

ADDENDUM TO BID

PROJECT: RIVERCREST CDD
MULTI PURPOSE FIELD
MAINTENANCE BUILDING & DOG PARK
POOL & CABANNA

JAH PROJECT NO.: 393- 1, 2 & 3

ADDENDUM DATE: MAY 15, 2014

BID PACKAGE SCOPE: General Construction

ADDENDUM NUMBER: 05

Please include this addendum in your Bid proposal for the above referenced project. Questions are in black ink, and the answers are in red ink.

1. Question: How is the front pergola on cabana supported?
a. Answer: the support is the same as the pergola at the rear maintenance doors, see revised A5.01 & 5.02
2. Question: A7.01 is not legible can you reissue
a. Answer: yes, See A7.01 reissued for clarity. No revisions made
3. Question: how do the shade devices work on the large arched pergola with non-parallel rafters?
a. Answer: Backyard America has confirmed that the rails for the shade device will run parallel by use of a continuous PVC wedge shaped horizontal support.
4. Question: Stabil Paver pattern "B" 8"x8" cannot be manufactured on a 2-3/8" thick paver. What can be done?
a. Answer: Paver Pattern "B" 8"x8" can be substituted by using a (2) 4"x8" on a "basket weave" pattern. Color and thickness DO NOT change.

End of Addendum

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BY A LICENSED ARCHITECT AND ARE INTENDED TO BE IMPLEMENTED BY A LICENSED GENERAL CONTRACTOR. THEY ARE PREPARED TO WORK IN CONJUNCTION WITH THE WRITTEN SPECIFICATION, SCHEDULED TESTING, PROJECT MANAGEMENT AS OUTLINED IN THE SPECIFICATION, MOCKUPS, PRE-INSTALLATION CONFERENCES, SHOP DRAWINGS, RFIs, AND PROFESSIONAL COMMUNICATIONS BETWEEN THE ARCHITECT & G.C. THE USE OF THESE DOCUMENTS, INCONSISTENT WITH THIS INTENT, AND THE ARCHITECT NOT PROVIDING CONSTRUCTION ADMINISTRATION SERVICES MAY RESULT IN COST OVER RUNS, SCHEDULE DELAYS, INFERIOR BUILT SOLUTIONS, INCONSISTENT WITH THE ORIGINAL INTENT, AND MAY BE HARMFUL TO THE HEALTH SAFETY & WELFARE OF THE PUBLIC.

Rev #	Date	Description	By
1	05/15/14	ADDENDUM 05	

ELEVATION LEGEND

- M** LETTER OR NUMBER INDICATES COLUMN LOCATIONS. SEE STRUCTURAL DRAWINGS FOR COLUMN TYPE AND SIZE.
- LINE TYPE INDICATES CENTER OF COLUMN.
- TOP OF PANEL 10'-0" A.F.F. → ELEVATION TARGET INDICATES LOCATION AND HEIGHT ABOVE FINISH FLOOR.
- 1 A101 SECTION TARGET INDICATES VIEW DIRECTION, SECTION NUMBER AND SHEET NUMBER WHERE SECTION CAN BE FOUND.
- - - DASHED LINE INDICATES LOCATIONS OF CRASH FUTURE EQUIPMENT OF BUILDING ITEMS HIDDEN FROM VIEW.
- [Hatch] HATCH INDICATES FIBER CEMENT SIDING
- [Hatch] HATCH INDICATES CULTURED STONE
- [Hatch] HATCH INDICATES CEMENT PLASTER FINISH

A500 ELEVATION KEYNOTES

Key Value	Keynote Text
A500.01	SINGLE ROOFING. SEE A3.01 FOR DETAILS
A500.02	SCHEDULED FIBER CEMENT SIDING. SEE FINISH SPECS AND A603 FOR DETAILS
A500.03	SCHEDULED STONE VENEER. SEE FINISH SPECS
A500.04	FIBER CEMENT SIDING TRIM. SEE FINISH SPECS AND A603 FOR DETAILS
A500.05	18x18 CMU COLUMN WITH SEE A700 SERIES FOR DETAILS
A500.06	8" PRECAST CONCRETE CAP. SEE A700 SERIES FOR DETAILS
A500.07	PREFABRICATED DECORATIVE BRACKET BY BACKYARD AMERICA. SEE A700 SERIES FOR DETAILS
A500.08	SCHEDULED DOOR. SEE A800 FOR DOOR SCHEDULE
A500.10	SCHEDULED HI-LO DRINKING FOUNTAIN. SEE A300 FOR EQUIPMENT SCHEDULE
A500.11	PREFABRICATED BACKYARD AMERICA PERGOLA. SEE FINISH SPECS
A500.12	SCHEDULED ROOF VENT. SEE A331

PAINT SCHEDULE

P-1	GREEN	P-4	XXX
P-2	YELLOW	P-5	XXX
P-3	WHITE	P-6	XXX

PAINT

FIBER CEMENT SIDING:
PRIMER: A24V00100 - LOXON CONDITIONER CLEAR
2 COATS: K43W00051 - RESILIENCE EXTERIOR LATEX SATIN GREEN (HAVEN SW6437)

CEMENT PLASTER:
PRIMER: A24V00100 - LOXON CONDITIONER CLEAR
2 COATS: K43W00051 - RESILIENCE EXTERIOR LATEX SATIN YELLOW (MIDDAY SW6895)

FIBER CEMENT SIDING TRIM BOARD AND SOFFIT:
PRIMER: A24V00100 - LOXON CONDITIONER CLEAR
2 COATS: K43W00051 - RESILIENCE EXTERIOR LATEX SATIN WHITE

CONCRETE AND EPS CAPS:
PRIMER: A24V00100 - LOXON CONDITIONER CLEAR
2 COATS: K43W00051 - RESILIENCE EXTERIOR LATEX SATIN WHITE

NOTES:
PAINT CONTRACTOR TO SUBMIT COLOR SAMPLES TO ARCH. PRIOR TO ORDERING PAINT

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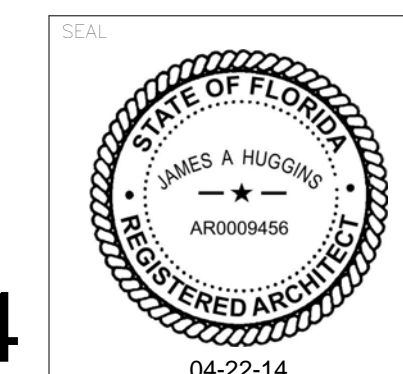
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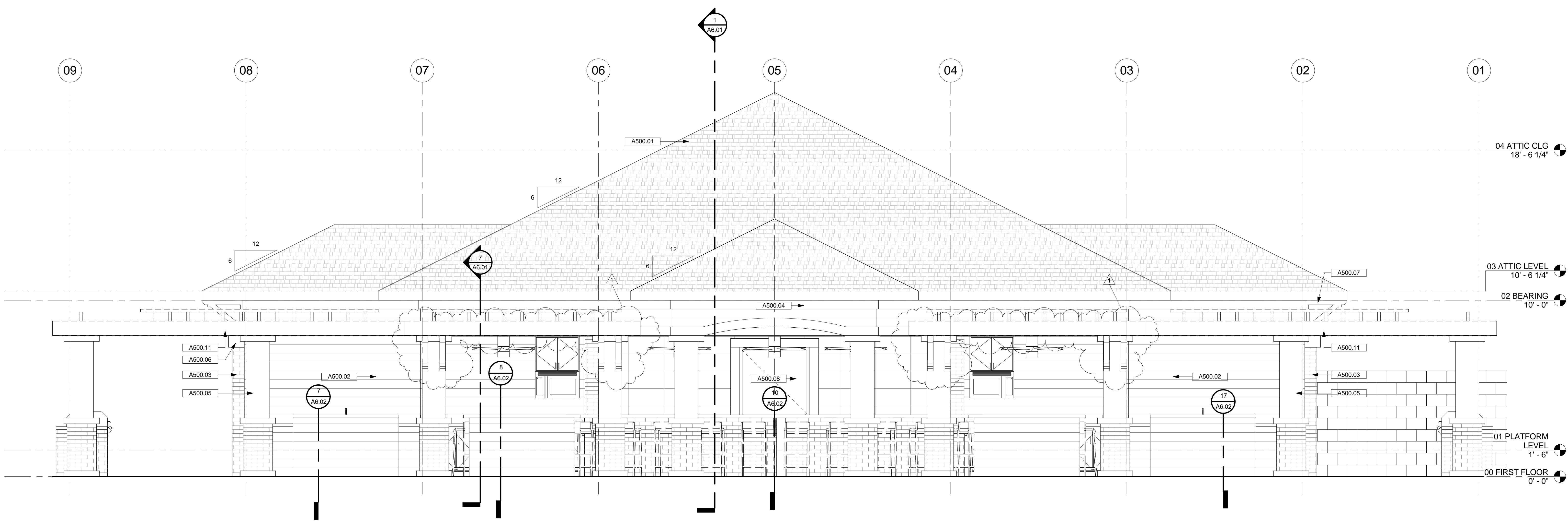
RIVERCREST
11560 RAMBLE CREEK DR.
RIVERVIEW FL

CABANA ELEVATIONS

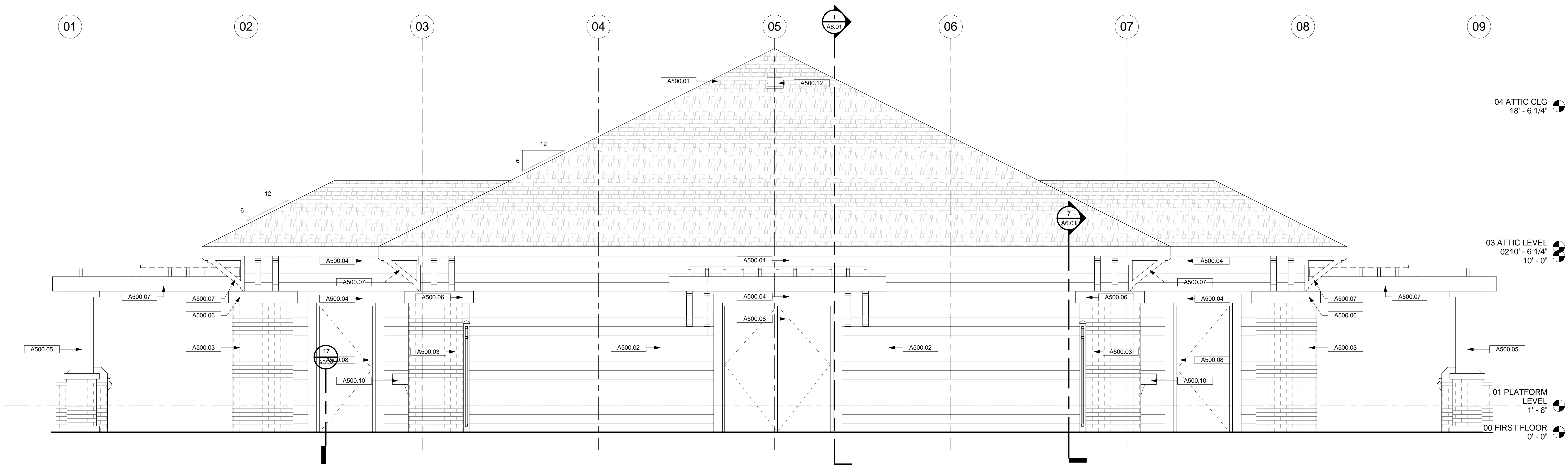
ENGINEER	ARCHITECT	DESIGNER
	JAH	JAH
DRAWN BY	REVIEWED BY	SCALE
JRV	JAH	As indicated
JAH #	DRAWING NUMBER	
CARD FILE #		
REV# FILE(S)		
		A5.01



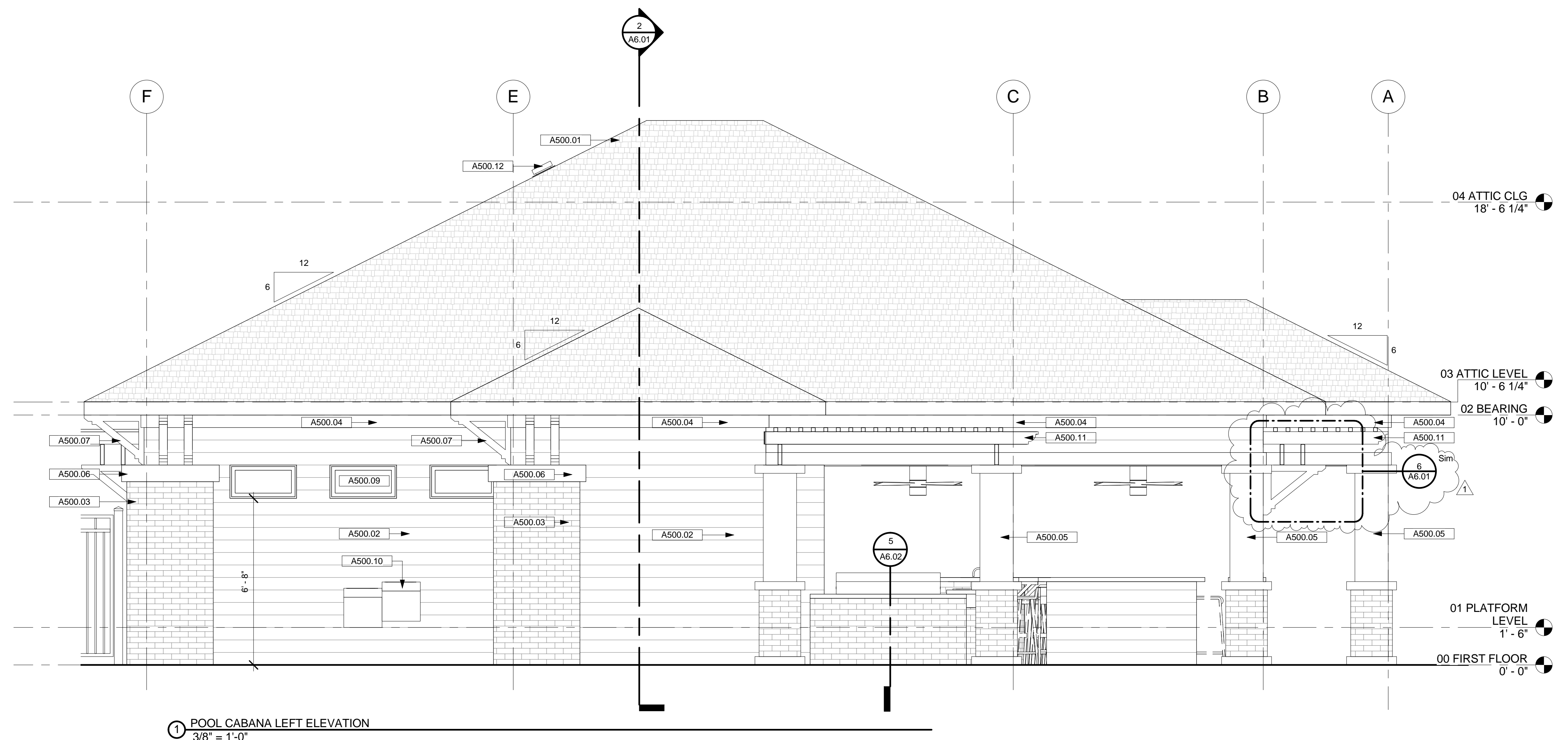
ADDENDUM 05 5/15/14



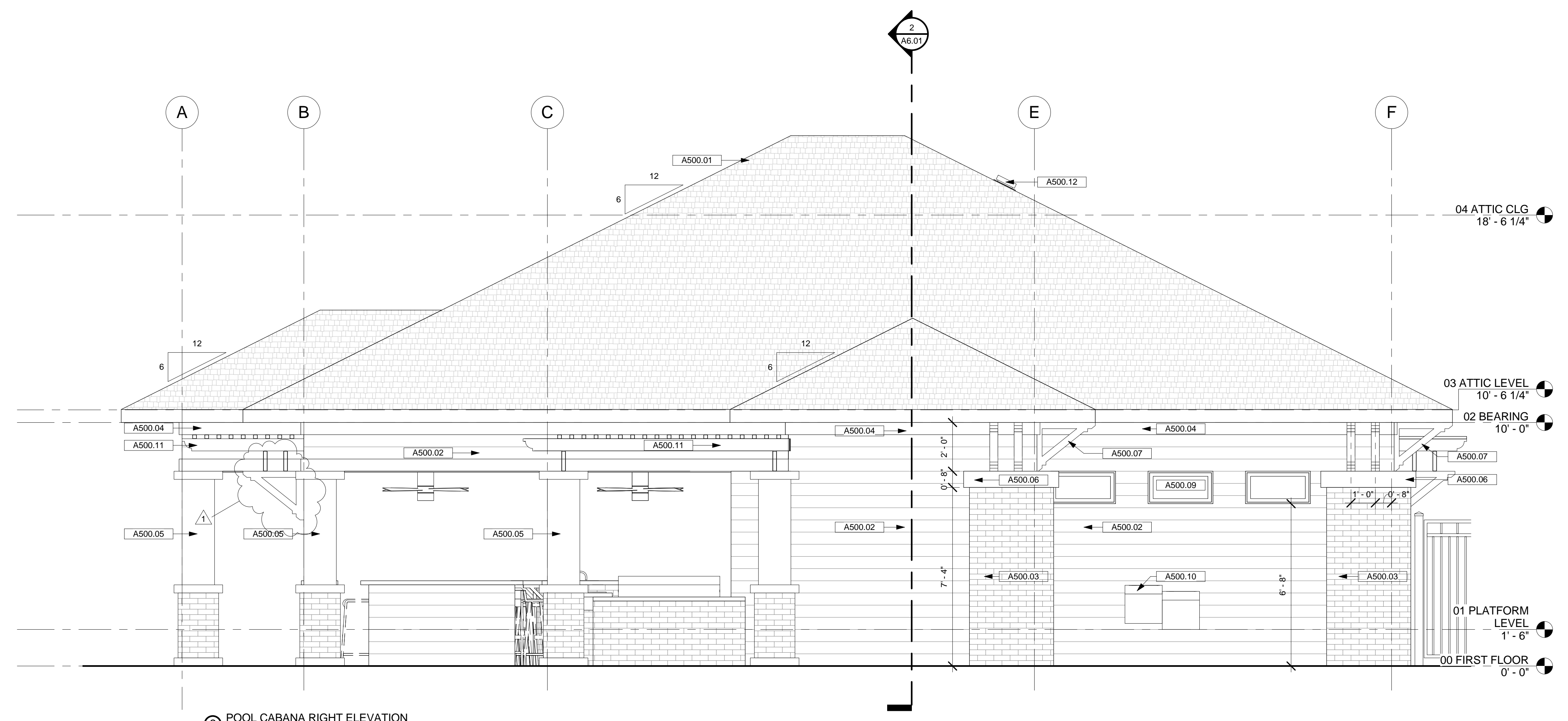
1 POOL CABANA FRONT ELEVATION
3/8" = 1'-0"



2 POOL CABANA REAR ELEVATION
3/8" = 1'-0"



1 POOL CABANA LEFT ELEVATION
3/8" = 1'-0"



2 POOL CABANA RIGHT ELEVATION
3/8" = 1'-0"

ELEVATION LEGEND

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LINE TYPE INDICATES CENTER OF COLUMN.

TOP OF PANEL TOP OF A.F.F. ELEVATION TARGET INDICATES LOCATION AND HEIGHT ABOVE FINISH FLOOR.

1 A101 SECTION TARGET INDICATES VIEW DIRECTION, SECTION NUMBER AND SHEET NUMBER WHERE SECTION CAN BE FOUND.

DASHED LINE INDICATES LOCATIONS OF CRASH FUTURE EQUIPMENT OF BUILDING ITEMS HIDDEN FROM VIEW.

HATCH INDICATES FIBER CEMENT SIDING

HATCH INDICATES CULTURED STONE

HATCH INDICATES CEMENT PLASTER FINISH

A500 ELEVATION KEYNOTES

Key Value	Keynote Text
A500.01	SHINGLE ROOFING. SEE A331 FOR DETAILS
A500.02	SCHEDULED FIBER CEMENT SIDING SEE FINISH SPECS AND A603 FOR DETAILS
A500.03	STUCCOED STONE VENEER. SEE FINISH SPECS
A500.04	FIBERCEMENT SIDING TRIM SEE FINISH SPECS AND A603 FOR DETAILS
A500.05	16X16 OAK COLUMN WITH SEE A700 SERIES FOR DETAILS
A500.06	9" PRECAST CONCRETE CAP. SEE A700 SERIES FOR DETAILS
A500.07	PREFABRICATED DECORATIVE BRACKET BY BACKYARD AMERICA. SEE A700 SERIES FOR DETAILS
A500.09	SCHEDULED WINDOW. SEE A800 FOR WINDOW SCHEDULE
A500.10	SCHEDULED H/LQ DRINKING FOUNTAIN. SEE A300 FOR EQUIPMENT SCHEDULE
A500.11	PREFABRICATED BACKYARD AMERICA PERGOLA. SEE FINISH SPECS
A500.12	SCHEDULED ROOF VENT. SEE A331

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PAINT SCHEDULE

P-1	GREEN	P-4	XXX
P-2	YELLOW	P-5	XXX
P-3	WHITE	P-6	XXX

PAINT

FIBER CEMENT SIDING:
PRIMER: A24V0100 - LOXON CONDITIONER CLEAR
2 COATS: K43W0051 - RESILIENCE EXTERIOR LATEX SATIN GREEN (H/VEN SW437)

CEMENT PLASTER
PRIMER: A24V0100 - LOXON CONDITIONER CLEAR
2 COATS: K43W0051 - RESILIENCE EXTERIOR LATEX SATIN YELLOW (M/DAY SW695)

FIBER CEMENT SIDING TRIM BOARD AND SOFFIT
PRIMER: A24V0100 - LOXON CONDITIONER CLEAR
2 COATS: K43W0051 - RESILIENCE EXTERIOR LATEX SATIN WHITE

CONCRETE AND EPIS CAPS
PRIMER: A24V0100 - LOXON CONDITIONER CLEAR
2 COATS: K43W0051 - RESILIENCE EXTERIOR LATEX SATIN WHITE

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CLIENT

RIVERCREST

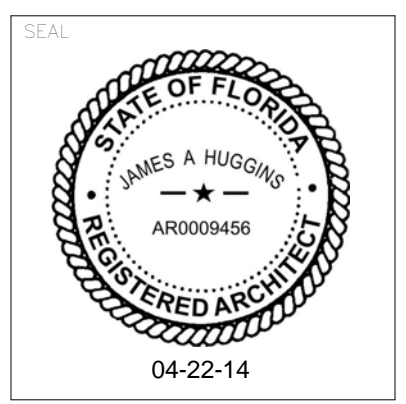
11560 RAMBLE CREEK DR.
RIVERVIEW FL

DRAWING TITLE

CABANA ELEVATIONS

ENGINEER	ARCHITECT	DESIGNER
JAH	JAH	JAH

DRAWN BY	REVIEWED BY	SCALE
JAH	JAH	As indicated



ADDENDUM 05 5/15/14

A5.02

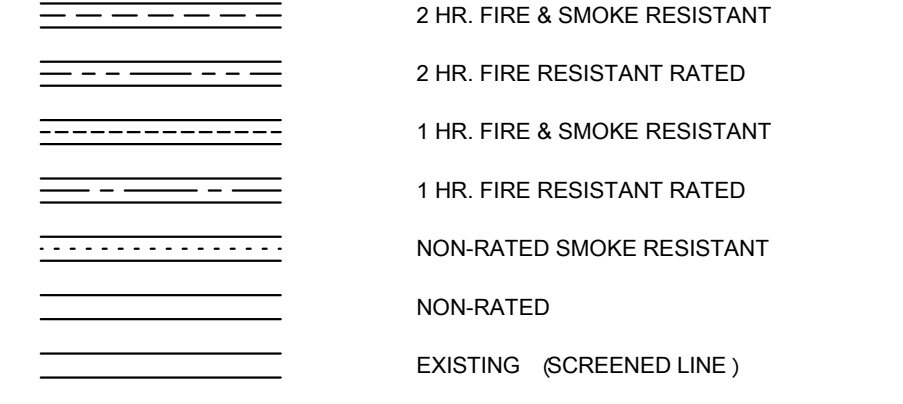
GENERAL PARTITION NOTES

- ALL PARTITIONS NOT SPECIFICALLY TAGGED BY SYMBOL OR SHOWN BY GRAPHICAL DESIGNATION ON FLOOR PLAN SHALL BE THE BASE PARTITION. REFER TO LEGEND. EXTEND BASE PARTITION ABOVE FIN. CLG.
- LINE OF STRUCTURE INDICATED FOR EACH PARTITION IS DIAGNOSTIC ONLY AND DOES NOT INDICATE EXACT CONSTRUCTION CONDITIONS.
- SEALANT:
 - TYPES:
 - FIRE RESISTANCE RATED PARTITIONS SHALL USE FIRESTOP SYSTEM.
 - NON-RATED PARTITIONS AND NON-RATED SMOKE RESISTANT PARTITIONS SHALL USE ACOUSTICAL SEALANT. FIRE RESISTANT PARTITIONS SHALL NOT USE ACOUSTICAL SEALANT.
 - BASE PARTITION TO BE (25 GA.) 3/8" STUD AT (10" O.C.) ALL WORK SHALL COMPLY WITH MANUF. SPAN CHARTS. NOT TO EXCEED (240 WITH P.S.F.). ALLOWABLE LIMITING HEIGHTS FOR GYPSUM BOARD ASSEMBLIES.
- SOUND ATTENUATION BLANKETS ARE TO BE INSTALLED IN ALL PARTITIONS SURROUNDING A ROOM WITH A BOLD DOT PRECEDING ROOM NAME. EXTEND BLANKETS FULL HEIGHT OF PARTITION UNTIL MECH. STUD AND U.B. SUPPORT OF SOUND BATS. EXAMPLE:
 - ROOM NAME: XXXX

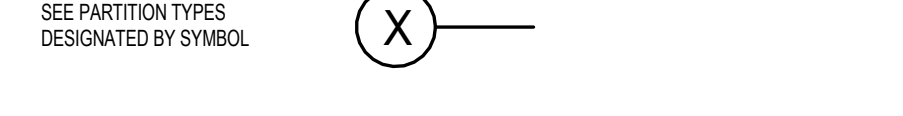
- NO SOUND ATTENUATION BLANKETS IN EXTERIOR WALLS U.N.O.
- FIRE AND/OR SMOKE RESISTANT PARTITIONS ARE TO CONTINUE ABOVE ALL OPENINGS IN RATED PARTITIONS.
- FIRE AND/OR SMOKE RESISTANT PARTITIONS SHALL EXTEND TO INSIDE FACE OF EXTERIOR SHEATHING, INCLUDING EXTENSIONS THROUGH SOFFITS TO EXTERIOR SHEATHING.
- INSULATION - HEAD CONDITION AT METAL DECK.
 - TYPES:
 - FIRE RESISTANCE RATED PARTITIONS SHALL USE FIRE SAFING INSULATION.
 - NON-RATED PARTITIONS REQUIRING SOUND ATTENUATION TO USE SOUND ATTENUATION BLANKETS.
 - MINIMUM LENGTH OF INSULATION BD. TO BE 6'-0" MIN.

- THE GENERAL CONTRACTOR SHALL INSTALL MARKING ON ALL FIRE-RATED AND SMOKE RESISTIVE WALLS IN THE ABOVE CEILING SPACES AS FOLLOWS:
 - 2-HOUR FIRE-RATED WALLS: PROVIDE A CONTINUOUS HORIZONTAL ORANGE 2" WIDE PAINTED STRIPE, IF ABOVE THE CEILING SYSTEM. PROVIDE PAINTED STENCILED 2 1/2" HIGH RED CAPITAL LETTERS STATING "2-HOUR FIRE WALL. SEAL ALL PENETRATIONS." STENCILED LABELS SHALL BE INSTALLED IN EACH SPACE. NOT TO EXCEED 20'-0" ON CENTER AND VISIBLE FROM A CEILING ACCESS PANEL IF ABOVE A HARD CEILING.
 - 1-HOUR FIRE-RATED WALLS: PROVIDE CONTINUOUS HORIZONTAL ORANGE AND YELLOW 2" WIDE, (EACH) STRIP, 6" ABOVE THE CEILING SYSTEM. PROVIDE PAINTED STENCILED 2 1/2" HIGH RED CAPITAL LETTERS STATING "1-HOUR FIRE SMOKE WALL. SEAL ALL PENETRATIONS." STENCILED LABELS SHALL BE INSTALLED IN EACH SPACE. NOT TO EXCEED 20'-0" ON CENTER AND VISIBLE FROM AN ACCESS PANEL IF ABOVE A HARD CEILING.
 - 1-HOUR FIRE-RATED SMOKE WALLS: PROVIDE CONTINUOUS HORIZONTAL YELLOW 2" WIDE, STRIPE, 6" ABOVE THE CEILING SYSTEM. PROVIDE PAINTED STENCILED 2 1/2" HIGH RED CAPITAL LETTERS STATING "1-HOUR FIRE SMOKE WALL. SEAL ALL PENETRATIONS." STENCILED LABELS SHALL BE INSTALLED IN EACH SPACE. NOT TO EXCEED 20'-0" ON CENTER AND VISIBLE FROM AN ACCESS PANEL IF ABOVE A HARD CEILING.
 - 1-HOUR FIRE-RATED WALLS: PROVIDE CONTINUOUS HORIZONTAL BLUE 2" WIDE, STRIPE, 6" ABOVE THE CEILING SYSTEM. PROVIDE PAINTED STENCILED 2 1/2" HIGH RED CAPITAL LETTERS STATING "1-HOUR FIRE WALL. SEAL ALL PENETRATIONS." STENCILED LABELS SHALL BE INSTALLED IN EACH SPACE. NOT TO EXCEED 20'-0" ON CENTER AND VISIBLE FROM AN ACCESS PANEL IF ABOVE A HARD CEILING.

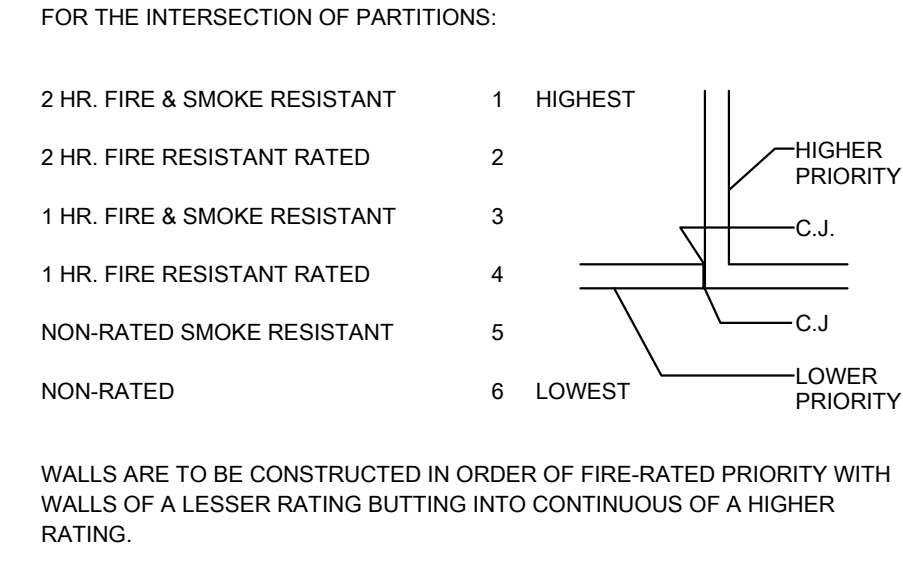
GRAPHIC DESIGNATIONS



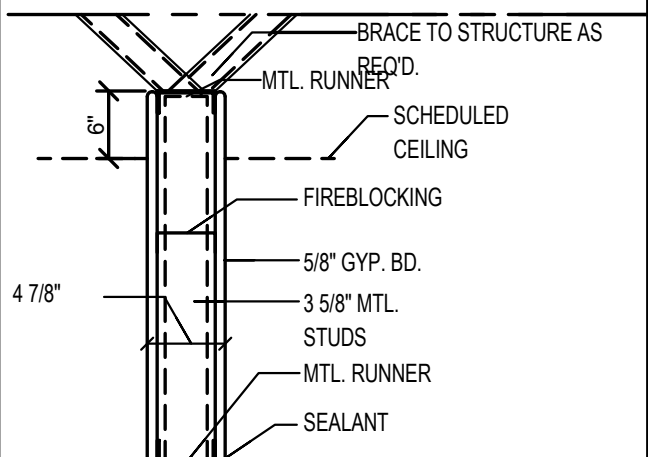
SYMBOL DESIGNATIONS



PARTITION PRIORITY

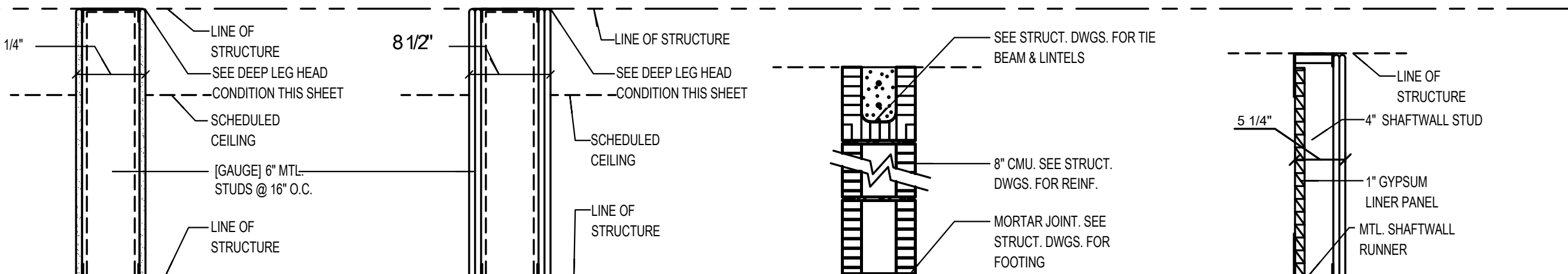


BASE PARTITION



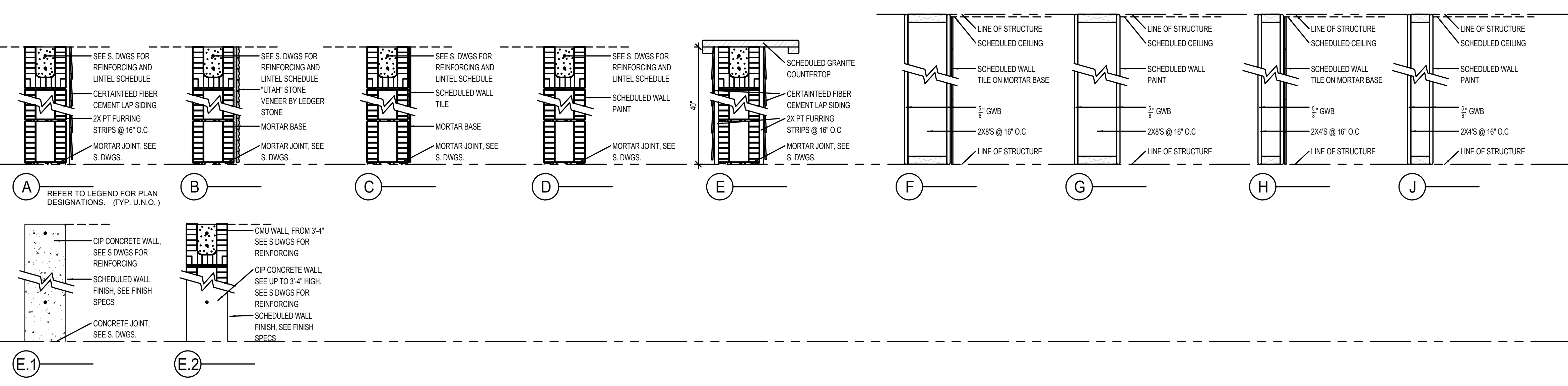
NOTE: THE BASE PARTITION COMPONENTS AND NOTES APPLY TO ALL PARTITIONS SHOWN U.N.O.

PARTITIONS - INDICATED BY GRAPHIC DESIGNATION



NOTE: THE BASE PARTITION COMPONENTS AND NOTES APPLY TO ALL PARTITIONS SHOWN U.N.O.

PARTITIONS - INDICATED BY SYMBOL



CHASE WALL DIMENSION SCHEDULE

FIXTURE	CONDITION	GRAPHIC	CHASE WALL DIM. U.N.O.
WATER CLOSET	FLOOR MOUNTED	[Symbol]	1'-2"
	WALL MOUNTED	[Symbol]	1'-4"
URINAL	WALL MOUNTED	[Symbol]	1'-10"
	WALL MOUNTED	[Symbol]	1'-2"
LAV.	WALL MOUNTED	[Symbol]	7'-10"
	WALL MOUNTED	[Symbol]	7'-10"
EWIC	WALL MOUNTED	[Symbol]	1'-10"

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1	05/15/14	ADDENDUM 05	

SCHEDULES

LOCATIONS	AREA	R VALUE PER ASSEMBLY
CONDITIONED SPACES	EXTERIOR CMU WALLS	R-13 CEMENT PLASTER + CMU + AIRSPACE + F1 FOIL REFLECTIVE INSULATION + 1/2" GWB
	MAIN ROOF	R30 SCHEDULED ROOF ASSEMBLY + R30 BLOWN INSULATION
	EXPOSED ELEVATED	R30 SCHEDULED ROOF ASSEMBLY + R30 BLOWN INSULATION
NON CONDITIONED SPACES	MAIN ROOF	R30 SCHEDULED ROOF ASSEMBLY + R30 BLOWN INSULATION

INSULATION SCHEDULE

LOCATIONS	TYPE	THICKNESS	FINISH	JOINT	ATTACHMENT	TREAT	SPECIES	PLIES	MIN. SPACES
SLOPED ROOFS	PLYWOOD	3/4"	CDX	T&G	GALV. 8d @ 6" O.C. & GLUE	P.T	PINE	7	3 MIN.
LOW SLOPE ROOFS	PLYWOOD	3/4"	CDX	T&G	GALV. 8d @ 6" O.C. & GLUE	P.T	PINE	7	3 MIN.
	SECURE ROCK	1/4"		BUTT	GALV. 8d @ 6" O.C.	P.T			2 MIN.
EXTERIOR WALLS	PLYWOOD	3/4"	CDX	T&G	GALV. 8d @ 6" O.C.	P.T	PINE	7	3 MIN.

SHEATHING SCHEDULE

LOCATIONS	TYPE	THICKNESS	FINISH	JOINT	ATTACHMENT	TREAT	SPECIES	PLIES	MIN. SPACES
SLOPED ROOFS	PLYWOOD	3/4"	CDX	T&G	GALV. 8d @ 6" O.C. & GLUE	P.T	PINE	7	3 MIN.
LOW SLOPE ROOFS	PLYWOOD	3/4"	CDX	T&G	GALV. 8d @ 6" O.C. & GLUE	P.T	PINE	7	3 MIN.
	SECURE ROCK	1/4"		BUTT	GALV. 8d @ 6" O.C.	P.T			2 MIN.
EXTERIOR WALLS	PLYWOOD	3/4"	CDX	T&G	GALV. 8d @ 6" O.C.	P.T	PINE	7	3 MIN.

CEMENT PLASTER SCHEDULE

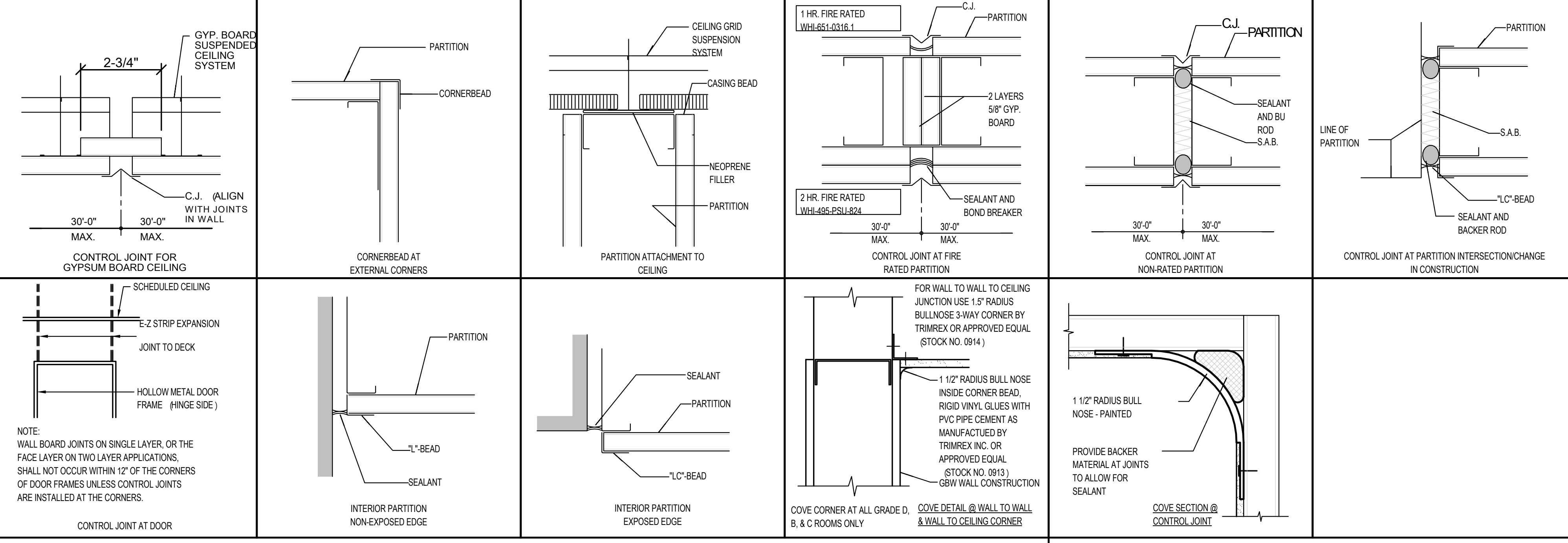
LOCATIONS	BARRIER	REINF. MESH	BASE COAT	FINISH COAT	CONTROL JOINT
CMU COLUMNS	5/8" (2) COATS OF CEMENT PLASTER OVER METAL LATH WITH PVC CORNER BEADS, "J" BEADS AND CONTROL JOINTS AS ILLUSTRATED. ALL WORK SHALL COMPLY WITH ASTM C926 AND CHAPTER 25 OF FBC.				AS DRAWN, NOT TO EXCEED 2:1 RATIO OR 144 SF
CMU EXTERIOR WALLS W. NO CONDITIONED ADJACENT SPACES	5/8" (2) COATS OF CEMENT PLASTER OVER METAL LATH WITH PVC CORNER BEADS, "J" BEADS AND CONTROL JOINTS AS ILLUSTRATED. ALL WORK SHALL COMPLY WITH ASTM C926 AND CHAPTER 25 OF FBC.				AS DRAWN, NOT TO EXCEED 2:1 RATIO OR 144 SF
CMU EXTERIOR WALLS W. INTERIOR CONDITIONED SPACES	5/8" (2) COATS OF CEMENT PLASTER OVER METAL LATH WITH PVC CORNER BEADS, "J" BEADS AND CONTROL JOINTS AS ILLUSTRATED. UNDERLAYMENT TO BE PERM-A-BARRIER APPLIED TO CMU. 2ND LAYER OF PERM-A-BARRIER @ CONTROL JOINTS, EDGES AND CORNERS. ALL WORK SHALL COMPLY WITH ASTM C926 AND CHAPTER 25 OF FBC.				AS DRAWN, NOT TO EXCEED 2:1 RATIO OR 144 SF
CONCRETE CAPS	3/8" STOCCOAT TEXTURED ACRYLIC WITH INTEGRAL WHITE COLOR AND SAND TEXTURE				AS DRAWN, NOT TO EXCEED 2:1 RATIO OR 144 SF
EFIS CAPS	3/8" STOCCOAT TEXTURED ACRYLIC WITH INTEGRAL WHITE COLOR AND SAND TEXTURE				AS DRAWN, NOT TO EXCEED 2:1 RATIO OR 144 SF

RAILING SCHEDULE

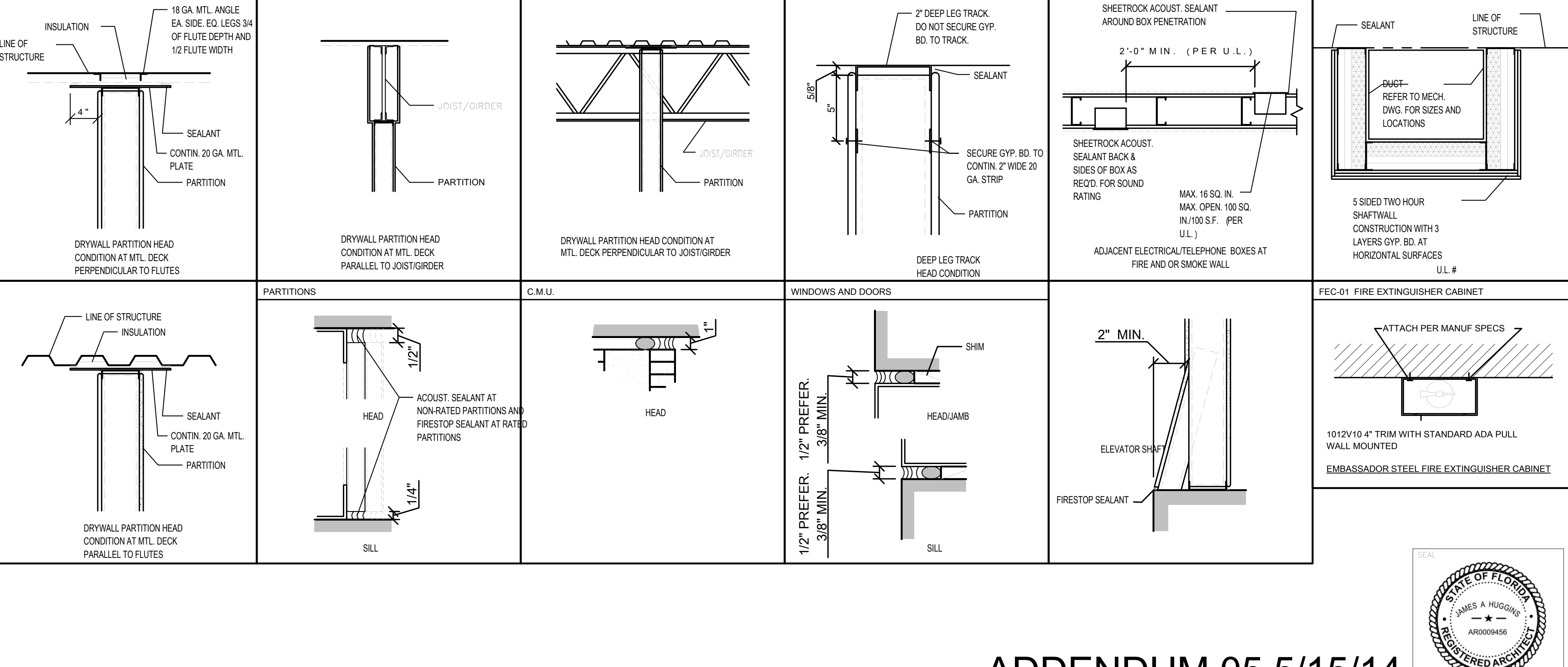
LOCATIONS	MANUFACTURER	SYSTEM	POST ATTACHMENT	SS GRADE	FINISH	SHECHEM
EXTERIOR GUARDRAIL	SESCO SOUTH	SP1-2000	BLOCK OUT + EPOXY 3" MIN EMBEDMENT	316	#3	
EXTERIOR HANDRAIL	SESCO SOUTH	1-1/2" x 11 GA.	SESCO SOUTH BRACKETS / POST MOUNT	316	#3	
EXTERIOR STAIR RAIL	SESCO SOUTH	SP1-2000	EMBED - WELD / BLOCK EPOXY	316	#3	

GENERAL NOTES: * ALL HANDRAILS SHALL COMPLY WITH 2010 FBC CHAPTER 16
* ALL PFE ENGINEERED BY SESCO SOUTH
* CONTACT: STEVE HOPE, SESCO SOUTH, (727) 536-1924

JOINTS IN GYPSUM WALL BOARD



HEAD & SILL SEALANT JOINTS



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RIVERCREST

11560 RAMBLE CREEK DR.
RIVERVIEW FL

PARTITION TYPES AND DETAILS

ENGINEER	ARCHITECT	DESIGNER
Author	Approver	Designer

DATE	DESCRIPTION
04-22-14	ADDENDUM 05



ADDENDUM 05 5/15/14

A7.01