IOWA DEPARTMENT OF NATURAL RESOURCES

CONSTRUCTION DRAWINGS FOR:

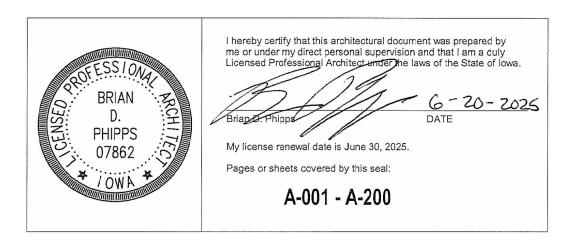
RESTROOM AND SHOWER BUILDING

CLEAR LAKE STATE PARK CERRO GORDO COUNTY, IOWA

PROJECT # 23-03-17-09

PLANS PREPARED BY

CONSERVATION AND RECREATION DIVISION LAND AND WATERS BUREAU





	SHEET INDEX			
SHEET NUMBER	SHEET NAME			
ARCHITECTURAL				
A001	COVER SHEET			
A002	PROJECT LOCATION			
A003	SITE PLAN			
A100	RESTROOM PLANS			
A101	ROOF PLANS			
A200	EXTERIOR ELEVATIONS			

BID ITEMS		
ITEM #	ITEM DESCRIPTION	ESTIMATED QUANTITY
1	MOBILIZATION	1LS
2	DEMOLITION	1 LS
3	ELECTRICAL AND LIGHTING	1 LS
4	PLUMBING AND PIPING	1 LS
5	CONCRETE CONSTRUCTION AND REPAIR	1 LS
6	FLOORING PREPARATION AND COATING	1 LS
7	PRECAST CONCRETE CLEANING, REPAIR, PAINTING	1 LS
8	SHOWER TOWER AND SEDIMENT TRAP	1 LS
9	VENTILATION FANS REPLACEMENT	1 LS
10	NEW PRECAST CONCRETE JOINT TREATMENTS	1 LS
11	BOTTLE FILLER STATION	1 LS
12	SHOWER VALVE REPLACEMENT	1 LS
13	STANDING SEAM ROOF COVERING, FURRING, AND FLASHING	1 LS
14	SITE FILL AND SEEDING	1 LS

CCUPANT LOAD:	MEANS OF EGRESS:			
ROUP U - UTILITY 80 SF BUILDING/50 GROSS OCCUPANCY LOAD FACTOR = 16 OCCUPANTS (I.B.C. TABLE 1004.1.2)	MIN. REQ'D # OF EXITS = 2 EXITS PER LEVEL (IBC TABLE 1021.1) MAX TRAVEL DISTANCE = 200' (IBC 1016.1) DEAD-END CORRIDOR = 20' MAX. (IBC 1018.4)			
IXTURES:	MIN. CORRIDOR WIDTH = 36" CLEAR MIN. CLEAR OPENINGS FOR EXIT DOORS = 32" (ACTUAL 34")			
ROVIDED(EXISTING): (5)FIVE WATER CLOSETS ROVIDED(EXISTING): (1)ONE URINAL ROVIDED(EXISTING): (4)FOUR LAVATORIES ROVIDED(EXISTING): (2)TWO ADA COMPLIANT SHOWER STALLS ROVIDED(EXISTING): (2)TWO STANDARD SHOWER STALLS	FIRE EXTINGUISHERS: THE NUMBER AND LOCATIONS OF FIRE EXTINGUISHERS TO BE DETERMINED BY THE FIRE MARSHAL PRIOR TO CERTIFICATE OF OCCUPANCY. BUILDING: ADDRESS: 6490 SOUTH SHORE DRIVE, CLEAR LAKE, IOWA 50428 CERRO GORDO COUNTY			
	USE - RESTROOM/SHOWER BUILDING - UTILITY BUILDING CONSTRUCTION - TYPE II-B (W/OUT AUTOMATIC SPRINKLER SYSTEM) NUMBER OF STORIES - 1 STORY BUILDING HEIGHT - 12'-0" BUILDING AREA - 780 GROSS SQUARE FEET BUILDING OCCUPANCY - GROUP U			

PROJECT DATA - OFFICE BUILDING

e contractor shall be responsible for providing and installing all items within this narrative, the drawings, and project manual unless specifically noted. This narrative is not meant to be a comprehensive account of all items to be covered by the contract, iew all documents. The contractor is responsible for field verifying all dimensions and establishing all quantities that are dictated as "lump sum".
s project will address maintenance and repair work needed on a precast concrete restroom/shower building in the Clear Lake State Park Campgrounds. Work includes precast joint treatments, new standing seam roof, exterior and interior concrete nting, concrete patching and repair, resinous flooring, replacing exhaust fans, replacing shower valves, replacing lighting fixtures and installing sensors and timers. A new exterior/outdoor shower tower, sediment separator, and small concrete slab will be structed on the site.

PROJECT NARRITIVE

AUTHORIZATION TO BID	
NGINEERING BUREAU CHIEF	DATE
	DATE

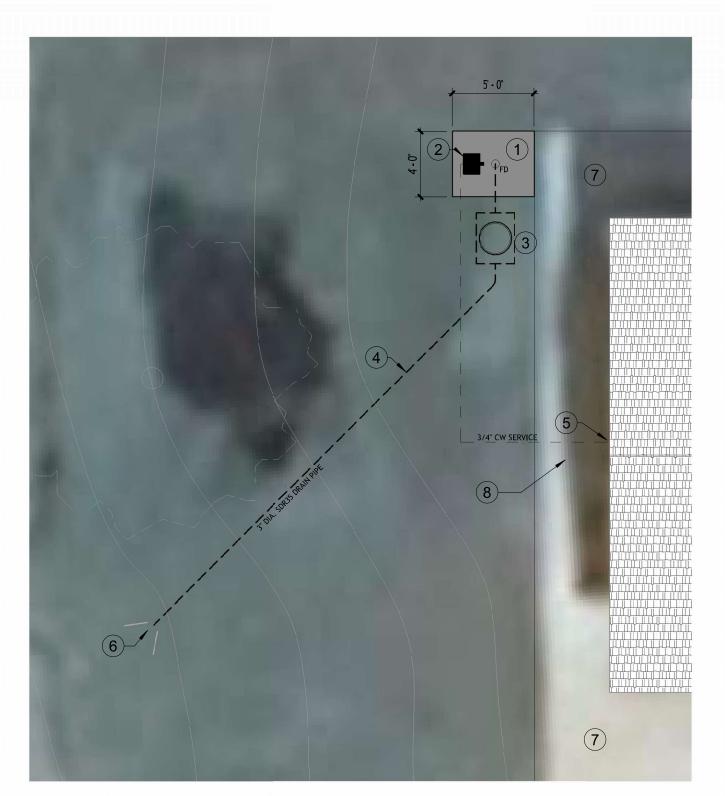
	DIKEC	CTORY	
OWNER		DISTRICT INSPECTOR	
COMPANY	IOWA DEPARTMENT OF NATURAL RESOURCES	COMPANY	IOWA DEPARTMENT OF NATURAL RESOURCE
ADDRESS	6200 PARK AVENUE STE. 200	ADDRESS	6200 PARK AVENUE STE. 200
CITY,STATE,ZIP	DES MOINES, IA 50319	CITY,STATE,ZIP	DES MOINES, IA 50319
CONTACT	N/A	CONTACT	KEN HOWE
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ARCHITECT		ELECTRICAL DESIGNER	
COMPANY	IOWA DEPARTMENT OF NATURAL RESOURCES	COMPANY	
ADDRESS	6200 PARK AVENUE STE. 200	ADDRESS	
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TELEPHONE	515.452.9438	TELEPHONE	
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MECHANICAL	ENGINEER	ELECTRICAL	ENGINEER
COMPANY		COMPANY	
ADDRESS		ADDRESS	
CITY,STATE,ZIP		CITY,STATE,ZIP	
CONTACT		CONTACT	
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CONTACT	-	CONTACT	-
TELEPHONE	-	TELEPHONE	-
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EMAIL	-	EMAIL	-

NATURAL RESOUI - ENGINEERING SERVICES 6200 PARK AVENUE STE. 20



CLEAR LAKE STATE PARK

BDP 23-03-17-09



2 ENLARGED PLAN @ SHOWER TOWER
3/16" = 1'-0"





SITE NOTES

- 1 60"x48" 5" THICK PCC PAD. REINFORCE WITH SHEET WWF 4x4-W4.0xW4.0. INSTALL 4" DRAIN WITH STAINLESS STEEL GRATE COVER AT CENTER OF SLAB.
- 2 NEW SHOWER TOWER. BASIS OF DESIGN: 2-STATION SHOWER/FOOT TOWER
- WITH PUSH BUTTON, SELF CLOSING VALVE SANDSTONE

 BELOW GRADE IN-LINE PLUMBING SAND SEPARATOR WITH CLEAN OUT MANHOLE. BASIS OF DESIGN: STRIEM OS-50

FITTING.

- 4 3-INCH SDR35 DRAIN PIPE TO DAYLIGHT IN AREA SHOWN. POSITIVE 1/4"/12" SLOPE ENTIRE RUN.
- 5 COLD WATER SERVICE SHUT-OFF VALVE AND IN-LINE WINTERIZING BLOWOUT
- 6 MECHANICALLY FASTENED RODENT AND ANIMAL GUARD SLEEVE AT DRAIN DISCHARGE. STAINLESS STEEL MESH.
- 7 CLEAN EXCESSIVELY DIRTY AREAS. SEAL CONCRETE AFTER CLEANING. BASIS OF DESIGN: DIRECT COLORS EASY SEAL SATIN
- 8 REMOVE AND REPLACE CONCRETE AND BASE AS NEEDED FOR WATER LINE INSTALLATION. 3'-0" WIDE REMOVAL STRIP MAXIMUM WIDTH ALLOWED. DOWEL(#3 BAR) NEW CONCRETE INTO EXISTING SLAB AND REINFORCE WITH WWF 4x4-W4.0xW4.0. PROVIDE CONTROL JOINT 1" DEEP AT RESULTING COLD JOINT
- 9 REGRADE AND SEED DRAINAGE PATH TO DIVERT WATER PONDING ON WEST SIDE OF RESTROOM

IOWA DEPARTMENT OF
NATURAL RESOURCES



SITE PLAN
RESTROOM AND SHOWER BUILDING
CLEAR LAKE STATE PARK

 Date
 Revision

 06-02-2025
 PRELIMINARY

 06-20-2025
 100% BIDDING DOCUMENTS

DRAWN BY:

PROJECT NUMBER:

BDP

23-03-17-09

CHK'D BY:

DATE:

06-20-2025



PROJECT LOCATION

CLEAR LAKE STATE PARK

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A002

SITE LOCATION PLAN
3/32" = 1'-0"

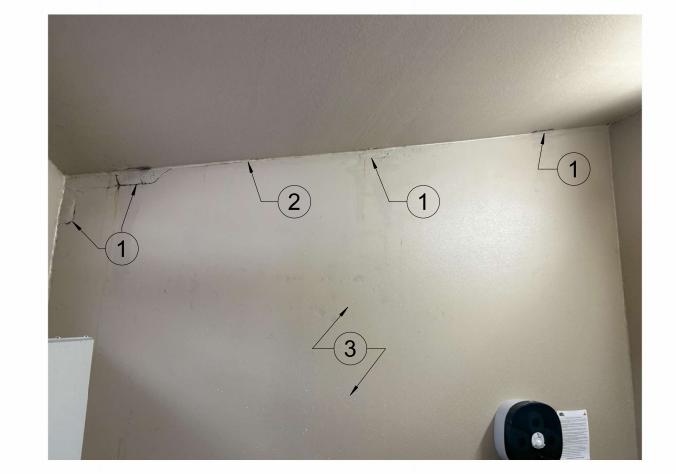


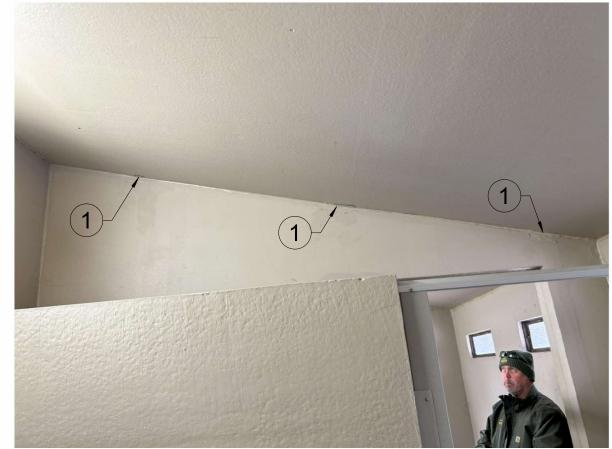




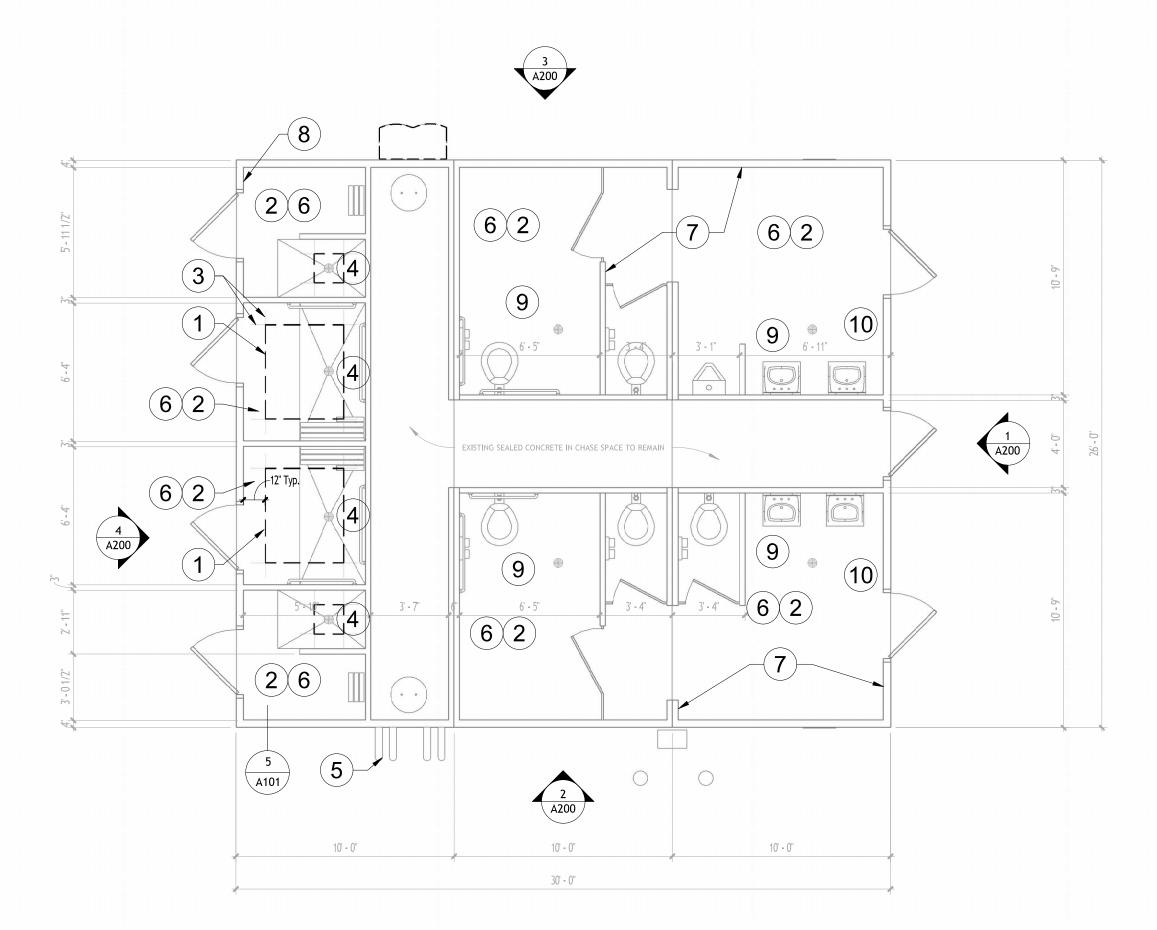


3 INTERIOR IMAGES





7 INTERIOR WALL-TO-ROOF CONNECTIONS



FLOOR PLAN - RESTROOM AND SHOWER BUILDING 1/4" = 1'-0" 3" 1/4" = 1'-0"

INTERIOR NOTES

- 1 REMOVE CONCRETE AT WELD PLATE CONNECTIONS TO EXPOSE ENTIRE WELD PLATE. REMOVE LOOSE SPALLED CONCRETE AROUND CONNECTIONS. SAND AND CLEAN WELD PLATE STEEL AND PRIME WITH ALKYD DIRECT TO METAL HIGH BUILD PRIMER. FILL WELD PLATE POCKETS WITH EPOXY TYPE GROUT.
- 2 REMOVE EXISTING SEALANT AT WALL-TO-ROOF AND WALL-TO-WALL INTERSECTIONS THROUGHOUT BUILDING. SCRAPE OUT ANY REMAINING ATTACHED SEALANT AND CLEAN OUT JOINT. REMOVE ANY CRACKED OR DAMAGED CONCRETE AND REPAIR AREA WITH EPOXY TYPE GROUT. INFILL AND SEAL JOINTS WITH TREATMENT SHOWN IN DETAIL 4/A100.
- 3 REPAINT ALL WALL AND CEILING INTERIOR SURFACES WITH SIMILAR COLOR. SEE SPECIFICATIONS FOR PAINTING REQUIRMENTS.
- 4 GRIND OLD EPOXY COATING OFF OF CONCRETE SURFACE. GRIND TO CONCRETE SURFACE PROFILE(CSP) OF 2-3. INSTALL NEW ANTI-SLIP EPOXY FLOOR COATING. SEE SPECIFICATIONS FOR MANUFACTURER AND ADDITIVES.
- 5 REMOVE CONCRETE AT WELD PLATE CONNECTIONS TO EXPOSE ENTIRE WELD PLATE. REMOVE LOOSE SPALLED CONCRETE AROUND CONNECTIONS. SAND AND CLEAN WELD PLATE STEEL AND PRIME WITH ALKYD DIRECT TO METAL HIGH BUILD PRIMER. FILL WELD PLATE POCKETS WITH EPOXY TYPE GROUT AND PAINT.
- 6 REPLACE MOTION SENSORS IN ALL SHOWER STALLS. REMOVE SENSOR, EXPOSED BOX AND EXPOSED CONDUIT. REPLACE SENSOR WITH RAB STL200. SENSOR TO ACTUATE LIGHT AND ROOM EXHAUST FAN SIMULTANEOUSLY. SET TIMER TO RUN 15 MINUTES POST OCCUPANCY.
- 7 REPLACE ALL SHOWER VALVES WITH PUSH BUTTON METERED VALVES(4 TOTAL) AND REPLACE SHOWER HEADS WITH VANDAL RESISTANT/ADJUSTABLE NOZZLE SHOWER HEADS(6 TOTAL).
- 8 CLEAN, PREP, AND PAINT SHOWER ROOM DOORS, FRAMES, AND VENTS.
- 9 CLEAN, PREP, AND PAINT INTERIOR WALLS AND CEILINGS WITH SIMILAR COLOR. SEE SPECIFICATIONS FOR PAINTING REQUIREMENTS.
 10 PERMIT PARTITION COMPONENTS WHERE DAMAGED. EXICTING PARTITION
- 10 REPAIR PARTITION COMPONENTS WHERE DAMAGED. EXISTING PARTITIONS MANUFACTURERD BY HADRIAN MANUFACTURING INC. AND ARE 1" THICK HDPE MATERIAL.
- 11 REPLACE SCALD GUARDS WITH TRUBRO LAV GUARD 2 PIPING COVERS

FLOOR PLAN NOTES

- 1 CUT OUT CENTER SECTION OF CONCRETE FLOOR. USE CARE TO NOT DAMAGE EXISTING PLUMBING DURING REMOVAL. REPOSITION AND SECURE DRAIN 1 INCH BELOW FINISHED FLOOR LEVEL. FILL AREA WITH NEW CONCRETE. MATCH EXISTING, ADJACENT SLAB THICKENSS. DOWEL SLAB INTO EXISTING SLAB @ 16" OC. PROVIDE 2.9X2.9-6X6 WWF CENTERED IN NEW SLAB. SLOPE SURFACE TO DRAIN.
- 2 GRIND OLD EPOXY COATING OFF OF CONCRETE SURFACE. GRIND TO CONCRETE SURFACE PROFILE(CSP) OF 2-3.
- 3 FILL OVERCUT AREAS WITH CONCRETE PATCHING COMPOUND. FILL ENTIRE VOID
- 4 REPLACE ALL SHOWER VALVES WITH PUSH BUTTON METERED VALVES(4 TOTAL) AND REPLACE SHOWER HEADS WITH VANDAL RESISTANT/ADJUSTABLE NOZZLE SHOWER HEADS(8 TOTAL).
- 5 REMOVE DRINKING FOUNTAIN. INSTALL EXTERIOR BOTTLE FILLER IN SAME
- LOCATION. BASIS OF DESIGN: MURDOCK M-824 SERIES.

 6 NEW ANTI-SLIP EPOXY FLOOR COATING. SEE SPECIFICATIONS FOR
- MANUFACTURER AND ADDITIVES.

 7 REPAINT ALL INTERIOR WALL AND CEILING SURFACES.
- 8 REPLACE LIGHT SWITCHES WITH MOTION SENSOR ACTIVATED AND 30 MIN SHUT-OFF TIMER(ALL SHOWER UNITS 4 TOTAL)
- 9 INSPECT DISPENSERS, GRAB BARS, FIXTURES AND PLUMBING. REPAIR OR
- REPLACE AS NEEDED.

 10 REPLACE WALL SWITCH WITH SWITCHED MOTION SENSOR WITH 30-MINUTE AUTO SHUT-OFF TIMER. SWITCH TO ACTUATE WALL EXHAUST FAN AND LIGHTS SIMULTANEOUSLY.



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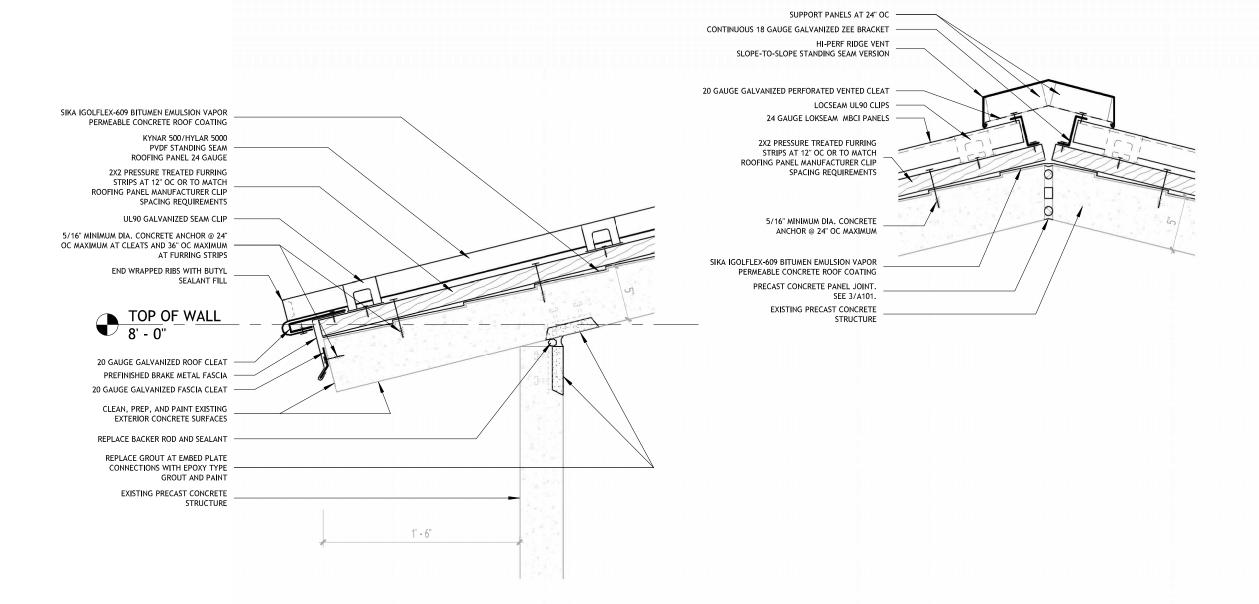


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CLEAR LAKE ST

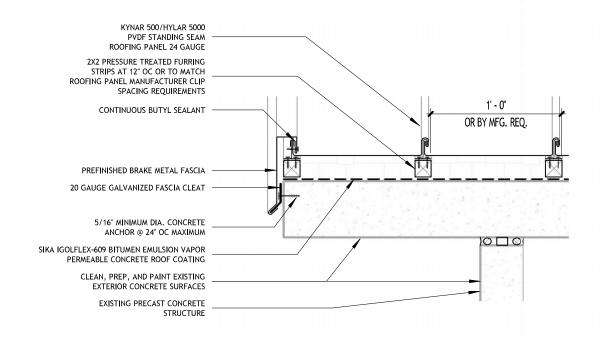
RESTROOM PLANS

Date	Revision
06-02-2025	PRELIMINARY
06-20-2025	100% BIDDING DOCUMENTS
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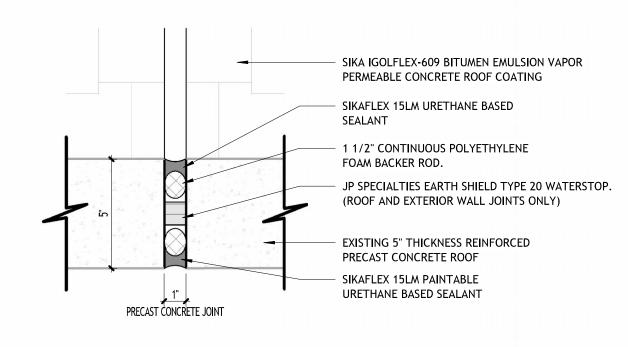


5 ROOF EAVE SECTION DETAIL

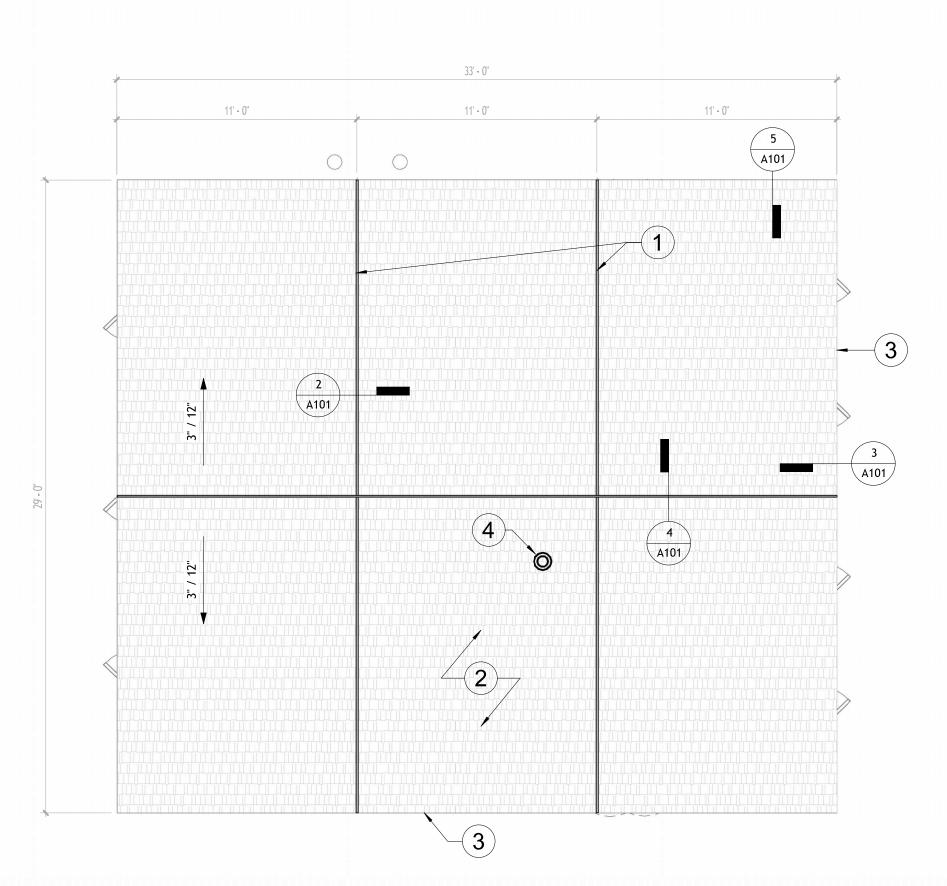
ROOF RIDGE DETAIL 1 1/2" = 1'-0"













ROOF PLAN NOTES

- 1 REMOVE ALL EXISTING SEALANT AND JOINT FILLER FROM ROOF EXTERIOR AND INTERIOR SURFACES. THOUROUGHLY CLEAN JOINT SURFACES WITH COURSE BRUSH. SEE DETAIL 2/A101 FOR NEW JOINT CONSTRUCTION.
- 2 SIKA IGOLFLEX-609 BITUMEN EMULSION VAPOR PERMEABLE CONCRETE ROOF COATING
- 3 PAINT CONCRETE ROOF FASCIA AND SOFFIT TO MATCH EXISTING COLOR. SEE SPECIFICATIONS FOR PAINTING REQUIREMENTS.
- 4 PROVIDE RUBBER BOOT AND SEALANT COMPATIBLE WITH ROOFING SYSTEM AT ROOF VENT PIPES.

IOWA DEPARTMENT OF
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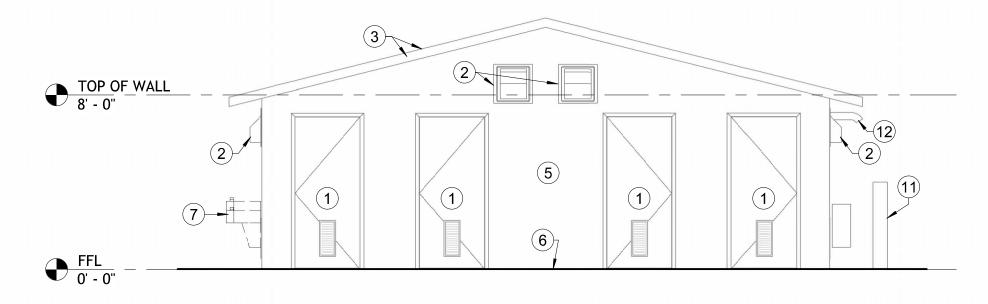
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- 06-20-2025

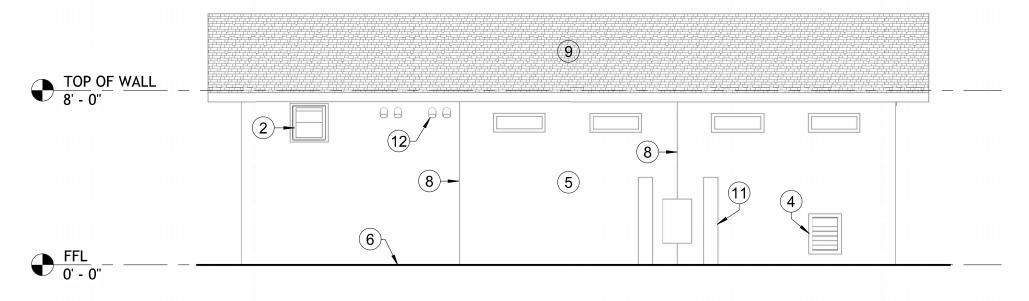




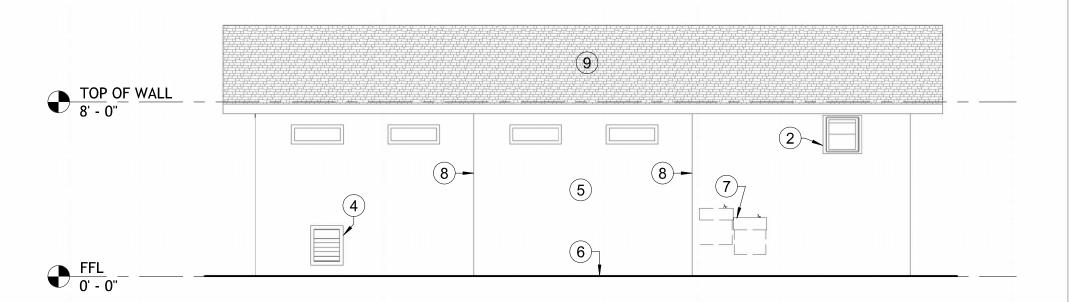
5 EXTERIOR IMAGES



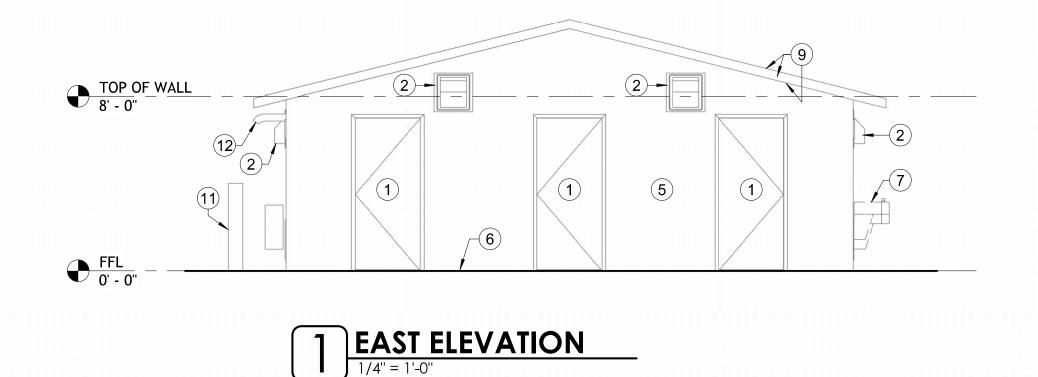
WEST ELEVATION 1/4" = 1'-0"



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



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



ELEVATION NOTES

- 1 REPAINT EXTERIOR DOOR SLABS AND FRAMES. PAINT INTEGRATED LOUVERS WHERE APPLICABLE. INSPECT RODENT SCREENS IN LOUVERS AND REPLACE AS
- SIMILAR 12-INCH DIAMETER 270 CFM MINIMUM UNITS WITH 1-YEAR MANUFACTURER WARRANTY(BASIS OF DESIGN: GREENHECK SE1-12-432-B6).
- FANS TIMED TO RUN 30 MINUTES AFTER ACTUATED BY MOTION SENSOR. PAINT METAL FAN SHROUDS BLACK. SEE SPECIFICATIONS FOR PAINTING REQUIREMENTS.
- MOTION ACTIVATED, PHOTO SENSORED, AND 5-MINUTE TIMED SHUT-OFF. BASIS OF DESIGN: PLT-13014 35 WATT FIXTURE
- NECESSARY. SEE SPECIFICATIONS FOR PAINTING REQUIREMENTS.
- 5 CLEAN EXTERIOR WITH LIGHT PRESSURE WASH. USE MILD DETERGENT AND SOFT BRISTLED BRUSH AT EXCESSIVELY DIRTY AREAS. PAINT EXTERIOR WALLS
- ROD WHERE REQUIRED. PLACE NEW URETHANE BASED EXTERIOR SEALANT IN JOINT. BASIS OF DESIGN: SIKAFLEX PRO SELF-LEVELING SEALANT - SANDSTONE. 7 REMOVE EXISTING DRINKING FOUNTAIN. CLEAN AND PREP BUILDING SURFACE
- 9 CLEAN EXCESSIVELY DIRTY AREAS. SEAL CONCRETE AFTER CLEANING. BASIS OF
- 10 PAINT PIPE SIMILAR COLOR. SEE SPECIFICATION FOR PAINTING REQUIREMENTS.
- 12 INSPECT AND CLEAN VENTILATION PIPES. REPLACE INSECT/BIRD SCREENS AS
- NECESSARY. SCRUB AND CLEAN STAINED AREAS AS NECESSARY. 13 CLEAN, PREP, AND NEATLY PAINT WINDOW FRAMES. SEE SPECIFICATIONS FOR
- PAINTING REQUIREMENTS.
- 15 REMOVE DOOR SWEEPS FROM DOOR PRIOR TO PAINTING. REPLACE DAMAGED
- 16 REMOVE DOOR FROM FRAME AND REMOVE DOOR CLOSERS AND HINGES PRIOR TO PAINTING. REPLACE DAMAGED HINGES AND CLOSERS AS NEEDED. REINSTALL

REQUIRED. SEE SPECIFICATIONS FOR PAINTING REQUIREMENTS. 2 RESTROOM AND SHOWER EXHAUST FANS TO BE REPLACED. REPLACE WITH

3 REPLACE EXTERIOR LIGHTING FIXTURES WITH LED FIXTURES. FIXTURES TO BE

4 PAINT LOUVERED VENTS. INSPECT RODENT SCREEN AND REPLACE AS

SIMILAR COLOR. SEE SPECIFICATIONS FOR PAINTING REQUIREMENTS. 6 REMOVE OLD BASE SEALANT AND PREP JOINT FOR NEW SEALANT AND BACKER

FOR INSTALLATION OF NEW BOTTLE FILLER UNIT.

8 REMOVE EXISTING SEALANT IN PANEL JOINT AND CLEAN JOINT SURFACES. INSTALL NEW JOINT TREATMENT SIMILAR TO DETAIL 4/A100.

DESIGN: DIRECT COLORS - EASY SEAL - SATIN

11 PAINT BOLLARDS WITH EXTERIOR GRADE HI-VIZ YELLOW PAINT. SEE SPECIFICATIONS FOR PAINTING REQUIREMENTS.

14 REMOVE TOP SHIELD FROM DOOR PRIOR TO PAINTING. REPLACE DAMAGED SHIELDS AS NEEDED. REINSTALL UNDAMAGED SHIELDS.

SWEEPS AS NEEDED. REINSTALL UNDAMAGE SWEEPS.

UNDAMAGE HINGES AND CLOSERS.

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AREST

EXTERIOR ELEVATIONS

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