



Gulf Bay Homes, LTD
 8156 Fiddlers Creek Pkwy
 Naples, Florida 34114
 P: (239) 241-2395

Project: 1B D001FL-Sage FC Sales Center
 8152 Fiddler's Creek Parkway
 Naples, Florida 34114
 P: 239-307-8826

RFI #9: Design Center Ceiling

Status	Open		
To	Juliana Zalzmanleon (GS4 Studios, LLC) Leyla Murillo (GS4 Studios, LLC)	From	Chris Lindner (Gulf Bay Homes LTD)
Date Initiated	Jul 22, 2025	Due Date	Jul 29, 2025
Location		Project Stage	Course of Construction
Cost Impact		Schedule Impact	
Spec Section		Cost Code	
Drawing Number	A1.00-4	Reference	
Linked Drawings			
Received From	Ivanhoe Rodriguez (A+ Framers, Inc.)		
Copies To	Anthony Aversa (Gulf Bay Homes LTD), Chris DeRose (Gulf Bay Homes LTD), Kathy Horn (Gulf Bay Homes LTD), Chris Lindner (Gulf Bay Homes LTD), Daniela Paz (Gulf Bay Homes LTD), Jennifer Pell (Gulf Bay Homes LTD), Ivanhoe Rodriguez (A+ Framers, Inc.), Jacob Sempek (Gulf Bay Homes LTD)		

Activity

Question

Question from Chris Lindner Gulf Bay Homes LTD on Tuesday, Jul 22, 2025 at 07:20 AM EDT

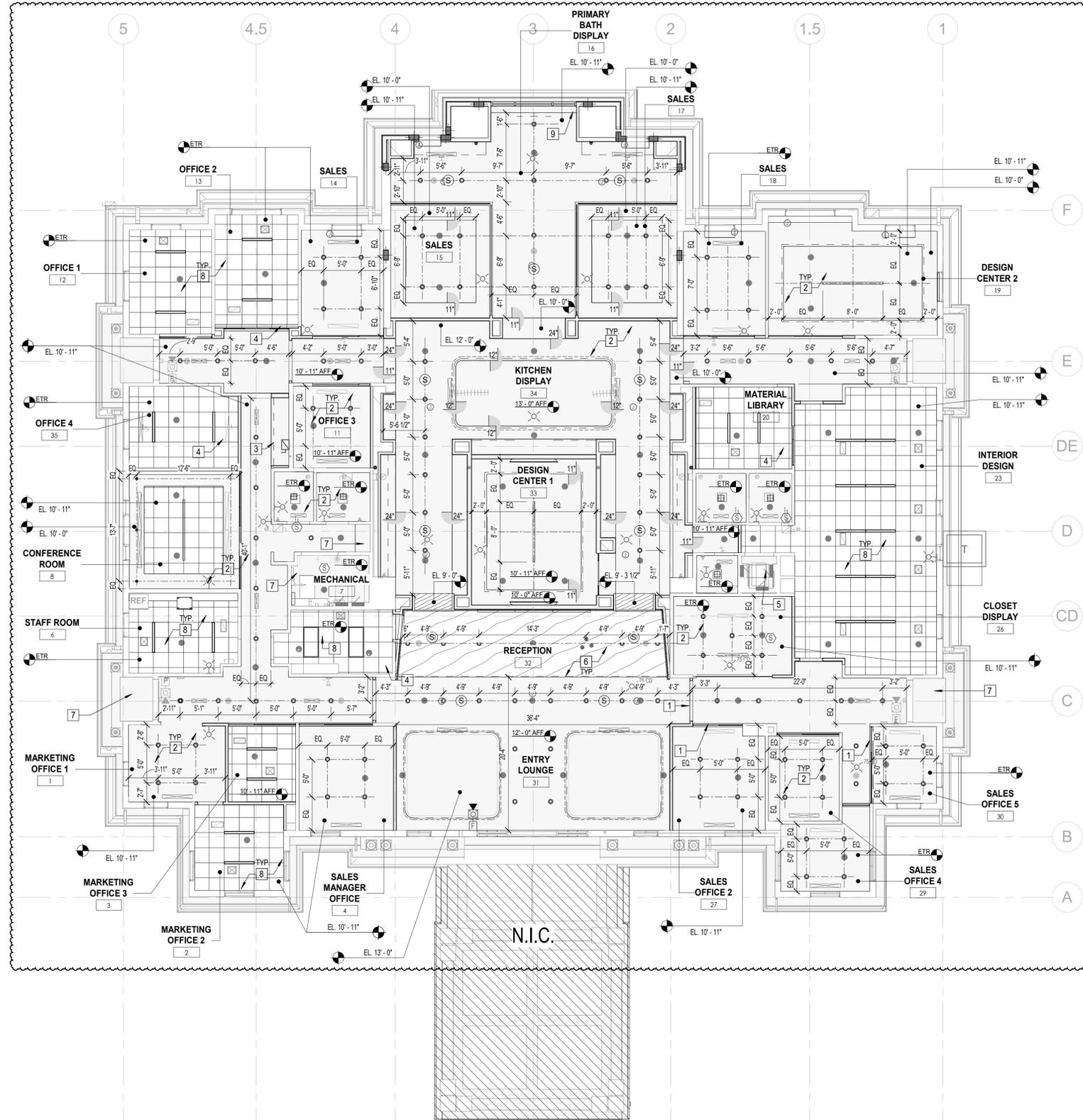
On A-1.00-4 the Design Center Ceiling show what looks to be a light cove. However there are now details showing if it is a simple Coffered ceiling or if there is to be a Light cove.

Please confirm either way

Attachments

[A-1.00-4_ Reflected Ceiling Plan Rev.3.pdf](#)

Awaiting an Official Response



GROUND FLOOR - REFLECTED CEILING PLAN

1/8" = 1'-0"

1
A-1.00-4

RCP LEGEND			
○	RECESSED DOWNLIGHT	●	SPRINKLER HEAD
- - -	LED LIGHT STRIP	⊗	CEILING-MOUNTED STROBE
—	LINEAR DIRECT VIEW LED	⊗	WALL-MOUNTED STROBE
□	2' X 4' LED LIGHT	⊗	CEILING-MOUNTED SPEAKER
ETR	EXISTING CEILING HEIGHT TO REMAIN	⊗	RETURN DIFFUSER
		⊗	SUPPLY DIFFUSER
		EL. 10'-0"	CEILING HEIGHT FROM EXISTING FINISHED FLOOR

PLAN LEGEND			
—	EXISTING PARTITION/CMU WALL TO REMAIN	—	NEW STUD/GWB PARTITION
▨	ACOUSTICAL TILE CEILING	□	GYPSUM BOARD CEILING
▨	WOOD PLANK CEILING		

CEILING PLAN GENERAL NOTES	
1.	GENERAL CONTRACTOR (GC) HAS SOLE RESPONSIBILITY TO COORDINATE MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING AND FIRE PROTECTION INSTALLATIONS. LIGHT FIXTURE PLACEMENT TAKES PRECEDENCE OVER ALL OTHER TRADES. GC WILL ALSO BE REQUIRED TO PROPERLY SCHEDULE THE WORK OF ANY TELECOM, SECURITY / AUDIO VISUAL WORK. GC TO FOLLOW ARCHITECTURAL LAYOUT OF PROPOSED DEVICES ON CEILINGS AND WALLS. NOTIFY THE ARCHITECT OF ANY POTENTIAL DISCREPANCIES PRIOR TO RELEASE AND INSTALL.
2.	GC TO COORDINATE LIGHT FIXTURE DEPTH AND PLACEMENT WITH ALL OTHER ABOVE CEILING WORK. PRIOR TO ORDERING OF LIGHT FIXTURES AND FINALIZING ABOVE CEILING BUILDING SYSTEM SHOP DRAWINGS.
3.	CEILING SUPPORT SYSTEMS ARE NOT DESIGNED OR INTENDED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT, CABLES, CONDUITS, MECHANICAL EQUIPMENT OR ANY OTHER ITEMS. ALL SUCH ELEMENTS ARE TO BE INDEPENDENTLY SUPPORTED FROM THE BUILDING STRUCTURE BY AT LEAST TWO (2) OPPOSITE CORNERS.
4.	DO NOT SUBSTITUTE MATERIALS, EQUIPMENT, OR METHODS UNLESS SUCH SUBSTITUTIONS HAVE BEEN SPECIFICALLY APPROVED FOR THIS PROJECT BY THE ARCHITECT OR ENGINEER.
5.	COORDINATE WITH RCP FOR MOUNTING HEIGHTS WHERE APPLICABLE.
6.	SWITCHING PLAN AND LIGHTING CONTROLS TO BE CONFIRMED BY OWNER AND THEIR LOW VOLTAGE CONSULTANTS, MISC, ETC.
7.	REFER TO AND COORDINATE WITH ELECTRICAL ENGINEERS SPECIFICATIONS, SCHEDULES AND DRAWINGS.
8.	ALL FINISH CEILING HEIGHTS TO BE INSTALLED AS INDICATED ON DRAWINGS. ANY CHANGES TO FINISH HEIGHTS SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION AND REVIEWED IN BUILDING SYSTEM SHOP DRAWINGS PRIOR TO RELEASE.
9.	GC SHALL INSTALL AND COORDINATE ALL REQUIRED ACCESS PANELS TO ACCESS EQUIPMENT, VALVES, SWITCHES OR OPERABLE DEVICES, AS WELL AS FILTERS, DAMPERS AND ETC. BASIS OF DESIGN - BAUCO +2.
10.	ALL SPRINKLER HEADS SHALL BE CENTERED WITHIN THE CEILING TILE UNLESS NOTED OR SPECIFIED OTHERWISE ALL SPRINKLER HEADS SHALL BE CONCEALED POP DOWN TYPE U.O.N.
11.	THE ARCHITECTURAL RCP SHALL BE USED TO LOCATE ALL DIFFUSERS AND RETURN GRILLES HOWEVER LOCATIONS MUST BE VERIFIED & COORDINATED WITH DUCTWORK ABOVE CEILINGS - REFER TO MECHANICAL DRAWINGS.
12.	ONE (1) LIGHT FIXTURE IN EACH SPACE TO BE TIED TO EMERGENCY POWER. ALL EXIT SIGNS SHALL BE ON EMERGENCY POWER. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION. EGRESS ROUTES MUST MEET CODE REQUIRED EGRESS LIGHTING.
13.	REFER TO ELECTRICAL DRAWINGS FOR CIRCUITING & SWITCHING INFORMATION.
14.	FINAL SPRINKLER HEAD DESIGN TO BE PROVIDED AS A SHOP DRAWING BY A FIRE SPRINKLER SUBCONTRACTOR. SPRINKLERS AND FIRE ALARMS TO BE UNDER A SEPARATE PERMIT.
15.	ANY EXISTING TO REMAIN EXIT SIGNS SHALL BE REPLACED AS REQUIRED TO MEET CURRENT BUILDING CODE REQUIREMENTS. CONTRACTOR TO REVIEW AND PROVIDE REPORT TO OWNER FOR REVIEW AND RECOMMENDED REPLACEMENT.
16.	COST FOR FIRE ALARM ALTERATIONS IS LESS THAN \$5,000.00. ⚠

CEILING PLAN KEY NOTES	
1	INFILL CEILING TO MATCH EXISTING TO NEW HEADER. PROVIDE CROSS BRACING AS REQUIRED FOR OFFICE FRONT.
2	NEW METAL-FRAMED GWB CEILING (TYP.).
3	NEW GWB SOFFIT. REFER TO PLAN FOR HEIGHT.
4	INFILL CEILING WITH NEW ACT AND GRID WHERE EXISTING CEILING WAS DEMOLISHED.
5	EXISTING CEILING TO REMAIN. PROVIDE NEW COAT, PATCH & REPAIR AS NEEDED. NEW CEILING MOUNTED FIXTURES.
6	NEW WOOD PLANK CEILING.
7	EXISTING CEILING AND CEILING MOUNTED FIXTURES TO REMAIN. PROVIDE NEW COAT, PATCH & REPAIR AS NEEDED.
8	EXISTING ACT GRID TO REMAIN. NEW CEILING TILES AND NEW LED LIGHTING FIXTURES AT ALL ACT CEILING LOCATIONS (TYP.).
9	TRAPEZOIDAL POCKET FOR MOTORIZED DRAPES. INSTALL J-BOXES AS REQUIRED. DRAPES TO BE SUPPLIED AND INSTALLED BY GC. DRAPE VENDOR TO PROVIDE SHOP DRAWING CONFIRMING LOCATION AND QUANTITY OF J-BOXES REQUIRED. CONTRACTOR TO REVIEW CUT SHEETS PRIOR TO FRAMING.

CONSTRUCTION SET 07.09.2025

DRAWING NAME

GROUND FLOOR - REFLECTED CEILING PLAN

A-1.00-4

PRINT DATE: 7/10/2025 3:57:26 PM

PROJECT

SALES CENTER

FIDDLERS CREEK
NAPLES, FL

CLIENT

GULF BAY DEVELOPMENT

8152 FIDDLERS CREEK
PARKWAY, NAPLES, FL
34114

SCALE

garcia stromberg

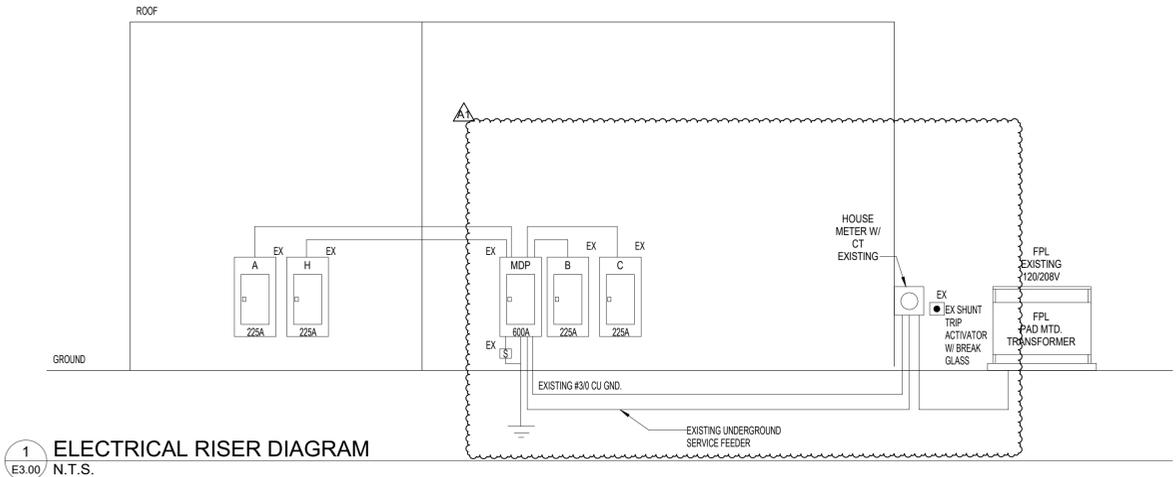
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REV	DESCRIPTION	DATE
0	PERMIT / SUBMITTAL 1	05.27.2025
A1	ADDENDUM 1	07.09.2025

GENERAL NOTES:

- EXISTING INFORMATION SHOWN ON THIS RISER IS TAKEN FROM VISUAL FIELD OBSERVATIONS AND EXISTING RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- CONDUIT RUNS ON THIS RISER ARE SHOWN DIAGRAMMATICALLY AND DO NOT REFLECT ACTUAL FIELD CONDITIONS. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL FIELD VERIFY NEW ROUTING WITH ACTUAL FIELD CONDITIONS.
- THE CONTRACTOR SHALL MAINTAIN THE FIRE RATING OF ALL WALL AND FLOOR PENETRATIONS THROUGH WHICH CONDUITS PASS.



1 ELECTRICAL RISER DIAGRAM
 E3.00 / N.T.S.

NOTES:

- ALL LED FIXTURES SHALL BE MINIMUM 50,000 HOURS L70, CRI 80+.
- PROVIDE APPROVED FIRE-RATED ENCLOSURES FOR ALL LIGHTS FIXTURES LOCATED IN FIRE-RATED CEILINGS.
- IF THERE IS A DISCREPANCY BETWEEN THE FIXTURE DESCRIPTION, THE LIGHTING GENERAL NOTES, THE LIGHTING SPECIFICATIONS, AND THE CATALOG NUMBER LISTED, THE FIXTURE DESCRIPTION SHALL TAKE PRECEDENCE.
- WHERE A SINGLE MANUFACTURER IS LISTED WITH A CORRESPONDING CATALOG NUMBER, THIS MANUFACTURER SHALL BE CONSIDERED THE BASIS OF DESIGN SELECTION. OTHER MANUFACTURERS WILL BE CONSIDERED AS "APPROVED EQUAL" ONLY IF THEIR LIGHTING FIXTURE MEETS OR EXCEEDS THE BASIS OF DESIGN SELECTION IN TYPE AND QUALITY OF CONSTRUCTION, LOUVER FINISHES, LENSES, HOUSING FINISHES, PHOTOMETRICS, SELECTED OPTIONS AND ACCESSORIES. APPROVED EQUAL MANUFACTURERS MUST ALSO MATCH OVERALL APPEARANCE AND DIMENSIONS OF BASIS OF DESIGN SELECTION. WHERE ONLY A MANUFACTURER'S NAME IS LISTED, THE FIXTURE SHALL COMPLY WITH THE DESCRIPTION, VOLTAGE, LAMP TYPE AND WATTAGE, AND ANY NOTED REMARKS, THE LIGHTING FIXTURE SCHEDULE NOTES, AND THE LIGHTING SPECIFICATIONS.
- LIGHT FIXTURES IN LAY-IN CEILING GRIDS SHALL BE SUPPORTED AS FOLLOWS: LIGHT FIXTURES WEIGHING LESS THAN 10 POUNDS SHALL HAVE (1) 12 GAUGE WIRE CONNECTED FROM THE LIGHT FIXTURE TO THE STRUCTURE ABOVE. LIGHT FIXTURES WEIGHING 10 POUNDS OR MORE SHALL HAVE (2) 12 GAUGE WIRES ATTACHED AT OPPOSITE CORNERS OF THE LIGHT FIXTURE TO THE STRUCTURE ABOVE.
- WHERE A MANUFACTURER IS SELECTED BY THE CONTRACTOR, OTHER THAN THAT LISTED AS THE BASIS OF DESIGN, PHOTOMETRIC CALCULATIONS SHALL BE SUBMITTED FOR THE FOLLOWING AREAS PRIOR TO APPROVAL: OPERATING ROOM, CONTROL ROOM, SURGICAL CORRIDORS, AND SCRUB AREAS.
- EQUAL FIXTURES THAT FOLLOW THE BASIS OF DESIGN CAN BE PROVIDED BY COOPER LIGHTING, SESCO LIGHTING, AND HUBBELL LIGHTING.
- LINEAR LENGTHS PER ID PLANS
- REMOTE TRANSFORMER TO BE COORDINATED WITH ARCHITECT.

LIGHTING FIXTURE SCHEDULE					
TYPE	DESCRIPTION	MANUFACTURER / MODEL	LAMP SOURCE	FIXTURE WATTAGE W / LF	COMMENTS
A	RECESSED 4" DOWNLIGHT	Atlantic Lighting COM-SYL20-3K-U / 4CM10-FINISH	LED	17.10 W	
AE	RECESSED 4" DOWNLIGHT W/ INTEGRAL BATTERY	Atlantic Lighting COM-SYL20-3K-U-LEM / 4CM10-FINISH	LED	17.10 W	PROVIDE 90 MIN BATTERY BACKUP.
B	RECESSED 4" DOWNLIGHT, WET LOCATION	Eico Lighting EZKCL100C-DX / EKCL21-30D-W / EKCL2827-FINISH	LED	11.00 W	
C	RECESSED 4" DOWNLIGHT	Eico Lighting E4CKT-15-DX / ECKT35-30D-E / EKCL4741-82BZ	LED	14.00 W	
CE	RECESSED 4" DOWNLIGHT	Eico Lighting E4CKT-15-DX-EM / ECKT35-30D-E / EKCL4118BZ	LED	14.00 W	PROVIDE 90 MIN BATTERY BACKUP.
D4	VERTICAL / HORIZONTAL LINEAR DIRECT VIEW LED, MOUNTING TO BE CONFIRMED	Lux Illuminaire EOS 3.0-R-G-LAM-1000-4-30X-8-UNV-S1-FINISH	LED	39.60 W 9.90 W	NOTE 8 & 9
D4E	VERTICAL / HORIZONTAL LINEAR DIRECT VIEW LED, MOUNTING TO BE CONFIRMED	Lux Illuminaire EOS 3.0-R-G-LAM-1000-4-30X-8-UNV-S1-FINISH	LED	39.60 W 9.90 W	NOTE 8 & 9: PROVIDE 90 MIN BATTERY BACKUP.
D8	SURFACE MOUNTED LINEAR COVE LIGHT	Lux Illuminaire EOS 3.0-R-G-LAM-1000-8-30X-8-UNV-S1-FINISH	LED	79.20 W 19.80 W	NOTE 8 & 9
D8E	SURFACE MOUNTED LINEAR COVE LIGHT	Lux Illuminaire EOS 3.0-R-G-LAM-1000-8-30X-8-UNV-S1-FINISH	LED	<varies> 19.80 W	NOTE 8 & 9: PROVIDE 90 MIN BATTERY BACKUP.
F	RECESSED PERIMETER LINEAR WALL WASH	Lux Illuminaire EOS 3.0-R-PER-TL-GRZ750-20-30K-9-UNV-S1-FINISH	LED	70.04 W 4.12 W	
G	VERTICAL / HORIZONTAL LINEAR DIRECT VIEW LED, MOUNTING TO BE CONFIRMED	Lumentruss 2400-OX-45 (LENGTH)-30-LP4-HW9-I-D	LED	<varies> 5.80 W	NOTE 8 & 9
H	SURFACE MOUNTED LINEAR COVE LIGHT	LUMENTRUISS 1100-OX-FL (LENGTH)-30-LP1-HW3-I-D, 1.586 WATTS	LED	<varies> 1.60 W	NOTE 8 & 9
K	2X4 LAY IN ARCHITECTURAL TROFFER	METALUX 7 24SR-LD2-29-C-UNV-4.830-CD-U	LED	31.90 W	
KE	RECESSED 4" DOWNLIGHT W/ INTEGRAL BATTERY	HALO / HCA070010EMT-HMA0525300-41M0W1EM	LED	8.00 W	PROVIDE 90 MIN BATTERY BACKUP.
M1	MIRROR BACK LIGHT	TBD	LED	30.00 W	BUILT INTO SINK MIRROR
S	WALL MOUNTED PICTURE LIGHT	RESTORATION HARDWARE / CANNELE 10000716 PN	LED	7.00 W	
U	To be reflected by ID Team	TBD	LED	100.00 W	
X	EXIT SIGN	EELP EDG-UN-FACE/PANEL (HOUSING)	LED	5.00 W	PROVIDE 90 MIN BATTERY BACKUP.

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

REV	DESCRIPTION	DATE
0	PERMIT SET ISSUE	05.27.2025
A1	ADDENDUM 1	07.09.2025

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CLIENT
GULF BAY DEVELOPMENT
 8152 FIDDLERS CREEK PARKWAY, NAPLES, FL 34114

PROJECT
SALES CENTER
 FIDDLERS CREEK NAPLES, FL

DRAWING NAME
ELECTRICAL RISER DIAGRAMS

PERMIT SET 05.27.2025
 PROJECT NUMBER: 21003

SHEET NUMBER
E3.00

PRINT DATE:
 7/9/2025 9:14:38 PM

Edward Lee Bucquo, P.E.
 Florida License # 92415