City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

Case # AR 516-15
Date Received 6-22-15
Fee 1
Meeting Date ~~7-9-15~~
Filing Deadline
Receipt # 7/23/15

1. **Property Location** Space 79 - 7227 N. High Street, Worhtington OH 43085
2. **Present/Proposed Use** Mall / Shopping Center
3. **Zoning District** C-2
4. **Applicant** M+A Architects, INC.

   Address 775 Yard ST., Suite 79, Columbus OH 43212

   Phone Number(s) 614-764-0407
5. **Property Owner** Worhtington Square Ventures LLC

   Address 7227 N. High Street, Worthington OH 43085

   Phone Number(s) 614-619-0797
6. **Project Description** Replace existing site lighting with new site lighting, fixtures and poles.

   Storefront replacement on South & west sides
7. **Project Details:**

   a) **Design** See Attached

   b) **Color** See Attached

   c) **Size** Refer to Drawing

   d) **Approximate Cost** $125,000 **Expected Completion Date** 10.6.19.15

PLEASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME:
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature) 6.22.15 Date

Property Owner (Signature) 6.22.15 Date

Abutting Property Owners List for
7227 N. High St.

BP		7141 N. High St.	Worthington, OH 43085
Englefield Oil Co.	John S. Gordon	447 James Parkway	Heath, OH 43056
He Hari Inc.		7007 N. High St.	Worthington, OH 43085
Tsai & Chan LLC		40 Northwoods Blvd.	Columbus, OH 43235
Buca Di Beppo		60 E. Wilson Bridge Rd.	Worthington, OH 43085
Chase Bank		50 W. Wilson Bridge Rd.	Worthington, OH 43085
Telhio Credit Union		54 W. Wilson Bridge Rd.	Worthington, OH 43085
COSI		7166 N. High St.	Worthington, OH 43085
T-Mobile		7170 N. High St.	Worthington, OH 43085
Jimmy John's		7172 N. High St.	Worthington, OH 43085
Starbucks Coffee Co.		7176 N. High St.	Worthington, OH 43085
ImmediaDent		7174 N. High St.	Worthington, OH 43085
Continental Properties		150 E. Broad St., Ste. 800	Columbus, OH 43215
Park National Bank		7100 N. High St.	Worthington, OH 43085
The Kroger Co.		4111 Executive Parkway	Westerville, OH 43081
Eleanor Popper		539 Old Farm Rd.	Columbus, OH 43213
Kroger		60 Worthington Mall	Worthington, OH 43085
Paradigm Properties		2600 Corporate Exchange #175	Columbus, OH 43231
Ohio Automobile Club		90 E. Wilson Bridge Rd.	Worthington, OH 43085
McDonalds Corporation		P.O. Box 182571	Columbus, OH 43218
McDonalds		80 E. Wilson Bridge Rd.	Worthington, OH 43085
Insight Bank	Harvey Glick	150 W. Wilson Bridge Rd.	Worthington, OH 43085

June 19, 2015

City of Worthington
Planning and Building Department
374 Highland Ave.
Worthington, OH 43085

Attn: Lynda Bitar

Project: Shops at Worthington Place
Re: Lighting Replacement

Dear Lynda:

The Shops at Worthington Place is proposing to upgrade their existing parking lot lighting. As part of the upgrade the mall will be replacing concrete bases and updating the parking lot lighting with new fixtures and poles. Due to the existing infrastructure the location of poles and fixtures are limited to their existing locations, but due to the advances in technology (LED) we are able to make the pole heights more pedestrian friendly.

The existing poles are 36', tall the new poles will be 25' in the West and North Lots and 30' in the South Lot and East Lot. The slightly taller pole heights are to provide adequate coverage in these lots. The new poles will be round steel poles in lieu of the existing square poles.

The new poles and fixtures will be finished "black" and provided as 5000K color temperature. This project will drastically improve energy efficiency and allow the mall to reduce the site energy consumption by 75%.

Sincerely,

Kurt D. Beres

Cc: File

m+a architects
775 Yard Street, Suite 325
Columbus, Ohio 43212 USA
phone 614 764 0407
fax 614 764 0237
www.ma-architects.com

7227 N. High St.

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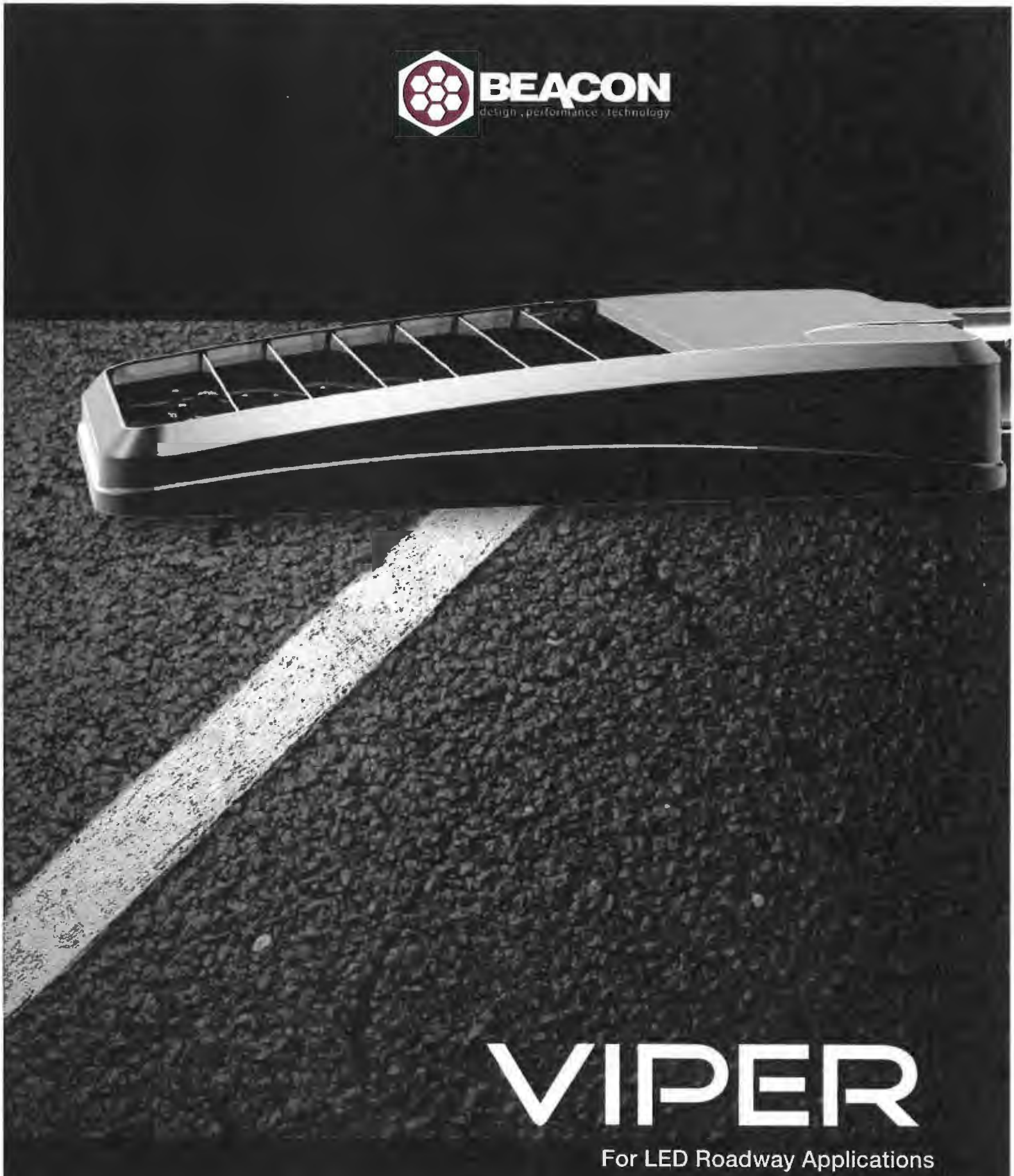


VIPER

For LED Roadway Applications

HUBBELL

CITY OF WORTHINGTON
AR 56-15
DRAWING NO.
DATE 6-22-15

VIPER LED ROADWAY LIGHTING

FEATURES

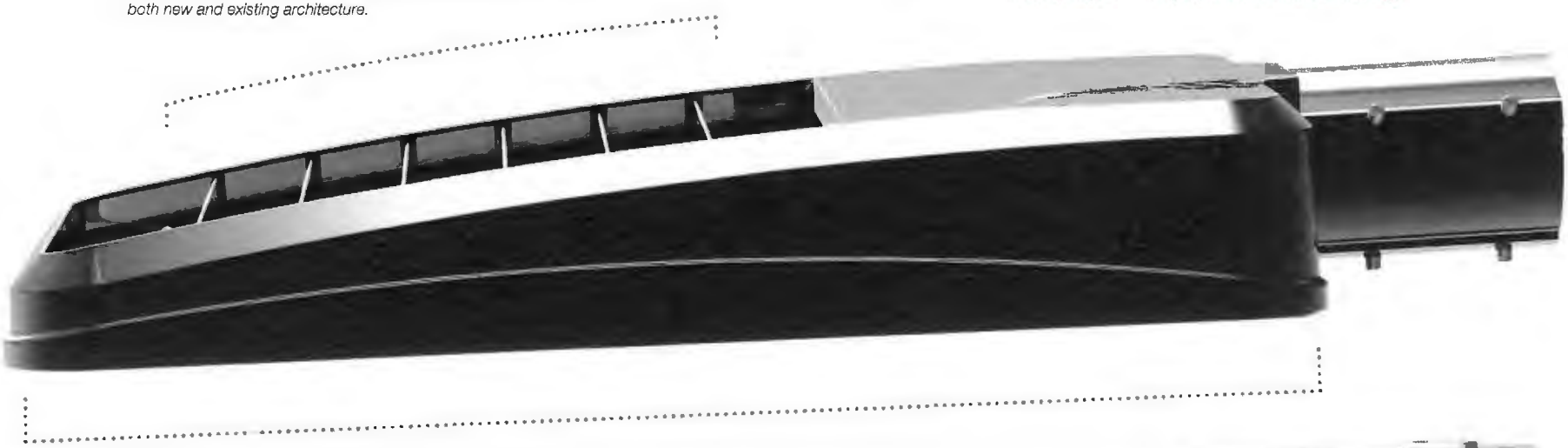
- Contributes to a "Green" environment thru power savings
- Contemporary & Elegant Design
- 105 lm/w efficiency
- 2 sizes (VP-S and VP-L) offer a TOTAL appearance in all applications
- 9 wattages from 50W up thru 280W of LED efficiency
- 6 lighting distributions puts light where it is needed, not wasted
- Lifeshield™ thermal circuit protection insures optimum LED performance
- 5 mounting options

I INTEGRATED HEAT DISSIPATION

The Viper LED lighting system from BEACON PRODUCTS offers a low-profile, ultimate solution in pathway, roadway, and parking applications. With its contemporary-streamlined design, it leads the industry with a unique visual appearance that is sure to complement both new and existing architecture.

The Viper's unique design offers an added advantage in thermal management thereby providing even longer life of the high wattage LED configurations while its unique visual appearance is sure to complement the both new and existing architecture.

This Viper is THE cutting edge in LED style, performance and technology.



A AERODYNAMIC BODY

The clean design generates a universal appearance that will compliment today's and yesterday's architectural styles. Aesthetically pleasing style ensures a low EPA of 1ft2 for the large Viper and 0.67ft2 for the small Viper.

Large Viper (VP-L)

Small Viper (VP-S)

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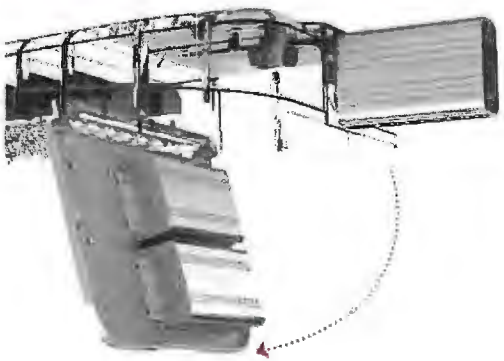


In addition to it's cutting edge design, the Viper provides ease of installation and maintenance.

HINGED ACCESS

The swing-down, hinged door (with two screws) provides access to the drivers, photocell and terminal block. It allows for easy installation and hassle-free maintenance and component hardware replacement.

QUICK DISCONNECT WIRING HARNESSES

The swing-down, hinged door provides access to the drivers, photocell and terminal block. It allows for easy installation and hassle-free maintenance and component hardware replacement. It can also be removed and completely detached if necessary.

REMOVEABLE DOOR

The maintenance door is designed to not only swing down to allow access, but it is also capable of being completely removed allowing for uninhibited access to the mounted components and wiring.

PHOTOCELL optional

The optional photocell provides the ability for dusk-to-dawn control and communication when 'Smart' photocells are used.

LED BEZEL

The 'Heart' of Beacon Products leadership in utilizing the latest in LED technology is incorporated in the unique LED Bezel consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel and ON-Board Lifeshield™ electronics.

With Beacon's specially designed optical-grade acrylic lenses, each bezel produces a choice of 6 different, specific light distribution patterns which eliminates light trespass, reduces glare and maintains uniformity regardless of the mounting height.

This modular component is featured in many of the Beacon Products luminaires, including the Genesis, Genesis-2X, Urban, Endura, Aurora, Traverse, and Cruzer.

MOUNTING OPTIONS

Large Viper (VP-L) w/ Rectangular Arm (RA)

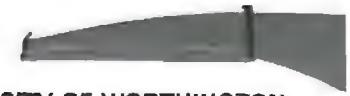
Small Viper (VP-S) w/ Rectangular Arm (RA)

Large Viper (VP-L) w/ 2" Slip Fitter (SF2)

Small Viper (VP-S) w/ 2" Slip Fitter (SF2)

Large Viper (VP-L) w/ Upswept Arm (RA)

Small Viper (VP-S) w/ Upswept Arm (USA)



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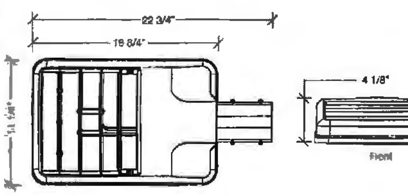
rev. March 24, 2015 10:45 AM

VIPER - SMALL (LED)

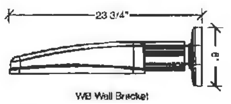
Small Viper Luminaire
Max Weight: 15.0 lbs
Max EPA: 0.67 sq ft

	A	B	C	D	E	F	G	H	I	J	K
Sample	*VP-S*	*30NB-90*	*5K*	*T5R*	*UNV*	*PCR-TL*	*SF2*	*GENIXX*	*BLC*	*RA*	*BBT*
Ordering	/	/		/	/	/	/	/	/	/	

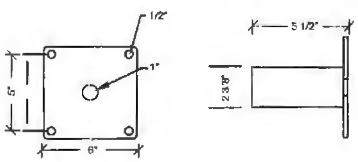
DETAILS

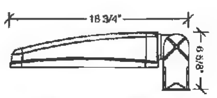


MOUNTING OPTIONS



WB Wall Bracket





PK2 2-3/8" Adjustable Knuckle

Side View *Back View*

SF2 2-3/8" OD Slip Fitter

Side View *Back View*

RA Rectangular Arm

A. MODEL

VP-S	Viper - Small

B. ENGINE-WATTS

22NB-50	50 Watts - LED Array
22NB-70	70 Watts - LED Array
30NB-70	70 Watts - LED Array
30NB-90	90 Watts - LED Array

C. CCT - COLOR TEMP

5K	5000K (std.)
4K	4000K
3K	3000K

D. OPTICS[6]

T1	type I
T2	type II
T3	type III
T4	type IV
T5R	type V, rectangular
T5QM	type V, square medium
T5W	type V, round wide
FR	front row auto optic

E VOLTAGE

UNV	120-277V
347V	347V
480V	480V

F. ELECTRICAL OPTIONS

PCR-TL	photocell, twist-lock
PCR-SC	photocell, shorting cap
2PF	dual power feed [1,2]

G. SENSOR OPTIONS

OCS	occupancy sensor (on/off)
MDD	motion dimming detector

H. CONTROL OPTIONS

GENI-XX	Energeni[5]

I. HOUSE SIDE SHIELD OPTIONS

HSS-90	house side shield 90°
HSS-180	house side shield 180°
BLC	backlight control[4]

J. MOUNTING OPTIONS

RA	rectangular arm
SF2	2 3/8" OD slip-fitter
PK2	2 3/8" adjustable knuckle
WB	wall bracket

K. COLOR

BBT	basic black textured
BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
DBT	dark bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	________

CERTIFICATIONS/LISTINGS

Certification Data: UL/cUL Wet Location Listed, LM79/ LM80 Compliant, IDA Approved, 3G Vibration Rated, DesignLights Consortium® Qualified[3]

[1] not available with 64NB-135
[2] not available @ 347V or 480V input
[3] DesignLights Consortium Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
[4] T4 optic only
[5] When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.
[6] To rotate optics Left or right 90 degrees, specify L or R after the optical distribution example T4L.

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rev. March 24, 2015 10:45 AM

VIPER - SMALL (LED)
Small Viper Luminaire
Max Weight: 15.0 lbs
Max EPA: 0.67 sq ft

General: The Beacon Viper luminaire is available in two sizes with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS and with 5 different mounting options for application in a wide variety of new and existing installations. Luminaires are suitable for wet locations.

Bezel Optic System: Each Viper luminaire is supplied with an one piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

The optical cartridge is secured to the die cast housing with fasteners. The optics are held in place without the use of adhesives. The cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED.

Lifeshield™ Circuit: Thermal circuit shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range.

A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure or lumen depreciation. Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point. Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage. The device shall be located in an area of the luminaire that is protected from the elements. Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

Printed Circuit Board (PCB): Aluminum thermal clad board with 0.062" thick aluminum base layer, thermally conductive dielectric layer, 0.0014" thick copper circuit layer circuit layer designed with copper pours to minimize thermal impedance across dielectric. Board will be mounted to the heat sink using minimum 12 44-40 screws to ensure contact with thermal pad and heat sink. Use of thermal grease will not be allowed.

Housing and LED Thermal Management: The Viper' monolithic housing design creates over 4.5 square feet (small Viper) or 7.7 square feet (large Viper) of heat-sinking surface area. Vertical fins, combined with flow-thru openings prevent sediment and moisture buildup on critical heat sinking surfaces without the need for grates, screens or other debris control tactics. The Viper housing, electrical compartment and fitter are made from die cast aluminum that is pre-treated and powder-coated to meet the most rugged industry standards. The finish is corrosion resistant to meet ASTMB-117, resists cracking or loss of adhesion per ASTM D522, resists surface impacts of up to 160 inch-pound. All external hardware is corrosion resistant. The housing serves as a heat-sink for the LED bezel with a separate compartment for the drivers.

Electrical Assembly: The fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections. The housing is designed for an optional twist lock photo control receptacle.

Accessibility: Although the Viper luminaire is designed to operate for many years without maintenance, accessibility is a key component in its design. The Drivers are mounted on a removable door that is secured with keyslotted screws and hinges down for convenient access. The drivers are field replaceable using quick disconnects.

Drivers: Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNIV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2. Dimming drivers are standard, with connections for external dimming equipment available upon request. Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.

Surge Protector: The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 µSec wave. The LSP shall have a clamping voltage of 825V and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

Fasteners: All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

Color Rendering Index (CRI): Luminaire shall have a minimum CRI of 67 at 5000K.

Operating Environment: Shall be able to operate normally in ambient temperatures from -40°C to 40°C

Finish: Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pre-treatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

Agency Certification: The luminaire shall bear a CSA label and be marked suitable for wet locations. The Beacon Viper is approved by the International Dark-Sky association as a dark sky friendly fixture.

Warranty: Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on www.beaconproducts.com complete details and exclusions.

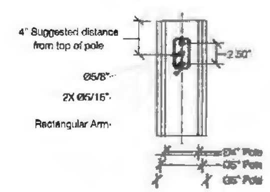
Power/Lumens & Distrubutions

Engine	Wattage	[illegible]	[illegible]	[illegible]
22NB	50	4700-5020	93-103	96 19%
22NB	70	5780-6200	82-103	85.79%
30NB	70	6408-6850	91-103	95.02%
30NB	90	7700-8260	85-97	85.79%

TM21 is the framework for taking LM-80 data and making useful LED lifetime projections. Reported and Calculated Lifetimes shown are based on hours at the time of this printing. For current Reported and Calculated hours please contact factory or Beacon's web-site.

CCT (COLOR TEMP) Lumen Output Multipliers	**CRI (Color Rendering)**
5000K = 1.0	min 67 CRI
4000K = .92	min 70 CRI
3000K = .75	min 80 CRI

DRILL PATTERN



Due to our continued efforts to improve our products, product specifications are subject to change without notice.

CITY OF WORTHINGTON
DRAWING NO. AR 56-15
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Type
Project Name
Notes

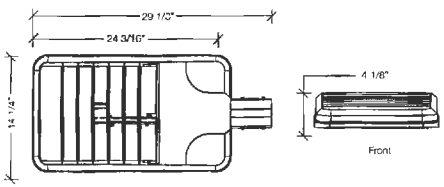
rev. March 24, 2015 10:45 AM

VIPER - LARGE (LED)

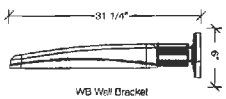
Large Viper Luminaire
Max Weight: 25.0 lbs
Max EPA: 1 sq ft

	A	B	C	D	E	F	G	H	I	J	K
Sample	VP-L	96NB-280	5K	T5R	UNV	PCR-TL	SF2	GENIXX	BLC	RA	BBT
Ordering	/	/	/	/	/	/	/	/	/	/	/

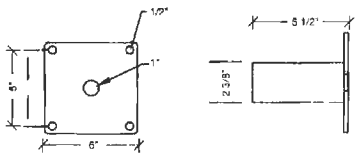
DETAILS

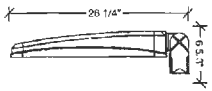


MOUNTING OPTIONS



WB Wall Bracket





PK2 2-3/8" Adjustable Knuckle

Side View *Back View*

SF2 2-3/8" OD Slip Fitter

Side View *Back View*

RA Rectangular Arm

A. MODEL

VP-L	Viper - Large

B. ENGINE-WATTS

64NB-135	135 Watts - LED array
64NB-190	190 Watts - LED array
80NB-180	180 Watts - LED array
80NB-235	235 Watts - LED array
96NB-220	220 Watts - LED array
96NB-280	280 Watts - LED array

C. CCT - COLOR TEMP

5K	5000K (std.)
4K	4000K
3K	3000K

D. OPTICS

T1	type 1
T2	type II
T3	type III
T4	type IV
T5R	type V, rectangular
T5QM	type V, square medium
T5W	type V, round wide
FR	front row auto optic

E. VOLTAGE

UNV	120-277V
347V	347V
480V	480V

F. ELECTRICAL OPTIONS

PCR-TL	photocell, twist-lock
PCR-SC	photocell, shorting cap
2PF	dual power feed [1,2]

G. SENSOR OPTIONS

OCS	occupancy sensor (on/off)
MDD	motion dimming detector

H. CONTROL OPTIONS

GENI-XX	Energeni [5]

I. HOUSE SIDE SHIELD OPTIONS

HSS-90	house side shield 90°
HSS-180	house side shield 180°
BLC	backlight control [4]

J. MOUNTING OPTIONS

RA	rectangular arm
SF2	2 3/8" OD slip-fitter
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K. COLOR

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BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
DBT	dark bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	_____

CERTIFICATIONS/LISTINGS

Certification Data: UL/cUL Wet Location Listed, LM79/LM80 Compliant, IDA approved, 3G Vibration Rated, DesignLights Consortium® Qualified[3]

[1] not available with 64NB-135
[2] not available @ 347V or 480V input
[3] DesignLights Consortium Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
[4] 14 optic only
[5] When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

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VIPER - LARGE (LED)
Large Viper Luminaire
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The optical cartridge is secured to the die cast housing with fasteners. The optics are held in place without the use of adhesives. The cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED.

Lifeshield™ Circuit: Thermal circuit shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range.

A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure or lumen depreciation. Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point. Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage. The device shall be located in an area of the luminaire that is protected from the elements. Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

Printed Circuit Board (PCB): Aluminum thermal clad board with 0.062" thick aluminum base layer, thermally conductive dielectric layer, 0.0014" thick copper circuit layer circuit layer designed with copper pours to minimize thermal impedance across dielectric. Board will be mounted to the heat sink using minimum 12 #4-40 screws to ensure contact with thermal pad and heat sink. Use of thermal grease will not be allowed.

Housing and LED Thermal Management: The Viper' monolithic housing design creates over 4.5 square feet (small Viper) or 7.7 square feet (large Viper) of heat-sinking surface area. Vertical fins, combined with flow-thru openings prevent sediment and moisture buildup on critical heat sinking surfaces without the need for grates, screens or other debris control tactics. The Viper housing, electrical compartment and fitter are made from die cast aluminum that is pre-treated and powder-coated to meet the most rugged industry standards. The finish is corrosion resistant to meet ASTME-117, resists cracking or loss of adhesion per ASTM D522, resists surface impacts of up to 160 inch-pound. All external hardware is corrosion resistant. The housing serves as a heat-sink for the LED bezel with a separate compartment for the drivers.

Electrical Assembly: The fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections. The housing is designed for an optional twist lock photo control receptacle.

Accessibility: Although the Viper luminaire is designed to operate for many years without maintenance, accessibility is a key component in its design. The Drivers are mounted on a removable door that is secured with keyslotted screws and hinges down for convenient access. The drivers are field replaceable using quick disconnects.

Drivers: Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNIV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2. Dimming drivers are standard, with connections for external dimming equipment available upon request. Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.

Surge Protector: The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

Fasteners: All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

Color Rendering Index (CRI): Luminaire shall have a minimum CRI of 67 at 5000K.

Operating Environment: Shall be able to operate normally in ambient temperatures from -40°C to 40°C

Finish: Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

Agency Certification: The luminaire shall bear a CSA label and be marked suitable for wet locations. The Beacon Viper is approved by the International Dark-Sky association as a dark sky friendly fixture.

Warranty: Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on www.beaconproducts.com complete details and exclusions.

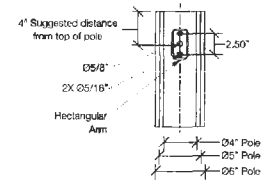
Power/Lumens & Distrubutions

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
64NB	135	12500-12150	80-87	80.87%
64NB	190	16500-17900	86-94	79.77%
80NB	180	17000-18100	93-100	92.73%
80NB	235	20000-21780	86-93	79.77%
96NB	220	20500-21780	93-100	92.73%
96NB	280	24700-26130	88-93	79.77%

TM21 is the framework for taking LM-80 data and making useful LFD lifetime projections. Reported and Calculated Lifetimes shown are based on hours at the time of this printing. For current Reported and Calculated hours please contact factory or Beacon's web-site.

CCT (COLOR TEMP) Lumen Output Multipliers	CRI (Color Rendering)
5000K = 1.0	min 67 CRI
4000K = .92	min 70 CRI
3000K = .75	min 80 CRI

DRILL PATTERN



Due to our continued efforts to improve our products, product specifications are subject to change without notice.

CITY OF WORTHINGTON
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ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND LANDLORD'S DESIGN CRITERIA.
2. ALL ELECTRICAL EQUIPMENT SHALL BE REMOVED FROM STRUCTURE. ACCESSIBLE RACEWAYS, WIRES, BOXES, SWITCHES AND OTHER ELECTRICAL ITEMS ASSOCIATED WITH THIS WORK SHALL BE REMOVED IF NOT REQUIRED FOR NEW EQUIPMENT TO CONTINUE IN SERVICE.
3. MODIFY AND REROUTE EXISTING WIRING AS REQUIRED TO ACCOMPLISH INDICATED WORK AND CONTINUE SERVICE TO LOADS BEYOND WORK AND CONTINUE SERVICE LOADS BEYOND AREA IN WHICH WORK IS DONE.
4. WIRE SIZE SHALL BE #12 THHN/THWN UNLESS OTHERWISE NOTED ON PLANS. ALL CONDUCTORS #6 AND LARGER SHALL BE THHN/THWN.
5. ALL CONDUCTORS SHALL BE COPPER.
6. ALL CONDUCTORS SHALL BE RUN IN CONDUIT PVC WHERE BELOW GRADE AND RIGID METALLIC WHERE ABOVE GRADE.
7. ALL MATERIALS SHALL BE U.L. APPROVED.
8. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
9. ALL NON-POWER RELATED WIRING IN CEILING AIR CONDITIONING PLENUM RUNNING WITHOUT CONDUIT SHALL BE TEFLON COATED CLASSIFIED FOR USE IN PLENUMS.
10. SEE ARCHITECTURAL DRAWINGS OR INFORMATION CONCERNING EXISTING CONDITIONS AND NEW WORK.
11. ALL WIRING DEVICES SHALL BE 20A RATED, COMMERCIAL GRADE TYPE. DEVICE COLORS AND PLATE COLORS TO BE DETERMINED BY ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
12. ALL CONDUITS, CABINETS, PANELS AND OTHER EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH N.E.C. 250 AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
13. ALL LUMINARIES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
14. THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
15. ALL CABLES SHALL BE RUN WITHOUT SPLICES EXCEPT WHERE OTHERWISE INDICATED.
16. ALL PULL AND JUNCTION BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
17. EXACT POINT METHOD OF CONNECTIONS SHALL BE DETERMINED IN FIELD.
18. ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.
19. ALL RACEWAY ROUTED, INSULATED CONDUCTORS SYSTEM SHALL BE COLOR CODED AS FOLLOWS:

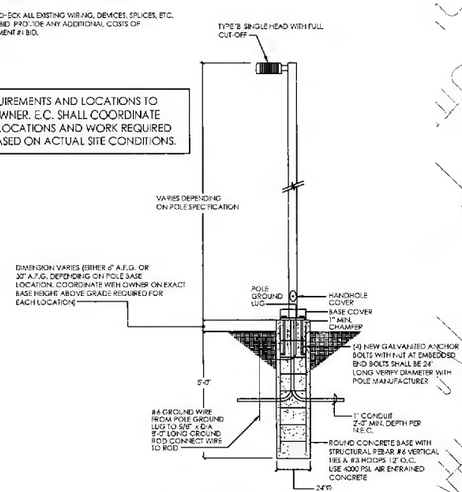
	120/208V SYSTEM	277/480 SYSTEM
PHASE "A"	BLACK	BROWN
PHASE "B"	RED	ORANGE
PHASE "C"	BLUE	YELLOW
NEUTRAL	WHITE	GRAY
GROUND	GREEN	GREEN

20. CONTRACTOR REQUIRED TO CHECK ALL EXISTING WIRING, DEVICES, SPLICES, ETC. FOR ANY DAMAGE PRIOR TO BID. PROVIDE ANY ADDITIONAL COSTS OF REPAIRING DAMAGED EQUIPMENT IN BID.

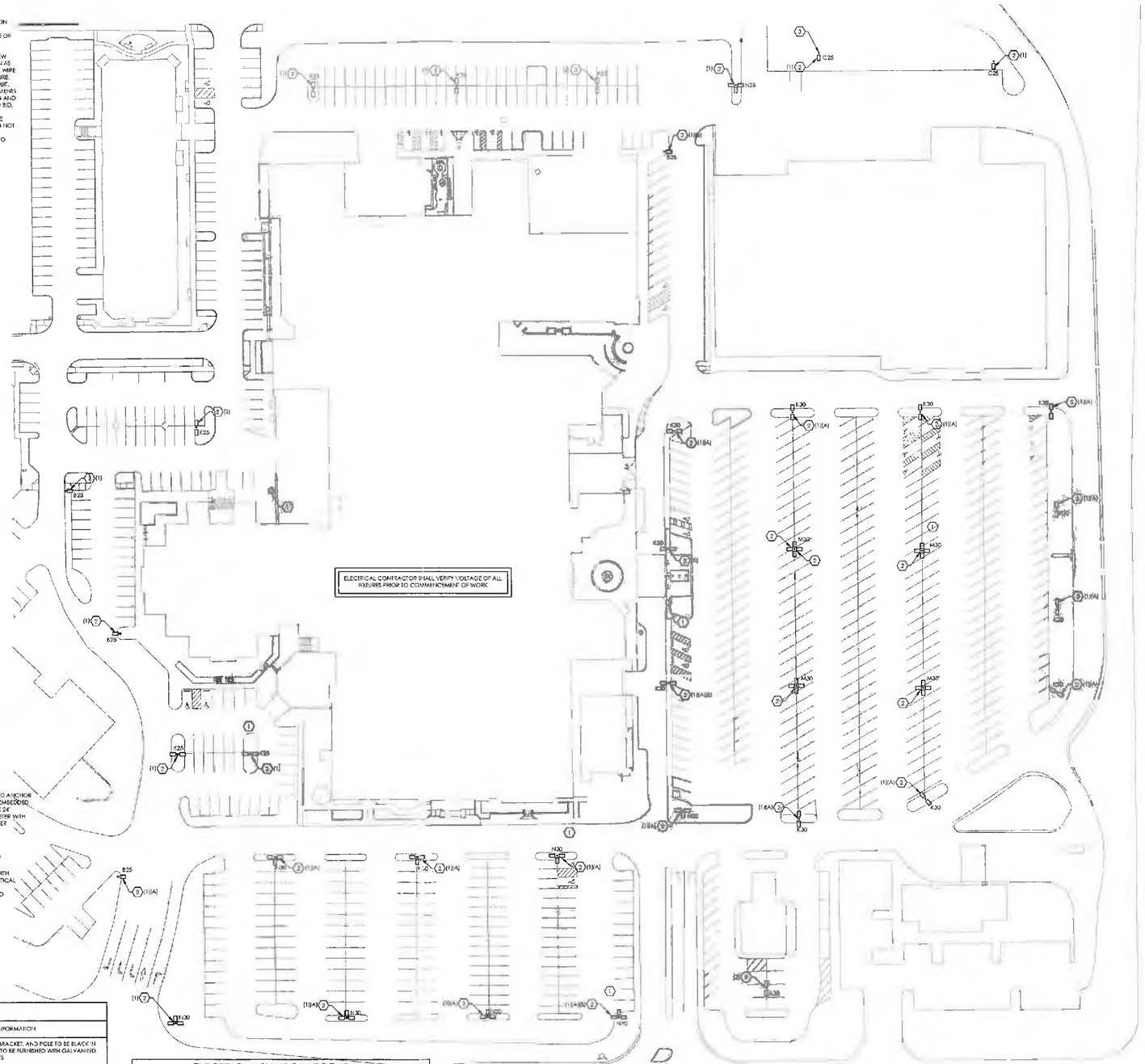
ELECTRICAL CODED NOTES

1. ELECTRICAL CONTRACTOR SHALL COORDINATE DEMOLITION REQUIREMENTS OF POLE WITH GENERAL CONTRACTOR OR STRUCTURAL ENGINEER. PROVIDE JUNCTION BOX IN PLACE OF DEMOLISHED FIXTURE.
2. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL NEW POLES AND HEADS ON NEW OR EXISTING BASES AS SHOWN AS DIRECTED BY THE OWNER AND/OR STRUCTURAL ENGINEER. WIRE NEW POLE TO EXISTING CIRCUIT PREVIOUSLY SERVING FIXTURE. PROVIDE A MINIMUM (2) #10 & (1) #12 GRD IN 3/4" CONDUIT. E.C. SHALL BE RESPONSIBLE FOR COORDINATING REQUIREMENTS OF RE-USING EXISTING CONCRETE BASES OR DEMOLISHING AND INSTALLING NEW CONCRETE BASES WITH OWNER PRIOR TO BID.
3. EXISTING ELECTRICAL EQUIPMENT LOCATED ON POLE TO BE RE-ROUTED TO A STAND ALONE UNISTRUT SUPPORT SYSTEM NOT ON POLE. RELOCATE ALL FEEDERS AND BRANCH CIRCUIT WIRING AND INSTALL NEW COMPONENTS AS NECESSARY TO PROPERLY MAINTAIN EXISTING CIRCUITING.

NEW POLE BASE REQUIREMENTS AND LOCATIONS TO BE DETERMINED BY OWNER. E.C. SHALL COORDINATE ALL NEW POLE BASE LOCATIONS AND WORK REQUIRED WITH OWNER AND BASED ON ACTUAL SITE CONDITIONS.



A POLE BASE DETAIL
N.T.S.



N SITE ELECTRICAL PLAN
SCALE: 1" = 40'-0"

SITE LIGHT FIXTURE SCHEDULE

FIXTURE ID	DESCRIPTION	LAMP TYPE	HEAD QTY	VOLTAGE	LUMENS PER LAMP	ADDITIONAL INFORMATION
B25	SINGLE HEAD POLE FIXTURE (TYPE III DISTRIBUTION) BEACON PRODUCTS CAT# VP-L-9ANB-220-5K-T3-(VOLTAGE TBD)-RA-BST VALMONT POLE (25) CAT# DS340-R450V250-D1-FP-BK	VIPER 220W-T2 LED, 220W	1	TBD	20551	FIXTURE, ARM BRACKET, AND POLE TO BE BLACK IN COLOR. POLE TO BE FURNISHED WITH GALVANIZED ANCHOR BOLTS
C25	SINGLE-SAD POLE FIXTURE (TYPE IV DISTRIBUTION) BEACON PRODUCTS CAT# VP-L-9ANB-220-5K-T4-(VOLTAGE TBD)-RA-BST VALMONT POLE (25) CAT# DS340-R450V250-D1-FP-BK	VIPER 220W-T2 LED, 220W	1	TBD	20267	FIXTURE, ARM BRACKET, AND POLE TO BE BLACK IN COLOR. POLE TO BE FURNISHED WITH GALVANIZED ANCHOR BOLTS
K25	DUAL HEAD POLE FIXTURE (TYPE V RECTANGULAR DISTRIBUTION) BEACON PRODUCTS CAT# VP-L-9ANB-220-5K-T5R-(VOLTAGE TBD)-RA-BST VALMONT POLE (25) CAT# DS340-R450V250-D2-FP-BK	VIPER 220W-T2 LED, 440W	2	TBD	20267	FIXTURE, ARM BRACKET, AND POLE TO BE BLACK IN COLOR. POLE TO BE FURNISHED WITH GALVANIZED ANCHOR BOLTS
K30	DUAL HEAD POLE FIXTURE (TYPE V RECTANGULAR DISTRIBUTION) BEACON PRODUCTS CAT# VP-L-9ANB-220-5K-T5R-(VOLTAGE TBD)-RA-BST VALMONT POLE (30) CAT# DS340-R500L300-D2-FP-BK	VIPER 220W-T2 LED, 440W	2	TBD	20267	FIXTURE, ARM BRACKET, AND POLE TO BE BLACK IN COLOR. POLE TO BE FURNISHED WITH GALVANIZED ANCHOR BOLTS
M30	QUAD HEAD POLE FIXTURE (TYPE V RECTANGULAR DISTRIBUTION) BEACON PRODUCTS CAT# VP-L-9ANB-220-5K-T5R-(VOLTAGE TBD)-RA-BST VALMONT POLE (30) CAT# DS340-R500L300-D4-FP-BK	VIPER 220W-T2 LED, 880W	4	TBD	20267	FIXTURE, ARM BRACKET, AND POLE TO BE BLACK IN COLOR. POLE TO BE FURNISHED WITH GALVANIZED ANCHOR BOLTS
N30	TRIPLE HEAD POLE FIXTURE (TYPE IV DISTRIBUTION) BEACON PRODUCTS CAT# VP-L-9ANB-220-5K-T4-(VOLTAGE TBD)-RA-BST VALMONT POLE (30) CAT# DS340-R500L300-D3-FP-BK	VIPER 220W-T2 LED, 660W	3	TBD	20267	FIXTURE, ARM BRACKET, AND POLE TO BE BLACK IN COLOR. POLE TO BE FURNISHED WITH GALVANIZED ANCHOR BOLTS

ELECTRICAL SYMBOL LEGEND

	NON-FUSED DISCONNECT SWITCH
	JUNCTION BOX CONNECTION FOR EQUIPMENT. E.C. SHALL CONFIRM EXACT CONNECTION REQUIREMENTS. I.E. DIRECT CONNECTION, STRAIGHT BLADE, OR TWISTLOCK RECEPTACLE FOR ALL EQUIPMENT
(1)	EXISTING SQUARE POLE BASE
(2)	EXISTING 24" ROUND POLE BASE
(A)	EXISTING POLE MOUNTED TRANSFORMER WITH WEATHERPROOF GFCI RECEPTACLE. E.C. SHALL COORDINATE WITH OWNER TO DETERMINE IF NEW WEATHERPROOF RECEPTACLES ARE DESIRED AT THESE LOCATIONS AND COORDINATE LOCATION OF STEP-DOWN TRANSFORMER (NOT ON POLE).
(B)	EXISTING EXTERIOR PIPE ENTERING POLE TO BE RELOCATED AS NECESSARY TO ACCOMMODATE NEW POLE ON EITHER NEW CONCRETE BASE OR EXISTING BASE

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ENGINEERING GROUP, LTD.
143 E MAIN ST SUITE 201
COLUMBUS, OHIO 43215
614-225-1580
EMENGINEERINGGROUP.COM

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PROJECT NUMBER: **150222**
DESIGN BY: **JWH**

SHOPS AT WORTHINGTON PLACE

SITE LIGHTING

7727 HIGH STREET
COLUMBUS, OHIO 43085

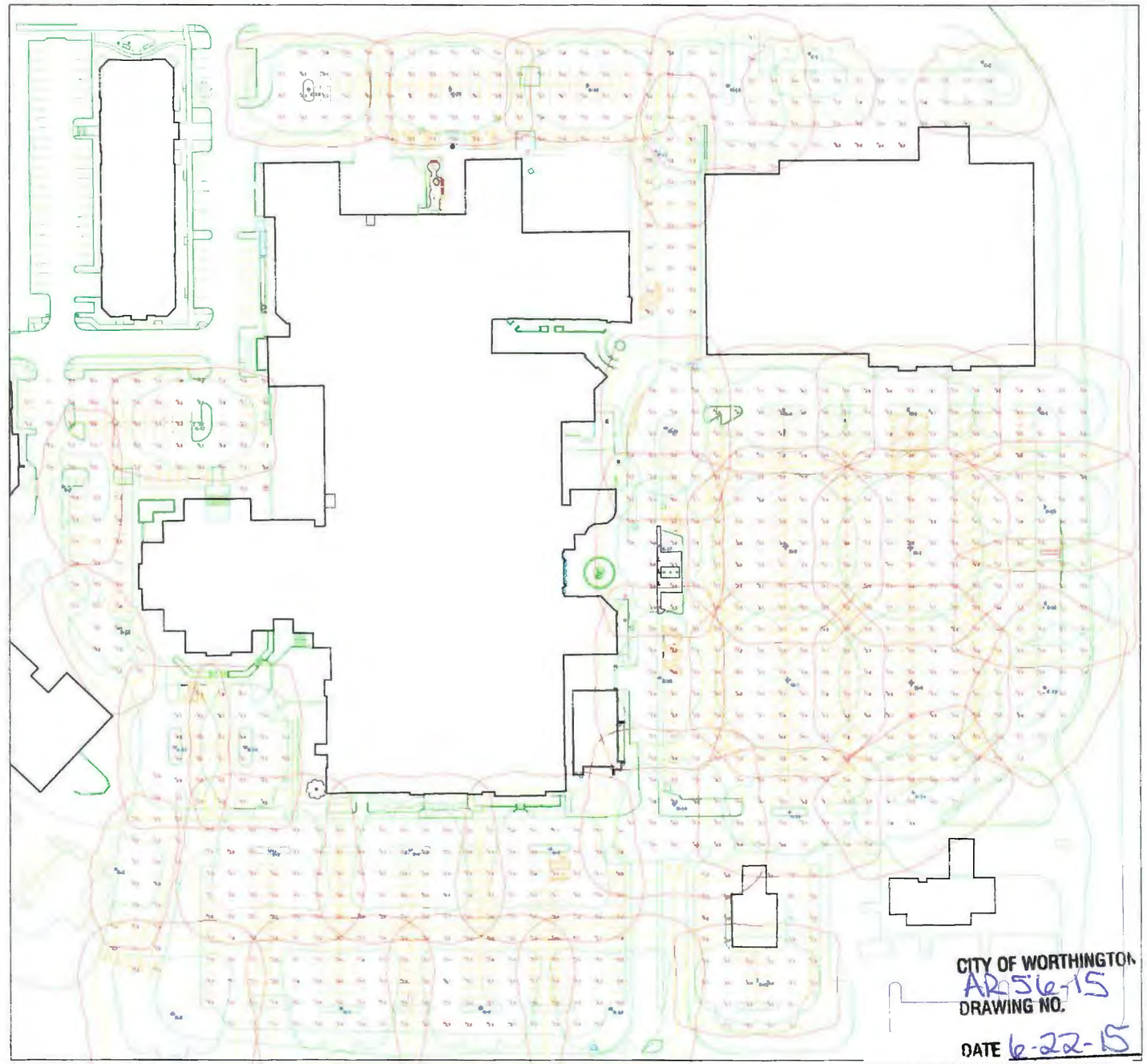
MAY 26, 2015

SITE ELECTRICAL PLAN

SE1.0

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Total Lamp Lumens	LLD	Total Watts
	B	4	BEACON PRODUCTS	96NB-220-T3	VIPER 220W-T2	96 NICHIA LEDS	1	VP-L-96NB-220-T3 (1).ies	26551	0.9	220
	C	1	BEACON PRODUCTS	96NB-220-T4-SK	VIPER 220W-T2	96 NICHIA LEDS	1	VP-L-96NB-220-T4 (1).ies	22287	0.9	217.1
	K	18	BEACON PRODUCTS	2198 NILEDS AT 700 mA WITH TYPE TSR LENS	96NB-220-TSR	98 NICHIA LEDS	1	VP-L-96NB-220-TSR.ies	21967	0.9	440
	M	4	BEACON PRODUCTS	2198 NILEDS AT 700 mA WITH TYPE TSR LENS	96NB-220-TSR	96 NICHIA LEDS	1	VP-L-96NB-220-TSR.ies	21967	0.9	880
	N	9	BEACON PRODUCTS	96NB-220-T4-SK	VIPER 220W-T2	96 NICHIA LEDS	1	VP-L-96NB-220-T4 (1).ies	10267	0.9	551.3

Statistics Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Max/Avg
East Lot	+	4.0 fc	8.9 fc	1.4 fc	6.4:1	2.9:1	0.6:1
Entry Drive	+	2.8 fc	4.6 fc	1.0 fc	4.6:1	2.8:1	0.6:1
Kroger Loading	+	2.1 fc	7.2 fc	0.3 fc	24.0:1	7.0:1	3.3:1
North Lot	+	2.0 fc	6.8 fc	0.2 fc	34.0:1	14.0:1	0.4:1
South Lot	+	3.3 fc	11.2 fc	1.1 fc	10.2:1	3.0:1	3.3:1
SW Lot	+	4.4 fc	6.2 fc	2.8 fc	2.2:1	1.6:1	0.7:1
The Ohio Lot	+	2.4 fc	5.2 fc	0.1 fc	52.0:1	24.0:1	0.5:1
West Drive	+	1.8 fc	4.4 fc	0.5 fc	8.8:1	3.6:1	0.4:1
West Lot	+	1.8 fc	5.3 fc	0.1 fc	53.0:1	18.0:1	0.3:1



Plan View
Scale - 1" = 40'

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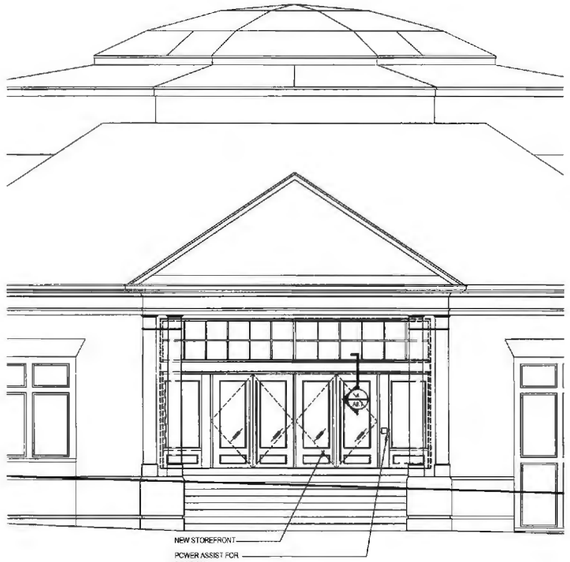
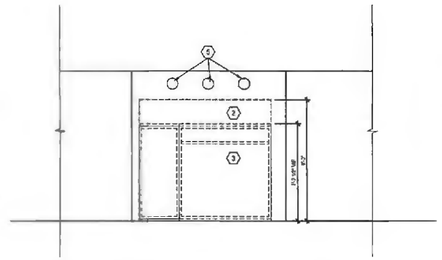
ALL POLES 25' TALL EXCEPT IN EAST AND SOUTH LOT. USE 30' POLES IN THESE LOTS.
PROVIDE 3' TALL CONCRETE BASE WHERE EXISTING POLE BASES EXTEND ABOVE GRADE.

Shops at Worthington Place
Site Photometrics

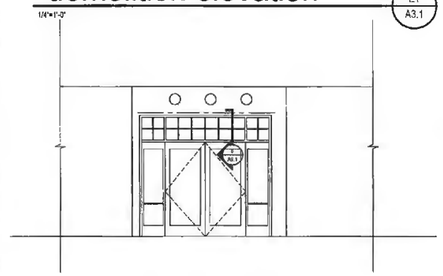
Designer
KDB
Date
5/11/2015
Scale
Not to Scale
Drawing No.
Summary



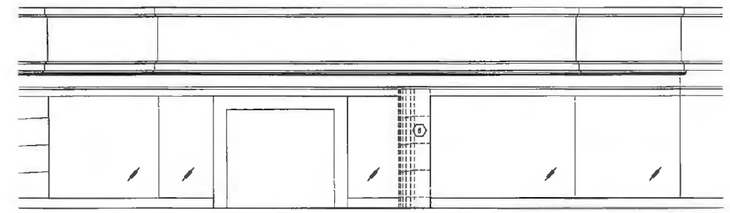
elevation F A3.1
1/4"=1'-0"

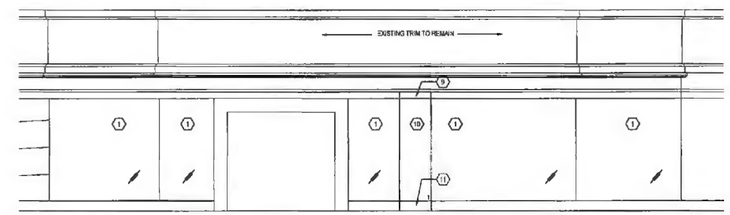


demolition elevation E1 A3.1
1/4"=1'-0"



elevation E A3.1
1/4"=1'-0"

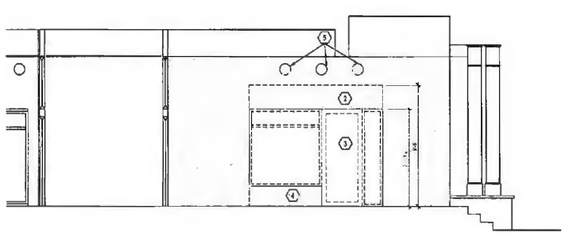




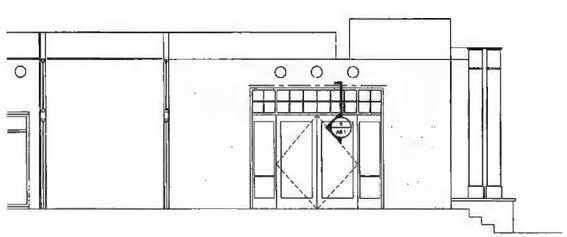
elevation D A3.1
1/4"=1'-0"

CODED ELEVATION NOTES

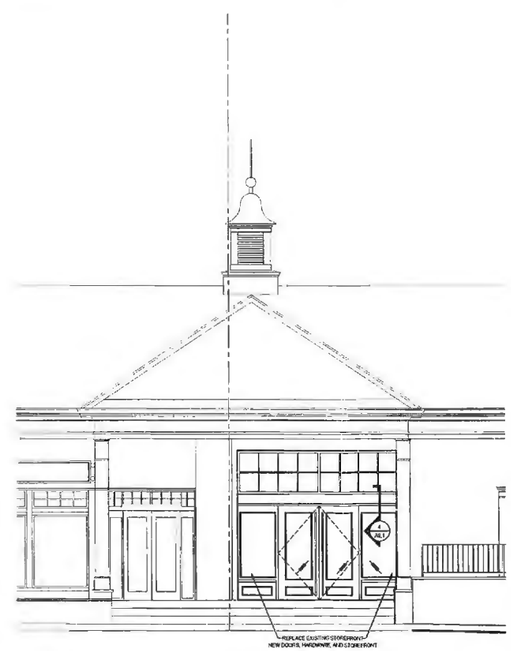
1. EXISTING STOREFRONT SYSTEM TO REMAIN. PROTECT DURING DEMOLITION
2. CUT OPENING ABOVE EXISTING STORE FRONT TO CREATE 9'-6" HIGH OPENING FOR NEW STORE FRONT SYSTEM PROVIDE LINTEL, SEE STRUCTURE DRAWING.
3. REMOVE EXISTING STOREFRONTS SYSTEM INCLUDING DOOR HARDWARE AND DEPOT, PREPARE FINISHES TO REMAIN TO RECEIVE NEW WORK.
4. DEMOLISH MASONRY NEW WALL UNDERNEATH EXISTING STOREFRONT SYSTEM. PATCH AND PREP FLOOR TO REMAIN FOR NEW STOREFRONT AND FUTURE FLOOR FINISH.
5. EXISTING LIGHT FIXTURE TO REMAIN
6. NEW STORE FRONT SYSTEM
7. CUT IN NEW W SHELF LINTEL OR PRECAST CONCRETE / MASONRY LINTEL CAPABLE OF SUPPORTING 450 PLF, LIMIT DEFLECTION TO 3/16" (MAX) IF SUPPORTING BRICK VENEER BRICK TO BE SUPPORTED BY 3"X3"X3/8" STD STEEL ANGLE (GALVANIZE ANGLE AT EXTERIOR) INSTALLED WITH LONG LEG VERTICAL, MIN BEARING OF 4"INSIDE TO BE 8" EACH END.
8. CAREFULLY REMOVE THE EXISTING DECORATIVE WINE WALL. SAW CUT INTERIOR DRYWALL AND WOOD PANEL 3'4" NEAT FROM STORE FRONT TO CREATE NEW OPENING. PROTECT EXISTING STORE FRONT GLASS, BASE AND WOOD TRIM. PROTECT EXISTING DRYWALL CEILING AND SUPPORT AT WORK AREA.
9. FILL IN WOOD SIDE WITH FINISH MATERIAL ATTACHED OF OPENING TO MATCH EXISTING. PATCH AND PAINT EXISTING AS REQUIRED. ENSURE FLUSH AND EVEN FINISH.
10. PROVIDE NEW 3 MM MTL STUD WALL WITH 5/8" TYPE X GYP BOARD (PROVIDE 1 LAYER ON WALL SIDE EXCEPT AT TILE BASE TILE AND WALL TO BE FLUSH). PAINT TO MATCH WALL ABOVE. FLUSH FACE OF NEW WALL SUCH THAT TILE BASE IS FLUSH WITH EXISTING.
11. PROVIDE NEW TILE AT BASE OF WALL TO MATCH EXISTING. ALIGN NEW TILE WITH EXISTING. TOOTHSIN AS REQUIRED.



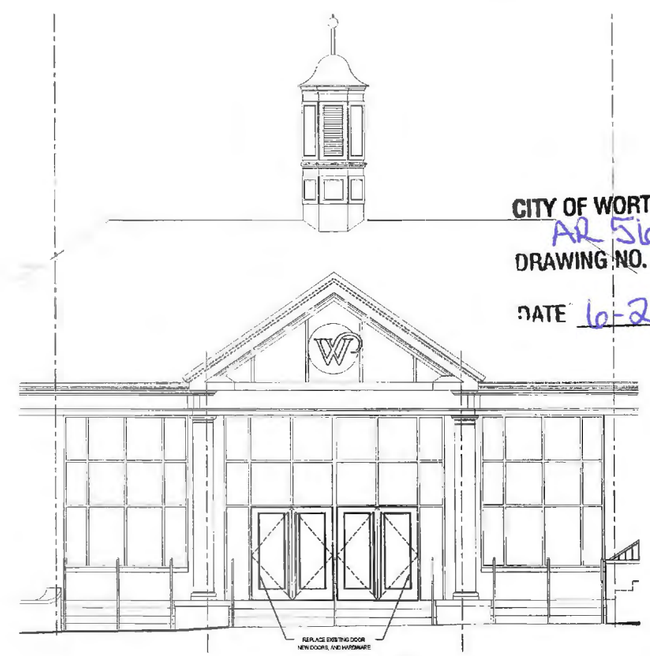
demolition elevation C1 A3.1
1/4"=1'-0"



elevation C A3.1
1/4"=1'-0"



north west vestibule elevation B A3.1
1/4"=1'-0"



south elevation A A3.1
1/4"=1'-0"

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m+a
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Renovations to the Shops at Worthington Place
SWP - MISC STOREFRONT REVISIONS
7227 N. High St. | COLUMBUS, OH 43219 |

STATE OF OHIO
LORI A. BONGIORNO
11082
REGISTERED ARCHITECT
LORI A. BONGIORNO #11082
EXPIRATION DATE 12-31-2015

REVISION

PROJECT NUMBER
2015.030
DRAWN BY
FZ
DATE
July 06, 2015

ELEVATION
A3.1

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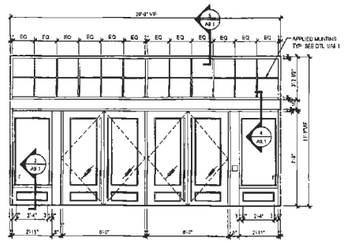
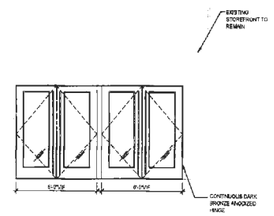
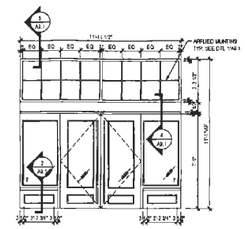
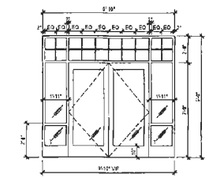


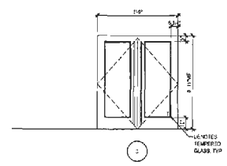


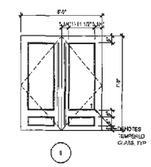


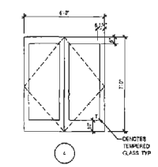


storefront types

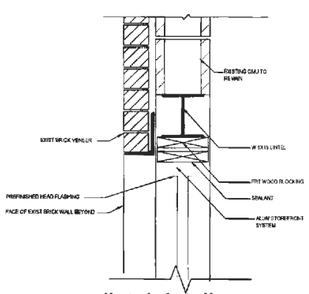
DOOR & FRAME SCHEDULE									
DOOR NO	DOOR SIZE	DOOR TYPE	DOOR MAT. FINISH	FRAME TYPE	FRAME MAT. FINISH	SHEET NO	DETAIL	HDWR SET	REMARKS
011A	(2) 3070	C	ALUM. STOREFRONT	-	ALUM. STOREFRONT	-	-	1	WHITE
011B	(2) 3070	C	ALUM. STOREFRONT	-	ALUM. STOREFRONT	-	-	1	WHITE
011C	(2) 3070	C	ALUM. STOREFRONT	-	ALUM. STOREFRONT	-	-	2	WHITE
011D	(2) 3070	C	ALUM. STOREFRONT	-	ALUM. STOREFRONT	-	-	4	WHITE
208A	(2)3070	B	ALUM. STOREFRONT	2	ALUM. STOREFRONT	-	-	3	DARK BRONZE ANODIZED
208B	(2) 3070	B	ALUM. STOREFRONT	2	ALUM. STOREFRONT	-	-	1	DARK BRONZE ANODIZED
209A	(2)3070	A	ALUM. STOREFRONT	1	ALUM. STOREFRONT	-	-	4	DARK BRONZE ANODIZED
209B	(2)3070	A	ALUM. STOREFRONT	1	ALUM. STOREFRONT	-	-	5	DARK BRONZE ANODIZED
603A	(2)3070	B	ALUM. STOREFRONT	2	ALUM. STOREFRONT	-	-	4	DARK BRONZE ANODIZED
603B	(2)3070	B	ALUM. STOREFRONT	2	ALUM. STOREFRONT	-	-	2	DARK BRONZE ANODIZED
603C	(2)3070	B	ALUM. STOREFRONT	2	ALUM. STOREFRONT	-	-	1	DARK BRONZE ANODIZED
603D	(2)3070	B	ALUM. STOREFRONT	2	ALUM. STOREFRONT	-	-	1	DARK BRONZE ANODIZED







door types



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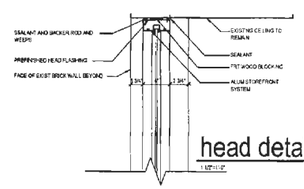

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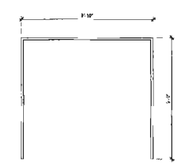
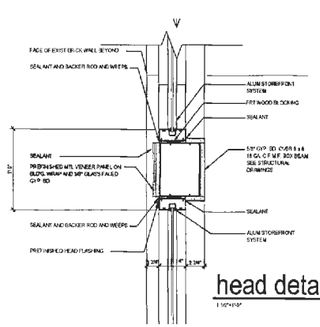


frame types



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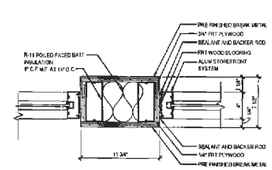

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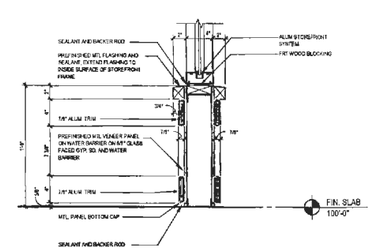

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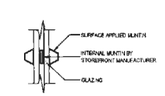

muntin detail 1 / A9.1

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DOOR SCHEDULE AND FRAME TYPES
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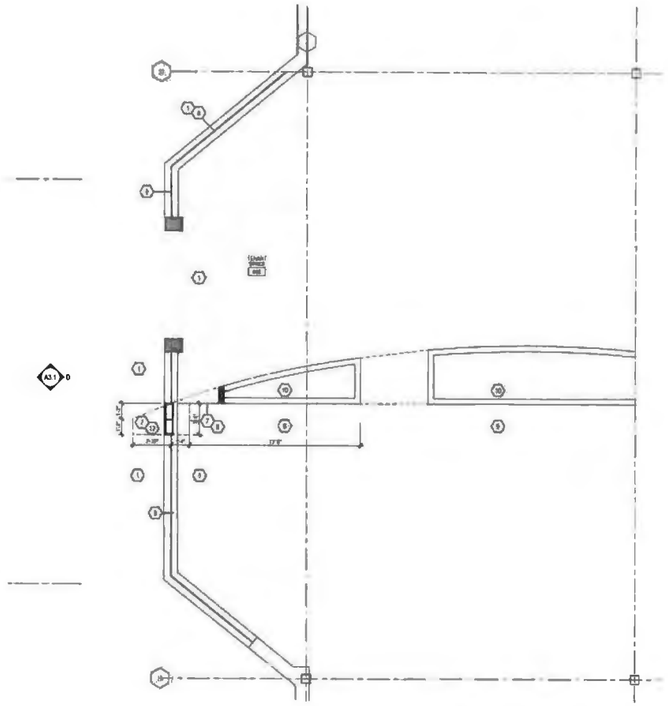
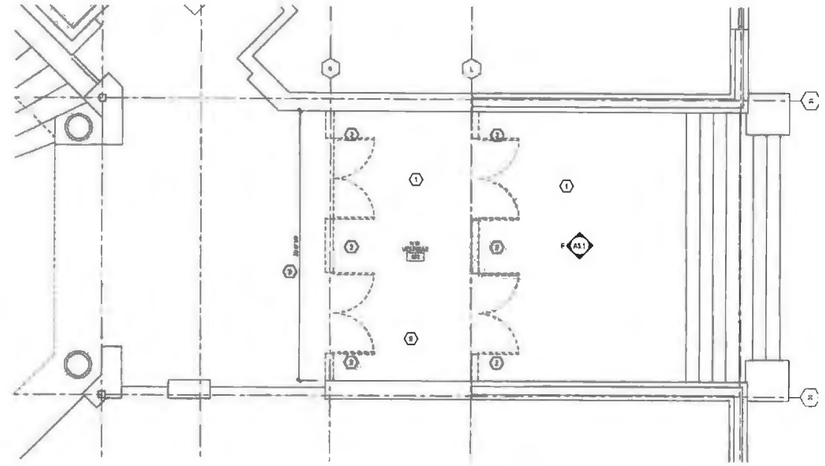
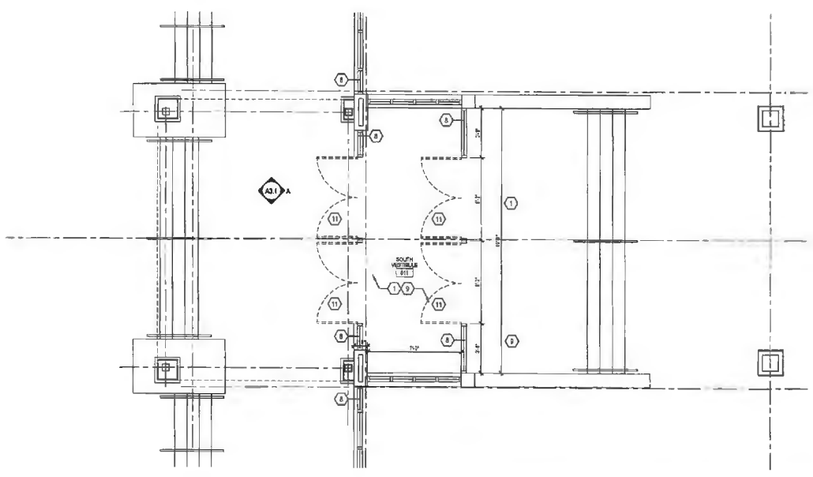


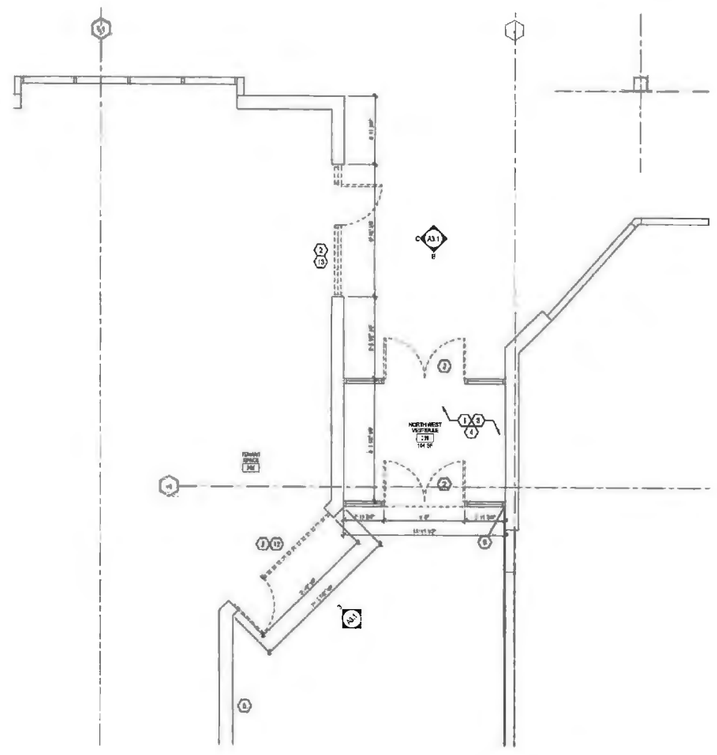
first floor demolition plan



first floorl demolition plan



first floorl demolition plan



first floor demolition plan

GENERAL DEMOLITION NOTES

1. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
2. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
3. EACH CONTRACTOR SHALL VISIT THE PROJECT SITE TO REVIEW THE EXISTING CONDITIONS PRIOR TO THE START OF DEMOLITION.
4. SEE STRUCTURAL DRAWINGS FOR ALL WORK RELATED TO BOTH THE NEW AND EXISTING STRUCTURES. GENERAL CONTRACTOR IS TO NOTIFY THE STRUCTURAL ENGINEER OF ALL UNKNOWN CONDITIONS.
5. ALL SUB-CONTRACTORS ARE TO COORDINATE WITH THE GENERAL CONTRACTOR AND REPORT REVIEWING ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
6. NOTIFY OWNER'S REPRESENTATIVE OF ANY HAZARDOUS MATERIALS REQUIRED TO BE REMOVED PRIOR TO COMMENCEMENT OF DEMOLITION.
7. DEMOLITION CONTRACTOR IS TO PROVIDE PROPER VENTILATION OF ALL VAPOR, EXHAUST, AND FUMES THAT ARE CREATED AS A RESULT OF DEMOLITION.
8. LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF DEMOLITION. RELOCATE AS REQUIRED. SEE PLUMBING, MECHANICAL, AND ELECTRICAL SHEETS.
9. MAINTAIN EXISTING UTILITY SERVICES. PROTECT DURING DEMOLITION AND CONSTRUCTION. PROVIDE TEMPORARY SERVICES IF INTERRUPTION OF SERVICES IS REQUIRED. PROVIDE TEMPORARY SERVICES IN COMPLIANCE WITH GOVERNING AUTHORITY.
10. GENERAL CONTRACTOR SHALL PROVIDE REQUIRED PROTECTION FROM WEATHER FOR THE EXISTING BUILDING INTERIOR.
11. ERECT BARRICADE AND DUST BARRIER PRIOR TO ANY DEMOLITION OF THE EXISTING SPACES. COORDINATE WITH THE LANDLORD'S REPRESENTATIVE FOR LOCATIONS PRIOR TO CONSTRUCTION.
12. ALL ABANDONED ELECTRICAL/TELEPHONE/DATA CONDUIT, PLUMBING LINES AND MECHANICAL DUCTWORK MUST BE REMOVED TO THE POINT OF ORIGIN, OR CAPPED AT THE DEMARCIN (PRIOR WORK) WITH OR TO A POINT DESIGNATED BY THE LANDLORD. REFER TO MECHANICAL AND ELECTRICAL DEMOLITION PLAN FOR DEMOLITION REQUIREMENTS. COORDINATE WITH THE LANDLORD.
13. EXERCISE CARE DURING DEMOLITION SO AS NOT TO DAMAGE OR DISRUPT UTILITIES OR SPRINKLER MAIN LINES WHICH MIGHT RUN THROUGH THIS SPACE TO REMAIN OF NEIGHBORING SPACES OR OTHER TENANTS. ALL EXISTING SPRINKLER MAIN PIPING PASSING THROUGH SPACE TO REMAIN ASIS.
14. ON ALL EXISTING VESTIBULE WALLS - IF DEMOLITION WORK IS REQUIRED OR IF DEMOLITION WORK EFFECTS EXISTING WALL, PATCH AND REPAIR TO MATCH EXISTING WALL CONDITIONS.
15. ADJACENT TENANTS TO REMAIN OPEN DURING BUSINESS HOURS. UTILITY SERVICES TO REMAIN. PROVIDE UNINTERRUPTED SERVICES TO ADJACENT TENANTS THAT ARE OPEN DURING NORMAL BUSINESS HOURS.

CODED DEMO PLAN NOTES

1. EXISTING FLOOR FINISH TO REMAIN.
2. EXISTING STOREFRONT SYSTEM TO BE REMOVED. REFER TO SHEET A3.1 FOR NEW WALL PATCH & PREP FINISHES TO REMAIN AS REQUIRED
3. REMOVE EXISTING ACOUSTICAL CEILING TILES, ASSOCIATED FRAMERS AND HARDWARE. REFER TO CODED NOTE 4 FOR ADDITIONAL INFORMATION
4. REMOVE EXISTING LIGHT FIXTURE. RELAMPS TO BE REVISED IN SAME LOCATION.
5. EXISTING SIGNAGE TO REMAIN
6. EXISTING SAFETY CAMERA TO REMAIN.
7. CAREFULLY REMOVE THE EXISTING EXISTIOR WING WALL. COMPLETE SAW CUT INTERIOR DRYWALL AND WOOD PANEL 2'-0" NEW FROM STOREFRONT TO CREATE SPACING. PROTECT EXISTING STORE FRONT GLASS, SHEET AND WOOD TRIM. PROTECT EXISTING DRYWALL CEILING AND REPIT AT WORKING AREA.
8. EXISTING STOREFRONT SYSTEM TO REMAIN.
9. EXISTING DRYWALL CEILING TO REMAIN.
10. EXISTING DRYWALL AND WOOD PANELS TO REMAIN.
11. REMOVE EXISTING DOOR, REPLACE WITH NEW DOOR. SEE SHEET A3.1. MODIFY EXISTING FRAME AS REQUIRED TO ACCOMMODATE NEW DOORS.
12. PREPARE EXISTING CONCRETE SLAB TO RECEIVE NEW FINISH. REMOVE EXISTING FILLER REQUIRED TO TOOTHIN NEW WHOLE TILES.
13. CUT OPENING IN EXISTING MASONRY WALL AREAS TO ACCOMMODATE NEW STOREFRONT. PATCH AND PREP MASONRY TO REMAIN FOR NEW STOREFRONT AND LINTEL. PAINT AS REQUIRED TO MATCH EXISTING.

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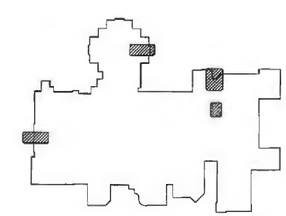

key plan

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Renovations to the Shops at Worthington Place
SWP - MISC STOREFRONT REVISIONS

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FIRST FLOOR DEMOLITION PLAN

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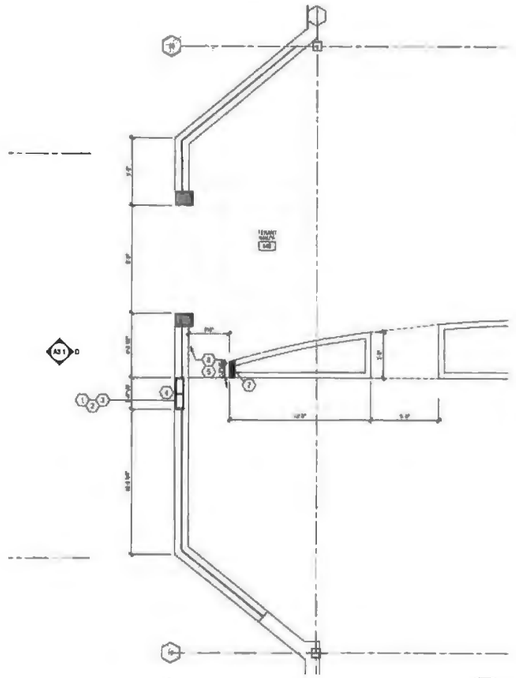

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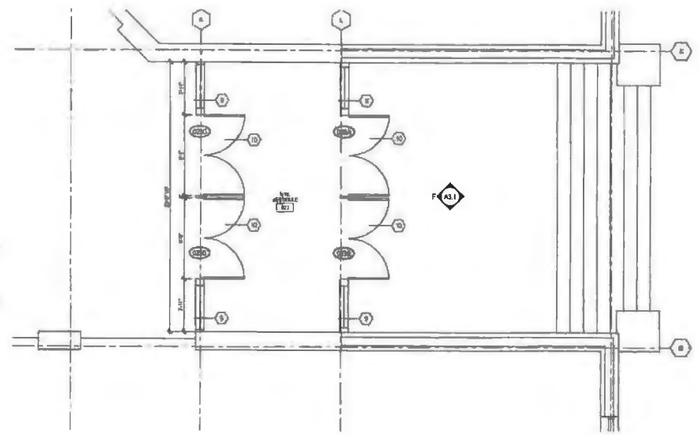

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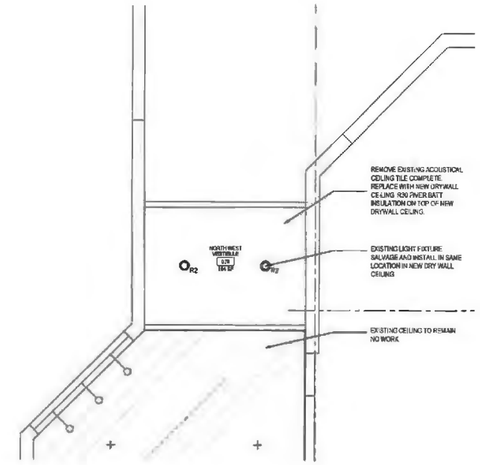
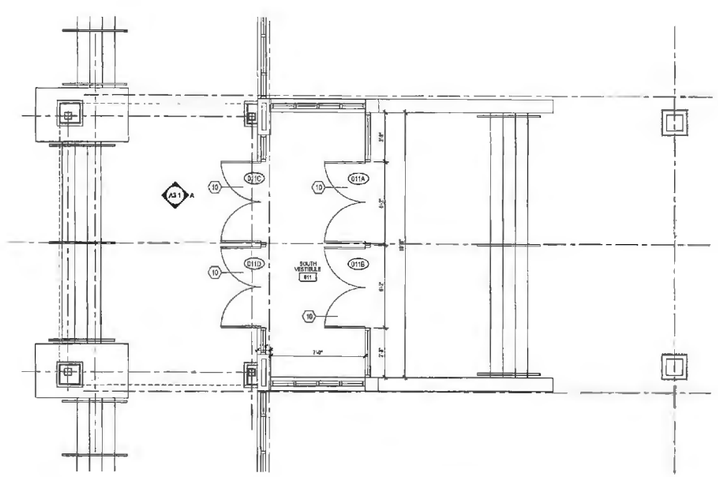


reflected ceiling plan



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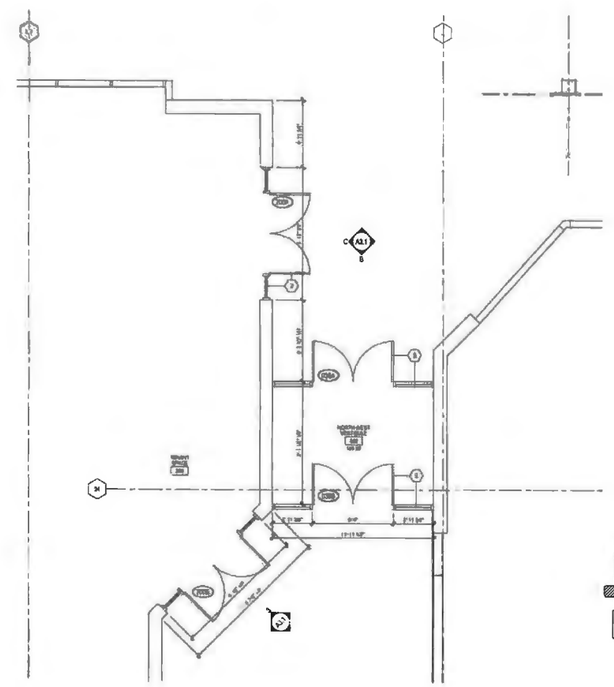

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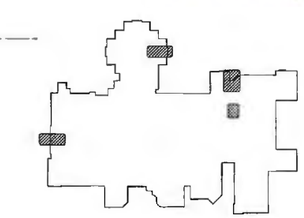

key plan

GENERAL FLOOR PLAN NOTES

1. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.

CODED FLOOR PLAN NOTES

1. FILL PLYWOOD BLOCK AT HEAD OF OPENING WITH WOOD MATERIAL TO MATCH EXISTING. PATCH AND PAINT AND ENSURE FLUSH FINISH.
2. PROVIDE NEW 3/4" MTL STUD WALL WITH 2 LAYERS OF 5/8" GYP BD ON 4 SIDES. PROVIDE 2 LAYERS ON WALL SIDE EXCEPT AT TILE BASE TILE AND WALL TO BE FLUSH FIRST TO MATCH WALL ABOVE. ALIGN FACE OF NEW WALL SUCH THAT TILE BASE FITS FLUSH WITH EXISTING.
3. PROVIDE NEW TILE AT BASE OF WALL TO MATCH EXISTING. ALIGN NEW TILE WITH EXISTING. SOCKS IN AS REQUIRED.
4. TOOTH IN NEW TILE FROM WALL. ATTIC STOCK ENSURE FLUSH AND SMOOTH TRANSITION WITH EXISTING FLOOR TO REMAIN.
5. STOCK CLEAN EXISTING BLAB TO REMAIN REMOVE ALL DEBRIS. PATCH SLAB TO REMAIN AS REQUIRED TO ACCEPT FUTURE FLOOR FINISH.
6. NOT USED
7. CAP EXISTING NEW DRYWALL. PROVIDE BLOCKING AS REQUIRED. FINISH TO MATCH EXISTING CORRT.
8. PROTECT EXISTING CEILING DURING DEMOLITION. PATCH BORRT AND CLEAN AS REQUIRED.
9. NEW STOREFRONT SYSTEM SEE SHEET A3.1 FOR DETAILS
10. NEW DOORS AND HARDWARE SEE SHEET A3.1 FOR ELEVATION.

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FIRST FLOOR PLAN

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