

Iowa Department of Natural Resources
Construction Document
Sedan Bottoms Office
for
Rathbun Wildlife Unit

Appanoose County, IA
Project #23-05-04-02
Plans prepared by
Land and Waters Bureau
Conservation and Recreation Division



I hereby certify that this architectural document was prepared by me or under my direct personal supervision and that I am a duly Registered Professional Architect under the laws of the State of Iowa.

Ryan E Richey

Digitally signed by Ryan E Richey
DN: C=US, E=ryan.richey@dnr.iowa.gov,
OU=Iowa Department of Natural Resources,
OU=Engineering Section - L&W Bureau,
CN=Ryan E Richey
Date: 2022.05.17 09:22:40-05'00'

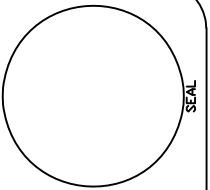
RYAN E. RICHEY

DATE

My license renewal date is June 30, 2023.

Pages or sheets covered by this seal:

A-001 - A-100



IOWA DEPARTMENT OF
NATURAL RESOURCES
ENGINEERING SERVICES - WALLACE BUILDING
502 E. 9TH ST., DES MOINES, IA 50319-0034
P: 515.725.8200
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Sedan Bottoms Office for:
Rathbun Wildlife Unit

Appanoose County, IA 52544

550th Street

DRAWN BY: PROJECT NUMBER:
DN: 23-05-04-02
DATE:
05.17.2022

SHEET No
A-001

SHEET INDEX

SHEET. NO.	SHEET TITLE
	ARCHITECTURAL
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A-100	REFERENCE FLOOR PLAN

AUTHORIZATION TO BID

Travis Baker

Digitally signed by Travis Baker
Date: 2022.05.17 16:01:33
-05'00'

BUREAU CHIEF - LAND AND WATERS

DATE

Monica Thelen

Digitally signed by Monica
Thelen
Date: 2022.05.17 15:56:31 -05'00'

PARKS | WILDLIFE | FISHERIES | LAW ENFORCEMENT

DATE

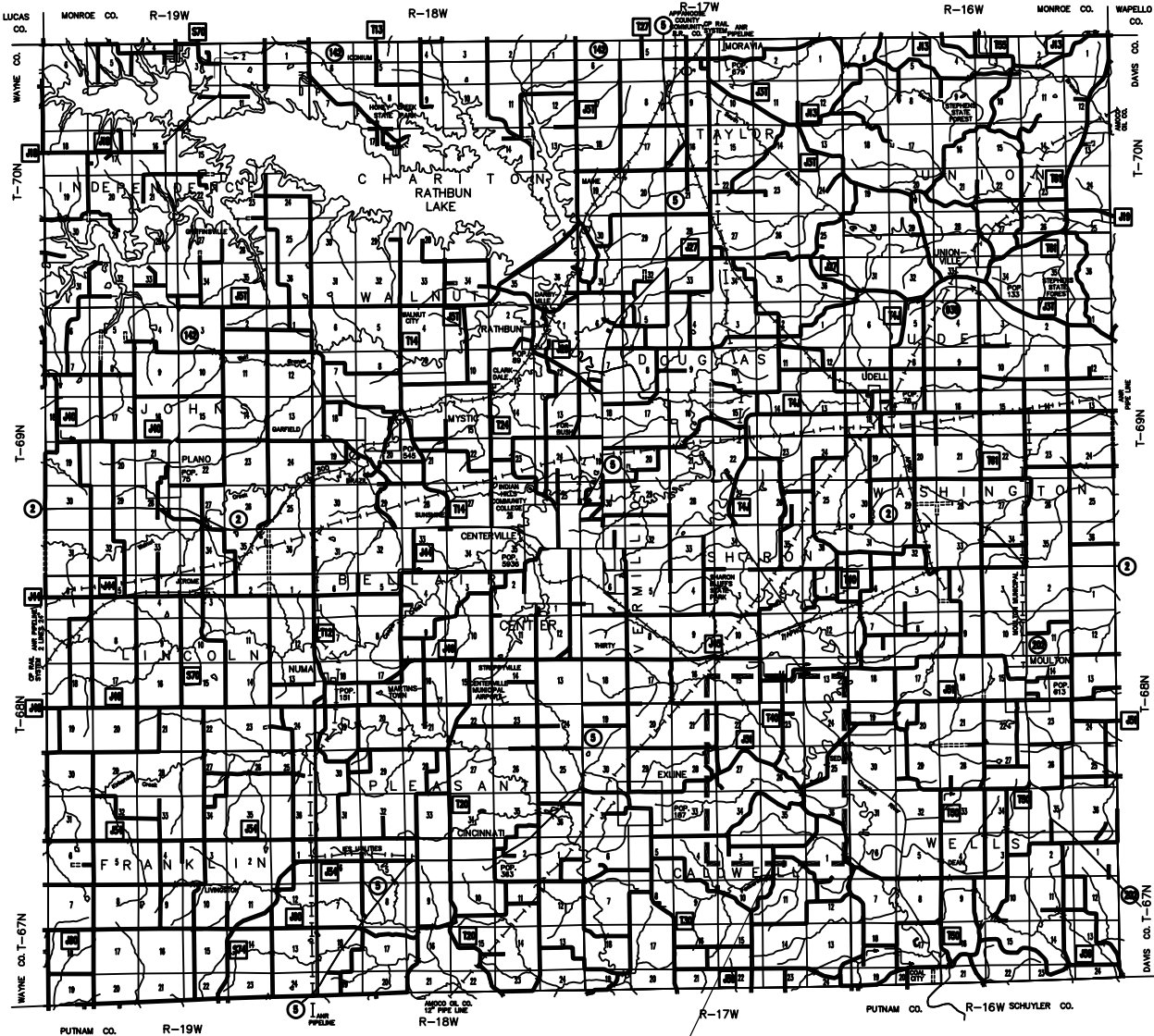
DIRECTORY

Architect		DNR Inspector	
COMPANY	Iowa Department of Natural Resources	COMPANY	Iowa Department of Natural Resources
ADDRESS	502 E 9th Street	ADDRESS	-
CITY,STATE,ZIP	Des Moines, IA 50319	CITY,STATE,ZIP	Indianola, IA
CONTACT	Ryan Richey	CONTACT	Jason Kruse
TELEPHONE	515-979-0107	TELEPHONE	515-250-3707
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The Rathbun Wildlife Unit needs an office space at the Sedan Bottoms location. A recently acquired piece of land has been set aside for this new office location and this project will place a mobile home office unit on this site.

BID ITEMS

ITEM #	ITEM DESCRIPTION	ITEM NUMBER
1	Site Prep and Concrete Piers	Lump Sum
2	Office Trailer and All Associated Items	Lump Sum
3	Mobilization	Lump Sum



PROJECT LOCATION



OFFICE LOCATION

Chariton River



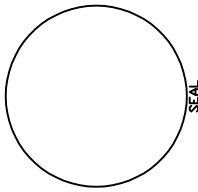
02

APPANOOSE COUNTY – SEDAN BOTTOMS LOCATION
SCALE: NTS



01

SEDAN BOTTOMS – OFFICE PROJECT LOCATION
SCALE: NTS



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A-002

GENERAL CONSTRUCTION NOTES

VERIFY ACTUAL LOCATIONS AND ELEVATIONS WITH DNR ENGINEER.

ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE PROJECT AREA AND THOROUGHLY FAMILIARIZE THEMSELVES WITH THE ACTUAL JOB CONDITIONS PRIOR TO BIDDING AND THE START OF WORK. FAILURE TO VISIT THE PROJECT SITE SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING THE WORK IN ACCORDANCE TO THE PLANS, SPECIFICATION, SPECIAL PROVISIONS AND CONTRACT.

THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS AND SHALL NOTIFY THE DNR ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE RIGHT-OF-WAY, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE DNR ENGINEER.

THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE DNR ENGINEER.

WHERE UTILITIES AND FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DNR ENGINEER OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE AFFORDED ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

THE CONTRACTOR SHALL SHAPE GRADED AREA TO MAINTAIN SURFACE DRAINAGE. ALL ELEVATIONS ARE TO FINISH GRADE.

THE CONTRACTOR IS EXPECTED TO HAVE MATERIALS, EQUIPMENT, AND LABOR AVAILABLE ON A DAILY BASIS TO INSTALL AND MAINTAIN EROSION CONTROL FEATURES ON THE PROJECT. THIS MAY INVOLVE SEEDING, SILT FENCE, ROCK DITCH CHECKS, SILT BASINS OR SILT DIKES.

GENERAL NOTES

- A. ALL MATERIALS ASSOCIATED WITH THE IOWA CODE COMPLIANT TRAILER SHALL BE STANDARD MATERIAL CHOICES WITH THE MOBILE HOME MANUFACTURER. ALL CHOICES TO BE MADE BY DNR STAFF UPON SUBMITTAL OF TRAILER AND IT'S OPTIONS FOR APPROVAL.
- B. ALL LIGHTING TO BE LED LIGHTING, STANDARD TO MANUFACTURER.

*DIVISIONS 20-41 OF THE STANDARD SPECIFICATIONS FOR BRIDGE AND HIGHWAY CONSTRUCTION, CURRENT EDITION WITH GS-15011 SHALL APPLY TO THIS PROJECT.

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. THIS NARRATIVE IS NOT MEANT TO BE A COMPREHENSIVE ACCOUNT OF ALL ITEMS TO BE COVERED BY THE CONTRACT, REVIEW ALL DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND ESTABLISHING ALL QUANTITIES THAT ARE DICTATED AS "LUMP SUM".

THIS PROJECT, FOR RATHBUN WILDLIFE UNIT – SEDAN BOTTOMS OFFICE, SHALL COMMENCE WHEN ALL CONTRACTS ARE EXECUTED AND IN PLACE AND SHALL BE COMPLETED NO LATER THAN APRIL 30, 2023.

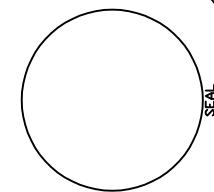
THE CONTRACTOR SHALL HAVE A STANDARD IOWA CODE COMPLIANT 56'-0" LONG X 16'-0" SINGLE-WIDE MOBILE HOME TRAILER BUILT AS THE LAYOUT SHOWS ON SHEET A-100. CONTRACTOR SHALL INSTALL WINDOWS, DOORS, WALLS, AND ALL OTHER FIXTURES AND EQUIPMENT IN ROUGHLY THE SPOTS SHOWN IN THE REFERENCE FLOOR PLAN ON SHEET A-100. ALL CHOICES OF MATERIALS TO BE THE STANDARD CHOICES PER TRAILER MANUFACTURER, ALL CHOICES TO BE MADE VIA SUBMITTAL PROCESS.

THE TRAILER SHALL BE DELIVERED AND PLACED ON CONCRETE PIERS, DESIGNED AND INSTALLED BY CONTRACTOR ON SITE. CONTRACTOR TO REMOVE AXLES, SET ON PIERS, INSTALL INSULATED UTILITY CHASE AND SKIRTING AROUND THE EXTERIOR OF THE TRAILER BETWEEN THE GROUND AND BOTTOM OF THE TRAILER.

THE OFFICE SITE SHALL ADA CODE COMPLIANT, ALUMINUM RAMP AND LANDING, AS SHOWN.

KEYNOTES

1. IOWA CODE COMPLIANT TRAILER. TRAILER TO BE A SINGLE-WIDE 56'-0" LONG X 16'-0" WIDE STANDARD MOBILE HOME TRAILER WITH THE LAYOUT SHOWN ON PAGE A-100. THE MAIN ROOM SHALL SERVE AS AN OFFICE SPACE AND KITCHEN/BREAKROOM AREA WITH A DOUBLE BASIN KITCHEN SINK, REFRIGERATOR, 8'-6" LONG LOWER CABINETS AND UPPER CABINETS AS SHOWN. ALL DOORS TO BE 3'-0" WIDE X 7'-0" TALL, WITH A MINIMUM OF SEVEN (7) WINDOWS 36" WIDE X MANUFACTURER'S STANDARD HEIGHT, IN LOCATIONS ROUGHLY AS SHOWN. RESTROOM TO HAVE A 36" X 36" SHOWER STALL WITH AN ADA COMPLIANT TOILET AREA WITH GRAB BARS AND LAVATORY THAT IS ADA COMPLIANT. SMALL STORAGE ROOM IN THE REAR DIVIDED BY A FLOOR TO CEILING PARTITION WALL AS SHOWN. ALL ROOMS TO HAVE ADEQUATE LIGHTING AND SHALL FOLLOW THE STANDARD LIGHTING CHOICES AND LAYOUT PER THE MANUFACTURER'S STANDARDS AND SHALL BE REVIEWED UPON SUBMITTAL. ALL MATERIALS AND ITEMS SHALL BE MANUFACTURER'S STANDARD AND WHEN A CHOICE IS TO BE MADE, SHALL BE CHOSEN THROUGH THE SUBMITTAL APPROVAL PROCESS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL CONCRETE PIERS, PREPPING THE SITE, SKIRTING THE TRAILER, ETC. ALL ITEMS ARE INCLUSIVE TO THIS TRAILER AS A PACKAGE.
2. MECHANICAL ROOM, WITH TRADITIONAL PROPANE POWERED FURNACE AND AIR CONDITIONER, STANDARD 100 AMP ELECTRICAL PANEL, AND PROPANE POWERED WATER HEATER. ALL MECHANICAL ITEMS TO BE MANUFACTURER'S STANDARD.
3. ADA COMPLIANT RESTROOM WITH 36X36 COMPLAINT SHOWER STALL, ADA COMPLIANT TOILET WITH GRAB BARS, AND ADA COMPLIANT LAVATORY WITH 24" X 42" PLATE GLASS MIRROR AND SCALD GUARDS.
4. STORAGE ROOM WITH LIGHTING AND OUTLETS INSTALLED PER MANUFACTURER'S STANDARD LAYOUT.
5. PRE-FAB, ADA COMPLIANT, ALUMINUM RAMP. CLEAR WIDTH OF RAMP SHALL BE 36", LANDING AT DOORWAY TO BE 5'-0" X 5'-0" CLEAR. RAMP SHALL HAVE EDGE PROTECTION AND HANDRAILS AS REQUIRED. LENGTH OF RAMP TO BE DETERMINED BY CONCRETE LOCATION AND GROUND TO FINISH FLOOR HEIGHT WITH RAMP NOT EXCEEDING 1:12 SLOPE, AS REQUIRED BY IBC 2017 AND ADA REQUIREMENTS.
6. 3'-0" X 7'-0" DOORS, MANUFACTURER'S STANDARD DOOR CHOICE.
7. 3'-0" WINDOWS, MANUFACTURER'S STANDARD WINDOW CHOICE.
8. 8'-6" LONG KITCHEN COUNTER WITH DOUBLE BASIN KITCHEN SINK WITH LOWER CABINETS AND UPPER CABINETS PER MANUFACTURER'S STANDARD CHOICE.
9. NOT USED.
10. NOT USED.
11. NOT USED.
12. NOT USED.
13. EXISTING BUILDING TO REMAIN.
14. EXISTING ROADWAY TO REMAIN.
15. 120 ELECTRICAL OUTLET, 8'-0" ON CENTER.



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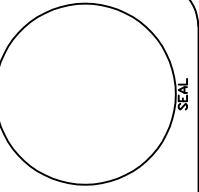
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A-003



01 SEDAN BOTTOMS OFFICE LOCATION
 SCALE: 1/32" = 1'-0"



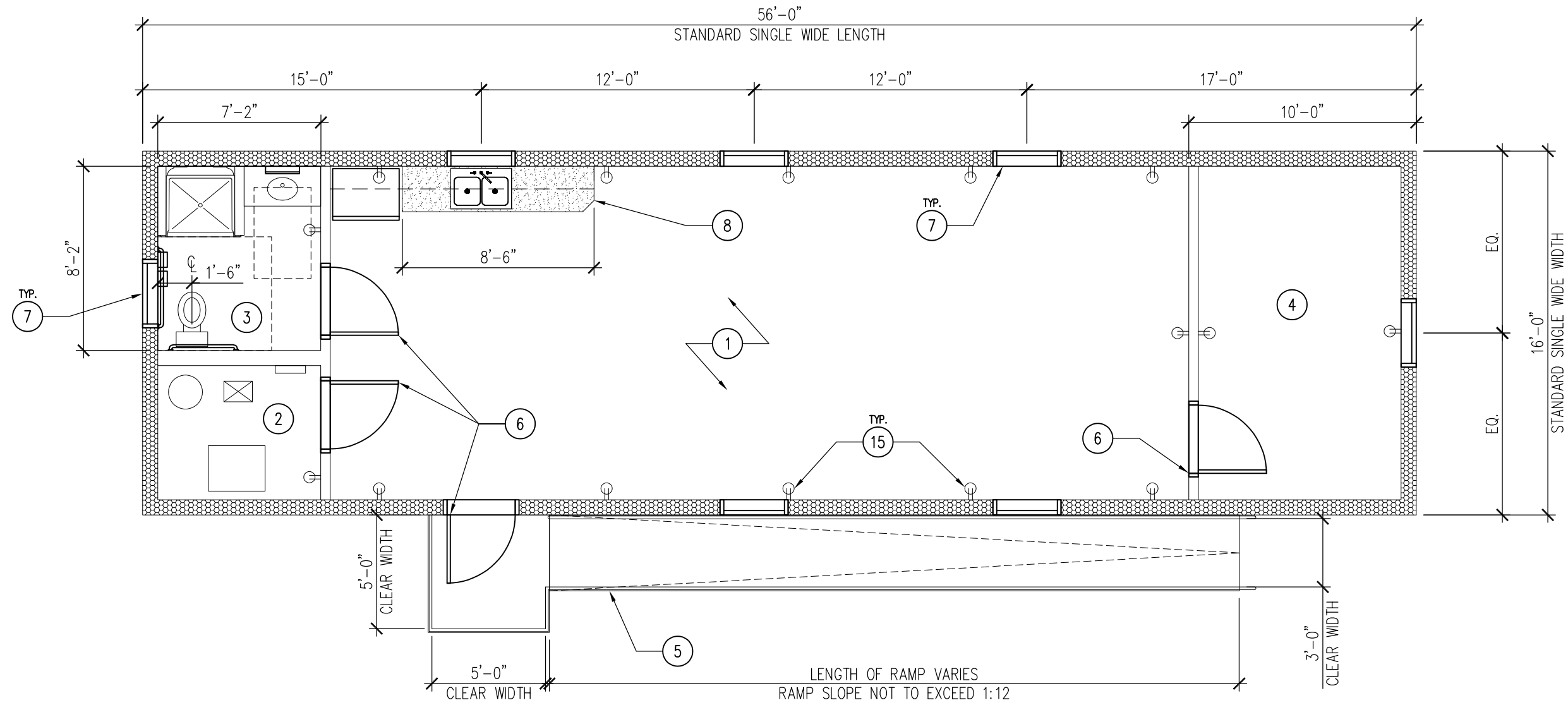
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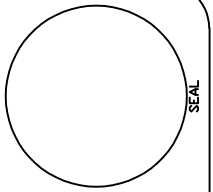
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 550th Street Appanoose County, IA 52544

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A-010



01 REFERENCE FLOOR PLAN
SCALE: 3/16" = 1'-0"



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A-100