

Bunkhouse III

Stone Mountain Cabins
KEN PIEPER SIGNATURE DESIGNS
 When An Extraordinary Design Counts
 P.O. BOX 1569 EVERGREEN CO 80437
 Phone 303-670-0619 Fax 303-670-1018
 www.kenpieper.com/design

R&M Construction &
 Development LLC
 15948 W County Road 1491
 Alachua, FL 32615

NOTE:

DRAWINGS INDICATING FOUNDATIONS, FRAMING, AND ANY OTHER STRUCTURAL ELEMENTS INCLUDED BY KEN PIEPER SIGNATURE DESIGNS ARE FOR REFERENCE ONLY. A LICENSED STRUCTURAL ENGINEER SHALL BE RETAINED BY THE OWNER/BUILDER TO DESIGN & CERTIFY THE STRUCTURAL INTEGRITY OF THE BUILDING IN ACCORDANCE WITH LOCAL CODES AND CONDITIONS.

KEN PIEPER SIGNATURE DESIGNS IS NOT RESPONSIBLE FOR ANY DESIGN OR SPECIFICATIONS REGARDING THE STRUCTURAL SYSTEMS OF THE PROJECT, CONSEQUENTLY, THE OWNER/BUILDER SHALL HOLD KEN PIEPER SIGNATURE DESIGNS HARMLESS WITH REGARD TO THE LIABILITY OR WARRANTY OF ANY ITEMS SPECIFIED BY THE LICENSED STRUCTURAL ENGINEER RETAINED BY THE OWNER/BUILDER FOR THE CONTRACTED PROJECT.

I. ENGINEERING ASSIGNMENT OF RIGHTS

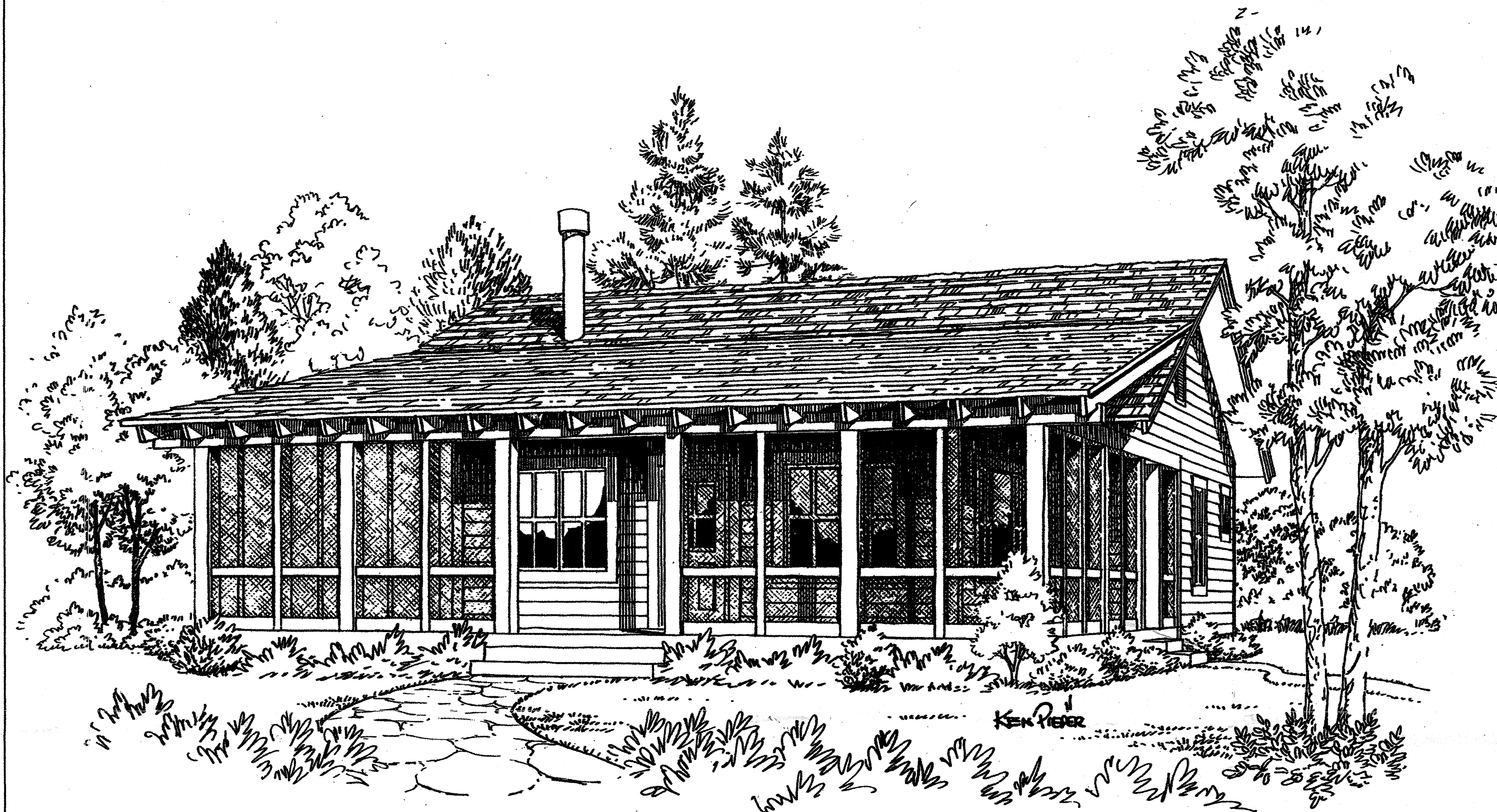
- THE OWNER/BUILDER SHALL ENGAGE A LICENSED STRUCTURAL ENGINEER TO REVIEW FOUNDATION & FRAMING FOR CONFORMANCE WITH ALL APPLICABLE CODES & REGULATIONS. STRUCTURAL ENGINEER SHALL DESIGN & SPECIFY ALL REINFORCING & CONNECTIONS, AND MODIFY FOUNDATION & FRAMING DESIGN AS NECESSARY TO COMPLY WITH ALL APPLICABLE CODES & REGULATIONS.
- THE STRUCTURAL ENGINEER'S DUTY TO THE OWNER/BUILDER IS TO PREPARE & PROVIDE STRUCTURAL DESIGN DOCUMENTS WHICH WILL RESULT IN THE UTMOST STRUCTURAL INTEGRITY & SAFETY OF BUILDING OCCUPANTS.
- THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR ENSURING THAT THE BUILDING CONFORMS WITH ALL ALL BUILDING CODES, ZONING, HOMEOWNERS ASSOCIATION GUIDELINES, OR OTHER APPLICABLE REGULATIONS, ORDINANCES.
- THE DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DESIGNS OF SPECIFICATIONS SUPPLIED TO HIM REGARDING THE STRUCTURAL INTEGRITY OF THE PROJECT, AND AS SUCH, SHALL BE HELD HARMLESS AS TO THE LIABILITY OR WARRANTY OF ANY ITEMS SPECIFIED BY THE DESIGNATED LICENSED STRUCTURAL ENGINEER FOR THE CONTRACTED PROJECT.

II. AUTHENTICITY OF CONSTRUCTION DOCUMENTS

- KEN PIEPER SIGNATURE DESIGNS ASSUMES NO RESPONSIBILITY FOR ANY ON-SITE DESIGN MODIFICATIONS TO THE ORIGINAL DESIGN AND SHALL BE HELD HARMLESS FOR THESE OR FOR ANY AND ALL JOB-SITE DISCREPANCIES.
- KEN PIEPER SIGNATURE DESIGNS FURTHERMORE SHALL BE HELD HARMLESS AS TO THE LIABILITY OR WARRANTY OF ANY AND ALL MATERIALS OR BUILDING TECHNIQUES USED IN THE CONSTRUCTION OF THIS PROJECT.
- KEN PIEPER SIGNATURE DESIGNS ASSUMES THAT THE BUILDING CONTRACTOR OF RECORD WILL IMPLEMENT THE UTMOST EFFORT IN FOLLOWING OSHA GUIDELINES FOR THE SAFETY OF ALL CONCERNED DURING THE CONSTRUCTION OF THE PROJECT AND AS SUCH KEN PIEPER SIGNATURE DESIGNS SHALL BE HELD HARMLESS AS TO ANY LIABILITY REGARDING THE SAFETY GUIDELINES OF THIS PROJECT.
- KEN PIEPER SIGNATURE DESIGNS FURTHERMORE WILL NOT BE RESPONSIBLE FOR THE BUILDING CONTRACTOR OF RECORD'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. KEN PIEPER SIGNATURE DESIGNS WILL NOT HAVE CONTROL OVER OR BE IN CHARGE OF AND WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE BUILDING CONTRACTORS, THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF WORK ON THE PROJECT.

III. ASSIGNMENT OF COPYRIGHT AND RETENTION OF RIGHTS

- KEN PIEPER SIGNATURE DESIGNS HOLDS ALL CLAIMS OF COPYRIGHT TO EACH ORIGINAL DESIGN, AND AS SUCH, SHALL RETAIN THE RIGHT OF TITLE BY KEN PIEPER SIGNATURE DESIGNS.
- THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY KEN PIEPER SIGNATURE DESIGNS SERVE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, SHALL NOT BE USED BY THE OWNER OR OTHERS ON ANY OTHER PROJECTS, EXCEPT BY AGREEMENT IN WRITING WITH KEN PIEPER SIGNATURE DESIGNS.
- SUBMISSION OR DISTRIBUTION OF CONSTRUCTION DOCUMENTS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR SIMILAR PURPOSES IN CONNECTION WITH A PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF KEN PIEPER SIGNATURE DESIGNS RESERVED RIGHTS.

**ARTIST PERSPECTIVE**

NOTE: RENDERING ONLY -
 MAY VARY FROM PLAN,
 ELEVATION AND DIMENSIONS.

GENERAL NOTES

THE BUILDERS STANDARD GENERAL SPECIFICATIONS SHALL GOVERN EXCEPT AS MODIFIED AND SUPPLEMENTED BY THESE PLANS.

CONTRACTOR TO VERIFY DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN FIELD PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY ADJUSTMENTS AND/OR CORRECTIONS.

DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE. ALL DIMENSIONS GIVEN TO FACE OF STUDS, STUD WIDTH-3/4" AT INTERIOR WALLS AND 5/8" AT EXTERIOR WALLS UNLESS OTHERWISE INDICATED ON PLANS.

ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES, CONSTRUCTION DOCUMENTS DRAIN TO MEET ASH LSC (OR CURRENT LOCAL) STANDARDS. BUILDER TO SECURE ALL PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.

FIRE STOP ALL BALLOON WALLS AND FLUES PER LOCAL CODES.

ALL EXTERIOR DOORS LEADING TO UNHEATED AREAS ABOVE GRADE TO BE WEATHER STRIPPED.

PROVIDE COMBUSTION AIR TO FURNACE AND WATER HEATER PER LOCAL CODES.

PROVIDE CRACK SPACE VENTILATION AS REQUIRED PER STATE AND LOCAL CODES.

PROVIDE FLASHING AND DRIP CAPS AT ALL DOOR AND WINDOW HEADS, AND AT ALL TRIM TRANSITIONS.

PROVIDE GUTTERS AND DOWN SPOUTS AS REQUIRED 1/4" HORIZONTAL D.S. EXTENSION. CONTRACTOR TO FIELD VERIFY LOCATION OF DOWN SPOUTS PRIOR TO INSTALLATION.

ALL WINDOWS TO BE WEATHER STRIPPED, DOUBLE GLAZED, PROVIDE TEMPERED GLASS AT REQUIRED LOCATIONS PER CODE.

ALL TUB AND SHOWER ENCLOSURES TO HAVE 1/2" GREEN BOARD GYPSUM WB. OR CERAMIC TILE.

LOCATIONS OF MAJOR APPLIANCES (I.E. FURNACE, WATER HEATER, ETC) ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY FINAL LOCATIONS PRIOR TO INSTALLATION.

PROVIDE 5/8" TYPE X GYPSUM WB. UNDER STAIRS IF SPACE IS ENCLOSED.

ALL CONCRETE AND MASONRY TO BE WATERPROOFED BELOW GRADE PER CODE.

PROVIDE 4 INCH DIAMETER PERFORATED PERIMETER DRAIN WHERE REQUIRED.

GRADE AROUND BUILDING TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

PROVIDE ROOF AND SOFFIT VENTS AS REQUIRED BY CODE FOR ATTIC VENTILATION.

ENSURE THAT ALL PLUMBING IS INSTALLED TO WARM SIDE OF WALLS AND FLOORS.

ALL WINDOWS IN SLEEPING ROOMS TO MEET EGRESS REQUIREMENTS - MINIMUM 5.7 SQ. FT. OF OPENING MIN. 20" WIDE AND 20" HIGH OPENING - MAX. 44" AFF.

DRAWING INDEX

PAGE #	DESCRIPTION
Cover	ARTIST PERSPECTIVE & GENERAL NOTES
1	MAIN FLOOR / BUILDING SECTION & DETAILS
2	ELEVATIONS
3	FLOOR & ROOF FRAMING PLANS



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PROJECT NO. AR31203

ISSUED 2/4/2005

REVISED 10/31/2013

REVISED 5/31/2016

REVISED

REVISED

SHEET NO.

Cover

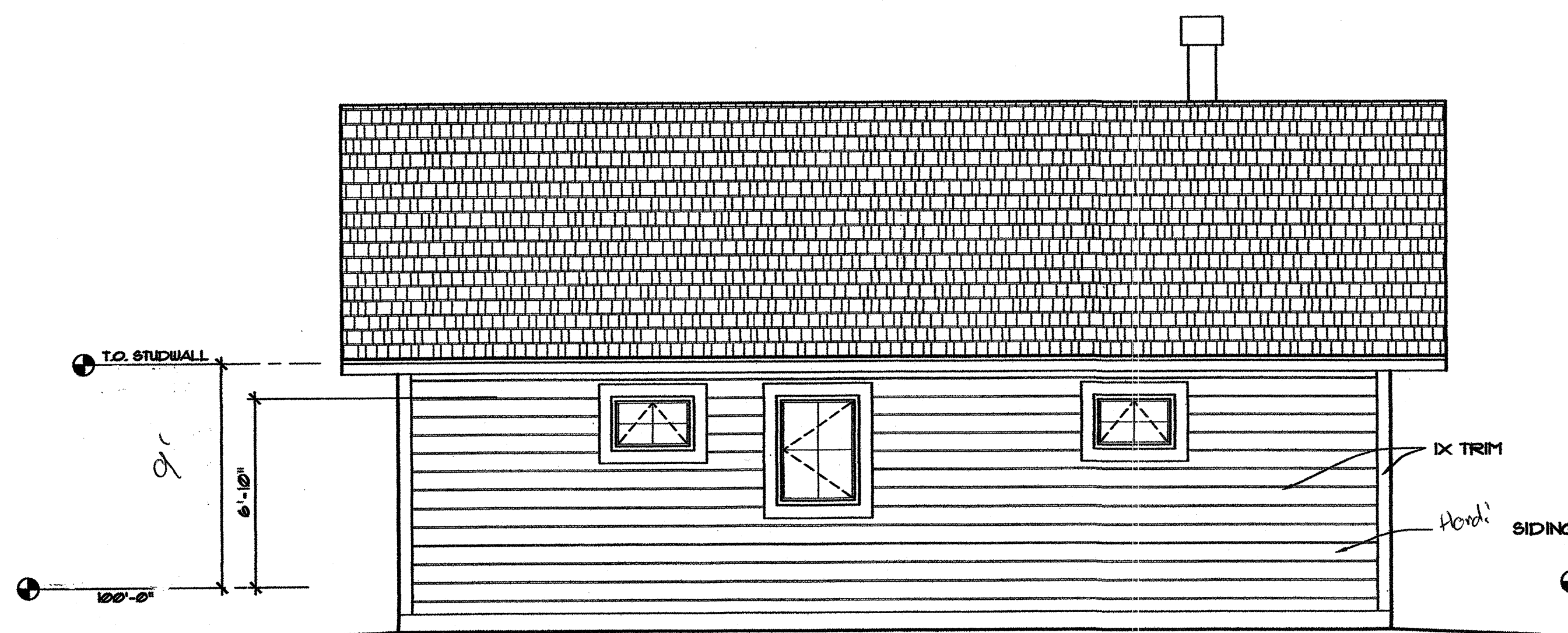
Bunkhouse III



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



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



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



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

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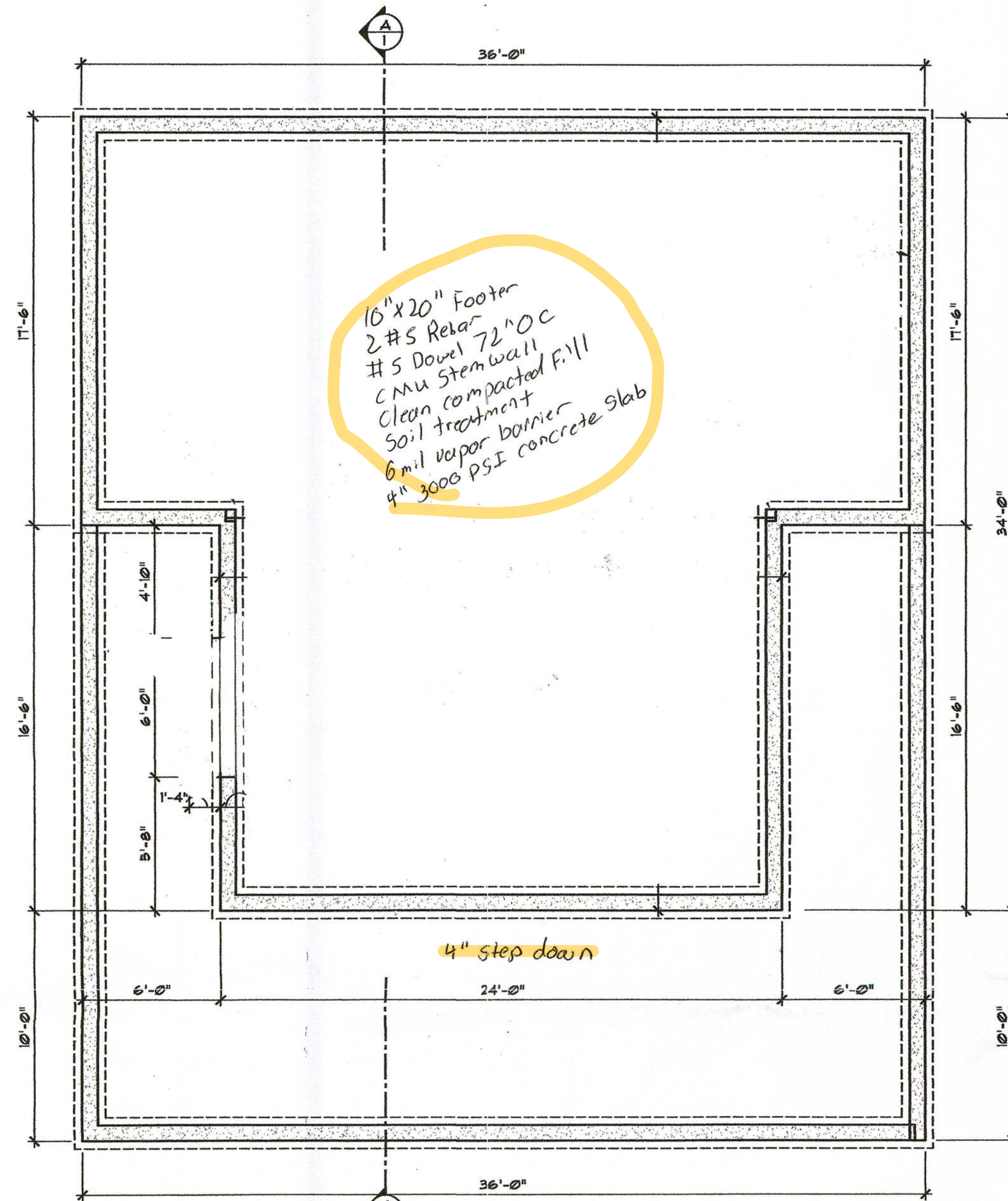
ON SLAB
 NO FLOORING

FOUNDATION NOTES

(ALL NOTE MAY NOT APPLY TO THIS SHEET)

1. CONCRETE FOUNDATION WALL - STRUCTURAL ENGINEER TO DESIGNATE SIZE AND REINFORCEMENT
2. CONCRETE FOOTING - STRUCTURAL ENGINEER TO SIZE
3. PROVIDE FOOTING AT INTERIOR LOAD BEARING WALLS STRUCTURAL ENGINEER TO DESIGNATE LOCATIONS
4. SUPPORT BEAM - STRUCTURAL ENGINEER TO DESIGNATE SIZE
5. STEEL COLUMN - STRUCTURAL ENGINEER TO DESIGNATE SIZE
6. BEAM POCKET, WIDTH/ DEPTH AS REQ'D, MIN. 4" BEARING
7. CONCRETE STONE LEDGE
8. 4" THICK SLAB ON 4" GRANULAR FILL, SLOPE FLOOR MIN. 3" FROM BACK WALL OF GARAGE TOWARDS GARAGE DOOR
9. 4" CONCRETE SLAB OVER 4 MIL VAPOR BARRIER ON 4" GRANULAR FILL
10. CONCRETE PATIO W/ TURN DOWN EDGE
11. FLOOR DRAIN
12. EDGE OF CONCRETE SLAB
13. ROUGH-IN FOR OPTIONAL BATH
14. 4" PERFORATED PERIMETER DRAIN, DRAIN AWAY FROM STRUCTURE, CONNECTION DETERMINED BY CONTRACTOR
15. CRAWL SPACE ACCESS DOOR ABOVE
16. PROVIDE CRAWL SPACE VENTILATION AS REQUIRED PER STATE AND LOCAL CODES.
17. PROVIDE 4 MIL VAPOR BARRIER IN CRAWL SPACE
18. INSULATE CRAWL SPACE FOUNDATION WALLS WITH 1 1/2" RIGID INSULATION AND PERIMETER RIM JOIST SPACES WITH R-11 BATT INSULATION
19. MAIN LEVEL FIXTURES REQUIRING DRAINS (FOR INFO ONLY WHEN LOCATING DRAINS)
20. CONCRETE PIER FOR STONE VENEER/POST BASE (SUPPORTS BEAM WHERE INDICATED ON FLOOR FRAMING PLAN)

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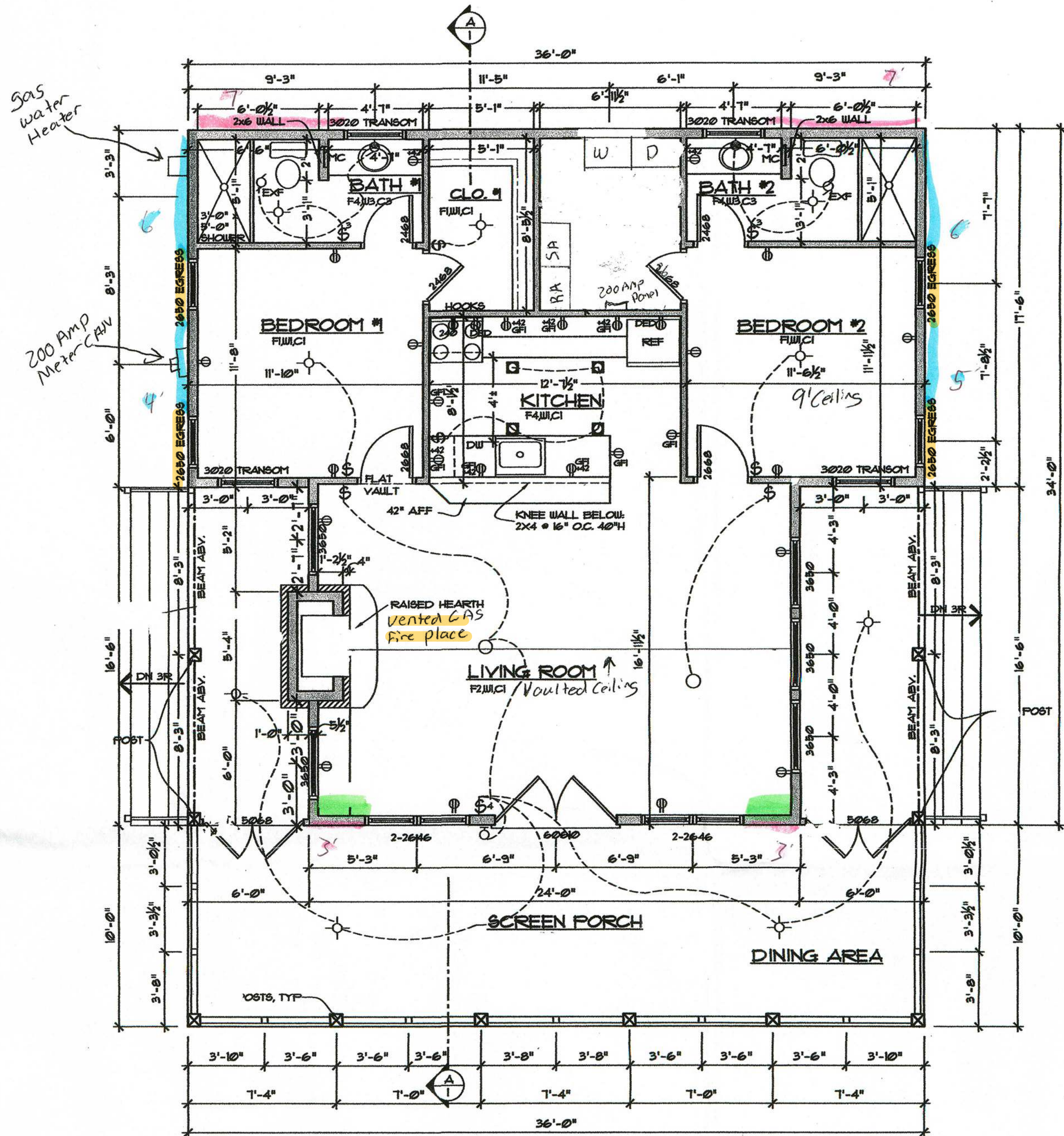
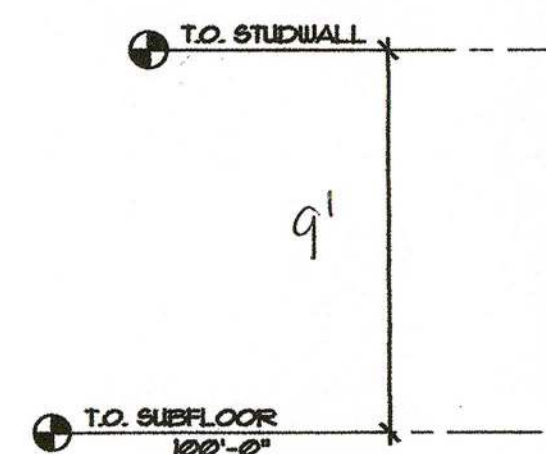
FOUNDATION PLAN
 SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND

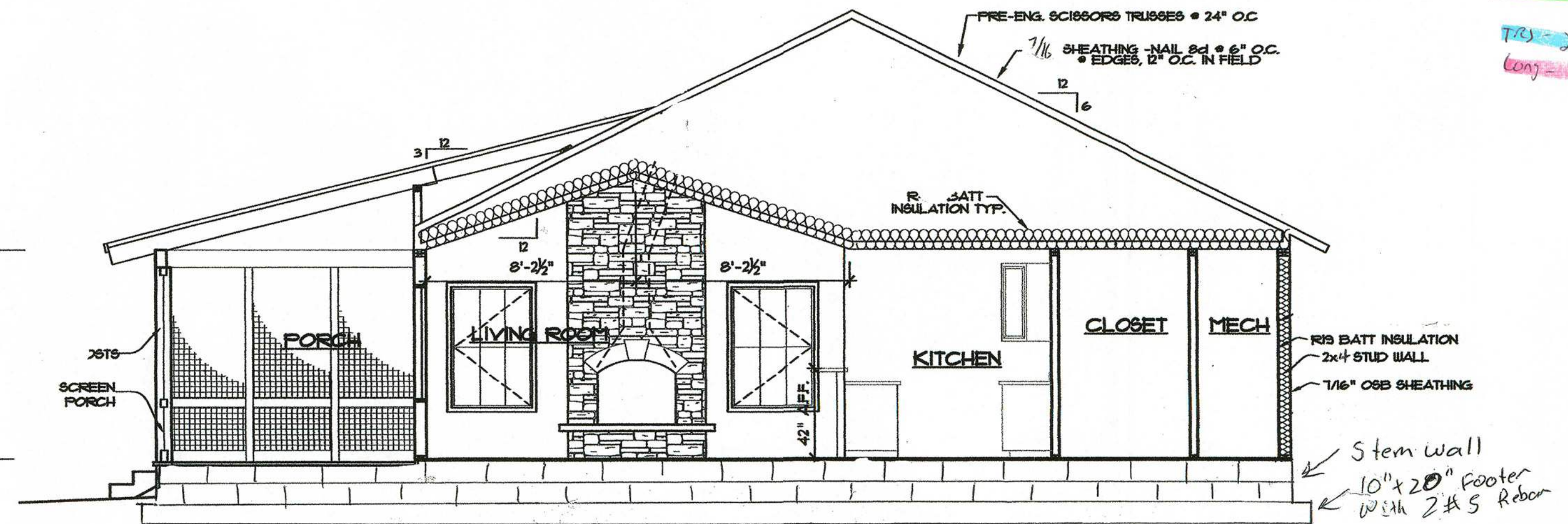
⊕	120 V. DUPLEX RECEPTACLE	⊕	JUNCTION BOX
⊕	240 V. RECEPTACLE	⊕	JUNCTION BOX FOR FAN WIRE AND PROVIDE BLOCKING
⊕	110 V. 1/2 SWITCHED RECEPTACLE	⊕	GARBAGE DISPOSAL
⊕	110 V. GFI DUPLEX RECEPTACLE (GROUND FAULT INTERRUPTER)	⊕	CHIMES
⊕	WEATHER PROOF GFI RECEPTACLE (GROUND FAULT INTERRUPTER)	⊕	SMOKE DETECTOR
⊕	DUPLEX FLOOR RECEPTACLE	⊕	TELEVISION OUTLET
⊕	SWITCH	⊕	TELEPHONE OUTLET
⊕	3-WAY SWITCH	⊕	DATA OUTLET
⊕	4-WAY SWITCH	⊕	PUSH BUTTON
⊕	RHEOSTAT (DIMMER) SWITCH	⊕	ELECTRICAL PANEL
⊕	SURFACE MOUNTED LIGHT	⊕	ELECTRICAL METER
⊕	WALL MOUNTED LIGHT	⊕	THERMOSTAT
⊕	FLUORESCENT FIXTURE - SIZE AS INDICATED	⊕	STEP LIGHT
⊕	RECESSED LIGHT FIXTURE	⊕	UNDER CABINET FIXTURE
⊕	WALL WASH FIXTURE	⊕	EXHAUST FAN MOTOR
⊕	VANITY FIXTURE	⊕	MOTOR/LIGHT COMBO
⊕	PENDANT FIXTURE	⊕	FLOOD FIXTURE

FINISH SCHEDULE

FLOORS	FINISH
F-1	CARPET AND PAD
F-2	WOOD STRIP - STAIN/VARNISH
F-3	TILE
F-4	VINYL
F-5	CONCRETE - SMOOTH
F-6	UNFINISHED - ROUGH-IN
WALLS	FINISH
W-1	1/2" G.W.B. - PAINTED
W-2	1/2" G.W.B. - WALLPAPER
W-3	1/2" G.W.B. - GREENBOARD/PAINT
W-4	1/2" G.W.B. - GREENBOARD/TILE
W-5	1/2" G.W.B. - MIRROR/WALL
W-6	5/8" G.W.B. - TYPE "X" / PAINTED
W-7	PANELING
W-8	WANDSCOT
W-9	CHAIR RAIL
W-10	UNFINISHED - ROUGH-IN
CEILING	FINISH
C-1	1/2" G.W.B. - TEXTURE/PAINT
C-2	1/2" G.W.B. - SMOOTH/PAINT
C-3	1/2" G.W.B. - GREENBOARD/PAINT
C-4	5/8" G.W.B. - TYPE "X" / PAINT
C-5	UNFINISHED



MAIN LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0" 1031 SQFT.



BUILDING SECTION A
 SCALE: 1/4"=1'-0"