

# Marshalltown RCE Office - Basement Wall Stabilization

## Project Address

1308 Iowa Ave West  
Marshalltown, IA 50158

## CONSTRUCTION PLANS

Project: BG-3M12(008)-80-64

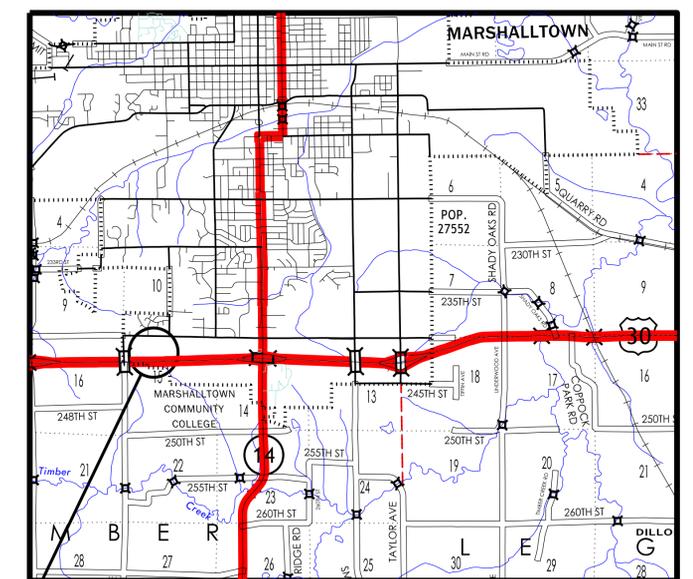
### INDEX OF DRAWINGS:

SHEET NO.	SHEET NAME
01 A-1	SITE PLAN
02 A-2	ELEVATIONS & WALL SECTION



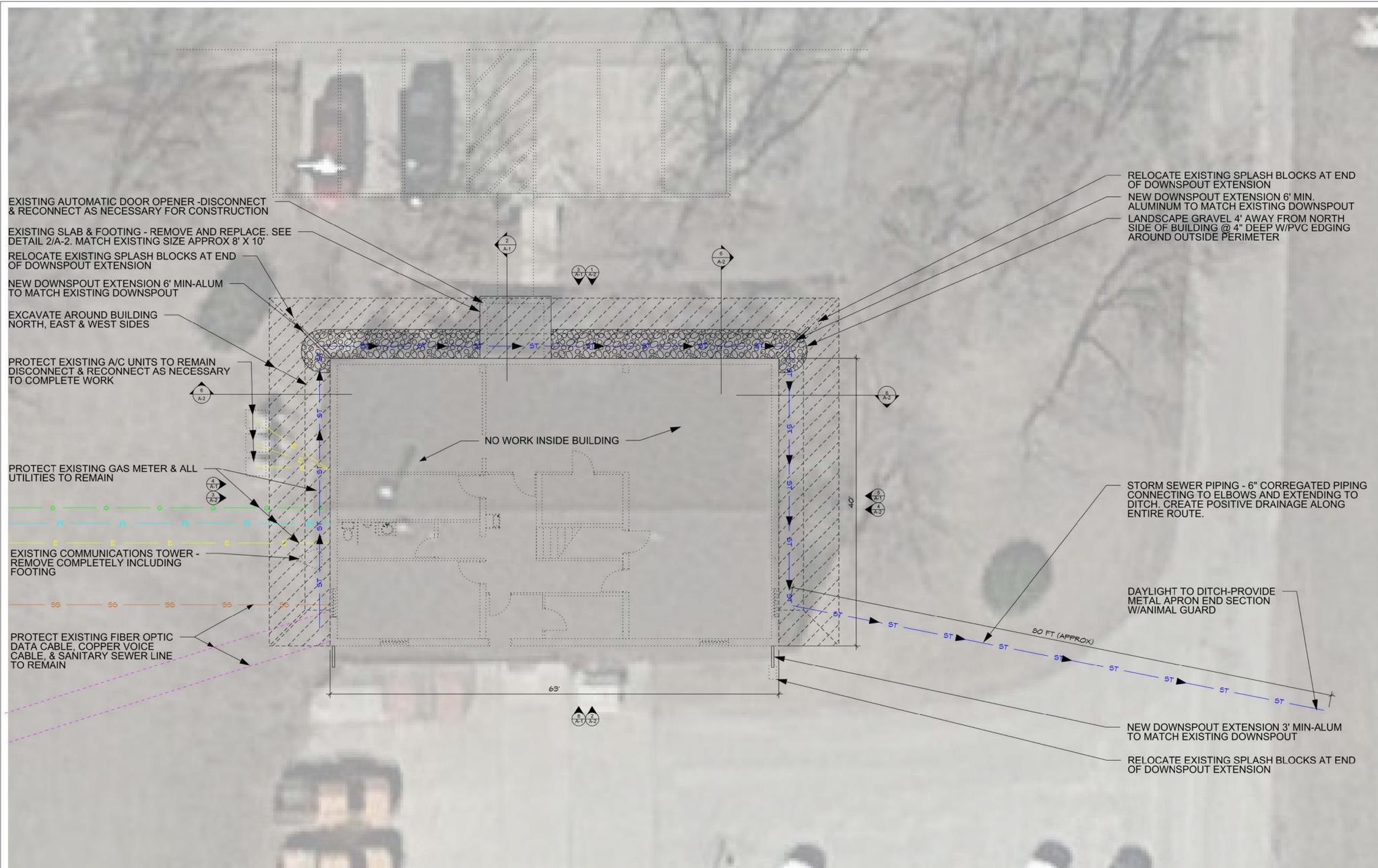
## OFFICE OF FACILITIES SUPPORT

800 LINCOLN WAY, AMES, IOWA 50010

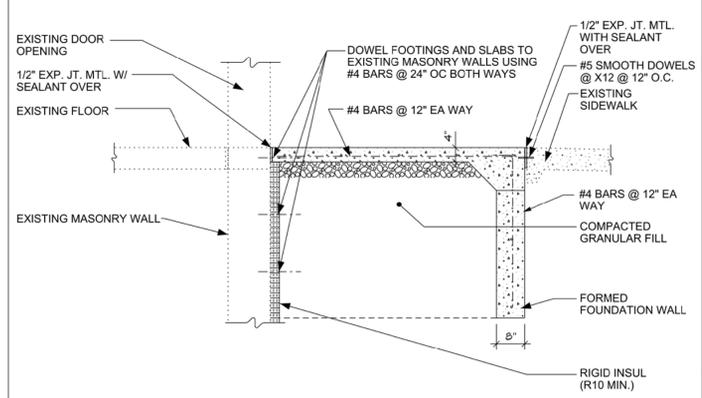


PROJECT LOCATION





- ### GENERAL NOTES:
- CALL FOR EXISTING UTILITY LOCATION STAKES A MINIMUM OF 48 HOURS PRIOR TO DIGGING. IOWA ONE CALL 811. THE LOCATION OF ALL AERIAL AND UNDER GROUND UTILITY LINES ARE APPROXIMATE OR MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND FACILITIES, WHETHER INDICATED OR NOT, WILL BE LOCATED AND FLAGGED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. NO EXCAVATION PERMITTED IN THE AREA UNTIL ALL SUCH UNDER GROUND UTILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITIES
  - CONTRACTOR TO PROVIDE DOCUMENTATION OF MINIMUM 5 YEARS EXPERIENCE INCLUDING WORK ON SIMILAR PROJECTS. DOCUMENTATION OF EXPERIENCE REQUIRED PRIOR TO BID AWARD
  - CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS. IF THERE ARE DISCREPANCIES, CONTACT IOWA DOT - OFFICE OF SUPPORT SERVICES
  - IN THE EVENT OF CONFLICTS OR DIFFERING AS-BUILT CONDITIONS, NOTIFY IOWA DOT - OFFICE OF SUPPORT SERVICES PRIOR TO FIELD MODIFICATIONS OF DETAILS, CONNECTIONS, OR DIMENSIONS
  - MAINTAIN AND PROTECT EXISTING BUILDING. CONTRACTOR TO ENSURE STRUCTURE IS NOT DAMAGED BY THE APPLICATION OF EXCESSIVE LOADS OR BY ANY OTHER MEANS. CONTRACTOR TO PROTECT ALL UNDERGROUND UTILITIES, CABLES, WIRES, & CONDUIT TO REMAIN. REPAIR OR REPLACE DAMAGES AT GENERAL CONTRACTORS COST
  - CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING OF EXISTING STRUCTURE AS REQUIRED TO PERFORM CONSTRUCTION SHOWN HEREIN
  - HAUL ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS OFF-SITE AND DISPOSE OF PROPERLY
  - FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AND WARNINGS NEEDED FOR CONSTRUCTION OPERATIONS. ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION AND CONSTRUCTION. MAINTAIN EMPLOYEE AND PUBLIC ACCESS TO BUILDING
  - PROTECT BY WHATEVER MEANS REQUIRED ALL FENCES, SIGNS, STRUCTURES, UTILITIES, STREETS, BUSHES, TREES, ETC. WHICH ARE NOT DESIGNATED FOR REMOVAL; OR ARE OUTSIDE THE LIMITS OF CONSTRUCTION
  - PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS
  - CONTRACTOR TO REMOVE TOP SOIL AT EXCAVATION LOCATIONS AND SAVE FOR REPLACEMENT AFTER CONSTRUCTION FOR 18" LAYER ON TOP OF GRANULAR FILL
  - SALVAGE ALL SPLASH BLOCKS AT DOWNSPOUT FOR REINSTALLATION
  - REGRADE AROUND BUILDING SO GROUND SLOPES AWAY FROM BUILDING AT 5% MINIMUM SLOPE
  - PLANT GRASS SEED IN ALL EXISTING LAWN AREAS AFFECTED BY PROJECT
  - CONTRACTOR TO MINIMIZE BLOCKAGE OF THE NORTH (MAIN ENTRY) DOOR DUE TO ADA ACCESS REQUIREMENTS. COORDINATE ALL NECESSARY BLOCKAGE OF THIS DOOR WITH IOWA DOT. NOTIFY PROJECT COORDINATOR OF ALL PLANNED BLOCKAGES AT LEAST 7 DAYS BEFORE AND PROVIDE ACCESS IF NECESSARY



### LEGEND

EXISTING WATER CONNECTION	UNDERGROUND CABLE
EXISTING SANITARY SEWER CONNECTION	EXISTING CONSTRUCTION TO REMAIN
NEW STORM SEWER PIPING	EXCAVATION
EXISTING ELECTRICAL CONNECTIONS	NEW CONSTRUCTION
EXISTING GAS CONNECTION	

**1 SITE PLAN / BASEMENT FLOOR PLAN**  
 SCALE: 1/8"=1'-0"  
 NORTH

**2 STOOP FOOTING AND SLAB**  
 SCALE: N.T.S.



**3 NORTH ELEVATION - EXISTING**  
 A-1 PHOTO



**4 WEST ELEVATION - EXISTING**  
 A-1 PHOTO

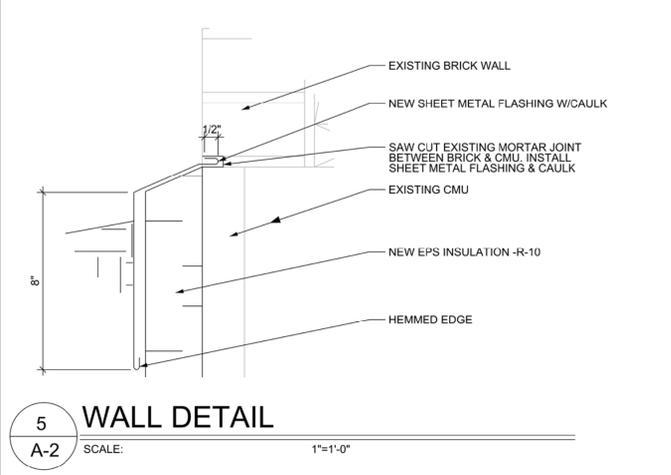
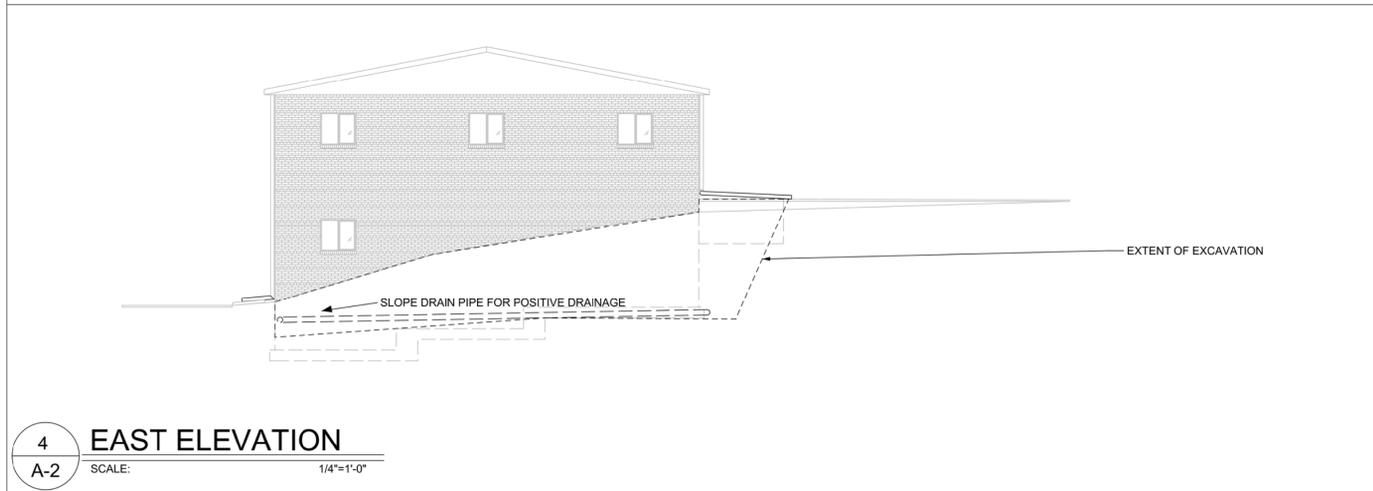
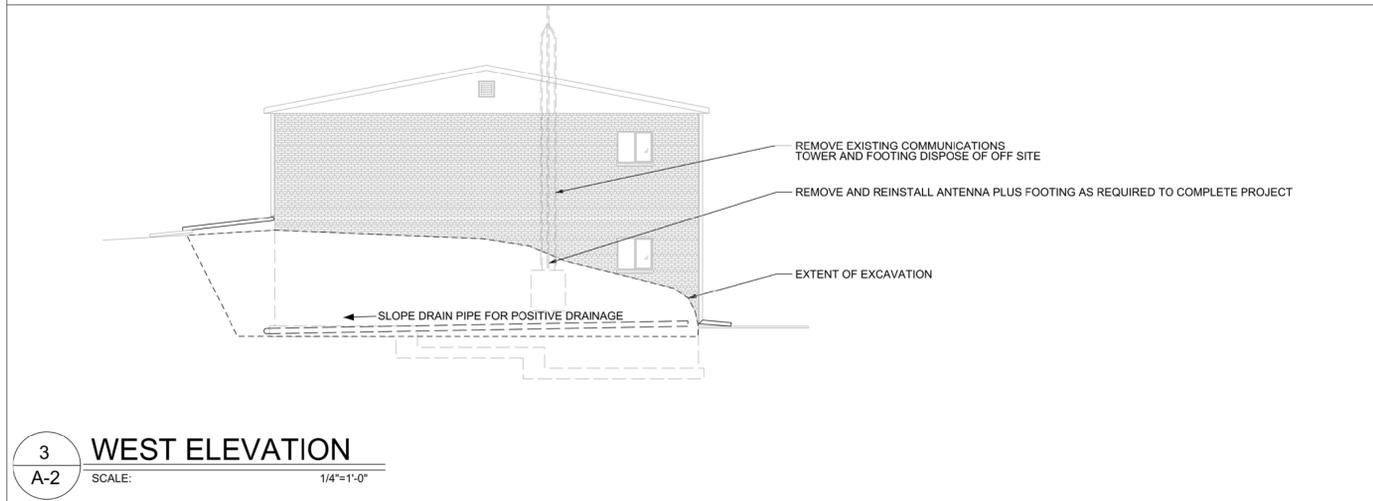
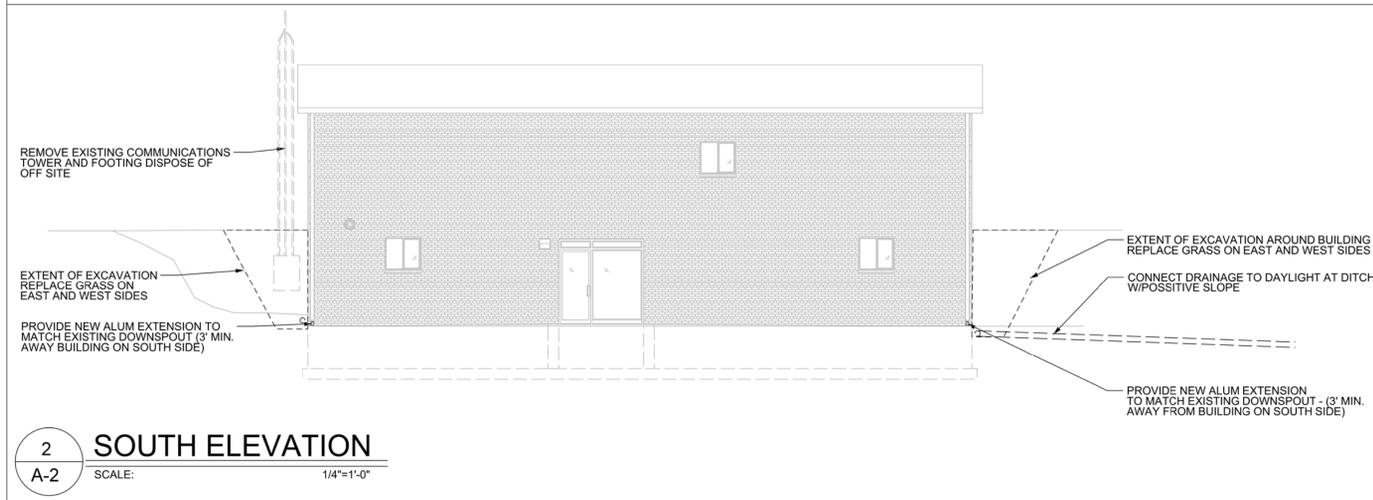
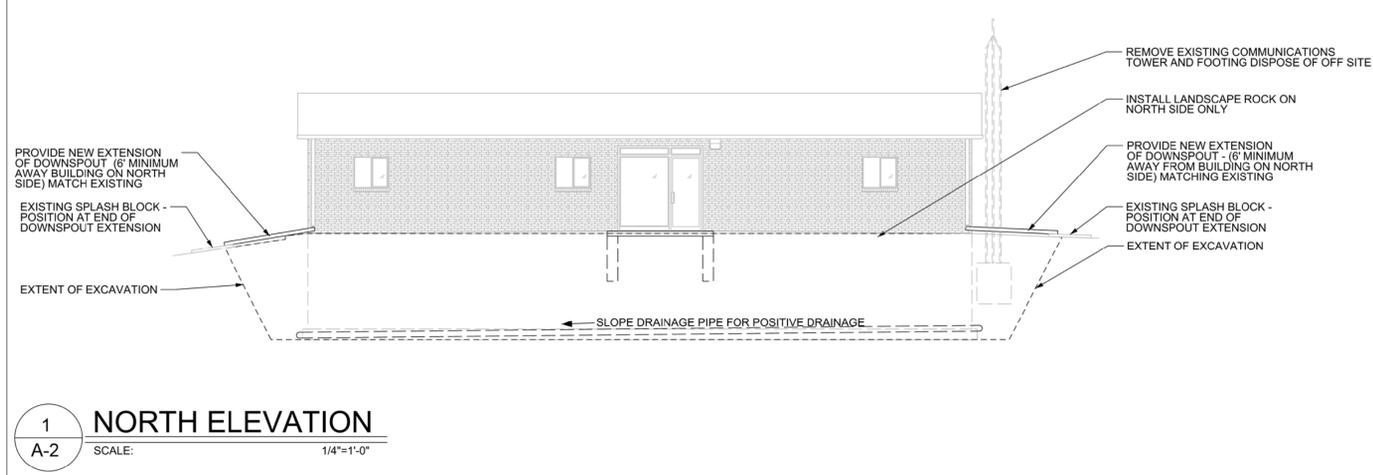


**5 EAST ELEVATION - EXISTING**  
 A-1 PHOTO

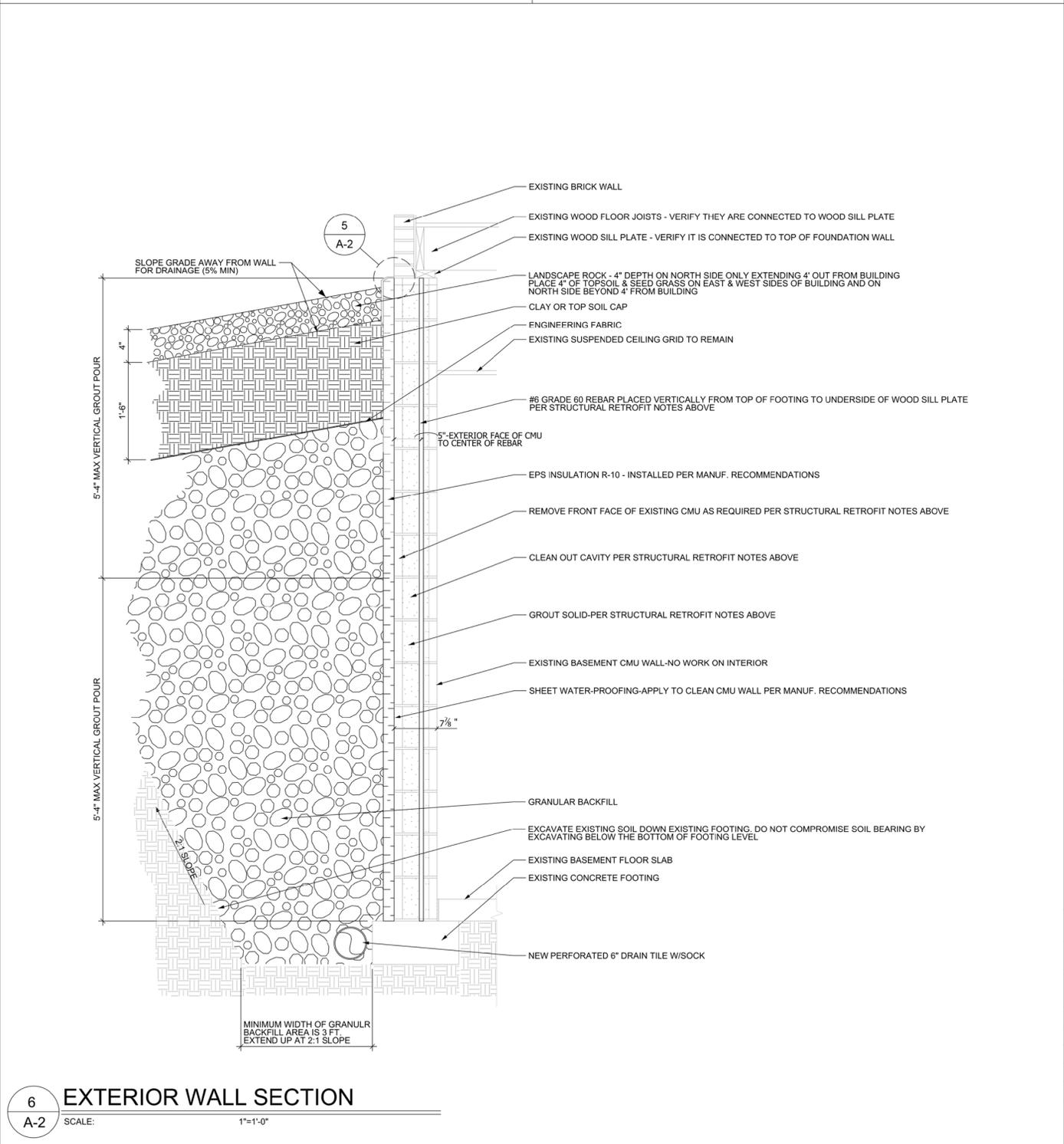


**6 PARTIAL SOUTH ELEVATION - EXISTING**  
 A-1 PHOTO

SHEET SIZE 24"X36"



- ### STRUCTURAL RETROFIT NOTES:
- EXISTING BLOCK FOUNDATION WALL ON NORTH SIDE OF BUILDING AND PORTIONS ON EAST AND WEST SIDES OF BUILDING THAT ARE CURRENTLY BACKFILLED ON ONE SIDE WITH SOIL SHALL BE RETROFITTED
  - EXISTING WALL IS ASSUMED TO BE UNGROUTED AND UNREINFORCED
  - VERIFY EXISTING WOOD SILL PLATE IS CONNECTED TO TOP OF FOUNDATION WALL. VERIFY WOOD FLOOR JOISTS ARE CONNECTED TO WOOD SILL PLATE
  - EXISTING SOIL SHALL BE EXCAVATED BACK FROM THE EXTERIOR FACE OF THE WALLS DOWN TO TOP OF FOOTING LEVEL. DO NOT COMPROMISE SOIL BEARING BY EXCAVATING BELOW THE BOTTOM OF FOOTING LEVEL. EXCAVATION SHALL EXTEND AS NECESSARY TO ALLOW COMPLETION OF WALL RETROFIT WORK
  - VERTICAL REINFORCING STEEL SHALL BE INSTALLED FROM THE EXTERIOR FACE OF THE WALLS. VERTICAL REINFORCING SHALL CONSIST OF #6 BARS (GRADE 60) INSTALLED AT 40" O.C. EXTENDING FROM TOP OF FOOTING TO UNDERSIDE OF WOOD SILL PLATE. CENTER OF NEW BARS SHALL BE LOCATED HORIZONTALLY 5" FROM THE EXTERIOR FACE OF THE BLOCK. FACE SHELLS OF BLOCKS SHALL BE CAREFULLY REMOVED AS NECESSARY TO ALLOW INSTALLATION OF NEW REINFORCING STEEL. INITIATE REMOVALS OF FACE SHELLS WITH NEAT, STRAIGHT SAW CUTS. ALL DEBRIS AND MORTAR SPILLS SHALL BE CLEANED OUT OF CELL PRIOR TO GROUTING. GROUT REINFORCED CELLS SOLID. INITIAL INSTALLATION OF REINFORCING SHALL BE DONE AT EVERY OTHER LOCATION (80" O.C.). AFTER INITIAL INSTALLATION, REINFORCING SHALL BE INSTALLED IN BETWEEN INITIAL INSTALLATION LOCATIONS
  - GROUT SHALL TEST 2000 PSI AT 28 DAYS. GROUT SHALL HAVE A COMPOSITION MEASURED BY VOLUME CONSISTING OF ONE PART PORTLAND CEMENT AND TWO PARTS OF SAND WITH TWO PARTS OF PEA GRAVEL. GROUT SHALL BE CONSOLIDATED AT TIME OF PLACEMENT BY MECHANICAL VIBRATION AND RECONSOLIDATED BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED. MAXIMUM VERTICAL GROUT POUR SHALL BE 5'-4". GROUT POURS SHALL BE STOPPED 2" BELOW THE TOP MASONRY UNIT ON INTERMEDIATE POURS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT SEGREGATION OF GROUT MATERIALS AND DAMAGE TO MASONRY UNITS DURING THE GROUTING PROCESS
  - REMAINING UNREINFORCED CELLS IN WALL SHALL BE GROUTED SOLID. REMOVE FACE SHELL OF BLOCK AT MID-HEIGHT OF WALL AND AT TOP OF WALL FOR GROUT PLACEMENT
  - INSTALL WATERPROOFING SYSTEM ON EXTERIOR FACE OF FOUNDATION WALLS.
  - INSTALL SUBDRAIN SYSTEM AT BASE OF WALL ON EXTERIOR. ENSURE SUBDRAIN DAYLIGHTS OUT OF SLOPE AT THE REAR OF THE BUILDING
  - BACKFILL FOUNDATION WALLS WITH A FREE DRAINING GRANULAR BACKFILL. WIDTH OF BACKFILL SHALL BE 3' MINIMUM AND SHALL EXTEND UP AT A 2:1 SLOPE. PROVIDE 18" DEEP CLAY/TOPSOIL CAP ON TOP OF GRANULAR FILL. PROVIDE ENGINEERING FABRIC IN BETWEEN BOTTOM OF CLAY CAP AND TOP OF GRANULAR BACKFILL



SHEET SIZE 24"X36"