



Mount  
Vernon  
IOWA

**City of Mt. Vernon  
Planning and Zoning Commission  
January 2, 2025 6:30 PM  
City Hall, 213 1<sup>st</sup> Street NW**

**MEETING PACKET**

**Remote / Zoom Access:**

For those who are unable to attend please log onto Zoom 5-10 minutes prior to the meeting. Contact staff member Leigh Bradbury at (319) 929-6541 for a link to be emailed to you, or log on utilizing the meeting ID#: **687 626 2505**

**City of Mount Vernon  
Planning and Zoning Commission  
City Hall 213 First St NW  
January 2, 2025 6:30 PM**



**Mount  
Vernon**  
IOWA

## **AGENDA**

1. Call to Order / Roll Call
2. Approval of Agenda
3. Approval of Minutes – November 13, 2024
4. Public Discussion - Items not on the agenda. Each citizen is limited to 5 minutes
5. Rezoning – 1040 2<sup>nd</sup> Avenue NW
6. Site Plan Review – 217 1<sup>st</sup> Street NW / Old Fire Station / MV Brews LLC
7. Staff Updates:
  - Kwik Star / Rachel Street SW
  - Robison / 353 Business 30 SW
8. Adjournment

**PLANNING & ZONING COMMISSION**  
**Meeting Minutes**  
**November 13, 2024**

**The Mount Vernon Planning & Zoning Commission met at 6:30 p.m. on November 13, 2024 at City Hall, 213 First St NW, Mount Vernon, IA; with the option of attendance via Zoom.**

**Call to Order:** At 6:00 p.m., Commission Chair Truman Jordan called the meeting to order.

**Roll Call:** Four members attended in person, including Truman Jordan, Jay Willems, Cathy George and Mary Horst. Commission members Jake Buster and Jacob Lindauer were absent.

**Agenda Approval:** Motion to approve, Willems; seconded by Horst. All in favor.

**Approval of Minutes – September 18, 2024:** Motion to approve, Willems; seconded by George. All in favor.

**Public discussion - items not on the agenda:** None

**Agenda Item #5: Site Plan Review – 520 1<sup>st</sup> Street SW**

Applicant Doug Berner was present to answer questions. A Conditional Use Permit was approved for 520 1<sup>st</sup> Street SW to be utilized for Trade Services at the Board of Adjustment meeting on October 24, 2024. The permit is subject to landscaping requirements that protect the public's use of adjacent Cemetery grounds along First Street.

Commission members inquired as to whether the contractor "condos" proposed within the primary structure will be available for rent by other businesses. Mr. Berner indicated that was the intent, with the majority of the site to be utilized for indoor storage and office space related to his personal concrete business.

The applicant's engineering firm submitted an updated site plan on November 13, 2024, and the following items remain unresolved at this time:

- The sanitary sewer service line must be televised and a connection approved by the City Engineer prior to construction.

## **Planning & Zoning Commission Mtg Minutes – November 13, 2023**

- Signage and a photometric plan must be submitted to City staff for review and approval in compliance with City Code.

Commission member Willems moved to approve the revised November 13, 2024, site plan, subject to compliance with the afore-mentioned modifications and conditions noted by staff, as well as the requirements placed on the Conditional Use Permit issued by the Board of Adjustment. Seconded by George, all members voting in favor.

Staff noted that City Council designated updating the Comprehensive Plan from 2016 as one of their priorities for 2024-2025. City Administrator Chris Nosbisch would like to move forward with this starting in January, 2025.

Move to adjourn at 7:22p.m. by Willems, seconded by George, all in favor.

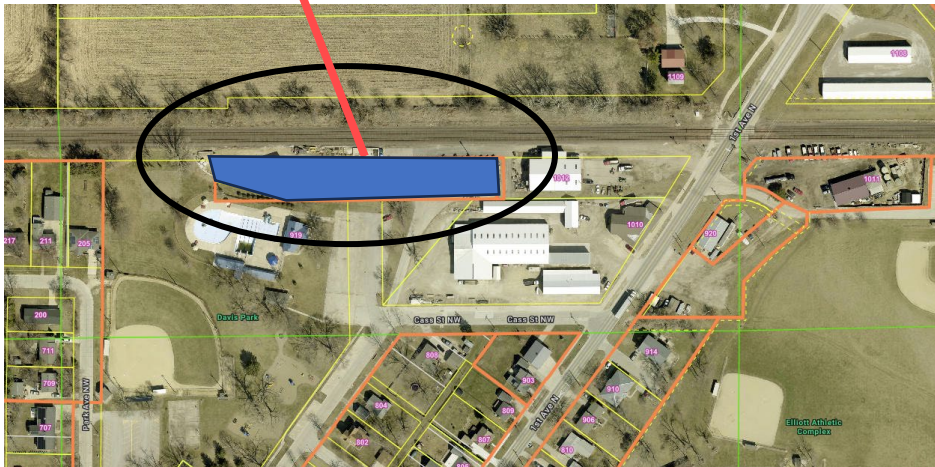
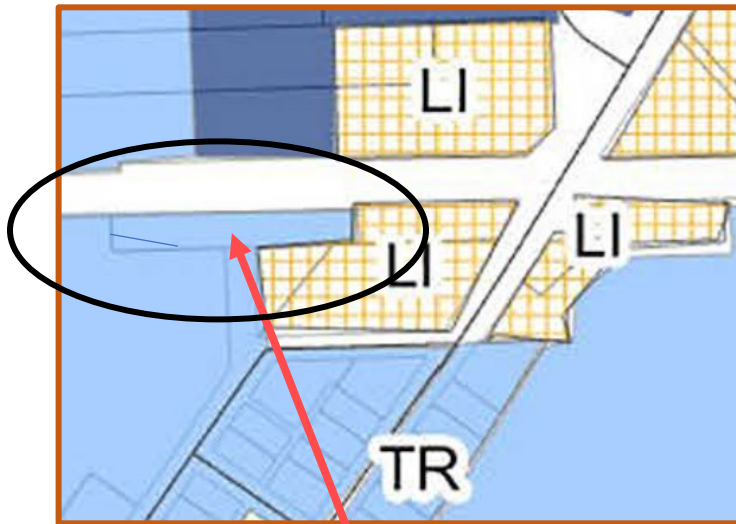
**Staff present:** City Planner Leigh Bradbury

**PLANNING & ZONING COMMISSION**  
**January 2, 2025**  
**STAFF REPORT**

**Prepared by:** Leigh Bradbury, City Planner

**AGENDA ITEM #5:      **Rezoning Application – 1040 2<sup>nd</sup> Avenue NW****

**Applicant / Owner:**            City of Mount Vernon  
**Current Zoning:**                Traditional Residential (TR), with a Public Use Overlay  
**Proposed Zoning:**                Limited Industrial (LI)  
**Current Use:**                      Public Works Facility  
**Parcel #:**                          17101-27003-00000  
**Size:**                                .92 acres



### **Background Information**

This parcel currently serves as a Public Works facility for the City of Mount Vernon. Operations are currently being moved to 1655 Bryant Road SW.

Current zoning for the parcel is Traditional Residential (TR). Properties to the north, east and southeast are zoned Limited Industrial (LI), extending along the Union Pacific Railway and on both sides of Highway 1. The applicant seeks to rezone this parcel and extend Light Industrial zoning westward.

Adjacent uses include railway service, municipal park and swimming pool, lumber yard and Automotive / Equipment Services.

### **Staff Recommendation**

It is recommended that this parcel be rezoned Limited Industrial (LI).

### **Action Required**

Recommendation to City Council to 1) approve, 2) approve with modifications / conditions, or 3) disapprove an ordinance amending the comprehensive plan and zoning map.

PLOTTED: Monday, November 4, 2024 1:16:22 PM

X-REFS: FILE PATH: \\V\KRVL-F\SCRV\SHARE\05000513-MOUNT\_VERNON\0513-0073\_OLD\_PUBLIC\_WORKS\_BUILDING\_LOT\_PLATTING\_DESIGN\_AND\_PLANNING\SURVEY\PLAT\PARCEL A POS 2879

INDEX LEGEND

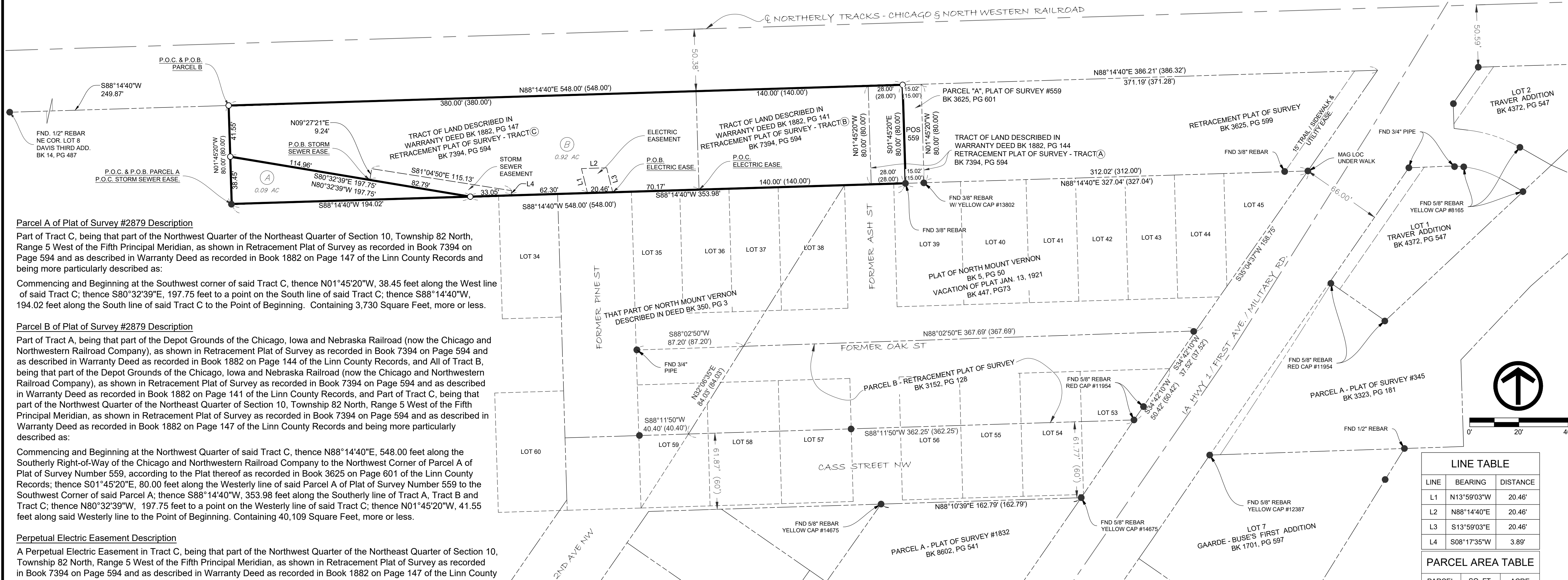
COUNTY: LINN SECTION: 10 TOWNSHIP: 82 RANGE: 5 ALIQUOT PART: NW1/4 - NE1/4 CITY: MOUNT VERNON, IOWA PROPRIETOR: CITY OF MOUNT VERNON, IOWA PREPARED FOR: PROPRIETOR

PREPARED BY: CRAIG W. BEEDLE, PLS 17913 VEENSTRA & KIMM INC. 2600 UNIVERSITY PARKWAY - SUITE 1 CORALVILLE, IA 52241 (319) 466-1000

PARCEL A & PARCEL B PLAT OF SURVEY #2879

A PORTION OF THE NW1/4 OF THE NE1/4 SEC 10-T82N-R05W OF THE 5TH P.M. CITY OF MOUNT VERNON, LINN COUNTY, IOWA

SURVEY PREPARED BY: CRAIG W. BEEDLE, PLS 17913, VEENSTRA AND KIMM INC. - 2600 UNIVERSITY PARKWAY - SUITE 1 - CORALVILLE, IA 52241 - (319) 466-1000



Parcel A of Plat of Survey #2879 Description

Part of Tract C, being that part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 82 North, Range 5 West of the Fifth Principal Meridian, as shown in Retracement Plat of Survey as recorded in Book 7394 on Page 594 and as described in Warranty Deed as recorded in Book 1882 on Page 147 of the Linn County Records and being more particularly described as: Commencing and Beginning at the Southwest corner of said Tract C, thence N01°45'20"W, 38.45 feet along the West line of said Tract C; thence S80°32'39"E, 197.75 feet to a point on the South line of said Tract C; thence S88°14'40"W, 194.02 feet along the South line of said Tract C to the Point of Beginning. Containing 3,730 Square Feet, more or less.

Parcel B of Plat of Survey #2879 Description

Part of Tract A, being that part of the Depot Grounds of the Chicago, Iowa and Nebraska Railroad (now the Chicago and Northwestern Railroad Company), as shown in Retracement Plat of Survey as recorded in Book 7394 on Page 594 and as described in Warranty Deed as recorded in Book 1882 on Page 144 of the Linn County Records, and All of Tract B, being that part of the Depot Grounds of the Chicago, Iowa and Nebraska Railroad (now the Chicago and Northwestern Railroad Company), as shown in Retracement Plat of Survey as recorded in Book 7394 on Page 594 and as described in Warranty Deed as recorded in Book 1882 on Page 141 of the Linn County Records, and Part of Tract C, being that part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 82 North, Range 5 West of the Fifth Principal Meridian, as shown in Retracement Plat of Survey as recorded in Book 7394 on Page 594 and as described in Warranty Deed as recorded in Book 1882 on Page 147 of the Linn County Records and being more particularly described as:

Commencing and Beginning at the Northwest Quarter of said Tract C, thence N88°14'40"E, 548.00 feet along the Southerly Right-of-Way of the Chicago and Northwestern Railroad Company to the Northwest Corner of Parcel A of Plat of Survey Number 559, according to the Plat thereof as recorded in Book 3625 on Page 601 of the Linn County Records; thence S01°45'20"E, 80.00 feet along the Westerly line of said Parcel A of Plat of Survey Number 559 to the Southwest Corner of said Parcel A; thence S88°14'40"W, 353.98 feet along the Southerly line of Tract A, Tract B and Tract C; thence N80°32'39"W, 197.75 feet to a point on the Westerly line of said Tract C; thence N01°45'20"W, 41.55 feet along said Westerly line to the Point of Beginning. Containing 40,109 Square Feet, more or less.

Perpetual Electric Easement Description

A Perpetual Electric Easement in Tract C, being that part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 82 North, Range 5 West of the Fifth Principal Meridian, as shown in Retracement Plat of Survey as recorded in Book 7394 on Page 594 and as described in Warranty Deed as recorded in Book 1882 on Page 147 of the Linn County Records and being more particularly described as:

Commencing at the Southeast Corner of said Tract C, thence S88°14'40"W, 70.17 feet along the Southerly line of said Tract C to the Point of Beginning; thence S88°14'40"W, 20.46 feet continuing along said Southerly line; thence N13°59'03"W, 20.46 feet; thence N88°14'40"E, 20.46 feet; thence S13°59'03"E, 20.46 feet to the Point of Beginning. Said Perpetual Easement Contains 419 Square Feet, more or less.

Storm Sewer Easement Description

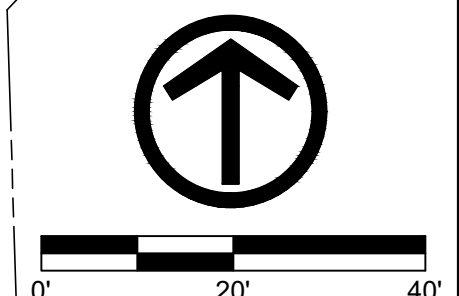
A Storm Sewer Easement in Tract C, being that part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 82 North, Range 5 West of the Fifth Principal Meridian, as shown in Retracement Plat of Survey as recorded in Book 7394 on Page 594 and as described in Warranty Deed as recorded in Book 1882 on Page 147 of the Linn County Records and being more particularly described as:

Commencing at the Southwest Corner of said Tract C, thence N01°45'20"W, 38.45 feet along the Westerly line of said Tract C; thence S80°32'39"E, 114.96 feet to the Point of Beginning; thence N09°27'21"E, 9.24 feet; thence S81°04'50"E, 115.13 feet; thence S08°17'35"W, 3.89 feet to a point on the Southerly line of said Tract C; thence S88°14'40"W, 33.05 feet along said Southerly line; thence N80°32'39"W, 82.79 feet to the Point of Beginning. Said Perpetual Easement Contains 1,022 Square Feet, more or less

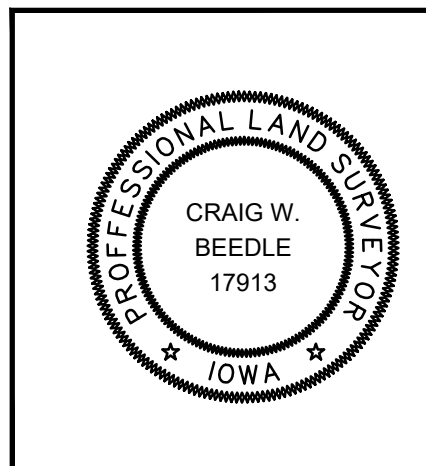
LEGEND

- FOUND PROPERTY CORNER - 5/8" REBAR UNLESS OTHERWISE NOTED
FOUND SECTION CORNER AS NOTED
SET 5/8" REBAR WITH PLASTIC YELLOW CAP #17913, UNLESS OTHERWISE NOTED
RECORD DISTANCE OR BEARING
PARCEL BOUNDARY
PROPERTY LINES
VAC. PROP. LINES
EASEMENT LINES
SECTION LINES
CENTER LINE

DATE SURVEYED 7-29-2024
PROPRIETOR: CITY OF MOUNT VERNON, IOWA
SURVEY PREPARED FOR: CITY OF MOUNT VERNON, IOWA
BASIS OF BEARING: NAD83 IOWA STATE PLANE COORDINATE SYSTEM NORTH ZONE 1401 AS BROADCAST BY THE IOWA REAL TIME NETWORK.



LINE TABLE with columns LINE, BEARING, DISTANCE and rows L1-L4. Also PARCEL AREA TABLE with columns PARCEL, SQ. FT., ACRE and rows A, B.



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 Land Surveyor under the laws of the State of Iowa. License Number 17913, My license renewal date is December 31, 2025, Pages or sheets covered by this seal: PS-01

Table with columns DATE, REVISIONS, SCALE, AS NOTED and rows for 2024-11-4, DRAWN, CHECKED, APPROVED, DATE, ISSUED FOR.



OLD PUBLIC WORKS BUILDING PLATTING CITY OF MOUNT VERNON, IOWA 2600 University Parkway, Suite 1 • Coralville, Iowa 52241 319-466-1000 • 319-466-1008(FAX) • 888-241-8001(WATS)

PARCEL A & PARCEL B PLAT OF SURVEY #2879 PART OF NW1/4-NE1/4 SEC 10-T82N-R5W

Table with columns DWG. NO. and PROJECT and rows PS-01, 51373

**PLANNING & ZONING COMMISSION**  
**January 2, 2025**  
**Staff Report**

**Prepared by:** Leigh Bradbury, City Planner

**AGENDA ITEM #6: Site Plan Review**

**Address:** 217 1<sup>st</sup> Street NW – Old Fire Station

**Zoning:** Town Center

**Applicant:** MV Brews LLC

**Location:** West of City Hall

**Parcel #:** 17103-11010-00000

**Background Information**

Originally built in 1975, this site served as the Mount Vernon Fire Station for several decades. MV Brews acquired the property in 2023 and has submitted a site plan for redevelopment as a restaurant and brewery. The parcel lies within the Town Center zoning district, which lists restaurants as a permitted use.

Adjacent land use includes single family residential, public assembly and retail services. The site plan, as presented, meets all zoning requirements for businesses within the Town Center zoning district. A photometric plan and signage will be reviewed by staff and approved prior to issuance of the building permit.

**Staff recommendation**

The site plan is recommended for approval, subject to compliance with exterior lighting and signage regulations.

**Action Required**

Recommendation to City Council to 1) approve, 2) approve with modifications, conditions, or 3) disapprove the site plan.

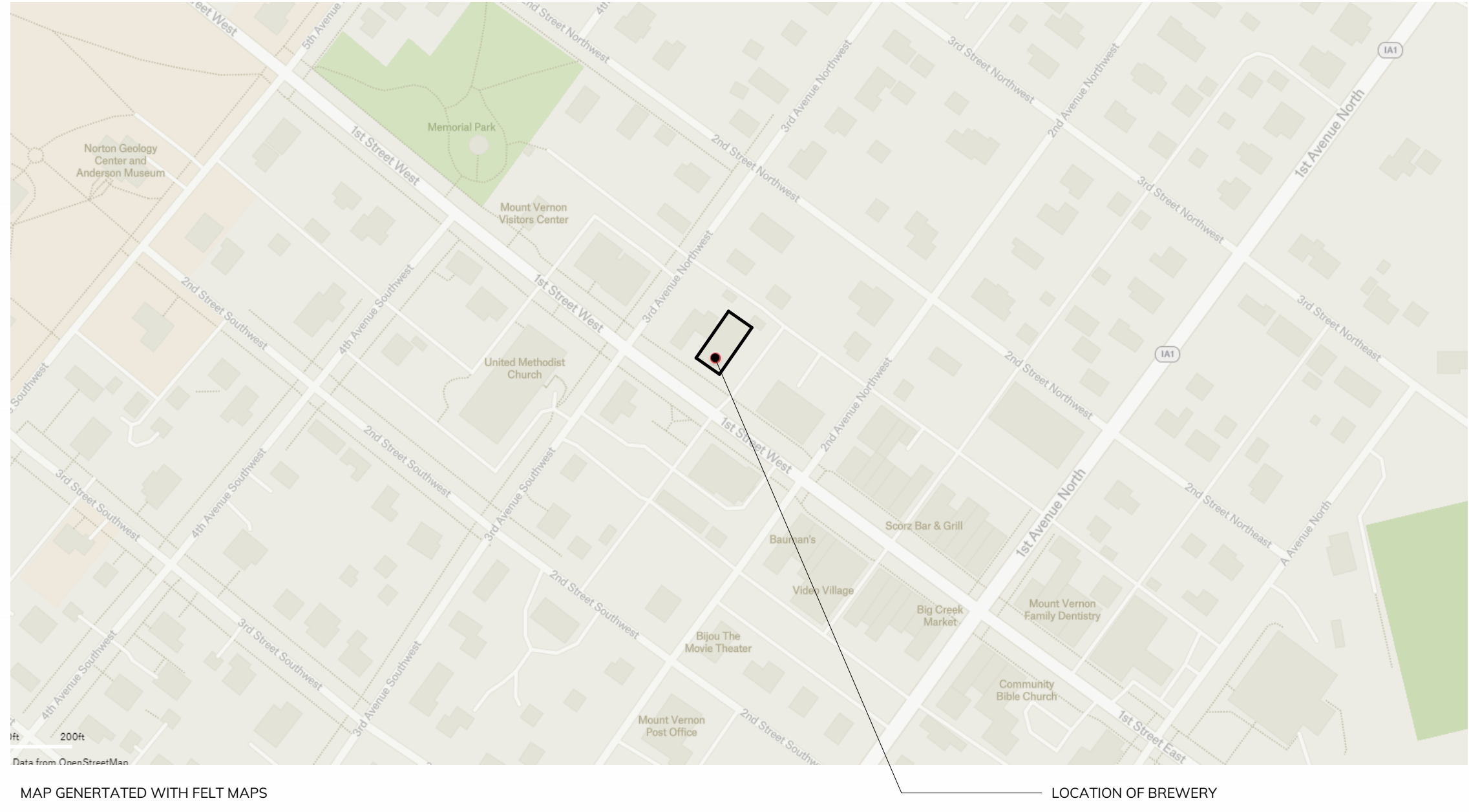


# OLD FIRE STATION BREWERY

## 217 1ST STREET. NW., MOUNT VERNON, IA 52314

### INDEX - ARCHITECTURAL DRAWINGS

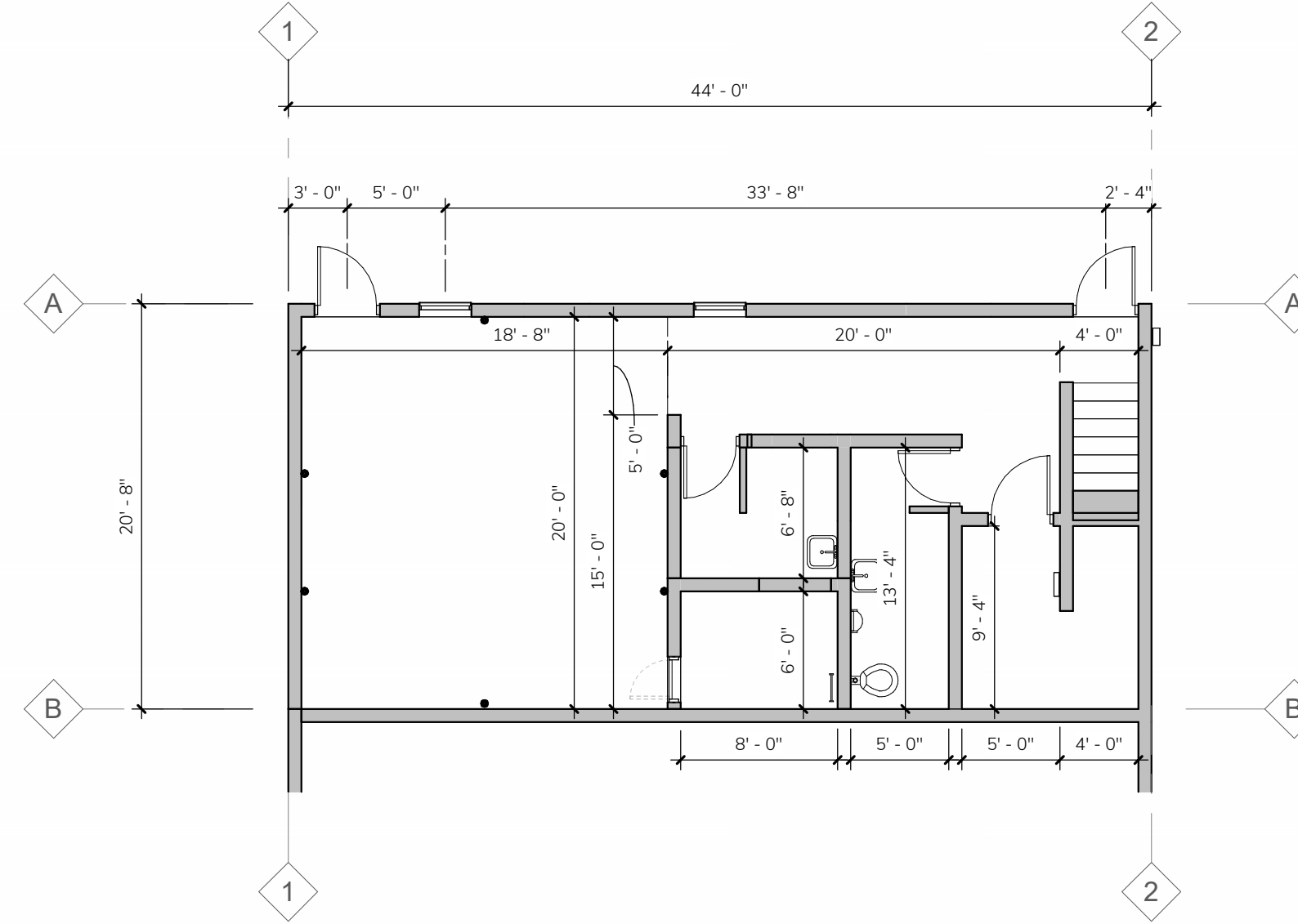
SHEET NUMBER	SHEET NAME
AG001	COVER SHEET
AG002	PERSPECTIVE VIEWS
AG003	LIFE SAFETY AND CODE SUMMARY
AG004	ASSEMBLIES
AG005	DEMO PLAN + GEN. INFORMATION
A001	SITE PLAN + SCHEDULES
A111	DIMENSION FLOOR PLANS
A121	REFLECTED CEILING PLAN
A121.A	ENLARGED PLANS - RCP
A122	REFLECTED CEILING PLAN - LIGHTING ZONES
A131	FLOOR PLAN - FINISH PLAN
A151	ENLARGED PLANS
A152	ENLARGED PLANS
A153	ENLARGED PLANS
A181	EQUIPMENT PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTION
A303	BUILDING SECTION
A304	BUILDING SECTION
A305	BUILDING SECTION
A311	WALL SECTIONS
A312	WALL SECTIONS
A401	INTERIOR ELEVATIONS
A402	INTERIOR ELEVATIONS
A403	INTERIOR ELEVATIONS
A404	INTERIOR ELEVATIONS
A405	INTERIOR ELEVATIONS
A406	INTERIOR ELEVATIONS
A407	GLAZING ELEVATIONS
A501	SCHEDULES + LEGENDS
A601	CORN CRIB DETAILS
A602	BAR DETAILS
A603	CANOPY + DECK DETAILS
A604	CANOPY + DECK DETAILS
A605	CANOPY SECTION
A606	CANOPY SECTIONS
A607	CANOPY DETAILS + AXON



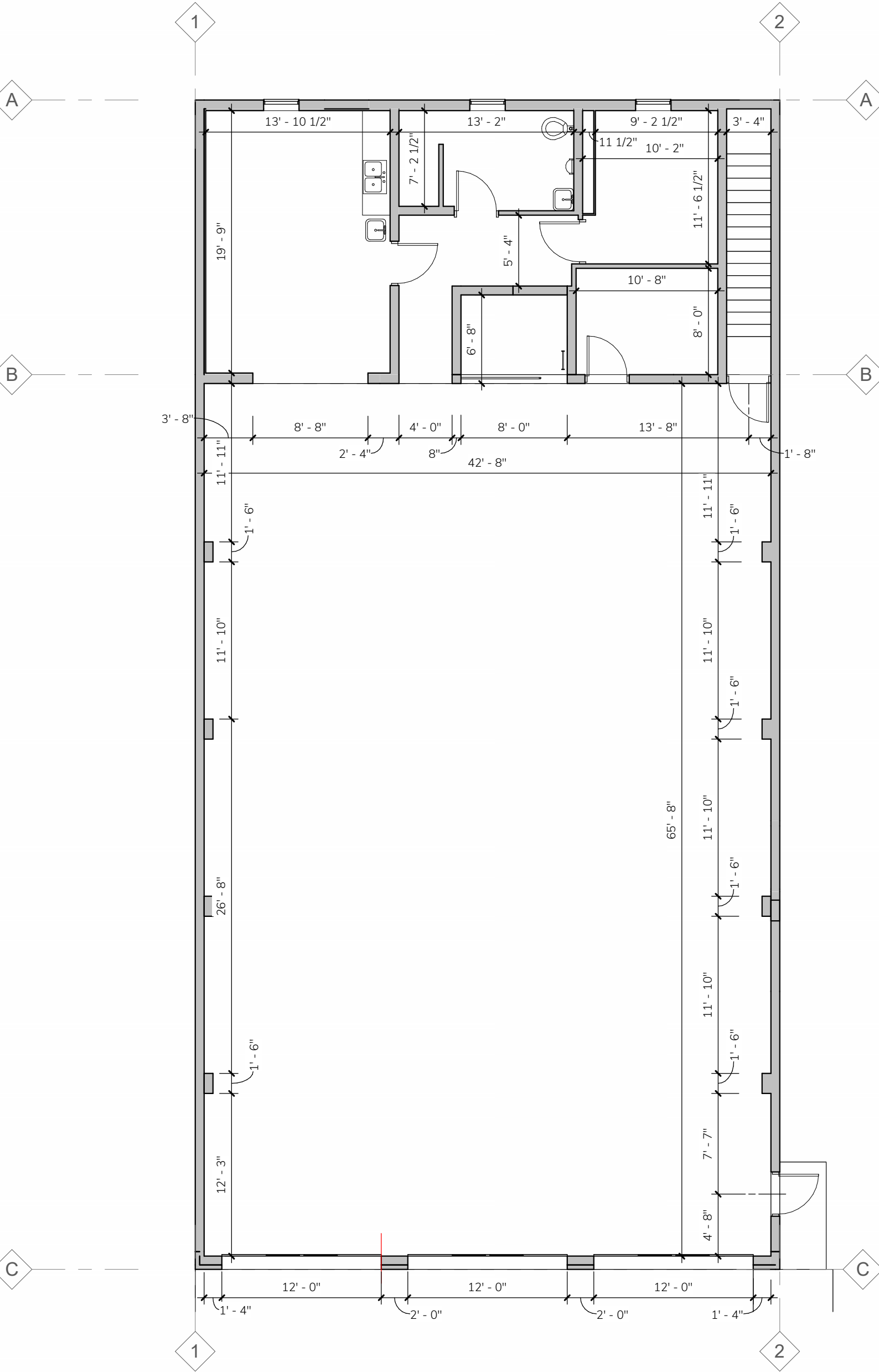
MAP GENERATED WITH FELT MAPS

VICINITY MAP

LOCATION OF BREWERY



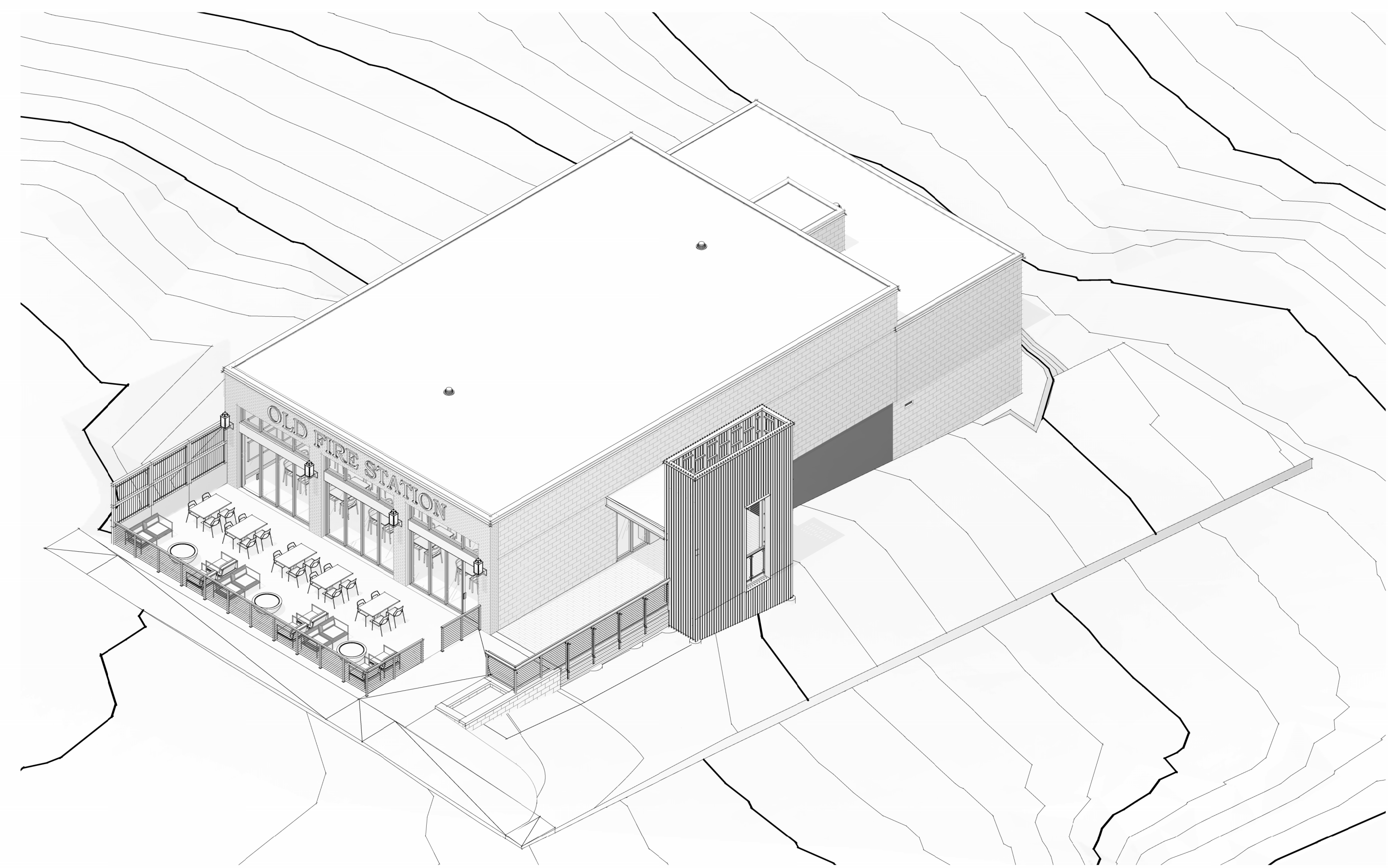
2 LOWER LEVEL - EXISTING FLOOR PLAN  
1/8" = 1'-0"



3 MAIN LEVEL - EXISTING FLOOR PLAN  
1/8" = 1'-0"

ALUMINUM	BATT INSULATION	BLOCKING - CONTINUOUS	BLOCKING - DISCONTINUOUS	BRICK	CARPET	CONCRETE
CONCRETE MASONRY UNIT	EARTHWALL	GLASS	GRANULAR FILL	GYPSUM BOARD	LUXURY VINYL TILE	MCF
NORCELAN CERAMIC TILE	PLYWOOD	QUARTZ	RIGID INSULATION	SAND	SPRAY FOAM INSULATION	STEEL
	SEMI RIGID INSULATION	STONE	WOOD			

STANDARD MATERIAL DEFINITIONS  
1/4" = 1'-0"



1 AXONOMETRIC VIEW

### STANDARD ABBREVIATIONS

#	NUMBER / NAME
ACM	ALUMINUM COMPOSITE METAL PANEL
ACP	ACOUSTICAL CEILING PANEL
AFF	ABOVE FINISH FLOOR
ARCH	ARCHITECT
BAS	BUILDING AUTOMATION SYSTEM
BC	BOTTOM OF CURB
BM	BENCH MARK
BO	BOTTOM OF
BOC	BACK OF CURB
BOS	BOTTOM OF STEEL
BOW	BOTTOM OF WALL
BRG	BEARING
BS	BOTTOM OF STAIR
C	CHANNEL
CG	CORNER GUARD
CJ	CONTROL JOINT
CLG	CENTER LINE
CEILING	CEILING
CLL	CONSTRUCTION LIMITS LINE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CRK	CORNER
DEMO	DEMOLISH / DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DN	DOWN
DS	DOWNSPOUT
ECC	ELECTRICAL CONTRACTOR
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EXP	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EPF	EPOXY FLOORING
EPT	EPOXY PAINT
EQ	EQUAL
EW/C	ELECTRIC WATER COOLER
EX	EXISTING
FD	FLOOR DRAIN
FF	FACTORY FINISH
FTE	FINISHED FLOOR ELEVATION
FLR	FLOOR
FO	FINISHED OPENING
FOC	FACE OF CURB
FOF	FACE OF FINISH
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GHM	GALVANIZED HOLLOW METAL
GL	GLASS
GT	GROUT
GWB	GYPSUM WALL BOARD
GYSM	GYPSUM
HRZ	HORIZONTAL
HM	HOLLOW METAL
HT	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
ID	INSIDE DIAMETER
L	ANGLE
LBS/LBS	POUNDS
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MB	MARKERBOARD
MC	MECHANICAL CONTRACTOR
MDF	MEDIUM DENSITY FIBERBOARD
MFR	MANUFACTURERS
MH	MANHOLE
MIL	MIL THICKNESS
MIN	MINIMUM
MO	MASONRY OPENING
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OA	OVERALL
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPG	OPENING
ORD	OVERFLOW ROOF DRAIN
OTS	OPEN TO STRUCTURE
PCT	PORCELAIN CERAMIC TILE
PL	PLATE
FLM	PLASTIC LAMINATE
PVC	POLY VINYL CHLORIDE
PT	PAINT / PAINTED
QT	QUARTZ
RAD	RADIUS
RD	ROOF DRAIN
RAF	RESILIENT ATHLETIC FLOORING
RES	RESIN
REV	REVISION
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
RUB	RUBBER
SF	SQUARE FEET
SIM	SIMILAR
SS	SOLID SURFACE
STN	STONE
STL	STAINLESS STEEL
SUSP	SUSPENDED
T&G	TONGUE AND GROOVE
TO	TOP OF
TCC	TOP OF CURB
TOM	TOP OF MASONRY
TOS	TOP OF SLAB / TOP OF STEEL
TOW	TOP OF WALL
TP	TOILET PARTITION
TS	TOP OF STAIR
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES, INC. UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
WB	WALL BASE
W	WITH
W/O	WITHOUT
WD	WOOD
WP	WALL PROTECTION
WT	WINDOW TREATMENT
WWF	WELDED WIRE FABRIC

### STANDARD ABBREVIATIONS

OFFICE	ROOM NAME
2A15*	ROOM NUMBER
ROOM IDENTIFICATION	
	ROOM NUMBER
DOOR IDENTIFICATION	
	CEILING TYPE
	CEILING HEIGHT
CEILING IDENTIFICATION	
	PARTITION TYPE
	MODIFICATION RATING
WALL TYPE IDENTIFICATION	
	NUMBER DENOTES WINDOW TYPE
WINDOW IDENTIFICATION	
	TAG REFERENCES CORRESPONDING VIEW
MATCH LINE	
	ELEVATION NUMBER
	DARKENED AREA DENOTES ELEVATION DRAWN
ELEVATION REFERENCE	
	DETAIL NUMBER
	SIM/OPP TAG SHEET NUMBER
PLAN DETAIL REFERENCE	
	DETAIL NUMBER
	SHEET NUMBER
DETAIL REFERENCE	
	DARKENED AREA DENOTES DIRECTION OF SECTION CUT
	SECTION NUMBER
	SHEET NUMBER
SECTION REFERENCE	
	DRAWING NUMBER
	DRAWING TITLE
	DRAWING SCALE
VIEW TITLE	
	NORTH DIRECTION REFERENCE
PLAN NORTH REFERENCE	
	KEYNOTE REFERENCE NUMBER
	ARROW POINTS TO REFERENCED OBJECT
KEYNOTE REFERENCE	
	GRID REFERENCE
STRUCTURAL GRID	
	FACE OF STRUCTURE TO FACE OF STRUCTURE
DIMENSIONS [UNO]	
	DENOTES ELEVATION HEIGHT
	DENOTES OBJECT REFERENCE
ELEVATION TAG	
	REVISION REFERENCE NUMBER
DRAWING REVISION	



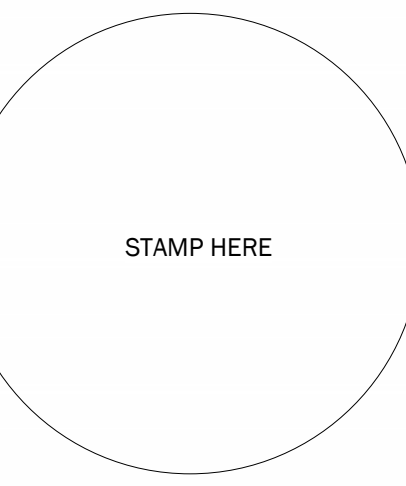
I hereby certify these plans and specifications were prepared by me or under my direct personal supervision and that I am a duly licensed professional architect under the laws of the state of Iowa.

Signature: \_\_\_\_\_  
 Name: PAUL R. DESMOND  
 Iowa Registration No: ARCO7707 Renewal Date: 26.06.30  
 Sheets covered by this seal: Listed As "Architectural"



FORM FUNCTION STUDIO, LLC  
 101 16TH AVE. SW - SUITE A  
 CEDAR RAPIDS, IA 52404

formfunctionstudio.com



certification:

drawn: KJP  
 checked: PRD

mark: date: description:

consultants:

project name:

OLD FIRE STATION BREWERY  
 217 1ST STREET NW  
 MOUNT VERNON, IA 52314

project number: 2311002

sheet title:

COVER SHEET

sheet number:

AG001

DATE: 12/20/24 8:05:54 AM





1 SITE + ROOF PLAN  
3/16" = 1'-0"

Level	Mark	DOOR SCHEDULE										REMARKS	HARDWARE SET	
		PANEL QTY	PANEL TYPE	WIDTH	HEIGHT	PANEL 1 WIDTH	PANEL 2 WIDTH	PANEL MATERIAL	PANEL FINISH	FRAME TYPE	MATERIAL			FINISH
LOWER LEVEL	002	1	F	3'-0"	7'-0"	3'-0"		HM	PNT	01	HM	PNT		04
LOWER LEVEL	006	1	F	3'-0"	7'-0"	3'-0"		HM	PNT	01	HM	PNT		04
LOWER LEVEL	EX001	1	F	4'-0"	7'-0"	4'-0"		HM	PNT	02	HM	PNT	FRAME HT = 7'-4"	03
MAIN LEVEL	105A	1	WM-1	5'-0"	8'-0"	5'-6"		AL MESH	NA	NA	N/A	N/A	BARN DOOR, WIDTH = OPENING WIDTH	05
MAIN LEVEL	105B	1	WM-1	5'-0"	8'-0"	5'-6"		AL MESH	NA	NA	N/A	N/A	BARN DOOR, WIDTH = OPENING WIDTH	05
MAIN LEVEL	105C	1	F	3'-6"	3'-3"	3'-6"		WD	PNT	SEE ELEV.	N/A	N/A	PAINT TO MATCH CORN CRIB, NON CONFORMING DOOR	
MAIN LEVEL	108	1	GL-2	3'-0"	7'-0"	3'-0"		GL	OPAQUE FILM	01	HM	PNT	GLASS TO HAVE OPAQUE FILM, CONFIRM WITH ARCHITECT	06
MAIN LEVEL	109	1	GL-2	3'-0"	7'-0"	3'-0"		GL	OPAQUE FILM	01	HM	PNT	GLASS TO HAVE OPAQUE FILM, CONFIRM WITH ARCHITECT	06
MAIN LEVEL	110	1	GL-2	2'-8"	7'-0"	2'-8"		GL	OPAQUE FILM	01	HM	PNT	GLASS TO HAVE OPAQUE FILM, CONFIRM WITH ARCHITECT	06
MAIN LEVEL	111	1	GL-2	2'-8"	7'-0"	2'-8"		GL	OPAQUE FILM	01	HM	PNT	GLASS TO HAVE OPAQUE FILM, CONFIRM WITH ARCHITECT	06
MAIN LEVEL	EX100	1	REF. ELEV.	3'-6"	8'-6"	3'-6"		STL. VERTICAL GRAIN	REF. ELEV.	02	AL	REF. ELEV.		01
SITE	EX101	1	REF. ELEV.	3'-0"	7'-10"	3'-0"		GL	CLEAR	REF. ELEV.	AL	AN - BLACK		02
SITE	EX102	1	REF. ELEV.	3'-0"	7'-10"	3'-0"		GL	CLEAR	REF. ELEV.	AL	AN - BLACK		02

DOOR HARDWARE SET 1.0:

SET 01: DOOR NO. EX100

- 4 HINGES
- 1 CONCEALED DOOR CLOSER
- 96" LADDER PULL, ENTRY SIDE - ROCKWOOD RM7511 - RPC
- 42" PANIC RIM DEVICE - CYLINDER LOCK

SET 02: DOOR NO. EX101 + EX102

- EXTERIOR KEYED DEAD BOLT LOCK ENTRY PULL HANDLE, MATTE BLACK
- EGRESS PANIC BAR

SET 03: DOOR NO. EX001

- 4 HINGES
- EXTERIOR KEYED DEAD BOLT LOCK ENTRY PULL HANDLE, MATTE BLACK
- EGRESS PANIC BAR

DOOR HARDWARE MANUFACTURER BASIS OF DESIGN:

- Hinges: MCKINNEY (MK)
- Flush Bolts: ROCKWOOD (RO)
- Mortise Locks: ROCKWOOD (RO)
- Cylinders: ROCKWOOD (RO)
- Cylinder Cores: SEE NOTE 2
- Closers: NORTON (NO)
- Drop Plates: NORTON (NO)
- Protection Plates: ROCKWOOD (RO)
- Gasketing: PEMCO (PE)

SET 04: IT + MECHANICAL: KEYED ENTRY, ALL TIMES

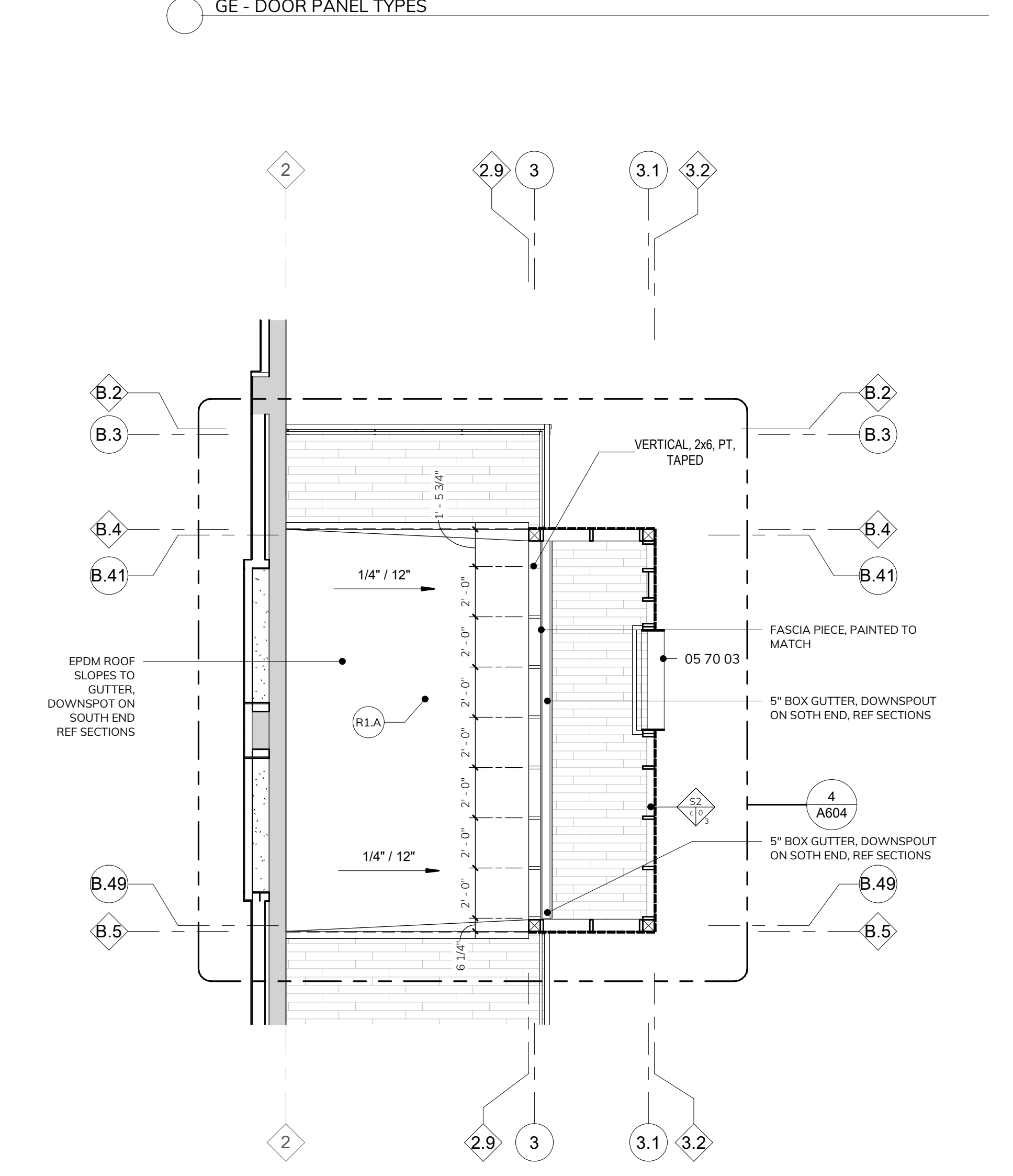
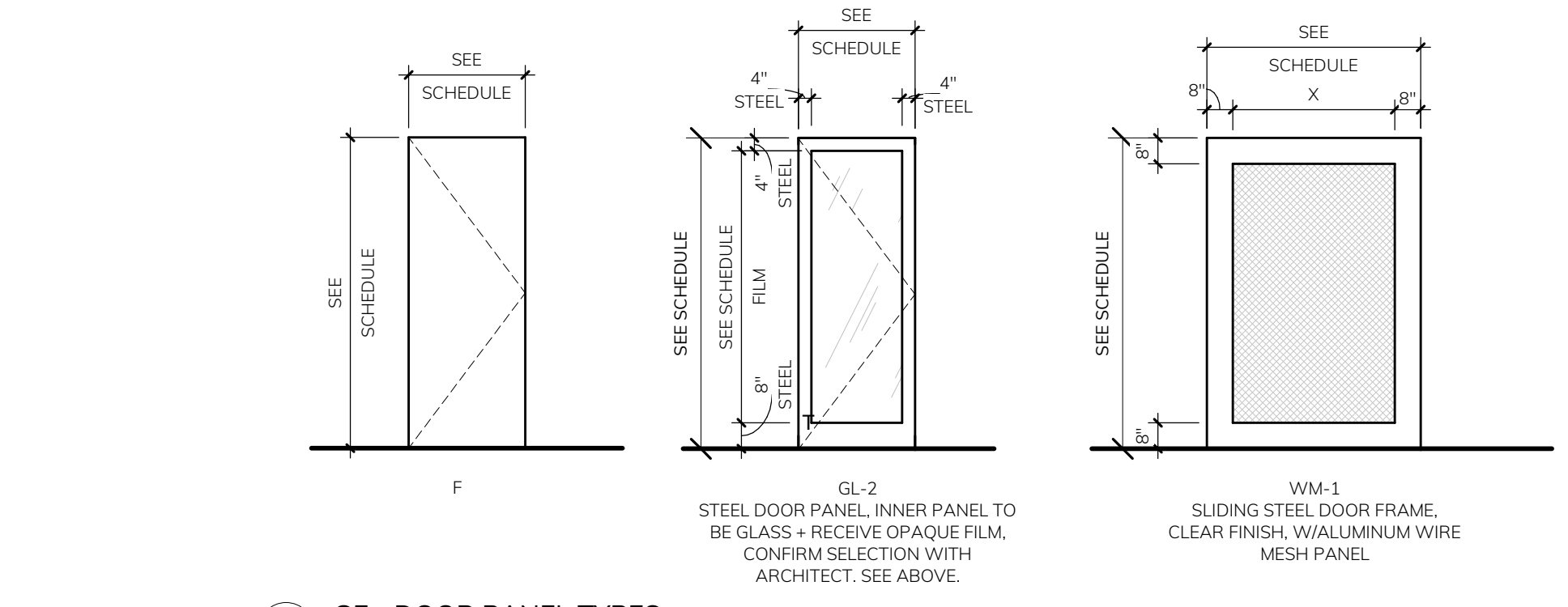
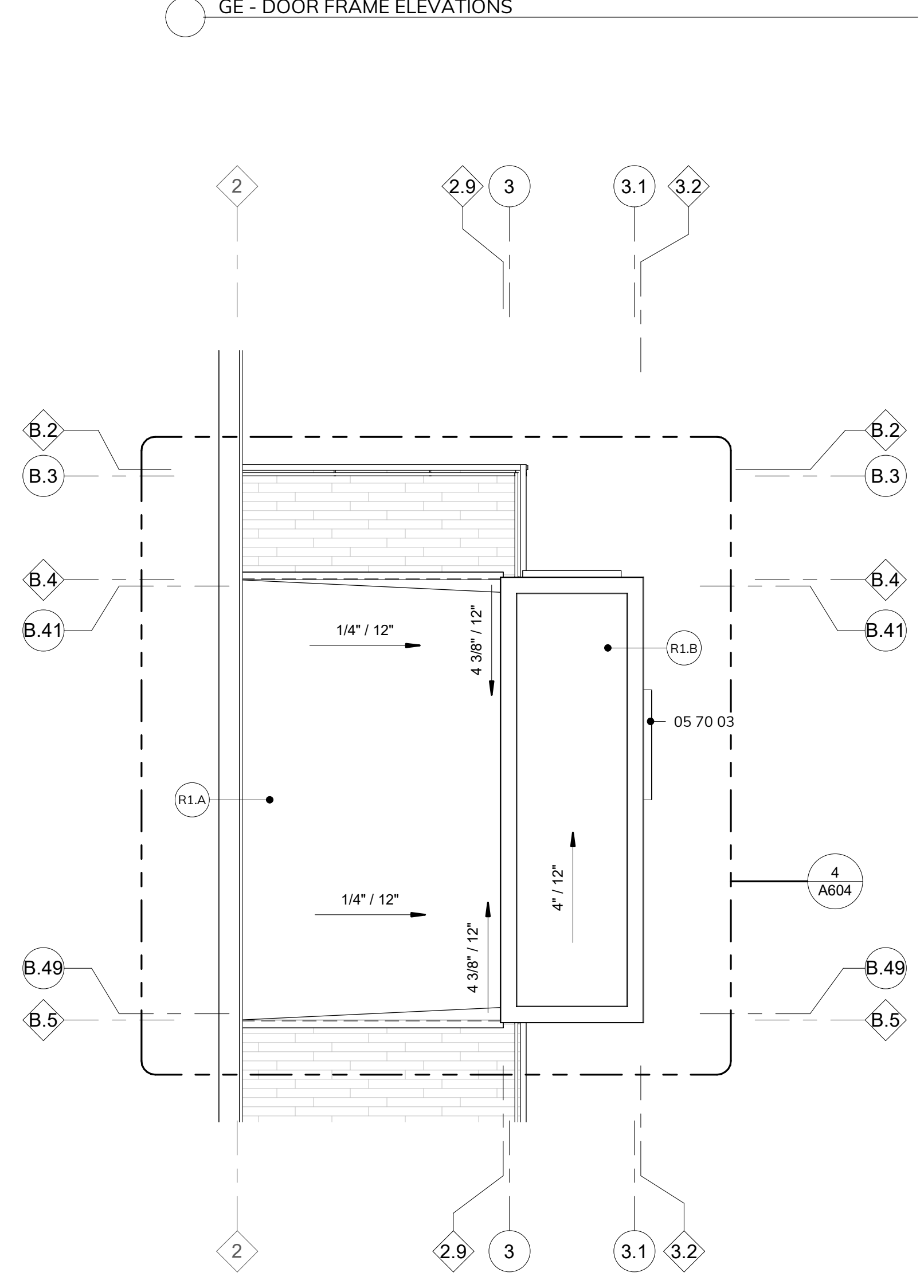
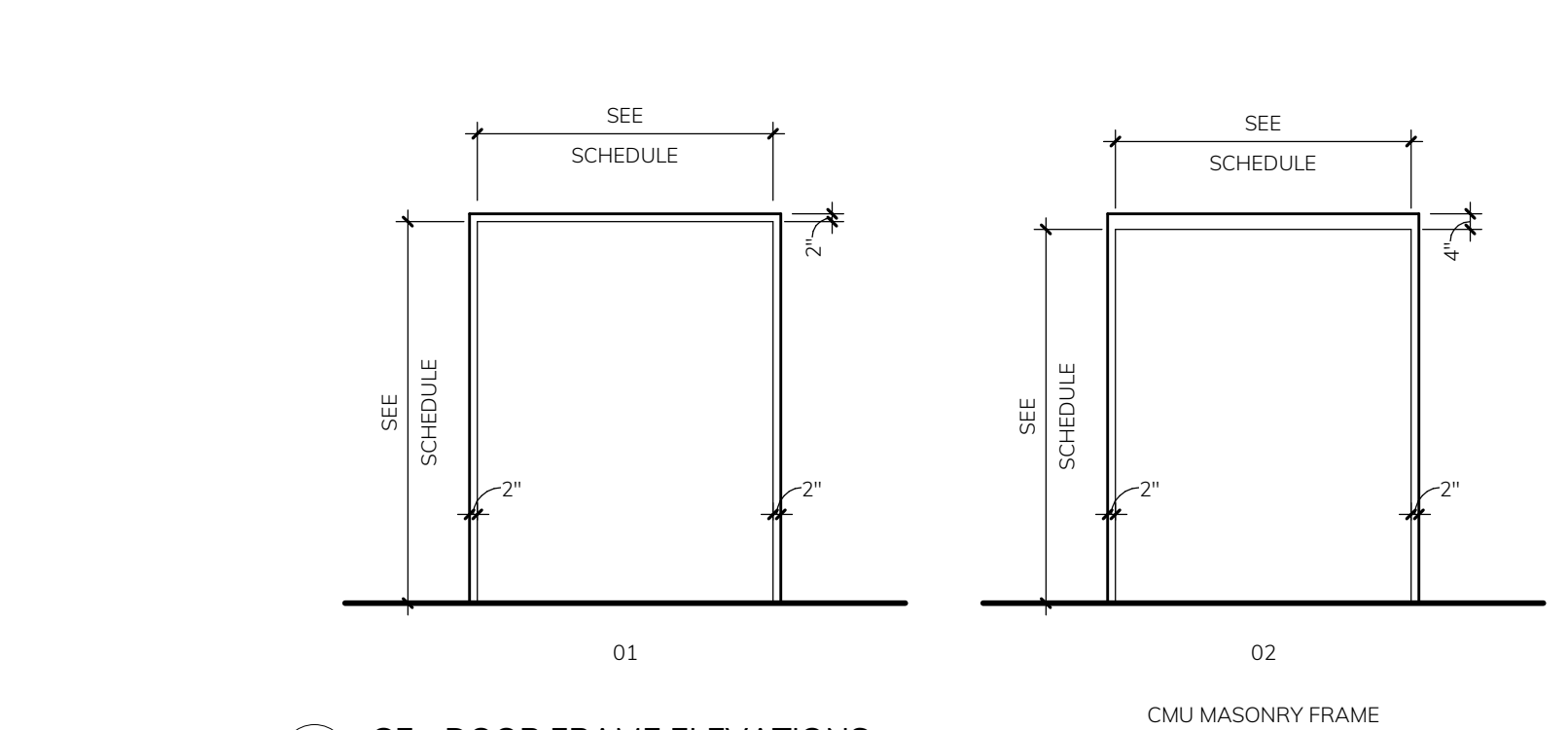
- DOOR NO. 001 + 002
- 3 HINGES
- 1 LEVER - SCHLAGE, SATURN SINGLE CYLINDER, KEYED ENTRY, ALWAYS LOCKED, MATTE BLACK FINISH (B.O.D.)

SET 05: BREWERY DOORS

- DOOR NO. 100, 101 + 102
- 84" LADDER PULL, BOTH SIDES, BLACK FINISH (STRONGAR HARDWARE, PRO-LINE, KNURLED SERIES, LADDER PULL HANDLE - BACK TO BACK, MATTE BLACK POWDER COATED FINISH, 316 EXTERIOR GRADE STAINLESS STEEL ALLOY, B.O.D.)
- \*DOOR SYSTEM TO BE SLIDER DOOR SYSTEM
- LATCH WPADLOCK
- DOOR PULL TO BE 5" FROM OUTSIDE EDGE OF FRAME, SEE ELEVATIONS
- 100 + 101 - HILLMAN BOX RAIL OR SIM., BLACK

SET 06: RESTROOMS

- DOOR NO. 103, 104, 105 + 106
- 3 HINGES
- 1 LEVER - SCHLAGE, BROADWAY PASSAGE DOOR LEVER SET, WITH DOOR BOLT OCCUPANCY INDICATOR (B.O.D., B600 SERIES GRADE 1 INDICATION TRIM BY SCHLAGE), BLACK

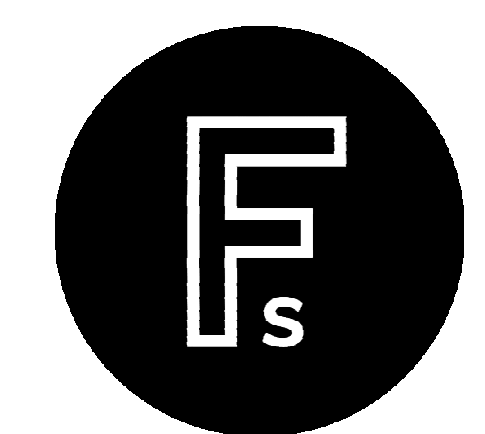


GENERAL NOTES

- NOT ALL ROOF PENETRATIONS ARE SHOWN. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS. PROVIDE BOOT, FLASHING AND OTHER ACCESSORIES REQUIRED TO PROVIDE A COMPLETE, WATERTIGHT WARRANTED SYSTEM REFER TO INDIVIDUAL DISCIPLINES.
- COORDINATE SLOPED STRUCTURE AND TAPERED INSULATION WITH STRUCTURAL DRAWINGS.
- SLOPE ALL TAPERED INSULATION AT 1/4" : 1'-0" UNLESS NOTED OTHERWISE.
- SLOPE ALL CRICKETS AT 1/2" : 1'-0" PERPENDICULAR TO VALLEY LINES UNLESS NOTED OTHERWISE.
- PROTECT SECTIONS OF THE ROOF THAT HAVE ALREADY BEEN INSTALLED FROM DAMAGE. DO NOT USE THE ROOF FOR A STAGING AREA UNLESS ADEQUATE FACTORY, MUTUALLY APPROVED PROTECTION MEASURES ARE USED TO PROTECT THE ROOF.
- COORDINATE LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
- ALL OVERFLOW DRAINS TO BE 2" ABOVE MAIN ROOF DRAIN INTAKE ELEVATION.
- ALL WALLS WITH SOUND ATTENUATION BLANKETS ARE TO HAVE ACCOUSTICAL SEALANT AT TOP AND BOTTOM AND AT ALL WALL PENETRATIONS.

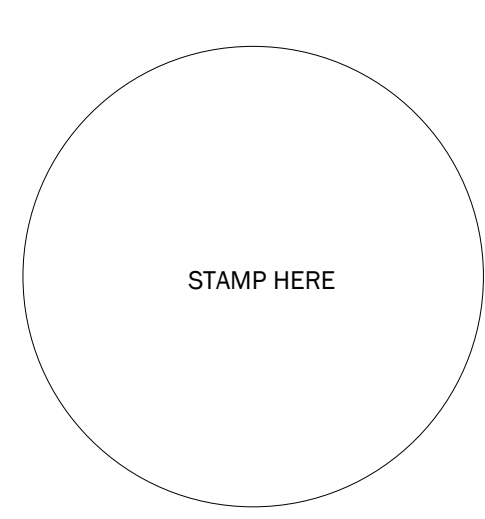
KEYNOTE LEGEND

- 04 20 01 BUILDING TO RECEIVE MASONRY TUCKPOINTING AS REQ'D.
- 05 70 03 POWDER COAT STEEL OPENING SURROUND, REF. ELEVATIONS
- 07 50 01 EXISTING EPDM ROOF TO RECEIVE PATCH/REPAIR AS REQ'D, NEW METAL CORING TO BE INSTALLED, FINISH TBD BY ARCHITECT.
- 22 14 01 EXISTING ROOF DRAINS TO BE REPLACED WITH ROOF DRAIN + OVERFLOW DRAIN.



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101 16TH AVE, SW - SUITE A  
CEDAR RAPIDS, IA 52404

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checked:	PRD
mark:	date:
description:	
consultants:	

project name:

**OLD FIRE STATION BREWERY**  
217 1ST STREET NW  
MOUNT VERNON, IA 52314  
DATE: 12/20/24-8:05:56 AM

project number: 2311002

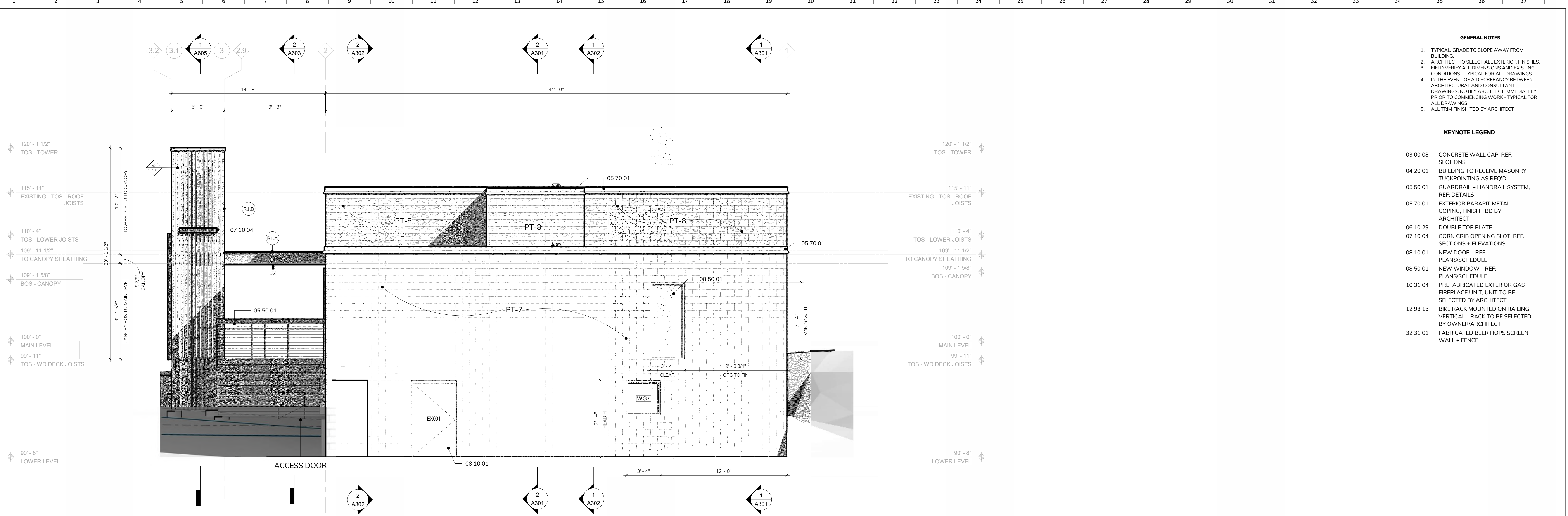
sheet title:

**SITE PLAN + SCHEDULES**

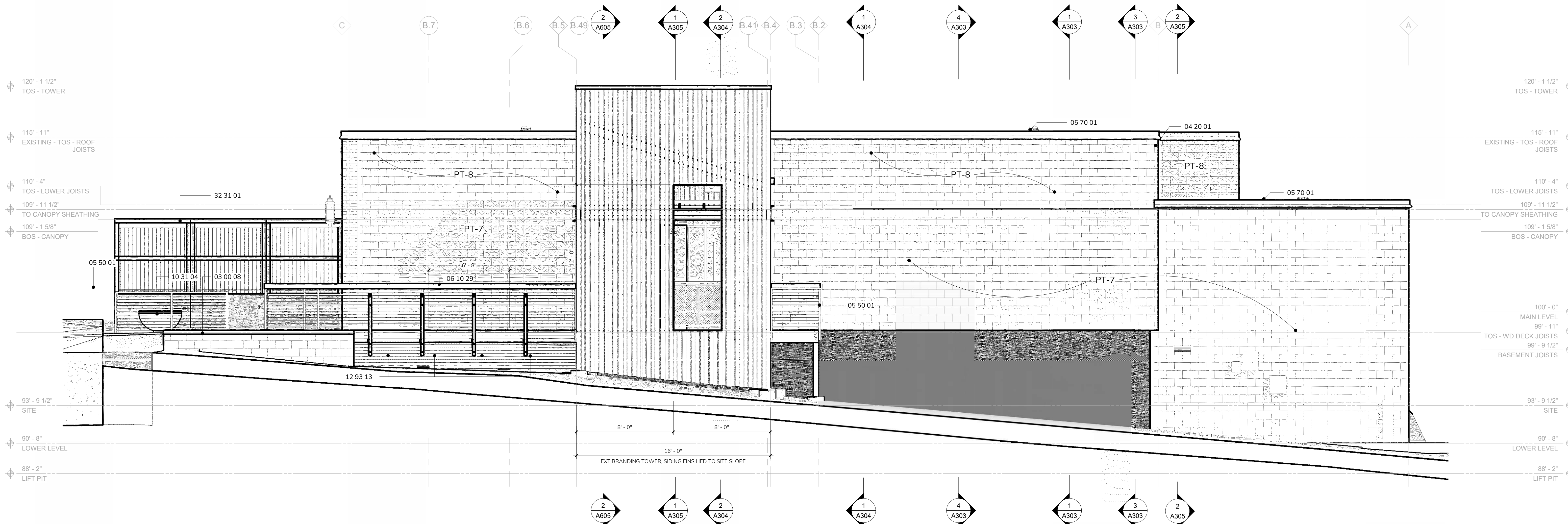
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**A001**

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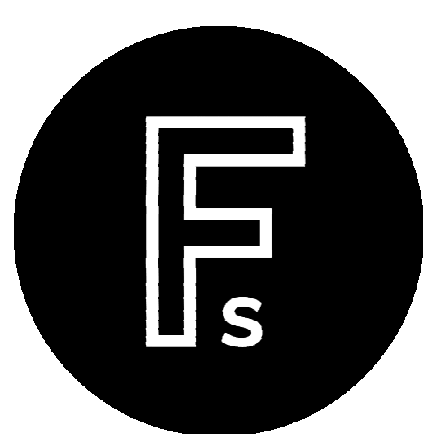
1 NORTH ELEVATION  
1/4" = 1'-0"



2 EAST ELEVATION  
1/4" = 1'-0"

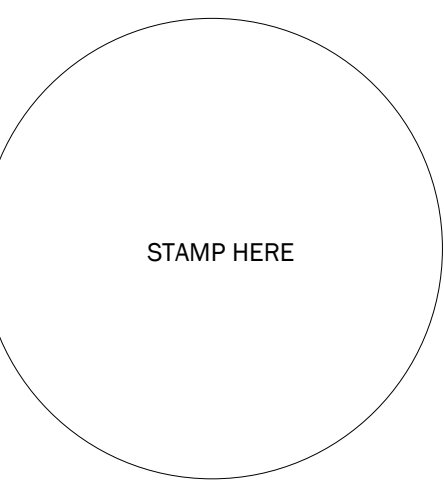
- GENERAL NOTES**
1. TYPICAL GRADE TO SLOPE AWAY FROM BUILDING.
  2. ARCHITECT TO SELECT ALL EXTERIOR FINISHES.
  3. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - TYPICAL FOR ALL DRAWINGS.
  4. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS.
  5. ALL TRIM FINISH TBD BY ARCHITECT.

- KEYNOTE LEGEND**
- 03 00 08 CONCRETE WALL CAP, REF. SECTIONS
  - 04 20 01 BUILDING TO RECEIVE MASONRY TUCKPOINTING AS REQ'D.
  - 05 50 01 GUARDRAIL + HANDRAIL SYSTEM, REF. DETAILS
  - 05 70 01 EXTERIOR PARAPET METAL COPING, FINISH TBD BY ARCHITECT
  - 06 10 29 DOUBLE TOP PLATE
  - 07 10 04 CORN CRIB OPENING SLOT, REF. SECTIONS + ELEVATIONS
  - 08 10 01 NEW DOOR - REF. PLANS/SCHEDULE
  - 08 50 01 NEW WINDOW - REF. PLANS/SCHEDULE
  - 10 31 04 PREFABRICATED EXTERIOR GAS FIREPLACE UNIT, UNIT TO BE SELECTED BY ARCHITECT
  - 12 93 13 BIKE RACK MOUNTED ON RAILING VERTICAL - RACK TO BE SELECTED BY OWNER/ARCHITECT
  - 32 31 01 FABRICATED BEER HOPS SCREEN WALL + FENCE



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CEDAR RAPIDS, IA 52404

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drawn:	KJP
checked:	PRD

mark:    date:    description:


consultants:

project name:  
**OLD FIRE STATION  
BREWERY**  
217 1ST STREET W  
MOUNT VERNON, IA 52314  
DATE: 11/16/2024 11:27:35 AM

project number:    2311002

sheet title:

**EXTERIOR  
ELEVATIONS**

sheet number:  
**A201**

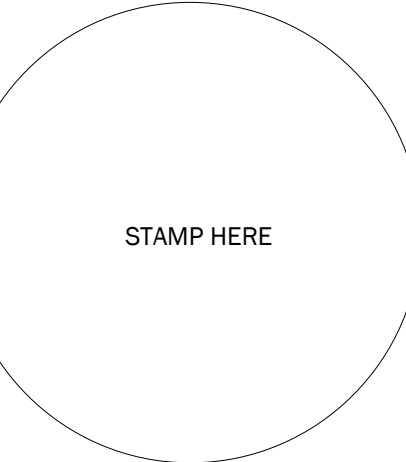
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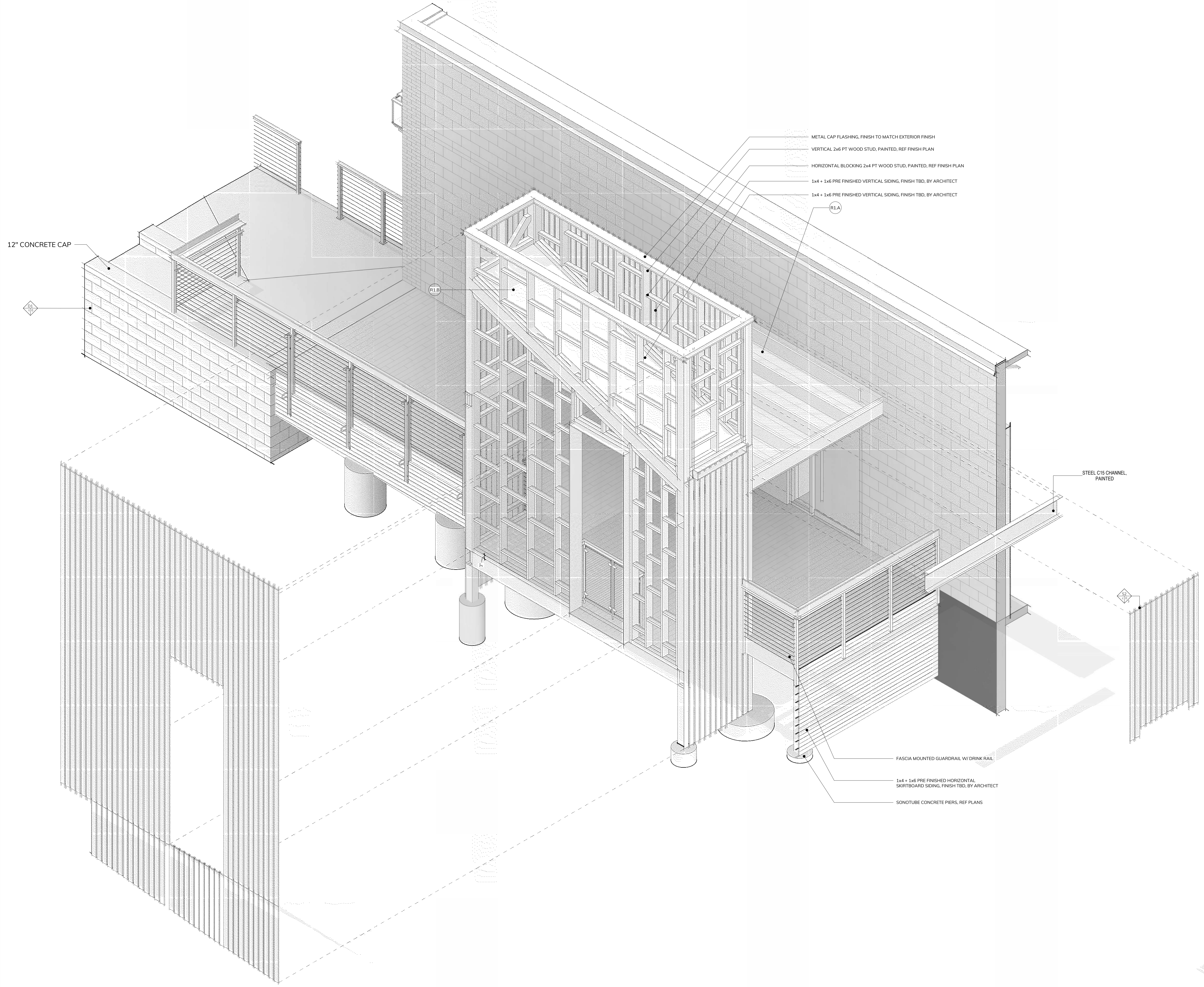


certification:

drawn:	PRD
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mark:	date:	description:

consultants:



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project name:  
**OLD FIRE STATION  
BREWERY**

217 1ST STREET W  
MOUNT VERNON, IA 52314

DATE: 11/16/2024 11:57:34 AM

project number: 2311002

sheet title:

CANOPY +  
DETAILS +  
AXON

sheet number:  
**A607**