GENERAL NOTES FOR REFLECTED CEILING PLAN

400. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE REFLECTED CEILING PLANS WITH:
ELECTRICAL LIGHTING
SYSTEMS AND COMMUNICATIONS DRAWINGS / AUDIO VISUAL DRAWINGS
MECHANICAL SUPPLIES AND RETURNS
EXHAUST DRAWINGS
FIRE PROTECTION DRAWINGS
CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY ERROR, INCONSISTENCY OR OMISSION.

401. SEE ELECTRICAL, COMMUNICATION, SECURITY AND FIRE PROTECTION DRAWINGS FOR LOCATIONS OF CEILING OR WALL MOUNTED SMOKE DETECTORS, COMMUNICATIONS DEVICES, SECURITY ALARMS, FIRE ALARM DEVICES, ETC. SOME OF THESE ITEMS ARE SHOWN ON THE ARCHITECTURAL PLANS AS WELL.

402. SPRINKLER HEADS (WHERE APPLICABLE):
A. SPRINKLER HEAD LOCATIONS ARE NOT INDICATED ON THE ARCHITECTURAL REFLECTED CEILING PLANS.
B. THE CONTRACTOR SHALL INSTALL SUFFICIENT HEADS IN ALL SPACES TO PROVIDE COMPLETE (100%) AUTOMATIC SPRINKLER COVERAGE AS DEFINED BY NFPA STANDARD 13, SPECIFICATION DIVISION 21 - FIRE SUPPRESSION AND AS SHOWN ON THE FIRE PROTECTION DRAWINGS (IF THEY ARE PROVIDED IN THIS DRAWING PACKAGE).
C. NEITHER SPRINKLER HEADS NOR CONCEALED SPRINKLER HEAD COVERS ARE ALLOWED TO BE PAINTED. THE CONTRACTOR SHALL VERIFY THAT ANY SPRINKLER HEADS WHICH ARE ACCIDENTALLY PAINTED ARE REMOVED FROM THE SITE AND REPLACED WITH NEW SPRINKLER HEADS.

403. ACCESS PANELS (WHERE APPLICABLE):
A. THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS (OF APPROPRIATE SIZE AND TYPE) ARE INSTALLED IN GYPSUM BOARD, CEMENT PLASTER, METAL AND OTHER NON-ACCESSIBLE TYPE CEILING AND SOFFITS WHERE ACCESS, SERVICE OR ADJUSTMENT TO ITEMS (INCLUDING MECHANICAL, PLUMBING, ELECTRICAL, COMMUNICATIONS, SECURITY ETC.) ABOVE THE CEILINGS MAY BE REQUIRED.
B. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL SUB-CONTRACTORS AND WITH THE OWNER'S OR TENANT'S VENDORS TO ENSURE THAT THE MINIMUM NUMBER OF ACCESS PANELS ARE PROVIDED (BY THE SHARING OF ACCESS PANELS WHEREVER POSSIBLE).
C. LOCATIONS OF ALL ACCESS PANELS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT TO ENSURE THAT THE "AESTHETIC DESIGN INTEGRITY" OF CEILINGS AND SOFFITS IS MAINTAINED,
D. PRIOR TO INSTALLATION OF ANY ACCESS PANELS, THE GENERAL CONTRACTOR SHALL SUBMIT COORDINATION DRAWINGS (SHOWING THE PROPOSED LOCATION AND SIZE OF EACH ACCESS PANEL) TO THE ARCHITECT FOR APPROVAL.
E. ACCESS PANELS SHALL BE THE FIRE RATED TYPE EQUAL TO THE RATING OF THE CEILING OR SOFFIT IN WHICH THEY OCCUR.

404. THE CONTRACTOR SHALL ADVISE THE OWNER AND TENANTS THAT AN 18 INCH MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE EXTENDED (DROP-DOWN) SPRINKLER HEADS AND THE TOP OF ANY FILES, SHELVING, EQUIPMENT, LOCKERS ETC. (WHETHER CONTRACTOR OR TENANT/OWNER FURNISHED). THE CONTRACTOR SHALL ALSO ADVISE THE OWNER / TENANTS THAT ITEMS SHALL NOT BE PLACED ABOVE SAID SHELVING SO THAT THE MINIMUM CODE REQUIREMENT IS NOT MET.

405. WHERE EXISTING LAY-IN CEILINGS ARE REMOVED AND RE-INSTALLED, THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EITHER THE CEILING TILES OR THE GRID. ANY DAMAGED TILES OR GRID SHALL BE REPLACED WITH NEW MATERIAL. THESE MATERIALS SHALL MATCH THE EXISTING IN A UNIFORM MANNER FOR COLOR, TEXTURE, PATTERN ETC. IF UNIFORMITY CANNOT BE ACHIEVED THEN THE CONTRACTOR SHALL REPLACE ALL THE MATERIAL IN THE SPACE, AS APPROVED BY BOTH THE TENANT OR OWNER AND THE ARCHITECT.

406. ANY ITEMS SUSPENDED FROM THE CEILING OR INSTALLED ON AN INTERIOR WALL IN ANY COMMERCIAL PROJECT MUST NOT HANG LOWER THAN 84" ABOVE THE FINISHED FLOOR.

LEGEND

+8'-0" CEILING HEIGHT DESIGNATION

NOT IN CONTRACT

FLYING SAUCER 18" DIAMETER 170W, 15300-16800 LUMENS

2 X 4 PARABOLIC 3 LAMPS 32T8. ALSO SEE ELECTRCIAL DRAWINGS

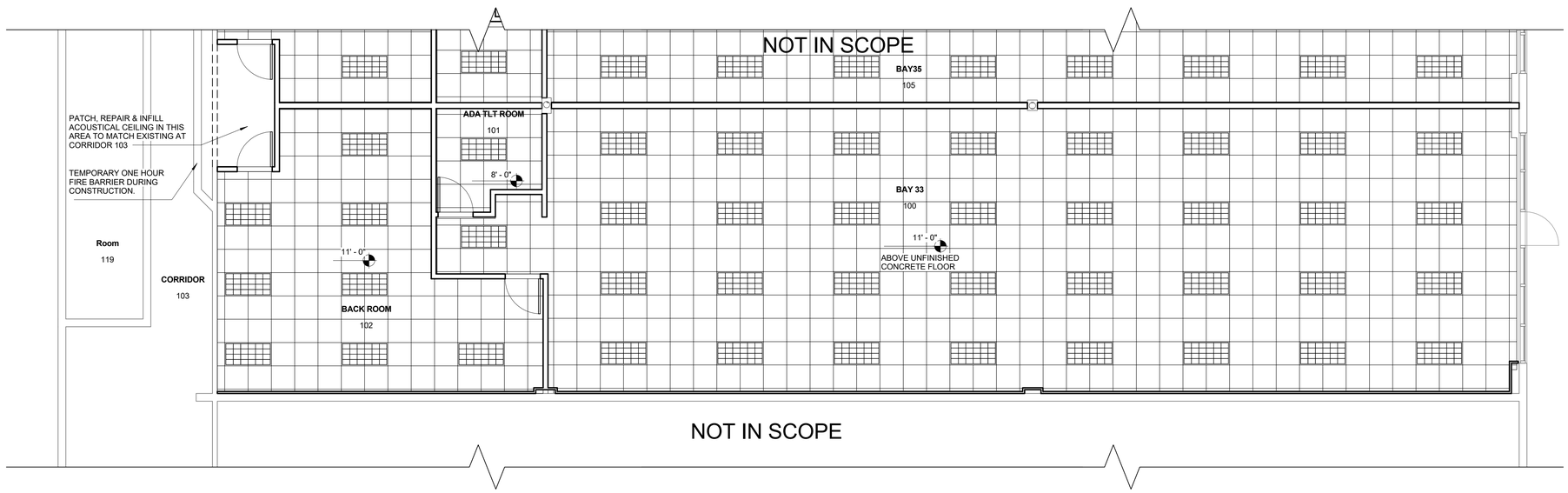
2 X 4 LAY-IN LIGHT FIXTURE. ALSO SEE ELECTRCIAL DRAWINGS

2 X 2 LAY-IN LIGHT FIXTURE. ALSO SEE ELECTRCIAL DRAWINGS

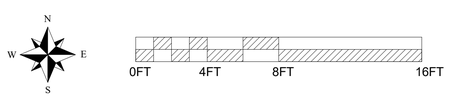
1 X 4 LAY-IN LIGHT FIXTURE. ALSO SEE ELECTRCIAL DRAWINGS

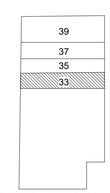
GRID INDICATES ACOUSTICAL CEILING (SHOWN 2 X 2 TILE SIZE). WHERE APPLICABLE.

SCREENED BACK LINES INDICATE FLOOR PLAN BELOW (FOR REFERENCE ONLY.)



1 A3.0 REFLECTED CEILING PLAN
3/16" = 1'-0"





WESTGATE KEY PLAN

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ELECTRICAL, MECHANICAL, PLUMBING:

AMERICAN UNITED ENGINEERS
4508 SW 24TH STREET
FORT LAUDERDALE, FL 33317
PHONE: (954) 471-8657

PROJECT:

BAYS 33
WESTGATE SHOPPING CENTER
100 N STATE ROAD 7
PLANTATION, FL 33317

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1600-1

DATE: JUNE 6, 2016

ADDENDA/REVISION

No.	Date	Description

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

REFLECTED CEILING PLAN

DRAWING NO:

A3.0