REDEVELOPMENT AUTHORITY OF ALTOONA LAND BANK
1301 12th Street, Suite 400
Altoona, PA 16601
Phone: 814-949-2470 • planning@altoonapa.gov

REQUEST FOR PROPOSALS

LOCATION: 2000-2018 14th Avenue, Altoona PA 16601

PROJECT: Labor to build three (3) single family homes and site development

The Redevelopment Authority of Altoona (RA) on behalf of the Land Bank (LB), has acquired 2000-2018 14th Avenue, Altoona, PA 16601 from a tax sale. The intent of the RA is soliciting proposals qualified contractors to build three (3) single family homes using provided plans owned by the LB and to perform site development. The LB will retain ownership of the homes. The LB intends to sell the homes to reinvest. Each home will be approximately 1800 square feet above ground located in a RN-B Residential Neighborhood (RN-B) Zoning District.

MINIMUM BID PRICE:

The LB will accept no less than a minimum bid price of $1.00. The successful bidder will be required to provide written proof of number of capable staff's ability to build a single-family home as described in the following proposal. Proof of verification of skilled workers and laborers on payroll.

AVAILABLE USES AND SUBSIDIES:

This project will be funded by the LB to generate surplus revenue to build more single-family homes in the city. The RA will maintain ownership of the land and subsequent home. The RA will market and sell the home to a qualifying family that meets certain income criteria.

TERMS AND CONDITIONS:

The LB has clear title to the land. The land will be sub divided into 4 separate parcels. The successful bidder will begin work once site development and building plans are approved by all applicable agencies. The proposal should indicate whether the developer plans to begin work immediately or has other projects that may encumber the start time.

The successful bidder will to enter into a Developer's Agreement with the LB for the following:

a. Final inspection to provide verification that proposed project scope is completed and approved by the LB.
b. Building permits and subsequent inspections will be required for all applicable work.
c. The property scope of work must be completed within ***150 days*** of the signed Developer's Agreement.
d. General Liability Insurance and, if applicable, workers compensation insurance, will be required as part of the executed Developer's Agreement on the property.
e. Verification of prevailing wage determination (**Pa Prevailing Wage**) and commitment to pay these wages (at a minimum).

FOR ADDITIONAL INFORMATION CONTACT:

Eric Luchansky, Director
City of Altoona
Altoona Redevelopment Authority Land Bank
1301 12th Street, Suite 400
814-949-2470
planning@altoonapa.gov
Eluchans@altoonapa.gov

PROPOSAL INSTRUCTIONS:

1. The property will be **open for inspection on April 20th , 2026 from 2:30 PM until 4:30 PM.**

2. Proposal packages must be delivered to the Community Development Department no later than **12:00 PM on May 5th, 2026.**

3. Must include the signed statement on page 6.

4. All submissions, including attachments, must be on 8 ½" x 11" paper.

5. Respondents must submit **3 copies** of the proposal, including attachments. Electronic submission will be accepted.

6. The LB reserves the right to discuss with an applicant, any and all items contained in their proposal, including but not limited to: scope of work, prior experience, financial concerns or clarifications and project schedule. Upon review, the applicant will have 5 business days to re-submit required items. **It is expected that the successful proposal will be selected at the May 2026, R.A. Land Bank board meeting. Proposals will be held for ninety (90) days.**

7. Evaluation criteria will include, but not be limited to labor price (if applicable), prior work experience, project schedule, adherence to scope of work, prior and pending codes violations from bidder within City of Altoona, compliance with the terms of this request for proposals, final occupancy condition related to surrounding neighborhood, and information identified on the attached Certification submitted by the bidder.

8. The LB reserves the right to reject any or all proposals (in all or in part), to waive any technicalities or informalities, to advertise for new proposals, or to proceed with work when its completion is in the best interest of the LB.

9. The successful bidder will be obligated to deposit $1,000.00 into an escrow account, held by the Altoona Redevelopment Authority Land Bank, to cover legal counsel fees and costs related to the Developer's Agreement and other transaction costs. The deposit will be credited upon completion of Developer's Agreement and will be forfeited if bidder fails to start or complete the project.

Scope of Work

1. All Proposals must contain the following scope of work and shall be included in the schedule of values in the subsequent section:
   a. New sidewalks parallel to 20st Street and 14th Avenue, property line to property line. (The site development plans are included)
   b. Removal of unnecessary landscaping on property and reestablishment of adequate landscaping.
   c. The contractor/developer will work with the RA to select appropriate trees, shrubs, and ground cover to meet the landscaping requirement set forth in the site development plan.
   d. Provide a ***labor cost*** to build three single family homes. Provide **labor price** for each individual home. (The building plans are provided.) The ***labor cost*** shall include excavation of the building footprint, installation of a full basement and the installation of a driveway (see site development plan) The RA will supply major building materials. (***lumber, osb, block, shingles, siding, windows, appliances***) A comprehensive list of materials are provided in the RFP for your reference. The RA will work with the selected developer to ***provide preferential building materials.***

Developer Specific Proposal:

1. Provide a detailed cost breakdown of all major items of work. The cost breakdown is for the **labor** to produce/install each facet of building each house. The use of a contingency item shall not exceed 5% of proposed project cost. Describe in detail specific activities with units of measure. Below is an example of the format which should be used to satisfy this step. Please include a total of all proposed work.

EXAMPLE:

Labor Description	Material Amount	Labor Cost $
Installation of Block Foundation (Labor)	8 courses high	$
House Framing (Labor)	First, Second and Roof Framing	$
Drywall (Labor) (primed and painted)	2000 square Feet	$
Furnace and Ductwork (Labor)	1 Lump Sum	$

2. Project construction schedule including work completion date.

Prior Experience, Staff Capacity, and References:

1. Provide experience that you possess that demonstrates your effectiveness to successfully complete this project.

2. Provide verifiable evidence of your building capability to complete the proposed project on time, including required number of skilled workers and laborers. ***(Failure to complete this step will constitute an automatic rejection of your proposal.)***

3. Provide three (3) professional references that will be contacted to verify the above information. If the applicant is an organization/agency or company, please describe your organization in detail.

Proposal Submission:

1. Included in your proposal should be
- Bid price of $1 dollar minimum. (Labor cost proposal to build each home and labor for site development)
- Developer Specific Proposal including LB required items
- Prior experience, current project load, and ability to staff project.
- Professional References-Do not include LB board or City of Altoona staff members in this section
- Ability to adhere to project schedule.
- Provide ***150-day*** project schedule.

DEVELOPERS AGREEMENT

1. *Upon selection by the LB., I/we agree to enter into a Developer's Agreement (D.A) in form and content satisfactory to the LB.*
2. *I/we agree not to seek any variances from the Altoona City Code of Ordinances without the expressed written permission of the LB.*
3. *I/we understand that after selection of the developer, the LB. reserves the right to cancel its relationship with the proposed developer and not issue a DA regardless of the amount of time, money, or effort the proposed developer has expended pursuant to this project.*
4. *I/we have examined the existing conditions at the project site and are fully informed as to the conditions and limitations of the property/project. I/we may not at any time after the execution of the DA make any claim against the LB based upon insufficient data or any incorrect assumptions on my/our part. I/we fully understand that the property is being retained by the LB.*
5. *I/we understand that the LB reserves the right to utilize a multitude of evaluation techniques so that, although the offered price will be a consideration, the selected developer may not necessarily be the "highest bidder."*
6. *I/we certify the following:*

   (1) I/we am/are not delinquent in paying real estate taxes on any property located within the City of Altoona or Blair County wherein I have an ownership interest.

   (2) I/we have no outstanding violations of the property maintenance code or other codes regarding properties located within the City of Altoona or Blair County wherein I have an ownership interest.

   (3) I/we have no outstanding municipal utility bills that are more than one year outstanding and owed to the City of Altoona or Blair County.

   (4) If I/we am/are submitting this application on behalf of an entity, I/we make the above certifications on behalf of the entity and all Related Parties.

   (5) To the best of my/our knowledge, all of the information in this application is true, correct, and complete.

CONTACT INFORMATION AND ACCEPTANCE OF STATEMENT OF PROPOSED DEVELOPER

Organization: _____ Phone: _____

Contact Person _____

Address: _____

_____ Email: _____

Developer is a(n) _____individual, _____partnership, ____corporation

I/we have read this Proposal Package and understand the proposal requirements of the LB, and submit this Proposal this _____ day of _____ , 2026.

_____
Print

_____ _____
Signature Title

_____
Print

_____ _____
Signature Title

LEGAL INFORMATION

APPLICANT NAME(S):

_____

APPLICANT STREET ADDRESS: _____

CITY: _____STATE: _____ ZIP CODE: _____

MARITAL STATUS: _____ SINGLE _____ MARRIED _____ N/A

OWNERSHIP (REGARDLESS OF MARITAL STATUS):
_____ INDIVIDUAL _____ JOINT ____OTHER (DESCRIBE): _____

IF APPLICANT IS AN ENTITY, LIST ALL INDIVIDUALS AND ENTITIES THAT HAVE A DIRECT OWNERSHIP, CONTROLLING OR MANAGING INTEREST IN THE ENTITY (E.G., OFFICERS, DIRECTORS, PRINCIPALS, GENERAL AND LIMITED PARTNERS, MANAGING PARTNERS, MEMBERS, MANAGERS, AND STAKEHOLDERS) (COLLECTIVELY "RELATED PARTIES"):

_____
_____
_____
_____

DOES THE APPLICANT HAVE ANY OWNERSHIP INTERESTS IN ANY PROPERTIES LOCATED IN ALTOONA OR ANY OWNERSHIP, CONTROLLING, OR MANAGING INTEREST IN ANY BUSINESS ENTITY THAT OWNS PROPERTY LOCATED IN ALTOONA? ____YES ____ NO
IF YES, LIST THE PROPERTY(IES) AND/OR ENTITY(IES) BELOW. INCLUDE THE PROPERTY ADDRESS AND ZIP CODE, OWNER/ENTITY NAME:

_____
_____
_____
_____

DO ANY RELATED PARTIES HAVE ANY OWNERSHIP INTEREST IN ANY PROPERTIES LOCATED IN ALTOONA OR ANY OWNERSHIP, CONTROLLING, OR MANAGING INTEREST IN ANY BUSINESS ENTITY THAT OWNS PROPERTY LOCATED IN ALTOONA? ____ YES ____ NO
IF YES, LIST THE PROPERTY(IES) AND/OR ENTITY(IES) BELOW. INCLUDE THE PROPERTY ADDRESS AND ZIP CODE, OWNER/ENTITY NAME:

_____
_____
_____
_____

IF THE APPLICANT IS AN ENTITY, INCLUDE A COPY OF THE CURRENT ORGANIZATIONAL DOCUMENTS. SUCH DOCUMENTS INCLUDE:

A. ARTICLES OF INCORPORATION, ASSOCIATION, OR ORGANIZATION, INCLUDING AMENDMENTS (STAMPED AS ACCEPTED BY THE STATE)
B. CERTIFICATE OF LIMITED PARTNERSHIP, INCLUDING ADMENDMENTS (STAMPS AS ACCEPTED BY THE STATE)
C. LLC AGREEMENT, INCLUDING AMENDMENTS (SIGNED)
D. PARTNERSHIP AGREEMENT, INCLUDING AMENDMENTS (SIGNED) IF THE APPLICANT IS A NONPROFIT ENTITY, INCLUDE A COPY OF A CURRENT IRS 501(C)(3) LETTER OF DETERMINATION

#2 southern yellow pine (#1 syp) floor joist		12" o.c.	16"o.c.	24"o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x10	16'-2" @#2 (18'-0" @#1)	14'-0" @#2 (16'-1" @#1)	11'-5" @#2 (13'-3" @#1)
	2x12	19'-1" @#2 (21'-11" @#1)	16'-6" @#2 (19'-1" @#1)	13'-6" @#2 (15'-7" @#1)
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x10	18'-1" @#2 (19'-10" @#1)	15'-8" @#2 (18'-0" @#1)	12'-10" @#2 (14'-8" @#1)
	2x12	21'-4" @#2 (24'-2" @#1)	18'-6" @#2 (21'-4" @#1)	15'-1" @#2 (17'-5" @#1)
ceiling joist				
(GWB ceiling @ 10 psf dead load L/240)	2x6	13'-11" @#2 (15'-6" @#1)	12'-0" @#2 (14'-0" @#1)	9'-10" @#2 (11'-5" @#1)
	2x8	17'-7" @#2 (20'-5" @#1)	15'-3" @#2 (17'-9" @#1)	12'-6" @#2 (14'-6" @#1)
rafters				
20 psf live load 10 psf dead load	2x6	15'-7"	13'-6"	12'-3"
	2x8	19'-8"	17'-1"	15'-7"
30 psf live load 10 psf dead load	2x6	12'-11"	11'-2"	9'-2"
	2x8	16'-4"	14'-2"	11'-7"
50 psf live load 10 psf dead load (slope over 3/12 no finished clg e L/240)	2x6	10'-6"	9'-2"	7'-5"
	2x8	13'-4"	11'-7"	9'-5"

#2 S-P-F (spruce-pine-fir) floor joist		12" o.c.	16"o.c.	24"o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x10	17'-3"	15'-5"	12'-7"
	2x12	20'-7"	17'-10"	14'-7"
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x10	19'-0"	17'-2"	14'-1"
	2x12	23'-0"	19'-11"	16'-3"
ceiling joist				
(GWB ceiling @ 10 psf dead load L/240)	2x6	14'-9"	12'-10"	10'-6"
	2x8	18'-9"	16'-3"	13'-3"
	2x10	22'-11"	19'-10"	16'-3"
rafters				
20 psf live load 10 psf dead load	2x6	16'-3"	14'-4"	11'-9"
	2x8	21'-0"	18'-2"	14'-10"
30 psf live load 10 psf dead load	2x6	13'-9"	11'-11"	9'-9"
	2x8	17'-5"	15'-1"	12'-4"
50 psf live load 10 psf dead load (slope over 3/12 no finished clg e L/180)	2x6	11'-3"	9'-9"	7'-11"
	2x8	14'-3"	12'-4"	10'-1"

2015 IRC and the 2018 NCRC

abbreviations

c.j	ceiling joist
clg.	ceiling
CMU	concrete masonry unit
C.O	cased opening
conc.	concrete
CT.	ceramic tile
dbl.	double
dj	double joist
ea.	each way
fj	floor joist
ftg.	footing
HVAC	heating/ventilating/air conditioning
jst.	joist
LVL.	laminated veneer lumber - ie. Parallam
mech.	mechanical
mil	.001 inch
min.	minimum
N.T.S.	not to scale
oc	on center
pc	pull cord
pt.	pressure treated
psf	pounds per square foot
R/A	return air
reqd.	required
reinf.	reinforcing
Rm.	room
ro.	rough opening
sf	square feet
syp	southern yellow pine
Shw.	shower
T&G	tongue and groove
vif	verify in field
W.H.	water heater
WWM	welded wire mesh
yp	yellow pine

The Small Print - These house plans are not licensed to anyone other than the party listed on each sheet. They are not transferable to any builder, or subcontractor who is hired to build the house, nor their friends nor their family. If any modifications are made to these plans with a PDF editor, they must include the persons' name who is changing these plans, and the date of the changes. If the type font anywhere on these drawings is different than "this", it has been altered. PDF's are now the industry standard. I appreciate the plan reviewers who have given me feedback on this issue. I try to provide very good house plans and they are very reasonably and fairly priced. I am happy to sell them, and appreciate those who do not steal them, but rather purchase them legally. Thank you, Rick Thompson

Thank you for your purchase of these house plans.

These plans are designed to conform to the 2018 IRC, 2021 IRC and the 2018 NCRC including local state amendments. National and local building codes vary with location and change from time to time. Therefore it is impossible to warrant compliance to your specific location. It is the responsibility of the purchaser and/or the builder to adapt these plans to the requirements of the individual locale.

Structural Notes

These plans are designed for roof loads of 20 psf live load and 10 psi dead load. The chart to the left can be used to adjust for different requirements. All beams are labeled "LVL" and should be sized locally. Roof loads can vary and have a big impact on the beams carrying accumulated loads. Most Lumber suppliers can have this engineered for their product.

Load Bearing Wall Header Notes

2'-6" or less to be 2-2x6 with 2J/1K each side
2'-7" to 3'-6" to be 2-2x8 with 2J/2K each side
3'-7" to 5'-0" to be 2-2x10 with 2J/2K each side
5'-1" to 6'-6" to be 2-2x10 with 3J/3K each side
6'-7" to 8'-0" to be 2-2x12 with 3J/3K each side

Wall Stud Requirements

Ext wall height	Stud size/spacing
<= 10'-0"	2x4 @ 16" o.c.
10'-0" < H < 11'-0"	2x4 @ 12" o.c.
11'-0" < H < 16'-0"	2x6 @ 16" o.c.
16'-0" < H < 18'-0"	2x6 @ 12" o.c.
H > 18'-0"	consult engineer

If the above is exceeded, in most cases strapping the studs across hinge points or sheathing both sizes fixes most issues.
This table is for 115 mph wind loading

Wall bracing notes

Continuous 7/16" osb sheathing - typical - GS-NSP.
Wall bracing shall be in accordance to IRC/NCRC Section 602.10.3. The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be determined using Table R602.10.3 and Figure R602.10.3(1). The cumulative contributing length of braced wall panels assigned to a rectangle side shall be greater than or equal to the required length of bracing specified in Table R602.10.3. The following additional requirements shall apply.

Limitations - The continuous sheathing requirements of Section R602.10.3 shall be limited to bracing method GS-NSP in accordance with Table R602.10.1 with the following conditions of use:
1. Basic design wind speed shall not exceed 115 mph.
2. Wall height at each story level shall not exceed 12 feet.
3. Eave to ridge height shall not exceed 20 feet.
4. Exterior walls shall be sheathed on all sheathable surfaces including infill areas between braced wall panels, above and below wall openings, and on gable end walls.
5. Except when used for bracing method GB, the interior side of exterior walls and both sides of interior walls shall be sheathed continuously with minimum 1/2-inch-thick gypsum wall board interior finish fastened in accordance with Table R702.3.5, or approved interior finish of equivalent or greater shear resistance Unless required for fire separation by Section R302.6, gypsum board shall be permitted to be omitted where the required length of bracing, as determined in Table R602.10.3, is multiplied by 1.40.
6. Floors shall not cantilever more than 24 inches (607 mm) beyond the foundation or bearing wall below.

Requirements - The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be determined using Table R602.10.3 and Figure R602.10.3(1). The cumulative contributing length of braced wall panels assigned to a rectangle side shall be greater than or equal to the required length of bracing specified in Table R602.10.3. The following additional requirements shall apply.
1. Braced wall panels on exterior or interior walls shall be assigned to the nearest rectangle side as shown in Figure R602.10.3(2) for each story level floor plan.
2. Braced wall panels shall be distributed and installed in accordance with Figure R602.10.3(3).
3. A minimum of one-half the required bracing amount for each rectangle side should be located on exterior walls within 8 feet of the location of the rectangle side.
4. Interior braced wall panels using Method GB shall be assigned to the closest parallel rectangle side and shall contribute 0.5 times their actual length. The narrowest width of braced wall panels allowed for GB is 48", and the 0.5 accounts for GB being half the strength of other methods except LIB.
5. The bracing amount provided on an upper story building side shall be deemed-to-comply where it equals or exceeds the amount of bracing required for the story immediately below.
6. Where the bracing amount provided on an upper story equals or exceeds the amount of bracing required for the story below, an analysis of bracing shall not be required for the upper story.
7. GS-NSP Continuous sheathed NSP method to have - Minimum braced material thickness or size 7/16". Minimum brac panel length or brace angle 24" adjacent to window not more than 67% of wall height; 30" adjacent to door or window greater than 67% and less than 85% of wall height. 48" for taller openings. Fasteners 6d common nail or 8d (2 1/2" long x 0.113" diameter) nails. See table R602.3(3). Space 6" edges and 12" field.

General Notes

- Square footages are for heated floor areas. This does not include fireplace projection or vaulted space. Stairs are counted on the main floor only.
- Dimensions are from the face of the stud wall. Contractor to verify all dimensions and please contact us if an error is present..
- All footings shall be on firm undisturbed soil of no less than 2000 psf and be below frost depth. The exact size and reinforcement of concrete footings must be determined by local soil conditions.
- HVAC design to be sized according to the local climate conditions including compass direction.

Energy Notes

- Caulk all exterior toe plates with latex caulk.
- Caulk all wire and pipe holes where they penetrate all upper and lower exterior plates.
- Use blown-in wall insulation if at all possible. If batt insulation is used pack behind all electrical boxes.
- Seal all joints in HVAC ducts, with leakage no more than 3%. Three inch fiber mesh tape should be used on all collar to plenum connections and all gaps that are 1/4" or wider. Insulate ducts with R-6.5 or greater.
- Foam insulate between all exterior window and door edges and rough opening frame. Use non-expanding foam.
- Provide back draft damper on kitchen hood vent, dryer vent, and bathroom vents.
- Insulate all hot water pipes.
- Install wrap kit on water heater.

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Index to Drawings

Sheet 01 Cover sheet	
	Drawing Index
Sheet 02 Basement Foundation	
	Basement Foundation Plan
	_Basement window
	_Fdn10pour
	_Fl1pour10-4
	_basement notes
	_grade beam 2x6
	_ledgerpour10-4
Sheet 03 Floor Plans	
	Floor 1 Plan
	Floor 2 Plan
Sheet 04 Elevations	
	Front Elevation
	Right Side Elevation
	_porch8"col
Sheet 05 Elevations	
	Door List RT
	Left Side Elevation
	Rear Elevation
	Window List RT
Sheet 06 Details	
	Building Section
	Roof Plan
	_eaveSid9box18-4
	_insulation chart
	_rakeAttic12boxed
Sheet 07 Electrical	
	Electrical 1 Floor Plan
	Electrical 2 Floor Plan
	Kitchen
	Kitchen

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Plan 1102Am

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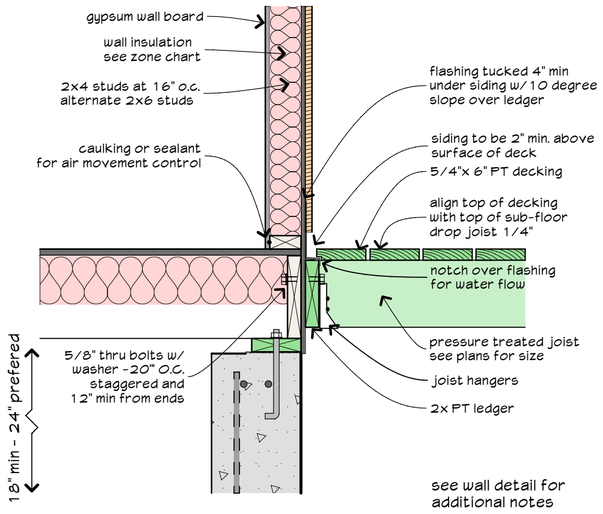
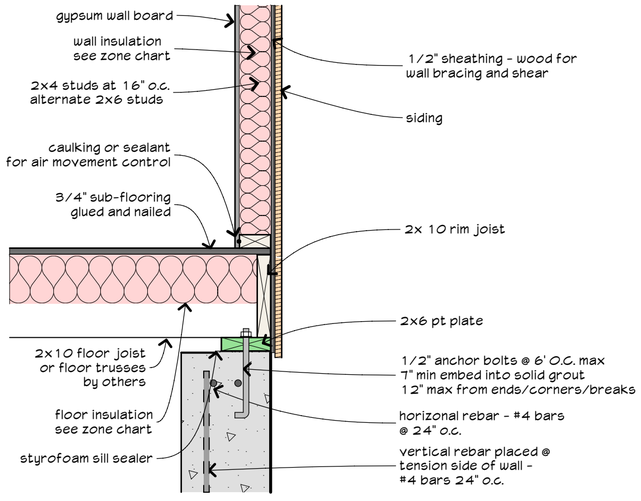
original print date
2/26/26



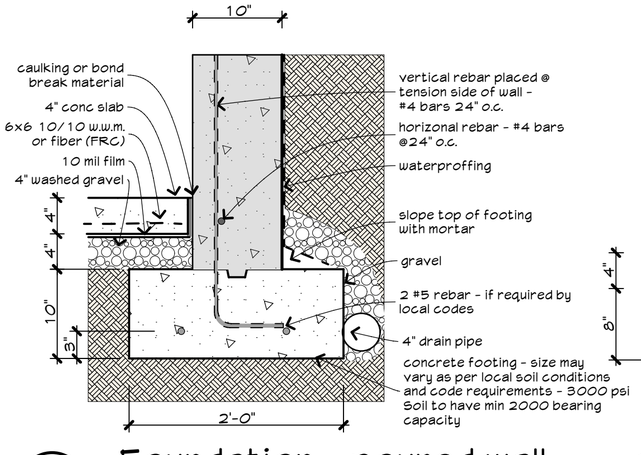
W5 Wall detail Fl 1

scale 1"= 1'-0"



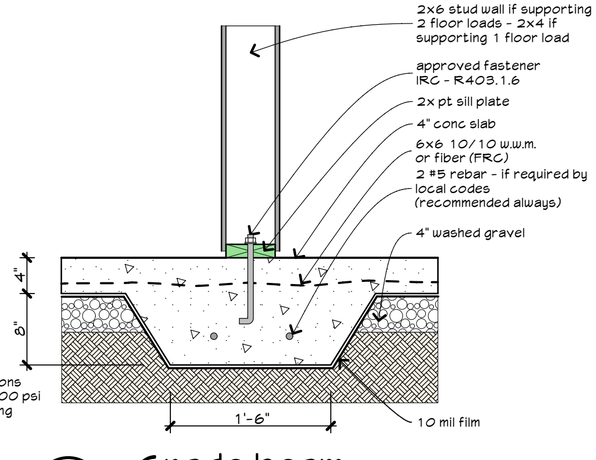
W3 Wall detail - 10" poured

scale 1"= 1'-0"



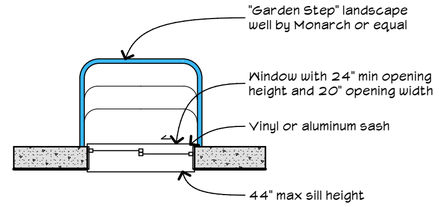
F7 Foundation - poured wall

scale 1"= 1'-0"



F3 Grade beam

scale 1"= 1'-0"



Alternate egress window

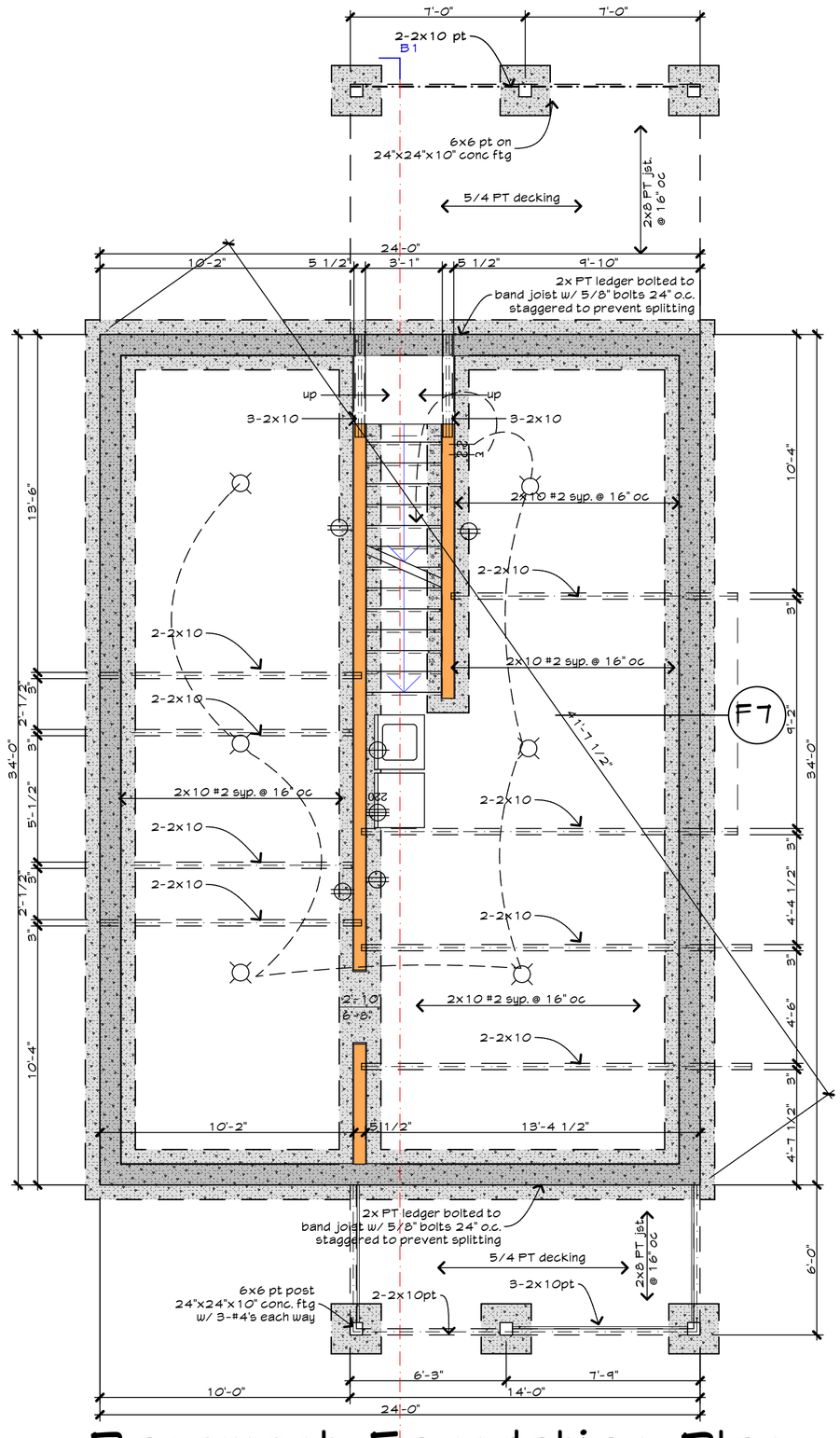
General notes

Load bearing wall shown. 2x6 construction if supporting more than 1 floor.

Center girder may be used with 3" pipe columns or 6x6 pt post on 24"x24" x 12" footing with 3#4 bars each way

Column spacing determined by roof loads transfered to girder. This will vary according to local snow loads.

Separate double joist under plumbing walls 3 1/2"



Basement Foundation Plan

scale 1/4"= 1'-0"

All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise. © 2023 Rick Thompson

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plan # 1102Am

standard contract document

Asheville, North Carolina

info@thompsonplans.com

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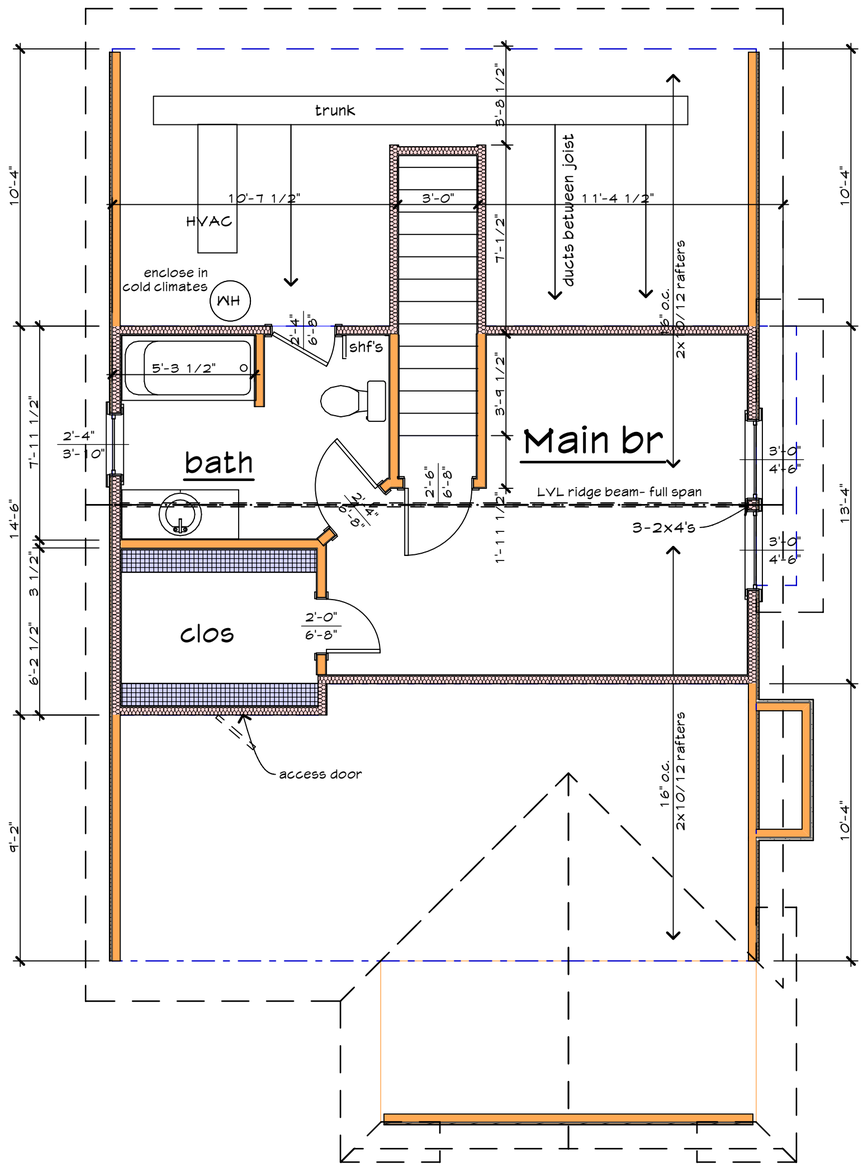
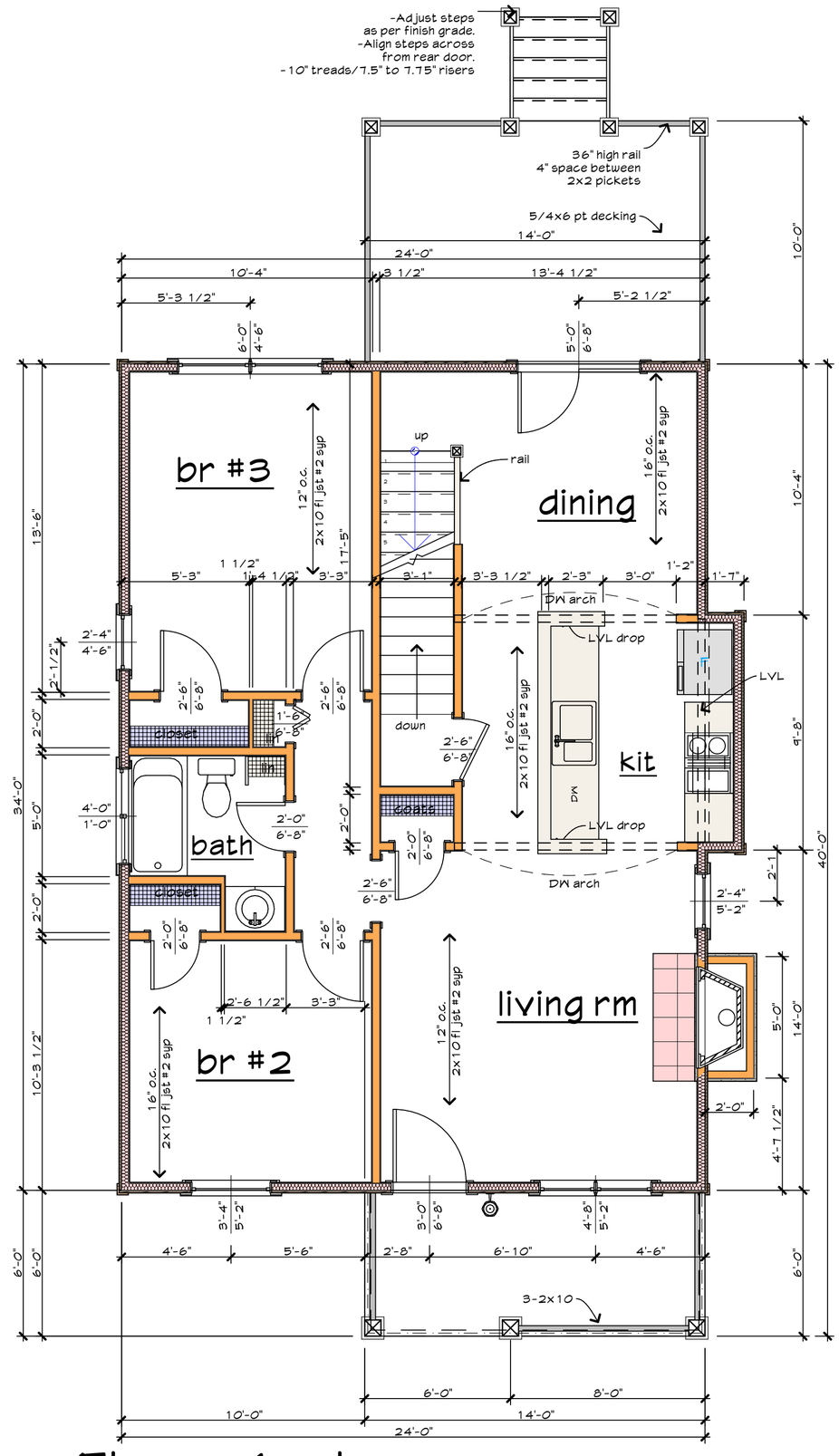
828-734-2553

original print date
2/26/26



Floor 2 plan

scale 1/4"= 1'-0"



Floor 1 plan

scale 1/4"= 1'-0"

Floor 1 plan	830 sq.ft.
Floor 2 plan	317 sq.ft.
total	1147 sq.ft.

All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise. © 2023 Rick Thompson

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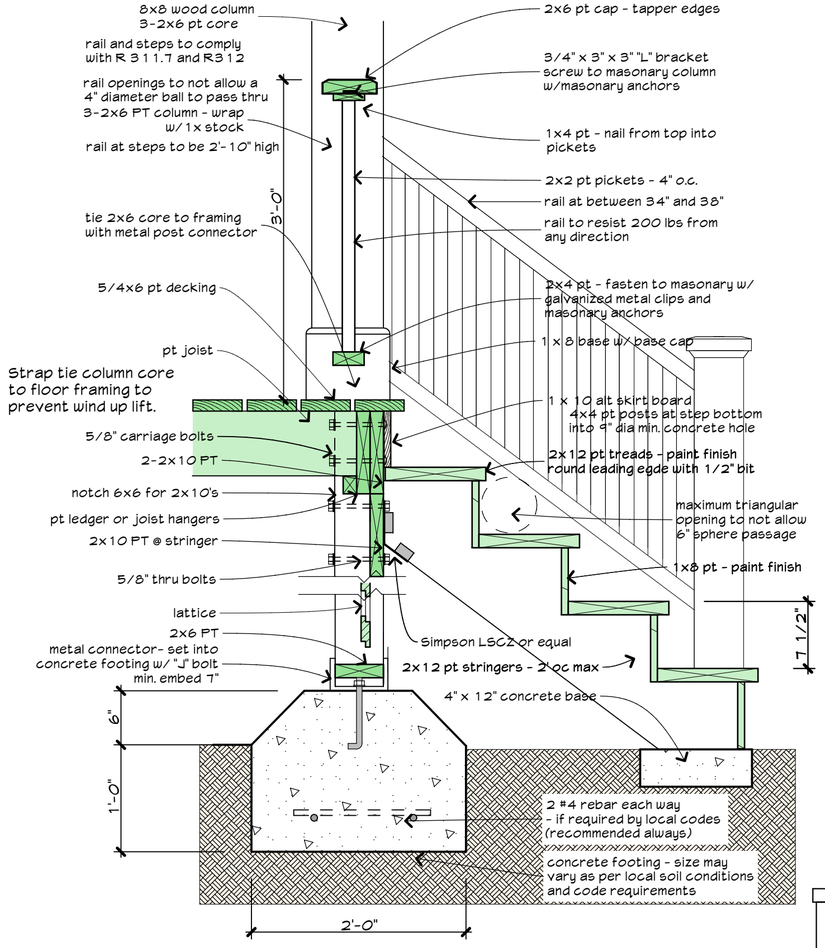
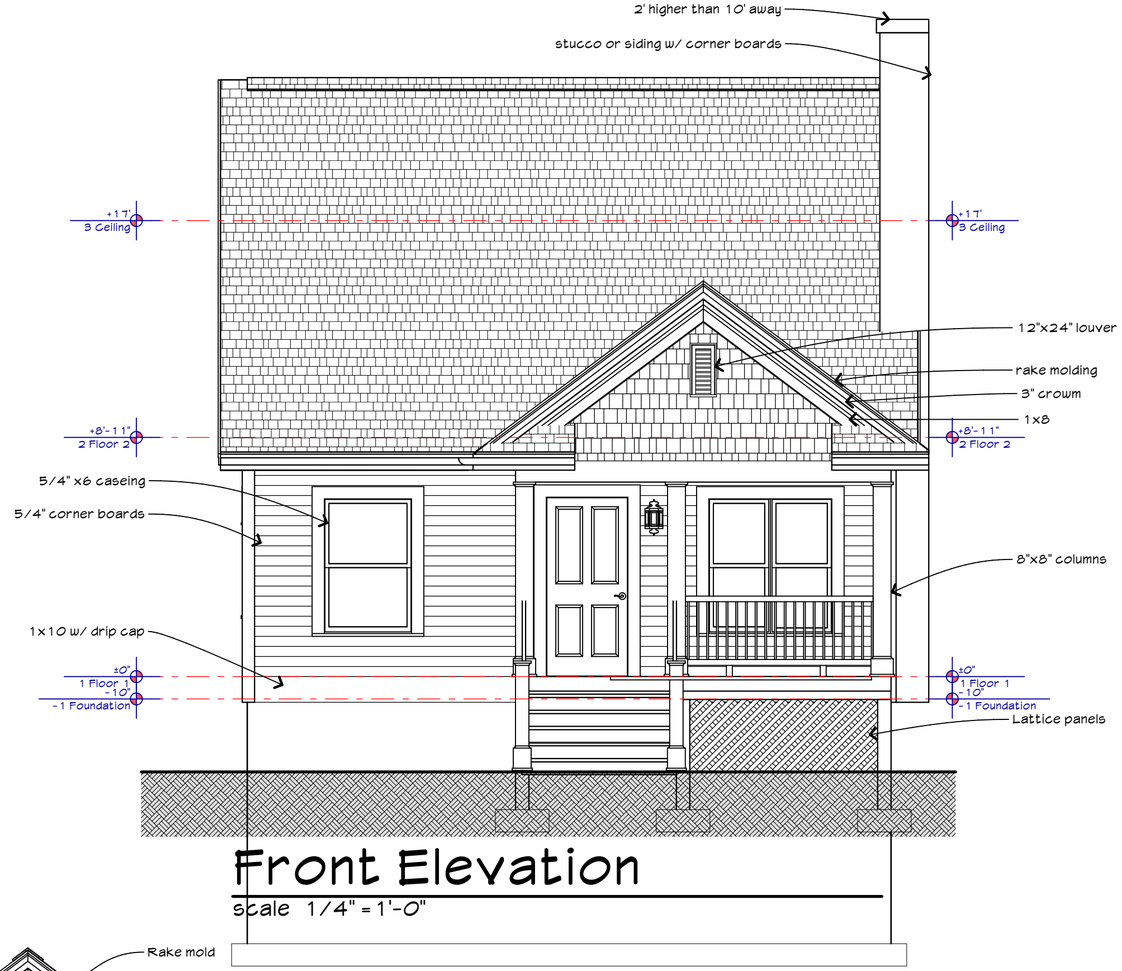


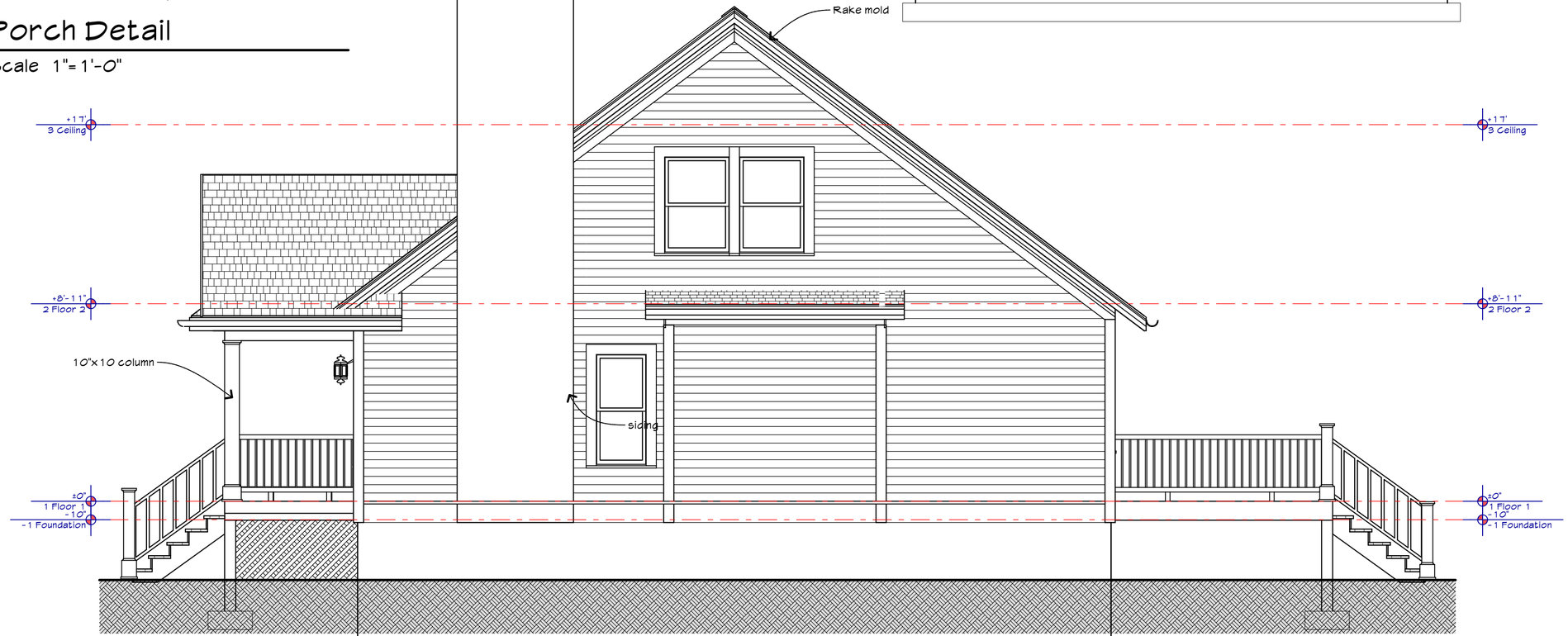
F6 **Porch Detail**

scale 1"= 1'-0"



Front Elevation

scale 1/4" = 1'-0"



Right Side Elevation

scale 1/4" = 1'-0"

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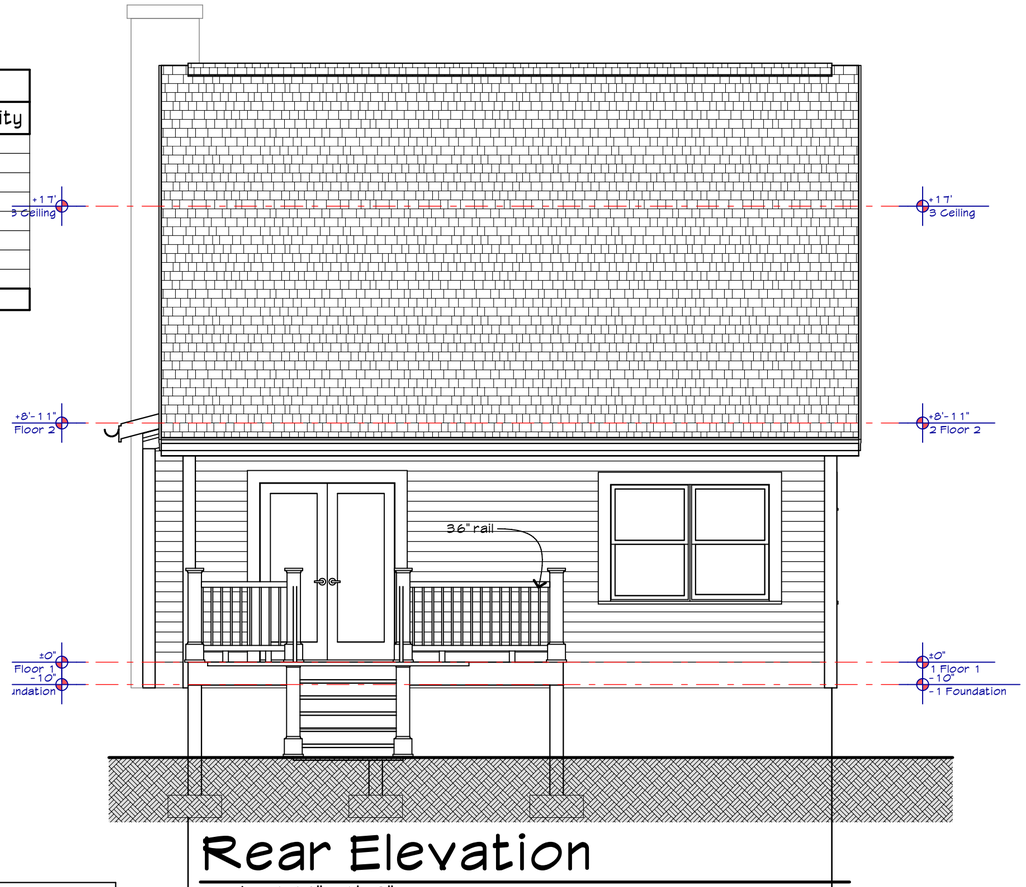
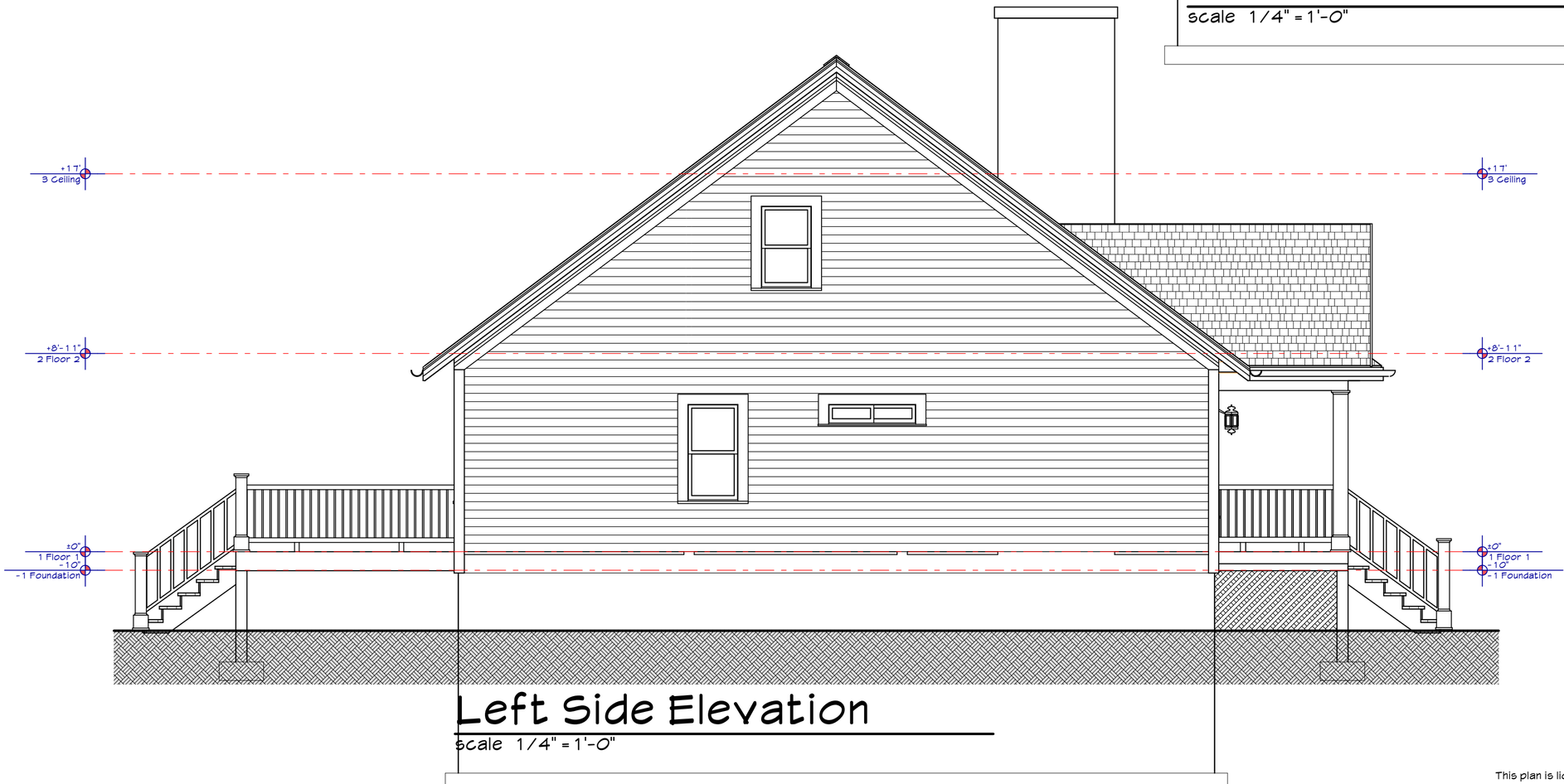
Door List				
Width	Height	Name	Type	Quantity
1'-6"	6'-8"	RD05 Bifold	Interior	
2'-0"	6'-8"	RD02 Swing	Interior	
2'-4"	6'-8"	RD02 Swing	Interior	
2'-4"	6'-8"	RD02 Swing	Attic	
2'-6"	6'-8"	RD02 Swing	Interior	
3'-0"	6'-8"	RD01 Door ST	Exterior	
5'-0"	6'-8"	RD02 Swing	Exterior	
				5

Window List			
W x H Size	Units	Window Type	Quantity
2'-4"x3'-10"	Single	RW1-4 Doublehung	1
2'-4"x4'-6"	Single	RW1-4 Doublehung	1
2'-4"x5'-2"	Single	RW1-4 Doublehung	1
3'-0"x4'-6"	Single	RW1-4 Doublehung	2
3'-4"x5'-2"	Single	RW1-4 Doublehung	1
4'-0"x1'-0"	Single	RW1-6 Glider	1
4'-8"x5'-2"	Twin	RW1-4 Doublehung	1
6'-0"x4'-6"	Twin	RW1-4 Doublehung	1
			9



Rear Elevation

scale 1/4" = 1'-0"



Left Side Elevation

scale 1/4" = 1'-0"

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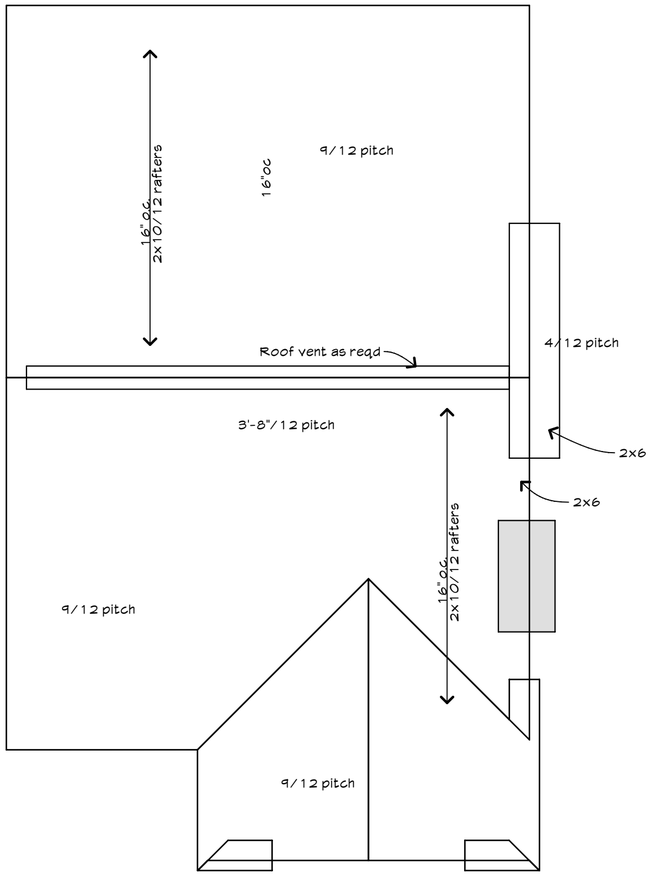
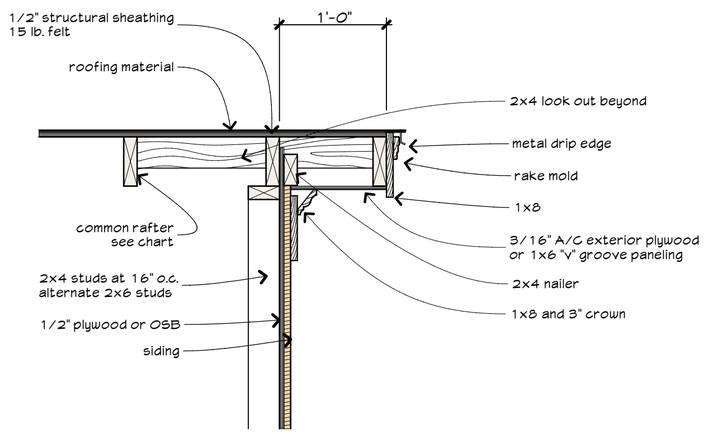


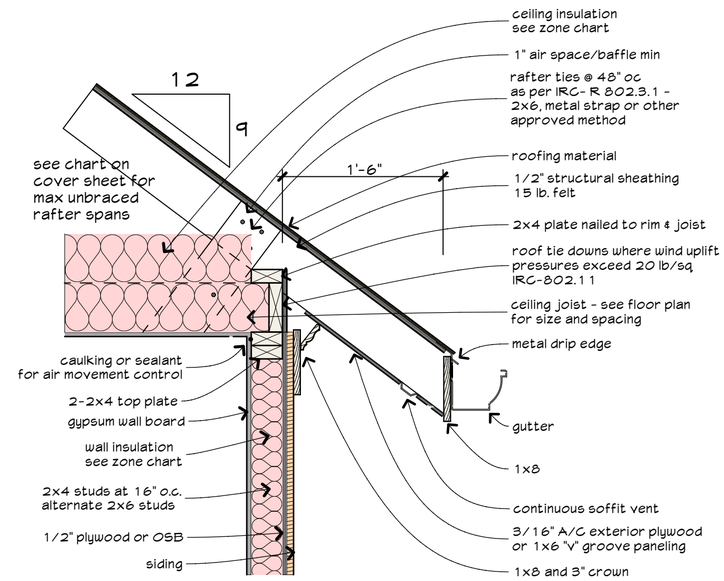
Roof plan

scale 3/16"=1'-0"



E4 Typical Rake - boxed soffit

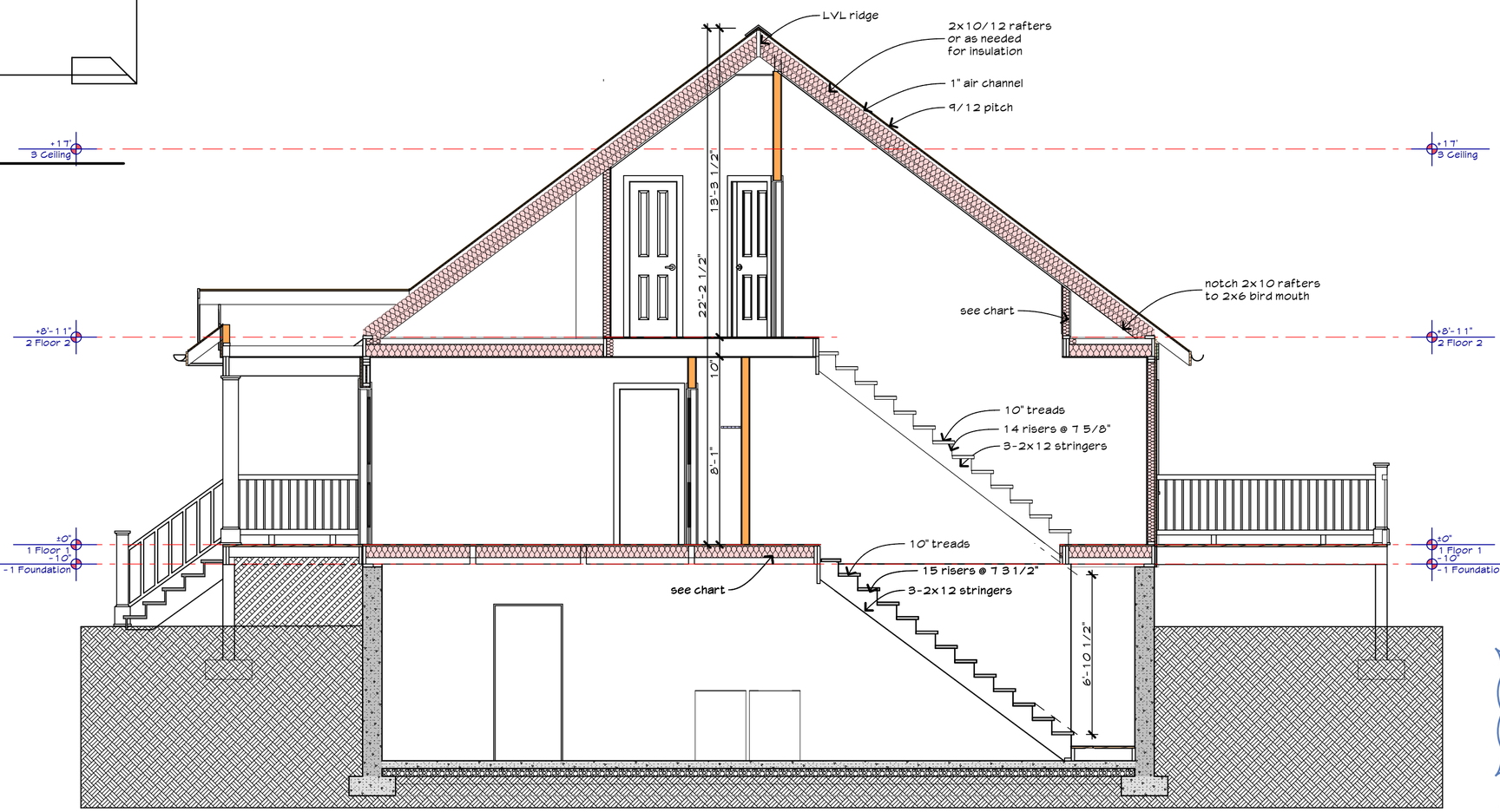
scale 1"=1'-0"



Alternate roof trusses to be raised chord trusses

E1 Typical Boxed Eave - rafters on joist

scale 1"=1'-0"



Building Section B 1

Scale 1/4" = 1'-0"

Minimum Insulation Chart

Table N 1102.1 - IRC 2018 & (2021 NCRC - in parentheses)
Insulation and fenestration requirements by components[a]

Climate Zone	Glazing U-factor	Glazed fenestration SHGC[b,e]	Ceilings R-value	Wood frame wall R-value	Floors R-value	Basement[c] walls R-value	Slab[d] perimeter R value and depth	Crawl space[c] wall R- value
1	NR	.25	30	13	13	0	0	0
2	.40	.25	38	13	13	0	0	0
3	.35	.25	38 (or 30[g])	20 or (15 or 13+5[h], 13+2.5[h])	19	5/13[f]	0	5/13
4 except Marine	.35	.40	49 (38 or 30[g])	20 or (15 or 13+5[h], 13+2.5[h])	19	10/13 (10/15)	10, 2' (10, 2)	10/13 (10/15)
5 + Marine	.32 (.35)	NR	49 (38 or 30[g])	20 or (19[i] or 13+5[h], 13+5[h])	30[g]	10/13 (10/15)	10, 2' (10, 2)	10/13 (10/15)
6	.32	NR	49	20 or 13+5[h]	30[g]	15/19	10, 2'	15/19 (10/15)
7	.32	NR	49	20 or 13+5[h]	38[g]	15/19	10, 4'	15/19
8	.32	NR	49	20 or 13+5[h]	38[g]	15/19	10, 4'	15/19

Check appropriate climate zone as determined by local building dept.

a - R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b - The fenestration U-factor column excludes skylights. The SGHC column applies to all glazed fenestration.
c - "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall. ("10/15" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-15 cavity insulation at the interior of the basement wall or crawl space wall.)
d - R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs. For monolithic slabs, insulation shall be applied from the inspection gap downward to the bottom of the footing or a maximum of 24 inches below grade whichever is less. For floating slabs, insulation shall extend to the bottom of the foundation wall or 24 inches, whichever is less.
e - There are no solar heat gain coefficient (SGHC) requirements in the Marine Zone.
f - Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.
g - Or insulation sufficient to fill the framing cavity, R-19
h - "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 % or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.
i - The second R-value applies when more than half the insulation is on the interior of the mass wall.

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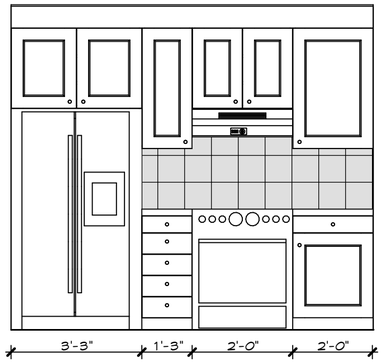
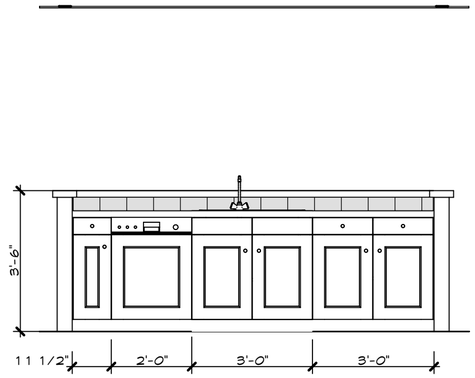


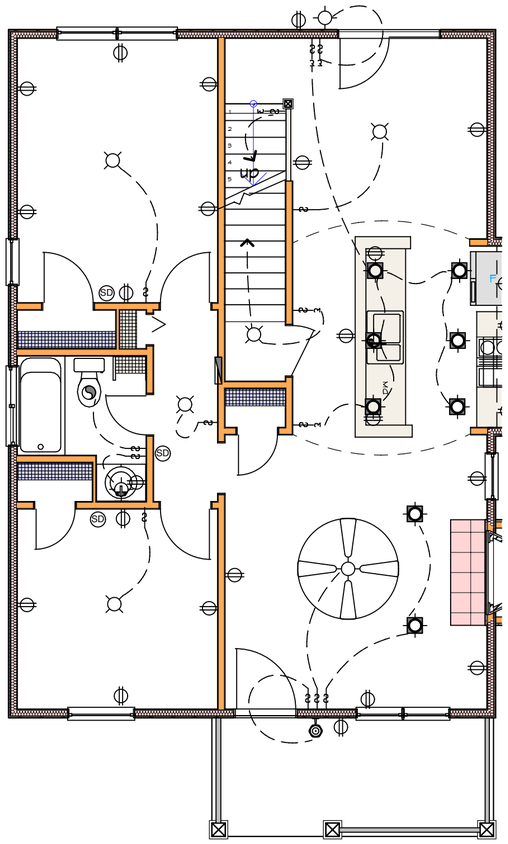
01 Kitchen

Scale 3/8" = 1'-0"



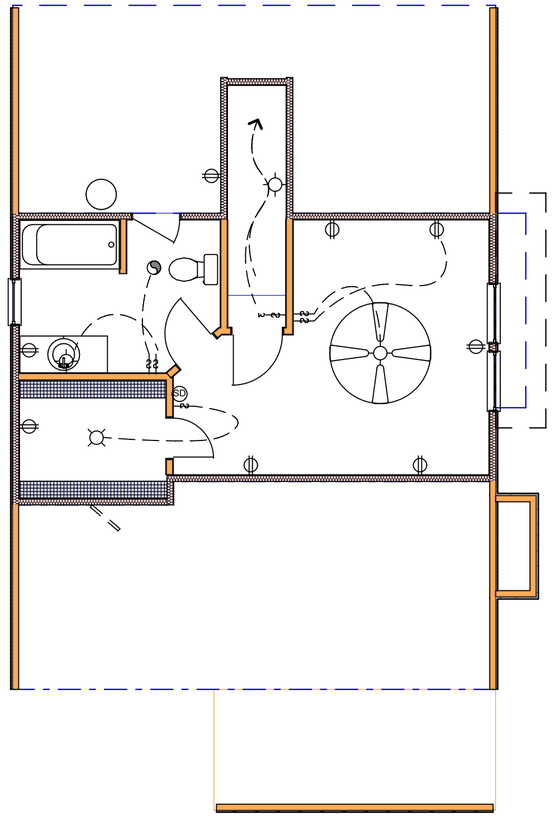
02 Kitchen

Scale 3/8" = 1'-0"



Electrical - Floor 1 Plan

scale 3/16" = 1'-0"



Electrical - Floor 2 Plan

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1102A material list

This material list is intended only as a guide to facilitate the pricing of a new home. You should amend this list as required by the building conditions of your particular site and location.

Rick Thompson - Architects, Inc. accepts no responsibility for the specific quantities or qualities of the material listed. The builder of each house must review these drawings and material list and judge for himself the suitability of this house for your specific site and local codes. This material list reflects an exact computer take off of materials without adjusting for waste, dead wood, site specific issues, or temporary bracing.

The information on the last pages with “location” as the first column, are included within the first pages, (except foundation materials) they are provided to break down materials by different locations and assemblies.

Any feed back will be appreciated and will be considered to help make these list valuable for you.

Thank you

Crawl Foundation			
Foundation Type	Description	Quanity	Unit
Fdn/crawl	2x6 pt plate	129.325	LF
Fdn/crawl	Anchor Bolts	25.865	Pieces
Fdn/crawl	Concrete Block	593.961	Pieces
Fdn/crawl	insulation,sill gasket	129.325	LF
Fdn/crawl	Mortar type "N"	10.559	CF
Fdn/crawl	Poured concrete	7.167	CY
Fdn/crawl	Rebar 1/2" #4, 3 bars	430	LF
Fdn/crawl	Stucco over masonry wall	527.965	SF
Fdn/porch ftg	Poured concrete	0.3	CY
Fdn/porch ftg	Rebar 1/2" #4, 3 bars	18	LF

Block based on 6 courses

Slab Foundation			
Foundation Type	Description	Quanity	Unit
Fdn/slab	4" washed gravel	11.21	CY
Fdn/slab	6 mil. film	840.748	SF
Fdn/slab	Concrete Block	426.332	Pieces
Fdn/slab	Concrete slab	11.21	CY
Fdn/slab	Mortar type "N"	7.579	CF
Fdn/slab	Poured concrete	7.966	CY
Fdn/slab	Rebar 1/2" #4, 3 bars	571.198	LF
Fdn/slab	Welded wire mesh	840.748	SF

Slab block quantities are for 4 courses high

Basement Foundation			
Foundation Type	Description	Quanity	Unit
Fdn/basement	2x12x16 stringers	3	Each
Fdn/basement	2x6 pt plate	153.227	LF
Fdn/basement	2x6 plate x 3	121.68	LF
Fdn/basement	2x6-8 Hem fir Wd Stud, 16oc	40.56	Pieces
Fdn/basement	4" washed gravel	9.628	CY
Fdn/basement	6 mil. film	722.111	SF
Fdn/basement	Anchor Bolts	22.533	Pieces
Fdn/basement	Concrete slab	9.628	CY
Fdn/basement	Foundation Sealer 1 coat	1,044.000	SF
Fdn/basement	GWB 4'x'8'x1/2"	20.036	Sheet
Fdn/basement	insulation,sill gasket	112.667	LF
Fdn/basement	Outlet Ceiling Fixture	6	Each
Fdn/basement	Poured concrete	32.808	CY
Fdn/basement	Rebar 1/2" #4, 3 bars	828.618	LF
Fdn/basement	Recept 220v	1	Each
Fdn/basement	Recept Single Out	1	Each
Fdn/basement	Stair risers 1x8	16	Pieces
Fdn/basement	Stair treads	15	Pieces
Fdn/basement	Switch 3 Way	1	Each
Fdn/basement	Switch Coupled	1	Each
Fdn/basement	Welded wire mesh	722.111	SF

Reduce floor 1 subfloor by 1.5 sheets for basement stairs

Framing by story			
Location	Description	Quanity	Unit
Deck	6x6x4 pt	3	Each
Deck	Handrail	0	feet
Deck	Porch Posts, 8x8	6	Each
Deck	Porch Railing, Pressure Treated	27.205	LF
Deck	Porch Steps, PressureTreated	1	Each
Deck	Pressure Treated Deck Surface, 5/4	321.684	LF
Framing clg	2x10x14	2	Each
Framing clg	2x6x12	10	Each
Framing Deck	LVL/Glue-Laminated Timber	23.333	LF
Framing fl1	2x10x12	34	Each
Framing fl1	2x10x14	31	Each
Framing fl1	2x10x16	19	Each
Framing fl1	2x10x8pt	6	Each
Framing fl1	2x8x12pt	12	Each
Framing fl2	2x10x10	21	Each
Framing fl2	2x10x12	22	Each
Framing fl2	2x10x14	26	Each
Framing header	2x10x16	11	Each
Framing LVL's	LVL/Glue-Laminated Timber	39.913	LF
Framing roof	2 x 6 x 4'	14	ea.
Framing roof	2 x 6 x 6'	2	ea.
Framing roof	2 x 6 x 8'	2	ea.
Framing roof	2 x 6 x 10'	1	ea.
Framing roof	2 x 6 x 12'	11	ea.
Framing roof	2 x 6 x 22'	1	ea.
Framing roof	2 x 6 x 24'	3	ea.
Framing roof	2 x10 x 22'	12	ea.
Framing roof	2 x10 x 24'	26	ea.
Porch steps	Porch Steps, PressureTreated	1	Each

General Materials			
Description	Quanity	Unit	
#30 Felt	13.661	Square (100SF)	
1x8 #2SPF	201.413	LF	
2x4 plate x 3	1,256.883	LF	
2x4-10 Hem fir Wd Stud, 16oc	53.675	Pieces	
2x4-12 Hem fir Wd Stud, 24oc	30.617	Pieces	
2x4-8 Hem fir Wd Stud, 16oc	351.369	Pieces	
3" crown	81.413	LF	
3/8" Plywood Soffit	2.604	Sheet	
Asphalt shingle	13.661	Square (100SF)	
Base exterior walls	207.198	LF	
Base interior walls	288.343	LF	
Bldg Permit Total Job, Set up costs	1	Each	
Building clean up	1	Each	
Closet shelves, 12"	26.202	LF	
Corner board 5/4x6	108.644	LF	
Drywall mud	4.07	5 Gal. Pail	
Drywall tape 250' roll	8.139	Roll	
FGlas insulation Floor R-see chart	830.5	SF	
FGlas insulation wall R-see chart	1,431.293	SF	
FGlas insulation, Ceiling R-see chart	482.181	SF	
Gas Connection	1	Each	
GWB 4'x'8'x1/2"	126.158	Sheet	
Lattice Wall	5.496	LF	
Mtl drip edge	119.999	LF	
Paint - exterior	6.411	Gal	
Paint - exterior primer	6.411	Gal	
Paint - interior	13.083	Gal	
Paint - interior primer	13.083	Gal	
Pantry/Linen shelves x 5	17.031	LF	
Porch Ceiling moulding	39.998	LF	
Porch Posts, 8x8	5	Each	
Porch Railing, Pressure Treated	17.504	LF	
Pressure Treated Deck Surface, 5/4x6	193.183	LF	
Rake mold	119.999	LF	
Rectangular Louver 18 x 36	1	Each	
Ridge Vent, Shingle covered	24	LF	
Sewer Connection 4" PVC	1	Each	
Sheathing 1/2"	98.578	Sheet	
Siding	1,437.947	SF	
Site Preparation	1	Each	
Soffit, 3/8" Plywood, ACX, 18"Wide	119.999	LF	
Stock Plans from architect	1	Each	
Stucco	375.832	SF	
Subflooring, plywood T&G 3/4"CDX	35.563	Sheet	
Termite Protection	1	Each	
Tyvek Building Wrap	1,813.778	SF	
Water Connection	1	Each	

Electrical - Plumbing - Mechanical			
Catigory	Description	Quanity	Unit
Electrical	Bath Exhaust Fan	2	Each
Electrical	Ceiling Fan	2	Each
Electrical	Complete Electrical Service	1	Each
Electrical	Outlet Ceiling Fixture	6	Each
Electrical	Outlet Wall Fixture	4	Each
Electrical	Recept 220v	1	Each
Electrical	Recept Duplex Out	32	Each
Electrical	Recept Single Out	2	Each
Electrical	Recessed Can	8	Each
Electrical	Smoke Detector - wired	4	Each
Electrical	Switch 3 Way	5	Each
Electrical	Switch Coupled	15	Each
Equiptment	Fireplace mantel, Medium	1	Each
Equiptment	HVAC Equipment	1	Pieces
Equiptment	Pre-fab fireplace unit	1	Each
Equiptment	Water heater	1	Pieces
Plumbing	HVAC Equipment	1	Pieces
Plumbing	Water heater	1	Pieces
Plumbing	Bathtub	2	Each
Plumbing	Disposer, 1/2HP new work	1	Each
Plumbing	Kitchen Sink double steel bowl	1	Each
Plumbing	Water Closet, 2 Piece Floor Mounted	2	Each
Plumbing	Vanity Base 1 sink	2	Each

Repeat materials organized by location			
Location	Description	Quanity	Unit
Cabinets	Closet shelves, 12"	26.202	LF
Cabinets	Pantry/Linen shelves x 5	17.031	LF
Corner boards	Corner board 5/4x6	108.644	LF
Deck	6x6x4 pt	3	Each
Deck	Handrail	0	feet
Deck	Porch Posts, 8x8	6	Each
Deck	Porch Railing, Pressure Treated	27.205	LF
Deck	Porch Steps, PressureTreated	1	Each
Deck	Pressure Treated Deck Surface, 5/4x6	321.684	LF
Electrical	Bath Exhaust Fan	2	Each
Electrical	Ceiling Fan	2	Each
Electrical	Complete Electrical Service	1	Each
Electrical	Outlet Ceiling Fixture	6	Each
Electrical	Outlet Wall Fixture	4	Each
Electrical	Recept 220v	1	Each
Electrical	Recept Duplex Out	32	Each
Electrical	Recept Single Out	2	Each
Electrical	Recessed Can	8	Each
Electrical	Smoke Detector - wired	4	Each
Electrical	Switch 3 Way	5	Each
Electrical	Switch Coupled	15	Each
Equiptment	Fireplace mantel, Medium	1	Each
Equiptment	HVAC Equipment	1	Pieces
Equiptment	Pre-fab fireplace unit	1	Each
Equiptment	Water heater	1	Pieces
Exterior walls	2x4 plate x 3	824.369	LF
Exterior walls	2x4-10 Hem fir Wd Stud, 16oc	53.675	Pieces
Exterior walls	2x4-12 Hem fir Wd Stud, 24oc	30.617	Pieces
Exterior walls	2x4-8 Hem fir Wd Stud, 16oc	207.198	Pieces
Exterior walls	Base exterior walls	207.198	LF
Exterior walls	Drywall mud	1.431	5 Gal. Pail
Exterior walls	Drywall tape 250' roll	2.862	Roll
Exterior walls	FGlas insulation wall R-see chart	1,431.068	SF
Exterior walls	GWB 4'x'8'x1/2"	44.363	Sheet
Exterior walls	Paint - exterior	6.41	Gal
Exterior walls	Paint - exterior primer	6.41	Gal
Exterior walls	Paint - interior	5.724	Gal
Exterior walls	Paint - interior primer	5.724	Gal
Exterior walls	Sheathing 1/2"	57	Sheet
Exterior walls	Siding	1438	SF
Exterior walls	Stucco	366.927	SF
Exterior walls	Tyvek Building Wrap	1814	SF
Floors	Drywall mud	0.799	5 Gal. Pail
Floors	Drywall tape 250' roll	1.598	Roll
Floors	FGlas insulation Floor R-see chart	830.5	SF
Floors	FGlas insulation, Ceiling R-see chart	482.181	SF
Floors	GWB 4'x'8'x1/2"	24.765	Sheet
Floors	Subflooring, plywood T&G 3/4"CDX	35.563	Sheet
Framing clg	2x10x14	2	Each
Framing clg	2x6x12	10	Each
Framing Deck	LVL/Glue-Laminated Timber	23.333	LF
Framing fl1	2x10x12	34	Each
Framing fl1	2x10x14	31	Each
Framing fl1	2x10x16	19	Each

Framing fl1	2x10x8pt	6	Each
Framing fl1	2x8x12pt	12	Each
Framing fl2	2x10x10	21	Each
Framing fl2	2x10x12	22	Each
Framing fl2	2x10x14	26	Each
Framing header	2x10x16	11	Each
Framing LVL's	LVL/Glue-Laminated Timber	39.913	LF
Framing roof	2 x 6 x 4'	14	ea.
Framing roof	2 x 6 x 6'	2	ea.
Framing roof	2 x 6 x 8'	2	ea.
Framing roof	2 x 6 x 10'	1	ea.
Framing roof	2 x 6 x 12'	11	ea.
Framing roof	2 x 6 x 22'	1	ea.
Framing roof	2 x 6 x 24'	3	ea.
Framing roof	2 x10 x 22'	12	ea.
Framing roof	2 x10 x 24'	26	ea.
Interior walls	2x4 plate x 3	432.514	LF
Interior walls	2x4-8 Hem fir Wd Stud, 16oc	144.171	Pieces
Interior walls	Base interior walls	288.343	LF
Interior walls	Drywall mud	1.839	5 Gal. Pail
Interior walls	Drywall tape 250' roll	3.679	Roll
Interior walls	GWB 4'x'8'x1/2"	57.023	Sheet
Interior walls	Paint - interior	7.358	Gal
Interior walls	Paint - interior primer	7.358	Gal
Listing	Bldg Permit Total Job, Set up costs	1	Each
Listing	Building clean up	1	Each
Listing	Gas Connection	1	Each
Listing	Sewer Connection 4" PVC	1	Each
Listing	Site Preparation	1	Each
Listing	Stock Plans from architect	1	Each
Listing	Termite Protection	1	Each
Listing	Water Connection	1	Each
Porch	#30 Felt	0.301	Square (100SF)
Porch	3/8" Plywood Soffit	2.604	Sheet
Porch	Asphalt shingle	0.301	Square (100SF)
Porch	Lattice Wall	5.496	LF
Porch	Porch Ceiling moulding	39.998	LF
Porch	Porch Posts, 8x8	3	Each
Porch	Porch Railing, Pressure Treated	17.504	LF
Porch	Pressure Treated Deck Surface, 5/4x6	193.183	LF
Porch	Sheathing 1/2"	0.934	Sheet
Plumbing	Bathtub	2	Each
Plumbing	Disposer, 1/2HP new work	1	Each
Plumbing	Kitchen Sink double steel bowl	1	Each
Plumbing	Vanity Base 1 sink	2	Each
Plumbing	HVAC Equipment	1	Pieces
Plumbing	Water heater	1	Pieces
Plumbing	Water Closet, 2 Piece Floor Mounted	2	Each
Porch steps	Porch Steps, PressureTreated	1	Each
Roof - main	#30 Felt	13.36	Square (100SF)
Roof - main	Asphalt shingle	13.36	Square (100SF)
Roof - main	Ridge Vent, Shingle covered	24	LF
Roof - main	Sheathing 1/2"	41.416	Sheet
Trim - exterior	1x8 #2SPF	201.413	LF
Trim - exterior	3" crown	81.413	LF
Trim - exterior	Mtl drip edge	119.999	LF
Trim - exterior	Porch Posts, 8x8	2	Each
Trim - exterior	Rake mold	119.999	LF

Trim - exterior	Rectangular Louver 18 x 36	1	Each
Trim - exterior	Soffit, 3/8" Plywood, ACX, 18"Wide	119.999	LF

#2 southern yellow pine (#1 syp) floor joist		12" o.c.	16"o.c.	24"o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x10	16'-2" @#2 (18'-0" @#1)	14'-0" @#2 (16'-1" @#1)	11'-5" @#2 (13'-3" @#1)
	2x12	19'-1" @#2 (21'-11" @#1)	16'-6" @#2 (19'-1" @#1)	13'-6" @#2 (15'-7" @#1)
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x10	18'-1" @#2 (19'-10" @#1)	15'-8" @#2 (18'-0" @#1)	12'-10" @#2 (14'-8" @#1)
	2x12	21'-4" @#2 (24'-2" @#1)	18'-6" @#2 (21'-4" @#1)	15'-1" @#2 (17'-5" @#1)
ceiling joist				
(GWB ceiling @ 10 psf dead load L/240)	2x6	13'-11" @#2 (15'-6" @#1)	12'-0" @#2 (14'-0" @#1)	9'-10" @#2 (11'-5" @#1)
	2x8	17'-7" @#2 (20'-5" @#1)	15'-3" @#2 (17'-9" @#1)	12'-6" @#2 (14'-6" @#1)
rafters				
20 psf live load 10 psf dead load	2x6	15'-7"	13'-6"	12'-3"
	2x8	19'-8"	17'-1"	15'-7"
30 psf live load 10 psf dead load	2x6	12'-11"	11'-2"	9'-2"
	2x8	16'-4"	14'-2"	11'-7"
50 psf live load 10 psf dead load (slope over 3/12 no finished clg @ L/240)	2x6	10'-6"	9'-2"	7'-5"
	2x8	13'-4"	11'-7"	9'-5"

#2 S-P-F (spruce-pine-fir) floor joist		12" o.c.	16"o.c.	24"o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x10	17'-3"	15'-5"	12'-7"
	2x12	20'-7"	17'-10"	14'-7"
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x10	19'-0"	17'-2"	14'-1"
	2x12	23'-0"	19'-11"	16'-3"
ceiling joist				
(GWB ceiling @ 10 psf dead load L/240)	2x6	14'-9"	12'-10"	10'-6"
	2x8	18'-9"	16'-3"	13'-3"
	2x10	22'-11"	19'-10"	16'-3"
rafters				
20 psf live load 10 psf dead load	2x6	16'-3"	14'-4"	11'-9"
	2x8	21'-0"	18'-2"	14'-10"
30 psf live load 10 psf dead load	2x6	13'-9"	11'-11"	9'-9"
	2x8	17'-5"	15'-1"	12'-4"
50 psf live load 10 psf dead load (slope over 3/12 no finished clg @ L/180)	2x6	11'-3"	9'-9"	7'-11"
	2x8	14'-3"	12'-4"	10'-1"

2015 IRC and the 2018 NCRC

abbreviations

c.j	ceiling joist
clg.	ceiling
CMU	concrete masonry unit
C.O	cased opening
conc.	concrete
CT.	ceramic tile
dbl.	double
dj	double joist
ea.	each way
fj	floor joist
ftg.	footing
HVAC	heating/ventilating/air conditioning
jst.	joist
LVL.	laminated veneer lumber - ie. Parallam
mech.	mechanical
mil	.001 inch
min.	minimum
N.T.S.	not to scale
oc	on center
pc	pull cord
pt.	pressure treated
psf	pounds per square foot
R/A	return air
reqd.	required
reinf.	reinforcing
Rm.	room
ro.	rough opening
sf	square feet
syp	southern yellow pine
Shw.	shower
T&G	tongue and groove
vif	verify in field
W.H.	water heater
WWM	welded wire mesh
yp	yellow pine

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These plans are designed to conform to the 2018 IRC, 2021 IRC and the 2018 NCRC including local state amendments. National and local building codes vary with location and change from time to time. Therefore it is impossible to warrant compliance to your specific location. It is the responsibility of the purchaser and/or the builder to adapt these plans to the requirements of the individual locale.

Structural Notes

These plans are designed for roof loads of 20 psf live load and 10 psi dead load. The chart to the left can be used to adjust for different requirements. All beams are labeled "LVL" and should be sized locally. Roof loads can vary and have a big impact on the beams carrying accumulated loads. Most Lumber suppliers can have this engineered for their product.

Load Bearing Wall Header Notes

2'-6" or less to be 2-2x6 with 2J/1K each side
2'-7" to 3'-6" to be 2-2x8 with 2J/2K each side
3'-7" to 5'-0" to be 2-2x10 with 2J/2K each side
5'-1" to 6'-6" to be 2-2x10 with 3J/3K each side
6'-7" to 8'-0" to be 2-2x12 with 3J/3K each side

Wall Stud Requirements

Ext wall height	Stud size/spacing
<= 10'-0"	2x4 @ 16" o.c.
10'-0" < H < 11'-0"	2x4 @ 12" o.c.
11'-0" < H < 16'-0"	2x6 @ 16" o.c.
16'-0" < H < 18'-0"	2x6 @ 12" o.c.
H > 18'-0"	consult engineer

If the above is exceeded, in most cases strapping the studs across hinge points or sheathing both sizes fixes most issues.
This table is for 115 mph wind loading

Wall bracing notes

Continuous 7/16" osb sheathing - typical - GS-WSP.
Wall bracing shall be in accordance to IRC/NCRC Section 602.10.3. The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be determined using Table R602.10.3 and Figure R602.10.3(1). The cumulative contributing length of braced wall panels assigned to a rectangle side shall be greater than or equal to the required length of bracing specified in Table R602.10.3. The following additional requirements shall apply.

Limitations - The continuous sheathing requirements of Section R602.10.3 shall be limited to bracing method GS-WSP in accordance with Table R602.10.1 with the following conditions of use:
1. Basic design wind speed shall not exceed 115 mph.
2. Wall height at each story level shall not exceed 12 feet.
3. Eave to ridge height shall not exceed 20 feet.
4. Exterior walls shall be sheathed on all sheathable surfaces including infill areas between braced wall panels, above and below wall openings, and on gable end walls.
5. Except when used for bracing method GB, the interior side of exterior walls and both sides of interior walls shall be sheathed continuously with minimum 1/2-inch-thick gypsum wall board interior finish fastened in accordance with Table R702.3.5, or approved interior finish of equivalent or greater shear resistance Unless required for fire separation by Section R302.6, gypsum board shall be permitted to be omitted where the required length of bracing, as determined in Table R602.10.3, is multiplied by 1.40.
6. Floors shall not cantilever more than 24 inches (607 mm) beyond the foundation or bearing wall below.

Requirements - The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be determined using Table R602.10.3 and Figure R602.10.3(1). The cumulative contributing length of braced wall panels assigned to a rectangle side shall be greater than or equal to the required length of bracing specified in Table R602.10.3. The following additional requirements shall apply.
1. Braced wall panels on exterior or interior walls shall be assigned to the nearest rectangle side as shown in Figure R602.10.3(2) for each story level floor plan.
2. Braced wall panels shall be distributed and installed in accordance with Figure R602.10.3(3).
3. A minimum of one-half the required bracing amount for each rectangle side should be located on exterior walls within 8 feet of the location of the rectangle side.
4. Interior braced wall panels using Method GB shall be assigned to the closest parallel rectangle side and shall contribute 0.5 times their actual length. The narrowest width of braced wall panels allowed for GB is 48", and the 0.5 accounts for GB being half the strength of other methods except LIB.
5. The bracing amount provided on an upper story building side shall be deemed-to-comply where it equals or exceeds the amount of bracing required for the story immediately below.
6. Where the bracing amount provided on an upper story equals or exceeds the amount of bracing required for the story below, an analysis of bracing shall not be required for the upper story.
7. GS-WSP Continuous sheathed WSP method to have - Minimum braced material thickness or size 7/16". Minimum brac panel length or brace angle 24" ad jacent to windou not more than 67% of wall height; 30" ad jacent to door or window greater than 67% and less than 85% of wall height. 48" for taller openings. Fasteners 6d common nail or 8d (2 1/2" long x 0.113" diameter) nails. See table R602.3(3). Space 6" edges and 12" field.

General Notes

- Square footages are for heated floor areas. This does not include fireplace projection or vaulted space. Stairs are counted on the main floor only.
- Dimensions are from the face of the stud wall. Contractor to verify all dimensions and please contact us if an error is present..
- All footings shall be on firm undisturbed soil of no less than 2000 psf and be below frost depth. The exact size and reinforcement of concrete footings must be determined by local soil conditions.
- HVAC design to be sized according to the local climate conditions including compass direction.

Energy Notes

- Caulk all exterior toe plates with latex caulk.
- Caulk all wire and pipe holes where they penetrate all upper and lower exterior plates.
- Use blown-in wall insulation if at all possible. If batt insulation is used pack behind all electrical boxes.
- Seal all joints in HVAC ducts, with leakage no more than 3%. Three inch fiber mesh tape should be used on all collar to plenum connections and all gaps that are 1/4" or wider. Insulate ducts with R-6.5 or greater.
- Foam insulate between all exterior window and door edges and rough opening frame. Use non-expanding foam.
- Provide back draft damper on kitchen hood vent, dryer vent, and bathroom vents.
- Insulate all hot water pipes.
- Install wrap kit on water heater.

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Plan 1114Am

Index to Drawings

Sheet 01 Cover sheet	
	Drawing Index
Sheet 02 Basement Foundation	
	Basement Foundation
	_Basement window
	_Fdn10pour
	_Fl1pour10-4
	_basement notes
	_grade beam 2x6
	_ledgerpour10-4
Sheet 03 Floor Plans	
	Floor 1 Plan
	Floor 2 Plan
	Kitchen
	Kitchen
Sheet 04 Elevations	
	Electrical 1 Floor Plan
	Electrical 2 Floor Plan
	Front Elevation
	Right Side Elevation
	_porch3EaveUp18
Sheet 05 Elevations	
	Door List RT
	Left Side Elevation
	Rear Elevation
	Roof Plan
	Window List RT
Sheet 06 Details	
	Building Section
	Building Section
	_eaveSid9box18-4
	_insulation chart
	_porch8"col
	_rakeAttic12boxed

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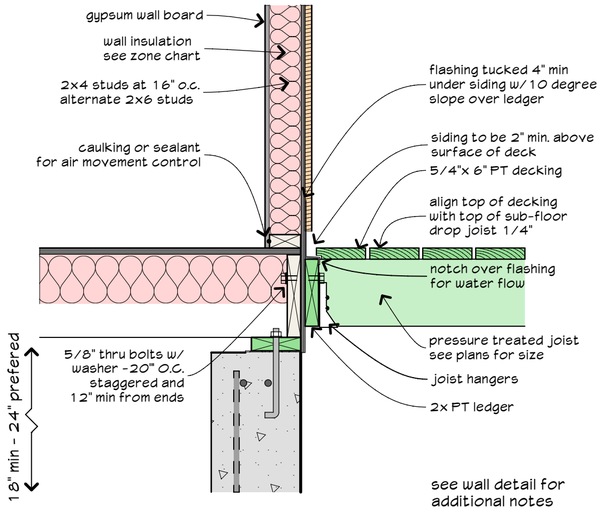
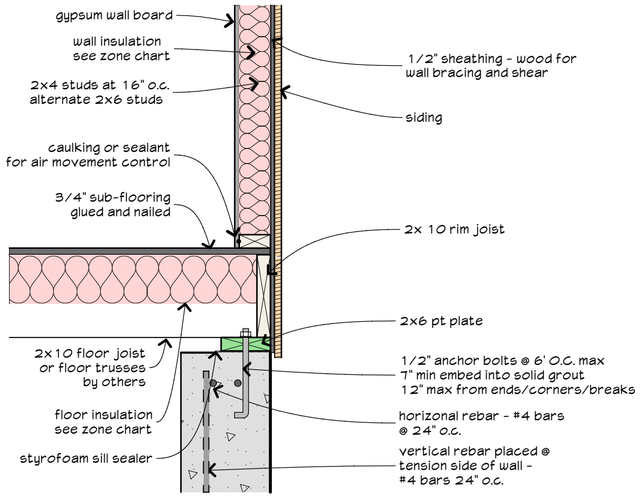


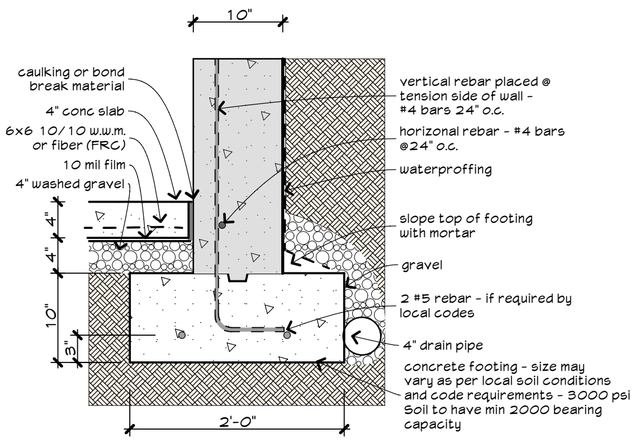
W5 Wall detail Fl 1

scale 1"= 1'-0"



W3 Wall detail - 10" poured

scale 1"= 1'-0"



F7 Foundation - poured wall

scale 1"= 1'-0"

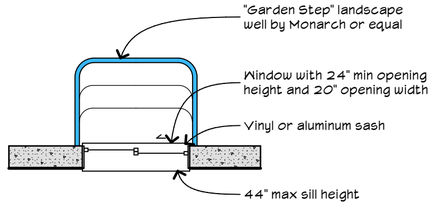
General notes

Load bearing wall shown. 2x6 construction if supporting more than 1 floor.

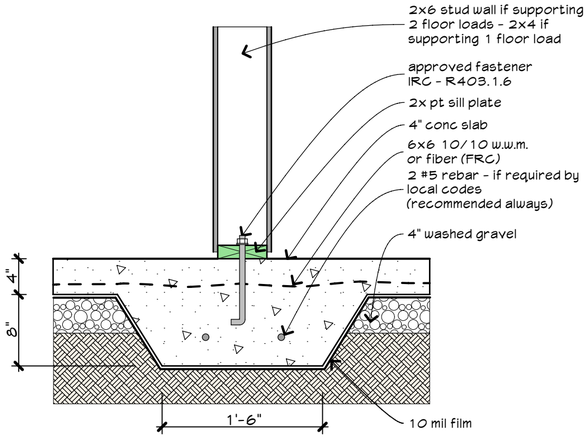
Center girder may be used with 3" pipe columns or 6x6 pt post on 24"x24" x 12" footing with 3#4 bars each way

Column spacing determined by roof loads transfered to girder. This will vary according to local snow loads.

Separate double joist under plumbing walls 3 1/2"

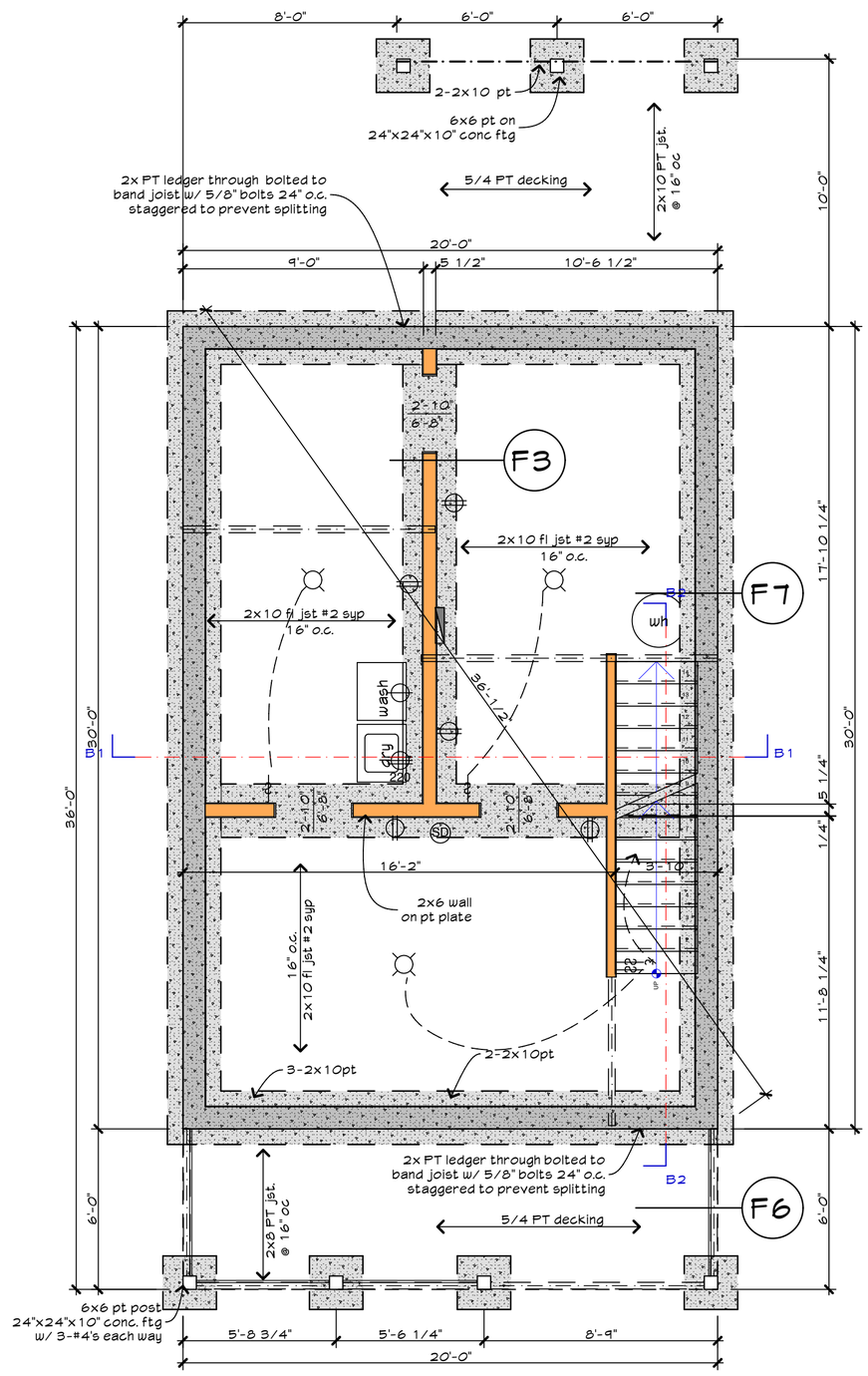


Alternate egress window



F3 Grade beam

scale 1"= 1'-0"



Basement Plan

scale 1/4"= 1'-0"

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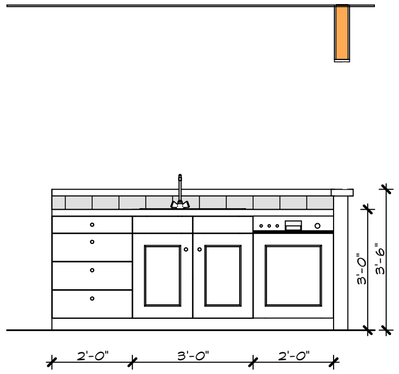
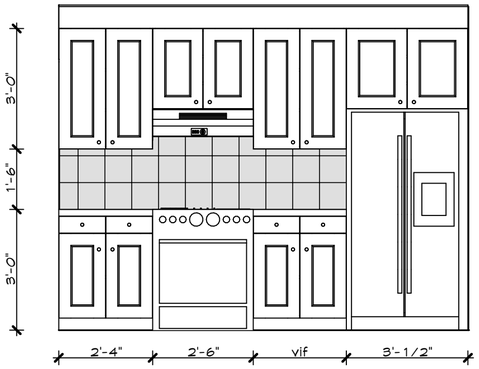


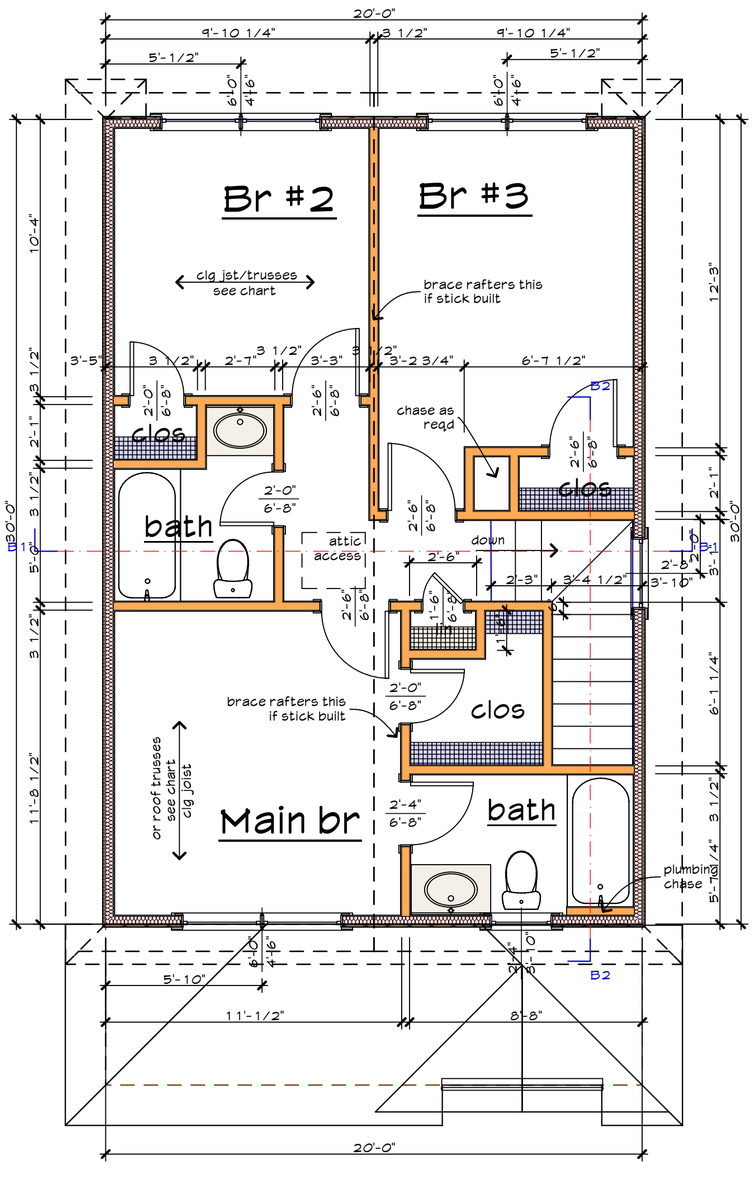
01 Kitchen

Scale 3/8" = 1'-0"



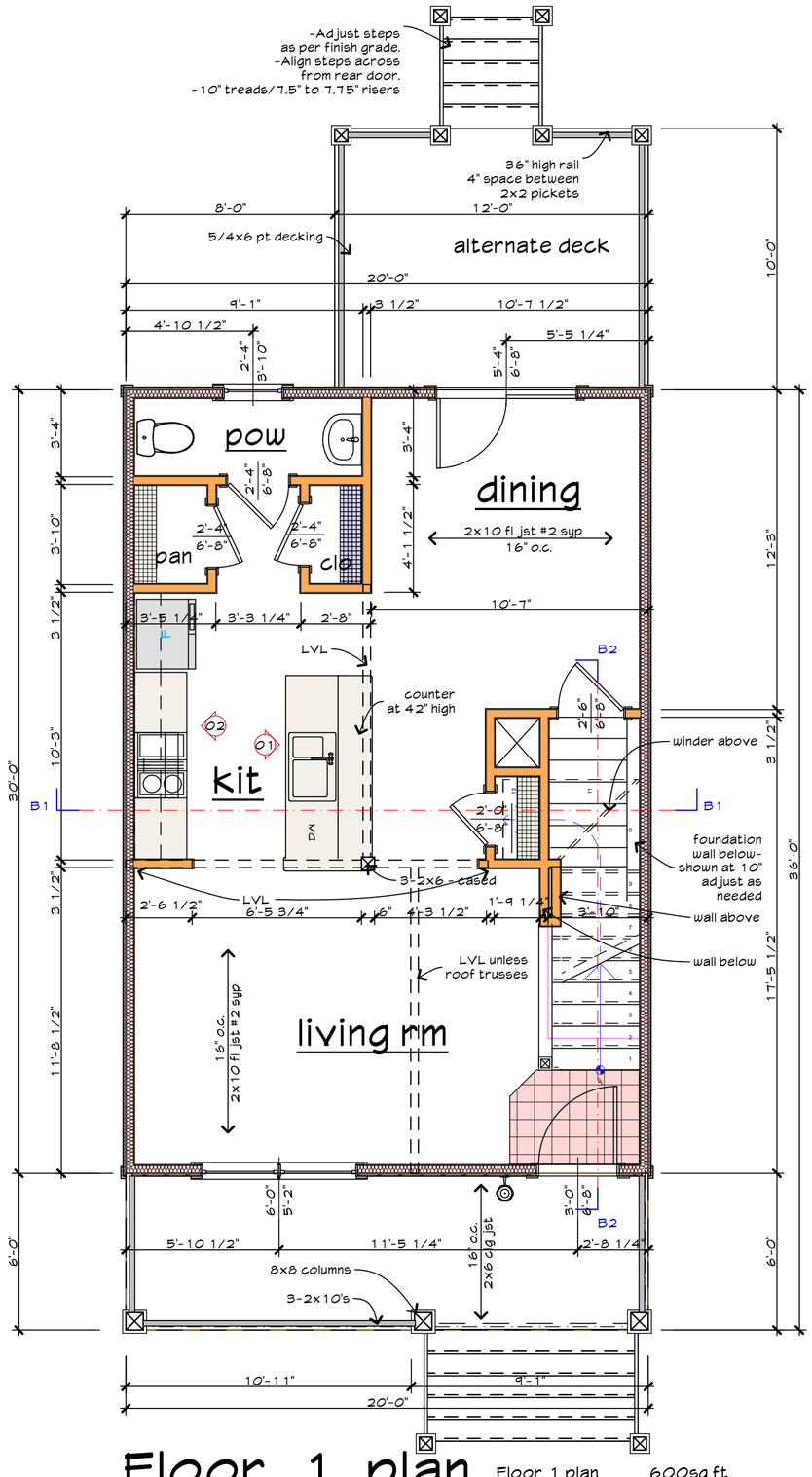
02 Kitchen

Scale 3/8" = 1'-0"



Floor 2 plan

scale 1/4"= 1'-0"



Floor 1 plan

scale 1/4"= 1'-0"

Floor 1 plan	600sq.ft.
Floor 2 plan	567 sq.ft.
total	1167 sq.ft.

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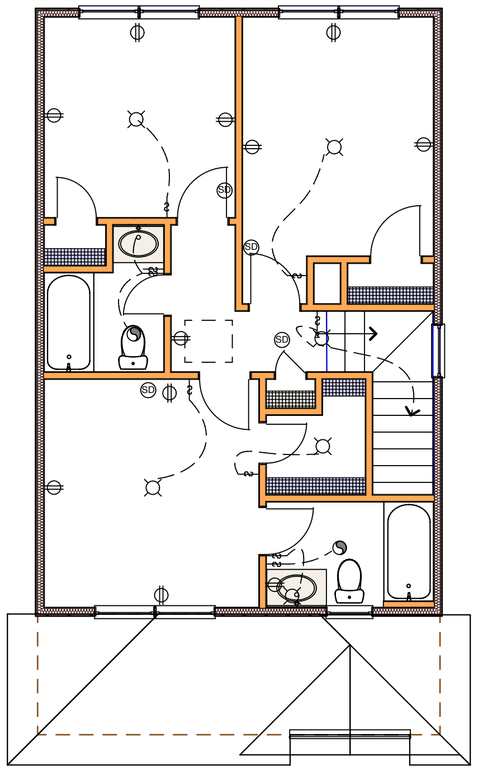
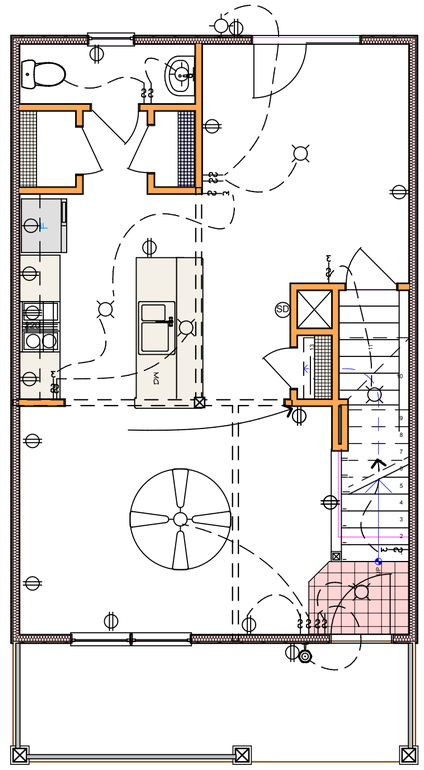


Electrical - Floor 2 Plan

scale 3/16" = 1'-0"



Electrical - Floor 1 Plan

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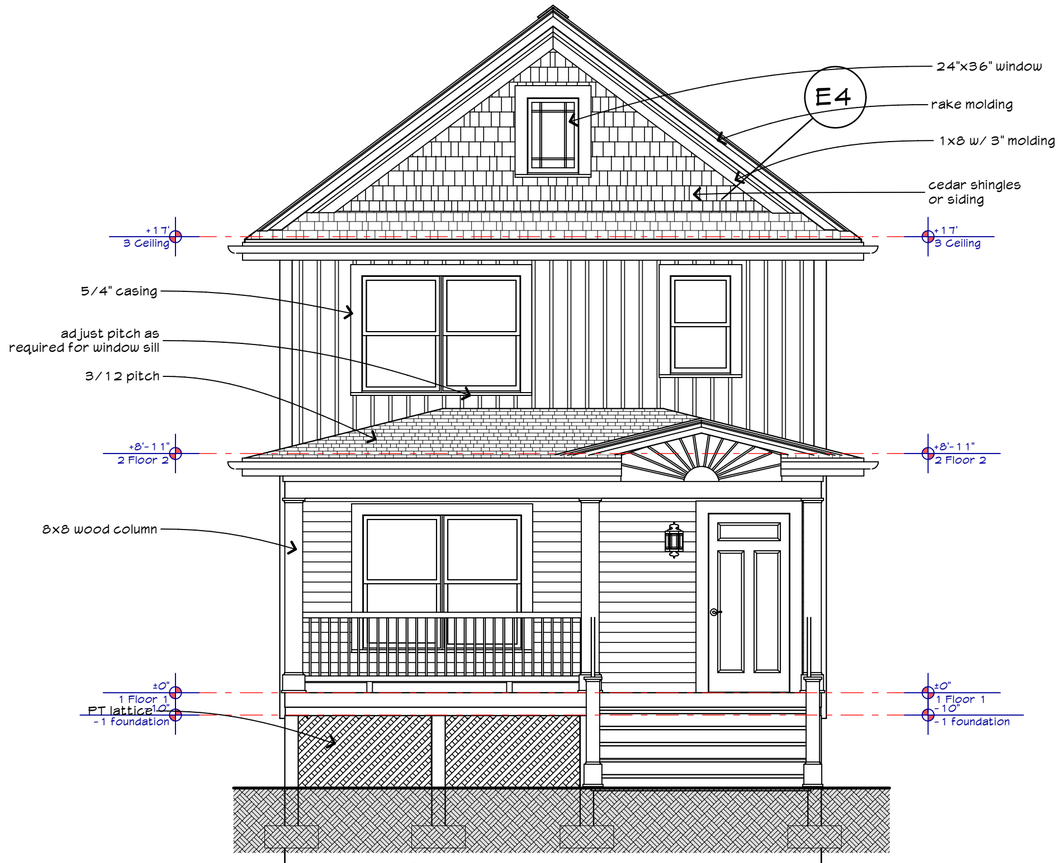
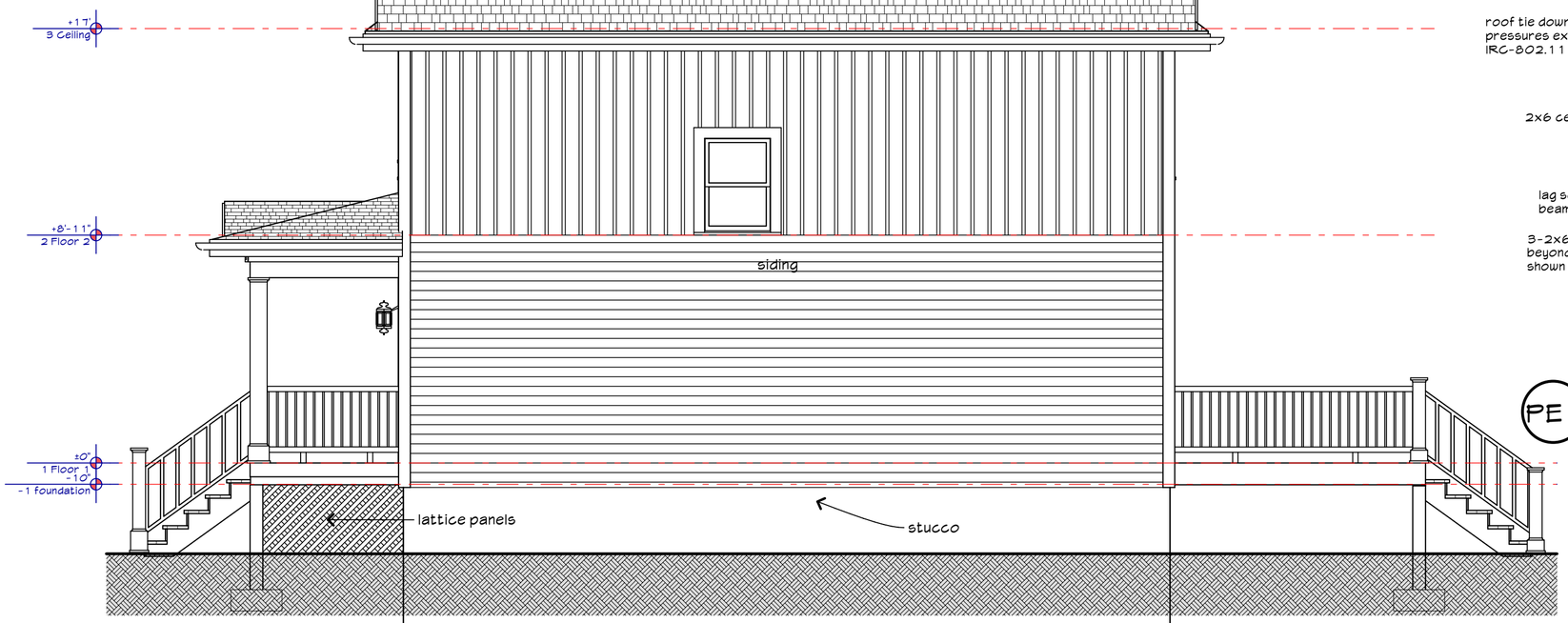


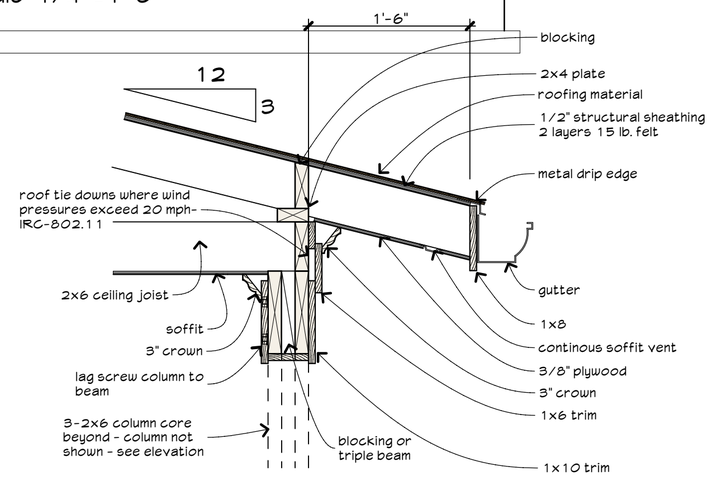
Front Elevation

scale 1/4" = 1'-0"



Right Side Elevation

scale 1/4" = 1'-0"



PE 1 **Typical Porch Boxed Eave**

scale 1"= 1'-0"

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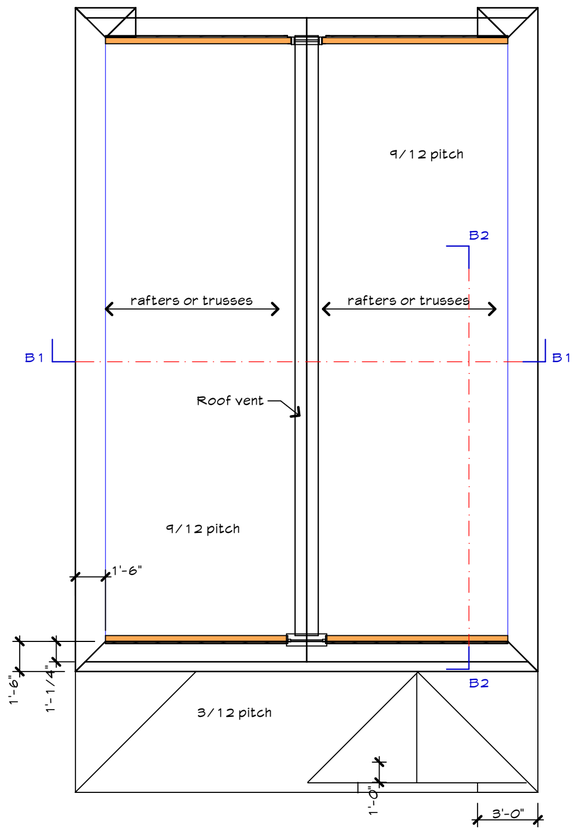
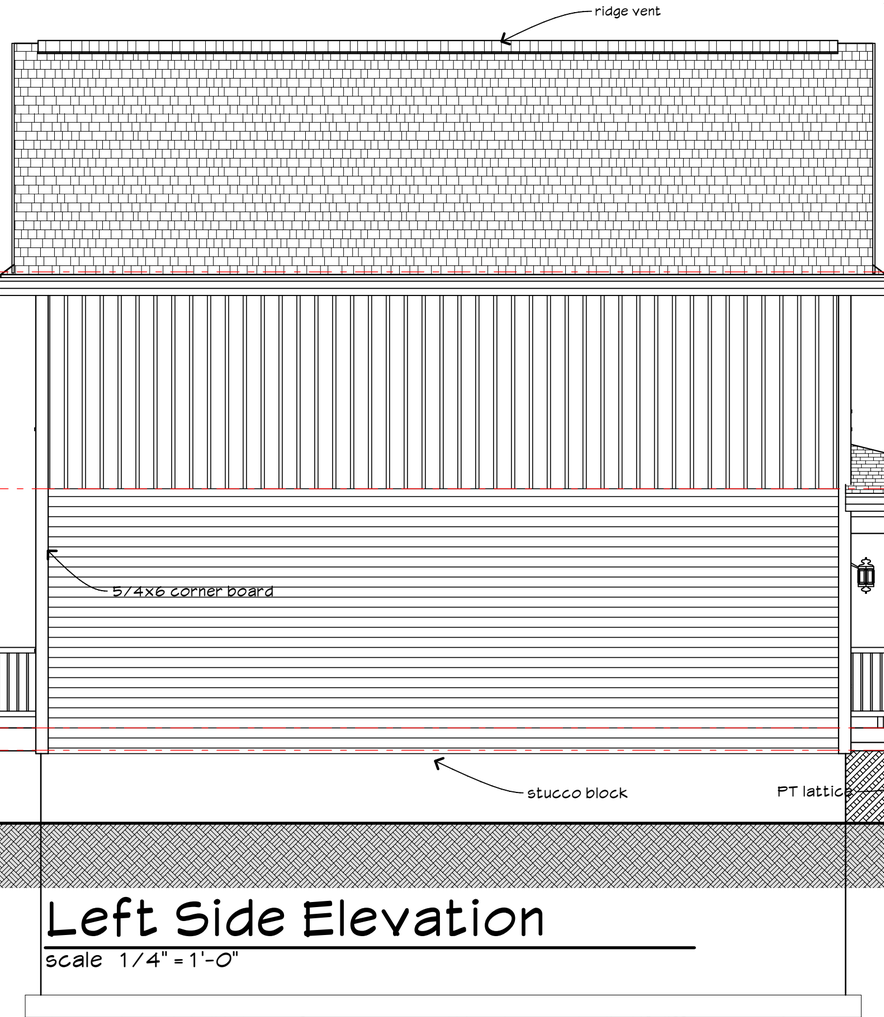


Roof plan

scale 3/16"= 1'-0"

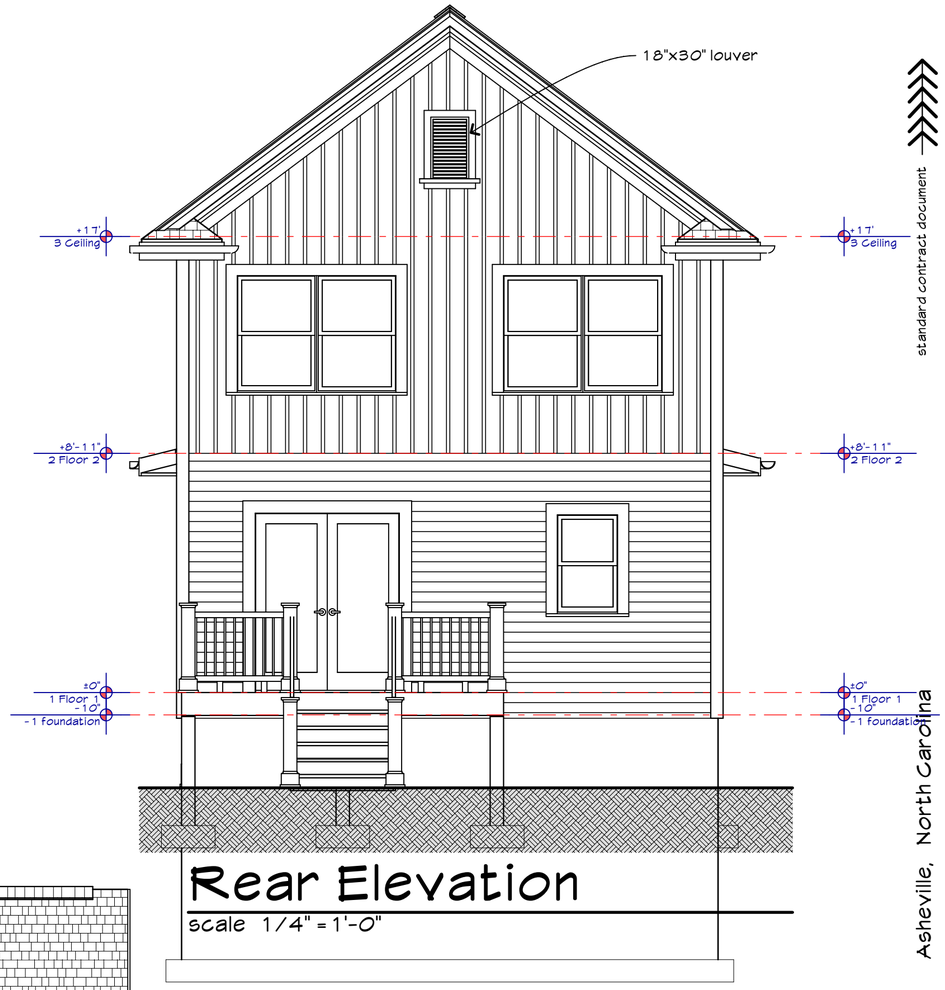
Door List				
Width	Height	Name	Type	Quantity
1'-6"	6'-8"	RD02 Swing	Interior	1
2'-0"	6'-8"	RD02 Swing	Interior	4
2'-4"	6'-8"	RD02 Swing	Interior	4
2'-6"	6'-8"	RD02 Swing	Interior	5
3'-0"	6'-8"	RD01 Door ST	Exterior	1
5'-4"	6'-8"	RD02 Swing	Exterior	1
				16

Window List			
W x H Size	Units	Window Type	Quantity
1'-6"x2'-6"	Attic Fixed	Vent Window 26	1
2'-0"x3'-0"	Attic Fixed	RW1-1 Stationary	1
2'-4"x3'-10"	Single	RW1-4 Doublehung	2
2'-8"x3'-10"	Single	RW1-4 Doublehung	1
6'-0"x4'-6"	Twin	RW1-4 Doublehung	3
6'-0"x5'-2"	Twin	RW1-4 Doublehung	1
			9



Left Side Elevation

scale 1/4" = 1'-0"



Rear Elevation

scale 1/4" = 1'-0"

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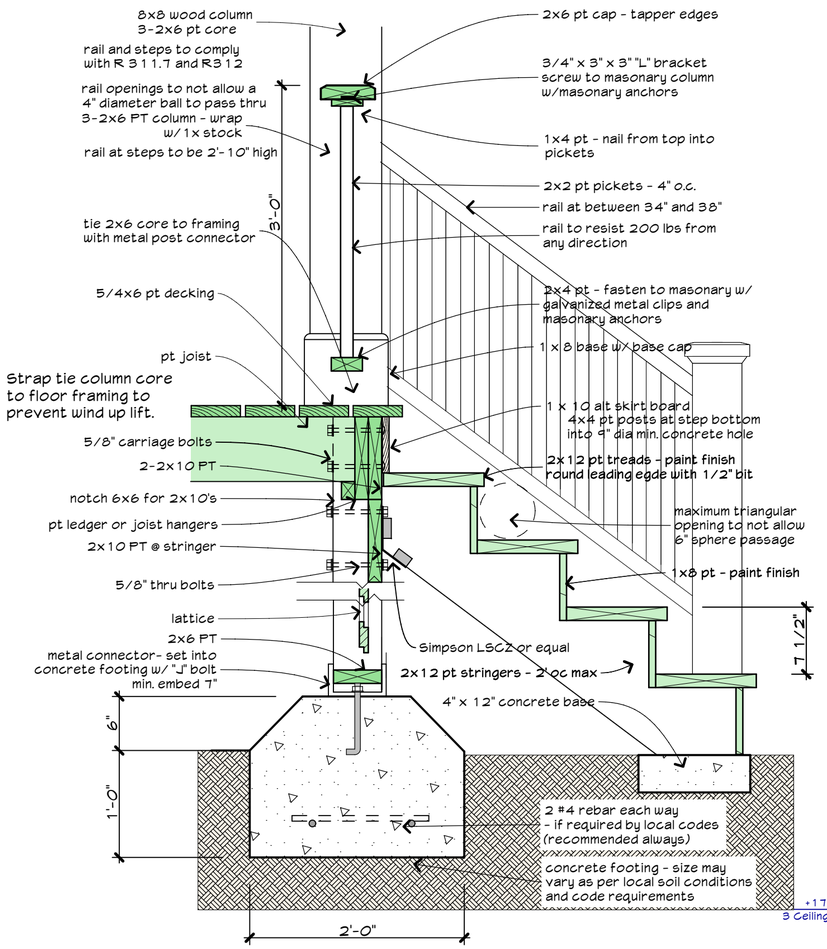


F6 **Porch Detail**

scale 1"= 1'-0"

Minimum Insulation Chart

Table N1 102.1 - IRC 2018 & (2021 NCRC - in parentheses)
Insulation and fenestration requirements by components [a]

Climate Zone	Glazing U-factor	Glazes fenestration SHGC [b,e]	Ceilings R-value	Wood frame wall R-Value	Floors R-value	Basement [c] walls R-value	Slab [d] perimeter R value and depth	Crawl space [c] wall R- value
1	NR	.25	30	13	13	0	0	0
2	.40	.25	38	13	13	0	0	0
3	.35	.25	38 (or 30[g])	20 or (15 or 13+5[h] 13+2.5[h])	19	5/13 [f]	0	5/13
4 except marine	.35	.40	49 (38 or 30[g])	20 or (15 or 13+5[h] 13+2.5[h])	19	10/13 (10/15)	10, 2' (10, 2')	10/13 (10/15)
5 Marine	.32 (.35)	NR	49 (38 or 30[g])	20 or (19[g] or 13+5[h] 13+5[h])	30[g]	10/13 (10/15)	10, 2' (10, 2')	10/13 (10/15)
6	.32	NR	49	20 or 13+5[h]	30[g]	15/19	10, 2'	15/19 (10/19)
7	.32	NR	49	20 or 13+5[h]	38[g]	15/19	10, 4'	15/19
8	.32	NR	49	20 or 13+5[h]	38[g]	15/19	10, 4'	15/19

Check appropriate climate zone as determined by local building dept.

a - R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.

b - The fenestration U-factor column excludes skylights. The SSHG column applies to all glazed fenestration.

c - "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall. ("10/15" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-15 cavity insulation at the interior of the basement wall or crawl space wall.)

d - R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs. For monolithic slabs, insulation shall be applied from the inspection gap downward to the bottom of the footing or a maximum of 24 inches below grade whichever is less. For floating slabs, insulation shall extend to the bottom of the foundation wall or 24 inches, whichever is less.

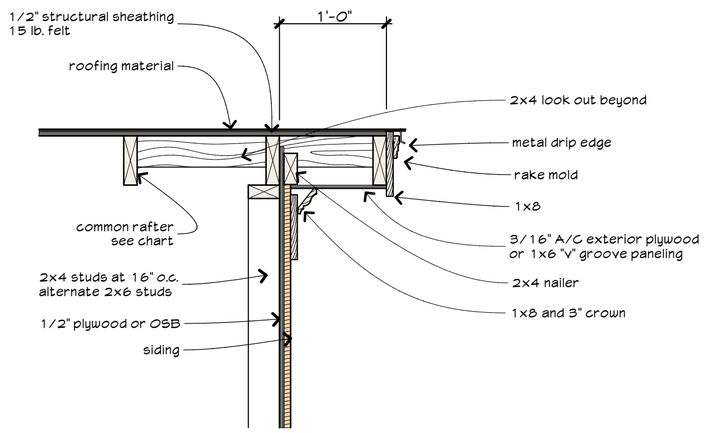
e - There are no solar heat gain coefficient (SGHC) requirements in the Marine Zone.

f - Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.

g - Or insulation sufficient to fill the framing cavity R-19

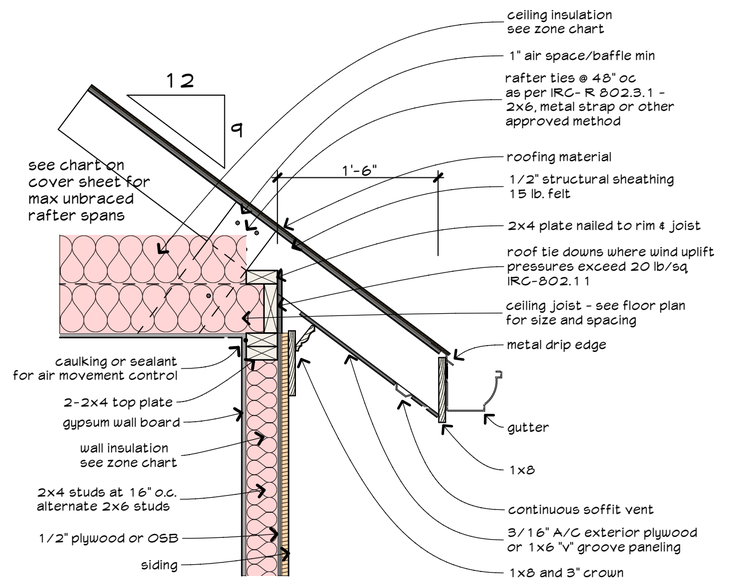
h - "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 % or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

i - The second R-value applies when more than half the insulation is on the interior of the mass wall.



E4 **Typical Rake** - boxed soffit

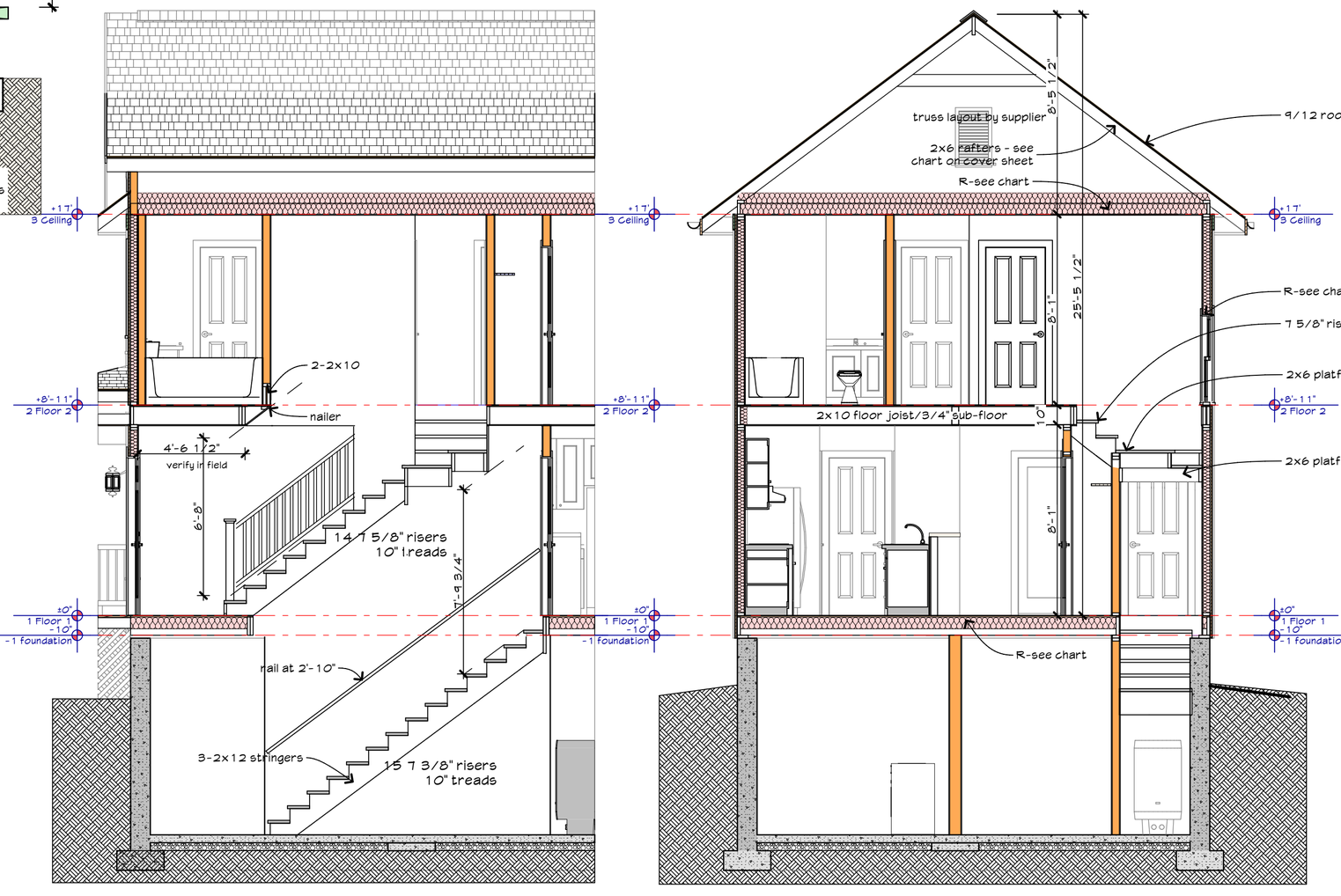
scale 1"= 1'-0"



Alternate roof trusses to be raised chord trusses

E1 **Typical Boxed Eave** - rafters on joist

scale 1"= 1'-0"



Building Section B2

Scale 1/4" = 1'-0"

Building Section B 1

Scale 1/4" = 1'-0"

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standard contract document

original print date
2/26/26

All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise.

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1114A material list

This material list is intended only as a guide to facilitate the pricing of a new home. You should amend this list as required by the building conditions of your particular site and location.

Rick Thompson - Architects, Inc. accepts no responsibility for the specific quantities or qualities of the material listed. The builder of each house must review these drawings and material list and judge for himself the suitability of this house for your specific site and local codes. This material list reflects an exact computer take off of materials without adjusting for waste, dead wood, site specific issues, or temporary bracing.

The information on the last pages with "location" as the first column, are included within the first pages, (except foundation materials) they are provided to break down materials by different locations and assemblies.

Any feed back will be appreciated and will be considered to help make these list valuable for you.

Thank you

Crawl Foundation			
Foundation Type	Description	Quanity	Unit
Fdn/crawl	2x6 pt plate	106.662	LF
Fdn/crawl	Anchor Bolts	21.332	Pieces
Fdn/crawl	Concrete Block	491.977	Pieces
Fdn/crawl	insulation,sill gasket	106.662	LF
Fdn/crawl	Mortar type "N"	8.746	CF
Fdn/crawl	Poured concrete	5.567	CY
Fdn/crawl	Rebar 1/2" #4, 3 bars	334.000	LF
Fdn/crawl	Stucco over masonry wall	437.313	SF
Fdn/porch ftg	Poured concrete	0.400	CY
Fdn/porch ftg	Rebar 1/2" #4, 3 bars	24.000	LF

Block based on 6 courses

Basement Foundation			
Foundation Type	Description	Quanity	Unit
Fdn/basement	2x12x16 stringers	3.000	Each
Fdn/basement	2x2 furring 16" o.c.	76.722	ft
Fdn/basement	2x6 pt plate	128.981	LF
Fdn/basement	2x6 plate x 3	96.942	LF
Fdn/basement	2x6-8 Hem fir Wd Stud, 16oc	32.314	Pieces
Fdn/basement	4" washed gravel	6.926	CY
Fdn/basement	6 mil. film	519.444	SF
Fdn/basement	Anchor Bolts	19.333	Pieces
Fdn/basement	Concrete slab	6.926	CY
Fdn/basement	Foundation Sealer 1 coat	900.000	SF
Fdn/basement	GWB 4'x'8'x1/2"	12.926	Sheet
Fdn/basement	insulation,sill gasket	96.667	LF
Fdn/basement	Outlet Ceiling Fixture	3.000	Each
Fdn/basement	Poured concrete	27.540	CY
Fdn/basement	Rebar 1/2" #4, 3 bars	696.559	LF
Fdn/basement	Recept Duplex Out	5.000	Each
Fdn/basement	Stair risers 1x8	14.000	Pieces
Fdn/basement	Stair treads	13.000	Pieces
Fdn/basement	Switch 3 Way	1.000	Each
Fdn/basement	Switch Coupled	3.000	Each
Fdn/basement	Welded wire mesh	519.444	SF
Fdn/porch ftg	Poured concrete	0.400	CY
Fdn/porch ftg	Rebar 1/2" #4, 3 bars	24.000	LF

Reduce floor 1 subfloor by 1.5 sheets for basement stairs

Slab Foundation			
Foundation Type	Description	Quanity	Unit
Fdn/slab	4" washed gravel	9.600	CY
Fdn/slab	6 mil. film	720.000	SF
Fdn/slab	Concrete Block	359.250	Pieces
Fdn/slab	Concrete slab	9.600	CY
Fdn/slab	Mortar type "N"	6.387	CF
Fdn/slab	Poured concrete	6.768	CY
Fdn/slab	Rebar 1/2" #4, 3 bars	458.280	LF
Fdn/slab	Welded wire mesh	720.000	SF

Slab block quantities are for 4 courses high

Framing by story			
Location	Description	Quanity	Unit
Deck	6x6x4 pt	3.000	Each
Deck	Handrail	25.392	feet
Deck	Porch Steps, PressureTreated	1.000	Each
Deck	Poured concrete	0.300	CY
Deck	Pressure Treated Deck Surface, 5/4x6	276.090	LF
Deck	Rebar 1/2" #4, 3 bars	18.000	LF
Framing clg	2x10x10	4.000	Each
Framing clg	2x6x10	31.000	Each
Framing clg	2x6x12	24.000	Each
Framing Deck	2x10x10pt	13.000	Each
Framing fl1	2x10x10	16.000	Each
Framing fl1	2x10x10pt	6.000	Each
Framing fl1	2x10x12	42.000	Each
Framing fl1	2x6x12pt	8.000	Each
Framing fl2	2x10x10	14.000	Each
Framing fl2	2x10x12	30.000	Each
Framing header	2x12x16	7.000	Each
Framing LVL's	LVL/Glue-Laminated Timber	36.114	LF
Framing roof	2 x 6 x 4'	23.000	ea.
Framing roof	2 x 6 x 6'	6.000	ea.
Framing roof	2 x 6 x 8'	14.000	ea.
Framing roof	2 x 6 x 16'	50.000	ea.
Framing roof	2 x 10 x 32'	1.000	ea.
Porch steps	Porch Steps, PressureTreated	1.000	Each
Stairs	2x12x16 stringers	3.000	Each
Stairs	Stair risers 1x8	14.000	Pieces
Stairs	Stair treads	13.000	Pieces

General Materials			
Description	Quanity	Unit	
#30 Felt	11.724	Square (100SF)	
1x8 #2SPF	307.641	LF	
2x4 plate x 3	1,262.619	LF	
2x4-10 Hem fir Wd Stud, 16oc	40.000	Pieces	
2x4-8 Hem fir Wd Stud, 16oc	377.100	Pieces	
3" crown	108.892	LF	
3/8" Plywood Soffit	3.720	Sheet	
6x6x4 pt	4.000	Each	
Asphalt shingle	11.724	Square (100SF)	
Base exterior walls	198.167	LF	
Base interior walls	365.412	LF	
Bldg Permit Total Job, Set up costs	1.000	Each	
Building clean up	1.000	Each	
Cedar shingles	75.857	SF	
Closet shelves, 12"	17.671	LF	
Corner board 5/4x6	138.699	LF	
Disposer, 1/2HP new work	1.000	Each	
Drywall mud	4.832	5 Gal. Pail	
Drywall tape 250' roll	9.665	Roll	
FGlas insulation Floor R-see chart	600.000	SF	
FGlas insulation wall R-see chart	1,431.923	SF	
FGlas insulation, Ceiling R-see chart	600.000	SF	
Gas Connection	1.000	Each	
Gutters, .032 Aluminum	154.962	LF	
GWB 4'x'8'x1/2"	149.802	Sheet	
Handrail	0.000	feet	
Kitchen Sink double steel bowl	1.000	Each	
Lattice	0.000	feet	
Mtl drip edge	198.749	LF	
Paint - exterior	6.336	Gal	
Paint - exterior primer	6.336	Gal	
Paint - interior	14.671	Gal	
Paint - interior primer	14.671	Gal	
Pantry/Linen shelves x 5	30.864	LF	
Porch Ceiling moulding	52.000	LF	
Porch Posts, 8x8	3.000	Each	
Porch Railing, Pressure Treated	20.867	LF	
Pressure Treated Deck Surface, 5/4x6	276.000	LF	
Rake mold	64.000	LF	
Ridge Vent, Shingle covered	29.813	LF	
Sewer Connection 4" PVC	1.000	Each	
Sheathing 1/2"	89.917	Sheet	
Siding	1,652.269	SF	
Site Preparation	1.000	Each	
Soffit Vents, 3"	134.749	LF	
Soffit, 3/8" Plywood, ACX, 18"Wide	198.749	LF	
Stock Plans from architect	1.000	Each	
Subflooring, plywood T&G 3/4"CDX	36.101	Sheet	
Termite Protection	1.000	Each	
Tyvek Building Wrap	1,652.269	SF	
Water Connection	1.000	Each	

Electrical - Plumbing - Mechanical			
Catigory	Description	Quanity	Unit
Electrical	Bath Exhaust Fan	3.000	Each
Electrical	Ceiling Fan	1.000	Each
Electrical	Complete Electrical Service	1.000	Each
Electrical	Outlet Ceiling Fixture	11.000	Each
Electrical	Outlet Wall Fixture	3.000	Each
Electrical	Recept 220v	2.000	Each
Electrical	Recept Duplex Out	28.000	Each
Electrical	Recept Single Out	2.000	Each
Electrical	Smoke Detector - wired	5.000	Each
Electrical	Switch 3 Way	4.000	Each
Electrical	Switch Coupled	17.000	Each
Plumbing	Bathtub	2.000	Each
Plumbing	HVAC Equipment	1.000	Pieces
Plumbing	Vanity Base 1 sink	3.000	Each
Plumbing	Water Closet, 2 Piece Floor Mounted	3.000	Each
Plumbing	Water heater	1.000	Pieces

Repeat materials organized by location			
Location	Description	Quanity	Unit
Cabinets	2x4 plate x 3	29.701	LF
Cabinets	2x4-8 Hem fir Wd Stud, 16oc	9.900	Pieces
Cabinets	Base interior walls	19.801	LF
Cabinets	Closet shelves, 12"	17.671	LF
Cabinets	Disposer, 1/2HP new work	1.000	Each
Cabinets	Drywall mud	0.065	5 Gal. Pail
Cabinets	Drywall tape 250' roll	0.130	Roll
Cabinets	GWB 4'x'8'x1/2"	2.007	Sheet
Cabinets	Kitchen Sink double steel bowl	1.000	Each
Cabinets	Paint - interior	0.259	Gal
Cabinets	Paint - interior primer	0.259	Gal
Cabinets	Pantry/Linen shelves x 5	30.864	LF
Ceilings	Drywall mud	0.600	5 Gal. Pail
Ceilings	Drywall tape 250' roll	1.200	Roll
Ceilings	FGlas insulation, Ceiling R-see chart	600.000	SF
Ceilings	GWB 4'x'8'x1/2"	18.600	Sheet
Corner boards	Corner board 5/4x6	138.699	LF
Deck	6x6x4 pt	3.000	Each
Deck	Handrail	25.392	feet
Deck	Porch Steps, PressureTreated	1.000	Each
Deck	Poured concrete	0.300	CY
Deck	Pressure Treated Deck Surface, 5/4x6	276.090	LF
Deck	Rebar 1/2" #4, 3 bars	18.000	LF
Electrical	Bath Exhaust Fan	3.000	Each
Electrical	Ceiling Fan	1.000	Each
Electrical	Complete Electrical Service	1.000	Each
Electrical	Outlet Ceiling Fixture	11.000	Each
Electrical	Outlet Wall Fixture	3.000	Each
Electrical	Recept 220v	2.000	Each
Electrical	Recept Duplex Out	28.000	Each
Electrical	Recept Single Out	2.000	Each
Electrical	Smoke Detector - wired	5.000	Each
Electrical	Switch 3 Way	4.000	Each
Electrical	Switch Coupled	17.000	Each
Exterior walls	2x4 plate x 3	714.500	LF
Exterior walls	2x4-10 Hem fir Wd Stud, 16oc	40.000	Pieces
Exterior walls	2x4-8 Hem fir Wd Stud, 16oc	198.167	Pieces
Exterior walls	Base exterior walls	198.167	LF
Exterior walls	Cedar shingles	81.857	SF
Exterior walls	Drywall mud	1.460	5 Gal. Pail
Exterior walls	Drywall tape 250' roll	2.919	Roll
Exterior walls	FGlas insulation wall R-see chart	1,459.617	SF
Exterior walls	GWB 4'x'8'x1/2"	45.248	Sheet
Exterior walls	Paint - exterior	6.493	Gal
Exterior walls	Paint - exterior primer	6.493	Gal
Exterior walls	Paint - interior	5.838	Gal
Exterior walls	Paint - interior primer	5.838	Gal
Exterior walls	Sheathing 1/2"	55	Sheet
Exterior walls	Siding	1686	SF
Exterior walls	Tyvek Building Wrap	1686	SF
Floors	Drywall mud	0.565	5 Gal. Pail
Floors	Drywall tape 250' roll	1.129	Roll
Floors	FGlas insulation Floor R-see chart	600.000	SF

Floors	GWB 4'x'8'x1/2"	17.501	Sheet
Floors	Subflooring, plywood T&G 3/4"CDX	36.101	Sheet
Framing clg	2x10x10	4.000	Each
Framing clg	2x6x10	31.000	Each
Framing clg	2x6x12	24.000	Each
Framing Deck	2x10x10pt	13.000	Each
Framing fl1	2x10x10	16.000	Each
Framing fl1	2x10x10pt	6.000	Each
Framing fl1	2x10x12	42.000	Each
Framing fl1	2x6x12pt	8.000	Each
Framing fl2	2x10x10	14.000	Each
Framing fl2	2x10x12	30.000	Each
Framing header	2x12x16	7.000	Each
Framing LVL's	LVL/Glue-Laminated Timber	36.114	LF
Framing roof	2 x 6 x 4'	23.000	ea.
Framing roof	2 x 6 x 6'	6.000	ea.
Framing roof	2 x 6 x 8'	14.000	ea.
Framing roof	2 x 6 x 16'	50.000	ea.
Framing roof	2 x 10 x 32'	1.000	ea.
Interior walls	2x4 plate x 3	510.815	LF
Interior walls	2x4-8 Hem fir Wd Stud, 16oc	166.499	Pieces
Interior walls	Base interior walls	340.543	LF
Interior walls	Drywall mud	2.149	5 Gal. Pail
Interior walls	Drywall tape 250' roll	4.298	Roll
Interior walls	GWB 4'x'8'x1/2"	66.618	Sheet
Interior walls	Paint - interior	8.596	Gal
Interior walls	Paint - interior primer	8.596	Gal
Listing	Bldg Permit Total Job, Set up costs	1.000	Each
Listing	Building clean up	1.000	Each
Listing	Gas Connection	1.000	Each
Listing	Sewer Connection 4" PVC	1.000	Each
Listing	Site Preparation	1.000	Each
Listing	Stock Plans from architect	1.000	Each
Listing	Termite Protection	1.000	Each
Listing	Water Connection	1.000	Each
Plumbing	Bathtub	2.000	Each
Plumbing	HVAC Equipment	1.000	Pieces
Plumbing	Vanity Base 1 sink	3.000	Each
Plumbing	Water Closet, 2 Piece Floor Mounted	3.000	Each
Plumbing	Water heater	1.000	Pieces
Porch	#30 Felt	2.038	Square (100SF)
Porch	3/8" Plywood Soffit	3.720	Sheet
Porch	6x6x4 pt	4.000	Each
Porch	Asphalt shingle	2.038	Square (100SF)
Porch	Handrail	20.867	feet
Porch	Lattice	20.978	feet
Porch	Porch Ceiling moulding	52.000	LF
Porch	Porch Posts, 8x8	3.000	Each
Porch	Pressure Treated Deck Surface, 5/4x6	276.000	LF
Porch	Sheathing 1/2"	6.318	Sheet
Porch steps	Porch Steps, PressureTreated	1.000	Each
Roof - main	#30 Felt	9.686	Square (100SF)
Roof - main	Asphalt shingle	9.686	Square (100SF)
Roof - main	Ridge Vent, Shingle covered	29.813	LF
Roof - main	Sheathing 1/2"	30.027	Sheet
Stairs	2x12x16 stringers	3.000	Each

Stairs	Stair risers 1x8	14.000	Pieces
Stairs	Stair treads	13.000	Pieces
Trim - exterior	1x8 #2SPF	307.641	LF
Trim - exterior	3" crown	108.892	LF
Trim - exterior	Soffit, 3/8" Plywood, ACX, 18”Wide	198.745	LF
Trim - exterior	Gutters, .032 Aluminum	154.962	LF
Trim - exterior	Mtl drip edge	198.749	LF
Trim - exterior	Rake mold	64.000	LF
Trim - exterior	Soffit Vents, 3"	134.749	LF

#2 southern yellow pine (#1 syp) floor joist		12" o.c.	16"o.c.	24"o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x10	16'-2" @#2 (18'-0" @#1)	14'-0" @#2 (16'-1" @#1)	11'-5" @#2 (13'-3" @#1)
	2x12	19'-1" @#2 (21'-11" @#1)	16'-6" @#2 (19'-1" @#1)	13'-6" @#2 (15'-7" @#1)
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x10	18'-1" @#2 (19'-10" @#1)	15'-8" @#2 (18'-0" @#1)	12'-10" @#2 (14'-8" @#1)
	2x12	21'-4" @#2 (24'-2" @#1)	18'-6" @#2 (21'-4" @#1)	15'-1" @#2 (17'-5" @#1)
ceiling joist				
(GWB ceiling @ 10 psf dead load L/240)	2x6	13'-11" @#2 (15'-6" @#1)	12'-0" @#2 (14'-0" @#1)	9'-10" @#2 (11'-5" @#1)
	2x8	17'-7" @#2 (20'-5" @#1)	15'-3" @#2 (17'-9" @#1)	12'-6" @#2 (14'-6" @#1)
rafters				
20 psf live load 10 psf dead load	2x6	15'-7"	13'-6"	12'-3"
	2x8	19'-8"	17'-1"	15'-7"
30 psf live load 10 psf dead load	2x6	12'-11"	11'-2"	9'-2"
	2x8	16'-4"	14'-2"	11'-7"
50 psf live load 10 psf dead load (slope over 3/12 no finished clg @ L/240)	2x6	10'-6"	9'-2"	7'-5"
	2x8	13'-4"	11'-7"	9'-5"

#2 S-P-F (spruce-pine-fir) floor joist		12" o.c.	16"o.c.	24"o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x10	17'-3"	15'-5"	12'-7"
	2x12	20'-7"	17'-10"	14'-7"
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x10	19'-0"	17'-2"	14'-1"
	2x12	23'-0"	19'-11"	16'-3"
ceiling joist				
(GWB ceiling @ 10 psf dead load L/240)	2x6	14'-9"	12'-10"	10'-6"
	2x8	18'-9"	16'-3"	13'-3"
	2x10	22'-11"	19'-10"	16'-3"
rafters				
20 psf live load 10 psf dead load	2x6	16'-3"	14'-4"	11'-9"
	2x8	21'-0"	18'-2"	14'-10"
30 psf live load 10 psf dead load	2x6	13'-9"	11'-11"	9'-9"
	2x8	17'-5"	15'-1"	12'-4"
50 psf live load 10 psf dead load (slope over 3/12 no finished clg @ L/180)	2x6	11'-3"	9'-9"	7'-11"
	2x8	14'-3"	12'-4"	10'-1"

2015 IRC and the 2018 NDRC

abbreviations

c.j	ceiling joist
clg.	ceiling
CMU	concrete masonry unit
C.O	cased opening
conc.	concrete
CT.	ceramic tile
dbl.	double
dj	double joist
ew.	each way
fj	floor joist
ftg.	footing
HVAC	heating/ventilating/air conditioning
jst.	joist
LVL.	laminated veneer lumber - ie. Parallam
mech.	mechanical
mil	.001 inch
min.	minimum
N.T.S.	not to scale
oc	on center
pc	pull cord
pt.	pressure treated
psf	pounds per square foot
R/A	return air
reqd.	required
reinf.	reinforcing
Rm.	room
ro.	rough opening
sf	square feet
syp	southern yellow pine
Shw.	shower
T&G	tongue and groove
vif	verify in field
W.H.	water heater
WWM	welded wire mesh
yp	yellow pine

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Thank you for your purchase of these house plans.

These plans are designed to conform to the 2018 IRC, 2021 IRC and the 2018 NCRC including local state amendments. National and local building codes vary with location and change from time to time. Therefore it is impossible to warrant compliance to your specific location. It is the responsibility of the purchaser and/or the builder to adapt these plans to the requirements of the individual locale.

Structural Notes

These plans are designed for roof loads of 20 psf live load and 10 psi dead load. The chart to the left can be used to adjust for different requirements. All beams are labeled "LVL" and should be sized locally. Roof loads can vary and have a big impact on the beams carrying accumulated loads. Most Lumber suppliers can have this engineered for their product.

Load Bearing Wall Header Notes

2'-6" or less to be 2-2x6 with 2J/1K each side
2'-7" to 3'-6" to be 2-2x8 with 2J/2K each side
3'-7" to 5'-0" to be 2-2x10 with 2J/2K each side
5'-1" to 6'-6" to be 2-2x10 with 3J/3K each side
6'-7" to 8'-0" to be 2-2x12 with 3J/3K each side

Wall Stud Requirements

Ext wall height	Stud size/spacing
<= 10'-0"	2x4 @ 16" o.c.
10'-0" < H < 11'-0"	2x4 @ 12" o.c.
11'-0" < H < 16'-0"	2x6 @ 16" o.c.
16'-0" < H < 18'-0"	2x6 @ 12" o.c.
H > 18'-0"	consult engineer

If the above is exceeded, in most cases strapping the studs across hinge points or sheathing both sizes fixes most issues.
This table is for 115 mph wind loading

Wall bracing notes

Continuious 7/16" osb sheathing - typical - GS-WSP.
Wall bracing shall be in accordance to IRC/NCRC Section 602.10.3. The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be determined using Table R602.10.3 and Figure R602.10.3(1). The cumulative contributing length of braced wall panels assigned to a rectangle side shall be greater than or equal to the required length of bracing specified in Table R602.10.3. The following additional requirements shall apply.

Limitations - The continuous sheathing requirements of Section R602.10.3 shall be limited to bracing method GS-WSP in accordance with Table R602.10.1 with the following conditions of use:
1. Basic design wind speed shall not exceed 115 mph.
2. Wall height at each story level shall not exceed 12 feet.
3. Eave to ridge height shall not exceed 20 feet.
4. Exterior walls shall be sheathed on all sheathable surfaces including infill areas between braced wall panels, above and below wall openings, and on gable end walls.
5. Except when used for bracing method GB, the interior side of exterior walls and both sides of interior walls shall be sheathed continuously with minimum 1/2-inch-thick gypsum wall board interior finish fastened in accordance with Table R702.3.5, or approved interior finish of equivalent or greater shear resistance Unless required for fire separation by Section R302.6, gypsum board shall be permitted to be omitted where the required length of bracing, as determined in Table R602.10.3, is multiplied by 1.40.
6. Floors shall not cantilever more than 24 inches (607 mm) beyond the foundation or bearing wall below.

Requirements - The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be determined using Table R602.10.3 and Figure R602.10.3(1). The cumulative contributing length of braced wall panels assigned to a rectangle side shall be greater than or equal to the required length of bracing specified in Table R602.10.3. The following additional requirements shall apply.
1. Braced wall panels on exterior or interior walls shall be assigned to the nearest rectangle side as shown in Figure R602.10.3(2) for each story level floor plan.
2. Braced wall panels shall be distributed and installed in accordance with Figure R602.10.3(3).
3. A minimum of one-half the required bracing amount for each rectangle side should be located on exterior walls within 8 feet of the location of the rectangle side.
4. Interior braced wall panels using Method GB shall be assigned to the closest parallel rectangle side and shall contribute 0.5 times their actual length. The narrowest width of braced wall panels allowed for GB is 48", and the 0.5 accounts for GB being half the strength of other methods except LIB.
5. The bracing amount provided on an upper story building side shall be deemed-to-comply where it equals or exceeds the amount of bracing required for the story immediately below.
6. Where the bracing amount provided on an upper story equals or exceeds the amount of bracing required for the story below, an analysis of bracing shall not be required for the upper story.
7. GS-WSP Continuous sheathed WSP method to have - Minimum braced material thickness or size 7/16". Minimum brac panel length or brace angle 24" adjacent to windou not more than 67% of wall height; 30" adjacent to door or window greater than 67% and less than 85% of wall height. 48" for taller openings. Fasteners 6d common nail or 8d (2 1/2" long x 0.113" diameter) nails. See table R602.3(3). Space 6" edges and 12" field.

General Notes

- Square footages are for heated floor areas. This does not include fireplace projection or vaulted space. Stairs are counted on the main floor only.
- Dimensions are from the face of the stud wall. Contractor to verify all dimensions and please contact us if an error is present..
- All footings shall be on firm undisturbed soil of no less than 2000 psf and be below frost depth. The exact size and reinforcement of concrete footings must be determined by local soil conditions.
- HVAC design to be sized according to the local climate conditions including compass direction.

Energy Notes

- Caulk all exterior toe plates with latex caulk.
- Caulk all wire and pipe holes where they penetrate all upper and lower exterior plates.
- Use blown-in wall insulation if at all possible. If batt insulation is used pack behind all electrical boxes.
- Seal all joints in HVAC ducts, with leakage no more than 3%. Three inch fiber mesh tape should be used on all collar to plenum connections and all gaps that are 1/4" or wider. Insulate ducts with R-6.5 or greater.
- Foam insulate between all exterior window and door edges and rough opening frame. Use non-expanding foam.
- Provide back draft damper on kitchen hood vent, dryer vent, and bathroom vents.
- Insulate all hot water pipes.
- Install wrap kit on water heater.

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Index to Drawings

Sheet 01 Cover	
	Drawing Index
Sheet 02 Basement Foundation	
	Basement Foundation Plan
	_Basement window
	_Fdn10pour
	_Fl1pour10-4
	_basement notes
	_ledgerpour10-4
Sheet 03 Floor 1 Plan	
	Floor 1 Plan
	Kitchen
	Kitchen
	Kitchen
	_insulation chart
Sheet 04 Floor 2 Plan	
	Door List RT
	Floor 2 Plan
	Roof Plan
	Window List RT
Sheet 05 Elevations	
	Front Elevation
	Rear Elevation
Sheet 06 Elevations	
	Left Side Elevation
Sheet 07 Elevations	
	Right Side Elevation
	_grade beam 2x6
	_porch3EaveDn18
	_porch8"col
Sheet 08 Details	
	Building Section
	Building Section
	_eaveSid10box18-6
	_insulation chart
	_rakeAttic12boxed
Sheet 09 Electrical	
	Electrical 1 Floor Plan
	Electrical 2 Floor Plan

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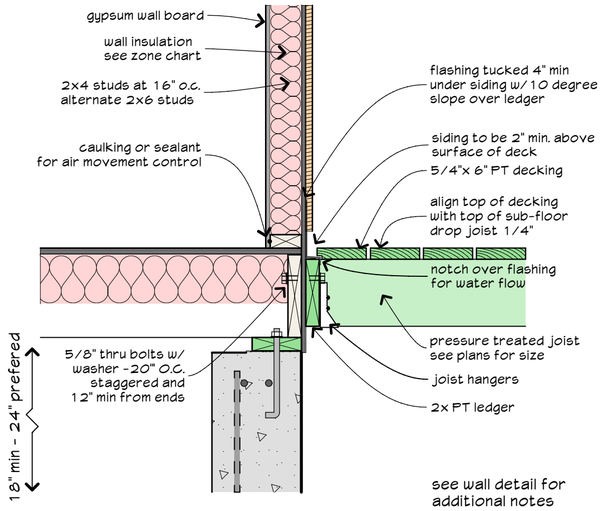
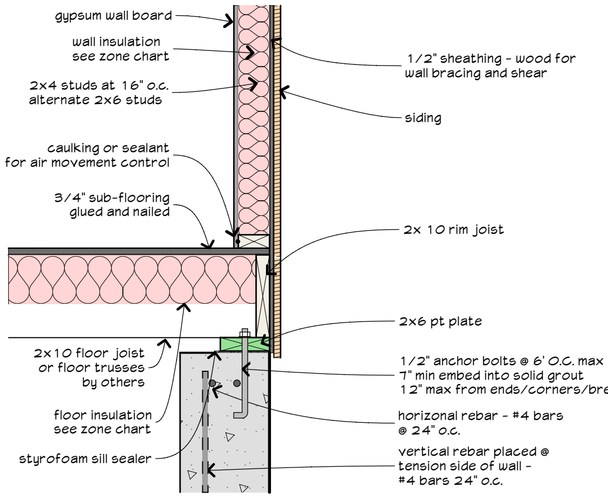


W5 **Wall detail Fl 1**

scale 1"= 1'-0"



W3 **Wall detail - 10" poured**

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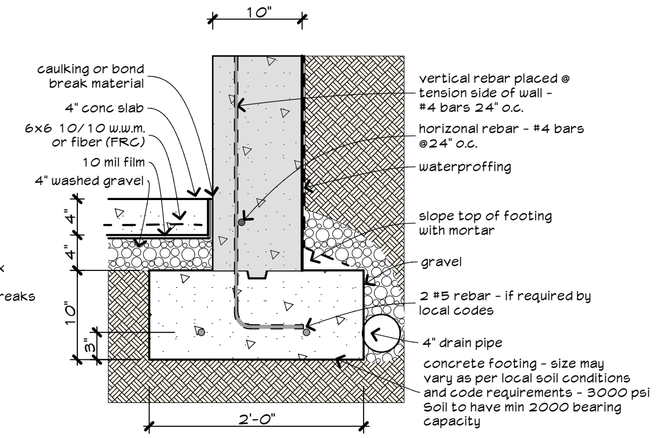


F7 **Foundation - poured wall**

scale 1"= 1'-0"

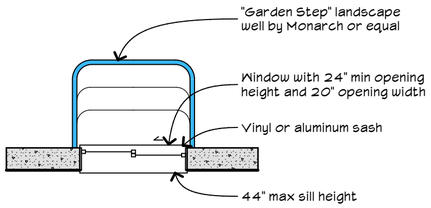
General notes

Load bearing wall shown. 2x6 construction if supporting more than 1 floor.

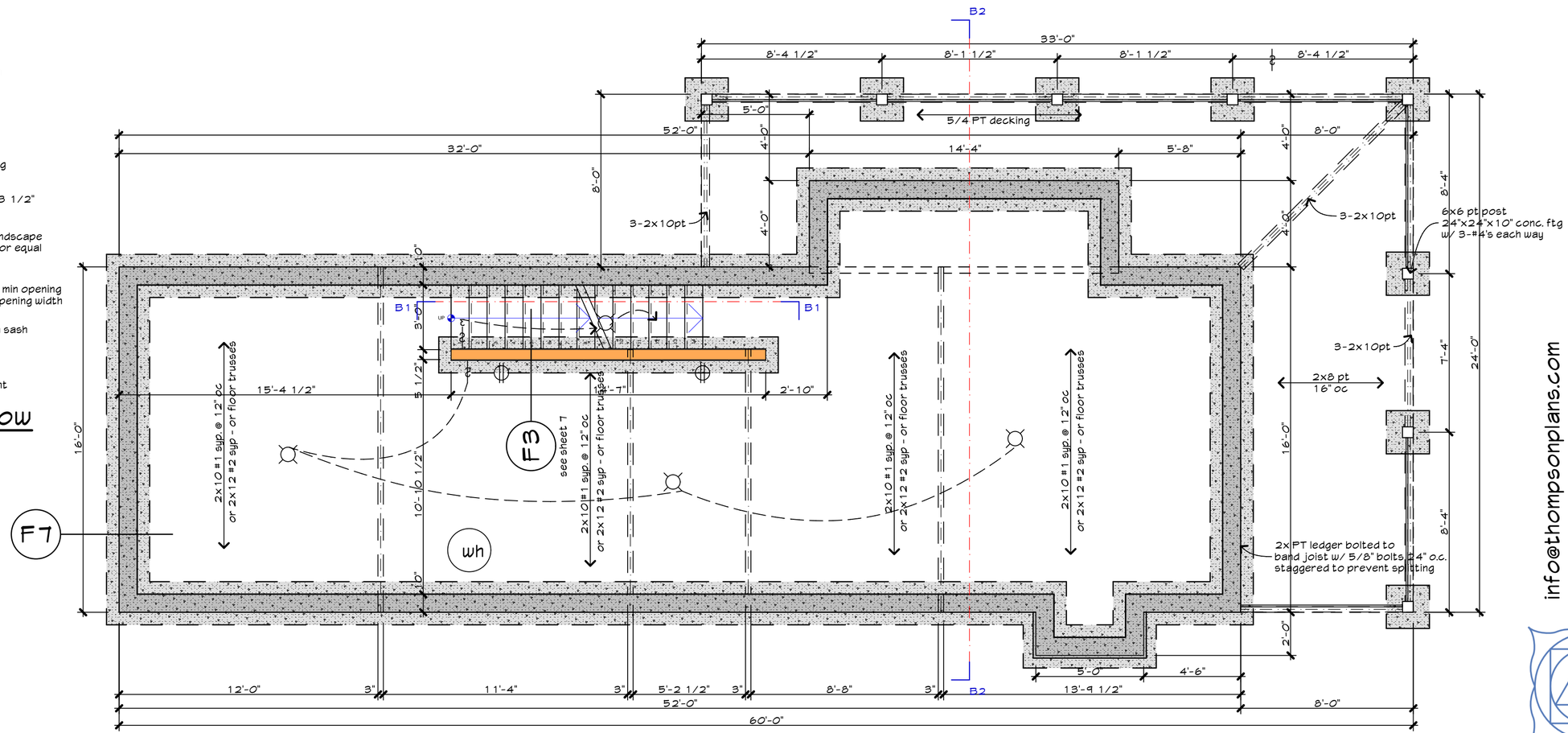
Center girder may be used with 3" pipe columns or 6x6 pt post on 24"x24" x 12" footing with 3#4 bars each way

Column spacing determined by roof loads transfered to girder. This will vary according to local snow loads.

Separate double joist under plumbing walls 3 1/2"



Alternate egress window



Basement Plan

scale 1/4"= 1'-0"

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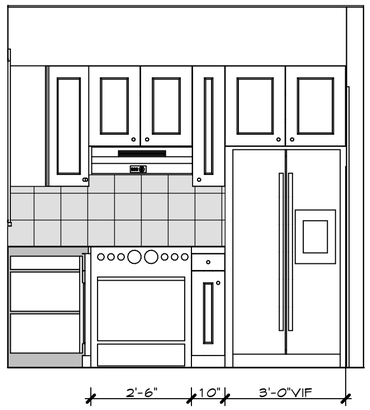
Minimum Insulation Chart

Table N1102.1 - IRC 2018 & (2021 NCRC - in parentheses)
Insulation and fenestration requirements by components [a]

Check appropriate climate zone as determined by local building dept.

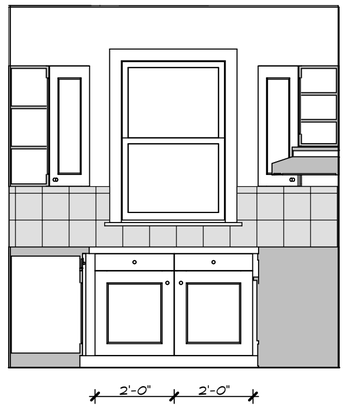
Climate Zone	Glazing U-factor	Glazed fenestration SHGC [b,e]	Ceilings R-value	Wood frame wall R-value	Floors R-value	Basement [c] walls R-value	Slab [d] perimeter R value and depth	Crawl space [c] wall R- value
1	NR	.25	30	13	13	0	0	0
2	.40	.25	38	13	13	0	0	0
3	.35	.25	38 (or 30[i])	20 or (15 or 13+5[h] 13+2.5[h])	19	5/13[f]	0	5/13
4 except marine	.35	.40	49 (38 or 30[i])	20 or (15 or 13+5[h] 13+2.5[h])	19	10/13 (10/15)	10, 2' (10, 2')	10/13 (10/15)
5 Marine	.32 (.35)	NR	49 (38 or 30[i])	20 or (19[g] or 13+5[h] 13+5[h])	30[g]	10/13 (10/15)	10, 2' (10, 2')	10/13 (10/15)
6	.32	NR	49	20 or 13+5[h]	30[g]	15/19	10, 2'	15/19 (10/19)
7	.32	NR	49	20 or 13+5[h]	38[g]	15/19	10, 4'	15/19
8	.32	NR	49	20 or 13+5[h]	38[g]	15/19	10, 4'	15/19

a - R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b - The fenestration U-factor column excludes skylights. The SGHC column applies to all glazed fenestration.
c - "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall. ("10/15" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-15 cavity insulation at the interior of the basement wall or crawl space wall.)
d - R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs. For monolithic slabs, insulation shall be applied from the inspection gap downward to the bottom of the footing or a maximum of 24 inches below grade whichever is less. For floating slabs, insulation shall extend to the bottom of the foundation wall or 24 inches, whichever is less.
e - There are no solar heat gain coefficient (SGHC) requirements in the Marine Zone.
f - Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.
g - Or insulation sufficient to fill the framing cavity, R-19
h - "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 % or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.
i - The second R-value applies when more than half the insulation is on the interior of the mass wall.



01 Kitchen

Scale 3/8" = 1'-0"



02

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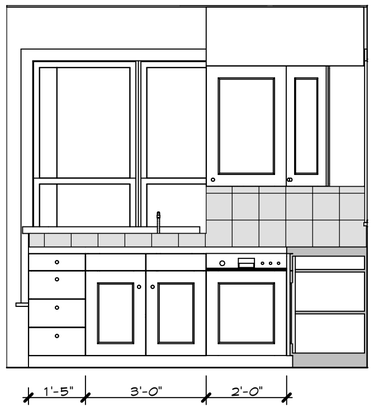

03

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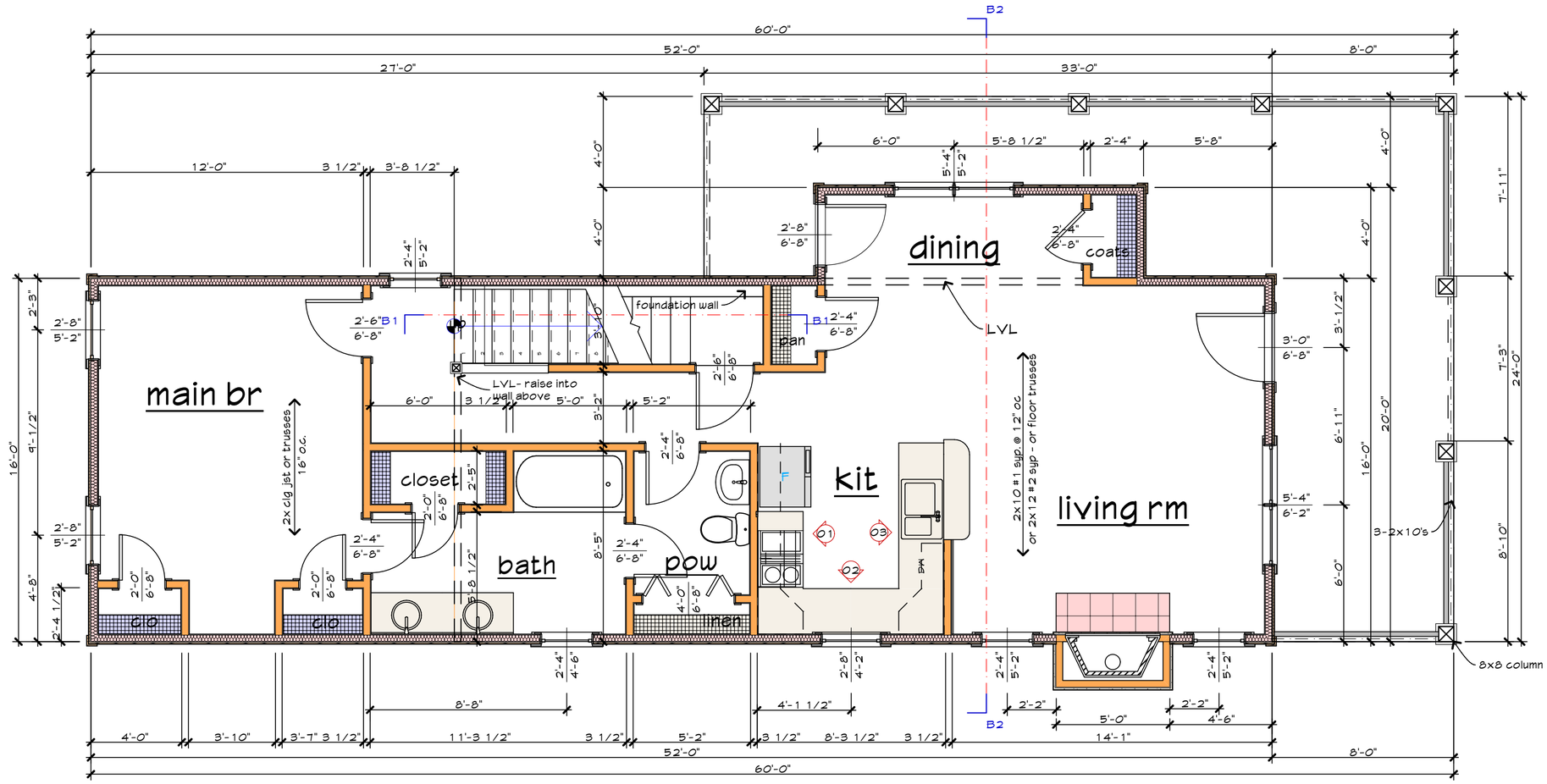

Floor 1 plan

scale 1/4"= 1'-0"

Floor 1 plan	889 sq.ft.
Floor 2 plan	534 sq.ft.
total	1423 sq.ft.

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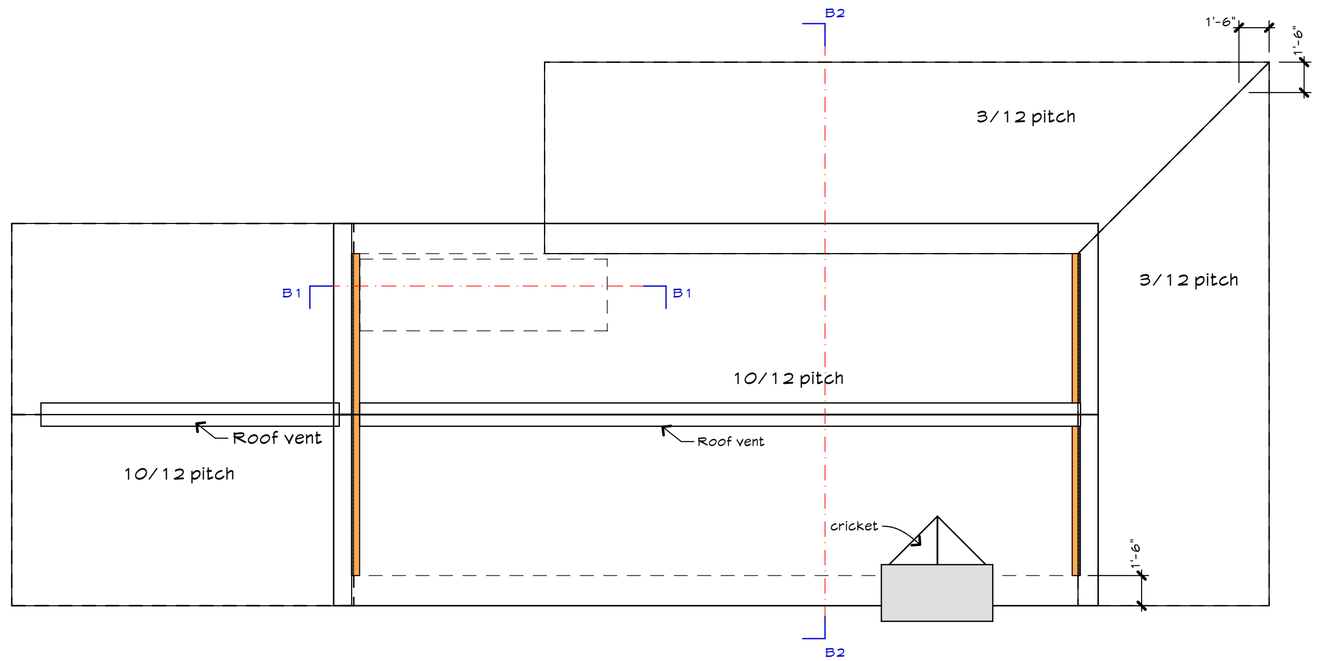
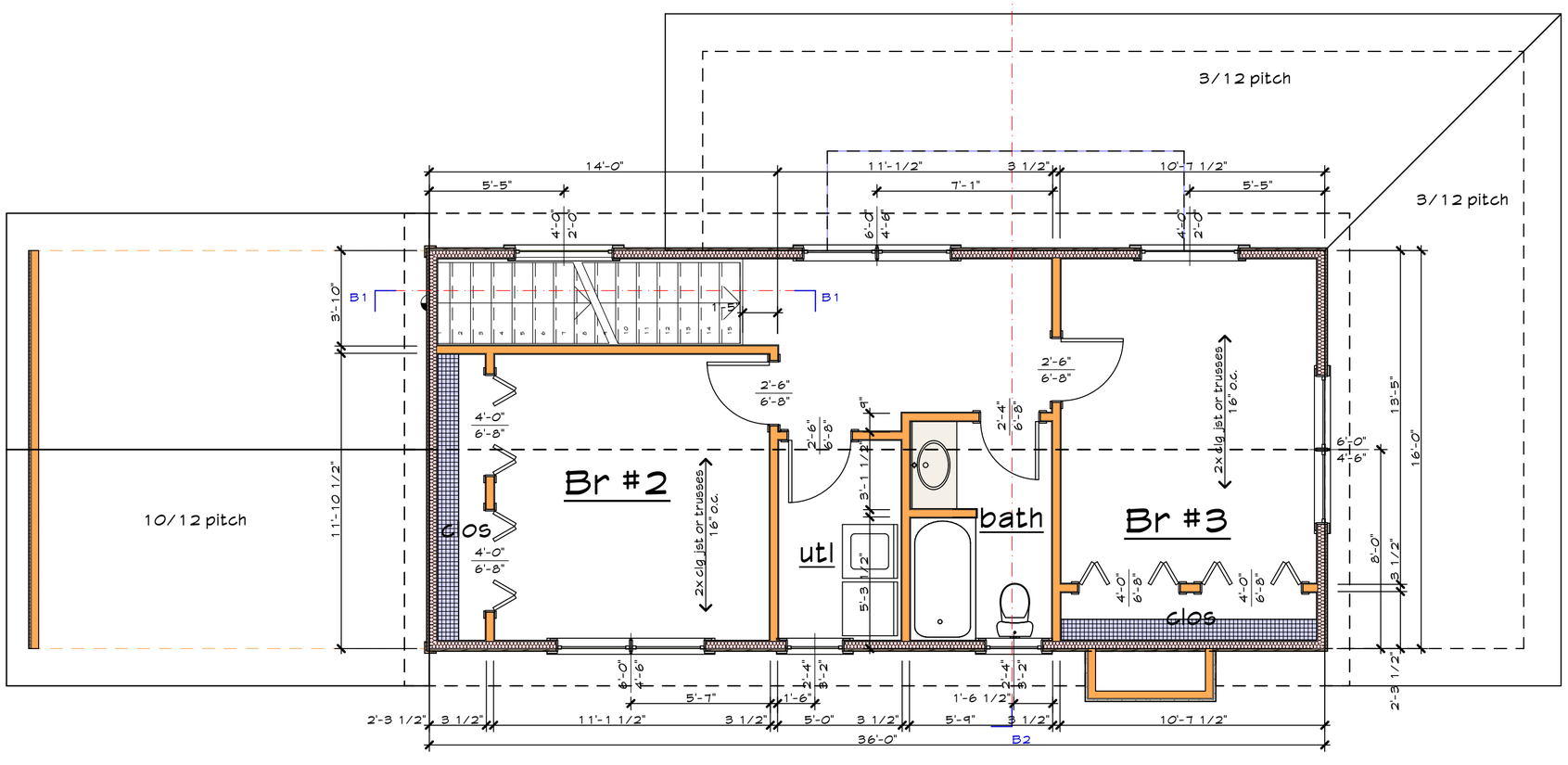
Door List				
Width	Height	Name	Type	Quantity
2'-0"	6'-8"	RD02 Swing	Interior	3
2'-4"	6'-8"	RD02 Swing	Interior	6
2'-6"	6'-8"	RD02 Swing	Interior	5
2'-8"	6'-8"	RD01 Door ST	Exterior	1
3'-0"	6'-8"	RD01 Door ST	Door-e306...	1
4'-0"	6'-8"	RD05 Bifold	Interior	5
				21

Window List			
W x H Size	Units	Window Type	Quantity
2'-4"x3'-2"	Single	RW1-4 Doublehung	2
2'-4"x4'-6"	Single	RW1-4 Doublehung	1
2'-4"x5'-2"	Single	RW1-4 Doublehung	3
2'-8"x4'-2"	Single	RW1-4 Doublehung	1
2'-8"x5'-2"	Single	RW1-4 Doublehung	2
4'-0"x2'-0"	Single	RW1-1 Stationary	2
5'-4"x5'-2"	Twin	RW1-4 Doublehung	1
5'-4"x6'-2"	Twin	RW1-4 Doublehung	1
6'-0"x4'-6"	Twin	RW1-4 Doublehung	3
			16



Roof plan

scale 3/16"=1'-0"



Floor 2 plan

scale 1/4"=1'-0"

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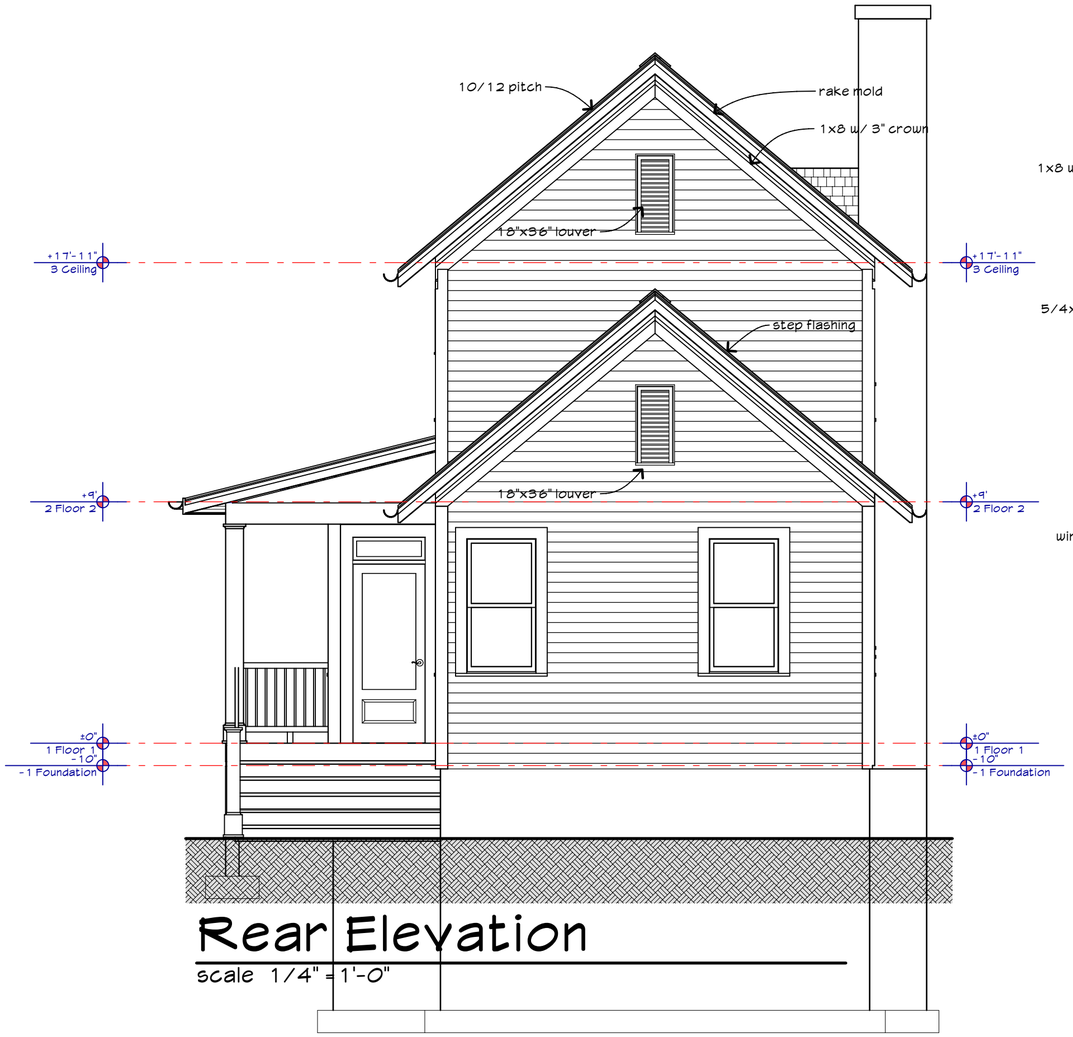
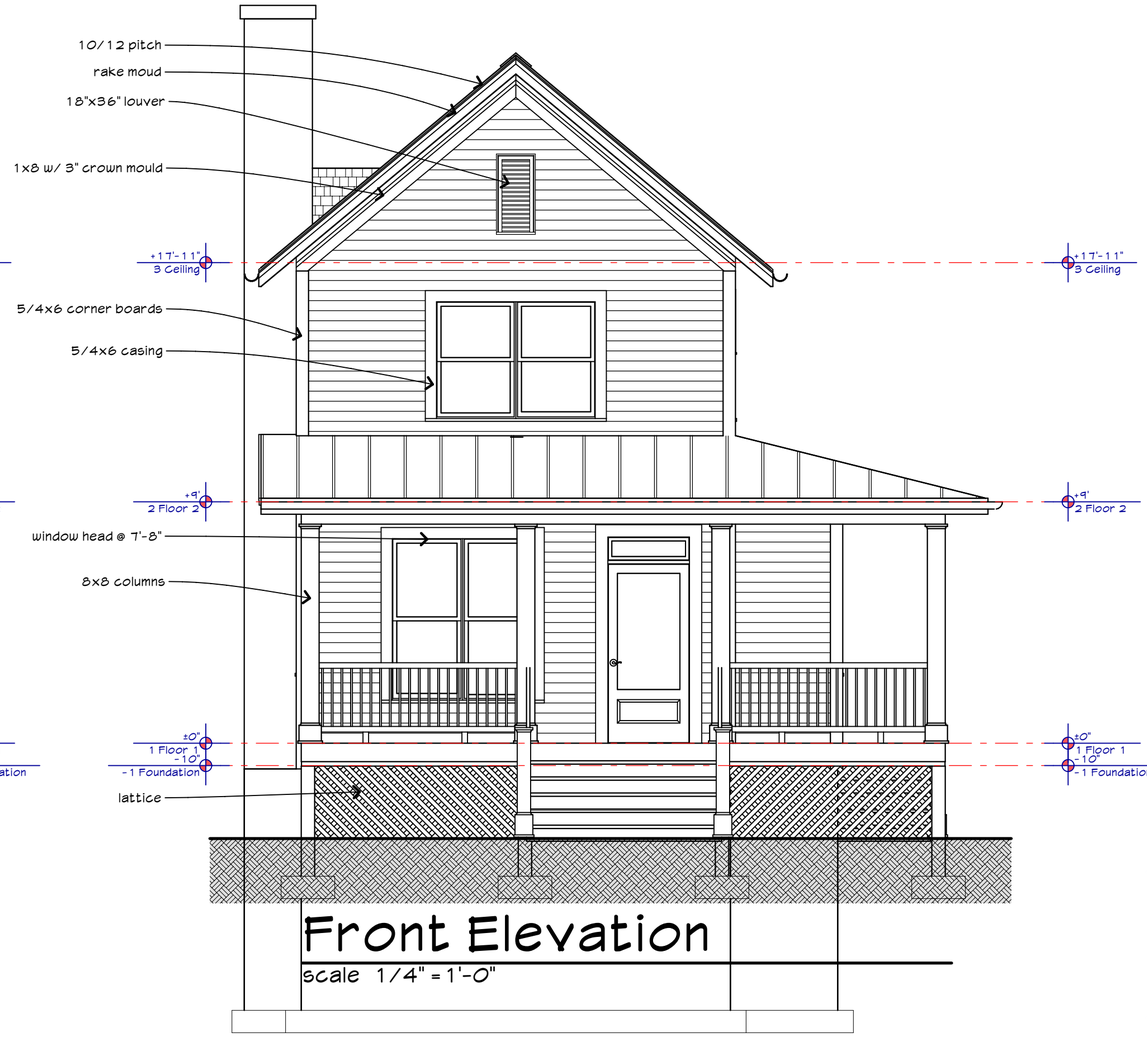


Rear Elevation

scale 1/4" = 1'-0"



Front Elevation

scale 1/4" = 1'-0"

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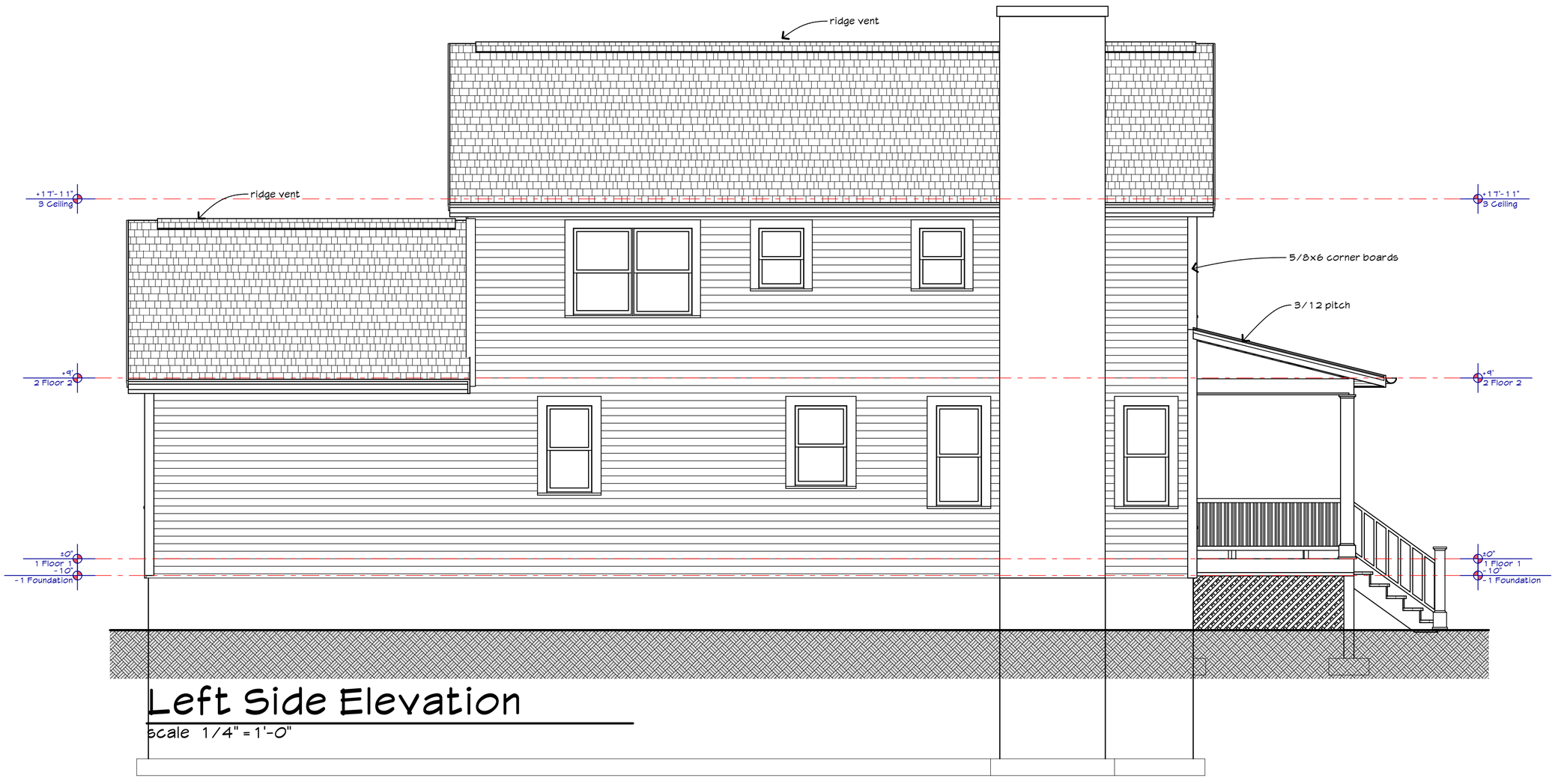

Left Side Elevation

scale 1/4" = 1'-0"

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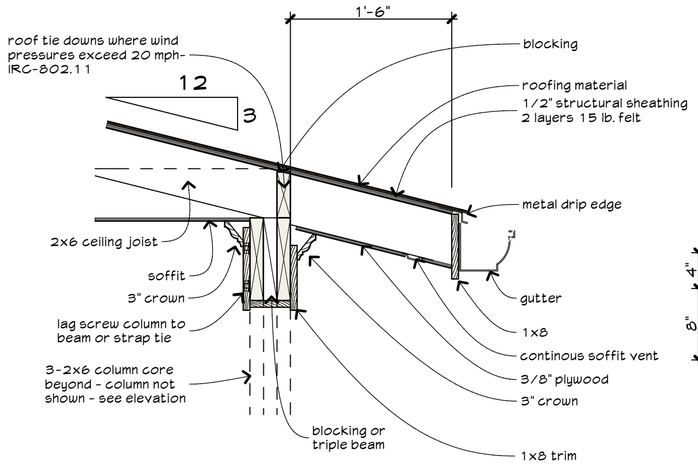
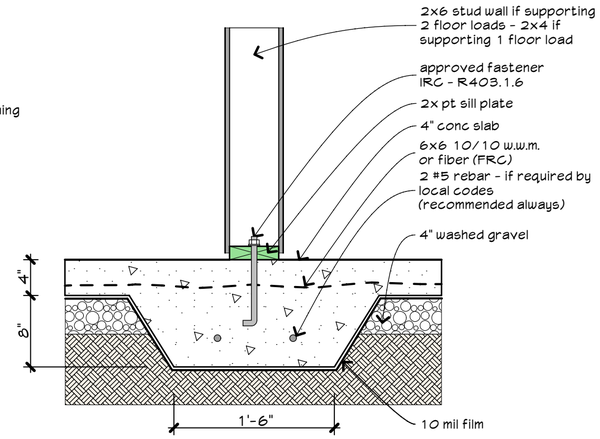


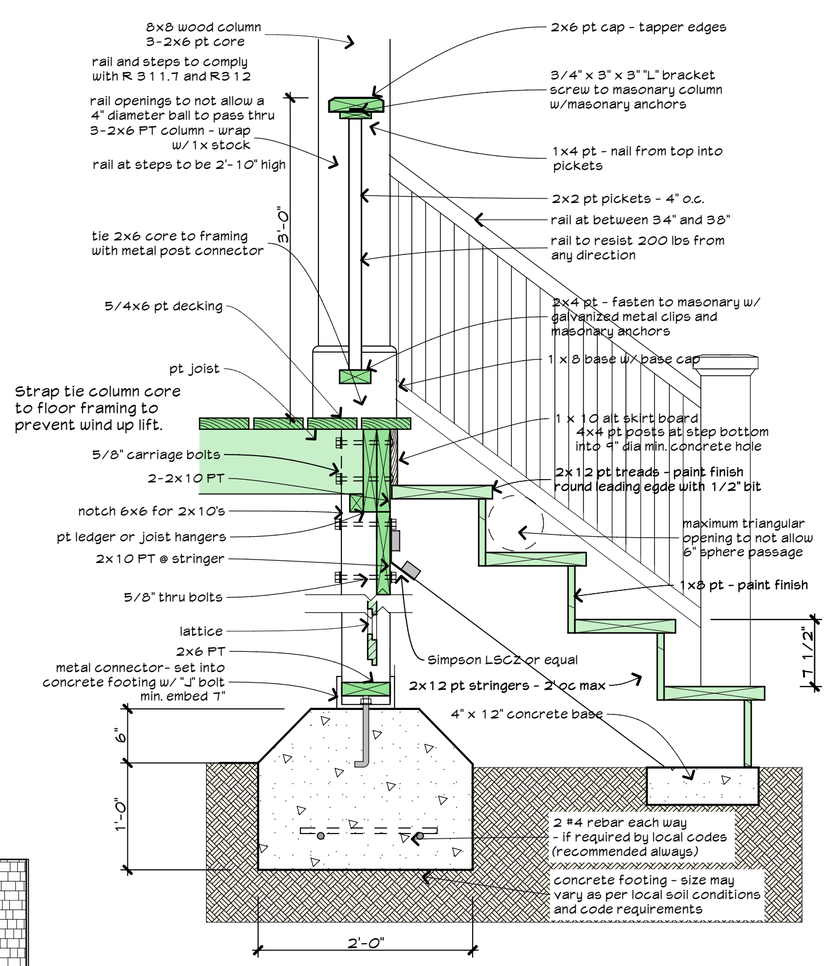
PE2 Typical Porch Boxed Eave

scale 1"= 1'-0"



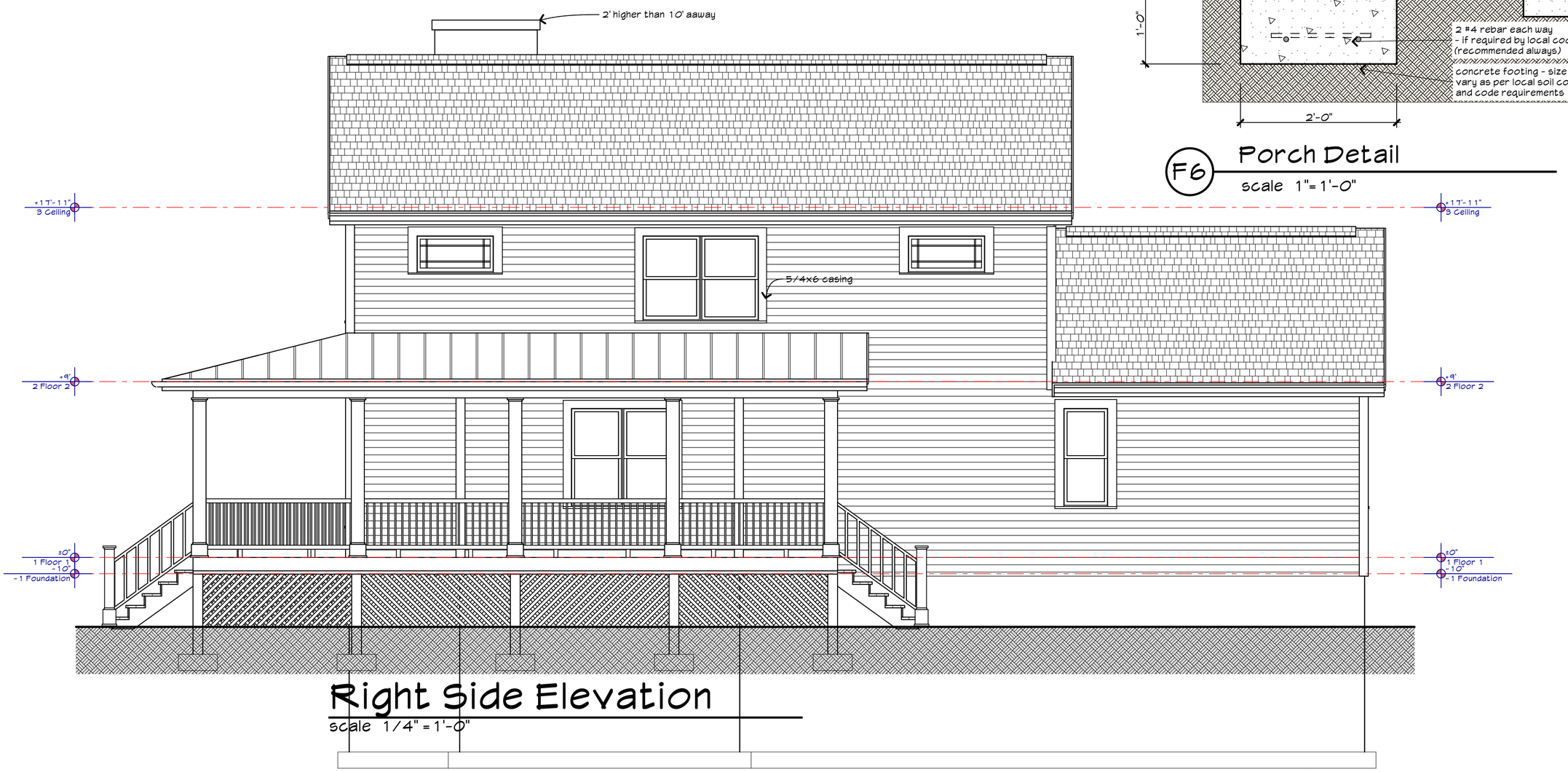
F3 Grade beam

scale 1"= 1'-0"



F6 Porch Detail

scale 1"= 1'-0"



Right Side Elevation

scale 1/4" = 1'-0"

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Minimum Insulation Chart

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Insulation and fenestration requirements by components [a]

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4 except Marine	.35	.40	49 (38 or 30[h])	20 or (15 or 13+5[h] 13+2.5[h])	19	10/13 (10/15)	10, 2' (10, 2')	10/13 (10/15)
5 [e] Marine	.32 (.35)	NR	49 (38 or 30[h])	20 or (19[h] or 13+5[h] 13+5[h])	30[g]	10/13 (10/15)	10, 2' (10, 2')	10/13 (10/15)
6	.32	NR	49	20 or 13+5[h]	30[g]	15/19	10, 2'	15/19 (10/19)
7	.32	NR	49	20 or 13+5[h]	38[g]	15/19	10, 4'	15/19
8	.32	NR	49	20 or 13+5[h]	38[g]	15/19	10, 4'	15/19

a - R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
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d - R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs. For monolithic slabs, insulation shall be applied from the inspection gap downward to the bottom of the footing or a maximum of 24 inches below grade whichever is less. For floating slabs, insulation shall extend to the bottom of the foundation wall or 24 inches, whichever is less.
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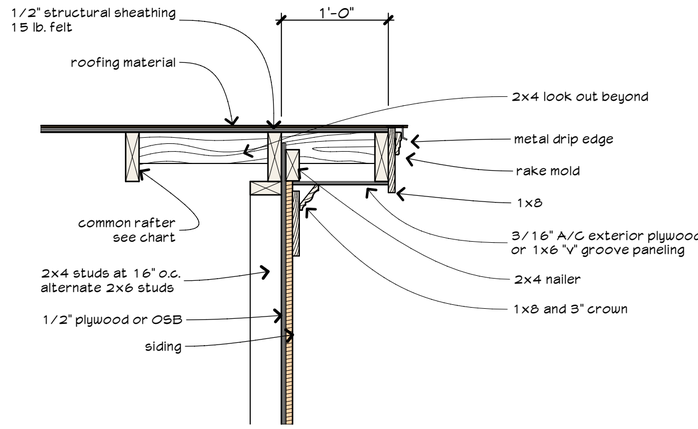
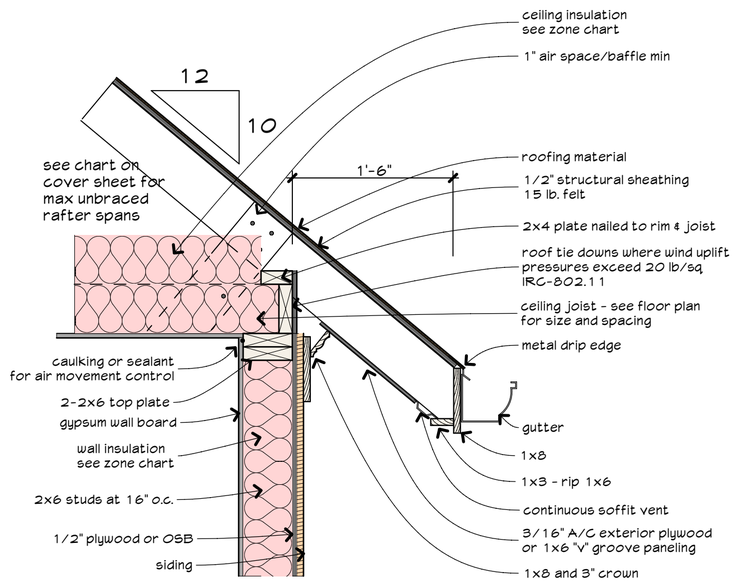
f - Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.
g - Or insulation sufficient to fill the framing cavity, R-19
h - "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 % or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.
i - The second R-value applies when more than half the insulation is on the interior of the mass wall.



E4 Typical Rake - boxed soffit

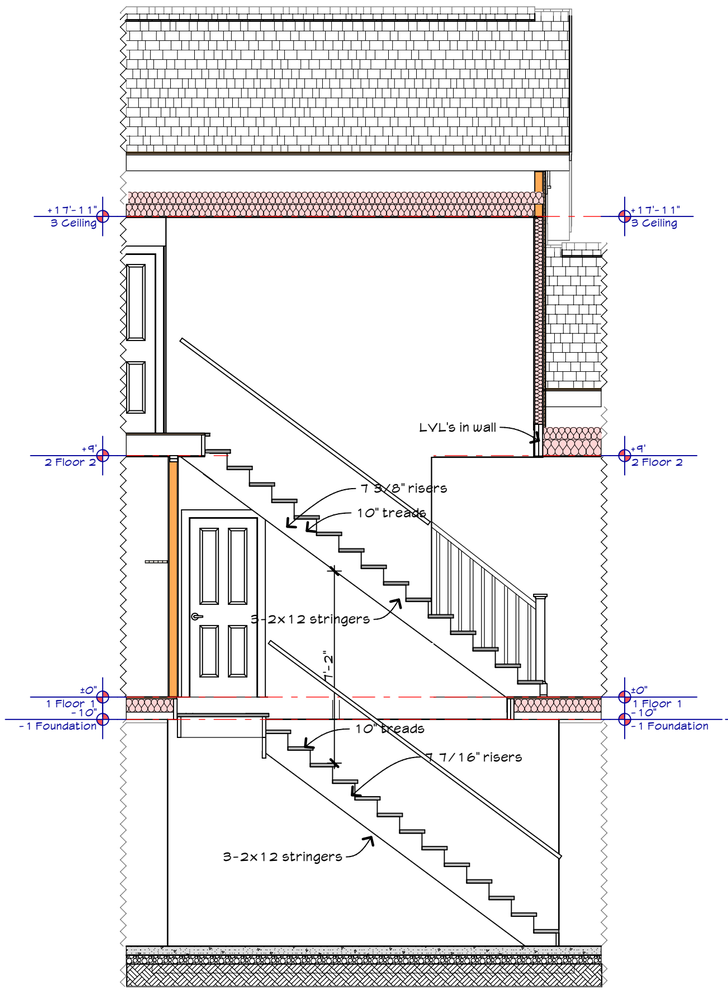
scale 1"= 1'-0"



Alternate roof trusses to be raised chord trusses

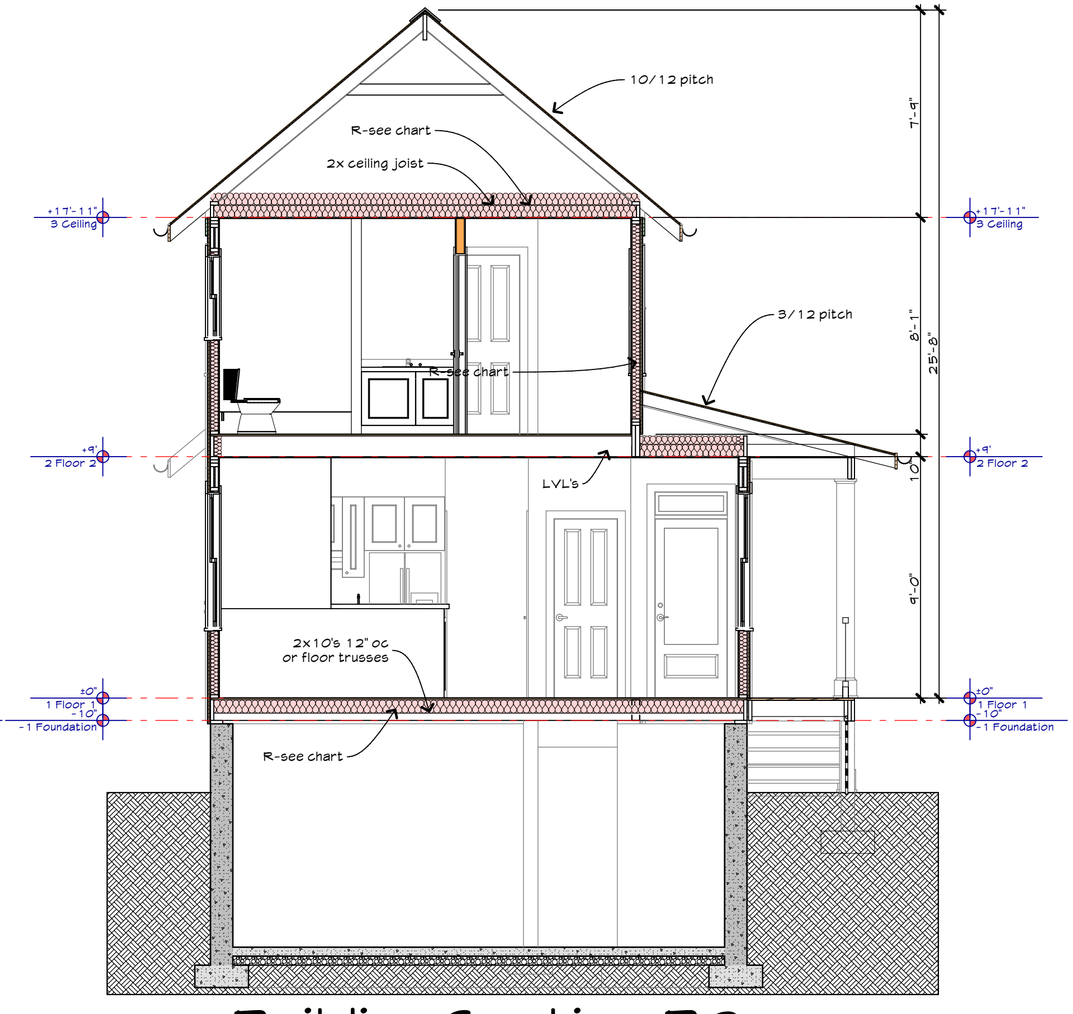
E1 Typical Boxed Eave - rafters on joist

scale 1"= 1'-0"



Stairs B 1

Scale 1/4" = 1'-0"



Building Section B2

Scale 1/4" = 1'-0"

All Federal, State and local codes shall be considered as a part of these documents, and shall take preference over anything shown or implied if differences arise. © 2023 Rick Thompson

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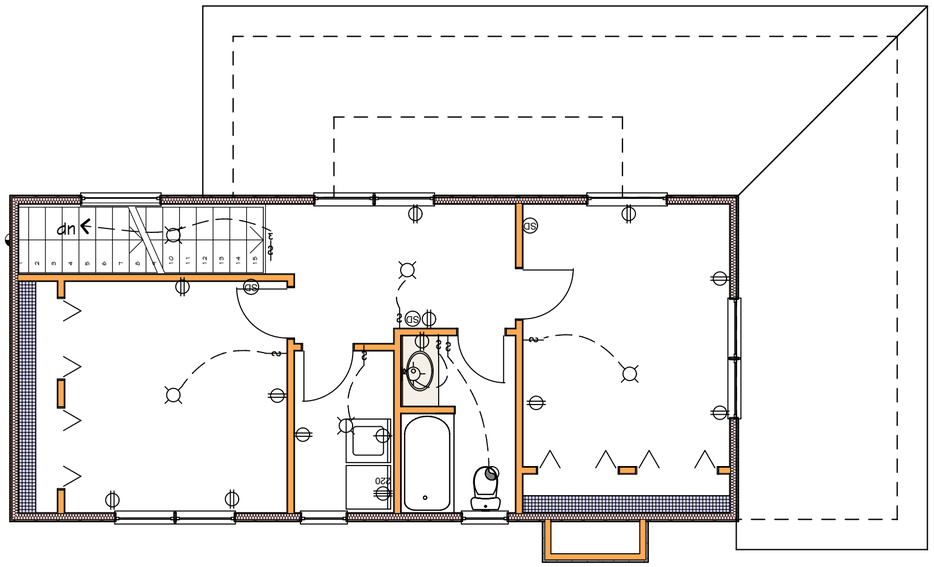
plan # 1406Bm

standard contract document

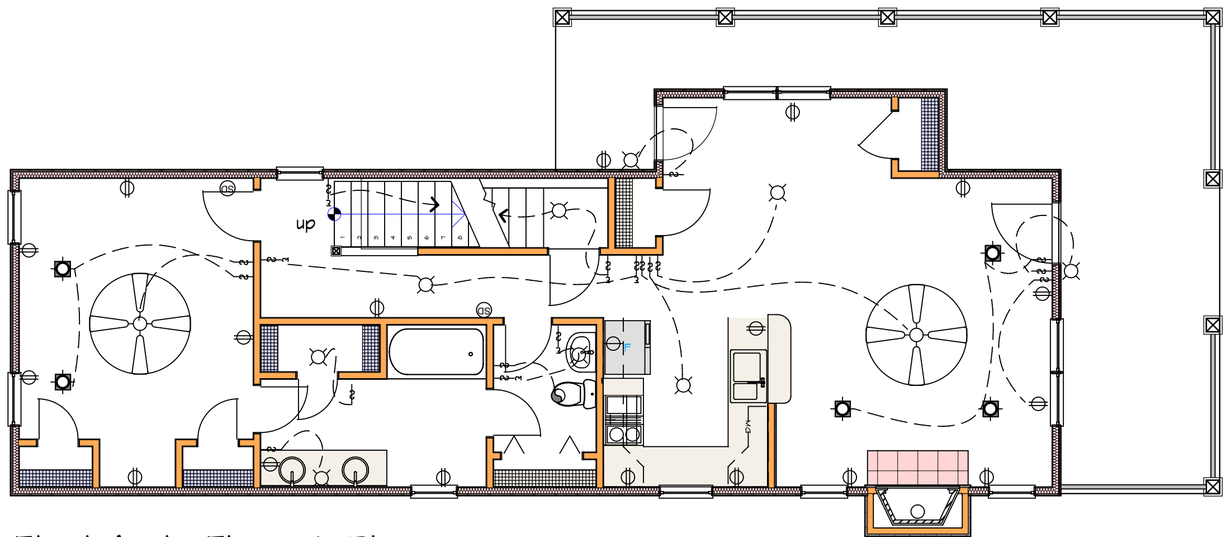
Asheville, North Carolina
ThompsonPlans.com
828-734-2553
info@thompsonplans.com

original print date
2/26/26



Electrical - Floor 2 Plan

scale 3/16" = 1'-0"



Electrical - Floor 1 Plan

scale 3/16" = 1'-0"

standard contract document

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9

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1406B material list

This material list is intended only as a guide to facilitate the pricing of a new home. You should amend this list as required by the building conditions of your particular site and location.

Rick Thompson - Architects, Inc. accepts no responsibility for the specific quantities or qualities of the material listed. The builder of each house must review these drawings and material list and judge for himself the suitability of this house for your specific site and local codes. This material list reflects an exact computer take off of materials without adjusting for waste, dead wood, site specific issues, or temporary bracing.

The information on the last pages with “location” as the first column, are included within the first pages, (except foundation materials) they are provided to break down materials by different locations and assemblies.

Any feed back will be appreciated and will be considered to help make these list valuable for you.

Thank you

Basement Foundation			
Foundation Type	Description	Quanity	Unit
Fdn/basement	2x12x16 stringers	3	Each
Fdn/basement	2x6 pt plate	159.378	LF
Fdn/basement	2x6 plate x 3	43.759	LF
Fdn/basement	2x6-8 Hem fir Wd Stud, 16oc	14.586	Pieces
Fdn/basement	4" washed gravel	10.384	CY
Fdn/basement	6 mil. film	778.812	SF
Fdn/basement	Anchor Bolts	28.958	Pieces
Fdn/basement	Concrete slab	10.384	CY
Fdn/basement	Foundation Sealer 1 coat	1,334.250	SF
Fdn/basement	GWB 4'x'8'x1/2"	7.649	Sheet
Fdn/basement	insulation,sill gasket	144.792	LF
Fdn/basement	Outlet Ceiling Fixture	4	Each
Fdn/basement	Poured concrete	40.62	CY
Fdn/basement	Rebar 1/2" #4, 3 bars	915.586	LF
Fdn/basement	Recept Duplex Out	2	Each
Fdn/basement	Stair risers 1x8	16	Pieces
Fdn/basement	Stair treads	15	Pieces
Fdn/basement	Switch 3 Way	1	Each
Fdn/basement	Switch Coupled	1	Each
Fdn/basement	Welded wire mesh	778.812	SF
Fdn/porch ftg	Poured concrete	0.8	CY
Fdn/porch ftg	Rebar 1/2" #4, 3 bars	48	LF

Reduce floor 1 subfloor by 1.5 sheets for basement stairs

Slab Foundation			
Foundation Type	Description	Quanity	Unit
Fdn/slab	4" washed gravel	16.324	CY
Fdn/slab	6 mil. film	1,224.334	SF
Fdn/slab	Concrete Block	606.264	Pieces
Fdn/slab	Concrete slab	16.324	CY
Fdn/slab	Mortar type "N"	10.778	CF
Fdn/slab	Poured concrete	10.751	CY
Fdn/slab	Rebar 1/2" #4, 3 bars	645.074	LF
Fdn/slab	Welded wire mesh	1,224.334	SF

Slab block quantities are for 4 courses high

Slab Foundation			
Foundation Type	Description	Quanity	Unit
Fdn/slab	4" washed gravel	16.324	CY
Fdn/slab	6 mil. film	1,224.334	SF
Fdn/slab	Concrete Block	606.264	Pieces
Fdn/slab	Concrete slab	16.324	CY
Fdn/slab	Mortar type "N"	10.778	CF
Fdn/slab	Poured concrete	10.751	CY
Fdn/slab	Rebar 1/2" #4, 3 bars	645.074	LF
Fdn/slab	Welded wire mesh	1,224.334	SF

Slab block quantities are for 4 courses high

Framing by story			
Location	Description	Quanity	Unit
Framing clg	2x10x16	9	Each
Framing clg	2x10x18	4	Each
Framing clg	2x6x16	1	Each
Framing clg	2x6x8	37	Each
Framing clg	2x8x16	48	Each
Framing fl1	2x10x10pt	11	Each
Framing fl1	2x10x12pt	3	Each
Framing fl1	2x10x16	119	Each
Framing fl1	2x10x16pt	4	Each
Framing fl1	2x8x8pt	33	Each
Framing fl2	2x8x16	2	Each
Framing header	2x8x16	11	Each
Framing LVL's	LVL/Glue-Laminated Timber	12	LF
Framing roof	2 x 6 x 6'	4	ea.
Framing roof	2 x 6 x 8'	2	ea.
Framing roof	2 x 6 x 10'	40	ea.
Framing roof	2 x 6 x 14'	92	ea.
Framing roof	2 x10 x 14'	1	ea.
Framing roof	2 x10 x 18'	1	ea.
Framing roof	2 x10 x 38'	1	ea.
Porch steps	Porch Steps, PressureTreated	2	Each
Stairs	2x12x16 stringers	3	Each
Stairs	Stair risers 1x8	16	Pieces
Stairs	Stair treads	15	Pieces

General Materials			
Description	Quanity	Unit	
#30 Felt	19.207	Square (100SF)	
1x8 #2SPF	356.694	LF	
2x4 plate x 3	1,540.440	LF	
2x4-10 Hem fir Wd Stud, 16oc	63.299	Pieces	
2x4-12 Hem fir Wd Stud, 24oc	30.617	Pieces	
2x4-8 Hem fir Wd Stud, 16oc	200.263	Pieces	
2x4-9 Hem fir Wd Stud, 16oc	236.001	Pieces	
3" crown	104.25	LF	
3/8" Plywood Soffit	10.674	Sheet	
6x6x4 pt	8	Each	
Asphalt shingle	19.207	Square (100SF)	
Base exterior walls	246.167	LF	
Base interior walls	380.195	LF	
Bldg Permit Total Job, Set up costs	1	Each	
Building clean up	1	Each	
Closet shelves, 12"	38.039	LF	
Corner board 5/4x6	188.105	LF	
Disposer, 1/2HP new work	1	Each	
Drywall mud	5.665	5 Gal. Pail	
Drywall tape 250' roll	11.331	Roll	
FGlas insulation Floor R-see chart	880	SF	
FGlas insulation wall R-see chart	1,824.732	SF	
FGlas insulation, Ceiling R-see chart	832	SF	
Gas Connection	1	Each	
Gutters, .032 Aluminum	202.902	LF	
GWB 4'x'8'x1/2"	175.626	Sheet	
Handrail	0	feet	
Kitchen Sink double steel bowl	1	Each	
Lattice	53.053	LF	
Mtl drip edge	252.444	LF	
Paint - exterior	9.642	Gal	
Paint - exterior primer	9.642	Gal	
Paint - interior	17.005	Gal	
Paint - interior primer	17.005	Gal	
Pantry/Linen shelves x 5	48.749	LF	
Porch Ceiling moulding	122.035	LF	
Porch Posts, 8x8	8	Each	
Porch Railing, Pressure Treated	51.649	LF	
Pressure Treated Deck Surface, 5/4x6	791.968	LF	
Rake mold	76	LF	
Ridge Vent, Shingle covered	50.161	LF	
Sewer Connection 4" PVC	1	Each	
Sheathing 1/2"	139.324	Sheet	
Siding	2,154.903	SF	
Site Preparation	1	Each	
Soffit Vents, 3"	176.437	LF	
Soffit, 3/8" Plywood, ACX, 18"Wide	252.444	LF	
Stock Plans from architect	1	Each	
Stucco	418.744	SF	
Subflooring, plywood T&G 3/4"CDX	45.328	Sheet	
Termite Protection	1	Each	
Tyvek Building Wrap	2,573.647	SF	
Water Connection	1	Each	

Electrical - Plumbing - Mechanical			
Catigory	Description	Quanity	Unit
Electrical	2x10x16	4	Each
Electrical	Bath Exhaust Fan	2	Each
Electrical	Ceiling Fan	2	Each
Electrical	Outlet Ceiling Fixture	10	Each
Electrical	Outlet Wall Fixture	5	Each
Electrical	Recept 220v	1	Each
Electrical	Recept Duplex Out	30	Each
Electrical	Recept Single Out	2	Each
Electrical	Recessed Can	5	Each
Electrical	Smoke Detector - wired	5	Each
Electrical	Switch 3 Way	6	Each
Electrical	Switch Coupled	19	Each
Equiptment	Fireplace mantel, Medium	1	Each
Equiptment	Pre-fab fireplace unit	1	Each
Equiptment	HVAC Equipment	1	Pieces
Equiptment	Water heater	1	Pieces
Plumbing	Bathtub	2	Each
Plumbing	Vanity Base 1 sink	5	Each
Plumbing	Water Closet, 2 Piece Floor Mounted	2	Each

Repeat materials organized by location			
Location	Description	Quanity	Unit
Cabinets	Closet shelves, 12"	38.039	LF
Cabinets	Disposer, 1/2HP new work	1	Each
Cabinets	Kitchen Sink double steel bowl	1	Each
Cabinets	Pantry/Linen shelves x 5	48.749	LF
Ceilings	Drywall mud	0.832	5 Gal. Pail
Ceilings	Drywall tape 250' roll	1.664	Roll
Ceilings	FGlas insulation, Ceiling R-see chart	832	SF
Ceilings	GWB 4'x'8'x1/2"	25.792	Sheet
Corner boards	Corner board 5/4x6	188.105	LF
Electrical	2x10x16	4	Each
Electrical	Bath Exhaust Fan	2	Each
Electrical	Ceiling Fan	2	Each
Electrical	Outlet Ceiling Fixture	10	Each
Electrical	Outlet Wall Fixture	5	Each
Electrical	Recept 220v	1	Each
Electrical	Recept Duplex Out	30	Each
Electrical	Recept Single Out	2	Each
Electrical	Recessed Can	5	Each
Electrical	Smoke Detector - wired	5	Each
Electrical	Switch 3 Way	6	Each
Electrical	Switch Coupled	19	Each
Equiptment	HVAC Equipment	1	Pieces
Equiptment	Water heater	1	Pieces
Equiptment	Fireplace mantel, Medium	1	Each
Equiptment	Pre-fab fireplace unit	1	Each
Exterior walls	2x4 plate x 3	970.147	LF
Exterior walls	2x4-10 Hem fir Wd Stud, 16oc	63.299	Pieces
Exterior walls	2x4-12 Hem fir Wd Stud, 24oc	30.617	Pieces
Exterior walls	2x4-8 Hem fir Wd Stud, 16oc	108.083	Pieces
Exterior walls	2x4-9 Hem fir Wd Stud, 16oc	138.083	Pieces
Exterior walls	Base exterior walls	246.167	LF
Exterior walls	Drywall mud	1.825	5 Gal. Pail
Exterior walls	Drywall tape 250' roll	3.649	Roll
Exterior walls	FGlas insulation wall R-see chart	1,824.732	SF
Exterior walls	GWB 4'x'8'x1/2"	56.567	Sheet
Exterior walls	Paint - exterior	9.642	Gal
Exterior walls	Paint - exterior primer	9.642	Gal
Exterior walls	Paint - interior	7.299	Gal
Exterior walls	Paint - interior primer	7.299	Gal
Exterior walls	Sheathing 1/2"	80	Sheet
Exterior walls	Siding	2155	SF
Exterior walls	Stucco	409.74	SF
Exterior walls	Tyvek Building Wrap	2574	SF
Floors	Drywall mud	0.582	5 Gal. Pail
Floors	Drywall tape 250' roll	1.164	Roll
Floors	FGlas insulation Floor R-see chart	880	SF
Floors	GWB 4'x'8'x1/2"	18.048	Sheet
Floors	Subflooring, plywood T&G 3/4"CDX	45.328	Sheet
Framing clg	2x10x16	9	Each
Framing clg	2x10x18	4	Each
Framing clg	2x6x16	1	Each
Framing clg	2x6x8	37	Each
Framing clg	2x8x16	48	Each
Framing fl1	2x10x10pt	11	Each

Framing fl1	2x10x12pt	3	Each
Framing fl1	2x10x16	119	Each
Framing fl1	2x10x16pt	4	Each
Framing fl1	2x8x8pt	33	Each
Framing fl2	2x8x16	2	Each
Framing header	2x8x16	11	Each
Framing LVL's	LVL/Glue-Laminated Timber	12	LF
Framing roof	2 x 6 x 2'	1	ea.
Framing roof	2 x 6 x 2'- 7 3/4"	1	ea.
Framing roof	2 x 6 x 3'- 0 1/4"	2	ea.
Framing roof	2 x 6 x 4'	2	ea.
Framing roof	2 x 6 x 4'- 4 3/4"	2	ea.
Framing roof	2 x 6 x 6'	4	ea.
Framing roof	2 x 6 x 6'- 9 1/4"	2	ea.
Framing roof	2 x 6 x 7'- 1 3/4"	2	ea.
Framing roof	2 x 6 x 8'	2	ea.
Framing roof	2 x 6 x 9'- 2 3/4"	1	ea.
Framing roof	2 x 6 x 9'- 3"	1	ea.
Framing roof	2 x 6 x 9'- 6 1/4"	2	ea.
Framing roof	2 x 6 x 10'	40	ea.
Framing roof	2 x 6 x 10'-11 1/4"	21	ea.
Framing roof	2 x 6 x 11'- 0"	15	ea.
Framing roof	2 x 6 x 13'- 9"	92	ea.
Framing roof	2 x 6 x 14'	92	ea.
Framing roof	2 x10 x 14'	1	ea.
Framing roof	2 x10 x 14'- 9 1/2"	1	ea.
Framing roof	2 x10 x 17'- 0"	1	ea.
Framing roof	2 x10 x 18'	1	ea.
Framing roof	2 x10 x 38'	1	ea.
Framing roof	2 x10 x 38'- 0"	1	ea.
Framing roof	LUMBER BdFt	1,854.667	Bdft
Framing roof	LUMBER OVERALL	1,737.269	Bdft
Interior walls	2x4 plate x 3	570.293	LF
Interior walls	2x4-8 Hem fir Wd Stud, 16oc	92.18	Pieces
Interior walls	2x4-9 Hem fir Wd Stud, 16oc	97.918	Pieces
Interior walls	Base interior walls	380.195	LF
Interior walls	Drywall mud	2.426	5 Gal. Pail
Interior walls	Drywall tape 250' roll	4.853	Roll
Interior walls	GWB 4'x'8'x1/2"	75.219	Sheet
Interior walls	Paint - interior	9.706	Gal
Interior walls	Paint - interior primer	9.706	Gal
Listing	Bldg Permit Total Job, Set up costs	1	Each
Listing	Building clean up	1	Each
Listing	Gas Connection	1	Each
Listing	Sewer Connection 4" PVC	1	Each
Listing	Site Preparation	1	Each
Listing	Stock Plans from architect	1	Each
Listing	Termite Protection	1	Each
Listing	Water Connection	1	Each
Plumbing	Bathtub	2	Each
Plumbing	Vanity Base 1 sink	5	Each
Plumbing	Water Closet, 2 Piece Floor Mounted	2	Each
Porch	#30 Felt	5.247	Square (100SF)
Porch	3/8" Plywood Soffit	10.674	Sheet
Porch	6x6x4 pt	8	Each
Porch	Asphalt shingle	5.247	Square (100SF)
Porch	Handrail	51.649	LF
Porch	Lattice	53.153	LF

Porch	Porch Ceiling moulding	122.035	LF
Porch	Porch Posts, 8x8	8	Each
Porch	Pressure Treated Deck Surface, 5/4x6	791.968	LF
Porch	Sheathing 1/2"	16.264	Sheet
Porch steps	Porch Steps, PressureTreated	2	Each
Roof - main	#30 Felt	13.96	Square (100SF)
Roof - main	Asphalt shingle	13.96	Square (100SF)
Roof - main	Ridge Vent, Shingle covered	50.161	LF
Roof - main	Sheathing 1/2"	43.277	Sheet
Stairs	2x12x16 stringers	3	Each
Stairs	Stair risers 1x8	16	Pieces
Stairs	Stair treads	15	Pieces
Trim - exterior	1x8 #2SPF	356.694	LF
Trim - exterior	3" crown	104.25	LF
Trim - exterior	Gutters, .032 Aluminum	202.902	LF
Trim - exterior	Mtl drip edge	252.444	LF
Trim - exterior	Rake mold	76	LF
Trim - exterior	Soffit Vents, 3"	176.437	LF
Trim - exterior	Soffit, 3/8" Plywood, ACX, 18"Wide	252.444	LF

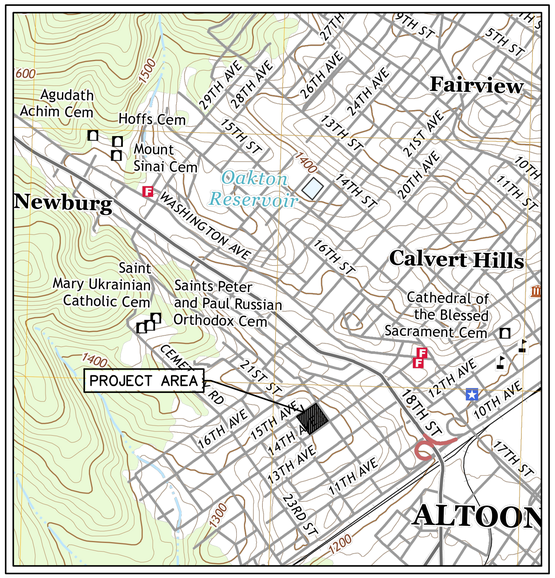
THE EADS GROUP
ENGINEERING ARCHITECTURE AND DESIGN SERVICES
1126 Eighth Avenue, Altoona, PA 16602
814-944-5035 (phone)
814-944-4862 (fax)
www.eadsgroup.com

GARFIELD SCHOOL LAND DEVELOPMENT

ALTOONA REDEVELOPMENT AUTHORITY

CITY OF ALTOONA
BLAIR COUNTY, PENNSYLVANIA

APRIL 2026



LOCATION MAP
SCALE: 1"=1000'
1000 0 1000

Seal

Date

No.	Sheet Revisions	Date

Scale AS NOTED
Date APRIL 2026
Drawn By BRB
Checked By DJB
Project No. 120-26-231
File No. 6695

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PENNSYLVANIA / MARYLAND / WEST VIRGINIA

GARFIELD SCHOOL
LAND DEVELOPMENT
FOR
ALTOONA REDEVELOPMENT AUTHORITY
CITY OF ALTOONA, BLAIR COUNTY, PA

COVER SHEET

Drawing No.
C-0.00

GENERAL NOTES

1. EXISTING INFORMATION WAS DETERMINED BY UAV FLIGHT AND A FIELD SURVEY BY THE EADS GROUP, INC. FIELD SURVEYED ON 2/19/2026. BM–1 1319.72 TOP OF FLANGE BOLT ABOVE 4" CONNECTION. LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 14TH AVENUE AND 20TH STREET..
2. BOUNDARY INFORMATION BASED ON A BOUNDARY SURVEY AS COMPLETED BY THE EADS GROUP, INC.
3. VERTICAL DATUM: ELEVATIONS IS BASED ON NAVD88
4. HORIZONTAL DATUM: BEARINGS ARE BASED ON NAD83 PA SOUTH ZONE– US SURVEY FEET
5. BY GRAPHICAL PLOTTING ONLY, THE DESCRIBED SUBJECT PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE LATEST APPROPRIATE FLOOD INSURANCE RATE MAP.
6. ALL CONSTRUCTION IS TO CONFORM TO THE SPECIFICATIONS OF THE LOCAL MUNICIPAL ORDINANCES.
7. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND IT IS THE CONTRACTORS RESPONSIBILITY, AS PER ACT 287, TO CONTACT THE APPROPRIATE UTILITY PROVIDER FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION. ADDITIONALLY, CONTRACTOR IS TO VERIFY THE EXACT LOCATIONS AND INVERTS OF THESE UTILITIES BY EXPLORATORY EXCAVATIONS AS NEEDED.
8. CONTRACTOR IS TO NOTIFY THE PA ONE CALL SYSTEM (1–800–242–1776) NO LESS THAN 3 NOR MORE THAN 10 DAYS PRIOR TO BEGINNING EXCAVATION OR DEMOLITION WORK.
9. ALL MATERIALS FOR CONSTRUCTION SHALL CONFORM TO PENNDOT PUBLICATION 408, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
10. ALL DRAINAGE STRUCTURES SHALL CONFORM TO PENNDOT ROAD CONSTRUCTION (RC) STANDARDS AND PADOT PUBLICATION 408, LATEST EDITIONS.
11. EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO PADEP CHAPTER 102 FOR EROSION CONTROL AND PENNDOT RC–72 CONSTRUCTION DETAILS, LATEST EDITION.
12. CONTRACTOR TO NOTIFY THE COUNTY CONSERVATION DISTRICT NO LESS THAN 10 DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION.
13. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLAN AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
14. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
15. CONSTRUCTION DETAILS ARE PROVIDED AS PART OF THIS CONSTRUCTION PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE DETAILS, WHICH ARE NOT ALWAYS SPECIFICALLY REFERENCED TO THE PLAN SHEETS, AND CONSTRUCTING THE APPROPRIATE DETAILS AS REQUIRED.
16. APPROVAL OF THIS PLAN ONLY AUTHORIZES THE CONSTRUCTION OF THE FACILITIES DEPICTED ON THE PLAN. IT DOES NOT AUTHORIZE THE USE OF THE FACILITY.
17. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE OWNER.
18. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES.
19. CONTRACTOR IS RESPONSIBLE FOR KEEPING PUBLIC STREETS FREE OF DEBRIS AND MUD.
20. CONTRACTOR IS REPONSIBLE FOR PROVIDING SIGNING AND TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD AND PENNDOT PUB 212 AND 213.
21. A SITE VISIT REVEALED NO PRESENCE OF WETLANDS WITHIN THE LIMIT OF DISTURBANCE OF THIS PROJECT.

SITE DATA

1. OWNER OF RECORD: ALTOONA REDEVELOPMENT AUTHORITY
   1301 12TH STREET
   ALTOONA, PA 16601
2. TAX PARCELS: 1.05–14..–024.00–000
   SITE ADDRESS: 2000 FOURTEENTH AVENUE
   ALTOONA, PA 16601
3. ACREAGE: 0.68 ACRE (LOT AREA)
4. ZONING: RN–B: RESIDENTIAL NEIGHBORHOOD B
5. PROPOSED USE: SINGLE FAMILY HOMES
6. AREA AND COVERAGE:

LOT AREA (MIN)	2,725 SF
LOT WIDETH (MIN)	25'
FRONTAGE	25'
LOT COVERAGE (MAX)	60% (ALL IMPERVIOUS)

7. PRIMARY STRUCTURE SETBACKS (MIN):

PRIMARY STREET	20'
SECONDARY STREET	6'
SIDE	3'
REAR	25'

8. PARKING PROVIDED: 3 15'X25' DRIVEWAYS

INDEX OF DRAWINGS

SHEET	TITLE
C–0.00	COVER SHEET
C–0.01	GENERAL NOTES
C–1.00	EXISTING CONDITIONS
C–1.01	DEMOLITION PLAN
C–2.00	SITE PLAN
C–2.01	STORM / GRADING PLAN
C–3.00	UTILITY PLAN
C–4.00	DETAILS
C–4.01	DETAILS
C–4.02	DETAILS
C–5.00	EROSION AND SEDIMENTATION CONTROL PLAN
C–5.01	EROSION AND SEDIMENTATION CONTROL NOTES
C–5.02	EROSION AND SEDIMENTATION CONTROL DETAILS

EXISTING

SLANT TEXT	EXISTING CONDITIONS
WV	EX WATER VALVE
W	EX WATER METER PIT
SIGN / POST	SIGN / POST
	TRAVERSE POINT
	GUY POLE & WIRE
	UTILITY POLE
	PROPERTY CORNERS FOUND
	EVERGREEN TREES
	DECIDUOUS TREE
	BUSH OR SHRUB
	FENCE
ET&C	ELECTRIC LINE
T	TELEPHONE LINE
G	GASLINE
FH	FIRE HYDRANT
CB	CATCH BASIN
MB / MAIL	MAILBOX
T	TELEPHONE BOX
PL	PROPERTY LINE
	RIGHT–OF–WAY
	EXISTING UTILITY EASEMENT
S	SANITARY SEWER MANHOLE
CO	SANITARY SEWER CLEANOUT
U/G CABLE	UNDER GROUND CABLE
GV	GAS VALVE
WCS	WATER SHUT OFF
GCS	GAS SHUT OFF
GM	GAS METER
WM	WATER METER
U/G E	UNDER GROUND ELECTRIC
	TREE LINE
W	EXISTING WATERLINE
S	EXISTING SEWERLINE W/ MANHOLE
	STREAM
2370	EXISTING CONTOUR
MH	STORM MANHOLE

PROPOSED

VERTICAL TEXT	PROPOSED CONDITIONS
	STORM SEWER W/ INLET
	STORM SEWER W/ MANHOLE
	PROPOSED FENCE
	TEMPORARY RIGHT–OF–WAY
	PERMANENT RIGHT–OF–WAY
W	PROPOSED WATERLINE
G	PROPOSED GAS LINE
	UNDERGROUND PIPE
	BENCHMARK
	CENTERLINE
	LIMIT OF DISTURBANCE
	INLET PROTECTION
	BITUMINOUS PAVEMENT
	GRAVEL SURFACE
	BITUMINOUS CURB
2	STORM STRUCTURE NUMBER

PENNSYLVANIA ONE CALL

PA ONE CALL SYSTEM, INC.
1-800-242-1776

CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF PA ONE CALL ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1986.

PA ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 73 P.S. & 176 ET. SEQ.

NON-MEMBERS SHALL BE CONTACTED DIRECTLY PA ACT 187 (1996) REQUIRES NOTIFICATION BY ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH. PA. ACT 38 (1991) REQUIRES THREE (3) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST. OSHA 1926.651 SPECIAL EXCAVATION REQUIREMENTS

UNDERGROUND UTILITY LINE PROTECTION ACT

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

PENNSYLVANIA 1 CALL SERIAL NUMBER:

DESIGN LEVEL:			
	20260200993	1/20/2026	PRELIMINARY DESIGN
	20260913692	4/6/2026	FINAL DESIGN

LIST OF UTILITIES

COMMONWEALTH OF PENNSYLVANIA ACT No. 187

THE CONTRACTOR SHALL COMPLY WITH WITH ALL THE APPLICABLE REQUIREMENTS OF ACT No. 187 OF THE GENERAL ASSEMBLY OF THE COMMONWEALTH OF PENNSYLVANIA, APPROVED NOVEMBER 18, 1996. THE FOLLOWING IS A LIST OF KNOWN PUBLIC UTILITIES LOCATED WITHIN THE PROJECT AREA.

NATURAL GAS
PEOPLES NATURAL GAS CO
3115 ELTON ROAD
JOHNSTOWN, PA. 15904
KATIE CURRY, DESIGN PROJECT MANAGER
katie.curry@peoples–gas.com
814–269–6329

SANITARY SEWER
ALTOONA WATER AUTHORITY WASTEWATER DIVISION
144 WESTERLY TREATMENT PLANT RD
DUNCANSVILLE, PA 16635
PRESTON WILSON, WASTEWATER MAINTENANCE SUPERVISOR
pwilson@altoonawater.com
814–949–2218 ext 2211

ELECTRIC
PENELEC
405 WEST PLANK ROAD
ALTOONA, PA 16602
RICK FINK
rfink@firstenergycorp.com
814–949–4652

STORM SEWER
CITY OF ALTOONA
1301 12TH ST
ALTOONA, PA. 16601
ROB CROSSMAN
rcrossman@altoonapa.gov

CITY
ALTOONA CITY, STREET LIGHTING SYS
5010 6th AVENUE
ALTOONA, PA. 16602
BLAINE BAREFOOT, FOREMAN
bbarefoot@altoonapa.gov
814–949–2229

CITY OF ALTOONA, DEPT OF PUBLIC WORKS
1301 12th STREET, SUITE 300
ALTOONA, PA. 16601
STEVE OCKER, RIGHT–OF–WAY SUPERVISOR
socker@altoonapa.gov
814–949–2444

CITY OF ALTOONA, HIGHWAY DEPT
5010 6th AVENUE
ALTOONA, PA. 16602
DENNY NEARHOOF
dnearhoof@altoonapa.gov
814–949–2212

WATER SERVICE
ALTOONA WATER AUTHORITY WATER DIVISION
832 20TH ST
ALTOONA, PA. 16601
RICK MCPHE, SUPERINTENDENT
rmcphee@altoonawater.com
814–935–3877

TELECOMMUNICATION
BREEZELINE
2200 BEALE AVENUE
ALTOONA, PA 16601
BRIAN KOTRICK, ENGINEERING DEPT
bkotrick@breezeline.com
814–949–6315
VERIZON PENNSYLVANIA, LLC
1119 16th STREET
ALTOONA, PA 16601
RICH LAMPENFELD, NETWORK ENGINEER
richard.m.lampenfeld@verizon.com
814–946–5909

BUCKEYE PARTNERS
THE BUCKEYE BUILDING
6161 HAMILTON BLVD
ALLENTOWN, PA 18106
BRIAN BARR
bbarr@buckeye.com
610–904–4185

COMCAST
250 REESE ROAD
STATE COLLEGE, PA 116801
ROBERT LINGAFELT
Robert_Lingafelti@cable.comcast.com
814–769–9397

EVERSTREAM, ATTN: GUY HASLETT
111 S. INDEPENDENCE MALL E SUITE 608
PHILADELPHIA, PA 19106
EVERSTREAM GIS DEPARTMENT
utilityreview@everstream.net.com
216–296–3295

Seal

COMMONWEALTH OF PENNSYLVANIA — DANIEL JAMES BEYER — ENGINEER — No. PE091062 — PENNSYLVANIA

Date

No.	Sheet Revisions	Date

Scale: AS NOTED
Date: APRIL 2026
Drawn By: BRB
Checked By: DJB
Project No.: 120-26-231
File No.: 6695

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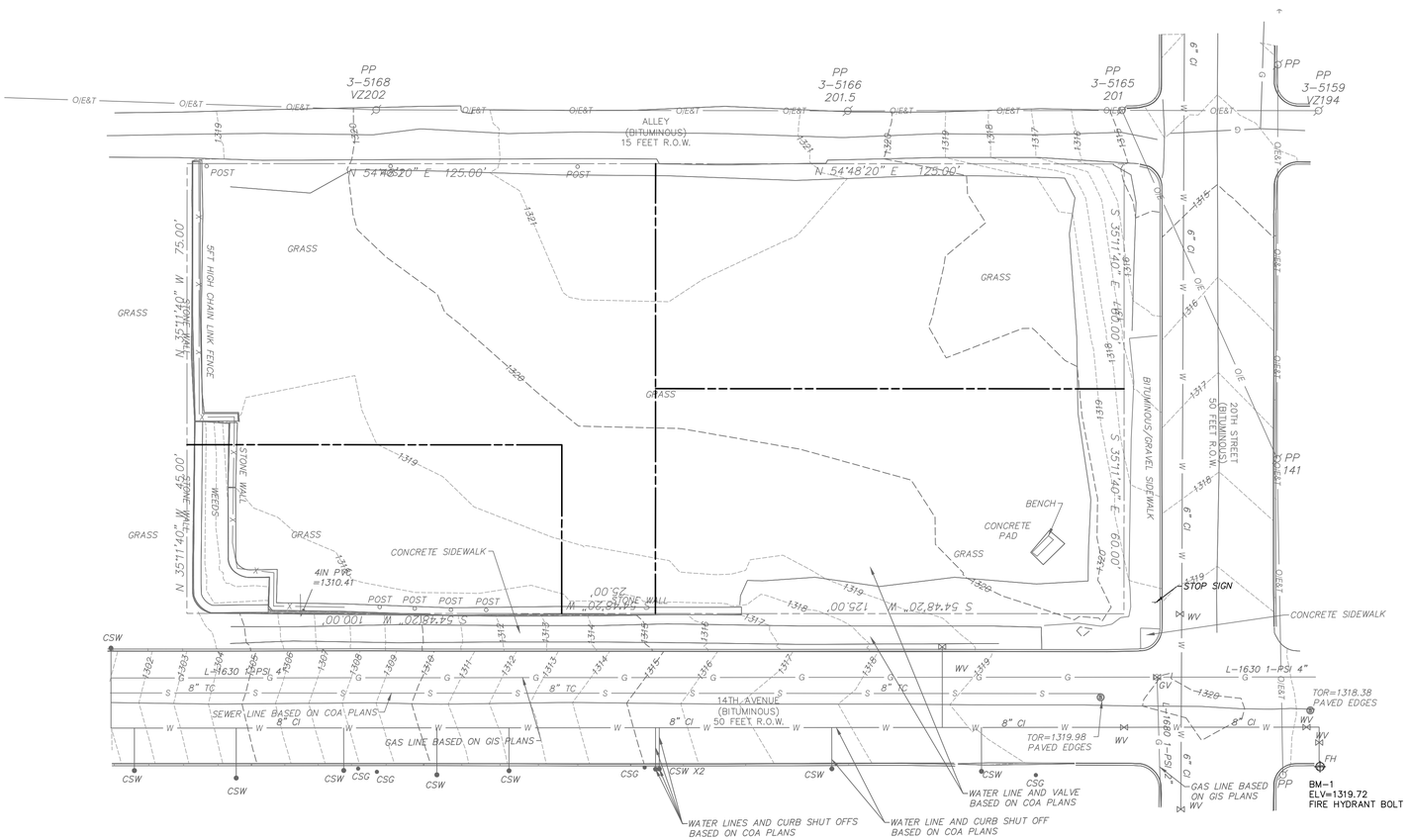
phone: 814.944.6035 fax: 814.944.4862
www.eadsgroup.com
1046 Rodkey Avenue Altoona, PA 16601
PENNSYLVANIA / MARYLAND / WEST VIRGINIA

GARFIELD SCHOOL
LAND DEVELOPMENT
FOR
ALTOONA REDEVELOPMENT AUTHORITY
CITY OF ALTOONA, BLAIR COUNTY, PA

GENERAL NOTES

Drawing No.
C-0.01



SCALE: 1"=20'

20' 0' 20'

Seal

COMMONWEALTH OF PENNSYLVANIA
DANIEL JAMES BEYER
ENGINEER
No. PE091062

Date

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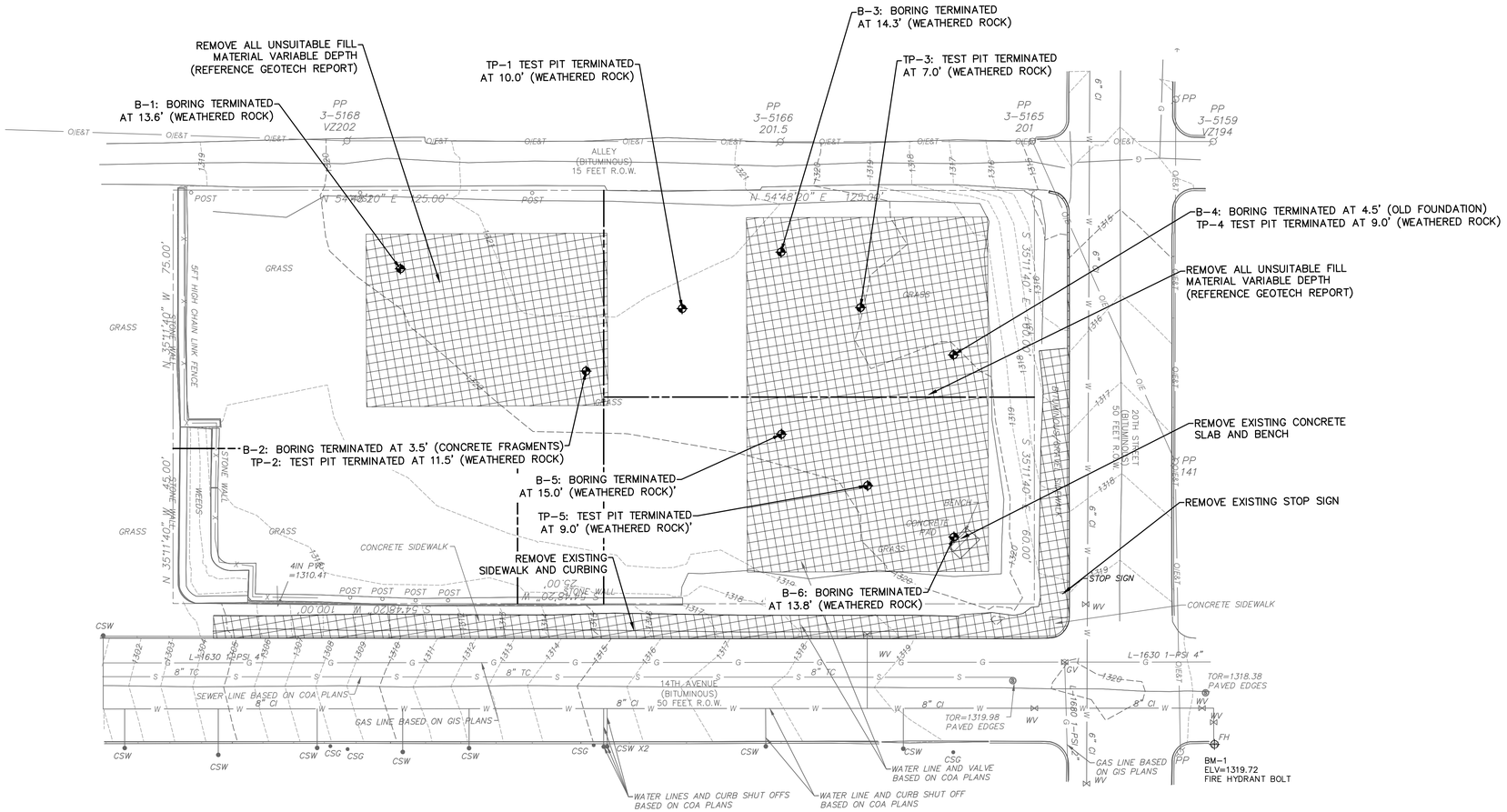
GARFIELD SCHOOL LAND DEVELOPMENT
FOR
ALTOONA REDEVELOPMENT AUTHORITY
CITY OF ALTOONA, BLAIR COUNTY, PA

EXISTING CONDITIONS

Drawing No.
C-1.00



DEMOLITION LEGEND

⊗ ITEM TO BE REMOVED

▨ ITEM TO BE REMOVED

SCALE: 1"=20'

20' 0' 20'

Seal

Date

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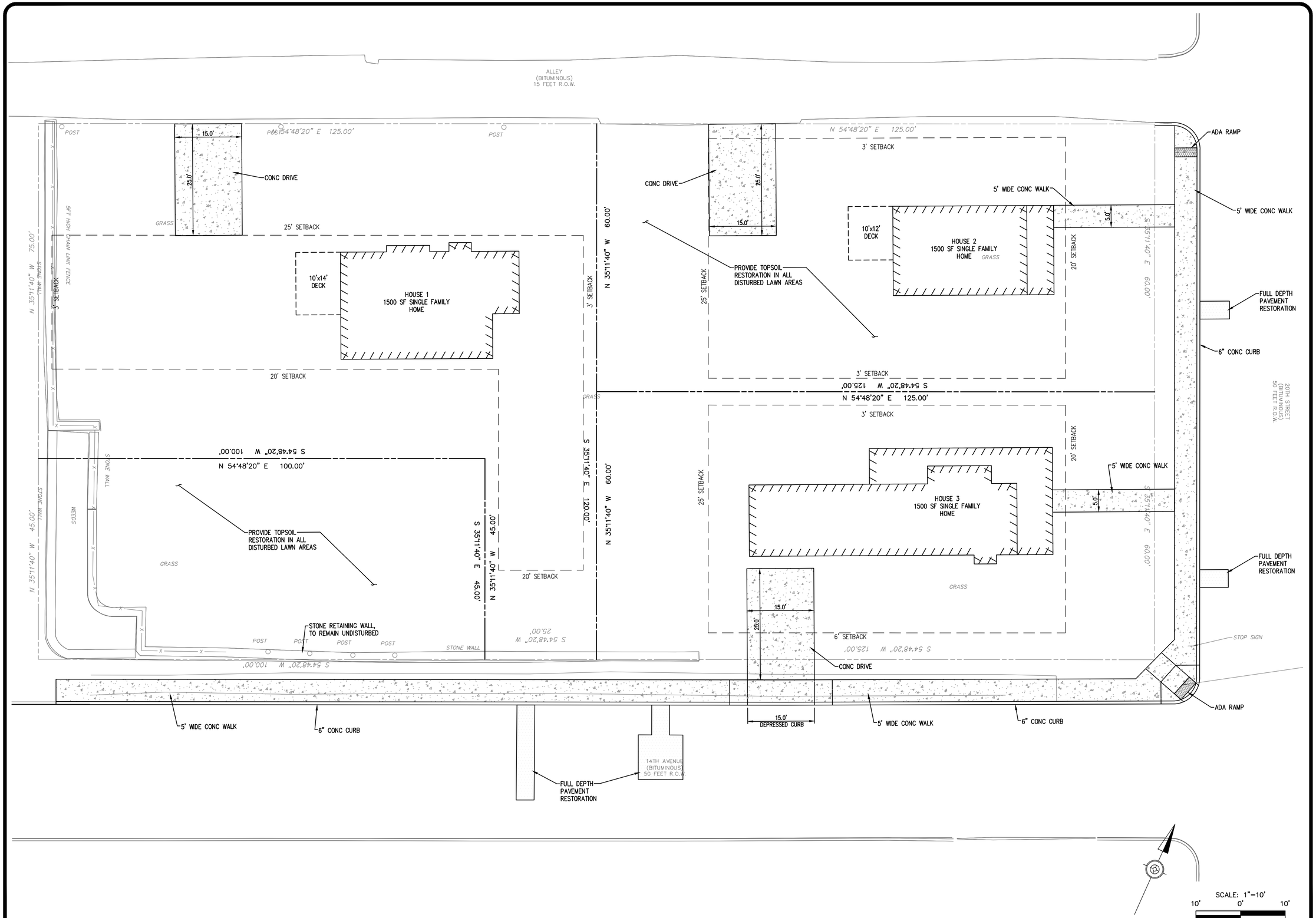
GARFIELD SCHOOL
LAND DEVELOPMENT
FOR
ALTOONA REDEVELOPMENT AUTHORITY
CITY OF ALTOONA, BLAIR COUNTY, PA

DEMOLITION

Drawing No.
C-1.01



Seal

COMMONWEALTH OF PENNSYLVANIA
DANIEL JAMES BEYER
ENGINEER
No. PE091062

Date

No.	Sheet Revisions	Date

Scale AS NOTED
Date APRIL 2026
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GARFIELD SCHOOL
LAND DEVELOPMENT
FOR
ALTOONA REDEVELOPMENT AUTHORITY
CITY OF ALTOONA, BLAIR COUNTY, PA

SITE PLAN

Drawing No.
C-2.00

R:\6695 Redev Auth Altoona\26231 Garfield School Land Dev\06 CADD\80 Site Dev\C_2-00 SITE-GRADING PLAN.dwg, 4/10/2026 10:33:43 AM

ALLEY
(BITUMINOUS)
15 FEET R.O.W.

N 54°48'20" E 125.00'

3' SETBACK

PERIMETER DRAIN TO DAYLIGHT AT CURBLINE

10'x12' DECK

HOUSE 2
1500 SF SINGLE FAMILY HOME

20' SETBACK

25' SETBACK

N 35°11'40" W 75.00'

5FT HIGH CHAIN LINK FENCE

STONE WALL

GRASS

25' SETBACK

10'x14' DECK

HOUSE 1
1500 SF SINGLE FAMILY HOME

3' SETBACK

20' SETBACK

S 54°48'20" W 100.00'

N 54°48'20" E 100.00'

PERIMETER DRAIN TO DAYLIGHT AT CURBLINE

S 35°11'40" E 120.00'

N 35°11'40" W 60.00'

S 35°11'40" E 45.00'

N 35°11'40" W 45.00'

WEEDS

POST

STONE WALL

S 54°48'20" W 25.00'

S 54°48'20" W 125.00'

N 54°48'20" E 125.00'

3' SETBACK

20' SETBACK

25' SETBACK

HOUSE 3
1500 SF SINGLE FAMILY HOME

6' SETBACK

PERIMETER DRAIN TO DAYLIGHT AT CURBLINE

S 35°11'40" E 60.00'

1.8%

STOP SIGN

20TH STREET
(BITUMINOUS)
50 FEET R.O.W.

14TH AVENUE
(BITUMINOUS)
50 FEET R.O.W.

SCALE: 1"=10'

10' 0' 10'

Seal

COMMONWEALTH OF PENNSYLVANIA
DANIEL JAMES BEYER
ENGINEER
No. PE091062

Date

No.	Sheet Revisions	Date

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Date APRIL 2026
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FOR
ALTOONA REDEVELOPMENT AUTHORITY
CITY OF ALTOONA, BLAIR COUNTY, PA

STORM / GRADING PLAN

Drawing No.
C-2.01

R:\6695 Redev Auth Altoona\26231 Garfield School Land Dev\06 CADD\80 Site Dev\C_2-00 SITE-GRADING PLAN.dwg, 4/10/2026 10:33:52 AM

ALLEY
(BITUMINOUS)
15 FEET R.O.W.

N 54°48'20" E 125.00'

POST

POST

POST

3' SETBACK

25' SETBACK

10'x14' DECK

HOUSE 1
1500 SF SINGLE FAMILY HOME

10'x12' DECK

HOUSE 2
1500 SF SINGLE FAMILY HOME

HOUSE 3
1500 SF SINGLE FAMILY HOME

20' SETBACK

6' SETBACK

N 35°11'40" W 60.00'

S 35°11'40" E 60.00'

S 35°11'40" E 120.00'

S 35°11'40" E 45.00'

N 35°11'40" W 75.00'

N 35°11'40" W 45.00'

S 54°48'20" W 125.00'

N 54°48'20" E 125.00'

S 54°48'20" W 100.00'

N 54°48'20" E 100.00'

S 54°48'20" W 25.00'

5FT HIGH CHAIN LINK FENCE

STONE WALL

GRASS

WEEDS

4IN PVC
=1310.41

4" PVC

6" PVC

¾" HDPE WATER LATERAL

¾" SADDLE AND CORP

CURB STOP

CS

PLACE PROPOSED MANHOLE OVER EXISTING 8" SANITARY SEWER LINE

14TH AVENUE
(BITUMINOUS)
50 FEET R.O.W.

20TH STREET
(BITUMINOUS)
50 FEET R.O.W.

L-1630 1-PSI 4"

L-1630 1-PSI 2"

8" TC

8" CI

6" CI

GAS LINE BASED ON GIS PLANS

8" SEWER LINE BASED ON COA PLANS

TOR=1319.98
PAVED EDGES

STOP SIGN

CSW

CSG

CSW X2

WATER LINES AND CURB SHUT OFFS BASED ON COA PLANS

WATER LINE AND CURB SHUT OFF BASED ON COA PLANS

WATER LINE AND VALVE BASED ON COA PLANS

UTILITY LEGEND

- W — WATERLINE
- S — SANITARY SEWER LINE
- ● — SANITARY SEWER MANHOLE

SCALE: 1"=10'
10' 0' 10'

Seal

COMMONWEALTH OF PENNSYLVANIA
DANIEL JAMES BEYER
ENGINEER
No. PE091052

Date

No.	Sheet Revisions	Date

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FOR
ALTOONA REDEVELOPMENT AUTHORITY
CITY OF ALTOONA, BLAIR COUNTY, PA

UTILITIES PLAN

Drawing No.
C-3.00

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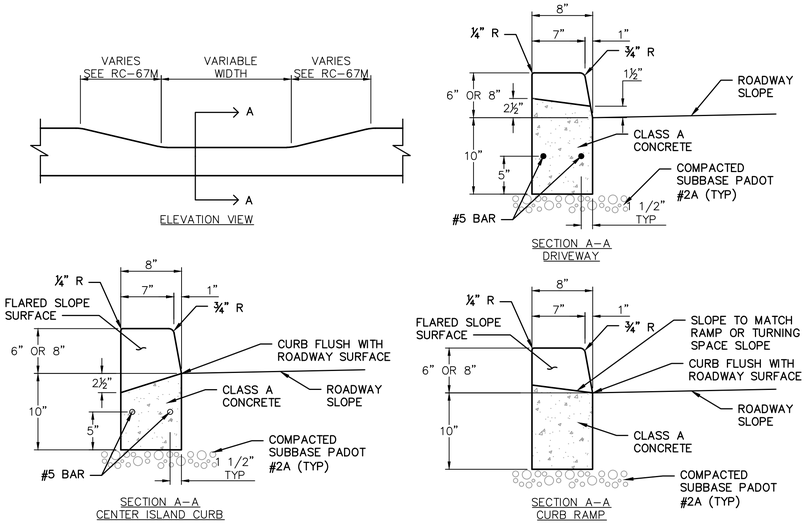
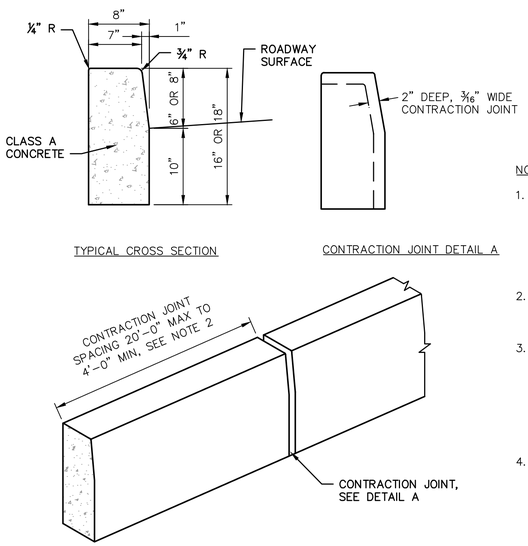


NOTES:

1. MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE CURB AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE 3/4 – INCH PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. SEE RC-50M FOR PLAIN CEMENT CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES.
5. CONSTRUCT DEPRESSED CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE. AT THE JOINT BETWEEN DEPRESSED CURB AND ROADWAYS, REMOVE EXCESS JOINT SEALER AND COVER THE SEALED AREA WITH A LIGHT APPLICATION OF DRY SAND.

DEPRESSED CURB FOR CURB RAMP OR DRIVEWAY

NOT TO SCALE

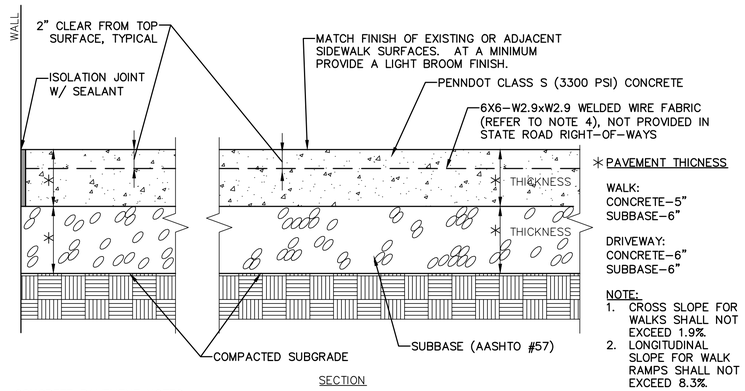


NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE AND DEPRESSED CURB.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE ¾" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. SEE RC-50M FOR PLAIN CEMENT CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES.

PLAIN CEMENT CONCRETE CURB

NOT TO SCALE

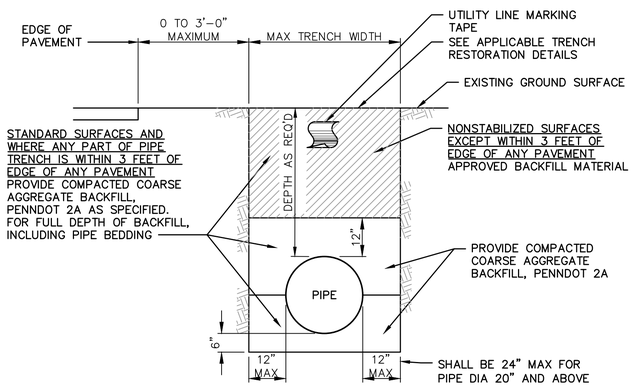


CONCRETE PAVEMENT NOTES:

1. CONCRETE PAVEMENT SHALL BE CLASS S, IN ACCORDANCE WITH PENNDOT PUBLICATION 408 SECTION 704. LATEST EDITION. UNLESS OTHERWISE NOTED, CONSTRUCTION OF CONCRETE WALKS SHALL BE IN ACCORDANCE WITH SECTION 676.3.
2. COMPACT SUBGRADE AND SUBBASE AS SPECIFIED IN SECTION 02200. NOTIFY INSPECTOR UPON COMPLETING SUBGRADE COMPACTION. DO NOT APPLY SUBBASE UNTIL COMPACTION HAS BEEN APPROVED BY THE TESTING AGENCY.
3. DO NOT USE 2x4's FOR FORMING CONCRETE WALKS. 2x4's YIELD A CONCRETE DEPTH OF 3 1/2", WHICH IS UNACCEPTABLE.
4. FURNISH WELDED WIRE FABRIC IN FLAT SHEETS, NOT ROLLS. ACCURATELY PLACE AS DETAILED. CHAIRS SHALL BE SPACED AT 2'-0" O.C. FOR MESH SUPPORT.
5. PLACE 1/2-INCH PREMOLDED, EXPANSION JOINT MATERIAL FOR THE FULL DEPTH OF THE SIDEWALK, OPPOSITE EXPANSION JOINTS IN ADJACENT CURB, BETWEEN THE SIDEWALK AND CURB, AND BETWEEN THE SIDEWALK AND RIGID STRUCTURES AND AT CHANGE IN DIRECTION.
6. EXPANSION JOINTS TO BE TYPICALLY SPACED AT 20'-0" INTERVALS ON WALKS.
7. CONTRACTION JOINTS TO BE SPACED TO MATCH EXISTING.
8. SPACE JOINTS IN CONCRETE PAVEMENT TO FORM SQUARE OR NEARLY SQUARE PANELS. THE PANEL LENGTH SHALL NOT EXCEED WIDTH BY MORE THAN 25% (MAX. ASPECT RATIO = 1.25:1.00).
9. JOINT SPACING IN IRREGULAR SHAPED AREAS OF PAVEMENT OR PAVEMENT OTHER THAN WALKS SHALL BE IN COMPLIANCE WITH ACCEPTED CONSTRUCTION PRACTICES.

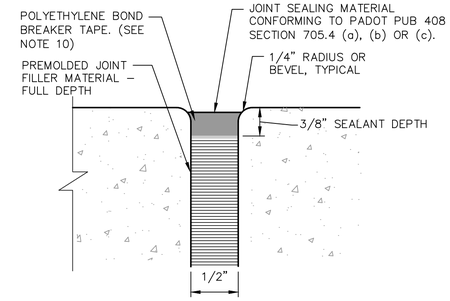
CONCRETE PAVEMENT, WALKS

NOT TO SCALE



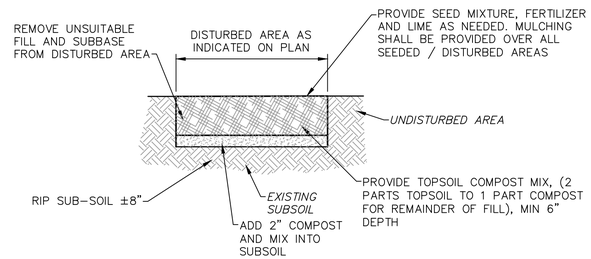
TRENCH BEDDING AND BACKFILL STABILIZED AND NONSTABILIZED SURFACES

NOT TO SCALE



ISOLATION / EXPANSION JOINT - TYPICAL

NOT TO SCALE

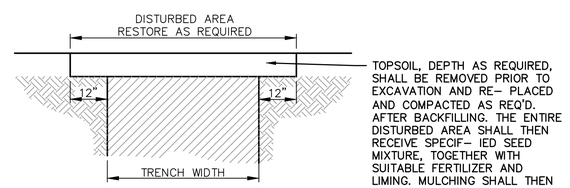


NOTES:

1. DO NOT RIP WET SOIL
2. WATER AS NEEDED TO ESTABLISH AND MAINTAIN HEALTH.

TOPSOIL RESTORATION DETAIL

NOT TO SCALE



TYPICAL TRENCH TRENCH RESTORATION NONSTABILIZED SURFACES

NOT TO SCALE

Seal

Date

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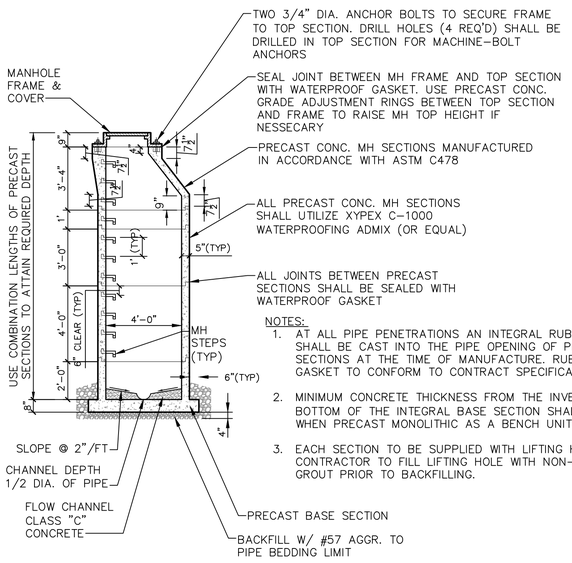
GARFIELD SCHOOL
LAND DEVELOPMENT
FOR
ALTOONA REDEVELOPMENT AUTHORITY
CITY OF ALTOONA, BLAIR COUNTY, PA

DETAILS

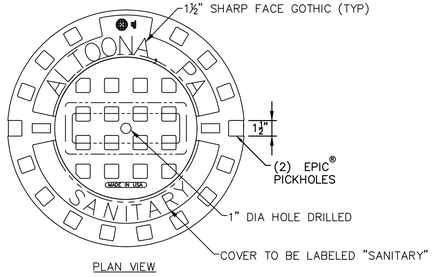
Drawing No.
C-4.00



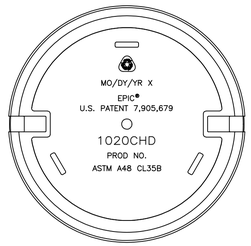
NOTES:
1. AT ALL PIPE PENETRATIONS AN INTEGRAL RUBBER GASKET SHALL BE CAST INTO THE PIPE OPENING OF PRECAST SECTIONS AT THE TIME OF MANUFACTURE. RUBBER GASKET TO CONFORM TO CONTRACT SPECIFICATIONS.
2. MINIMUM CONCRETE THICKNESS FROM THE INVERT TO THE BOTTOM OF THE INTEGRAL BASE SECTION SHALL BE 4" WHEN PRECAST MONOLITHIC AS A BENCH UNIT.
3. EACH SECTION TO BE SUPPLIED WITH LIFTING HOLE. CONTRACTOR TO FILL LIFTING HOLE WITH NON-SHRINK GROUT PRIOR TO BACKFILLING.

PRECAST MANHOLE - 4'-0" INSIDE DIAMETER

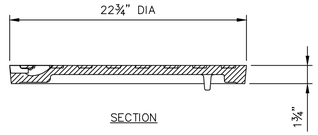
NOT TO SCALE



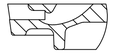
PLAN VIEW



BOTTOM VIEW



SECTION



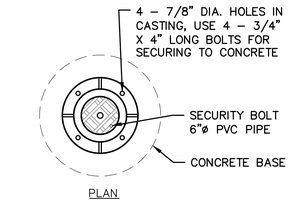
® EPIC DETAIL

NOTE:
1. MANHOLE RISER TO BE 1020C COVER, PRODUCT NUMBER 001020074 FROM EAST JORDAN IRON WORKS OR APPROVED EQUAL

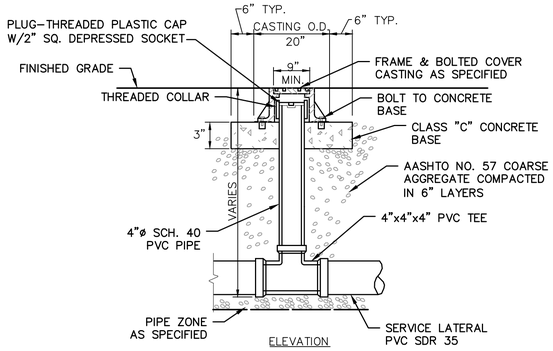
STANDARD STORM SEWER MANHOLE COVER

NOT TO SCALE

*MANHOLE COVER TO BE PROVIDED BY THE CITY OF ALTOONA



PLAN



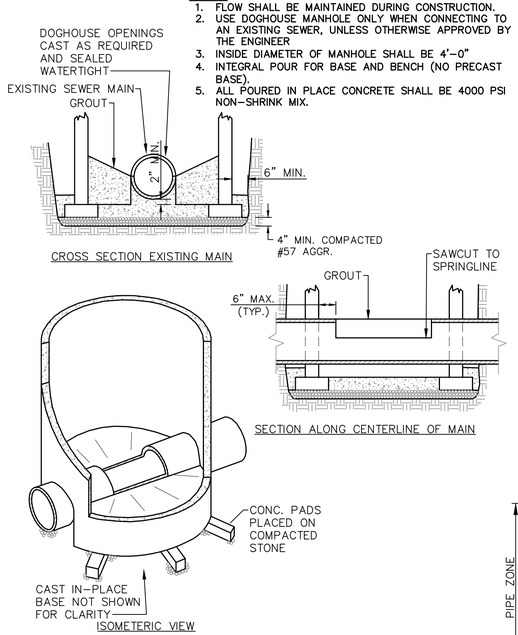
ELEVATION

NOTES:
1. CLEANOUT FRAMES SHALL HAVE A CLEAR OPENING OF AT LEAST THE DIAMETER OF THE SEWER PIPE.
2. COVERS SHALL BE SOLID TYPE, BOLTED TO FRAME AND BE INSCRIBED WITH THE WORDS "SEWER".
3. FRAME SHALL BE 1578 AS MANUFACTURED BY EAST JORDAN WORKS, OR SERIES R-1976 AS MANUFACTURED BY NEENAH FOUNDRY COMPANY OR EQUAL.
4. ALL CLEANOUT COVERS SHALL BE SECURED TO FRAME WITH THE USE OF BOLTS.
5. CLEANOUT ASSEMBLY SHALL BE SCHEDULE 40 PVC PIPING WITH GLUED JOINTS

VIEWPORT

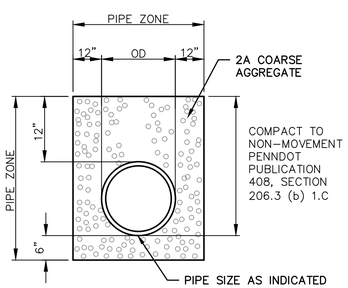
NOT TO SCALE

NOTES:
1. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
2. USE DOGHOUSE MANHOLE ONLY WHEN CONNECTING TO AN EXISTING SEWER, UNLESS OTHERWISE APPROVED BY THE ENGINEER
3. INSIDE DIAMETER OF MANHOLE SHALL BE 4'-0"
4. INTEGRAL POUR FOR BASE AND BENCH (NO PRECAST BASE).
5. ALL POURED IN PLACE CONCRETE SHALL BE 4000 PSI NON-SHRINK MIX.



DOGHOUSE DETAIL

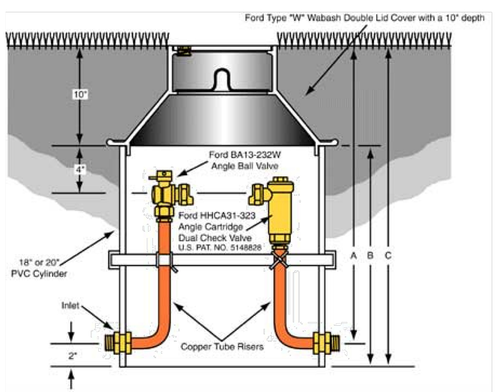
NOT TO SCALE



PIPE ZONE

NOT TO SCALE

PLASTIC PIT SETTER DESIGN FOR
DOUBLE LID TYPE (COVER WITH A 10" DEPTH)

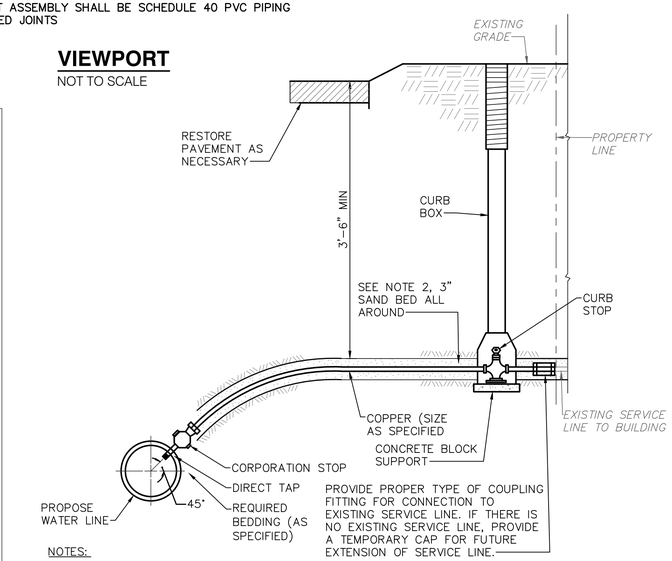


A = SERVICE LINE DEPTH
B = CYLINDER LENGTH
C = TOTAL PIT DEPTH

NOTE: TRAFFIC STYLE LIDS REQUIRED IN PAVED AREAS OR AREAS OF FUTURE PAVEMENT.

PLASTIC METER PIT

NOT TO SCALE



NOTES:
1. COORDINATE WITH OWNER CONCERNING LOCATION OF PIPE TAP ON WATER MAIN. TAP PIPE AT 45° AS SHOWN OR AS DIRECTED BY OWNER.
2. PROVIDE SAND FOR SERVICE LINE BEDDING. LIMESTONE DUST OR SAND / FINE AGGREGATE MANUFACTURED FROM LIMESTONE SHALL NOT BE USED.

WATER SERVICE CONNECTION WITH NEW CURB STOP ASSEMBLY

NOT TO SCALE

Seal

Date

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GARFIELD SCHOOL
LAND DEVELOPMENT
FOR
ALTOONA REDEVELOPMENT AUTHORITY
CITY OF ALTOONA, BLAIR COUNTY, PA

DETAILS

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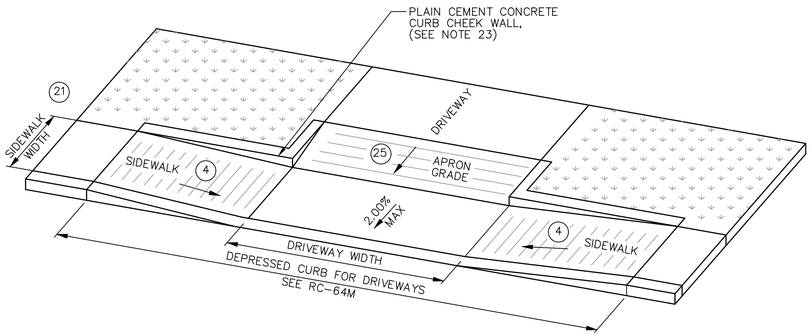
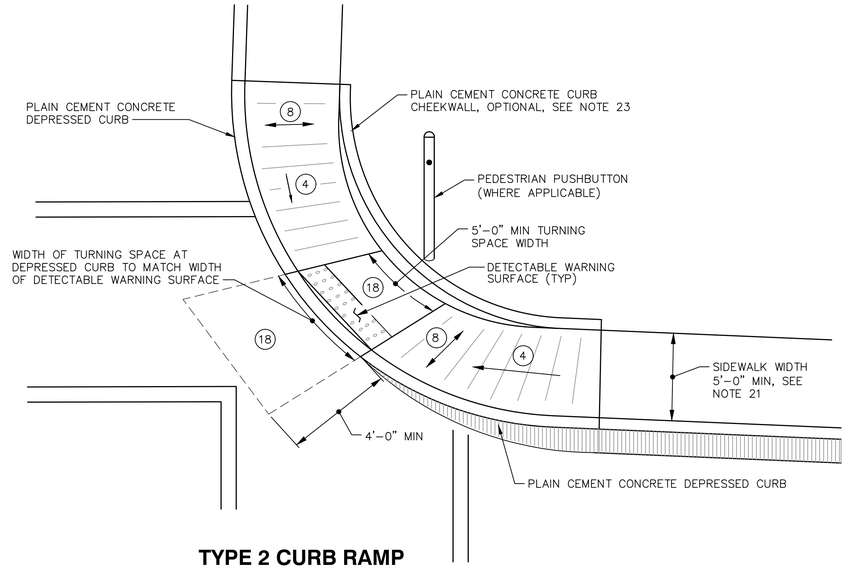


TYPE 3A DRIVEWAY APRON

NOT TO SCALE



TYPE 2 CURB RAMP

NOT TO SCALE

ADA RAMPS AND DRIVEWAY KEY NOTES

(1) SIDE FLARES 10.00% MAX SLOPE.

(2) IF THE TURNING SPACE IS INDICATED TO BE LESS THAN 4'-0", CONSTRUCT SIDE FLARES 8.33% MAX SLOPE.

(3) OPTIONAL CONCRETE ROLLED FLARE OR REGRADE SLOPE CAN BE USED TO MEET THE ADJACENT SURFACES IN LIEU OF PLAIN CEMENT CONCRETE CURB CHEEK WALL.

(4) 8.33% MAX RAMP SLOPE. TO AVOID CHASING GRADE INDEFINITELY WHEN TRANSVERSING THE HEIGHT OF THE CURB, RAMP LENGTH NOT TO EXCEED 15'-0". ADJUST RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT FEASIBLE.

(8) SLOPE: ZERO > ± 2.00%

(17) 8.0% MAX CHANGE IN GRADE BETWEEN ROAD SURFACE AND DRIVEWAY.

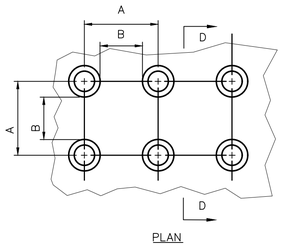
(18) CURB RAMPS REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

(21) MINIMUM SIDEWALK WITH SHALL BE 5'-0". SIDEWALK WIDTH MAY BE REDUCED TO 4'-0", WHEN PASSING AREAS 5'-0"x 5'-0" ARE PROVIDED EVERY 200'.

(22) CONSTRUCT DEPRESSED CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE PROPER DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE. AT THE JOINT BETWEEN DEPRESSED CURB AND ROADWAYS, REMOVE EXCESS JOINT SEALER AND COVER THE SEAL AREA WITH A LIGHT APPLICATION OF DRY SAND.

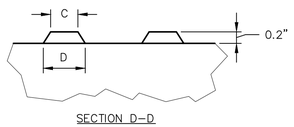
(23) CHEEK WALLS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING. GRADE GRASS AREAS OR OTHER NON-WALK AREAS AT 3:1 OR FLATTER. DO NOT INSTALL CHEEK WALLS THAT INTERSECT THE PEDESTRIAN PATH.

(25) 8.00% MAX CHANGE IN GRADE BETWEEN DRIVEWAY SURFACE AND SIDEWALK.



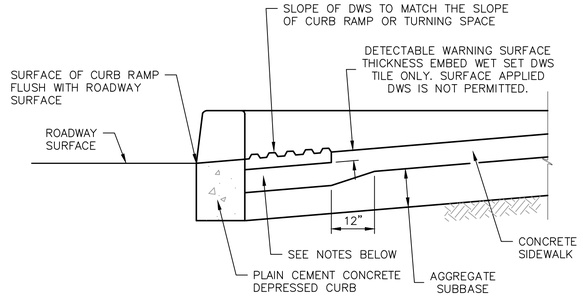
TRUNCATED DOME DIMENSIONS		
DIM	MIN mm (IN)	MAX mm (IN)
A	1.6"	2.4"
B	0.65"	1.5"
C	(13)	(13)
D	0.9"	1.4"

(13) THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION



DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME

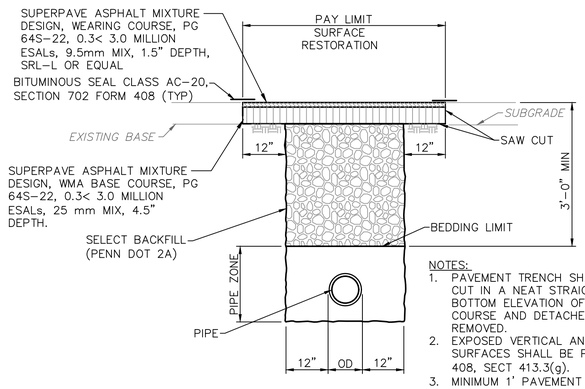
NOT TO SCALE



NOTES:
1. CONSTRUCT NOTCH AS SHOWN TO PROVIDE FULL THICKNESS SIDEWALK UNDER DETECTABLE WARNING SURFACE.
2. OPTIONAL: CONSTRUCT 2" MAX CONCRETE BORDER AROUND DWS TO PROVIDE PROPER INSTALLATION.
3. SEE PEDESTRIAN PUSHBUTTON ACCESS AREAS DETAIL IN PUB 67, SHEET 14, FOR PLAN VIEW DETAILS.

DETECTABLE WARNING SURFACE EMBEDDING

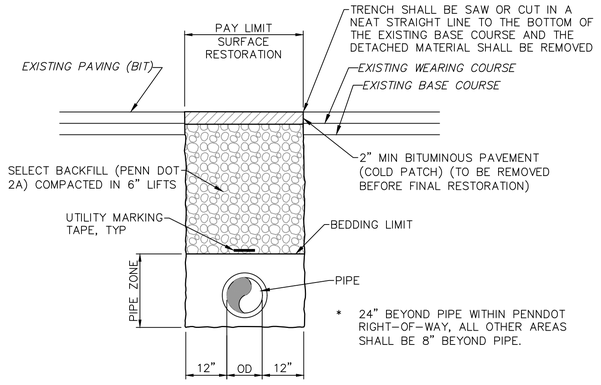
NOT TO SCALE



NOTES:
1. PAVEMENT TRENCH SHALL BE SAWED OR CUT IN A NEAT STRAIGHT LINE TO THE BOTTOM ELEVATION OF THE EXISTING BASE COURSE AND DETACHED MATERIAL SHALL BE REMOVED.
2. EXPOSED VERTICAL AND HORIZONTAL SURFACES SHALL BE PREPARED PER PUB 408, SECT 413.3(g).
3. MINIMUM 1' PAVEMENT CUTBACK EXCAVATE OLD AND TEMPORARY MATERIAL RECOMPACT SUBBASE, TACK COAT ALL VERTICAL EDGES. INSTALL ONLY BASE COURSE AND BINDER COURSE IN ONE DAY.

FLEXIBLE PAVEMENT RESTORATION

NOT TO SCALE



* 24" BEYOND PIPE WITHIN PENNDOT RIGHT-OF-WAY, ALL OTHER AREAS SHALL BE 8" BEYOND PIPE.

TEMPORARY PAVING (COLD PATCH)

NOT TO SCALE

Seal

COMMONWEALTH OF PENNSYLVANIA
DANIEL JAMES BEYER
ENGINEER
No. PE091062
Date

No.	Sheet Revisions	Date

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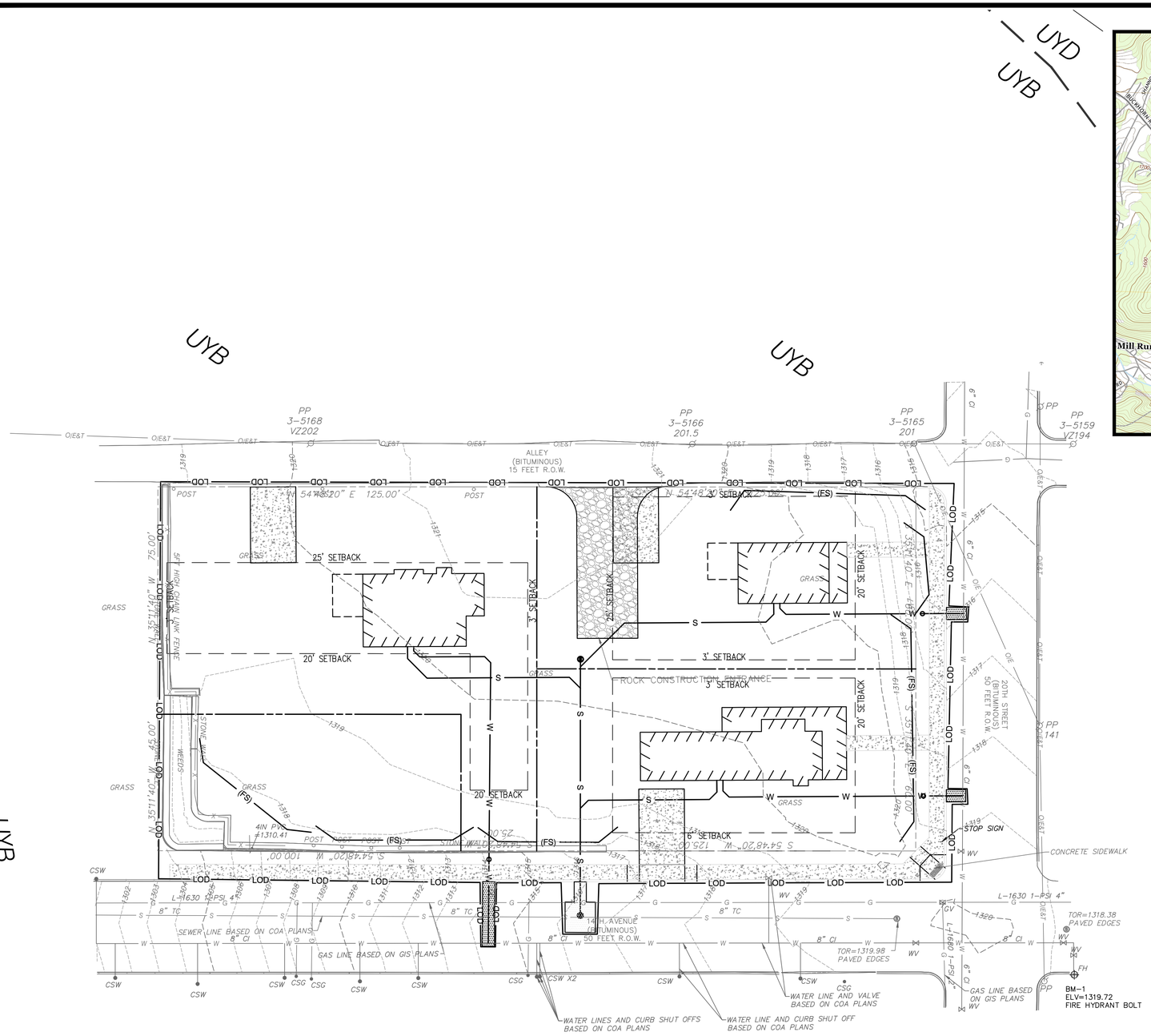
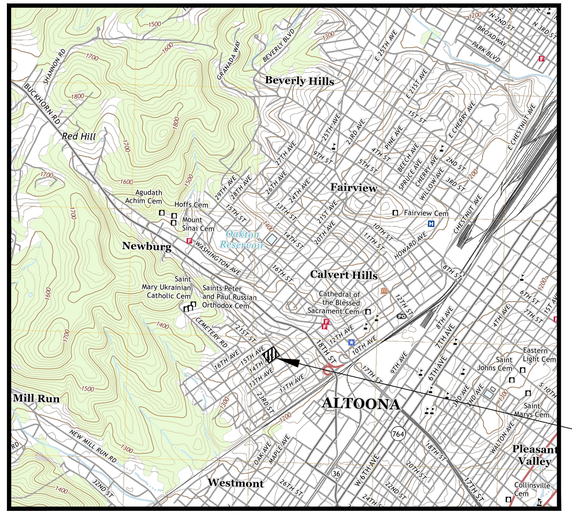
DETAILS

Drawing No.
C-4.02





LOCATION MAP
1 INCH=2000 FEET

PROJECT LOCATION

NOTES

THE RECEIVING WATERS FOR THE PROJECT IS UNT OF MILL RUN (WWF,MF)

LIMIT OF DISTURBANCE = 0.80 ACRES

PROJECT AREA SOILS:
- UYB – URBAN LAND–BERKS COMPLEX, 8 TO 8 PERCENT SLOPES
- UYD – URBAN LAND–BERKS COMPLEX, 8 TO 25 PERCENT SLOPES

SOIL LIMITATIONS / RESOLUTIONS:
- CORROSIVE TO CONCRETE/STEEL;DEPTH TO SEASONAL HIGH WATER; LOW STRENGTH/LANDSLIDE PRONE; PIPING; FROST ACTION; SHRINK/SWELL – OBTAIN GEO–TECHNICAL STUDY TO DETERMINE APPROPRIATE RESOLUTIONS
- DROUGHTY; POOR SOURCE OF TOPSOIL – APPLY LIME AND FERTILIZER AS NEEDED, RECOMMEND SOIL TESTING, LANDSCAPE AREAS AND PCSM BMPs MAY REQUIRE IRRIGATION
- EASILY ERODIBLE – MINIMIZE DISTURBANCE, INSTALL STABILIZATION IMMEDIATELY AFTER GRADING, USE TEMPORARY STABILIZATION AS NEEDED
- FLOODING; HYDRIC/HYDRIC INCLUSIONS – WETLAND INVESTIGATION CONDUCTED, ANY WETLANDS HAVE BEEN DELINEATED ON THE PLAN, THERE WILL BE NO IMPACTS TO WETLAND RESOURCES.
- DEPTH TO HIGH WATER; SLOW PERCOLATION; PONDING; WETNESS – INFILTRATION TESTING HAS BEEN CONDUCTED IN AREA OF PCSM BMPs

A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PUBLIC ROAD FREE OF ALL MUD FROM CONSTRUCTION AND DELIVERY VEHICLES. AFTER EACH VEHICLE LEAVES THE SITE, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS MUST BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE FOR DISPOSAL.

LEGEND

LOD	LIMIT OF DISTURBANCE
	SOIL BOUNDARY
UYB	SOIL DESIGNATION
(FS)	12" COMPOST FILTER SOCK

SCALE: 1"=20'
20' 0' 20'

Seal

COMMONWEALTH OF PENNSYLVANIA
DANIEL JAMES BEYER
ENGINEER
No. PE091050

Date

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ALTOONA REDEVELOPMENT AUTHORITY
CITY OF ALTOONA, BLAIR COUNTY, PA

EROSION AND SEDIMENTATION CONTROL PLAN

Drawing No.
C-5.00

STANDARD E&S NOTES

1. THE ENTIRE PROJECT SITE IS LOCATED WITHIN TWO SOIL TYPES UYB AND UYD.
2. THE RECEIVING WATERS FOR THE PROJECT IS AN UNT TO MILL RUN (WWF-MF).
3. THE TOTAL LIMIT OF DISTURBANCE FOR THE PROJECT IS 0.79 ACRES.
4. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
5. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THEE&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
6. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
7. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
8. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
9. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
10. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
11. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
12. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
13. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
14. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
15. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
16. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
17. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY.

    MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
18. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
19. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
20. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
21. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES —6 TO 12 INCHES ON COMPACTED SOILS —PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
22. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
23. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
24. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
25. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
26. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
27. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
28. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
29. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
30. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
31. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
33. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
34. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
35. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 PER DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
36. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
37. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED AS PER THE CONSTRUCTION DOCUMENTS.

STAGING OF EARTHMOVING ACTIVITIES

1. PLANNING, COORDINATION, OF CONSTRUCTION AND MINIMIZING THE AREA OF DISTURBANCE ARE KEY FACTORS IN REDUCING SEDIMENT POLLUTION. THE CONTRACTOR SHALL CONTACT THE COUNTY CONSERVATION DISTRICT AT LEAST 10 DAYS PRIOR TO ANY CONSTRUCTION.
2. MINIMIZE THE DURATION OF EXPOSURE OF READILY ERODIBLE SOILS. CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED SO THAT EXCAVATION CAN, TO THE GREATEST EXTENT POSSIBLE, BE BACKFILLED AT THE CLOSE OF EACH WORKING DAY; WHEREBY ONLY A MINIMUM QUANTITY OF EXCAVATED MATERIAL WILL BE STOCKPILED AND SUBJECT TO LOSS.
3. RESTORATION WORK SHALL BE DONE AS THE PROJECT PROGRESSES AND NOT BE LEFT UNTIL THE END OF THE PROJECT. NO AREAS SHALL BE LEFT UNPROTECTED FOR A PERIOD OF MORE THAN 72 HOURS.
4. ALL AREAS ON WHICH FINAL GRADING IS COMPLETED AFTER OCTOBER 15TH MUST BE PROTECTED BY A WELL ANCHORED MULCH UNTIL SPRING WHEN EFFECTIVE SODDING CAN BE UNDERTAKEN.
5. AFTER PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED IMMEDIATELY.
6. PERMANENT SITE STABILIZATION IS DEFINED AS A UNIFORM EROSION RESISTANT PERENNIAL VEGETATION ESTABLISHED TO THE POINT WHERE THE SURFACE SOIL IS CAPABLE OF RESISTING EROSION DURING RUNOFF EVENTS AND HAS UNIFORM COVERAGE OR DENSITY OF 70% ACROSS THE ENTIRE AREA.
7. THE CONTRACTOR WILL BE REQUIRED TO STABILIZE ALL PERMANENT AND TEMPORARY CHANNELS AND SLOPES IMMEDIATELY FOLLOWING CONSTRUCTION TO MINIMIZE ANY EROSION.
8. ALL "CONSTRUCTED" ITEMS LISTED IN THE CONSTRUCTION SEQUENCE ARE TO BE COMPLETED PRIOR TO MOVING ON TO THE NEXT ITEM IN THE SEQUENCE UNLESS OTHERWISE NOTED.

RECYCLING MEASURES

1. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO , EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. MEASURES SHALL BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT AND LITTER CONTROL. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIAL IS PREFERRED, RATHER THAN DISPOSAL.
2. ALL RECYCLABLE MATERIAL SHALL BE SEPARATED AND BE TAKEN TO AN APPROPRIATE RECYCLING FACILITY. ALL OTHER WASTE MATERIALS, EXCEPT EXCESS SOIL, SHALL BE DISPOSED OF OFF-SITE AT A LEGAL SANITARY LANDFILL. EXCESS SOIL WASTE AND BORROW AREAS SHALL RECEIVE PRIOR APPROVAL FROM THE CONSERVATION DISTRICT AND SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED.
3. NO BUILDING DEMOLITION WASTES SHALL BE USED OR PLACED AS FILL MATERIAL EITHER ON-SITE OR OFF-SITE. ALL BUILDING DEMOLITION WASTES SHALL BE PROPERLY DISPOSED OF OR RECYCLED AS DISCUSSED ABOVE.
4. OFFSITE DISPOSAL OF WASTE IN REGARD TO THE DEMOLITION PLAN ARE TO BE HANDLED IN THE FOLLOWING MANNER: THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
5. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)
6. ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.

GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE COUNTY CONSERVATION DISTRICT FOR ALL OFF-SITE BORROW AND WASTE AREAS.
2. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
3. AFTER THE CONSTRUCTION PHASE IS COMPLETE, SOD OR SEED THE AREAS THAT HAVE BEEN DISTURBED AS RAPIDLY AS POSSIBLE. ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH A MINIMUM 4" OF TOPSOIL AND SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE PLAN. IF THE COMPLETION OF THE CONSTRUCTION ACTIVITIES DOES NOT COINCIDE WITH A SEASON IN WHICH PERMANENT VEGETATION CAN BE STARTED, AN INTERIM OR TEMPORARY PROGRAM IS REQUIRED. THIS SHALL INCLUDE MULCHING OR TEMPORARY SEEDING IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE PLAN. IN ANY CASE, SEDIMENT AND EROSION CONTROLS SHALL BE INSTALLED PROMPTLY AND THEIR MAINTENANCE ASSURED. PERMANENT SOD AND SEEDING INSTALLATION SHALL BE DONE PRIOR TO OCTOBER 15.
4. AFTER PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED IMMEDIATELY. PERMANENT SITE STABILIZATION IS DEFINED AS UNIFORM EROSION RESISTANT PERENNIAL VEGETATION ESTABLISHED TO THE POINT WHERE THE SURFACE SOIL IS CAPABLE OF RESISTING EROSION DURING RUNOFF EVENTS AND HAS UNIFORM COVERAGE OR DENSITY OF 70% ACROSS THE ENTIRE AREA.
5. ALL EROSION AND SEDIMENTATION CONTROLS AND PRACTICES SHALL CONFORM TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENT PROTECTION CHAPTER 102-EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.
6. SOIL EROSION AND SEDIMENTATION WITHIN THE PROJECT LIMIT OF DISTURBANCE WILL BE TEMPORARILY CONTROLLED BY THE USE OF A INLET FILTER BAGS, COMPOST FILTER SOCKS AND TEMPORARY SEEDING (IF REQUIRED).
7. THE DISTURBED AREAS WITHIN THE SITE SHALL BE PERMANENTLY STABILIZED BY THE USE OF SOD, SEEDING OR STABILIZED SURFACING.

EROSION AND SEDIMENTATION POLLUTION CONTROL MAINTENANCE SCHEDULE

1. ALL SEDIMENT AND EROSION CONTROL FACILITIES SHALL BE CHECKED FOR DAMAGE AND CLOGGING ON A WEEKLY BASIS AND AFTER EACH STORM. ALL FACILITIES THAT ARE DAMAGED, CLOGGED, OR CAN NO LONGER PERFORM IN THE MANNER FOR WHICH THEY WERE DESIGNED SHALL BE REPLACED IMMEDIATELY.
2. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTD AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION. ANY PERMANENT SEEDED AREAS THAT BECOME ERODED SHALL HAVE THE TOPSOIL REPLACED AND THE GRASS RESOWN WITH NEW MULCH APPLIED. IF CULTIVATION OF A NEW LEGUME OR GRASS CROP IS NOT PRACTICAL IN THE ERODED AREA, THE CONTRACTOR SHALL INSTALL SOD.
3. IF THE VEGETATIVE COVER ESTABLISHED IS ALLOWED TO DETERIORATE AND BECOME INEFFECTIVE, A FERTILIZATION AND RESEEDING PROGRAM SHALL BE ESTABLISHED AND CARRIED OUT AS THE CONSTRUCTION PROCEEDS. AREAS WHERE FAILURES HAVE BEEN EXPERIENCED IN THE ESTABLISHMENT OF BOTH PERMANENT AND TEMPORARY VEGETATIVE PROTECTION SHALL BE PROMPTLY TREATED. THE RE-ESTABLISHMENT OF PERMANENT VEGETATIVE COVER SHALL BE INITIATED AS SOON AS POSSIBLE.
4. WHEN THE ACCUMULATION OF SEDIMENT IN THE CONTROL DEVICES REACHES 1/3 THE DEPTH OF THE DEVICE, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN SUCH LOCATIONS AS DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THESE LOCATIONS SHALL BE SELECTED SUCH THAT THE SEDIMENT WILL NOT ERODE INTO THE CONSTRUCTION AREA OR ANY NATURAL WATERWAY.
5. ALL SEDIMENT AND EROSION FACILITIES MUST BE MAINTAINED IN OPERATING CONDITION UNTIL UPSTREAM AREAS ARE STABILIZED WITH FINAL
6. THE CONTRACTOR WILL IMPLEMENT THIS PLAN, INCLUDING CONSTRUCTION AND MAINTENANCE.
7. THE OWNER IS RESPONSIBLE TO INSURE THAT THE CONTRACTOR IS PERFORMING THE WORK AS DETAILED IN THIS PLAN.
8. EROSION FACTOR K INDICATES THE SUSCEPTIBILITY OF A SOIL TO SHEET AND RILL EROSION BY WATER. FACTOR K IS ONE OF THE FACTORS USED TO PREDICT THE AVERAGE ANNUAL RATE OF SOIL LOSS BY SHEET AND RILL EROSION IN TONS PER ACRE PER YEAR. THE ESTIMATES ARE BASED PRIMARILY ON PERCENTAGE OF SILT, SAND, AND ORGANIC MATTER AND ON SOIL STRUCTURE AND SATURATED HYDRAULIC CONDUCTIVITY (KSAT). VALUES OF K RANGE FROM 0.10 TO 0.28. OTHER FACTORS BEING EQUAL, THE HIGHER THE VALUE, THE MORE SUSCEPTIBLE THE SOIL IS TO SHEET AND RILL EROSION BY WATER.
9. EROSION FACTOR KF (ROCK FREE) INDICATES THE ERODIBILITY OF THE FINE-EARTH FRACTION, OR THE MATERIAL LESS THAN 2 MILLIMETERS IN SIZE. AS CAN BE SEEN IN THE APPENDIX SECTION C (SOIL DESCRIPTIONS AND LIMITATIONS) THE PROJECT SOIL INDICATES A KF (ROCK FREE) FACTOR OF 0.20-0.28 WHICH WOULD INDICATE A RELATIVELY LOW RISK OF EROSION.
10. EROSION FACTOR KW (WHOLE SOIL) INDICATES THE ERODIBILITY OF THE WHOLE SOIL. THE ESTIMATES ARE MODIFIED BY THE PRESENCE OF ROCK FRAGMENTS. AS CAN BE SEEN IN THE APPENDIX SECTION C (SOIL DESCRIPTIONS AND LIMITATIONS) THE PROJECT SOIL INDICATES A KW (WHOLE SOIL) FACTOR OF 0.10-0.24 WHICH WOULD ALSO INDICATE A RELATIVELY LOW RISK OF EROSION.
11. BASED UPON THE PROPOSED PROJECT SCOPE AND OUR REVIEW OF THE SOIL LIMITATIONS LISTED IN THE SOIL REPORTS, WE DO NOT ANTICIPATE ANY MAJOR ISSUES WITH THE SOILS EXISTING ON THE SITE. IF ANY SOIL LIMITATION ISSUES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL HALT CONSTRUCTION AND CONTACT THE ENGINEER PRIOR TO ANY ADDITIONAL EARTH MOVING ACTIVITIES.
12. BASED UPON SITE VISITS AND OUR REVIEW OF THE SOIL REPORTS, NO KNOWN NATURALLY OCCURRING GEOLOGIC FORMATION OR SOIL CONDITIONS THAT MAY HAVE THE POTENTIAL TO CAUSE POLLUTION DURING EARTH DISTURBANCE ACTIVITIES EXIST ON THE PROJECT SITE. IF ANY SUCH FORMATIONS OR SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL HALT CONSTRUCTION AND CONTACT THE ENGINEER PRIOR TO ANY ADDITIONAL EARTH MOVING ACTIVITIES.
13. DURING CONSTRUCTION IF ANY SOIL LIMITATIONS (IE: BEDROCK, WATER TABLE DEPTH, HIGH ERODIBILITY, ETC.) ARE ENCOUNTERED THE CONTRACTOR SHOULD REFER TO THE DETAILED GEOTECHNICAL REPORT FOR GUIDANCE AND/OR CONSULT THE GEOTECHNICAL ENGINEER.

    COMPOST FILTER SOCKS MAINTENANCE:
    - FILTER SOCKS SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT. ANY NECESSARY REPAIRS SHALL BE MADE IMMEDIATELY.
    - ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE SOCK FUNCTIONAL. IN ALL CASES, REMOVE DEPOSITS WHERE ACCUMULATIONS REACH 1/3 THE SOCK DIAMETER OR WHEN SEDIMENTS PROHIBIT FLOW THROUGH THE LOG.

    CONCRETE WASHOUT
    - ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
    - ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 1/3 THE SOCK DIAMETER OR WHEN CONCRETE/CEMENT DEPOSITS PROHIBIT FLOW THROUGH THE SOCK.
    - PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

    FILTER INLET PROTECTION
    - FILTER INLET PROTECTION WILL BE USED TO PREVENT SEDIMENT INFILTRATION INTO THE STORM SEWER SYSTEM AND STREAM CAUSED BY EXCAVATED MATERIAL.
    - AFTER EACH RAINFALL EVENT THE FILTER INLET PROTECTION SHOULD BE INSPECTED AND CLEANED AND REPLACED IF NECESSARY.

    ROCK CONSTRUCTION ENTRANCE
    - ROCK CONSTRUCTION ENTRANCE WILL BE USED TO PREVENT SEDIMENT FROM ENTERING OR EXITING THE PROJECT SITE.
    - ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK.
    - AT THE END OF EACH WORK DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

    VEGETATED CUT/FILL SLOPE MAINTENANCE:
    - VEGETATED CUT/FILL SLOPES WILL BE PLANTED WITH SEEDING AS PER THE SEED TABLE FOR EROSION CONTROL.
    - VEGETATED CUT/FILL SLOPES SHALL BE RE-SEEDED IF 70% UNIFORM COVER IS NOT ESTABLISHED WITHIN STANDARD GROWING TIME FRAMES.
    - ALL SLOPES GREATER THAN 3:1 WILL BE PROTECTED WITH EROSION CONTROL BLANKETS INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS. NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKET OR EQUIVALENT SHALL BE USED FOR THIS PURPOSE.
14. THE CONTRACTOR SHALL OBTAIN APPROVALS OF POTENTIAL WASTE SITES AND STAGING AREAS FROM THE COUNTY CONSERVATION DISTRICT PRIOR TO IMPLEMENTATION OF ANY SUCH SITES.

SEEDING TABLE

SPECIES	PURE LIVE SEED	SEED BY WEIGHT	SEEDING RATE (LB,\AC.)	FERTILIZER TYPE	FERTILIZER RATE (LB.\AC.)	LIMING RATE (TON\AC.)	MULCH TYPE	MULCH RATE (T.\AC.)	ANCHOR MATERIAL	ANCHOR METHOD	ANCHOR MATERIAL RATE
TEMPORARY											
ANNUAL RYEGRASS	98%	N/A	50	10-10-10	450	1/4	STRAW	3	N/A	N/A	N/A
PERMANENT											
PERENNIAL RYEGRASS	98%	20%	102	10-20-20	680	2	STRAW	3	EMULSIFIED ASPHALT	SPRAY	150 GAL.\AC.
CREEPING RED FESCUE	98%	30%	102	10-20-20	680	2	STRAW	3	EMULSIFIED ASPHALT	SPRAY	150 GAL.\AC.
KENTUCKY BLUEGRASS	98%	50%	102	10-20-20	680	2	STRAW	3	EMULSIFIED ASPHALT	SPRAY	150 GAL.\AC.

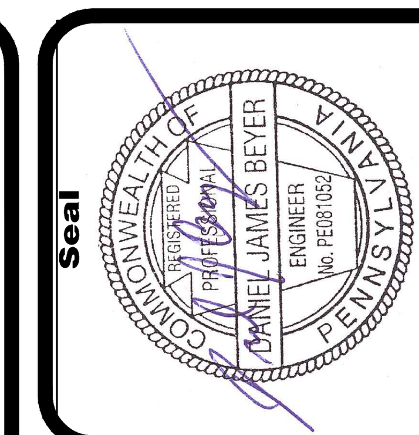
** ORGANIC EROSION CONTROL BLANKETS AS SPECIFIED IN THE NARRATIVE.

NOTE: SEASON SEEDING DATES FOR PERMANENT AND CHANNEL\STEEP SLOPE SEEDING IS MARCH 15-JUNE 1, AUGUST 1-OCTOBER 15

CONSTRUCTION SEQUENCE

1. FIELD MARK THE LIMITS OF DISTURBANCE PRIOR TO ANY EARTH DISTURBANCE.
2. INSTALL COMPOST FILTER SOCKS AS SHOWN ON PLAN.
3. DEMO/REMOVE EXISTING PAVEMENT STRUCTURE.
4. PERFORM ROUGH GRADING EARTHWORK.
5. INSTALL PROPOSED SITE UTILITIES / INSTALL INLET PROTECTION.
6. INSTALL PROPOSED EXTERIOR SURFACE IMPROVEMENTS INCLUDING BITUMINOUS PAVING.
7. PERFORM FINE GRADING AND PERFORM SEEDING/MULCHING AS PER THE CONSTRUCTION PLAN.
8. REMOVE TEMPORARY CONTROLS AFTER ALL SITE CONTRIBUTING DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED AND/OR WHEN 70% UNIFORM VEGETATIVE COVER HAS BEEN PROVIDED.
9. STABILIZE AREAS DISTURBED DURING THE REMOVAL OF TEMPORARY EROSION CONTROLS.

Seal



Date

No.	Sheet Revisions	Date

Scale AS NOTED
Date APRIL 2026
Drawn By BRB
Checked By DJB
Project No. 120-26-231
File No. 6695

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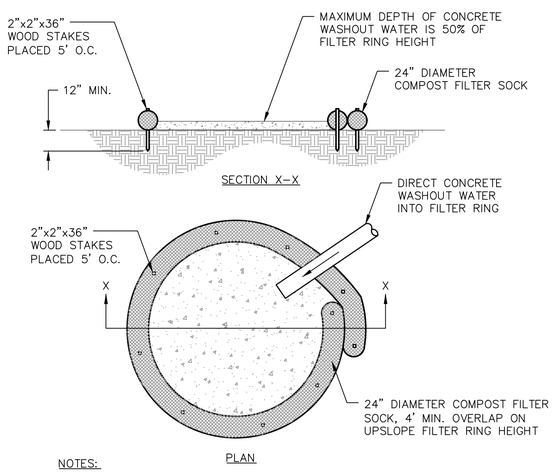
GARFIELD SCHOOL LAND DEVELOPMENT
FOR
ALTOONA REDEVELOPMENT AUTHORITY
CITY OF ALTOONA, BLAIR COUNTY, PA

EROSION AND SEDIMENTATION CONTROL NOTES

Drawing No.
C-5.01

STANDARD CONSTRUCTION DETAIL #3–18



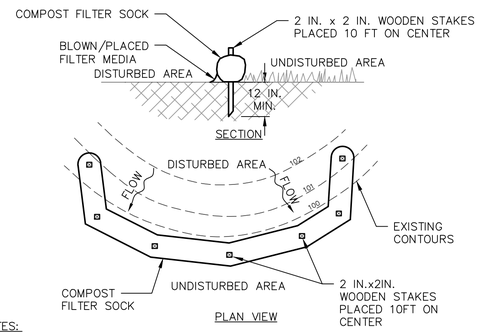
NOTES:

1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS

TYPICAL COMPOST SOCK WASHOUT

NOT TO SCALE

STANDARD CONSTRUCTION DETAIL #4–1



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

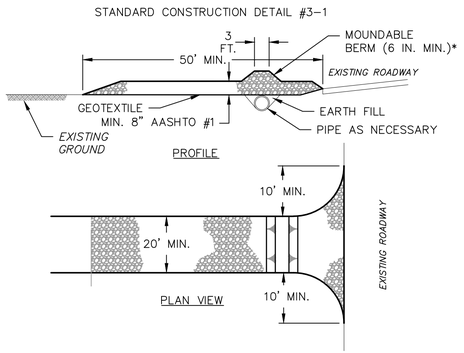
BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

COMPOST FILTER SOCK

NOT TO SCALE

STANDARD CONSTRUCTION DETAIL #3–1



* MOUNDABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNDABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

Seal

COMMONWEALTH OF PENNSYLVANIA
DANIEL JAMES BEYER
ENGINEER
No. PE091062

Date

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LAND DEVELOPMENT
FOR
ALTOONA REDEVELOPMENT AUTHORITY
CITY OF ALTOONA, BLAIR COUNTY, PA

EROSION AND SEDIMENTATION CONTROL DETAILS

Drawing No.
C-5.02

REDEVELOPMENT AUTHORITY OF ALTOONA
BLAIR COUNTY PENNSYLVANIA
GARFIELD SCHOOL LAND DEVELOPMENT

Base Bid

No.	Description	Quantity	Unit	Unit Price	Total Price
1	Mobilization / Demobilization / General Contract Provisions	1	LS	$	$
2	Demolition	1	LS	$	$
3	House 1 Construction	1	LS	$	$
4	House 2 Construction	1	LS	$	$
5	House 3 Construction	1	LS	$	$
6	Cement Concrete Sidewalk, 5" Depth	1,921	SF	$	$
7	Concrete Curb	416	LF	$	$
8	ADA Curb Ramp with Detectable Warning Surface	2	EA	$	$
9	Sanitary Sewer Main Extension	1	LS	$	$
11	Seed/Mulch	1	LS	$	$
12	Erosion Sedimentation Controls	1	LS	$	$
13	As-Built Drawings	1	LS	$	$

Total Base Bid = $

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price items will be based on actual quantities, determined as provided in the Contract Documents

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