

### MATERIALS LEGEND

	EXISTING MATERIAL		PLYWOOD SHEATHING
	STEEL		CONTINUOUS WOOD BLOCKING
	CONCRETE		WOOD BLOCKING OR SHIM
	FIBER-CEMENT BOARD		WOOD TRIM
	GYPNUM BOARD/ PLASTER		BRICK
	BATT INSULATION		CONCRETE BLOCK
	RIGID BOARD INSULATION		SPRAYED FOAM INSULATION

### SYMBOLS LEGEND

	SECTION LABEL		KEY NOTE
	SHEET NUMBER		OPENING TYPE CALLOUT
	DETAIL NUMBER		WALL TYPE CALLOUT
	EXTERIOR ELEVATION		DOOR NUMBER
	INTERIOR ELEVATION		ROOM NUMBER
	NEW ELEVATION		ROOM NAME
	EXISTING ELEVATION		COLUMN GRID LINE
	NEW FINISH GRADE CONTOURS		MATCH LINE
	UNCHANGED EXISTING GRADES		BENCH MARK
	ALTERED EXISTING GRADES		ELEVATION IN SECTION
			FOOTING SIZE
			FOOTING ELEVATION

### ABBREVIATIONS

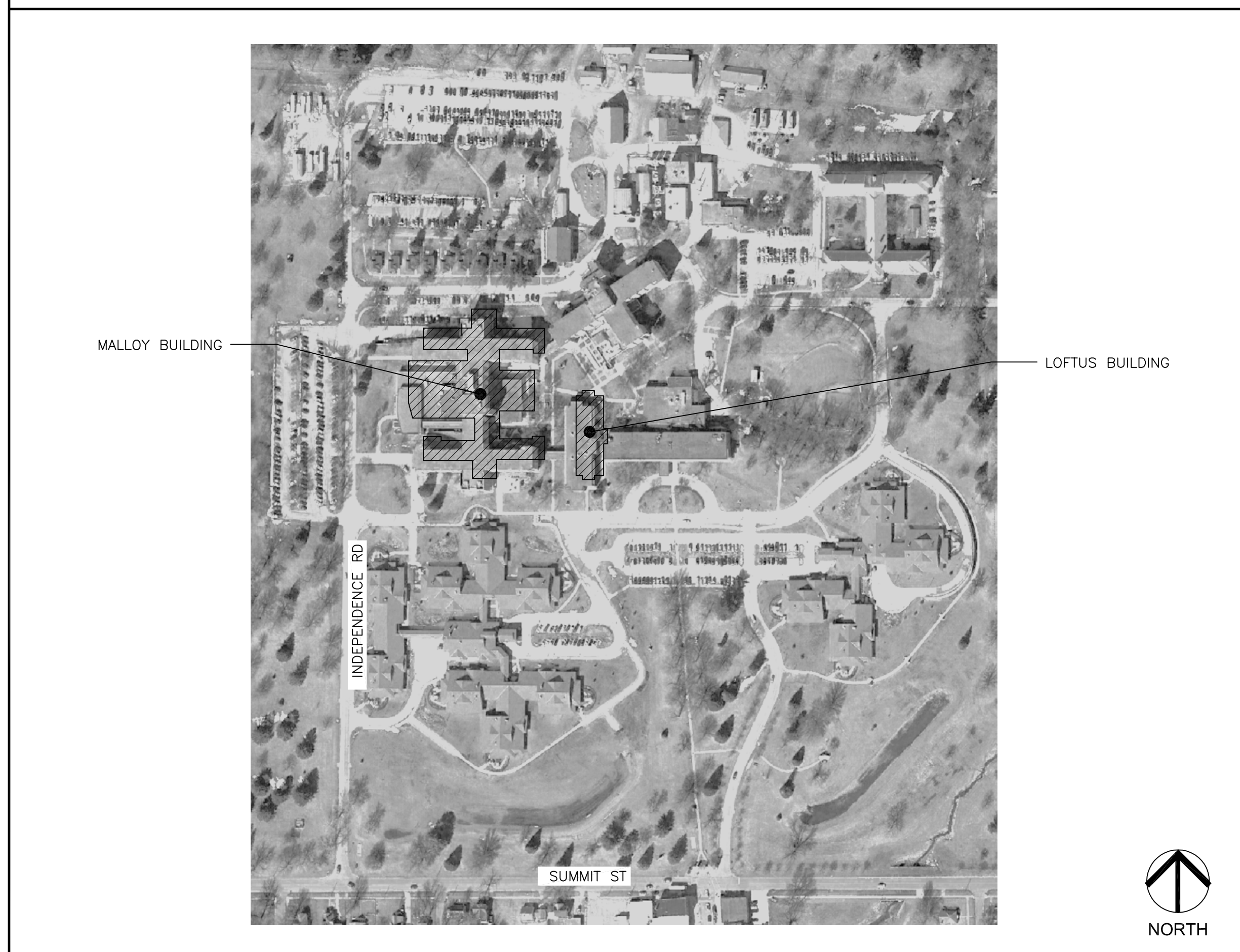
ADJ	ADJUSTABLE	IAW	IN ACCORDANCE WITH	UNO	UNLESS NOTED OTHERWISE
A/E	ARCHITECT / ENGINEER	INCL	INCLUDED	VERT	VERTICAL
AMT	AMOUNT	INT	INTERIOR		
APPROX	APPROXIMATELY	IS	INSIDE		
ARCH	ARCHITECT	JT	JOINT	W	WIDTH
AVE	AVERAGE	KW	KEY WALL	W/	WITH
				W/O	WITHOUT
BD	BOARD	MAS	MASONRY	WCJ	WALL CONTROL JOINT
BLDG	BUILDING	MTL	METAL	WD	WOOD
BLK	BLOCK	MFR	MANUFACTURER	WEJ	WALL EXPANSION JOINT
BRK	BRICK	MIN	MINIMUM	WGT	WEIGHT
BSMT	BASEMENT	MISC	MISCELLANEOUS		
		MO	MASONRY OPENING		
CC	CENTER TO CENTER	NIC	NOT IN CONTRACT		
CJ	CONTROL JOINT	NO	NUMBER		
CL	CENTER LINE	NOM	NOMINAL		
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE		
COL	COLUMN				
CONC	CONCRETE	OC	ON CENTER		
CONT	CONTINUOUS	OPNG	OPENING		
CONTR	CONTRACTOR	ORIG	ORIGINAL		
CRS	COURSES	OS	OUTSIDE		
CTR	CENTER	PR	PAIR		
D	DEPTH	PROT	PROTECTION		
DEMO	DEMOLITION	PT	PAINT		
DTL	DETAIL	R&R	REMOVE AND REPLACE		
DIA	DIAMETER	RAD	RADIUS		
DIM	DIMENSION	RCJ	REINFORCED CONTROL		
DN	DOWN	RJ	REINFORCED CONC.		
DO	REPEAT	REBAR	REINFORCING BAR		
DWG	DRAWING	REINF	REINFORCED		
		REJ	ROOF EXPANSION JOINT		
EA	EACH	REQ'D	REQUIRED		
EJ	EXPANSION JOINT	ROMT	REQUIREMENT		
EJF	EXPANSION JOINT FILLER	SECT	SECTION		
ELEV	ELEVATION	SF	SQUARE FOOT OR FEET		
ENGR	ENGINEER	SHT	SHEET		
EQ	EQUAL	SIM	SIMILAR		
EX/EXST	EXISTING	SPEC	SPECIFICATION		
EXT	EXTERIOR	SQ	SQUARE		
		STD	STANDARD		
FND	FOUNDATION	STL	STEEL		
FIN	FINISH	T&B	TOP AND BOTTOM		
FLR	FLOOR	TOW	TOP OF WALL		
FT	FOOT OR FEET	T.P.	TUCK POINT		
		TWF	THROUGH WALL FLASHING		
GA	GAUGE	TYP	TYPICAL		
GALV	GALVANIZED				
GND	GROUND				
H	HIGH				
HGT	HEIGHT				
HORIZ	HORIZONTAL				

# DVA IVH LOFTUS & MALLOY WATER INFILTRATION

IOWA VETERANS HOME  
1301 SUMMIT STREET  
MARSHALLTOWN, IA 50158

DAS PROJECT # 9487.00  
GENESIS NO. 2515

### LOCATION MAP



N.T.S.

### CONTACT INFO:

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C2.1 LAYOUT/LANDSCAPE PLAN  
C3.1 GRADING/UTILITY PLAN

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SHEET CONTENTS

COVER SHEET INDEX  
SYMBOLS & ABBREVIATIONS

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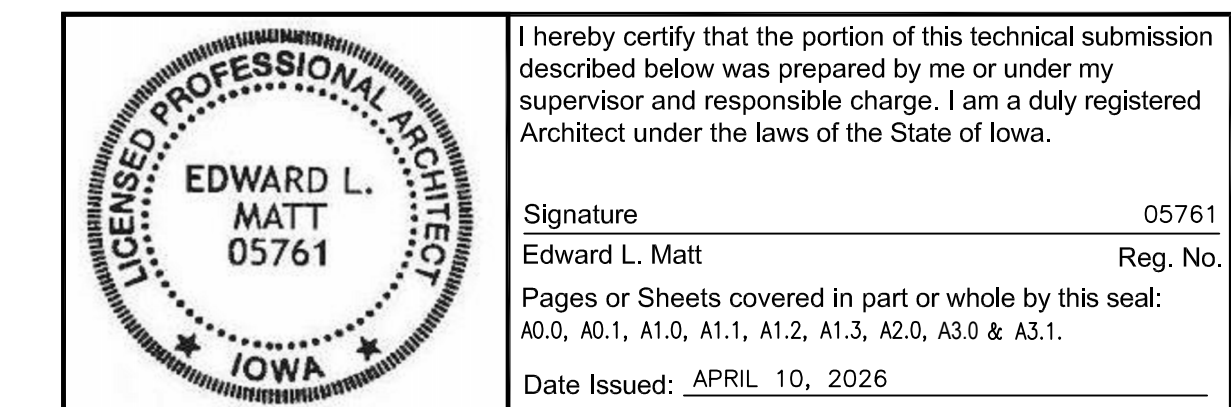
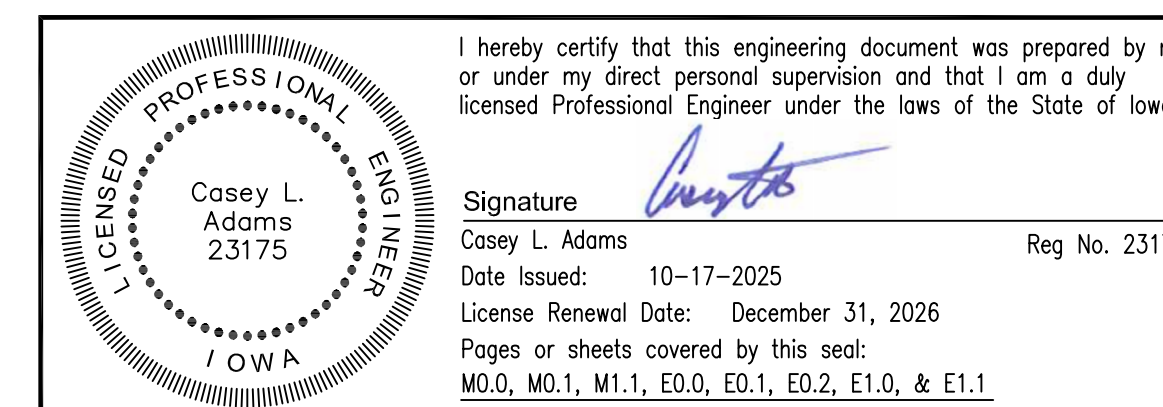
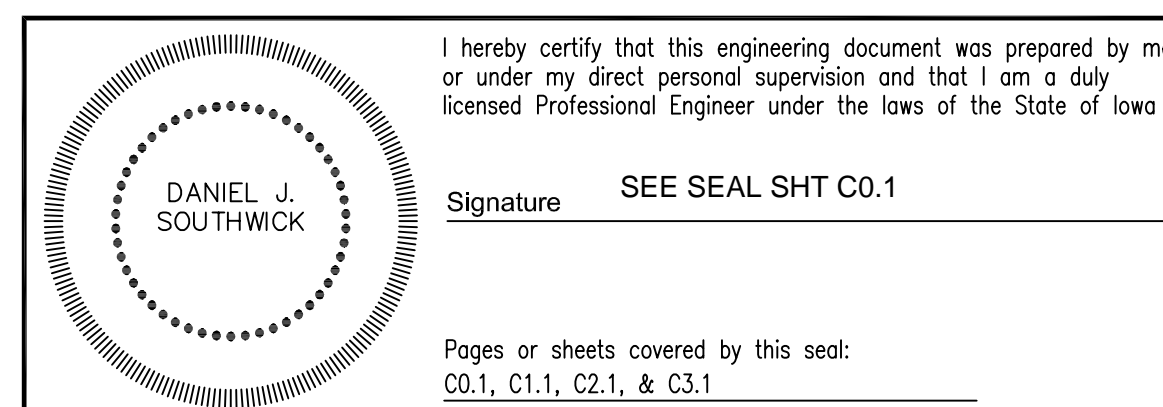
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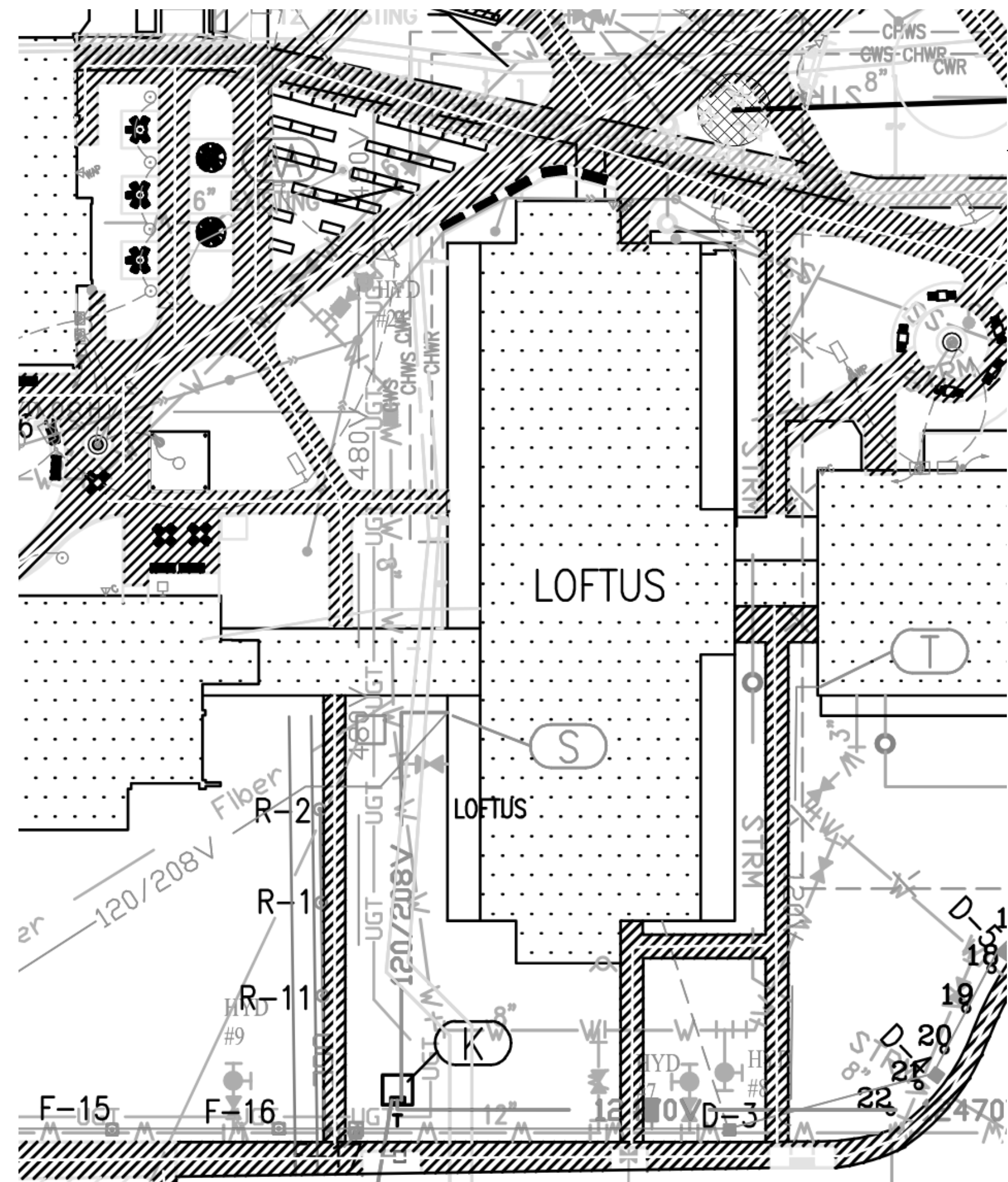
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AMERICAN LEGION  
MEMORIAL TO WWII,  
KOREA, AND VIETNAM

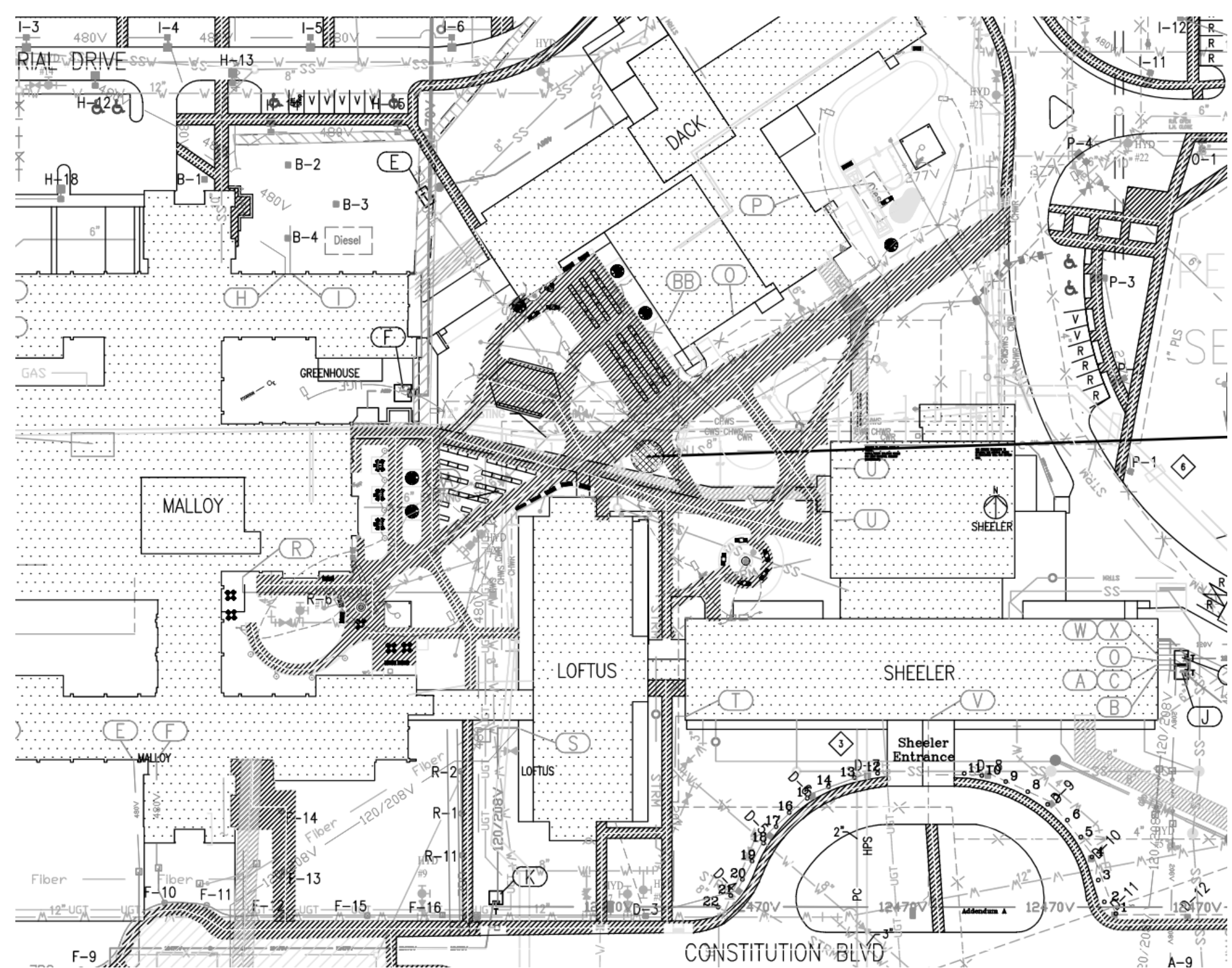


UTILITY MAP AT LOFTUS

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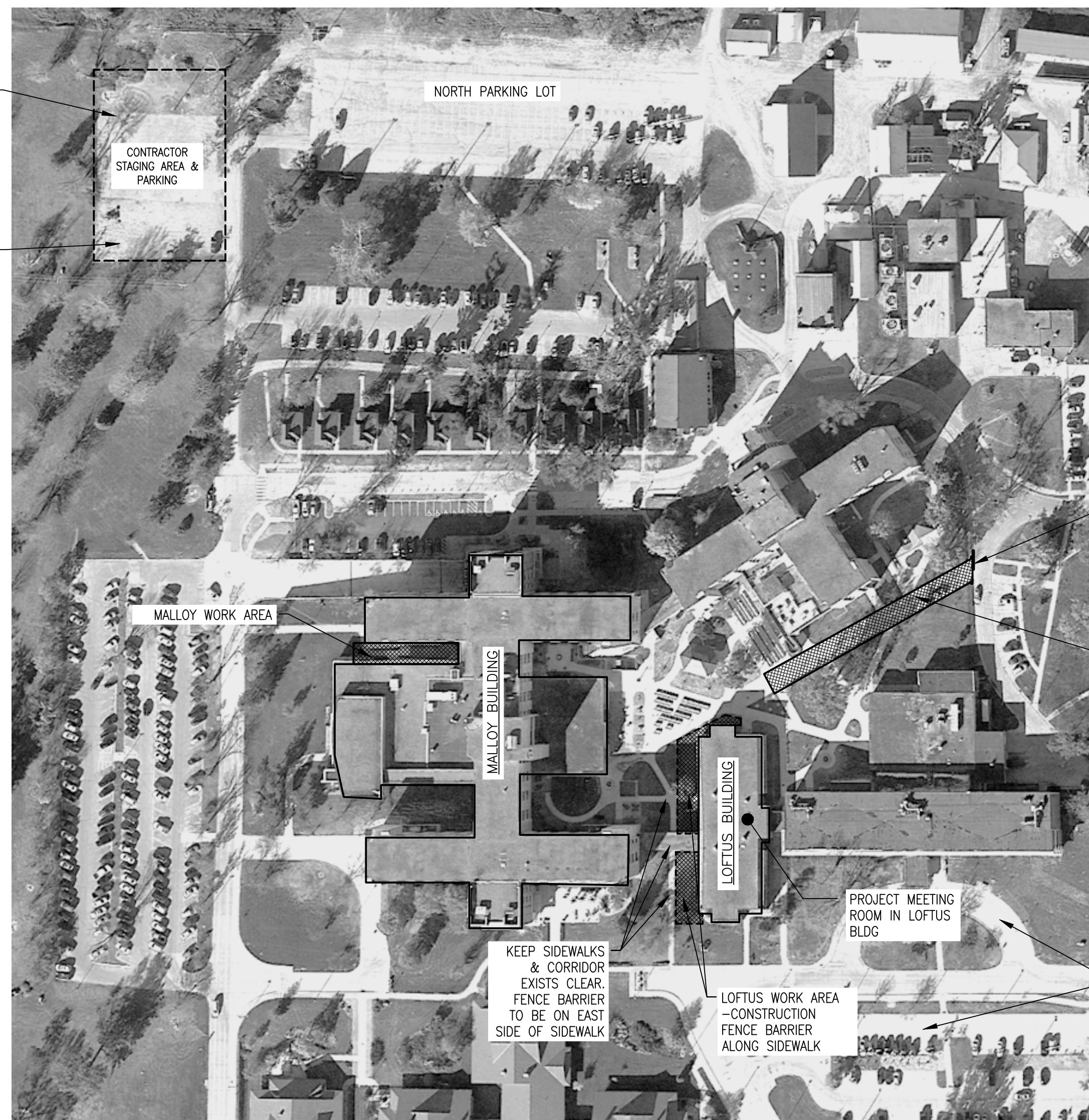


COURT YARD UTILITY MAP

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CONTRACTOR'S  
DUMPSTER  
LOCATION

TEMPORARY  
EXCAVATION  
BACKFILL STOCK  
PILE LOCATION



AERIAL STAGING MAP

N.T.S.

1

A0.1

SITE AND STAGING NOTES:

- CONTRACTOR'S PERSONNEL TO FOLLOW ALL RULES FOR CONSTRUCTION WORKERS. SEE SPECIFICATION FOR REQUIREMENTS.
- COORDINATE ALL BUILDING AND SECURITY ISSUES WITH FACILITIES DIRECTOR AND OWNER'S CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE PROPOSED DAILY WORK SEQUENCE SCHEDULE WITH IVH STAFF AND CONSTRUCTION MANAGER. IDENTIFY WORK AREA FOR EACH DAY'S WORK AND PLANNED SEQUENCE FOR ALL SECTIONS. NOTE: CIVIL WORK ON LOFTUS IS TO COORDINATED AND SEQUENCED WITH NORTH & SOUTH TRENCH WATERPROOFING.
- ALL WORK AREAS ARE TO BE THOROUGHLY CLEANED UP AT THE END OF EACH DAY. REMOVE LIFTS, DEMO CARTS, AND ALL DEMOLISHED MATERIALS AND CONSTRUCTION WASTE OUTSIDE WORK AREA DAILY TO CONTRACTOR'S DUMPSTER LOCATION.
- COORDINATE DUMPSTER LOCATION WITH OWNER FOR ON SITE DROP OFF AND PICK UP. SEE MAP FOR PROPOSED LOCATION.
- SEE MAP FOR CONTRACTOR'S MATERIAL STAGING AND PARKING LOCATIONS.
- SEE SPECIFICATION FOR WORK HOURS. COORDINATE WITH FACILITY FOR ANY PROPOSED EXTENDED WORK HOURS INCLUDING WEEKENDS. FACILITY WILL NEED TO PROVIDE DEDICATED STAFF FOR ANY EXTENDED WORK HOURS.
- PROVIDE TEMPORARY BARRIERS AROUND WORK AREA.
- PROTECT EXISTING SIDEWALKS AND PAVING FROM EQUIPMENT DAMAGE. REPAIR ANY DAMAGED AREAS AND RESTORE TO MATCH ADJACENT AREAS. NOTE: COURTYARD DRIVEWAY IS 8" THICK CONCRETE.
- ALL EQUIPMENT IS TO BE FENCED OFF & SECURED WITHIN WORK AREA. KEEP SEPARATE FROM OPEN COURTYARD. COORDINATE FENCED IN AREAS WITH CONSTRUCTION MANAGER.
- CONTRACTOR TO PROTECT AND REPAIR ALL AREAS OF DAMAGED LAWN. REPAIR RUTS AND RESEED. FACILITY WILL WATER UNTIL LAWN HAS BEEN RE-ESTABLISHED.
- SEE 2/A0.1 & 3/A0.1 COURTYARD UTILITY MAPS FOR SIDEWALKS, DRIVES, UTILITIES AND UNDERGROUND TUNNEL LOCATIONS IN THE COURTYARD AREA. A FULL UTILITY MAP WILL BE PROVIDED TO CONTRACTORS. CONTRACTORS TO USE CAUTION WITH HEAVY EQUIPMENT OVER SIDEWALKS, DRIVES AND TUNNELS.
- CONTRACTOR PARKING IS ONLY IN STAGING AREA. DO NOT USE FACILITY PARKING LOTS.

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**CIVIL REPAIRS KEYNOTES (LC = LOFTUS CIVIL):**

- LC-1 REMOVE AND RELOCATE LANDSCAPING ROCK. INFILL LANDSCAPING AREA WITH CONCRETE SLAB FLUSH WITH SIDEWALK OUTSIDE NORTH STAIRWELL WALL. SLOPE 1/4" PER FT. FROM BUILDING TO CURB. PROVIDE 3' X 3' OPENING W/ GRAVEL AT AWNING POST FOR ANCHOR BOLT ACCESS.
- LC-2 EXTEND LANDSCAPING AREA WITH GROUND CLOTH AND RELOCATED LANDSCAPING ROCK TO COVER STEEP SLOPE BETWEEN LOWERED CONCRETE DRAINAGE CURB AND EXISTING ADJACENT STORM INLET. PROVIDE 4" STL. PLATE BORDER EDGING AROUND ROCK AREA.
- LC-3A INSTALL NEW STORM INLET AT THE END OF THE NEW NORTH CONCRETE DRAINAGE FLUME AND PIPE UNDERGROUND TO EXISTING ADJACENT STORM INLET. -SEE CIVIL
- LC-3B INSTALL NEW STORM INLET AT THE END OF THE NEW SOUTH CONCRETE DRAINAGE SWALE AND PIPE UNDERGROUND TO EXISTING ADJACENT STORM INLET. -SEE CIVIL
- LC-4A DEMO EXISTING CONCRETE TRENCH DRAIN ON NORTH SIDE AND REPLACE WITH 3 FOOT WIDE CONCRETE DRAINAGE FLUME. PROVIDE STORM INLET AT NORTH END OF FLUME AND PIPE UNDERGROUND INTO EXISTING ADJACENT STORM INLET. SEE FLUME DETAILS 6/A2.0 FOR HGT. & SLOPE.
- LC-4B CUT GRADE ON SOUTH SIDE AND INSTALL 3 FOOT WIDE CONCRETE DRAINAGE SWALE SLOPING TO THE SOUTH. PROVIDE STORM INLET AT SOUTH END OF SWALE AND PIPE UNDERGROUND INTO EXISTING ADJACENT STORM INLET. SEE SWALE DETAILS 7/A2.0 FOR HGT. & SLOPE.
- LC-5 CUT AND REGRADE LAWN AREA ON NORTH SIDE OF CONNECTING CORRIDOR TO LOWER HILLSIDE SLOPE AND TO SLOPE DOWN TO LOWER CONCRETE DRAINAGE FLUME. GRADE AROUND DEMO EXISTING SIDEWALK AND TREES. SOD OR SEED LAWN AREA. -SEE CIVIL
- LC-6 CUT AND REGRADE LAWN AREA ON SOUTH SIDE OF CONNECTING CORRIDOR TO LOWER HILLSIDE SLOPE AND TO SLOPE DOWN TO CONCRETE DRAINAGE FLUME. SOD OR SEED LAWN AREA. -SEE CIVIL
- LC-7 REMOVE EXISTING TRENCH DRAIN ACROSS SIDEWALK AND REPLACE WITH NEW TRENCH DRAIN. REPOUR CONCRETE AND INSTALL NEW TRENCH GRATE, SEE DET. 8/A2.0. CUT EXISTING HANDRAILS & REINSTALL WITH TUBE SLEEVES IN NEW SIDEWALK.

**WATERPROOFING REPAIRS KEYNOTES (LWP = LOFTUS WATERPROOFING):**

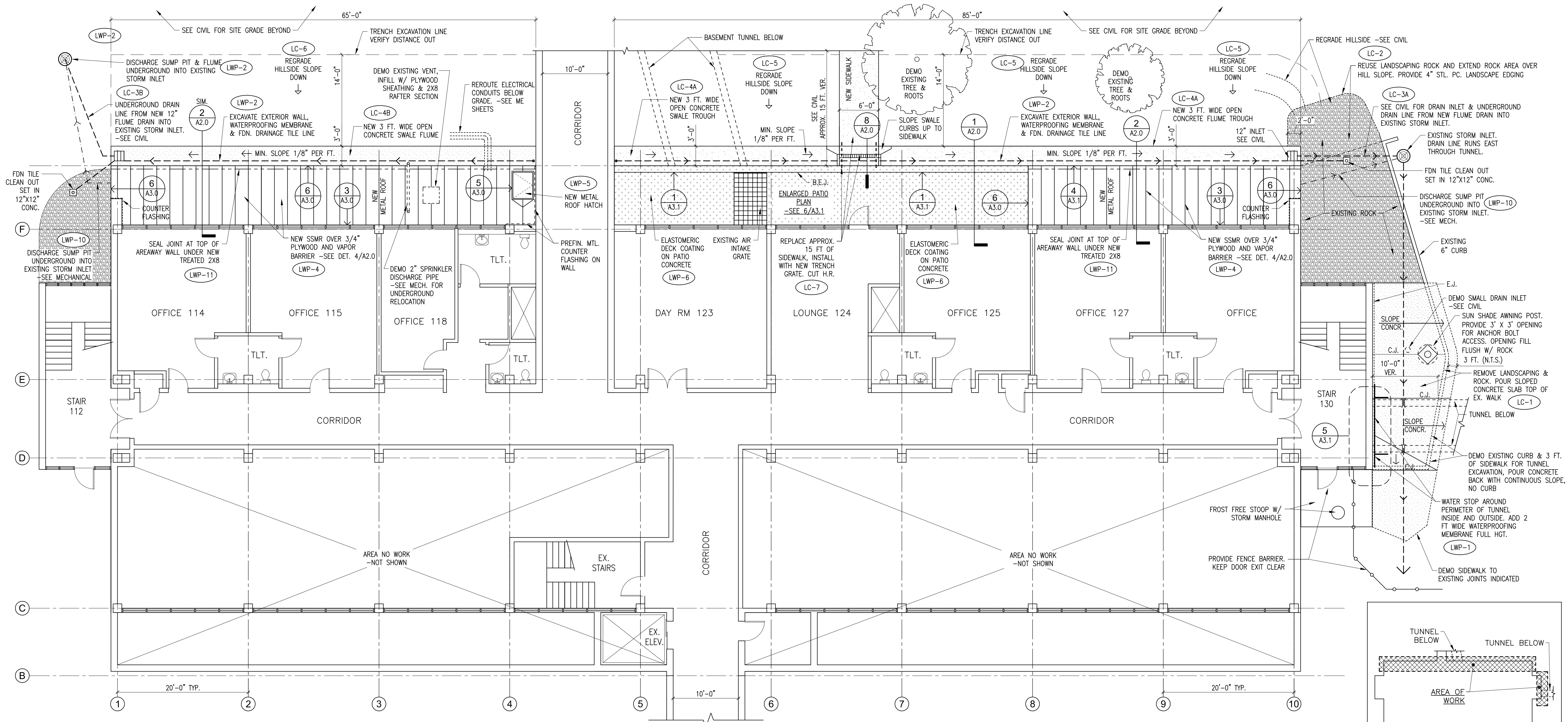
- LWP-1A EXCAVATE DOWN BOTH SIDES OF BASEMENT TUNNEL CONNECTION ON NORTH END OF STAIRWELL FOR WATERPROOFING. EXCAVATE NORTH APPROXIMATELY 2 FEET TO EXPOSE EXISTING 8" DIA. STORM DRAINAGE PIPE THAT PENETRATES THROUGH THE BASEMENT TUNNEL. VERIFY SIZE AND DEPTH OF SHADE AWNING POST FOOTING NEAR TUNNEL EXCAVATION. (APPROX. 10 FT DEEP) PROVIDE BCAM & PLATE SHORING AT SIDES OF FOOTING FOR SAFE WORKING ZONE ON BOTH SIDES OF NORTH TUNNEL. DRILL FOR BOTTOM PILE RETENTION. DO NOT USE RAM OR VIBRATORY SHORING.
- LWP-1B APPLY CONTINUOUS RETROFIT WATER STOP PRODUCT UP BOTH SIDES OF TUNNEL AND ACROSS TOP WHERE IT BUTTS INTO THE STAIRWELL FOUNDATION WALL. APPLY FLUID WATERPROOFING MEMBRANE 2 FEET OUT BOTH WAYS FROM INTERSECTION AND TERMINATE WITH TERMINATION BAR. CLEAN WALLS AT INJECTION GROUT AND SEALANT ON INSIDE TUNNEL CRACK JOINT AND INSTALL RETROFIT WATER STOP FULL HEIGHT BOTH SIDES AND ACROSS THE TOP. APPLY WATER STOP AROUND STORM DRAIN PIPE ON EXTERIOR AND AROUND INTERIOR BOTH WALLS WHERE PIPE PASSES THROUGH. -SEE DET. 3/A2.0
- LWP-2 - EXCAVATE NORTH AREAWAY FOUNDATION WALL FULL DEPTH AND FULL LENGTH DOWN TO FOOTING. APPROX. 85 LIN. FT. INSTALL 4" DIA. PERFORATED DRAINAGE TILE LINE AND PIPE THROUGH FOUNDATION WALL INTO BAND STORAGE AND DISCHARGE INTO SUMP PIT #1.  
- EXCAVATE SOUTH AREAWAY FOUNDATION WALL FULL DEPTH AND FULL LENGTH DOWN TO FOOTING. APPROX. 65 LIN. FT. INSTALL 4" DIA. PERFORATED DRAINAGE TILE LINE AND PIPE THROUGH FOUNDATION WALL INTO SUMP PIT #2 IN BASEMENT ELECTRICAL ROOM FLOOR.  
- APPLY FLUID WATERPROOFING MEMBRANE TO FOUNDATION WALL FULL HEIGHT AND DOWN OVER EDGE OF FOOTINGS. WRAP TILE WITH SILT FABRIC, FILL WITH GRAVEL DRAINAGE COURSE, COVER WITH DRAINAGE FABRIC, COVER WALL MEMBRANE WITH PROTECTION AND DRAINAGE BOARD AND BACKFILL. ALONG BOTH NORTH & SOUTH TRENCH AREAS. SEE DET. 1/A3.0
- LWP-3 EXCAVATE DOWN BOTH SIDES OF BASEMENT TUNNEL CONNECTION ON WEST CENTER SIDE OF BUILDING. APPLY CONTINUOUS RETROFIT WATER STOP PRODUCT UP BOTH SIDES OF TUNNEL AND ACROSS TOP WHERE IT BUTTS INTO THE EXTERIOR OF THE AREA WAY FOUNDATION WALL. APPLY FLUID WATERPROOFING MEMBRANE 2 FEET OUT BOTH WAYS FROM INTERSECTION AND TERMINATE WITH TERMINATION BAR. NOTE: ONLY 4 FT. DEEP ON SOUTH SIDE & FULL DEPTH ON NORTH SIDE. EXCAVATION IS LIMITED ON SOUTH SIDE.
- LWP-4 DEMO EXISTING METAL ROOF PANELS, METAL TRIM, FLASHINGS WOOD SILL AND PLYWOOD ON AREA WAY LID ON NORTH AND SOUTH ROOF AREAS. REPLACE PLYWOOD WITH 3/4" THICK EXTERIOR GRADE PLYWOOD, APPLY SELF ADHERED RUBBERIZED VAPOR BARRIER AND INSTALL NEW FLAT PANEL STANDING SEAM METAL ROOFING AND TRIM.
- LWP-5 REMOVE EXISTING WOOD AREA WELL HATCH ON SOUTH METAL ROOF AND REPLACE WITH NEW 2'-6" X 3' FT METAL ROOF HATCH AND PIT LADDER. SEE DET. 5/A3.0.
- LWP-6 CLEAN CONCRETE PATIO SURFACE OUTSIDE DAY ROOM, ROUT AND SEAL CRACKS, AND APPLY ELASTOMERIC POLYURETHANE DECK COATING. APPLY TO TWO DECK AREAS - SOUTH OF AIR INTAKE GRATE, AND NORTH OF GRATE EXTENDING TO METAL ROOF. ON PREFABRICATED ROOF CURB W/ CRICKET.
- LWP-7 CLEAR OUT JOINT IN WEST EDGE OF BASEMENT ELECTRICAL ROOM AND INSTALL HYDRAULIC CEMENT IN JOINT WHERE FLOOR WATER IS BACKING UP AND IN AT FLOOR JOINT ON OUTSIDE WALL. APPROX. 14 LIN.FT.
- LWP-8 EXCAVATE AROUND FOUR EXISTING 4" DIA. ELECTRICAL CONDUITS THAT ENTER INTO TOP OF MAIN DISCONNECT PANEL AND REROUTE CONDUITS PER SHT. ME.1.1 WATERSTOP AROUND PERIMETER OF CONDUITS INSIDE & OUTSIDE FDN WALL PENETRATIONS.
- LWP-9 REMOVE EPDM SHEET MEMBRANE LINING IN AREAWAY PIT NORTH SIDE OF WEST CONNECTING CORRIDOR. CLEAN CONCRETE & PREP SURFACES. APPLY FLUID MEMBRANE.
- LWP-10 INSTALL TWO SUMP PITS WITH SUMP PUMPS IN BASEMENT ROOMS IDENTIFIED AND PUMP WATER OVERHEAD AND THEN UNDERGROUND AS INDICATED TO EXTERIOR ADJACENT STORM INLETS AT NORTHWEST CORNER AND SOUTHWEST CORNER. SUMP PIT #1 FOR NORTH DRAINAGE IS IN BAND STORAGE. SUMP PIT #2 FOR SOUTH DRAINAGE IS IN BASEMENT ELECTRICAL ROOM FLOOR. -SEE ME SHEETS. CUT BASEMENT FLOOR AT SUMP PIT LOCATIONS & PATCH BACK.
- LWP-11 REMOVE METAL ROOF & PLYWOOD SHEATHING & WOOD SILL. INSTALL NEW TREATED WOOD SILL & REPAIR FRAMING AS INDICATED. WRAP SILL, FASCIA & NEW 3/4" PLYWOOD SHEATHING WITH SELF ADHERING VAPOR BARRIER. -SEE DETAIL 4/A3.0 AND 6/A3.0.
- LWP-12 PATCH HOLES AT DEMOLISHED UTILITY PIPE PENETRATIONS IN FOUNDATION WALL WITH CONCRETE REPAIR MORTAR FULL DEPTH OF HOLES. APPROX. 12 HOLES.
- LWP-13 PROVIDE HYDROPHONIC WATER STOP ON OUTSIDE OF FOUNDATION AT NEW UTILITY PENETRATIONS. MECH. CONTRACTOR WILL PROVIDE LINK SEAL STOPS ON INSIDE.

**GENERAL NOTES:**

1. ALL WORK IS TO BE CONSTRUCTED IN COMPLIANCE WITH STATE BUILDING CODES. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICES.
2. NOTE DRAWING SCALES FOR EACH PLAN AND SHEET. PLANS AND DETAILS VARY IN SCALE.
3. CONTRACTOR VERIFY ALL DIMENSIONS WITH FIELD MEASUREMENTS. ITEMS, QUANTITIES AND SQUARE FOOT QUANTITIES ARE ESTIMATES. FIELD VERIFY ALL QUANTITIES.
4. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH WORK.
5. PROTECT ALL FINISHED WORK FROM ADJACENT CONSTRUCTION FOR THE REMAINING DURATION OF CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND TEMPORARY BRACING WHEREVER NECESSARY.
7. ANY CUTTING AND PATCHING SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR PERFORMING THE WORK.
8. PROVIDE TREATED WOOD WHERE WOOD IS IN CONTACT WITH CONCRETE.
9. PROVIDE TEMPORARY BARRICADES AROUND WORK AREAS. KEEP BUILDING EXISTS CLEAR. SEQUENCE WORK AREAS. SEPARATE SEQUENCE FOR NORTH & SOUTH AREAS.

**CONCRETE NOTES:**

1. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH WORK.
2. OVER EXCAVATE SLAB ON GRADE LOCATIONS AND PROVIDE GRAVEL SUB-BASE AND COMPACT. -SEE CIVIL
3. REINFORCE CONCRETE SIDEWALKS WITH ONE LAYER 6X6X10 WELDED WIRE MESH. SUPPORT TO CENTER IN POURED SLAB.
4. PROVIDE MIN. 2 INCHES COVER OVER ALL REINFORCING IN SLABS AND SIDEWALKS.
5. PROVIDE 3/8" EXPANSION JOINTS AT ALL SLAB EDGES AND ALONG BUILDING WALLS. PROVIDE ASPHALTIC FIBER FILLER STRIPS WITH POURABLE SEALANT IN ALL EXPANSION JOINTS.
6. PROVIDE 4 INCH THICK CONCRETE SLABS FOR ALL EXTERIOR CONCRETE. CUT CONTROL JOINTS 1 INCH DEEP.
7. CONTRACTOR DESIGN STRENGTH FOR SLABS IS TO BE 3,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. CONCRETE DESIGN STRENGTH FOR DRAINAGE FLUME IS TO BE 5,000 PSI AT 28 DAYS.
8. PROTECT AND CURE CONCRETE IN ACCORDANCE WITH ACI STANDARDS. PROVIDE HOT & COLD WEATHER PROTECTION MEASURES AS NEEDED.
9. PROVIDE WATER REPELLANT AND CHLORIDE SCREEN SALTGUARD ON ALL EXPOSED EXTERIOR SLABS.
10. PROVIDE BROOM BRUSHED FINISH ON ALL EXTERIOR CONCRETE SLABS. PROVIDE SMOOTH TROWELED FINISH ON DRAINAGE FLUMES.



**LOFTUS BUILDING WATERPROOFING & CIVIL REPAIRS FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

1  
A1.0

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**WATERPROOFING REPAIRS KEYNOTES (LWP = LOFTUS WATERPROOFING):**

- LWP-1A EXCAVATE DOWN BOTH SIDES OF BASEMENT TUNNEL CONNECTION ON NORTH END OF STAIRWELL FOR WATERPROOFING. EXCAVATE NORTH APPROXIMATELY 2 FEET TO EXPOSE EXISTING 8" DIA. STORM DRAINAGE PIPE THAT PENETRATES THROUGH THE BASEMENT TUNNEL. VERIFY SIZE AND DEPTH OF SHADE AWNING POST FOOTING NEAR TUNNEL EXCAVATION. (APPROX. 10 FT DEEP) PROVIDE BEAM & PLATE SHORING AT SIDES OF FOOTING FOR SAFE WORKING ZONE ON BOTH SIDES OF NORTH TUNNEL. DRILL FOR BOTTOM PILE RETENTION. DO NOT USE RAM OR VIBRATORY SHORING.
- LWP-1B APPLY CONTINUOUS RETROFIT WATER STOP PRODUCT UP BOTH SIDES OF TUNNEL AND ACROSS TOP WHERE IT BUTTS INTO THE STAIRWELL FOUNDATION WALL. APPLY FLUID WATERPROOFING MEMBRANE 2 FEET OUT BOTH WAYS FROM INTERSECTION AND TERMINATE WITH TERMINATION BAR. CLEAN WALLS AT INJECTION GROUT AND SEALANT ON INSIDE TUNNEL CRACK JOINT AND INSTALL RETROFIT WATER STOP FULL HEIGHT BOTH SIDES AND ACROSS THE TOP. APPLY WATER STOP AROUND STORM DRAIN PIPE ON EXTERIOR AND AROUND INTERIOR BOTH WALLS WHERE PIPE PASSES THROUGH. -SEE DET. 3/A2.0
- LWP-2 - EXCAVATE NORTH AREAWAY FOUNDATION WALL FULL DEPTH AND FULL LENGTH DOWN TO FOOTING. APPROX. 85 LIN. FT. INSTALL 4" DIA. PERFORATED DRAINAGE TILE LINE AND PIPE THROUGH FOUNDATION WALL INTO BAND STORAGE AND DISCHARGE INTO SUMP PIT #1.  
- EXCAVATE SOUTH AREAWAY FOUNDATION WALL FULL DEPTH AND FULL LENGTH DOWN TO FOOTING. APPROX. 65 LIN. FT. INSTALL 4" DIA. PERFORATED DRAINAGE TILE LINE AND PIPE THROUGH FOUNDATION WALL INTO SUMP PIT #2 IN BASEMENT ELECTRICAL ROOM FLOOR.  
- APPLY FLUID WATERPROOFING MEMBRANE TO FOUNDATION WALL FULL HEIGHT AND DOWN OVER EDGE OF FOOTINGS. WRAP TILE WITH SILT FABRIC, FILL WITH GRAVEL DRAINAGE COURSE, COVER WITH DRAINAGE FABRIC, COVER WALL MEMBRANE WITH PROTECTION AND DRAINAGE BOARD AND BACKFILL. ALONG BOTH NORTH & SOUTH TRENCH AREAS. SEE DET. 1/A3.0
- LWP-3 EXCAVATE DOWN BOTH SIDES OF BASEMENT TUNNEL CONNECTION ON WEST CENTER SIDE OF BUILDING. APPLY CONTINUOUS RETROFIT WATER STOP PRODUCT UP BOTH SIDES OF TUNNEL AND ACROSS TOP WHERE IT BUTTS INTO THE EXTERIOR OF THE AREA WAY FOUNDATION WALL. APPLY FLUID WATERPROOFING MEMBRANE 2 FEET OUT BOTH WAYS FROM INTERSECTION AND TERMINATE WITH TERMINATION BAR. NOTE, ONLY 4 FT. DEEP ON SOUTH SIDE & FULL DEPTH ON NORTH SIDE. EXCAVATION IS LIMITED ON SOUTH SIDE.
- LWP-4 DEMO EXISTING METAL ROOF PANELS, METAL TRIM, FLASHINGS WOOD SILL AND PLYWOOD ON AREA WAY LID ON NORTH AND SOUTH ROOF AREAS. REPLACE PLYWOOD WITH 3/4" THICK EXTERIOR GRADE PLYWOOD, APPLY SELF ADHERED RUBBERIZED VAPOR BARRIER AND INSTALL NEW FLAT PANEL STANDING SEAM METAL ROOFING AND TRIM.

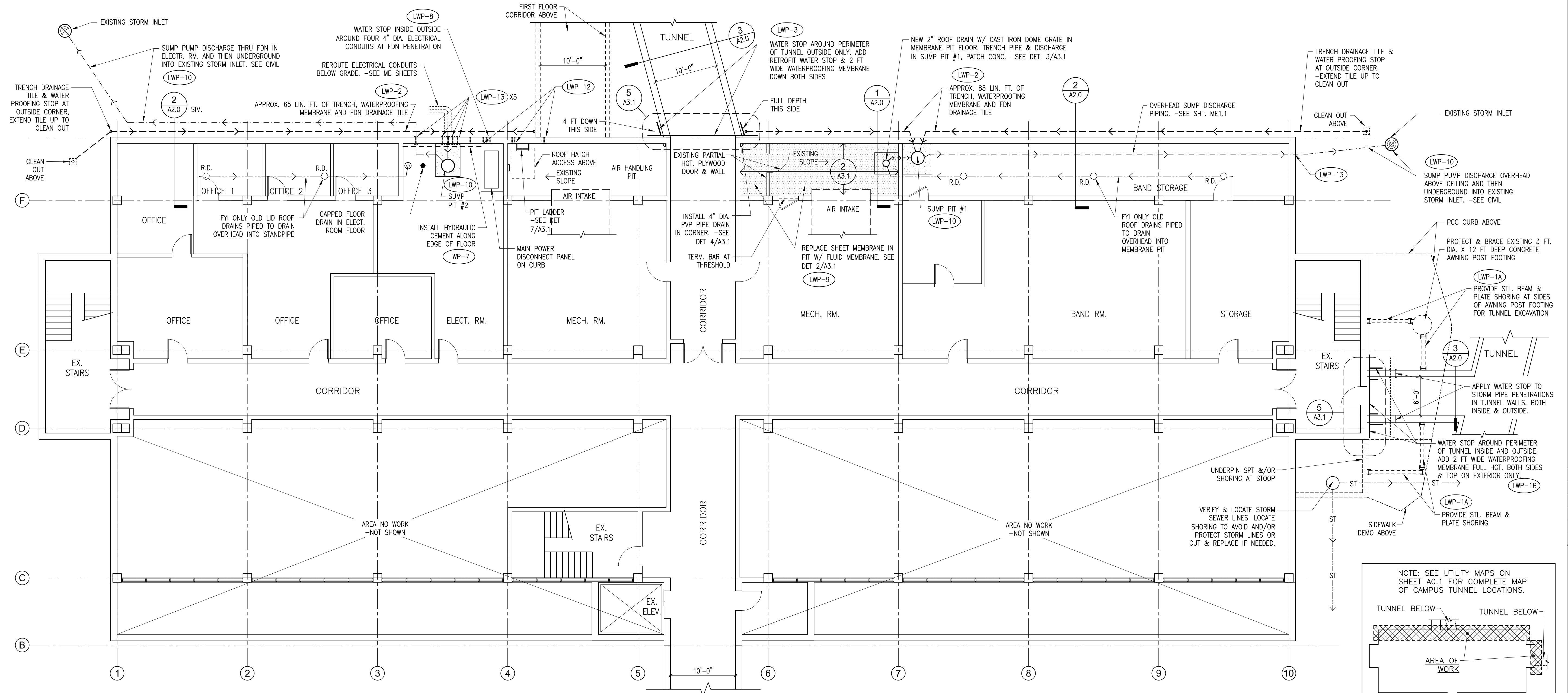
- LWP-5 REMOVE EXISTING WOOD AREA WELL HATCH ON SOUTH METAL ROOF AND REPLACE WITH NEW 2'-6" X 3 FT METAL ROOF HATCH AND PIT LADDER. SEE DET. 5/A3.0.
- LWP-6 CLEAN CONCRETE PATIO SURFACE OUTSIDE DAY ROOM, ROUT AND SEAL CRACKS, AND APPLY ELASTOMERIC POLYURETHANE DECK COATING. APPLY TO TWO DECK AREAS -SOUTH OF AIR INTAKE GRATE, AND NORTH OF GRATE EXTENDING TO METAL ROOF. ON PREFABRICATED ROOF CURB W/ CRICKET.
- LWP-7 CLEAR OUT JOINT IN WEST EDGE OF BASEMENT ELECTRICAL ROOM AND INSTALL HYDRAULIC CEMENT IN JOINT WHERE FLOOR WATER IS BACKING UP AND IN AT FLOOR JOINT ON OUTSIDE WALL. APPROX. 14 LIN.FT.
- LWP-8 EXCAVATE AROUND FOUR EXISTING 4" DIA. ELECTRICAL CONDUITS THAT ENTER INTO TOP OF MAIN DISCONNECT PANEL AND REROUTE CONDUITS PER SHT. ME1.1. WATERSTOP AROUND PERIMETER OF CONDUITS INSIDE & OUTSIDE FDN WALL PENETRATIONS.
- LWP-9 REMOVE EPDM SHEET MEMBRANE LINING IN AREAWAY PIT NORTH SIDE OF WEST CONNECTING CORRIDOR. CLEAN CONCRETE & PREP SURFACES. APPLY FLUID MEMBRANE.
- LWP-10 INSTALL TWO SUMP PITS WITH SUMP PUMPS IN BASEMENT ROOMS IDENTIFIED AND PUMP WATER OVERHEAD AND THEN UNDERGROUND AS INDICATED TO EXTERIOR ADJACENT STORM INLETS AT NORTHWEST CORNER AND SOUTHWEST CORNER. SUMP PIT #1 FOR NORTH DRAINAGE IS IN BAND STORAGE. SUMP PIT #2 FOR SOUTH DRAINAGE IS IN BASEMENT ELECTRICAL ROOM FLOOR. -SEE ME SHEETS. CUT BASEMENT FLOOR AT SUMP PIT LOCATIONS & PATCH BACK.
- LWP-11 REMOVE METAL ROOF & PLYWOOD SHEATHING & WOOD SILL. INSTALL NEW TREATED WOOD SILL & REPAIR FRAMING AS INDICATED. WRAP SILL, FASCIA & NEW 3/4" PLYWOOD SHEATHING WITH SELF ADHERING VAPOR BARRIER. -SEE DETAIL 4/A3.0 AND 6/A3.0.
- LWP-12 PATCH HOLES AT DEMOLISHED UTILITY PIPE PENETRATIONS IN FOUNDATION WALL WITH CONCRETE REPAIR MORTAR FULL DEPTH OF HOLES. APPROX. 12 HOLES.
- LWP-13 PROVIDE HYDROPHONIC WATER STOP ON OUTSIDE OF FOUNDATION AT NEW UTILITY PENETRATIONS. MECH. CONTRACTOR WILL PROVIDE LINK SEAL STOPS ON INSIDE.

**GENERAL NOTES:**

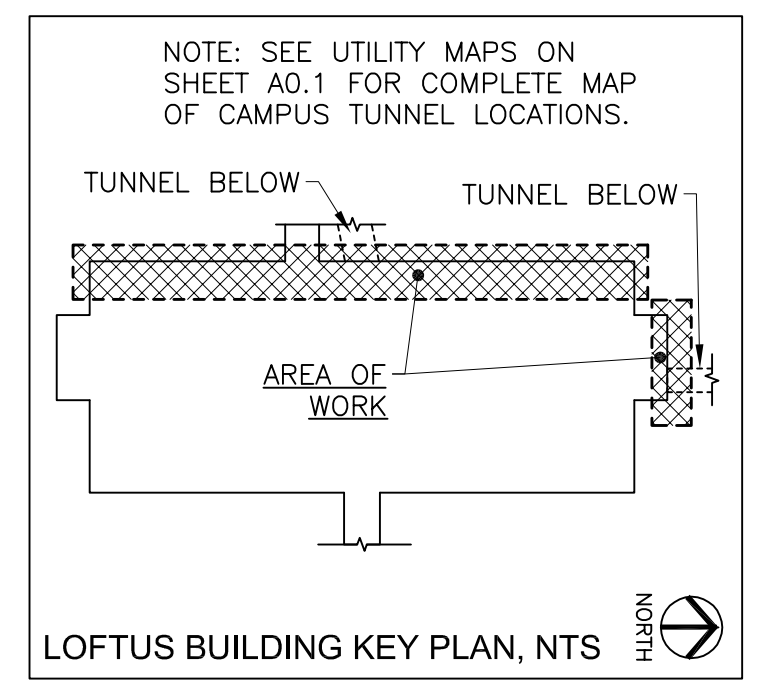
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2. NOTE DRAWING SCALES FOR EACH PLAN AND SHEET. PLANS AND DETAILS VARY IN SCALE.
3. CONTRACTOR VERIFY ALL DIMENSIONS WITH FIELD MEASUREMENTS. ITEMS, QUANTITIES AND SQUARE FOOT QUANTITIES ARE ESTIMATES. FIELD VERIFY ALL QUANTITIES.
4. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH WORK.
5. PROTECT ALL FINISHED WORK FROM ADJACENT CONSTRUCTION FOR THE REMAINING DURATION OF CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND TEMPORARY BRACING WHEREVER NECESSARY.
7. ANY CUTTING AND PATCHING SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR PERFORMING THE WORK.
8. PROVIDE TREATED WOOD WHERE WOOD IS IN CONTACT WITH CONCRETE.
9. PROVIDE TEMPORARY BARRICADES AROUND WORK AREAS. KEEP BUILDING EXISTS CLEAR. SEQUENCE WORK AREAS. SEPARATE SEQUENCE FOR NORTH & SOUTH AREAS.

**CONCRETE NOTES:**

1. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH WORK.
2. OVER EXCAVATE SLAB ON GRADE LOCATIONS AND PROVIDE GRAVEL SUB-BASE AND COMPACT. -SEE CIVIL.
3. REINFORCE CONCRETE SIDEWALKS WITH ONE LAYER 6X6X10 WELDED WIRE MESH. SUPPORT TO CENTER IN POURED SLAB.
4. PROVIDE MIN. 2 INCHES COVER OVER ALL REINFORCING IN SLABS AND SIDEWALKS.
5. PROVIDE 3/8" EXPANSION JOINTS AT ALL SLAB EDGES AND ALONG BUILDING WALLS. PROVIDE ASPHALTIC FIBER FILLER STRIPS WITH POURABLE SEALANT IN ALL EXPANSION JOINTS.
6. PROVIDE 4 INCH THICK CONCRETE SLABS FOR ALL EXTERIOR CONCRETE. CUT CONTROL JOINTS 1 INCH DEEP.
7. CONCRETE DESIGN STRENGTH FOR SLABS IS TO BE 3,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. CONCRETE DESIGN STRENGTH FOR DRAINAGE FLUME IS TO BE 5,000 PSI AT 28 DAYS.
8. PROTECT AND CURE CONCRETE IN ACCORDANCE WITH ACI STANDARDS. PROVIDE HOT & COLD WEATHER PROTECTION MEASURES AS NEEDED.
9. PROVIDE WATER REPELLANT AND CHLORIDE SCREEN SALT GUARD ON ALL EXPOSED EXTERIOR SLABS.
10. PROVIDE BROOM BRUSHED FINISH ON ALL EXTERIOR CONCRETE SLABS. PROVIDE SMOOTH TROWELED FINISH ON DRAINAGE FLUMES.



**LOFTUS BUILDING WATERPROOFING REPAIRS BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
1  
A1.1



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PROJECT TITLE  
**DVA IVH  
LOFTUS & MALLOY WATER INFILTRATION  
IOWA VETERANS HOME  
1301 SUMMIT STREET  
MARSHALLTOWN, IA 50158**

SHEET CONTENTS

LOFTUS BUILDING WATERPROOFING REPAIRS BASEMENT FLOOR PLAN

REVISIONS

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**9487.00**

GENESIS PROJECT NO.  
**2515**

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SHEET NUMBER  
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4 OF: 16



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 IOWA VETERANS HOME  
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LOFTUS BUILDING  
 INTERIOR FINISH REPAIRS  
 BASEMENT FLOOR PLAN

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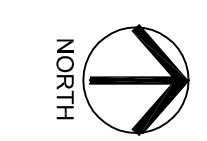
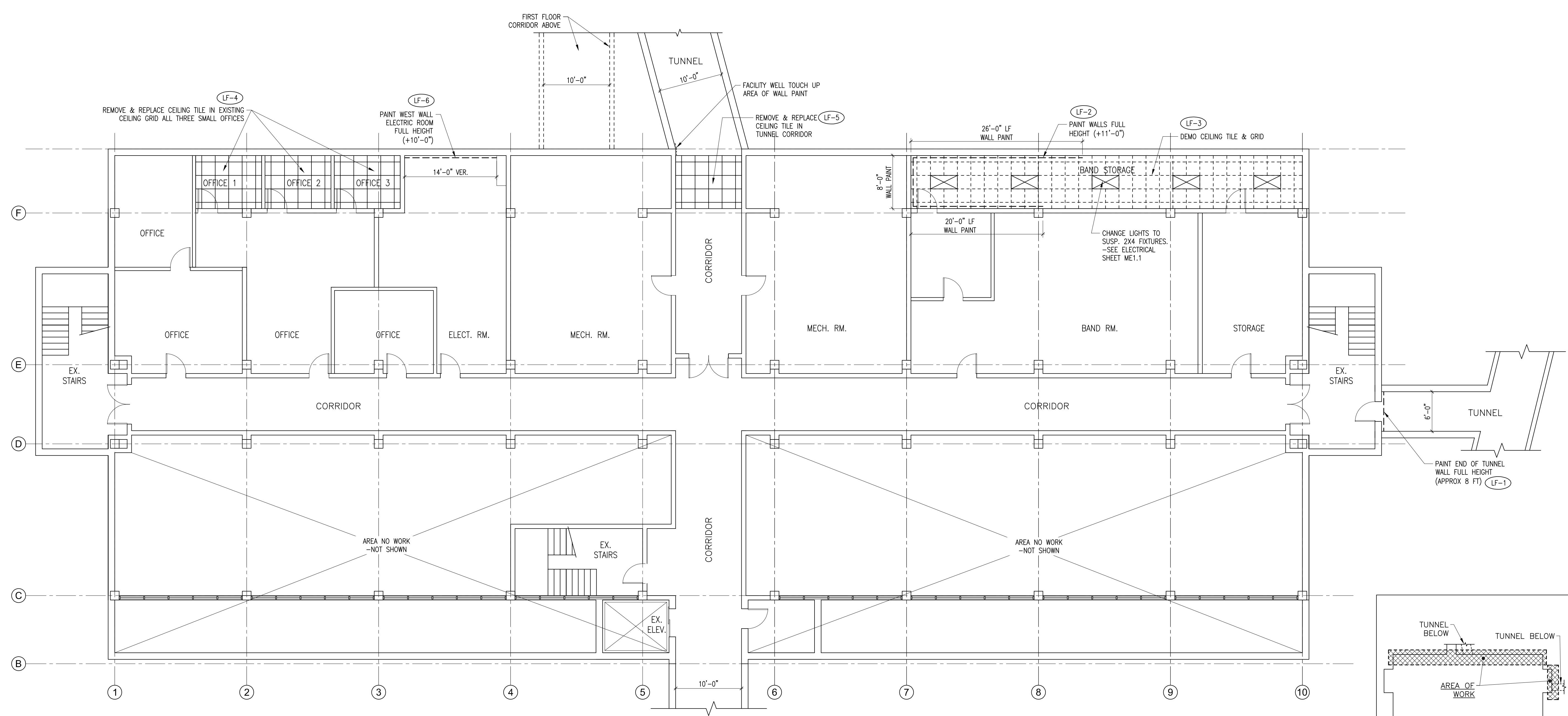
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**A1.2**  
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- PROVIDE TEMPORARY BARRICADES AROUND WORK AREAS.

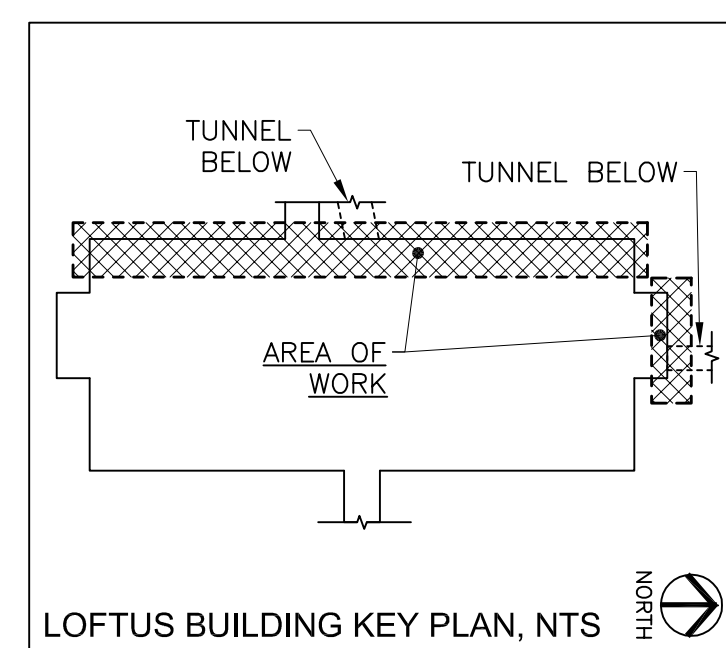
**INTERIOR FINISH REPAIRS KEYNOTES (LF = LOFTUS FINISHES):**

- LF-1 SCRAPE, PRIME AND PAINT TUNNEL WALL AROUND DOOR IN NORTH TUNNEL WHERE IT MEETS STAIRWELL.
- LF-2 SCRAPE, PRIME AND PAINT WALLS IN BAND STORAGE ROOM IN NORTH AREA WAY SPACE. AREA TO BE PAINTED IS ON THE SOUTH END OF THE ROOM. APPROX. 26 LIN. FT ON EXTERIOR WALL, 8 LIN. FT. ON SOUTH END, AND 20 LIN. FT ON INSIDE WALL. ALL WALLS ARE TO BE PAINTED FROM FLOOR TO CEILING GRID. REMOVE AND REPLACE VINYL FLOOR BASE APPROX. 38 LIN. FT.
- LF-3 REMOVE CEILING TILE & GRID IN BAND STORAGE ROOM. REPLACE LIGHT FIXTURES WITH SUSPENDED LIGHTS -SEE ELECTRICAL.
- LF-4 REMOVE AND REPLACE STAINED AND LEAK DAMAGED AND CEILING TILE IN THREE SMALL OFFICES IN SOUTH AREA WAY ROOMS. REPLACE WITH MOISTURE/MOLD RESISTANT NON-SAG CEILING TILE.
- LF-5 REMOVE AND REPLACE STAINED AND LEAK DAMAGED AND CEILING TILE IN THE WEST CENTRAL TUNNEL CONNECTION. MATCH EXISTING CEILING TILE. FACILITY WILL PAINT MINIMAL WALL AREA.
- LF-6 PAINT WEST WALL OF ELECTRICAL ROOM FULL HEIGHT.



**LOFTUS BUILDING INTERIOR FINISH REPAIRS BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 (SEE BID ALT #1)

**1**  
 A1.2



**CIVIL REPAIRS KEYNOTES (MC = MALLOY CIVIL):**

MC-1 EXCAVATE FOR ROOF DRAIN LEADER PIPE TO CONNECT TO EXISTING STORM DRAIN LINE 4 FT OUT FROM BUILDING. REMOVE ABOVE GRADE PVC DRAIN PIPE AND INSTALL NEW BELOW GRADE DRAIN PIPE FROM INLET COUPLING ABOVE GRADE. -SEE CIVIL

**INTERIOR FINISH REPAIRS: KEYNOTES (MF = MALLOY FINISHES)**

MF-1 PAINT NORTH BASEMENT CORRIDOR WALL FULL HEIGHT AND REPLACE CEILING TILE AREA INDICATED. APPROX 9'-0"

MF-2 REMOVE & REPLACE CEILING TILE WITH MOISTURE RESISTANT NON SAG TILE. APPROX 560 SQ. FT. EXISTING 2'X2' GRID TO REMAIN.

**WATERPROOFING REPAIRS KEYNOTES (MWP = MALLOY WATERPROOFING):**

MWP-1 EXCAVATE EXTERIOR FOUNDATION WALL DOWN 5 FT. AND REMOVE SHEET WATERPROOFING MEMBRANE AND REPLACE WITH HOT FLUID APPLIED MEMBRANE. APPLY TERM. BAR TOP & BOTTOM OF 5 FT WATER PROOFING. APPLY PROTECTION BOARD ONLY. INSPECT PRECAST GROUT SETTING JOINT AND REPLACE ANY BAD GROUT AREAS.

MWP-2 REPLACE PRECAST WALL JOINT SEALANT TO 24" ABOVE GRADE. EXTEND SEALANT DAM FULL DEPTH OF JOINT AT TOP & PROVIDE WEEP TUBES AT FULL HGT. JOINTS.

MWP-3 INSTALL WATER STOP AROUND GAS LINE PENETRATION THROUGH FOUNDATION WALL INSIDE AND OUTSIDE OF WALL.

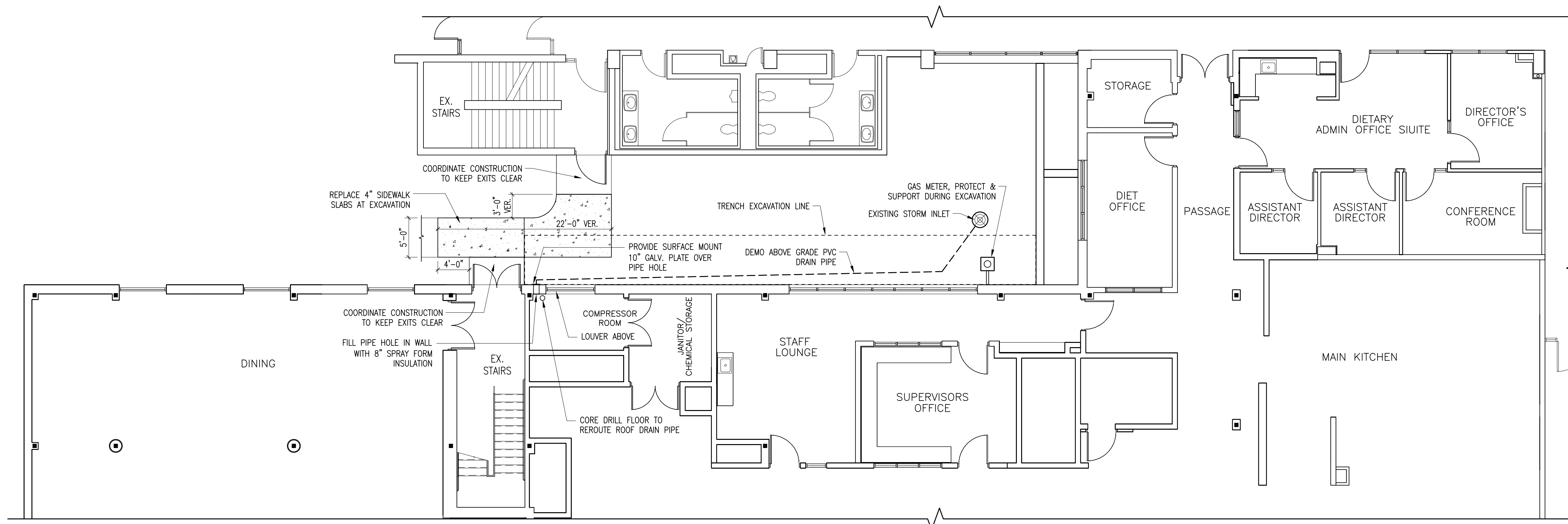
MWP-4 CORE CUT CONCRETE FLOOR SLAB AND BASEMENT FOUNDATION WALL TO REROUTE ROOF DRAIN PIPE THROUGH FOUNDATION BELOW GRADE. PROVIDE FIRE CAULKING AT FLOOR PENETRATION. PROVIDE WATERSTOP INSIDE & OUT AT FOUNDATIONS PENETRATION.

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**CONCRETE NOTES:**

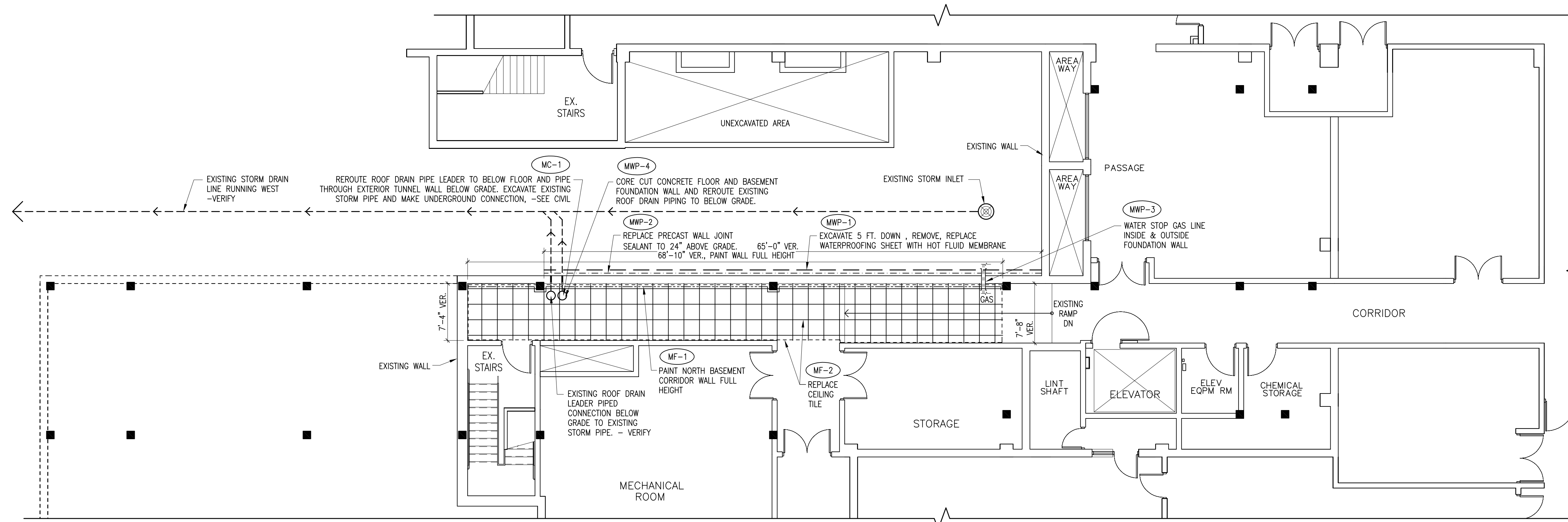
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**1ST FLOOR PARTIAL PLAN**

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

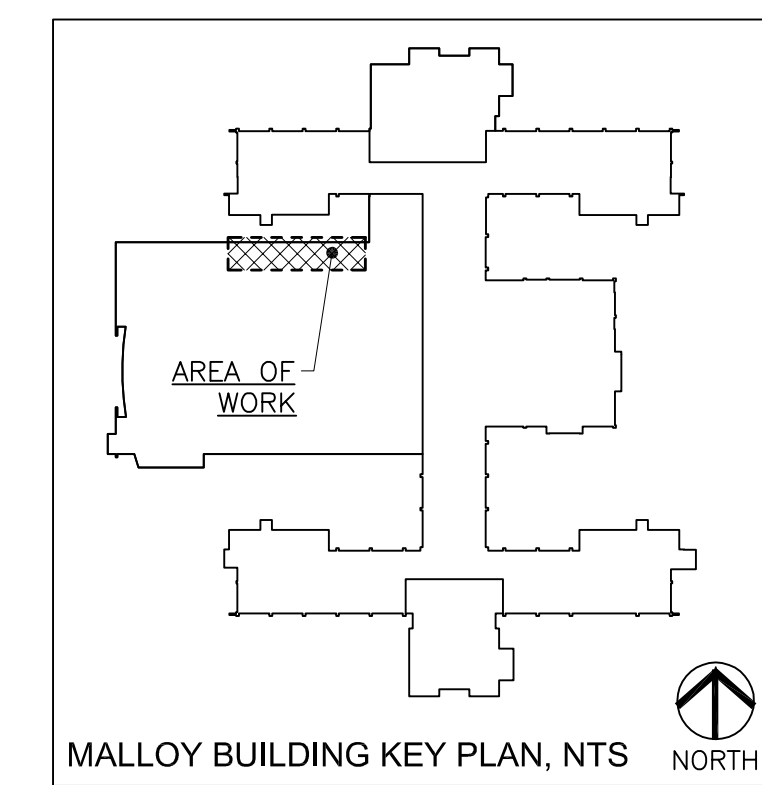
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A1.1



**BASEMENT PARTIAL FLOOR PLAN**

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

1  
A1.3



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PROJECT TITLE

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MALLOY BUILDING  
FLOOR PLANS

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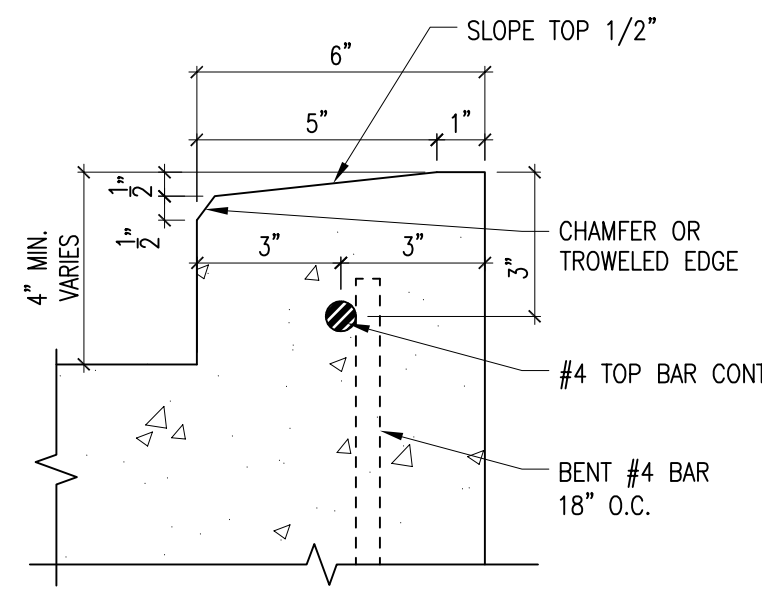
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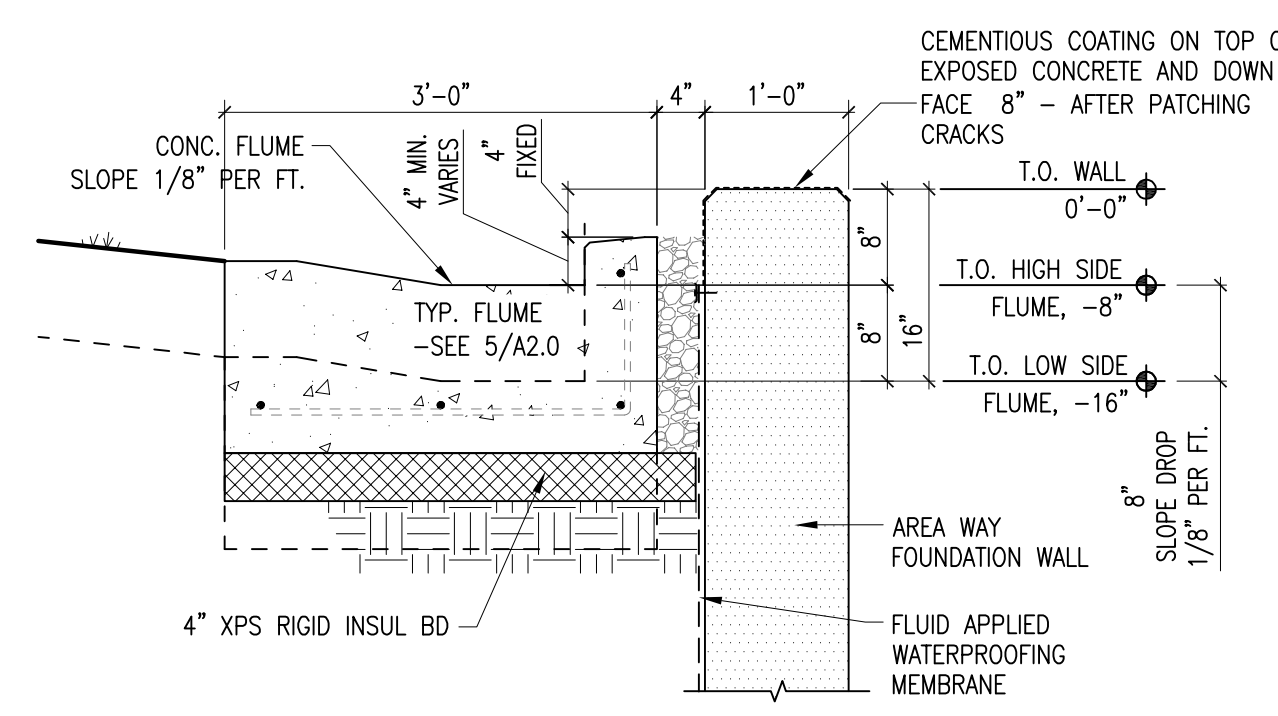
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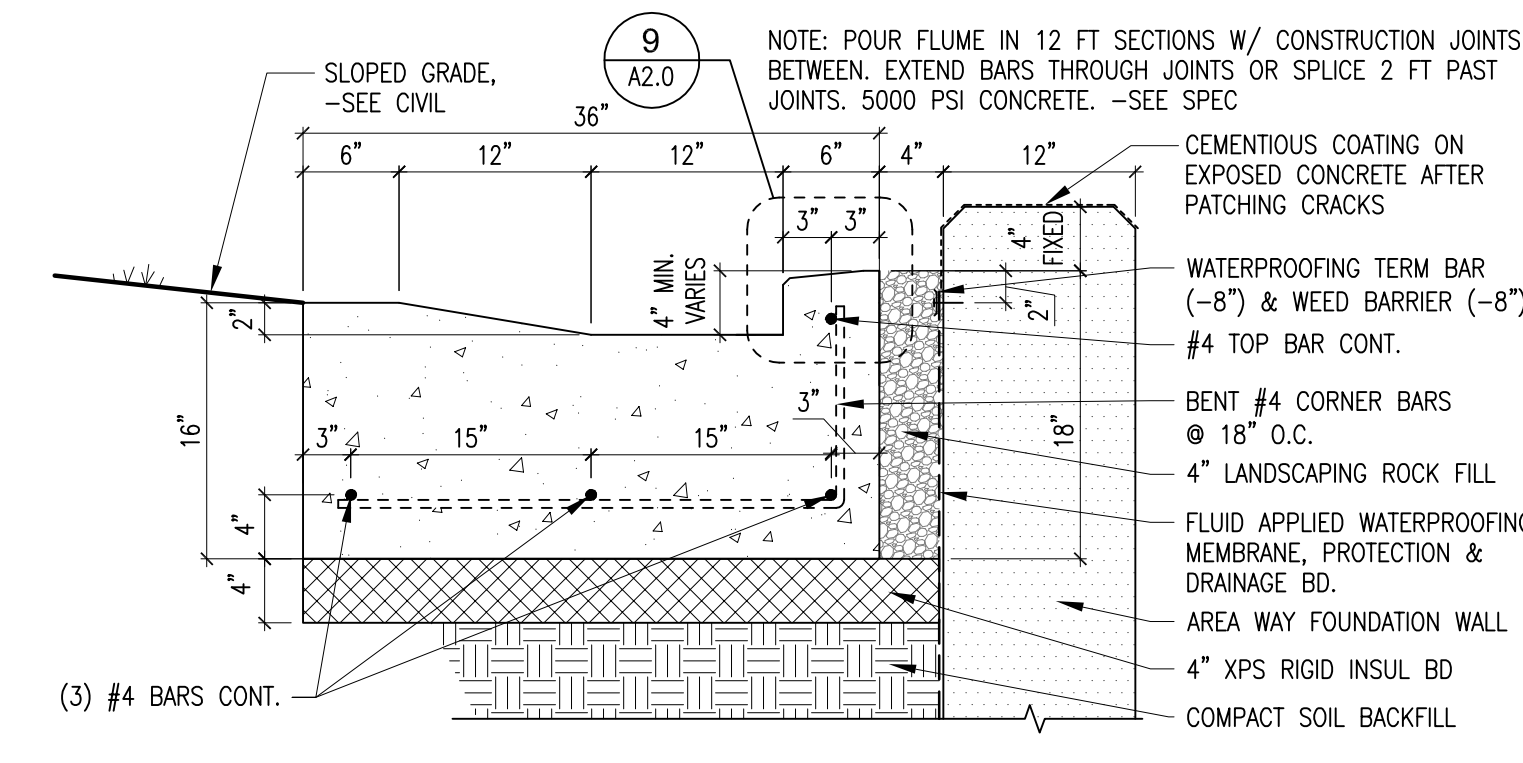
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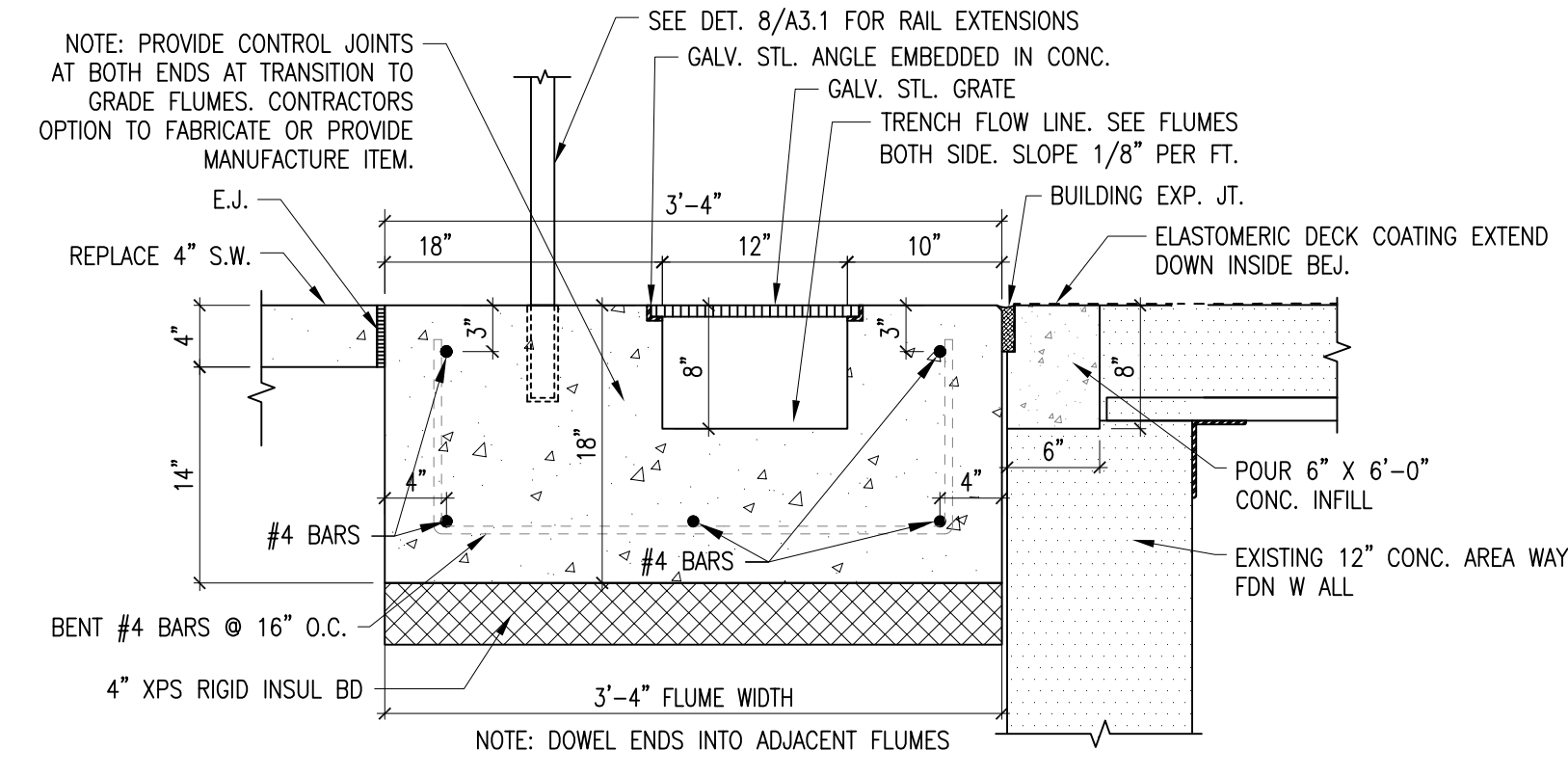
**SOUTH CONCRETE DRAINAGE FLUME**  
SCALE: 3/4" = 1'-0"

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A2.0



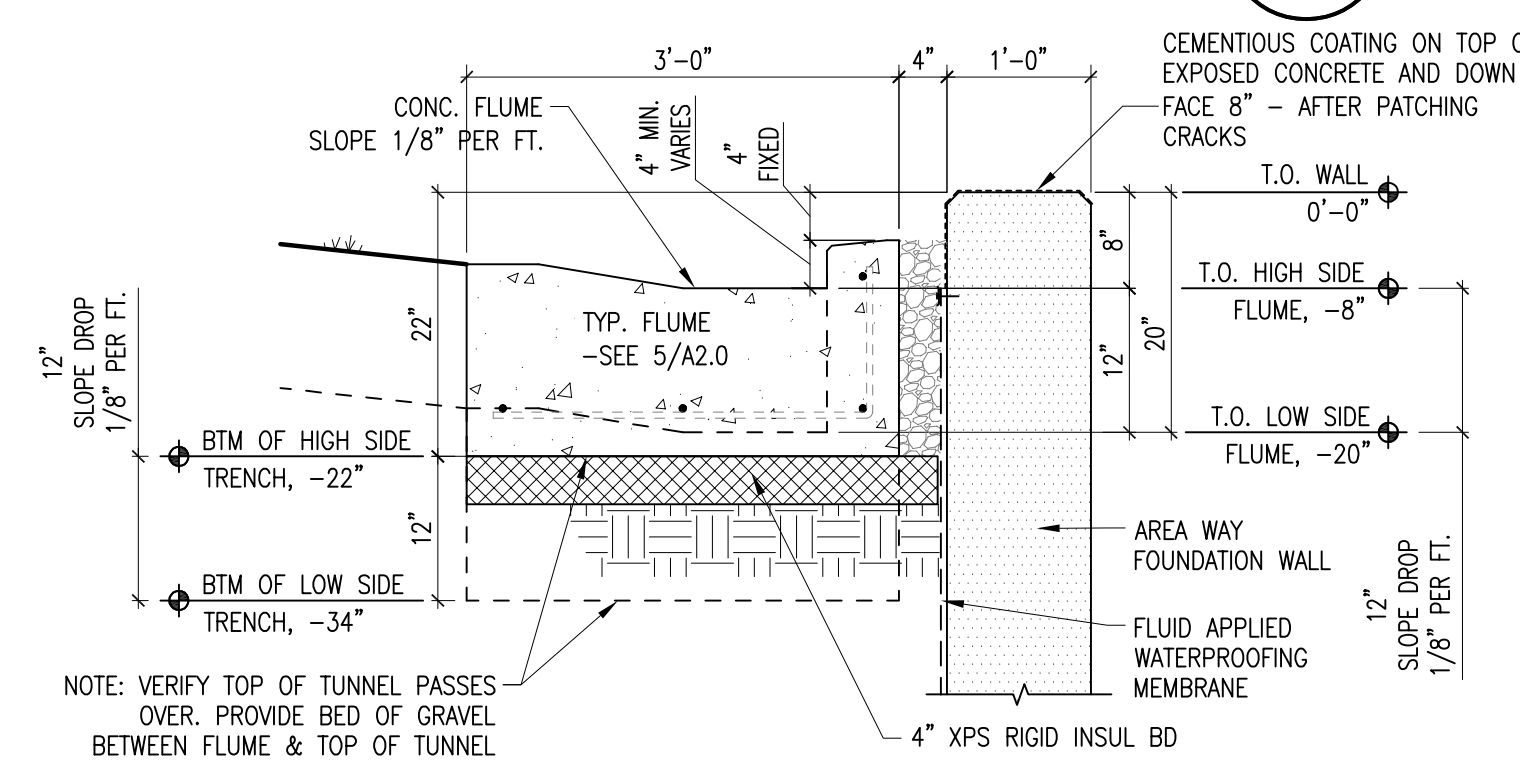
**TYP. DRAINAGE FLUME DETAILS**  
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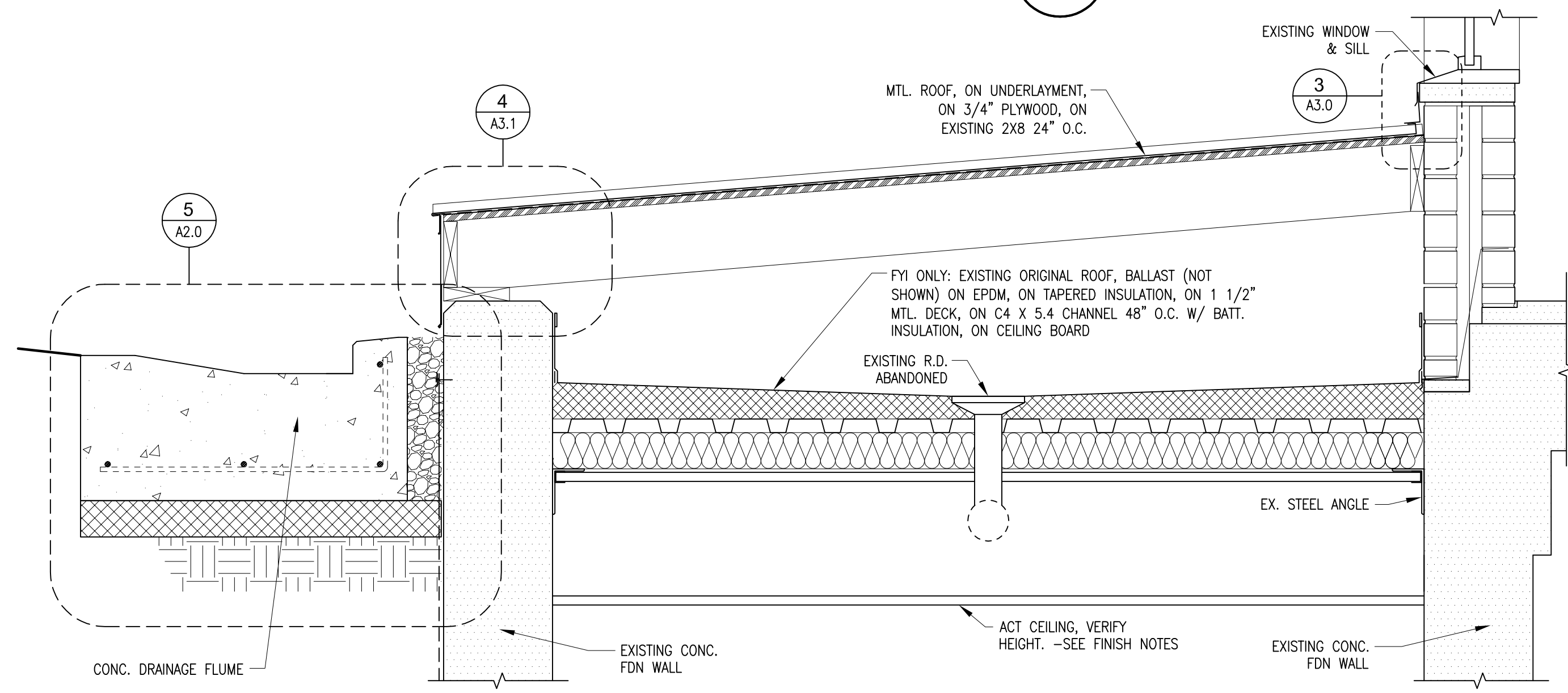
**SIDEWALK TRENCH DRAIN**  
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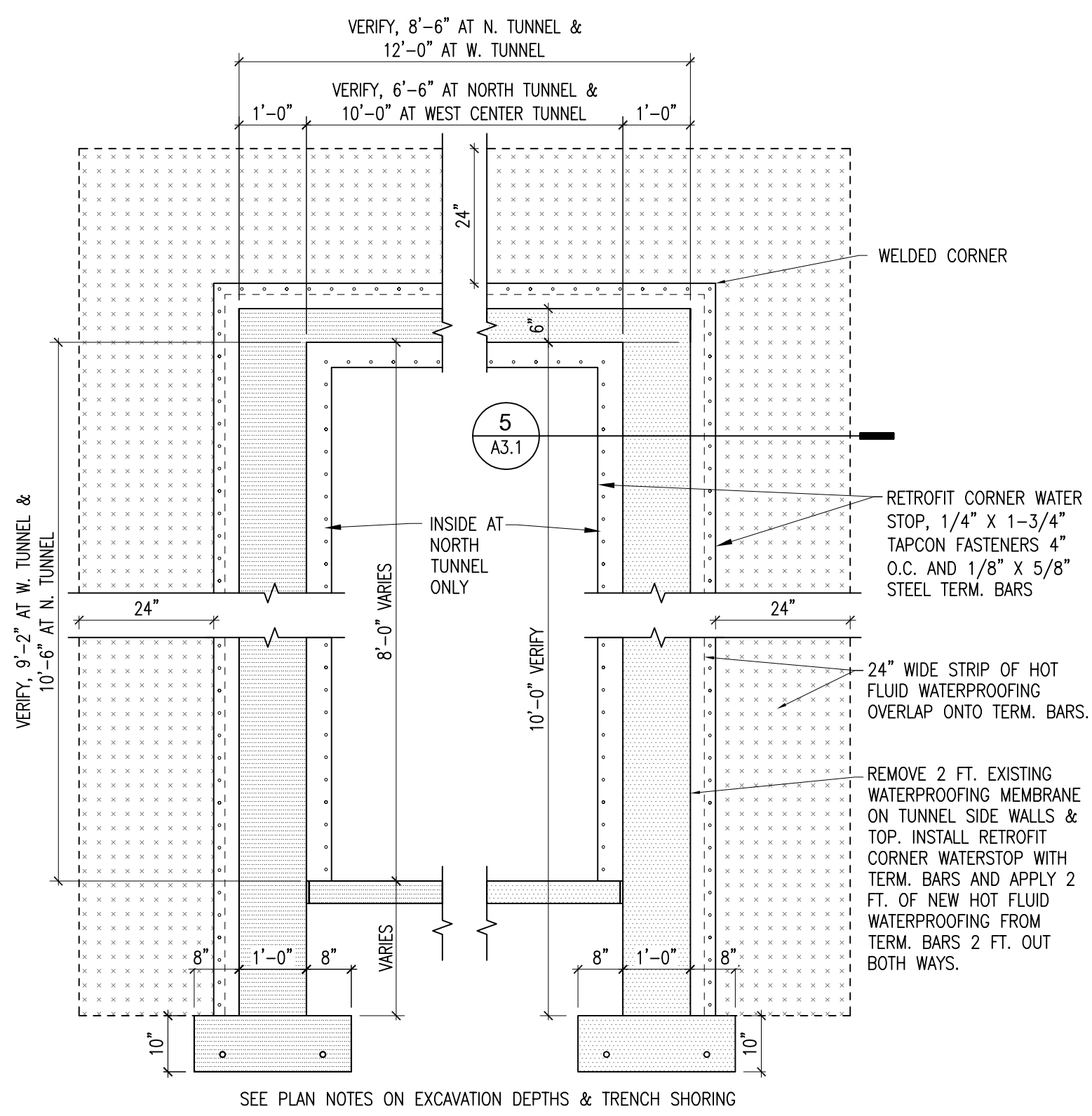
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A2.0



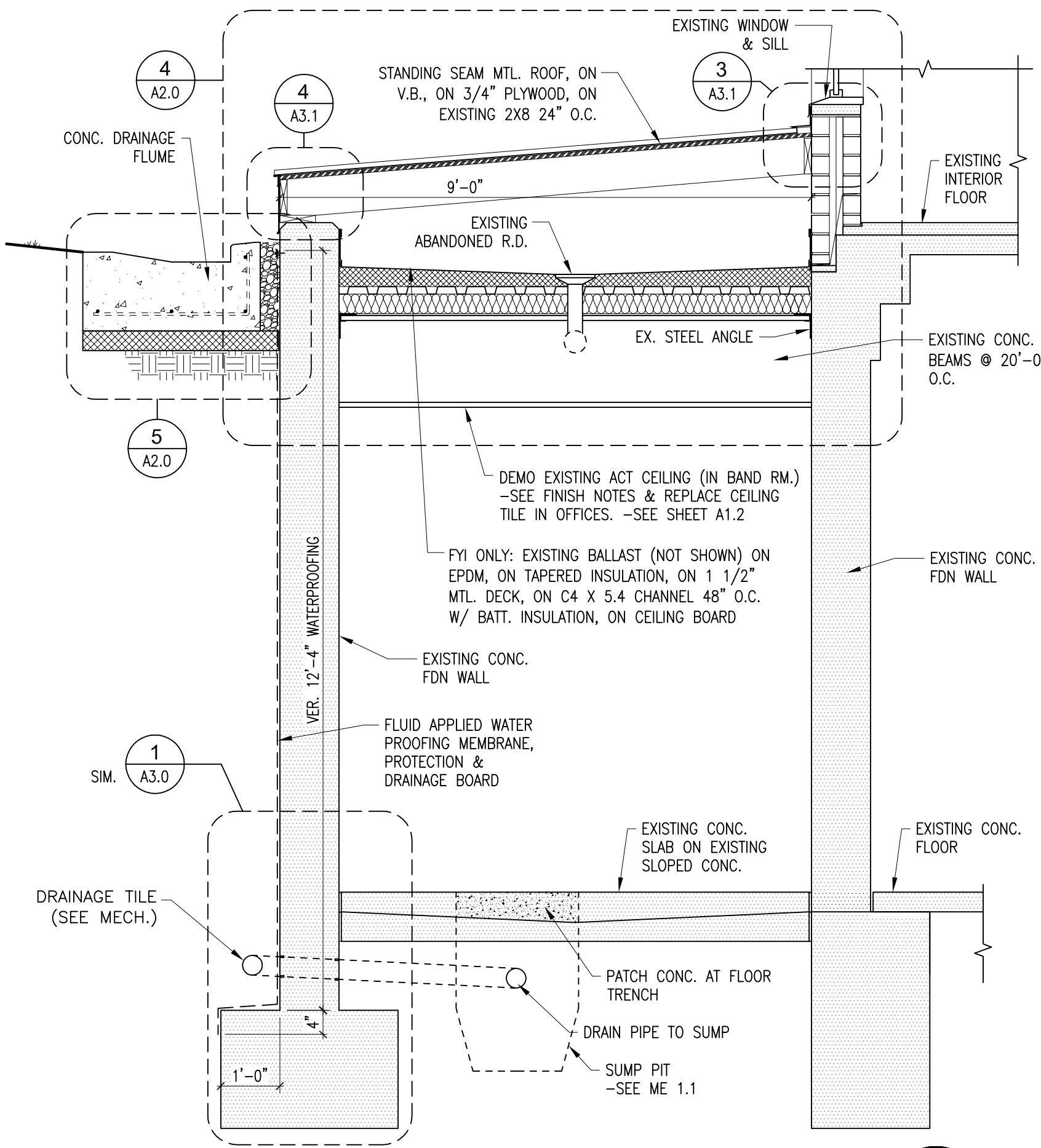
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A2.0



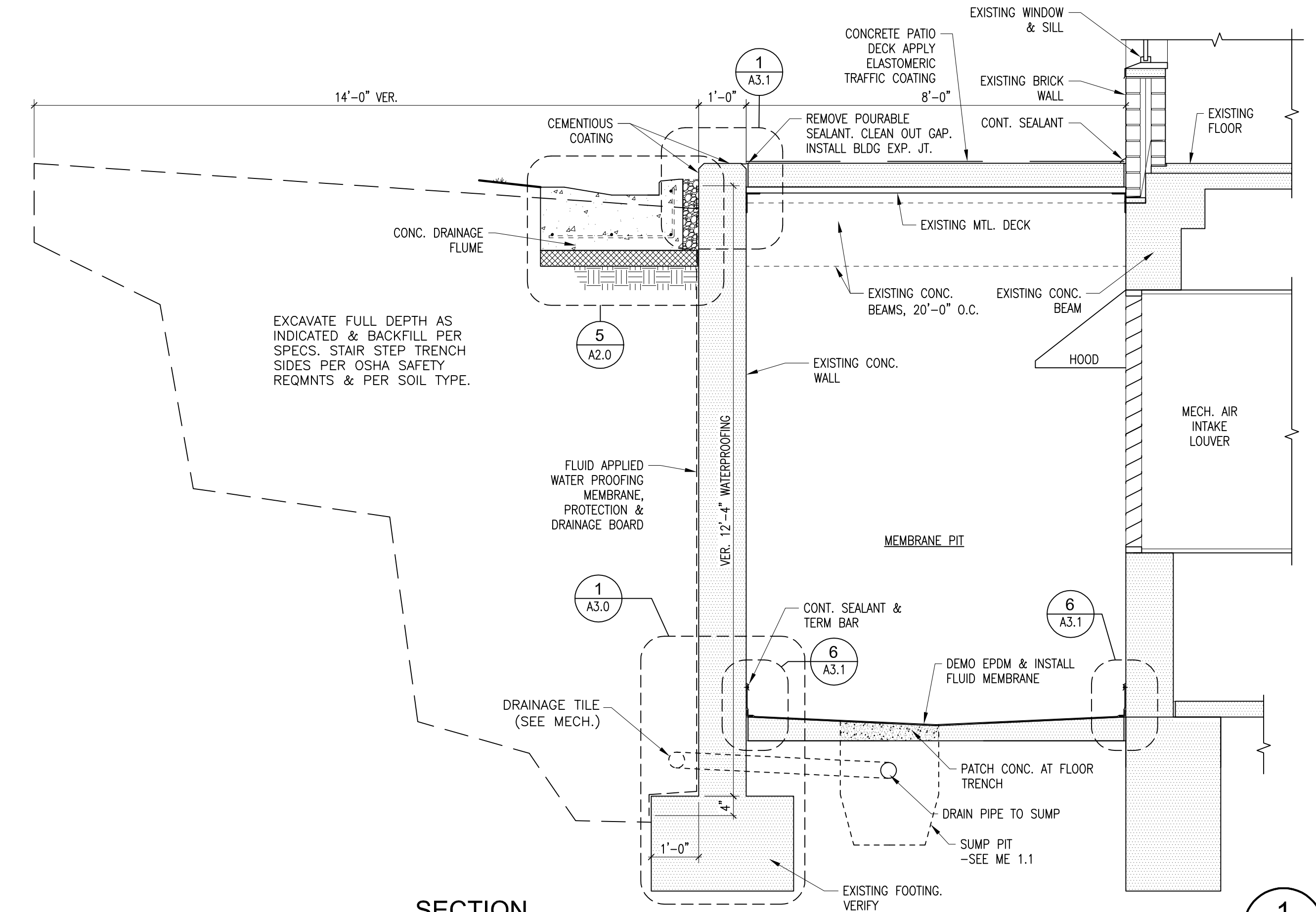
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**SECTION**  
SCALE: 1/2" = 1'-0"

2  
A2.0



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

1  
A2.0

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SHEET CONTENTS

SECTIONS & DETAILS

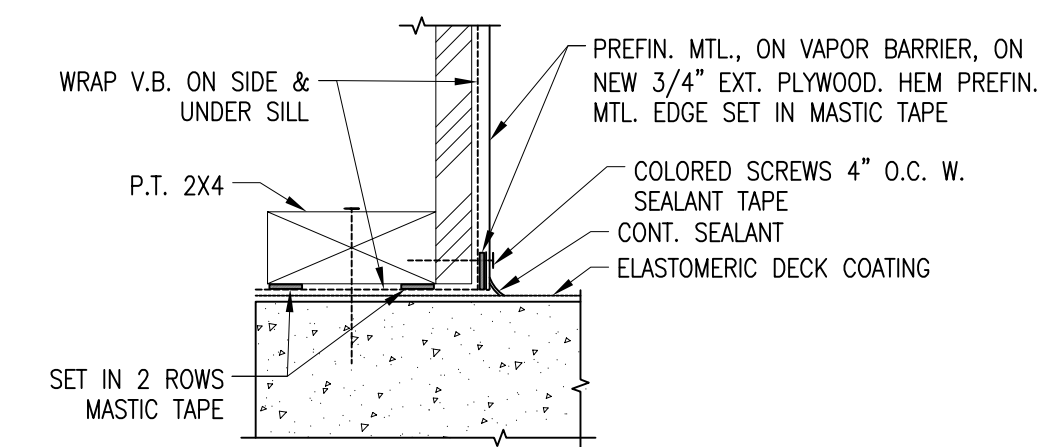
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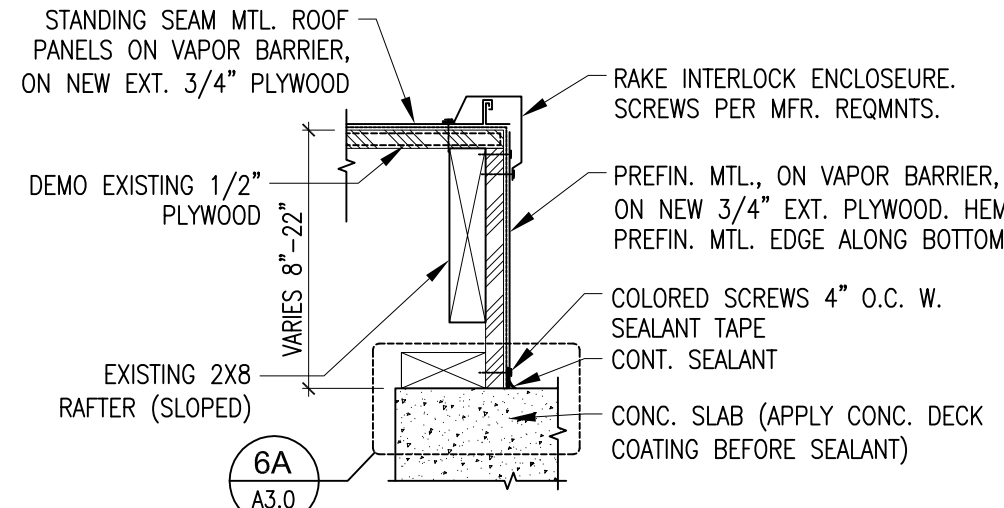
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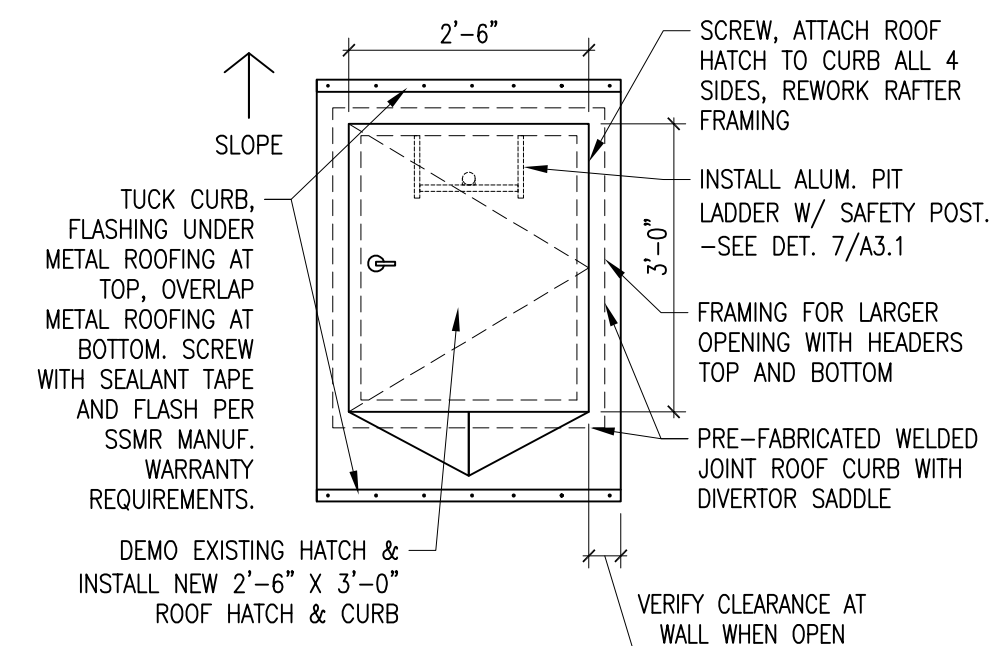
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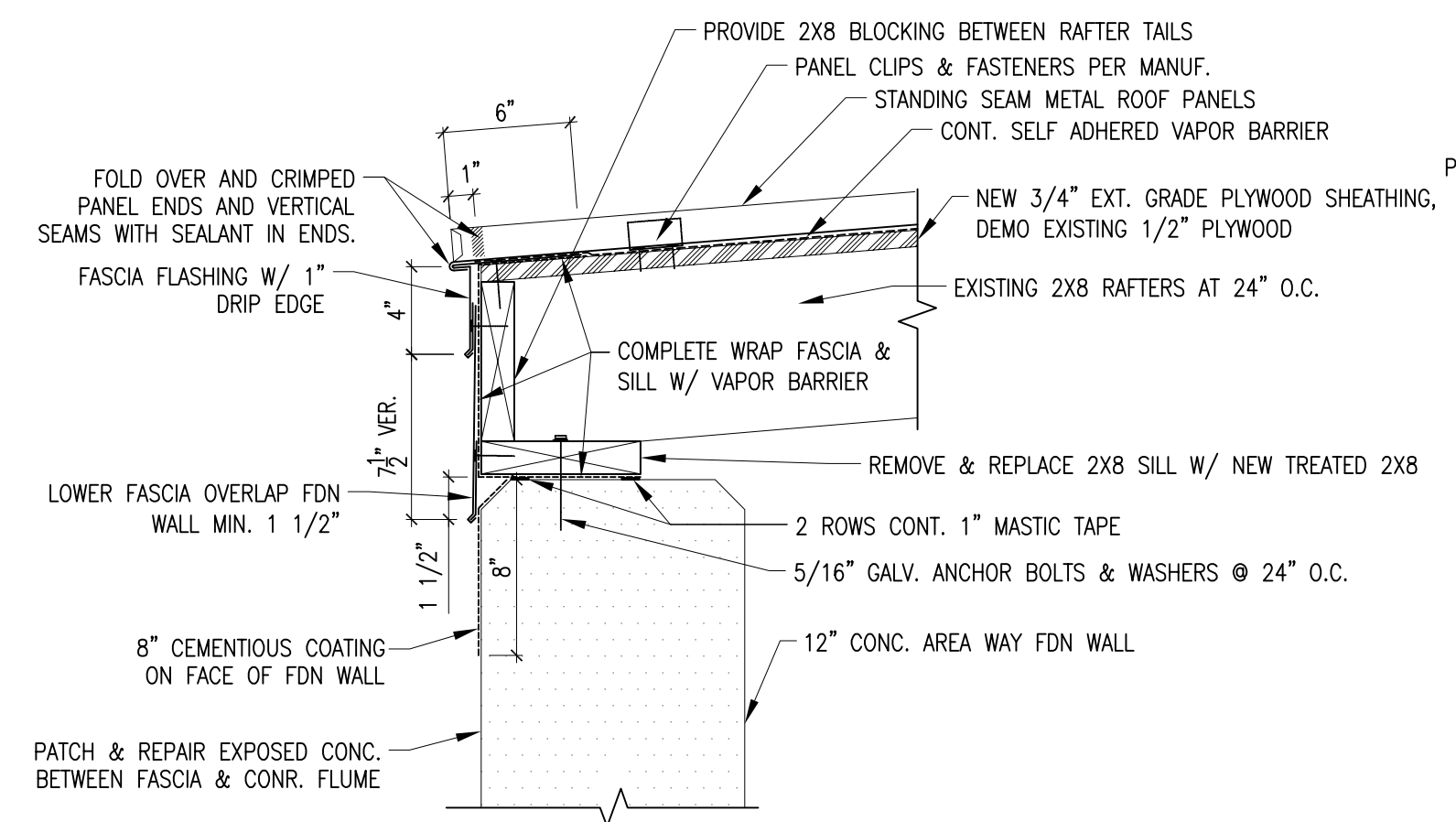
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A3.0



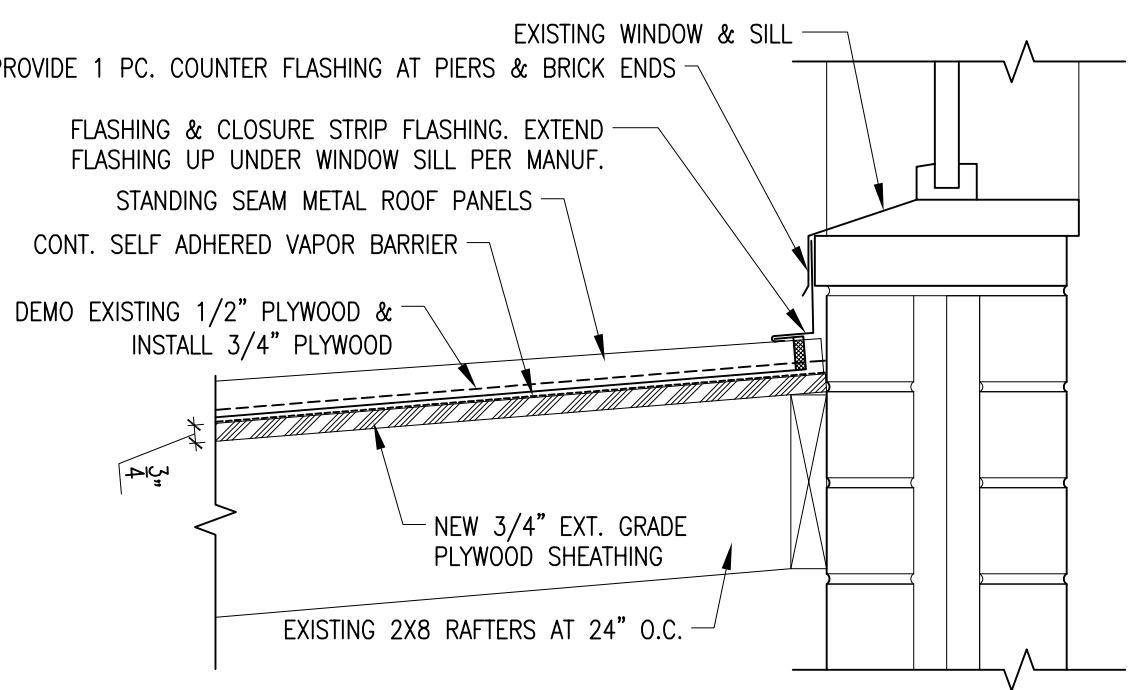
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SCALE: 1 1/2" = 1'-0"  
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A3.0



**ROOF HATCH DETAIL**  
SCALE: 1/2" = 1'-0"  
**5**  
A3.0



**METAL ROOF BOTTOM DETAIL**  
SCALE: 1 1/2" = 1'-0"  
**4**  
A3.0



**METAL ROOF TOP DETAIL**  
SCALE: 1 1/2" = 1'-0"  
**3**  
A3.0

**WATERPROOFING NOTES:**

A. IDENTIFY AND LOCATE ALL UTILITIES AROUND PERIMETER OF BUILDING. HAND DIG AROUND BELOW GRADE UTILITIES. DISCONNECT AND RECONNECT LINES AS NEEDED. -SEE MECHANICAL, ELECTRICAL AND CIVIL.

B. EXCAVATE PERIMETER FOUNDATION WALLS WHERE INDICATED DOWN TO BOTTOM OF FOOTINGS. SALVAGE/STOCKPILE EARTH FOR REINSTALLATION BACK FILL IN SAME AREAS. NOTE THAT EXCAVATED SOIL WILL NEED TO BE HAUL TO NORTH PARKING LOT AND STOCK PILED DURING TRENCH & CIVIL WORK.

C. AFTER EXCAVATING, SCRAPE, BRUSH AND CLEAN FOUNDATIONS. OBSERVE/INSPECT WALLS, NOTIFY ARCHITECT FOR CRACK REPAIR.

D. BORE HORIZONTAL HOLES UNDER OR THROUGH FOUNDATIONS AT ELEVATIONS REQUIRED FOR SLOPED TILE LINES INTO BUILDING INTERIOR TRENCHES TO SUMP PIT.

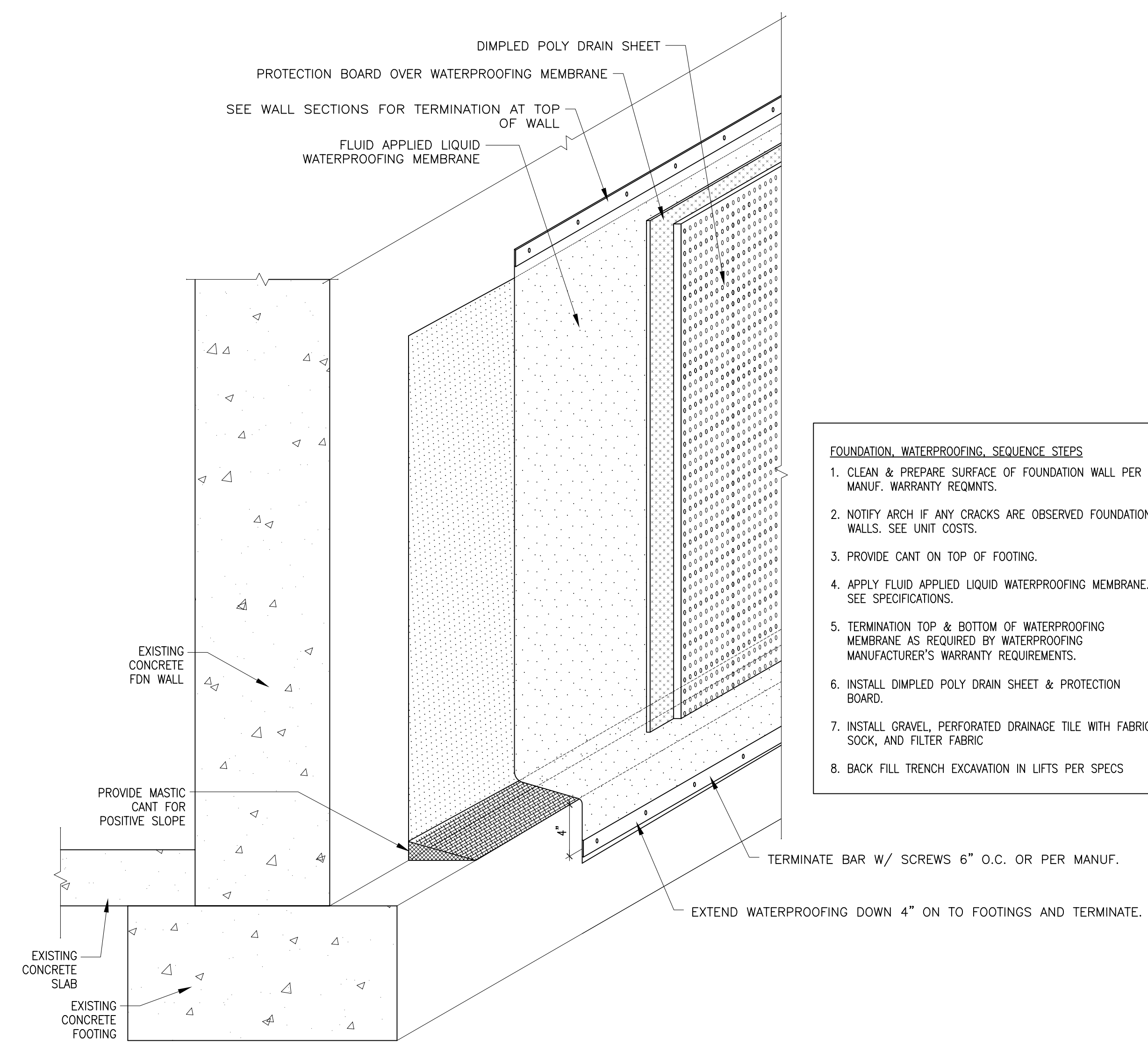
E. SEE NOTES ON DETAIL 2/A3.0 FOR SEQUENCE OF MATERIALS & PRODUCTS FOR FOUNDATION WATER PROOFING.

F. CUT INTERIOR FLOOR SLABS AND TRENCHES TO SUMP PIT LOCATIONS. EXCAVATE PIT LOCATIONS TO PROVIDE MINIMUM DEPTH FOR SUMPS. EXCAVATE TRENCHES TO DEPTHS REQUIRED FOR SLOPE. PATCH BACK CONCRETE FLOORS AFTER ALL PIPE CONNECTIONS AND TROWEL FLUSH WITH SMOOTH FINISH. PROVIDE 2 COATS CONCRETE SEALER TO ALL EXPOSED CONCRETE SURFACES IN SUMP IN ELECTRICAL ROOM.

G. PROVIDE SUITABLE TOP SOIL OVER BACKFILL AT LAWN AREAS AND SEED/WATER TO RE-ESTABLISH LAWN AREAS. REPAIR/RESEED AREAS IN LAWN DAMAGED BY EQUIPMENT.

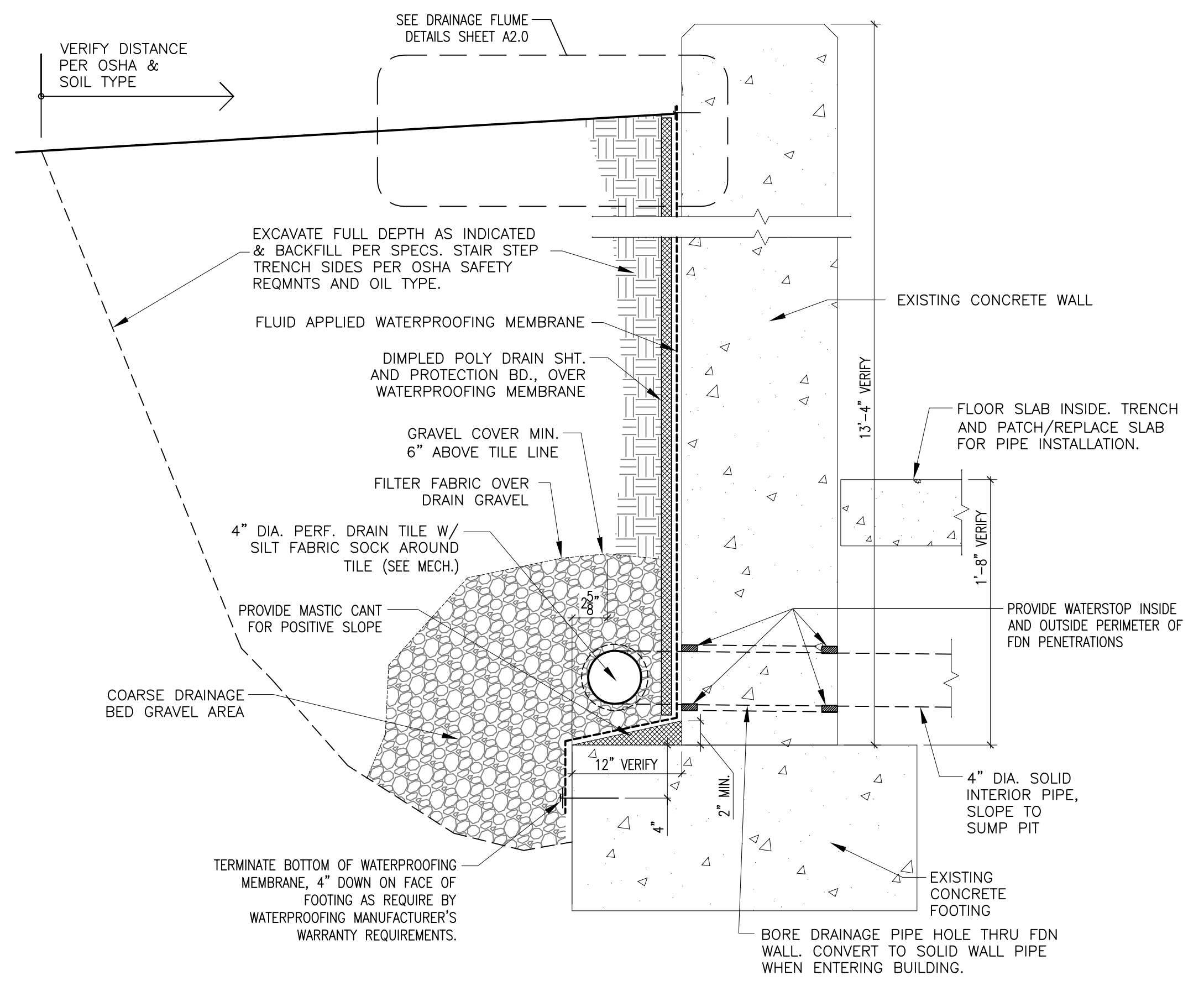
H. INSTALL DETECTABLE WARNING TAPE OVER ALL NON-METALIC UTILITIES FOUND IN EXCAVATIONS.

I. PUMP TRENCHES TO KEEP DRY DURING OPEN PERIODS.



**SHEET WATERPROOFING DETAIL**  
N.T.S.  
**2**  
A3.0

- FOUNDATION WATERPROOFING SEQUENCE STEPS**
- CLEAN & PREPARE SURFACE OF FOUNDATION WALL PER MANUF. WARRANTY REQMTS.
  - NOTIFY ARCH IF ANY CRACKS ARE OBSERVED FOUNDATION WALLS. SEE UNIT COSTS.
  - PROVIDE CANT ON TOP OF FOOTING.
  - APPLY FLUID APPLIED LIQUID WATERPROOFING MEMBRANE. SEE SPECIFICATIONS.
  - TERMINATION TOP & BOTTOM OF WATERPROOFING MEMBRANE AS REQUIRED BY WATERPROOFING MANUFACTURER'S WARRANTY REQUIREMENTS.
  - INSTALL DIMPLED POLY DRAIN SHEET & PROTECTION BOARD.
  - INSTALL GRAVEL, PERFORATED DRAINAGE TILE WITH FABRIC SOCK, AND FILTER FABRIC
  - BACK FILL TRENCH EXCAVATION IN LIFTS PER SPECS



**TYP. WALL SECTION**  
SCALE: 1 1/2" = 1'-0"  
**1**  
A3.0

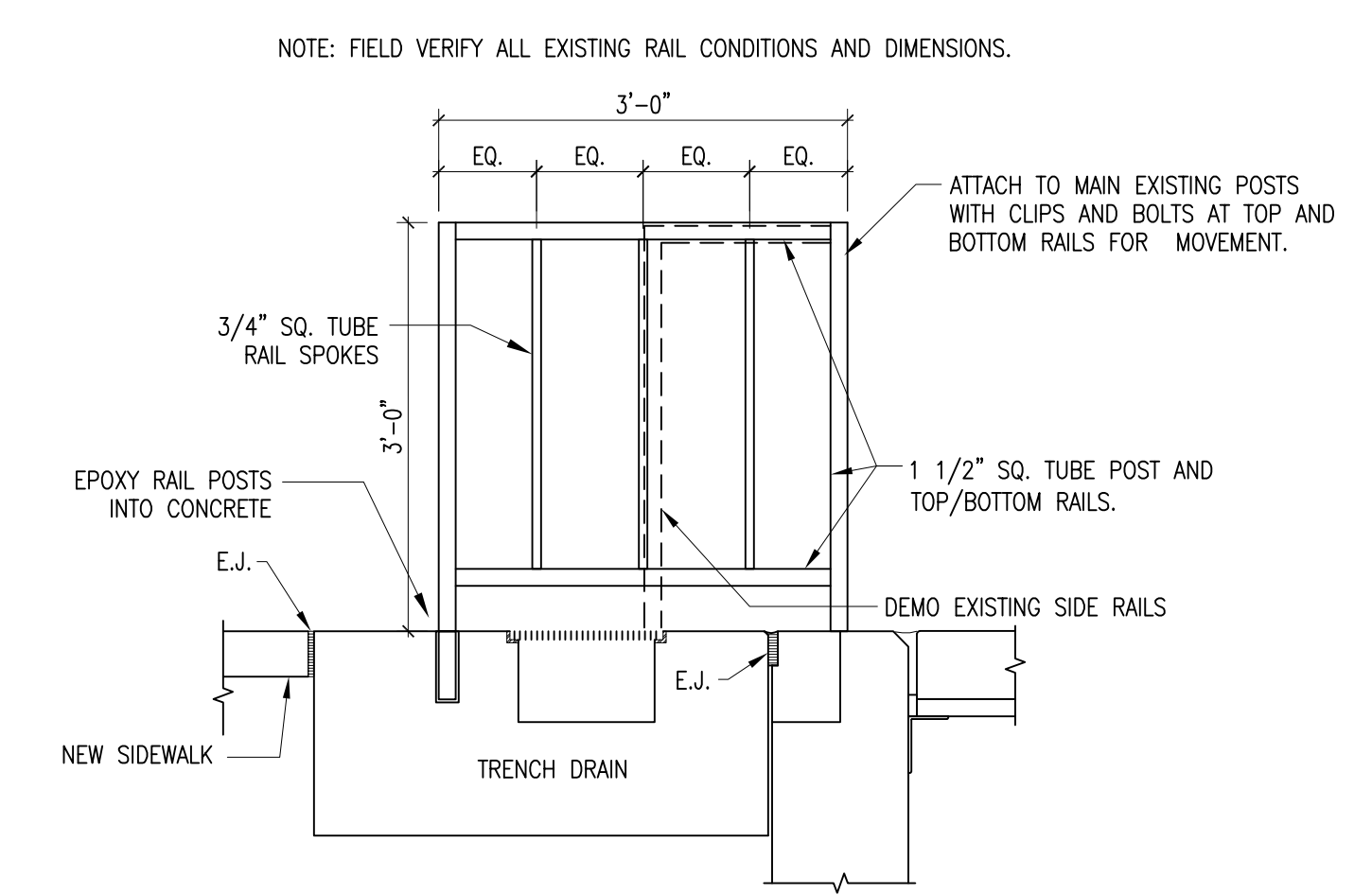
ARCHITECT  
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PROJECT TITLE  
**LOFTUS & MALLOY WATER INFILTRATION**  
IOWA VETERANS HOME  
1301 SUMMIT STREET  
MARSHALLTOWN, IA 50158

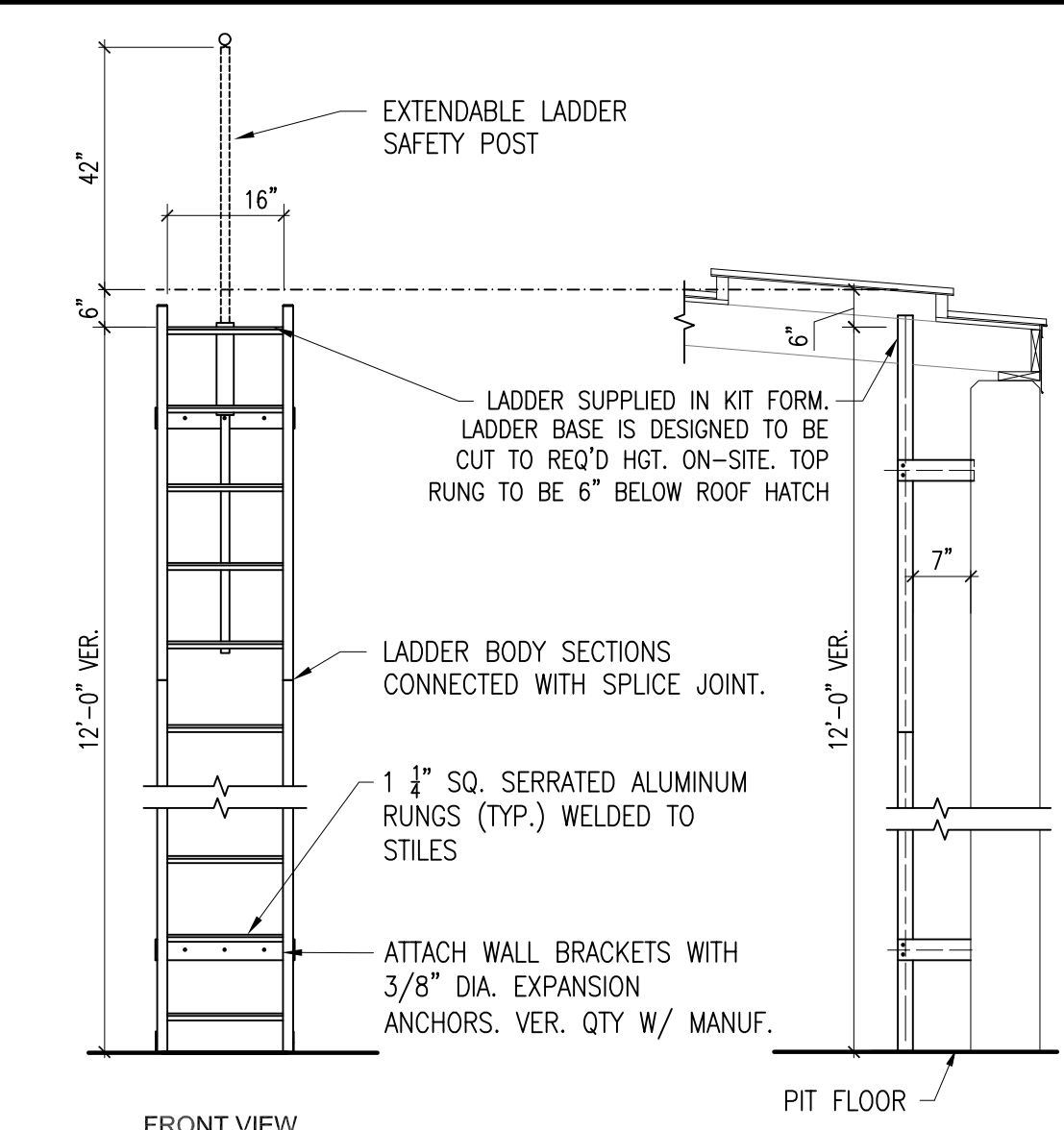
SHEET CONTENTS

SECTIONS & DETAILS

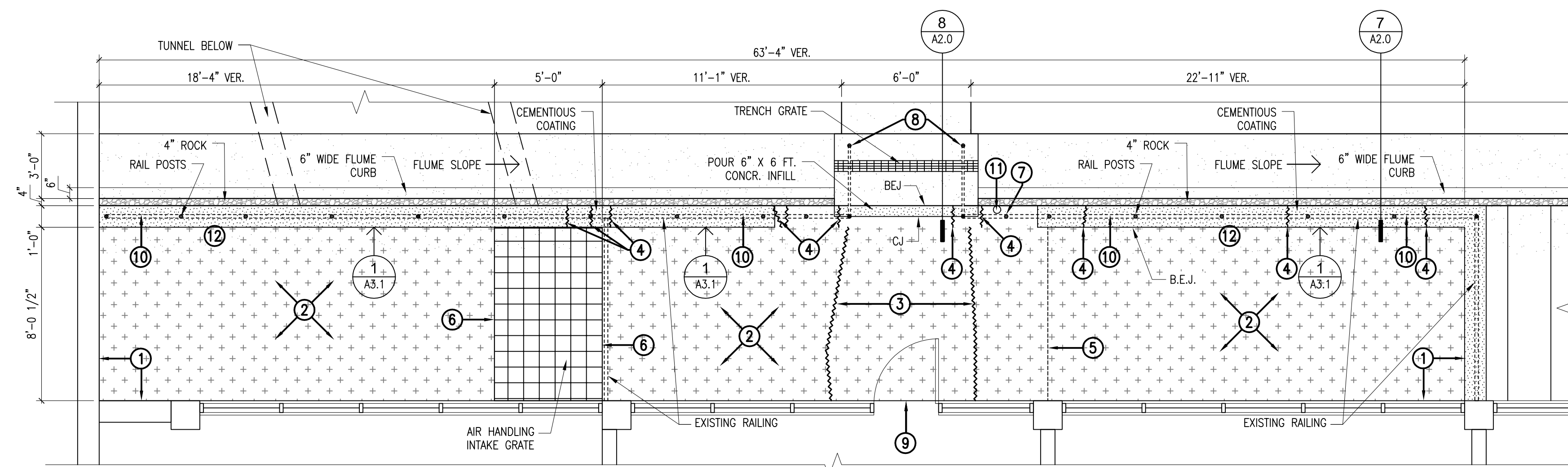
REVISIONS	
NOTE	DATE
DAS PROJECT NO. <b>9487.00</b>	
GENESIS PROJECT NO. <b>2515</b>	
ISSUE DATE <b>04-10-2026</b>	
SHEET NUMBER <b>A3.0</b>	
8 OF: 16	



**DECK RAIL EXTENSIONS (2 THUS) 8**  
 SCALE: 3/4" = 1'-0"  
 A3.1



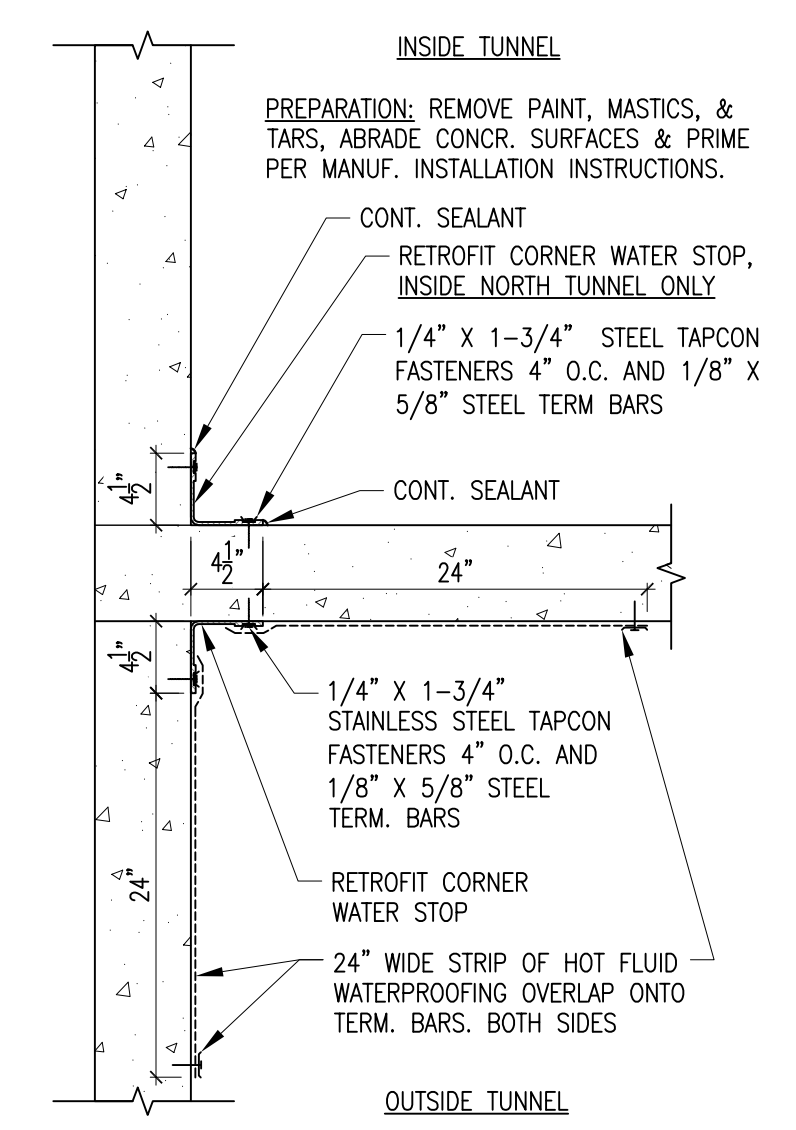
**PIT WALL LADDER DETAIL 7**  
 SCALE: 3/8" = 1'-0"  
 A3.1



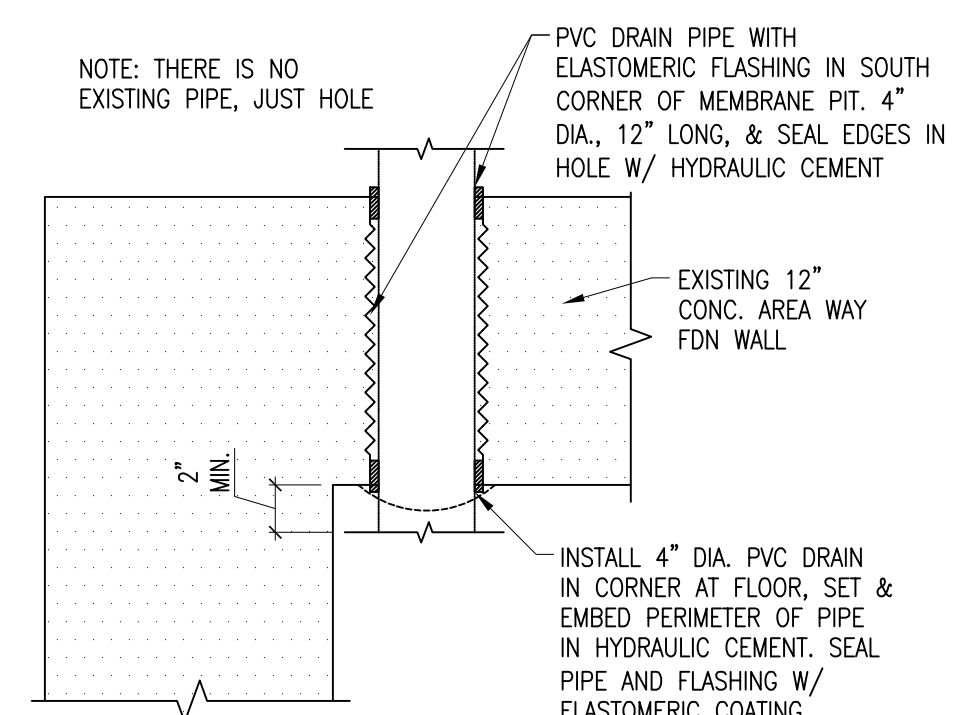
**PATIO REPAIR KEYNOTES:**

- 1 REMOVE AND REPLACE PERIMETER SEALANT. TERMINATE DECK COATING AT SEALANT JOINT. PER MANUF. REQUIREMENTS.
- 2 PRIME EXISTING PATIO DECK CONCRETE SURFACE AS REQUIRED BY MANUFACTURER. REMOVE, ABRADE, OR BLAST CONCRETE AS REQUIRED. APPLY DECK ELASTOMERIC COATING PER MANUFACTURER INSTRUCTIONS.
- 3 APPLY EPOXY INJECTION INTO CRACKS WITH PORTS. APPROX. 18 LIN. FT.
- 4 PATCH CRACKS IN FOUNDATION WALL W/ EPOXY INJECTION. APPROX. 10 LIN. FT. -SEE UNIT COST FOR ADDS.
- 5 REMOVE AND REPLACE SEALANT IN EXISTING PATIO DECK JOINT WITH COMPATIBLE SEALANT FOR DECK COATING.
- 6 TERMINATE DECK COATING AT EXISTING GALV. ANGLE AT HVAC AIR INTAKE GRATE. REMOVE AND REINSTALL GRATE AS NEEDED.
- 7 CUT AND REPLACE RAIL POST ANCHOR FOOT. CUT, REPLACE, WELD, GROUT. PRIME AND PAINT TO MATCH.
- 8 CUT AND REMOVE 2 FOOT RAIL SIDE RETURNS. INSTALL NEW RAIL EXTENSIONS, BOTH SIDES. SET POSTS IN EPOXY IN HOLES IN NEW TRENCH/DRAIN. -SEE DET. 8/A3.1
- 9 REMOVE DOOR THRESHOLD, EXTEND DECK COATING INTO DOORWAY AND REINSTALL.
- 10 CEMENTIOUS COATING ON TOP OF AREAWAY WALL (AFTER CRACK PATCHING) AND DOWN OUTSIDE FACE OF WALL 8".
- 11 PATCH CONCRETE SPALLS WITH CONCRETE REPAIR MORTAR. REMOVE SEALANT AND PATCH HOLES AROUND RAILING POSTS.
- 12 SCRAPE, PRIME AND PAINT ENTIRE DECK RAILING. MATCH EXISTING COLOR.

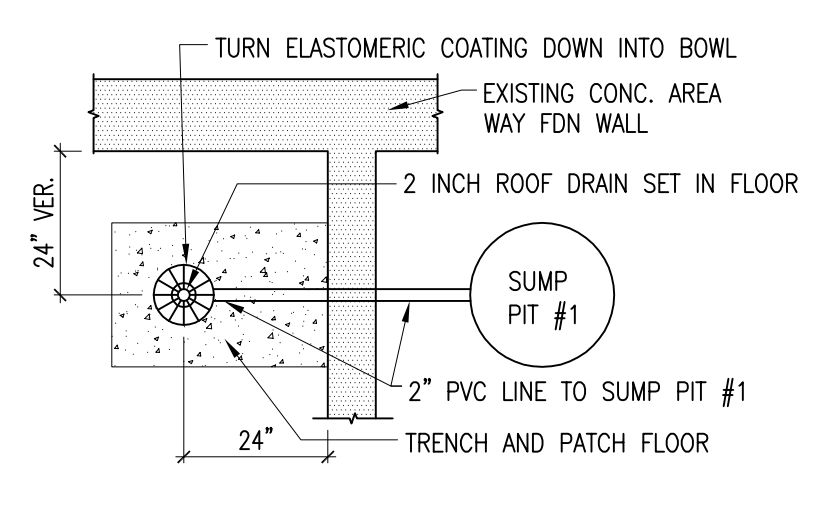
**ENLARGED PLAN AT PATIO DECK 6**  
 SCALE: 1/4" = 1'-0"  
 A3.1



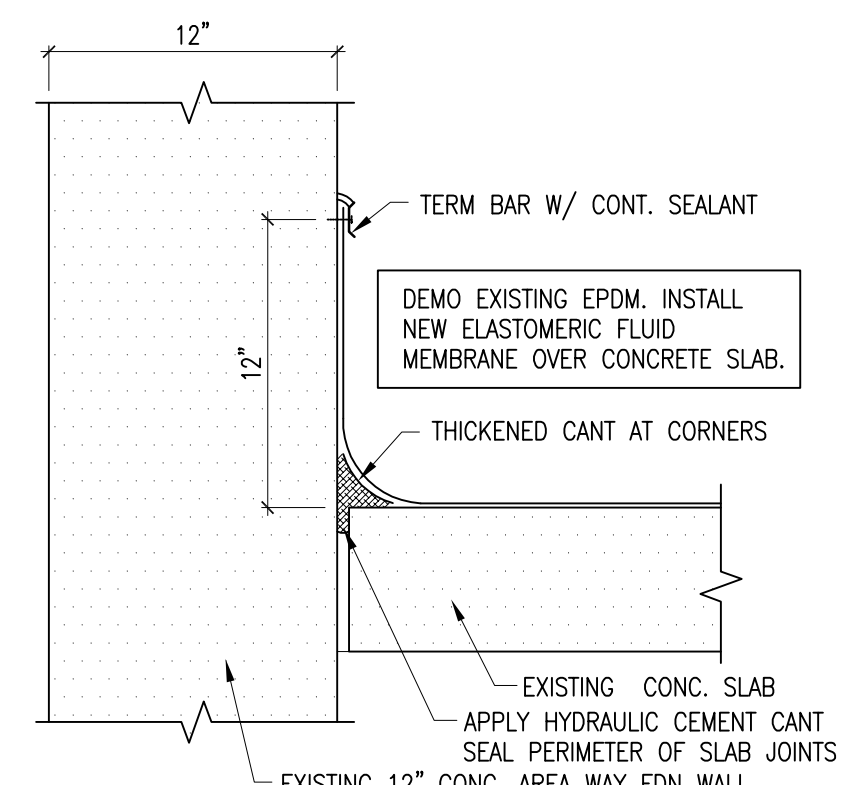
**CORNER WATERSTOP DETAIL 5**  
 SCALE: 1" = 1'-0"  
 A3.1



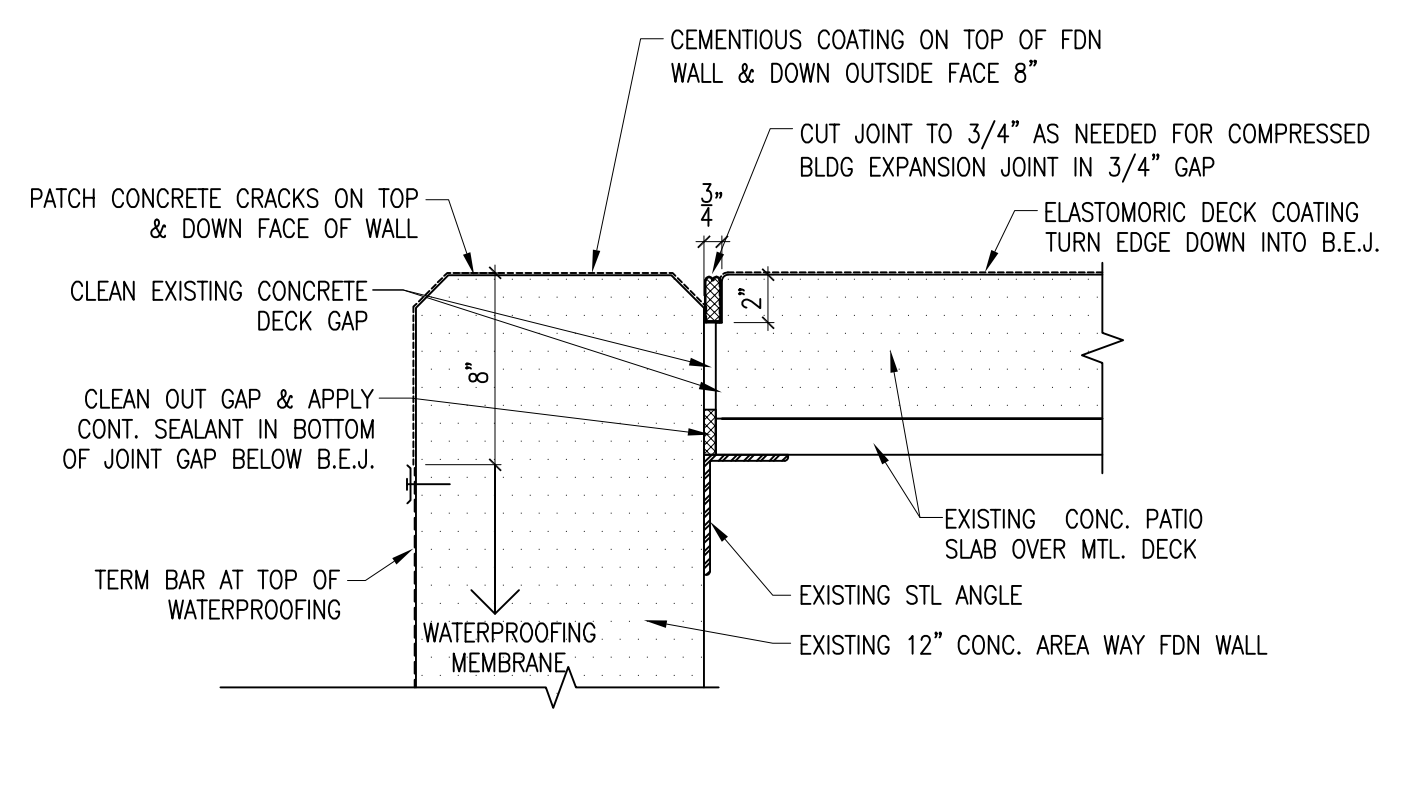
**PVC DRAIN PIPE DETAIL 4**  
 SCALE: 1 1/2" = 1'-0"  
 A3.1



**ROOF/FLOOR DRAIN DETAIL 3**  
 SCALE: 3/8" = 1'-0"  
 A3.1



**PIT MEMBRANE DETAIL 2**  
 SCALE: 1 1/2" = 1'-0"  
 A3.1



**DECK EXPANSION JOINT 1**  
 SCALE: 1 1/2" = 1'-0"  
 A3.1

LIGHT FIXTURE SCHEDULE																		
Mark	Fixture Description	Basis of Design		Fixture Data							Mounting Type					Options	Notes	Approved Fixtures
		Manufacturer	Model	Driver	Delivered Lumens	Watts	Efficacy (lm/w)	Voltage	Color Temp	CRI (min)	Location			Arrangement				
											Ceiling	Wall	Pole	Grade	Recessed			
A1	Back-Lit Panel - 2'x4'	Lithonia	CPX-2x4-AL08-80CRI-SW/W7-SWL-MVOLT	0-10V	3,672	249	1475	120-277	4000K	80	X				X		Set to "Low" Lumen Output	Current CBT

### GENERAL MECHANICAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES, AS WELL AS LOCAL UTILITY REQUIREMENTS. PROVIDE ALL REQUIRED ACCESSORIES AND EQUIPMENT FOR A COMPLETE OPERATIONAL SYSTEM AND MAINTAIN WARRANTY REQUIREMENTS. VERIFY ALL EQUIPMENT PROVIDED IS SUITABLE FOR INTENDED USE.
- WORK NOT SPECIFICALLY SHOWN IN DETAIL, REFERENCED, OR OTHERWISE IMPLIED, SHALL BE PROVIDED IN ACCORDANCE WITH TRADE OR INDUSTRY BEST STANDARD PRACTICES TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- ALL MATERIALS SHALL BE NEW AND SHALL BE OF THE TYPE AND SHALL MEET THE CAPACITIES OF EQUIPMENT SPECIFIED ON THE DRAWINGS.
- ALL EQUIPMENT LISTED UNDER THESE SPECIFICATIONS SHALL BE LIMITED TO PRODUCTS REGULARLY PRODUCED AND RECOMMENDED FOR SERVICE IN ACCORDANCE WITH ENGINEERING DATA, RATINGS, OR OTHER COMPREHENSIVE LITERATURE MADE AVAILABLE TO THE PUBLIC AND IN EFFECT AT THE TIME OF OPENING BIDS.
- EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CODE REQUIREMENTS FOR TYPE AND CAPACITY OF EACH PIECE OF EQUIPMENT USED.
- ALL CUTTING AND PATCHING REQUIRED FOR MECHANICAL WORK SHALL BE PERFORMED BY THE MECHANICAL CONTRACTOR UNLESS NOTED OTHERWISE. ALL FINISHED SURFACES THAT ARE CUT SHALL BE REPLACED IN KIND SO THERE IS NO VISIBLE EVIDENCE OF CUTTING AND/OR PATCHING.
- INSTALL HANGERS AND SUPPORTS AS REQUIRED TO ADEQUATELY AND SECURELY SUPPORT MECHANICAL SYSTEM COMPONENTS IN A NEAT AND WORKMANLIKE MANNER. DO NOT FASTEN SUPPORTS TO PIPES, DUCTS, MECHANICAL EQUIPMENT, OR CONDUIT.
- ALL ROOF PENETRATIONS SHALL BE SEALED BY ROOFING CONTRACTOR. COORDINATE PENETRATIONS WITH ALL TRADES.
- ALL EXPOSED DUCTWORK AND ACCESSORIES IN FINISHED AREAS SHALL BE MILL FINISH UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL FOR DETAILS.
- COORDINATE DUCTWORK ROUTING AND EQUIPMENT WITH BUILDING STRUCTURE AND ALL OTHER TRADES.
- DUCTWORK DIMENSIONS ARE INTERNAL FREE AREA DIMENSIONS. LINED DUCTWORK SIZE SHALL BE INCREASED TO MAINTAIN REQUIRED FREE AREA. MAXIMUM HEIGHT OF DUCTWORK AND INSULATION SHALL BE LESS THAN 16".
- DUCTWORK SUPPORTS SHALL BE SECURED TO STRUCTURE AT 5'-0" ON CENTER.
- FLEXIBLE DUCTWORK SHALL ONLY BE ALLOWED WITHIN 5'-0" OF AIR TERMINAL. FLEXIBLE DUCTWORK SHALL BE PROPERLY SUPPORTED IF TURNING AN ANGLE GREATER THAN 30-DEGREES.
- PROVIDE VIBRATION ISOLATORS FOR MOTORIZED EQUIPMENT HUNG FROM STRUCTURE. HANG EQUIPMENT IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE AND ALL OTHER REQUIREMENTS.
- PROVIDE FLEXIBLE DUCT CONNECTIONS IMMEDIATELY UPSTREAM AND DOWNSTREAM OF ALL MOTORIZED EQUIPMENT.
- PROVIDE BALANCING DAMPERS ON ALL DUCT BRANCHES AS REQUIRED TO BALANCE SYSTEM. DAMPERS INCLUDED WITH DIFFUSERS AND GRILLES DO NOT CONSTITUTE AS BALANCING DAMPERS.
- ALL EXPOSED MATERIALS SHALL BE PLENUM RATED.
- NO LOADS SHALL BE PERMITTED TO BE HUNG FROM ROOF DECKING. ALL HANGERS SHALL BE HUNG DIRECTLY FROM STRUCTURE.
- OUTSIDE AIR INTAKES SHALL BE LOCATED A MINIMUM OF TEN (10) FEET HORIZONTALLY OR THREE (3) FEET VERTICALLY BELOW ANY EXHAUST OUTLET OR PLUMBING VENT AS REQUIRED BY THE INTERNATIONAL MECHANICAL CODE AND ALL OTHER REQUIREMENTS.
- PROVIDE THIRD PARTY TESTING AND BALANCING OF MECHANICAL SYSTEM. REPORT RESULTS TO OWNER.
- PROVIDE AS-BUILT DRAWINGS FOR MECHANICAL SYSTEMS WITHIN 30 DAYS OF FINAL COMPLETION.
- PROVIDE O&M MANUALS FOR ALL SYSTEMS AND EQUIPMENT TO OWNER WITHIN 30 DAYS OF FINAL COMPLETION.
- COORDINATE LOCATIONS OF CEILING FIXTURES AND DEVICES WITH ALL TRADES. ALIGN CENTERLINE OF FIXTURES AND DEVICES WHEREVER POSSIBLE.

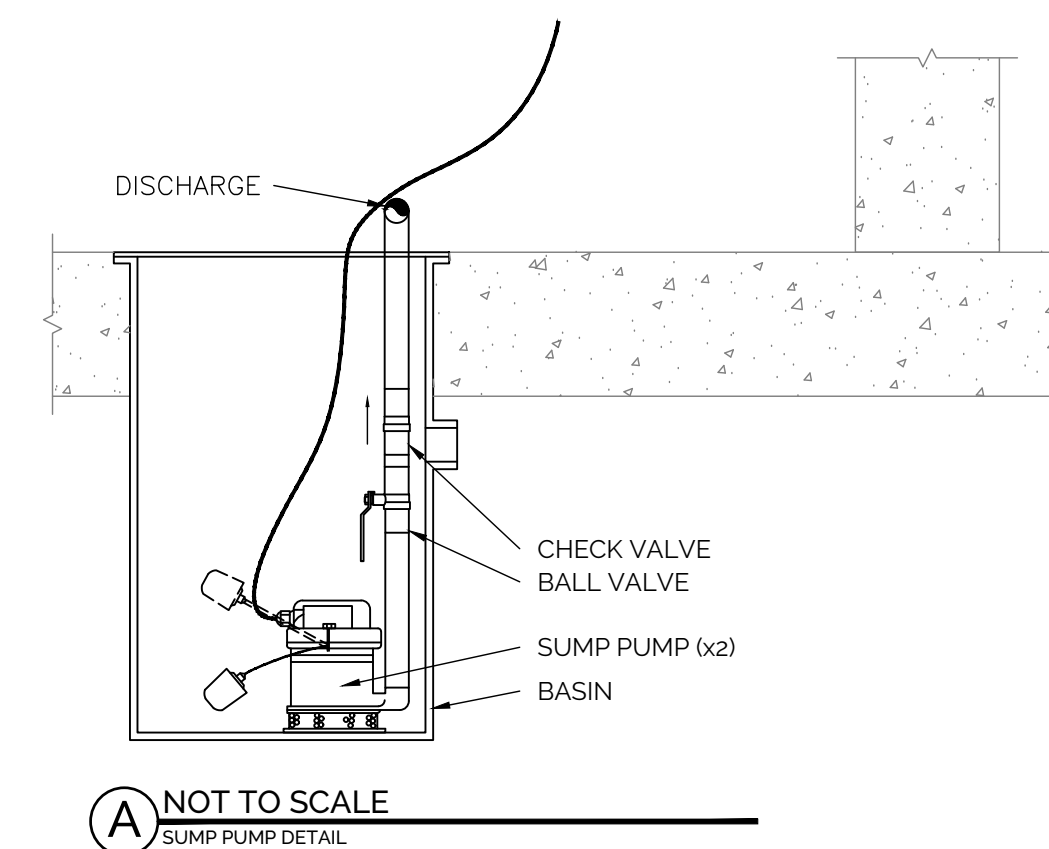
### GENERAL ELECTRICAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES, AS WELL AS LOCAL UTILITY REQUIREMENTS. PROVIDE ALL REQUIRED ACCESSORIES AND EQUIPMENT FOR A COMPLETE OPERATIONAL SYSTEM AND MAINTAIN WARRANTY REQUIREMENTS. VERIFY ALL EQUIPMENT PROVIDED IS SUITABLE FOR INTENDED USE. INSTALL ALL EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- WORK NOT SPECIFICALLY SHOWN IN DETAIL, REFERENCED, OR OTHERWISE IMPLIED, SHALL BE PROVIDED IN ACCORDANCE WITH TRADE OR INDUSTRY BEST STANDARD PRACTICES TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- CIRCUIT ROUTING INDICATED IS DIAGRAMMATIC. WHEN CIRCUIT DESTINATION IS INDICATED AND ROUTING IS NOT SHOWN, DETERMINE EXACT ROUTING REQUIRED.
- COORDINATE EXACT WIRING REQUIREMENTS WITH MANUFACTURER'S REQUIREMENTS FOR EACH FIXTURE AND PIECE OF EQUIPMENT.
- INSTALL DISCONNECT SWITCHES, CONTROLLERS, CONTROL STATIONS, AND CONTROL DEVICES TO COMPLETE EQUIPMENT WIRING REQUIREMENTS.
- JUNCTION BOXES SHALL NOT BE LOCATED IN NON-ACCESSIBLE LOCATIONS.
- USE FAR-SIDE SUPPORT TO SECURE FLUSH-MOUNTED BOXES SUPPORTED FROM SINGLE STUD IN HOLLOW STUD WALLS. REPAIR OR REPLACE SUPPORTS FOR BOXES THAT PERMIT EXCESSIVE MOVEMENT.
- NO LOADS SHALL BE PERMITTED TO BE HUNG FROM ROOF DECKING. ALL HANGERS SHALL BE HUNG DIRECTLY FROM STRUCTURE OR SUPPLEMENTARY MEMBERS ACCEPTABLE TO THE STRUCTURAL ENGINEER AND ONLY WITH PRIOR APPROVAL.
- REFER TO PANEL SCHEDULES FOR CIRCUITING OF DEVICES SHOWN ON FLOOR PLANS.
- PROVIDE TYPE-WRITTEN PANEL DIRECTORY ON ELECTRICAL PANELS. HANDWRITTEN TEXT IS NOT ACCEPTABLE.
- LABEL CIRCUITS WITH TYPE-WRITTEN LABELS AT ALL EQUIPMENT AND RECEPTACLE LOCATIONS. LABELS IN COMMON AREAS AND OFFICES SHALL BE ON THE BACKSIDE OF COVER PLATES.
- ALL POWER DEVICES IN WITHIN 6'-0" OF ANY SINK SHALL BE GFCI-PROTECTED PER NEC 210.8(B). REFER TO DRAWINGS FOR MORE INFORMATION.
- COORDINATE COLOR OF RECEPTACLES AND COVER PLATES TO MATCH THE COLOR SCHEME PER ARCHITECTURAL DRAWINGS.
- WALL CONVENIENCE RECEPTACLES SHALL BE INSTALLED AT 18" AFF TO CENTER OF BOX UNLESS OTHERWISE NOTED.
- WALL SWITCHES SHALL BE INSTALLED AT 42" AFF TO CENTER OF BOX UNLESS OTHERWISE NOTED.
- EMERGENCY LIGHTS AND EXIT SIGNS SHALL BE CONNECTED TO UNSWITCHED LEG OF CIRCUIT SERVING ADJACENT LIGHTING WITHIN THE AREA.
- COORDINATE LOCATIONS OF CEILING FIXTURES AND DEVICES WITH ALL TRADES. ALIGN CENTERLINE OF FIXTURES AND DEVICES WHEREVER POSSIBLE.
- ALL EXPOSED CABLING SHALL BE PLENUM RATED.
- PROVIDE AS-BUILT DRAWINGS FOR ELECTRICAL SYSTEMS WITHIN 30 DAYS OF FINAL COMPLETION.
- PROVIDE O&M MANUALS FOR ALL SYSTEMS AND EQUIPMENT TO OWNER WITHIN 30 DAYS OF FINAL COMPLETION.

PLUMBING FIXTURE SCHEDULE											
Mark	Description	Basis of Design				Connection Size				Approved Manufacturers	Notes
		Manufacturer	Model	Description	Trim	CW	HW	Waste	Vent		
RD-1	Roof Drain	Watts	RD-610	Epoxy coated cast iron green roof drain with flashing clamp, self-locking aluminum dome, perforated stainless steel gravel guard with secured solid cover, and no hub outlet	---	---	---	2"	---	Josam, Smith, Zurn	

PUMP SCHEDULE											
Mark	Manufacturer	Model	Configuration	System	Discharge Size (in)	Flow (gpm)	Head (ft)	Electrical			
								HP	Voltage	Phase	Notes
SP-1	Zoeller	M137	Submersible, Duplex	Storm	1-1/2	75	10	1/2	120	1	1,2
SP-2	Zoeller	M137	Submersible, Duplex	Storm	1-1/2	75	10	1/2	120	1	1,2

- Notes:**
- Provide with float switch, inline check valve, MF0712 (or equal) duplex control panel, Apak (or equal) indoor alarm, and sealed 36"Ø x 36" sump basin with solid gasketed lid.
  - Provide (2) pumps per system in duplex arrangement.



ELECTRICAL LEGEND	
⊕	20A DUPLEX POWER RECEPTACLE
⊕ <sup>GFI</sup>	20A DUPLEX GFI POWER RECEPTACLE
⊕ <sup>CTR</sup>	20A DUPLEX POWER RECEPTACLE (COUNTER HEIGHT)
⊕ <sup>CTR</sup> <sup>GFI</sup>	20A DUPLEX GFI POWER RECEPTACLE (COUNTER HEIGHT)
⊕ <sup>USB</sup>	20A COMBINATION DUPLEX POWER AND USB RECEPTACLE (COUNTER HEIGHT)
⊕ <sup>VP</sup>	20A DUPLEX POWER RECEPTACLE W/ WEATHERPROOF HINGED COVER
⊕	240V POWER RECEPTACLE
⊕	EQUIPMENT POWER CONNECTION
⊕	EXHAUST FAN/LIGHT CONNECTION
⊕	CEILING FAN
⊕	EQUIPMENT CONNECTION & DISCONNECT
⊕	EQUIPMENT DISCONNECT SWITCH
S	SINGLE POLE SWITCH
S <sup>3</sup>	THREE WAY SWITCH
S <sup>F</sup>	FAN SWITCH
⊕	PHOTOCELL
⊕	OCCUPANCY SENSOR - CEILING MOUNTED
⊕	OCCUPANCY SENSOR - WALL MOUNTED

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PROJECT TITLE

**DVA IVH  
LOFTUS & MALLOY WATER INFILTRATION  
IOWA VETERANS HOME  
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MARSHALLTOWN, IA 50158**

SHEET CONTENTS

LOFTUS BUILDING  
WATERPROOFING REPAIRS  
MECH/ELEC NOTES &  
SCHEDULES

REVISIONS

NOTE	DATE

DAS PROJECT NO.  
**9487.00**

GENESIS PROJECT NO.  
**2515**

ISSUE DATE  
**04/10/2026**

SHEET NUMBER  
**ME0.0**  
9 OF: 16

**KEYED NOTES**

- ① DEMO EXISTING PIPE PENETRATION THROUGH CEILING/LID. REFER TO SHEET ME1.1 PLANS FOR RECONNECTION. REFER TO ARCHITECTURAL SHEET 1.1 FOR PATCHING REQUIREMENTS.
- ② DEMO EXISTING ELECTRIC METER, CONDUIT, AND CONDUCTORS PREVIOUSLY SERVING SHELTER HOUSE TO END OF EXCAVATION AREA. CONDUIT AND CONDUCTORS PAST EXCAVATION AREA MAY BE ABANDONED IN PLACE. PROVIDE MAPPING OF EXISTING ABANDONED CONDUIT ROUTING ON ELECTRONIC SITE PLAN TO OWNER PRIOR TO SUBSTANTIAL COMPLETION. OWNER RETAINS SALVAGE RIGHTS FOR ALL DEMO'D EQUIPMENT, CONDUIT, AND CONDUCTORS.
- ③ DEMO EXISTING CEILING EXHAUST FAN, WIRING, CONTROLS, AND GOOSENECK HOOD. OWNER RETAINS SALVAGE RIGHTS FOR ALL DEMO'D EQUIPMENT, CONDUIT, AND CONDUCTORS.
- ④ DEMO EXISTING LIGHT FIXTURES, CIRCUITING AND CONTROLS TO REMAIN FOR CONNECTION TO NEW LIGHT FIXTURES. REFER TO SHEET ME1.1. OWNER RETAINS SALVAGE RIGHTS FOR ALL DEMO'D EQUIPMENT, CONDUIT, AND CONDUCTORS.
- ⑤ DEMO EXISTING CONDUITS FROM MDP BACK TO TRANSFORMER. BUILDING POWER SHALL BE MAINTAINED UNTIL NEW CONDUIT AND CONDUCTORS ARE READY FOR CONNECTION. OWNER RETAINS SALVAGE RIGHTS FOR ALL DEMO'D EQUIPMENT, CONDUIT, AND CONDUCTORS.
- ⑥ DEMO ABANDONED CONDUIT AND PATCH PENETRATION. REFER TO SHEET A1.1 FOR PATCHING REQUIREMENTS.

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SHEET CONTENTS

LOFTUS BUILDING  
 WATERPROOFING REPAIRS  
 BASEMENT MECH/ELEC DEMO  
 PLAN

REVISIONS

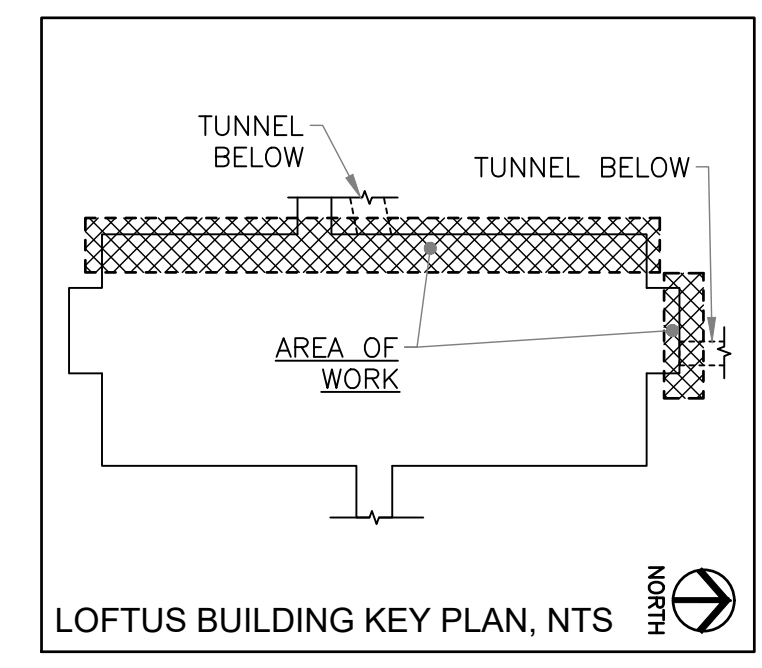
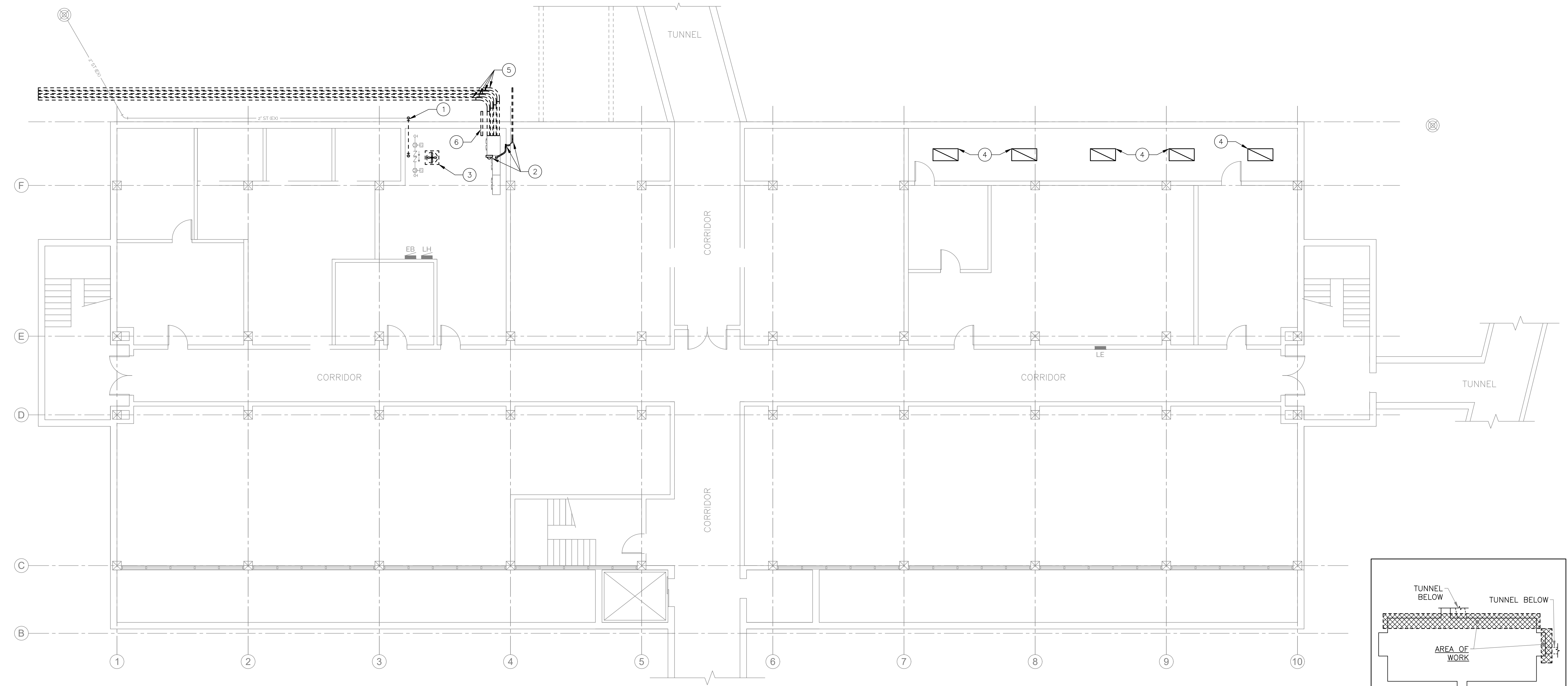
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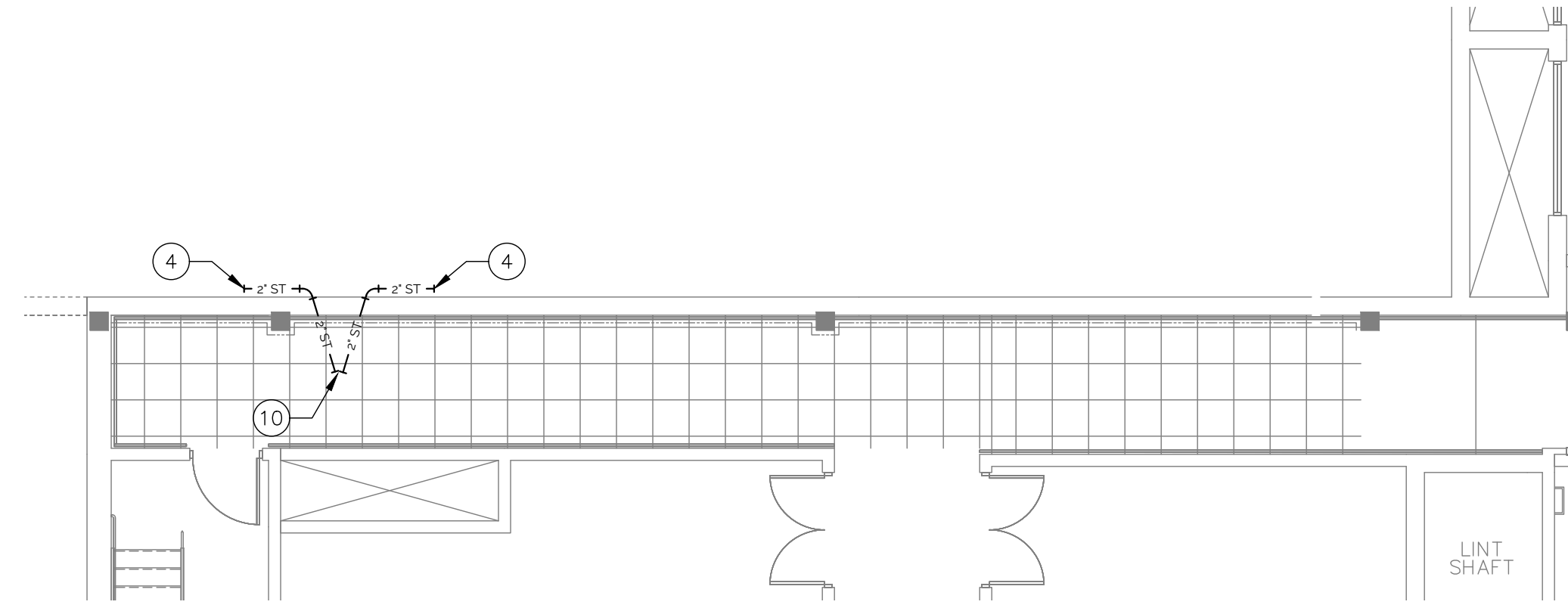
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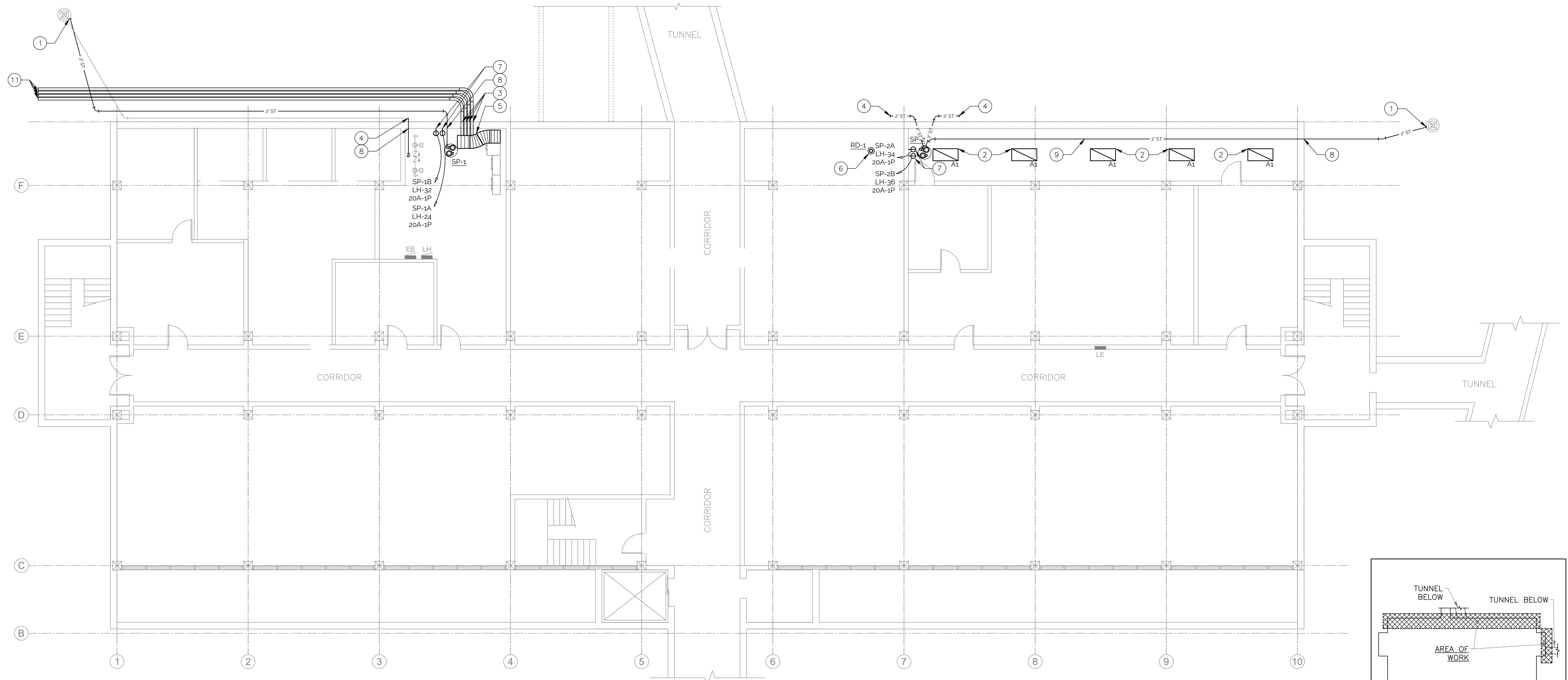
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**MED1.1**  
 10 OF: 16



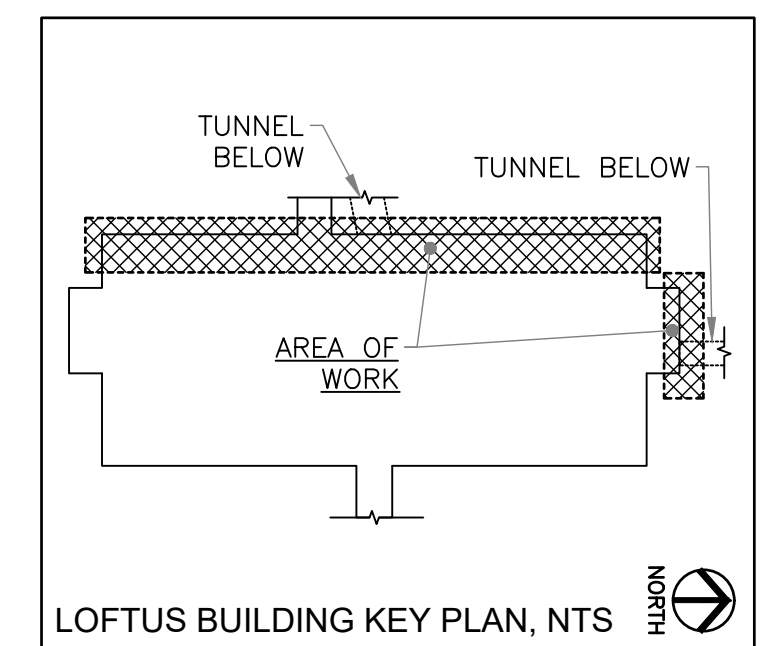
1 LOFTUS BUILDING WATERPROOFING REPAIRS BASEMENT MECH/ELEC PLAN  
 1/8" = 1'-0"



1 MALLOY BUILDING PARTIAL BASEMENT MECH/ELEC PLAN  
1/8" = 1'-0"



1 LOFTUS BUILDING WATERPROOFING REPAIRS BASEMENT MECH/ELEC PLAN  
1/8" = 1'-0"



**KEYED NOTES**

- 1 CONNECT SUMP DRAIN PIPING TO EXISTING STORM AREA DRAIN. ROUTE PIPING INSIDE NEW TRENCH.
- 2 CONNECT NEW LIGHT FIXTURE TO EXISTING CIRCUITING AND CONTROLS.
- 3 PROVIDE LINK SEAL SLEEVE SYSTEM AROUND (4) NEW CONDUITS PENETRATING CONCRETE BASEMENT WALL. DEPTH OF CONDUITS IS APPROXIMATELY 3'-0" BELOW GRADE.
- 4 RECONNECT TO EXISTING DISCHARGE PIPING BELOW GRADE. REFER TO SHEET C3.1 FOR CONTINUATION.
- 5 INSTALL 12"x4" ALUMINUM CABLE TRAY TO SUPPORT EXISTING SERVICE CONDUCTORS. SECURE CABLE TRAY TO CONCRETE BASEMENT WALL.
- 6 ROUTE 2" DRAIN FROM VAULT FLOOR DRAIN TO SUMP BASIN.
- 7 ROUTE POWER FROM BASEMENT ELECTRICAL ROOM. CONDUIT SHALL BE ROUTED AS HIGH AS POSSIBLE. FIELD VERIFY EXACT ROUTING.
- 8 PROVIDE LINK SEAL SLEEVE FOR NEW 2" PIPE PENETRATION.
- 9 ROUTE PIPING ABOVE CEILING.
- 10 REROUTE ROOF DRAIN PIPE LEADER BELOW FLOOR AND PIPE THROUGH EXTERIOR TUNNEL WALL BELOW GRADE. REFER TO ARCHITECTURAL SHEET A1.3
- 11 ROUTE (4) NEW SETS OF (3) #500 ALUMINUM CONDUCTORS IN 3" CONDUIT FROM MDP TO TRANSFORMER (APPROXIMATELY 120 LINEAL FEET). REFER TO SHEET C3.1 FOR TRANSFORMER LOCATION. EXISTING SERVICE SHALL BE MAINTAINED UNTIL NEW CONDUITS AND CONDUCTORS ARE ROUGHED IN TO MINIMIZE DOWNTIME. COORDINATE SERVICE OUTAGE WITH OWNER A MINIMUM OF 2 WEEKS PRIOR TO OUTAGE.

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**GENESIS**  
ARCHITECTURAL DESIGN

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**IOWA VETERANS HOME**  
**1301 SUMMIT STREET**  
**MARSHALLTOWN, IA 50158**

SHEET CONTENTS

LOFTUS BUILDING  
WATERPROOFING REPAIRS  
BASEMENT MECH/ELEC  
FLOOR PLAN

REVISIONS

NOTE	DATE

DAS PROJECT NO.  
**9487.00**

GENESIS PROJECT NO.  
**2515**

ISSUE DATE  
**04/10/2026**

SHEET NUMBER  
**ME1.1**

11 OF: 16

# IOWA VETERAN'S HOME SITE PLAN

## SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 SITE SURVEY/DEMO PLAN
- C2.1 LAYOUT/LANDSCAPE PLAN
- C3.1 GRADING/UTILITY PLAN

## PROPERTY DESCRIPTION:

SW NE LYING S OF RIVER & NW SE & SE NW & NE SW & LOTS 1 & 2 SW NW & LOTS 1, 1/2, 2/2 & 3/2 NW SW

## ADDRESS:

IOWA VETERANS HOME  
1301 SUMMIT ST  
MARSHALLTOWN, IA 50158  
CLIENT REPRESENTATIVE: DAVID HAINES, FACILITIES DIRECTOR  
641-750-6022

## OWNER:

STATE OF IOWA, DEPARTMENT OF ADMINISTRATIVE SERVICES  
109 SE 13TH STREET  
DES MOINES, IOWA 50319  
DAS REPRESENTATIVE: BRAD TONYAN  
515-360-7718

## ZONING:

PUBLIC AND INSTITUTIONAL (PI)  
FOR AN OFFICIAL ZONING REPORT PLEASE EMAIL  
BLDGINS@MARSHALLTOWN-IA.GOV

## GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL STATE BUILDING CODE REQUIREMENTS.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS INCLUDING NECESSARY SWPPP PROTECTIONS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF MARSHALLTOWN.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL AND STATE REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

## PAVING NOTES:

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH STATE CODES AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUB BASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- ALL WALKS SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

## UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.

## UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

## WETLAND NOTES:

- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

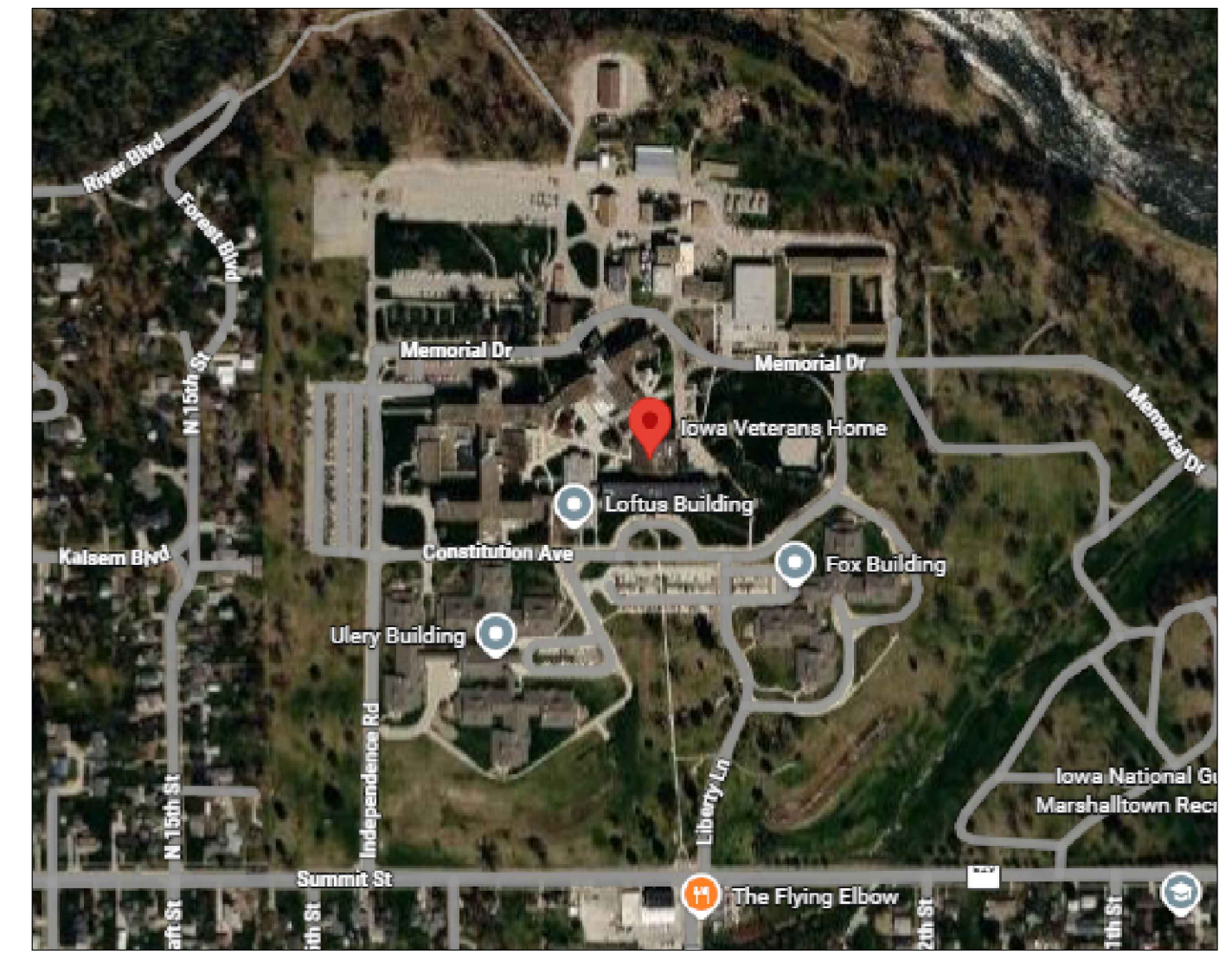
## SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 01-21-26. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

## CAUTION - UNDERGROUND UTILITY TUNNEL:

APPROXIMATE LOCATION IS SHOWN. ON A1.1  
CONTRACTOR SHALL VERIFY EXACT LOCATION, DEPTH AND EXTENT OF TUNNEL PRIOR TO COMMENCEMENT OF WORK.

NO EXCAVATION, DRILLING, PILE/PIER DRIVING, COMPACTION, OR IMPOSED LOADS SHALL OCCUR ABOVE OR WITHIN THE INFLUENCE ZONE OF THE TUNNEL WITHOUT PRIOR REVIEW AND APPROVAL FROM OWNER/ARCHITECT. CONTRACTOR SHALL PROTECT TUNNEL FROM DAMAGE AT ALL TIMES.



VICINITY MAP  
SCALE: 1" = 1,000'

## ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

## LEGEND

—SAN—	SANITARY SEWER	⊞	ELECTRIC VAULT
—ST—	STORM SEWER	⊞	TRANSFORMER POLE
—W—	WATER LINE	⊞	TRANSFORMER POLE
—G—	GAS LINE	⊞	LIGHT POLE
—U/E—	UNDERGROUND ELECTRIC	⊞	ELECTRIC JUNCTION BOX
—O/E—	OVERHEAD ELECTRIC	⊞	ELECTRIC PANEL
—TELE—	TELEPHONE LINE	⊞	TRANSFORMER
—F/O—	FIBER OPTIC	⊞	GROUND LIGHT
—CATV—	CABLE TV	⊞	GUY WIRE
⊞	STORM MANHOLE	⊞	ELECTRIC HANDHOLE
⊞	CURB INTAKE	⊞	GAS METER
⊞	SURFACE INTAKE	⊞	GAS VALVE
⊞	FLARED END SECTION	⊞	AIR CONDITIONING UNIT
⊞	ROOF DRAIN	⊞	TELEPHONE RISER
⊞	DOWNSPOUT	⊞	TELEPHONE VAULT
⊞	SANITARY MANHOLE	⊞	TELEPHONE MANHOLE
⊞	CLEANOUT	⊞	TRAFFIC SIGNAL MANHOLE
⊞	FIRE HYDRANT	⊞	FIBER OPTIC MANHOLE
⊞	PAGE	⊞	FIBER OPTIC RISER
⊞	SPRINKLER	⊞	FIBER OPTIC VAULT
⊞	IRRIGATION CONTROL VALVE	⊞	CABLE TV RISER
⊞	WATER MANHOLE	⊞	SIGN
⊞	WELL	⊞	BOLLARDS
⊞	WATER VALVE	⊞	⊞ DENOTES NUMBER OF PARKING STALLS
⊞	WATER SHUT OFF	⊞	● PROPERTY CORNER - FOUND AS NOTED
⊞	YARD HYDRANT	⊞	○ PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #XXXXX OR AS NOTED
⊞	FLAGPOLE	⊞	⊞ SECTION CORNER - FOUND AS NOTED
⊞	ELECTRIC MANHOLE	⊞	▲ SITE CONTROL POINT - MONUMENT AS NOTED
⊞	ELECTRIC METER		
⊞	ELECTRIC RISER		

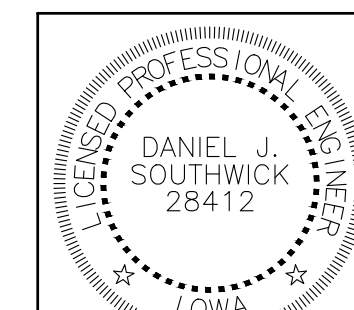
ALL UTILITY MAPS PROVIDED BY IOWA VETERANS HOME



## UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT 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.

SIGNED: *Daniel J. Southwick* DATE: April 10, 2026  
DANIEL J. SOUTHWICK, P.E. 28412  
LICENSE RENEWAL DATE: DEC. 31, 2026 C0.1 - C3.1  
PAGES OR SHEETS COVERED BY THIS SEAL:

SITE PLAN  
IOWA VETERANS HOME  
1301 SUMMIT ST  
MARSHALLTOWN, IA



REFERENCE NUMBER:

DRAWN BY:  
DRT

REVISION DATE:

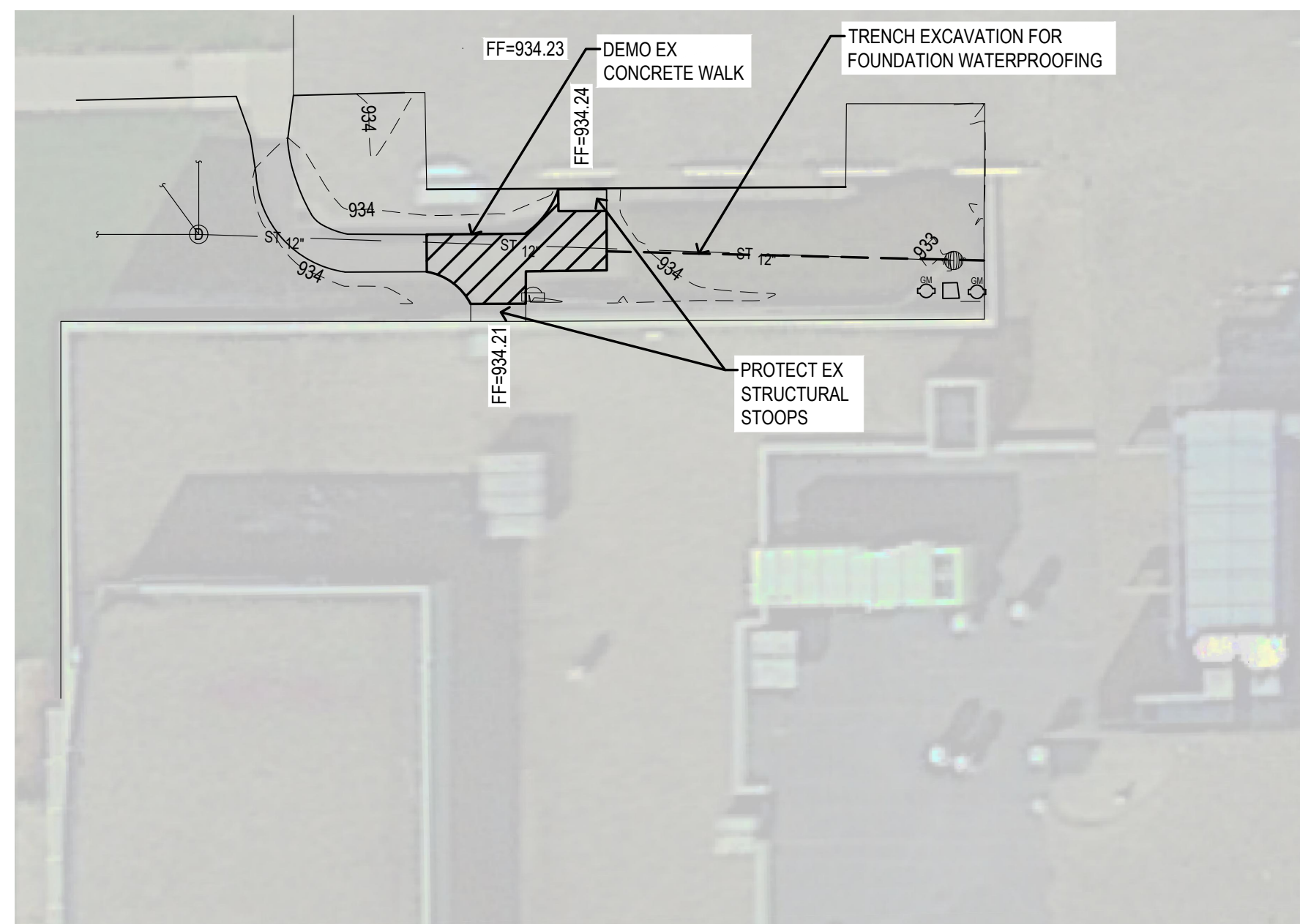
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4-10-2026

PROJECT NUMBER:  
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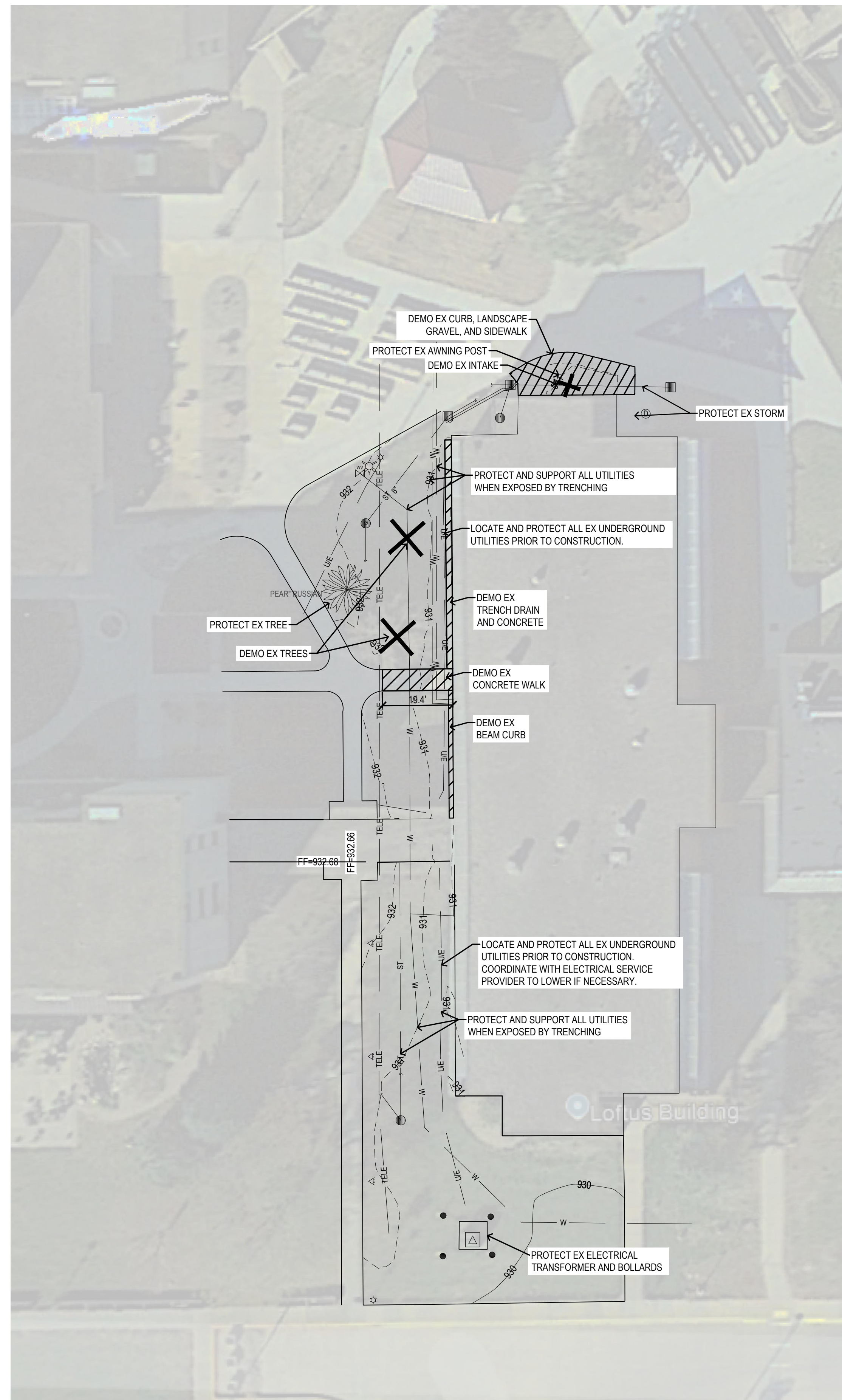
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COVER SHEET

SHEET NUMBER:  
C0.1

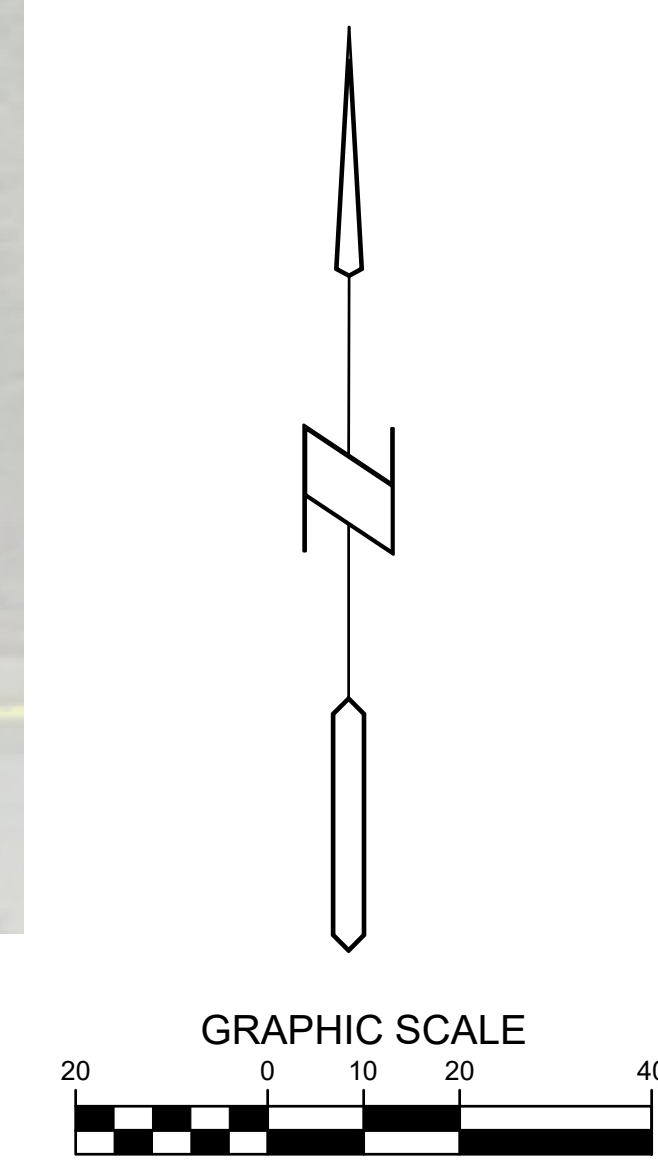
MALLOY



LOFTUS



- DEMO NOTES:
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
  2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
  3. CONTRACTOR TO PROTECT AND SUPPORT ALL EXISTING UTILITIES.

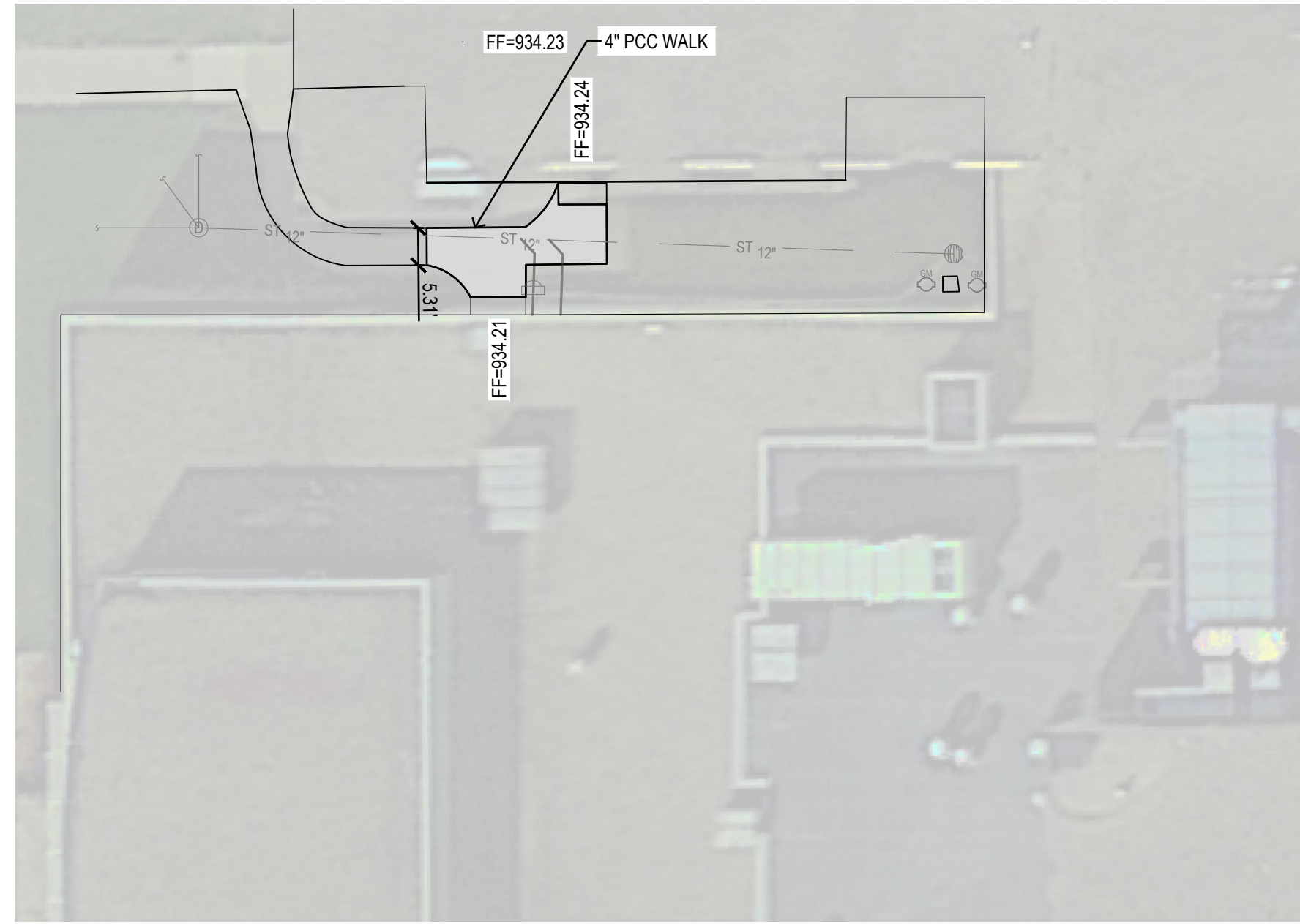


SITE PLAN  
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 1301 SUMMIT ST  
 MARSHALLTOWN, IA

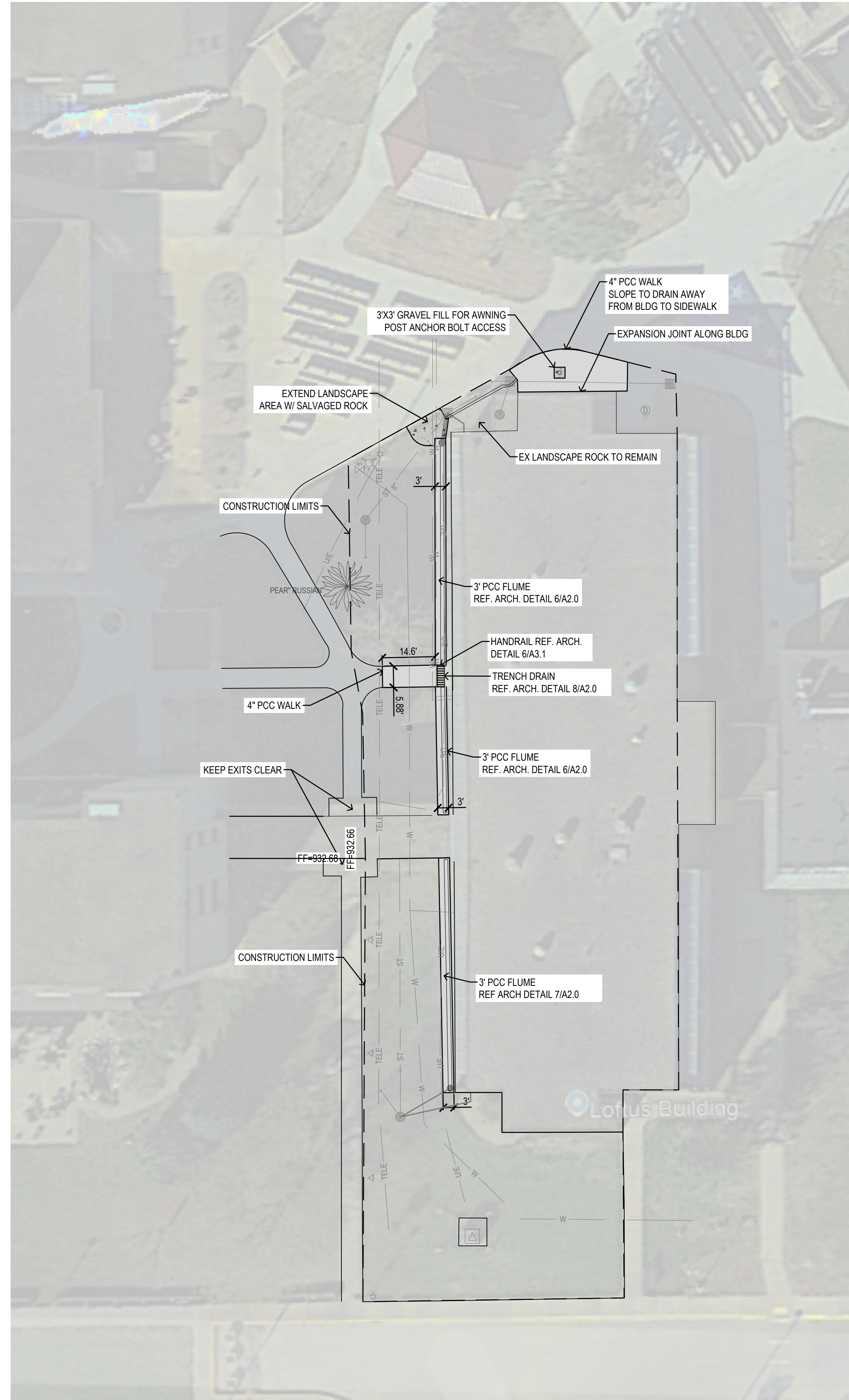
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REVISION DATE:
ISSUE DATE: 4-10-2026
PROJECT NUMBER: 260085
SHEET NAME: DEMO PLAN
SHEET NUMBER: C1.1



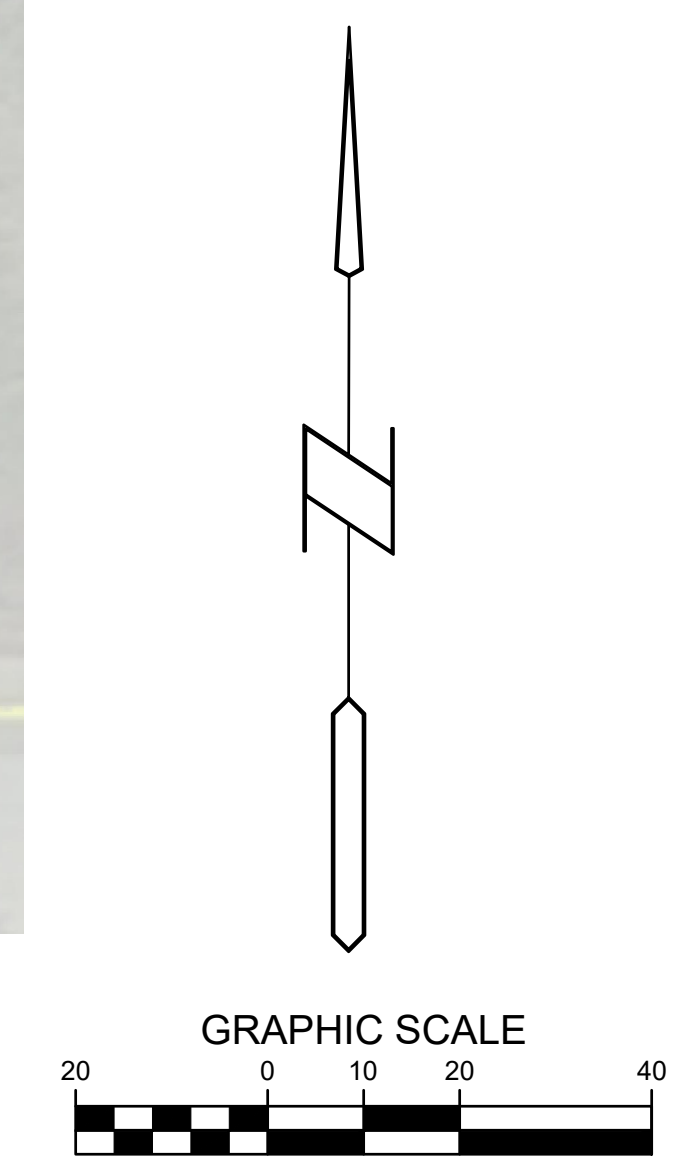
MALLOY



LOFTUS



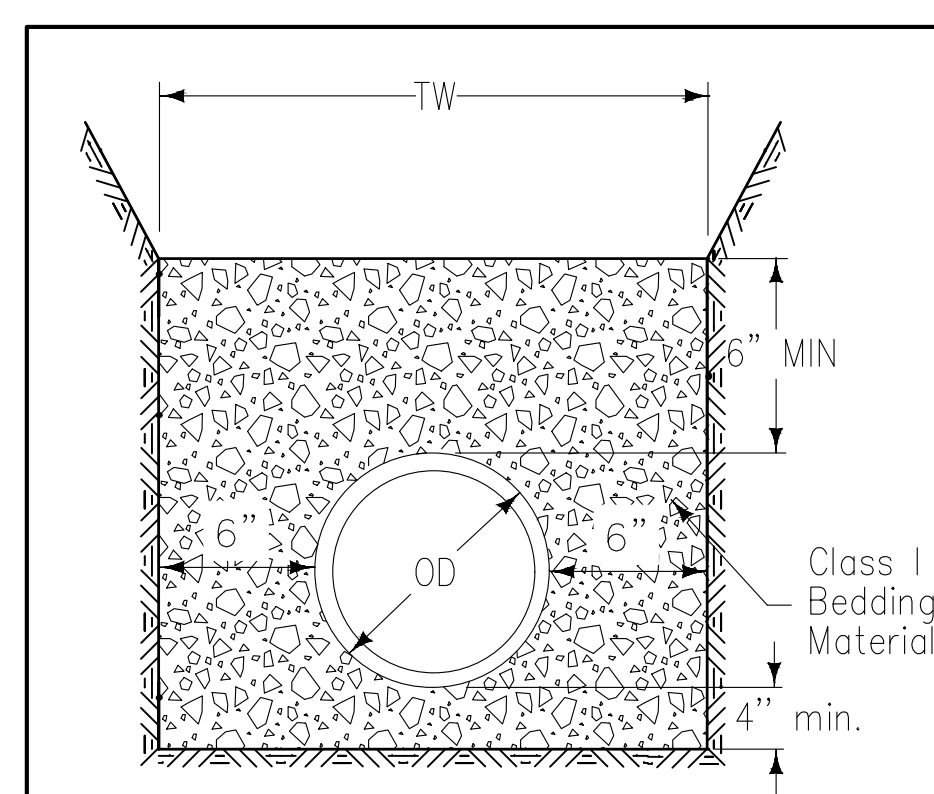
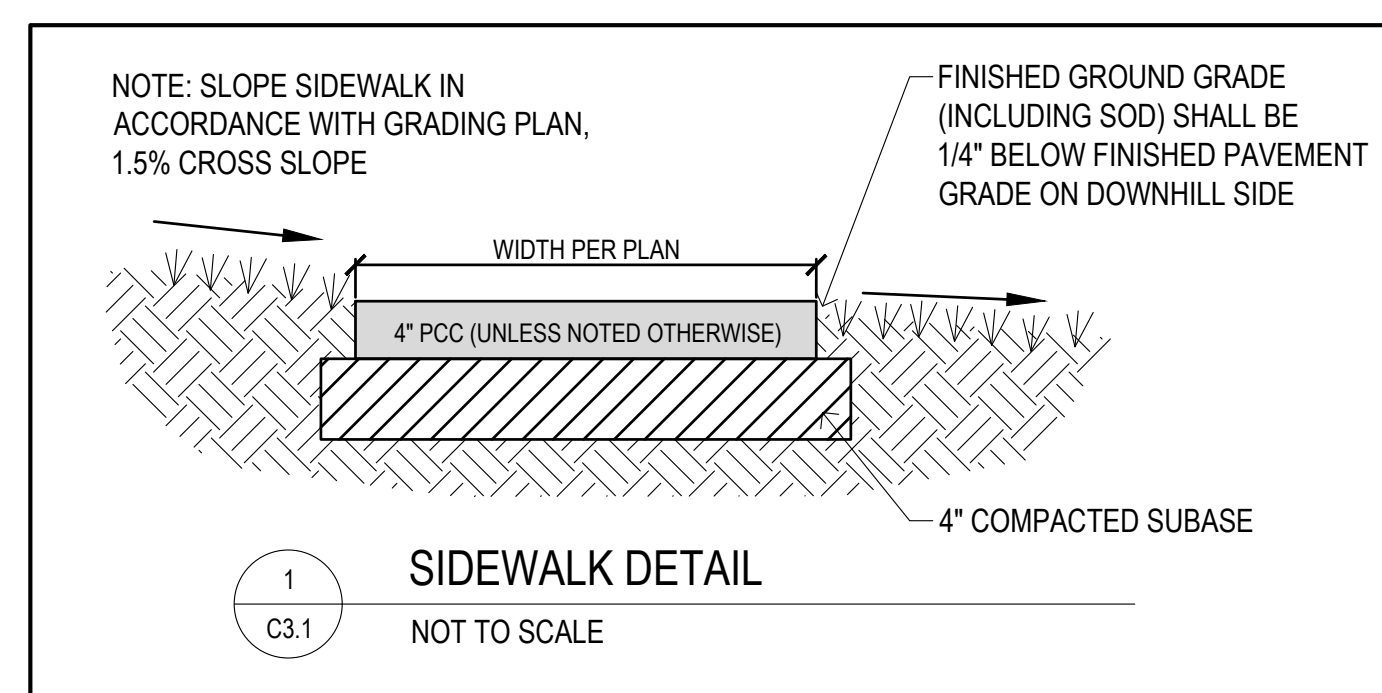
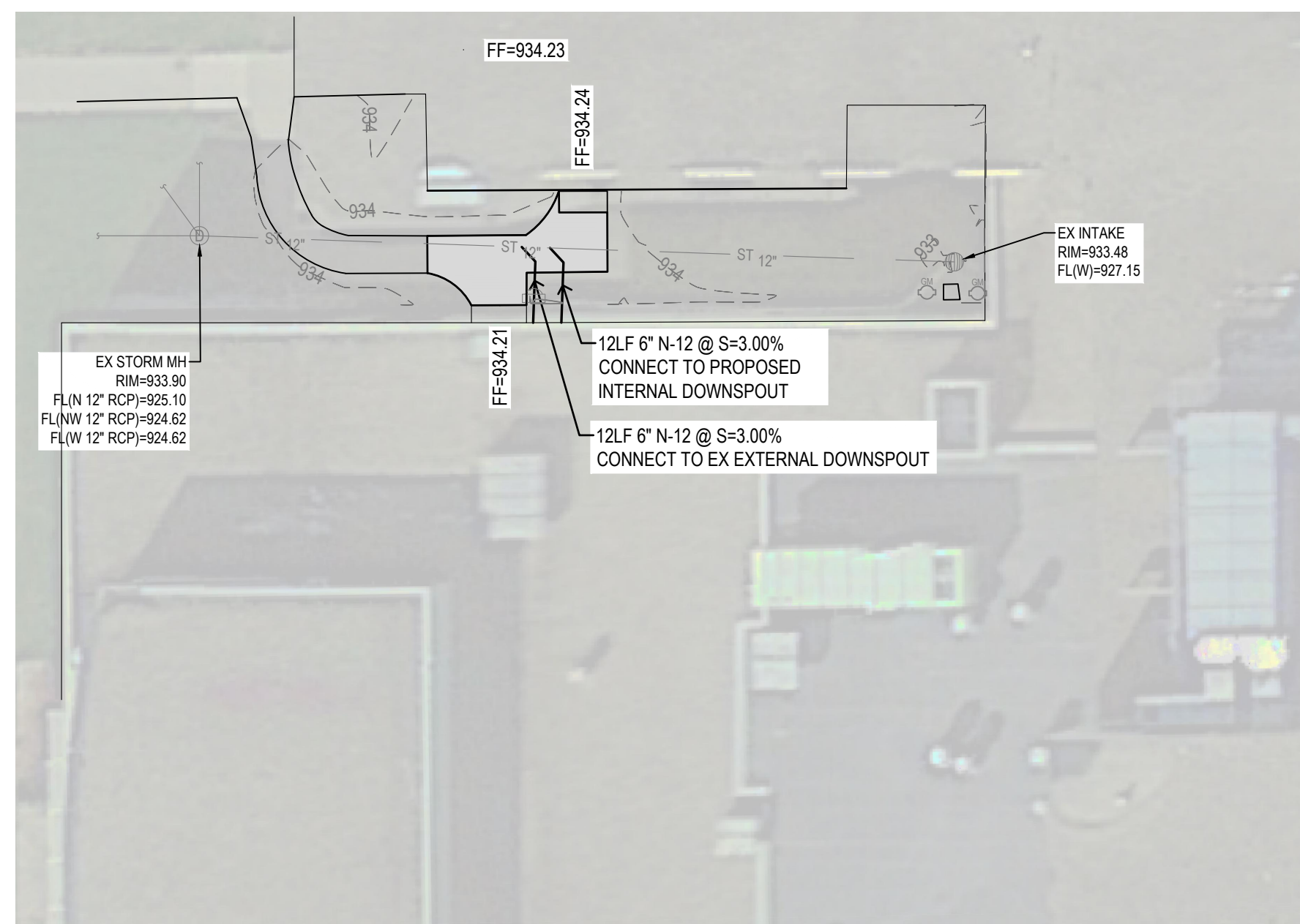
LAYOUT NOTES:  
1. PROTECT ALL EXISTING SIDEWALKS. REPAIR ANY DAMAGE TO EXISTING SIDEWALKS.



SITE PLAN  
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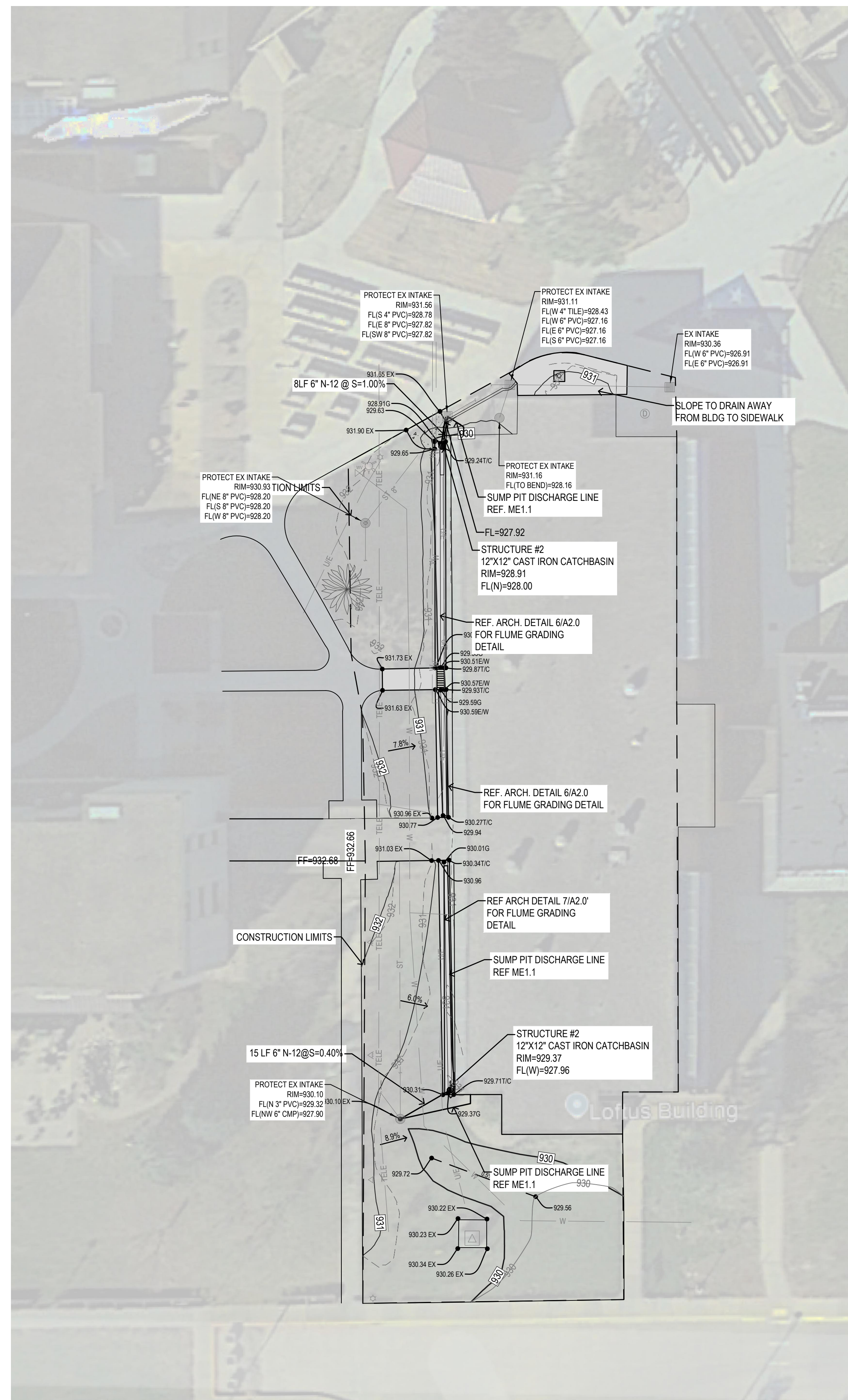
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REVISION DATE:
ISSUE DATE: 4-10-2026
PROJECT NUMBER: <b>260085</b>
SHEET NAME: <b>LAYOUT &amp; LANDSCAPE PLAN</b>
SHEET NUMBER: <b>C2.1</b>

**MALLOY**



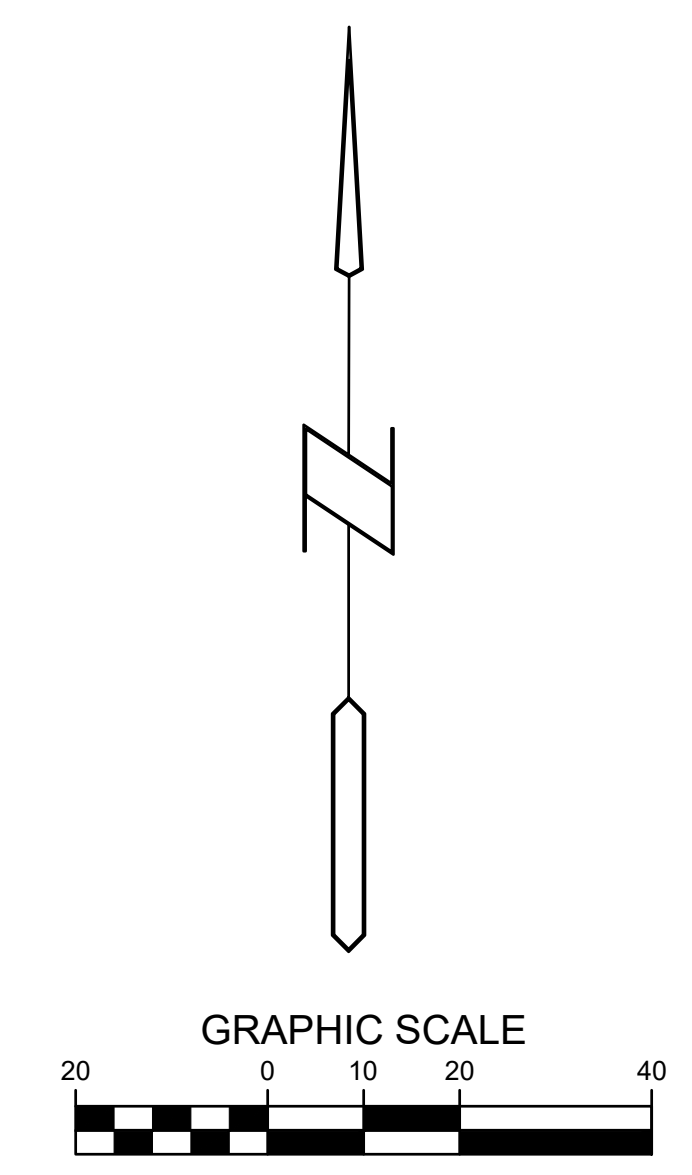
OD = Outside diameter of pipe  
 TW = Trench width at top of pipe:  
 Min. = OD+18 inches OR 1.25xOD+12"  
 (whichever is greater)

**LOFTUS**



- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
  2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
  3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
  4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5, CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- UTILITY NOTES:**
1. SUPPORT ALL EXPOSED UTILITIES DURING TRENCH EXCAVATION.

- GRADING LEGEND:**
- EXISTING CONTOUR: ---150---
  - PROPOSED CONTOUR: —150—
  - FINISHED GROUND ELEVATION: ● 150.50
  - TOP OF CURB ELEVATION: ● 150.50T/C
  - GUTTER ELEVATION: ● 150.50G
  - TOP OF WALL ELEVATION: ● 150.50T/W
  - BOTTOM OF WALL ELEVATION: ● 150.50B/W
  - EDGE OF WALK ELEVATION: ● 150.50E/W
  - TOP OF STAIR ELEVATION: ● 150.50T/S
  - BOTTOM OF STAIR ELEVATION: ● 150.50B/S
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



**BISHOP**  
ENGINEERING +

3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

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SITE PLAN

**IOWA VETERANS HOME**  
1301 SUMMIT ST  
MARSHALL TOWN, IA

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SHEET NAME:  
**GRADING AND UTILITY PLAN**

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SHEET NUMBER:  
**C3.1**