PLANNING AND ZONING
Cerro Gordo County Courthouse
220 N Washington Ave Mason City, IA 50401-3254 (641) 421-3075
Tom Meyer, Zoning Administrator FAX (641) 421-3088
Michelle Rush, Assistant Zoning Administrator plz@cerrogordo.gov
Brittney Friederich, Assistant Zoning Administrator

Staff Report
Board of Adjustment
Special Exception Request
November 24, 2026

Case No.: 26-13 **Hearing Date**: November 24, 2026

Request: A special exception request to construct a dwelling with a 20-foot front yard setback.

Applicants
Prairieland Homes
2610 Northridge Pkwy Suite 107
Ames, IA 50010

Owners
Susan Robertson
PO Box 186
LaPorte City, IA 50428

Property Address: 3918 240th St, Clear Lake, IA 50428

Brief Legal Description: located on Lot 6, Tanglefoot, Grant Township

Zoning: R-3 Single Family Residential District

Background
The applicant is requesting a special exception to demolish the existing dwelling and construct a new dwelling on the property. The existing dwelling is situated approximately 14 feet from the front lot line and encroaches into the required 6-foot side yard setbacks.

The proposed dwelling would meet all applicable setback requirements, with the exception of the front yard setback. The applicant is requesting a reduced front yard setback of 20 feet, where a minimum of 30 feet is required in the R-3 Residential District.

The proposed construction would improve the existing setback conditions by increasing the front yard setback from approximately 14 feet to 20 feet and bringing the side yard setbacks into compliance with the Zoning Ordinance.

SPECIAL EXCEPTION REQUEST

Structure	Request(s)	Requirement(s)
dwelling	20-foot front yard setback	30-foot front yard setback per Article 11.6(A)

Findings of Fact

1. Susan Robertson is the owner of the subject property.
2. The property is zoned R-3 Single Family Residential District.
3. The applicant is requesting a 20-foot front yard setback, a 30-foot minimum is required in the R-3 District.
4. All other setbacks would be met with the exception of the front yard.
5. The requested setback would improve the front yard setback from 14 feet to 20 feet.

ANALYSIS

The Board of Adjustment has authority under Section 24.4(A)(2) of the Zoning Ordinance to grant special exceptions from the bulk standards of the ordinance. The Board may approve the requested special exceptions only if it determines that all criteria in Section 24.4(A)(2)(a) have been satisfied.

The Board may approve the requests as submitted, approve a lesser degree of relief, deny the requests, or attach reasonable conditions necessary to observe the spirit of the Zoning Ordinance and Comprehensive Plan and mitigate impacts directly resulting from the special exceptions.

Discussion of Standards of Review

1. ***Strict compliance with the standards governing setback, frontage, height, or other bulk provisions of this ordinance would result in a practical difficulty upon the owner of such property and only where such exception does not exceed 50 percent of the particular limitation or number in question.***

   The requested reduction from 30 feet to 20 feet represents approximately 33.3% relief and falls within the 50% numerical limit for a special exception. However, the information provided does not identify the physical circumstances that make compliance with the 30-foot setback practically difficult. Additional information regarding lot dimensions, buildable area, topography, utilities, or other site constraints is needed to evaluate this portion of the standard.

   The 10 feet front yard exception allows the owner to build a 28.5 feet by 97 feet house, approximately 2,764 square feet house.

2. ***The exception relates entirely to a permitted use (principal, special, or accessory) classified by applicable district regulations, or to a permitted sign or off-street parking or loading areas accessory to such a permitted use.***

The request relates to the replacement of an existing single-family dwelling with a new single-family dwelling. Based on the described use, this standard appears to be satisfied.

3. ***The practical difficulty is due to circumstances specific to the property and prohibits the use of the subject property in a manner reasonably similar to that of other property in the same district.***

The existing dwelling's location establishes the current setback conditions but does not, by itself, explain why a replacement dwelling cannot comply. The record should identify the circumstances specific to this property that restrict its reasonable residential use under the required front yard setbacks.

4. ***A grant of the special exception applied for, or a lesser relaxation of the restriction than applied for, is reasonably necessary due to practical difficulties related to the land in question and would do substantial justice to an applicant as well as to other property owners in the locality.***

The proposal would improve the existing front and side yard setback conditions (the current front yard setback 14 feet). These improvements weigh in favor of the request. Nevertheless, the record should explain why a 20-foot front yard setback is reasonably necessary and whether a lesser reduction would adequately address the identified site constraints.

5. ***Such practical difficulties cannot be overcome by any feasible alternative means other than an exception.***

The information provided does not establish whether feasible alternatives have been evaluated. The applicant should address whether relocating, reorienting, reducing, or modifying the proposed dwelling could meet the required front yard setback or reduce the amount of relief needed.

6. ***Relief can be granted in a manner that will not alter the essential character of the locality.***

The proposed dwelling would continue the residential use of the property and would be located farther from the front lot line than the existing dwelling. These factors support compatibility with the locality. The Board should also consider the proposed dwelling's size, height, placement, surrounding development, and any effects on neighboring properties or street visibility.

Staff Conclusions

The proposed replacement dwelling would improve existing setback conditions by increasing the front yard setback from approximately 14 feet to 20 feet and bringing the side yard setbacks into compliance. The requested 10-foot reduction is within the numerical limit for a special exception.

However, the information presently provided does not establish the property-specific practical difficulty, why the requested degree of relief is necessary, or whether feasible alternatives are available. Staff recommends obtaining additional evidence addressing these matters before making an affirmative recommendation.

If the hearing record establishes that all applicable criteria are satisfied, approval may be supported by specific findings identifying the property constraints, explaining why feasible alternatives do not resolve them, and addressing compatibility with the surrounding area.

Recommended Conditions <u>if Approved:</u>

1. **Front yard setback.** The replacement dwelling shall be located no closer than 20 feet from the front lot line, as measured under the applicable provisions of the Zoning Ordinance.

2. **Other dimensional requirements.** All other applicable setback, height, lot coverage, and dimensional requirements shall be satisfied unless separately approved through the required process.

3. **Approved plans.** Construction shall substantially conform to the site plan and building plans identified in the Board's approval. The approved site plan shall show the dwelling's location and dimensions and its distances from the property lines.

4. **Verification of location.** Before foundation construction, the applicant shall provide documentation acceptable to the Zoning Office verifying the proposed dwelling's location and compliance with the approved setbacks.

5. **Drainage and construction activity.** Stormwater, roof drainage, grading, and construction activity shall be managed to prevent adverse drainage impacts or nuisance conditions on adjoining properties and public rights-of-way.

6. **Changes to the proposal.** Any material change in the dwelling's size, location, height, use, or approved setback shall be submitted to the Zoning Office before implementation to determine whether additional Board approval is required.

7. **Other approvals.** All other applicable zoning, building, sanitation, floodplain, demolition, and permitting requirements shall be satisfied before the corresponding work begins.

BOARD DECISION
The Board of Adjustment may consider the following alternatives:

<u>Action options:</u>

1. Grant the requested special exceptions subject to any conditions as deemed necessary by the Board.
2. Grant relief less or different from the requested special exception by modifying the requested special exception.
3. Deny the requested special exception.

The following motions are provided for the Board's consideration:

Provided motion of approval:

I move to adopt the staff report as the Board's findings and to approve the special exception as requested by the applicants, based on the Board's findings that all criteria in Section 24.4(A)(2) have been met, subject to the recommended conditions stated in the staff report, and the following conditions:

1. All construction shall comply with the site plan submitted on September 25, 2026.
2. Any material changes in the submitted plans including a change in project size, location, height, use, or setback encroachment shall require review by the Zoning Office and may require further Board approval.
3. No construction shall begin until a Permit has been issued by the Planning and Zoning Office.
4. All recommended conditions in the staff report are followed as part of the approval.

Provided Alternate Action:

- I move to adopt the staff report as the Board's findings and to approve a special exception with the following changes **(list changes)**.

Provided motion of denial:

- I move to adopt the staff report as the Board's findings and to deny the special exception as requested by the applicant for the following reasons:
  The request does not meet the criteria in Iowa Code Chapter 335.15 (STATE ANY OTHER REASONS FOR DENIAL)

EXHIBITS

- Exhibit 1: Figures 1-5 photos
- Exhibit 2: Special Exception Application filed September 25, 2026
- Exhibit 3: Site Plan
- Exhibit 4: Parcel Highlight

Figure 1
Front of property showing front lot line corners



Figure 2
Proposed front of dwelling looking northerly along east lot line



Figure 3
SE corner lot line looking north, showing proposed front of dwelling



Figure 4
SW corner lot line, looking north



Figure 5
Rear lot line looking west to east



SPECIAL EXCEPTION APPEAL

APPLICATION

Date Filed _____ Date Set for Hearing _____ Case Number: _____

Applicant Name: Jake Hanson – Prairieland Homes, LLC (agent) **Phone:** (515) 292-3479 **E-Mail:** jake@prairielandhomes.com

Mailing Address: 2610 Northridge Pkwy, Suite 107, Ames, IA 50010

Property Owner Name: Susan L. Robertson **Phone:** (319) 230-0047 **E-Mail:** 82vettesusan@gmail.com

Property Owner Address: PO Box 186, La Porte City, IA 50651

Property Description (Not to be used on legal documents): Parcel # 052822600300 Township Clear Lake (28-96-22)

Property Address: 3918 240th St, Clear Lake, IA 50428 Zoning: R-3

Brief Legal Description:

Lot 6, Tanglefoot, located in Section 28, Township 96 North, Range 22 West, Cerro Gordo County, Iowa. Net 0.162 acres; approx. 41' wide x 147' deep (per survey), fronting 240th St. with frontage on Clear Lake.

Project Description **Decision Date:** _____

Demolish the existing 1957 house and garage (approx. 14'-8" from the front line and encroaching into the 6' side yard). Construct a new two-story single-family home with attached garage (main level 1,847 SF, upper 2,190 SF, garage 586 SF, 102 SF front porch, 260 SF lakeside deck), and replace the existing shoreline retaining wall.

Special Exception(s) Requested (As cited on results from denied Zoning Permit Application)

Bulk provision - front yard setback, R-3 District (Sec. 24.4(A)(2)(a)): reduce the required 30' front yard to 20'-0" (a 10' / 33% reduction, within the 50% limit) for the new dwelling and attached garage. All roofed portions meet the 6' side yards and 30' rear/lake setback.

Criteria Justifying Special Exception under Standards for Review (You may add more details in the Additional Information)

- Practical difficulty, within 50%: Strict 30' compliance on this 41'-wide lake lot (adjoining lots are 62') leaves a ~29' x 87' envelope. The request is 10' of 30' (33%).
- Permitted use: Relates entirely to a single-family dwelling and attached garage, permitted uses in R-3.
- Specific to the property: Narrow platted lot size/shape, lake shoreline setback on the rear, and existing buildings already ~15' from the front line.
- Reasonably necessary / substantial justice: 20' is less relief than the existing ~15' condition and allows a vehicle to park fully on the lot.
- No feasible alternative: Side yards are already at the minimum and the lake setback should not be reduced; the front is the only direction.
- Character of the locality: Use stays single-family; the home moves 5'+ back from the road, removes the side-yard encroachment, and matches the pattern on 240th St. (Lot 5 home sits 15' back). See Additional Information.

I am the ☐ Owner ☐ Contract Purchaser ☒ Other (Explain) Contractor / authorized agent for owners

(Prairieland Homes, LLC) of the property affected.

I, the applicant, being duly sworn, depose and say that I am the owner, or that I am authorized and empowered to make affidavit for the owner, who makes the accompanying application; and that the information provided is true and correct and actual construction will proceed in accordance with the purposes herein stated and any conditions and/or requirements the Board of Adjustment may stipulate. The Planning & Zoning staff and Board of Adjustment members are also given permission to enter the above property in reviewing this Application.

Applicant Signature _____ Date _____

SPECIAL EXCEPTION APPEAL

ADDITIONAL INFORMATION

Please provide any additional details below needed to fully address the standards for review and any potential impacts to the immediate vicinity that may directly result from the special exception requested.

Request summary
Special exception to the front yard bulk requirement: reduce the 30' front yard setback to 20'-0" for a new single-family home with attached garage at 3918 240th St. (Lot 6, Tanglefoot). This is a 10' (33%) reduction. The new home improves on the existing conditions in every direction:
- Front yard: existing house/garage approx. 14'-8" from the front line; proposed garage front at 20'-0" (5'+ farther from the road).
- Side yards: existing house encroaches into the 6' side yard; proposed home and equipment are 6'-2" or more from both side lines (fully compliant).
- Lake side: all roofed portions of the new home meet the 30' rear/lake setback, and the existing shoreline retaining wall will be replaced with a new wall.

1. Practical difficulty, not exceeding 50% of the limitation
The lot is only 41' wide, while the adjoining lots are about 62' wide. After the 6' side yards, the buildable width is about 29'. With a 30' front yard and a 30' lake setback, the envelope is roughly 29' x 87', which makes a home with an attached garage, reasonably similar to others in the district, impractical. The request is 10' of the 30' requirement (33%), within the 50% limit.

2. Relates entirely to a permitted use
The exception is only for a single-family dwelling with an attached garage, which are permitted principal and accessory uses in the R-3 district.

3. Practical difficulty is due to circumstances specific to the property
Size and shape of the property: the platted lot is about two-thirds the width of its neighbors. Shoreline conditions: as a lake lot, the rear 30' is reserved by the lake setback. Surroundings: the existing house and garage have sat about 15' from the front line for decades. Together these limit use of the lot in a way that other properties in the district do not face.

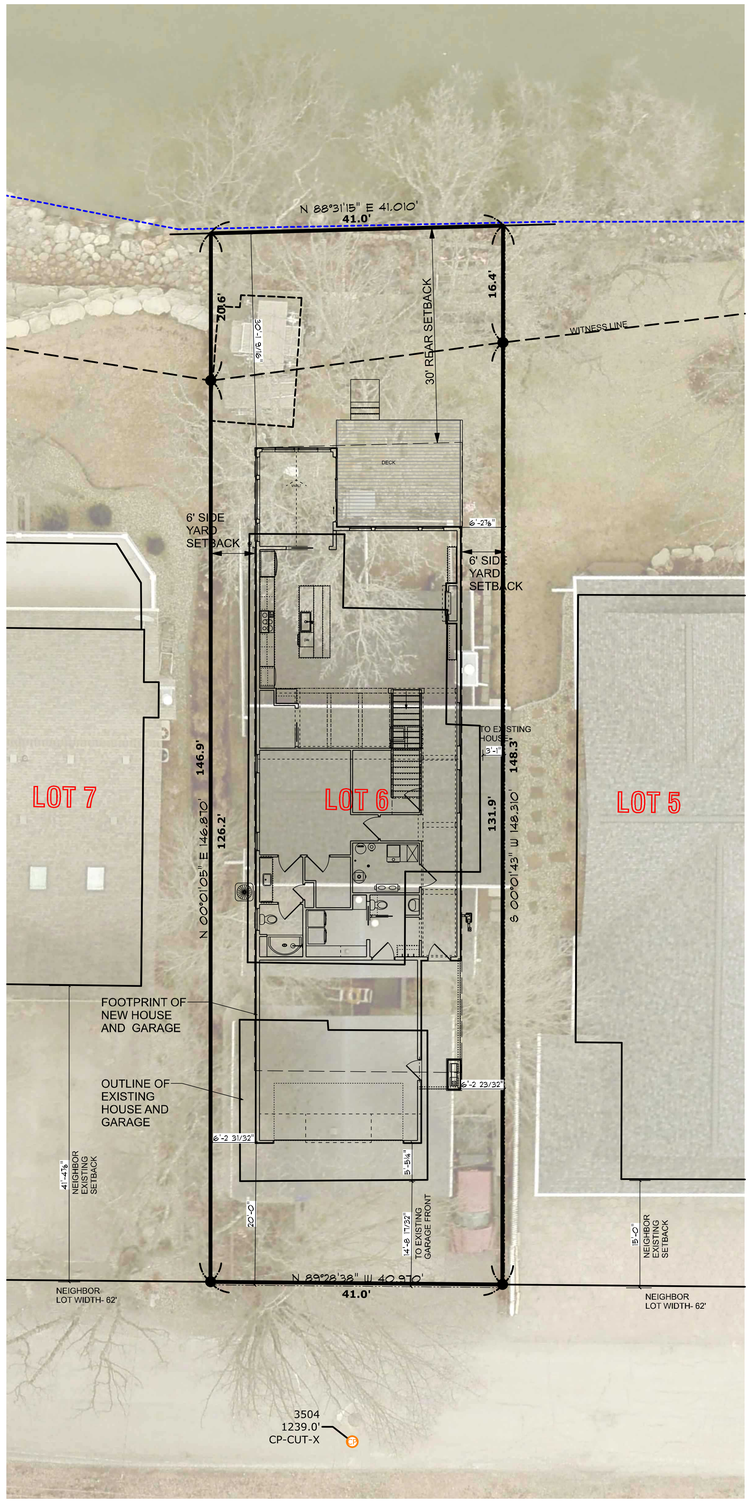
4. Reasonably necessary and does substantial justice to the applicant and neighbors
A 20' front yard is a lesser relaxation than the existing ~15' condition. It is the minimum that gives a usable home and a driveway deep enough to park a vehicle fully on the lot. Neighbors benefit because the home moves back from the road and out of the side yard.

5. Cannot be overcome by any feasible alternative
The side yards are already at the 6' minimum and the home is only about 29' wide, so it cannot get narrower in any practical way. The lake setback protects the shoreline and should not be reduced. Shortening the home by 10' would remove roughly 290 SF per level from an already narrow floor plan. The front yard is the only reasonable place for relief.

6. Will not alter the essential character of the locality
The property stays a single-family lake home, like the surrounding lots. The new home sits farther from 240th St. than the existing house and is consistent with established setbacks along the street; the neighboring home on Lot 5 sits about 15' from its front line.

Potential impacts to neighbors and the area
- Encroachment: None. The home meets both 6' side yards (removing the existing encroachment) and the 30' lake setback for all roofed areas.
- Drainage: Site grading and roof drainage will direct stormwater away from the adjoining lots and follow county requirements.
- Traffic, parking, safety: No change in use or traffic. The 20' driveway lets a vehicle park fully on the lot and improves visibility when backing out.
- Glare, noise, odor, dust: Typical of a single-family home. Construction by a licensed contractor during normal working hours, with standard dust and erosion control.

Attachments
Site plan (Prairieland Homes, Sheet A1) with existing/proposed footprints and setbacks; lot survey/site map (CG-6-2026-376); construction drawings (Kramer/Robertson, 9/22/2026); $200 filing fee payable to "Cerro Gordo County Treasurer".



SITE PLAN

SCALE: 1" = 10'-0"

3918 240TH ST.
CLEAR LAKE, IOWA

LOT 6 TANGLEFOOT

NET ACRES- 0.162

ZONING R-3

NOTES

TYPICAL ABBREVIATIONS:

WINDOWS:		OPENINGS:		APPLIANCES:		LUMBER:		TYPICAL BASEMENT NOTES:		TYPICAL CLOSET NOTES:		MISC. NOTES:	
CSMNT-	CASEMENT	O.H.D.-	OVERHEAD GARAGE DOOR	D-	DRYER	LVL-	LAMINATED VENEER LUMBER	BSMNT-	BASEMENT	WR. SH.-	WIRE SHELF	BLDG.-	BUILDING
SH-	SINGLE HUNG	C.O.-	CASED OPENING	W-	WASHER	LSL-	LAMINATED STRAND LUMBER	FTG.-	FOOTING	WD. SH.-	WOOD SHELF	CONC.-	CONCRETE
DH-	DOUBLE HUNG	D.O.-	DRYWALL OPENING	REF-	REFRIGERATOR	TRT-	TREATED LUMBER	SUMP-	SUMP PIT W/ PUMP	LAM. SH-	LAMINATE SHELF	MIN.-	MINIMUM
AWN-	AWNING	FR. DR.-	FRENCH DOOR (WITH GLASS)	DW-	DISHWASHER	D. FIR-	DOUGLAS FIR	WH-	WATER HEATER	LIN.-	LINEN	CLG.-	CEILING
TRAP-	TRAPEZOID	DBL. DR.-	DOUBLE DOOR (NO GLASS)	MICRO-	MICROWAVE	TS-	TIMBER STRAND STUD	FD.-	FLOOR DRAIN			CAB.-	CABINET
S.L.-	SIDELIGHT			F.P.-	FIREPLACE	OSB-	ORIENTED STRAND BOARD	MECH.-	MECHANICAL			O.H.-	OVERHANG

FIREPLACE:
VERIFY ALL FIREPLACE FRAMING DETAILS WITH FIREPLACE SELECTED, VERIFY ALL DETAILS WITH PLAN AND ON SITE FOR HEARTH HEIGHT, WALL/ MANTEL HEIGHT, BUILT INS, FINISHES, MANTEL MATERIAL & SIZE, ETC.
MANTEL CLEARANCE MAY CHANGE DEPENDING ON FIREPLACE SELECTED

SHOWERS:
ALL SHOWER DETAILS SHALL BE DISCUSSED WITH HOMEOWNER. PLAN DOES NOT REFLECT EXACT DETAILS, SIZES OR LOCATIONS OF NICHES, BENCHES, SHOWER DOORS, DRAIN AND FIXTURE LOCATIONS. SHOWER PAN SIZES/ DETAILS ETC. FINISHES SELECTED MAY DRIVE MANY OF THESE ITEMS

INTERIOR TRIM
VERIFY ALL TRIM DETAILS WITH HOMEOWNER. PICTURES OR DRAWINGS SHOWING ANY TRIM MAY NOT REFLECT EXACT STYLE, SPECIES, COLOR, OR SIZE OF TRIM. VERIFY ALL DETAILS WITH SPECS. SPECS TAKE PRECEDENCE OVER THESE PLANS.

DOORS:
EXTERIOR AND INTERIOR DOORS SHOWN ANYWHERE IN THIS PLAN DO NOT SHOW CUSTOMER SELECTED OPTIONS FOR STYLE, COLOR, OR MATERIAL. ALL DETAILS SHALL BE VERIFIED WITH SPECS AND SELECTED BY HOMEOWNER.

WINDOWS:
WINDOW SIZES ON PLAN MAY CHANGE DEPENDING ON BRAND AND SERIES OF WINDOW. SIZES NOTED ARE AN APPROXIMATE SIZE AND SHALL BE ADJUSTED IN SUPPLIER QUOTE AS NEEDED TO REFLECT ACTUAL SIZES OF STANDARD SIZES IN BRAND/ SERIES SELECTED. EGRESS WINDOW SIZE MAY CHANGE DEPENDING ON BRAND/ SERIES SELECTED, SUPPLIER TO VERIFY. VERIFY TEMPERED GLASS LOCATIONS.

CABINETS:
PLANS DO NOT REFLECT FINAL CABINET DESIGN- VERIFY ALL DETAILS WITH CABINET SUPPLIER PLANS, PLUMBING LOCATIONS, APPLIANCE LOCATIONS, REF. RECESS, SPECIALTY CABINETS, CABINET TYPE (DOOR OR DRAWER) ETC.

BUILT INS:
VERIFY ALL BUILT IN DETAILS WITH HOMEOWNER. PICTURES OR DRAWINGS SHOWING ANY BUILT INS MAY NOT REFLECT EXACT DETAILS, FINISHES, HEIGHTS, ETC. AND ARE ONLY A CONCEPT FOR BIDDING PURPOSES TO ESTABLISH A BASE PRICE.

APPLIANCES:
VERIFY ALL APPLIANCE SIZES AND DETAILS WITH FINAL SELECTIONS. VERIFY ALL HOOD DETAILS WITH HOMEOWNER. THIS PLAN DOES NOT SHOW DETAILED FINISHES OF CUSTOM HOOD COVERS, OR EXACT STYLE OF HOOD OR ANY APPLIANCES.

FLOORING:
VERIFY ALL FLOORING OPTIONS WITH HOMEOWNER, NOTES INDICATING FLOORING MAY CHANGE IN SELECTION PROCESS AND ARE ONLY A CONCEPT TO CREATE A FLOORING ALLOWANCE.
ALL PATTERNS, TRANSITIONS, COLORS, ETC. SHALL BE DETERMINED DURING THE SELECTION PROCESS WITH HOMEOWNER.

EXTERIOR FINISHES:
SEE SPECS FOR ALL EXTERIOR FINISHES. THESE PLANS DO NOT REFLECT FINISHES OF CONCRETE SURFACES OF PATIOS, SIDEWALKS, DRIVEWAYS, RETAINING WALLS, ETC. ALL DECKING DETAILS, RAILING, SCREENING, DECK BOARD TYPE OR COLOR, COVERED DECK OR PORCH CEILING MATERIAL SHALL BE VERIFIED WITH SPECS. SPECS TAKE PRECEDENCE OVER THESE PLANS.
ALL COLUMN FINISHES SHALL BE VERIFIED WITH HOMEOWNER. THIS PLAN DOES NOT SHOW EXACT DETAIL OF COLUMN BASES OR CAPS OR DECORATIVE COLUMNS.
WINDOW/ DOOR TRIM, BRACKETS, CORBELS, SHUTTERS, PLANTER BOXES, FALSE VENTS, AND GABLE DECORATIONS SHALL BE VERIFIED WITH HOMEOWNER TO DETERMINE STYLE, COLOR (PAINTED OR STAINED), SIZE, AND MATERIAL. VERIFY TYPE BUDGETED IN SPECS.

ELECTRICAL:
ALL ELECTRICAL FIXTURES SHALL BE LOCATED ON SITE IN HOMEOWNER ELECTRICAL WALK THRU - PLANS DO NOT REFLECT EXACT LOCATIONS.
FIXTURES SHOWN ON PLAN ARE NOT CUSTOMER SELECTED FIXTURES AND ARE SHOWN AS AN EXAMPLE ONLY, ALL FIXTURES TO BE SELECTED BY OWNER.
IN SOME CASES FIXTURES MAY BE ADDED OR OMITTED, VERIFY AT WALK THRU.
SWITCH AND OUTLET LOCATIONS ON THIS PLAN ARE NOT SHOWN IN AN EXACT LOCATION AND MAY BE MOVED DUE TO FRAMING MEMBERS OR CUSTOMER PREFERENCE AND SHALL BE DETERMINED DURING SITE ELCTRICAL WALK THRU.

MECHANICAL:
EQUIPMENT TYPE MAY CHANGE FROM EQUIPMENT INDICATED ON PLAN I.E. ELEC. VS. GAS WATER HEATER
VERIFY ALL DETAILS WITH SPECS.
ANY DUCTWORK SHOWN ON PLAN HAS NOT BEEN DESIGNED BY MECHANICAL DESIGNER AT TIME THESE PLANS WERE DRAWN AND MAY CHANGE IN SIZE AND LOCATION. DUCT/ EQUIPMENT DESIGNER PLAN TAKES PRECEDENCE OVER THIS PLAN.
VERIFY APPLIANCES NEED FOR ELECTRIC OR GAS WITH APPLIANCES SELECTED AS IT MAY DIFFER FROM ITEMS NOTED ON PLANS.

PLUMBING:
VERIFY ALL DRAIN LOCATIONS WITH HOMEOWNER SELECTIONS AND MFR. SPECS- LOCATIONS ON PLAN DO NOT REFLECT SELECTED FIXTURES.
VERIFY ALL FAUCET LOCATIONS AND HEIGHTS WITH HOMEOWNER PLAN DOES NOT INDICATE EXACT LOCATIONS OF FIXTURES.
DRAIN LOCATIONS IN CONCRETE SLABS SHALL BE DETERMINED BEFORE POURING SLAB- LOCATIONS IN I-JOISTS SHALL BE DETERMINED BEFORE FRAMING
FLOOR DRAIN, SUMP, EJECTOR PIT LOCATIONS SHALL BE DETERMINED ON SITE. THIS PLAN DOES NOT INDICATE EXACT LOCATIONS FOR THESE ITEMS.

CODE:
ALL BUILDING COMPONENTS SHALL MEET THE IRC IF NOT DIRECTLY NOTED ON PLAN. REFER TO IRC FOR ALL CODE COMPLIANCE.
BEAM, POST, AND FRAMING CONNECTORS SHALL MEET REQUIREMENTS OF IRC AND MAY NOT BE INDICATED ON THIS PLAN.
ALL EXTERIOR DECKS SHALL BE BUILT IN COMPLIANCE WITH THE IRC. REFER TO IRC FOR ALL DETAILS NOT PROVIDED IN THIS PLAN.

SQ. FOOTAGES:

MAIN LEVEL-	1,847 SQ. FT.
FRONT PORCH-	102 SQ. FT.
DECK-	260 SQ. FT.
GARAGE-	586 SQ. FT.
UPPER LEVEL-	2,190 SQ. FT.

FLATWORK-
1,754 SQ. FT. MAIN LEVEL SLAB
555 SQ. FT. GARAGE SLAB
101 SQ. FT. FRONT PORCH SLAB
501 SQ. FT. DRIVEWAY
153 SQ. FT. SIDEWALK
15 SQ. FT. PAD AT DECK STAIRS





PAGE: A1 Cover Sheet

APPROVED:

CHECKED BY:

SECTION LETTER / PAGE NUMBERS: A 1.1

SCALE: As Noted

DRAWN BY: MATT BARRICK

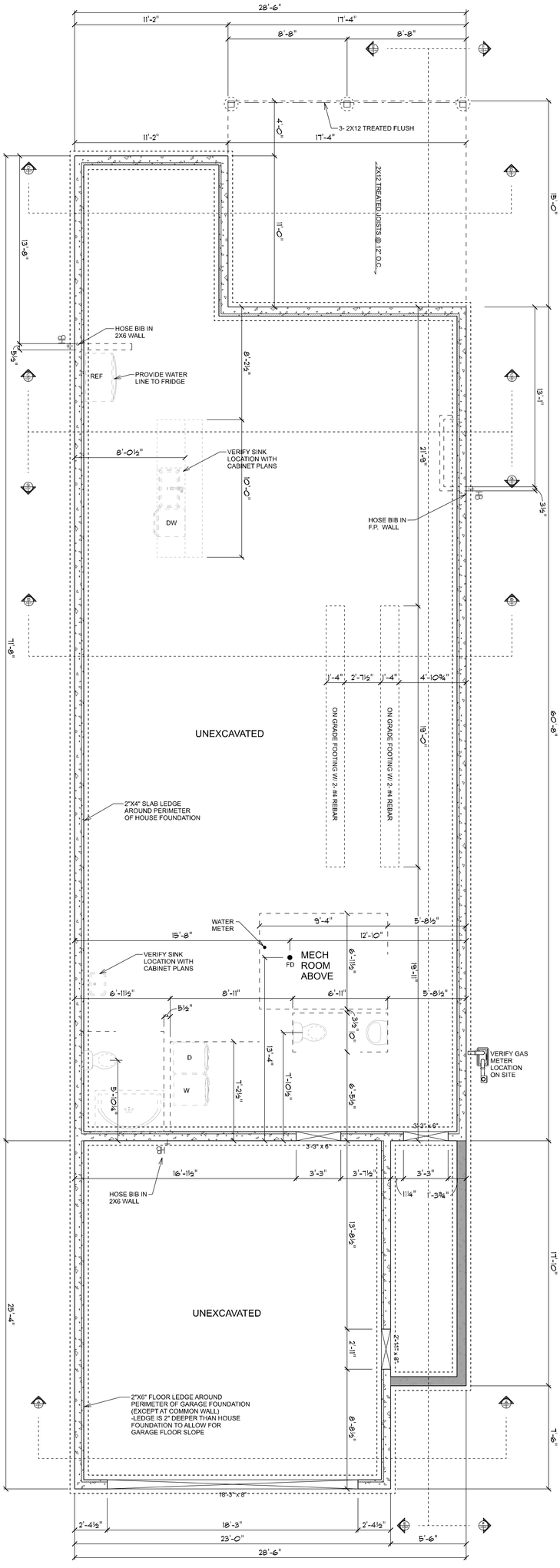
DATE: Wednesday, September 23, 2026

2610 Northridge Pkwy, Suite 107
Ames, Iowa 50010
PHONE (515)292-3479
FAX (515)292-3060
contact@hansonhomesinc.com

PRAIRIELAND HOMES

KRAMER/ ROBERTSON ADDITION

3918 240TH ST
CLEAR LAKE IA



FOUNDATION NOTES:
-8" X 4'-0" POURED CONCRETE WALLS ON A 16"X8" CONTINUOUS FOOTING WITH 2- #4 REBAR CONTINUOUS. SEE SECTION FOR REBAR PLACEMENT
-ALL HEADERS AND BEAMS ARE BELOW DECK (DROPPED) UNLESS NOTED AS "FLUSH"
-DRYWALL TO BE INSTALLED PRIOR TO FRAMING FLOOR ABOVE
-OVERHANG FOUNDATION 1"-12" TO ALLOW 7/16" SHEETING TO PLANE WITH 2" FOAM ON EXTERIOR OF FOUNDATION WALLS. CENTER OF STUD AND CENTER OF BEAMS.
-ENGINEERED FLOOR JOISTS PER PLAN
-DESIGN LOADS ARE AS FOLLOWS
ROOF: 40 PSF LIVE + 15 PSF DEAD = 55 PSF TOTAL (MIN. DEFLECTION IS L/480)
FLOOR: 40 PSF LIVE + 15 PSF DEAD = 55 PSF TOTAL (MIN. DEFLECTION IS L/480)
WIND: 115 MPH

FOUNDATION

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

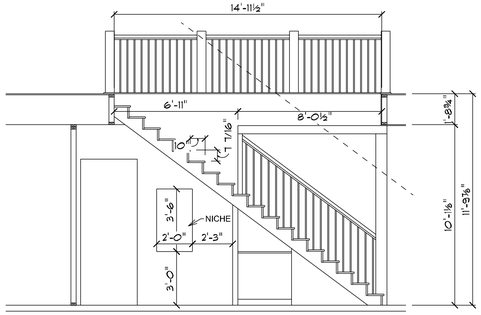
KRAMER/ ROBERTSON ADDITION	3918 240TH ST CLEAR LAKE IA	PRAIRIELAND HOMES	2610 Northridge Pkwy, Suite 107 Ames, Iowa 50010	PHONE:(515)292-3479 FAX:(515)292-3060 contact@hansonhomesinc.com	SCALE: 1/4" = 1'-0" DRAWN BY: MATT BARRICK DATE: Wednesday, September 23, 2026	A1 SECTION LETTER / PAGE NUMBERS	APPROVED: CHECKED BY:	PAGE: A2 FOUNDATION

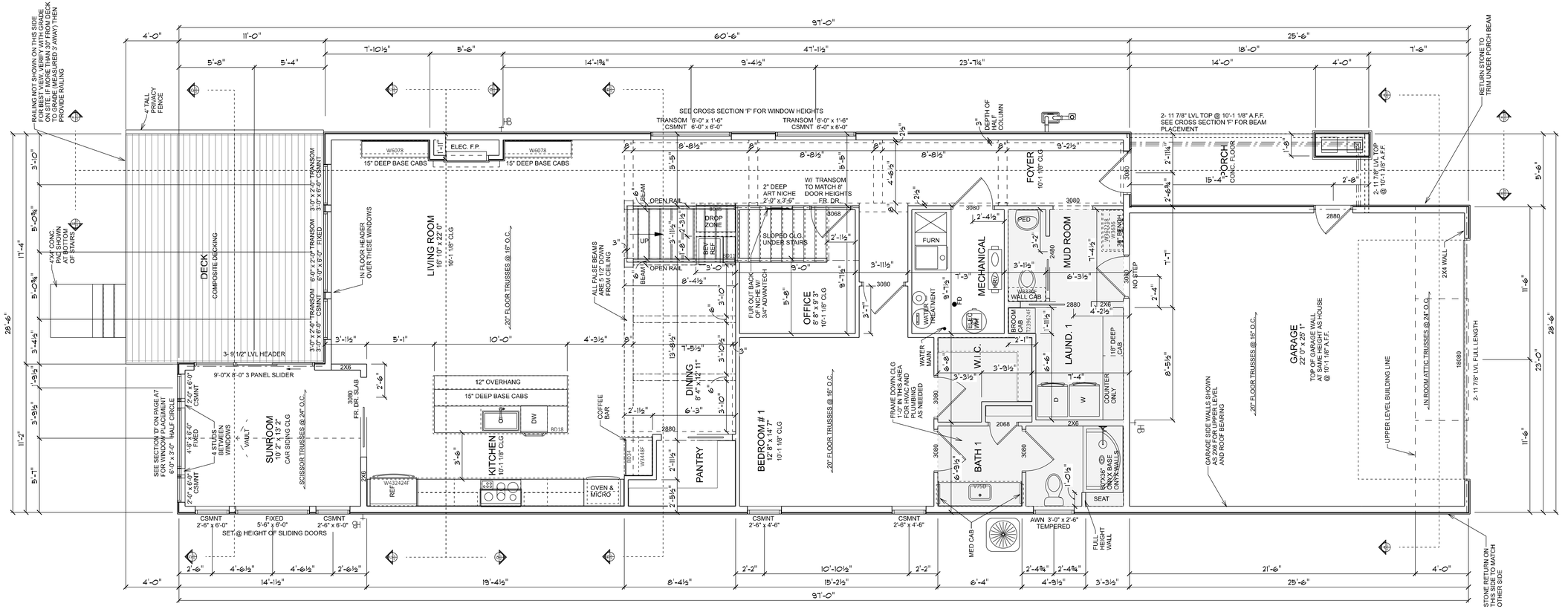
MAIN LEVEL PLAN

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

1,847 SQ. FT.

MAIN LEVEL NOTES:
-ALL EXTERIOR WALLS ARE 2X6 W/ 7/16" OSB SHEETING UNLESS NOTED OTHERWISE.
-MAIN LEVEL WALLS HAVE A 10'-1 1/8" PLATE HEIGHT UNLESS NOTED OTHERWISE.
-GARAGE WALLS ARE 2X6 W/ 7/16" OSB WHERE BEARING THE SECOND FLOOR. 2X4 AT OVERHEAD DOOR WALL.
-ALL DIMENSIONS ARE TO OUTSIDE OF STUD. INTERIOR DIMENSIONS ARE TO EDGE OF STUD AND CENTER OF BEAM.
-ALL HEADERS AT EXTERIOR OPENINGS ARE 2- 2X12 D. FIR W/ 1/2" OSB FILLER UNLESS NOTED OTHERWISE.
-WINDOW NOMENCLATURE NOTED IN FEET AND INCHES SEE PLAN FOR WINDOW TYPE AND HEADER HEIGHTS.
-TRUSS MANUFACTURER TO SUPPLY ROOF LAYOUT WITH GIRDER LOCATIONS DETERMINED. SPECIFY AND SUPPLY ALL GIRDER CONNECTIONS.
-VERIFY ALL WALL HEIGHT WITH TRUSS MFR. PLANS.





PAGE: A3 MAIN LEVEL

APPROVED:

CHECKED BY:

SECTION LETTER / PAGE NUMBERS

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

DRAWN BY: MATT BARRICK

DATE: Wednesday, September 23, 2026

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KRAMER/ ROBERTSON ADDITION

3918 240TH ST
CLEAR LAKE IA

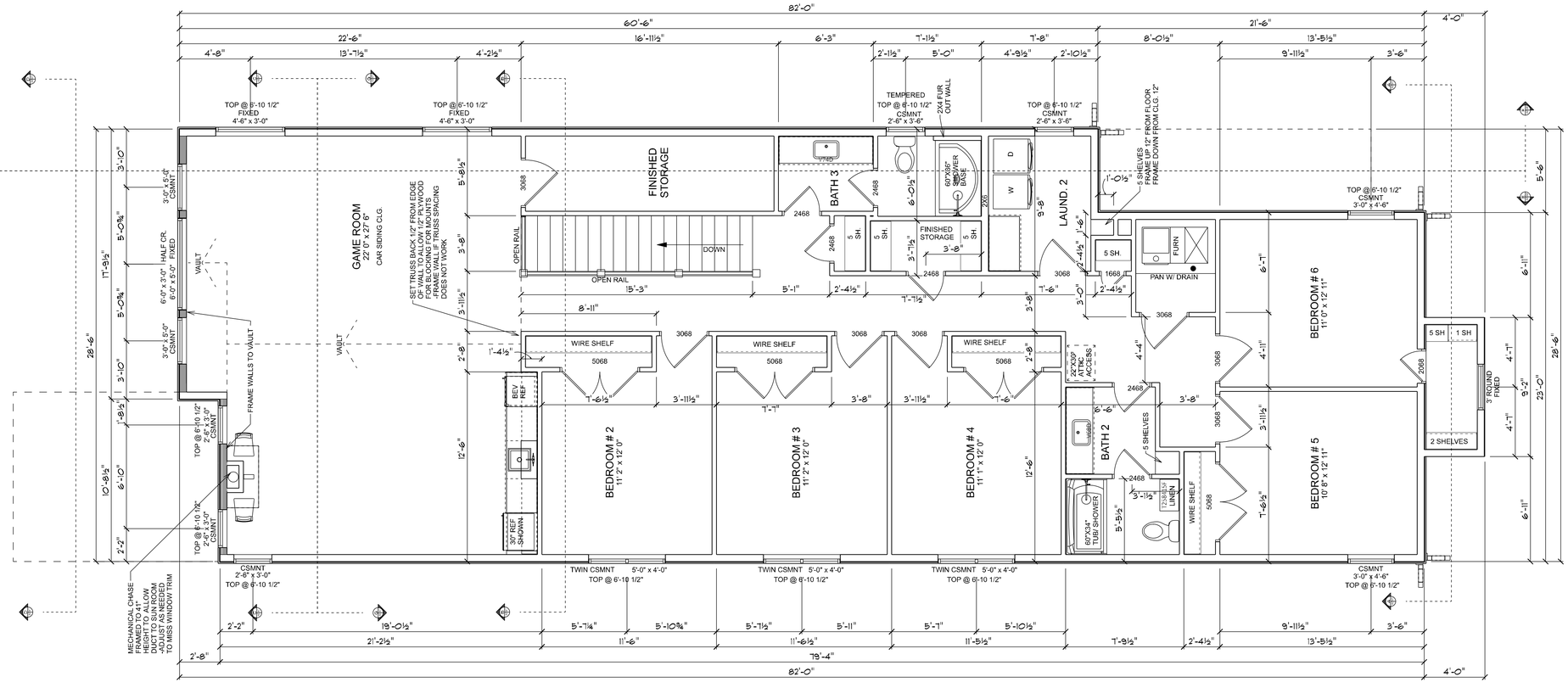
UPPER LEVEL PLAN

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

2,190 SQ. FT.

UPPER LEVEL NOTES:
-ALL EXTERIOR WALLS ARE 2X6 W/ 7/16" OSB SHEETING UNLESS NOTED OTHERWISE.
-UPPER LEVEL WALLS HAVE A 8'-1 1/8" PLATE HEIGHT UNLESS NOTED OTHERWISE.
-ALL DIMENSIONS ARE TO OUTSIDE OF STUD. INTERIOR DIMENSIONS ARE TO EDGE OF STUD AND CENTER OF BEAM.
-ALL HEADERS AT EXTERIOR OPENINGS ARE 2- 2X12 D. FIR W/ 1/2" OSB FILLER UNLESS NOTED OTHERWISE.
-WINDOW NOMENCLATURE NOTED IN FEET AND INCHES SEE PLAN FOR WINDOW TYPE AND HEADER HEIGHTS.
-TRUSS MANUFACTURER TO SUPPLY ROOF LAYOUT WITH GIRDER LOCATIONS DETERMINED. SPECIFY AND SUPPLY ALL GIRDER CONNECTIONS.
-VERIFY ALL WALL HEIGHT WITH TRUSS MFR. PLANS.

VERIFY WALL TEXTURES FOR POSSIBLE WALLPAPER



KRAMER/
ROBERTSON
ADDITION

3918 240TH ST
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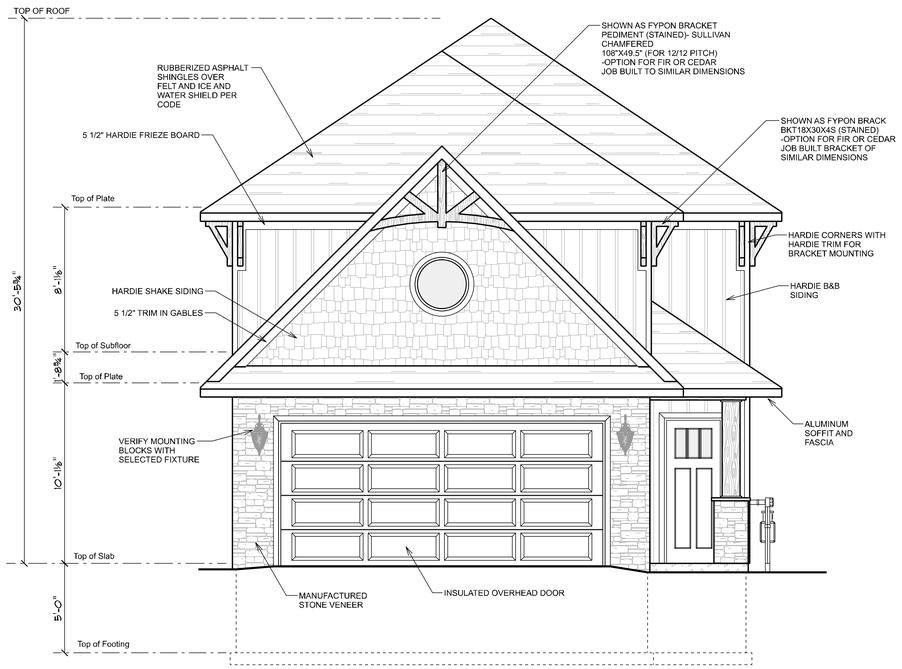
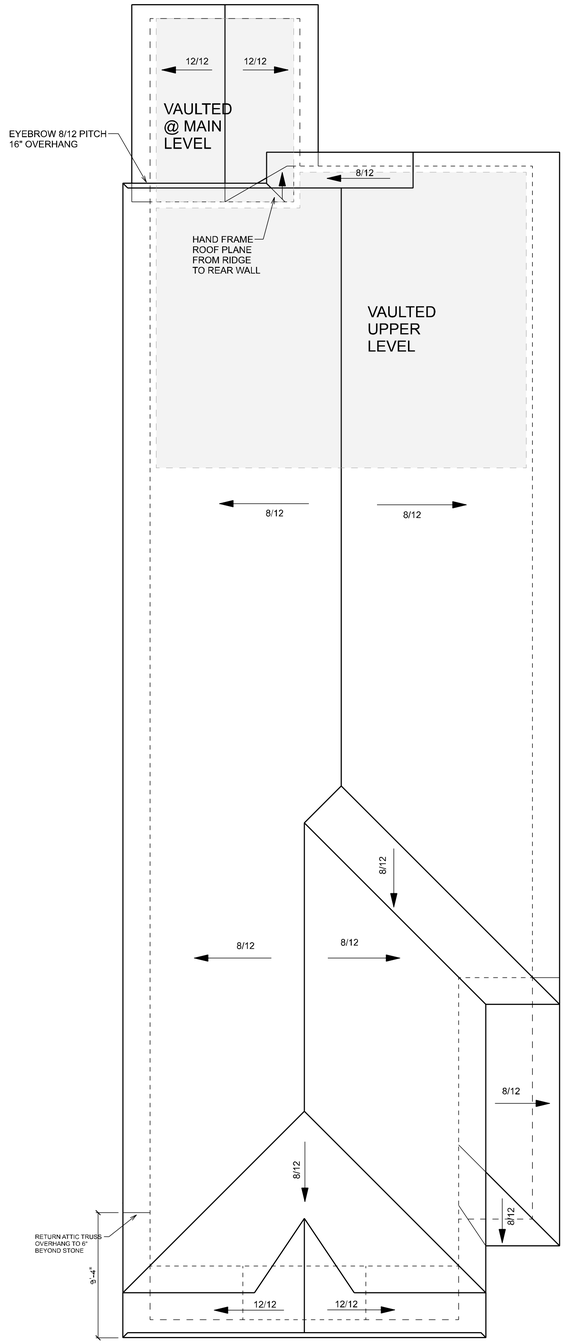
PAGE: A4
UPPER LEVEL

FRONT ELEVATION

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



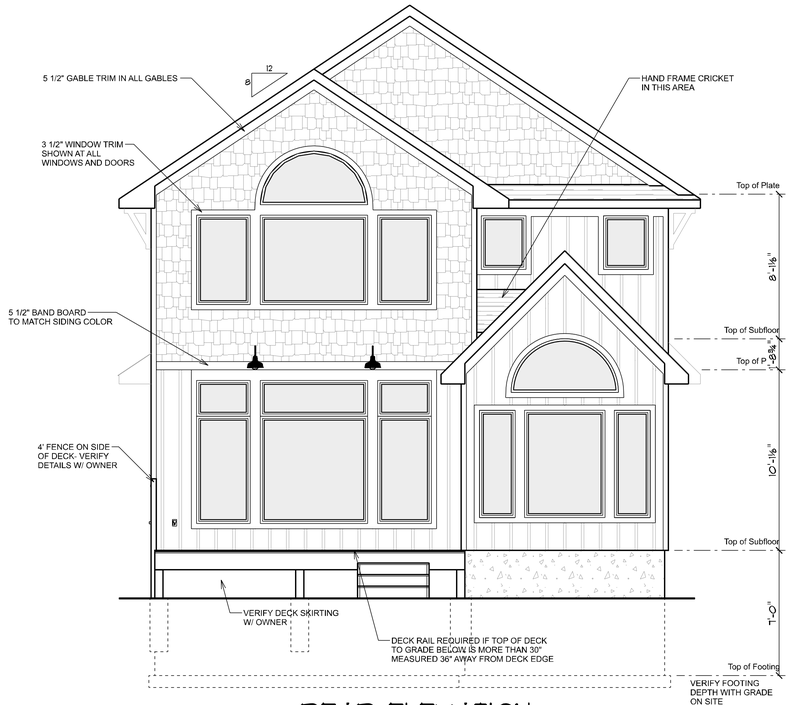




ROOF PLAN

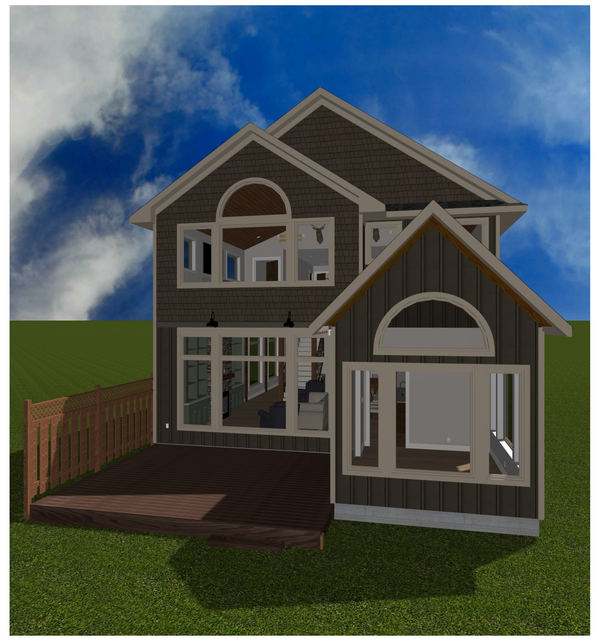
SCALE: 3/16" = 1'-0"

ALL 8/12 PITCHES HAVE A 12" HEEL HEIGHT AND 24" EAVE END OVERHANG
12/12 PITCH OVER GARAGE HAS A 20" HEEL HEIGHT AND 24" EAVE END OVERHANG TO MATCH 8/12 PITCH AT FASCIA
EYEBROW OVER GARAGE HAS A 12/12 PITCH AND 16" O.H. FROM GABLE FACE
12/12 PITCH OVER SUNROOM/ SCREEN PORCH HAS A 12" HEEL HEIGHT AND 16" EAVE END OVERHANG
GABLE END OVERHANGS ARE 12"



REAR ELEVATION

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



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



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

PAGE: A6 REAR & SIDES

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

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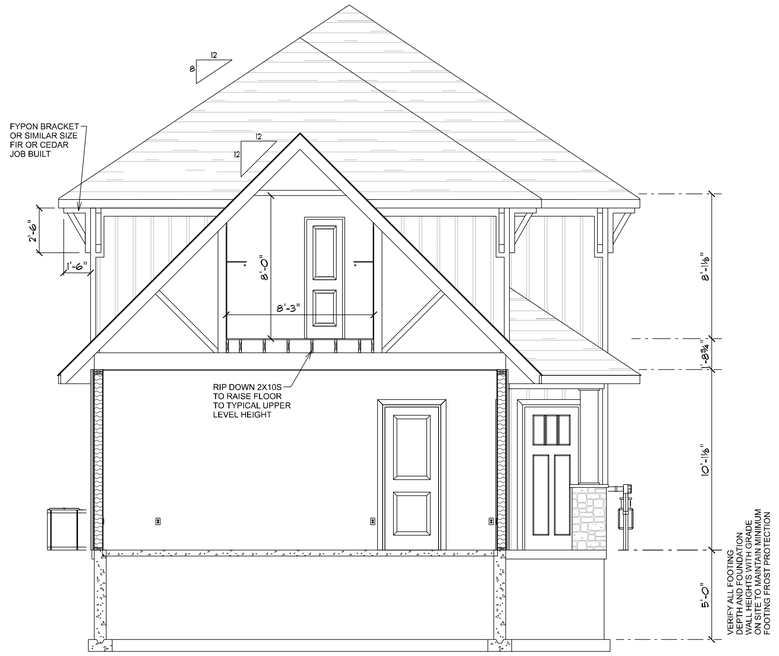

A A2 A7 CROSS SECTION A
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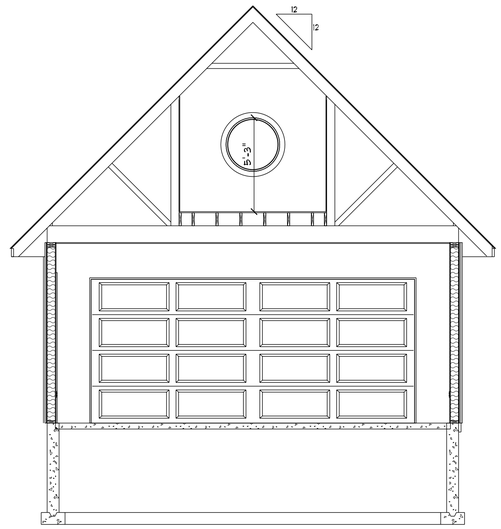
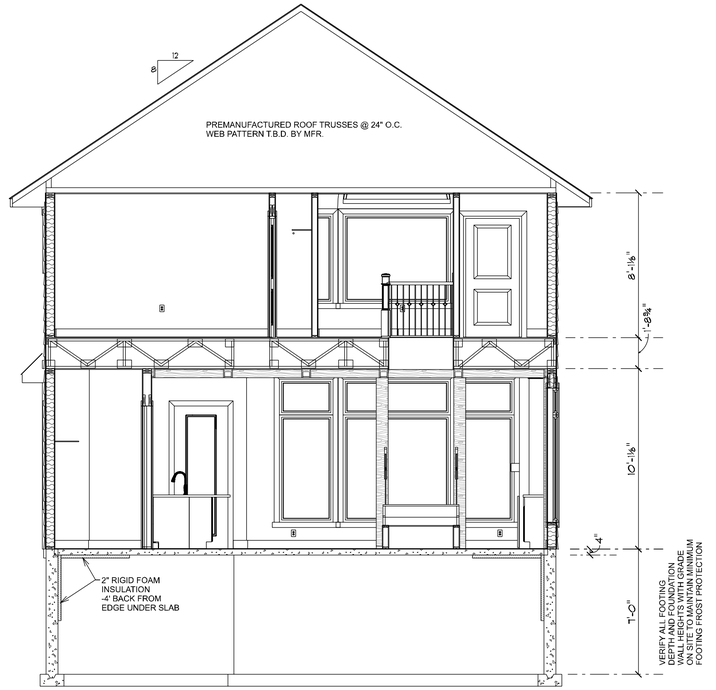


OPPOSITE WALL
FROM CROSS SECTION A



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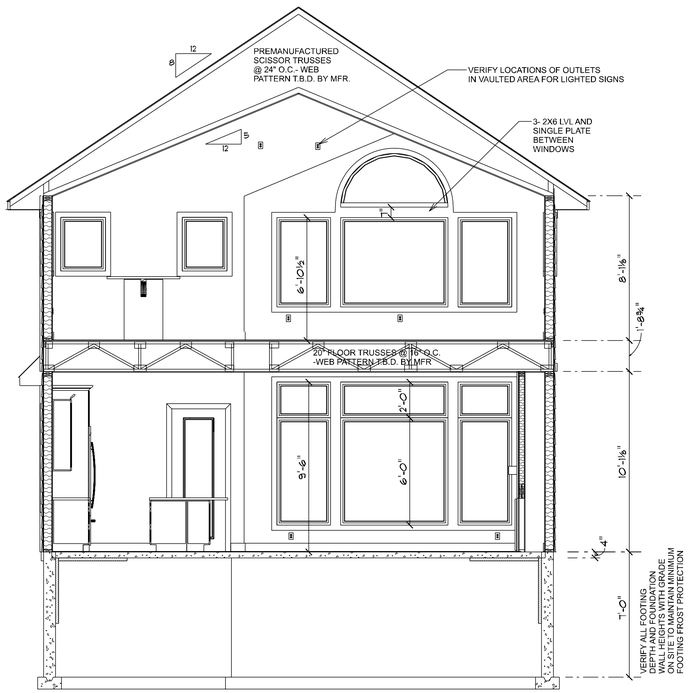

C A2 A7 CROSS SECTION C
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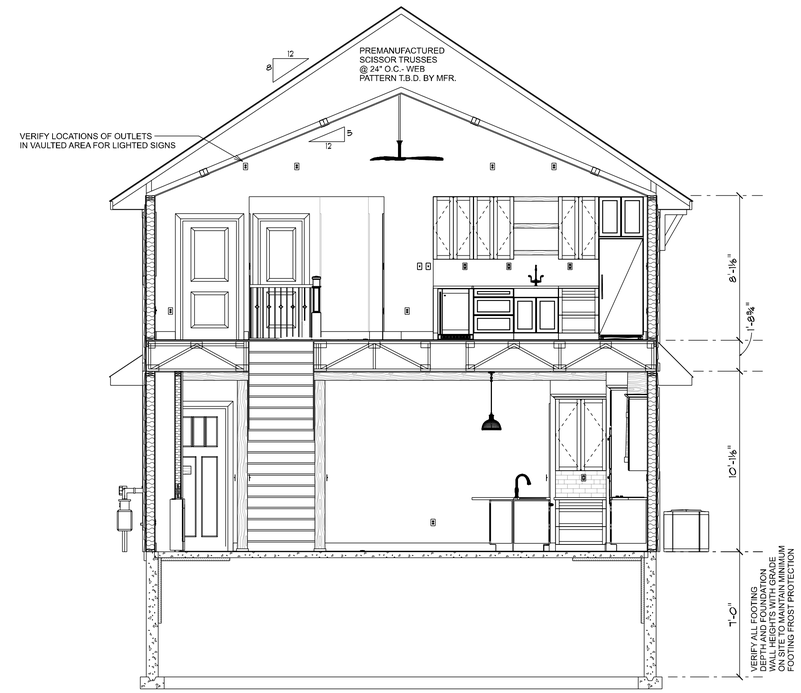

G A2 A7 CROSS SECTION G
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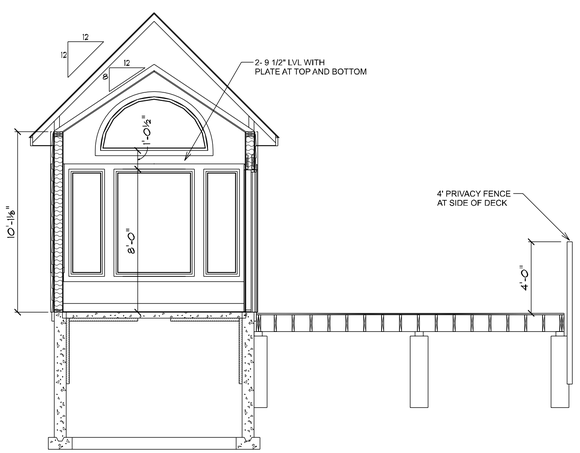

D A2 A7 CROSS SECTION D
SCALE: 1/4" = 1'-0"

PAGE: A7 DETAILS

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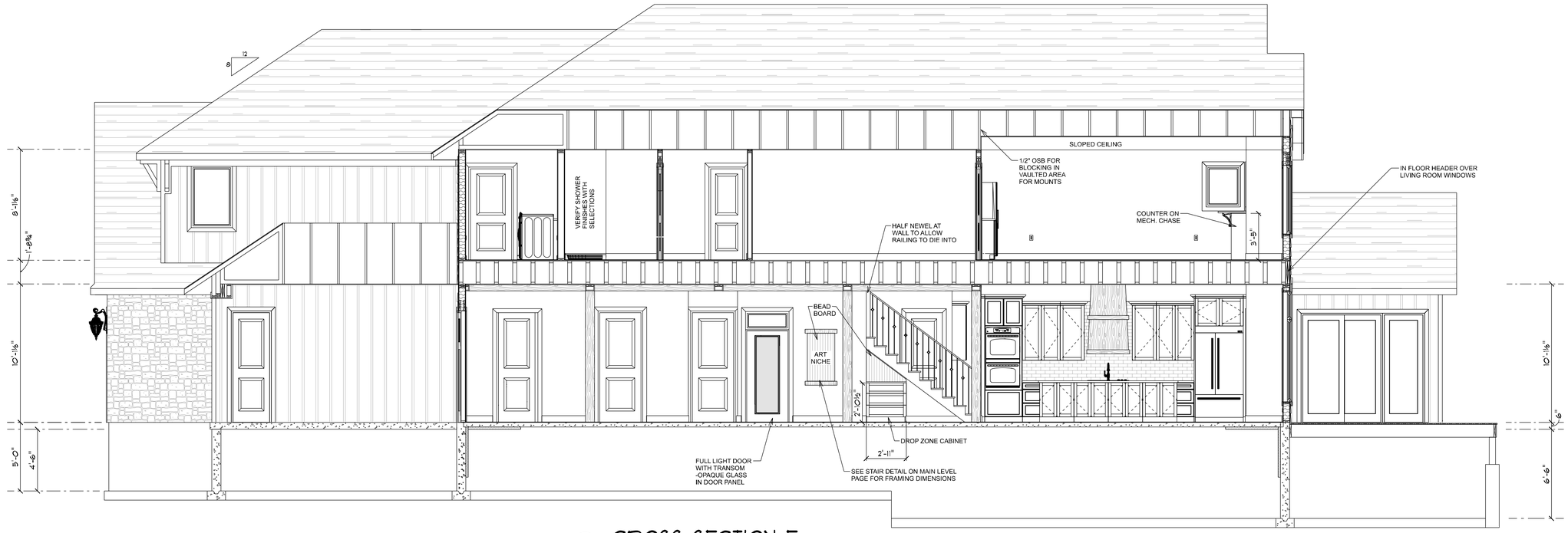

E / A2|A8

CROSS SECTION E

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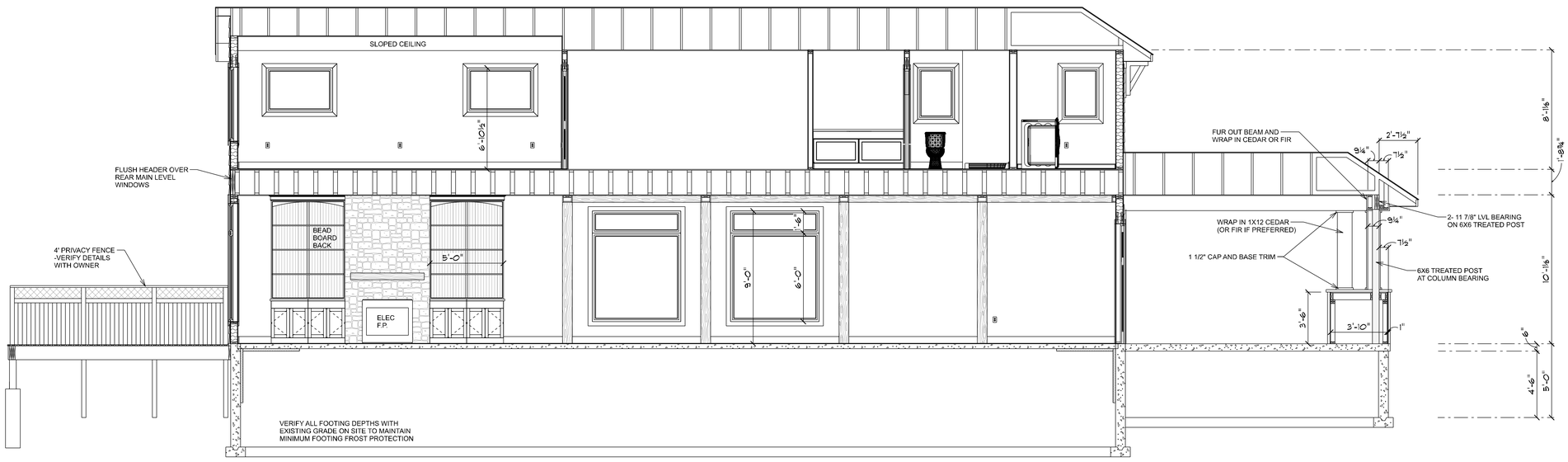

F / A2|A8

CROSS SECTION F

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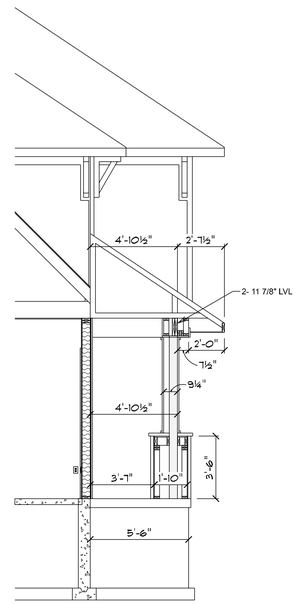

PORCH SECTION LOOKING TOWARDS FRONT DOOR

PAGE: A8 DETAILS 2

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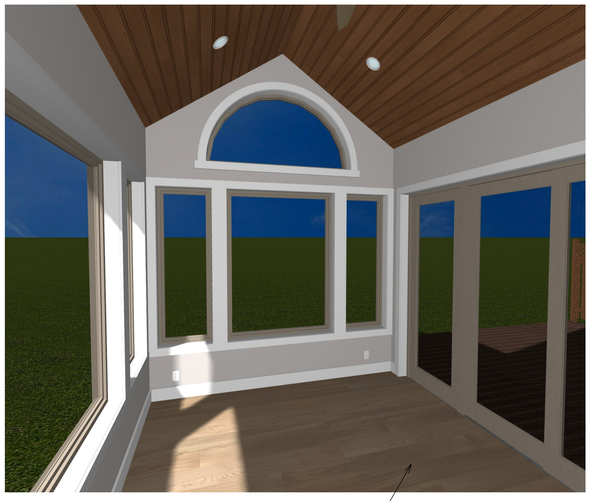
RENDERINGS DO NOT REFLECT CUSTOMER SELECTED ITEMS AND FINISHES
AND ARE FOR GENERAL UNDERSTANDING OF ROOM FEATURES ONLY



UPPER LEVEL GAME ROOM



SUNROOM



ENTRY HALLWAY



MUD ROOM BUILT IN CONCEPT



UPPER LEVEL GAME ROOM



LIVING AND DINING ROOMS



FIREPLACE WALL



OFFICE



UPPER LEVEL GAME ROOM



LIVING AND DINING ROOMS



FIREPLACE WALL



DINING BUILT IN

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RENDERINGS

R602.10.5 Continuous wood structural panel sheathing....Table R602.10.5 Length requirements for braced wall panels in a continuously sheathed wall, exception "c"... (For more, Reference the IRC Code)

NOTES AND REFERENCES:

*REQUIRES THE ENTIRE STRUCTURE TO BE CONTINUOUSLY SHEATHED USING METHOD 3

HEADER MATERIAL:
WHEN SIZED FOR LOADS, NO LESS THAN (2) 2x12's CAN BE USED, FASTEN TOGETHER W/16d NAILES @ 16" O.C. ALONG EACH EDGE (TABLE R602.3(1)). A SPACER, IF USED, SHALL BE PLACED ON THE SIDE OF THE BUILT-UP BEAM OPPOSITE THE WOOD STRUCTURAL PANEL SHEATHING (INSIDE).

WHEN SIZED FOR LOADS, (2) OR MORE PLIES OF 1 3/4" LVL OR FULL WIDTH LVL/GLU-LAMINATED BEAMS CAN BE USED, AS LONG AS THE BEAM DEPTH IS AT LEAST 11 1/4". INSTALL BEAM PER MANUF. SPECIFICATIONS.

IF THERE ARE MULTIPLE OPENINGS IN A CONTINUOUS WALL LINE, INSTALL A HEADER FOR EACH OPENING (DO NOT USE A FULL LENGTH HEADER OVER BOTH OPENINGS.) PROVIDE ADEQUATE END-BEARING/BRACED PANEL FOR EACH INDIVIDUAL HEADER, AS NEEDED.

1000 LB. STRAP:
SIMPSON LSTA21 OR LSTA24. USE 10d COMMON NAILS (3"x0.148" DIA.) OR 10d x 1 1/2" (1.5"x0.148" DIA.) ALTERNATE PNUEMATIC FASTENERS MUST BE EQUAL TO THE STRENGTH, LENGTH, AND DIAMETER SPECS OF EITHER 10d NAIL OPTIONS IN ORDER TO BE USED.

NAILING:
8d GALVANIZED BOX NAILS (2 1/2"x0.113" DIA.) OR 8d COMMONS (2 1/2"x0.131" DIA.)-- ALTERNATE PNUEMATIC FASTENERS MUST BE EQUAL IN STRENGTH, LENGTH, AND DIAMETER SPECS OF 8d COMMONS IN ORDER TO BE USED.

16d SINKERS (3 1/4"x0.148" DIA.)-- ALTERNATE PNUEMATIC FASTENERS MUST BE EQUAL TO THE STRENGTH, LENGTH, AND DIAMETER SPECS OF 16d SINKERS IN ORDER TO BE USED.

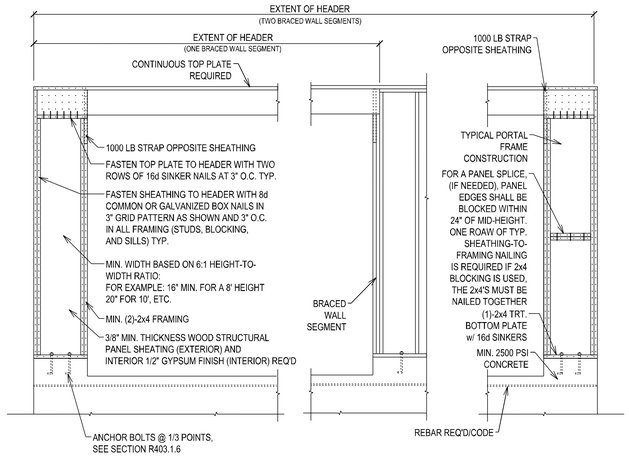
VERIFY ALTERNATE NAILING, NOT ALL APPLICATIONS ALLOW THE USE OF ALTERNATE FASTENERS.

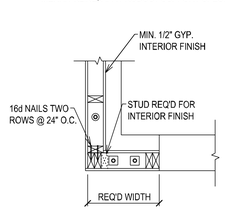
2x4 FRAMING:
ANY 2006 IRC RECOGNIZED WALL FRAMING SPECIES MAY BE USED, INCLUDING TIMBERSTRAND LSL LUMBER. SOLID COLUMN STOCK COULD ALSO BE USED INSTEAD OF MULTIPLE 2x PIECES.

ANCHOR BOLT:
ANCHOR BOLT WITH NUT AND WASHER PER R403.1.6 INSTALLED AT THE THIRD POINTS OF THE PLATE.

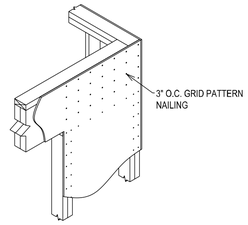
ALLOWABLE PENETRATIONS:
"...IT IS BEST NOT TO DRILL ANY HOLES IN THE APA NARROW WALL BRACING METHOD (NWBM) SHEATHING, HOWEVER, APA ENGINEERS HAVE INDICATED A 7/8" OR SMALLER HOLE IS PROBABLY OK. WITH A SMALL HOLE, BUILDERS COULD THEN USE A DIRECT MOUNT SHALLOW BOX FOR LIGHT FIXTURES. HOLE PLACEMENT SHOULD BE NEAR THE CENTER OF THE WALL WIDTH AND AWAY FROM THE PANEL NAILING. (APA REPORT T2004-54, THE EFFECT OF CONSTRUCTION TOLERANCES AND CONSTRUCTABILITY ON THE APA PORTAL FRAME DESIGN) AS FOR NWBM FRAMING, WE FEEL THAT HOLES MEETING BUILDING CODE CRITERIA ARE ACCEPTABLE."
--MERRIT KLINE, APA PRODUCT SUPPORT SPECIALIST, JUNE 2008

FIGURE R602.10.6.2
ALTERNATE BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING
USING EXCEPTION "C" TABLE R602.10.5*

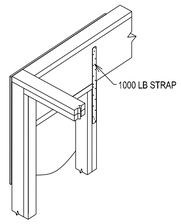




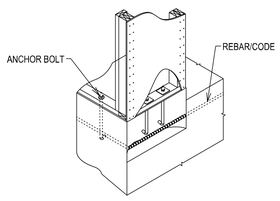
CORNER FRAMING



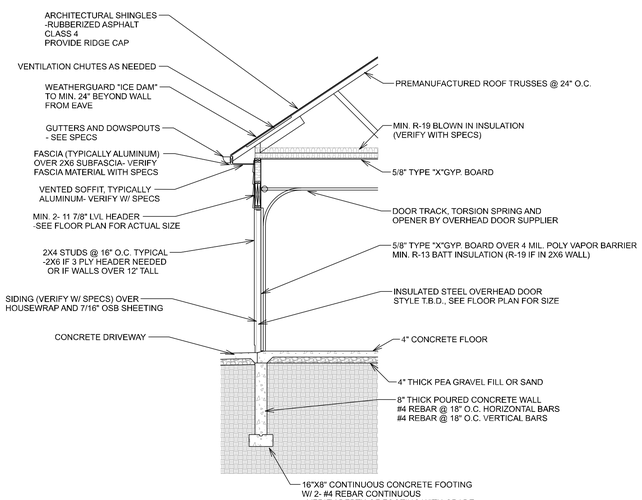
OUTSIDE ISOMETRIC



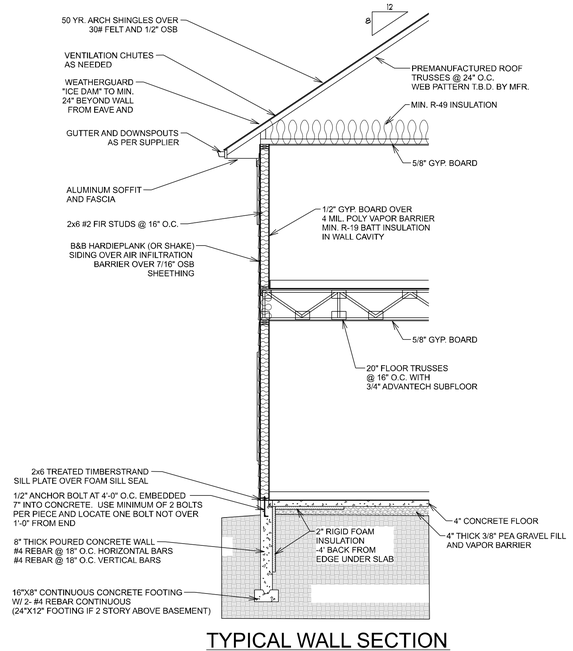
INSIDE ISOMETRIC



CUT-AWAY ISOMETRIC



TYPICAL GARAGE WALL SECTION
N.T.S.



TYPICAL WALL SECTION

PAGE: A10 SECTIONS
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MAIN LEVEL ELECTRICAL

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

SYMBOL	COUNT	ELECTRICAL
	14 l.f.	U.C. LED tape light
	1	switch 4 way
	11	switch 3 way
	19	switch
	2	smoke detector
	1	small vanity light
	3	Pendant
	4	outlet wp
	14	outlet gfi
	4	outlet 220v
	45	outlet
	5	open bulb light
	42	LED disc light
	1	large vanity light
	1	floor outlet
	exterior light- rear	exterior light- rear
	2	Exterior light- front
	1	electrical panel
A2	3	coax- verify needs
	1	co detector
	1	ceiling outlet
	3	ceiling fan - no light
	3	CAT6
	2	can fan

ELECTRICAL LEGEND

UPPER LEVEL ELECTRICAL

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

SYMBOL	COUNT	ELECTRICAL
	2	vanity light
	1	switch 4 way
	3	switch 3 way
	24	switch
	7	smoke detector
	6	outlet gfi
	1	outlet 220v
	48	outlet
	3	open bulb light
	6	CAT6
	1	floor outlet
	2	can fan
	1	co detector
	5	ceiling fan with light kit
	1	ceiling fan - no light kit
	24	LED disc light
A2	6	coax- verify needs
	1	billiard light
	7 l.f.	U.C. LEd tape light

ELECTRICAL LEGEND

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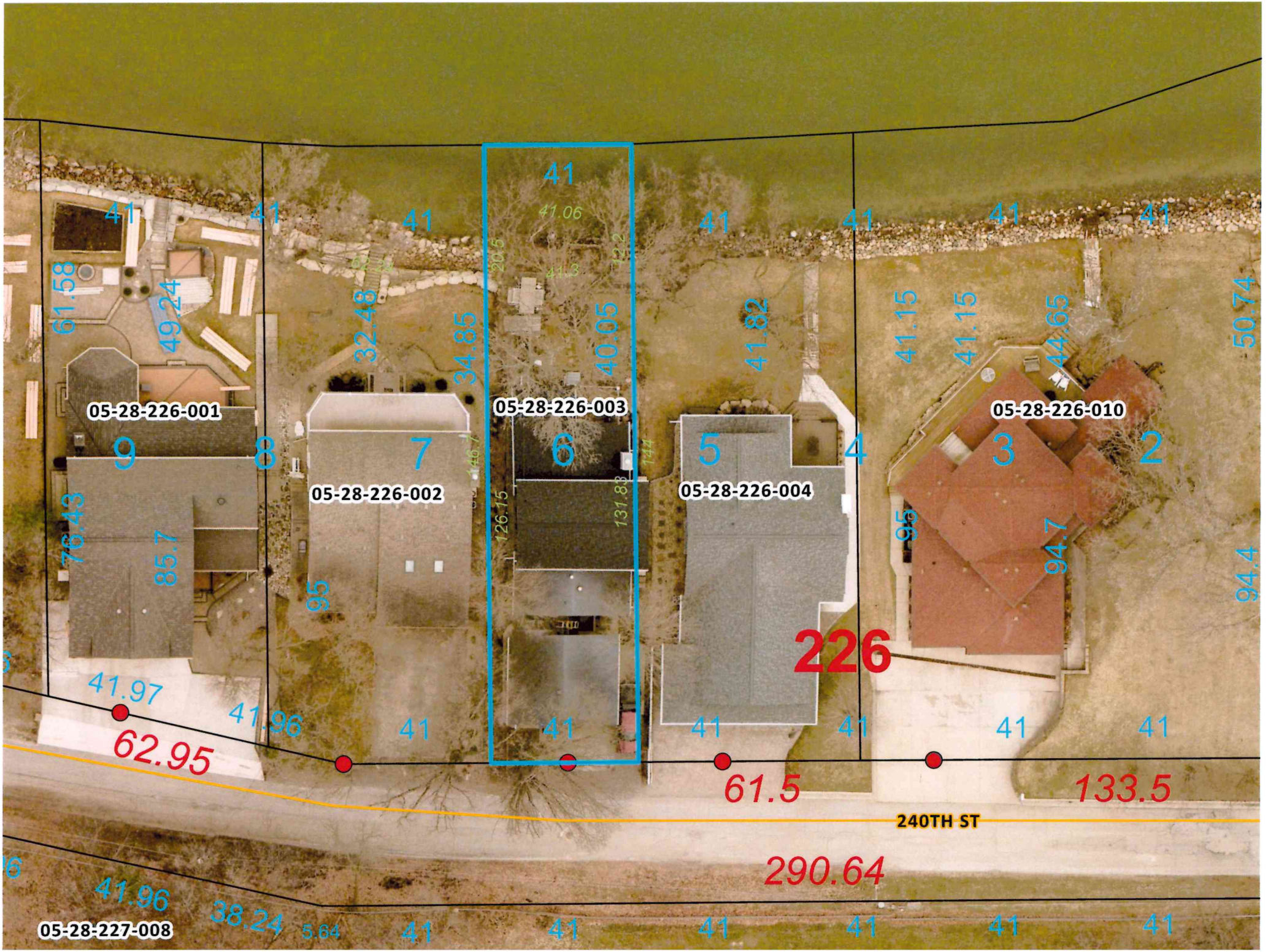
ELECTRICAL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