

GENERAL SOFFIT FRAMING NOTES:

- ALL METAL STUDS SHALL BE 3-5/8" 20 GAUGE UNLESS OTHERWISE NOTED, TYP.
- ALL FIRE RATED WALLS SEPARATION AND/OR PENETRATIONS SHALL BE SEALED WITH AN UL LABELED FIRE RATED MATERIAL. G.C. SHALL BE RESPONSIBLE FOR PROVIDING ALL SHOP DRAWINGS AND/OR CUT SHEETS FOR ALL UL LABELED FIRE RATED MATERIALS NOT SPECIFIED IN CONSTRUCTION DOCUMENTS AND/OR SPECIFICATIONS, TYP.
- ALL JOINTS/DEPRESSIONS OF THE GYPSUM WALL BOARD SHALL BE TAPED, APPLIED THREE COATS OF SPACKLE, AND SANDED TO A SMOOTH FINISH READY TO RECEIVE FINISH AS PER SCHEDULE WALLS AND CEILINGS ARE TO BE FREE OF ANY UNEVENNESS AT JOINTS AND CORNERS. ALL OUTSIDE CORNERS SHALL HAVE METAL BEAD AND SPACKLE.
- REFER TO FINISH SCHEDULE FOR FINISHES, TYP.
- CONTRACTOR SHALL FIELD VERIFY THAT SLABS & FLOORS ARE NOT PRE-CAST, POST-TENSIONED, OR PRE-STRESSED PRIOR TO SHOOTING INTO SLAB, TYP.
- G.C. SHALL SECURELY ATTACH METAL STUD FRAMING TO STRUCTURE ABOVE AND SHALL PROVIDE BRACING @ 32" O.C. ALTERNATING DIRECTIONS UNLESS OTHERWISE SPECIFIED, TYP.
- G.C. SHALL COORDINATE EXACT SIZE AND LOCATION OF LIGHT FIXTURES W/ MANUFACTURER AND METAL FRAMING IN FIELD FOR PROPER INSTALLATION.
- WHERE SOFFIT/HEADER ABUTTS CORRIDORS WITH ADJACENT WALL PLANE, G.C. SHALL PROVIDE A 3/4" MIN. CHANGE IN PLANE FOR AESTHETIC & PAINTING PURPOSES. COORDINATE WITH ARCHITECTURE IN FIELD.

GENERAL GYPSUM BOARD CEILING NOTES:

- SEE TYP. SUSPENDED GYP. BD. CEILING DETAILS THIS SHEET.
- PROVIDE 8 GA HANGER WIRES AT MAX. SPACING OF 4'-0" X 4'-0" ALONG MAIN RUNNERS. DO NOT SPLICE HANGER WIRES.
- PROVIDE SETS OF FOUR SPLAYED 12 GA BRACING WIRES ORIENTED 90 DEGREES FROM EACH OTHER AT NOT MORE THAN 12 FEET BY 12 FEET ON CENTER.
PROVIDE BRACING WIRES AT LOCATIONS NOT MORE THAN 1/2 OF THE ABOVE SPACINGS FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CEILING OFFSETS. THE SLOPE OF THESE WIRES SHOULD NOT EXCEED 45 DEGREES FROM THE PLAN OF THE CEILING AND SHOULD BE TAUT WITHOUT CAUSING THE CEILING TO LIFT.
- FASTEN HANGER WIRES WITH NOT LESS THAN 4 TIGHT TURNS. FASTEN SPLAY WIRES WITH 4 TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1-1/2 INCHES. HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE WIRE ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE FORCES ACTING ON THE WIRE.
- SEPARATE ALL CEILING HANGING AND BRACING WIRES AT LEAST 6 INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUITS, ETC. IT IS ACCEPTABLE TO ATTACH LIGHTWEIGHT ITEMS, SUCH AS SINGLE ELECTRICAL CONDUIT NOT EXCEEDING 3/4" NOMINAL DIAMETER WITH A FASTENER APPROVED BY THE STRUCTURAL ENGINEER.
- PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO HANGER SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 IN 6 OUT OF PLUMB SHALL HAVE COUNTER-SLOPING WIRES.
- ALL LIGHT FIXTURES ARE TO BE SUPPORTED BY MAIN RUNNERS OR AUXILIARY FRAMING ATTACHED TO MAIN RUNNERS.

GENERAL ACOUSTICAL CEILING NOTES:

- SUSPENDED GRID HANGER WIRES SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDED SPECIFICATIONS UNON, WHICH EVERY IS MORE STRINGENT.
- PROVIDE 12 GA HANGER WIRES AT A MAX SPACING OF 4'-0" X 4'-0" ALONG MAIN RUNNERS. DO NOT SPLICE HANGER WIRES.
- PROVIDE 12 GA HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN 8" FROM THE SUPPORT OR WITHIN 1/4 OF THE LENGTH OF THE END TEE, WHICHEVER IS LEAST, FOR THE PERIMETER OF THE CEILING AREA.
- PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO HANGER SPACING. PROVIDE ADDITIONAL HANGERS, OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 IN 6 OUT OF PLUMB SHALL HAVE COUNTER-SLOPING WIRES.
- PROVIDE SETS OF FOUR SPLAYED 12 GA BRACING WIRES ORIENTED 90 DEGREES FROM EACH OTHER AT NOT MORE THAN 12 FEET BY 12 FEET ON CENTER. PROVIDE BRACING WIRES AT LOCATIONS NOT MORE THAN 1/2 OF THE ABOVE SPACINGS FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CEILING OFFSETS. THE SLOPE OF THESE WIRES SHOULD NOT EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING AND SHOULD BE TAUT WITHOUT CAUSING THE CEILING TO LIFT.
- FASTEN HANGER WIRES WITH NOT LESS THAN 4 TIGHT TURNS. FASTEN BRACING SPLAY WIRES WITH 4 TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1-1/2 INCHES. HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE WIRE ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE FORCES ACTING ON THE WIRE.
- SEPARATE ALL CEILING HANGING AND BRACING WIRES AT LEAST 6 INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUIT, ETC. IT IS ACCEPTABLE TO ATTACH LIGHTWEIGHT ITEMS, SUCH AS SINGLE ELECTRICAL CONDUIT NOT EXCEEDING 3/4" NOMINAL DIAMETER WITH A FASTENER APPROVED BY THE STRUCTURAL ENGINEER AND ORS.
- CEILING GRID MEMBERS MAY BE ATTACHED TO NOT MORE THAN 2 ADJACENT WALLS. CEILING GRID MEMBERS SHOULD BE AT LEAST 1/2 INCH FREE OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM RUNNERS, ONE END OF MAIN AND CROSS RUNNERS SHOULD BE FREE AND A MINIMUM OF 1/2" CLEAR OF WALL.
- LAY-IN CEILING ASSEMBLIES IN EXITWAYS SHALL BE INSTALLED WITH A MAIN RUNNER OR CROSS RUNNER SURROUNDING ALL SIDES OF EACH PIECE OF TILE BOARD OR PANEL AND EACH LIGHT FIXTURE OR GRILL. SPLICES AND INTERSECTIONS OF SUCH RUNNERS SHALL BE ATTACHED WITH THROUGH CONNECTORS SUCH AS POP RIVETS, SCREWS, PINS, PLATES WITH BENT TABS OR BY OTHER APPROVED CONNECTORS. EXPANSION JOINTS SHALL BE PROVIDED IN THE CEILING AT INTERSECTIONS OF CORRIDORS AND AT JUNCTIONS OF CORRIDORS AND LOBBIES OR OTHER SIMILAR AREAS.
- ATTACH ALL LIGHT FIXTURES TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES.
- FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES WEIGHING LESS THAN 50 POUNDS MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THEY MUST HAVE A MINIMUM OF TWO SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4 FT. X 4 FT. LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRE AT EACH CORNER. ALL FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES WEIGHING 50+ POUNDS OR MORE MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN 4 TAUT WIRES. EACH ATTACHED TO THE FIXTURE AND TO THE STRUCTURE ABOVE REGARDLESS OF THE TYPE OF CEILING GRID SYSTEM USED. THE 4 TAUT WIRES INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE MUST BE CAPABLE OF SUPPORTING 4 TIMES THE WEIGHT OF THE UNIT.
- SUSPENDED CEILING GRID SYSTEM TO BE INSTALLED PER F.B.C. 2010 SECTION 808 & ASTM C635 & C636.

REFLECTED CEILING LEGEND:

SYMBOL	DESCRIPTION	MANUFACTURER AND MODEL #
[Symbol]	2'-0" x 4'-0" FLOURESCENT FIXTURE	SEE ELECT. DWGS
[Symbol]	2'-0" x 2'-0" FLOURESCENT FIXTURE	SEE ELECT. DWGS
[Symbol]	1'-0" CONTINUOUS LIGHT TROUGH	SEE ELECT. DWGS
[Symbol]	CEILING MOUNTED RECESSED LIGHT FIXTURE	SEE ELECT. DWGS
[Symbol]	EMERGENCY LIGHT FIXTURE	SEE ELECT. DWGS
[Symbol]	EMERGENCY LIGHT AND EXIT LIGHT FIXTURE	SEE ELECT. DWGS
[Symbol]	EXIT LIGHT FIXTURE	SEE ELECT. DWGS
[Symbol]	2'-0" x 2'-0" SUPPLY AIR DIFFUSER	SEE ELECT. DWGS
[Symbol]	1'-0" x 1'-0" SUPPLY AIR DIFFUSER	SEE ELECT. DWGS
[Symbol]	2'-0" x 2'-0" RETURN AIR GRILLE	SEE ELECT. DWGS
[Symbol]	1'-0" x 1'-0" RETURN AIR GRILLE	SEE ELECT. DWGS
[Symbol]	PENDANT SPRINKLER HEADS	SEE ELECT. DWGS
[Symbol]	ACOUSTICAL CEILING TILE AND GRID	SEE FINISH SCHED.
[Symbol]	JUNCTION BOX	SEE ELECT. DWGS
[Symbol]	DIRECTIONAL HIGH HAT LIGHTING FIXTURE	SEE ELECT. DWGS
[Symbol]	DECORATIVE CEILING MOUNTED CHANDELIER	SEE ELECT. DWGS
[Symbol]	CLOSED CIRCUIT CAMERAS	SEE SECURITY PLAN. BY OTHERS.

REFLECTED CEILING KEYED NOTES:

- ITEM # DESCRIPTION
- 2 x 2 USG ACOUSTICAL CEILING TILE.
 - 3" GYP. BD. SOFFIT WITH 20 GA. 3-5/8" HORIZONTAL FRAMING @ 24" O.C. BOTH WAYS & VERTICAL STUDS TO STRUCTURE ABOVE EVERY 24" O.C. BOTH WAYS.
 - CEILING MOUNTED RECESSED LIGHT FIXTURE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 - 2x4 FLUORESCENT LAMP SUSPENDED FROM STRUCTURE ABOVE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 - 2x2 FLUORESCENT LAMP SUSPENDED FROM STRUCTURE ABOVE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
 - EXIT SIGNS SUSPENDED FROM CEILINGS

REFLECTED CEILING NOTES:

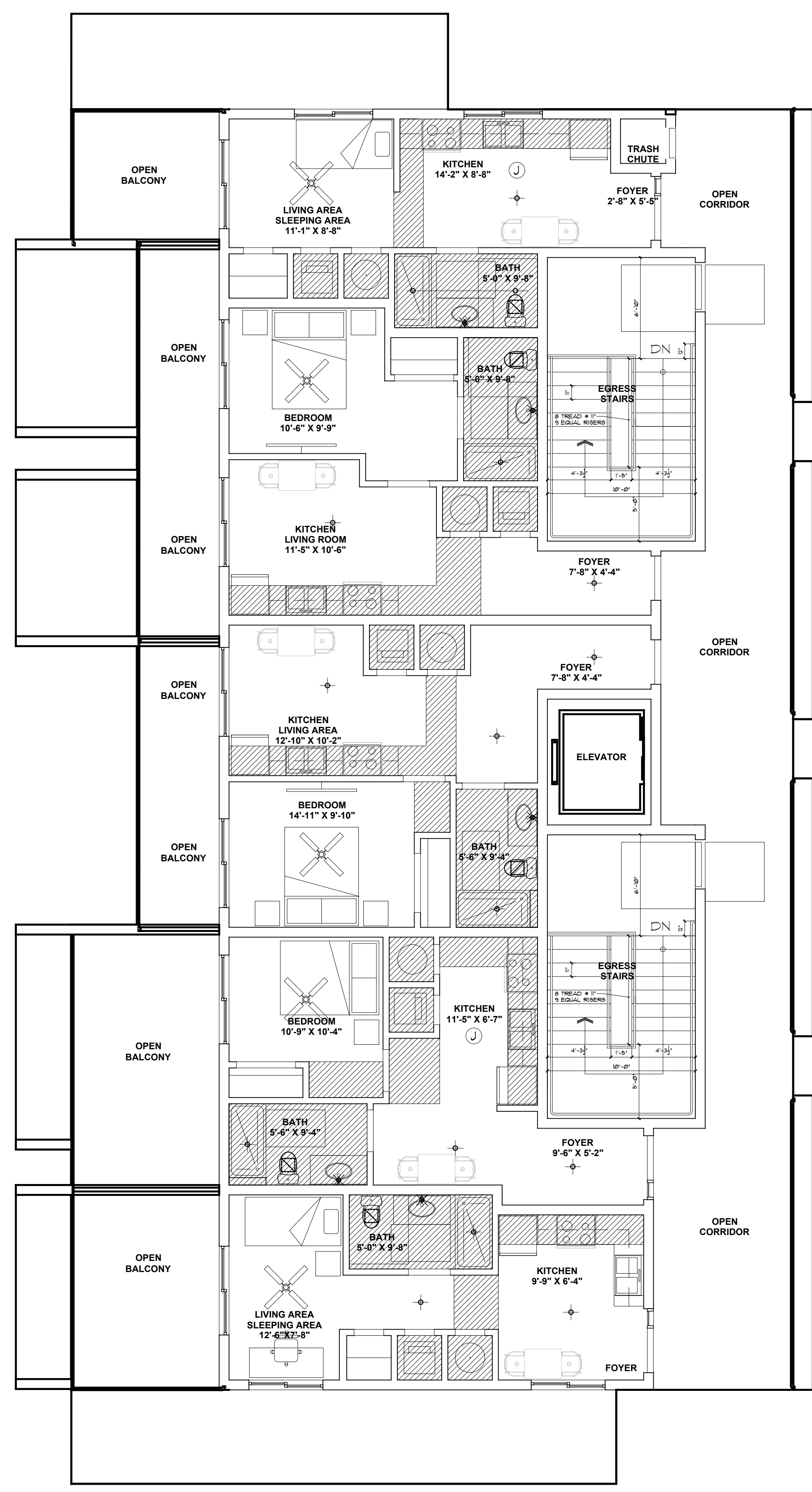
- CEILING SHALL NOT BE USED FOR SUPPORTING ANY BUILDING INSULATION. ROOF CONSTRUCTION SHALL PROVIDE THE REQUIRED INSULATION VALUE. CEILING LIGHTS ARE TO BE WIRED TO BAR JOIST MEMBERS AT THE DIAGONAL CORNERS.
- ALL CEILING HEIGHTS, CEILING MATERIALS, AND LIGHT FIXTURE SPACING ARE AS SHOWN ON REFLECTED CEILING PLAN. ANY DEVIATION FROM THESE REQUIREMENTS MUST BE APPROVED BY ARCHITECT/OWNER.
- CEILING THAT ARE CONTIGUOUS TO STOREFRONTS SHALL BE 6" HIGHER THAN THE STOREFRONT FRAMING HEIGHT. SHOULD THERE BE ANY DISCREPANCIES G.C. SHALL CONTACT ARCHITECT IMMEDIATELY PRIOR TO INSTALLATION OF CEILING.
- SEE ELECTRICAL PLANS FOR EMERGENCY LIGHTS AND LIFE SAFETY DEVICES.
- ALL LOW VOLTAGE DEVICES AND CONDUITS WITH PULL STRINGS INCLUDING BUT NOT LIMITED TO CLOSED CIRCUIT CAMERAS, SECURITY DEVICES, PANELS, SENSORS, CONTROLS, SPEAKERS, ETC. SHALL BE DESIGNED AND SPECIFIED BY SEPARATE CONSULTANT AND UNDER SEPARATE PERMIT.
- G.C. / ELECTRICAL CONTRACTOR SHALL BID AND INSTALL ALL LIGHT SWITCHES AND ELECTRICAL RECEPTACLES WITH LEVITON DECORA TYPE DEVICES, UNLESS OTHERWISE NOTED (UON) ON ELECTRICAL PLANS AND SPECIFICATIONS (TYP.).

NOTES:

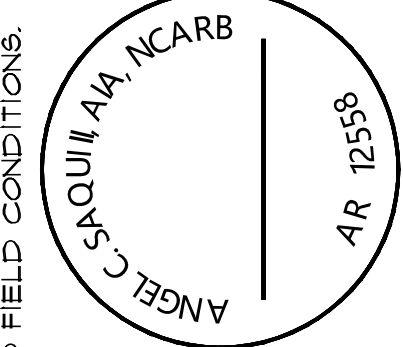
- ARCHITECT SHALL BE NOTIFIED WHEN FRAMING AND ROUGH INSTALLATIONS ARE COMPLETED FOR AN ON SITE VISIT PRIOR TO INSTALLATION OF DRYWALL.

NOTES:

- G.C. SHALL VERIFY IF THE EXISTING ROOF STRUCTURE HAS INSULATION (R-19 MIN).
- IF NO INSULATION IS FOUND IN ROOF ASSEMBLY, USE EXPOSED SPRAY FOAM INSULATION, R-19 MIN. AS PER MECH. CALCS. PAINTED W/ INTUMESCENT COATING, USE DEMILEC SEALECTION 500 INSULATION, PAINTED W/ BLAZEK 15 TO COMPLY W/ REQUIREMENTS OF NFPA 286 & 9 MIN THERMAL BARRIERS ON (SC 803.2)



1 FIFTH FLOOR REFLECTED CEILING PLAN NORTH
A1.13E SCALE: 3/16" = 1'-0"



DATE	REVISIONS

COLIBRI APARTMENTS
1790 NE 149TH STREET
MIAMI, FLORIDA 33181

ANGEL C. SAQUI, FAIA
ARCHITECT
12963 SW 152ND CT SUITE 216
MIAMI, FLORIDA 33186
PHONE: (786) 732-0760
FAX: (786) 732-0765
WWW.SAQUIARCHITECT.NET

SHEET TITLE:	
FIFTH FLOOR REFLECTED CEILING PLAN	
SHEET No.:	
A1.13E	
DWN.	RAL. C.T.
CHECK	ACS2, AIA
SCH-EM.	05/12/2023
I. DATE	-
R. BID	-
R. CONS.	-
COMM.	2229

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT SCALE FROM DRAWINGS.
NOT RELEASED FOR CONSTRUCTION