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Leonel

I have attached two sketches of a proposed, revised reflected ceiling plan, which I have prepared, with the intention of facilitating some of the mechanical and electrical installations. The main change, in this suggestion, is to drop the ceiling in the Meeting Room, Staff Room and Corridor. The gypsum bd. fire separation will be the finished ceiling at the exterior window walls to a width of 2'0". The finished ceiling height of the ACT will be 8'4" above the floor. The finished height of the ½" rated gypsum bd. is 8'11 ½". I have identified my opinion of the changes to the scope of work for each of the trades, below.

General

The ceiling fire separation will have fewer penetrations and can be installed as a continuous separation, extending above the masonry wall separating the Staff Room and the Meeting Room. The structural clips attached to the steel beam will still cause some interference. Lowering the ceiling will allow for larger openings at the top of the block wall to serve as cold air returns to the Staff Room, with no interruption to the ceiling fire separation.

Sprinkler System

All piping can be installed above the ACT and below the fire separation eliminating the need many of the penetrations and firestop conditions. This should simplify the co-ordination of the installation, with the location of the ACT ceiling grid.

The vertical piping for the Siamese connection will now be located in the staff room beside the refrigerator and move further from the exterior condensing unit. The horizontal run to the same will be installed in a bulkhead to be located above the upper cabinets and extending the entire width of the room. The depth of the bulkhead is 14" from the wall and will extend from the ceiling fire separation to a depth 7'0" from the floor. The hole placed above the door to the meeting room will have to be filled as it was initially put in the wrong location.

Electrical Installation

The lowered ceiling will allow the light fixtures to be installed, after the entire ACT ceiling grid is complete. The number of light fixtures has been reduced from eleven to nine, in the Meeting Room, and increased from two to three in the Corridor. The extra fixture can be stored as a future replacement fixture.

Mechanical

The increased depth of the void above the ACT will permit the installation of conventional fire dampers without constructing gypsum bd. shaft or installing special blankets. As mentioned above, the openings at the top of the block wall to provide cold air exchange from the staff room will be increased in size. The opening should be offset to minimize noise transfer.

Gypsum Board and ACT Installation

The proposed plan will require the two feet of fire rated gypsum board adjacent to the window walls to be finished for painting. A short metal stud wall, approximately 7" high, will be required along the perimeter of the raised ceiling sections. There will be less ACT ceiling grid and tiles in the proposed installation. The material could possibly be used in the small second floor hall at the top of the stairs. There will also be a requirement for the bulkhead construction above the kitchen millwork extending the full width of the room.

Thank you,
Larry Gaines
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