

CEDAR BEND CABIN, CEDAR BEND PARK



SHEET INDEX

| | |
|-------|-------------------------|
| G001 | COVER SHEET |
| G002 | GENERAL INFORMATION |
| AS100 | SITE PLAN |
| S101 | FOUNDATION PLAN |
| S201 | FRAMING PLAN |
| A101 | FLOOR PLAN |
| A111 | REFLECTED CEILING PLANS |
| A121 | ROOF PLAN |
| A201 | EXTERIOR ELEVATIONS |
| A202 | EXTERIOR ELEVATIONS |
| A301 | SECTIONS AND DETAILS |
| A302 | SECTIONS AND DETAILS |
| A303 | SECTIONS AND DETAILS |
| A304 | SECTIONS AND DETAILS |
| A411 | INTERIOR ELEVATIONS |
| A421 | CASEWORK ELEVATIONS |
| A601 | SCHEDULES & GLAZING |

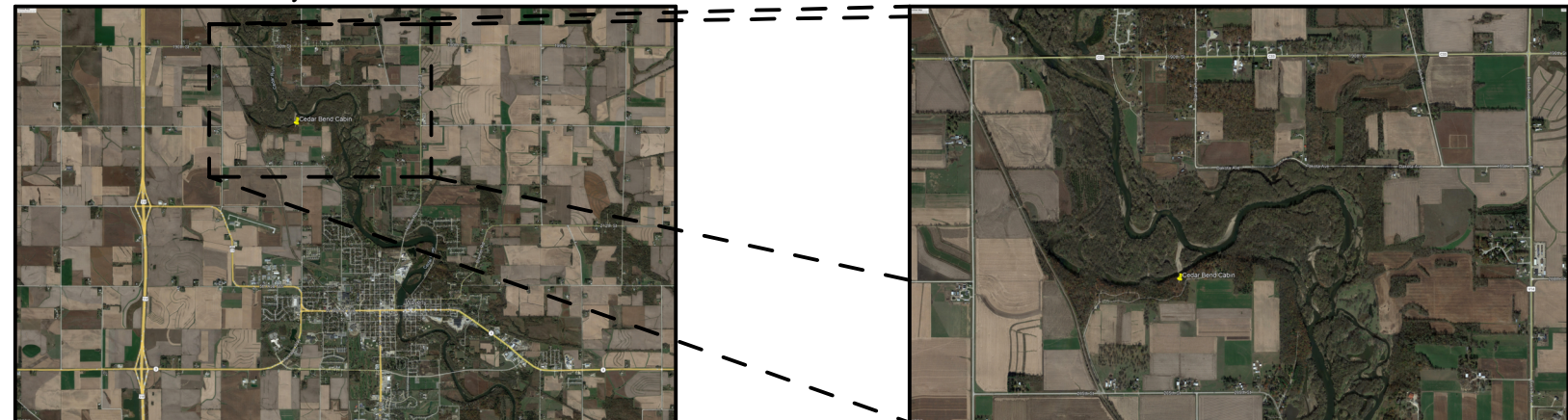


CEDAR BEND CABIN

WAVERLY, IOWA

PROJECT LOCATION

1267 205th St. Waverly, Iowa 50677



Bremer County Conservation Board

Andy Hockenson
1104 S. Main Street
P.O. Box 412
Tripoli, IA 50676
319.882.4742

DRAWING INFORMATION
COVER SHEET

BID SET

ISSUE DATE JUNE 4, 2026

G001



INVITATION TO BID

Invitation to Bid:

The Bremer County Conservation Board is planning on constructing a cabin at Cedar Bend Park 1.5 miles north of Waverly. Plans and specification are available at their headquarters building 1104 South Main St. Tripoli, IA 50676.

Sealed bids will be turned in no later than 4:00 PM on July 1, 2026 at the headquarters building in Tripoli. Plans and specs are to be returned with the bid. Owner shall have the right to reject and or all bids. Bids will be opened publicly and read aloud at 7:15 PM on same day.

Contractor shall obtain all building permits. Fees will be waived by the Bremer County Building and Zoning Office.

Scope:

Replace the west open picnic shelter with at 24 feet wide by 40 feet long cabin. Frost foundation slab on grade. Bremer County Conservation (hereafter called owner).

Each contractor shall obtain the necessary permits to cover their work, and show proof of liability insurance to cover any accident.

Any salvage material becomes property of the owner, and any refuse will be trucked from the site by the contractor. Contractor shall turn in bills for labor and material used or on the site by the first of each month, and will receive payment within 2-3 weeks less a 3% retainage. Upon completion and acceptance by the owner, the total balance will be paid, any extras must be agreed upon by both parties.

Contractor shall obtain all building permits from the Bremer County Building and Zoning office. All permit fees will be waived.

Work may begin immediately but must be complete by April 1, 2027.

GENERAL INFORMATION

Foundation:

Contractor shall call 811 prior to any digging. Excavate trenches for foundation according to building standards. General contractor shall coordinate with plumber prior to foundation and floor.

Septic:

Cabin will need a 2 compartment 1250-gallon concrete tank with risers to the surface. Pipe from the cabin to the tank with PVC. Place filter on the outlet. Distribution box will be concrete with a plastic liner and have a riser to the surface. 200ft of laterals. Max length of 100ft for each lateral and they must be equal lengths. Backfill with lime around the tank and do rough grading when finished.

Exterior/Support Walls:

Exterior walls and support walls shall be framed using 2X6 studs, single plate on bottom and double plate on top. Studs shall be selected for straightness. Place 1/2" sheathing with vapor barrier and 1" rigid insulation on exterior walls. Siding to be 3/8"X8"X12ft. textured LP engineered wood lap siding prefinished with a 30-year paint warranty. A mortarless fieldstone-look veneer at base of building and 6X6 patio posts. It is acceptable to use R-6 insulated ZIP Sheathing in lieu of rigid insulation, vapor barrier and exterior sheathing noted on plans.

Roof:

Trusses shall be 24" on center and be factory engineer and certified. Roofing material shall be 29 gauge hidden fastener steel.

Electrical:

Contractor shall obtain necessary permits and call for inspections as required by code. Wire according to plan, using materials and methods that meet code. 100-amp electrical panel to service building. Mid-American Energy provides service to area. An electric meter is on site attached to the power pole. Mid-American Energy would like the meter removed from that pole and placed in its own pedestal. Cabin will have electric 50-gallon water heater, full size refrigerator, full size oven/range, baseboard heater in 2 bedrooms, 1 mini split heat pump condenser, ducted mini split air handler in attic, minimum 2 outlets per bedroom, evenly spaced outlets in living room, bathroom, and kitchen, ceiling fan/light unit in each bedroom and in living room, vent hood over range, exhaust fan in bathroom.

Fixtures: Owner will provide bathroom, kitchen, and lighting fixtures. Contractor to install.

Plumbing:

Contractor shall obtain necessary permits and call for inspections as required by code. Plumb according to plan, using materials and methods that meet code. Drain, waste, and vent lines will be Sch 40 PVC. Waterlines will be Pex tubing. Waterline under the concrete slab shall be insulated. The water heater will be 50 gallon electric. Place a floor drain in the utility closet and bathroom for cleaning. Place a shutoff at all fixtures except the shower. Water and sewer lines shall be stubbed out of the building 5ft. Allow for waterlines to easily be blown out and drained in the winter. Rural water is on site at a hydrant next to the building site. Tap into that water line while also leaving the hydrant in place.

HVAC:

Building will be heated and cooled by a mini split heat pump condenser rated to -15 degrees outside temp. Put ducted mini split air handler in the attic. Each room will have supply and return air with grills and registers. Heat pump shall be placed on a bracket. 1 thermostat in the building.

Interior Wall Framing:

Frame with 2X4 studs. Frame with 2X6 studs where noted. Provide sound batts at interior partitions.

Wall and Ceiling:

Gyp board on all walls. Partial accent wall using 1"X8" tongue and groove carsiding. Ceiling will be 1"X8" tongue and groove carsiding.

Flooring:

Concrete floor to be a minimum of 4" thick, 4000lbs concrete, reinforced with 6"X6" welded mesh, lapped no less than 6 inches. Floor to be troweled smooth finish, topically stained and sealed as soon as possible to achieve maximum penetration.



CEDAR BEND CABIN

WAVERLY, IOWA

DRAWING INFORMATION
GENERAL INFORMATION

BID SET

ISSUE DATE JUNE 4, 2026

G002





SITE PLAN

SCALE: 1" = 50'-0"



CEDAR BEND CABIN

WAVERLY, IOWA

DRAWING INFORMATION
SITE PLAN

BID SET

ISSUE DATE: JUNE 4, 2026

 AS100



CEDAR BEND CABIN

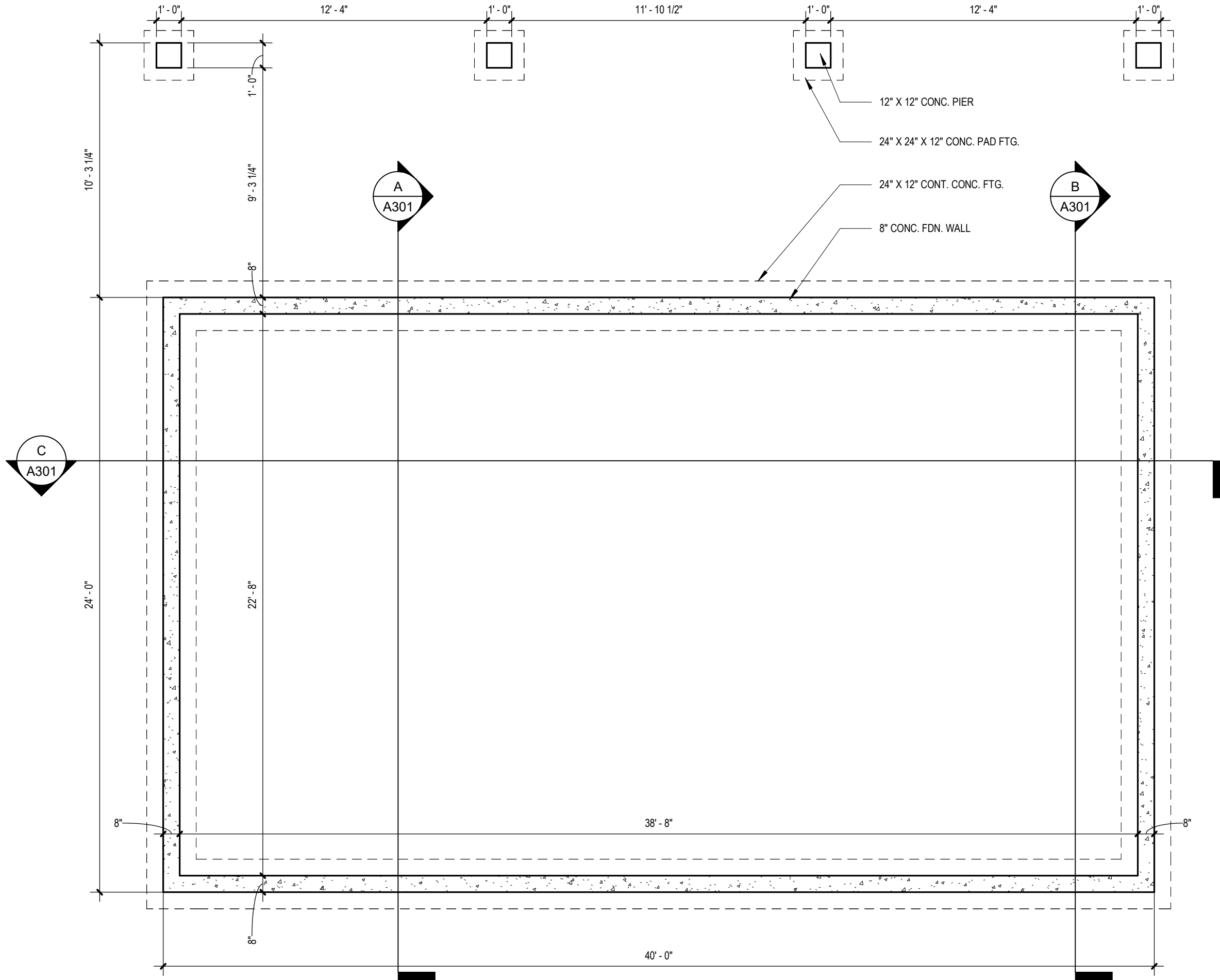
WAVERLY, IOWA

DRAWING INFORMATION
FOUNDATION PLAN

BID SET

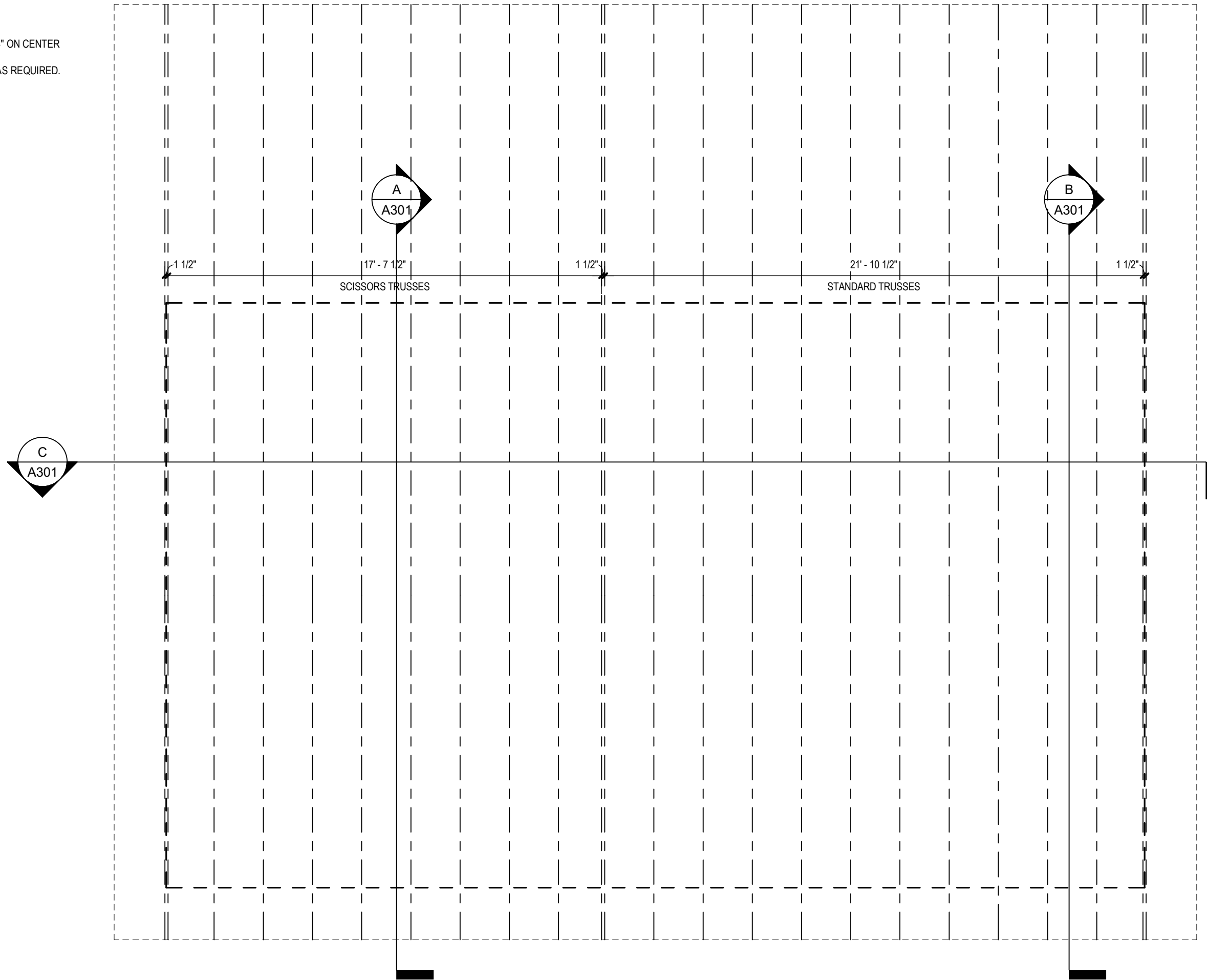
ISSUE DATE: JUNE 4, 2026

S101



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

- NOTE:**
- TRUSSES AT APPROXIMATELY 24" ON CENTER
 - DOUBLE END PLATE
 - DOUBLE TRUSS AT TRANSITION AS REQUIRED.



1

02 - TRUSS BEARING

SCALE: 1/4" = 1'-0"



CEDAR BEND CABIN

WAVERLY, IOWA

DRAWING INFORMATION
FRAMING PLAN

BID SET

ISSUE DATE: JUNE 4, 2026

S201



CEDAR BEND CABIN

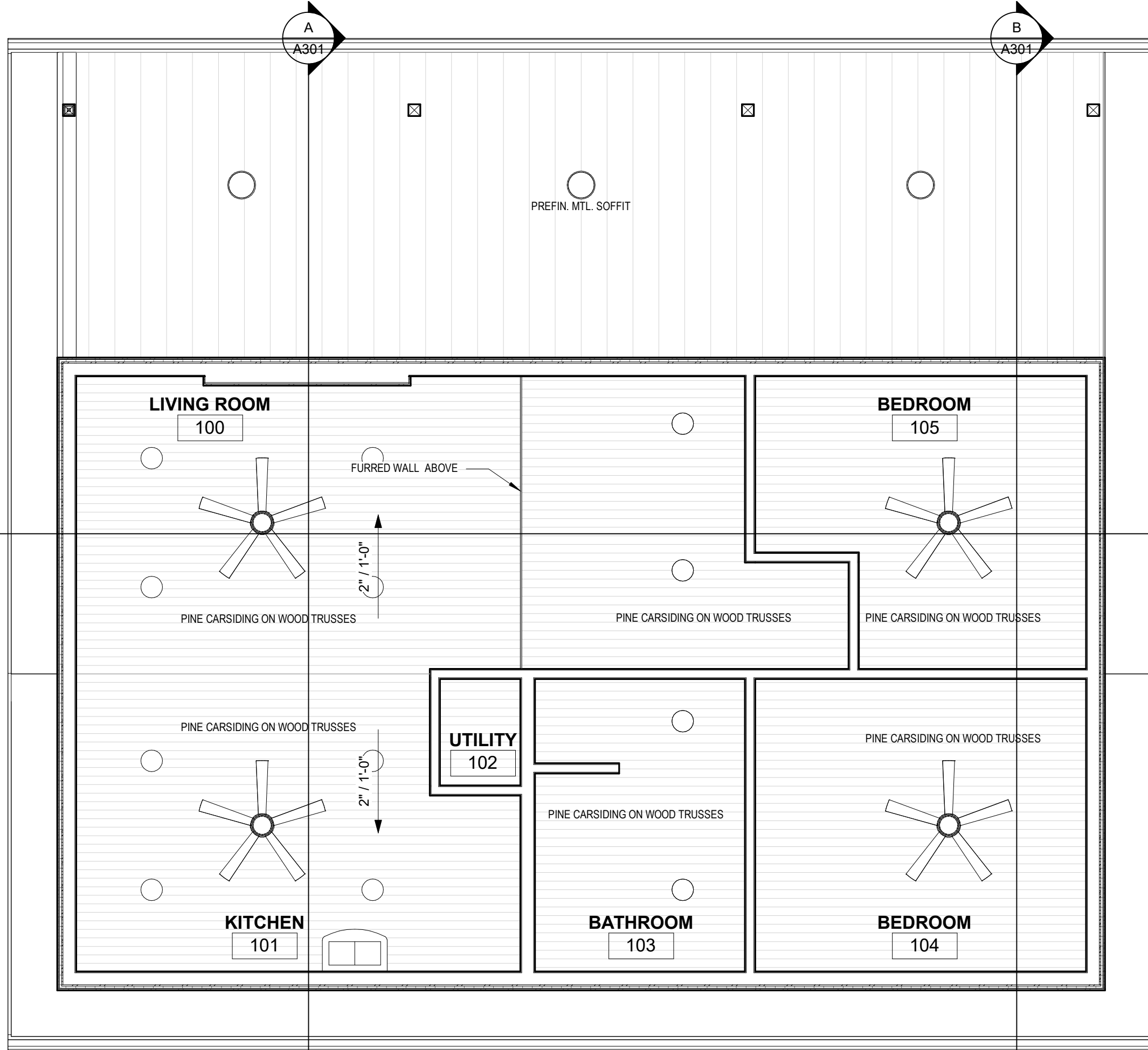
WAVERLY, IOWA

DRAWING INFORMATION
REFLECTED CEILING PLANS

BID SET

ISSUE DATE: JUNE 4, 2026

A111



1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



CEDAR BEND CABIN

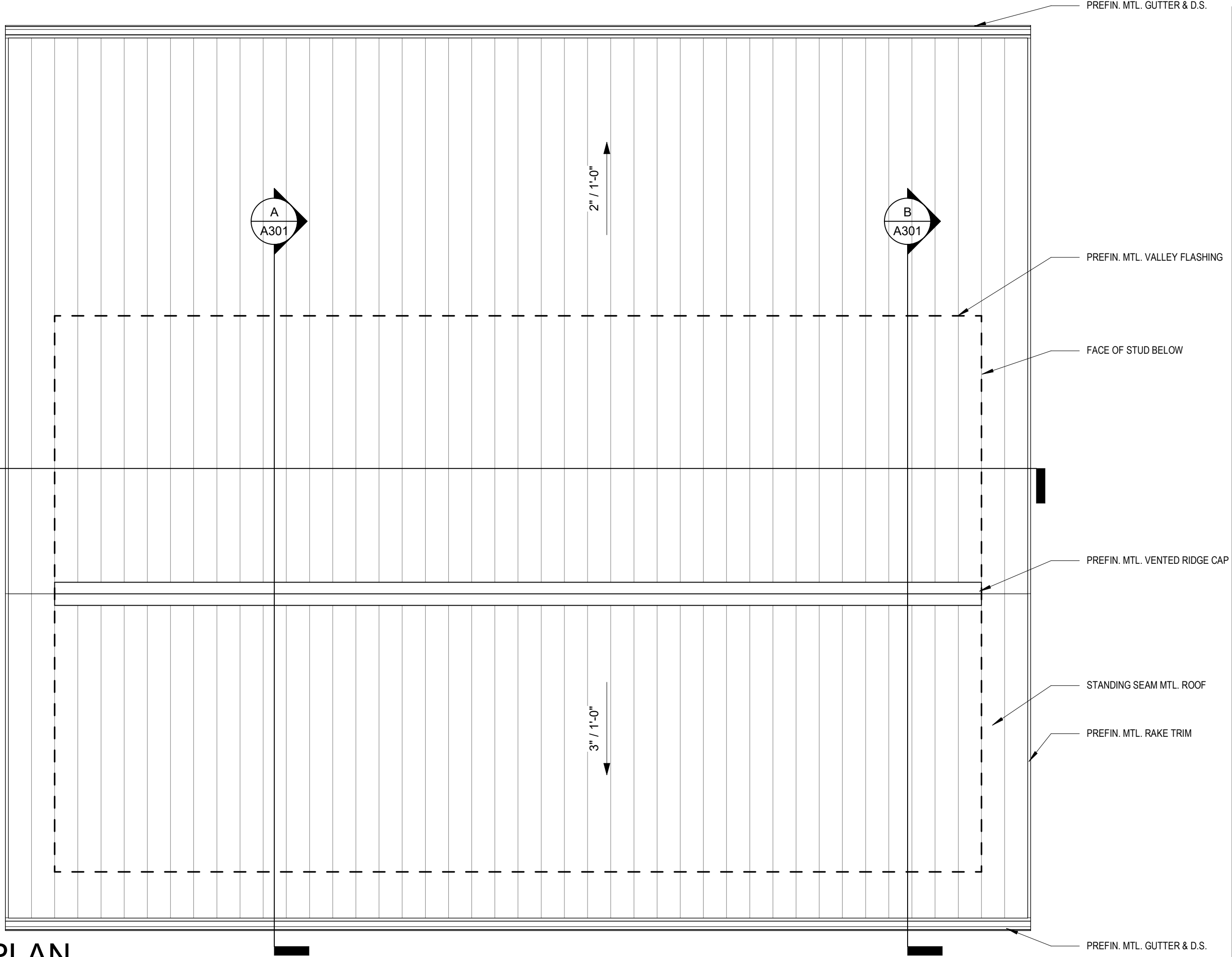
WAVERLY, IOWA

DRAWING INFORMATION
ROOF PLAN

BID SET

ISSUE DATE JUNE 4, 2026

A121



1

ROOF PLAN

SCALE: 1/4" = 1'-0"



CEDAR BEND CABIN

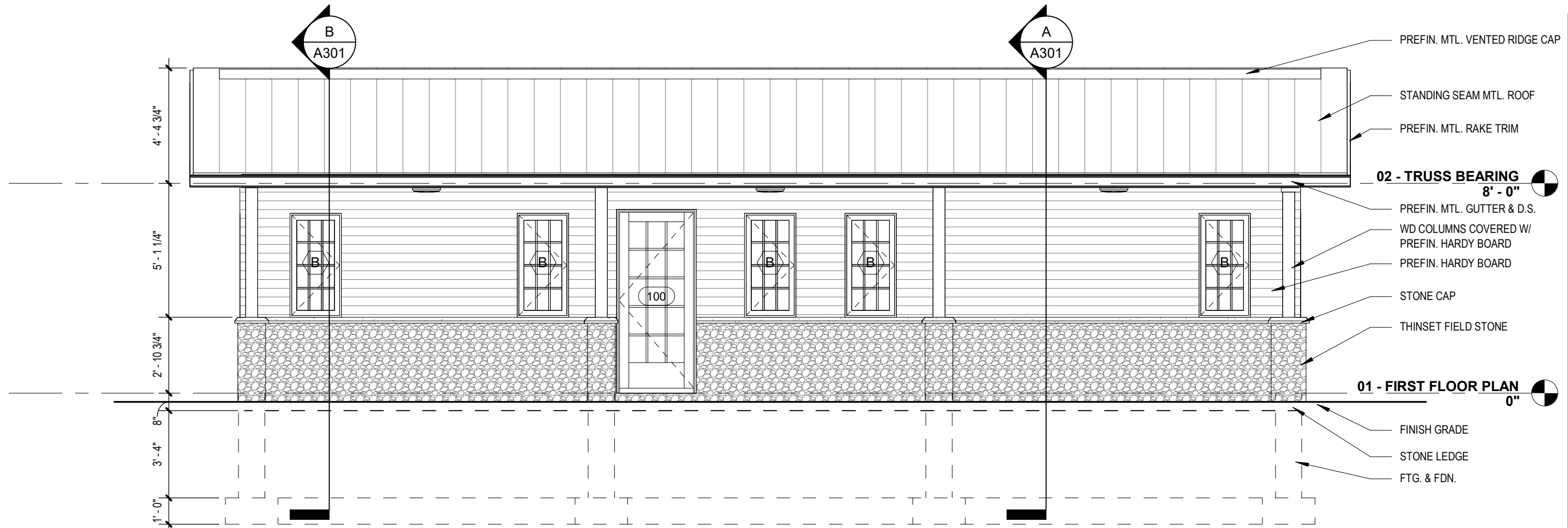
WAVERLY, IOWA

DRAWING INFORMATION
EXTERIOR ELEVATIONS

BID SET

ISSUE DATE: JUNE 4, 2026

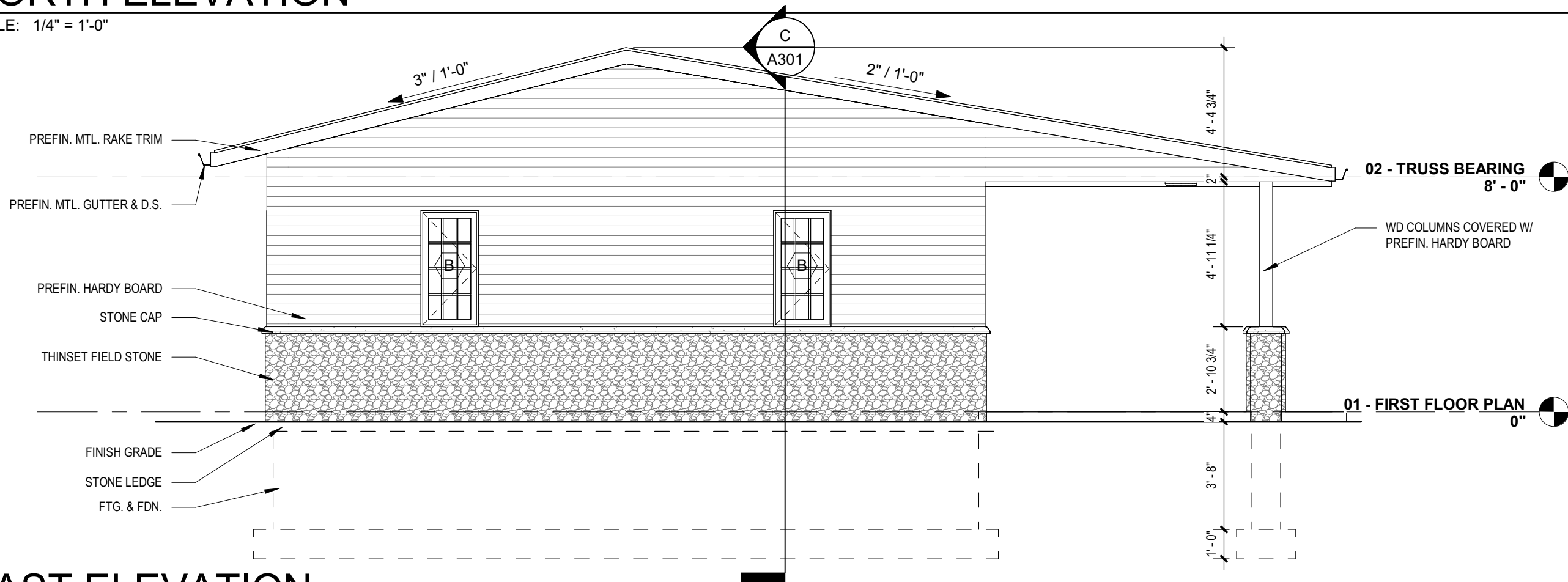
A201



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

1



EAST ELEVATION

SCALE: 1/4" = 1'-0"

2



CEDAR BEND CABIN

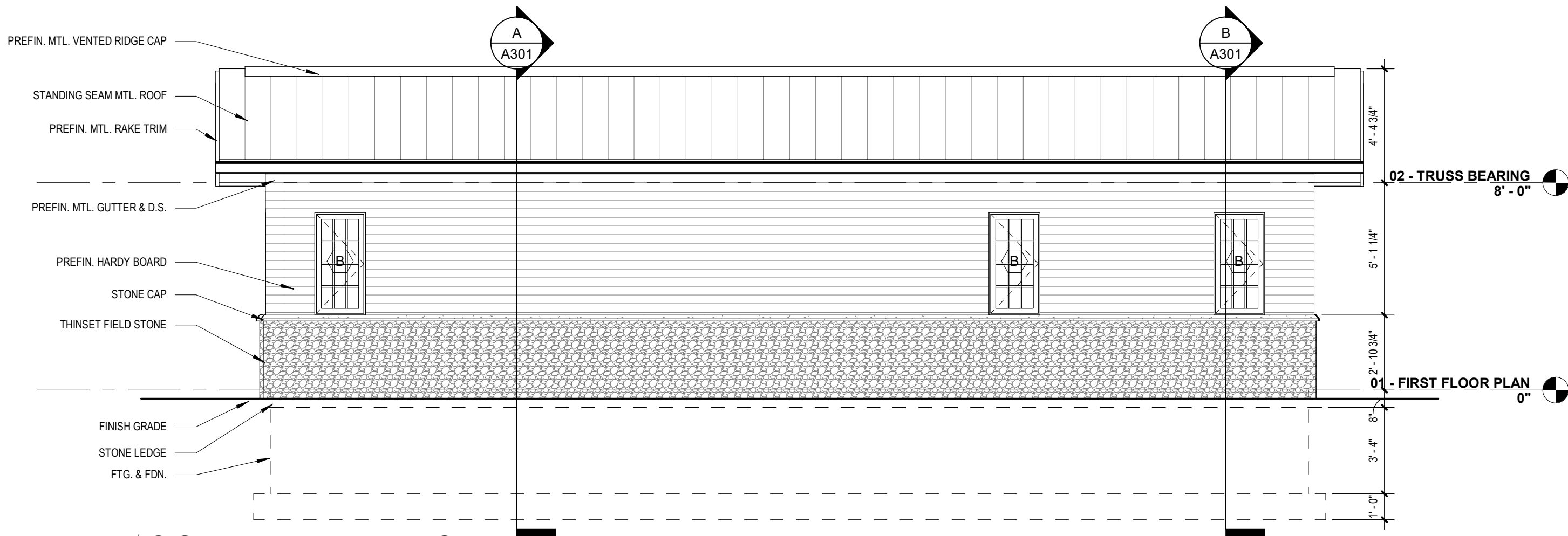
WAVERLY, IOWA

DRAWING INFORMATION
EXTERIOR ELEVATIONS

BID SET

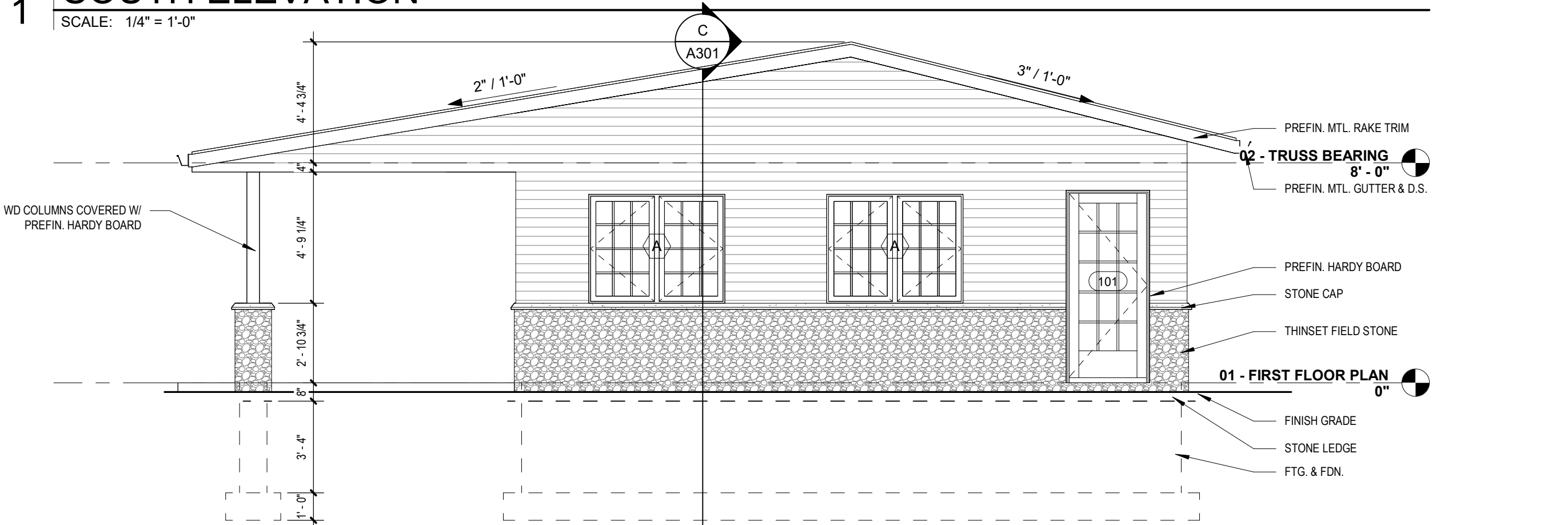
ISSUE DATE: JUNE 4, 2026

A202



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"



CEDAR BEND CABIN

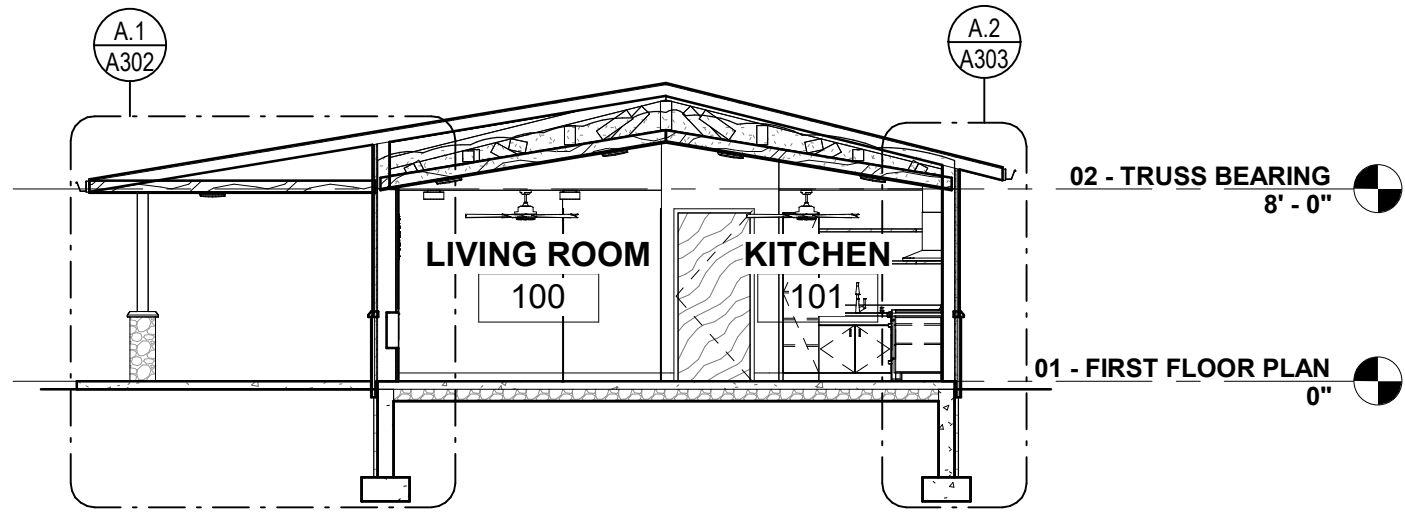
WAVERLY, IOWA

DRAWING INFORMATION
SECTIONS AND DETAILS

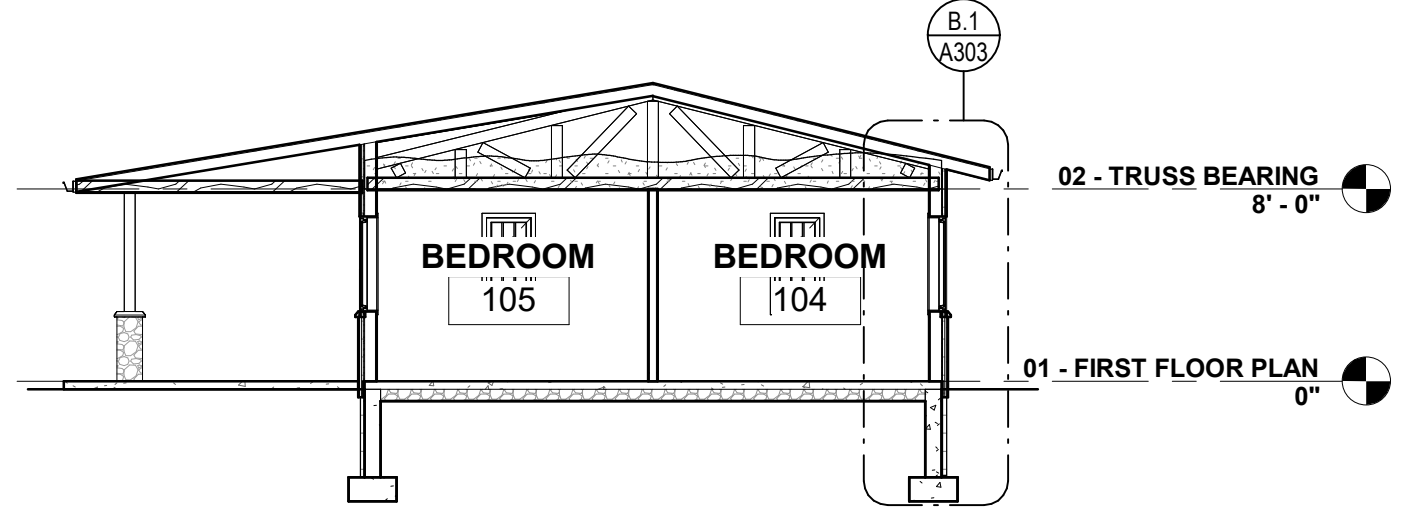
BID SET

ISSUE DATE - JUNE 4, 2026

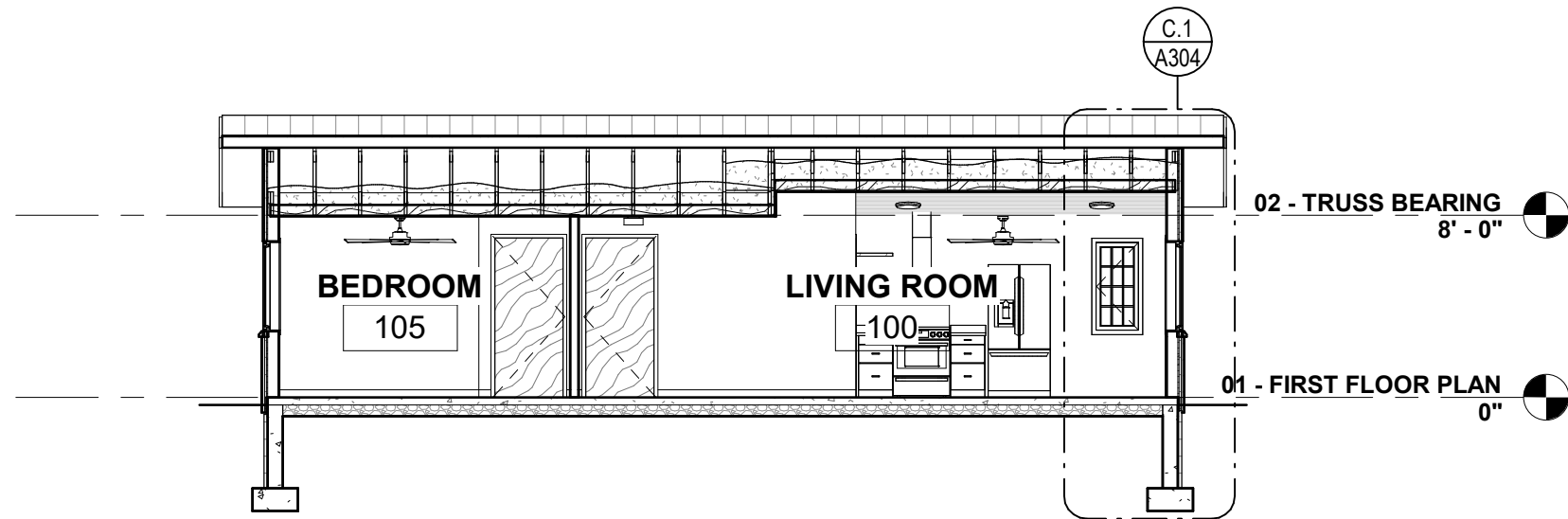
A301



A SECTION A
SCALE: 1/8" = 1'-0"



B SECTION B
SCALE: 1/8" = 1'-0"



C SECTION C
SCALE: 1/8" = 1'-0"



CEDAR BEND CABIN

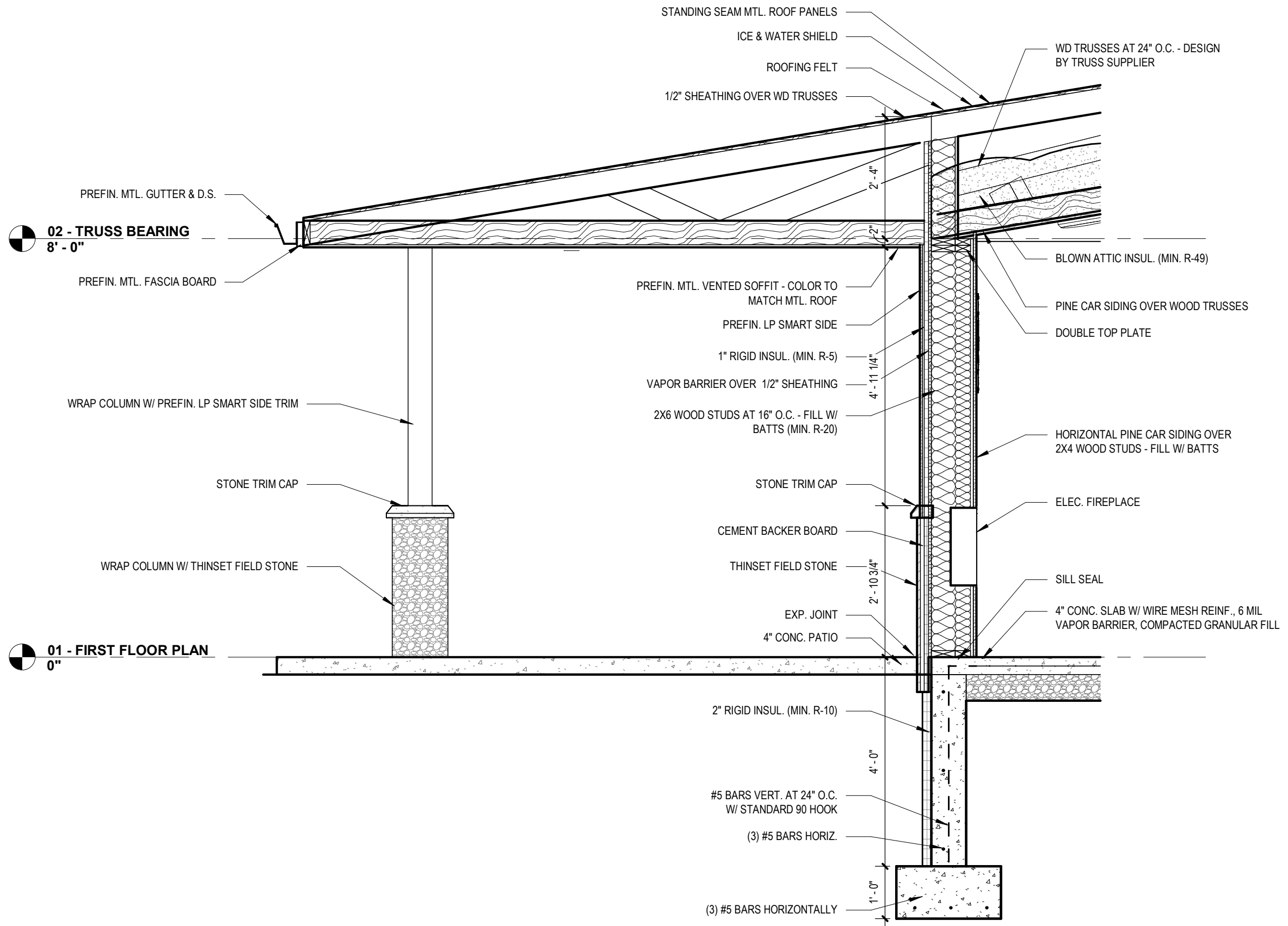
WAVERLY, IOWA

DRAWING INFORMATION
SECTIONS AND DETAILS

BID SET

ISSUE DATE: JUNE 4, 2026

A302



A.1 SECTION A.1

SCALE: 1/2" = 1'-0"



CEDAR BEND CABIN

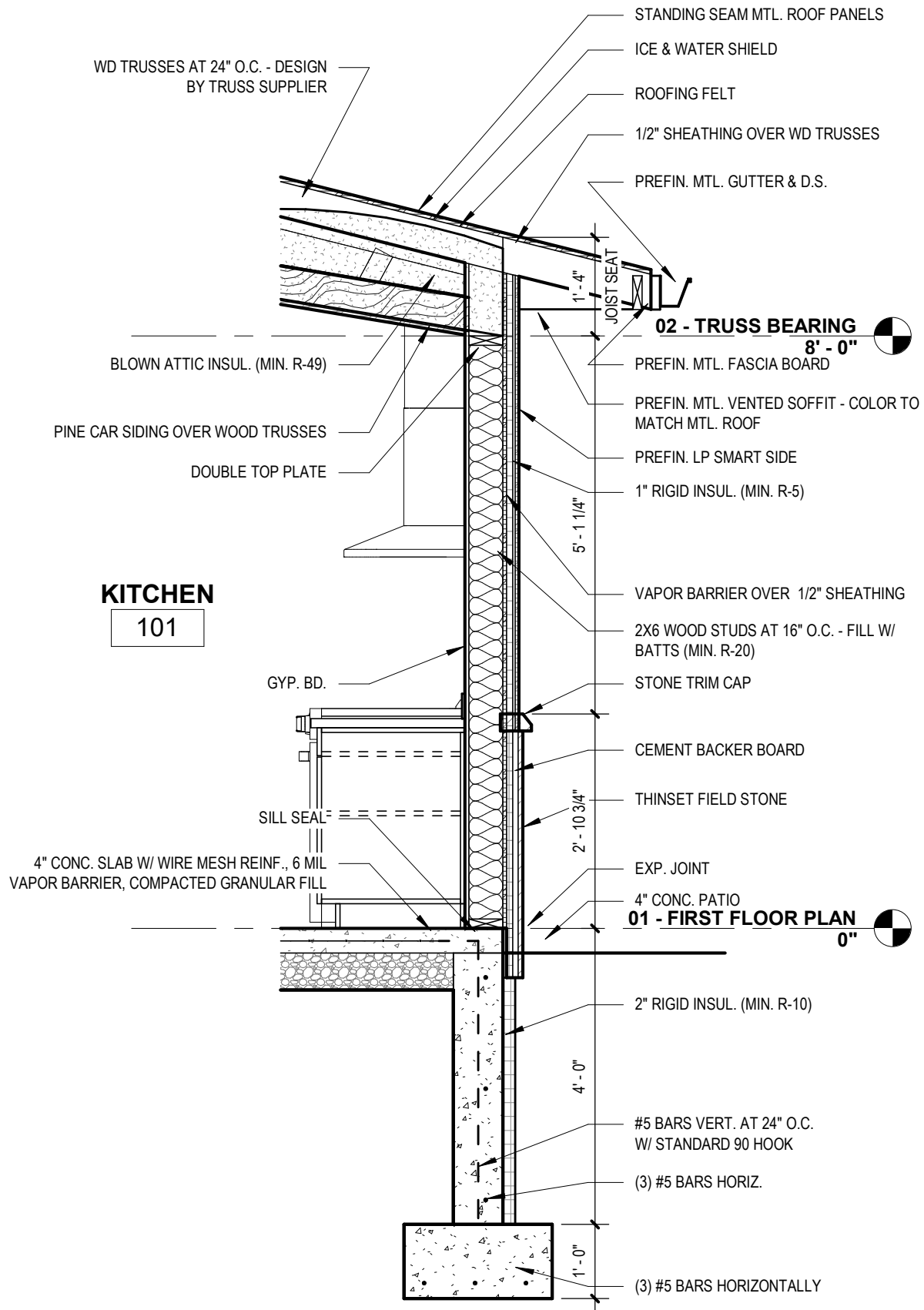
WAVERLY, IOWA

DRAWING INFORMATION
SECTIONS AND DETAILS

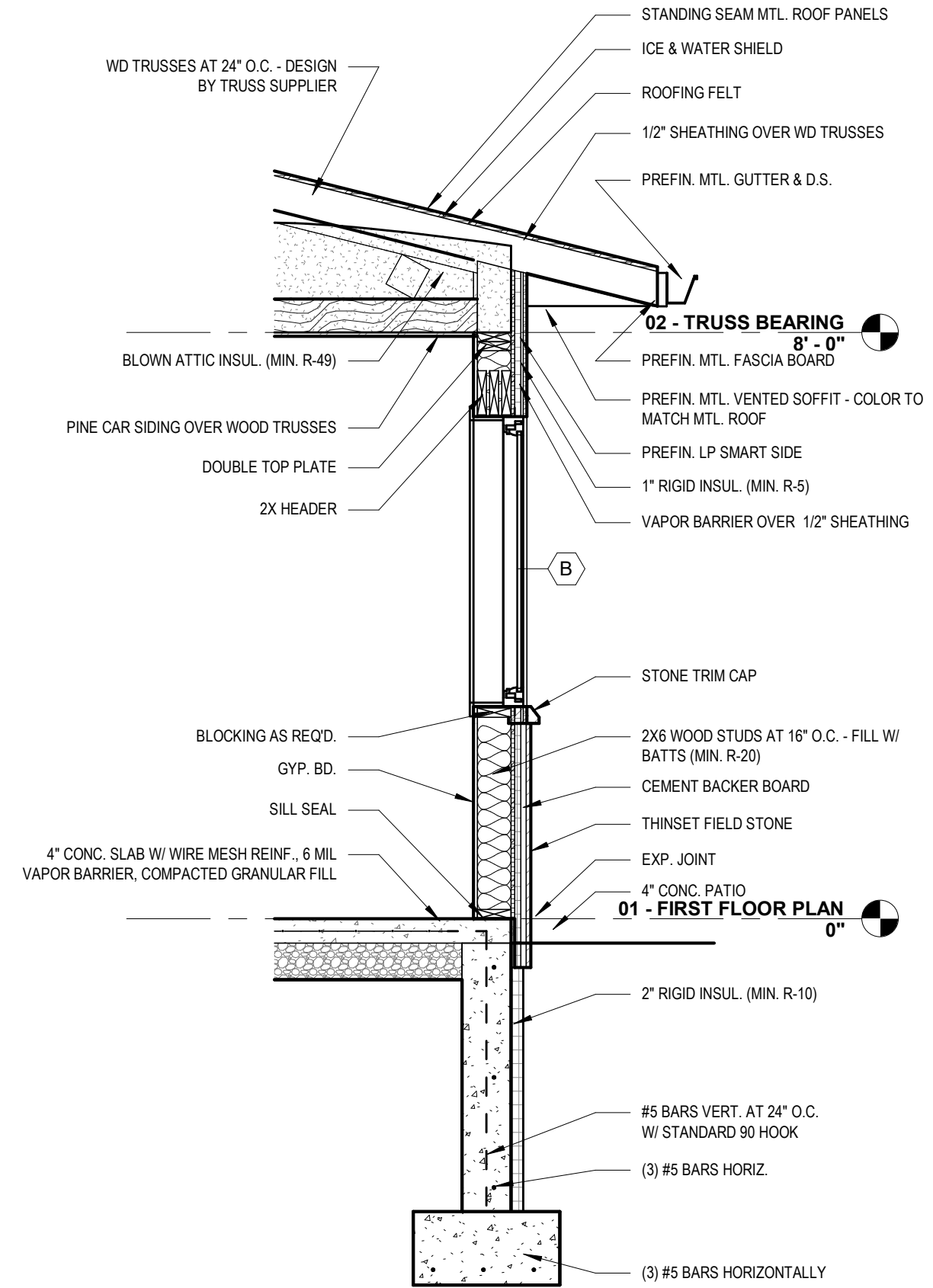
BID SET

ISSUE DATE: JUNE 4, 2026

A303



A.2 SECTION A.2
SCALE: 1/2" = 1'-0"



B.1 SECTION B.1
SCALE: 1/2" = 1'-0"



CEDAR BEND CABIN

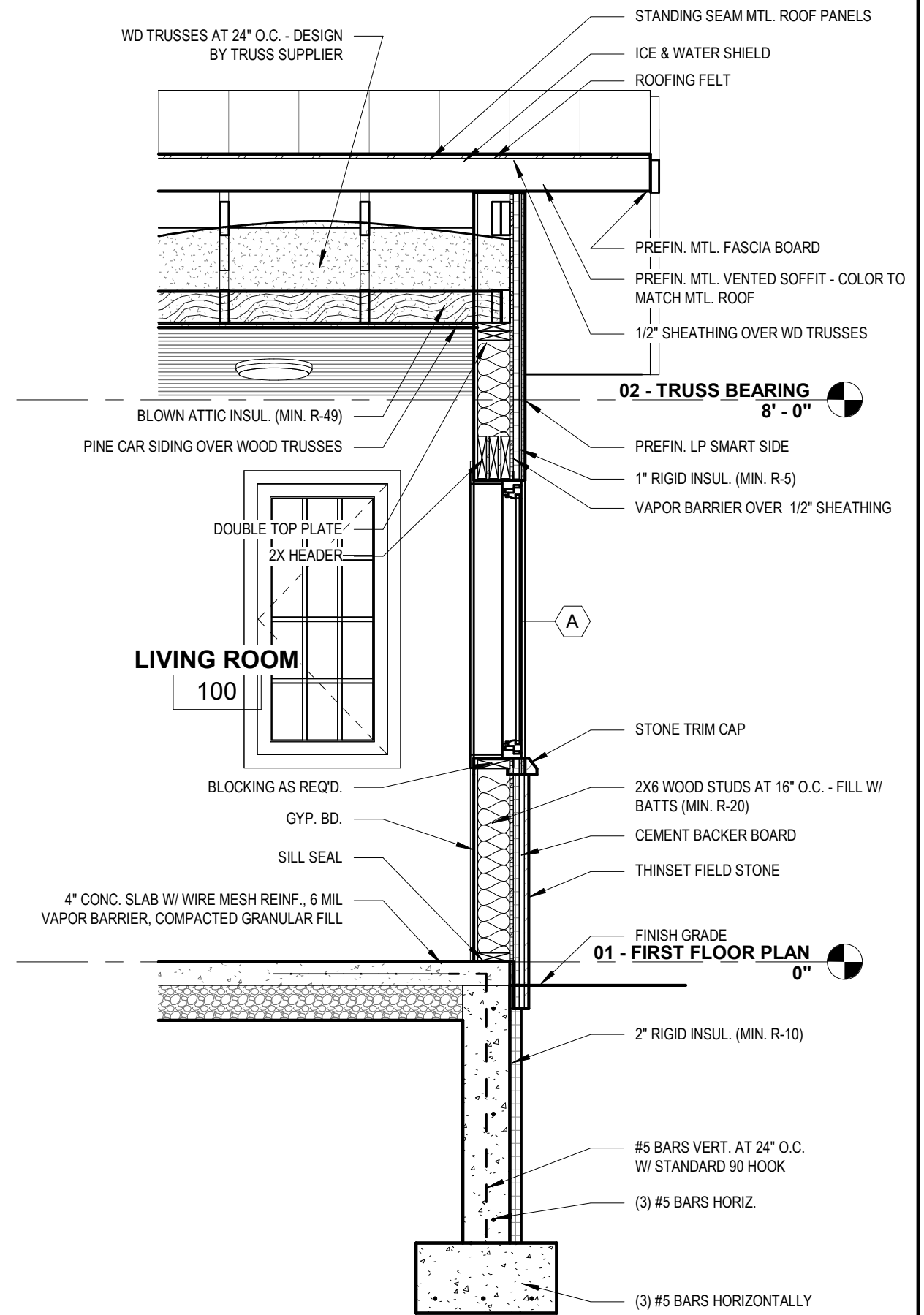
WAVERLY, IOWA

DRAWING INFORMATION
SECTIONS AND DETAILS

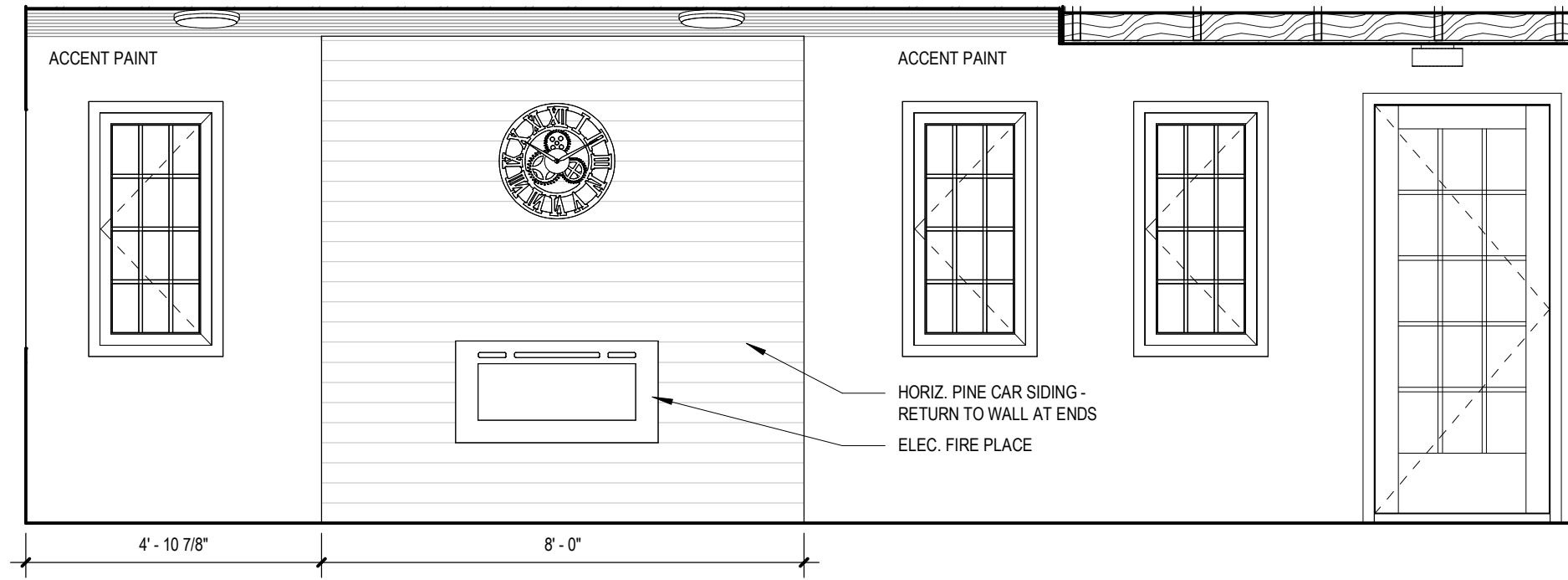
BID SET

ISSUE DATE: JUNE 4, 2026

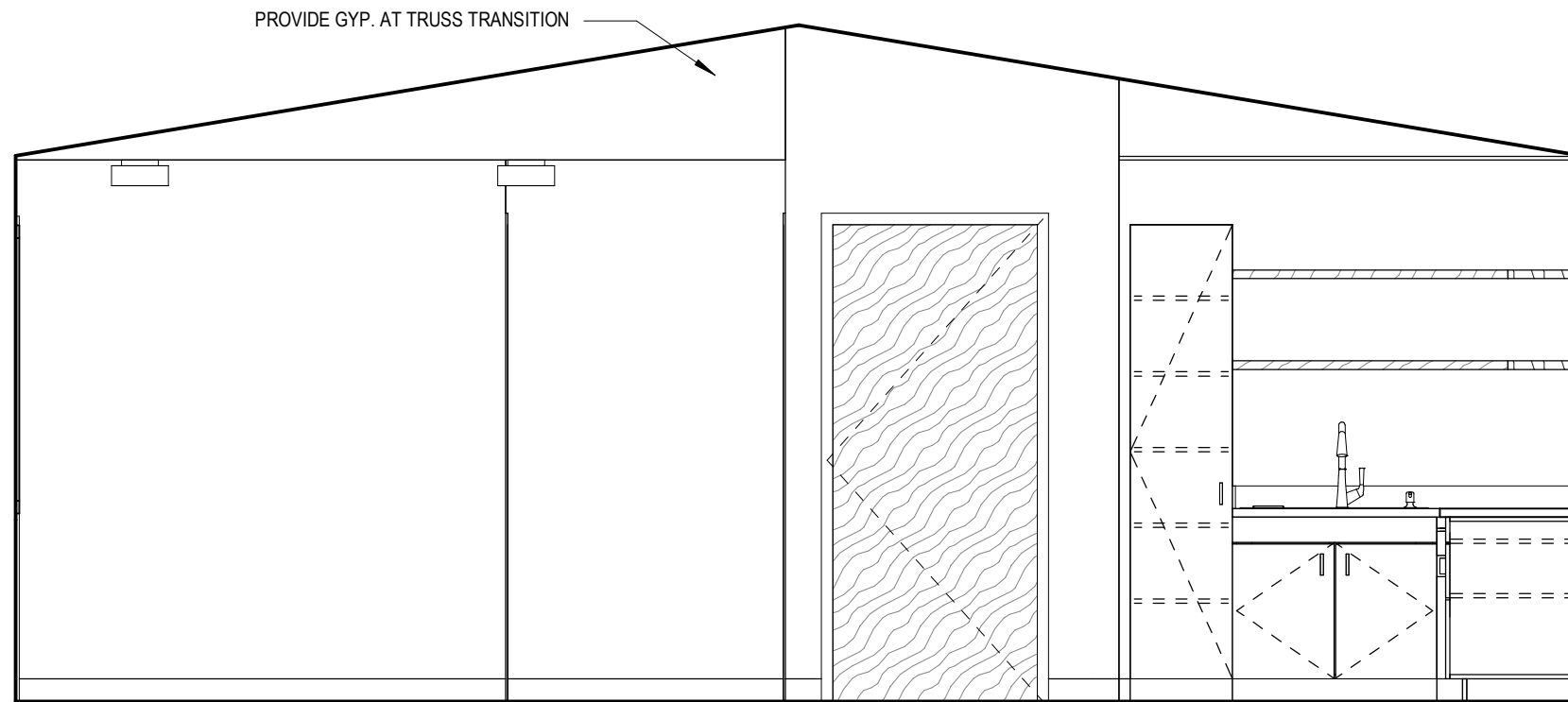
A304



C.1 SECTION C.1
SCALE: 1/2" = 1'-0"



1 | 100 - LIVING ROOM - NORTH
SCALE: 3/8" = 1'-0"



2 | 100 - LIVING ROOM - EAST
SCALE: 3/8" = 1'-0"



CEDAR BEND CABIN

WAVERLY, IOWA

DRAWING INFORMATION
INTERIOR ELEVATIONS

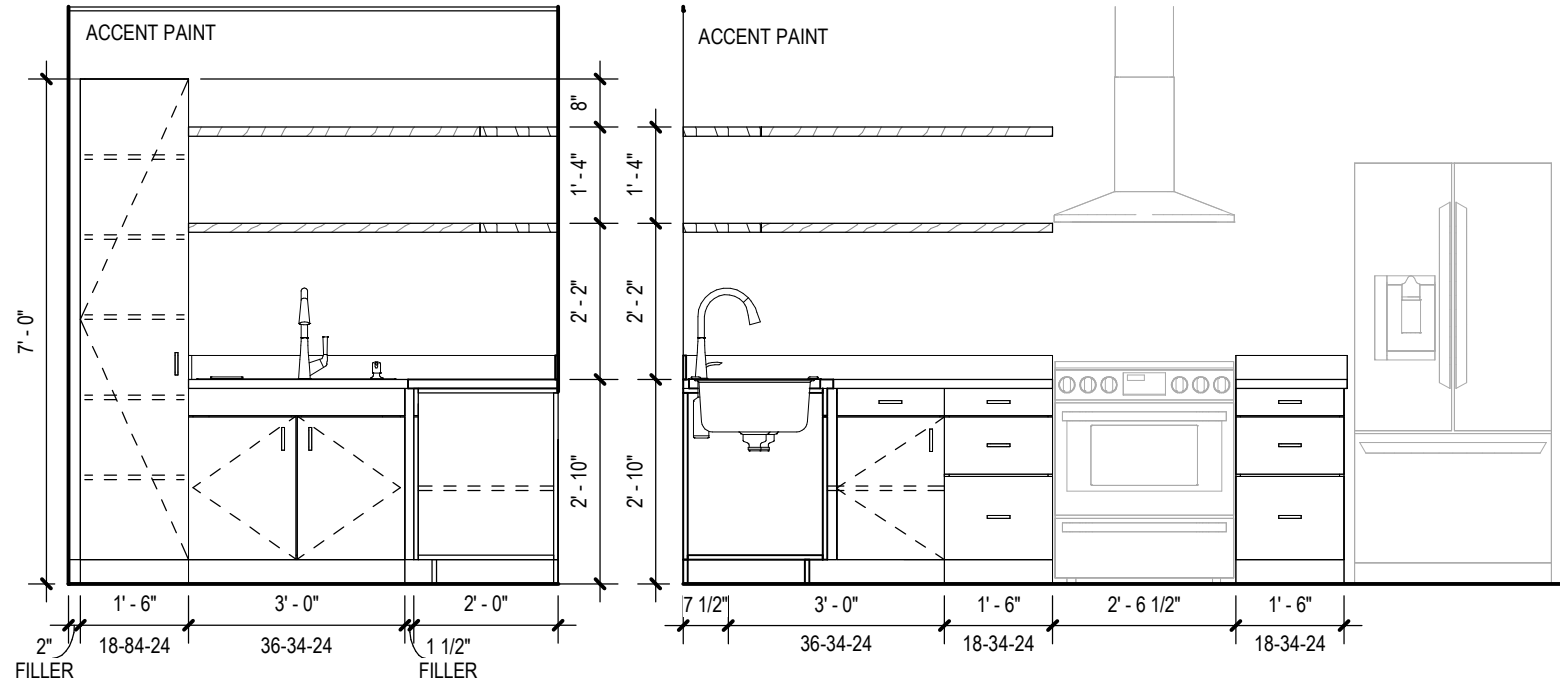
BID SET

ISSUE DATE: JUNE 4, 2026

A411

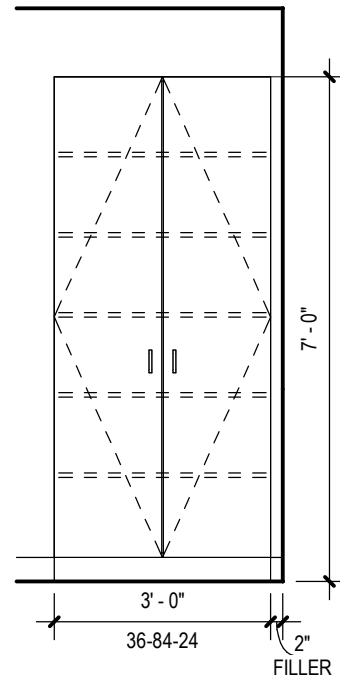
NOTE:

- CASEWORK TO BE RESIDENTIAL STYLE WOOD CABINETS WITH PLASTIC LAMINATE TOPS.
- PROVIDE FINISHED ENDS WHERE REQUIRED.
- FLOATING SHELVES ABOVE KITCHEN COUNTERS

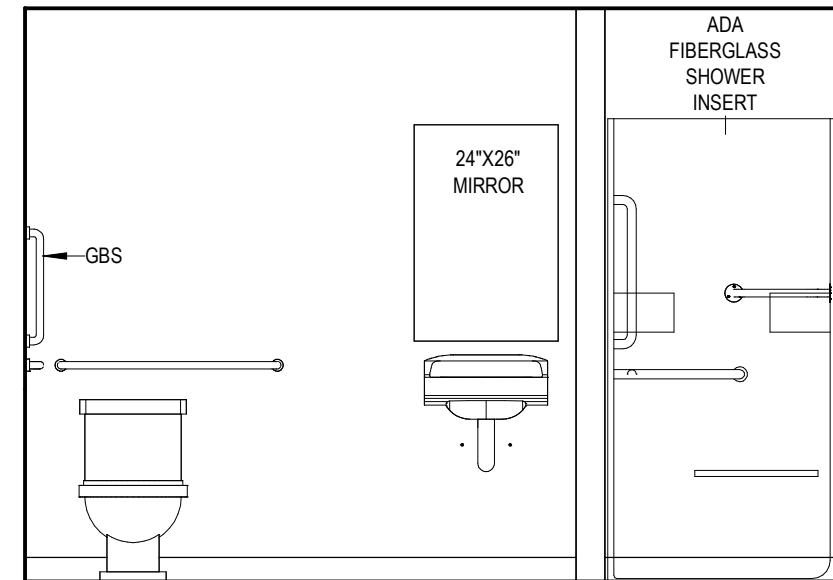


1 101 - KITCHEN
- EAST
SCALE: 3/8" = 1'-0"

2 101 - KITCHEN - SOUTH
SCALE: 3/8" = 1'-0"



3 103 - BATH
- EAST
SCALE: 3/8" = 1'-0"



4 103 - BATHROOM - WEST
SCALE: 3/8" = 1'-0"



CEDAR BEND CABIN

WAVERLY, IOWA

DRAWING INFORMATION
CASEWORK ELEVATIONS

BID SET

ISSUE DATE: JUNE 4, 2026

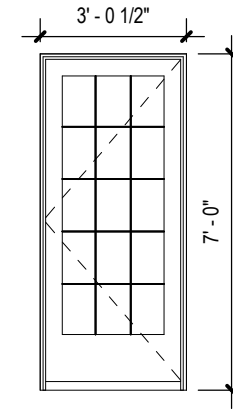
A421



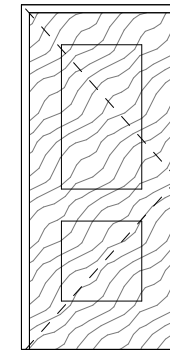
CEDAR BEND CABIN

WAVERLY, IOWA

| DOOR SCHEDULE | | | | | | |
|---------------|-------------|-------------|-------------|---------|-----------|-------------------------|
| DOOR NUMBER | ROOM NUMBER | ROOM NAME | WIDTH | HEIGHT | THICKNESS | REMARKS |
| 100 | 100 | LIVING ROOM | 3' - 0 1/2" | 7' - 0" | 1 3/4" | INSULATED EXTERIOR DOOR |
| 101 | 101 | KITCHEN | 3' - 0 1/2" | 7' - 0" | 1 3/4" | INSULATED EXTERIOR DOOR |
| 102 | 102 | UTILITY | 3' - 0" | 7' - 0" | 1 3/4" | INTERIOR WOOD DOOR |
| 103 | 103 | BATHROOM | 3' - 0" | 7' - 0" | 1 3/4" | INTERIOR WOOD DOOR |
| 104 | 104 | BEDROOM | 3' - 0" | 7' - 0" | 1 3/4" | INTERIOR WOOD DOOR |
| 105 | 105 | BEDROOM | 3' - 0" | 7' - 0" | 1 3/4" | INTERIOR WOOD DOOR |



INSULATED EXTERIOR DOOR



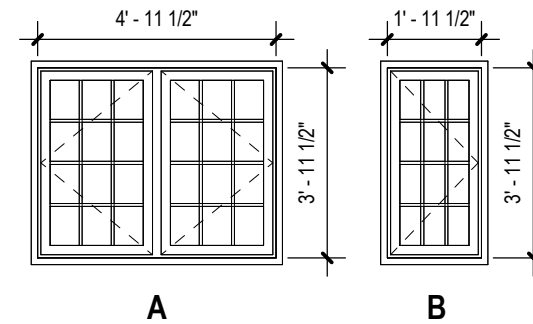
INTERIOR WOOD PANEL DOOR

BASIS OF DESIGN:

ANDERSEN PANEL STYLE 194 STRAIGHTLINE GLASS PANEL
 CONFIGURATION: SINGLE DOOR
 INTERIOR COLOR: DARK BRONZE
 GLASS: LOW-E4® GLASS
 HARDWARE: ALBANY, STONE
 GRILLE PATTERN: COLONIAL
 GRILLE WIDTH: 3/4"
 EXTERIOR: DARK BRONZE

DOOR LEGEND

SCALE: 1/4" = 1'-0"



A

B

BASIS OF DESIGN:

ANDERSEN 100 SERIES
 INTERIOR COLOR: DARK BRONZE
 GLASS: LOW-E GLASS
 HARDWARE: FOLDING LOCK AND KEEPER, DARK BRONZE
 GRILLE PATTERN: COLONIAL
 GRILLE WIDTH: 3/4"
 EXTERIOR COLOR: DARK BRONZE

WINDOW LEGEND

SCALE: 1/4" = 1'-0"

DRAWING INFORMATION
 SCHEDULES & GLAZING

BID SET

ISSUE DATE: JUNE 4, 2026

A601