

Docket Number: 19/8591

Appellant: Polk County Conservation, Adam Fendrick, 12130 NW 128th Street, Granger, IA 50109

Appeal: Requesting a Variance to allow a new cottage building to be constructed at a location that is less than 30 feet from the existing lodge building (approximately 25 feet at its closest point), at the subject property of 11121 NW Jester Park Drive, Granger, Iowa 50109.

Appeal Given:

Polk County Conservation Board manages the Jester Park Lodge on Saylorville Lake. The facility hosts several events and weddings each year. We would like to construct a bridal cottage adjacent to the Lodge. This would be a space for the bride and bridesmaids could go and get ready in a private space.

The request for the Variance is to allow the bridal cottage be placed within 30 feet of the Lodge. The site selected for the cottage is bound on two sides by the Lodge and bound on the other two sides by the driveway.

Staff examined the possibility of a breezeway to connect the two structures. This was not possible to connect into the roof of the lodge because the lodge is a pre-manufactured building.

The submittal packet which includes color elevations of the proposed cottage and the building with landscape plans are attached as Attachment 'A' and Attachment 'B'.

Background

The subject property is zoned "OS" Open Space District and is part of the larger Jester Park complex. The "OS" Open Space District is assigned to areas of the County that are held publically. This District is intended to remain open space for passive and active recreational purposes. The uses permitted within this district are limited to uses associated to the recreational facilities provided in these areas. The subject property is described as Government Lot 1 and the Western 639.54 feet of Government Lot 5 and the Northern 412.5 feet of the Southwest ¼, Southwest ¼, of Section 33 in Jefferson Township. The subject property includes approximately 101.97 acres. A vicinity map is attached as Attachment 'C'. If this Variance is approved, the development of the proposed cottage will also require approval of a Minor Site Plan prior to commencement of construction.

The proposed cottage is planned to be constructed in a green space area that is located adjacent to the existing lodge building. The cottage will operate in conjunction with the events held at the Lodge and not be utilized independently. The green space area is constrained by an existing Lodge on two of the sides and existing hardscape pavement improvements on the remaining sides. The proposed cottage is required to comply with the non-residential minimum building separation of 30 feet.

Summary of Request

The Appellant is planning to construct a cottage on the subject property, within an existing green space area that is adjacent to the Jester Park Lodge. At its closest point, the cottage is proposed to be approximately 25 feet from the existing Lodge. The minimum separation for non-residential structures in the “OS” Open Space District zone is 30 feet.

The Polk County Zoning Ordinance, *Article 6: Bulk and Use Standards, Division 5: Non-Residential Bulk Standards, Table 6.9 Table of Nonresidential Bulk Standards*, indicates in part, the minimum building spacing in the “OS” Open Space District zone is 30 feet.

A Variance is requested due to the future cottage construction, which is planned to be located closer than 30 feet to an existing building.

Natural Resources

The area that is proposed for development is relatively flat and is already fully developed. The subject property is part of the Jester Park complex, which includes numerous passive and active recreational uses. Natural resources exist on this property, however the proposed construction will not affect these natural areas.

Roads/Utilities

Access to the property from NW Jester Park Drive will not change with the proposed development. Water service is provided by Xenia Rural Water District and sanitary sewer is provided by an onsite septic system.

Recommendation

The Board of Adjustment may grant a Variance if items 1 through 5 are affirmed.

- 1.) Are there exceptional or extraordinary circumstances or special conditions applying only to the property in question and which do not exist generally on other properties in the same zoning district, which makes it impossible to place a use permitted in the district on the property?
 - Yes. The Jester Park complex includes numerous passive and active recreational opportunities. The construction of a cottage in an area that is constrained between existing pavement and the Lodge building is an unusual circumstance for a property and an area that is largely open space. Further, the inability to connect the two structures with a breezeway due to the construction type of the existing Lodge building is also unique. The internal location of the proposed construction is buffered by distance, mature landscaping and the existing Lodge building. The inability to connect the two (2) structures to eliminate the separation setback requirement, the constrained location due to the existing infrastructure along with the isolated location provide special conditions that apply to this property and not to others in the same zoning district.

2.) Is the variance necessary for the preservation and enjoyment of property rights possessed by other properties in the same zoning district in the same vicinity? (No variance can permit uses that are prohibited in a district)

Yes. An Outdoor Institutional use, specifically a support recreational use, is permitted within the "OS" Open Space District subject to appropriate site plan and building permit approvals.

3.) Will the variance preserve adjacent property and support the purpose of the ordinance and the public interest?

Yes. The requested Variance is internal to the site. The minimum required setbacks from the surrounding property lines are all met and exceeded. Further, the new cottage is buffered by the existing lodge building, vegetation and distance and should have minimal impact on adjacent property owners.

4.) Is there a special condition or circumstance that did not result from the actions of the applicant?

Yes. The existing infrastructure and the pre-manufactured construction of the lodge which does not allow a typical connection to the cottage are existing conditions and not a result of the actions of the Appellant.

5.) Does the variance support the intent of Article 7 Natural Resource Protection and Article 8 Stormwater and Erosion Control Management of the Polk County Zoning Ordinance?

Yes. The granting of the requested variance supports the intent of these provisions.

The Board of Adjustment may grant a Variance if items 1 through 5 are affirmed. Since items 1-5 were answered in the affirmative, staff recommends approval of the Variance request to reduce the minimum building separation from 30 feet to approximately 25 feet at its closest point.



Jester Park Lodge Improvements – **'The Cottage'**





Jester Park Lodge Improvements – **'The Cottage'**





Jester Park Lodge Improvements – **'The Cottage'**

SHIVEHATTERY
ARCHITECTURE+ENGINEERING



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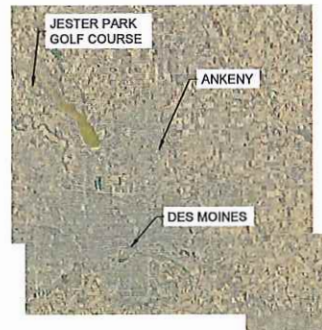
POLK COUNTY CONSERVATION BOARD

JESTER PARK LODGE - COTTAGE ADDITION

GRANGER, IOWA

ATTACHMENT 'B'

SHIVE-HATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana



POLK COUNTY



GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT INCLUDING STAGING OF CONSTRUCTION.
- THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE VERIFICATION OF EXISTENCE OF, AND THE DETERMINATION OF THE EXACT LOCATION OF, UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR(S). IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS 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.
- NOTIFY UTILITY COMPANIES AND THE OWNER OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
- IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
- THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
- WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE.
- ALL DIMENSIONS TO EDGE-OF-PAVING UNLESS NOTED OTHERWISE.
- DO NOT RESTRICT DRAINAGE CHANNELS. CONTRACTOR SHALL BE AWARE OF EXISTING DRAINAGE CONDITIONS AND FACILITIES AND SHALL ENSURE POSITIVE DRAINAGE IS MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT OR ADJACENT PAVEMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING.
- REPAIR OR REPLACE DAMAGE TO EXISTING FACILITIES (TILE, UTILITIES, FENCES, CONCRETE, ETC.) DESIGNATED TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE OWNER'S REPRESENTATIVE, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS, OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
- ALL AREAS DISTURBED BY CONSTRUCTION, INCLUDING ACCESS AND HAUL ROADS, ARE TO BE REWORKED TO THEIR EXISTING CONDITIONS AND SEEDED IF DAMAGED.
- ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
- MINIMIZE DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
- THE PROJECTS HAVE ANTICIPATED DISTURBED AREAS LESS THAN 1 ACRE, SO NPDES PERMITS WILL NOT BE REQUIRED. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON THE PROJECT SITE AND ANY OFFSITE BORROW OR DISPOSAL AREAS USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF IOWA CODE, FEDERAL REGULATIONS, AND LOCAL ORDINANCES.
- FOR ALL WORK NOT SPECIFIED IN THE CONTRACT DOCUMENTS, THE MOST RECENT EDITION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO THIS PROJECT EXCLUDING THE MEASUREMENT AND PAYMENT SECTIONS.
- ALL WORK SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH IOWA LAW.
- CONSTRUCTION SURVEY STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. MARK THE LOCATION OF IMPROVEMENTS IN THE FIELD AND REVIEW WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- SEEDING AND RESTORATION SHALL BE COMPLETED PER IOWA SUDAS SECTION 9010 UNLESS OTHERWISE NOTED.

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
C101	SITE & GRADING PLAN
C201	UTILITY PLAN
E101	ELECTRICAL PLAN
S101	FOUNDATION PLAN

CONTACT INFORMATION:


ENGINEER
SHIVE-HATTERY, INC
ATTN: EMILY NAYLOR
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
PH: (515) 223-8104
FX: (515) 223-0622

OWNER
POLK COUNTY CONSERVATION
ATTN: DOUGLAS ROMIG
12130 N.W. 128TH ST.
GRANGER, IA 50109
PH: (515) 323.5355

THE MOST RECENT EDITION OF THE IOWA STATEWIDE URBAN DESIGN SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.



CIVIL ENGINEER



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Monica M. Converse Sep 3 2019 7:43 AM
Signature: _____ Date: _____

Printed or typed name: MONICA M. CONVERSE
License Number: 21404
My License Renewal Date is: DECEMBER 31, 2019

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
C SHEETS

ELECTRICAL ENGINEER




I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

John H. Waldron Sep 3 2019 4:07 PM
Signature: _____ Date: _____

Printed or typed name: JOHN H. WALDRON
License Number: 19689
My License Renewal Date is: DECEMBER 31, 2019

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
E101

STRUCTURAL ENGINEER



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Alexander C. Brase Aug 30 2019 4:10 PM
Signature: _____ Date: _____

Printed or typed name: ALEX BRASE
License Number: 23203
My License Renewal Date is: DECEMBER 31, 2019

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
S101

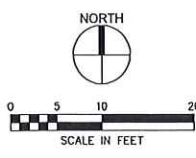
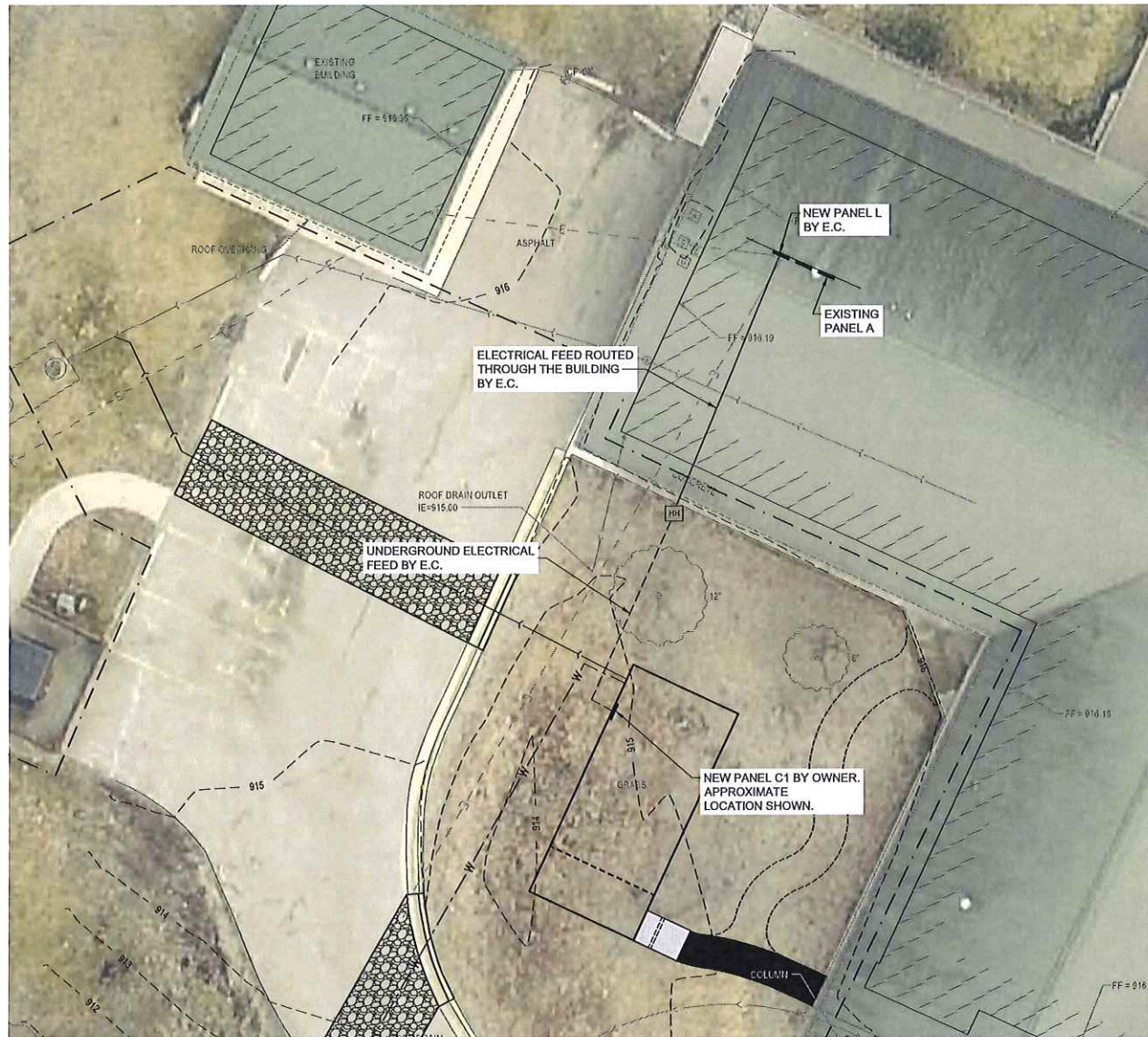
JESTER PARK LODGE -
COTTAGE ADDITION

POLK COUNTY CONSERVATION
GRANGER, IOWA

DRAWN: GJM
APPROVED: MMC
ISSUED FOR: CONSTRUCTION
DATE: 08/30/2019
PROJECT NO: 4191910
FIELD BOOK: -
CLIENT NO: 4191910

COVER SHEET

C000



KEYNOTE LEGEND	
E01	NEW PANEL C1 COMES INSTALLED IN COTTAGE. E.C. TERMINATE NEW POWER FEED TO PANEL C1 FROM PANEL L.

BRANCH PANEL NAME	VOLTAGE	PHASE	WRE	BUS SIZE	MAIN OCP	AIC RATING							
L	120/240V	2	3	200 AMPS	200	10,000 AMPS SYMMETRICAL							
CODE: L=LIGHTING, R=RECEPTACLES, E=EQUIPMENT, K=KITCHEN						MOUNTING: SURFACE							
ROOM: Space 4						ENCLOSURE: NEMA1							
FED FROM: PANEL A						FEED:							
LOAD	IN CODE	POLE	BKR	CKT #	A KVA	B KVA	C KVA	CKT #	BKR	POLE	CODE	LOAD	
COTTAGE PANEL C1	E	2	100	1	0.0/0.0			2	20	1		SPARE	
				3		0.0/0.0		4	20	1		SPARE	
SPARE				5			0.0/0.0	6	20	1		SPARE	
SPARE				7	0.0/0.0			8	20	1		SPARE	
SPARE				9		0.0/0.0		10	20	1		SPARE	
SPACE				11			0.0/0.0	12				SPACE	
SPACE				13	0.0/0.0			14				SPACE	
SPACE				15		0.0/0.0		16				SPACE	
SPACE				17			0.0/0.0	18				SPACE	
SPACE				19	0.0/0.0			20				SPACE	
SPACE				21		0.0/0.0		22				SPACE	
SPACE				23			0.0/0.0	24				SPACE	
SPACE				25	0.0/0.0			26				SPACE	
SPACE				27		0.0/0.0		28				SPACE	
SPACE				29			0.0/0.0	30				SPACE	
TOTAL LOAD:					0.0 VA	1440.0 VA	0.0 VA						
TOTAL AMPS:					0.0 A	12.0 A	0.0 A						
Load Classification	Connected Load (VA)	Demand Factor	Estimated Demand (VA)	PANEL TOTALS									
RCPT	1440	100.00%	1440	TOTAL CONN. LOAD:	0.0 VA								
				TOTAL EST. DEMAND:	0.0 VA								
				TOTAL CONN. CURRENT:	0.0 A								
				TOTAL EST. DEMAND:	0.0 A								

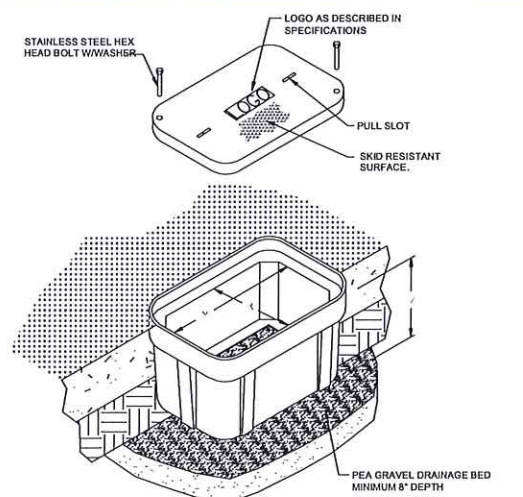
- Notes:
- COMPLETE INSTALLATION AND MATERIALS BY E.C.
 - INSTALLATION SHALL BE NEC CODE COMPLIANT.
 - VERIFY COMPLETE INSTALLATION AND ROUTING WITH OWNER AND ENGINEER PRIOR TO PROVIDING BID.

HT AFF	SYMBOL	DESCRIPTION
18" UNO		DUPLEX RECEPTACLE
18" UNO		FOURPLEX RECEPTACLE
AS NOTED		HAND HOLE - DETAIL 2
72"		CIRCUIT BREAKER PANEL
72"		POWER OR DISTRIBUTION PANEL
72"		SPECIAL CABINET (TYPE DENOTED)
		TRANSFORMER (TYPE DENOTED)
		CONDUIT CONCEALED IN WALL OR OVERHEAD
		CONDUIT CONCEALED BELOW FLOOR
		CONDUIT TRANSITION UP
		CONDUIT TRANSITION DOWN
		CONDUIT STUBBED OUT
		BRANCH CIRCUIT HOME RUN
		CONDUIT SLEEVE (SIZE DENOTED)
		KEYED NOTE (SEE SCHEDULE)

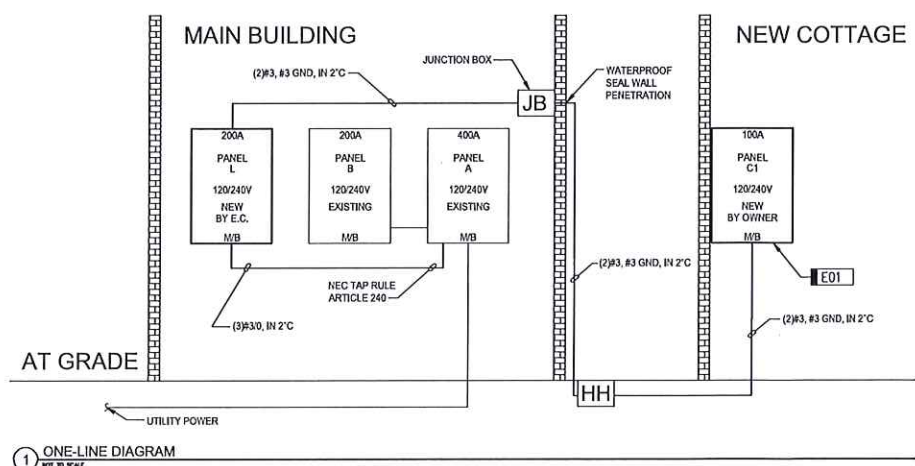
ALL DISTANCES ARE TO CENTER OF DEVICE OR EQUIPMENT UNLESS OTHERWISE NOTED. DEVICES INDICATED AT 48" MAY NOT BE INSTALLED WITH ANY OPERABLE PART HIGHER THAN 48". DEVICES MAY BE INSTALLED IN CONCRETE MASONRY UNITS WITH THE TOP OF THE DEVICE AT 48".

* DISTANCE ABOVE DOOR FRAME
 ** DISTANCE TO TOP OF EQUIPMENT OR DEVICE
 *** DISTANCE TO HIGHEST OPERABLE POINT OF EQUIPMENT
 **** DISTANCE BELOW CEILING
 ***** DISTANCE TO BOTTOM OF DEVICE

- ### ELECTRICAL GENERAL NOTES
- ALL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE - LATEST EDITION ADOPTED BY THE STATE, THE STATE AMENDMENTS, LOCAL MUNICIPAL CODES AND ORDINANCES, AND THE AUTHORITY HAVING JURISDICTION. THE COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE ADAAG (AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES).
 - IT IS THE INTENT OF THESE DOCUMENTS TO COMPLY WITH THE APPLICABLE CODES. WHERE DISCREPANCIES OCCUR, NOTIFY THE ENGINEER/ARCHITECT IN WRITING FOR INTERPRETATION. CORRECT ANY INSTALLATION THAT FAILS TO COMPLY WITH THE CODES AND STANDARDS AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL PROVIDE ALL WORK NECESSARY INCLUDING ALL LABOR, MATERIALS, PERMITS, TAXES, FEES, INSPECTIONS, HARDWARE, AND COST FOR INSTALLATION FOR A COMPLETE AND OPERATIONAL SYSTEM.
 - ALL MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE NEW, COMPLETE WITH MANUFACTURER'S GUARANTEE OR WARRANTY AND SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL).
 - COORDINATE ELECTRICAL INSTALLATION WITH ALL TRADES PRIOR TO INSTALLATION. IF ELECTRICAL WORK INSTALLED INTERFERES WITH OTHER TRADES AFTER INSTALLATION, THE CONTRACTOR SHALL MAKE ALL NECESSARY CHANGES TO CORRECT THE CONDITION AT NO ADDITIONAL COST TO THE OWNER.
 - DEVICES, OUTLETS, AND JUNCTION BOXES SHOWN ON DRAWINGS ARE DIAGRAMMATIC. COORDINATE EXACT PLACEMENT OF ALL DEVICES WITH OWNER AND OTHER TRADES PRIOR TO INSTALLATION. VERIFY DOOR SWING PRIOR TO INSTALLATION OF ALL SWITCH BOXES. ADJUSTMENT OF LOCATION PRIOR TO INSTALLATION, SHALL BE DONE WITH NO ADDITIONAL COST TO THE OWNER.
 - DRAWINGS ARE DIAGRAMMATIC. ALL DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL FURNITURE, MODULAR FURNITURE, AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL PLANS, DIMENSIONS AND REVISIONS PRIOR TO MAKING THE ACTUAL ELECTRICAL INSTALLATION. THIS CONTRACTOR SHALL ADJUST CONNECTION LOCATIONS TO ACCOMMODATE FURNITURE AND/OR EQUIPMENT.
 - ALL ELECTRICAL PANELS WITH ANY BRANCH CIRCUIT LOAD REVISIONS (DEMOLITION OR NEW WORK) SHALL HAVE A NEW TYPED UPDATED CIRCUIT DIRECTORY CARD INSTALLED INSIDE THE DOOR OF THE ELECTRICAL PANEL. THE CONTRACTOR SHALL VERIFY THAT ALL UNUSED CIRCUIT BREAKERS ARE TURNED 'OFF' AND PROPERLY INDICATED AS 'SPARE' ON THE NEW CIRCUIT DIRECTORY CARD. THE CONTRACTOR SHALL INSTALL FILLER PLATES WHERE BREAKERS ARE REMOVED AS PART OF THIS PROJECT OR HAVE BEEN REMOVED PREVIOUSLY.
 - NO ENERGIZED CONDUCTORS SHALL BE EXPOSED AT ANYTIME EXCEPT WHEN THE IMMEDIATE AREA IS UNDER THE SUPERVISION OF A QUALIFIED ELECTRICIAN.
 - WHERE CONDUIT IS SURFACE MOUNTED TO A WALL AND RUN VERTICALLY DOWN TO A SWITCH/OUTLET BOX, UTILIZE 1-HOLE OR 2-HOLE CONDUIT STRAPS.
 - REFER TO THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF BUILDING EXPANSION JOINTS. ALL CONDUITS CROSSING EXPANSION JOINTS SHALL BE INSTALLED WITH EXPANSION FITTINGS. UNLESS THE CONDUIT IS BELOW SLAB IN THE COMPACTED GRANULAR FILL, EXPANSION FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, AND MANUFACTURE'S WRITTEN RECOMMENDATIONS.
 - HVAC CONTROL WIRING FURNISHED AND INSTALLED BY DIVISION 23. HVAC POWER AND CONTROL WIRING, CONDUIT AND RACEWAY SHALL BE INSTALLED PER DIVISION 26 SPECIFICATIONS.
 - REFER TO APPROVED MECHANICAL EQUIPMENT SUBMITTAL DRAWINGS FOR EQUIPMENT RATINGS AND SIZES. COST OF CHANGES TO ELECTRICAL INSTALLATION RESULTING FROM SUBMISSION OF ALTERNATE EQUIPMENT FROM THAT SCHEDULED ON THE MECHANICAL DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/VENDOR PROVIDING SUCH EQUIPMENT.
 - TO REDUCE NOISE BETWEEN WALLS, CONTRACTOR SHALL AVOID INSTALLING POWER OR DATA OUTLETS LOCATED BACK TO BACK. WHERE OUTLETS ARE REQUIRED TO BE LOCATED BACK TO BACK, CONTRACTOR SHALL PROVIDE SOUND PROOFING MATERIAL BETWEEN DEVICE BOXES.
 - PENETRATIONS THROUGH FIRE RATED WALLS BY DIVISION 26 CONTRACTOR SHALL BE SEALED WITH APPROPRIATE FIRE PROOFING MATERIAL TO RESTORE FIRE RATING. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATED WALLS.
 - THE CONTRACTOR SHALL KEEP THE WORK AREA CLEAN OF ALL DEBRIS ON A DAILY BASIS. ALL NEW MATERIALS AWAITING INSTALLATION SHALL BE KEPT IN AREAS DESIGNATED BY THE OWNER.
 - THESE DRAWINGS SHALL NOT BE SCALED TO OBTAIN DIMENSIONS. REFER TO DIMENSIONED ARCHITECTURAL FLOOR PLANS. IF THE DIMENSIONS CANNOT BE DETERMINED BY THE INFORMATION GIVEN, CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION.
 - PERIODIC SITE OBSERVATION BY THE ENGINEER IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST DEFECTS OR DEFICIENCIES IN THE WORK OF THE CONTRACTOR.
 - THE INFORMATION CONTAINED ON THE ELECTRICAL DRAWINGS IS IN ITSELF INCOMPLETE AND VOID UNLESS USED IN CONJUNCTION WITH ALL OTHER DISCIPLINE DRAWINGS, THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., AND SHALL BE CONSIDERED THE CONTRACT DOCUMENTS AND WITH ALL THEREIN BY REFERENCE, WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE OF BY SIGNING THE CONTRACT.
 - CONTRACTOR IS TO ASSUME FULL RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS OR PERIODIC OBSERVATION OF CONSTRUCTION, FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.), FOR COORDINATION OF THE VARIOUS TRADES, AND FOR SAFE CONDITIONS ON THE JOB SITE. VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER AS SOON AS THEY ARE FOUND. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ENGINEER IS OBTAINED.



- NOTES:
- SWEEP CONDUITS UP THROUGH PEA GRAVEL AND OPEN BOTTOM OF HAND HOLE.
 - HAND HOLE DIMENSIONS VARY FROM MANUFACTURER TO MANUFACTURER.
 - REFER TO MANUFACTURER OF HAND HOLE'S INFORMATION FOR COMPLETE INSTALLATION DETAILS.
 - FURNISHED BY EC AND INSTALLED BY EC.
 - HAND HOLE DIMENSIONS SHALL BE DETERMINED BY EC TO MEET NEC 314 FILL PERCENTAGES.
 - REFER TO DETAIL D/E500 FOR MORE REQUIREMENTS.
- 2 HANDHOLE (PULL BOX) DETAIL**
NOT TO SCALE



1 ONE-LINE DIAGRAM
NOT TO SCALE

ELECTRICAL CODE INFORMATION

GOVERNING CODES: GRANGER, IA
 ELECTRICAL CODE: NEC 2014
 ENERGY CODE: IECC 2012.

SHVEHATTERY
 ARCHITECTURE + ENGINEERING
 4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
 515.223.8104 | www.shve-hattery.com
 Iowa | Illinois | Indiana

JESTER PARK LODGE -
COTTAGE ADDITION
 POLK COUNTY CONSERVATION
 GRANGER, IOWA

DRAWN: JHW
 APPROVED: BEG
 ISSUED FOR: CONSTRUCTION
 DATE: 08/02/19
 PROJECT NO: 4191910
 FIELD BOOK: 1
 CLIENT NO: 4191910

ELECTRICAL PLAN & NOTES

E101

DESIGN INFORMATION

- CODES:
 - INTERNATIONAL BUILDING CODE (IBC) 2015
 - AMERICAN CONCRETE INSTITUTE - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)
 - AMERICAN SOCIETY OF CIVIL ENGINEERS AND STRUCTURAL ENGINEERING INSTITUTE (ASCE/SEI 7) - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
- DESIGN LOADS PER THE 2015 IBC (RISK CATEGORY I)
 - DEAD LOADS
STRUCTURE SELF WEIGHT - 15,000 LBS
 - LIVE LOADS
TYPICAL ROOF LIVE LOAD - 20 PSF
TYPICAL FLOOR LIVE LOADS (REDUCIBLE PER IBC 1607.10)
PARTITIONS - 15 PSF
OFFICE - 50 PSF
 - ROOF SNOW LOAD
GROUND SNOW LOAD, P_g - 30 PSF
FLAT ROOF SNOW LOAD, P_f - 24 PSF
SNOW EXPOSURE FACTOR, C_e - 1.0
SNOW IMPORTANCE FACTOR, I_s - 1.0
THERMAL FACTOR, C_t - 1.0
RAIN ON SNOW ($P_g < 20$ PSF) - 5 PSF
- SOILS INFORMATION BASED ON ALLOWABLE MINIMUM FROM IBC 2015
NET ALLOWABLE SOIL BEARING PRESSURES:
SPREAD FOOTINGS - 1500 PSF
CONTINUOUS WALL FOOTINGS - 1500 PSF
- MINIMUM FROST PROTECTION DEPTH MEASURED FROM GRADE
EXTERIOR FOOTING AT UNHEATED AREA - (4'-0")

GENERAL NOTES

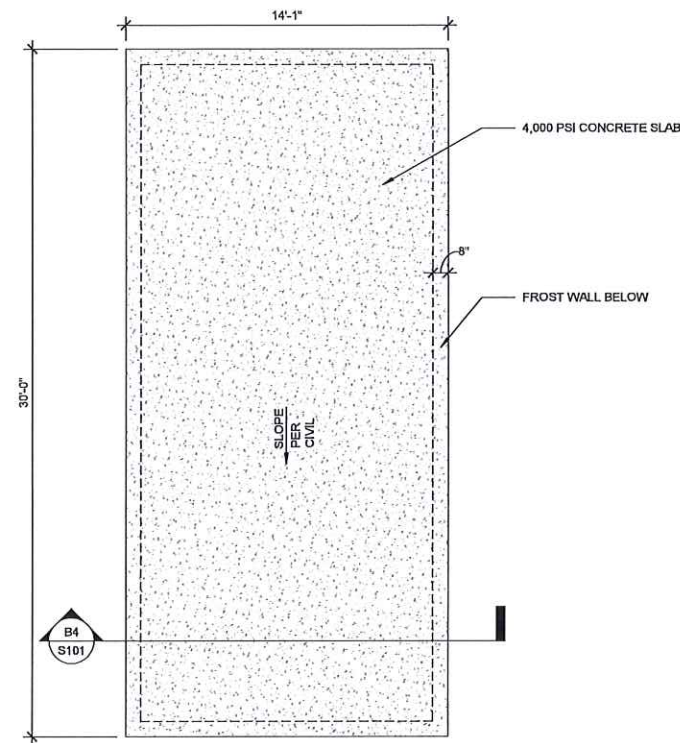
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL PROJECT DRAWINGS AND SPECIFICATIONS. REFER TO ALL DRAWINGS FOR THE COORDINATION OF THE WORK IN THIS PROJECT.
- THE INTENT OF THESE PLANS AND NOTES IS TO PRESENT THE PROJECT REQUIREMENTS. MAJOR DETAILS HAVE BEEN SHOWN ON THE DRAWINGS. HOWEVER, CERTAIN MINOR DETAILS MUST BE WORKED OUT IN THE FIELD OR SHOP DRAWING PROCESS BY THE CONTRACTOR.
- UNLESS NOTED OTHERWISE, DETAILS SHOWN ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- THE STRUCTURE IS DESIGNED TO BE STABLE AND SELF-SUPPORTING AFTER THE BUILDING IS FULLY ERECTED AND ALL CONNECTIONS ARE COMPLETED. UNLESS NOTED OTHERWISE, THE DRAWINGS DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION TEMPORARY BRACING, GUYS AND TIE-DOWNS NECESSARY FOR THE ERECTION PROCESS.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW THE APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- EXISTING CONDITIONS:
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS RELATING TO EXISTING CONSTRUCTION AND EXISTING SERVICES ON SITE. THE CONTRACTOR SHALL, ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
 - DURING CONSTRUCTION THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH ARE NOT KNOWN OR ARE AT VARIANCE WITH PROJECT DOCUMENTATION (DISCOVERY). SUCH CONDITIONS MAY INTERFERE WITH THE NEW CONSTRUCTION OR REQUIRE PROTECTION AND/OR SUPPORT OF EXISTING WORK DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL DISCOVERIES WHICH MAY INTERFERE WITH THE PROPER EXECUTION OF THE WORK OR JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING(S) PRIOR TO PROCEEDING WITH THE WORK RELATED TO SUCH DISCOVERIES.
 - DURING THE CONSTRUCTION PROCESS, IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF THE EXISTING STRUCTURE AND TO PROTECT IT FROM DAMAGE ANY PORTIONS THAT ARE TO REMAIN.
 - CONTRACTOR SHALL INVESTIGATE THE SITE DURING EARTHWORK OPERATIONS FOR FILL MATERIAL OR BURIED STRUCTURES. IMMEDIATELY, NOTIFY THE ENGINEER IF ANY SUCH MATERIALS OR STRUCTURES ARE DISCOVERED.
- STRUCTURAL COORDINATION
 - THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL OPENINGS, HOLES AND SLEEVES THROUGH FOUNDATIONS AND OTHER STRUCTURAL ELEMENTS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS. NO OPENINGS SHALL PASS THROUGH STRUCTURAL MEMBERS UNLESS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER.
- BEFORE SUBMITTING A BID, EACH BIDDER SHALL VISIT THE SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS, CONSTRUCTION REQUIREMENTS, RESTRICTIONS, QUANTITIES AND EQUIPMENT NECESSARY TO COMPLETE THE WORK. THE BID SHALL INCLUDE ALL ITEMS REQUIRED TO COMPLETE THE WORK WITHIN THE EXISTING CONDITIONS. DISRUPTION OF THE OWNER'S NORMAL ACTIVITIES AROUND THE CONSTRUCTION SITE SHALL BE KEPT TO A MINIMUM.
- CONTRACTOR SHALL COORDINATE WORK SCHEDULES WITH THE OWNER TO ESTABLISH CONSTRUCTION SEQUENCING AROUND ANY OCCUPIED AREAS. CONTRACTOR SHALL NOT PROCEED TO OCCUPIED AREAS UNTIL AUTHORIZED BY THE OWNER.
- ALL ELEMENTS AND SURFACES DAMAGED BY DEMOLITION, BUT NOT SCHEDULED FOR REMOVAL SHALL BE REPAIRED AND REFINISHED TO MATCH THE ADJACENT SURFACES AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL REMOVE ALL DEBRIS AND WASTE MATERIALS RESULTING FROM CONSTRUCTION FROM THE SITE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL MINIMIZE CREATION OF DUST, DIRT AND WINDBORNE DEBRIS FROM BLOWING ACROSS THE SITE AND ONTO ADJACENT SITES.

CAST-IN-PLACE CONCRETE

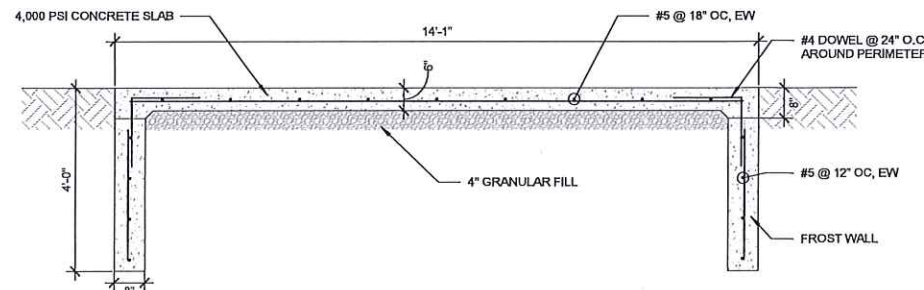
- ALL CONCRETE SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTES PUBLICATIONS: ACI 301, ACI 305.1, ACI 306.1, ACI 315, AND ACI 318 UNLESS NOTED OTHERWISE.
 - CONCRETE COMPRESSIVE STRENGTH (28 DAY)(F'_c)
FOUNDATION WALLS - 4000 PSI
SLAB ON GRADE - 4000 PSI
CONCRETE REINFORCEMENT STANDARDS:
DEFORMED BARS - ASTM A615 - F_y = 60 KSI
WELDED WIRE REINFORCEMENT (WWR) - ASTM A1064 - F_y = 65 KSI
 - ALL CONCRETE SHALL BE STONE AGGREGATE UNLESS NOTED OTHERWISE. SUBMIT MIX DESIGN AND DOCUMENTATION FOR APPROVAL PER ACI 318.
 - REINFORCEMENT PROTECTION
 - CONCRETE PLACED AGAINST EARTH - 3"
 - CONCRETE PLACED IN FORMS BUT EXPOSED TO WEATHER OR EARTH:
a. BARS #5 AND SMALLER - 1 1/2"
b. BARS LARGER THAN #5 - 2"
 - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
a. SLABS, WALLS, AND JOISTS - 3/4"
b. BEAMS, COLUMNS - 1 1/2"
- WHERE REQUIRED, DOWELS SHALL MATCH THE SIZE, NUMBER AND SPACING OF THE MAIN REINFORCING UNLESS NOTED OTHERWISE.
- ALL SPLICES, STANDARD HOOKS, AND DEVELOPMENT LENGTHS TO BE PER THE REFERENCED EDITION OF ACI 318. MAKE BARS CONTINUOUS AROUND CORNERS. ALL SPLICES SHALL BE BY CONTACT LAP.
- ALL SPLICES SHALL BE A CLASS "B" TENSION SPLICE AS DEFINED IN ACI 318. PROVIDE LAP SPLICES LENGTHS AS FOLLOWS:

4000 PSI		
BAR SIZE	TYPICAL	TOP BARS
#3	19"	25"
#4	25"	33"
#5	31"	41"
#6	37"	49"
#7	54"	71"
#8	62"	81"
#9	70"	91"
#10	79"	102"
#11	87"	114"

- LAP SPLICE LENGTHS GIVEN, ASSUME CLEAR SPACING BETWEEN BARS OF 2 BAR DIAMETERS, AND A MINIMUM CLEAR COVER OF 1 BAR DIAMETER. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12" ON FRESH CONCRETE BENEATH THE BARS.
- WALLS AND GRADE BEAMS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE, UNLESS APPROVED BY THE ENGINEER.
 - CONSTRUCTION JOINTS IN STRUCTURAL CONCRETE WORK MUST BE MADE AT CENTER OF SPAN OR AT CENTER OF SUPPORT WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS, UNLESS OTHERWISE SHOWN.
 - THERE SHALL BE NO ADDITIONAL OPENINGS LARGER THAN 10" IN CONCRETE WALLS AND SLABS NOT SHOWN. REFER TO CONCRETE OPENING DETAIL FOR ADDITIONAL REINFORCEMENT AROUND OPENINGS.
 - REINFORCING STEEL SHALL BE SECURELY FASTENED INTO FORMS PRIOR TO POURING CONCRETE. WET SETTING OF REINFORCING STEEL WILL NOT BE ACCEPTED PER ACI.
 - CONCRETE MIX - FOUNDATIONS
COARSE AGGREGATE - 100% PASSING 1" SIEVE
FINE AGGREGATE - 100% PASSING 3/8" SIEVE
WATER/CEMENT RATIO - 0.45
SLUMP (NO WATER REDUCER) - 4" +/- 1"
SLUMP (WITH WATER REDUCER) - 4" TO 8"
AIR CONTENT - 6% +/- 1.5%
 - CONCRETE MIX - SLAB ON GRADE - EXTERIOR
COARSE AGGREGATE - 100% PASSING 1" SIEVE
FINE AGGREGATE - 100% PASSING 3/8" SIEVE
WATER/CEMENT RATIO - 0.5
SLUMP (WITH WATER REDUCER) - 4" TO 6"
AIR CONTENT - 6% +/- 1.5%



B3 PLAN VIEW
1/4" = 1'-0"



B4 SECTION VIEW
1/2" = 1'-0"



Subject Property
11121 NW Jester Park Drive
Existing Lodge & Proposed Cabin Site

