

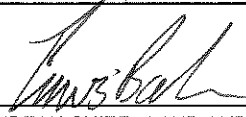

IOWA DEPARTMENT OF NATURAL RESOURCES  
CONSTRUCTION DOCUMENTS

FOR  
LODGE REPAIR

AT  
AA CALL STATE PARK  
KOSSUTH COUNTY, IOWA  
D1FY19-1

PROJECT #19-02-55-01  
PLANS PREPARED BY  
LAND AND WATERS BUREAU  
CONSERVATION AND RECREATION DIVISION

AUTHORIZATION TO BID

	10/12/18		10-12-18
BUREAU CHIEF - LAND AND WATERS	DATE	PARKS   WILDLIFE   FISHERIES   LAW ENFORCEMENT	DATE

DIRECTORY

ARCHITECT		DNR INSPECTOR	
COMPANY	IOWA DEPARTMENT OF NATURAL RESOURCES	COMPANY	IOWA DEPARTMENT OF NATURAL RESOURCES
ADDRESS	502 E. 9TH. ST.	ADDRESS	-
CITY, STATE, ZIP	DES MOINES, IA 50319	CITY, STATE, ZIP	JEFFERSON, IA
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FAX	-	FAX	-
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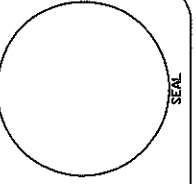
THIS PROJECT WILL RESTORE THE PORTIONS OF THE LODGE AT AA CALL STATE PARK. RESTORATION WILL INCLUDE REROOFING THE LODGE, REPLACING THE PUMP HOUSE, REPLACING THE REAR CONCRETE PATIO, REPOINTING THE REAR MASONRY WALL, REPAIRING SOME SIDING AND LOG ENDS, AND CLEANING THE ENTIRE FACILITY.

SHEET INDEX

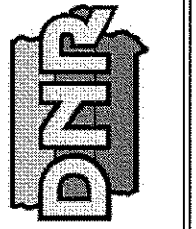
SHEET. NO.	SHEET TITLE
	ARCHITECTURAL
A-001	COVER SHEET
A-002	PROJECT LOCATION
A-003	PROJECT NARRATIVE, AND NOTES
A-004	PUMP HOUSE WALL SECTIONS
A-005	COLUMN AND WALL SECTIONS
A-050	DEMOLITION PLAN
A-100	REFERENCE FLOOR PLAN
A-101	LODGE ELEVATIONS
A-102	LODGE ELEVATIONS
A-200	LODGE PICTURES
A-201	LODGE PICTURES

BID ITEMS

ITEM NUMBER	ITEM DESCRIPTION	ESTIMATED QUANTITY
1	DEMOLITION & SALVAGE	LUMP SUM
2	ROOF REPLACEMENT	5,000 SF
3	CONCRETE WORK	1,200 SF
4	MASONRY WORK	LUMP SUM
5	WOOD WORK & REPAIR	LUMP SUM
6	PUMP HOUSE REBUILD	LUMP SUM
7	CLEANING	LUMP SUM
8	MOBILIZATION	LUMP SUM



IOWA DEPARTMENT OF  
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ENGINEERING SERVICES - WALLACE BUILDING  
502 E. 9TH ST., DES MOINES, IA 50319-0034  
P: 515.725.6200  
F: 515.725.6202



D1FY19-1 LODGE REPAIR  
AA CALL STATE PARK

ROUTE 1, BOX 264  
ALGONA, IA 50511

DRAWN BY: PROJECT NUMBER: 19-02-55-01  
DATE: 10.24.2018

SHEET No: **A-001**

# KEYNOTES

1. 4" THICK CONCRETE SLAB OVER 6" SUBBASE, WITH #4 EPOXY COATED REBAR 24" O.C BOTH DIRECTIONS.
2. 2'-0" #4 EPOXY COATED DOWELS 24" O.C., EPOXY EMBED INTO EXISTING SLAB 8" MINIMUM.
3. NOT USED.
4. 16 OZ. COPPER SILL FLASHING WITH HEMMED DRIP-EDGE AS SHOWN.
5. EXISTING CONCRETE SLAB TO REMAIN.
6. 1/2" EXPANSION MATERIAL WITH SELF-LEVELING POLYURETHANE SEALANT, GRAY.
7. 1/2" GALVANIZED ANCHOR BOLT. EMBED INTO FOOTING 8" MINIMUM, 24" O.C., ATTACH SILL LOG TO BOLT.
8. NOT USED.
9. THOROUGHLY CLEAN EXTERIOR OF LODGE WITH HIGH-PRESSURE WASH THEN RESEAL WITH TWO (2) COATS STAIN.
10. DEMOLISH EXISTING CONCRETE SLAB, SAW-CUT A CLEAN LINE, PREP FOR INSTALL OF NEW SLAB.
11. 4" THICK CONCRETE SLAB COLLAR, AROUND PUMP HOUSE, OVER 6" SUBBASE, WITH TWO (2) #4 EPOXY COATED REBAR AROUND PUMP HOUSE WITH #4 EPOXY COATED REBAR FROM PUMP HOUSE FOOTING 12" O.C.
12. EXISTING MASONRY WALL/STAIRS, CLEAN ALL STONE WITH NON-IONIC DETERGENT, LOW-PRESSURE WASH, AND NATURAL BRISTLE BRUSHING. REPOINT ENTIRE WALL, REMOVE EXISTING MORTAR 2" DEEP, REPLACE WITH NEW ASTM C270 MORTAR, COLOR TO BE WHITE.
13. NEW SEASONED, WHITE OAK LOG FOR PUMPHOUSE, MATCH EXISTING LOGS DIAMETER. MATCH EXISTING LAYOUT, INSTALL CHINKING REINFORCEMENT, STAINLESS STEEL NAILS OR LATH. STAIN TO MATCH EXISTING LODGE.
14. CELLULAR SILL GASKET.
15. PERMA-CHINK CHINKING BETWEEN ALL LOGS AND GAPS, TO MATCH ORIGINAL. COLOR TO BE MEDIUM GRAY 224.
16. PUMP HOUSE FOOTING, EXTEND 48" BELOW BOTTOM OF EXISTING STONE WALL, AS SHOWN. #4 REBAR 12" O.C. ALL DIRECTIONS. VERTICAL REBAR TO EXTEND 12" INTO CONCRETE SLAB COLLAR, AS SHOWN.
17. EXISTING WOOD COLUMN TO REMAIN, UNDER-PIN BREEZE-WAY ROOF FOR INSTALL OF FOOTING.
18. COLUMN FOOTING, MATCH ADJACENT COLUMN FOOTINGS IN SIZE AND SHAPE, EXTEND 2" ABOVE SLAB. #5 EPOXY COATED REBAR IN FOOTING, EXTEND 6" MIN. ABOVE FOOTING FOR INSERTION OF EXISTING COLUMN.
19. 2X TREATED NAILER.
20. EXISTING LAP SIDING.
21. WOOD LAP SIDING WITH 10" REVEAL. MATCH EXISTING SPECIES OF WOOD AND THICKNESS, STAIN TO MATCH LODGE.
22. BLACK ALUMINUM FLASHING BEHIND SIDING.
23. NOT USED.
24. REMOVE EXISTING LOG RAILING SECTION.
25. EXISTING LODGE BUILDING TO REMAIN.
26. DEMOLISH PUMP HOUSE IN IT'S ENTIRETY. SALVAGE HORIZONTAL LOGS ABOVE THIRD COURSE, IF POSSIBLE FOR REUSE. BOTTOM THREE (3) HORIZONTAL LOGS AND ALL SIX (6) VERTICAL LOGS TO BE DISCARDED AND CONTRACTOR TO TAKE MEASUREMENTS AND PICTURES OF EXISTING PUMP HOUSE TO REBUILD NEW PUMP HOUSE.
27. EXISTING BREEZE-WAY COLUMNS AND ROOF TO REMAIN, UNDER-PIN ROOF STRUCTURE WHILE INSTALLING NEW COLUMN FOOTINGS AND PUMP HOUSE, INSTALL EXPANSION MATERIAL AROUND COLUMN FOOTING PRIOR TO POURING NEW SLAB.
28. EXISTING CONCRETE STAIR TO REMAIN.
29. REMOVE ALL EXISTING SHINGLES AND UNDERLAYMENT, INSTALL GRACE, SELF-ADHERED, ICE AND WATER SHIELD OVER ENTIRE ROOF, THEN INSTALL CERTAINTEED LANDMARK TL, COUNTRY GRAY, SHINGLES OVER ENTIRE ROOF WITH DARK BRONZE DRIP EDGE. INSPECT SHEATHING FOR DAMAGE PRIOR TO INSTALL OF NEW ROOFING.
30. EXISTING LOG TAIL, REMOVE PUNKY AND ROTTEN WOOD DOWN TO SOLID WOOD, REBUILD WITH EPOXY AND PAINT TO MATCH EXISTING LODGE WOOD. ACCOUNT FOR TEN (10) LOG TAIL REPAIRS.
31. 3/16" 304L STAINLESS STEEL GRADE 30 STRAIGHT CHAIN, ATTACH FROM BREEZE-WAY COLUMN TO FACE OF PUMP HOUSE WITH 3/16" STAINLESS EYE BOLT, AND 3/16" STAINLESS QUICK LINK CLIP.
32. REMOVE ALL CHINKING ALONG BOTTOM EDGE OF LODGE AND ANYWHERE CHINKING IS LOOSE AND INSERT PERMA-CHINK CHINKING BETWEEN LOGS, COLOR TO BE MEDIUM GRAY 224.

# PROJECT NARRATIVE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL ITEMS WITHIN THIS NARRATIVE, THE DRAWINGS, AND PROJECT MANUAL UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR SHALL HAVE EXPERIENCE ON A MINIMUM OF TEN (10) PROJECTS OF SIMILAR SCOPE AND TYPE (SUBMIT PORTFOLIO UPON BEING DECLARED APPARENT LOW BIDDER).

CONTRACTOR SHALL DEMOLISH ALL ITEMS SHOWN IN THE DRAWINGS, CONCRETE IN THE REAR OF THE BUILDING, PUMP HOUSE WALLS, ROOFING, AND AREAS OF SIDING AS SHOWN. SPECIAL CARE SHALL BE TAKEN TO NOT DAMAGE ADJACENT AREAS OF DEMOLITION.

AFTER DEMOLITION, CONTRACTOR SHALL RESHINGLE ROOF WITH CERTAINTEED LANDMARK TL SHINGLES (COUNTRY GRAY) OVER GRACE, SELF-ADHERED, WATER AND ICE OVER ENTIRE ROOF.

CONTRACTOR SHALL REBUILD ENTIRE PUMP HOUSE WITH NEW, SEASONED, WHITE OAK LOGS OF SIMILAR DIMENSION TO EXISTING LOGS. A NEW PERIMETER FOOTING AND SLAB TO BE REPLACED AS WELL. ALL NEW CHINKING TO BE PERMA-CHINK, COLOR TO BE MEDIUM GRAY 224.

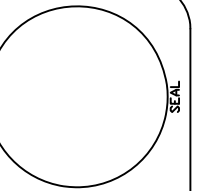
CONCRETE PATIO TO BE REPLACED IN REAR OF THE BUILDING, CONCRETE TO BE 4" PCC OVER 6" OF SUBBASE, WITH #4 EPOXY COATED REBAR 24" O.C. BOTH DIRECTIONS. CONCRETE TO BE DOWELED INTO EXISTING SLAB AS SHOWN. THE CONTRACTOR SHALL ALSO REPLACE TWO (2) COLUMN FOOTINGS IN THE BREEZE-WAY AREA AS SHOWN.

CONTRACTOR SHALL REPOINT THE ENTIRE WALL ON THE PATIO AREA ALONG, MORTAR TO BE ASTM C270, COLOR WHITE.

CONTRACTOR SHALL REMOVE ALL CHINKING ON THE SILL LOG AT THE LODGE AND THOROUGHLY CLEAN THE ENTIRE EXTERIOR OF THE LODGE. THE CONTRACTOR SHALL THEN REPLACE ALL CHINKING ON THE SILL LOG WITH NEW PERMA-CHINK CHINKING, COLOR TO BE MEDIUM GRAY 224.

# GENERAL NOTES

- A. ALL MORTAR TO BE TYPE "N" (ASTM C270), COLOR TO BE WHITE.
- B. CONTRACTOR TO THOROUGHLY CLEAN ENTIRE EXTERIOR OF LODGE AFTER COMPLETION. CONTRACTOR SHALL USE NON-IONIC DETERGENT, USING LOW-PRESSURE WASHING WITH NATURAL BRISTLE BRUSHES ON MASONRY, HIGH-PRESSURE WASH ON WOOD.
- C. ALL FASTENERS AND HARDWARE TO BE STAINLESS STEEL.
- D. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- E. CONTRACTOR TO RESTORE ALL FINISHES DISTURBED IN THE PROCESS OF RESTORATION.
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D1FY19-1 LODGE REPAIR  
AA CALL STATE PARK

ALGONA, IA 50511

ROUTE 1, BOX 264

DRAWN BY: PROJECT NUMBER:  
19-02-55-01

CHK'D BY: DATE:  
10.24.2018

SHEET No:

**A-003**

# KEYNOTES

1. 4" THICK CONCRETE SLAB OVER 6" SUBBASE, WITH #4 EPOXY COATED REBAR 24" O.C BOTH DIRECTIONS.
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3. NOT USED.
4. 16 OZ. COPPER SILL FLASHING WITH HEMMED DRIP-EDGE AS SHOWN.
5. EXISTING CONCRETE SLAB TO REMAIN.
6. 1/2" EXPANSION MATERIAL WITH SELF-LEVELING POLYURETHANE SEALANT, GRAY.
7. 1/2" GALVANIZED ANCHOR BOLT. EMBED INTO FOOTING 8" MINIMUM, 24" O.C., ATTACH SILL LOG TO BOLT.
8. REPLACE EXISTING 10" REVEAL ROUGH SAWN LAP SIDING, MATCH EXISTING DIMENSIONS AND WOOD SPECIES. STAIN TO MATCH EXISTING LODGE.
9. THOROUGHLY CLEAN EXTERIOR OF LODGE WITH HIGH-PRESSURE WASH THEN RESEAL WITH TWO (2) COATS STAIN.
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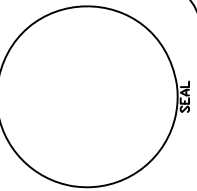
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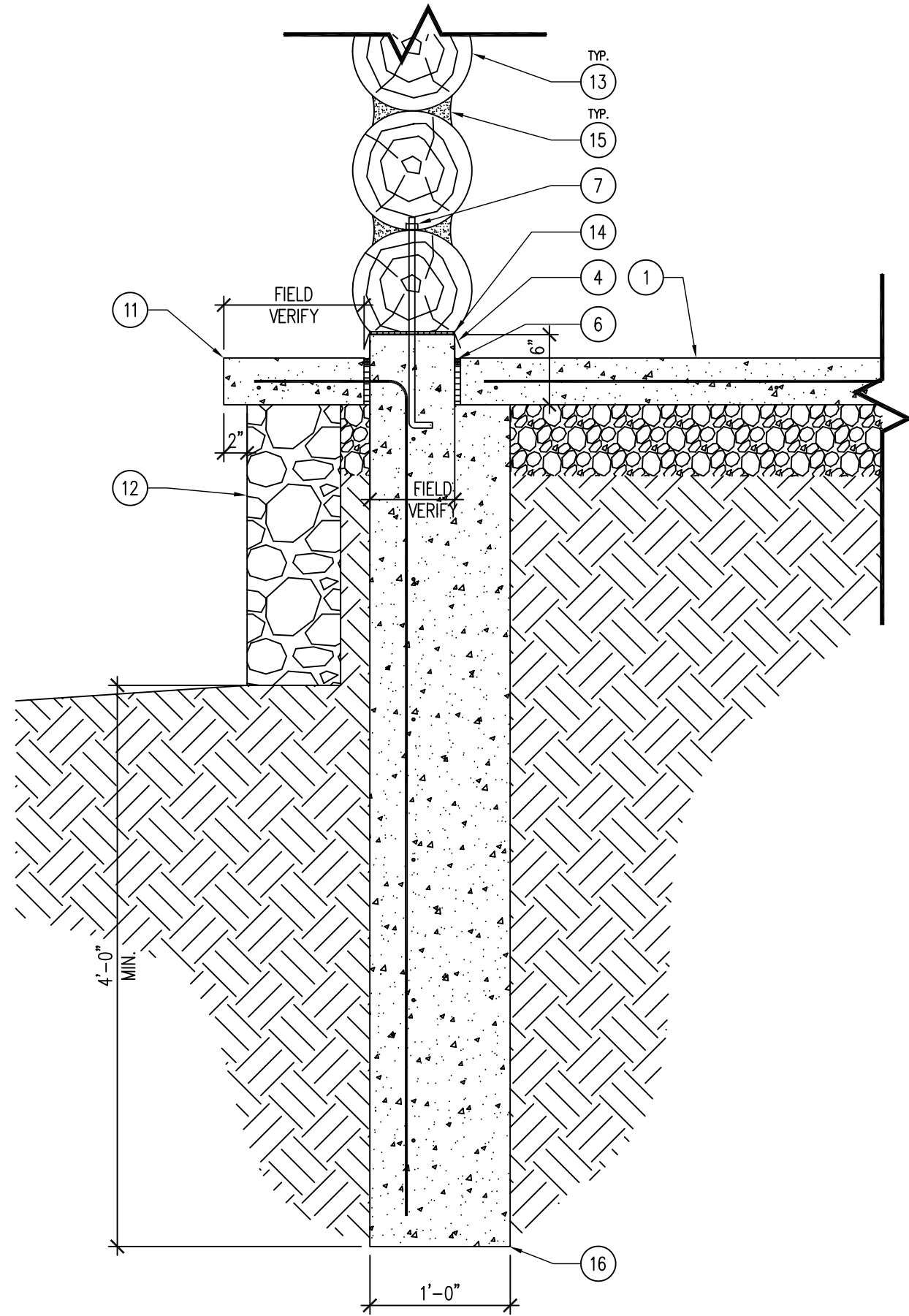


IOWA DEPARTMENT OF  
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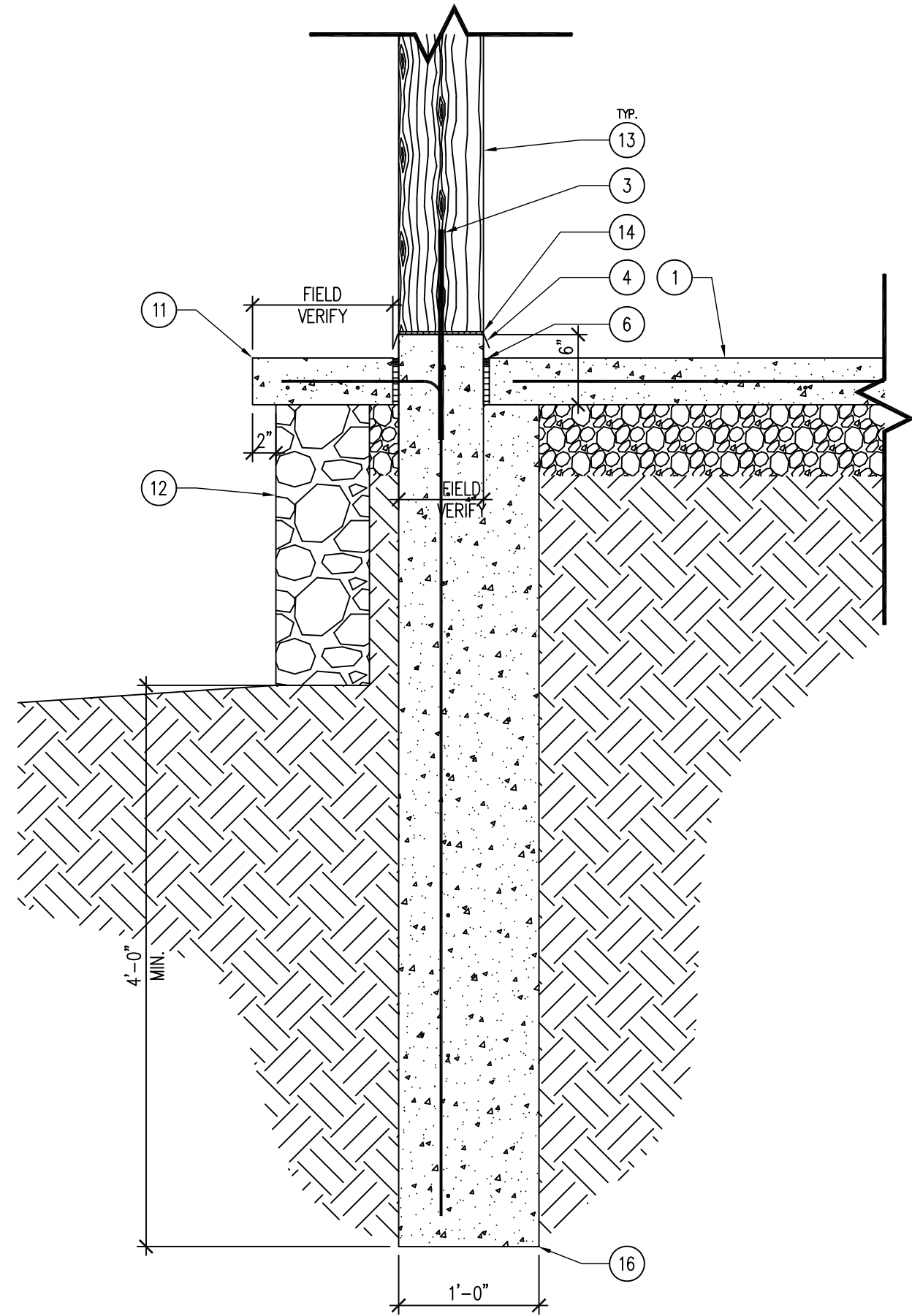


D1FY19-1 LODGE REPAIR  
AA CALL STATE PARK  
ROUTE 1, BOX 264  
ALGONA, IA 50511

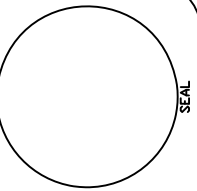
DRAWN BY:	PROJECT NUMBER:
CHK'D BY:	19-02-55-01
SHEET No:	DATE:
A-003	10.24.2018



**02** PUMP HOUSE DETAIL – FOOTING & HORIZONTAL MEMBERS  
SCALE: 1" = 1'-0"



**01** PUMP HOUSE SECTION – FOOTING & VERTICAL MEMBERS  
SCALE: 1" = 1'-0"



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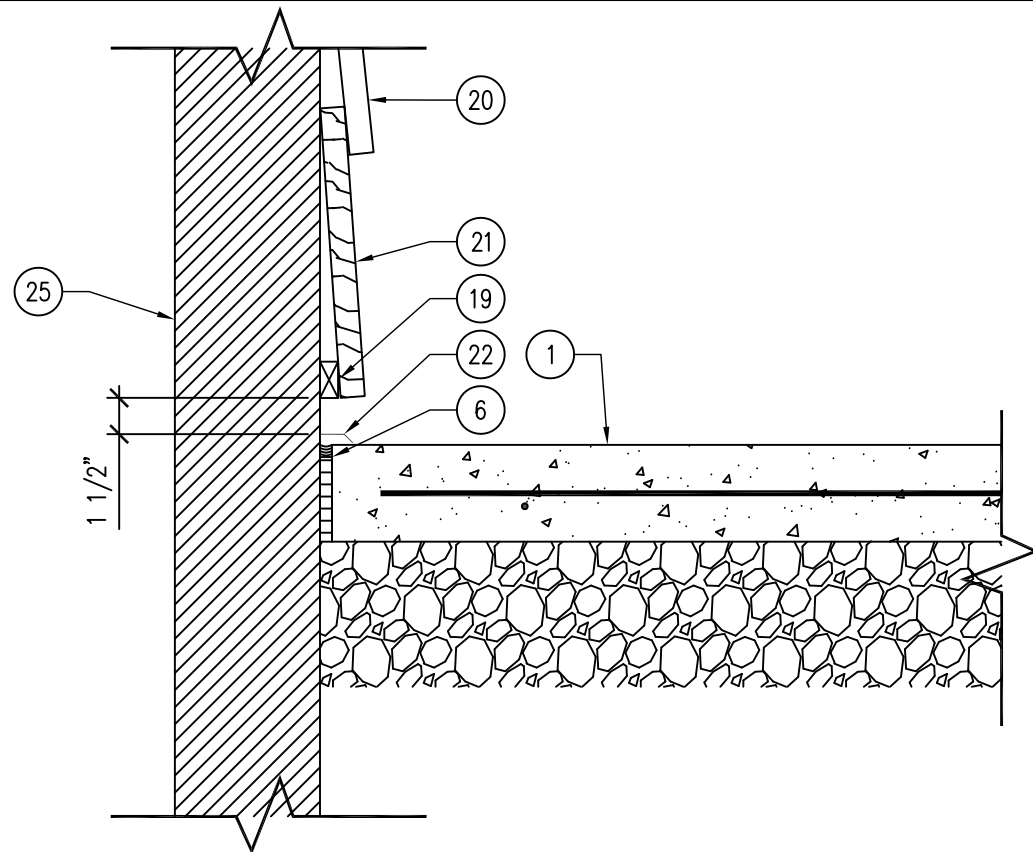
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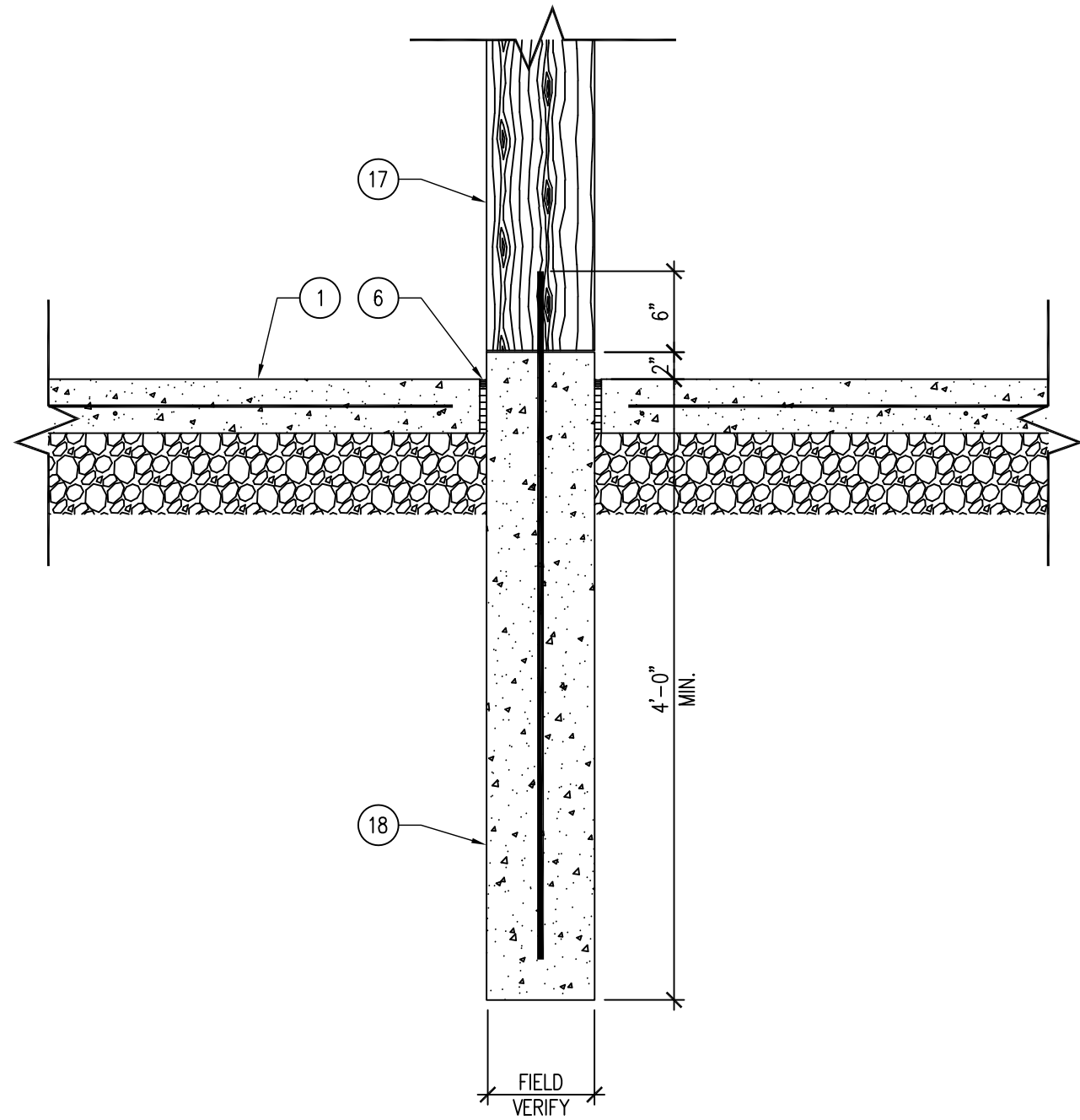
19-02-55-01  
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**A-004**



03 NOT USED  
SCALE: 1" = 1'-0"



02 LODGE DETAIL – REAR KITCHEN WALL  
SCALE: 1" = 1'-0"



01 LODGE DETAIL – BREEZEWAY COLUMN  
SCALE: 1" = 1'-0"



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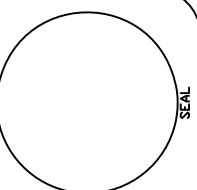
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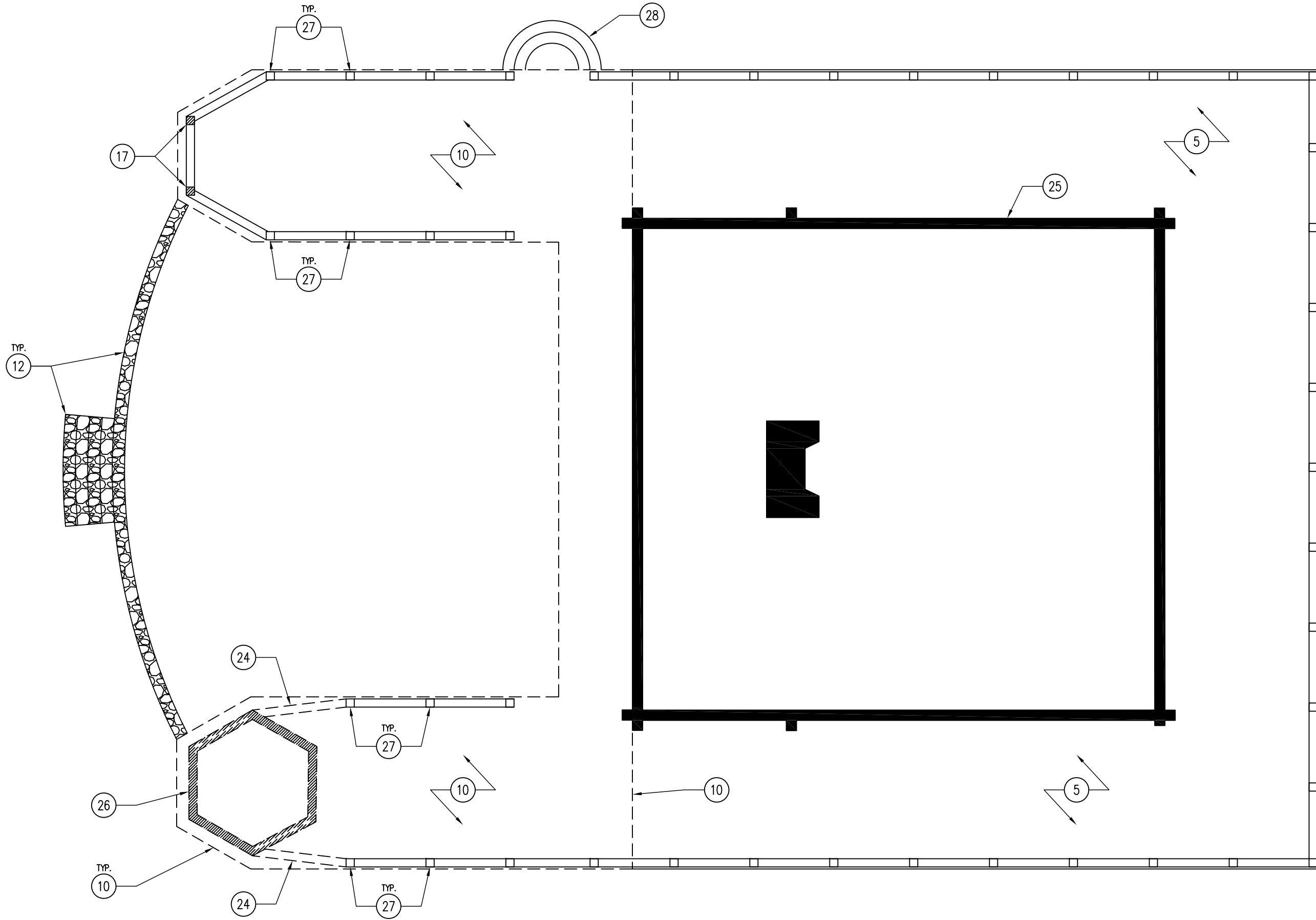
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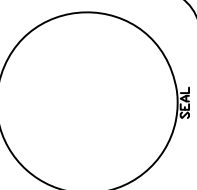
**A-005**



SEAL



**01** DEMOLITION FLOOR PLAN – LODGE  
 SCALE: 1/8" = 1'-0"



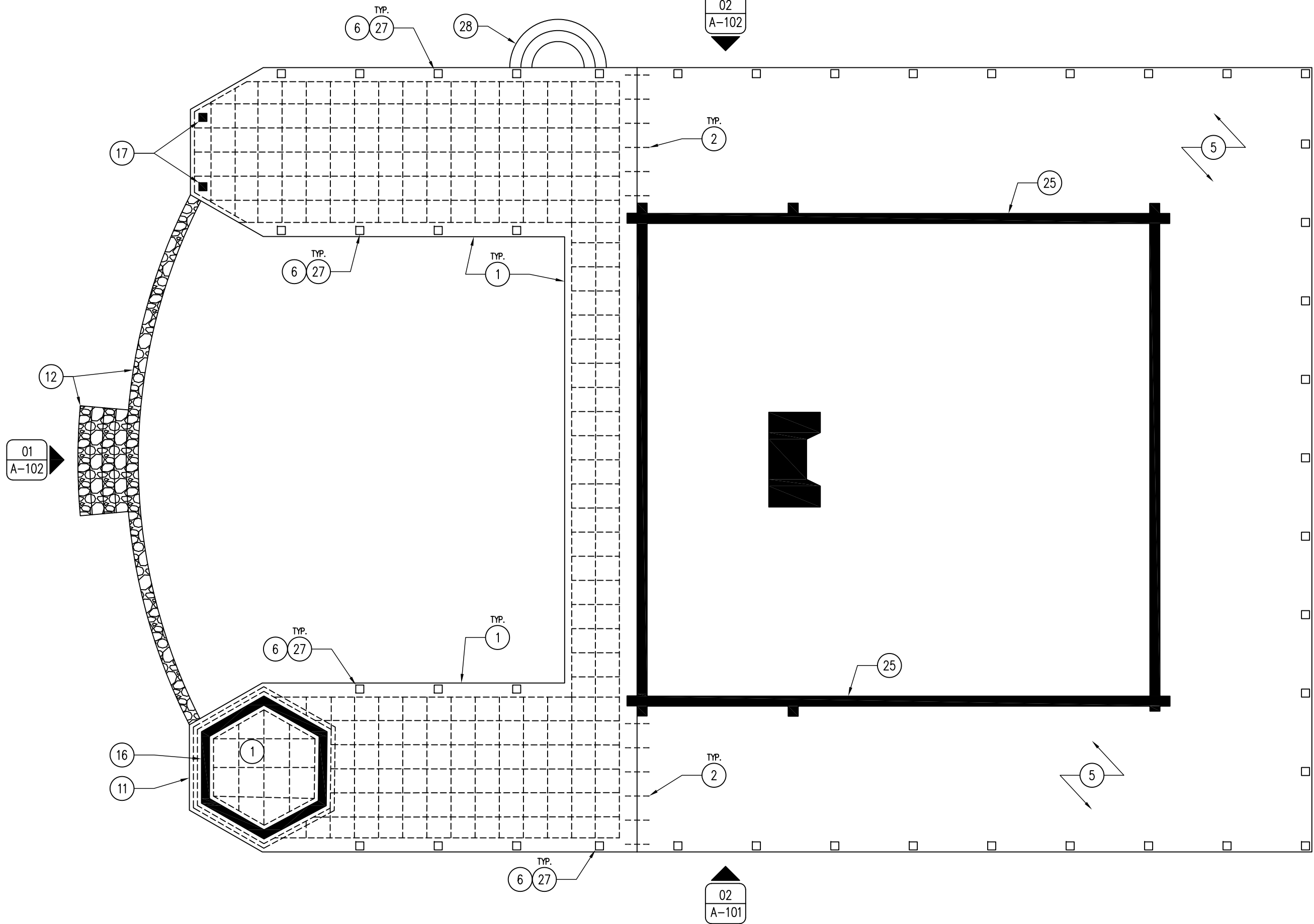
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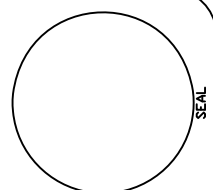
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 10.24.2018  
**A-050**



**01** REFERENCE FLOOR PLAN - LODGE  
 SCALE: 1/8" = 1'-0"



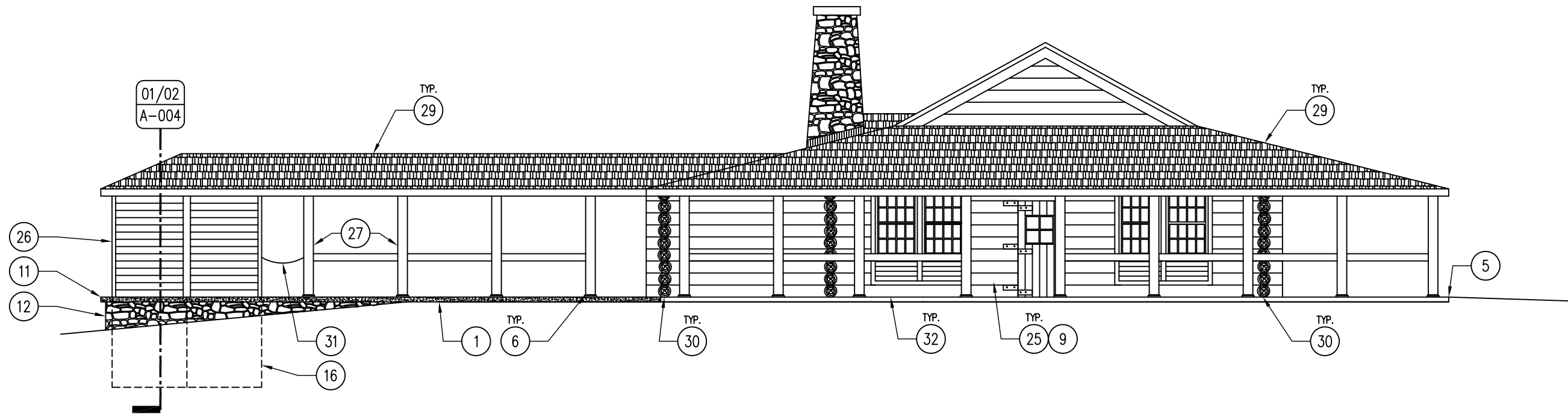
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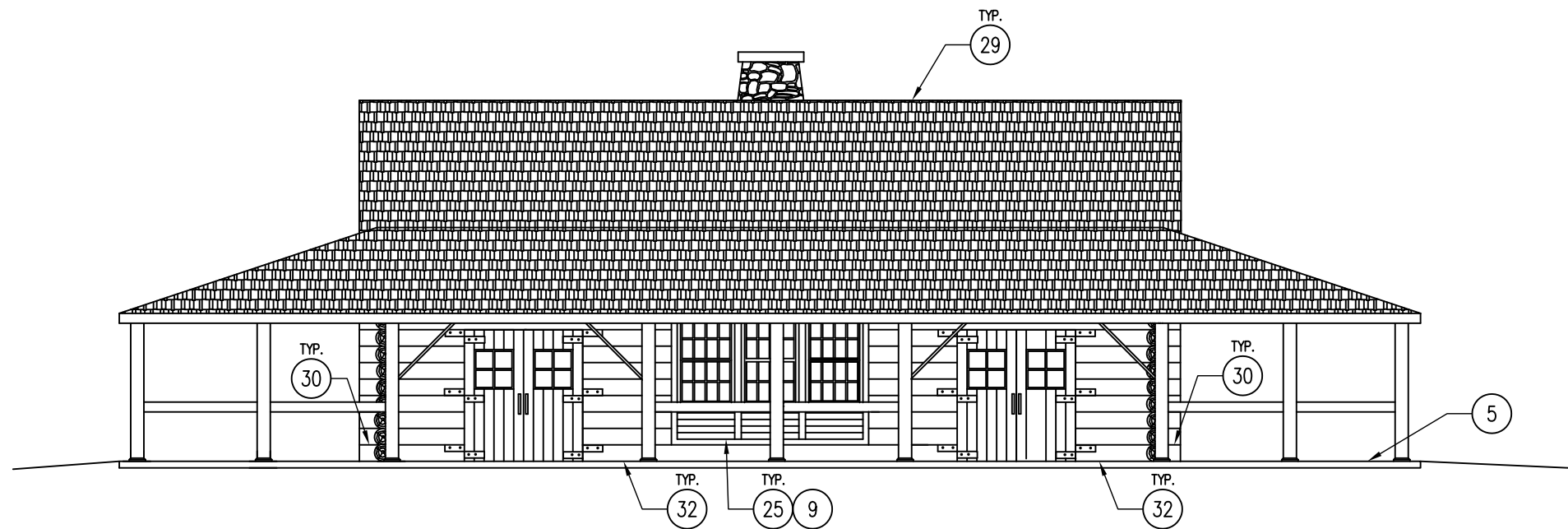
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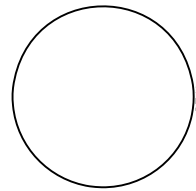
**A-100**



02 LODGE ELEVATION - EAST  
SCALE: NTS



01 LODGE ELEVATION - SOUTH  
SCALE: NTS



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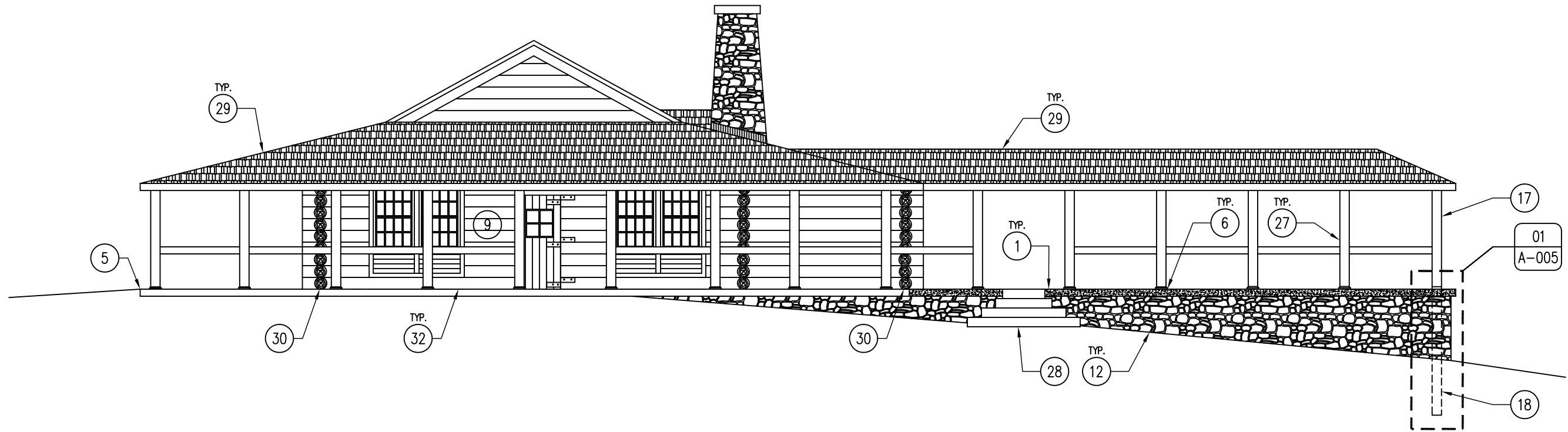


D1FY19-1 LODGE REPAIR  
AA CALL STATE PARK  
ROUTE 1, BOX 264  
ALGONA, IA 50511

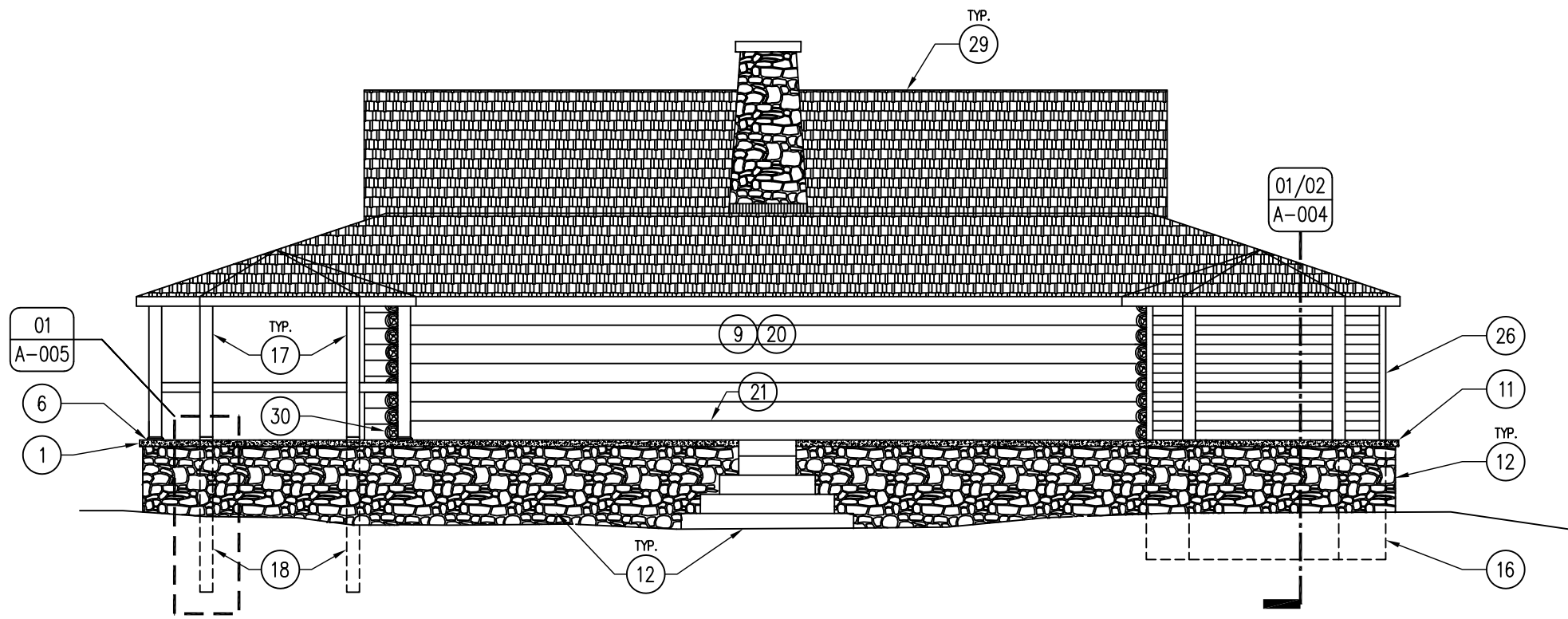
DRAWN BY:	PROJECT NUMBER:
CHK'D BY:	DATE:
SHEET No:	

A-101

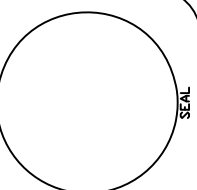




02 LODGE ELEVATION - EAST  
SCALE: NTS



01 LODGE ELEVATION - SOUTH  
SCALE: NTS



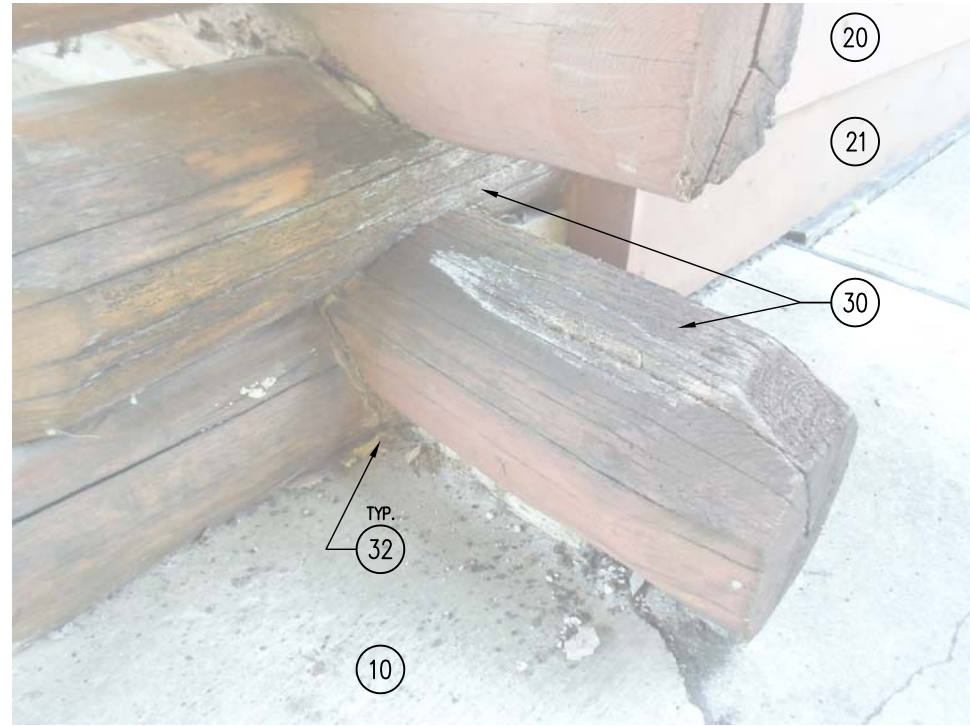
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SHEET No:	

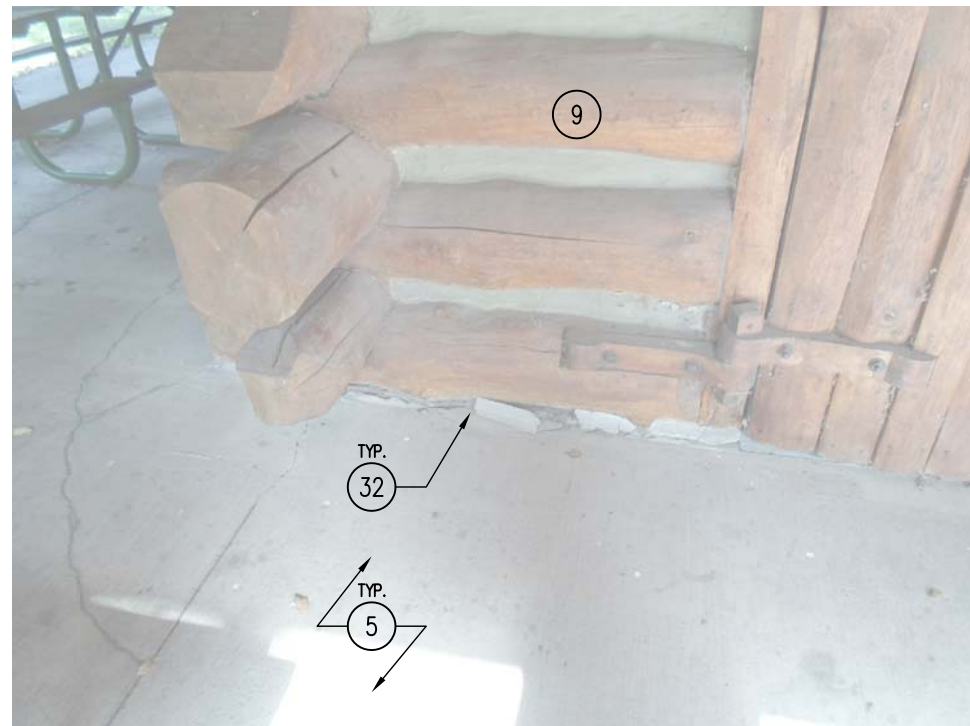
A-102



04 LODGE PICTURE – LOG TAILS  
SCALE: NTS



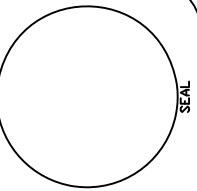
03 LODGE PICTURE – EXTERIOR KITCHEN WALL  
SCALE: NTS



02 LODGE PICTURE – EXTERIOR WALL  
SCALE: NTS



01 LODGE PICTURE – EXTERIOR WALL  
SCALE: NTS



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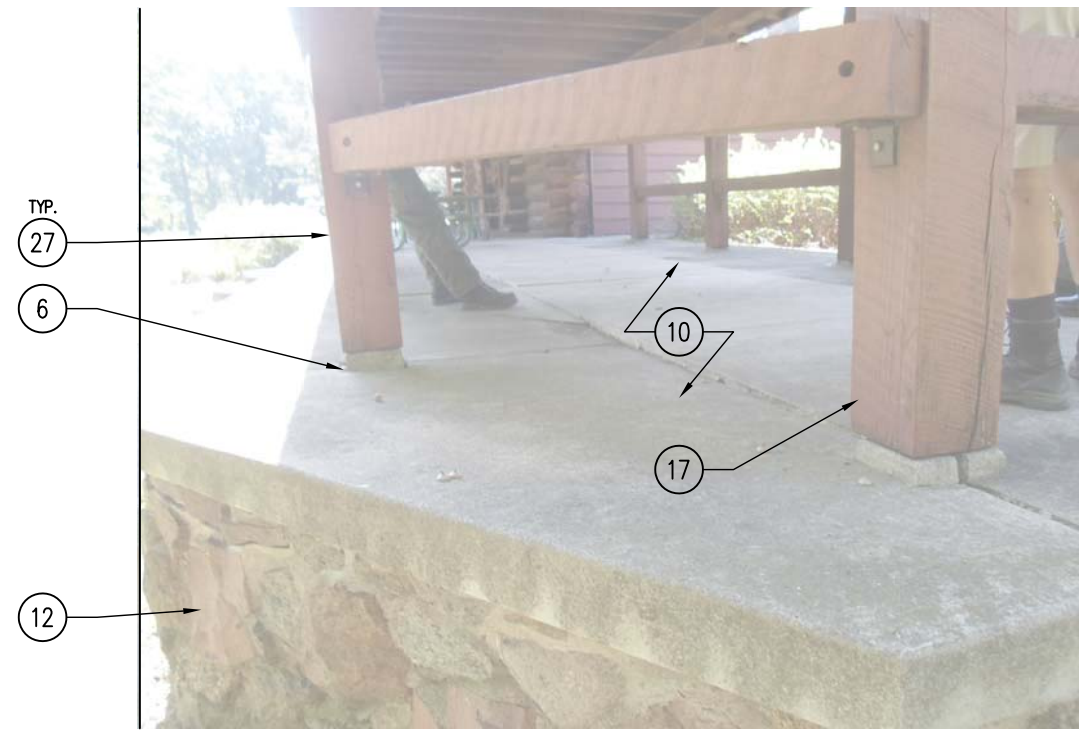
DRAWN BY:	PROJECT NUMBER:
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SHEET No. **A-200**

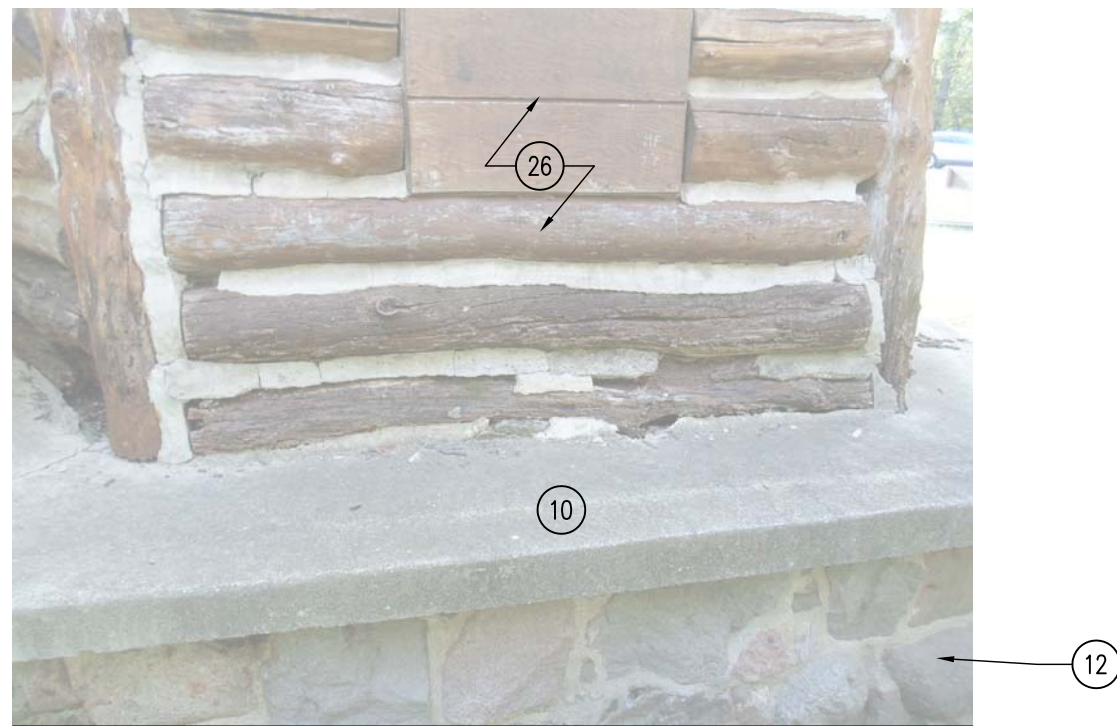




04 BREEZE-WAY PICTURE - SLAB, WALL, AND COLUMN  
SCALE: NTS



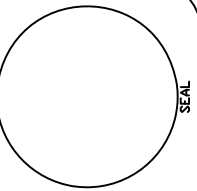
03 BREEZE-WAY PICTURE - SLAB, WALL, AND COLUMN  
SCALE: NTS



02 PUMP HOUSE PICTURE - SLAB, WALL, AND LOGS  
SCALE: NTS



01 PUMP HOUSE PICTURE - SLAB, WALL, AND LOGS  
SCALE: NTS



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