIN – THE BASIN EMBANKMENT SHOULD BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE EMERGENCY SPILLWAY SHOULD BE CHECKED REGULARLY TO ENSURE THAT ITS LINING IS WELL ESTABLISHED AND EROSION-RESISTANT. THE BASIN SHOULD BE CHECKED AFTER EACH RUNOFF PRODUCING RAINFALL FOR SEDIMENT CLEANOUT AND TRASH REMOVAL. WHEN THE SEDIMENT REACHES THE CLEANOUT LEVEL, IT SHALL BE REMOVED AND PROPERLY DISPOSED OF.
9. TEMPORARY SEEDING – AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION WILL BE RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.
10. PERMANENT SEEDING – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (10.1) IN GENERAL, A STAND OF VEGETATION CANNOT BE DETERMINED TO BE FULLY ESTABLISHED UNTIL IT HAS BEEN MAINTAINED FOR ONE FULL YEAR AFTER PLANNING; (10.2) NEW SEEDLINGS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE, SUPPLY WATER AS NEEDED, ESPECIALLY LATE IN THE SEASON, IN ABNORMALLY HOT OR DRY CONDITIONS, OR ON ADVERSE SITES, WATER APPLICATIONS SHALL BE CONTROLLED TO PREVENT EXCESSIVE RUNOFF; (10.3) INSPECT ALL SEEDED AREAS FOR FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE; [10.3.A] IF STAND IS INADEQUATE FOR EROSION CONTROL, OVER SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED; [10.3.B] IF STAND IS 60% DAMAGED, RE-ESTABLISH FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS; [10.3.C] IF STAND HAS LESS THAN 40% COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER, THE SOIL MUST BE TESTED TO DETERMINE IF ACIDITY OR NUTRIENT IMBALANCES ARE RESPONSIBLE, RE-ESTABLISH THE STAND FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS.
11. MULCHING – ALL MULCHES AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY (PARTICULARLY AFTER RAINSTORMS) TO CHECK FOR EROSION. WHERE EROSION IS OBSERVED IN MULCHED AREAS, ADDITIONAL MULCH SHOULD BE APPLIED. NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING OR MATTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIR AS NEEDED.
12. SOIL STABILIZATION BLANKETS & MATTING – ALL SOIL STABILIZATION BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL WHICH TIME THEY BECOME PERMANENTLY STABILIZED; AT THAT TIME AN ANNUAL INSPECTIONS SHOULD BE ADEQUATE.
13. STREET CLEANING / SWEEPING – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (13.1) EVALUATE ACCESS POINTS DAILY FOR SEDIMENT TRACKING; (13.2) WHEN TRACKED OR SPILLED SEDIMENT IS FOUND ON PAVED SURFACES, IT WILL BE REMOVED DAILY, DURING TIMES OF HEAVY TRACK-OUT, SUCH AS DURING RAINS, CLEANING MAY BE DONE SEVERAL TIMES THROUGHOUT THE DAY; (13.3) UNKNOWN SPILLS OR OBJECTS WILL NOT BE MIXED WITH THE SEDIMENT; AND (13.4) IF SEDIMENT IS MIXED WITH OTHER POLLUTANTS, IT WILL BE DISPOSED OF PROPERLY AT AN AUTHORIZED LANDFILL.

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PROJECT

THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
04/18/25	SITE PLAN SUBMITAL #1	ARA
05/06/25	SITE PLAN SUBMITAL #2	ARA

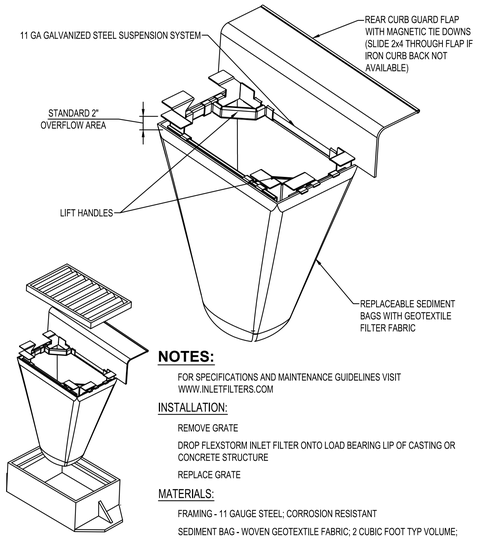
PROJECT NO.	25-32498
FILE NAME	32498 C1-SWPPP
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	ARA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

EROSION CONTROL NOTES

SHEET

C1-10



NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:

REMOVE GRATE

DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE

REPLACE GRATE

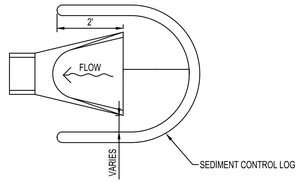
MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT

SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME; STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

CURB BOX FILTER INLET PROTECTION

NTS

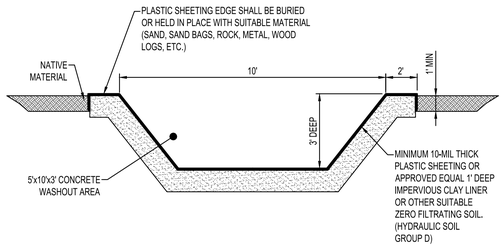


NOTES:

1. SEDIMENT CONTROL LOG CAN BE COMPOST, WOOD CHIP, OR ROCK
2. d = CULVERT SIZE: 12"-36"

CULVERT END CONTROL SEDIMENT CONTROL LOG

NTS

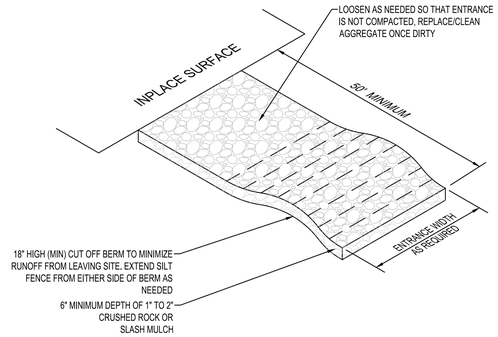


NOTES:

1. CONCRETE WASHOUT LOCATION SHALL BE APPROVED BY ENGINEER.
2. SIZE OF EXCAVATION AND COMPACTED TRAP MUST BE COMMENSURATE WITH WASHOUT REQUIREMENTS FOR DAILY CONSTRUCTION ACTIVITIES.
3. CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.
4. CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.
5. WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.
6. CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.
7. WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT

NTS



STABILIZED CONSTRUCTION EXIT

NTS

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PROJECT

THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
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05/06/25	SITE PLAN SUBMITAL #2	ARA

PROJECT NO.	25-32498
FILE NAME	32498 C1-SWPPP
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	ARA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

EROSION CONTROL DETAILS

SHEET

C1-20

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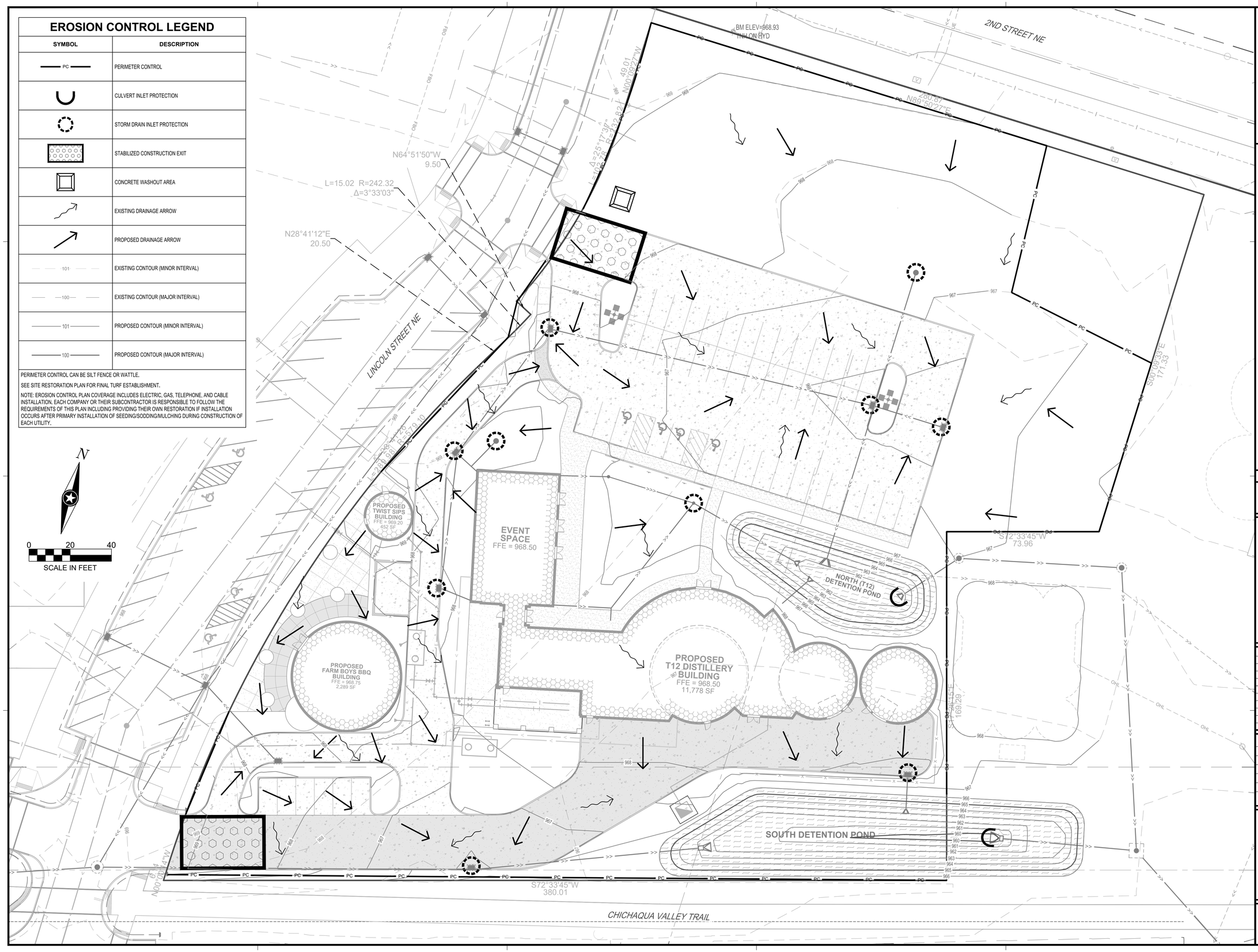
EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
PC	PERIMETER CONTROL
	CULVERT INLET PROTECTION
	STORM DRAIN INLET PROTECTION
	STABILIZED CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR WATTLE.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.



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SCALE IN FEET

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THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
04/18/25	SITE PLAN SUBMITAL #1	ARA
05/06/25	SITE PLAN SUBMITAL #2	ARA

PROJECT NO.	25-32498
FILE NAME	32498 C1-SWPPP
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	ARA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

EROSION CONTROL PLAN

SHEET

C1-30

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	REMOVE AGGREGATE SURFACING
	DEMOLISH BUILDING
	CLEAR AND GRUB TREES AND UNDERBRUSH
	REMOVE DECIDUOUS TREE (CLEAR AND GRUB)

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

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0 20 40

SCALE IN FEET

LINCOLN STREET NE

STREET NE

(66 Foot Right of Way)

N64°51'50"W 9.50

L=15.02 R=242.32 Δ=3°33'03"

N28°41'12"E 20.50

Δ=25°11'37" R=522.82 L=229.87 N00°09'27"W 49.91

N89°50'23"E 250.42

S00°09'37"E 177.33

S72°33'45"W 73.96

S72°33'45"W 380.00

N00°00'14"W 6.24

S17°26'15"E 169.20

PROTECT EXISTING STRUCTURES

EX STM MH R=968.04 I=957.39 (12" RCP) SW (UNKNOWN) CENTER FILLED WITH SEDIMENT

EX STM MH R=967.77 I=956.77 (UNKNOWN) UNK (6") "N) CENTER SILTED IN

EX MH R=963.03 I=951.53 (12" RCP) E I=951.53 (10" DIP) NW

EX MH R=963.03 I=951.53 (10" DIP) E I=951.53 (12" RCP) W

EX MH R=967.03 I=951.53 (10" DIP) E I=951.53 (10" DIP) W

EX SAN MH R=962.26 I=959.26 (8" CIP) SW I=959.46 (8" CIP) E I=959.01 (8" PVC) N I=959.26 (8" CIP) SE

EX CB R=964.08 I=954.08 (UNKNOWN) CENTER SILTED IN

EX CB R=964.42 I=953.03 (12" RCP) E SILTED IN

EX CB R=964.80 I=953.80 (12" RCP) W SILTED IN I=953.55 (12" RCP) N SILTED IN

SANF

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PROJECT

THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
04/18/25	SITE PLAN SUBMITAL #1	ARA
05/06/25	SITE PLAN SUBMITAL #2	ARA

PROJECT NO.	25-32498
FILE NAME	32498 C2-EXIST
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	ARA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE AND REMOVALS PLAN

SHEET

C2-10

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	CONCRETE WALK THROUGH DRIVE LANE
	INTEGRAL COLOR CONCRETE PAVEMENT
	TURN DOWN CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

N

0 20 40

SCALE IN FEET

2ND STREET NE

49.01
N00°09'27"W

280.87
N89°50'27"E

Δ=25°17'37"
L=102.78 R=232.82

N64°51'50"W
9.50

L=15.02 R=242.32
Δ=3°33'03"

N28°41'12"E
20.50

37' ON-STREET PARKING STALLS PROVIDED AS PART OF LINCOLN STREET PUBLIC IMPROVEMENT PROJECT

LINCOLN STREET NE

Δ=28°41'26"
L=289.98 R=579.10

S00°09'39"E
171.33

STANDARD 6" CONCRETE CURB AND GUTTER TYP. (SEE DETAIL)

5' CURB TRANSITION

BEGIN 3.5" DROP CURB

BEGIN 3.5" DROP CURB
5' CURB TRANSITION

NO PARKING STRIPING TYP.

ACCESSIBLE PARKING SYMBOL TYP.

PARKING STRIPING TYP.

BUILDING WALK-UP WINDOW

DRIVE-THRU / PICKUP WINDOW

PROPOSED TWIST SIPS BUILDING
FFE = 969.20
452 SF

PLANTER BED (TYP)

JOINTING LAYOUT

BUILDING ENTRANCE

EVENT SPACE
FFE = 968.50

ADA SIGN (TYP. OF 2)
(SEE DETAIL FOR LOCATION)

ADA PARKING SIGN (TYP. OF 4)
(SEE DETAIL FOR LOCATION)

BUILDING MAIN ENTRANCE

TRASH ENCLOSURE AND TRANSFORMER PAD LOCATION (COORDINATE FINAL PLACEMENT AND SIZE WITH MIDAMERICAN ENERGY)

LOUVERED 10' GATE (SEE DETAIL)

NORTH (T12) DETENTION POND

S72°33'45"W
73.96

LOUVERED 8' FENCING (SEE DETAIL)

PROPOSED FARM BOYS BBQ BUILDING
FFE = 968.75
2,289 SF

OUTDOOR PIT AREA

PROPOSED T12 DISTILLERY BUILDING
FFE = 968.50
11,778 SF

S17°26'15"E
169.29

2 BIKE RACKS (4 BICYCLES)

DRIVE-THRU / PICKUP WINDOW

6' TALL WOOD FENCE

DUMPSTER TO BE LOCATED IN THIS GENERAL AREA

SOUTH DETENTION POND

S72°33'45"W
380.01

N00°00'14"W
6.14

CHICHAQUA VALLEY TRAIL

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THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
04/18/25	SITE PLAN SUBMITAL #1	ARA
05/06/25	SITE PLAN SUBMITAL #2	ARA

PROJECT NO.	25-32498
FILE NAME	32498 C3-SITE
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	ARA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10

UTILITY LEGEND

EXISTING		PROPOSED
—— – – >> – – ——	STORM DRAIN	——>>——
—— – – > – – ——	SANITARY SEWER	——>——
—— – – II> – – ——	SANITARY SEWER FORCEMAIN	——II>——
—— – – I – – ——	WATER MAIN	——I——
—— – – G – – ——	GAS	——G——
—— – – OE – – ——	OVERHEAD ELECTRIC	——OE——
—— – – UE – – ——	UNDERGROUND ELECTRIC	——UE——
—— – – UT – – ——	UNDERGROUND TELEPHONE	——UT——
—— – – UTV – – ——	UNDERGROUND TV	
—— – – OHL – – ——	OVERHEAD UTILITY	
—— – – UTL – – ——	UNDERGROUND UTILITY	
—— – – FO – – ——	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

N

0 20 40
SCALE IN FEET

2ND STREET NE
280.87'
N89°50'27"E
49.01'
N00°09'27"W
Δ=25°17'37"
L=102.78' R=232.82'
N64°51'50"W
9.50'
L=15.02' R=242.32'
Δ=3°33'03"
N28°41'12"E
20.50'
LINCOLN STREET NE
S00°09'39"E
171.33'
S72°33'45"W
73.96'
S17°26'15"E
169.29'
S72°33'45"W
380.01'
N00°09'14"W
6.14'
CHICHAQUA VALLEY TRAIL

ST-4A R=967.44 I=962.69 (15") P-4A
P-4A 89'x15" @ 0.27%
ST-7 R=967.52 I=963.89 (12") P-7 I=963.69 (15") P-6
P-6 163'x15" @ 0.50%
P-7 76'x12" @ 0.50%
ST-19B R=967.74 I=964.90 (8") P-19A
ST-8 R=967.74 I=964.37 (8") P-19 I=964.47 (12") P-8 I=964.27 (12") P-7
P-19A 17'x8" @ 2.00%
P-19B 3'x8" @ 2.00%
P-19 9'x8" @ 2.00%
P-8 66'x12" @ 0.50%
RD-5 I=964.62
RD-4 I=966.00
P-17 23'x6" @ 2.16%
P-21 43'x6" @ 2.31%
ST-12 R=967.94 I=965.50 (8") P-17 I=965.50 (6") P-21
ST-11 R=967.22 I=964.50 (6") P-21 I=962.42 (12") P-12
P-11 39'x12" @ 0.59%
P-12 65'x12" @ 0.59%
P-4 81'x24" @ 0.59%
ST-5 R=966.01 I=962.69 (15") P-5
P-5 36'x15" @ 0.50%
ST-6 R=966.13 I=962.88 (15") P-6 I=962.50 (15") P-5 I=962.50 (15") P-4A I=962.40 (24") P-4
FES-4 I=962.13
FES-2 I=962.00
FES-3 I=962.00
FES-1 I=961.48
NORTH (T12) DETENTION POND
RD-1 I=962.50
P-10 18'x8" @ 2.73%
P-3 35'x15" @ 0.76%
ST-3 R=967.24 I=960.57 (15") P-2 I=960.47 (15") P-1
ST-4 R=966.98 I=961.22 (15") P-3 I=961.12 (15") P-2
P-2 79'x15" @ 0.69%
P-1 138'x15" @ 0.52%
ST-1 R=966.08 I=959.76 (15") P-1
ST-1 R=966.08 I=958.86 (30") P-2 I=958.86 (30") P-1A
STORM SEWER OUTLET OF SOUTH DETENTION POND TO BE CONSTRUCTED PER GRAIN DISTRICT DEVELOPMENT PUBLIC IMPROVEMENT PLANS
FES I=959.32
SOUTH DETENTION POND
FES I=962.00
FES-3 I=963.08
ST-10 R=968.24 I=964.55 (12") P-9
P-9 16'x12" @ 8.31%
UE
TRANSFORMER LOCATION
BUILDING SANITARY SEWER ROUTING AND GREASE TRAP (REFERENCE MEP PLANS)
PROPOSED T12 DISTILLERY BUILDING FFE = 968.50 11,778 SF
EVENT SPACE FFE = 968.50
PROPOSED TWIST SIPS BUILDING FFE = 969.20 452 SF
PROPOSED FARM BOYS BBQ BUILDING FFE = 968.75 2,289 SF
BLDG CO-4 I=960.57
BLDG CO-3 I=962.62
CO-3 R=967.91 I=962.44 (4") SP-6 I=962.44 (4") SP-5
SP-6 9'x4" @ 2.00%
SP-5 38'x4" @ 2.00%
SP-7 4'x4" @ 2.00%
BLDG CO-2 I=961.75
SP-4 27'x4" @ 2.58%
BLDG CO-1 I=961.06
SP-8 8'x4" @ 2.00%
SP-9 4'x4" @ 2.00%
SP-10 2'x4" @ 2.00%
SANITARY STUB 2
SANITARY STUB 1
P-22 51'x10" @ 0.98%
SP-1 85'x6" @ 1.01%
CO-1 R=968.51 I=959.72 (6") SP-1
CO-2 R=967.78 I=960.58 (6") SP-2 I=960.58 (4") SP-3 I=960.58 (6") SP-1
SP-2 17'x6" @ 3.93%
ST-13 R=968.00 I=964.69 (10") P-22
ST-83 I=961.25
ST-2 R=967.26 I=962.38 (30") P-3 I=962.38 (24") P-2A
P-18 15'x8" @ 2.00%
RD-6 I=965.30
RD-3 I=963.02
ST-9 R=967.66 I=965.00 (8") P-18 I=964.80 (12") P-8
P-15 28'x8" @ 1.00%
P-13 6'x10" @ 0.76%
RD-2 I=962.79
RD-8 I=962.62
P-17 76'x18" @ 0.50%
6" GV & BOX
2" DOMESTIC SERVICE AND GATE VALVE
6" WATER SERVICE
TRANSFORMER PAD LOCATION AND TRASH ENCLOSURE (COORDINATE FINAL PLACEMENT AND SIZE WITH MIDAMERICAN ENERGY)
MAINTAIN 18" MIN VERTICAL SEPARATION FOR UTILITY CROSSING
STM STRUCTURE R=968.01 I=964.09 (18") P-5 I=964.24 (15") P-4A I=963.99 (18") P-4 I=964.19 (10") P-22
DRIVE-THRU BUILDINGS GREASE TRAP
CONNECT 10" STORM SEWER INTO LINCOLN STREET PROPOSED STORM SEWER (COORDINATE WITH LINCOLN STREET IMPROVEMENT PLANS PREPARED BY ISG)
6" FIRE SERVICE
4" GV & BOX
4" DOMESTIC SERVICE
FDC LOCATION (REFER TO MEP)
STORM SEWER ALONG SOUTH ENTRANCE TO BE CONSTRUCTED PER GRAIN DISTRICT DEVELOPMENT PUBLIC IMPROVEMENT PLANS

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T12 DISTILLERY

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04/18/25	SITE PLAN SUBMITAL #1	ARA
05/06/25	SITE PLAN SUBMITAL #2	ARA

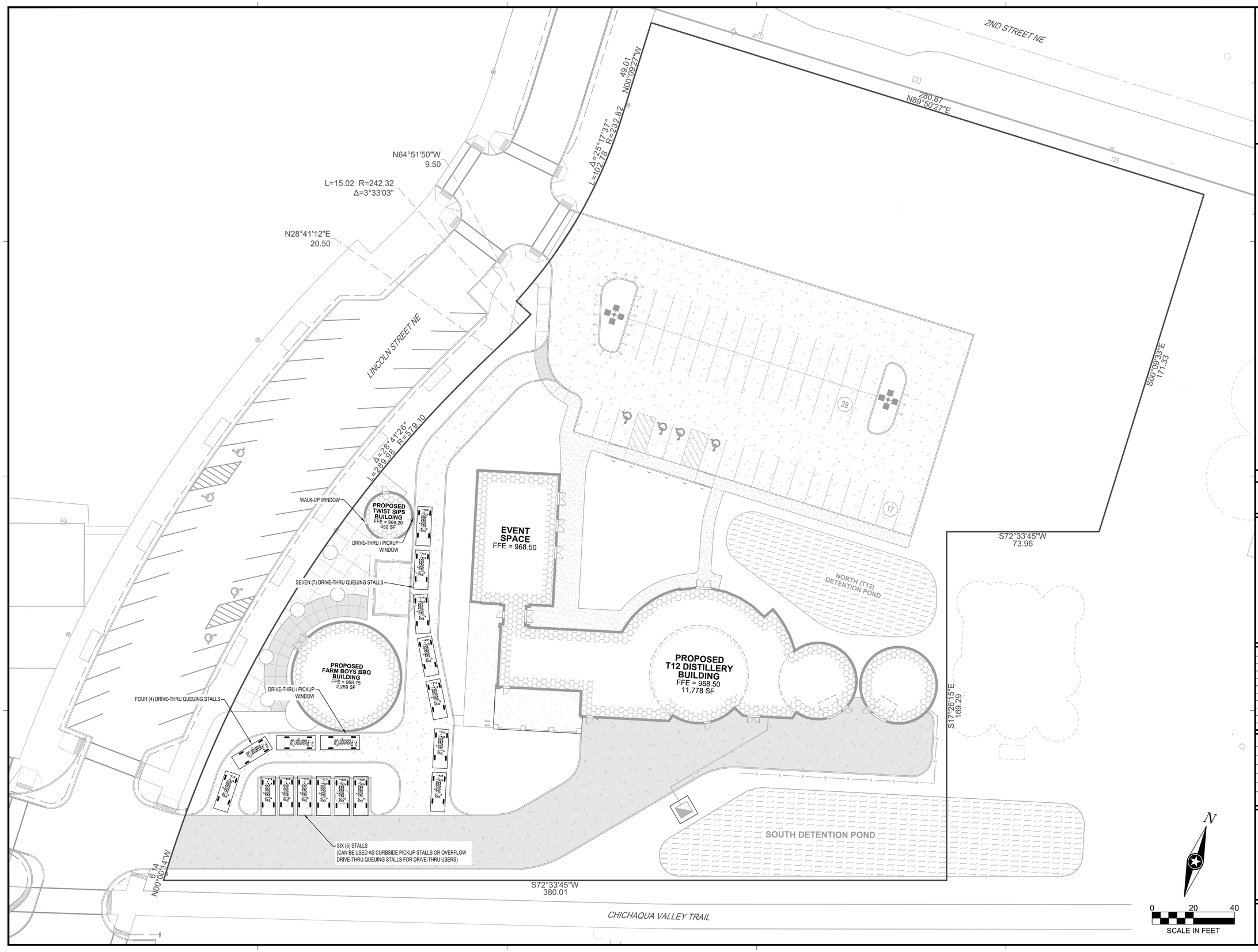
PROJECT NO.	25-32498
FILE NAME	32498 C3-SITE
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	ARA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

SITE UTILITY PLAN

SHEET

C3-20



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PROJECT

THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
04/18/25	SITE PLAN SUBMITAL #1	ARA
05/06/25	SITE PLAN SUBMITAL #2	ARA

PROJECT NO.	25-32498
FILE NAME	32498 C3-SITE
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	ARA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DRIVE-THRU STACKING PLAN

SHEET

C3-30

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

N

0 20 40

SCALE IN FEET

2ND STREET NE

LINCOLN STREET NE

CHICHAQUA VALLEY TRAIL

N64°51'50"W 9.50

L=15.02 R=242.32 Δ=3°33'03"

N28°41'12"E 20.50

Δ=25°17'31" L=102.78 R=232.82

49.01 N00°09'27"W

280.87 N89°50'27"E

S00°09'33"E 171.33

S72°33'45"W 73.96

S72°33'45"W 380.01

N00°09'27"W 199.61

L=281.19 R=5710.10

PROPOSED TWIST SIPS BUILDING
FFE = 969.20
452 SF

EVENT SPACE
FFE = 968.50

PROPOSED FARM BOYS BBQ BUILDING
FFE = 968.75
2,289 SF

PROPOSED T12 DISTILLERY BUILDING
FFE = 968.50
11,778 SF

NORTH (T12) DETENTION POND

SOUTH DETENTION POND

ST-1 R=966.08
ST-2 R=967.28
ST-3 R=967.24
ST-4 R=966.98
ST-4A R=967.44
ST-5 R=966.01
ST-6 R=966.13
ST-7 R=967.52
ST-8 R=967.74
ST-9 R=967.66
ST-10 R=968.24
ST-13 R=968.00
ST-198 R=967.24

FES-1 I=961.48
FES-2 I=962.00
FES-3 I=962.00
FES-4 I=962.13
FES-3 I=963.08
FES-4 I=962.00
FES-3 I=959.32

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PROJECT

THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
04/18/25	SITE PLAN SUBMITAL #1	ARA
05/06/25	SITE PLAN SUBMITAL #2	ARA

PROJECT NO.	25-32498
FILE NAME	32498 C4-GRADE_OVERALL
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	ARA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

OVERALL GRADING PLAN

SHEET

C4-10

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

N

0 10 20

SCALE IN FEET

LINCOLN STREET NE

PROPOSED TWIST SIPS BUILDING
FFE = 969.20
452 SF

EVENT SPACE
FFE = 968.50

PROPOSED FARM BOYS BBQ BUILDING
FFE = 968.75
2,289 SF

PROPO
T12 DISTI
BUILD
FFE = 96
11,778

TOP OF CASTING ELEVATIONS ON CURB STYLE CATCH BASINS = TOP BACK OF CURB, NOT GUTTER ELEVATIONS TYP. (SEE UTILITY PLAN)

ST-9 R=967.66
ST-11 R=967.22
ST-12 R=967.94
ST-13 R=968.00
ST-2 R=967.28

S72°33'45"W
380.01

CHICHAQUA VALLEY TRAIL

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PROJECT

THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
04/18/25	SITE PLAN SUBMITAL #1	ARA
05/06/25	SITE PLAN SUBMITAL #2	ARA

PROJECT NO.	25-32498
FILE NAME	32498 C4-GRADE_DETAILED
DRAWN BY	SAK
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CLIENT PROJECT NO.	-

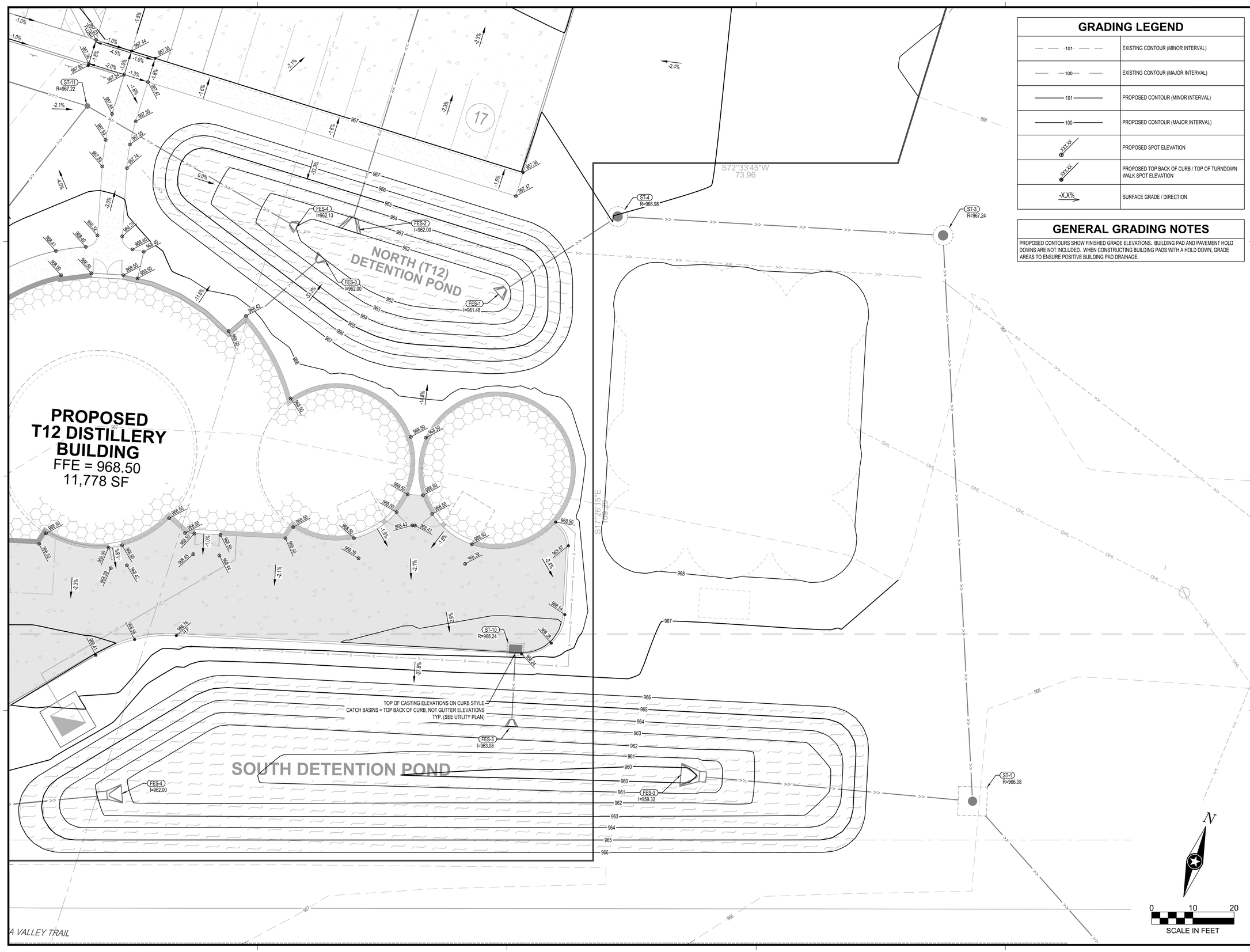
TITLE

DETAILED GRADING PLAN

SHEET

C4-20

PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

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THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

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DATE	DESCRIPTION	BY
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05/06/25	SITE PLAN SUBMITAL #2	ARA

PROJECT NO.	25-32498
FILE NAME	32498 C4-GRADE_DETAILED
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	ARA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN

SHEET

C4-21

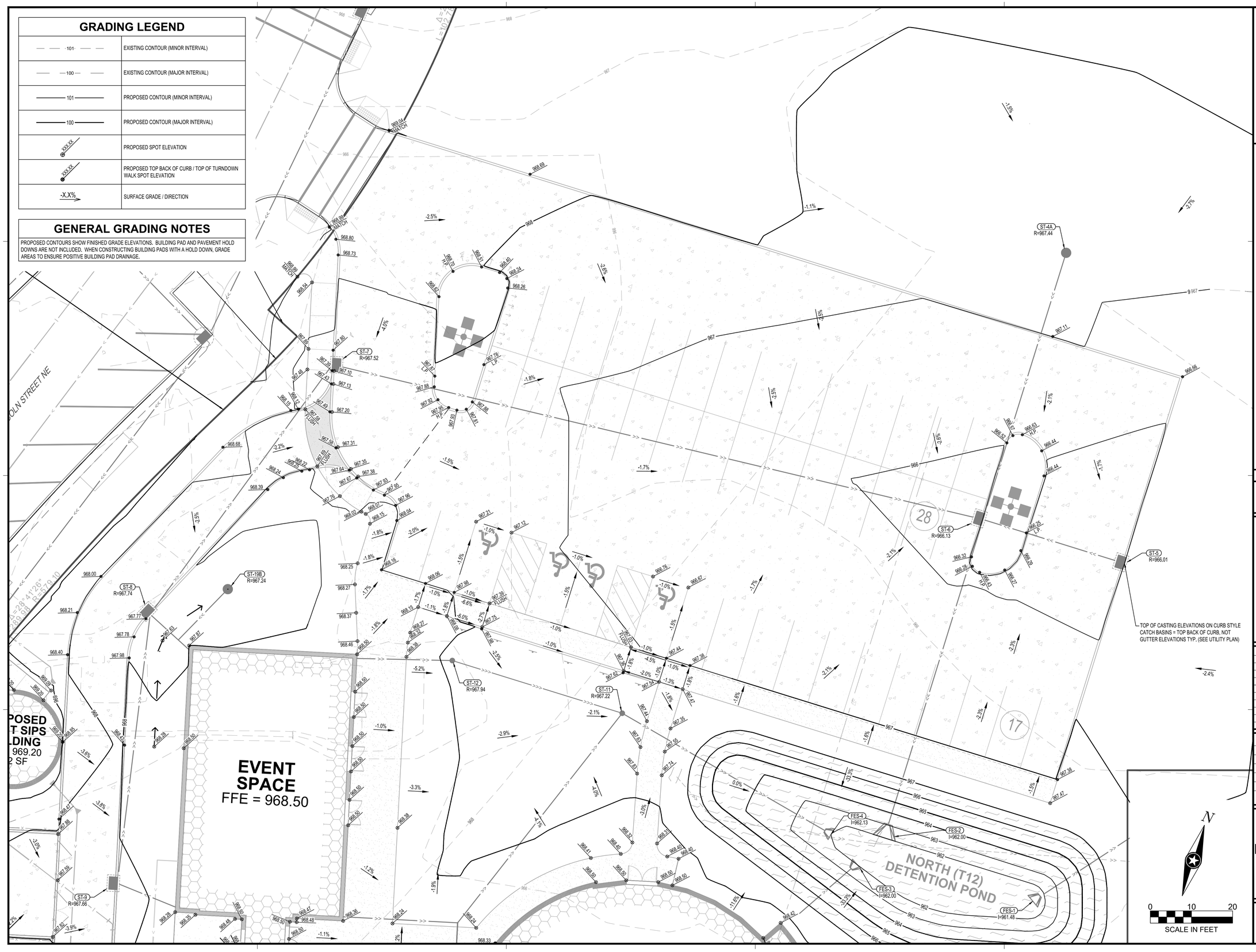
PRELIMINARY NOT FOR CONSTRUCTION

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XXX.XX	PROPOSED SPOT ELEVATION
XXX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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T12 DISTILLERY

BONDURANT IOWA

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CLIENT PROJECT NO.	-

TITLE

DETAILED GRADING PLAN

SHEET

C4-22

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	ISG-DM	14,553 SF	DETENTION BASIN MIX
	MULCH	3,258 SF	MULCH SHREDDED HARDWOOD MULCH
	ROCK	3,040 SF	ROCK MULCH 1-1/2" GRAY LANDSCAPE ROCK MULCH
	IA-1	47,266 SF	TYPE 1 (PERMANENT LAWN MIXTURE) SUDAS 9010-A
EDGER			
—#—			STEEL LANDSCAPE EDGER (BLACK COLOR)

N

0 20 40

SCALE IN FEET

2ND STREET NE

LINCOLN STREET NE

CHICHAQUA VALLEY TRAIL

PROPOSED TWIST SIPS BUILDING
FFE = 969.20
452 SF

EVENT SPACE
FFE = 968.50

PROPOSED FARM BOYS BBQ BUILDING
FFE = 968.75
2,289 SF

PROPOSED T12 DISTILLERY BUILDING
FFE = 968.50
11,778 SF

NORTH DETENTION POND

SOUTH DETENTION POND

LANDSCAPE EDGING (TYP)

N64°51'50"W 9.50

L=15.02 R=242.32 Δ=3°33'03"

N28°41'12"E 20.50

N00°08'27"W 49.01

Δ=25°17'31" L=103.72 R=235.82

N89°50'27"E 280.87

S00°08'27"E 171.38

S72°33'45"W 73.96

S72°33'45"W 380.01

N00°08'27"W 69.91

L=38.28 R=219.90

OHL

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T12 DISTILLERY

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TITLE

RESTORATION PLAN

SHEET

C5-10

CITY LANDSCAPE REQUIREMENTS

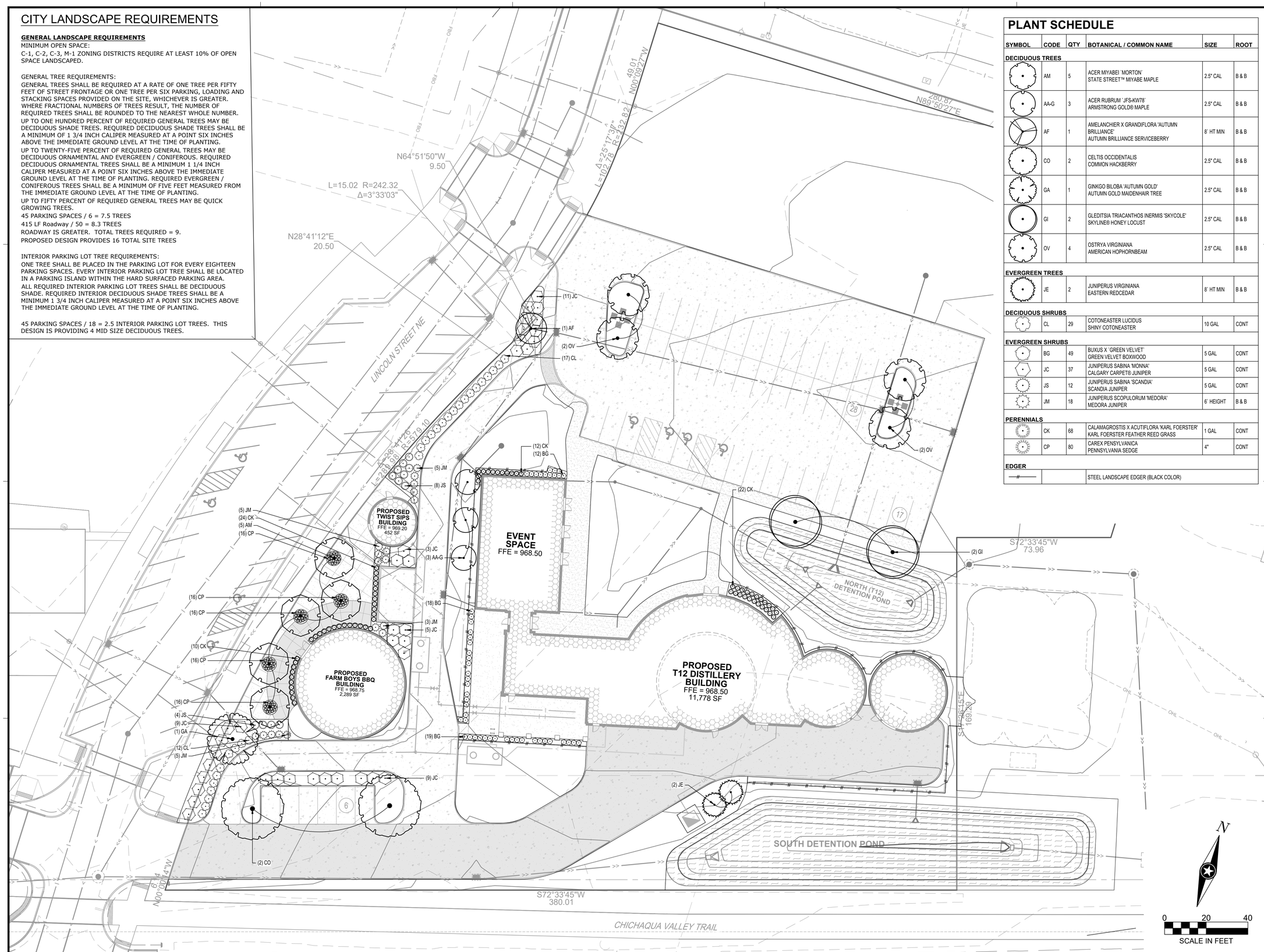
GENERAL LANDSCAPE REQUIREMENTS

MINIMUM OPEN SPACE:
C-1, C-2, C-3, M-1 ZONING DISTRICTS REQUIRE AT LEAST 10% OF OPEN SPACE LANDSCAPED.

GENERAL TREE REQUIREMENTS:
GENERAL TREES SHALL BE REQUIRED AT A RATE OF ONE TREE PER FIFTY FEET OF STREET FRONTAGE OR ONE TREE PER SIX PARKING, LOADING AND STACKING SPACES PROVIDED ON THE SITE, WHICHEVER IS GREATER. WHERE FRACTIONAL NUMBERS OF TREES RESULT, THE NUMBER OF REQUIRED TREES SHALL BE ROUNDED TO THE NEAREST WHOLE NUMBER.
UP TO ONE HUNDRED PERCENT OF REQUIRED GENERAL TREES MAY BE DECIDUOUS SHADE TREES. REQUIRED DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 1 3/4 INCH CALIPER MEASURED AT A POINT SIX INCHES ABOVE THE IMMEDIATE GROUND LEVEL AT THE TIME OF PLANTING.
UP TO TWENTY-FIVE PERCENT OF REQUIRED GENERAL TREES MAY BE DECIDUOUS ORNAMENTAL AND EVERGREEN / CONIFEROUS. REQUIRED DECIDUOUS ORNAMENTAL TREES SHALL BE A MINIMUM 1 1/4 INCH CALIPER MEASURED AT A POINT SIX INCHES ABOVE THE IMMEDIATE GROUND LEVEL AT THE TIME OF PLANTING. REQUIRED EVERGREEN / CONIFEROUS TREES SHALL BE A MINIMUM OF FIVE FEET MEASURED FROM THE IMMEDIATE GROUND LEVEL AT THE TIME OF PLANTING.
UP TO FIFTY PERCENT OF REQUIRED GENERAL TREES MAY BE QUICK GROWING TREES.
45 PARKING SPACES / 6 = 7.5 TREES
415 LF Roadway / 50 = 8.3 TREES
ROADWAY IS GREATER. TOTAL TREES REQUIRED = 9.
PROPOSED DESIGN PROVIDES 16 TOTAL SITE TREES

INTERIOR PARKING LOT TREE REQUIREMENTS:
ONE TREE SHALL BE PLACED IN THE PARKING LOT FOR EVERY EIGHTEEN PARKING SPACES. EVERY INTERIOR PARKING LOT TREE SHALL BE LOCATED IN A PARKING ISLAND WITHIN THE HARD SURFACED PARKING AREA.
ALL REQUIRED INTERIOR PARKING LOT TREES SHALL BE DECIDUOUS SHADE. REQUIRED INTERIOR DECIDUOUS SHADE TREES SHALL BE A MINIMUM 1 3/4 INCH CALIPER MEASURED AT A POINT SIX INCHES ABOVE THE IMMEDIATE GROUND LEVEL AT THE TIME OF PLANTING.

45 PARKING SPACES / 18 = 2.5 INTERIOR PARKING LOT TREES. THIS DESIGN IS PROVIDING 4 MID SIZE DECIDUOUS TREES.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
DECIDUOUS TREES					
	AM	5	ACER MIYABEI `MORTON` STATE STREET™ MIYABE MAPLE	2.5" CAL	B & B
	AA-G	3	ACER RUBRUM `JFS-KW78` ARMSTRONG GOLD® MAPLE	2.5" CAL	B & B
	AF	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	8` HT MIN	B & B
	CO	2	CELTIS OCCIDENTALIS COMMON HACKBERRY	2.5" CAL	B & B
	GA	1	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL	B & B
	GI	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST	2.5" CAL	B & B
	OV	4	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM	2.5" CAL	B & B
EVERGREEN TREES					
	JE	2	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	8` HT MIN	B & B
DECIDUOUS SHRUBS					
	CL	29	COTONEASTER LUCIDUS SHINY COTONEASTER	10 GAL	CONT
EVERGREEN SHRUBS					
	BG	49	BUXUS X `GREEN VELVET` GREEN VELVET BOXWOOD	5 GAL	CONT
	JC	37	JUNIPERUS SABINA 'MONNA' CALGARY CARPET® JUNIPER	5 GAL	CONT
	JS	12	JUNIPERUS SABINA 'SCANDIA' SCANDIA JUNIPER	5 GAL	CONT
	JM	18	JUNIPERUS SCOPULORUM 'MEDORA' MEDORA JUNIPER	6` HEIGHT	B & B
PERENNIALS					
	CK	68	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL	CONT
	CP	80	CAREX PENSYLVANICA PENNSYLVANIA SEDGE	4"	CONT
EDGER					
			STEEL LANDSCAPE EDGER (BLACK COLOR)		

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PROJECT

THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
04/18/25	SITE PLAN SUBMITAL #1	ARA
05/06/25	SITE PLAN SUBMITAL #2	ARA

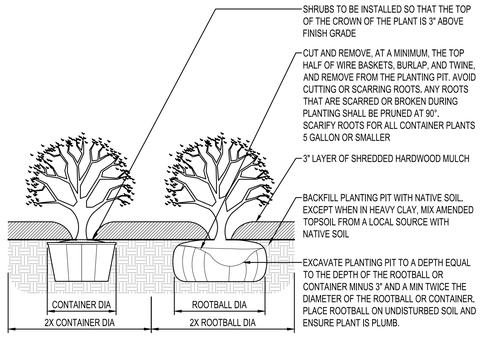
PROJECT NO.	25-32498
FILE NAME	32498 C5-LAND
DRAWN BY	SAK
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REVIEWED BY	ARA
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TITLE

PLANTING PLAN

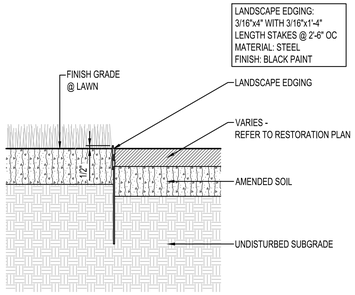
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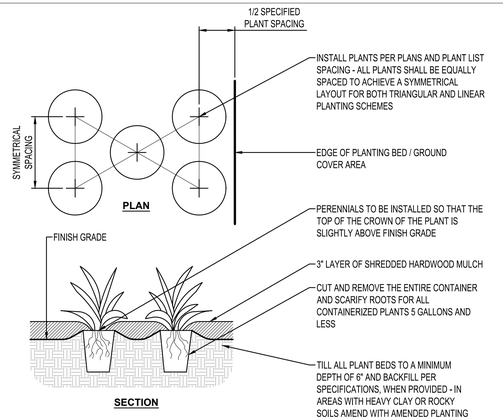
C5-11



SHRUB PLANTING

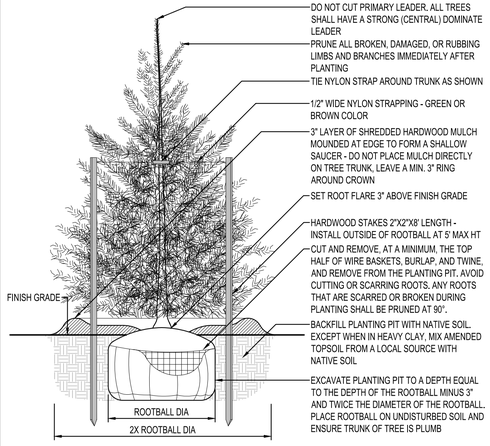
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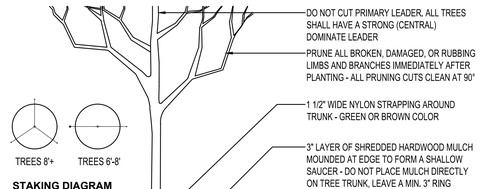


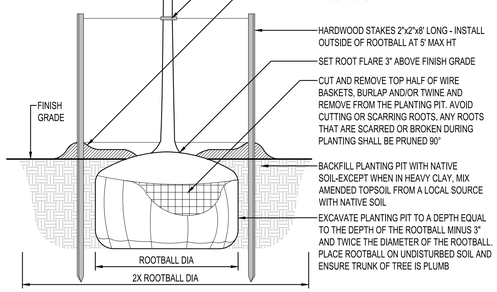


PERENNIAL PLANTING

NTS







DECIDUOUS TREE PLANTING

NTS

SITE RESTORATION NOTES

PART 1: SITE PREPARATION

1. THE CONTRACTOR SHALL ASSESS THE SITE FOR THREATS TO NATIVE PRAIRIE RESTORATION. THREATS, INCLUDING WEEDS, UNDESIRABLE AND NON-NATIVE SPECIES OF TREES, SHRUBS, VINES, AND HERBACEOUS PLANTS, SHALL BE MINIMIZED THROUGHOUT THE GROWING SEASON IN PREPARATION FOR FALL SEEDING.
2. SITE PREPARATION METHODOLOGY MAY VARY DEPENDING ON THE PLANTS SPECIES PRESENT ON SITE, LAND USE HISTORY, AND SITE CONDITIONS. THE CONTRACTOR SHALL PERFORM ADAPTIVE WEED MANAGEMENT DEPENDENT ON EXISTING THREATS IDENTIFIED IN THE SITE ASSESSMENT. THE CONTRACTOR SHALL MANAGE BROADLEAF WEEDS BY MECHANICAL REMOVAL OR WITH UP TO 3 APPLICATIONS OF BROADLEAF HERBICIDE SUCH AS 2,4-D. IF NECESSARY, SPRAY EVERY 6-8 WEEKS STARTING IN LATE MAY/EARLY JUNE. GLYPHOSATE IS NOT RECOMMENDED AS IT WILL KILL THE TEMPORARY SEED MIX. THE CONTRACTOR SHALL NOT USE PRE-EMERGENT HERBICIDES. THE CONTRACTOR SHALL MANAGE GRASS WEEDS VIA MOWING, WHERE MOWING OCCURS WHEN PLANTS ARE NO MORE THAN 8 INCHES TALL THROUGHOUT THE GROWING SEASON. THE CONTRACTOR SHALL COLLECT AND COMPOST GRASS CLIPPINGS OFF SITE.
3. THE CONTRACTOR SHALL APPLY ALL HERBICIDES IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS AND MANUFACTURER'S INSTRUCTIONS.
4. THE CONTRACTOR SHALL NOT APPLY HERBICIDES DURING OR WITHIN 72 HOURS OF A RAIN EVENT OR WHEN WIND VELOCITIES EXCEED 5 MILES PER HOUR.

PART 2: SEEDBED PREPARATION

1. CONSTRUCTION AND GRADING ACTIVITIES CAN COMPACT THE SOIL. PRIOR TO SEEDING, THE CONTRACTOR SHALL INSPECT SOIL FOR COMPACTION.
2. ANY COMPACTED AREAS MUST BE REMEDIED TO PROVIDE A LOOSE, SMOOTH, EVENLY TEXTURED SEEDBED. USE CULTIVATING EQUIPMENT LIKE A DISC AND HARROW, ON SLOPES, OPERATE EQUIPMENT AT RIGHT ANGLES TO THE DIRECTION OF SURFACE DRAINAGE.
3. THE DISC SHALL NOT INVERT THE SOIL. AVOID SOIL INVERSION AND TILLING TO PRESERVE SOIL BIOLOGY AND PREVENT EMERGENCE OF WEED SEEDS. SOIL DISTURBANCE SHALL NOT EXCEED 2 INCH DEPTH.
4. IN AREAS WHERE NO COMPACTION OCCURRED, THE CONTRACTOR SHALL TREAT REMAINING VEGETATION WITH GLYPHOSATE AND 2,4-D HERBICIDES TO KILL REMAINING VEGETATION IN SEPTEMBER, AT LEAST 1 MONTH PRIOR TO FALL SEEDING.

PART 3: SEEDING METHODOLOGY

1. THE CONTRACTOR SHALL SOW SEED BETWEEN OCTOBER 1 - NOVEMBER 30, AFTER A HARD FROST HAS OCCURRED. SUMMER SEEDING (JULY - SEPTEMBER) IS NOT PERMITTED.
2. THE CONTRACTOR SHALL SEED AFTER ALL GRADING, CONSTRUCTION, AND SITE PREPARATION ACTIVITIES ARE COMPLETED. THE CONTRACTOR MUST WAIT THREE (3) DAYS AFTER GLYPHOSATE APPLICATION TO SEED NATIVE SPECIES. IF OTHER HERBICIDES HAVE BEEN USED ON SITE, CONSULT THE MANUFACTURER'S RECOMMENDATION FOR SAFE RE-ENTRY PERIOD PRIOR TO SEEDING. SOME HERBICIDES CAN STAY IN THE SOIL FOR MONTHS AND HINDER THE GERMINATION OF NATIVE PLANTS.
3. THE CONTRACTOR SHALL BROADCAST OR DRILL SEED.
4. HAND OR MECHANICAL BROADCASTING - BEST FOR SMALL SITES (LESS THAN 1 ACRE) OR AREAS WHERE LARGE EQUIPMENT (TRACTORS, DRILLS, ETC) CANNOT BE USED. THIS METHOD REQUIRES A CARRIER OR FILLER MATERIAL (DAMP SAWDUST, PEAT MOSS, PERLITE, VERMICULITE, CRACKED CORN, PARBOILED RICE HULLS, ETC) TO EVENLY DISTRIBUTE DIFFERENT SIZED SEED. CONSULT ARCHITECT / OWNER'S REPRESENTATIVE FOR FURTHER INFORMATION ON SEED CARRIERS IF NEEDED. THE CONTRACTOR SHALL ENSURE AN EVEN DISTRIBUTION OF SEED ACROSS THE SITE.
5. DRILLING WITH A NATIVE SEED DRILL - BEST FOR LARGE (>1 ACRE), RELATIVELY FLAT SITES. PLANTING DEPTH SHALL BE 1/4" -1/2". THE DRILL SHALL ACCURATELY METER THE TYPES OF SEED TO BE PLANTED AND KEEP ALL SEEDS UNIFORMLY MIXED DURING THE DRILLING. THE DRILL SHALL CONTAIN A MINIMUM OF TWO SEED BOXES; A SMALL SEED BOX FOR FINE SEED AND ANOTHER SEED BOX FOR LARGE/FLUFFY SEEDS. THE DRILL SHALL BE EQUIPPED WITH DISC FURROW OPENERS AND PACKER ASSEMBLY TO COMPACT THE SOIL DIRECTLY OVER THE DRILL ROWS. MAXIMUM ROW SPACING SHALL BE 8 INCHES. SMALL SEED SHALL BE DROP-SEEDED ONTO THE GROUND SURFACE FROM THE FINE SEED BOX. DRILL SEEDING SHALL BE DONE AT A RIGHT ANGLE TO SURFACE DRAINAGE IF POSSIBLE. A FILLER OR CARRIER MATERIAL (DAMP SAWDUST, PEAT MOSS, PERLITE, VERMICULITE, CRACKED CORN, PARBOILED RICE HULLS, ETC) MAY BE USED TO FACILITATE PROPER SEED METERING.
   - 5.1. SEED BOX 1: SMALL FLOWABLE SEED = MOST WILDFLOWER SPECIES + SOME SEDGES + RUSHES.
   - 5.2. SEED BOX 2: LARGE FLOWABLE SEED = COVER CROP + SOME WILDFLOWER SPECIES + SOME GRASS (DEPENDING ON TO WHAT DEGREE THE SEED WAS CLEANED).
   - 5.3. SEED BOX 3: FLUFFY NON-FLOWABLE SEED = GRASSES + SOME WILDFLOWER SEEDS (DEPENDING ON TO WHAT DEGREE THE SEED WAS CLEANED).
6. THE CONTRACTOR IS RESPONSIBLE FOR CALIBRATING EQUIPMENT TO DELIVER SEED AT THE SPECIFIED RATE AND TO OPERATE EQUIPMENT IN A MANNER NECESSARY TO EVENLY DISTRIBUTE THE SEEDS OVER THE SPECIFIED AREA AT THE SPECIFIED RATE.
7. SEEDED AREAS MAY HAVE ONE PASS WITH A ROLLER OR CULTIPACKER TO FIRM THE SOIL AND ENSURE SEED-TO-SOIL CONTACT.

ISG Infiltration Basin Seed Mix

BOTANICAL NAME	COMMON NAME	PLS Ounces per Acre	Seeds per Square Foot	% by Weight
Asclepias incarnata	Rose Milkweed	2	0.2	0.48%
Bidens cernua	Nodding Bur Marigold	1	0.5	0.24%
Bidens frondosa	Common Beggarticks	3	0.3	0.72%
Doellingeria umbellata	Flat-topped Aster	1	1.5	0.24%
Eutrochium maculatum	Joe Pye Weed	1	2.2	0.24%
Lobelia siphilitica	Great Blue Lobelia	1	11.5	0.24%
Mimulus ringens	Monkey Flower	0.25	13.2	0.06%
Monarda punctata	Spotted Bee Balm	1	2.1	0.24%
Rudbeckia laciniata	Wild Golden Glow	1	0.2	0.24%
Symphyotrichum novae-angliae	New England Aster	1	1.5	0.24%
Verbena hastata	Blue Vervain	2	4.3	0.48%
Forb Subtotal		14.25	37.5	3.44%
Andropogon gerardii	Big Bluestem	24	5.5	5.80%
Bromus ciliatus	Fringed Brome	16	3.7	3.87%
Calamagrostis canadensis	Blue Joint Grass	1	6.4	0.24%
Carex bebbii	Bebb's Oval Sedge	2	1.6	0.48%
Carex brevior	Plains Oval Sedge	2	1.3	0.48%
Carex molesta	Field Oval Sedge	2	1.1	0.48%
Carex stricta	Common Tussock Sedge	1	1.2	0.24%
Carex vulpinoidea	Brown Fox Sedge	6	13.8	1.45%
Elymus virginicus	Virginia Wild Rye	16	1.5	3.87%
Juncus dudleyi	Dudley's Rush	0.125	9.2	0.03%
Juncus effusus	Common Rush	0.25	5.7	0.06%
Panicum virgatum	Switch Grass	1	0.3	0.24%
Scirpus microcarpus	Barberpole Sedge	0.25	2.6	0.06%
Sorghastrum nutans	Indian Grass	8	2.2	1.93%
Graminoid Subtotal		79.625	56.3	19.24%
Avena sativa	Oats - Cover Crop	320	5.9	77.32%
Cover Crop Subtotal		320	5.9	77.32%
Grand Total		413.875	99.7	100.00%

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. MULCHING MATERIAL SHALL BE SHREDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
15. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
17. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

ISG

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

THE 101 LLC

T12 DISTILLERY

BONDURANT IOWA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
04/18/25	SITE PLAN SUBMITTAL #1	ARA
05/06/25	SITE PLAN SUBMITTAL #2	ARA

PROJECT NO.	25-32498
FILE NAME	32498 C5-LAND
DRAWN BY	SAK
DESIGNED BY	SAK
REVIEWED BY	ARA
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PLANTING AND DETAIL NOTES

SHEET

C5-20

NEW CONSTRUCTION PLANS FOR

T-12 DISTILLERY

100 LINCOLN ST. NE
BONDURANT, IA

IMPORTANT DESIGN/BID/BUILD NOTE:

The Contractor acknowledges by submission of their bid that they have a thorough understanding of the project and of the Owner/Landlord's & Tenant's expectations for a completed project. The Contractor also acknowledges that the Contractor has thoroughly reviewed these documents and has requested of the Owner, Tenant, Architect, Engineers or others any and all clarifications, and has received clear answers to said clarifications, required to resolve outstanding issues related to the completeness and accuracy of the design documents for estimating and construction purposes. The Contractor further acknowledges that the Contractor's bid includes all components of construction, including but not limited to: General Requirements, Concrete, Masonry, Metals, Wood, Plastics, Thermal, Moisture, Openings, Finishes, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Safety, Security, Earthwork, Site, Utilities; for a completed project based upon industry standards for all disciplines and governing authorities requirements. Any and all components not included in this bid are identified on the bid submission as "not included in this contract." The design documents do not represent the means and methods of construction. The Contractor also acknowledges sequencing and means and methods of construction shall be the sole responsibility of the Contractor, and any and all costs associated with the means and methods of construction are included in the base bid.

IMPORTANT DESIGN SCOPE NOTE:

Simonson & Associates Architects LLC and their consultants has completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programmatic information to fully detailed documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an complete all-inclusive project based upon industry standards & manufacturer recommendations for all disciplines & materials. It should also satisfy all authorities having jurisdiction requirements.

ABBREVIATIONS:

CODE	DESCRIPTION
AHJ	AUTHORITY HAVING JURISDICTION
ACC	ACCESSIBLE
ACM	ALUMINUM COMPOSITE PANEL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
BOS	BOTTOM OF STRUCTURE
CIP	CAST IN PLACE
CFMF	COLD FORMED METAL FRAMING
CJ	CONTROL JOINT
CL	CENTER LINE
CPT	CARPET
CPAD	CARPET PAD
CPTB	CARPET BASE
CONC	CONCRETE
CT	CERAMIC TILE
DR	DOOR
DWGS	DRAWINGS
DS	DOWNSPOUT
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISHING SYSTEM
EXP	EXPANSION
EXT	EXTERIOR
EPT	EPOXY PAINT
FEC	FIRE EXTINGUISHER CABINET
FEC-HV	FIRE EXTINGUISHER CABINET AND HOSE VALVE
FOF	FACE OF FINISH
FOS	FACE OF STUD
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HCWD	HOLLOW CORE WOOD DOOR
HP	HIGH POINT
HWD	HARDWOOD
INT	INTERIOR
JT	JOINT
LP	LOW POINT
MFR	MANUFACTURER/MANUFACTURED
MIN	MINIMUM
MIR	MIRRORED
MTL	METAL
MTRL	MATERIAL
OC	ON CENTER
OPP	OPPOSITE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNL	PANEL
PT	PAINT
PREFIN	PREFINISHED
QT	QUARRY TILE
RBR	RUBBER FLOOR
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
REM	RECESSED ENTRY MAT
RO	ROUGH OPENING
SASM	SELF-ADHERED SHEET MEMBRANE
SC	SEALED CONCRETE
SCWD	SOLID CORE WOOD DOOR
SHT	SHEET
SIM	SIMILAR
SOG	SLAB ON GRADE
SSB	SHOU SUGI BAN
STL	STEEL
STN	STONE
TOS	TOP OF STRUCTURE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
VNL	VINYL
WRB	WEATHER-RESISTANT BARRIER
W/	WITH
1HR	ONE HOUR

CLIENT

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ARCHITECT

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed architect under the laws of the State of Iowa.

Michael W. Simonson IA Reg. #2704 June 30, 2025
Signature Registration Expires
04/02/2025
Date
Pages or Sheets covered by this seal:
As listed above

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GENERAL NOTES:

1. THESE DOCUMENTS & THE DESIGN THEY REPRESENT ARE THE PROPERTY OF SIMONSON & ASSOCIATES ARCHITECTS LLC. NO CHANGES TO THESE DOCUMENTS EITHER IN WHOLE OR IN PART MAY BE MADE IN ANY WAY WITHOUT THEIR PRIOR KNOWLEDGE & WRITTEN CONSENT.
2. REFER TO ADDITIONAL NOTES AND LEGENDS ON ALL OTHER DOCUMENTS.
3. REFER TO CIVIL, GEOTECHNICAL, ENVIRONMENTAL, STRUCTURAL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS FOR ADDITIONAL INFORMATION OR REQUIREMENTS. REFERENCE TO OTHER DISCIPLINES IS CONCEPTUAL FOR PURPOSES OF COORDINATION WITH ARCHITECTURAL DESIGN ONLY.
4. BEFORE COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL GIVE ALL NOTICES AND OBTAIN ALL PERMITS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES, REGULATIONS, REQUIREMENTS OF GOVERNING AGENCIES AND AUTHORITIES, HAZARDOUS MATERIAL APPLICATION AND DISPOSAL REQUIREMENTS, ETC.
5. THE ADA OR ADAAG IS A CIVIL RIGHTS ACT AND IS SUBJECT TO LEGAL INTERPRETATION THROUGH THE JUDICIAL PROCESS. REASONABLE CARE WAS EXERCISED IN INTERPRETING THE GUIDELINES AND ALL GUIDELINES MAY NOT BE INDICATED ON THESE PLANS: HOWEVER, FAILURE TO IDENTIFY A GUIDELINE DOES NOT GIVE THIS CONTRACTOR THE RIGHT TO VIOLATE THEM. THE CONTRACTOR MUST COMPLY WITH ALL GUIDELINES AS REQUIRED BY THE ADAAG.
6. THESE DRAWINGS REPRESENT THE COMPLETED PROJECT, AT TIME OF SUBSTANTIAL COMPLETION. THE INTENT OF THE DRAWINGS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. UNLESS OTHERWISE NOTED, THEY DO NOT REPRESENT THE MEANS AND METHODS OF CONSTRUCTION. SEQUENCING AND MEANS AND METHODS OF CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. THESE DRAWINGS DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION SAFETY AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES CONSTRUCTION SAFETY GUIDELINES.
8. PROVIDE COMPLETE IN PLACE ALL LABOR, TRANSPORTATION, MATERIAL, TAXES, FEES, PERMITS, LICENSES, INSURANCE, UTILITIES, INSPECTIONS, EQUIPMENT, MACHINERY, SUPERVISION, AND OTHER ITEMS NECESSARY TO COMPLETE THE WORK IN STRICT COMPLIANCE WITH THE PLANS, DOCUMENTS AND SPECIFICATIONS PREPARED BY THE ARCHITECT AND APPROVED BY THE OWNER.
9. VERIFY EXISTING CONDITIONS PRIOR TO FABRICATION AND PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES WHICH MAY IMPACT AESTHETICS, DURABILITY, COST AND/OR SCHEDULES.
10. DO NOT SCALE DRAWINGS IN ORDER TO DETERMINE INTENDED LAYOUT OR DIMENSIONS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH WORK. DRAWINGS ARE INTENDED ONLY AS A GRAPHICALLY CORRECT REPRESENTATION OF WORK TO BE ACCOMPLISHED.
11. THE CONTRACTOR SHALL PROTECT ALL EXISTING ENTITIES. REMOVE, REPLACE OR REPAIR MATERIALS, FACILITIES AND SERVICES DAMAGED DURING THE COURSE OF CONSTRUCTION TO THE SATISFACTION OF THE OWNER AND GOVERNING AUTHORITY.
12. ALL WORK SHALL BE OF GOOD QUALITY AND ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND FREE FROM DEFECTS FOR A PERIOD OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF WORK. ANY EXTENDED WARRANTIES OBTAINED FROM SUPPLIERS OR SUBCONTRACTORS SHALL BE FORWARDED TO THE OWNER.
13. ALL REQUIREMENTS NOT FOLLOWED, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, IN WRITING, MAY BE CONSIDERED DEFECTIVE.
14. FAILURE TO IDENTIFY A STANDARD, RECOMMENDATION &/OR REQUIREMENT DOES NOT GIVE ANYONE THE RIGHT TO VIOLATE ANY CODE & GOVERNING AUTHORITY REQUIREMENTS, MINIMUM QUALITY OR QUANTITY REQUIRED, ASTM & OTHER INDUSTRY STANDARDS, MANUFACTURER RECOMMENDATIONS & REQUIREMENTS, ETC.
15. COMPLY WITH ALL WEATHER-RELATED CONSTRUCTION REQUIREMENTS. DO NOT BUILD WITH OR ON FROZEN, SATURATED, CONTAMINATED OR INAPPROPRIATE SUBSTRATES OR CONDITIONS. BUILD OVER DRY COMPACTED APPROVED GRADE WITH APPROVED APPROPRIATE MATERIALS.
16. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM AND OFF ALL BUILDINGS WITHOUT PONDING OR WATER ADJACENT TO OR ON BUILDINGS OR PAVEMENTS.
17. BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE GENERAL CONTRACTOR AND SUB-CONTRACTOR HAS VERIFIED AND APPROVED THE INFORMATION CONTAINED WITHIN. THE GENERAL CONTRACTOR'S REVIEW AND APPROVAL SHALL BE SHOWN ON EACH SUBMITTAL PRIOR TO THE SUBMISSION TO THE ARCHITECT.
18. THE GENERAL CONTRACTOR SHALL FORWARD TO SUBCONTRACTORS & SUPPLIERS, FULL SETS OF BIDDING &/OR CONSTRUCTION DOCUMENTS, INCLUDING, BUT NOT LIMITED TO, DRAWINGS, SPECIFICATIONS, ADDENDA, CLARIFICATIONS, BID FORMS, & ALL OTHER DOCUMENTATION ISSUED BY ARCHITECT & ARCHITECT'S CONSULTANTS TOWARD CONVEYING A COMPLETE & TIMELY PROJECT.

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ENERGY

Refer to Prescriptive Energy Code on G-101.

SPECIFICATION MANUAL

Not Provided - All Specification Notes included on drawings.

DOCUMENTS BY OTHERS

GEOTECHNICAL INVESTIGATIONS
(Refer to these condition documents under separate cover)

ENVIRONMENTAL
(Refer to these condition documents under separate cover)

CIVIL - LANDSCAPING
(Refer to these design documents under separate cover.)

STRUCTURAL
(Refer to these design documents under separate cover.)

FIRE SUPPRESSION
(Refer to these design documents under separate cover.)

PLUMBING
(Refer to these design documents under separate cover.)

HEATING, VENTILATING, & AIR CONDITIONING
(Refer to these design documents under separate cover.)

ELECTRICAL
(Refer to these design documents under separate cover.)

COMMUNICATIONS
(Refer to these design documents under separate cover.)

ELECTRONIC SAFETY & SECURITY
(Refer to these design documents under separate cover.)

NOTE:
THIS DRAWING DOES NOT REPRESENT AN AS-BUILT CONDITION. ACTUAL DETAILS AND DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. AS-BUILT CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FINAL LAYOUT AND CONSTRUCTION OF INTERIOR TENANT IMPROVEMENTS.

NOTE:
ALL DESIGN DOCUMENTS ARE SUBJECT TO AUTHORITIES HAVING JURISDICTION REVIEW AND APPROVAL.

LEGEND:

- DOOR INDICATOR
- FINISH INDICATOR
- KEYNOTE
- REVISION INDICATOR
- ROOM INDICATOR
- HORIZONTAL & VERTICAL ASSEMBLY TYPE IDENTIFIER
- WINDOW INDICATOR

SCALE NOTE:

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED.

12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED

OTHER SHEET SIZES NOT TO SCALE

NOT FOR CONSTRUCTION

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T12 DISTILLERY

T-12 DISTILLERY
100 LINCOLN ST. NE
BONDURANT, IA

Rev. #	Issue / Revision	Date
	ISSUED FOR PERMIT	04-02-2025

Proj. No. 23129 | SAA | Proj. Mgr. BLS

Sheet Title
COVER SHEET

Sheet No.
G-000

Autodesk Docs://23129 T-12 Distillery/23129 T12 Distillery_Bondurant_IA_BLS DISTILLARY_V3.rvt
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The Specification Notes are organized into Divisions using the CSI/CSC's "MasterFormat" numbering system. The following is not intended to be an all inclusive list, but rather a general summary. Failure to identify a requirement does not give any contractor, general contractor or its sub-contractors the right to violate any codes, governing authority, minimum quality or quantity, industry standards, manufacturer recommendations, etc.

DIVISION 01 – GENERAL REQUIREMENTS

GENERAL:

1. Refer to additional notes and requirements on all other documents and other disciplines documents.
2. In the event that a discrepancy is found between any codes, governing authority, drawings, documents, or any other requirements, the most restrictive or stringent requirement shall be used.
3. Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under separate Contracts.
4. Owner reserves the right to place and install equipment in all areas of building and site, before Substantial Completion, provided it does not interfere with completion of the Work.

CONSTRUCTION SCHEDULE - Before commencing Work, submit a schedule showing the sequence, commencement and completion dates for all phases of the Work.
Coordinate the Work of this Contract with work performed under separate contracts.
TEMPORARY CONSTRUCTION - Provide all required temporary construction, temporary facilities and temporary utilities required to complete the project including but not limited to, erosion control structures, material storage areas, enclosures for tools and other equipment, a field office, temporary utility services for construction usage, temporary heat and cover, and temporary toilet facilities.
CLEAN-UP - The Contractor shall be responsible for construction trash removal services and shall at all times keep the building and site free from accumulation of debris. Upon completion, the building, including glazing, and site shall be cleaned and turned over to the Owner.
WARRANTY - All work shall be of good quality and all materials and equipment shall be new and free from defects for a period of one year from the date of substantial completion of work. Any extended warranties obtained from suppliers of subcontractors shall be forwarded to the owner.
INSURANCE - The Contractor shall maintain Workers' Compensation Insurance and Comprehensive Public Liability and Builders Risk Insurance.
QUALITY ASSURANCE - The Contractor shall implement a Quality Assurance program which includes independent agency testing and observation of soils, cast-in-place concrete and structural steel, as well as inspection of work in progress. The owner will have the right to perform inspections and/or independent tests at any time. All lines and levels shall be established by a Registered Land Surveyor.
RECORD DOCUMENTS - Upon completion of the project, the Contractor shall prepare a complete set of record documents including a list of Suppliers and Subcontractors used on the project, manufacturer's warranties, operation and maintenance manuals for major pieces of equipment and instruction manuals when appropriate for building systems.

SUBMITTALS

1. Allow enough time for submittal review, including time for resubmittals, No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
2. By submitting shop drawings, product data and samples, the contractor has verified and approved the information contained within. The contractor's review and approval shall be shown on each submittal prior to the submission to the architect.
3. Provide samples for each type and color for review of kind, color, pattern, and texture for a check of these characteristics with other elements.
4. Immediately on discovery of the need for interpretation of the Contract Documents, and if not possible to request interpretation at Project meeting, prepare and submit an RFI.
5. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate. Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.

QUALIFICATIONS

1. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
2. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
3. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
4. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar to those indicated for this Project in material, design, and extent.
5. Specialists: Certain items require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements and shall be engaged for the activities indicated.
6. Testing Agency Qualifications: An independent agency with the experience and capability to conduct testing and inspecting indicated and where required by authorities having jurisdiction, that is acceptable to authorities.
7. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
8. Manufacturer's Warranty: Preprinted written warranty published by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.

DIVISION 02 - EXISTING CONDITIONS

GENERAL:

1. Verify existing conditions before fabrication or prior to proceeding with the work, and notify the architect immediately of significant discrepancies.
2. Maintain existing building in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period.
3. Perform the Work so as not to interfere with day-to-day operations. Maintain existing exits, unless otherwise indicated.
4. Provide new units to match existing units in body composition, physical properties, color, gloss, surface texture, thickness, profile, dimensions, and composition of surface.
5. Protect persons, motor vehicles, surrounding surfaces of building not effected, building site, plants, and surrounding buildings from harm resulting from any work. When no longer needed, promptly remove masking to prevent adhesive staining.
6. Support and protect remaining construction that surrounds removal area. Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.
7. In general the overall selection and intent of exterior building materials and finishes are to be similar to those exterior building materials and finishes in existing building unless otherwise specified.

DIVISION 03 – CONCRETE

Refer to Structural Documents)
GENERAL:

1. All concrete shall be reinforced unless otherwise noted.
2. All concrete shall be saw cut. If saw cuts are not specified, contact architect and engineer. If possible provide saw cut under demising walls.
3. Concrete to only be placed over dry sub-grade to prevent heaving in winter.
4. Forms where concrete is to be exposed shall be smooth and free of defects.
5. Exterior paving to be 1/4" lower than interior finish floor, sloping away from building. Where no paving, top of finished grade a minimum of 4" below finish floor.

033500 CONCRETE FINISHING

1. Concrete floor slab shall be installed to a true plane with no deviations greater than 1/4" in any 10'-0" direction and free from blemishes and trowel marks.
2. Trowel Finish: Apply a trowel finish to monolithic slab surfaces exposed to view and slab surfaces to be covered with resilient flooring, carpet, ceramic or quarry tile, paint, or another thin film-finish coating system. Grind smooth any surface defects that would telegraph through applied floor covering system.
3. Nonslip Finish: Apply a nonslip finish, perpendicular to main traffic route, to all exterior concrete platforms, steps, and ramps.
4. Slope requirements for exterior concrete sidewalks of 5% maximum running slope, 2% maximum cross slope, or 8.3% maximum slope for ramps.

DIVISION 04 – MASONRY

(Refer also to Structural Documents)
GENERAL:

1. Large masonry joint or cut masonry unit to maintain masonry coursing joint at finish floor line.

040100 MAINTENANCE OF MASONRY - If acid wash is used be sure to take appropriate protection measures to eliminate any damage from getting it on other unlike materials.
040513 MASONRY MORTARING - Use mortar made with integral water repellent admixture that does not reduce flexural bond strength where masonry with integral water repellent admixture is required.
040516 MASONRY GROUTING -

1. Use grout made with integral water repellent admixture that does not reduce flexural bond strength where masonry with integral water repellent admixture is required.
2. All voided spaces below grade shall be grouted full.

040519 MASONRY ANCHORAGE AND REINFORCING - Space masonry anchors not more than 16" o.c. vertically and 24" o.c. horizontally with not less than 1 anchor for each 2.67 sq. ft. of wall area. Install additional anchors within 12" of openings and at intervals, not exceeding 36 inches, around perimeter.
040523 MASONRY ACCESSORIES - Joints, Flashing & Drainage

1. Install vertical expansion joint minimal at column/grid lines and at the head of door jambs/openings or as otherwise noted or where required per standard material practice to reduce stress cracking. No control joint/expansion joint at main structural bearing, keep away 2'-6" min.
2. No drip edge required if membrane flashing is used, but it should extend out and be trimmed back to face of adjacent masonry. Drip edge required if metal flashing is used.
3. Through wall flashing at base of wall a minimum of 4" above finish grade back and up behind vapor barrier, weeps at 24" o.c. above flashing, horizontal & vertical joints overlapped & sealed.
4. Through wall flashing above lintels back and up behind vapor barrier, weeps at 24" o.c. above flashing. End dams at openings, horizontal and vertical joints overlapped and sealed.
5. All masonry to have 1" minimum air space away from adjacent material.

All cavity wall air spaces are to be maintained free of mortar. Strike flush all joints on cavity side of CMU and brick masonry. Provide mortar net at base of wall, above all lintels and above all intermediate thru-wall flashing.
042100 CLAY UNIT MASONRY (Brick)

1. For ends of sills and caps and for similar applications that would otherwise expose unfinished brick surfaces, provide units without cores or frogs and with exposed surfaces finished.
2. Provide brick that has been tested is rated "not efflorescea."

DIVISION 05 – METALS

(Refer also to Structural Documents)
GENERAL:

1. All steel exposed on the exterior or to moisture to be galvanized.
2. All metal coping to be pre-finished.
3. All exposed steel lintels to be painted to match surrounding materials.
4. All architectural steel and metal fabrications to be continuous welds, grinded smooth and sanded for a neat and smooth final finish.
5. All holes 'burned through' steel roof deck when welding shall be repaired and touched up with primer and final finish.

055000 ROOF ACCESS LADDERS -
All ladder construction and placement to meet requirements of building code and OSHA.

1. Provide railing extensions to extend above top of parapet/roof surface/landing not less than 42 inches.
2. Ladder side rails to be 1/2" x 2 1/2" continuous structural steel flat bar w/ eased edges, spaced not less than 18 inches and no more than 24 inches apart.
3. Ladder toe space shall be not less than 7 inches from centerline of rungs. Clear space on the climbing side of the ladder shall be 30 inches from centerline of rungs to nearest permanent object measured perpendicular to ladder. Clear space of 15 inches from centerline of ladder to both sides of ladder is required.
4. Rungs shall be 3/4" diameter minimum solid structural steel bar, capable of withstanding a 300 pound load, spaced apart 10 to 12 inches on center, and provided w/ a non-slip surface. Fit rungs in centerline of side rails.
5. Provide for 1/2"x3" supports on ladders at top, bottom, and at 5'-0" on center intermediate locations.
6. Ladders over 30 feet in height to be provided w/ offset sections and landings.
7. Ladders shall be protected against corrosion.
8. Ladders with less than 24' of climb but extend to a height of at least 24', or ladders with at least 24' of climb are required to have a safety cage.
9. Safety cages to be structural steel flat bar:
   A. 5/16" x 4" top and bottom hoops and intermediate hoops spaced not more than 20'-0" on center.
   B. 5/16" x 2" hoops at 4'-0" on center between the 4" hoops.
   C. 5/16" x 2" vertical bars @ 9" on center secured to each hoop.
10. A landing platform is required where there is a step greater than 12 inches from the centerline of the rung of a ladder to the nearest edge of a structure. Step across distance shall be no less than 2 1/2 inches. All landing platforms shall be equipped w/ standard railings and toeboards. Platforms shall be not less than 24 inches in width and 30 inches in length.
11. Exterior mounted stairs require a lockable safety guard at the base.

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

(Refer also to Structural documents)
GENERAL:

1. All wood that is part of a roof/parapet or flashing assembly and are fully wrapped by membrane or break metal and protected from moisture need not be treated.
2. Wood blocking is required for, but not limited to millwork, cabinets, handrails, rest room fixtures & accessories, grab bars, future grab bars as required in R / Multi-family occupancies, door & window frames, overhead door bucks, hardware, owner/tenant fixtures & equipment, etc.

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

GENERAL:

1. Design and installation of roof drainage systems shall comply with the IPC.
2. Insulate and seal to ensure adequate air infiltration barrier around all exterior penetrations to prevent water and sprinkler pipe freezing.
3. Provide 2" thick continuous perimeter rigid insulation min. 24" horizontally from interior face of grade beam into building and vertically to bottom of the grade beam along the interior face.
4. Roof assembly to meet UL Class "A" fire rating.

072400 EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) -
Provide water drainage water proof reinforced integral colored EIFS system.
075000 MEMBRANE ROOFING

1. Roofing membranes should be installed to comply with manufacturers recommendations to obtain full roofing warranties.
2. Provide manufacturers 15-year warranty, which begins after the date of substantial completion, and covers the roofing membrane, associated flashing, roof insulation, roof accessories and labor.
3. Extend membrane up and over top of perimeter walls and drape over 3".

076113 STANDING SEAM SHEET METAL ROOFING - Should be prefinished and contain striations or stiffening beads.
079000 JOINT PROTECTION

1. Provide joint sealant at all wall and floor control and expansion joints and exterior doors, windows and other openings.
2. Provide backer rods where required for proper sealant application. Backer rods to be polyethylene closed-cell with a surface skin.
3. Utilize acoustical sealant at all floor/wall/deck junctures prior to installation of base where sound batt is also required.
4. Sealants to be compatible to materials for maximum bonding and longevity.
5. Soft caulk joint between vertical joints of dis-similar materials. Soft caulk joint & metal pan underneath horizontal joints of dis-similar materials.
6. Sealants should be color matched to adjacent materials.

DIVISION 08 – OPENINGS

GENERAL:

1. All exterior window framing to be thermally broken.
2. Sill pan by window manufacturer set in mastic over break metal sill flashing, with drip edge, set in mastic at bottom of all window framing. End dams at openings. Horizontal and vertical joints overlapped and sealed.
3. Sealant and backer rod at window perimeter. Verify system weeps are cleared, free of sealant and debris.
4. Additional framing, structural supports and/or bracing shall be identified by the glazing sub-contractor prior to bidding, fabrication and installation.
5. All glass in interior doors, frames, sidelights, windows and storefront to be 1/4", tempered, laminated and/or rated glass where required.
6. All glass in exterior doors, frames, sidelights, windows and storefront to be insulated, tempered, laminated and/or rated glass where required.
7. All interior glass between tempered and non-tempered spaces shall be clear insulated.

081000 DOORS & FRAMES - (Refer to Door & Frame Schedule & Elevations)
083000 ACCESS DOORS & PANELS - An opening not less than 20" by 30" shall be provided to any attic area having a clear height of over 30".
084000 ENTRANCES, STOREFRONTS, & CURTAIN WALLS - (Refer to Door & Frame Schedule & Elevations)
08 50 00 WINDOWS - (Refer to Window Elevations)
operating hardware for operable windows, etc. shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum.
08 83 00 MIRRORS
Mirrors above accessible lavatories shall have the bottom edge of the reflecting surface 40" maximum above the floor.

DIVISION 09 – FINISHES

GENERAL:

092116 GYPSUM BOARD ASSEMBLIES

1. All gypsum board to be smooth finish, properly taped and sanded, ready for finish.
2. Gypsum board expansion joints shall be used where required per standard gyp. board practice to prevent cracking of drywall.

099100 PAINTING - All paint finish shall be primed followed by 2 coats of high quality finish paint. Gypsum board shall be latex paint, interior metals shall be epoxy paint, exterior metals shall be a three-coat Tnemec system. If smooth surface, material should be sanded between all coats. All steel doors & metal frames shall be factory applied paint.
099300 STAINING AND TRANSPARENT FINISHING - All wood finish shall be left natural or stained as noted, followed by 2 coats of high quality transparent coating. Material should be sanded between all coats.
099713 STEEL COATINGS - Interior metals shall be epoxy paint, exterior metals shall be a three-coat tnemec system.

DIVISION 10 – SPECIALTIES

GENERAL:

10 14 00 SIGNAGE: Provide all that apply. All signage shall comply with the ICC A117.1 requirements, where required, such as visual characters, raised characters, international symbols of accessibility, & braille.

1. BUILDING ADDRESS IDENTIFICATION: Approved address numbers or letters, where each character shall be not less than 4" in height and not less than 0.5" in width stroke, shall be installed on a contrasting background and be plainly visible from the street or road fronting the property (& monument sign). When required by the governing authority, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or approved sign or means shall be used to identify the structure. Address numbers shall be maintained.
2. OCCUPANT LOAD: Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.
3. DOORS OPERATIONS: In buildings in occupancy Group A having an occupant load of 300 or less, Groups B,F,M & S, and in places of worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
   2.1 The locking device is readily distinguishable as locked;
   2.2 A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WITH BUILDING IS OCCUPIED. The sign shall be in letters 1" high on a contrasting background; and
   2.3 The use of the key-operated locking device is revocable by the building official for due cause
4. EXIT SIGNS (non-illuminated tactile type): Raised character and Braille exit signs. A sign stating EXIT in raised characters and Braille and complying with ICC A117.1 shall be provided adjacent to each door to an area of refuge, an exterior area for assisted rescue, an exit stairway, an exit ramp, an exit passageway an the exit discharge. Refer to others docs for illuminated exit sign requirements.

DIVISION 10 – SPECIALTIES cont.

5. REST ROOM SIGNAGE: Required public rest room facilities shall be designated by a legible sign for each sex. Signs shall be readily visible and located near the entrance to each toilet facility. Provide ADA compliant tactile signs having Braille, regular copy and pictographs including wheelchair if applicable to be mounted 60" A.F.P. on wall at latch side of door.
6. Marketing Signage: Provide official building name & logo signage on building as approved by owner.
7. Other Jurisdiction Required Signage as required which could include:
   1. FDC sign above exterior Fire Department Connection.
8. ACCESSIBLE SIGNAGE MOUNTING REQUIREMENTS:
   1. Visual characters shall be located 40" minimum above the floor to less than or equal to 70" at the viewing position distance (less than 6'), measured to the baseline of the visual character.
   2. Raised characters shall be located 48" minimum above the floor, measured to the baseline of the raised character & 60" maximum above the floor, measured to the baseline of the highest raised character.
   3. Where a sign containing raised characters & braille is provided at a door, the sign shall be alongside the door at the latch side. Where a sign containing raised characters & braille is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a raised characters & braille is provided at double doors with two active leafs, the sign shall be to the right of the right-hand door. Where there is no wall space on the latch side of a single door or the right side of double doors, signs shall be on the nearest adjacent wall. Signs containing raised characters & braille shall be located so that a clear floor area 18" minimum by 18" minimum, centered on the raised characters is provided beyond the arc of any door swing between the closed position & 45 degree position.
   4. Braille shall be located 48" minimum & 60" maximum above the floor, measured to the baseline of the braille cells.
9. ACCESSIBLE PARKING SPACE IDENTIFICATION SIGNS:
   1. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible". Signs shall be 60" minimum above the finish floor or ground surface measured to the bottom of the sign.

10 20 00 TOILET COMPARTMENTS - (Refer to Rest Room Details)
10 28 00 TOILET, BATH, AND LAUNDRY ACCESSORIES - (Refer to Rest Room Accessory Notes)
10 41 16 EMERGENCY KEY CABINETS - Provide a recessed Knox box ordered from or approved by and installed in a location approved by governing authorities.
10 44 16 FIRE EXTINGUISHERS - Provide and install fire extinguishers, 10 pound ABC or as approved by governing authorities, by each exit and a maximum travel distance of no more than 75'-0" per placement, or as required by governing authorities. Fire extinguisher shall be in a semi-recessed cabinet when located in common areas.

DIVISION 11 – EQUIPMENT

GENERAL:

DIVISION 12 – FURNISHINGS

GENERAL:

DIVISION 13 – SPECIAL CONSTRUCTION

GENERAL:

DIVISION 14 – CONVEYING EQUIPMENT

GENERAL:

DIVISION 15 - 19 (Not Used)

FACILITY SERVICE SUBGROUP DIV. 20 – 29

DIVISION 20 (Not Used)

DIVISION 21 – FIRE SUPPRESSION

(Refer to Fire Suppression scope/documents & Utility requirements)
GENERAL:

1. All penetrations thru rated walls must be protected by approved fire rated assemblies and fire stopping materials.

211000 WATER-BASED FIRE-SUPPRESSION SYSTEMS

1. Provide a complete appropriate type and adequately sized design build fire sprinkler system as required and approved by governing authorities prior to fabrication and installation. All conditioned / insulated (wet pipe system) and non-conditioned / uninsulated (dry pipe system) spaces will need to be sprinklered unless otherwise noted.
2. Contractor to verify size of main supply line and notify architect and owner immediately before sitework commences if over or under-sized.
3. Riser system shall be installed separate from electrical room or electrical panels and be flow tested and continuously monitored.
4. Fire department valve at exterior as required by governing authorities.
5. System drainage shall dump to outside of building on pavement, not floor drain.
6. Sprinkler system shall be zoned and expandable for all future tenants.
7. For tenant improvements, provide sprinkler heads turned and trimmed appropriately for final ceiling finish or as required by governing authorities.

DIVISION 22 – PLUMBING

(Refer to Plumbing scope/documents & Utility requirements)
GENERAL:

1. Provide a complete flexible shell building plumbing distribution and discharge system and coordinate requirements for all building equipment and fixtures.
2. All information shall be clearly documented and provided to owner and architect. Lines under floor slab shall be clearly documented.
3. All systems should be sized to include all future tenants.

221100 FACILITY WATER DISTRIBUTION

1. Provide a water distribution system complying with requirements of governing authorities.
2. Provide a continuous tap-able 2" supply line up in roof joists from meter in valve room the entire length of the building (side to side) 10' off the back wall of building.
3. Provide a 1" pipe x 6" stub at center of each of the tenant bays for future use.

HOSE BIBS:
Provide fully-recessed freeze-protected lockable exterior hose bibbs every 100' around building. Ensure one is close to trash enclosure. Also provide one freeze-protected hose bib centered on roof.

Note: Main domestic water line and main sanitary sewerage line to run directly in-line above/below each other entire length of building.
221300 FACILITY SANITARY SEWERAGE

1. Provide a continuous tap-able discharge line under slab the entire length of building (side to side) approximately one third of overall building depth off the back wall of building, that would allow future service taps from any location within the building. Provide clean-outs and vent lines as required.
2. Drains - Provide floor drains in rest rooms, valve room, mech./elec. rooms & as required.
3. Materials, Traps, Cleanouts - Shall be provided as required.
4. Interceptors, Separators & Pumps - Shall be provided as required.
5. GREASE TRAP/INTERCEPTOR: Provide adequately sized system based on future potential information provided by owner/developer as approved by governing authorities.
   Provide a continuous tap-able discharge line under slab the entire length of building (side to side) approximately one third of overall building depth off the back wall of building, that would allow future service taps from any location within the building. Provide clean-outs and vent lines as required.

DIVISION 22 – PLUMBING cont.

221400 FACILITY STORM DRAINAGE

1. Flat (Low Slope<2:12) - Provide collection system along low parts of building roof to be collected with interior roof drains, down enclosed, insulated interior piping and collected in common storm pipe under floor out of building under grade to site storm water piping system and detention area. Also provide overflow drains and/or scuppers as required.
2. Provide lower level underfloor drainage system to reduce hydrostatic uplift and protect against moisture seepage. System to outlet per governing authorities.
3. Provide foundation wall drainage system to reduce lateral pressures and protect against moisture seepage. System to outlet per governing authorities.
4. Provide adequately sized and spaced gutters, down spouts and drain piping system, to eliminate any overflow or backup.
5. Provide collection system along low parts of building roof to be collected in gutters, down spouted and collected in common storm pipe along back building wall under grade to site storm water piping system and detention area.

ROOF DRAINAGE. Design and installation of roof drainage systems shall comply with the International Plumbing Code. Refer to Plumbing documents for final design and details.

CONTROLLED DRAINAGE. Roofs equipped with hardware to control the rate of drainage shall be equipped with a secondary drainage system at a higher elevation.

22 40 00 PLUMBING FIXTURES
Plumbing fixture controls, faucets, etc. shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum. Exceptions include: where redundant controls are provided for a single element, one control in each space shall not be required to be accessible; reset buttons and shut-offs serving piping & plumbing fixtures.

22 40 16 LAVATORIES & SINKS
The Dip of the overflow shall not be considered in determining knee and toe clearance. The front of lavatories & sinks shall be 34" maximum above the floor, measured to the higher of the rim or counter surface. A lavatory in a toilet or bathing facility for a single occupant, accessed only thru a private office & not for common use or public use shall not be required to meet 34" height max.
Water supply & drainpipes under lavatories & sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.
22 40 13 WATER CLOSETS, URINALS, & BIDETS
Water Closets: The clear floor clearance around the water closet shall be permitted to overhang the water closet, associated grab bars, paper dispensers, coat hooks, shelves, accessible routes, color floor space required at other fixtures, and the wheelchair turning space. No other fixtures or obstructions shall be located within the required clearance. The top of the water closet seat shall be 15" minimum & 19" maximum above the floor, measured to the top of the seat. Flush controls shall be hand operated or automatic. Hand operated flush controls shall be located on the open side of the water closet.

DIVISION 23 – HEATING, VENTILATION, AND AIR CONDITIONING

(Refer to Mechanical scope/documents & Utility requirements)
GENERAL:

1. Provide a new complete shell building mechanical distribution, return and ventilation system and coordinate mechanical requirements for all building equipment and fixtures.
2. All information shall be clearly documented and provided to owner and architect.
3. If provided, all systems should be sized to include all future tenants.
4. Provide independently controlled areas having excessive heat gain or heat loss or affected by solar radiation at different times of the day.
5. Verify location of all thermostats with owner before permanent placement.
6. Provide exhaust fans in all rest rooms, bathrooms, kitchens, break rooms, shafts and enclosed parking areas.
7. Clean all systems and provide new filters after construction is complete.
8. At a minimum, if other heat is not provided, provide electric baseboard heat in Valve Room or any other rooms that contain plumbing.
9. Environmental controls, etc shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum. Exceptions include: HVAC diffusers; controls mounted on ceiling fans; where redundant controls are provided for a single element, one control in each space shall not be required to be accessible; reset buttons and shut-offs serving piping.

Access To MECHANICAL APPLIANCES. Access to mechanical appliances installed in under-floor areas, in attic spaces and on roofs or elevated structures shall be in accordance with the International Mechanical Code. Refer to Mechanical documents for final design and details.

23 09 00 INSTRUMENTATION & CONTROL FOR HVAC
Thermostats shall be placed within one or more of the ANSI accessible reach ranges & all controls 48" height maximum from finished floor.

DIVISION 24 (Not Used)

DIVISION 25 – INTEGRATED AUTOMATION

(Refer to Electrical scope/documents)
GENERAL:

1. If provided, all systems should be expandable to include all future tenants.
2. If requested, provide complete flexible electronic building management systems to control all building functions including but not limited to HVAC, lighting, security, card reader access, fire/sprinkler alarm, etc.

DIVISION 26 – ELECTRICAL

(Refer to Electrical scope/documents & Utility requirements)
GENERAL:

1. Provide a complete flexible shell building electrical distribution system and coordinate power requirements for all shell building equipment/fixtures.
2. All information shall be clearly documented and provided to owner and architect.
3. All systems should be sized to include all future tenants.
4. Lighting controls, electrical panelboards, electrical switches & receptacle outlets, environmental controls, etc. shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum. Exceptions include: Receptacle outlets serving a dedicated use; where two or more receptacle outlets are provided in a kitchen above a length of counter top that is uninterrupted by a sink or appliance, one receptacle outlet shall not be required to comply; floor receptacle outlets, controls mounted on ceiling fans; where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to be accessible; electrical panelboards shall not be required to comply with the one hand, tight grasping, pinching, twisting or force requirements.

NOTE: Electric sub-contractor shall calculate & verify the required size of the service/transformer with utility company.

262000 ELECTRICAL DISTRIBUTION - Provide an electrical distribution system complying with requirements of governing authorities.
265200 EMERGENCY LIGHTING - Provide dual beam emergency lights with battery back-up to provide a minimum 1 foot-candle, at floor level, throughout egress system or as required by governing authorities.
265300 EXIT SIGNS - Provide lighted exit signage with battery back-up by each exit and throughout egress system as required by governing authorities. Exit signs at doors shall be on the door or within 4" of the door frame.

DIVISION 26 – ELECTRICAL cont.

265600 EXTERIOR LIGHTING -

1. Provide downlites to illuminate each exterior door.
2. All exterior building lighting shall be flexibly controlled by both photocell & timer.
3. All fixtures must be approved by governing authorities before installation.

DIVISION 27 – COMMUNICATIONS

(Refer to Electrical & Life-Safety scope/documents & Utility requirements)
GENERAL:

1. If provided, all systems should be expandable to include all future tenants.
2. Provide communication lines for fire sprinkler, fire alarm and/or security monitoring as required by governing authorities.
3. Provide 3 4" conduits (1 for telecommunications; 2 extra) from services R.O.W. To termination location at building location as noted.
4. Provide telecommunication service to d-mark for lines for fire sprinkler and fire alarm monitoring as required by governing authorities.
5. User controls for intercom systems, etc. shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum. Exceptions include: where redundant controls are provided for a single element, one control in each space shall not be required to be accessible.

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

(Refer to Electrical & Life-Safety scope/documents)
GENERAL:

1. If provided, all systems should be expandable to include all future tenants.
2. User controls for security or intercom systems, etc. shall be placed within one or more of the ANSI accessible reach ranges, shall be operable with one hand & shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds maximum. Exceptions include: where redundant controls are provided for a single element, one control in each space shall not be required to be accessible.

281000 ACCESS CONTROL & SECURITY - If requested, provide complete electronic building access control and security system expandable to include future tenants.
283100 FIRE DETECTION AND ALARM - Provide a complete addressable zoned fire alarm system with point identification and all audio-visual / horn-strobe devices, smoke detectors, and pull stations as required and approved by governing authorities prior to fabrication and installation.
Means of Egress ILLUMINATION. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface level.
ILLUMINATION EMERGENCY POWER. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas: Interior & Exterior egress components.

DIVISION 29 (Not Used)

Site & Infrastructure Subgroup Div. 30–39

DIVISION 30 (Not Used)

DIVISION 31 – EARTHWORK

(Refer to Civil & Geotechnical documents)
GENERAL:

1. Provide excavation, backfill and fine grading for the building, paved areas, and proper site drainage.
2. Provide silt fence, clearance of trees, grubbing of stumps, curb removal, stripping of topsoil, excavation and backfill for foundations, place sand cushion for slabs on grade, grading for paving and re-spreading of top soil.
3. Provide site landscaping i.e., seeding, sodding, spreading on site topsoil, trees, mulch, edging, and shrubbery.
4. Where exterior grade is intended to be @ interior finished floor, exterior grading to be a minimum of 4" lower than adjacent interior finish floor, sloping away from building.

DIVISION 32 - EXTERIOR IMPROVEMENTS

(Refer to Civil & Geotechnical documents)
32 10 00 PAVING
32 80 00 IRRIGATION: (not required)

DIVISION 33 – UTILITIES

(Refer to Civil documents)
GENERAL:

1. All utilities should be sized and expandable to include all future tenants.
2. All utilities shall be stubbed to within 5 feet of the building per Civil/Site engineering documents unless otherwise specified.
3. All utilities shall be adequately sized and spaced to eliminate any overflow and/or backup.

331000 WATER UTILITIES

1. Provide separate domestic water supply service as required from water main to house service meter with irrigation meter in valve room.
2. Provide separate fire sprinkler water supply service as required from water main to sprinkler riser located in valve room. NOTE: Sprinkler sub-contractor shall calculate the required size of the line to the building and shall notify the G.C. & owner immediately if any modification from Civil/Site documents is required.

333000 SANITARY SEWERAGE UTILITIES - Provide sanitary sewer discharge service as required from under building slab to sanitary sewerage main.
334000 STORM DRAINAGE UTILITIES - Provide storm water discharge service as required from building and/or adjacent to building to storm water main or thru detention area.
335100 NATURAL-GAS UTILITIES - Provide natural gas supply service as required from natural gas main to meter/manifold location at building.
337000 ELECTRICAL UTILITIES - Provide electric supply service as required from electric main to transformer location. Provide appropriately sized transformer and concrete pad as required. NOTE: Electric sub-contractor shall calculate & verify the required size of the service/transformer with utility company.
338000 COMMUNICATIONS UTILITIES - Provide conduits from public R.O.W. to the buildings designated location for the required communications.

DIVISION 34 – Transportation (Not Applicable)

DIVISION 35 – Waterway and Marine Construction (Not Applicable)

DIVISION 36 – 39 (Not Used)

End of Specification Notes

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T12 DISTILLERY

T-12 DISTILLERY
100 LINCOLN ST. NE
BONDURANT, IA

Rev. #	Issue / Revision	Date
	ISSUED FOR PERMIT	04-02-2025

Proj. No. 23129 | SAA | Proj. Mgr. BLS

Sheet Title
SPECIFICATION NOTES

Sheet No.
G-001

NOT FOR CONSTRUCTION

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CHAPTER 3: BUILDING BLOCKS

301 General

301.1 Scope.
Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

302 Floor or Ground coverings

302.2 Carpet.
Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/ uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

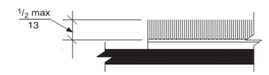


FIG. 302.2
CARPET ON FLOOR SURFACES

302.3 Openings.
Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that long dimension is perpendicular to the dominant direction of travel.

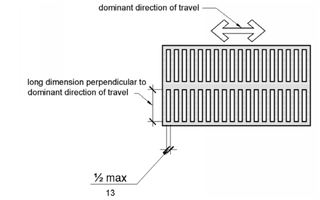


Figure 302.3
Elongated Openings in Floor or Ground Surfaces

303 Changes in Level

303.1 General.
Where changes in level are permintted in floor or ground surfaces, they shall comply with 303

EXCEPTIONS:
1. Animal containment areas shall not be required to comply with 303.
2. Areas of sports activity shall ot be required to comply with 303.

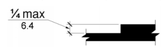


Figure 303.2
Vertical Change in Level

303.2 Vertical.
Changes in level 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

303.3 Beveled.
Changes in level between 1/4 inch (6.4 mm) high minimum an 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

> **Advisory 303.3 Beveled.**
> A change in level 1/2 inch (13 mm) is permitted to 1/4 inch (6.4 mm) vertical plus 1/4 inch (6.4 mm) beveled. However, in no case may the combined change in level exceed 1/2 inch (13 mm), changes in level exceeding 1/2 inch (13 mm) must comply with 405 (Ramps) or 406 (Curb Ramps).

303.4 Ramps.
Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

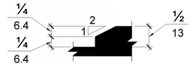


Figure 303.3
Beveled Change in Level

304 Turning Space

304.1 General
Turning space shall comply with 304.

304.2 Floor or Ground Surfaces.
Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permited.

EXCEPTIONS:
Slopes not steeper than 1:48 shall be permitted.

> **Advisory 304.2 Floor or Ground Surface Exception.**
> As used in this section, the phrase "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding that permitted in Section 303.3. Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aids such as in wheelchair spaces, or maneuver those elements such as at doors, fixtures, and telephones. The exception permits slopes not steeper than 1:48.

304.3 Size.
Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space.
Turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space
The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (304 mm) minimum in each direction and the base shall be clear of obstruction 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

304.4 Door Swing.
Doors shall be permitted to swing into turning spaces.

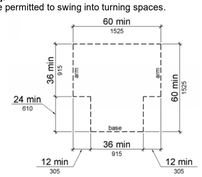


Figure 304.3.2
T-Shaped Turning Space

305 Clear Floor or Ground Space

305.1 General
Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces.
Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

EXCEPTIONS:
Slopes not steeper than 1:48 shall be permitted.

305.3 Size.
The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

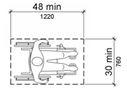


Figure 305.3
Clear Floor or Ground Space

305.4 Knee and Toe Clearance.
Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position.
Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

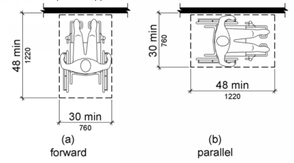


Figure 305,5
Position of Clear Floor or Ground Space

305.6 Approach.
One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance.
Where a clear floor space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

305.7.1 Forward Approach.
Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

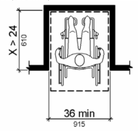


Figure 305.7.1
Maneuvering Clearance in an Alcove, Forward Approach

305.7.2 Parallel Approach.
Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

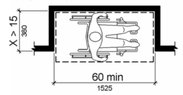


Figure 305.7.2
Maneuvering Clearance in an Alcove, Parallel Approach

306 Knee and Toe Clearance

306.1 General.
Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

> **Advisory 306.1 General.**
> Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of any obstructions.

306.2 Toe Clearance.

306.2.1 General.
Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth.
Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth.
Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance.
Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width.
Toe clearance shall be 30 inches (760 mm) wide minimum.

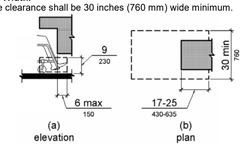


Figure 306.2
Toe Clearance

306.3 Knee Clearance.

306.3.1 General.
Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth.
Knee clearance shall extend 25 inches (365 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth.
Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction.
Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permited to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150mm) in height.

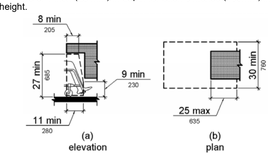


Figure 306.3
Knee Clearance

307 Protruding Objects

307.1 General.
Protruding objects shall comply with 307.

307.2 Protrusion Limits.
Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION:
Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

> **Advisory 307.2 Protrusion Limits.**
> When a cane is used and the element is in the detectable range, it gives a person suffecient time to detect the element with the cane before there is body contact. Elements located on circulation paths, including operable elements, must comply with requirements for protruding objects. For example, awnings and their supporting structures cannot reduce the minimum required vertical clearance. Similarly, casement windows, when open, cannot encroach more than 4 inches (100 mm) into the circulation path above 27 inches (685 mm).

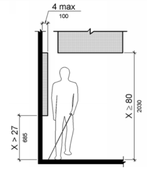


Figure 307.2
Limits of Protruding Objects

307.3 Post-Mounted Objects.
Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

EXCEPTION:
The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.

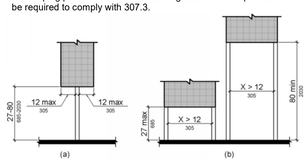


Figure 307.3
Post-Mounted Protruding Objects

307.4 Vertical Clearance.
Vertical clearance shall be 80 inches (2030 mm) high mimimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION:
Door closers and door stops shall be permited to be 78 inches (1980 mm) minimum above the finish floor or ground.

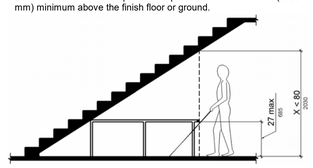


Figure 307,4
Vertical Clearance

307.5 Required Clear Width
Protruding objects shall not reduce the clear width required for accessible routes.

308 Reach Ranges

308.1 General.
Reach ranges shall comply with 308.

> **Advisory 308.1 General**
> The folowing table provides guidance on reach ranges for children according to age where building elements such as hooks, lockers, or operable parts are designed for use primarily by children. These dimensions apply to either forward or side reaches. Accessible elements and operable parts designed for adult use or children over age 12 can be located outside these ranges but must be within the adule reach ranges required by 308.

Children's Reach Ranges			
Forward or Side Reach	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
High (maximum)	36 in (915 mm)	40 in (1015 mm)	44 in (1120 mm)
Low (minimum)	20 in (510 mm)	18 in (455 mm)	16 in (405 mm)

308.2 Forward Reach.

308.2.1 Unobstructed.
Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

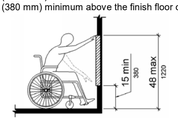


Figure 308.2.1
Unobstructed Forward Reach

308.2.2 Obstructed High Reach.
Where a high reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1120 mm) maximum where the reach depth is 20 inches (510mm) maximum. Where the reach depth exceeds 20 inches (150 mm) , the high reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

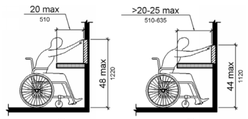


Figure 308.2.2
Obstructed High Forward Reach

308.3 Side Reach.

308.3.1 Unobstructed.
Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side shall be 15 inches (380 mm) minimum above the finish floor or ground.

EXCEPTIONS:
1. An obstruction shall be permitted between the clear floor and ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

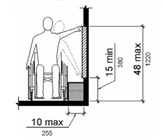


Figure 308,3.1
Unobstructed Side Reach

308.3.2 Unobstructed High Reach.
Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (225 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (117 mm) maximum for a reach depth of 24 inche (610 mm) maximum.

EXCEPTIONS:
1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

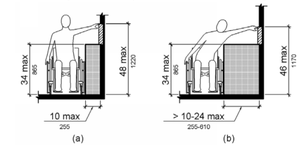


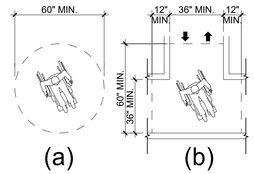
Figure 308,3.2
Obstructed High Side Reach

309 Operable Parts

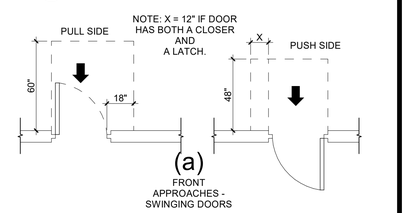
309.1 General.
Operable parts shall comply with 309.

309.2 Clear floor space.
A clear floor space complying with 305 shall be provided.

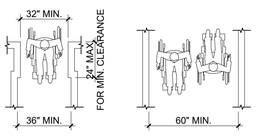
309.3 Height.
Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2N) maximum.



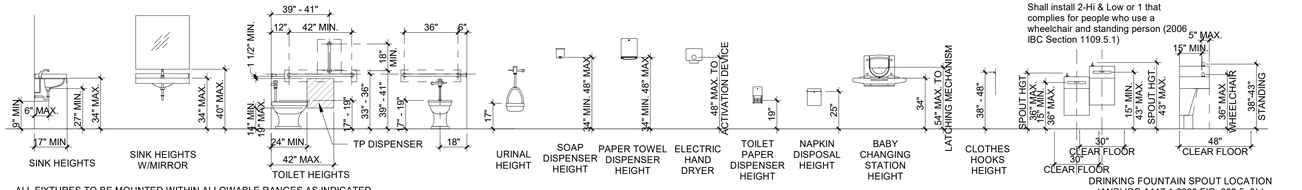
2 WHEELCHAIR TURNING SPACE
SCALE: 1/4" = 1'-0"



3 MANEUVERING CLRS @ DOORS
SCALE: 1/4" = 1'-0"

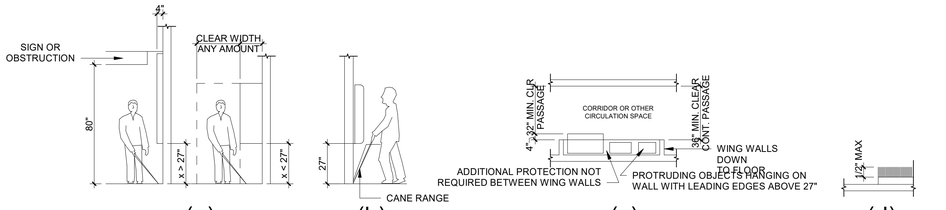


4 MINIMUM CLEAR WIDTHS
SCALE: 1/4" = 1'-0"



ALL FIXTURES TO BE MOUNTED WITHIN ALLOWABLE RANGES AS INDICATED BY ADA ACCESSIBILITY GUIDELINES AND LOCAL CODES.
(ALL MOUNTING HEIGHTS INDICATED ARE ABOVE FINISHED FLOOR LEVEL.)
ALL GRAB BARS TO BE 1.25"-1.5" DIA. WITH GRIPPPABLE SURFACE.

1 FIXTURE MOUNTING HEIGHT
SCALE: 1/4" = 1'-0"



6 PROTRUDING OBJECTS
SCALE: 1/4" = 1'-0"

ACCESSIBILITY GUIDELINES & REQUIREMENTS

Code Referenced: 2010 ADA Standards for Accessible Design
Dept. of Justice published revised regulations on September 15, 2010 to set minimum enforceable accessibility standards/requirements for newly designed & constructed or altered State and local government facilities, public accommodations, and commercial facilities after March 15, 2012.

Code Referenced: Chapter 11, 2015 INTERNATIONAL BUILDING CODE (IBC)
Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC/ANSI A117.1-2009 (Section 1101.2).

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T12 DISTILLERY

Rev. #	Issue / Revision	Date
	PRICING SET	01-31-2025

Proj. No. 23129 | SAA | Proj. Mgr. BLS

Sheet Title
ACCESSIBILITY REQUIREMENTS & GUIDELINES

Sheet No.
G-011

T-12 DISTILLERY
100 LINCOLN ST. NE
BONDURANT, IA

NOT FOR CONSTRUCTION

Autodesk Docs://23129 T12 Distillery/23129 T12 Distillery_Bondurant, IA_BLD_DISTILLARY_V23.rvt
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2021 IBC CODE ANALYSIS

CODE REVIEW SUMMARY
The following is not intended to be an all inclusive list, but rather a general summary.
Code Referenced: **2015 INT'L EXISTING BUILDING CODE (IEBC)**
This code shall apply to the repair, alteration, change of occupancy, addition & relocation of existing buildings, regardless of occupancy, subject to the criteria of: (Section 101.4)
Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the IFC or the IPMC, or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public. (Section 101.4.2).
CODE OFFICIAL HAS DETERMINED A CHANGE OF OCCUPANCY HAS OCCURRED.

CODE SUMMARY:
PROVISIONS FOR ALL COMPLIANCE METHODS (Chapter 3):
PRESCRIPTIVE COMPLIANCE METHOD Repairs, alterations, additions and changes of occupancy complying with Chapter 4 of this code in buildings complying with the International Fire Code shall be considered in compliance with the provisions of this code.
(more simplistic & more administrative in nature than the work area method)

CHAPTER 5 PRESCRIPTIVE COMPLIANCE METHOD
SECTION 503 ALTERATIONS
503.1 General. Alterations to any building or structure shall comply with the requirements of the IBC for new construction. Alterations shall be such that the existing building or structure is no less conforming to the provisions of the IBC than the existing building or structure was prior to the alteration.
Exceptions: 1. An existing stairway shall not be required to comply with the requirements of Section 1011 of the IBC where the existing space & construction does not allow a reduction in pitch or slope.
2. Handrails otherwise required to comply with Section 1011.11 or the IBC shall not be required to comply with the requirements of Section 1014.6 of the IBC regarding full extensions of the handrails where such extensions would be hazardous due to plan configuration.

CHAPTER 9 - ALTERATIONS - LEVEL 3
Energy Conservation (Section 906.1): **EXIST. TO REMAIN - REFER TO IECC FOR NEW CONSTRUCTION**
Level 3 Alterations to existing buildings are permitted without requiring the entire building or structure to comply with energy requirements of the IECC. The alterations shall conform to the energy requirements of the IECC as they relate to new construction.

CHAPTER 10 - CHANGE OF OCCUPANCY: FROM H-2 to H-3 (EQUAL OR LESSER HAZARD)
A change in use of the building or potion of a building. A change of occupancy shall include any change of occupancy classification, any change from one group to another group within an occupancy classification or any change in use within a group for a specific occupancy classification. (Section 202, General Definitions)

Change of Occupancy classification with separation (Section 1011.1.1.2): **refer to Chapter 9 of IBC**
Where a portion of an existing building is changed to a new occupancy classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the IBC, and that portion is separated from the remainder of the building with fire barriers having a fire resistance rating as required in the IBC for the separate occupancy, that portion shall comply with all of the requirements of Chapter 9 for the new occupancy classification and the requirements of this chapter.

Fire protection systems (Section 1012.2):
Fire sprinkler system (Section 1012.2.1): **REQUIRED**
Fire alarm & detection system (Section 1012.2.2) **REQUIRED PER IBC**

Interior finish (Section 1012.3): **SHALL COMPLY WITH IBC**

Means of egress hazard categories (Section & Table 1011.4):
From H-2 to H-3 (Equal Hazard, Section 1011.4.2): **EXISTING ELEMENTS SHALL COMPLY WITH REQUIREMENTS OF SECTION 905; NEWLY CONSTRUCTED OR CONFIGURED ELEMENTS SHALL COMPLY WITH REQUIREMENTS OF CHAPTER 10 OF IBC; EXCEPTION: STAIRWAYS**

Height & Area hazard categories (Section & Table 1011.5.1):
From H-2 to H-3 (Equal Hazard, Section 1011.5.2): **EXISTING BUILDING SHALL BE DEEMED ACCEPTABLE**

Exterior wall fire-resistance ratings (Section & Table 1012.6):
From H-2 to H-3 (Equal Hazard, Section 1011.6.2): **EXISTING EXTERIOR WALLS, INCLUDING OPENINGS, SHALL BE ACCEPTED**

The following is not intended to be an all inclusive list, but rather a general summary.
Code Referenced: **2021 INTERNATIONAL BUILDING CODE (IBC)**

ACTUAL BUILDING SUMMARY: (Basis for Code Review)
Occupancy Classification & Use Designation (Chapter 3):
A-2 ASSEMBLY - Food & Drink (Section 303.3)
H-3 HIGH HAZARD - Flammable or Combustible Liquids - Exceeds quantities listed in table 307.1(1) (Section 307)
M MERCANTILE - Sales rooms (Section 309)
S-1 STORAGE - Moderate-hazard, Beverages over 16-percent alcohol content (Section 311.2)

Actual building height in feet: **34'-8"**
Actual building height in stories: **1 STORY**

Actual Building Gross Floor Area: **12,127 SF**

Type of Construction (Chapter 6):
IIB (Non-combustible construction; No Rated Building Elements)

Fire Protection Systems (refer to Section 903): **NFPA 13 AUTOMATIC SPRINKLER PROVIDED**

Occupant Load (refer to Table 1004.1.2 below): ***295 OCCUPANTS***

CODE SUMMARY:

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE & OCCUPANCY

CHAPTER 5 – GENERAL BUILDING HEIGHTS & AREAS

Building Height & Number of Stories (Section 504): Most Restrictive Occupancy: **A-2**
Allowable Building Height In Feet Above Grade Plane (Section & Table 504.3): **75'**
Allowable Number Of Stories Above Grade Plane (Section & Table 504.4): **3**

Building Area (Section 506 & Table 506.2):
Mixed-occupancy buildings (Section 506.2.2) (Equation 5-3) Most Restrictive Occupancy: **A-2**
Allowable area: **38,000 SF**

Mixed Use & Occupancy (Section 508):
Each portion of the building shall be individually classified according to use. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3, 508.4 or 508.5, or a combination of these sections.
Nonseparated Occupancies (Section 508.3): **NO SEPARATION REQUIRED BETWEEN A-2, M, & S-1**
The most restrictive provisions of Chapter 9 that apply to the nonseperated occupancies shall apply to the total nonseparated occupancy area. (Section 508.3.1)
The allowable building area & height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with Section 503.1. (Section 508.3.2)
Separation (Section 508.3.3): Group H-3 occupancy shall be separated from all other occupancies.
2 Hour Separation Required between H-3 & A-2
1 Hour Separation Required between H-3 & M
1 Hour Separation Required between H-3 & S-1

Incidental Uses (Section 509.1): **SPRINKLERS PROVIDED**
1.) Furnace room where any piece of equipment is over 400,000 BTU per hour input shall require 1 hour protection / separation or an automatic sprinkler system.
2.) Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower shall require 1 hour protection / separation or an automatic sprinkler system.

CHAPTER 6 – TYPES OF CONSTRUCTION

Fire-Resistance Rating Requirements for Building Elements (Table 601 & 602)
NO RATED BUILDING ELEMENTS REQUIRED

Roof Fire Classification (Table 1505.1): **CLASS C**
Building Types IIB,IIIB,VB requires CLASS C roof assembly.

CHAPTER 7 - FIRE & SMOKE PROTECTION SERVICES

Maximum area of exterior wall openings based on fire separation distance and degree of opening protection (Table 705.8): **NO LIMIT**
20' to less than 25', sprinklered

Fire Walls (Section 706 & Table 706.4): to create separate buildings **NO FIRE WALLS REQUIRED**

Fire Barriers (Section 707):

Concealed Spaces (Section 718):
Fireblocking (Section 718.2): **REQUIRED**
In combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical & horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Stairways; annular space around vents, pipes, ducts, chimneys & fireplaces at ceiling & floor levels; exterior wall coverings of combustible construction, wood furring strips; sleeper spaces.
Draftstopping in floors (Section 718.3): **NOT REQUIRED**
All occupancy buildings equipped with an NFPA13 automatic sprinkler system (Section 718.3.2 Ex.1 & 718.3.3 Ex.)
Draftstopping in attics (Section 718.4): **NOT REQUIRED**
All occupancy buildings equipped with an NFPA 13 automatic sprinkler system (Section 718.4.2 Ex.2 & 718.4.3 Ex.)

CHAPTER 8 - INTERIOR FINISHES
Interior wall & ceiling finish materials, including acoustical ceiling systems, shall be classified in accordance with flame fire performance & smoke development as allowed by this code. (Section 803 & 806)
Interior floor finish & floor covering materials shall be classified in accordance with NFPA 253 & this code. (Section 804)
Decorative materials shall not exceed 10% of the wall or ceiling area to which they are attached.
Trim & wall base shall be classified for allowable accordance with the code. (Section 806)

CHAPTER 9 – FIRE PROTECTION SYSTEMS

Automatic Sprinkler Systems (Section 903): **NFPA 13 SPRINKLER SYSTEM REQUIRED**
H-3 High hazard occupancies (Section 903.2.5.1)
S-1 fire area used for the bulk storage of distilled spirits or wine. (Section 903.2.9.3)

Portable Fire Extinguishers (Section 906 & refers to IFC Table 906.1): **EXTINGUISHERS REQUIRED**
Class A Fire Hazards: Max. Floor Area per 11,250sf; Max. travel distance <75' (Table 906.3(1)).

CHAPTER 10 – MEANS OF EGRESS
Means of Egress Sizing (Section 1005): only the occupant load of each story individually other components: 295 Occ. x 0.2" = **59"** (32" Clear Min.) **REQUIRED; PROVIDED: >59"**

Number of Exits & Exit Access Doorways (Section 1006):
Exit components include exit discharge, interior or exterior exit stairways or ramps, exit passageways or horizontal exits. Exit Access Doorway where the path of egress enters an intervening room, corridor, exit access stairway or ramp.
Egress based on occupant load (Section & Table 1006.2.1): **2 EXITS REQUIRED**
and Maximum Common Path of Egress Travel Distance: **H-3 <25'; A <75'; B & F & S <100'**

Exit & exit access doorway configuration (Section 1007):
2 exits or exit access door ways(Section 1007.1.1): **>1/3 DIAGONAL OF AREA SEPARATION**

ACCESSIBLE MEANS OF EGRESS (SECTION 1009)
Accessible means of egress required (Section 1009.1): **REQUIRED: 2 PROVIDED: 2**
Accessible spaces shall be provided with not less than 1 accessible means of egress. Where more than 1 means of egress is are required by Section 1006.2 or 1006.3 from any accessible space, each accessible portion of the space shall be served by not less than 2 accessible means of egress.

Platform lifts (Section 1009.5): **NOT REQUIRED BUT PROVIDED TO DISTILLING PLATFORM**

DOORS, GATES & TURNSTILES (SECTION 1010)
Egress door types (Section 1010.1.2): Egress doors shall be the side-hinged swinging door, pivoted door, or balanced door types.
Direction of Swing (Section 1010.1.2.1): **DOORS SWING IN DIRECTION OF TRAVEL**
Side-hinged swinging doors, pivot doors & balanced doors shall swing in the direction of egress travel where serving a rooms or area containing an occupant load of 50 or more persons or a Group H occupancy.

Landings at doors (Section 1010.1.5):
Landings shall have a width not less than the width of the door.
Doors in the fully open position shall not reduce a required dimension by more than 7".
When a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width.
Landings shall have a length measured in the direction of travel of not less than 44"

Panic & Fire Exit Hardware (Section 1010.2.9): **PANICS REQUIRED**
Doors serving rooms or spaces with an occupant load of 50 or more in Group A occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware. Electrical rooms with equipment rated 1,200 amperes or more & over 6' wide that contain over current devices, switching devices or control devices with exit doors shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

Exit Access Travel Distance (Section & Table 1017.2): **H-3 < 150'; A & F-1 & S-1 < 250'; B < 300'**

CHAPTER 11 – ACCESSIBILITY

Accessible Entrances (Section 1105): **PUBLIC ACCESSIBLE ENTRANCE & RESTRICTED ACCESSIBLE ENTRANCE REQUIRED & PROVIDED**
In addition to others required below, at least 60% of all public entrances shall be accessible;
Where restricted entrances are provided, at least 1 restricted entrance shall be accessible;
If a service entrance is the only entrance to a building or a tenant space, that entrance shall be accessible.

Accessible Toilet & Bathing Facilities (Section 1109.2): **ACCESSIBLE FACILITIES REQUIRED & PROVIDED**
Each toilet room shall be accessible.
At least one of each type of fixture, element, control or dispenser in each accessible toilet room shall be accessible; Exception #3: Where multiple single-user toilet rooms are clustered at a single location, at least 50% but not less than one room for each use at each cluster shall be accessible.

Accessible Drinking Fountains (Section 1109.5): **ACCESSIBLE DRINKING FOUNTAINS REQUIRED & PROVIDED**
Where drinking fountains are provided, no fewer than 2 shall be provided. 1 shall comply with the requirements for people who use a wheelchair & 1 shall comply with the requirements for standing persons.

Accessible Storage (Section 1109.9): **ACCESSIBLE STORAGE REQUIRED & PROVIDED**
Where fixed or built-in storage elements such as cabinets, coat hooks, shelves, medicine cabinets, lockers, closets & drawers are provided in required accessible spaces, at least 5%, but not less than 1 of each type, shall be accessible.

Accessible Seating (Or Standing) At Tables, Counters & Work Spaces (Section 1109.11): **ACCESSIBLE TABLES, COUNTERS & WORK SPACES REQUIRED & PROVIDED**
Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spacea, at least 5%, but not less than 1 of each type, shall be accessible.

Accessible Contols, Operating Mechanisms & Hardware (Section 1109.13): **ACCESSIBLE CONTROLS, OPERATING MECHANISMS & HARDWARE REQUIRED & PROVIDED**
Controls, operating mechanisms & hardware intended for operation of by the occupant, including switches that control lighting & ventilation & electrical convenience outlets, in accessible spaces, along accessible routes or as parts of accessible elements shall be accessible. There are 7 Exceptions.

2021 IFC CODE ANALYSIS

Code Referenced: 2021 INTERNATIONAL FIRE CODE (IFC)

Automatic Sprinkler Systems (Chapter 903):
Group F-1 Distilled Spirits (Section 903.2.4.2): **AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT A GROUP F-1 FIRE AREA USED FOR THE MANUFACTURE OF DISTILLED SPIRITS**
Group S-1 Distilled Spirits or Wine (Section 903.2.9.3): **AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT A GROUP S-1 FIRE AREA USED FOR BULK STORAGE OF DISTILLED SPIRITS OR WINE**

Processing and Extraction Facilities (Chapter 39):
Use of flammable and combustible liquids (Section 3903.5): **HAZARDOUS EXHAUST FUME HOOD REQUIRED**

Storage of Distilled Spirits and Wines (Chapter 40):
Spill control (Section 4003.1): **CURBS, SCUPPERS, OR SPECIAL DRAINS REQUIRED TO PREVENT FLOW OF SPILLS**
Ventilation (Section 4003.2): **VENTILATION REQUIRED IN ACCORDANCE WITH IMC**
Industrial Trucks (Section 4003.3.3): **REQUIRED TO BE LISTED AND LABELED FOR USE IN THE INTENDED ENVIRONMENT ACCORDING TO NFPA 505.**
Electrical (Section 4003.3.4): **ELECTRICAL WIRING AND EQUIPMENT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 608 OF IFC & NFPA 70**
Lightning (Section 4003.4): **STRUCTURE SHOULD BE PROTECTED FROM LIGHTNING ACCORDING TO NFPA 70 & NFPA 780**

GENERAL REQUIREMENTS OF HAZARDOUS MATERIALS (Section 5003)
Materal safety data sheets (Section 5003.4): **REQUIRED**
Safety Data Sheets (SDS) shall be readily available on the premises for hazardous materials regulated by this chapter.

Hazard Identification Signs (Section 5003.5): **REQUIRED**
Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and above-ground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.

Signs (Section 5003.6): **REQUIRED**
Signs & Markings required shall not be obscured or removed, shall be English as a primary language or in symbols allowed by this code, shall be durable, and the size, color, & lettering shall be approved.

Smoking (Section 5003.7.1): **REQUIRED**
Smoking shall be prohibited & "No Smoking" signs provided as follows:
Industrial Trucks (Section 5003.7.3): **REQUIRED**

STORAGE OF HAZARDOUS MATERIALS (Section 5004):
Spill Control (Section 5004.2.1): **REQUIRED**

Secondary Containment (Section 5004.2.2): **REQUIRED**

Ventilation (Section 5004.3): **REQUIRED**

Automatic Sprinkler System (Section 5004.5): **REQUIRED**

Noncombustible Floor (Section 5004.12): **REQUIRED**

Use, Dispensing, & Handling (Section 5005): **REQUIRED**
Spill Control and Secondary Containment for Hazardous Material Liquids (Section 5005.1.3): **REQUIRED**
Standby or Emergency Power (Section 5005.1.5): **REQUIRED**

OCCUPANT LOAD (TABLE 1004.1.2)

AREA	USE	SQFT	OCCUPANT LOAD	OCCUPANTS
A-2	BAR	971 SF	15 SF	65
A-2	BAR	215 SF	15 SF	15
A-2	BAR	272 SF	200 SF	2
A-2	CATERING KITCHEN	264 SF	200 SF	2
A-2	EGRESS PATH	357 SF	150 SF	3
A-2	EVENT	1686 SF	15 SF	113
A-2	OUTDOOR SEATING	767 SF	15 SF	52
A-2	RESTROOMS	531 SF	150 SF	4
A-2	VESTIBULE	109 SF	150 SF	1
H-3	DISTILLERY	1710 SF	200 SF	9
M	GIFT SHOP	703 SF	60 SF	12
M	OFFICE	367 SF	150 SF	3
M	RESTROOMS	442 SF	150 SF	3
S-1	BARREL STORAGE	2149 SF	500 SF	5
S-1	CORRIDOR	112 SF	150 SF	1
S-1	GRAIN ROOM	352 SF	200 SF	2
S-1	MECH	416 SF	300 SF	2
S-1	WATER	115 SF	300 SF	1
WALLS		697 SF	0 SF	
		12235 SF		295

2012 INT'L ENERGY CONSERVATION CODE ANALYSIS

Code Referenced: 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

Climate Zone, Moisture Regimes, and Warm-Humid Designations (Figure & Table 301.1):
POLK COUNTY, IOWA - 5A

Commercial Energy Efficiency (Chapter 4): These commercial buildings shall meet either the requirements of ASHRAE/IESNA Standard 90.1, Energy Standard for Buildings Except for Low-Rise Residential Buildings, or the requirements contained in this Chapter. (Section 501.1)

Building Envelope Requirements - Opaque Thermal Envelope Requirements (Table C402.1.3):
All other than Group R

Roofs	
Insulation Entirely Above Deck	R-25ci (ci=Continuous Insulation)
Attic & Other	R-38
Walls, Above Grade	
Metal Framed	R-13 + R-7.5ci
Below grade wall	R-7.5ci
Slab-on-Grade Floors	
Unheated slabs	R-10 for 24" below
Swinging doors	U - 0.37
Roll-up or sliding doors	R-4.75

Building Envelope Requirements: Fenestration (Table 402.4): All other than Group R

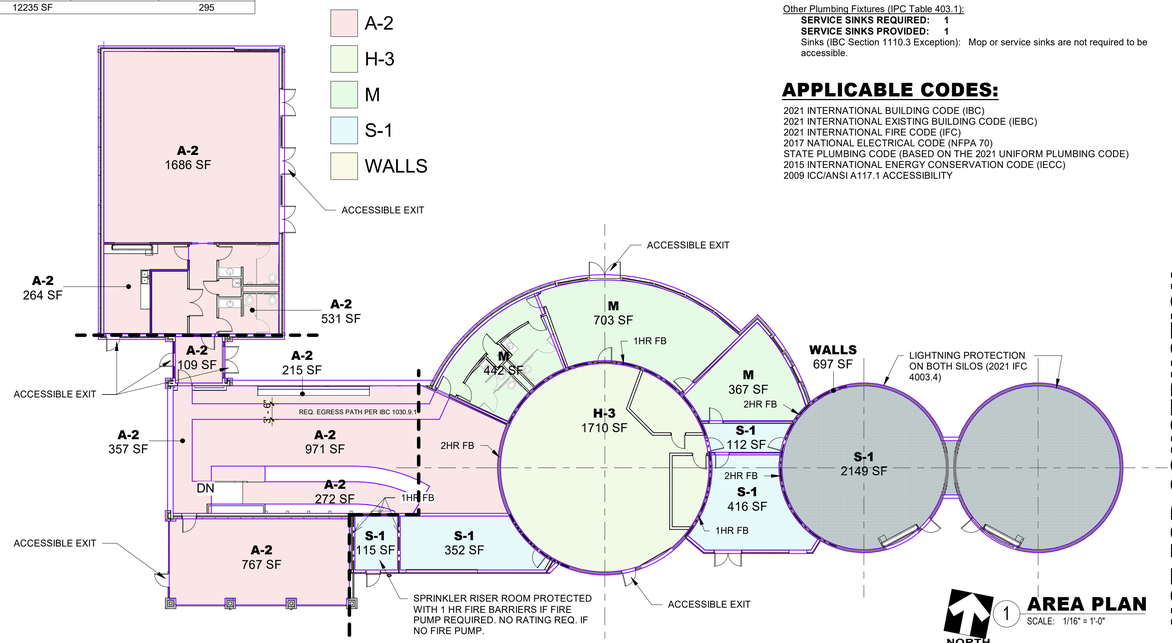
Vertical fenestration	
U-Factor	
Fixed fenestration	0.38
Operable fenestration	0.45
Entrance door	0.77
SHGC	
SHGC	0.40

Vestibules (Section 402.5.7): VESTIBULE NOT REQUIRED
All building entrances shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule equipped with self-closing devices. Vestibule shall be designed so that in passing through the vestibule it is not necessary for the interior and exterior doors to open at the same time. The installation of one or more revolving door in the building entrance shall not eliminate the requirement that a vestibule be provided on any doors adjacent to revolving doors.
Doors not intended to be used by the public such as doors to mechanical or electrical equipment rooms, or intended solely for employee use. (Exception 2)
Doors that open directly from a space less than 3,000sf in area. (Exception 4)

Area Schedule (Rentable)

Name	Area
A-2	109 SF
A-2	215 SF
A-2	264 SF
A-2	272 SF
A-2	357 SF
A-2	531 SF
A-2	767 SF
A-2	971 SF
A-2	1686 SF
H-3	1710 SF
M	367 SF
M	442 SF
M	703 SF
S-1	112 SF
S-1	115 SF
S-1	352 SF
S-1	416 SF
S-1	2149 SF
WALLS	697 SF
	12235 SF

Rentable Area Legend



1 **AREA PLAN**
SCALE: 1/16" = 1'-0"

PLUMBING FIXTURE REQS

The following is not intended to be an all inclusive list, but rather a general summary of architectural related requirements review.

Code Referenced: **IOWA STATE PLUMBING CODE (Sections 101 & 102 and Chapters 2 to 17 of the 2021 UNIFORM PLUMBING CODE (UPC) as amended by the Iowa Department of Health [641] Chapter 25 – State Plumbing Code, Iowa Administrative Code (IAC) 5/19/21)**
(Local Jurisdictions may not adopt other plumbing codes. Local jurisdictions may adopt add'l amendments provided they are stricter than the UPC as amended by the State)

MINIMUM NUMBER OF REQUIRED FIXTURES (UPC Section 422.0): **PER IPC TABLE 403.1**
Fixture Count (Modify UPC Section 422.1 by deleting the first paragraph & inserting the following in lieu thereof:
"Plumbing fixtures shall be provided in each building for the type of building occupancy & in the minimum number shown in Table 403.1 of the Int'l Plumbing Code (IPC). The design occupant load & occupancy classification shall be determined in accordance with the State Building Code or the Authority Having Jurisdiction (AHJ). Required public facilities shall be designated by a legible sign for each sex. Signs shall be readily visible & located near the entrance to each toilet facility." (Iowa SPC 641-25.4(105) Section 25.4(3).i.(1))

Gender-Neutral restrooms (Iowa SPC 641-25.4(105) Section 25.4(3).i.(2)): **NOT PROVIDED**
When gender-neutral restrooms are provided, the total number of fixtures provided must be the sum of men's & women's fixtures as figured, & urinals in gender-neutral restrooms shall not be substituted for more than 67% of men's water closets in all other occupancies. When gender-neutral fixtures are provided in addition to separate men's & women's facilities, those gender-neutral fixture shall be included in determining the number of fixtures provided in an occupancy.

Family or Assisted-Use Toilet & Bathing Facilities (UPC Section 422.1): **NOT REQUIRED**
Provide in assembly & mercantile occupancies where aggregate of 6 or more male & female water closets is required. If required, refer to IBC Section 1110.2.2.1 for requirements. (IBC Section 1110.2.1)
Required family or assisted-use fixtures are permitted to be included in the number of required fixtures for either the male or female occupants in assembly & mercantile occupancies. (Iowa SPC 641-25.4(105) Section 25.4(3).j.)

Minimum Number of Required Plumbing Fixtures (IBC Table 2902.1; IPC Table 403.1):

Occupant Load from IBC: **TOTAL: A = 257 occ.; H = 9 occ.; M = 18 occ.; S = 11 occ.**

Water Closets (IPC Table 403.1):

Assembly – Bar	69 occ. x 1/40	= 1.73 Male;	69 occ. x 1/40	= 1.73 Female
Assembly – Hall	60 occ. x 1/75	= 0.80 Male;	60 occ. x 1/75	= 0.80 Female
Factory & Industrial	5 occ. x 1/100	= 0.05 Male;	5 occ. x 1/100	= 0.05 Female
Mercantile	9 occ. x 1/500	= 0.02 Male;	9 occ. x 1/500	= 0.02 Female
Storage	6 occ. x 1/100	= 0.06 Male;	6 occ. x 1/100	= 0.06 Female
Total		= 2.66 Male;		= 2.66 Female

TOTAL WATER CLOSETS REQUIRED: = 3 MALE; = 3 FEMALE
TOTAL WATER CLOSETS PROVIDED: = 4 MALE; = 4 FEMALE
Water Closet Compartment (IBC Section 1110.2.4):
WHEELCHAIR ACCESSIBLE W.C. REQ'D & PROVIDED: 5% = 1 MALE; = 1 FEMALE
AMBULATORY ACCESSIBLE W.C. REQ'D & PROVIDED: 6+ =5%= 0 MALE; = 0 FEMALE

Lavatories (IPC Table 403.1):

Assembly – Bar	69 occ. x 1/75	= 0.92 Male;	69 occ. x 1/75	= 0.92 Female
Assembly – Hall	60 occ. x 1/200	= 0.30 Male;	60 occ. x 1/200	= 0.30 Female
Factory & Industrial	5 occ. x 1/100	= 0.05 Male;	5 occ. x 1/100	= 0.05 Female
Mercantile	9 occ. x 1/750	= 0.01 Male;	9 occ. x 1/750	= 0.01 Female
Storage	6 occ. x 1/100	= 0.04 Male;	6 occ. x 1/100	= 0.04 Female
Total		= 1.32 Male;		= 1.32 Female

TOTAL LAVATORIES REQUIRED: = 2 MALE; = 2 FEMALE
TOTAL LAVATORIES PROVIDED: = 2 MALE; = 2 FEMALE
Lavatories (IBC Section 1110.2.5):
ACCESSIBLE LAVATORIES REQ'D & PROVIDED: 1 or 5% = 1 MALE; = 1 FEMALE
ENHANCED REACH LAVATORIES REQ'D & PROVIDED: 6+ =1 = 0 MALE; = 0 FEMALE

Bathtubs / Showers (IPC Table 403.1):
TOTAL BATHTUBS / SHOWERS REQUIRED: 0
TOTAL BATHTUBS / SHOWERS PROVIDED: 0

(Refer to IBC Section 1110.2 for additional Toilet & Bathing Facilities requirements.)

Drinking Fountains (IPC Table 403.1):

Assembly – Bar	137 occ. x 1/500 = 0.32
Assembly - Hall	120 occ. x 1/500 = 0.24
Factory & Industrial	9 occ. x 1/400 = 0.02
Mercantile	17 occ. x 1/1000 = 0.02
Storage	7 occ. x 1/1000 = 0.01
Total	= 0.61

TOTAL DRINKING FOUNTAINS REQUIRED: = 2 - Shall be Hi & Low
TOTAL DRINKING FOUNTAINS PROVIDED: = 0 – Hi & Low
Drinking Fountain Alternatives (UPC Section 415.2): **DRINKING FOUNTAINS NOT REQUIRED**
Where food is consumed indoors, water stations shall be permitted to be substituted for drinking fountains.

Other Plumbing Fixtures (IPC Table 403.1):
SERVICE SINKS REQUIRED: 1
SERVICE SINKS PROVIDED: 1
Sinks (IBC Section 1110.3 Exception): Mop or service sinks are not required to be accessible.

APPLICABLE CODES:

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL FIRE CODE (IFC)
2017 NATIONAL ELECTRICAL CODE (NFPA 70)
STATE PLUMBING CODE (BASED ON THE 2021 UNIFORM PLUMBING CODE)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 ICC/ANSI A117.1 ACCESSIBILITY

NOT FOR CONSTRUCTION

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T12 DISTILLERY

T-12 DISTILLERY
100 LINCOLN ST. NE
BONDURANT, IA

Rev. #	Issue / Revision	Date
	ISSUED FOR PERMIT	04-02-2025

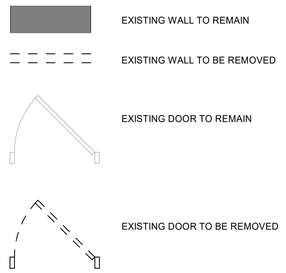
Proj. No. 23129 | SAA | Proj. Mgr. BLS

Sheet Title
CODE REVIEW

Sheet No.
G-101

Autodesk Docs://23129 T-12 Distillery/23129 T12 Distillery_Bondurant, IA BLD DISTILLARY_V3.rvt
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WALL & DOOR LEGEND



IMPORTANT NOTE

THESE DRAWINGS MAY NOT REPRESENT AN AS-BUILT CONDITION. ACTUAL DETAILS AND DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. AS-BUILT CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FINAL LAYOUT AND CONSTRUCTION.

IT IS THE OVERALL INTENT & REQUIREMENT FOR THE NEW ADDITION TO ALIGN & MATCH IN ALL ASPECTS WITH THE EXISTING BUILDING INCLUDING BUT LIMITED TO: FINISH FLOOR ELEVATIONS; HARDWARE STYLES; WALL & ROOF HEIGHTS; EXTERIOR FINISH MATERIALS; CONCRETE PANEL REVEAL PATTERNS & FEATURES; PARAPETS; ROOF PITCH; ETC.

VERIFY ALL EXISTING ASPECTS CONDITIONS & ALIGNMENT WILL BE ACHIEVED PRIOR TO CONSTRUCTION & ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

SELECTIVE STRUCTURE DEMO NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. CONFIRM STRUCTURAL INTEGRITY OF STRUCTURE TO REMAIN WITHOUT DEMOLISHED STRUCTURE IN PLACE BEFORE DEMO.
3. SPECIFIC BELOW GRADE STRUCTURES ARE TO BE OPENED, METAL, DEBRIS AND MATERIALS SUBJECT TO DETERIORATION REMOVED. FOOTINGS, FOUNDATIONS AND BASEMENT SLAB CAN REMAIN IF APPROVED BY GOVERNING AUTHORITIES AND PROVIDED THE BASEMENT SLAB IS PUNCTURED TO EXPOSE EARTH BELOW TO ALLOW SUFFICIENT WATER DRAINAGE.
4. EXCAVATIONS FROM DEMOLISHED STRUCTURE AND THE REMAINING HOLES SHALL BE FILLED TO GRADE WITH CLEAN IMPORTED FILL NOT WITH ANY MATERIALS SUBJECT TO DETERIORATION. THERE SHALL BE NO VOIDS IN EXCAVATIONS. ANY DISTURBED ADJACENT SURFACES SHALL BE FILLED WITH CLEAN IMPORTED FILL AND RESTORED TO MEET DRAINAGE REQUIREMENTS.
5. DEBRIS RECYCLED ON-SITE AS CLEAN CRUSHED CONCRETE OR MASONRY, MINUS DEBRIS, STEEL, REBAR, MATERIALS SUBJECT TO DETERIORATION, HAZARDOUS MATERIALS OR AS APPROVED BY GOVERNING AUTHORITIES, CAN BE USED AS FILL.
6. THE SURFACES REMAINING AFTER DEMOLITION SHALL BE SAFELY FILLED WITH CLEAN FILL AND FREE OF PROTRUSIONS AND ABRUPT EDGES SUCH THAT THE SURFACES ARE CAPABLE OF BEING DRIVEN UPON BY A STANDARD VEHICLE.
7. WHEN COMPLETE THE PROPERTY GRADE SHALL BE CLOSE TO THE ADJACENT SURFACE AND CONTOURED FOR DRAINAGE AWAY FROM REMAINING STRUCTURE AND TO THE EXISTING STORM WATER SYSTEM.
8. BACKFILL IN EXCAVATION SHALL BE COMPACTED NOT LESS THAN 90% MAXIMUM DENSITY FOR COHESIVE MATERIAL OR 95% RELATIVE DENSITY FOR COHESIONLESS SOIL UNDER STRUCTURES, FOUNDATION BACKFILL, SLABS, STEPS & PAVEMENTS. 85% MAXIMUM DENSITY FOR COHESIVE SOILS AND 90% RELATIVE DENSITY FOR COHESIONLESS SOIL ON LAWN OR UNPAVED AREAS.
9. FINAL GRADE SHOULD RECEIVE LIGHT ROTO-TIL AND DRAG, ALL ROCKS SHALL BE REMOVED. SEED AND FERTILIZE AT THE STANDARD RATE AND TYPE FOR AREA.
10. SPECIFIC INSTRUCTIONS:
    - A. MILLWORK & CASEWORK
        - REMOVE & STOCKPILE ALL TRIM, FRAMES, STAIRS, RAILINGS, LOUVERS, SHUTTERS, CORBELS, CUPOLAS, MISC. ARCHITECTURAL WOODWORK, ETC. FOR REUSE.
    - B. SPECIALTIES
        - REMOVE & STOCKPILE ALL FURNITURE, FIXTURES, EQUIPMENT, SIGNAGE, REST ROOM PARTITIONS & ACCESSORIES, KITCHEN & FOODSERVICE EQUIPMENT & APPLIANCES, FIRE EXTINGUISHER CABINETS, AWNINGS, SPIRES, FLAGPOLES, INDUSTRIAL & DOCK EQUIPMENT, FOUNTAINS & POOLS, VAULTS, ETC. FOR REUSE.
    - C. SERVICES
        - FIRE SUPPRESSION, WATER DISTRIBUTION, SANITARY SEWERAGE, STORM DRAINAGE, ETC.
    - D. PLUMBING EQUIPMENT
        - WATER SOFTENER, WATER FILTRATION, WATER HEATER, WATER CLOSETS & URINALS, LAVATORIES & SINK, BATHTUBS & SHOWER, DRINKING FOUNTAIN, DISH WASHERS & DISPOSERS, HOSE BIBS, ETC.
    - E. HAVOC EQUIPMENT
    - F. CENTRAL UNIT, SUPPLEMENTAL UNIT, DISTRIBUTION & RETURN, FUEL SYSTEM, CONTROLS, ETC.
    - G. ELECTRICAL
        - MAIN POWER DISTRIBUTION, GENERATOR, INTERIOR LIGHTING, LIGHTING CONTROL, EMERGENCY LIGHTING & EXIT SIGNS, DATA, VOICE & AUDIO-VIDEO COMMUNICATIONS, SAFETY & SECURITY MONITORING SYSTEMS, ETC.

GENERAL REMODEL/RENOV. NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. VERIFY EXISTING CONDITIONS BEFORE FABRICATION OR PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
3. REPAIR AND PATCH AREAS AFFECTED BY DEMO OR DETERIORATION TO A WEATHER TIGHT CONDITION & TO MATCH EXISTING ADJACENT FINISHED CONDITIONS. LARGER AREAS WITH SIMILAR ADJACENT MATERIALS, SMALLER HOLES & JOINTS WITH COLOR MATCHED SEALANT. AREAS NOT SPECIFIED FOR DEMOLITION THAT IS TEMPORALLY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED SHALL BE REPAIRED, PATCHED, OR REPLACED AT NO ADDITIONAL COST.
4. REPAIR AND PATCH AREAS AFFECTED BY SUCH THINGS AS DEMOLITION, DETERIORATION, FURNITURE REMOVAL AND INSTALLATION OF NEW WORK TO MATCH EXISTING ADJACENT FINISHED CONDITIONS.
5. ALL AREAS TO RECEIVE NEW FLOOR FINISHES ARE TO HAVE EXISTING FLOORING MATERIALS REMOVED, ADHESIVES STRIPPED DOWN TO THE CONCRETE SLAB, CRACKS AND DISCONTINUITIES IN THE SLAB PATCHED AND LEVELED AND READY TO RECEIVE NEW FINISHES.
6. REPAIR AND PATCH CEILINGS AS REQUIRED TO ALLOW FOR NEW WALL CONSTRUCTION.

SELECTIVE SITE DEMOLITION NOTES

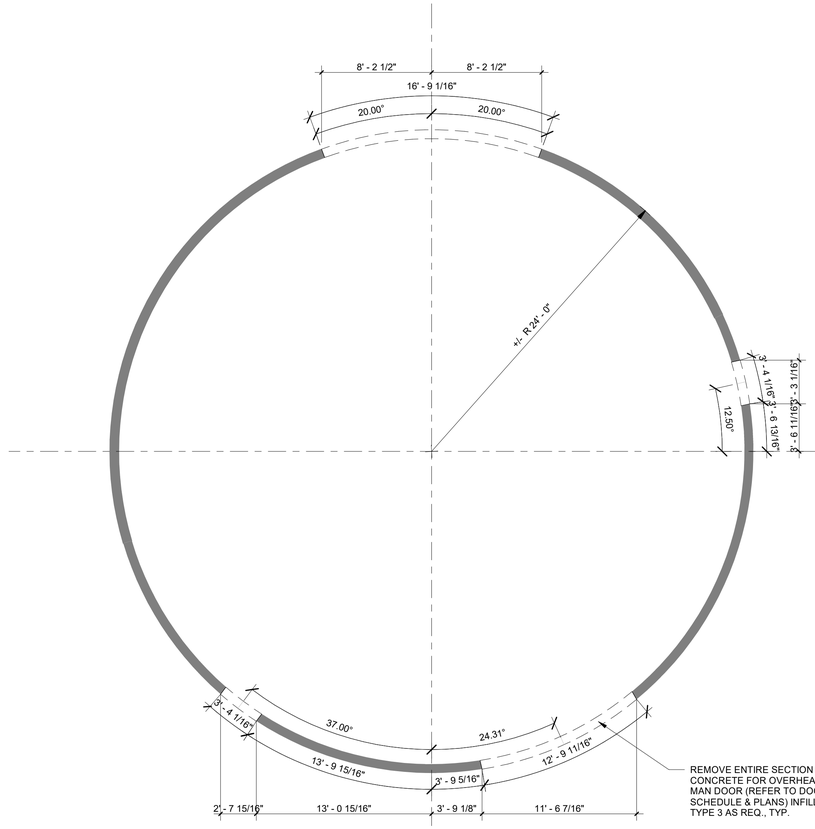
1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. THE SURFACES REMAINING AFTER DEMOLITION SHALL BE SAFELY FILLED WITH CLEAN FILL AND FREE OF PROTRUSIONS AND ABRUPT EDGES SUCH THAT THE SURFACES ARE CAPABLE OF BEING DRIVEN UPON BY A STANDARD VEHICLE.
3. ANY DISTURBED ADJACENT SURFACES SHALL BE FILLED WITH CLEAN IMPORTED FILL AND RESTORED TO MEET DRAINAGE REQUIREMENTS.
4. WHEN COMPLETE THE PROPERTY GRADE SHALL BE CLOSE TO THE ADJACENT SURFACE AND CONTOURED FOR DRAINAGE AWAY FROM REMAINING STRUCTURE AND TO THE EXISTING STORM WATER SYSTEM.
5. IF SEEDING GRADE, LIGHT ROTO-TIL AND DRAG, ALL ROCKS SHALL BE REMOVED. SEED AND FERTILIZE AT THE STANDARD RATE AND TYPE FOR AREA.
6. UTILITIES TO BE DEMOLISHED SHALL BE SEPARATED AND ISOLATED FROM UTILITIES NEEDED FOR THE ONGOING OPERATION OF THE REMAINING STRUCTURE AND SYSTEMS. COORDINATE WITH APPLICABLE UTILITY COMPANIES ANY LINE REMOVAL, CAPPING, TEMPORARY SHUTDOWNS OR RECONNECTING ANY NEEDED UTILITIES TO THE REMAINING STRUCTURE.

SELECTIVE FINISH DEMOLITION NOTES

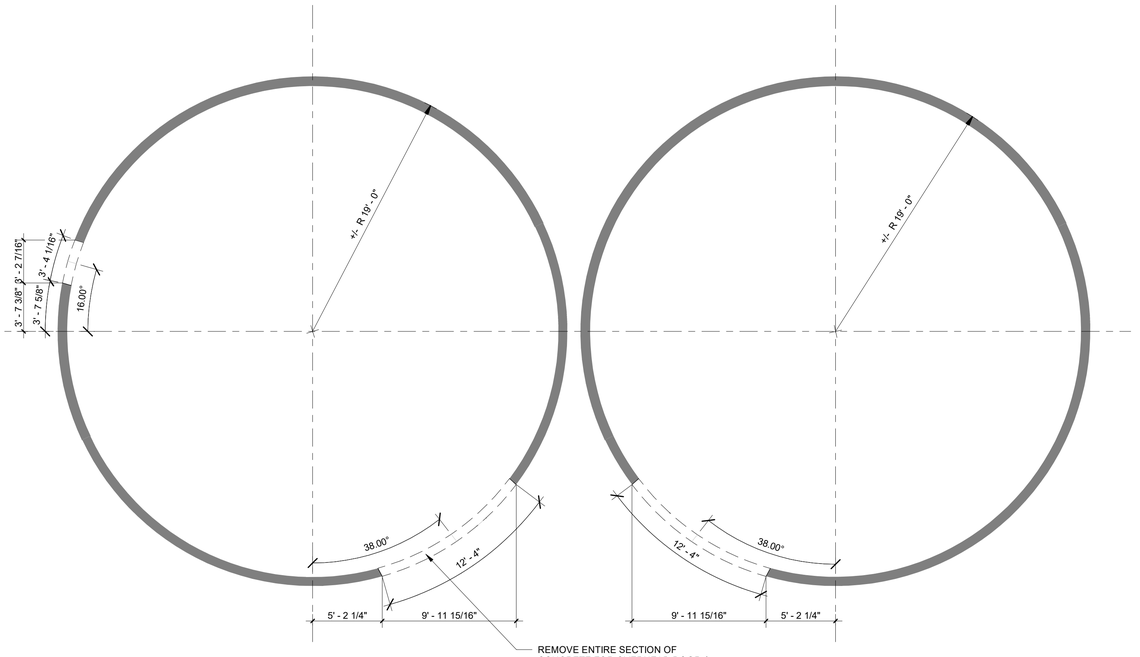
1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. REMOVE ALL FINISHES IN A MANNER TO ALLOW FOR REUSE.
3. WALL FINISHES, FLOORING, CEILINGS, MILLWORK, CASEWORK AND OTHER ADJACENT FINISHES SHOULD BE REPAIRED/PATCHED/REMOVED/REPLACED AS NEEDED TO MAINTAIN CONSISTENT, UNINTERRUPTED APPEARANCE.

GENERAL DEMOLITION NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. VERIFY EXISTING CONDITIONS BEFORE FABRICATION OR PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
3. AREAS NEXT TO DEMOLITION WORK MAY BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS.
4. PROVIDE BARRIERS & WARNING DEVISES TO PROTECT PUBLIC WHERE NECESSARY.
5. REVIEW ALL INVESTIGATIONS AND ASSESSMENTS BEFORE PROCEEDING WITH THE WORK. INVESTIGATIONS AND ASSESSMENTS MAY INCLUDE BUT ARE NOT LIMITED TO: SURVEYS; TRAFFIC; ACCESSIBILITY; ENVIRONMENTAL; HAZARDOUS; CHEMICAL; MATERIAL; STRUCTURAL; THERMAL; MOISTURE; GEOPHYSICAL; GEOTECHNICAL; WEATHER; ETC.
6. ALL EQUIPMENT AND DEMOLITION DEBRIS SHALL BE REMOVED IN AN ACCEPTABLE MANNER SO AS TO NOT DAMAGE THE SURROUNDINGS. SUPPORT AND PROTECT REMAINING AREAS THAT SURROUNDS DEMOLITION AREAS. MAINTAIN FLASHING, REINFORCEMENT, LINTELS, AND ADJOINING CONSTRUCTION IN AN UNDAMAGED CONDITION.
7. ALL EQUIPMENT AND DEMOLITION DEBRIS, MATERIALS, RUBBISH AND TRASH SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH GOVERNING AUTHORITIES APPLICABLE LAWS, REGULATIONS AND ORDINANCES IN A PERMITTED LANDFILL OR RECYCLE FACILITY. BURNING DEMOLISHED MATERIALS IS NOT ALLOWED.
8. CONTROL AMOUNT AND PREVENT SPREAD OF DUST RESULTING FROM DEMOLITION OR CONSTRUCTION. ALL SURFACES SHALL BE SWEPT CLEAN AND ALL AREAS NOT IN DEMOLITION AREA SHALL BE FREE OF DEBRIS AND CLEANED DAILY.
9. AREAS NOT SPECIFIED FOR DEMOLITION THAT IS TEMPORALLY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED SHALL BE REPAIRED, PATCHED, OR REPLACED AT NO ADDITIONAL COST.
10. UTILITIES & SERVICES TO BE DEMOLISHED SHALL BE SEPARATED AND ISOLATED FROM UTILITIES & SERVICES NEEDED FOR THE ONGOING OPERATION OF THE REMAINING STRUCTURE AND SYSTEMS. COORDINATE WITH APPLICABLE UTILITY COMPANIES, TENANTS, & SPACES ANY LINE REMOVAL, CAPPING, TEMPORARY SHUTDOWNS OR RECONNECTING ANY NEEDED UTILITIES & SERVICES TO THE REMAINING STRUCTURE.
11. ALL DEMOLITION SHALL BE PERFORMED USING THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) REQUIREMENTS UNLESS OTHERWISE SPECIFIED.



REMOVE ENTIRE SECTION OF CONCRETE FOR OVERHEAD DOOR & MAN DOOR (REFER TO DOOR SCHEDULE & PLANS) INFILL W/ WALL TYPE 3 AS REQ., TYP.



REMOVE ENTIRE SECTION OF CONCRETE FOR OVERHEAD DOOR & MAN DOOR (REFER TO DOOR SCHEDULE & PLANS) INFILL W/ WALL TYPE 3 AS REQ., TYP.

NORTH

2 **DEMO PLAN**
SCALE: 3/16" = 1'-0"

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T12 DISTILLERY

NOT FOR CONSTRUCTION

T-12 DISTILLERY

100 LINCOLN ST. NE
BONDURANT, IA

Rev. #	Issue / Revision	Date
	PRICING SET	01-31-2025

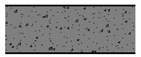
Proj. No. 23129 | SAA | Proj. Mgr. BLS

Sheet Title
DEMOLITION PLAN

Sheet No.
AD-101

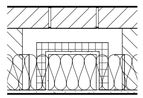
Autodesk Docs://23129 T-12 Distillery/23129 T12 Distillery_Bondurant, IA SILO DISTILLARY_V23.rvt
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VERTICAL ASSEMBLY TYPES



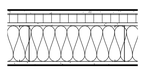
1 EXISTING CONCRETE SILO WALLS TO REMAIN

EXTERIOR RATED WALL 120 MIN
SCALE: 1"=1'-0"
RATED CALCULATED BASED ON LIGHTWEIGHT CONCRETE RATING IN IBC TABLE 722.2.1.1



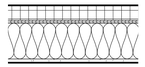
2.1 4" FACE BRICK OVER 2" AIR SPACE OVER 1 1/2" RIGID INSULATION OVER BUILDING WRAP OVER 1/2" EXTERIOR SHEATHING OVER 6" CFMF @ 16" O.C. W/ 6" FRICTION FIT BATT INSULATION (REFER TO ENERGY REQ.), OVER 4-MIL VAPOR BARRIER OVER 5/8" GWB

EXTERIOR NON-RATED WALL
SCALE: 1"=1'-0"



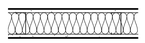
3 FIBER CEMENT SIDING OVER 1 1/2" RIGID INSULATION OVER BUILDING WRAP OVER 1/2" EXTERIOR SHEATHING OVER 6" CFMF @ 16" O.C. W/ 6" FRICTION FIT BATT INSULATION (REFER TO ENERGY REQ.), OVER 4-MIL VAPOR BARRIER OVER 5/8" GYP. BD.

EXTERIOR NON-RATED WALL
SCALE: 1"=1'-0"



4 2 1/2" EIFS SYSTEM OVER BUILDING WRAP OVER 1/2" EXTERIOR SHEATHING OVER 6" CFMF STUDS @ 16" O.C. W/ 6" FRICTION FIT BATT INSULATION (REFER TO ENERGY REQ.), OVER 4-MIL VAPOR BARRIER OVER 5/8" GWB

EXTERIOR NON-RATED WALL
SCALE: 1"=1'-0"



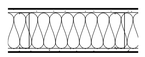
5.1 3 5/8" (GAUGE PER MFR.) METAL STUDS @ 16"O.C., W/ FRICTION FIT SOUND BATT INSULATION W/ ONE LAYER 5/8" GWB BOTH SIDES, PROVIDE MOISTURE RESISTANT GWB @ ALL WET WALL LOCATIONS & ENTIRE RESTROOM. UNLESS NOTED OTHERWISE.

INTERIOR NON-RATED WALL STC: 38-40
SCALE: 1"=1'-0"



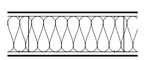
5.2 3 5/8" (GAUGE PER MFR.) METAL STUDS @ 16"O.C., W/ ONE LAYER 5/8" GWB ONE SIDE, PROVIDE MOISTURE RESISTANT GWB @ ALL WET WALL LOCATIONS & ENTIRE RESTROOM. UNLESS NOTED OTHERWISE.

INTERIOR NON-RATED WALL STC: 38-40
SCALE: 1"=1'-0"



6 6" (GAUGE PER MFR.) METAL STUDS @ 16" O.C., W/ FRICTION FIT SOUND BATT INSULATION W/ ONE LAYER 5/8" GWB BOTH SIDES, PROVIDE MOISTURE RESISTANT GWB @ ALL WET WALL LOCATIONS & ENTIRE RESTROOM. UNLESS NOTED OTHERWISE.

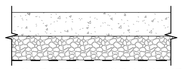
INTERIOR NON-RATED WALL STC: 38-40
SCALE: 1"=1'-0"



7 6" (GAUGE PER MFR.) METAL STUDS @ 16" O.C., W/ ONE LAYER 5/8" TYPE "X" GWB BOTH SIDES, TO 6" ABOVE FINISHED CEILING, SUPPORTED TO DECK, (BLOCKING AS REQUIRED BY MFR.) PROVIDE MOISTURE RESISTANT GWB @ ALL WET WALL LOCATIONS & ENTIRE RESTROOM. UNLESS NOTED OTHERWISE.

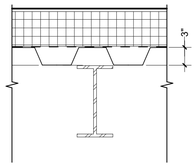
INTERIOR 1 HOUR RATED WALL STC: 45-49 60 MIN
SCALE: 1"=1'-0" UL: U419

HORIZONTAL ASSEMBLY TYPES



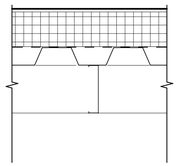
F REINFORCED CONRETE SLAB ON GRADE, SAW CUT, OVER VAPOR BARRIER (10 MIL MIN.), OVER COMPACT GRANULAR FILL OVER COMPACT GRADE

NONRATED FLOOR ASSEMBLY
SCALE: 1"=1'-0"



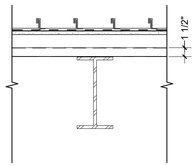
RC1 ROOFING MEMBRANE OVER TAPERED RIGID INSULATION (MIN R-30) OVER VAPOR BARRIER (JM VAPOR BARRIER SA, OR EQUAL) OVER COMPOSITE FLOOR DECK OVER STEEL JOISTS/BEAMS, SLOPED.

NON-RATED ROOF / CEILING ASSEMBLY
SCALE: 1"=1'-0"



RC2 ROOFING MEMBRANE OVER TAPERED RIGID INSULATION (MIN R-30) OVER VAPOR BARRIER (JM VAPOR BARRIER SA, OR EQUAL) OVER COMPOSITE FLOOR DECK OVER STEEL JOISTS/BEAMS, SLOPED.

NON-RATED ROOF / CEILING ASSEMBLY
SCALE: 1"=1'-0"



RC3 STANDING SEAM METAL ROOF OVER HIGH TEMPERATURE UNDERLAYMENT
ROOFING MEMBRANE OVER TAPERED RIGID INSULATION (MIN R-30) OVER VAPOR BARRIER (JM VAPOR BARRIER SA, OR EQUAL) OVER COMPOSITE FLOOR DECK OVER STEEL JOISTS/BEAMS, SLOPED.

NON-RATED ROOF / CEILING ASSEMBLY
SCALE: 1"=1'-0"

GENERAL ASSEMBLY NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL ASSEMBLY DESCRIPTIONS NOTED ARE GENERAL AND FOR COORDINATION PURPOSES ONLY, THE DESIGNATED ASSEMBLY SHOULD BE FOLLOWED EXACTLY AS REQUIRED. ANY DISCREPANCIES BETWEEN THE GENERAL DESCRIPTIONS AND THE DESIGNATED ASSEMBLY NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY BEFORE ANY WORK IS PERFORMED.
3. COORDINATE WITH ALL CORRESPONDING DISCIPLINES AND PRODUCTS THAT ARE PART OF OR RELYING ON EACH SYSTEM OR ASSEMBLY.
4. ALL GYPSUM BOARD:
   - SURFACES & LAYERS SHALL BE FINISHED PER THE RECOMMENDED LEVELS OF GYPSUM BOARD FINISH 1-5 AS REQUIRED FOR FINAL FINISH OR CODE REQUIREMENTS.
   - PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL WET WALL LOCATIONS AND ENTIRE REST ROOM, TYP.
   - PROVIDE INTEGRAL METAL REINFORCED GYPSUM BOARD CORNERS, TYP.
   - PROVIDE VERTICAL & HORIZONTAL EXPANSION JOINTS AS REQUIRED TO PREVENT CRACKS IN WALLS. TRY TO LOCATE AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED, 24' MAXIMUM, OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO ELIMINATE STRESS CRACKING.
5. TIGHTLY WRAPPED WITH GYPSUM BOARD OVER STUDS, TYP. U.O.N. ALL INTERIOR STEEL BEAMS FALLING BELOW FINISHED CEILING HEIGHTS SHALL BE TIGHTLY WRAPPED WITH GYPSUM BOARD OVER STUDS, TYP. U.O.N.
6. ALL PENETRATIONS INTO OR THROUGH FIRE-RESISTIVE-RATED ASSEMBLIES SHALL BE PROTECTED BY APPROVED PENETRATION FIRESTOP SYSTEMS DESIGNED TO RESIST THE PASSAGE OF FIRE &/OR SMOKE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING WHICH IT IS INSTALLED.
7. ALL JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTIVE-RATED WALLS, FLOORS OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING WHICH IT IS INSTALLED.
8. ALL OPENINGS INSTALLED IN FIRE-RESISTIVE-RATED ASSEMBLIES SHALL BE PROTECTED BY APPROVED FIRE-RESISTANCE-RATED OPENING PROTECTIVES DESIGNED & LABELED TO RESIST THE PASSAGE OF FIRE & SMOKE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING WHICH IT IS INSTALLED.
9. PROVIDE ADEQUATE WOOD BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES, ELECTRIC PANELS, ROOF ACCESS LADDERS, FUTURE &/OR BY OWNER ITEMS, ETC.
10. PROVIDE BRACING AT TOP OF WALLS AS NEEDED AT LOWER PARTITION WALLS THAT ARE FREE STANDING AND DON'T EXTEND TO STRUCTURE ABOVE.
11. ROOF SYSTEM SHOULD BE INSTALLED SUCH THAT A THERMAL BARRIER IS NOT REQUIRED.
12. PROVIDE DEEP LEG TOP TRACK NOT FASTENED TO STUDS TO ALLOW FOR VERTICAL EXPANSION OF WALLS & ROOF STRUCTURE.

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T-12 DISTILLERY

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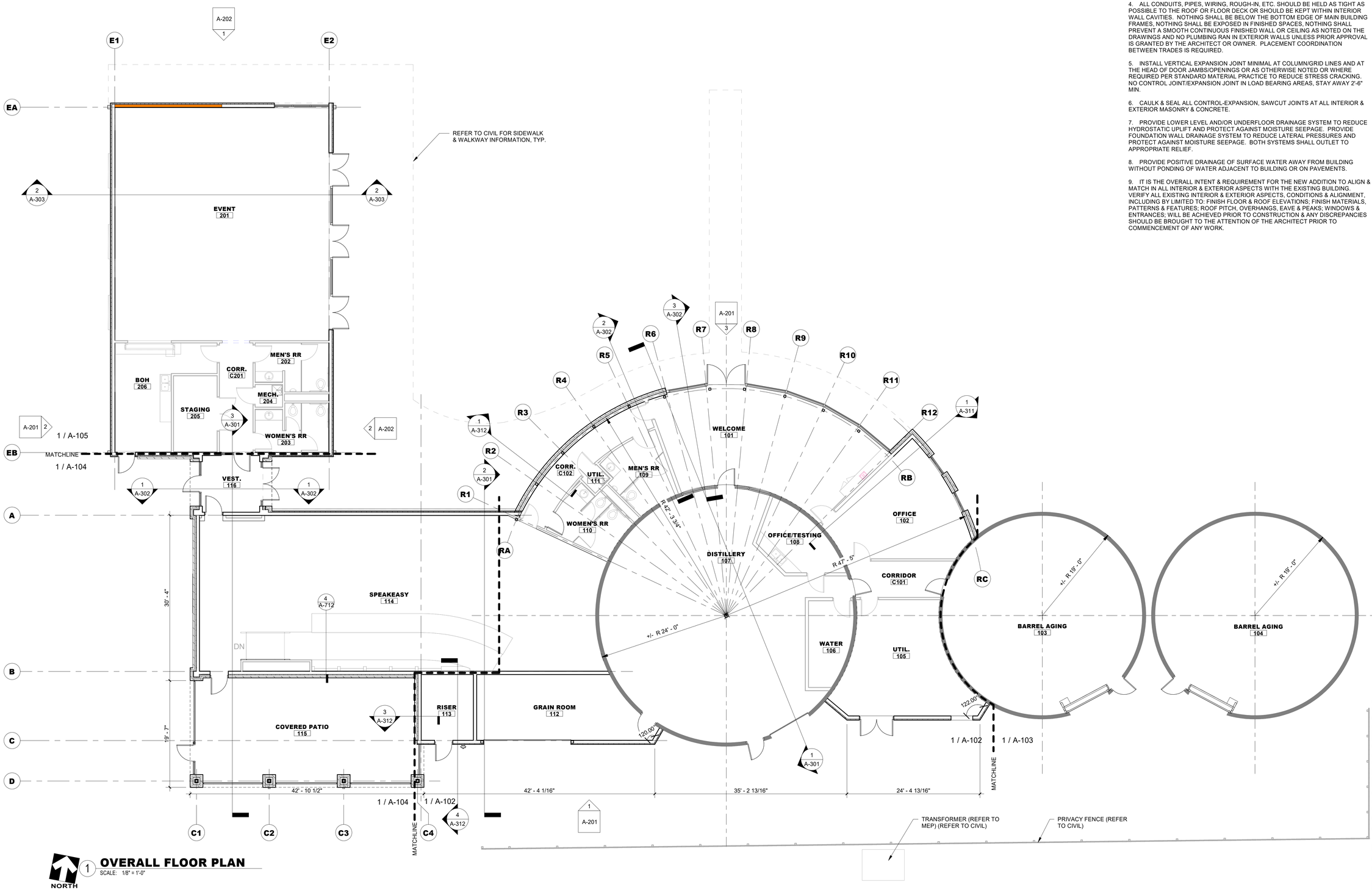
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Proj. No. 23129 SAA Proj. Mgr. BLS

Sheet Title
ASSEMBLIES

Sheet No.
A-001

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1 **OVERALL FLOOR PLAN**
SCALE: 1/8" = 1'-0"

NORTH

GENERAL FLOOR PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL SITE INFO, FURNITURE, FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY HAVE BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS.

3. DIMENSIONS ARE TO FACE OF FINISH MATERIAL OR CENTER OF STRUCTURE UNLESS OTHERWISE SPECIFIED.

4. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL BE BELOW THE BOTTOM EDGE OF MAIN BUILDING FRAMES, NOTHING SHALL BE EXPOSED IN FINISHED SPACES, NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RAN IN EXTERIOR WALLS UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.

5. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT IN LOAD BEARING AREAS, STAY AWAY 2'-6" MIN.

6. CAULK & SEAL ALL CONTROL-EXPANSION, SAWCUT JOINTS AT ALL INTERIOR & EXTERIOR MASONRY & CONCRETE.

7. PROVIDE LOWER LEVEL AND/OR UNDERFLOOR DRAINAGE SYSTEM TO REDUCE HYDROSTATIC UPLIFT AND PROTECT AGAINST MOISTURE SEEPAGE. PROVIDE FOUNDATION WALL DRAINAGE SYSTEM TO REDUCE LATERAL PRESSURES AND PROTECT AGAINST MOISTURE SEEPAGE. BOTH SYSTEMS SHALL OUTLET TO APPROPRIATE RELIEF.

8. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.

9. IT IS THE OVERALL INTENT & REQUIREMENT FOR THE NEW ADDITION TO ALIGN & MATCH IN ALL INTERIOR & EXTERIOR ASPECTS WITH THE EXISTING BUILDING. VERIFY ALL EXISTING INTERIOR & EXTERIOR ASPECTS, CONDITIONS & ALIGNMENT, INCLUDING BY LIMITED TO: FINISH FLOOR & ROOF ELEVATIONS; FINISH MATERIALS, PATTERNS & FEATURES; ROOF PITCH, OVERHANGS, EAVE & PEAKS; WINDOWS & ENTRANCES; WILL BE ACHIEVED PRIOR TO CONSTRUCTION & ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

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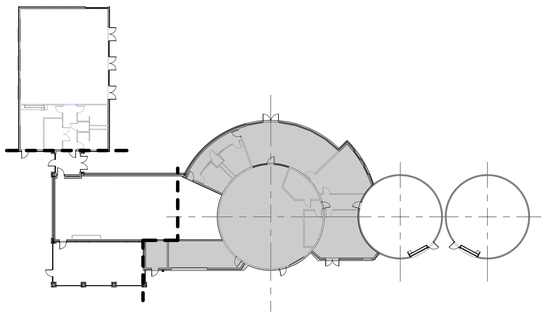
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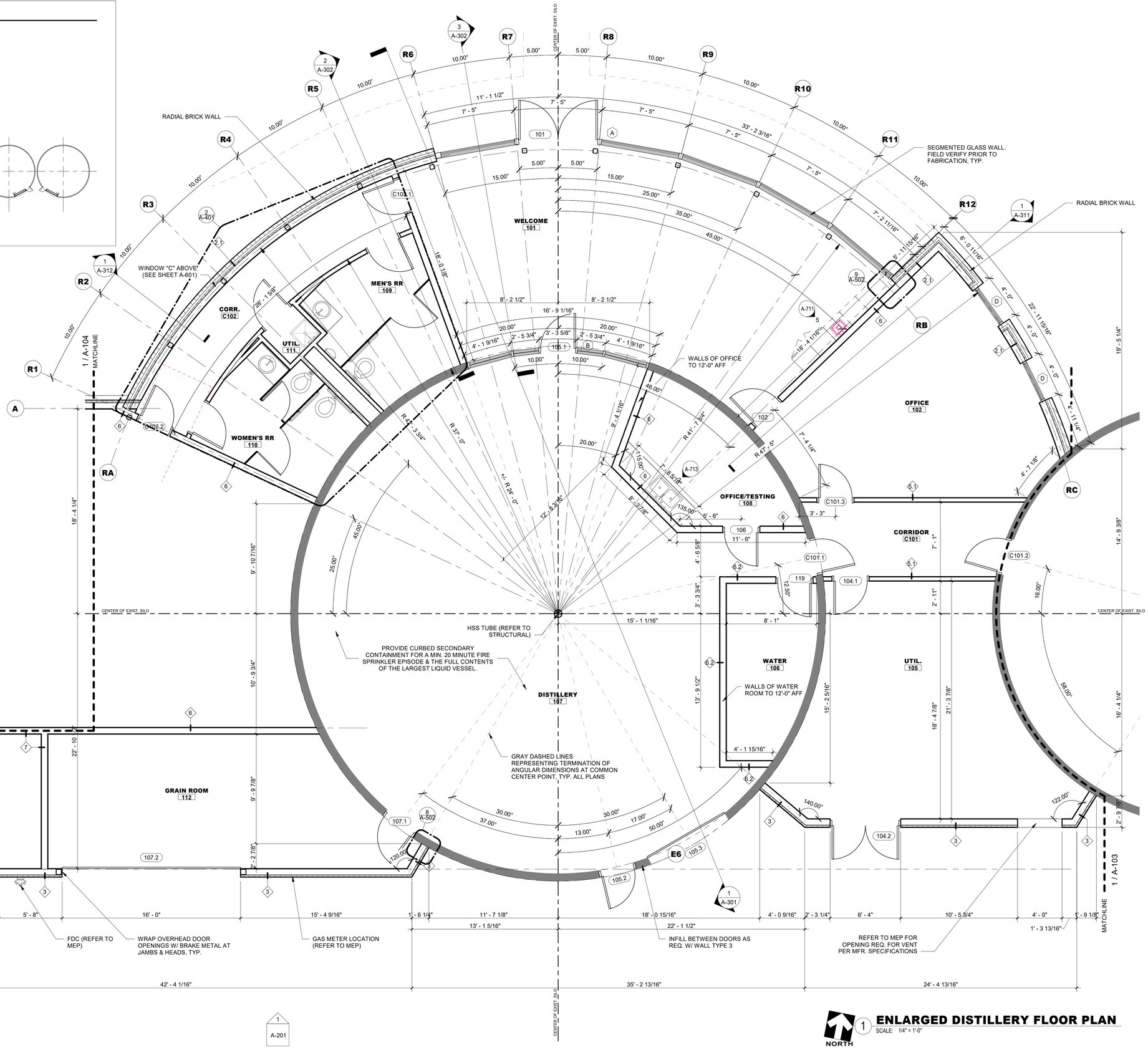
Sheet Title
OVERALL FLOOR PLAN

Sheet No.
A-101

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KEY PLAN





NORTH

1 ENLARGED DISTILLERY FLOOR PLAN
SCALE: 1/4" = 1'-0"

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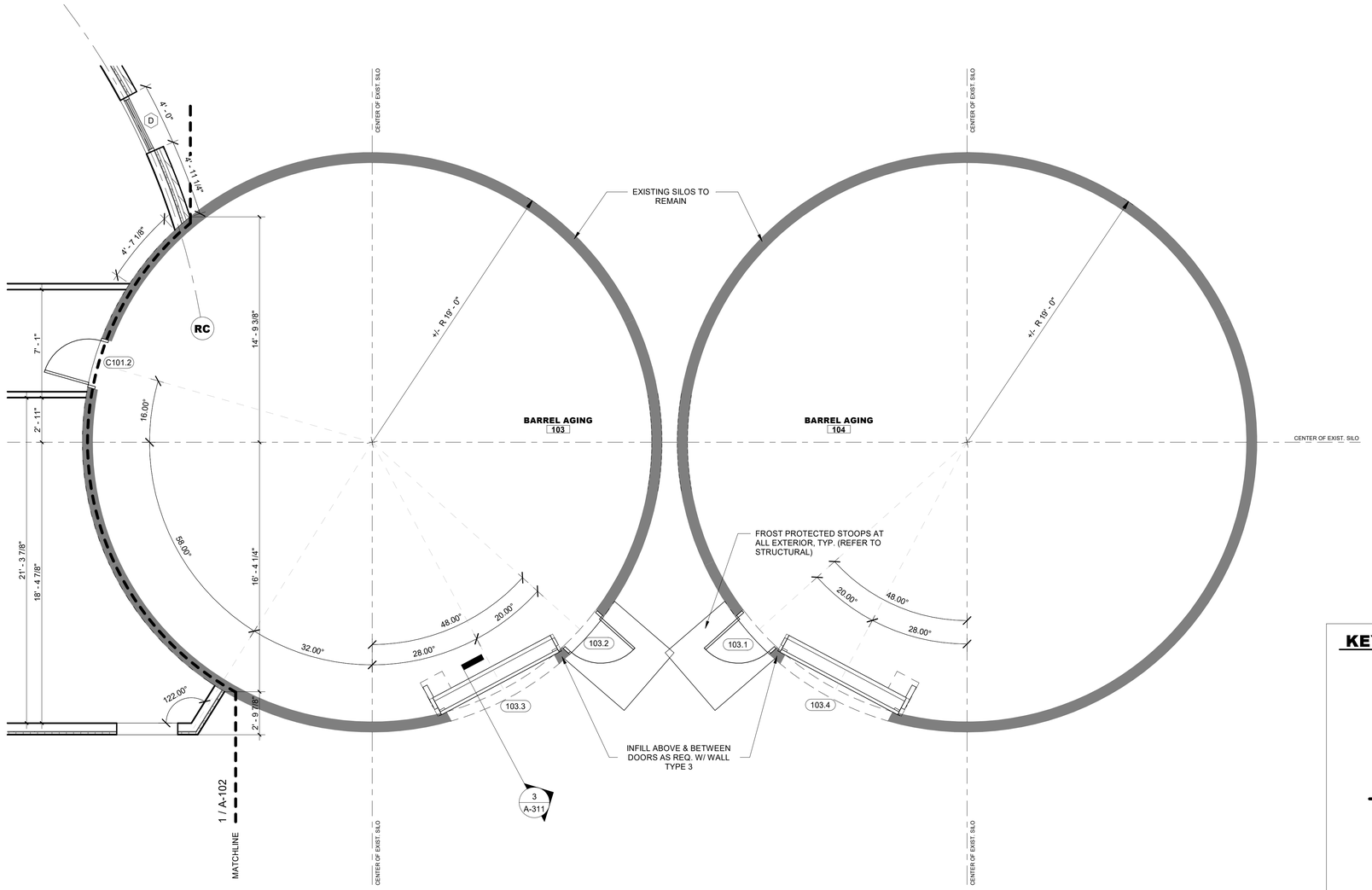
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Sheet Title
ENLARGED DISTILLERY FLOOR PLAN

Sheet No.
A-102

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1 **ENLARGED BARREL AGING FLOOR PLAN**
SCALE: 1/4" = 1'-0"

NORTH

GENERAL FLOOR PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL SITE INFO, FURNITURE, FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY HAVE BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS.

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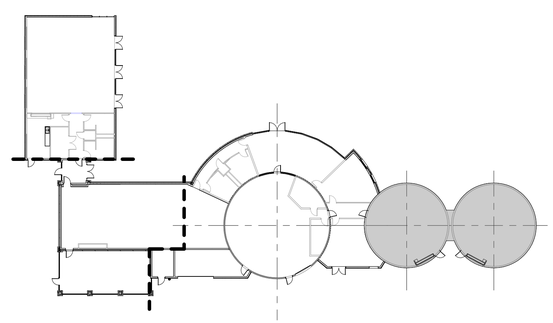
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7. PROVIDE LOWER LEVEL AND/OR UNDERFLOOR DRAINAGE SYSTEM TO REDUCE HYDROSTATIC UPLIFT AND PROTECT AGAINST MOISTURE SEEPAGE. PROVIDE FOUNDATION WALL DRAINAGE SYSTEM TO REDUCE LATERAL PRESSURES AND PROTECT AGAINST MOISTURE SEEPAGE. BOTH SYSTEMS SHALL OUTLET TO APPROPRIATE RELIEF.

8. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.

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KEY PLAN



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T112 DISTILLERY

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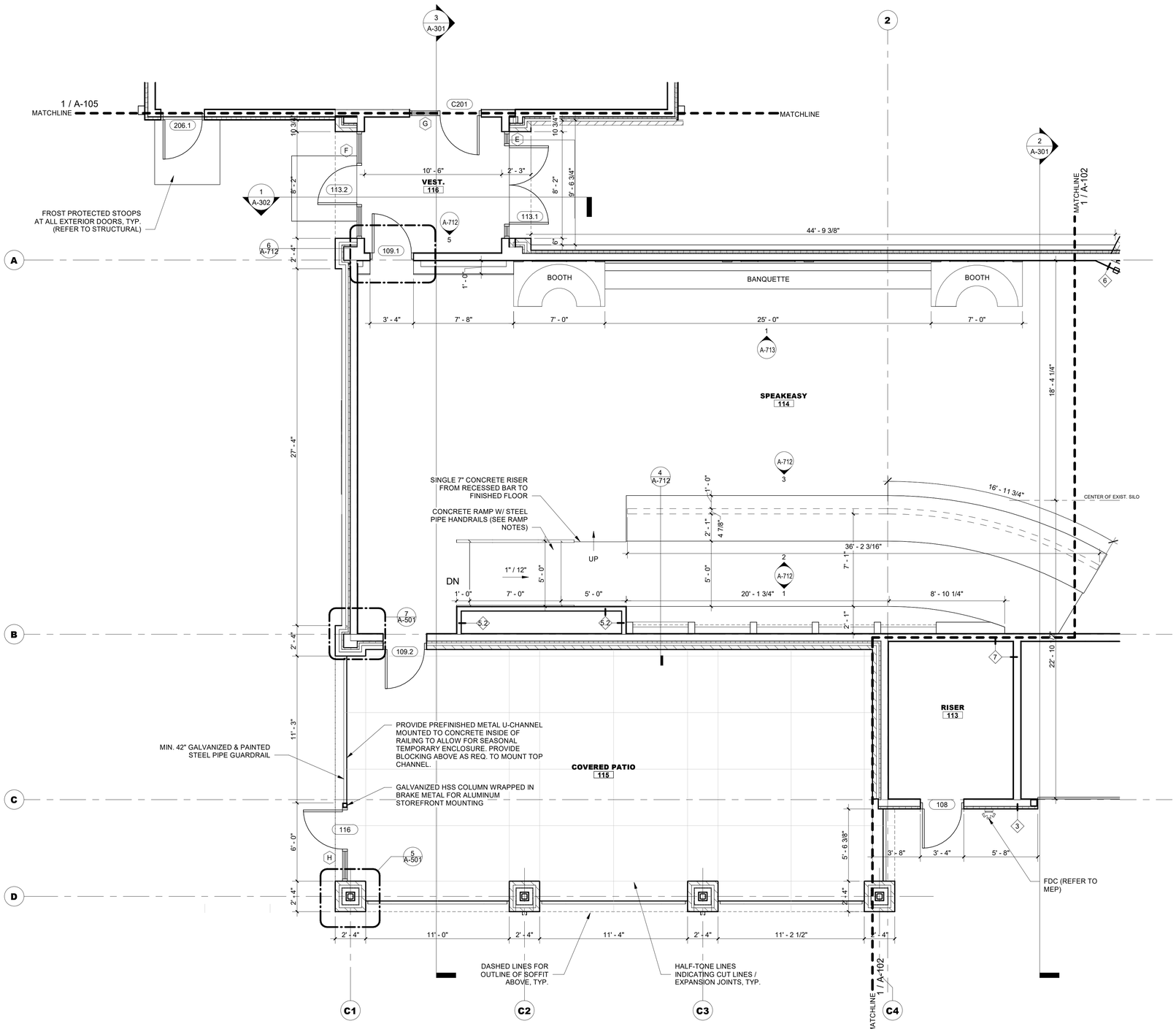
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Sheet Title
ENLARGED BARREL AGING FLOOR PLAN

Sheet No.
A-103

T-12 DISTILLERY
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BONDURANT, IA

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1 ENLARGED SPEAKEASY PLAN

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

GENERAL FLOOR PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL SITE INFO, FURNITURE, FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY HAVE BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS.

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5. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT IN LOAD BEARING AREAS, STAY AWAY 2'-6" MIN.

6. CAULK & SEAL ALL CONTROL-EXPANSION, SAWCUT JOINTS AT ALL INTERIOR & EXTERIOR MASONRY & CONCRETE.

7. PROVIDE LOWER LEVEL AND/OR UNDERFLOOR DRAINAGE SYSTEM TO REDUCE HYDROSTATIC UPLIFT AND PROTECT AGAINST MOISTURE SEEPAGE. PROVIDE FOUNDATION WALL DRAINAGE SYSTEM TO REDUCE LATERAL PRESSURES AND PROTECT AGAINST MOISTURE SEEPAGE. BOTH SYSTEMS SHALL OUTLET TO APPROPRIATE RELIEF.

8. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.

9. IT IS THE OVERALL INTENT & REQUIREMENT FOR THE NEW ADDITION TO ALIGN & MATCH IN ALL INTERIOR & EXTERIOR ASPECTS WITH THE EXISTING BUILDING. VERIFY ALL EXISTING INTERIOR & EXTERIOR ASPECTS, CONDITIONS & ALIGNMENT, INCLUDING BY LIMITED TO: FINISH FLOOR & ROOF ELEVATIONS; FINISH MATERIALS, PATTERNS & FEATURES; ROOF PITCH, OVERHANGS, EAVE & PEAKS; WINDOWS & ENTRANCES; WILL BE ACHIEVED PRIOR TO CONSTRUCTION & ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

RAMP NOTES

RAMP SPECIFICATIONS UNLESS OTHERWISE NOTED..

1. RAMP SLOPE:
   a. SLOPES NOT CONSIDERED A RAMP IF LESS THAN 1:20 OR 5%.
   b. RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:12 OR 8%.
   c. CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48 OR 2%.

2. RAMP RISE (LENGTH):
   a. RISE SHALL BE 30" MAXIMUM (30' MAXIMUM @ 1:12 SLOPE).
   b. A LANDING CAN BE PROVIDED BETWEEN EACH SECTION OF RAMP.

3. RAMP CLEAR WIDTH:
   a. SHALL NOT BE LESS THAN REQUIRED CORRIDOR WIDTH.
   b. SHALL NOT BE LESS THAN 36" BETWEEN HANDRAILS.

4. RAMP HEADROOM:
   A. SHALL NOT BE LESS THAN 6'-8" (80").

5. RAMP LANDINGS:
   a. SHALL BE PROVIDED AT THE BOTTOM & TOP OF EACH RAMP.
   b. SLOPE SHALL NOT BE STEEPER THAN 1:48 OR 2% IN ANY DIRECTION.
   c. WIDTH SHALL BE AS WIDE AS THE WIDEST ADJOINING RAMP.
   d. LENGTH SHALL BE 60" MINIMUM. WHERE RAMP CHANGES DIRECTION, THE LANDING SHALL BE 60"x60" MINIMUM.

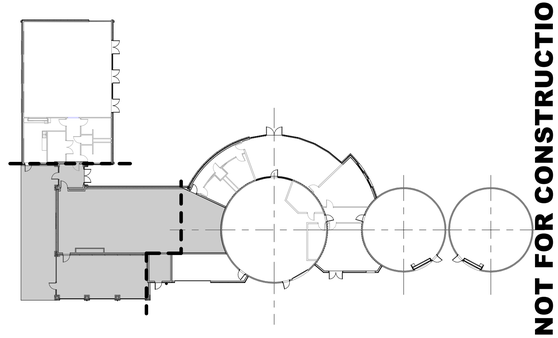
6. RAMP SURFACE:
   a. SHALL BE SLIP-RESISTANT & SECURELY ATTACHED.

7. RAMP HANDRAILS:
   a. REQUIRED ON BOTH SIDES WITH A RISE GREATER THAN 6".
   b. SHALL BE CIRCULAR WITH DIAMETER AT LEAST 1.25" & NOT GREATER THAN 2". OTHER NONE CIRCULAR OPTIONS AVAILABLE. CLEAR SPACE FROM ADJACENT SURFACE SHALL BE A MINIMUM OF 1.5". ATTACHMENT SHALL BE FROM BOTTOM SURFACE OF HANDRAIL.
   c. SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS, TO ADJACENT RAMP RUN & RETURN TO WALL OR GUARD OR WALKING SURFACE.
   d. HEIGHT SHALL BE UNIFORM NOT LESS THAN 34" & NOT MORE THAN 38".
   e. EXTENSIONS, WHERE NOT CONTINUOUS, SHALL BE HORIZONTALLY ABOVE THE LANDING 12" MINIMUM BEYOND THE TOP & BOTTOM RAMPS.

8. RAMP & LANDING EDGE PROTECTION:
   a. REQUIRED ON BOTH SIDES WITH A RISE GREATER THAN 6".
   b. SHALL HAVE A CURB, RAIL, WALL OR BARRIER THAT PREVENTS THE PASSAGE OF A 4" DIA. SPHERE WITHIN 4" OF THE FLOOR.

9. RAMP GUARDS:
   a. REQUIRED WHERE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
   b. NOT LESS THAN 42" HIGH MEASURED VERTICALLY FROM EDGE OF FLOOR.
   c. SHALL HAVE BALUSTERS SUCH THAT A 4" DIA. SPHERE CAN NOT PASS THRU ANY OPENING UP TO A HEIGHT OF 34". FROM 34"-42" HEIGHT, AN 8" DIA. SPHERE CAN NOT PASS.
   d. MECHANICAL & NON-PUBLIC F,H,S EXCEPTIONS ARE AVAILABLE SUCH THAT A 21" DIA. SPHERE CAN NOT PASS THRU ANY OPENING.

KEY PLAN



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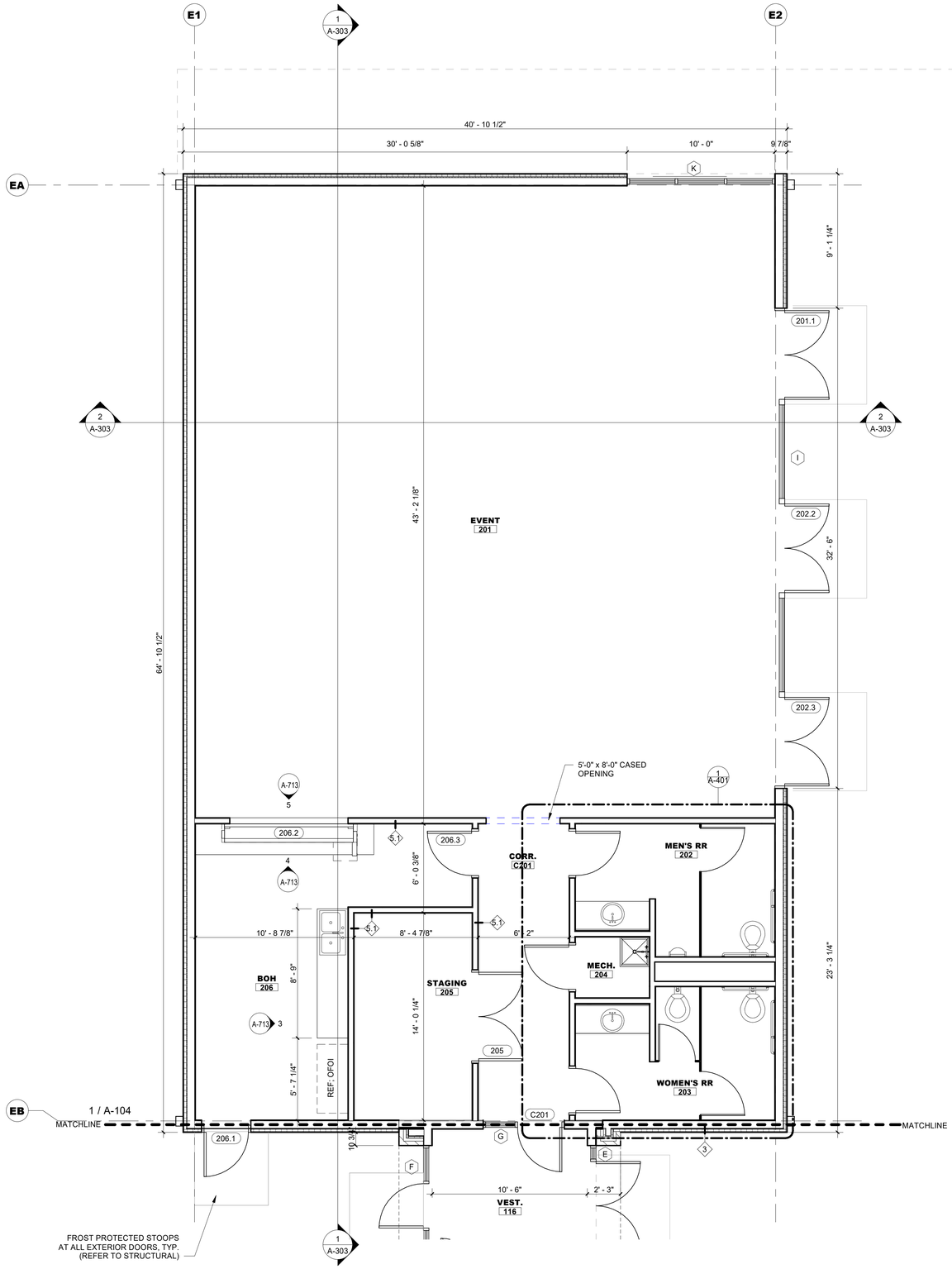
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Sheet Title
ENLARGED SPEAKEASY FLOOR PLAN

Sheet No.
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1 **ENLARGED EVENT SPACE FLOOR PLAN**
SCALE: 1/4" = 1'-0"

NORTH

GENERAL FLOOR PLAN NOTES

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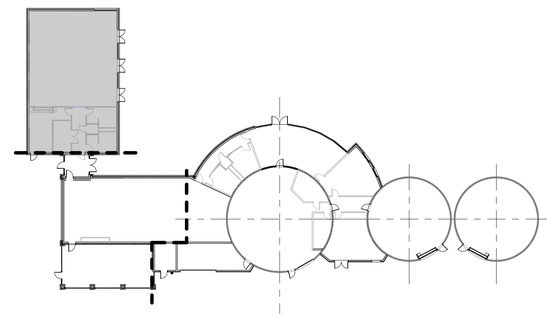
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BONDURANT, IA

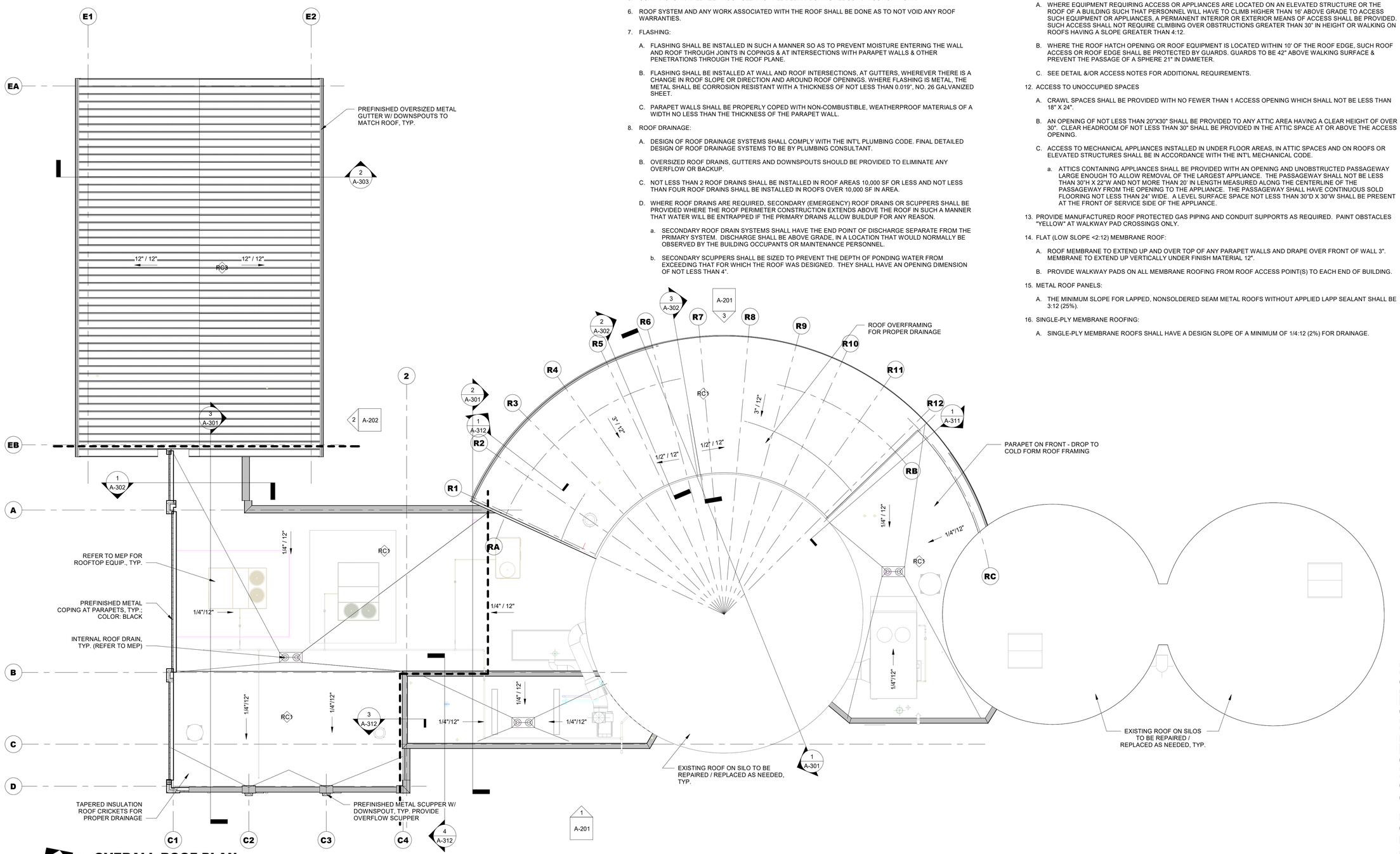
Rev. #	Issue / Revision	Date
	ISSUED FOR PERMIT	04-02-2025

Proj. No. 23129 | SAA | Proj. Mgr. BLS

Sheet Title
ENLARGED EVENT SPACE FLOOR PLAN

Sheet No.
A-105

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1 **OVERALL ROOF PLAN**
SCALE: 1/8" = 1'-0"

GENERAL ROOF PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS. REFER TO STRUCTURAL DRAWINGS FOR ROOF OPENING STRUCTURAL FRAMING.
3. ALL ROOF PENETRATIONS FOR MINOR ROOF VENTS AND SIMILAR ITEMS MAY NOT BE INDICATED ON THE ROOF PLAN: HOWEVER, ALL ROOF FLASHING WORK SHALL BE PROVIDED BY THE ROOFING SUBCONTRACTOR SO AS TO OBTAIN FULL ROOFING WARRANTIES. REFER TO ALL OTHER CONSTRUCTION DOCUMENTS FOR ADDITIONAL ROOF PENETRATIONS REQUIRING ROOF FLASHING WORK.
4. IT SHOULD BE THE RESPONSIBILITY OF THE ROOF SUB-CONTRACTOR TO PROVIDE ALL NECESSARY DETAILS AND SYSTEMS TO ACCOMMODATE EXPANSION/CONTRACTION OF THE BUILDING AND BUILDING COMPONENTS FOR A LONG-LASTING ROOF.
5. CONTRACTOR SHALL KEEP ROOF CLEAN OF ALL DEBRIS DURING ALL CONSTRUCTION WORK.
6. ROOF SYSTEM AND ANY WORK ASSOCIATED WITH THE ROOF SHALL BE DONE AS TO NOT VOID ANY ROOF WARRANTIES.
7. FLASHING:
   A. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS & AT INTERSECTIONS WITH PARAPET WALLS & OTHER PENETRATIONS THROUGH THE ROOF PLANE.
   B. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019", NO. 26 GALVANIZED SHEET.
   C. PARAPET WALLS SHALL BE PROPERLY COPED WITH NON-COMBUSTIBLE, WEATHERPROOF MATERIALS OF A WIDTH NO LESS THAN THE THICKNESS OF THE PARAPET WALL.
8. ROOF DRAINAGE:
   A. DESIGN OF ROOF DRAINAGE SYSTEMS SHALL COMPLY WITH THE INT'L PLUMBING CODE. FINAL DETAILED DESIGN OF ROOF DRAINAGE SYSTEMS TO BE BY PLUMBING CONSULTANT.
   B. OVERSIZED ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHOULD BE PROVIDED TO ELIMINATE ANY OVERFLOW OR BACKUP.
   C. NOT LESS THAN 2 ROOF DRAINS SHALL BE INSTALLED IN ROOF AREAS 10,000 SF OR LESS AND NOT LESS THAN FOUR ROOF DRAINS SHALL BE INSTALLED IN ROOFS OVER 10,000 SF IN AREA.
   D. WHERE ROOF DRAINS ARE REQUIRED, SECONDARY (EMERGENCY) ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED IF THE PRIMARY DRAINS ALLOW BUILDUP FOR ANY REASON.
      a. SECONDARY ROOF DRAIN SYSTEMS SHALL HAVE THE END POINT OF DISCHARGE SEPARATE FROM THE PRIMARY SYSTEM. DISCHARGE SHALL BE ABOVE GRADE, IN A LOCATION THAT WOULD NORMALLY BE OBSERVED BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL.
      b. SECONDARY SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH OF PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED. THEY SHALL HAVE AN OPENING DIMENSION OF NOT LESS THAN 4".
      c. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY PENETRATION GREATER THAN 30" WIDE AS MEASURED PERPENDICULAR TO THE SLOPE.
      d. ALL ROOF SLOPES, INCLUDING FLATTENED ROOF AREAS TO OBTAIN POSITIVE DRAINAGE, TO BE INTEGRATED INTO UNDERLYING ROOF SUPPORT DESIGN. PROVIDE TAPERED RIGID INSULATION TO MAINTAIN MINIMUM 1/4" PER FOOT SLOPE AT ALL FLATTENED ROOF AREAS TO ENSURE POSITIVE DRAINAGE ALL THE WAY TO ROOF DRAIN FROM ALL PENETRATIONS AND CHANGES IN ROOF SLOPES.
      e. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.
9. ROOF VENTILATION INTAKE & EXHAUST VENTS SHALL BE PROVIDED IN EACH & ALL ENCLOSED ATTICS &/OR RAFTER SPACES TO CREATE CROSS VENTILATION IN ACCORDANCE WITH CODES & THE MANUFACTURES INSTALLATION INSTRUCTIONS.
10. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
11. ROOF ACCESS & GUARDS:
   A. WHERE EQUIPMENT REQUIRING ACCESS OR APPLIANCES ARE LOCATED ON AN ELEVATED STRUCTURE OR THE ROOF OF A BUILDING SUCH THAT PERSONNEL WILL HAVE TO CLIMB HIGHER THAN 16' ABOVE GRADE TO ACCESS SUCH EQUIPMENT OR APPLIANCES, A PERMANENT INTERIOR OR EXTERIOR MEANS OF ACCESS SHALL BE PROVIDED. SUCH ACCESS SHALL NOT REQUIRE CLIMBING OVER OBSTRUCTIONS GREATER THAN 30" IN HEIGHT OR WALKING ON ROOFS HAVING A SLOPE GREATER THAN 4:12.
   B. WHERE THE ROOF HATCH OPENING OR ROOF EQUIPMENT IS LOCATED WITHIN 10' OF THE ROOF EDGE, SUCH ROOF ACCESS OR ROOF EDGE SHALL BE PROTECTED BY GUARDS. GUARDS TO BE 42" ABOVE WALKING SURFACE & PREVENT THE PASSAGE OF A SPHERE 21" IN DIAMETER.
   C. SEE DETAIL &/OR ACCESS NOTES FOR ADDITIONAL REQUIREMENTS.
12. ACCESS TO UNOCCUPIED SPACES
   A. CRAWL SPACES SHALL BE PROVIDED WITH NO FEWER THAN 1 ACCESS OPENING WHICH SHALL NOT BE LESS THAN 18" X 24".
   B. AN OPENING OF NOT LESS THAN 20"X30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". CLEAR HEADROOM OF NOT LESS THAN 30" SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING.
   C. ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE INT'L MECHANICAL CODE.
      a. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE PASSAGEWAY SHALL NOT BE LESS THAN 30"H X 22"W AND NOT MORE THAN 20' IN LENGTH MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE. A LEVEL SURFACE SPACE NOT LESS THAN 30"D X 30"W SHALL BE PRESENT AT THE FRONT OF SERVICE SIDE OF THE APPLIANCE.
13. PROVIDE MANUFACTURED ROOF PROTECTED GAS PIPING AND CONDUIT SUPPORTS AS REQUIRED. PAINT OBSTACLES "YELLOW" AT WALKWAY PAD CROSSINGS ONLY.
14. FLAT (LOW SLOPE <2:12) MEMBRANE ROOF:
   A. ROOF MEMBRANE TO EXTEND UP AND OVER TOP OF ANY PARAPET WALLS AND DRAPE OVER FRONT OF WALL 3". MEMBRANE TO EXTEND UP VERTICALLY UNDER FINISH MATERIAL 12".
   B. PROVIDE WALKWAY PADS ON ALL MEMBRANE ROOFING FROM ROOF ACCESS POINT(S) TO EACH END OF BUILDING.
15. METAL ROOF PANELS:
   A. THE MINIMUM SLOPE FOR LAPPED, NONSOLDERED SEAM METAL ROOFS WITHOUT APPLIED LAPP SEALANT SHALL BE 3:12 (25%).
16. SINGLE-PLY MEMBRANE ROOFING:
   A. SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF A MINIMUM OF 1/4:12 (2%) FOR DRAINAGE.

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www.simonsonassoc.com

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T12 DISTILLERY

NOT FOR CONSTRUCTION

T-12 DISTILLERY
100 LINCOLN ST. NE
BONDURANT, IA

Rev. #	Issue / Revision	Date
	ISSUED FOR PERMIT	04-02-2025

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Sheet Title
OVERALL ROOF PLAN

Sheet No.
A-111

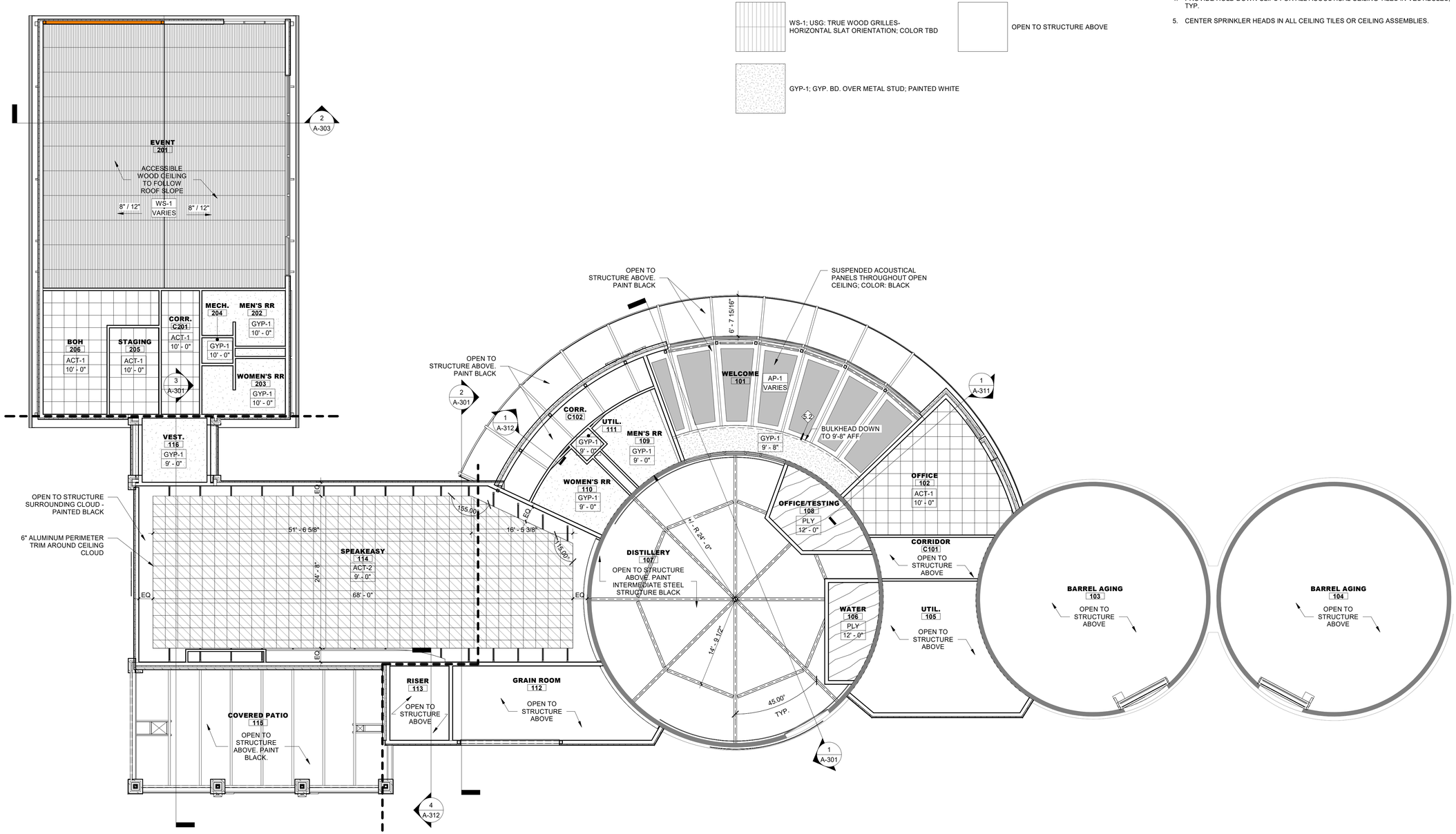
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CEILING LEGEND

- ACT-1; 2X2 ACOUSTIC CEILING TILE
- ACT-2; 2X2 ACAPELLA SEMPRE CEILING TILE; COLOR & PATTERN TBD
- WS-1; USG: TRUE WOOD GRILLES- HORIZONTAL SLAT ORIENTATION; COLOR TBD
- GYP-1; GYP. BD. OVER METAL STUD; PAINTED WHITE
- PLY-1; PLYWOOD CEILING PAINTED WHITE
- AP-1; ACOUSTIC PANEL; FINAL SPEC TBD
- OPEN TO STRUCTURE ABOVE

GENERAL REFLECTED CEILING PLAN NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
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3. COORDINATE LOCATIONS OF ALL LIGHT SWITCHES & SWITCHING, ELECTRICAL & COMMUNICATION OUTLETS AND THERMOSTATS WITH TENANT/OWNER PRIOR TO CONSTRUCTION.
4. PROVIDE HOLD DOWN CLIPS FOR ALL ACOUSTICAL CEILING TILES IN VESTIBULES, TYP.
5. CENTER SPRINKLER HEADS IN ALL CEILING TILES OR CEILING ASSEMBLIES.



1 REFLECTED CEILING PLAN

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

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T12 DISTILLERY

T-12 DISTILLERY

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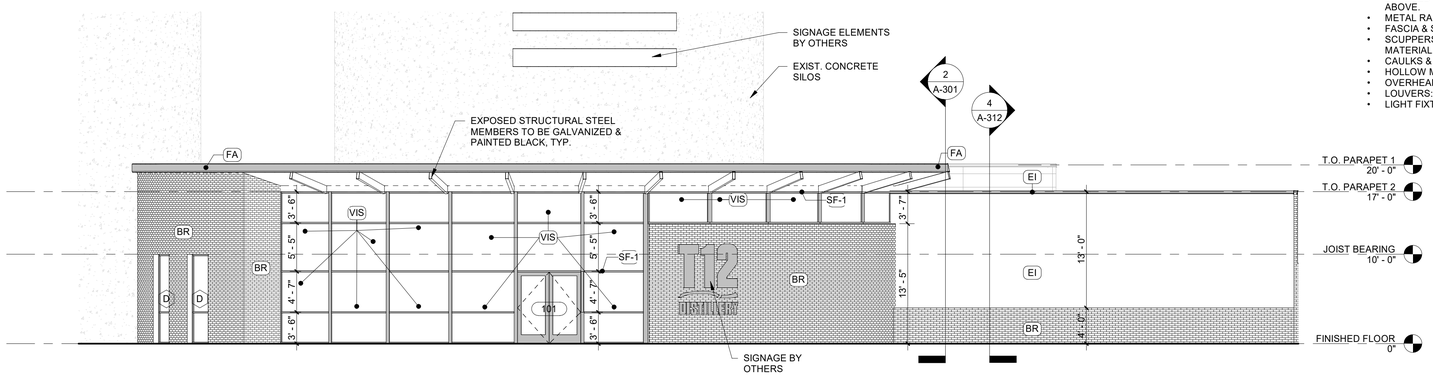
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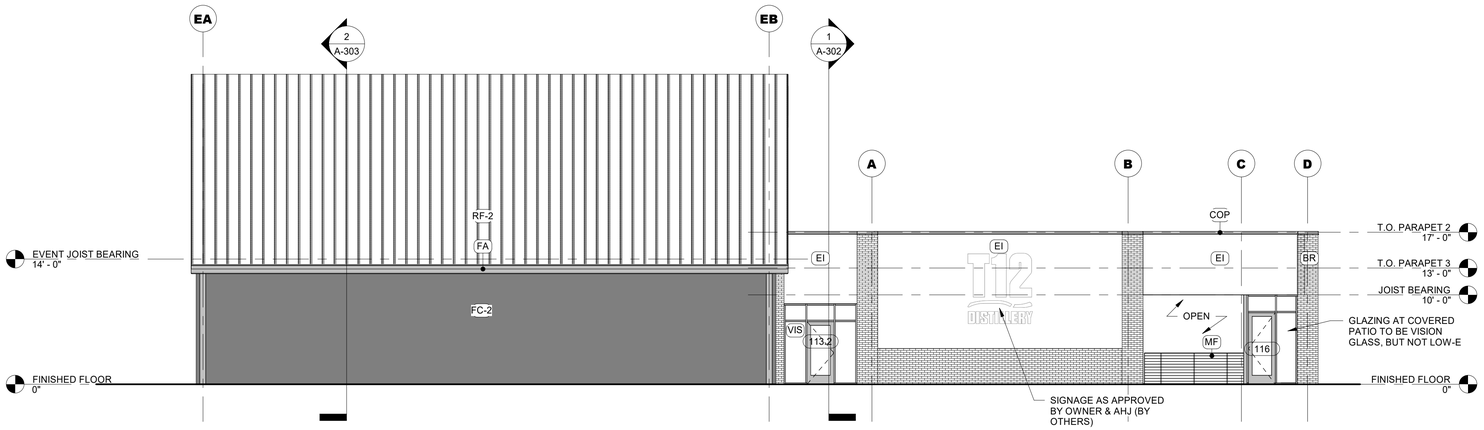
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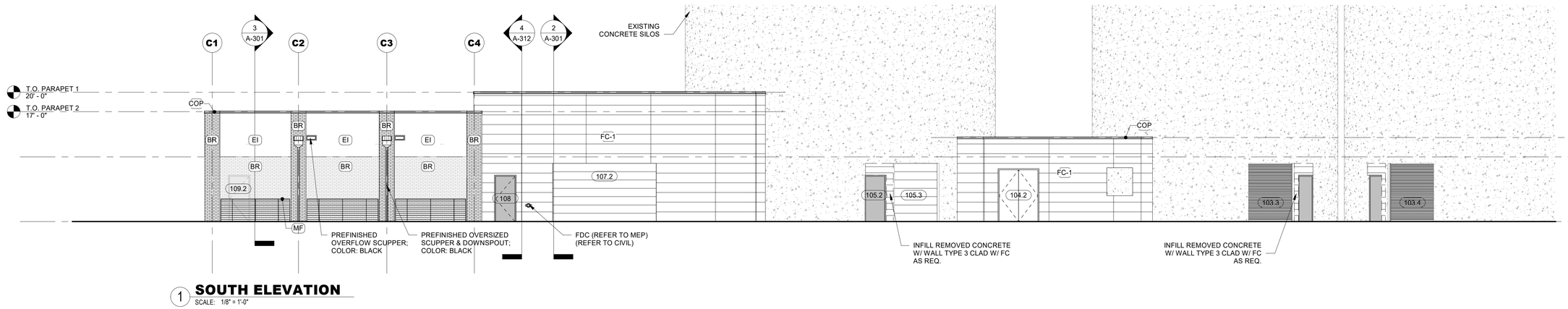
3 DISTILLERY NORTH ELEVATION (FRONT)

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



2 WEST ELEVATION

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



1 SOUTH ELEVATION

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

MISC EXTERIOR MATERIAL FINISHES

TYPICAL U.O.N.

- BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
- EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
- METAL RAILINGS: GALVANIZED & PAINTED - BLACK
- FASCIA & SOFFIT: METAL PREFINISHED - BLACK
- SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL
- CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
- HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- OVERHEAD PANEL DOORS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL.
- LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
- LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS - BLACK

GENERAL EXTERIOR ELEVATION NOTES

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3. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
5. NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
6. MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N., TYP.
7. ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
8. INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
9. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
10. PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
11. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
12. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
13. WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
14. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
15. IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

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EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
BR	4" FACE BRICK (RED BRICK) W/ GRAY MORTAR
COP	PREFINISHED METAL COPING (BLACK)
EI	EIFS (LIGHT GRAY)
FA	PREFINISHED METAL FASCIA; BLACK
FC-1	5/8" FIBER CEMENT CLADDING WITH 5/8" CLIP (CONCRETE LOOK FINISH)
FC-2	5/8" FIBER CEMENT CLADDING WITH 5/8" CLIP (BLACK FINISH)
RF-1	ROOFING MEMBRANE
RF-2	STANDING SEAM METAL ROOFING (BLACK)
SF-1	T.B. ALUMINUM STOREFRONT FRAMING: BLACK FINISH
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING
MF	METAL FENCE - BLACK

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T12 DISTILLERY

T-12 DISTILLERY

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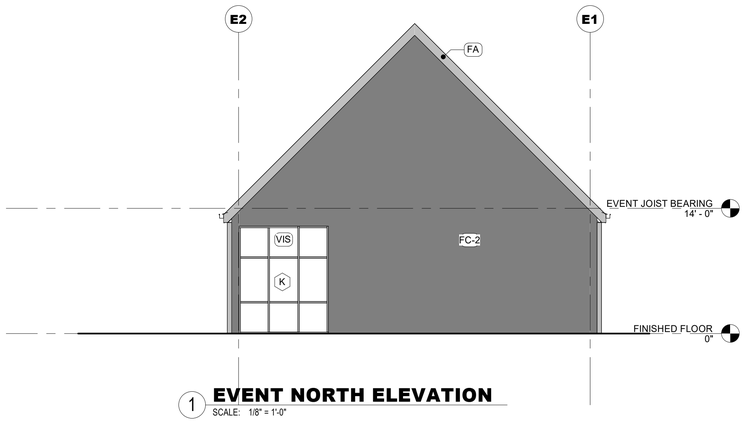
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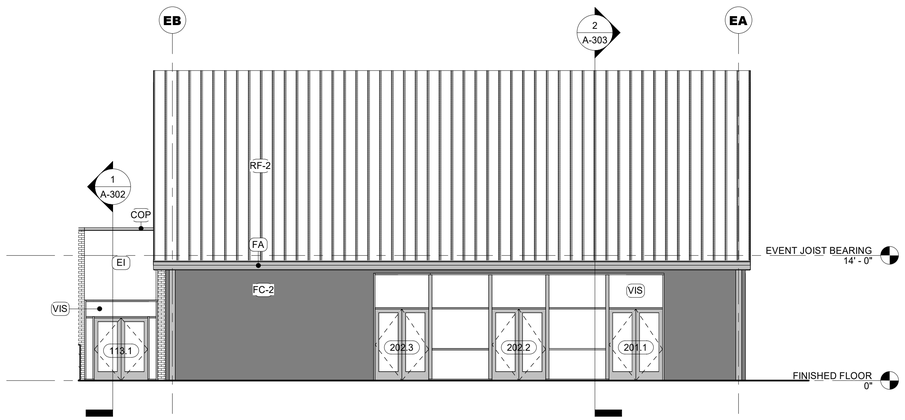
Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
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1 **EVENT NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 **EVENT EAST ELEVATION**
SCALE: 1/8" = 1'-0"

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- CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
- HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- OVERHEAD PANEL DOORS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL.
- LlouvERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
- LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS - BLACK

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T12 DISTILLERY

T-12 DISTILLERY
100 LINCOLN ST. NE
BONDURANT, IA

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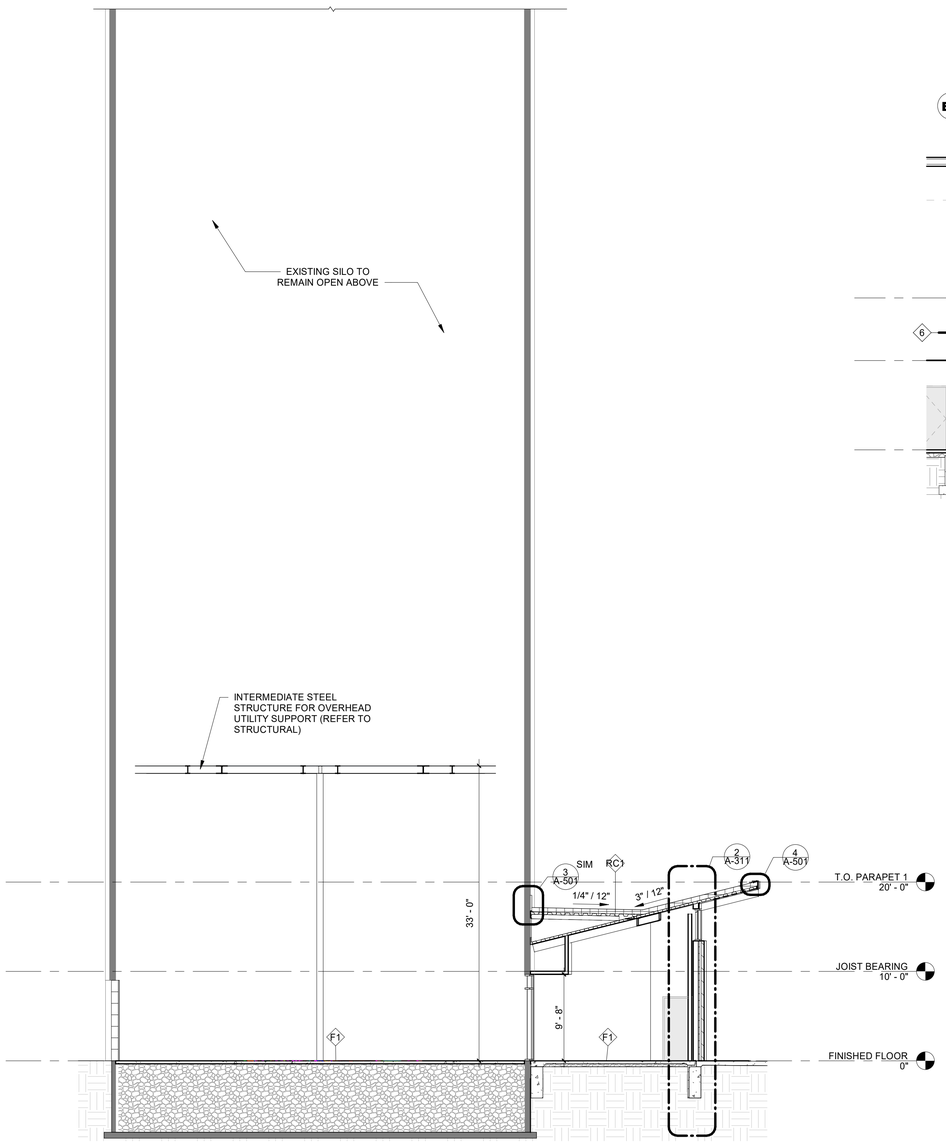
Rev. #	Issue / Revision	Date
	ISSUED FOR PERMIT	04-02-2025

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Sheet Title
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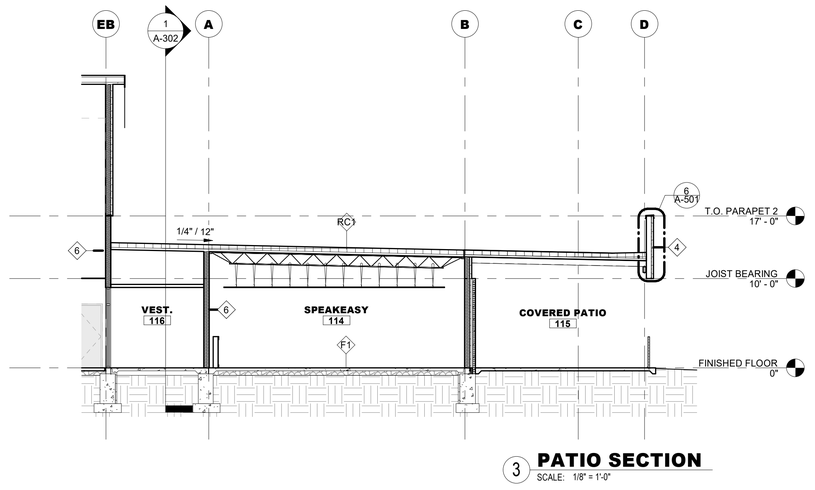
Sheet No.
A-202

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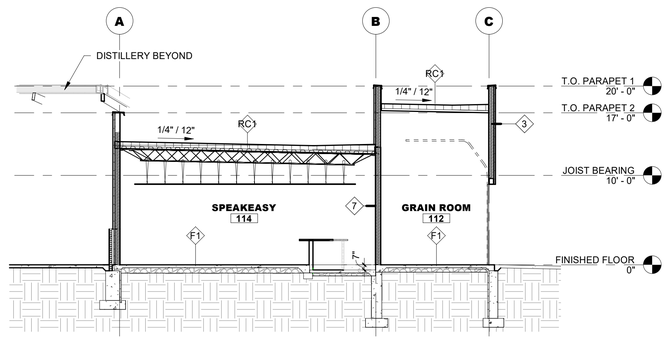
1 DISTILLERY SECTION

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



3 PATIO SECTION

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



2 SPEAKEASY SECTION

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

GENERAL SECTION NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. REFER TO ALL NOTES ON ALL SECTIONS & DETAILS AND ALL SECTION SHEETS & DETAIL SHEETS FOR STANDARD TYPICAL CONDITIONS & SPECS THAT MAY RELATE TO ALL SECTIONS & DETAILS. VERIFY WITH ARCHITECT ANY CONDITIONS NOT NOTED OR CONTRADICTIONS PRIOR TO COMMENCEMENT OF WORK.
3. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND TO UNDER UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL. SOFT JOINTS REQUIRED BETWEEN DISSIMILAR MATERIALS.
4. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT NEAR MAIN LOAD BEARING AREAS, KEEP AWAY 2'-6" MIN.
5. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS. ALL SEALANTS SHOULD BE COLOR-MATCHED TO ADJACENT MATERIAL.
6. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
7. INSTALL ALL RECOMMENDED & REQUIRED FLASHINGS AND SEALANTS PER MANUFACTURER DETAIL CONNECTIONS IN ORDER TO PREVENT WATER & MOISTURE INFILTRATION THROUGHOUT.
8. ALL METAL & STEEL EXPOSED TO EXTERIOR OR MOISTURE SHALL BE PRE-FINISHED OR GALVANIZED RESPECTIVELY, U.O.N.
9. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
10. WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
11. THE OVERALL INTENT & REQUIREMENT FOR THE NEW ADDITION TO ALIGN & MATCH IN ALL INTERIOR & EXTERIOR ASPECTS WITH THE EXISTING BUILDING. VERIFY ALL EXISTING INTERIOR & EXTERIOR ASPECTS, CONDITIONS & ALIGNMENT, INCLUDING BY LIMITED TO: FINISH FLOOR & ROOF ELEVATIONS; FINISH MATERIALS, PATTERNS & FEATURES; ROOF PITCH, OVERHANGS EAVE & PEAKS; WINDOWS & ENTRANCES, WILL BE ACHIEVED PRIOR TO CONSTRUCTION & ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK

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T12 DISTILLERY

T-12 DISTILLERY

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BONDURANT, IA

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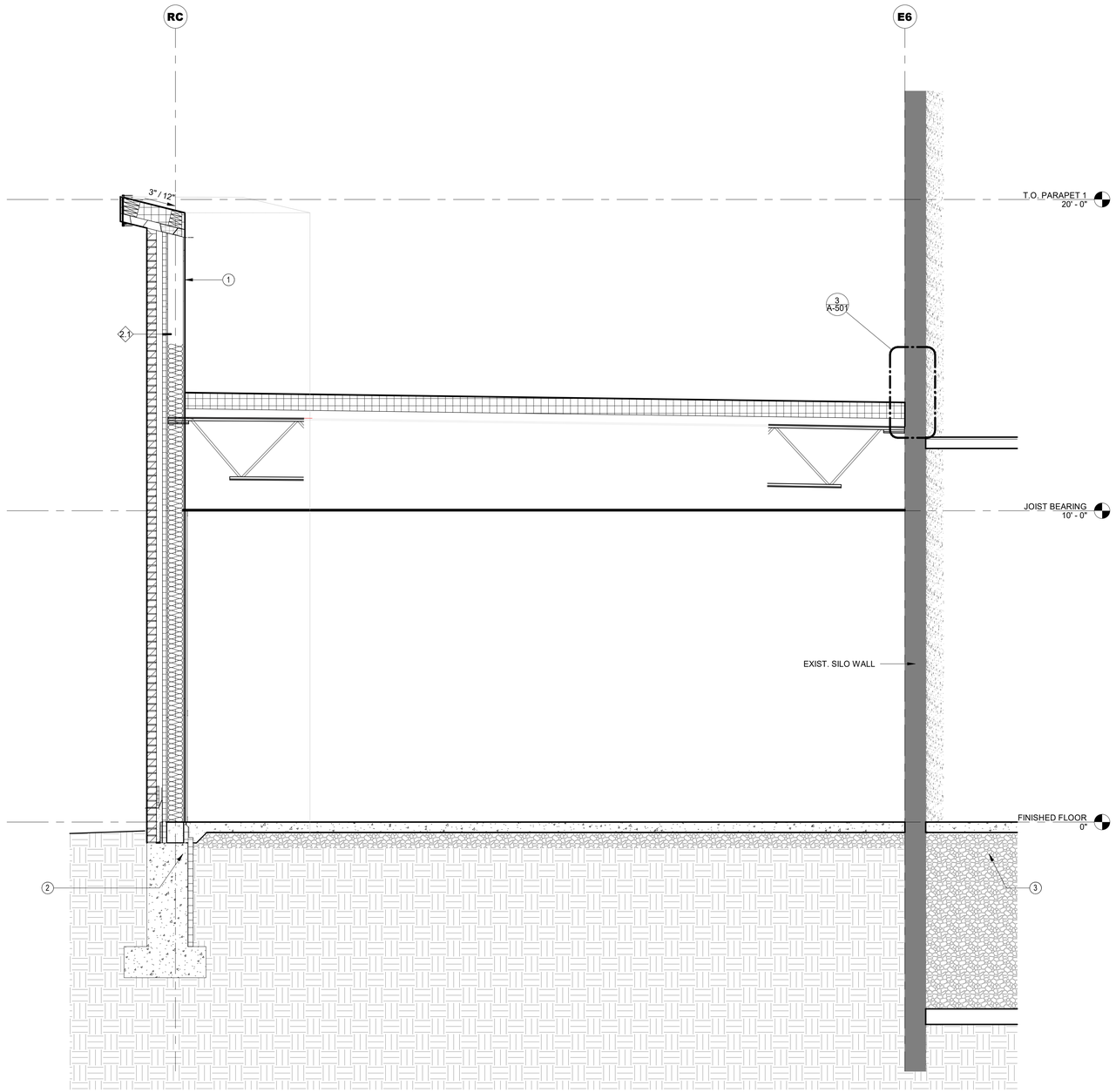
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Sheet Title
BUILDING SECTIONS

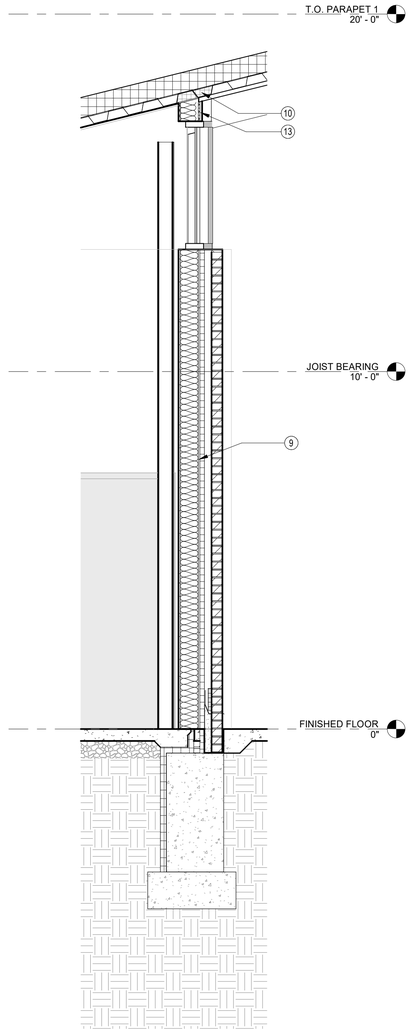
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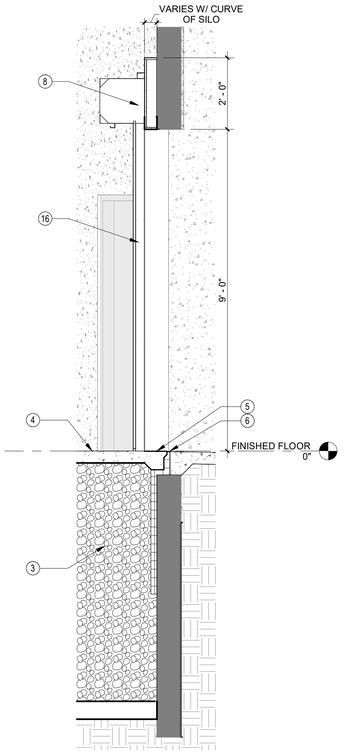
SECTION KEYNOTES	
NOTE #	**DESCRIPTION**
1	FULLY ADHERED ROOFING MEMBRANE OVER 5/8" EXTERIOR SHEATHING OVER FRAMING. MEMBRANE TO EXTEND UP A MINIMUM OF 12" AND FINISH MATERIAL OF WALL ABOVE TO COME DOWN OVER TOP OF MEMBRANE A MINIMUM OF 4", TYP.
2	CONTINUOUS PERIMETER FOUNDATION RIGID INSULATION SYSTEM, TYP. - R-10 MIN
3	SAND FILL
4	4" CONCRETE SLAB OVER 6" GRANULAR FILL OVER VAPOR BARRIER ON COMPACTED SOIL
5	SLOPED CONCRETE 1/8" PER FOOT
6	1/2" EXPANSION JOINT/THERMAL BREAK MATERIAL CAPPED WITH SEALANT UNDER FRAMING, TYP.
8	BULKHEAD ABOVE GARAGE DOOR OPENING - 5/8" GWB ON METAL FRAMING
9	1" INSULATED GLASS IN THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING
10	INSULATION IN DECK FLUTES ABOVE EXTERIOR WALL
11	PREFINISHED METAL COPING
12	TPO MEMBRANE ROOFING OVER R-30 RIGID ROOF INSULATION OVER VAPOR BARRIER ON METAL DECK
13	FIBER CEMENT PANEL ON CLIPS ON 1 1/2" RIGID INSULATION OVER WRB ON EXTERIOR SHEATHING
15	BULKHEAD ENCLOSURE - 5/8" GWB ON 3 5/8" METAL STUD FRAMING
16	FIRE RATED COILING OVERHEAD DOOR



1 ENTRY CURTAINWALL SECTION
SCALE: 1/2" = 1'-0"



2 WELCOME CENTER EXT WALL
SCALE: 1/2" = 1'-0"



3 SILO GARAGE DOOR SECTION
SCALE: 1/2" = 1'-0"

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T12 DISTILLERY

T-12 DISTILLERY

100 LINCOLN ST. NE
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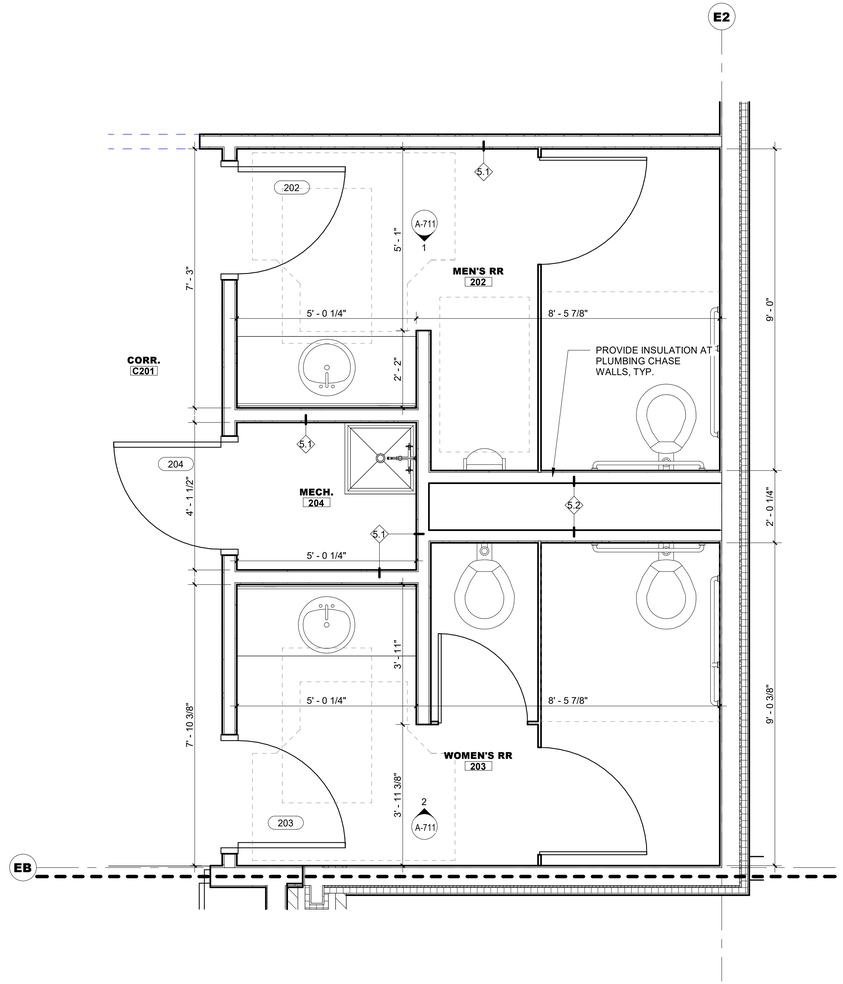
Rev. #	Issue / Revision	Date
	ISSUED FOR PERMIT	04-02-2025

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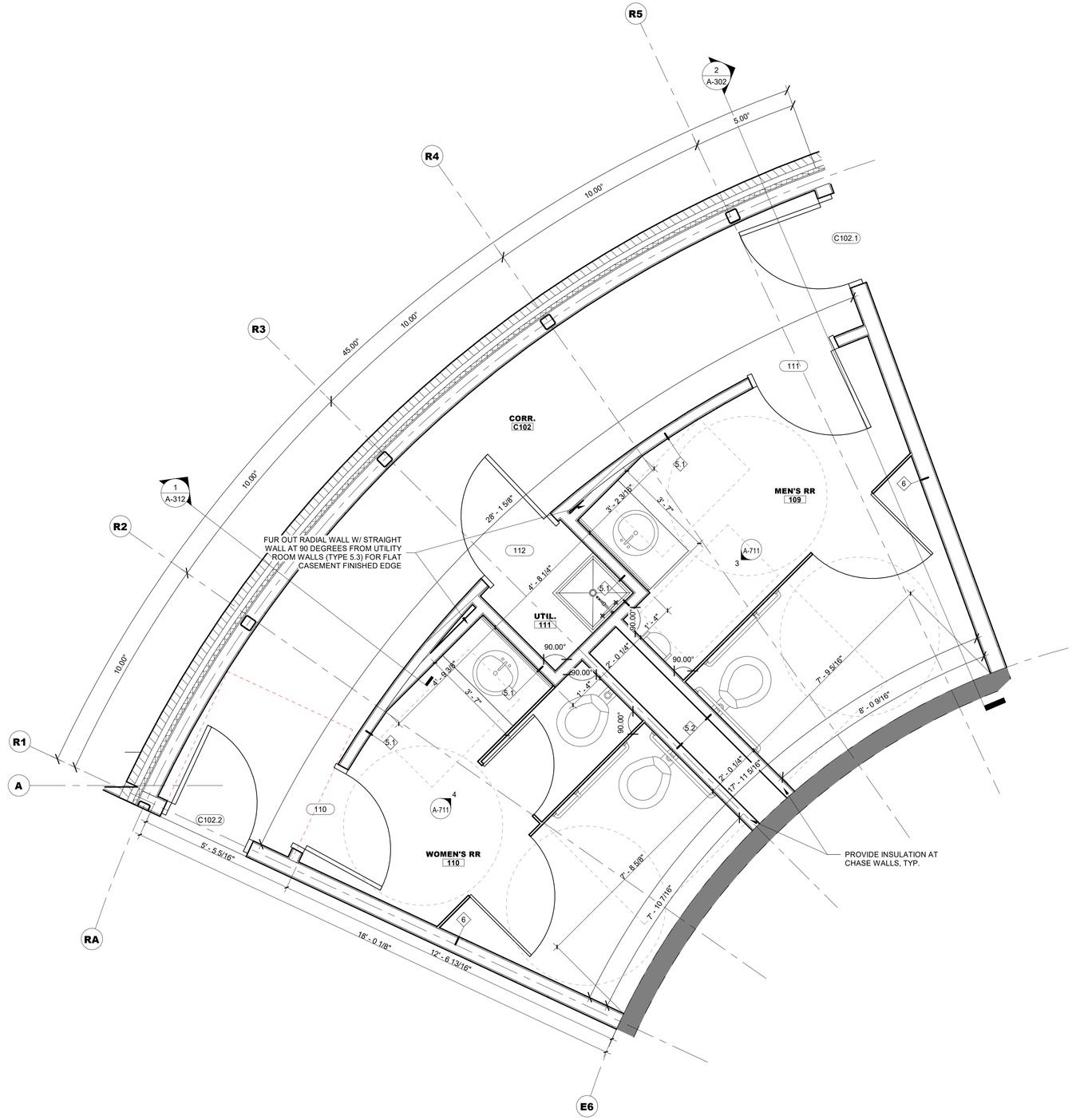
Sheet Title
WALL SECTIONS

Sheet No.
A-311

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1 **ENLARGED EVENT RESTROOM PLAN**
SCALE: 1/2" = 1'-0"



2 **ENLARGED DISTILLERY RESTROOM PLAN**
SCALE: 1/2" = 1'-0"

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T12 DISTILLERY

T-12 DISTILLERY

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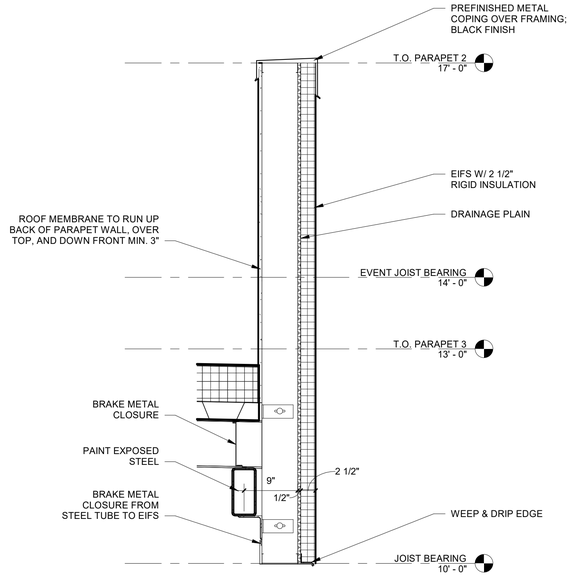
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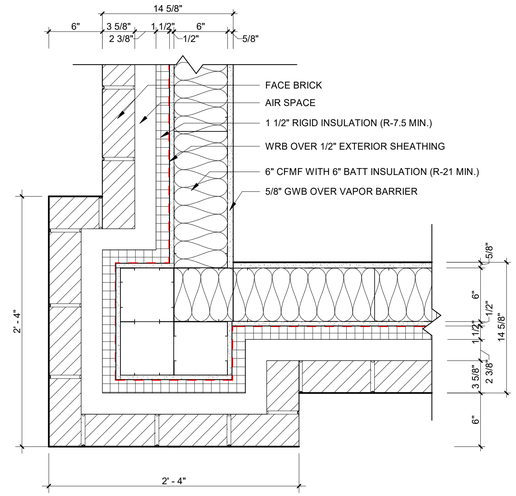
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Sheet No.
A-401

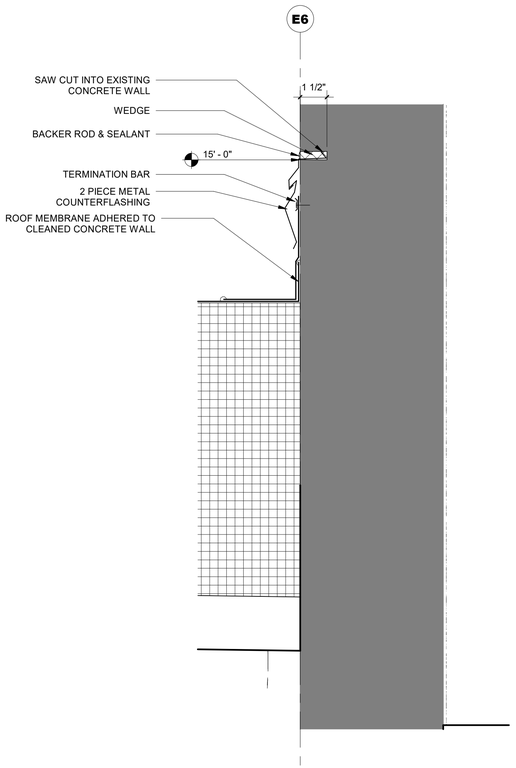
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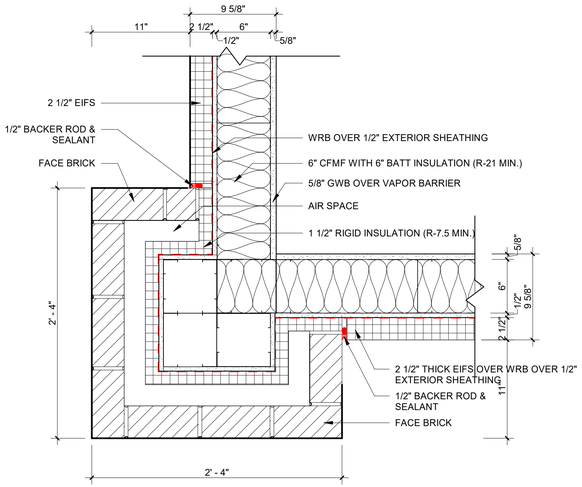
6 **PATIO EIFS WALL**
SCALE: 1" = 1'-0"



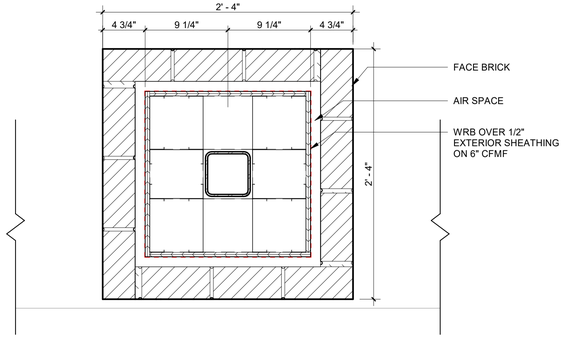
7 **CORNER PILASTER PLAN DETAIL (BRICK TO BRICK)**
SCALE: 1 1/2" = 1'-0"



3 **TYP. SILO REGLET DETAIL**
SCALE: 3" = 1'-0"



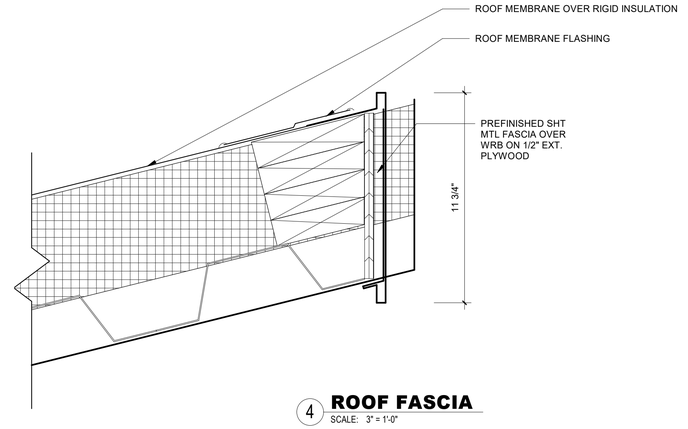
2 **CORNER PILASTER PLAN DETAIL (BRICK TO EIFS)**
SCALE: 1 1/2" = 1'-0"



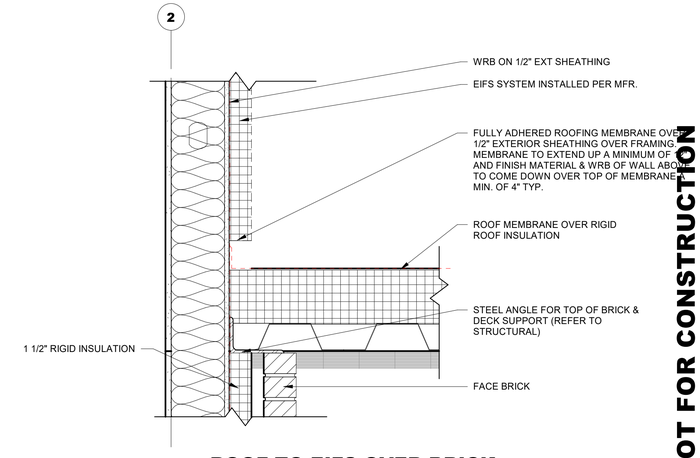
5 **PATIO PILASTER PLAN DETAIL**
SCALE: 1 1/2" = 1'-0"

GENERAL DETAIL NOTES

1. REFER TO ADDITIONAL NOTES & REQUIREMENTS ON ALL OTHER DOCUMENTS & OTHER DISCIPLINES DOCUMENTS.
2. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND TO UNDER UPPER MATERIAL & EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL. SOFT JOINTS REQUIRED BETWEEN DISSIMILAR MATERIALS.
3. INSTALL VERTICAL EXPANSION JOINTS MINIMAL AT COLUMN/GRID LINE AND & AT THE HEAD OF DOOR JAMBS/OPENING OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICES TO REDUCE STRESS CRACKING. NO CONTROL JOINTS/ EXPANSION JOINTS AT MAIN STRUCTURAL BEARING, KEEP AWAY 2'-6" MIN.
4. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS. ALL SEALANTS SHOULD BE COLOR-MATCHED TO ADJACENT MATERIAL.
5. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
6. ALL METAL EXPOSED TO EXTERIOR OR EXPOSED TO MOISTURE SHALL BE GALVANIZED
7. STAINLESS STEEL CLIPS ARE REQUIRED FOR ANY MASONRY LARGER THAN 8x16 FACE SIZE



4 **ROOF FASCIA**
SCALE: 3" = 1'-0"



1 **ROOF TO EIFS OVER BRICK**
SCALE: 1 1/2" = 1'-0"

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T12 DISTILLERY

T-12 DISTILLERY
100 LINCOLN ST. NE
BONDURANT, IA

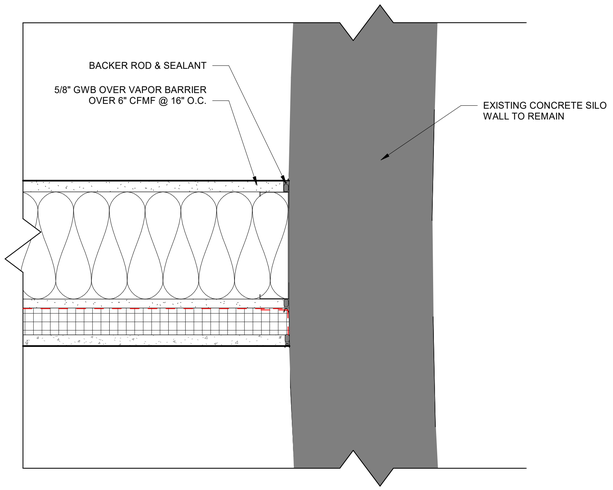
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	ISSUED FOR PERMIT	04-02-2025

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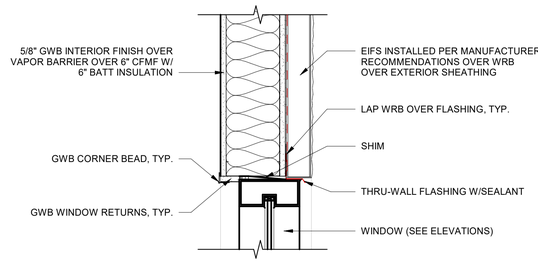
Sheet Title
DETAILS

Sheet No.
A-501

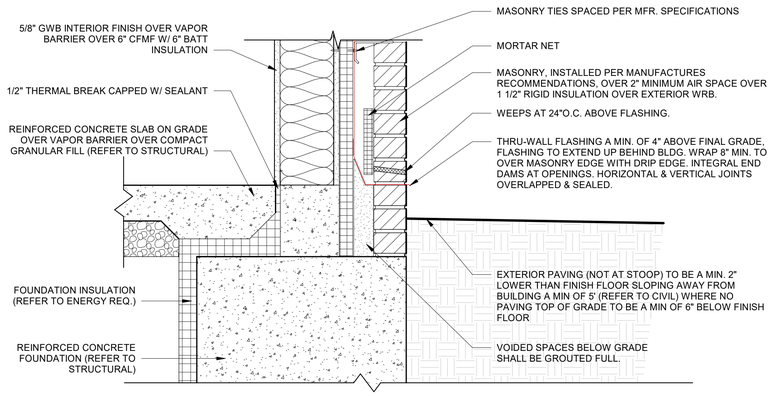
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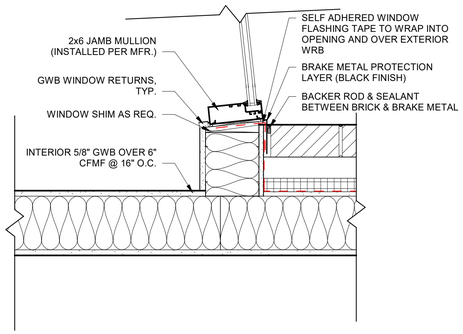
8 TYP. FIBER CEMENT TO EXIST. SILO DETAIL
SCALE: 3" = 1'-0"



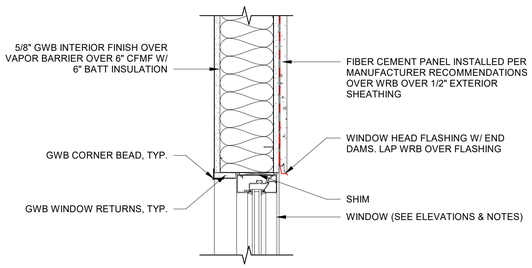
2 EIFS HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



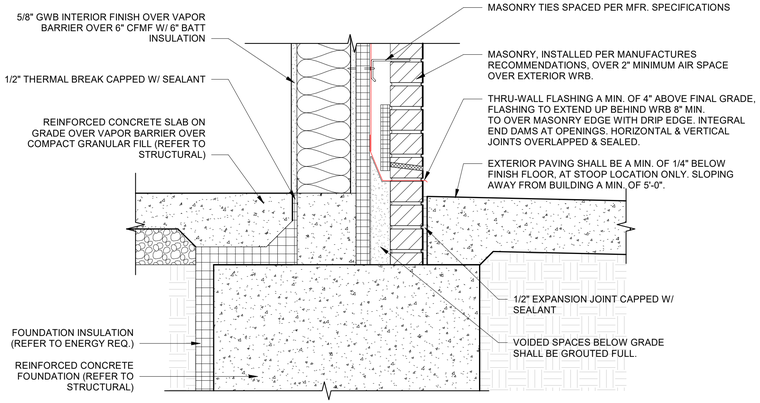
1 BASE DETAIL @ GRADE, TYP.
SCALE: 1 1/2" = 1'-0"



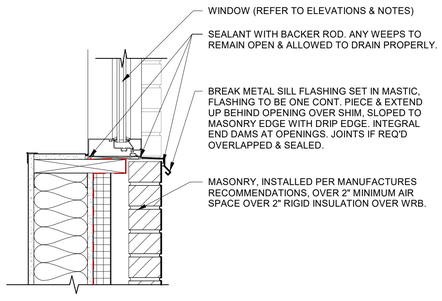
9 GLAZING TO BRICK JAMB
SCALE: 1 1/2" = 1'-0"



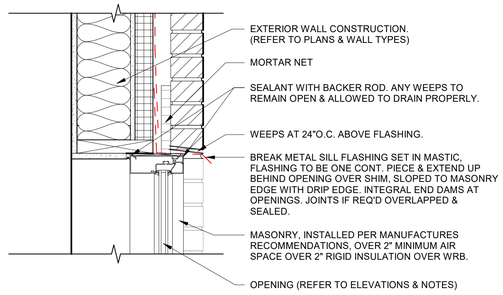
4 FIBER CEMENT PANEL HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



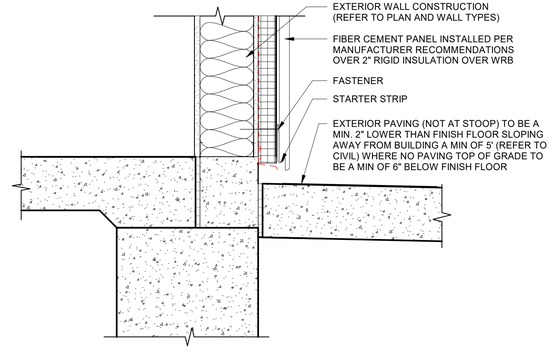
5 MASONRY CAVITY WALL BASE DETAIL @ PAVING, TYP.
SCALE: 1 1/2" = 1'-0"



7 MASONRY CAVITY WALL SILL DETAIL, TYP.
SCALE: 1 1/2" = 1'-0"



6 MASONRY CAVITY WALL HEAD DETAIL, TYP.
SCALE: 1 1/2" = 1'-0"



3 FIBER CEMENT PANEL BASE DETAIL @ GRADE
SCALE: 1 1/2" = 1'-0"

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T12 DISTILLERY

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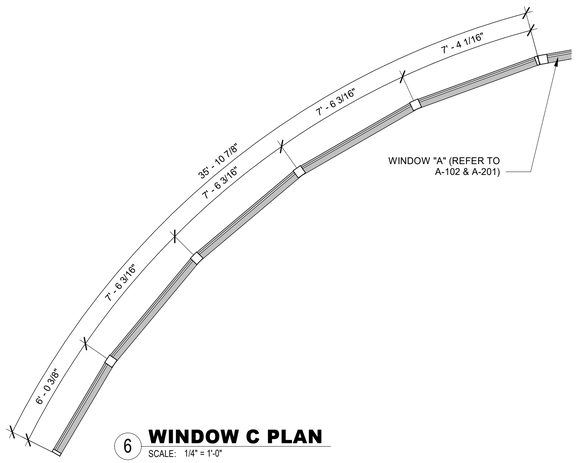
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DETAILS

Sheet No.
A-502

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DOOR & FRAME SCHEDULE

DOOR NO.	ROOM NAME	DOOR TYPE	PAIR	WIDTH	HEIGHT	MAT'L	FRAME TYPE	FRAME MAT'L	RATING	HARDWARE FUNCTION	CLSR	PANIC	THLD	REMARKS (ALSO SEE NOTES)
101	WELCOME	F	Yes	7' - 0 7/8"	8' - 0"	AL//GL	A	AL	-	ENTRY	Yes	Yes	Yes	
102	OFFICE	F	No	3' - 0"	7' - 0"	WD	1	HM	-	OFFICE				
103.1	BARREL AGING	F	No	3' - 0"	7' - 0"	HM	1	HM	2 HR	ENTRY	Yes		Yes	
103.2	BARREL AGING	F	No	3' - 0"	7' - 0"	HM	1	HM	2 HR	ENTRY	Yes		Yes	
103.3	BARREL AGING	OHD-2		8' - 0"	9' - 0"	STL	-	STL	2 HR					2 HOUR FIRE RATED COILING OVERHEAD DOOR
103.4	BARREL AGING	OHD-2		8' - 0"	9' - 0"	STL	-	STL	2 HR					2 HOUR FIRE RATED COILING OVERHEAD DOOR
104.1	UTIL.	F	No	3' - 0"	7' - 0"	HM	1	HM	-	STOREROOM	Yes			
104.2	UTIL.	F	Yes	6' - 0"	8' - 0"	HM	1	HM	-	ENTRY	Yes	Yes	Yes	
105.1	DISTILLERY	FG		3' - 1 5/8"	8' - 0"	AL//GL	B	AL	20 MIN	OFFICE	Yes	Yes		FIRE RATED GLASS IN STOREFRONT
105.2	DISTILLERY	F	No	3' - 0"	7' - 0"	HM	1	HM	20 MIN	ENTRY	Yes	Yes	Yes	
105.3	DISTILLERY	OHD-1		8' - 0"	9' - 0"	STL		STL	20 MIN					
106	OFFICE/TESTING	F	No	3' - 0"	7' - 0"	HM	1	HM	-	OFFICE				
107.1	GRAIN ROOM	F	No	3' - 0"	7' - 0"	HM	1	HM	20 MIN	PASSAGE	Yes			
107.2	GRAIN ROOM	OHD-1		16' - 0"	9' - 0"	STL		STL	-					
108	RISER	F	No	3' - 0"	7' - 0"	HM	1	HM	20 MIN	ENTRY			Yes	
109.1	VEST.	FG	No	3' - 0"	7' - 0"	HM	1	HM	-	ENTRY	Yes	Yes	Yes	SOSS OFFSET HIDDEN HINGES; NO EXTERIOR HARDWARE
109.2	COVERED PATIO	FG	No	3' - 0"	7' - 0"	HM	1	HM	-	ENTRY	Yes	Yes	Yes	
110	WOMEN'S RR	F	No	3' - 0"	7' - 0"	WD	1	HM	-	PASSAGE	Yes			
111	MEN'S RR	F	No	3' - 0"	7' - 0"	WD	1	HM	-	PASSAGE	Yes			
112	UTIL.	F	No	3' - 0"	7' - 0"	WD	1	HM	-	STOREROOM				
113.1	VEST.	FG	Yes	6' - 0"	7' - 0"	AL/GL	E	AL	-	ENTRY	Yes	Yes	Yes	
113.2	VEST.	FG		3' - 0"	7' - 0"	AL//GL	F	AL	-	ENTRY	Yes	Yes	Yes	
116	COVERED PATIO	FG		3' - 0"	8' - 0"	AL//GL	H	AL	-	ENTRY				
119	WATER	F	No	3' - 0"	7' - 0"	HM	1	HM	-	STORAGE				
201.1	EVENT	FG	Yes	6' - 0"	8' - 0"	AL//GL	I	AL	-	ENTRY	Yes		Yes	
202	MEN'S RR	F	No	3' - 0"	7' - 0"	WD	1	HM	-	PASSAGE	Yes	No	No	
202.2	EVENT	F	Yes	6' - 0"	8' - 0"	AL//GL	I	AL	-	ENTRY	Yes	Yes	Yes	
202.3	EVENT	F	Yes	6' - 0"	8' - 0"	AL//GL	I	AL	-	ENTRY	Yes	Yes	Yes	
203	WOMEN'S RR	F	No	3' - 0"	7' - 0"	WD	1	HM	-	PASSAGE	Yes	No	No	
204	MECH.	F	No	3' - 0"	7' - 0"	WD	1	HM	-	STORAGE				
205	STAGING	F	Yes	6' - 0"	7' - 0"	WD	1	HM	-	STORAGE	No	No	No	
206.1	BOH	F	No	3' - 0"	7' - 0"	HM	1	HM	-	ENTRY	Yes	Yes	Yes	
206.2	BOH	OHD-2		8' - 0"	6' - 0"	STL	-	STL	-		No	No	No	
206.3	BOH	F	No	3' - 0"	7' - 0"	WD	1	HM	-	PASSAGE	Yes	No	No	
C101.1	CORRIDOR	F	No	3' - 0"	7' - 0"	HM	1	HM	20 MIN	PASSAGE	Yes			
C101.2	CORRIDOR	F	No	3' - 0"	7' - 0"	HM	1	HM	2 HR	PASSAGE	Yes			
C101.3	OFFICE	F	No	3' - 0"	7' - 0"	HM	1	HM	-	OFFICE				
C102.1	CORR.	F	No	3' - 0"	7' - 0"	WD	1	HM	-	OFFICE	Yes			
C102.2	CORR.	F	No	3' - 0"	7' - 0"	WD	1	HM	-	OFFICE	Yes			
C201	CORR.	FG		3' - 0"	7' - 0"	HM	G	AL	-	ENTRY	Yes	Yes	Yes	



6 **WINDOW C PLAN**
SCALE: 1/4" = 1'-0"

GENERAL DOOR, FRAME, & HARDWARE NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL LOCKS SHALL BE REMOVABLE CYLINDER TYPE, MASTER KEYED(CONTRACTOR TO COORDINATE KEYING WITH OWNER)
3. ALL HARDWARE TO BE HEAVY DUTY COMMERCIAL GRADE BRUSHED CHROME FINISH. BRUSHED STAINLESS STEEL IS AN ACCEPTABLE ALTERNATIVE FINISH.
4. DOORS TO ROOMS WITH ELECTRICAL SERVICES OF 800 AMPS OR GREATER WILL REQUIRE PANIC EXIT HARDWARE ON ALL DOORS.
5. ALL EXTERIOR DOORS: (UNLESS OTHERWISE NOTED)
   - SHALL BE FULLY INSULATED, HEAVY-DUTY CONSTRUCTION.
   - FRAMES SHALL BE HEAVY-DUTY HOLLOW METAL CONSTRUCTION.
   - SHALL BE WEATHER-TIGHT, I.E. THRESHOLD, WEATHERSTRIPPING, SWEEP.
   - SHALL HAVE LEVER STYLE ADA DOOR HANDLES AND/OR PULLS.
   - SHALL HAVE LOCKING DEVICES. PANIC HARDWARE AT REQUIRED EXITS.
   - SHALL HAVE HEAVY DUTY SECURITY HINGES, WITH NON-REMOVABLE PINS.
   - SHALL HAVE AUTOMATIC DOOR CLOSERS.
   - SHALL HAVE CORRESPONDING DOORSTOPS (WALL OR OVERHEAD MOUNTED).
   - SHALL HAVE ALARM HARDWARE.
   - WITH RATING SHALL HAVE CLOSERS, THRESHOLDS, GASKETING AND COMPLETE RATED HARDWARE AS REQUIRED.
   - SHALL HAVE SPECIFIC HARDWARE AS NOTED ON DOOR SCHEDULE.
6. ALL INTERIOR DOORS: (UNLESS OTHERWISE NOTED)
   - SHALL BE HEAVY DUTY HOLLOW REINFORCED METAL CONSTRUCTION.
   - DOORS BETWEEN FULL HVAC AND REDUCED HVAC SPACES SHALL BE FULLY INSULATED.
   - FRAMES SHALL BE HEAVY DUTY HOLLOW METAL CONSTRUCTION.
   - SHALL HAVE LEVER STYLE ADA DOOR HANDLES AND/OR PULLS.
   - SHALL HAVE HEAVY DUTY HINGES.
   - SHALL HAVE SILENCERS; WHERE INSULATED SHALL HAVE THRESHOLD, WEATHERSTRIPPING, SWEEP.
   - SHALL HAVE CORRESPONDING DOORSTOPS (WALL OR OVERHEAD MOUNTED).
   - WITH RATING SHALL HAVE CLOSERS, THRESHOLDS, GASKETING AND COMPLETE RATED HARDWARE AS REQUIRED.
   - SHALL HAVE CLOSERS, LOCKS & SPECIFIC HARDWARE AS NOTED ON DOOR SCHEDULE.
7. ALL OVERHEAD DOORS: (UNLESS OTHERWISE NOTED)
   - SHALL BE HEAVY-DUTY INSULATED WEATHERTIGHT COMMERCIAL SECTIONAL TYPE CONSTRUCTION.
   - SHALL HAVE POWER OPENERS, SEALS & SPECIFIC HARDWARE AS NOTED ON DOOR SCHEDULE.
   - POWER OPENERS SHALL BE OPERATED BY A PUSH-BUTTON @ INTERIOR, KEYPAD ACCESS @ EXTERIOR AND 2 REMOTES PER OPENER.
8. ALL GLASS: (UNLESS OTHERWISE NOTED)
   - IN INTERIOR DOORS AND FRAMES TO BE 1/4" CLEAR.
   - IN EXTERIOR DOORS AND FRAMES TO BE INSULATED & MATCH IN APPEARANCE.
   - SHALL BE TEMPERED, LAMINATED AND/OR RATED WHERE REQUIRED BY AUTHORITIES.
9. REFER TO MEP DOCS OR MEP SCOPE FOR CARD READER / SECURITY SYSTEM REQUIREMENTS.

GENERAL ALUMINUM STOREFRONT/CURTAIN WALL NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

FRAMING:

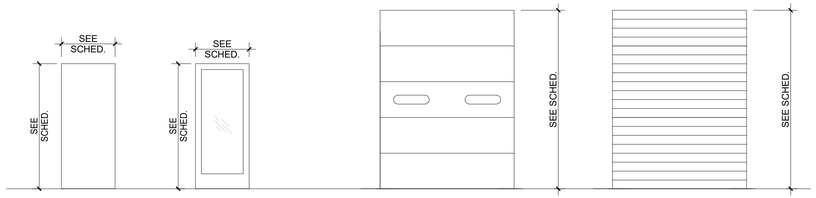
2. ALL EXTERIOR FRAMING TO BE THERMALLY BROKEN & WATERTIGHT.
   a. ALL WATER DEFLECTORS SHOULD BE INSTALLED WITH SEALANT.
   b. ZONE DAMMING REQUIRED AT RIBBON OR BUTT GLAZED SYSTEMS.
   c. NO SPLICES UNDER LONGEST STOCK MANUFACTURER LENGTHS.
   d. ANY SPLICES REINFORCED WITH FRAME ALIGNMENT PIECE & INSTALLED WITH SEALANT.
   e. VERTICAL & HORIZONTAL EXPANSION/SLIP JOINTS AS RECOMMENDED BY MANUFACTURER.
3. PROVIDE RAISED SLOPED HIGH PERFORMANCE SILL WITH HIGH BACK PLATE & WEEPS BY SYSTEM MANUFACTURER SET IN MASTIC WITH END DAMS AT ALL OPENINGS.
   a. BRAKE METAL SUB-SILL FLASHING, WITH VERTICAL LEG INSIDE EXTENDING OUT TO MOST OUTERMOST EXTERIOR MATERIAL WITH DOWN TURN DRIP EDGE SET IN MASTIC AT BOTTOM OF ALL FRAMING NOT EXTENDED TO FINISH FLOOR. END DAMS AT ALL OPENINGS. HORIZONTAL AND VERTICAL JOINTS OVERLAPPED AND SEALED.
   b. CAP & SEAL ALL SILL ANCHORS.
4. SEALANT AND BACKER ROD AT PERIMETER FRAMING. VERIFY SYSTEM WEEPS ARE KEPT CLEAR, FREE OF SEALANT AND DEBRIS.
5. ADDITIONAL FRAMING, STRUCTURAL SUPPORTS AND/OR BRACING SHALL BE IDENTIFIED BY THE GLAZING SUB-CONTRACTOR PRIOR TO BIDDING & INSTALLATION.
6. CONCEALED/FLUSH VENT DESIGN, WITH SCREENS, AT ALL OPERABLE WINDOWS.

GLAZING:

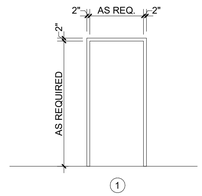
7. ALL GLASS IN INTERIOR DOORS, FRAMES, SIDELIGHTS, WINDOWS AND STOREFRONT TO BE 1/4" CLEAR U.O.N.
8. ALL GLASS IN EXTERIOR DOORS, FRAMES, SIDELIGHTS, WINDOWS AND STOREFRONT TO BE INSULATED WITH LOW-E COATING, U.O.N. (REFER TO EXTERIOR ELEVATIONS)
9. ALL INTERIOR GLASS BETWEEN TEMPERED AND NON-TEMPERED SPACES SHALL BE CLEAR INSULATED U.O.N.
10. PROVIDE TEMPERED, LAMINATED AND/OR RATED GLASS WHERE REQUIRED BY GOVERNING AUTHORITIES.
11. WHERE SPANDREL GLAZING IS BEING USED, IT SHOULD BE AN INSULATED UNIT WITH CERAMIC COATING ON INTERIOR GLASS PANE.

DOORS & HARDWARE:

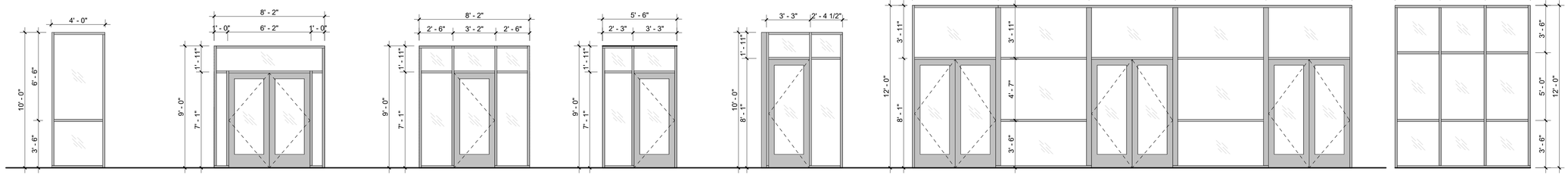
12. ALL DOORS (PAIRS WHERE SHOWN) TO BE 3'-0"W x 7'-0"H, MEDIUM STILE WITH 12" BOTTOM RAIL, UNLESS SPECIFIED OTHERWISE. STOREFRONT DOOR W/ ALUMINUM FRAME, ADA HARDWARE, HEAVY DUTY HINGES, CLOSER.
13. ALL INTERIOR DOORS SHALL HAVE 2 PAIR HEAVY DUTY HINGES, TUBULAR PULL & PUSH BAR, CLOSER, SILENCERS/BUMPERS UNLESS SPECIFIED OTHERWISE.
14. ALL EXTERIOR DOORS SHALL HAVE 2 PAIR HEAVY DUTY HINGES, PANIC EXIT DEVISE WITH CONCEALED RODS AT PAIRS, TUBULAR PULL, CLOSER, ALL LOCK HARDWARE (NO THUMBTURNS), ADA THRESHOLD, SWEEP & WEATHERSTRIPPING UNLESS SPECIFIED OTHERWISE.



1 **DOOR TYPES**
SCALE: 1/4" = 1'-0"



2 **FRAME TYPES**
SCALE: 1/4" = 1'-0"



D BLACK ANNODIZED ALUMINUM STOREFRONT WINDOW FRAME, 2" FACE THERMALLY BROKEN W/ INSULATED LOW-E GLAZING

E BLACK ANNODIZED ALUMINUM STOREFRONT WINDOW FRAME, 2" FACE THERMALLY BROKEN W/ INSULATED LOW-E GLAZING

F BLACK ANNODIZED ALUMINUM STOREFRONT WINDOW FRAME, 2" FACE THERMALLY BROKEN W/ INSULATED LOW-E GLAZING

G BLACK ANNODIZED ALUMINUM STOREFRONT WINDOW FRAME, 2" FACE THERMALLY BROKEN W/ INSULATED LOW-E GLAZING

H BLACK ANNODIZED ALUMINUM CURTAIN WALL, 2" FACE THERMALLY BROKEN W/ INSULATED LOW-E GLAZING

I BLACK ANNODIZED ALUMINUM CURTAIN WALL, 2" FACE THERMALLY BROKEN W/ INSULATED LOW-E GLAZING

K BLACK ANNODIZED ALUMINUM CURTAIN WALL, 6" PERIMETER FACE & 2" INTERIOR & BASE FACE THERMALLY BROKEN W/ INSULATED LOW-E GLAZING

3 **GLAZING ELEVATIONS**
SCALE: 1/4" = 1'-0"
SEE ENLARGED PLANS & ELEVATIONS FOR GLAZING A-C

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T12 DISTILLERY

T-12 DISTILLERY

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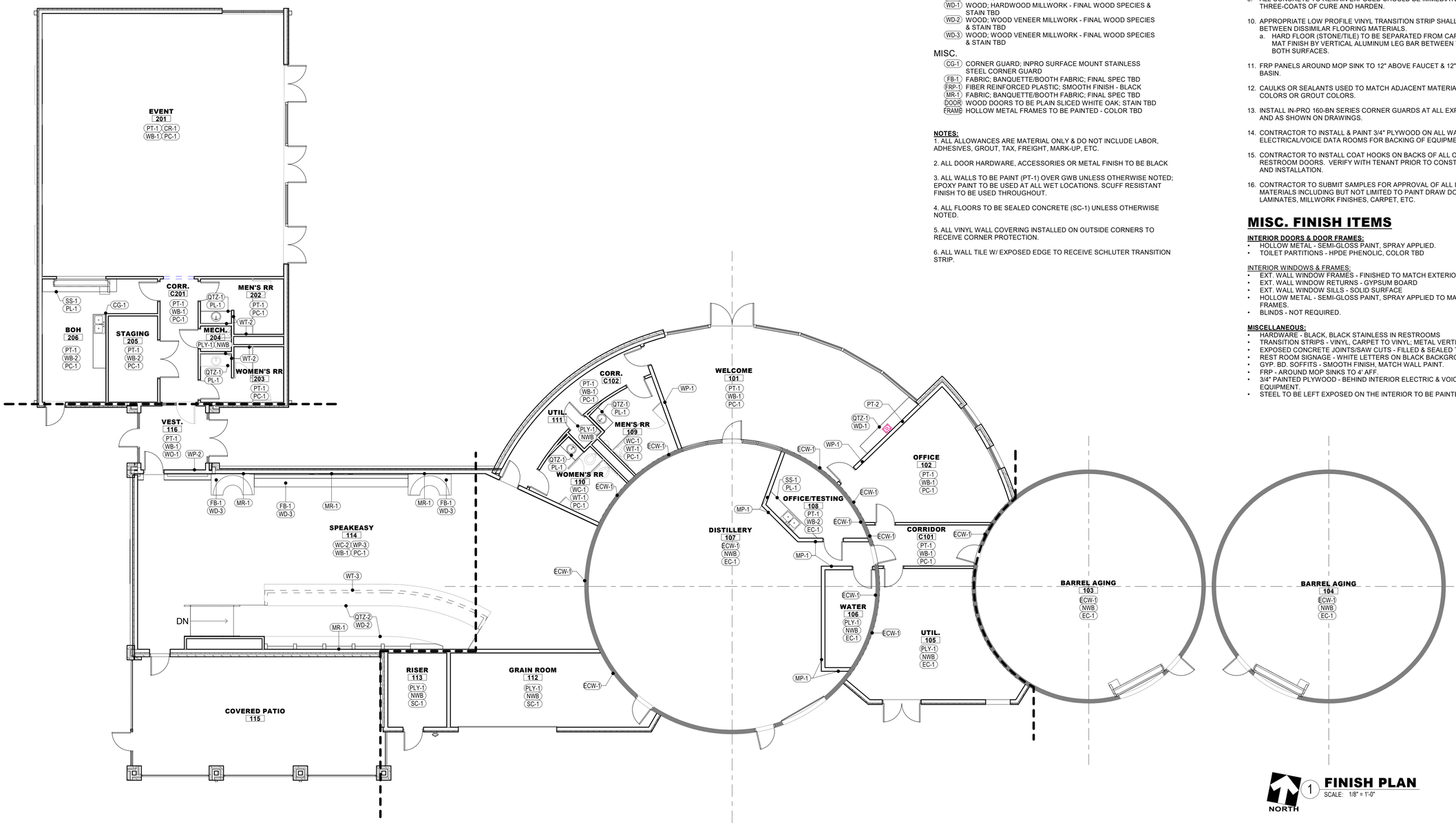
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	PRICING SET	01-31-2025

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Sheet Title
DOOR & WINDOW SCHEDULES & ELEVATIONS

Sheet No.
A-601

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1 **FINISH PLAN**
SCALE: 1/8" = 1'-0"

FINISH LEGEND

FLOORING
- EC-1 EXIST. CONCRETE TO REMAIN EXPOSED; TOUCH UP & SEAL AS REQ.
- PC-1 POLISHED & STAINED CONCRETE
- SC-1 SEALED CONCRETE
- WO-1 WALK-OFF CARPET TILE; ALLOWANCE $45/SY

WALL
- ECW-1 EXIST. CONCRETE WALL TO REMAIN; TOUCH UP & SEAL AS REQ.
- CR-1 CHAIR RAIL; 1X4 TRIM BOARD PAINTED PT-1
- MP-1 METAL PANEL LINER - WHITE FINISH
- PT-1 FIELD PAINT
- PT-2 ACCENT PAINT
- PLY-1 PAINTED PLYWOOD
- WC-1 WALLCOVERING; CUSTOM GRAPHIC VINYL WALLCOVERING
- WC-2 WALLCOVERING; VINYL WALLCOVERING; ALLOWANCE $60/LY
- WP-1 WALL PANELING; ELMWOOD: 4" TONGUE & GROOVE AMERICAN WHITE OAK - CLEAN LINEN
- WP-2 WALL PANELING; WOOD WALL PANELING W/ 1/2" REVEALS ADHERED TO SPEAKEASY WALL & DOOR
- WP-3 WALL PANELING; 42" WOOD WAINSCOT W/ 4" TOP TRIM CAP; ALLOWANCE $15 PER SF
- WT-1 WALL TILE; DECORATIVE TILE; ALLOWANCE $8/SF
- WT-2 WALL TILE; 12X24 PORCELAIN WALL TILE; ALLOWANCE $5/SF
- WT-3 WALL TILE; DECORATIVE TILE; ALLOWANCE $24/SF

WALL BASE
- WB-1 4" WOOD WALL BASE; STAINED OR PAINTED - COLOR TBD
- WB-2 4" RUBBER WALL BASE; TARKETT - COLOR TBD
- NWB NO WALL BASE - CAULK JOINT

MILLWORK
- PL-1 PLASTIC LAMINATE; VERTICAL GRAIN: COLOR TBD
- SS-1 SOLID SURFACE; CORIAN - COLOR TBD
- QTZ-1 QUARTZ; FINAL SPEC TBD; ALLOWANCE $60/SF
- QTZ-2 QUARTZ; FINAL SPEC TBD; ALLOWANCE $60/SF
- WD-1 WOOD; HARDWOOD MILLWORK - FINAL WOOD SPECIES & STAIN TBD
- WD-2 WOOD; WOOD VENEER MILLWORK - FINAL WOOD SPECIES & STAIN TBD
- WD-3 WOOD; WOOD VENEER MILLWORK - FINAL WOOD SPECIES & STAIN TBD

MISC.
- CG-1 CORNER GUARD; INPRO SURFACE MOUNT STAINLESS STEEL CORNER GUARD
- FB-1 FABRIC; BANQUETTE/BOOTH FABRIC; FINAL SPEC TBD
- FRP-1 FIBER REINFORCED PLASTIC; SMOOTH FINISH - BLACK
- MR-1 FABRIC; BANQUETTE/BOOTH FABRIC; FINAL SPEC TBD
- DOOR WOOD DOORS TO BE PLAIN SLICED WHITE OAK; STAIN TBD
- FRAME HOLLOW METAL FRAMES TO BE PAINTED - COLOR TBD

NOTES:

1. ALL ALLOWANCES ARE MATERIAL ONLY & DO NOT INCLUDE LABOR, ADHESIVES, GROUT, TAX, FREIGHT, MARK-UP, ETC.

2. ALL DOOR HARDWARE, ACCESSORIES OR METAL FINISH TO BE BLACK

3. ALL WALLS TO BE PAINT (PT-1) OVER GWB UNLESS OTHERWISE NOTED; EPOXY PAINT TO BE USED AT ALL WET LOCATIONS. SCUFF RESISTANT FINISH TO BE USED THROUGHOUT.

4. ALL FLOORS TO BE SEALED CONCRETE (SC-1) UNLESS OTHERWISE NOTED.

5. ALL VINYL WALL COVERING INSTALLED ON OUTSIDE CORNERS TO RECEIVE CORNER PROTECTION.

6. ALL WALL TILE W/ EXPOSED EDGE TO RECEIVE SCHLUTER TRANSITION STRIP.

GENERAL FINISH NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. OWNER TO APPROVE ALL FINAL MATERIAL SELECTIONS/COLORS BEFORE BIDDING, ORDERING, FABRICATION AND/OR INSTALLATION.
3. ALL GYPSUM BOARD SURFACES TO BE SMOOTH FINISH UNLESS OTHERWISE NOTED, PROPERLY FASTENED TO ELIMINATE "NAIL POPPING", TAPED, MUDDED AND SANDED, READY FOR FINISH. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET WALL LOCATIONS AND ENTIRE REST ROOM.
4. ALL EXPOSED WOOD SURFACES TO BE SMOOTH FINISH UNLESS OTHERWISE NOTED, PROPERLY FASTENED, HOLES FILLED AND SANDED, READY FOR FINISH OR PREFINISHED ONLY IF APPROVED BY OWNER.
5. ALL EXPOSED METALS TO BE SMOOTH FINISH UNLESS OTHERWISE NOTED, PROPERLY SANDED AND CLEAN OF ALL DEBRIS, READY FOR FINISH.
6. ALL EXPOSED CONCRETE, SHALL BE KEPT CLEAN AND FREE OF DEBRIS THROUGHOUT CONSTRUCTION PROCESS. INTERIOR CONCRETE TO BE SMOOTH SEALED FINISH UNLESS OTHERWISE NOTED. EXTERIOR CONCRETE TO BE BROOM FINISH UNLESS OTHERWISE NOTED.
7. ALL PAINT FINISH SHALL BE PRIMED FOLLOWED BY 2 COATS OF HIGH QUALITY FINISH PAINT. GYPSUM BOARD WALLS SHALL BE MIN. SATIN LATEX PAINT (UNLESS NOTED OTHERWISE), GYPSUM BOARD CEILINGS SHALL BE FLAT LATEX PAINT. INTERIOR METALS SHALL BE EPOXY PAINT, EXTERIOR METALS SHALL BE A THREE-COAT TNEMEC SYSTEM.
   a. ALL RESTROOMS AND WET WALLS SHALL BE PAINTED WITH EPOXY PAINT.
   b. ALL INTERIOR PAINTS USED TO BE LOW V.O.C. UNLESS NOTED OTHERWISE.
   c. IF SMOOTH SURFACE, MATERIAL SHOULD BE SANDED BETWEEN ALL COATS. ALL STEEL DOORS & METAL FRAMES SHALL BE SPRAY APPLIED PAINT.
8. ALL WOOD FINISH SHALL BE LEFT NATURAL OR STAINED AS NOTED, FOLLOWED BY 2 COATS OF HIGH QUALITY TRANSPARENT COATING. MATERIAL SHOULD BE SANDED BETWEEN ALL COATS.
9. ALL CONCRETE TO REMAIN EXPOSED SHOULD BE IMMEDIATELY SEALED WITH THREE-COATS OF CURE AND HARDEN.
10. APPROPRIATE LOW PROFILE VINYL TRANSITION STRIP SHALL BE USED BETWEEN DISSIMILAR FLOORING MATERIALS.
    a. HARD FLOOR (STONE/TILE) TO BE SEPARATED FROM CARPET/WALK-OFF MAT FINISH BY VERTICAL ALUMINUM LEG BAR BETWEEN TO BE FLUSH WITH BOTH SURFACES.
11. FRP PANELS AROUND MOP SINK TO 12" ABOVE FAUCET & 12" BEYOND SINK BASIN.
12. CAULKS OR SEALANTS USED TO MATCH ADJACENT MATERIAL COLOR, REVEAL COLORS OR GROUT COLORS.
13. INSTALL IN-PRO 160-BN SERIES CORNER GUARDS AT ALL EXPOSED CORNERS AND AS SHOWN ON DRAWINGS.
14. CONTRACTOR TO INSTALL & PAINT 3/4" PLYWOOD ON ALL WALLS OF ELECTRICAL/VOICE DATA ROOMS FOR BACKING OF EQUIPMENT.
15. CONTRACTOR TO INSTALL COAT HOOKS ON BACKS OF ALL OFFICE & RESTROOM DOORS. VERIFY WITH TENANT PRIOR TO CONSTRUCTION ORDER AND INSTALLATION.
16. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL OF ALL INTERIOR FINISH MATERIALS INCLUDING BUT NOT LIMITED TO PAINT DRAW DOWNS, PLASTIC LAMINATES, MILLWORK FINISHES, CARPET, ETC.

MISC. FINISH ITEMS

INTERIOR DOORS & DOOR FRAMES:
- HOLLOW METAL - SEMI-GLOSS PAINT, SPRAY APPLIED.
- TOILET PARTITIONS - HPDE PHENOLIC, COLOR TBD

INTERIOR WINDOWS & FRAMES:
- EXT. WALL WINDOW FRAMES - FINISHED TO MATCH EXTERIOR WINDOWS.
- EXT. WALL WINDOW RETURNS - GYPSUM BOARD
- EXT. WALL WINDOW SILLS - SOLID SURFACE
- HOLLOW METAL - SEMI-GLOSS PAINT, SPRAY APPLIED TO MATCH DOOR FRAMES.
- BLINDS - NOT REQUIRED.

MISCELLANEOUS:
- HARDWARE - BLACK, BLACK STAINLESS IN RESTROOMS
- TRANSITION STRIPS - VINYL, CARPET TO VINYL; METAL VERTICAL LEG AT TILE.
- EXPOSED CONCRETE JOINTS/SAW CUTS - FILLED & SEALED TO TOP OF FLOOR.
- REST ROOM SIGNAGE - WHITE LETTERS ON BLACK BACKGROUND.
- GYP. BD. SOFFITS - SMOOTH FINISH, MATCH WALL PAINT.
- FRP - AROUND MOP SINKS TO 4' AFF.
- 3/4" PAINTED PLYWOOD - BEHIND INTERIOR ELECTRIC & VOICE/DATA EQUIPMENT.
- STEEL TO BE LEFT EXPOSED ON THE INTERIOR TO BE PAINTED BLACK

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T12 DISTILLERY

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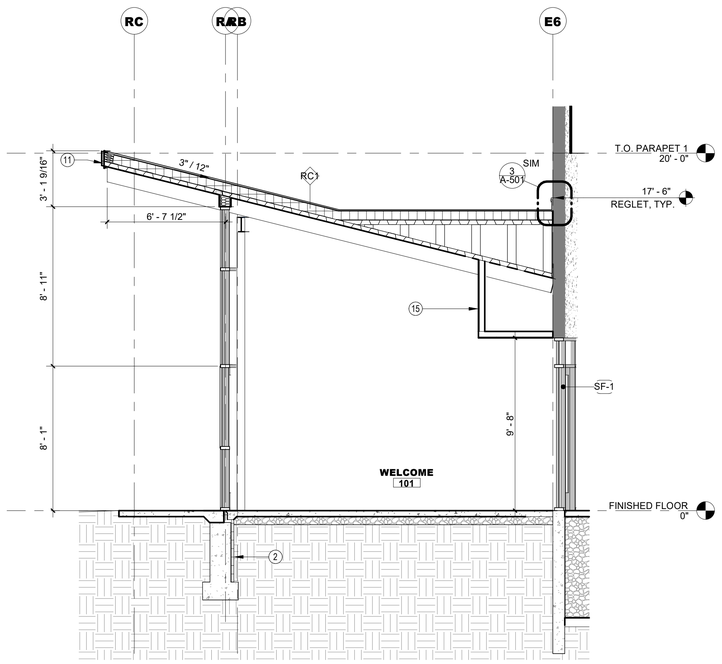
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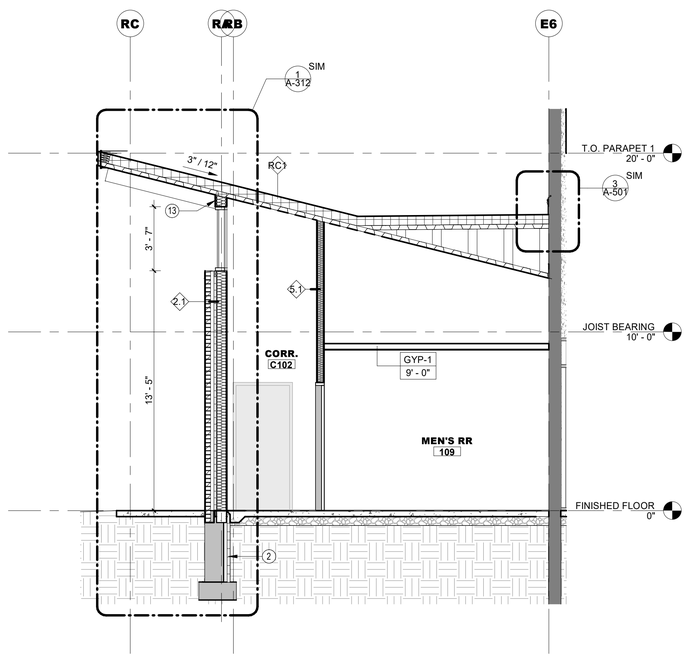
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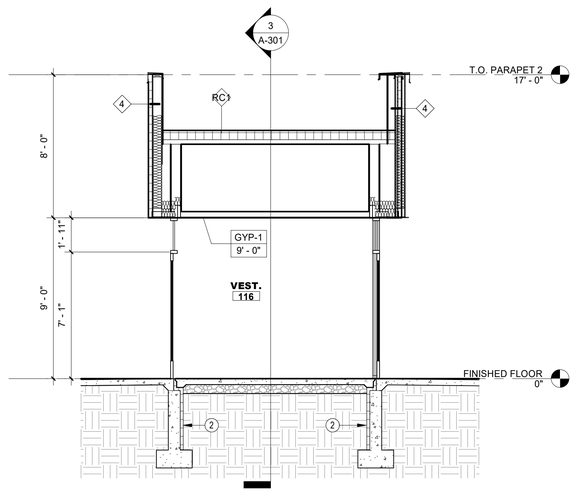
SECTION KEYNOTES	
NOTE #	**DESCRIPTION**
1	FULLY ADHERED ROOFING MEMBRANE OVER 5/8" EXTERIOR SHEATHING OVER FRAMING. MEMBRANE TO EXTEND UP A MINIMUM OF 12" AND FINISH MATERIAL OF WALL ABOVE TO COME DOWN OVER TOP OF MEMBRANE A MINIMUM OF 4", TYP.
2	CONTINUOUS PERIMETER FOUNDATION RIGID INSULATION SYSTEM, TYP. - R-10 MIN
3	SAND FILL
4	4" CONCRETE SLAB OVER 6" GRANULAR FILL OVER VAPOR BARRIER ON COMPACTED SOIL
5	SLOPED CONCRETE 1/8" PER FOOT
6	1/2" EXPANSION JOINT/THERMAL BREAK MATERIAL CAPPED WITH SEALANT UNDER FRAMING, TYP.
8	BULKHEAD ABOVE GARAGE DOOR OPENING - 5/8" GWB ON METAL FRAMING
9	1" INSULATED GLASS IN THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING
10	INSULATION IN DECK FLUTES ABOVE EXTERIOR WALL
11	PREFINISHED METAL COPING
12	TPO MEMBRANE ROOFING OVER R-30 RIGID ROOF INSULATION OVER VAPOR BARRIER ON METAL DECK
13	FIBER CEMENT PANEL ON CLIPS ON 1 1/2" RIGID INSULATION OVER WRB ON EXTERIOR SHEATHING
15	BULKHEAD ENCLOSURE - 5/8" GWB ON 3 5/8" METAL STUD FRAMING
16	FIRE RATED COILING OVERHEAD DOOR



3 **WELCOME CENTER SECTION**
SCALE: 1/4" = 1'-0"



2 **SECTION @ CORRIDOR C102**
SCALE: 1/4" = 1'-0"



1 **SECTION AT VESTIBULE**
SCALE: 1/4" = 1'-0"

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T12 DISTILLERY

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T-12 DISTILLERY

100 LINCOLN ST. NE
BONDURANT, IA

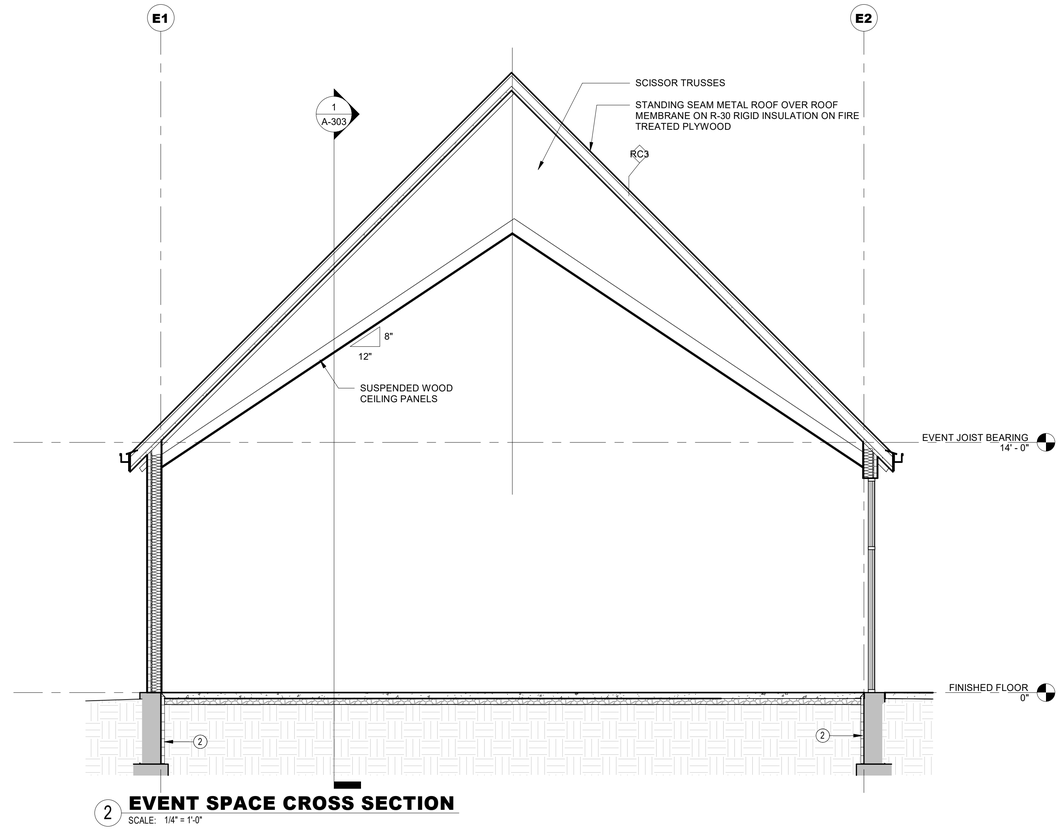
Rev. #	Issue / Revision	Date
	ISSUED FOR PERMIT	04-02-2025

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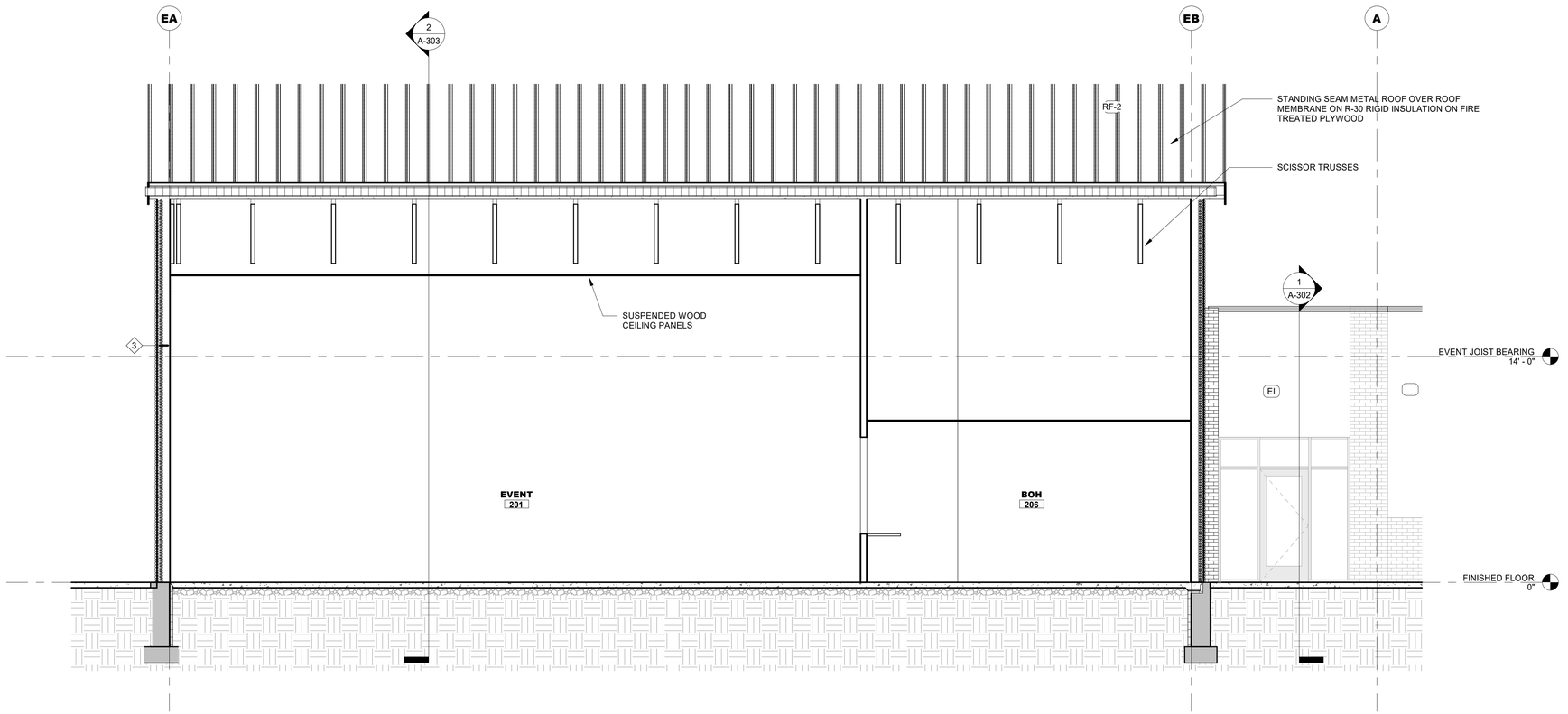
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BUILDING SECTIONS

Sheet No.
A-302

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2 **EVENT SPACE CROSS SECTION**
SCALE: 1/4" = 1'-0"



1 **EVENT SPACE SECTION**
SCALE: 1/4" = 1'-0"

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Rev. #	Issue / Revision	Date
	PRICING SET	01-31-2025

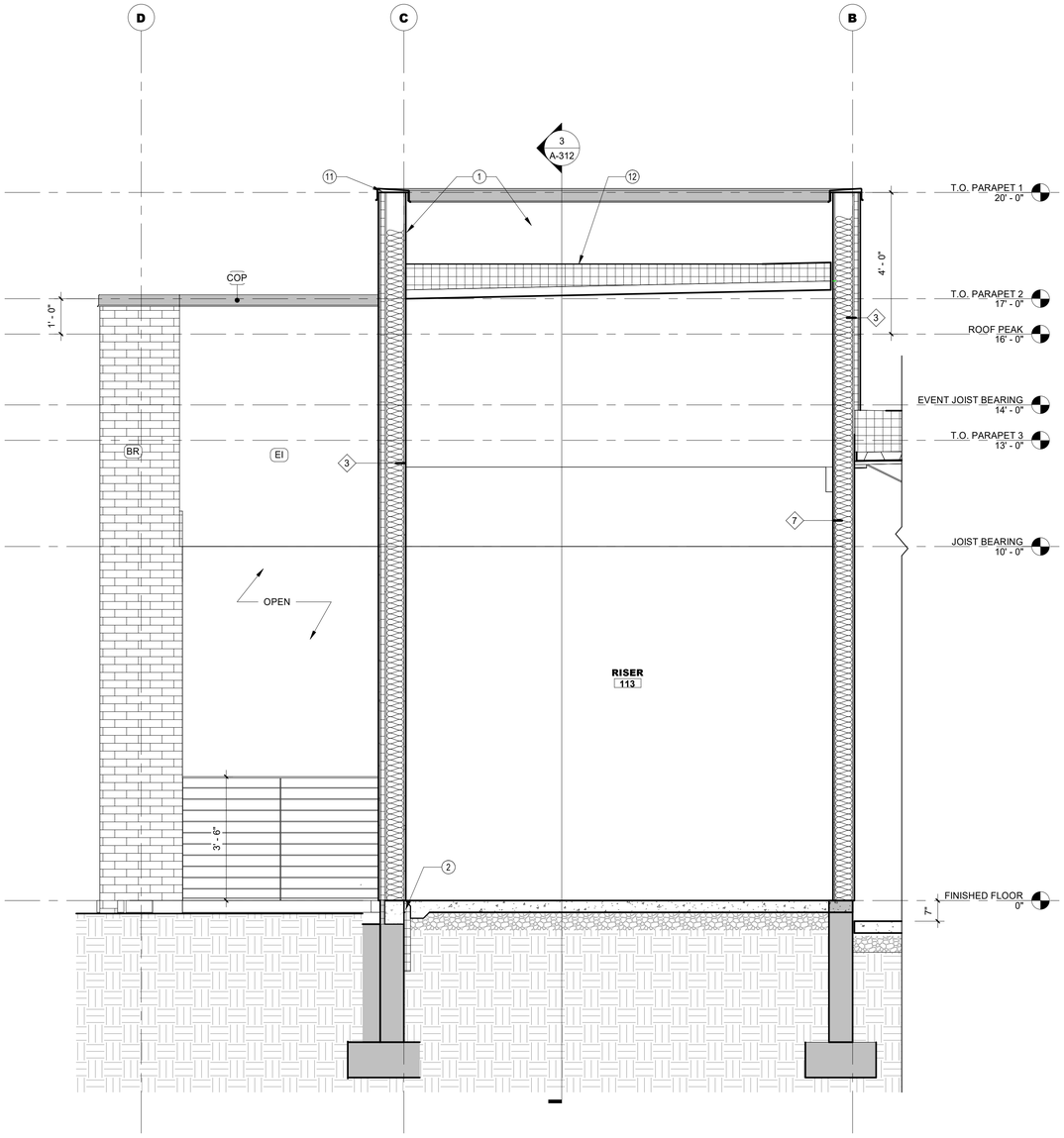
Proj. No. 23129 | SAA | Proj. Mgr. BLS

Sheet Title
BUILDING SECTIONS

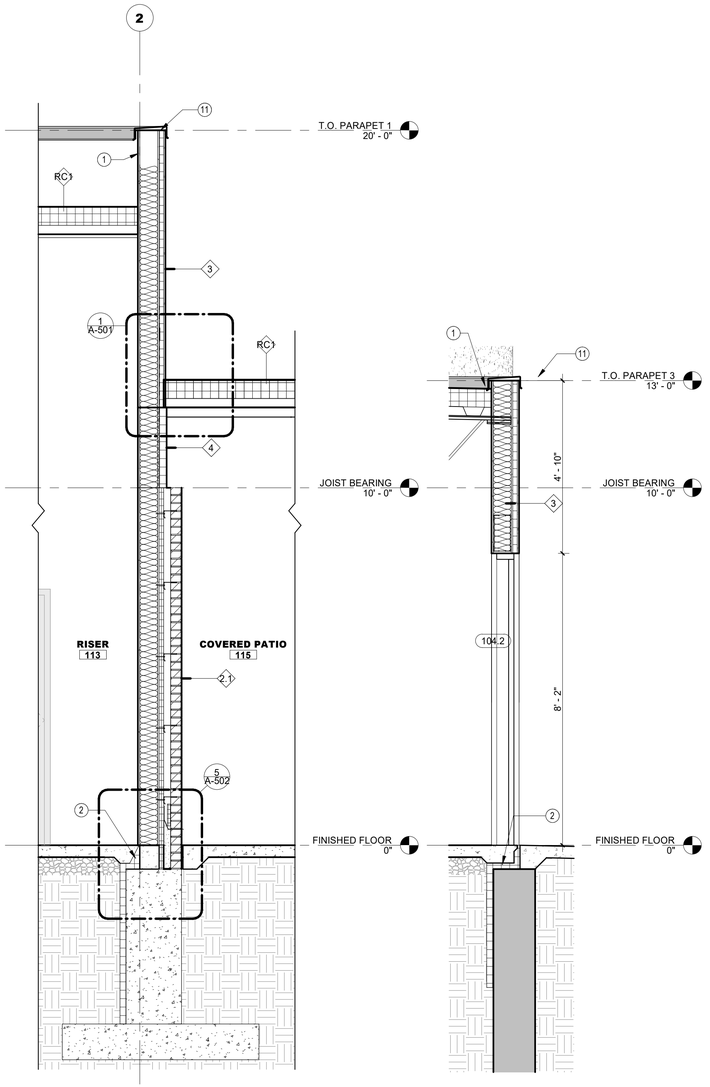
Sheet No.
A-303

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SECTION KEYNOTES	
NOTE #	**DESCRIPTION**
1	FULLY ADHERED ROOFING MEMBRANE OVER 5/8" EXTERIOR SHEATHING OVER FRAMING. MEMBRANE TO EXTEND UP A MINIMUM OF 12" AND FINISH MATERIAL OF WALL ABOVE TO COME DOWN OVER TOP OF MEMBRANE A MINIMUM OF 4", TYP.
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15	BULKHEAD ENCLOSURE - 5/8" GWB ON 3 5/8" METAL STUD FRAMING
16	FIRE RATED COILING OVERHEAD DOOR

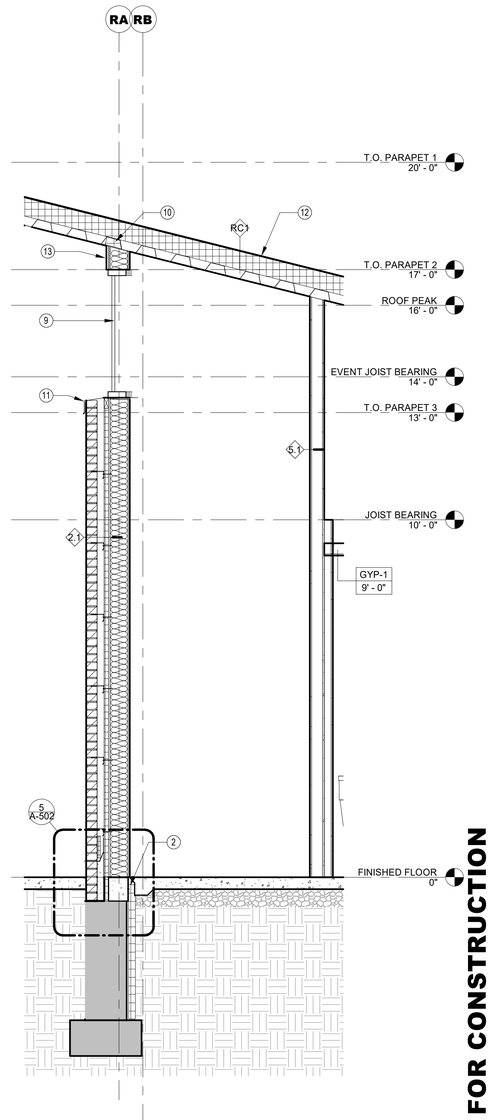


4 **SECTION AT RISER**
SCALE: 1/2" = 1'-0"



3 **GRAIN TO SPEAKEASY**
SCALE: 1/2" = 1'-0"

2 **GRAIN SECTION**
SCALE: 1/2" = 1'-0"



1 **CLERESTORY SECTION**
SCALE: 1/2" = 1'-0"

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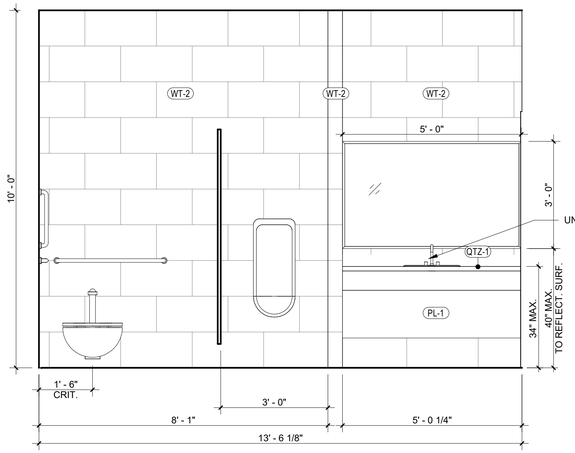
Rev. #	Issue / Revision	Date
	PRICING SET	01-31-2025

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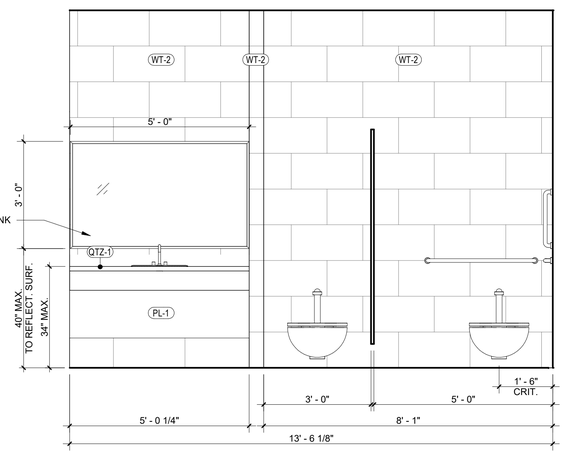
Sheet Title
WALL SECTIONS

Sheet No.
A-312

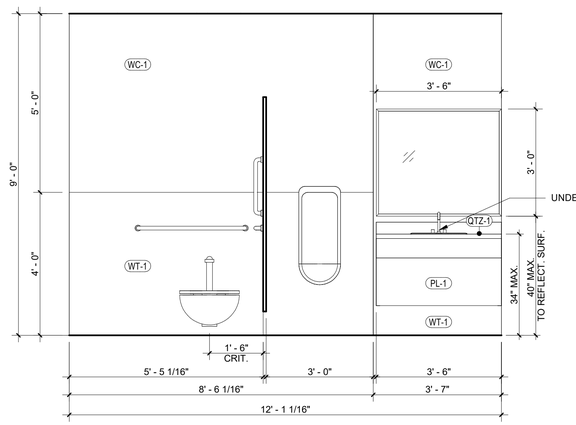
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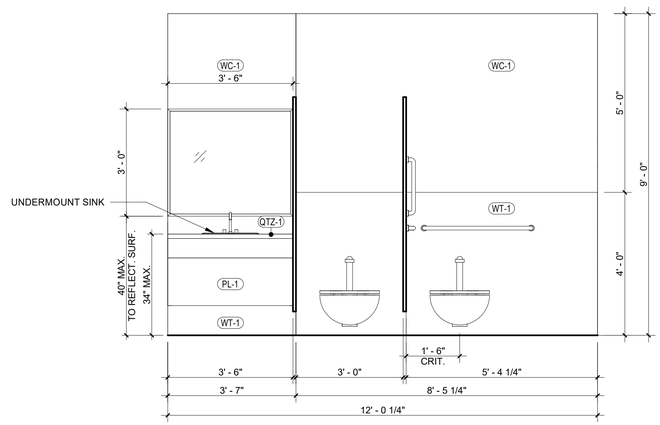
1 **EVENT MEN'S RR ELEVATION**
SCALE: 1/2" = 1'-0"



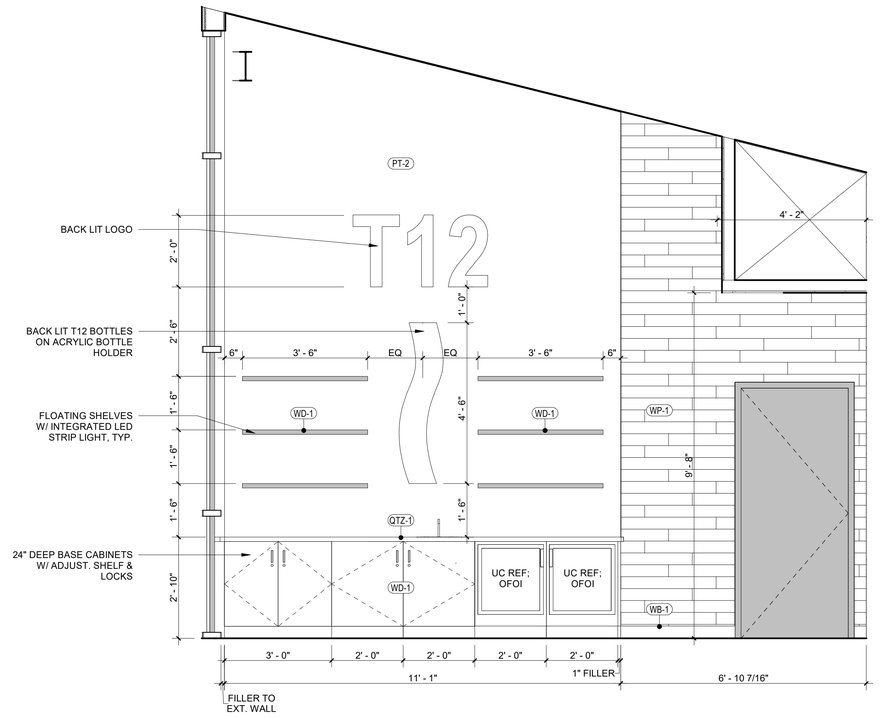
2 **EVENT WOMEN'S RR ELEVATION**
SCALE: 1/2" = 1'-0"



3 **MEN'S RESTROOM ELEV.**
SCALE: 1/2" = 1'-0"



4 **WOMEN'S RESTROOM ELEV.**
SCALE: 1/2" = 1'-0"



5 **TASTING BAR BACK ELEVATION**
SCALE: 1/2" = 1'-0"

GENERAL RESTROOM NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL PLUMBING FIXTURES SHOWN ON THIS SHEET IS PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO PLUMBING DOCUMENTS FOR SPECIFIC DESIGN INFO.
3. ALL RESTROOMS, FIXTURES & ACCESSORIES SHALL BE COMMERCIAL GRADE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. PROVIDE ADEQUATE BLOCKING FOR ALL RESTROOM FIXTURES AND EQUIPMENT.
5. ADD GFI POWER UNDER SINKS OR AROUND WATER CLOSETS IF AUTO-CONTROLS.
6. REFER TO SHEET G-012 FOR 2017 ICC/ANSI 117.1 ACCESSIBILITY REQUIREMENTS & GUIDELINES.

GENERAL FIXTURE & EQUIP. NOTES

1. PROVIDE THE FOLLOWING RESTROOM FIXTURES IN WHITE VITREOUS CHINA FINISH UNLESS OTHERWISE INDICATED OR APPROVED, AS REPRESENTED IN DOCUMENTS.
   - WALL HUNG TYPE WATER CLOSETS.
   - WALL HUNG WITH ELONGATED RIM URINALS.
   - UNDERMOUNT WITH OVERFLOW LAVATORY.
   - HAND OPERATED FLUSH & FAUCET CONTROLS.
   - INSTA-HOT ELECTRIC HOT WATER HEATER UNDER LAVATORY.
   - EXHAUST FAN.
2. PROVIDE THE FOLLOWING RESTROOM ACCESSORIES IN BRUSHED CHROME FINISH UNLESS OTHERWISE STATED OR APPROVED. BRUSHED STAINLESS STEEL IS AN ACCEPTABLE ALTERNATIVE FINISH.

   WATER CLOSET AREA:
   - (1) SURFACE MOUNT DOUBLE TOILET PAPER DISPENSER PER WATER CLOSET.
   - (1) SANITARY NAPKIN DISPOSAL PER WOMENS WATER CLOSET.
   - (1) SANITARY NAPKIN DISPENSER PER WOMENS RESTROOM.
   - (1) COAT HOOK PER WATER CLOSET/URINAL.

   LAVATORY AREA:
   - (1) AUTOMATIC HIGH VELOCITY HAND AIR DRYER (XLERATOR OR SIM) WITH ADA RECESSED TRAY & WALL GUARD.
   - (1) SEMI-RECESSED COMBINATION FOLDED PAPER TOWEL DISPENSER / MEDIUM-SIZED TRASH RECEPTACLE PER RESTROOM.
   - (1) LIQUID SOAP DISPENSER PER LAVATORY.
   - (1) MIRROR WITH METAL TRIM PER LAVATORY. SEE ELEVATIONS FOR DIMENSIONS.

   MISC.
   - (1) FLOOR DRAIN WITH TRIM FLUSH WITH FINISHED FLOOR PER REST ROOM.
   - (1) BABY CHANGING STATION PER REST ROOM.

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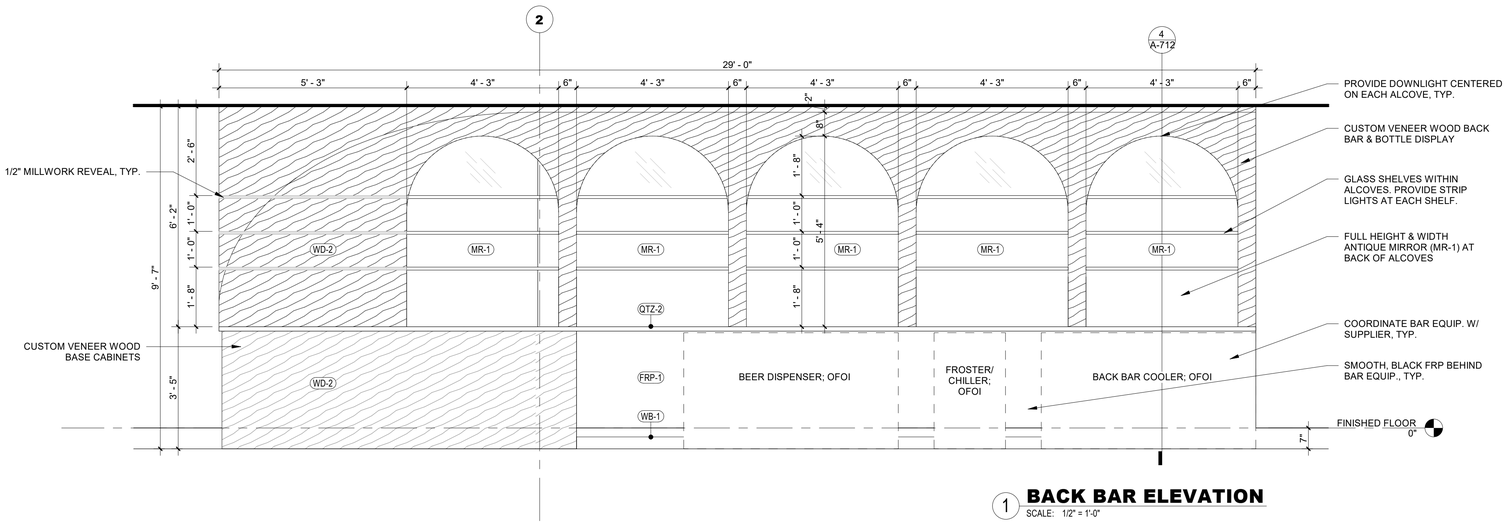
Rev. #	Issue / Revision	Date
	ISSUED FOR PERMIT	04-02-2025

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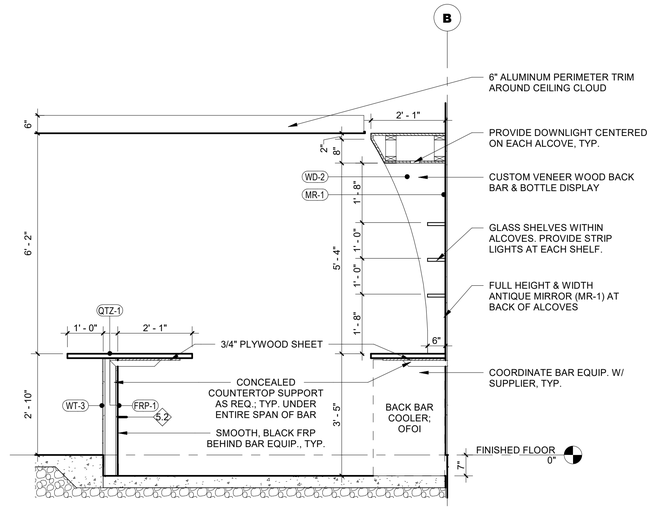
Sheet Title
INTERIOR ELEVATIONS

Sheet No.
A-711

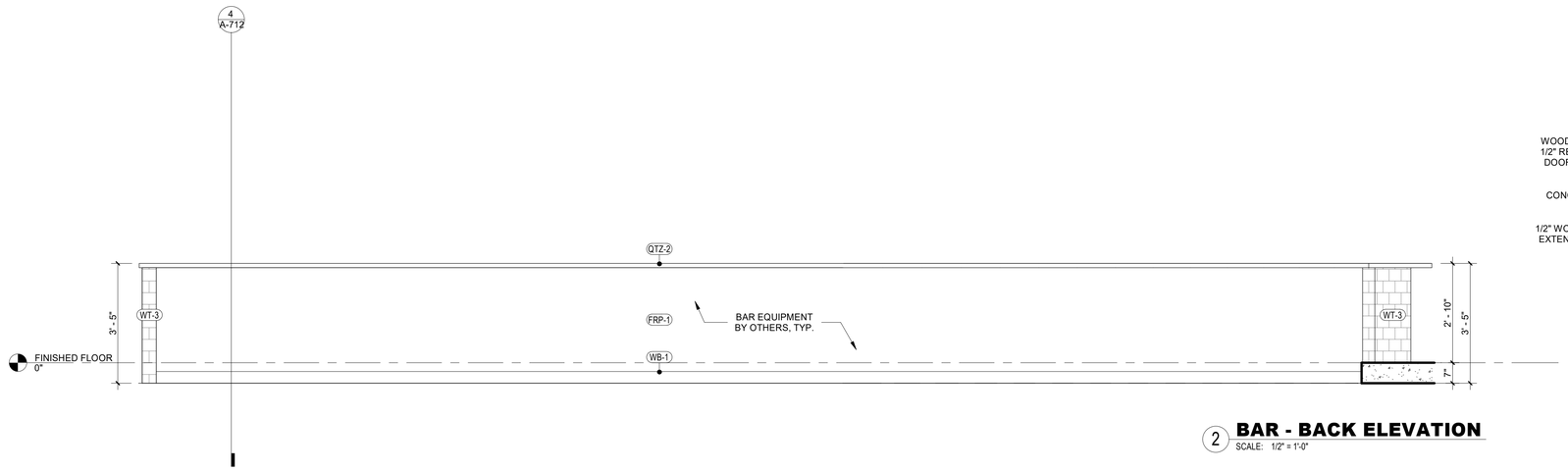
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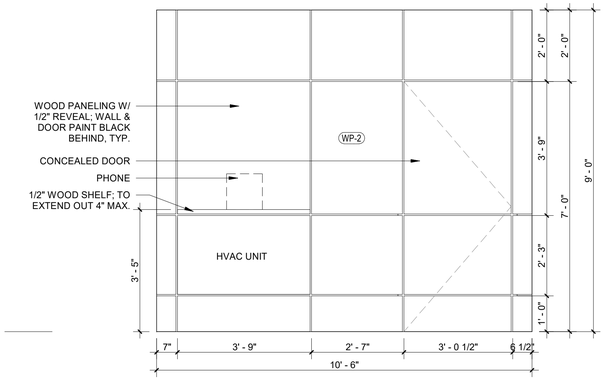
1 BACK BAR ELEVATION
SCALE: 1/2" = 1'-0"



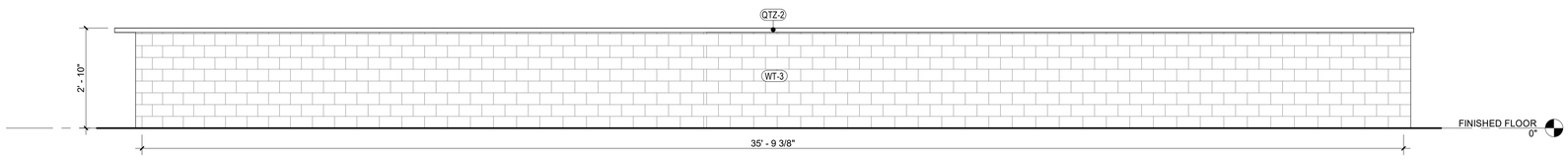
4 BACK BAR SECTION
SCALE: 1/2" = 1'-0"



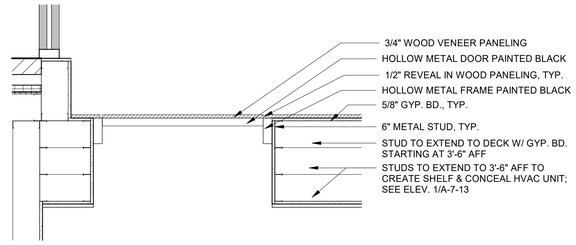
2 BAR - BACK ELEVATION
SCALE: 1/2" = 1'-0"



5 CONCEALED DOOR
SCALE: 1/2" = 1'-0"



3 BAR - FRONT ELEVATION
SCALE: 1/2" = 1'-0"



6 ENLARGED SPEAKEASY DOOR DETAIL
SCALE: 3/4" = 1'-0"

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T12 DISTILLERY

T-12 DISTILLERY

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BONDURANT, IA

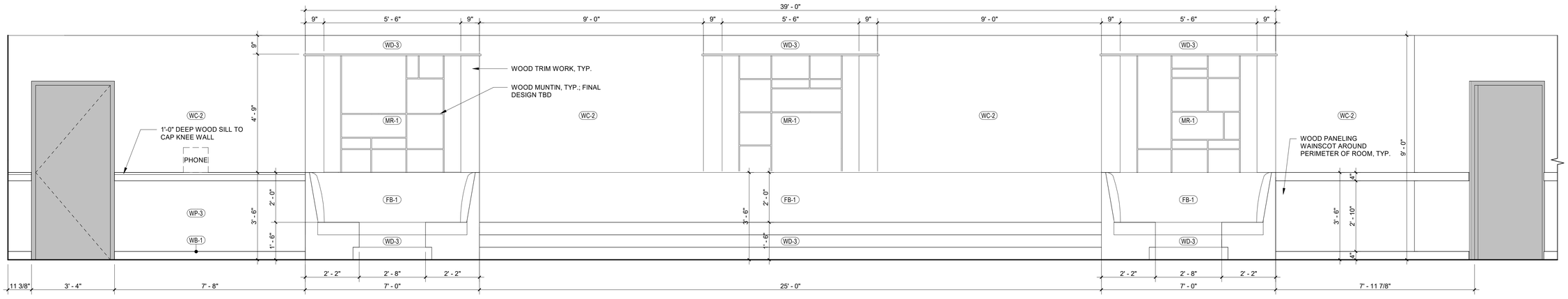
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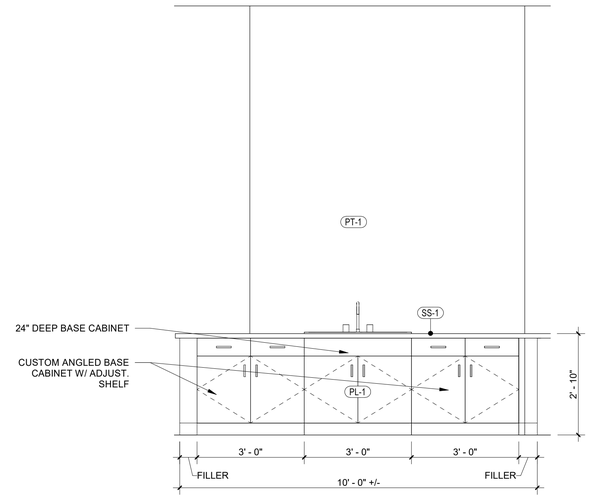
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INTERIOR ELEVATIONS

Sheet No.
A-712

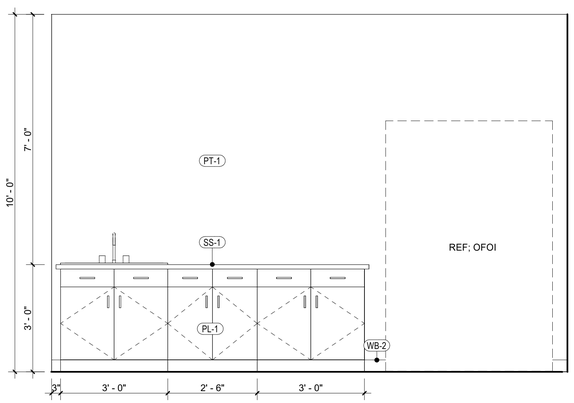
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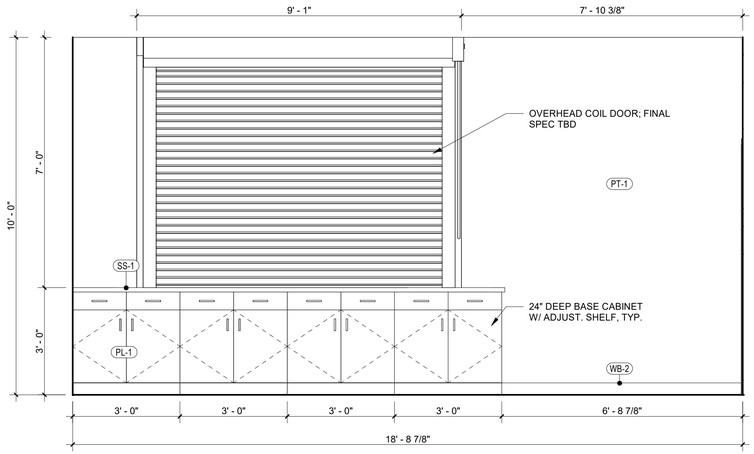
1 BOOTH ELEVATION
SCALE: 1/2" = 1'-0"



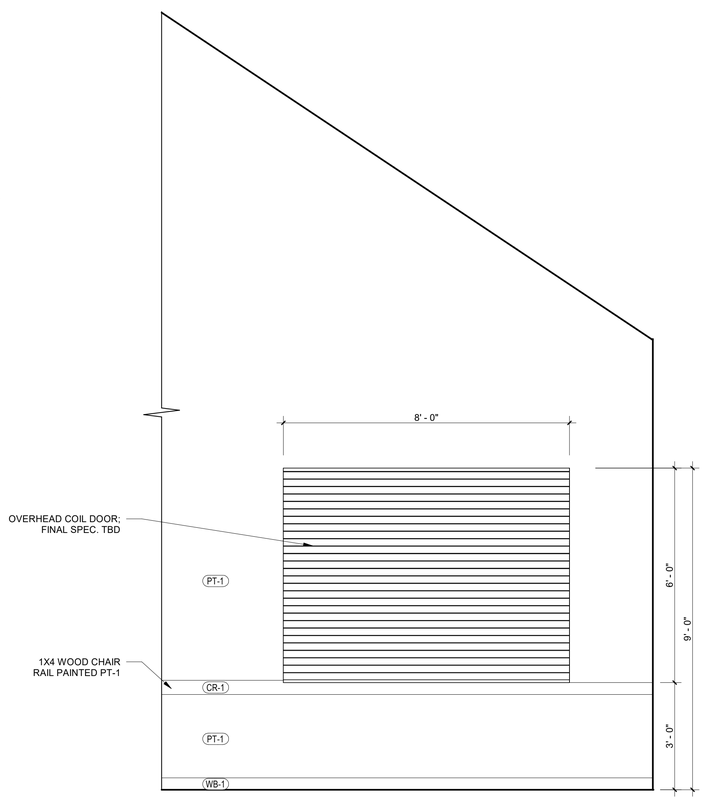
2 OFFICE/TESTING MILLWORK
SCALE: 1/2" = 1'-0"



3 BOH CATERING
SCALE: 1/2" = 1'-0"



4 BOH EVENT SERVING BACK
SCALE: 1/2" = 1'-0"



5 EVENT SERVING FRONT
SCALE: 1/2" = 1'-0"

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Sheet Title
INTERIOR ELEVATIONS

Sheet No.
A-713

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