CEILING FRAMING NOTES

1. WHEN FRAMING WALLS AND ROOFS, REFER TO INTERIOR ELEVATIONS, REFLECTED CEILING PLANS, AND ELECTRICAL / MECHANICAL PLANS TO LOCATE ALL ELECTRICAL LIGHT FIXTURES SWITCHES AND PLUGS, SKYLIGHT OPENINGS AND SPECIAL TRIM CONDITIONS PRIOR TO COMMENCING WITH THE WORK. LOCATE ALL LIGHT FIXTURES, AND TRIM EXACTLY ACCORDING TO LAYOUTS GIVEN IN THE INTERIOR ELEVATIONS REFLECTED CEILING PLAN AND ELECTRICAL / MECHANICAL PLANS. WHERE FRAMING MEMBERS INTERFERE WITH THE PLACEMENT OF THESE ITEMS ALTER THE LOCATION OF FRAMING MEMBERS TO ACCOMMODATE SPECIFIED PLACEMENT. IF RAFTERS INTERFERE WITH LIGHT PLACEMENT, CUT BACK FRAMING MEMBER, DOUBLE UP FRAMING ON EITHER SIDE OF FRAMING MEMBER WHICH INTERFERES WITH PROPER PLACEMENT, HEAD OFF OPENING FOR LIGHT AND FASTEN ALL FRAMING MEMBERS AND HEADED OFF OPENINGS WITH SIMPSON U-SERIES JOIST HANGERS. WHERE TRIM MEMBERS ARE LOCATED EXACTLY, ADD ADDITIONAL BACKING AS REQUIRED TO PROVIDE FOR EXACT PLACEMENT OF TRIM, CEILING BATTENS, SOFFIT BATTENS, ETC.. IT IS THE INTENT OF THE DESIGN TO LINE UP LIGHT FIXTURES IN STRAIGHT LINES, TO CENTER LIGHTS AND SKYLIGHTS EXACTLY IN CEILING, AND TO CREATE EQUAL BAYS ACROSS A GIVEN SPAN OF CEILING OR SOFFIT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FRAME THE STRUCTURE SO THAT THESE TRIM AND LIGHTING LAYOUTS WILL BE ACHIEVED. ADDITIONALLY, THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS INCLUDING BUT NOT LIMITED TO ELECTRICAL, MECHANICAL, AND PLUMBING CONTRACTORS SO THAT PIPES, WIRING DUCTWORK AND OTHER COMPONENTS ARE ROUTED IN SUCH A WAY AS TO AVOID INTERFERING WITH LAYOUT OF FINISH ITEMS SHOWN ON INTERIOR ELEVATIONS, REFLECTED CEILING PLANS, AND ELECTRICAL / MECHANICAL PLANS. THE GENERAL CONTRACTOR SHALL VERIFY THAT LAYOUT OF FINISH ITEMS IS CORRECT PRIOR TO COVERING UP FRAMING. IF ANY ITEM DOES NOT CONFORM TO THE LAYOUT SPECIFIED IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND RECEIVE WRITTEN APPROVAL FOR ANY CHANGES TO THE LAYOUT. FAILURE TO CONFORM TO SPECIFIED LAYOUTS SHALL BE CORRECTED BY THE CONTRACTOR AT NO COST TO THE OWNER INCLUDING PATCHING AND REPAIRING OF SHEET ROCK, FRAMING CHANGES, REROUTING OF DUCTS OR PIPES AND ANY OTHER CHANGES NECESSARY TO ACHIEVE FINISH APPEARANCE SHOWN ON THE PLANS.

2. WHERE A CONFLICT OCCURS BETWEEN LAYOUT DEPICTED ON INTERIOR ELEVATIONS REFLECTED CEILING PLAN AND ELECTRICAL / MECHANICAL PLANS PLANS, REPORT ANY CONFLICT TO THE ARCHITECT AND RECEIVE WRITTEN DIRECTION AS TO HOW TO ADJUST LAYOUT TO ACHIEVE THE DESIRED DESIGN CONCEPT. AS A GENERAL RULE, REFLECTED CEILING PLAN AND INTERIOR ELEVATIONS LAYOUT SHALL SUPERSEDE LAYOUT SHOWN ON ELECTRICAL / MECHANICAL PLANS PLANS EXCEPT WHERE SPECIFIC DIMENSIONS ARE PROVIDED. WHERE ITEMS APPEAR ON ELECTRICAL / MECHANICAL PLANS PLANS BUT DO NOT APPEAR ON INTERIOR ELEVATIONS OR REFLECTED CEILING PLAN INCLUDE SUCH ITEMS IN THE BID AND OBTAIN APPROVAL FOR PLACEMENT OF SUCH ITEMS IN WRITING FROM THE ARCHITECT. DO NOT OMIT ANY ITEMS UNLESS INSTRUCTED IN WRITING BY THE ARCHITECT TO DO SO . WHEN ITEMS ARE ELIMINATED, PROVIDE CREDIT TO THE OWNER FOR THE COST OF THE WORK ELIMINATED FROM THE CONTRACT.

NOTES:

1. SEE FLOOR PLAN, SHEET A2.1 FOR LOCATIONS OF APPLIANCES DESIGNATED WITH THE SYMBOL (Y) SEE APPLIANCE SCHEDULE SHEET A8.1 FOR ELECTRICAL AND MECHANICAL REQUIREMENTS FOR ALL APPLIANCES DESIGNATED ON THE FLOOR PLANS. INCLUDE ALL MECHANICAL AND ELECTRICAL WORK LISTED ON THE SCHEDULE PAGES IN THE BASE BID IN ADDITION TO WORK SHOWN ON THIS SHEET.

2. SEE FLOOR PLAN, SHEET A2.1 FOR LOCATIONS OF PLUMBING FIXTURES AND VALVES DESIGNATED WITH THE SYMBOL [•] SEE PLUMBING SCHEDULE, SHEET A8.1 FOR ELECTRICAL AND MECHANICAL REQUIREMENTS FOR ALL PLUMBING FIXTURES AND VALVES DESIGNATED ON THE FLOOR PLAN. INCLUDE ALL MECHANICAL AND ELECTRICAL WORK LISTED ON THE SCHEDULE PAGES IN THE BASE BID IN ADDITION TO WORK SHOWN ON PLANS.

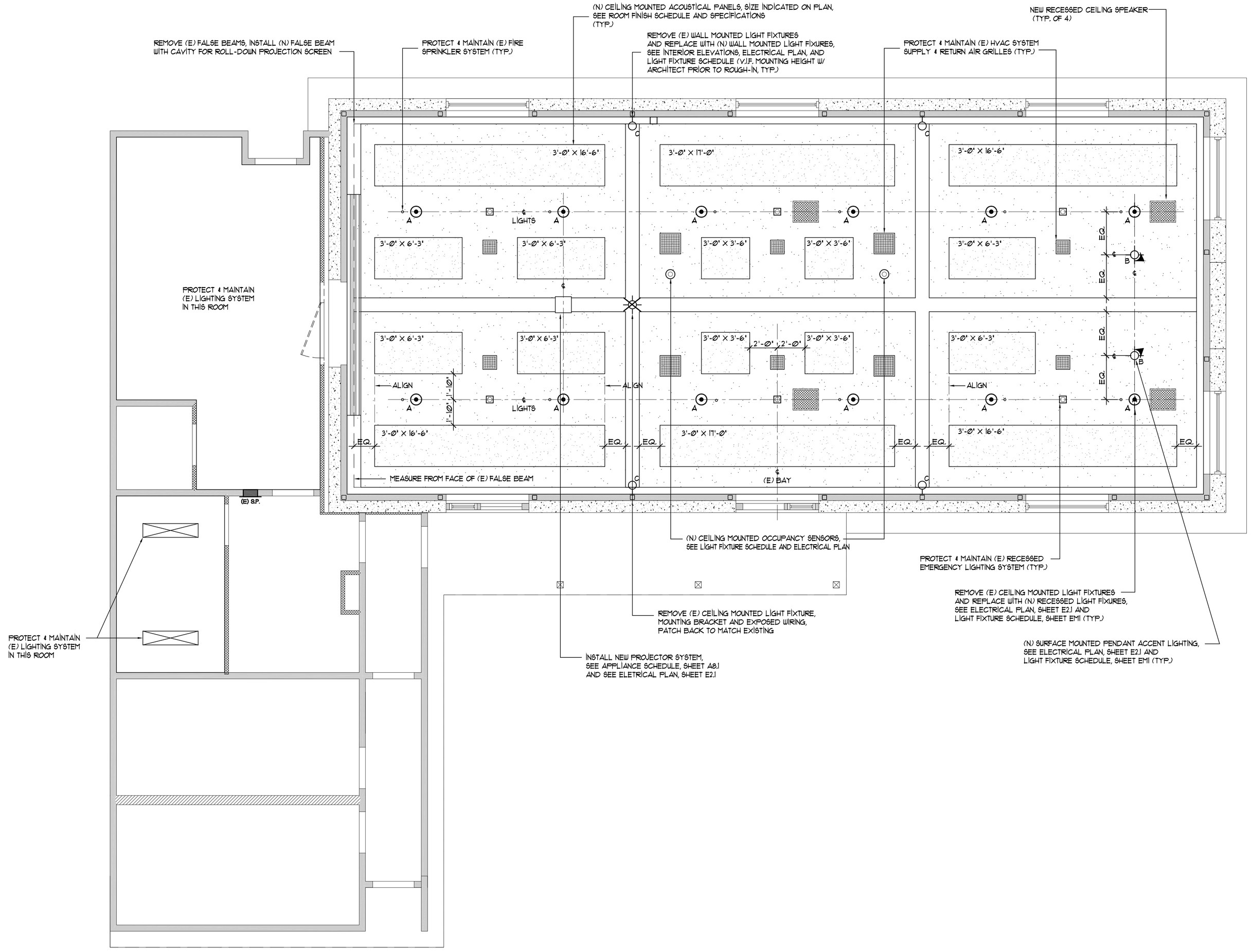
3. SEE REFLECTED CEILING PLAN A6.1 AND ELECTRICAL PLAN SHEET E2.1 FOR COORDINATION OF LIGHTING AND MECHANICAL ITEM LOCATIONS WITH OTHER CEILING ITEMS. LOCATIONS SHOWN ON E2.1 SHEET ARE DIAGRAMATICAL. FINAL PLACEMENT, EXACT LOACTIONS, OF LIGHTS SHALL BE AS SHOWN ON REFLECTED CEILING PLAN.

4. SEE SHEET EM1 FOR ELECTRICAL LIGHT FIXTURE SCHEDULE.

5. SEE SHEETS E2.1 FOR LOCATIONS OF HOSE BIBS AND GAS BIBS REQUIRED IN ADDITION TO WATER AND GAS HOOKUPS FOR PLUMBING FIXTURES AND APPLIANCES.

WALL LEGEND

- (E) 10½" THK. CONCRETE WALL
- (E) 14" THK. CONCRETE WALL
- (E) 2X6 STUD WALLS
- (E) 2X4 STUD WALLS
- (E) 8" CONC. BLK. WALL



NORTH

REFLECTED CEILING PLAN

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

SCHLOSSER, NEWBERGER ARCHITECTS
ROBERT SCHLOSSER and TODD NEWBERGER
4580 Mill Street, Fort Bragg, CA 95437
Phone (707) 961-0911 Fax (707)961-0912
www.lanoldesign.com

REFLECTED CEILING PLAN

AN INTERIOR REMODEL FOR:
The City of Fort Bragg at:
TOWN HALL
363 N. MAIN STREET
FORT BRAGG, California 95437

ISSUE DATE
JULY 31, 2014
REVISIONS

LICENSED ARCHITECT
TODD NEWBERGER
C-31047
8/31/2015
Renewal Date
STATE OF CALIFORNIA

DRAWN
TN
CHECKED
RS
SCALE
AS NOTED
SHEET
A6.1
OF SHEETS