

Jacksonville Ranch Club - Standards and Criteria for New Construction

Items often missed on ARB plans for the Jacksonville Ranch Club

Site Plan

1. Show Drive and approved material and show min. 5" Reinforced concrete from road to dwelling side of swale. Show the location of the culvert on the site plan.
2. Show Concrete Culvert construction detail on plan and add size of RCP in Culvert, Concrete headwall and sidewall detail.
3. Show location of well and how it shielded if not behind the dwelling.
4. Show four each Minimum 4" caliper Oak Trees on dwelling side of swale along the road not in the swale (if any show existing trees other than pine 6" caliper or greater or any trees to remain).
5. Show septic system and where drain field is located behind the dwelling.
6. Show ac equipment and how it will be shielded if not behind the dwelling.
7. Show water flow arrows on the lot.
8. If Propane Gas is used show location where the propane tank will be buried.

Furnish Irrigation plan and sod area. Include the drive, material, and any item shielded from view of the street along with the irrigation and landscape include the 4 min. Live Oak Trees with minimum 4" caliper.

Foundation Plan

Add note:

1. (a) Minimum Finish Floor Elevations. Finished floor elevations shall be a Minimum of 1.3 feet above the highest grade 10 feet away from the structure and .08 Feet above the highest grade immediately adjacent to the structure to ensure that the Existing draining patterns are maintained and to ensure that the drainage is not adversely impacted blocking the immediate or adjacent property.

This note could be added on the typical foundation plan also

Elevation Plans

1. Add note to paint all roof vents and Plumbing vents to match shingles.

Furnish colors

1. Roof, Walls, Fascia, Front Door and Drive (if colored).

Garage

1. Side load not facing street with the house address (if on corner).

Builders Insurance: Furnish a copy of the builders insurance for 1 million dollars showing Jacksonville Ranch Club as ADDITIONAL INSURED

NOTES:

1. PRECAST IN ACCORDANCE WITH LATEST EDITIONS OF ASTM C478
2. PIPES SHALL BE FLUSH WITH INSIDE WALL
3. CONCRETE DESIGN STRENGTH 4000 PSI
4. STEEL DESIGN SHALL BE BY THE PRECAST COMPANY FOR HEAVY DUTY LOADING

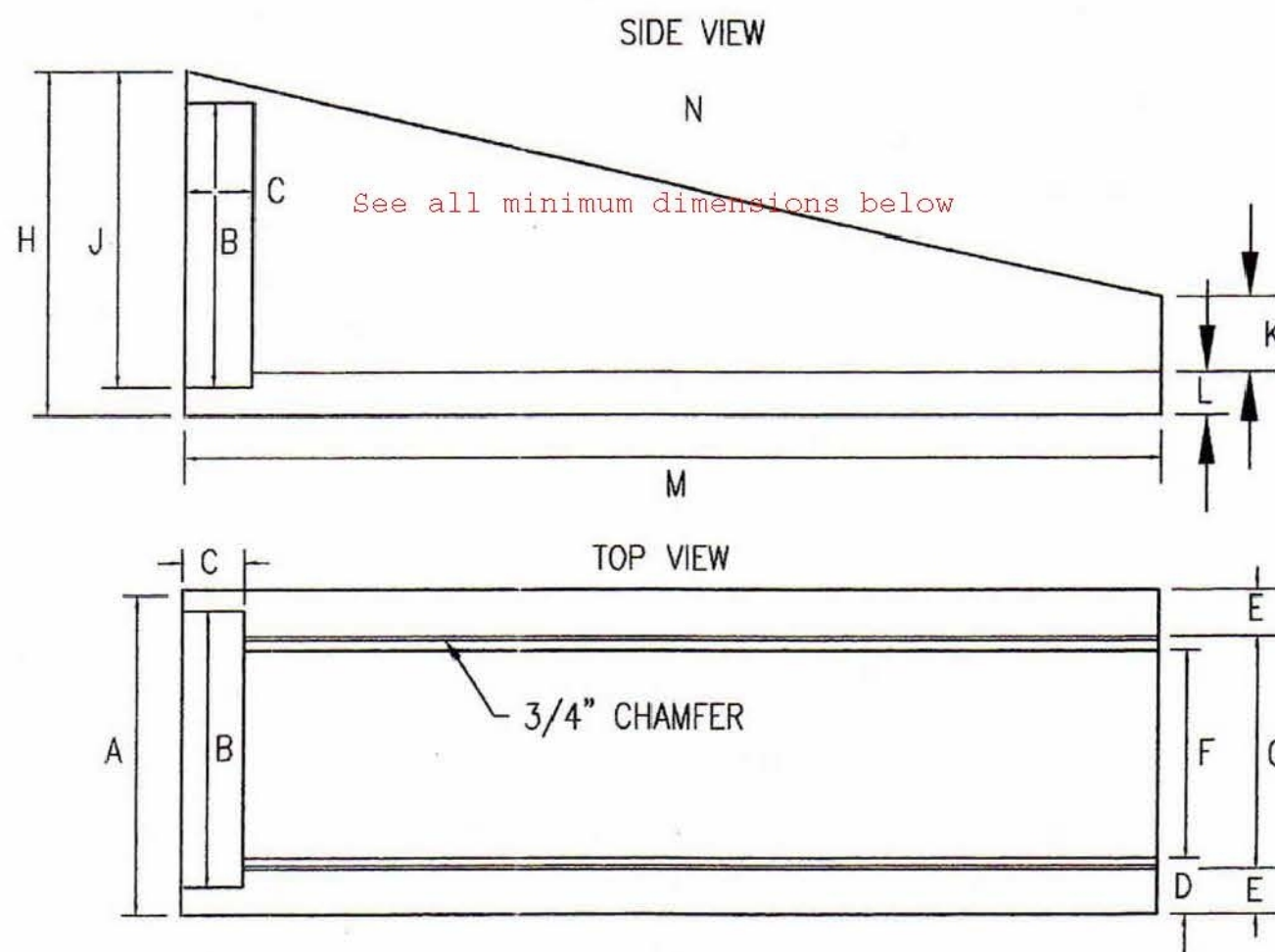
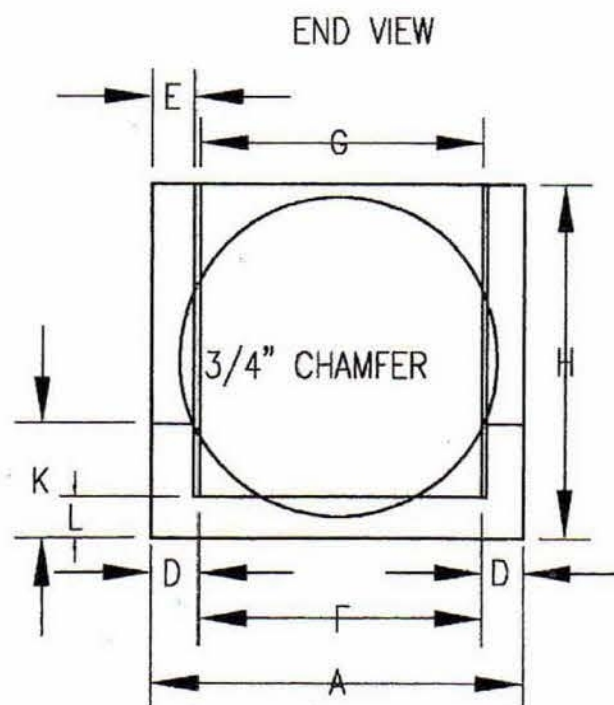


TABLE OF DIMENSIONS

RCP	A	B	C	D	E	F	G
15"-18"	2'-7"	2'-1"	6"	6"	6 3/4"	1'-6"	1'-7"
24"	2'-11"	2'-8"	6"	5"	4 1/2"	1'-11"	2'-0"
30"	3'-6"	3'-2"	6"	6"	5 1/2"	2'-5"	2'-6 1/2"
36"	4'-1"	3'-10"	6"	7"	5 1/2"	2'-9"	3'-0"

RCP	H	J	K	L	M	N
15"-18"	2'-10"	2'-4"	8"	6"	6'-10"	7'-0"
24"	3'-6"	3'-1"	7 1/2"	5"	10'-0"	10'-1 1/2"
30"	3'-9"	3'-5"	7"	5"	11'-5"	11'-8 1/4"
36"	4'-6"	4'-0"	6"	6"	14'-0"	14'-4 1/2"

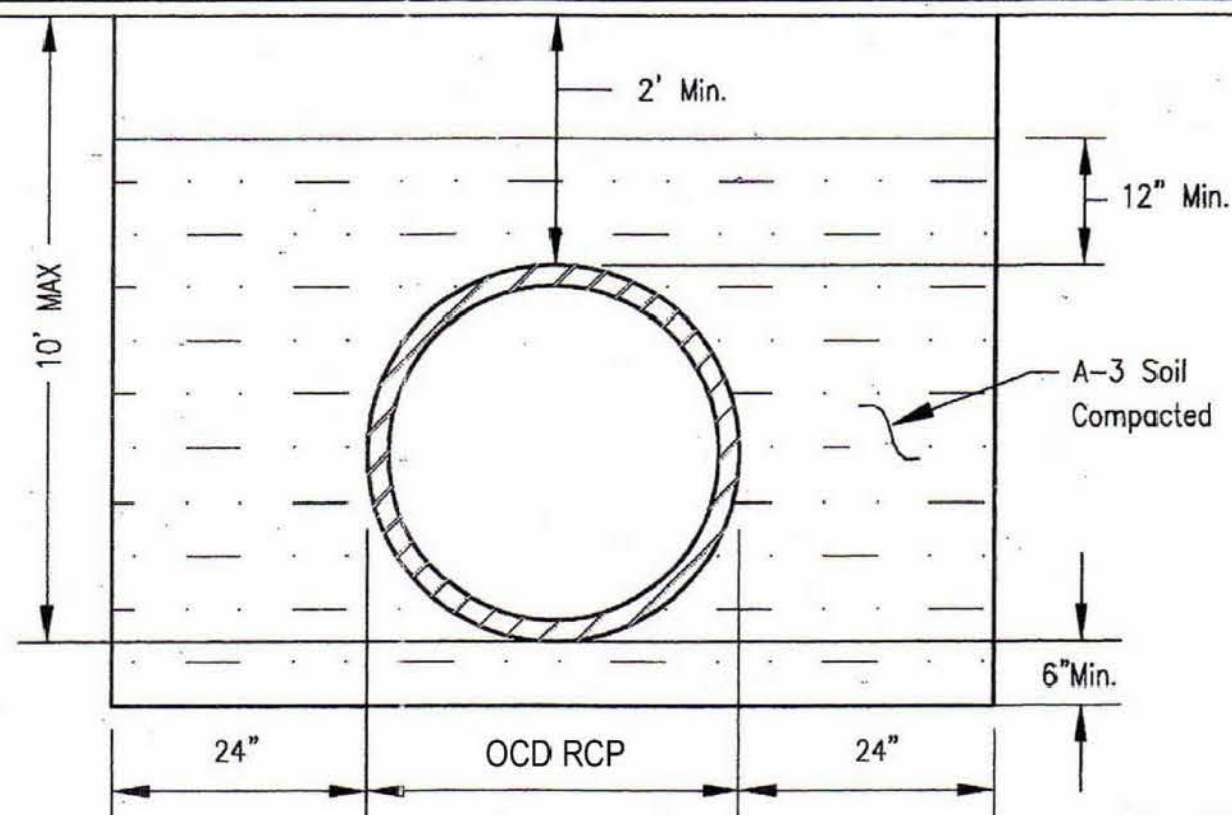
N.T.S.

MITERED END SECTION

NOTES:

1. PIPE SIZES ALLOWED: 15" THROUGH 36"
2. PIPE SIZES LARGER THAN 24 INCHES MAY NOT BE INSTALLED UNDER ROADWAYS.
3. RUBBER OR NEOPRENE GASKETS REQUIRED
4. HYDROSTATIC FIELD TESTING REQUIRED OR WRAP JOINTS WITH FILTER FABRIC
5. MAXIMUM FILL HEIGHT IS TEN FEET
6. MINIMUM COVER OVER PIPE IS TWO FEET
7. MAXIMUM DEFLECTION IS 5%
8. PIPES SIZES LARGER THAN 24" SHALL BE TESTED FOR DEFLECTION USING A MANDREL. HOWEVER DURING VISUAL INSPECTION, SHOULD THE ENGINEER OR THE CITY ENGINEER [OR HIS DESIGNEE] DETERMINE THAT THESE APPLICATIONS [FOR PIPE 24" OR LESS] WARRANT MANDREL TESTING, A MANDREL TEST WILL BE REQUIRED
9. PIPE TRENCH SHALL BE EXCAVATED A MINIMUM OF 6" BELOW AND 24" ON EITHER SIDE OF THE PIPE
10. BEDDING AND BACKFILL SHALL BE EITHER CRUSHED STONE / GRAVEL OR A - 3 SOIL
11. MITERED END SECTIONS MUST BE FABRICATED FROM CULVERT MATERIAL

SEE GENERAL NOTES SHEET FOR ADDITIONAL SPECIFICATIONS
SEE THE EARTH WORK DETAIL FOR COMPACTION REQUIREMENTS



N.T.S.

REINFORCED CONCRETE PIPE (RCP) TRENCH