120 McDowell Street, Columbus 43215
District: East Franklinton
Sub-District: Arts and Innovation
Case Number: Z81-046
General Zoning Category: Multi-family

Project Developer
Franklinton Development Association
480 W. Town Street
Columbus, OH 43215
ph (614) 275-4988
fx (888) 445-8420
JimSweeney@franklinton.org

Architect
M+A Architects
Brian Bode, Project Manager
775 Yard Street, Suite 325
Columbus, OH 43212
ph (614) 764-0407
fx (614) 764-0237
brianb@meachamapel.com

Zoning Information

Existing Zoning = East Franklinton Mixed Use Zoning District

Lot area = 22,731 s.f. = 0.5218 acres
Lot coverage = 49%

Parking
Parking = 1 car garage per unit for total of 18

Building Square Footage
Building Type A: 3,748 sq ft
Building Type B: 1,867 sq ft
Building Frontage on McDowell: 76%
Max Building Height: 3 stories/45 ft

Dimensional Standards
Minimum Front Yard Setbacks: 0 feet
Maximum Front Yard Setback: 10 feet
Maximum Parking Setback: 5 feet
Minimum Fences and Masonry Walls Setback: 0 feet
Minimum Side Yard: 0 feet
Minimum Rear Yard: None
Minimum Lot Width: None
Minimum Lot Area: None
Minimum Building Frontage: 60 percent of lot width
Maximum Buidling Height: 5 stories or 60 feet

artistic illustration only - not for construction

2011.049

m+a architects
ma-architects.com

Franklinton Development Association
franklinton.org

WARNER JUNCTION

columbus, ohio

site plan
5.6.2014

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m+a architects

ma-architects.com

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franklinton.org

WARNER JUNCTION

columbus, ohio

rendering - state street
5.6.2014

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ma-architects.com

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WARNER JUNCTION

columbus, ohio

rendering - mcdowell street
5.6.2014

elevation along state street

elevation along mcdowell street

artistic illustration only - not for construction

2011.049

m+a architects

ma-architects.com

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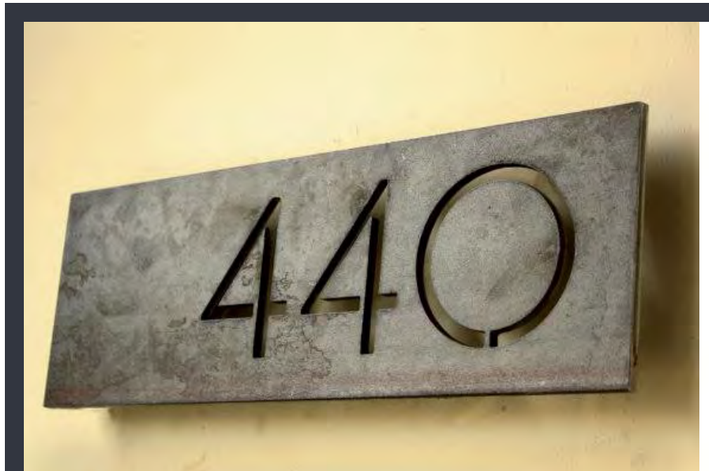
franklinton.org

WARNER JUNCTION

columbus, ohio

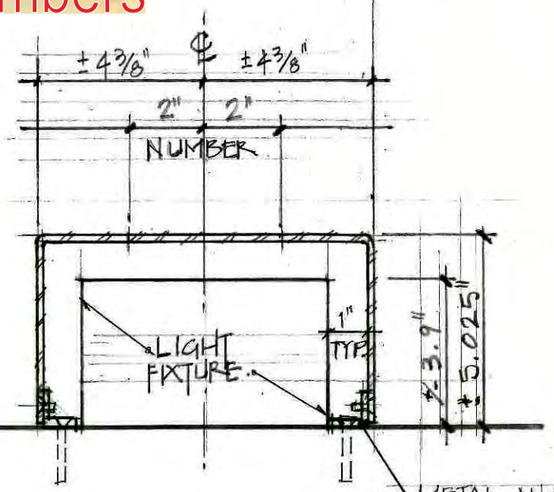
streetscape elevations

5.6.2014

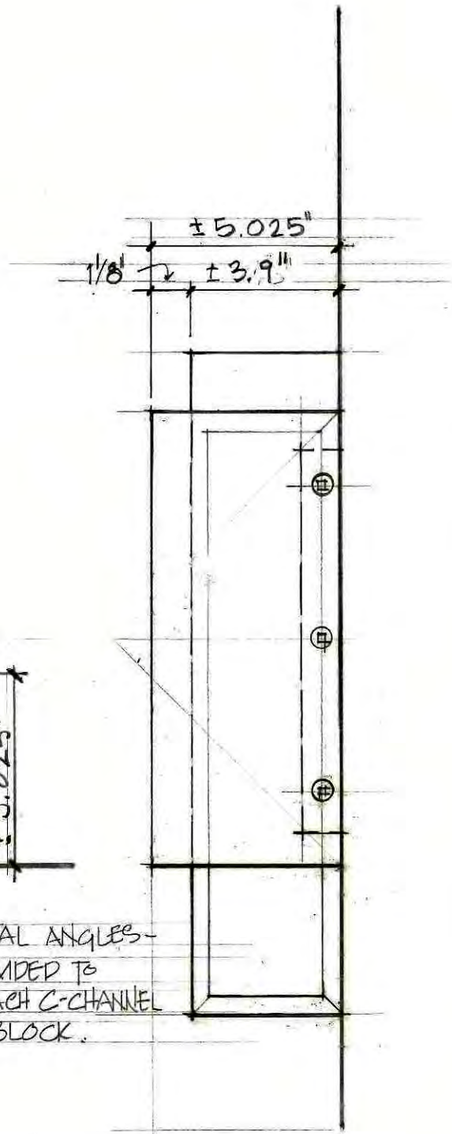


steel plate with cut numbers

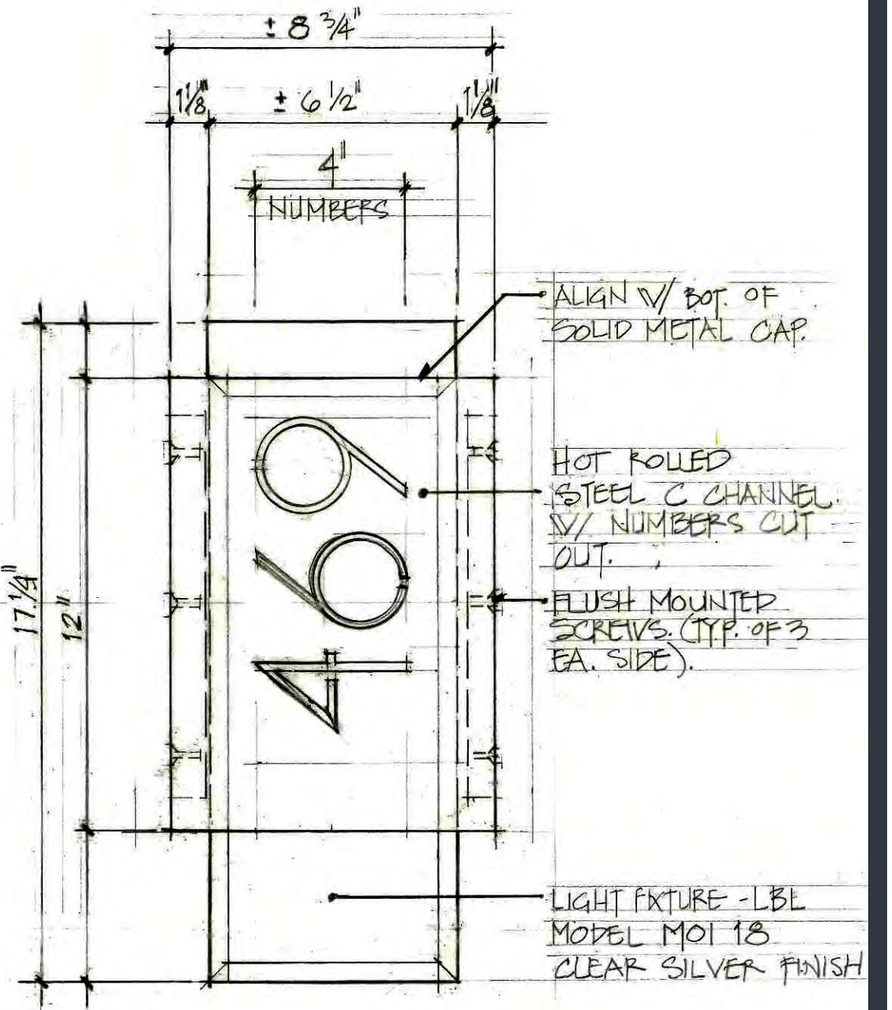
LBL MOI 18



SECTION
3" = 1'-0"



SIDE ELEVATION
3" = 1'-0"



FRONT ELEVATION
3" = 1'-0"

artistic illustration only - not for construction

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franklinton.org

WARNER JUNCTION

columbus, ohio

entry lights
5.6.2014

A NEW PROJECT FOR

WARNER JUNCTION

120 McDOWELL STREET | COLUMBUS, OHIO 43215 |

GENERAL NOTES

1. THIS PROJECT HAS BEEN DESIGNED UTILIZING THE PROVISIONS OF THE FOLLOWING CODES AND REGULATIONS:

   ZONING: COLUMBUS, OHIO

   BUILDING: RESIDENTIAL CODE OF OHIO (2013 EDITION)
   NATIONAL ELECTRICAL CODE (2008 EDITION)

   THE DRAWINGS ARE INTENDED TO GRAPHICALLY DEPICT THE GENERAL REQUIREMENTS FOR THE SCOPE OF WORK REQUIRED TO COMPLETE THE PROJECT. THEY DO NOT SHOW OR IDENTIFY EACH AND EVERY COMPONENT, MATERIAL, ITEM OR INSTALLATION METHOD NECESSARY TO MEET MANUFACTURERS OR REGULATORY REQUIREMENTS. SPECIFIC REGULATORY COMPLIANCE ITEMS OR PROVISIONS ARE IDENTIFIED AND/OR REFERRED TO BY INDICATION OF THE APPROPRIATE ASSEMBLY DESIGNATION OR GENERAL TERMINOLOGY. THE CONTRACTOR(S) SHALL BE REQUIRED TO FAMILIARIZE THEMSELVES WITH THE APPLICABLE CODE PROVISIONS, ASSEMBLY DESIGNATION OR MATERIAL IDENTIFIED AND SHALL COMPLETE THE PROJECT IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS.

2. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCING AND SAFETY REQUIREMENTS FOR THE PROJECT. EACH CONTRACTOR, SUBCONTRACTOR, LABORER OR OTHER PERSONS PERFORMING WORK ON THE PROJECT SITE SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE WORKPLACE & CONSTRUCTION SAFETY REGULATIONS PROMULGATED BY FEDERAL, STATE OR LOCAL AUTHORITIES, INCLUDING BUT NOT LIMITED TO, US DEPT. OF LABOR OCCUPATIONAL SAFETY & HEALTH ACT (OSHA), THE INDUSTRIAL COMMISSION OF THE STATE OF OHIO OR OTHER INDUSTRY REQUIREMENTS APPLICABLE TO CONSTRUCTION SITES AND SAFETY. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER IS SOLELY RESPONSIBLE FOR ASSURING THAT SITE SPECIFIC SAFETY REQUIREMENTS ARE DOCUMENTED AND DISSEMINATED TO ALL PARTIES AND SHALL MAINTAIN ALL REQUIRED RECORDS, FORMS, MANUALS, RULES OR OTHER DOCUMENTS AT THE SITE.

3. THE CONTRACTOR AND/OR THE APPLICABLE TRADE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES, PUBLIC OR PRIVATE, IN THE AREAS OF WORK PRIOR TO THE START OF WORK. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING THE COMPLETION OF THE PROJECT.

4. EACH SHEET CONTAINED IN THIS SET OF DRAWINGS IS AN INTEGRAL COMPONENT OF THE CONSTRUCTION DOCUMENTS FOR THE PROJECT. PORTIONS OF THE WORK DESCRIBED ON ONE SHEET MAY IMPACT, BE IMPACTED BY, OR RELY UPON INFORMATION OR WORK SHOWN ON THE OTHER SHEETS WITHIN DRAWINGS OR WITHIN THE SPECIFICATIONS. EACH CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK REQUIRED FOR THE ENTIRE PROJECT AND SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR RESPECTIVE PORTIONS WITH OTHER TRADES TO ASSURE THAT THE WORK PROGRESSES IN AN ORDERLY AND TIMELY FASHION.

5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. EACH CONTRACTOR, SUBCONTRACTOR OR OTHER PERSON PERFORMING WORK ON THE PROJECT SHALL REFER TO THE APPROVED DOCUMENTS FOR THE SCOPE OF WORK REQUIRED. USE OF BID SETS, LOOSE SHEETS OR OTHER ITEMS/DOCUMENTS NOT PART OF THE APPROVED DOCUMENTS IS DONE AT THE RESPECTIVE PARTIES SOLE RISK. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR MAINTENANCE AND SAFEKEEPING OF THE APPROVED DOCUMENTS.

6. DO NOT SCALE DRAWINGS. IF ANY DISCREPANCY IS FOUND OR ANY INFORMATION OR CLARIFICATION IS NEEDED WHICH CANNOT BE REASONABLY DETERMINED BY THE CONSTRUCTION DOCUMENTS, CONTACT THE ARCHITECT FOR RESOLUTION. IN CASE OF DISCREPANCY REGARDING THE QUANTITY OR QUALITY, THE HIGHER QUALITY OR GREATER QUANTITY SHALL BE PROVIDED UNLESS DIRECTED OTHERWISE BY THE OWNER OR ARCHITECT.

7. ALL WORK DESCRIBED HEREIN IS DESIGNED AND INTENDED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ('ADAAG'). FOR RENOVATIONS THE WORK IS DESIGNED TO COMPLY WITH THE ADAAG TO THE MAXIMUM EXTENT FEASIBLE WITH ALL ELEMENTS THAT CAN BE MADE ACCESSIBLE BEING MADE ACCESSIBLE UNLESS TECHNICALLY INFEASIBLE OR BEYOND APPLICABLE THRESHOLD REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THE WORK IS COMPLETED TO MEET THE APPLICABLE REQUIREMENTS AND SHALL BECOME FAMILIAR WITH THE APPLICABLE PROVISIONS BEFORE COMPLETING THE WORK DESCRIBED HEREIN.

8. UNLESS OTHERWISE NOTED, THE RIGHTS, RESPONSIBILITIES AND DUTIES OF THE CONTRACTOR, ARCHITECT AND OWNER, SHALL BE GOVERNED BY THE PROVISIONS OF AIA DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 2007 EDITION. IF ARCHITECT HAS NOT BEEN RETAINED FOR CONTRACT ADMINISTRATION DUTIES, THIS PROVISION SHALL NOT IMPOSE A GREATER REQUIREMENT ON THE ARCHITECT THAN THOSE CONTAINED IN THEIR AGREEMENT FOR PROFESSIONAL SERVICES.

9. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL APPLICABLE PERMITS RELATED TO THEIR PORTION OF THE WORK AND SHALL PAY ALL REQUIRED FEES TO SECURE SUCH APPROVALS. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL CERTIFICATES OF COMPLETION, INSPECTION OR OTHERWISE RELATED TO THEIR PORTION OF THE WORK.

10. THE CONTRACTOR SHALL PROVIDE FOR ALL REQUIRED ENGINEERING AND TESTING SERVICES REQUIRED BY THE OHIO BUILDING CODE AND/OR THE OWNER. THE CONTRACTOR SHALL PROVIDE FOR ENGINEERING AND TESTING INSPECTIONS FOR ALL FOUNDATION EXCAVATIONS, SUB GRADE SUPPORTING BUILDING AND PAVEMENT AREAS, FILL AND BACKFILL MATERIALS, GRANULAR BASE AND/OR CONTROLLED FILL OPERATIONS.

11. ALL FINISH ITEMS NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS OR SPECIFICATIONS, SUCH AS HARDWARE, PLUMBING AND ELECTRICAL FIXTURES, KITCHEN EQUIPMENT, SIGNAGE AND MATERIAL TEXTURES, AND COLORS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

12. EACH CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SHOP DRAWINGS AND/OR MATERIAL SAMPLES TO THE OWNER AND/OR ARCHITECT IF THE ARCHITECT IS PROVIDING CONTRACT ADMINISTRATION SERVICES. APPROVAL BY THE CONTRACTOR IS REQUIRED BEFORE SUBMISSION AND ALL APPROVALS SHALL BE RECEIVED BEFORE FABRICATION OR ORDERING.

13. PRE-FINISHED MATERIALS WHICH ARE DAMAGED EITHER BEFORE OR AFTER INSTALLATION SHALL BE REPLACED WITH NEW MATERIALS. ANY MATERIALS WHICH ARE FINISHED AFTER INSTALLATION WHICH ARE DAMAGED SHALL BE REPLACED OR REFINISHED AS THE OWNER MAY DIRECT.

14. ALL WORK, APPARATUS, FIXTURES AND THE STRUCTURE SHALL BE PROTECTED IN ALL RESPECTS FROM WEATHER, FROM ALL BUILDING HAZARDS, FIRE, UNNECESSARY INTRUSIONS, DUST, DIRT OR DEBRIS. HVAC SYSTEMS SHALL NOT BE OPERATED DURING CONSTRUCTION WITHOUT APPROVAL BY THE OWNER AND SHALL BE THOROUGHLY CLEANED BEFORE BEING PLACED IN FINAL OPERATION.

15. EACH CONTRACTOR SHALL FREQUENTLY CLEAN UP AND LEGALLY DISPOSE OF ALL TRASH AND DEBRIS DURING THE WORK. PRIOR TO OCCUPANCY, THE EACH CONTRACTOR SHALL PROVIDE FINAL CLEAN UP OF THE PROJECT, INCLUDING BUT NOT LIMITED TO: REMOVAL OF ALL ACCUMULATED TRASH, REMOVAL OF ALL SURPLUS BUILDING MATERIALS NOT OTHERWISE BEING LEFT FOR THE OWNER, CLEAN ALL GLASS SURFACES (INSIDE AND OUT), CLEAN AND POLISH ALL METAL SURFACES (DOOR HARDWARE, ETC.), VACUUM ALL FLOORS, MOP AND SCRUB ALL HARD SURFACE FLOORING, REMOVE ALL STAINS OR DIRT.

16. THIS PROJECT IS UTILIZING A DESIGN-BUILD DELIVERY APPROACH. THE ARCHITECT IS NOT PROVIDING SERVICES RELATIVE TO MECHANICAL, ELECTRICAL, PLUMBING OR SITE ENGINEERING SERVICES AND HEREBY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR THOSE PORTIONS OF THE WORK. EACH TRADE SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ALL NECESSARY DRAWINGS OR INFORMATION REQUIRED TO SECURE ALL APPROVALS BY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. EACH TRADE SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH OTHER TRADES AND THE ARCHITECTS DRAWINGS, HOWEVER, THE ARCHITECT WILL COORDINATE THE SUBSEQUENTIAL SUBMITTAL'S TO THE BUILDING DEPT, AS REQUIRED FOR PLAN APPROVAL.

17. THE ARCHITECT IS NOT PROVIDING SERVICES RELATIVE TO CONTRACT ADMINISTRATION FOR THIS PROJECT, INCLUDING BUT NOT LIMITED TO , FIELD OBSERVATION, SHOP DRAWING REVIEW OR APPLICATIONS FOR PAYMENT REVIEW. THE OWNER, CONTRACTOR, DESIGN-BUILDER OR SUCH OTHER PERSON OR ENTITY WHO MAY UTILIZE THESE CONTRACT DOCUMENTS SHALL BE SOLELY RESPONSIBLE FOR INTERPRETING SAID DOCUMENTS AND OBSERVING THE PROGRESS AND/OR QUALITY OF THE WORK TO DISCOVER, MITIGATE OR CORRECT ERRORS, INCONSISTENCIES OR OMISSIONS AND SAID PARTY OR PARTIES IF THEY AUTHORIZE DEVIATIONS FROM THESE CONTRACT DOCUMENTS, DOES HEREBY AGREE TO INDEMNIFY, HOLD HARMLESS AND/OR DEFEND THE ARCHITECT FROM AND AGAINST ANY CLAIMS OR CAUSES OF ACTION, LOSSES, DAMAGES OR EXPENSES RESULTING FROM OR ARISING OUT OF SUCH DEVIATIONS WHETHER OR NOT SUCH CLAIM, LOSS OR EXPENSE IS CAUSED IN PART BY A PARTY INDEMNIFIED BY THIS PROVISION.

CODE DATA

OCCUPANCY: RESIDENTIAL TOWN HOMES
USE GROUP: R-3

THIS BUILDING HAS BEEN DESIGNED UNDER THE PROVISION OF SECTION 310 O.B.C. FOR USE GROUP R-3, WHICH ALLOWS FOR RESIDENTIAL OCCUPANCIES IN BUILDINGS OF 3 STORIES OR LESS WHERE THE OCCUPANTS ARE PERMANENT AND SUCH DWELLING UNITS HAVE AN INDEPENDENT MEANS OF EGRESS TO BE DESIGNED UNDER THE PROVISIONS OF THE RESIDENTIAL CODE OF OHIO FOR ONE, TWO AND THREE-FAMILY DWELLINGS (R.C.O.)

EACH DWELLING MUST HAVE HAVE (1) HOUR SEPARATION AND EVERY TWO DWELLINGS MUST HAVE A (2) HOUR SEPARATION PER R.C.O. SECTION 317.2

CONSTRUCTION TYPE: 5B

UNIT A1 AREA: FIRST FLOOR: 649 SF
SECOND FLOOR: 657 SF
THIRD FLOOR: 657 SF
STAIR PENTHOUSE: 131 SF

UNIT A2 AREA: FIRST FLOOR: 613 SF
SECOND FLOOR: 613 SF
THIRD FLOOR: 613 SF
STAIR PENTHOUSE: 134 SF

UNIT A3 AREA: FIRST FLOOR: 612 SF
SECOND FLOOR: 611 SF
THIRD FLOOR: 611 SF
STAIR PENTHOUSE:125 SF

TOTAL BLDG A AREA: FIRST FLOOR: 3,748 SF
SECOND FLOOR: 3,762 SF
THIRD FLOOR: 3,762 SF
STAIR PENTHOUSE: 780 SF

UNIT B1 AREA: FIRST FLOOR: 628 SF
SECOND FLOOR: 636 SF
THIRD FLOOR: 636 SF
STAIR PENTHOUSE: 134 SF

UNIT B2 AREA: FIRST FLOOR: 612 SF
SECOND FLOOR: 611 SF
THIRD FLOOR: 611 SF
STAIR PENTHOUSE: 125 SF

UNIT B3 AREA: FIRST FLOOR: 627 SF
SECOND FLOOR: 634 SF
THIRD FLOOR: 634 SF
STAIR PENTHOUSE: 125 SF

TOTAL BLDG B AREA: FIRST FLOOR: 1,867 SF
SECOND FLOOR: 1,881 SF
THIRD FLOOR: 1,881 SF
STAIR PENTHOUSE: 384 SF

DESIGN LOADS:		(OBC CHAPTER 16)
FLOOR LOADS:		(OBC 1606.0)
AREA: LIVE LOAD:		
OFFICE	100 PSF	
CORRIDOR	100 PSF	
ROOF LIVE LOAD	20 PSF	(OBC 1607.11)
ROOF SNOW LOAD:		
GROUND SNOW LOAD (Pg):	20 PSF	(OBC 1608.2)
FLAT ROOF SNOW LOAD (Pf):	15 PSF	(OBC 1608.3)
SNOW EXP. FACTOR (Ce):	1.0	(TABLE 1608.3.1)
SNOW IMP. FACTOR (I):	1.0	(TABLE 1604.5)
THERMAL FACTOR (Ce):	1.1	(TABLE 1608.3.2)
WIND LOAD:		
BASIC WIND SPEED (MPH):	90 MPH	(OBC 1609.3)
WIND IMP. FACTOR (I):	1.0	(TABLE 1604.5)
WIND EXPOSURE:	B	(OBC 1609.4)
INTERNAL PRESSURE COEFFICIENT:	+/- 0.18	(OBC 1609.7)
SEISMIC USE GROUP:	B	(TABLES 1616.3(1) AND (2)
Sds:		(OBC 1615.1.3)
Sd1:		(OBC 16.15.1.3)
SITE CLASS:	D	(TABLE 1615.1.1)
SEISMIC FORCE RESISTING SYSTEM:	BEARING WALL SYSTEM LIGHT FRAME WALLS W/ WOOD SHEAR PANELS	
R: 6 (TABLE 1617.6)		
DESIGN BASE SHEAR	5.0 KIPS	
ANALYSIS PROCEDURE:	SIMPLIFIED PROCEDURE	(OBC 16.17.5)

NOTE: METAL BUILDING MANUFACTURER SHALL BE SOLELY RESPONSIBLE FOR DESIGNING AND SUPPLYING THE METAL BUILDING STRUCTURAL COMPONENTS TO MEET OR EXCEED THE DESIGN LOADS ABOVE. FOUNDATION DESIGN IS BASED UPON LOADS PROVIDED BY BUILDING MANUFACTURER.

AUTHORITIES

BUILDING & ZONING:
CITY OF COLUMBUS
DEPARTMENT OF DEVELOPMENT
BUILDING SERVICES DIVISION
757 CAROLYN AVENUE
COLUMBUS, OHIO 43224

KEITH WAGENKNECHT, AIA-NCARB, CHIEF BUILDING OFFICIAL, (614) 645-5990
CHRIS PRESUTTI, CHIEF ZONING OFFICIAL, (614) 645-7849
ASSIGNED PLAN EXAMINER, BUILDING: XXXXXXXX (XXX) XXX-XXXX
ASSIGNED ZONING EXAMINER: XXXXXXXX (XXX) XXX-XXXX

INSPECTION PHONE NUMBERS:

SCOTT VAN ZANDT, STRUCTURAL SUPERVISOR, 645-6371
GERALD TUDOR, ELECTRICAL SUPERVISOR, 645-6076
LARRY CAITO, PLUMBING SUPERVISOR, 645-5884
CHERYL ROAHRIG, HVAC/R SUPERVISOR, 645-3270

TO SCHEDULE INSPECTORS CALL: (XXX) XXX-XXXX

UTILITIES

WATER & SEWER:
CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
910 DUBLIN ROAD COLUMBUS, OH 43215
SEWERS & DRAINAGE: 645-7175
WATER: 645-8270

GAS:
COLUMBIA GAS
1600 DUBLIN ROAD
COLUMBUS, OH 43215
1-800-440-8111

ELECTRIC:
AMERICAN ELECTRIC POWER
CUSTOMER SERVICE: 1-800-277-2177
UNDERGROUND LINE LOCATION: 1-800-362-2764

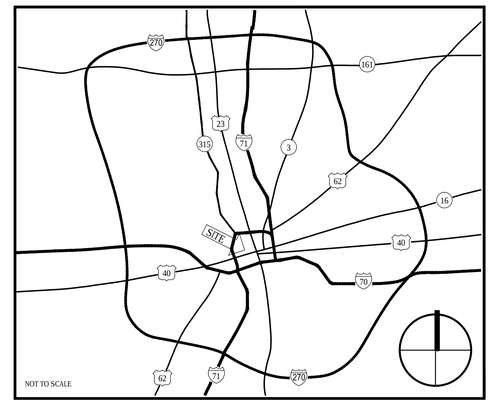
TELEPHONE:
SBC AMERITECH
9445 ROCKSIDE ROAD
VALLEY VIEW, OH
1-800-647-9000

CATV:
TIME-WARNER
1266 DUBLIN ROAD
COLUMBUS, OH 43218
481-5320

SHEET INDEX

COVER SHEET

SITE LOCATION MAP



DRAWING ISSUE DATES

REVISION	DATE	DESCRIPTION
	05-06-2014	EAST FRANKLINTON REVIEW BOARD SUBMISSION

PROJECT NO. 11049

m+a architects
775 YARD STREET, SUITE 325 | COLUMBUS, OHIO 43212 | PH (614) 764-0407 | FAX (614) 764-0237 |

EDGE - LANDSCAPE ARCHITECTS
330 WEST SPRING STREET STE. 350 | COLUMBUS, OHIO 43215 | PH (614) 486-3343 | FAX (614) 486-3344

E. P. FERRIS AND ASSOCIATES, INC. - CIVIL ENGINEERING
880 KING AVENUE | COLUMBUS, OHIO 43212 | PH (614) 299-2999 | FAX (614) 299-2992 |

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING SYMBOLS

REFLECTED CEILING PLAN

GENERALLY, ONLY CEILING MOUNTED FIXTURES ARE SHOWN ON THIS PLAN. REFER TO THE ELECTRICAL LIGHTING PLANS FOR COMPLETE INFORMATION ON THE TYPE AND LOCATION OF ALL EXIT, DISCHARGE, AND EMERGENCY EGRESS FIXTURES.

- ACOUSTIC CEILING TILE & GRID
- GYPSUM BOARD CEILING
- LIGHT FIXTURE
- LIGHT FIXTURE
- EXIT SIGN
- TRACK LIGHT FIXTURE
- SPEAKER
- RECESSED SPRINKLER HEAD
- SURFACE SPRINKLER HEAD
- RETURN AIR GRILLE
- SUPPLY AIR DIFFUSER
- ATTIC ACCESS PANEL
- SMOKE DETECTOR

SITE PLAN

- P.L. or R.O.W. — PROPERTY or RIGHT OF WAY LINE
- SETBACK — SETBACK LINE
- EASEMENT — EASEMENT LINE
- 678 — EXISTING CONTOUR LINE
- 678 — NEW CONTOUR LINE
- 678 — EXISTING SPOT ELEVATION
- 678 — NEW SPOT ELEVATION
- POLE
- FH — FIRE HYDRANT
- FENCE
- EXISTING TREE
- NEW TREE

PLAN, ELEVATION, SECTION & DETAIL

- A / A06.1 — WALL SECTION IDENTIFICATION; DRAWING NUMBER LOCATION
- 2 / A07.2 — DETAIL IDENTIFICATION; DRAWING NUMBER LOCATION
- A / A08.1 / B / C — ELEVATION IDENTIFICATION; DRAWING NUMBER LOCATION
- 234 — DOOR NUMBER IDENTIFICATION
- 222 — ROOM NUMBER IDENTIFICATION
- A — WINDOW IDENTIFICATION
- 2 — PARTITION TYPE
- N — EXISTING COLUMN LINE IDENTIFICATION
- N — NEW COLUMN LINE IDENTIFICATION
- 7 — CODED NOTE
- DESCRIPTION / ELEVATION — ELEVATION TARGET
- 1 — REVISED DRAWING AREA; REVISION NUMBER
- 1 — PREVIOUSLY REVISED DRAWING AREA; PREVIOUS REVISION NUMBER

MATERIAL INDICATIONS

PLAN

- ASPHALT PAVING
- BRICK
- BRICK & CONCRETE MASONRY UNIT
- CONCRETE -WALL
- CONCRETE MASONRY UNIT -HOLLOW
- CONCRETE MASONRY UNIT -SOLID
- CONCRETE PAVING
- INSULATION -BATT
- GLASS BLOCK
- ROOF SHINGLES —WOOD, ASPHALT

SECTION / DETAIL

- ASPHALT W/ AGGR BASE
- AGGREGATE BASE
- BRICK
- BRICK & CONCRETE MASONRY UNIT
- CONCRETE
- CONCRETE MASONRY UNIT -HOLLOW
- CONCRETE MASONRY UNIT -SOLID
- CONCRETE MASONRY UNIT -VERT REINFORCED
- TOPSOIL
- EARTH SUBGRADE
- INSULATION -BATT
- INSULATION -RIGID
- PRECAST CONCRETE DECK
- PRECAST CONCRETE DECK
- PLYWOOD, PARTICLE BOARD
- WOOD -FINISH
- WOOD -ROUGH CONTINUOUS
- WOOD -ROUGH BLOCKING

ELEVATION

- BRICK
- CONCRETE MASONRY UNIT -RUNNING BOND
- CONCRETE MASONRY UNIT -STACK BOND
- CONCRETE, LIMESTONE, GYPSUM BOARD, E.I.F.S., STUCCO
- GLASS -VISION
- GLASS -SPANDREL
- METAL PANEL
- METAL ROOF
- SIDING -WOOD, VINYL, ALUMINUM
- STONE, ASHLAR COURSING
- STONE, UNCOURSED
- ROOF SHINGLES -WOOD, ASPHALT
- TILE

DIMENSIONING METHOD

1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE 'ROUGH' DIMENSIONS THAT DO NOT INCLUDE SUBSEQUENTLY APPLIED FINISH MATERIAL THICKNESSES.
2. DIMENSIONS NOTED AS '(FIN)' ARE FINISH DIMENSIONS THAT DO INCLUDE SUBSEQUENTLY APPLIED FINISH MATERIAL THICKNESSES.
3. DIMENSIONS NOTED AS '(FIELD VERIFY)' SHALL BE CHECKED AT THE SITE BY THE CONTRACTOR AND REVIEWED BY THE ARCHITECT PRIOR TO THEIR INCORPORATION INTO THE WORK.
4. DIMENSIONS NOTED AS '(HOLD)' SHALL BE MAINTAINED WITHOUT VARIANCE.
5. DIMENSIONS NOTED AS '(N.T.S.)' ARE GREATER OR LESS THAN THE PHYSICAL RELATIONSHIP SHOWN.
6. DIMENSIONED WALL THICKNESSES ARE ACTUAL THICKNESSES UNLESS NOTED OTHERWISE. NOMINAL DIMENSIONS ARE USED TO DESCRIBE MATERIALS SUCH AS CONCRETE BLOCK, BRICK, AND WOOD FRAMING.

ABBREVIATIONS

SYMBOLS

&	AND
∠	ANGLE
@	AT
℄	CENTER LINE
Ø	DIAMETER or ROUND
#	POUND or NUMBER

ABBREVIATIONS

ABV	ABOVE
A.B.	ANCHOR BOLT
A.C.	ACOUSTICAL CEILING
ACOUS	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
A.D.	AREA DRAIN
ADJ	ADJUSTABLE or ADJACENT
A.F.F.	ABOVE FINISH FLOOR
AGGR	AGGREGATE
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
A.P.	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
AVE	AVENUE
A.W.C.	ACOUSTIC WALL COVERING
B/	BOTTOM OF
BD	BOARD
B.F.F.	BELOW FINISH FLOOR
BITUM	BITUMINOUS
B.L.	BORROWED LIGHT
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BN	BULLNOSE
BOT	BOTTOM
BRDG	BRIDGING
BRG	BEARING
BRK MTL	BRAKE METAL
B. RM	BEDROOM
BSMT	BASEMENT
B.U.R.	BUILT-UP ROOFING
B.W.	BOTH WAYS
C/L	CENTERLINE
CAB	CABINET
CB	CHALKBOARD
C.B.	CATCH BASIN
C.C.M.	CAST CONCRETE MASONRY
CEM	CEMENT
CER	CERAMIC
C.F.M.F.	COLD-FORMED METAL FRAMING
C.G.	CORNER GUARD
C.I.	CAST IRON
C.J.	CONTROL JOINT
CKTP	COOKTOP
CL	CLOSET
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR	COUNTER
C.O.	CLEAN OUT
COL	COLUMN
COMP	COMPACT (ED)
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT or CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CPD	CARPET PAD
CPT	CARPET
CRS	COURSE
C.T.	CERAMIC TILE
CTOP	COUNTERTOP
CTR	CENTER
CTSK	COUNTERSUNK or COUNTERSINK
DBL	DOUBLE
DEMO	DEMOLISH or DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
D.F.	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DK	DARK
DN	DOWN
D.O.	DOOR OPENING
DP	DEEP
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
E	EAST
EA	EACH
E.C.	ELECTRICAL CONTRACTOR
E.E.	EACH END
E.F.S.	EXTERIOR FINISH SYSTEM
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
E.J.	EXPANSION JOINT
EL	ELEVATION (vertical height)
ELEC	ELECTRICAL
ELEV	ELEVATION (view) or ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED or EXPANSION
EXT	EXTERIOR
F/	FACE OF
F.A.	FIRE ALARM
FAB	FABRICATE or FABRICATED
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FG	FIBERGLASS
F.H.	FIRE HYDRANT
F.H.C.	FIRE HOSE CABINET
FIN	FINISH
FLR	FLOOR
FLSH	FLASH
FLSHG	FLASHING
FLUOR	FLUORESCENT
F.P.	FIRE PROTECTION
F.R.	FIRE RATED
F.R.P.	FIBERGLASS REINFORCED PLASTIC
FRPF	FIREPROOF
F.R.T.	FIRE RETARDANT TREATED
F.R.T.W.	FIRE RETARDANT TREATED WOOD
FT	FOOT or FEET
FTG	FOOTING
FURN	FURNACE or FURNITURE
FURR	FURRING
FUT	FUTURE
F.V.	FIELD VERIFY
G	GAS
GA	GAUGE
GALV	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
G.F.R.C.	GLASS FIBER REINFORCED CONCRETE
G.F.R.G.	GLASS FIBER REINFORCED GYPSUM
G.M.	GLASS-MAT
GL	GLASS
GND	GROUND
GR	GRADE
GYP	GYPSUM
H	HIGH (vertical length)
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HCP	HANDICAPPED
H.D.	HEAVY DUTY or HIGH DENSITY
HDWD	HARDWOOD
HDWR	HARDWARE
HK	HOOK
H.M.	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HANDRAIL or HOUR
HT	HEIGHT
I.D.	INSIDE DIAMETER
INSUL	INSULATION or INSULATED
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
KTN	KITCHEN
K.D.	KNOCK DOWN or KILN-DRIED
K.O.P.	KNOCK OUT PANEL
L	LENGTH
∠	ANGLE (structural)
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LG	LONG or LARGE
LIN	LINEAL
LKR	LOCKER
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
LND	LAUNDRY
L. RM	LIVING ROOM
L.V.L.	LAMINATED VENEER LUMBER
LT	LIGHT
M	MENS, METER
MB	MARKERBOARD
MM	MILLIMETER
MAN	MANUAL
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
M.C.	MECHANICAL CONTRACTOR or MEDICINE CABINET
M.D.	MEDIUM DENSITY
M.D.O.	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL or MECHANICALLY
MED	MEDIUM
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MW	MICROWAVE
MIL	MIL (.001")
MIN	MINIMUM or MINUTE
MIR	MIRROR
MISC	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MUL	MULLION
N	NORTH
N.A.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NOM	NOMINAL
N.T.S.	NOT TO SCALE
OA	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF	OFFICE
O.H.	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
O.S.B.	ORIENTED STRAND BOARD
OV	OVEN
OVHD	OVERHEAD
OVHG	OVERHANG

PART	PARTITION
PB	PARTICLEBOARD
PC	PRECAST
P.C.	PLUMBING CONTRACTOR
P.E.M.B.	PRE-ENGINEERED METAL BUILDING
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
P.L. or ℄	PROPERTY LINE
P.LAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLMG	PLUMBING
PLYWD	PLYWOOD
POLY	POLYETHYLENE
PR	PAIR
PREENG	PRE-ENGINEERED
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PT	POINT
P.T.	PRESERVATIVE TREATED
PTD	PAINTED
P.T.D.	PAPER TOWEL DISPENSER
P.T.D./R.	PAPER TOWEL DISPENSER WITH RECEPTACLE
P.T.L.	PAPER TOWEL RECEPTACLE
P.V.C.	POLYVINYL CHLORIDE
Q.T.	QUARRY TILE
R	RISER or RESISTANCE (insulation)
RAD	RADIUS
R.B.	RESILIENT BASE
R.C.P.	REINFORCED CONCRETE PIPE
RCPT	RECEPTACLE
R.D.	ROOF DRAIN
RECT	RECTANGULAR
RECPT	RECEPTIONIST
REINF	REINFORCED or REINFORCING
REM	REMOVE
REQD	REQUIRED
REQTS	REQUIREMENTS
RES	RESILIENT
RFG	REFRIGERATOR
RM	ROOM
RNG	RANGE
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.P.	RAISED PANEL (door)
R.T.	RESILIENT TILE
S	SOUTH
SAN	SANITARY
S.C.	SOLID CORE
SCH	SCHEDULE
S.D.	SOAP DISPENSER
SECT	SECTION
S.F.	SQUARE FOOT
SH	SHELF
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SP	SPACE or SPACES
SPEC	SPECIFICATION
SPKR	SPEAKER
SPRNK	SPRINKLER
SQ	SQUARE
S.S.	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STM	STORM
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
S.W.B.	SECONDARY WATER-RESISTIVE BARRIER
S.Y.	SQUARE YARD
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD or TEMPERED
T/	TOP OF
TB	TACKBOARD
T.B.	TOWEL BAR
T&B	TOP AND BOTTOM
T.D.	TOWEL DISPENSER
TEL	TELEPHONE
TEMP	TEMPORARY
TER	TERRAZZO
TFMR	TRANSFORMER
TG&G	TONGUE AND GROOVE
THK	THICK
THRU	THROUGH
T.P.D.	TOILET PAPER DISPENSER
TV	TELEVISION
TYP	TYPICAL
UG	UNDERGROUND
U.L.	UNDERWRITERS LABORATORIES INC
UNFIN	UNFINISHED
UNI	UNISEX
U.N.O.	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
V.B.	VAPOR BARRIER
V.C.T.	VINYL COMPOSITION TILE
VEND	VENDING
VERT	VERTICAL
VEST	VESTIBULE
V.I.F.	VERIFY IN FIELD
VIN	VINYL
V.R.	VAPOR RETARDER
V.W.F.	VINYL WALL FABRIC
W	WIDTH, WEST, WATER, or WIDE FLANGE
W/	WITH
W.C.	WATER CLOSET
WD	WOOD
W/I	WITHIN
W/O	WITHOUT
WP	WATERPROOF
W.R.	WATER RESISTANT
W.R.B.	WATER-RESISTIVE BARRIER
WSCT	WAINSCOT
WT	WEIGHT
W.W.F.	WELDED WIRE FABRIC
YD	YARD
Y.D.	YARD DRAIN

ARCHITECTURAL STANDARDS DRAWING

THE ABBREVIATIONS, MATERIAL INDICATIONS, DRAWING SYMBOLS AND DIMENSIONING METHODS SHOWN ON THIS DRAWING APPLY TO THE ARCHITECTURAL DRAWINGS ONLY.

REFER TO THE SITE SURVEY, SITE DEVELOPMENT, LANDSCAPING, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR INFORMATION SPECIFIC TO THOSE DRAWINGS.

SEVERAL ABBREVIATIONS HAVE MORE THAN ONE MEANING. CONTACT THE ARCHITECT FOR CLARIFICATION IF THE NOTE CONTEXT DOES NOT CLEARLY INDICATE THE INTENDED USEAGE.

ABBREVIATIONS ARE LISTED IN ALPHABETICAL ORDER, NOT THE WORDS THEY REPRESENT.

m+a
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p 614 764 0407
f 614 764 0237
www.ma-architects.com

Warner Junction
120 McDowell Street
Columbus, Ohio 43215

STATUS:

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION:

PROJECT NUMBER:
11049

DRAWN BY:
M+A

DATE:
05-06-2014

SHEET NUMBER:
A0.1

m+a architects

120 McDowell Street, Columbus 43215
District: East Franklinton
Sub-District: Arts and Innovation
Case Number: Z81-046
General Zoning Category: Multi-family

Project Developer
Franklinton Development Association
480 W. Town Street
Columbus, OH 43215
ph (614) 275-4988
fx (888) 445-8420
JimSweeney@franklinton.org

Architect
M+A Architects
Brian Bode, Project Manager
775 Yard Street, Suite 325
Columbus, OH 43212
ph (614) 764-0407
fx (614) 764-0237
brianb@meachamapel.com

Zoning Information

Existing Zoning = East Franklinton Mixed Use Zoning Distict

Lot area = 22,731 s.f. = 0.5218 acres
Lot coverage = 49%

Parking
Parking = 1 car garage per unit for total of 18

Building Square Footage
Building Type A: 3,748 sq ft
Building Type B: 1,867 sq ft
Building Frontage on McDowell: 76%
Max Building Height: 3 stories/45 ft

Dimensional Standards
Minimum Front Yard Setbacks: 0 feet
Maximum Front Yard Setback: 10 feet
Maximum Parking Setback: 5 feet
Minimum Fences and Masonry Walls Setback: 0 feet
Minimum Side Yard: 0 feet
Minimum Rear Yard: None
Minimum Lot Width: None
Minimum Lot Area: None
Minimum Building Frontage: 60 percent of lot width
Maximum Buidling Height: 5 stories or 60 feet

site plan

1/16"=1'-0"

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11049

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SHEET NUMBER:
A1.1

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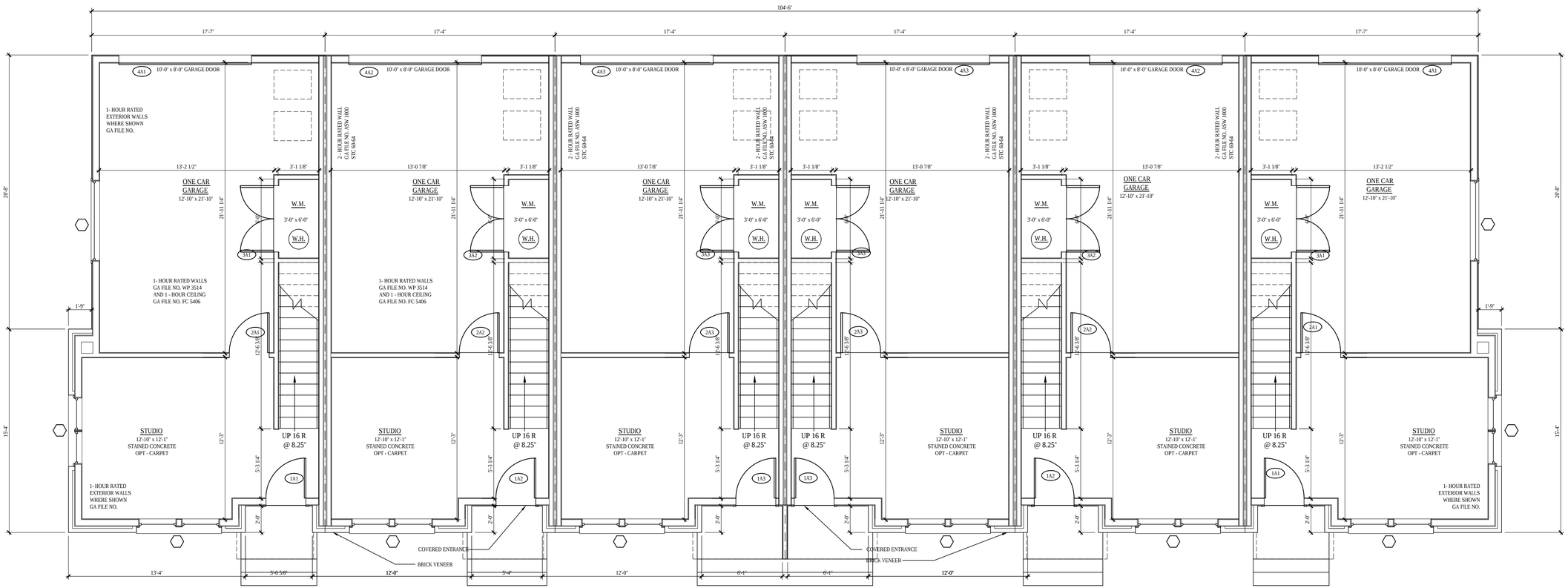

building 'A' - first floor plan

1/4"=1'-0"

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A2.1

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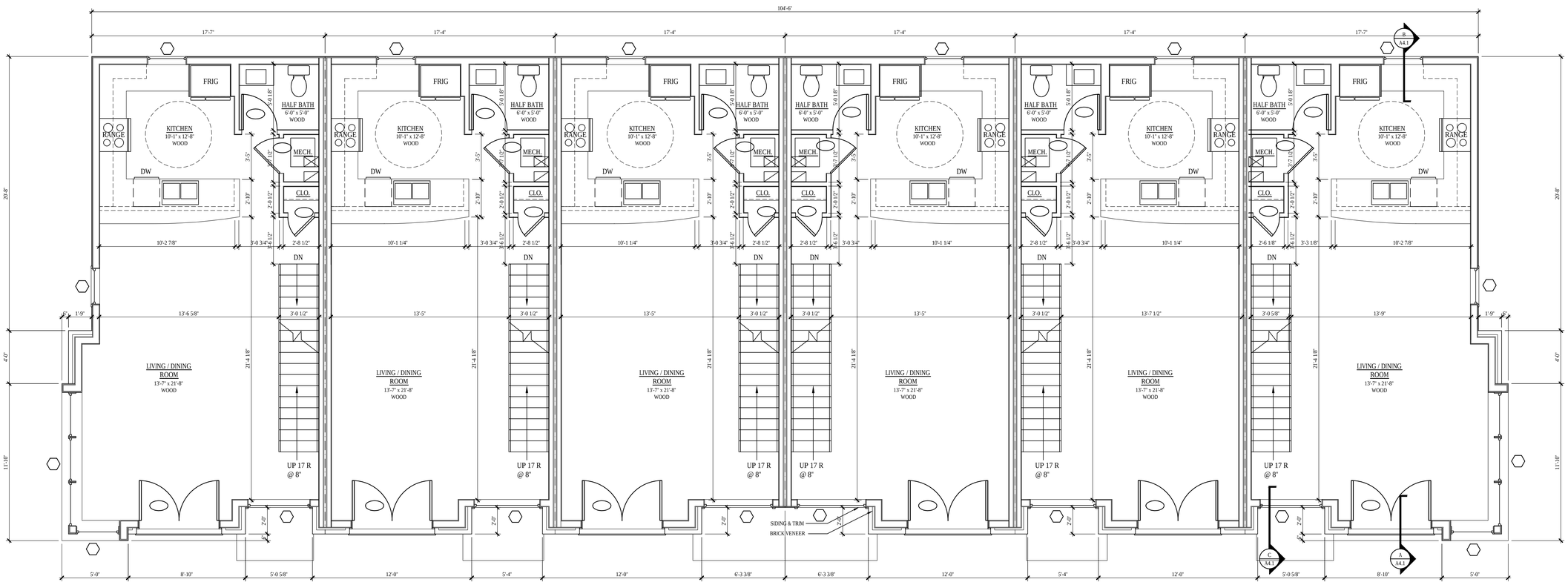

building 'A' - second floor plan

1/4"=1'-0"

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A2.2

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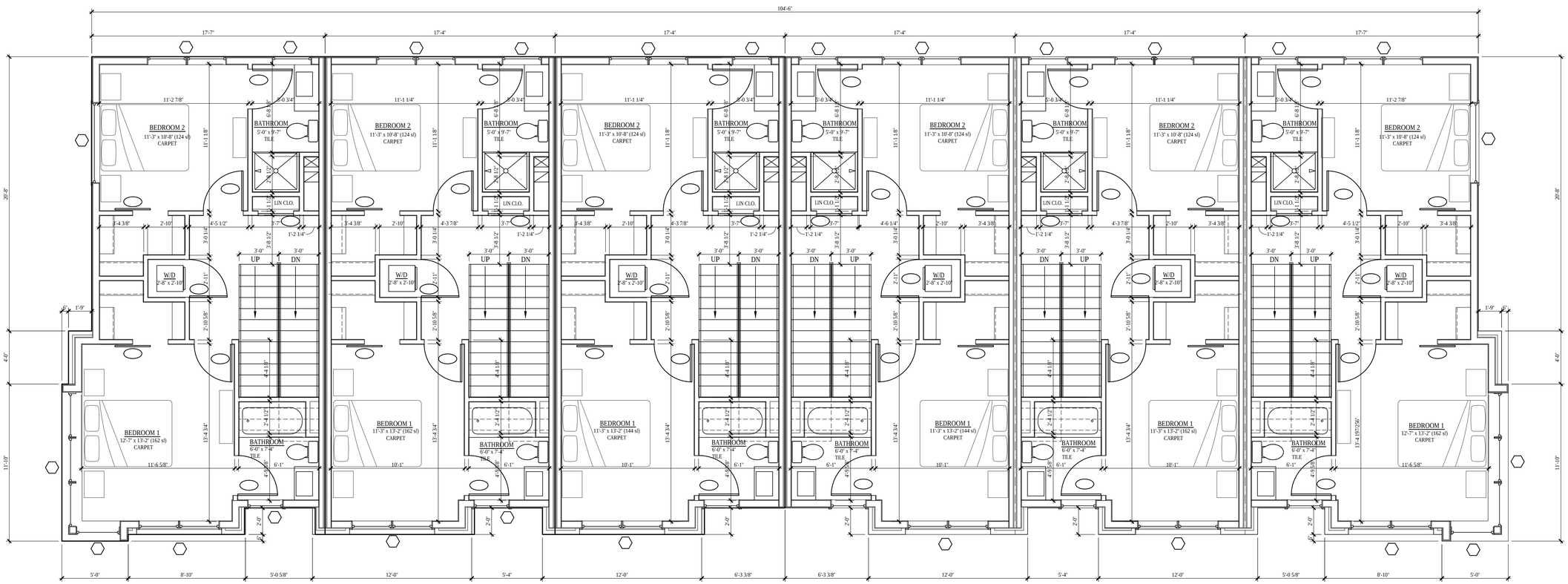

building 'A' - third floor plan

1/4"=1'-0"

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A2.3

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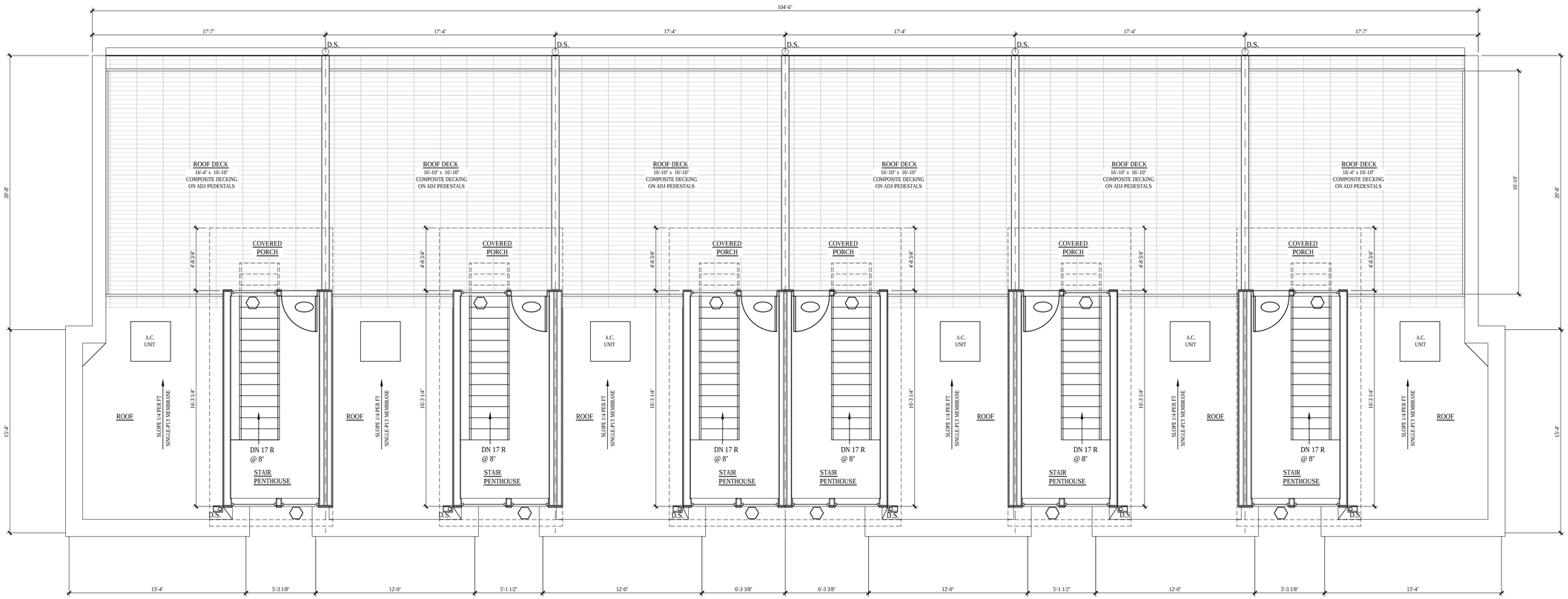

building 'A' - roof plan

1/4"=1'-0"

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SHEET NUMBER:
A2.4

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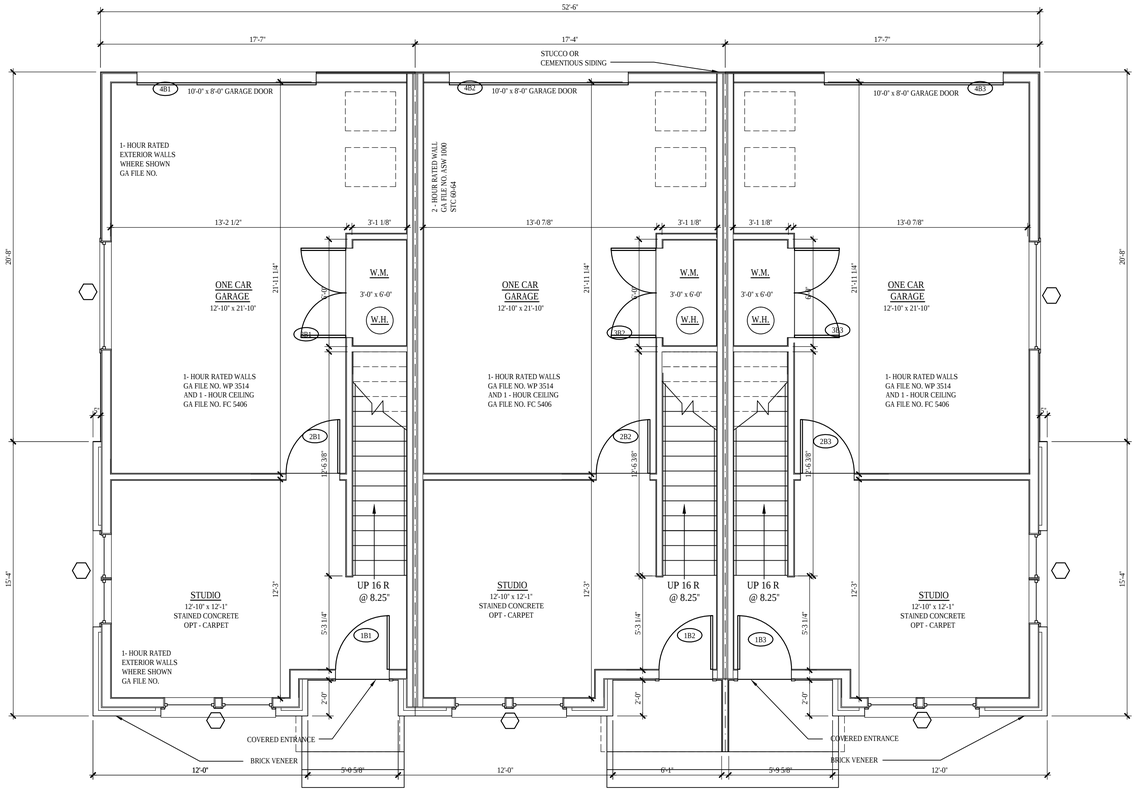

building 'B' - first floor plan

1/4"=1'-0"

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A2.5

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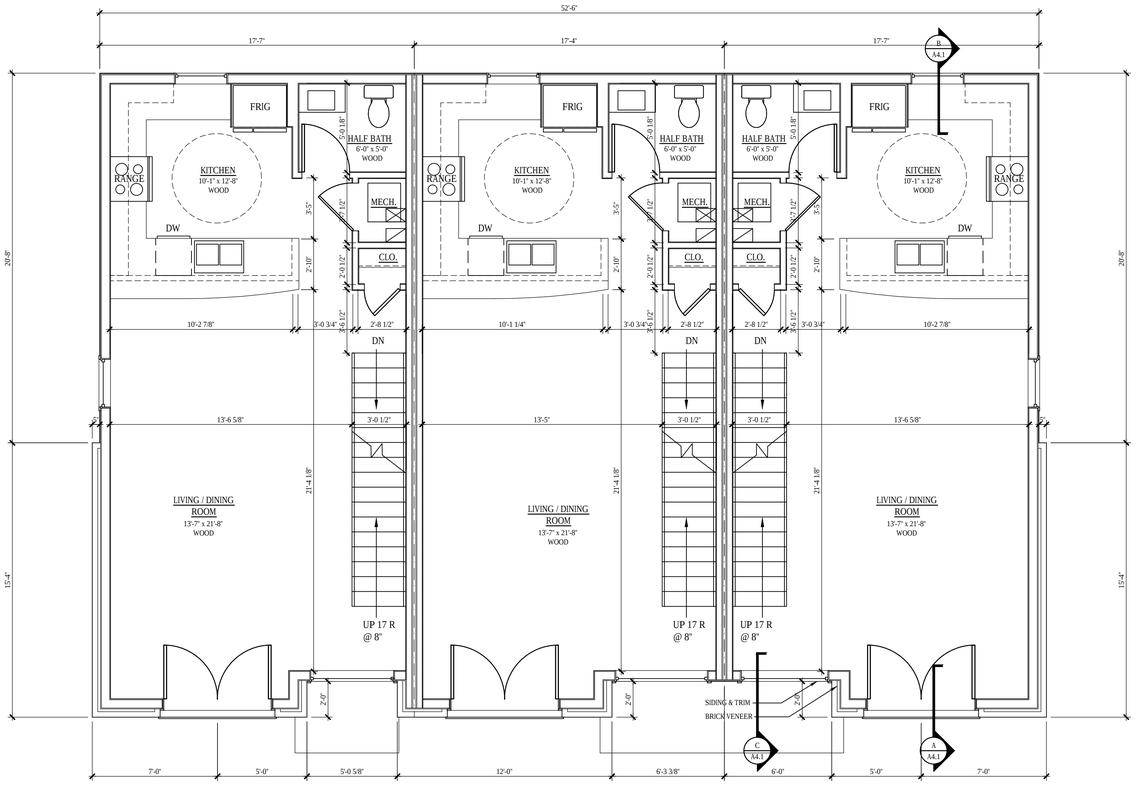

building 'B' - second floor plan

1/4"=1'-0"

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A2.6

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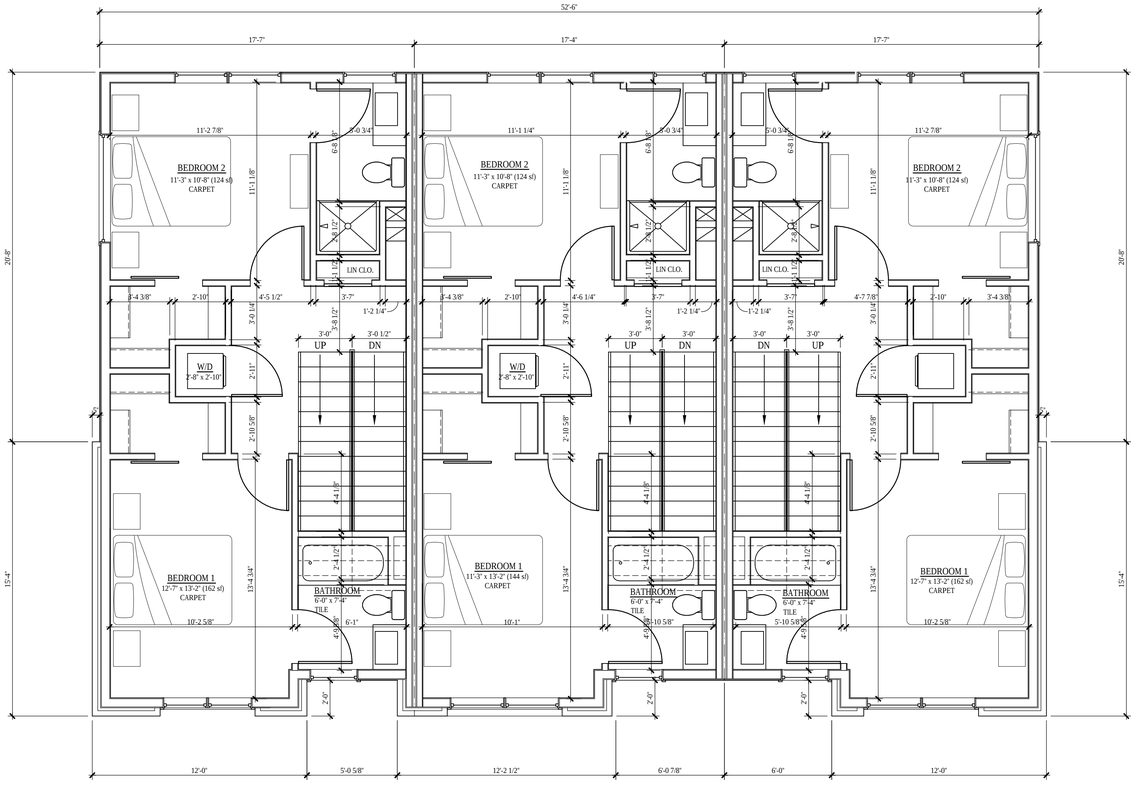

building 'B' - third floor plan

1/4"=1'-0"

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A2.7

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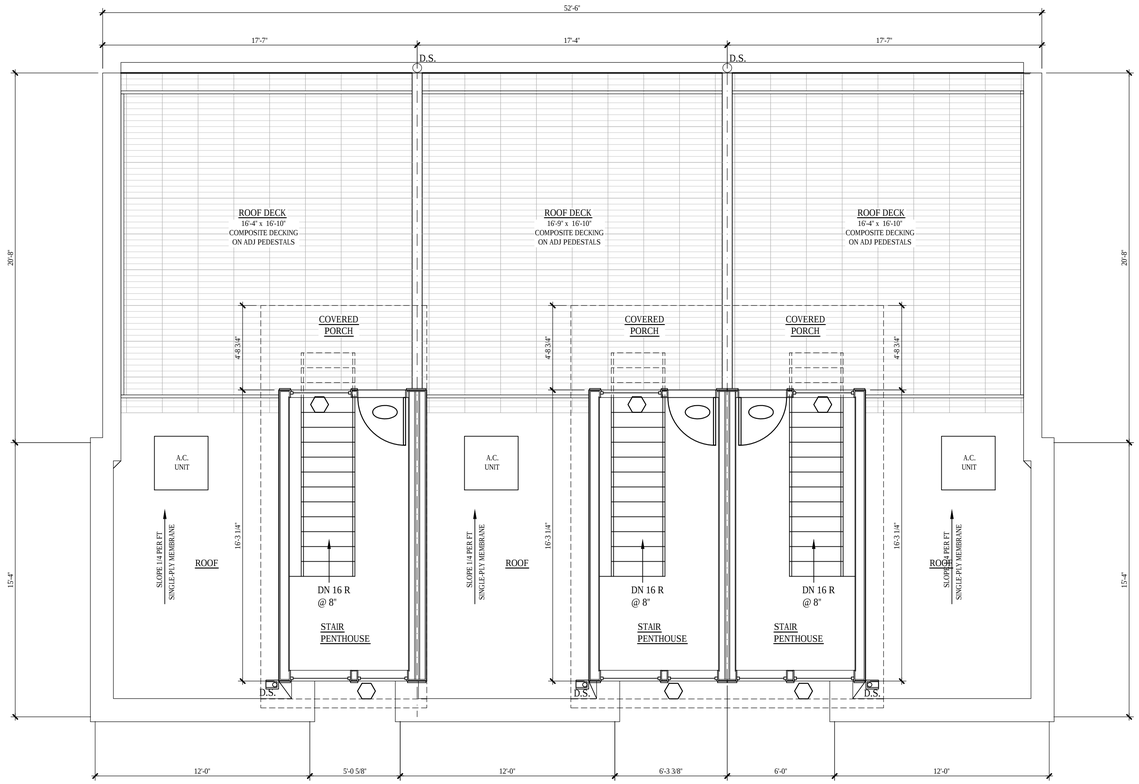

building 'B' - roof plan

1/4"=1'-0"

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A2.8

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front elevation - building type A

1/4"=1'-0"

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SHEET NUMBER:
A3.1

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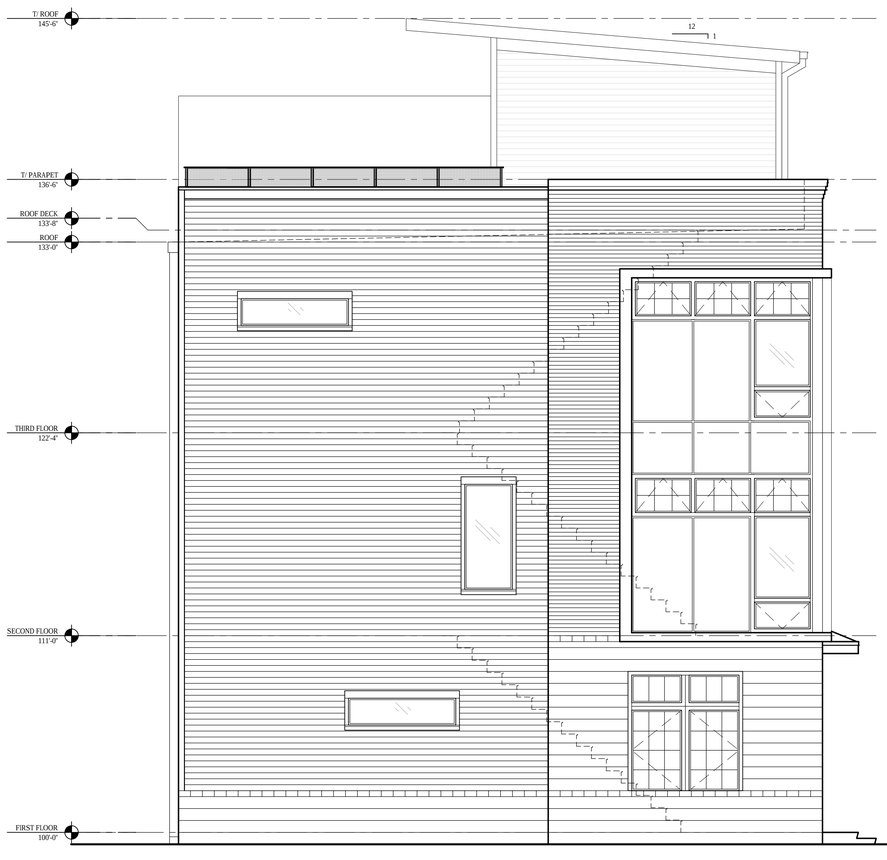
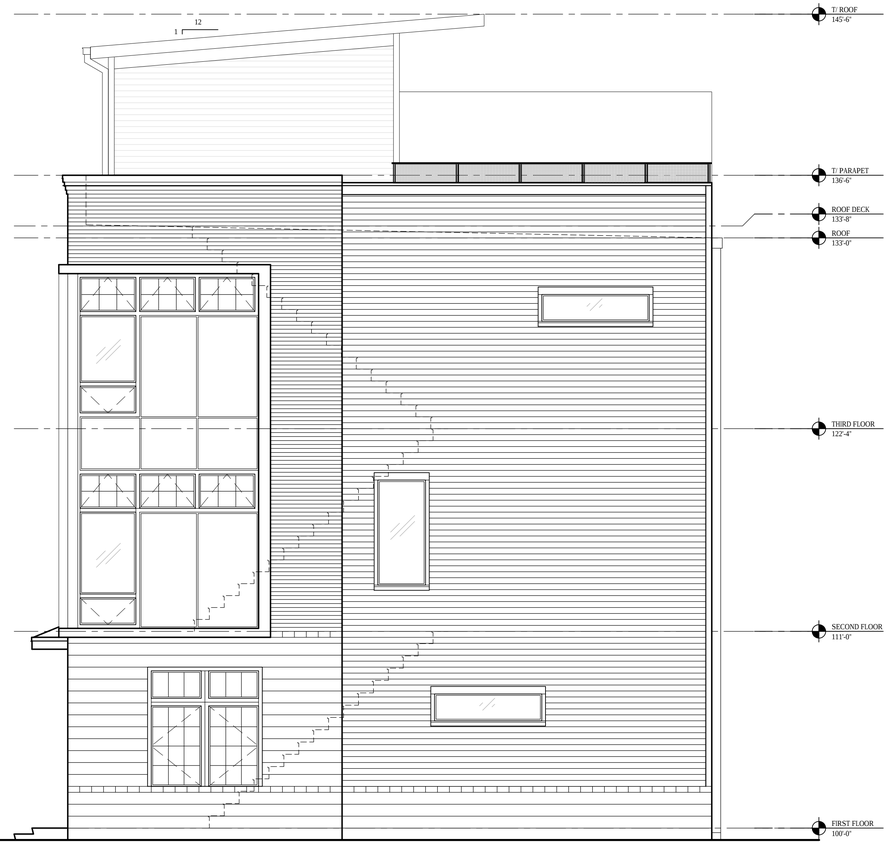


side elevation - building type A

1/4"=1'-0"



side elevation - building type A

1/4"=1'-0"

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rear elevation - building type A

1/4"=1'-0"

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A3.3

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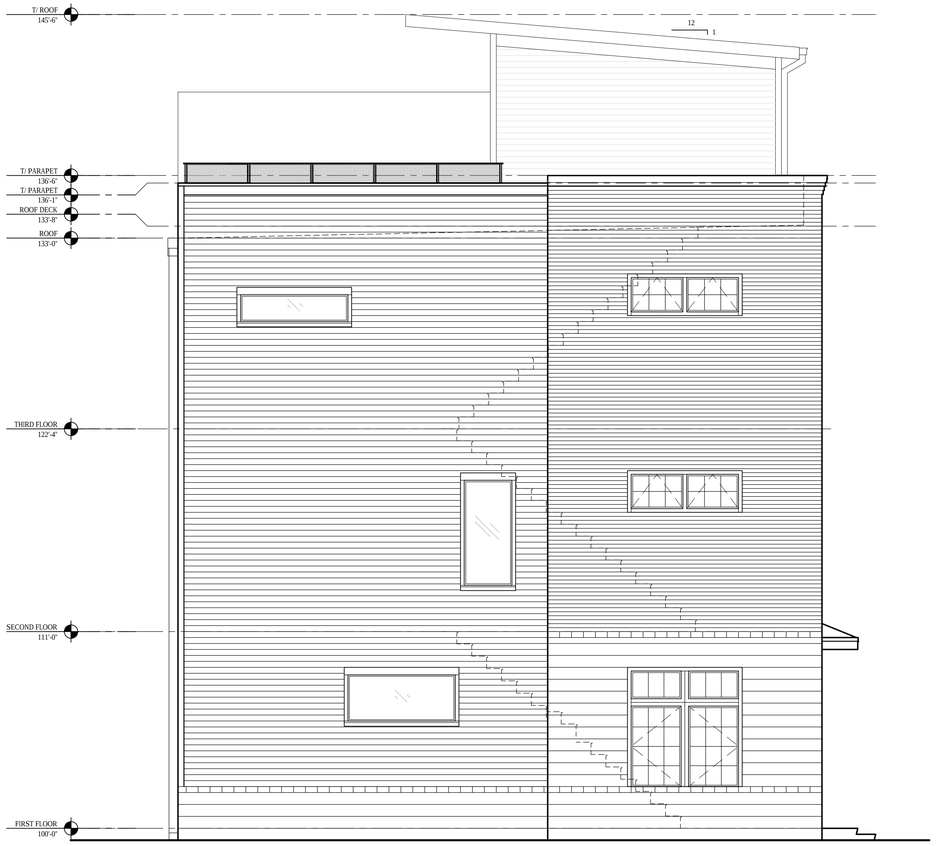

side elevation - building type B

1/4"=1'-0"

front elevation - building type B

1/4"=1'-0"

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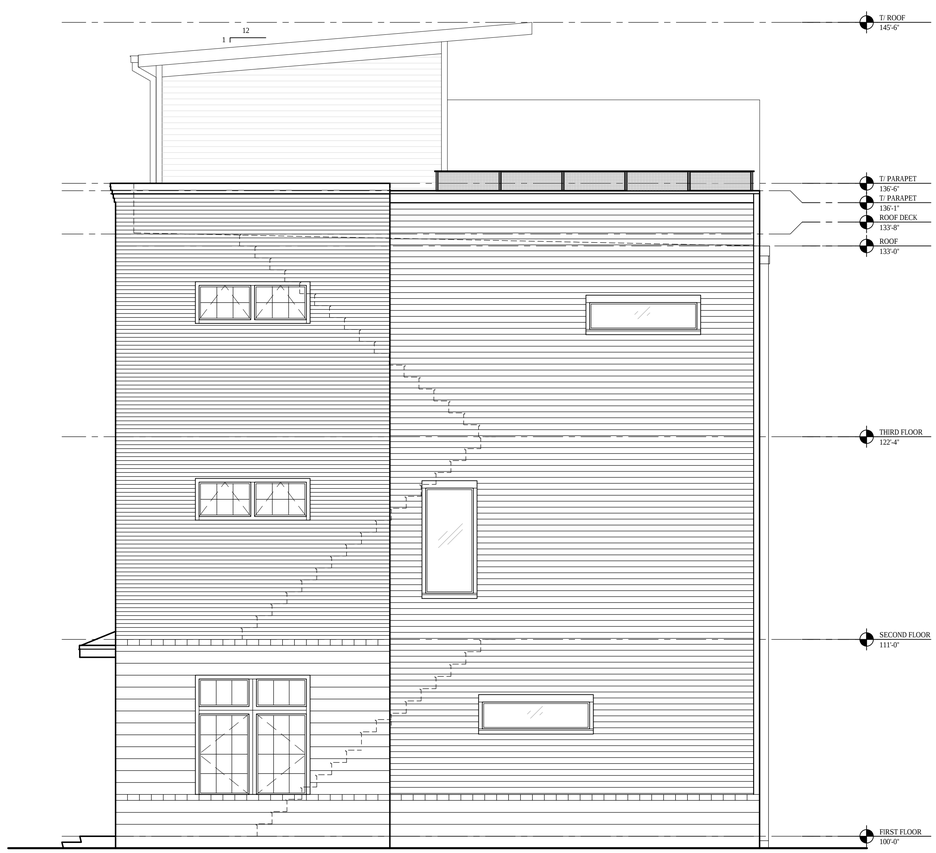
A3.4

m+a architects



side elevation - building type B

1/4"=1'-0"

rear elevation - building type B

1/4"=1'-0"

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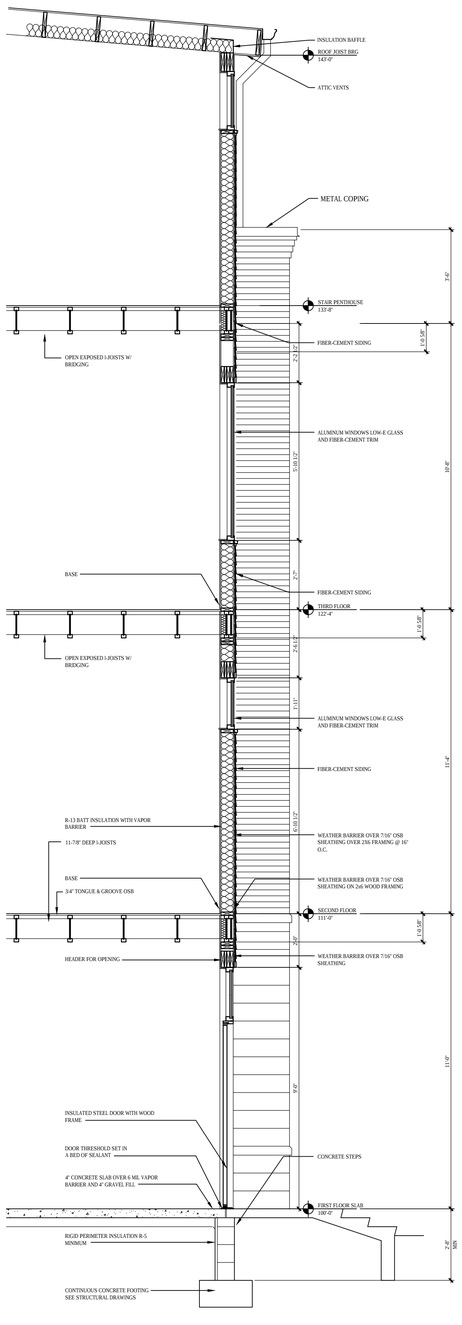
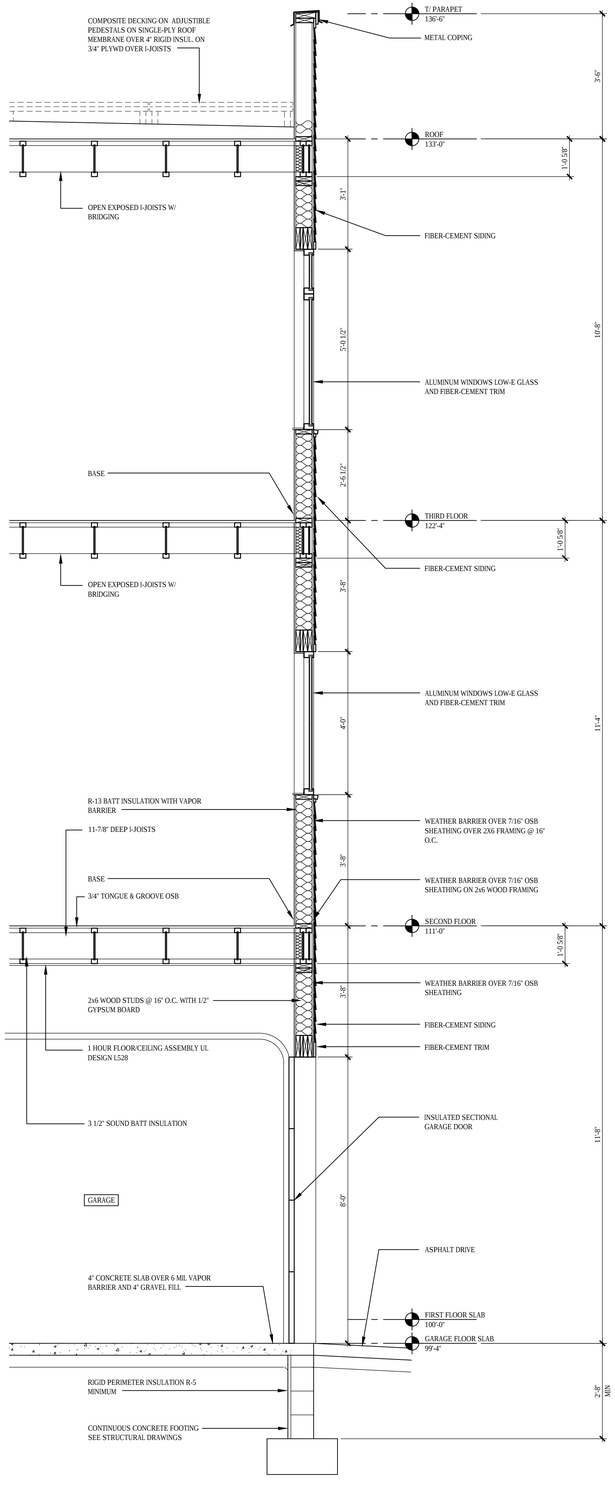
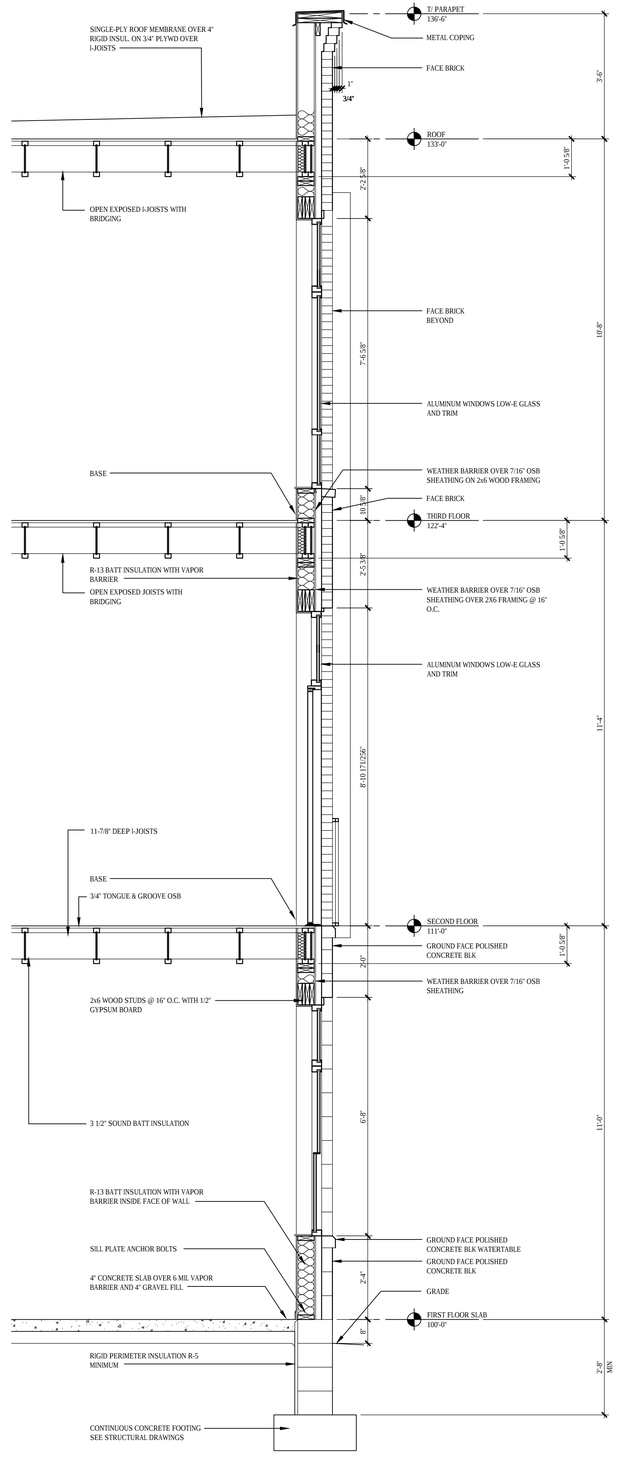


wall section

3/8" = 1'-0"

C
A4.1





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120 McDowell Street
Columbus, Ohio 43215

STATUS:

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION:

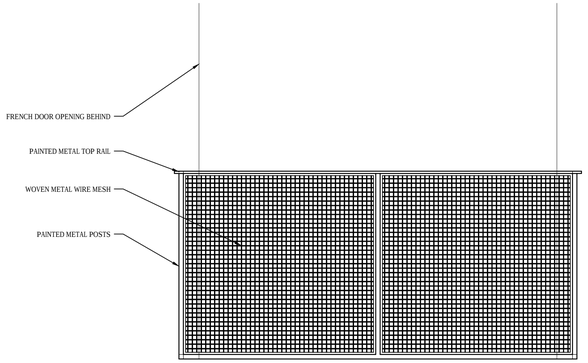
PROJECT NUMBER:
11049

DRAWN BY:
BRB

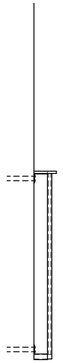
DATE:
05-06-2014

SHEET NUMBER:
A4.1

m+a architects



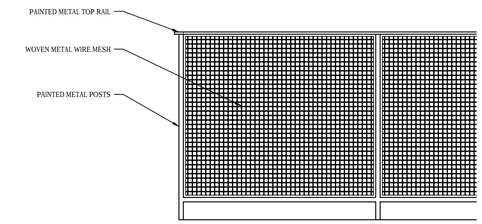
balcony: front elevation
3/4" = 1'-0"



Balcony: side elevation
3/4" = 1'-0"

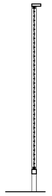
balcony: section
3/4" = 1'-0"

balcony railing
3/4" = 1'-0"
E
A4.2



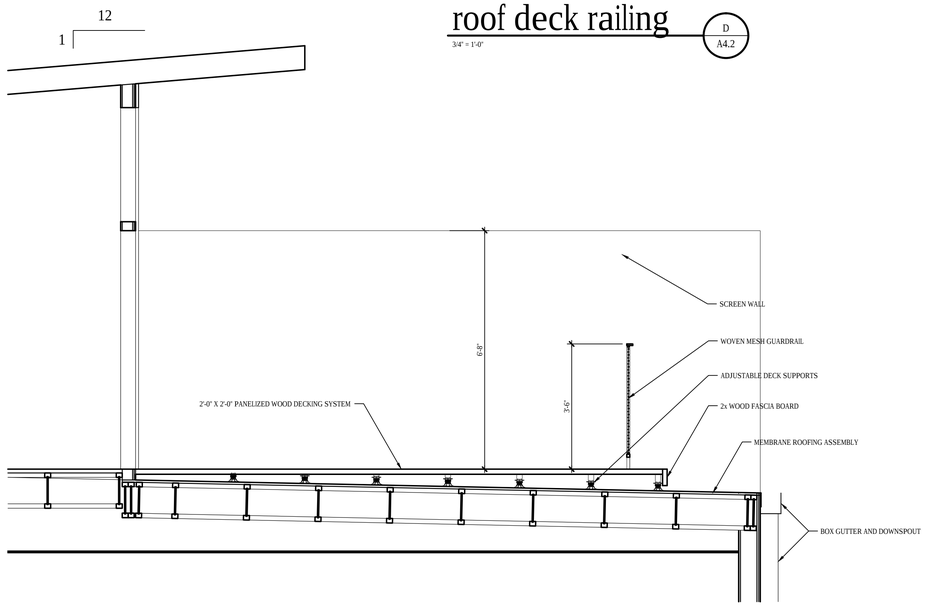
deck: front elevation
3/4" = 1'-0"

deck: side elevation
3/4" = 1'-0"

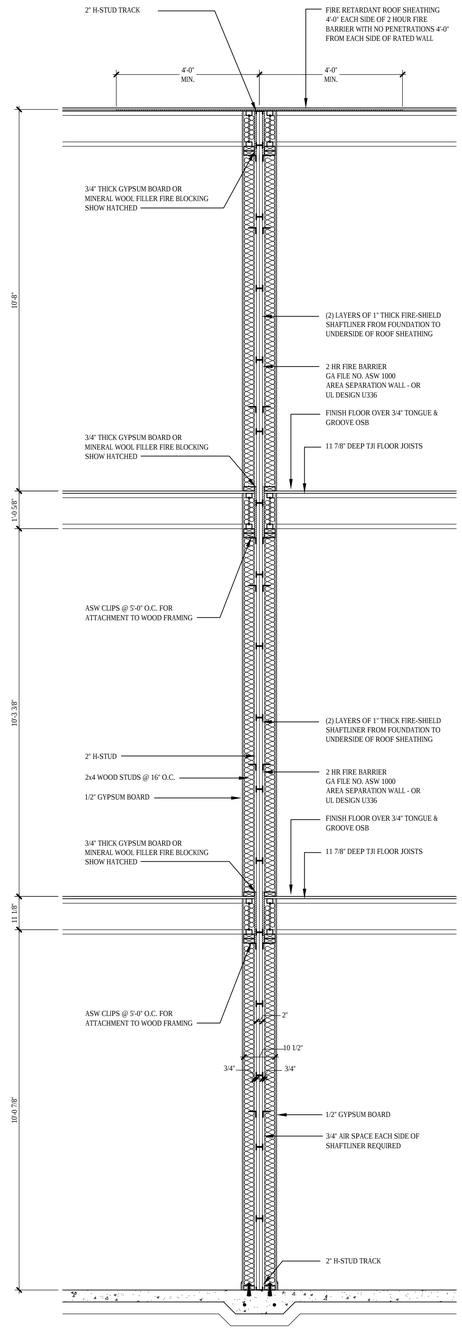


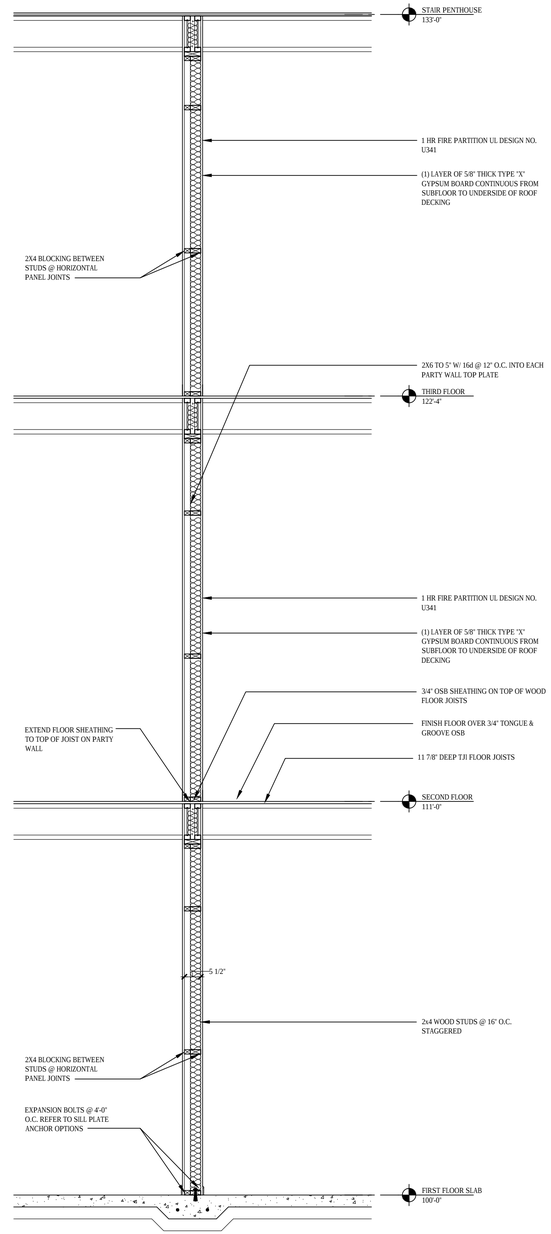
deck: section
3/4" = 1'-0"

roof deck railing
3/4" = 1'-0"
D
A4.2



roof deck section
1/2" = 1'-0"
C
A4.2





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

Warner Junction
120 McDowell Street
Columbus, Ohio 43215

STATUS:

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION:

PROJECT NUMBER:
11049

DRAWN BY:
BRB

DATE:
05-06-2014

SHEET NUMBER:
A4.2

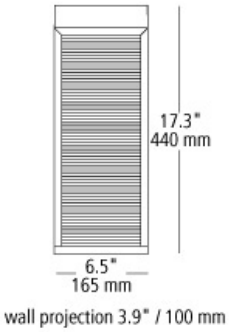
m+a architects

moi 18 outdoor

DESCRIPTION
Metal frame with clear or colored transparent glass rods. Mounts down only. Includes (1) 10 watt 840 lumen 3000K 80 CRI LED module. Dimmable with a low-voltage electronic dimmer. 120v or 277v. ADA compliant.

WEIGHT
5.94lb / 2.69kg ±

clear/silver



COLOR OPTIONS

clear/silver smoke/bronze

ORDERING INFORMATION

model	color	lamp	wet location
OD733	**CRSI** clear/silver **SMBZ** smoke/bronze	**LED** LED module 10w 120v **LED277** LED module 10w 277v	**W** wet location

FIXTURE TYPE: _____

JOB NAME: _____

NOTES: _____

_____

_____

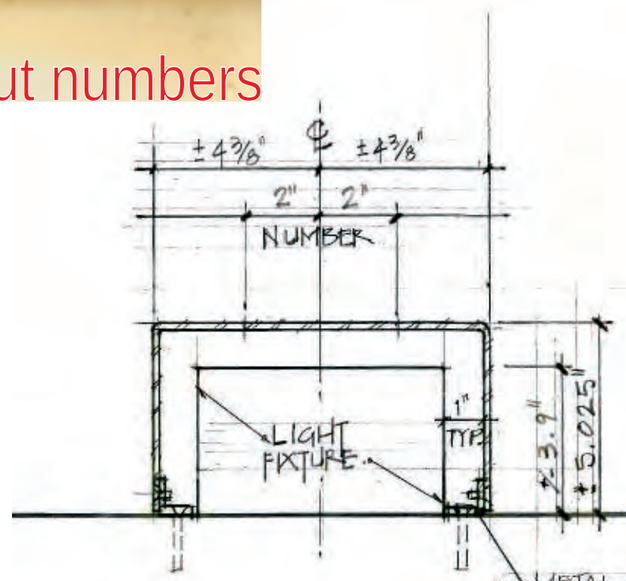
7400 Linder Avenue
Skokie, Illinois 60077

T 847.626.6300
F 847.626.6350

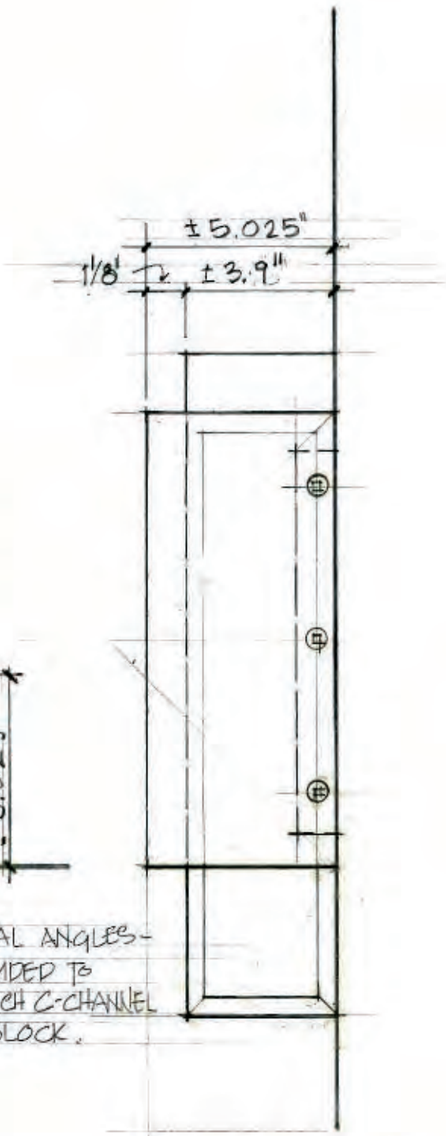
www.lbllighting.com

steel plate with cut numbers

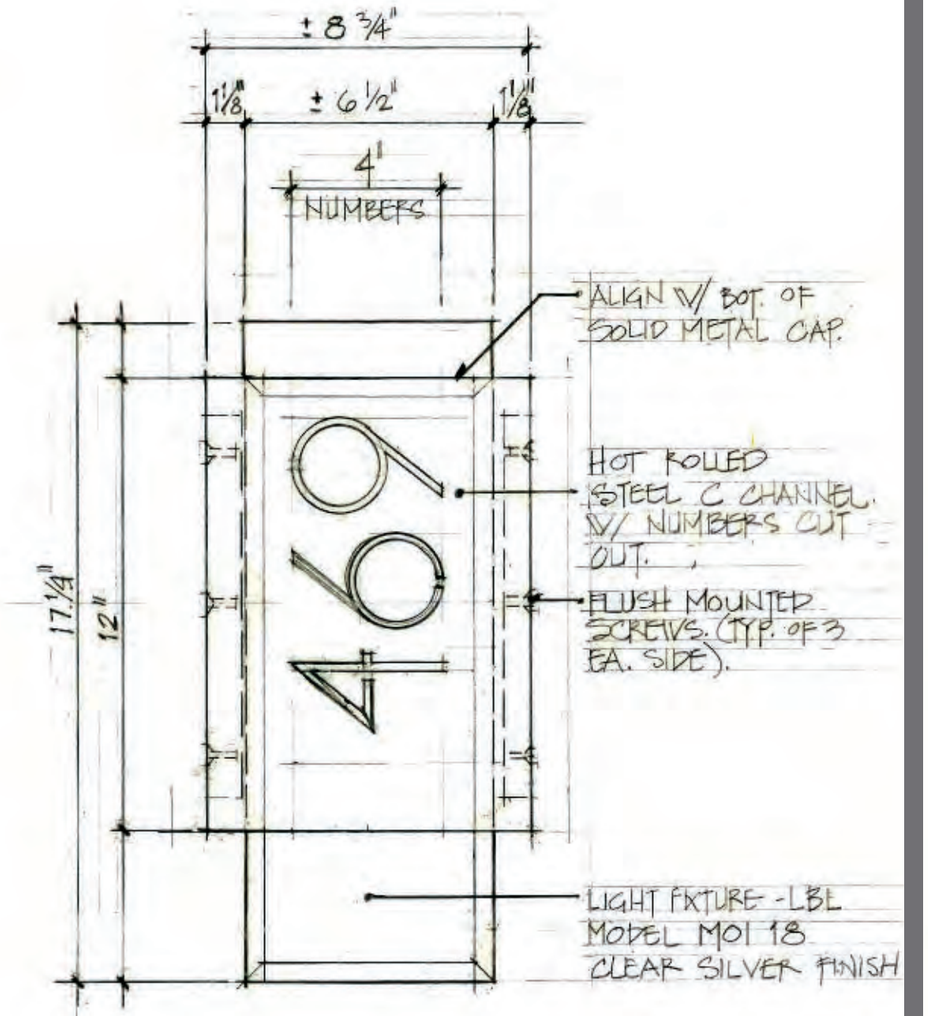
LBL MOI 18



SECTION
3" = 1'-0"



SIDE ELEVATION
3" = 1'-0"



FRONT ELEVATION
3" = 1'-0"

2011.049

dmf LIGHT
value driven innovation

DME LED Retrofit Module
For 6" New Construction IC & Non-IC
DME MODULE/TRIM

Value Series

Square LED

Type:	
Catalog #:	
Project:	
Date:	

DME8 & DME11 LED MODULE SPECIFICATION DATA

APPLICATIONS: The DME8 & DME11 series module is designed for use with existing, remodel or new construction 4", 5", and 6" housings. The hassle-free twist and lock feature allows a single module to be adapted into various trim styles and apertures. The combination of DME modules and trims are ideal for a wide variety of low-to-medium height installations including residential, commercial, retail and hospitality spaces. Modules have been UL qualified for both IC & Non-IC applications

OPTICS: Optical Diffusing lens shields direct view of LEDs and provides more precise optical control with greater visual cut-off

THERMAL MANAGEMENT: Proprietary die-cast aluminum heat-sink conducts heat effectively away from LEDs to ensure optimum performance and lifetime. The module has been desinged to efficiently transfer excessive heat through the trim and to the plenum space

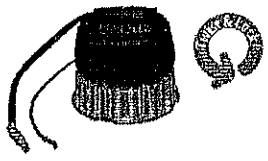
ELECTRICAL: Integral and highly efficient solid state LED driver is accessible from below ceiling plane. Luminaire accommodates input voltages of 120/277V at 60 Hz. Power factor > .90. Driver is equiped with a thermal reset in the event of over temperature or internal failure. Designed for dimming capability to 15% in normal operation with standard 120V LED-rated, electronic low voltage and incandescent dimmers (Refer to dmflight.com for a list of DME compatible dimmers)

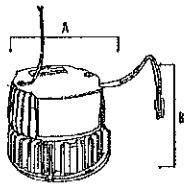
INSTALLATION: DME series module and trim combinations are designed for use in standard IC & Non-IC, Airtight 4", 5" and 6" housings from dmfLIGHTING and other manufacturers

WARRANTY: dmfLIGHTING provides a five year limited warranty on the DME module

QUALIFICATIONS / LISTINGS

- cULus Listed
- Title 24 2014 high efficacy compliant
- IECC and CEC compliant
- DOE Energy Star qualified



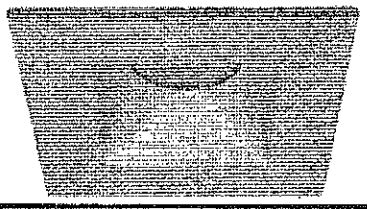


A 3 4/5" (96mm) B 2 4/5" (71mm)

SPECS AT A GLANCE:

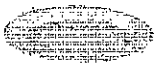
Lumen Maintenance: 70%			Rated Life: 50,000 hrs		
Dimmable: 15%			Warranty: 5 yrs		
*Trim:	Model:	Lumens:	Efficacy:	CRI:	Watts:
4"	DME 8927	800	64 lm/w	> 93	< 12.5
5"	DME 8927	800	64 lm/w	> 93	< 12.5
5"	DME 11927	1100	62 lm/w	> 93	< 17.5
6"	DME 8927	800	64 lm/w	> 93	< 12.5
6"	DME 11927	1100	62 lm/w	> 93	< 17.5

*Tested with White Trim Reflector



ES61W
White Ribbed
Square Baffle
Trim

6" DME MODULE TRIMS



EL60W
White Reflector

EL60CWR
Clear Specular Reflector with White Ring

EL60B
Black Reflector

EL60S
Silver Reflector

EL60SWR
Silver Reflector with White Ring

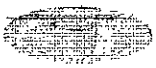
EL60CP
Copper Reflector

EL60DZ
Bronze Reflector

EL61W
White Ribbed Baffle Cone

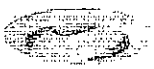
EL61B
Black Ribbed Baffle Cone

EL61BWR
Black Ribbed Baffle with White Ring



EL60WW
White Wall-Wash

EL60W-WET
Lensed White Reflector



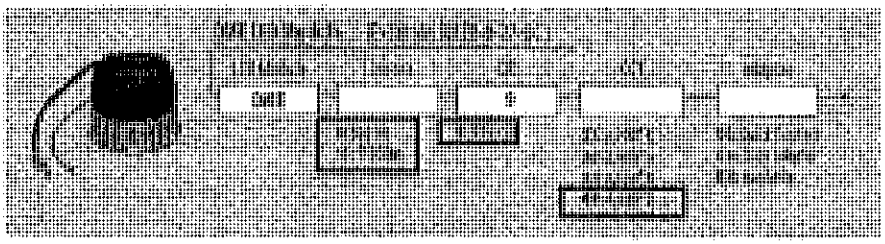
EA60W
Adjustable White Reflector

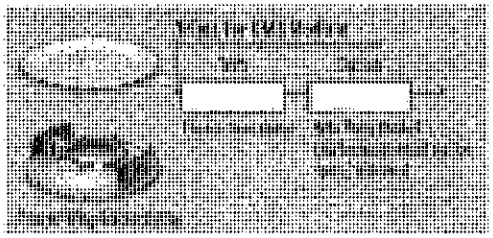
EA60B
Adjustable Black Reflector

EA60S
Adjustable Silver Reflector

ORDERING INFORMATION

NOTE: LED Housing, Module & Trim Sold Separately





C20450OPLEN1113BS Brick Wet Location Wall Fixture

1Lt x 13w Type Spiral Base GU-24 2700k 900Lm

Bulb Type Spiral

Lamps Supplied yes

Finish **Glass** OPL

H 10.25 **L** 5.5 **Ext** 4

Optional Fluorescent

CUL Wet Available in Fluorescent **Customize** ADA

1200 Valencia Avenue • Tustin • California • 92780 • Phone 714.247.1270 • Fax 714.247.1351

Simpson® Door Company

Print

Contemporary

49908

Series: Contemporary Exterior
Type: Exterior Contemporary

Standard Features

Available in Any Wood Species

Available in Virtually Any Size

Textured Glass Options
Try the Glass Taste Test

Privacy Rating: 1

Panels: na
Moulding: na
Glass: 3/4" Insulated Glazing
Caming: na

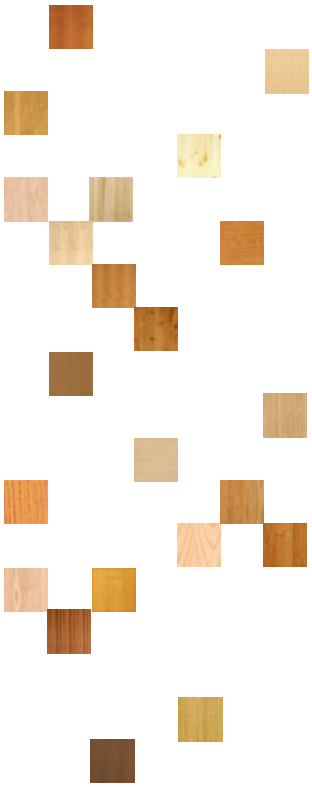
Customer Service: 1-800-SIMPSON (746-7766)
Email: SimpsonCustomerService@brandner.com

Wood Selector

One of the greatest appeals of wood is the fact that no two pieces look exactly the same. You do not have to settle with the "cookie cutter" feel offered by other uniform building materials. Grain patterns and color vary, adding texture, warmth and personality.

Simpson gives homeowners the freedom to take full advantage of this reality. We offer a broad range of species, each with its own distinctive character. Some of our popular species are shown below. If you have a more exotic type of wood in mind, please contact your Simpson dealer for details about our custom capabilities.

To see how a specific species looks on a door, use the wood selector by clicking on the color chip or select a species via the drop down menu.



Douglas Fir

The Simpson name has been synonymous with fir doors since the beginning. Clean lines and warm coloring give our vertical grain Douglas Fir doors an enduring appeal.

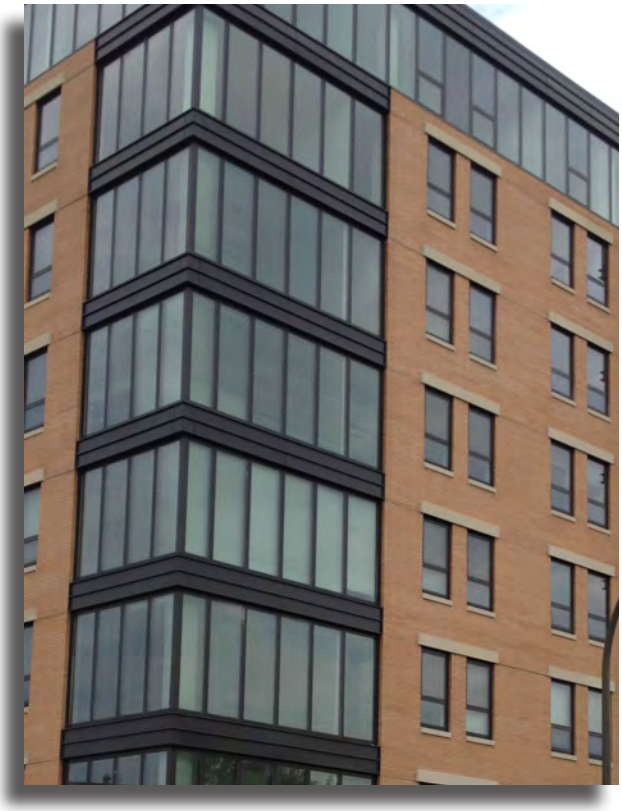
Douglas Fir

4500/4600 Series Windows

Aluminum Projected/Fixed/Casement

WOJAN WINDOW & DOOR CORPORATION

Quality Windows & Doors for All Seasons



Top: Apartment 1717 Ridge Apartments in Evanston, IL

Bottom: Embassy Suites® Downtown Denver

All models AAMA rated AW

Specifically designed for commercial and architectural applications

Structural Thermal Break: Features extruded aluminum integral thermal barrier of high-density polyurethane pour and debridge for maximum strength and a low thermal conductivity. Utilizes Azo-Brader™ Technology with a 10-year pass-through warranty

(Azo-Brader™ is a trademark of Azon USA Inc.)

High Quality 1" Sealed Insulated Glass: Numerous options available including Low-E, tinted, obscure, tempered, laminated, argon-filled and spandrel

Integral Mulling/Stacking System: Provides an unlimited selection of multi-window configurations within a single master frame, such as a combination of fixed and projected units

Mulling and Sub-Frame Options: Various design elements available including self-mulling jambs. Accessories available such as interior snap trim, pre-set panning, mullions, expanders, strap anchors, face flange adaptors, head/ jamb receptors and subsills

2⅜" Frame Depth

- Electrostatically-applied baked-on polyester standard colors meet or exceed AAMA 2603 performance standards: Bronze, White
- Available high-performance fluoropolymer colors meet or exceed AAMA 2605 standards: White (70% Kynar®), Bronze (70% Kynar®)
- Available anodic coatings meet or exceed AAMA 611 performance standards: Clear or Bronze Anodized
- Non-standard colors available subject to minimum quantity requirements

(Kynar® is a registered trademark of Arkema, Inc.)

Optional hardware packages are also available

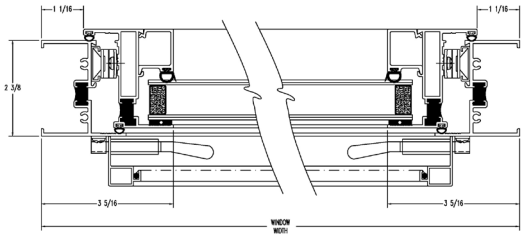
Blast-Resistant models available, call for details

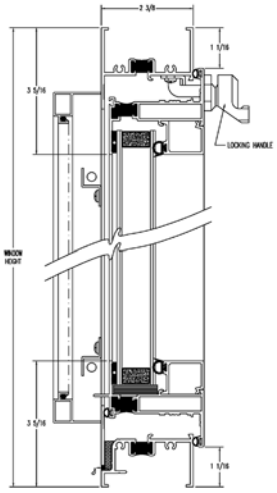
Made in the U.S.A.

AAMA®

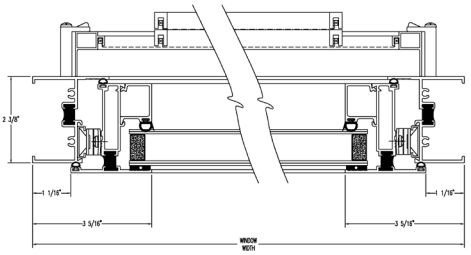
Proud Member

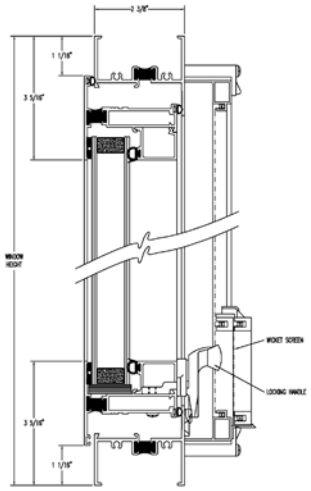
Series 4500 Project-In Window

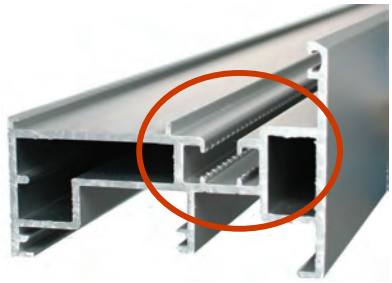




Series 4600 Project-Out Window







Azo-Brader™ Technology: Abrasion "hooks" displace metal along the lugs to improve adhesion in the thermal barrier pocket.
(Azo-Brader™ is a trademark of Azon USA Inc.)

Product Performance Details (AAMA/WDMA/CSA 101/I.S.2/A440-11)

Type	Product Designation	Structural/ Water/Air Test Size (W x H)	Air Infiltration (cfm/sq ft)	Water Resistance (psf)	Deflection (psf)	Structural (psf)	U-Value ♥
4500 Fixed *Blast Also Available!*	AW-PG100	60 x 99	< 0.01 @ 6.2 psf	12	100	150	*.34* ♣ *.50* ♦ *.54* ■
4500 Project-In Hopper	AW-PG70	60 x 36	0.08 @ 6.2 psf	12	70	105	*.45* ♣ *.51* ♦ *.62* ■
4600 Project-Out Casement *Blast Also Available!*	AW-PG70	36 x 60	0.05 @ 6.2 psf	12	70	105	*.48* ♣ *.52* ♦ *.63* ■
4600 Project-Out Awning *Blast Also Available!*	AW-PG65	60 x 36	0.03 @ 6.2 psf	12	65	97.5	*.47* ♣ *.52* ♦ *.64* ■

Ask about other available higher performance options (downsize test)

♥ ***U-Value comparisons - example data represents three typical glass package options*** *(see our website for the latest updates).*
Simulated window sizes based on NFRC 100, at AAMA 1503 sizes.

- ♣ *With optional high-performance glass package.*
- ♦ *Air-filled IGU with Low-E over clear glass, ¾" aluminum box spacer*
- ■ *Air-filled IGU with clear over clear glass, ¾" aluminum box spacer*

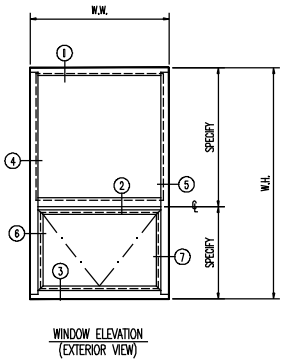
(Metric U-Value conversion: coefficient = US value x 5.678263. R-Value = 1 / U-Value.)

HQ/Sales/Manufacturing
217 Stover Road
Charlevoix, MI 49720
(800) 632-9827 | fax (231) 547-4237

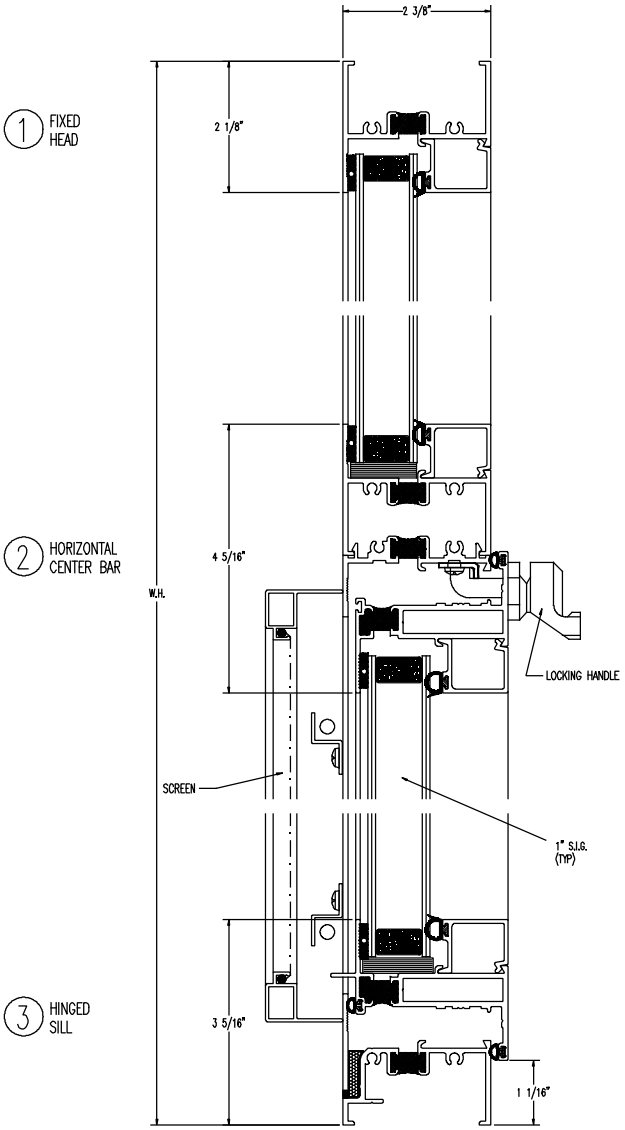
WOJAN WINDOW & DOOR CORPORATION
www.wojan.com

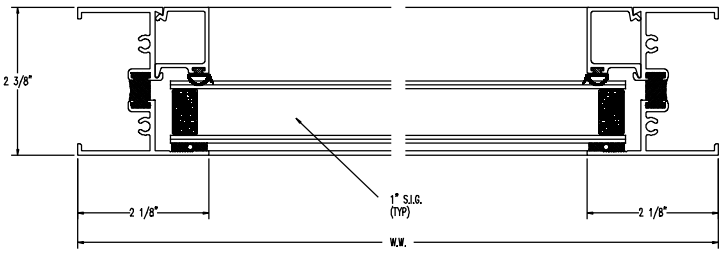
Manufacturing
340 Jay Street
Coldwater, MI 49038
(866) 378-2202 | fax (517) 279-9832

Revised June 2013



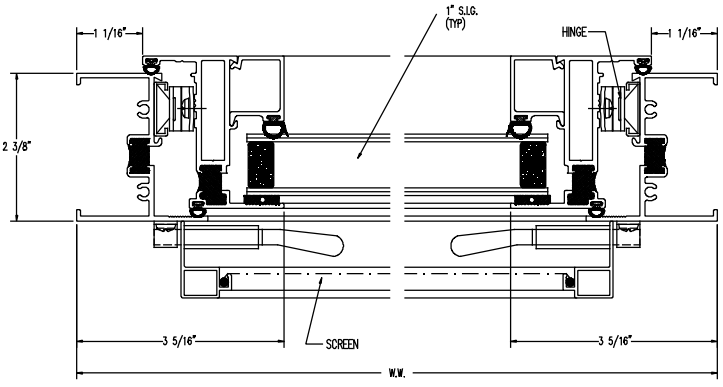
WINDOW ELEVATION
(EXTERIOR VIEW)





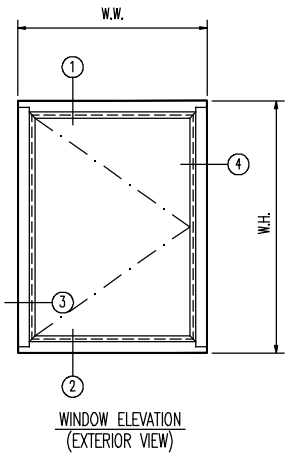
4 FIXED JAMB

5 FIXED JAMB

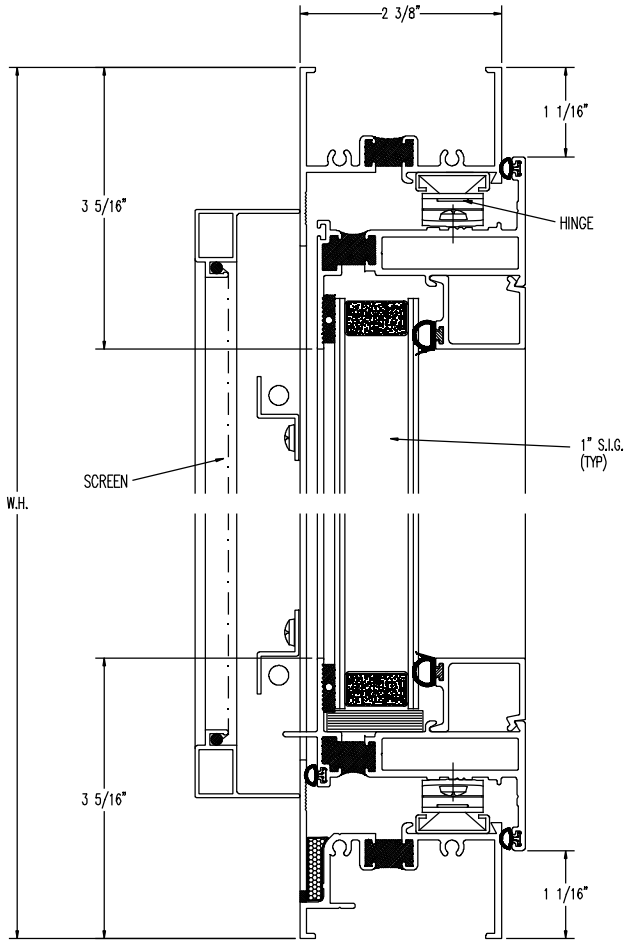


6 OPERATING JAMB

7 OPERATING JAMB

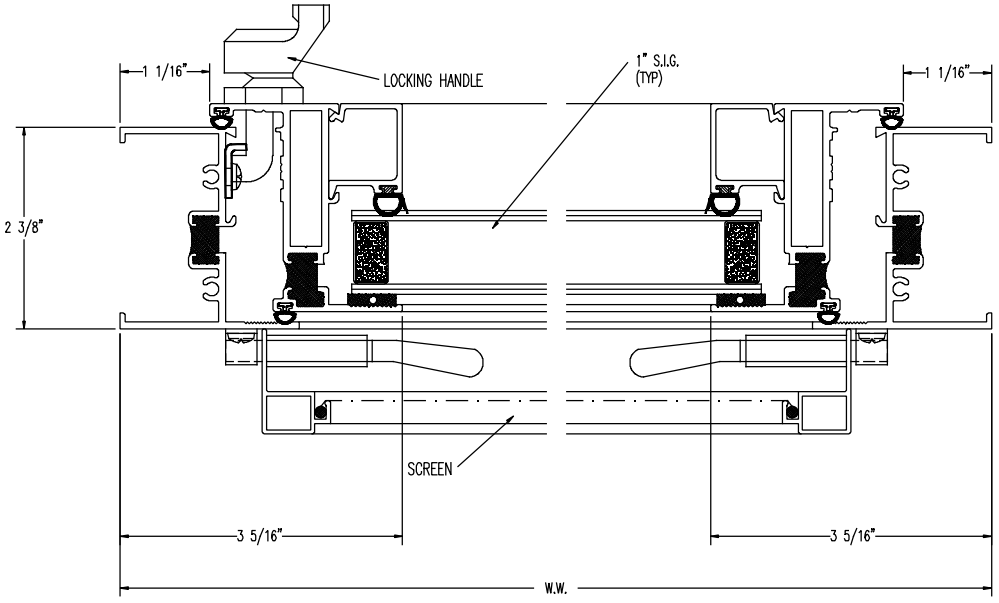


WINDOW ELEVATION
(EXTERIOR VIEW)



1 OPERATING HEAD

2 OPERATING SILL



3 LOCK JAMB

4 HINGE JAMB

OMEGA PANEL PRODUCTS Ω
LAMINATORS INC.

1-PIECE, TIGHT-FIT MOLDING INSTALLATION

TABLE OF CONTENTS

Tech Support: 800.523.2347

1-Piece, Tight-Fit Molding

Laminators' 1-Piece, Tight-Fit Extruded Molding System requires no prefabrication. Panel installation is easy and economical. Moldings can either be color-matched or a contrasting color; caulk is hidden within the extrusions.

Before You Start 1

Preparing the Wall

Installation Over Plywood Sheathing 2

Installation Over Gypsum with Water-Resistive Barrier 3

Installation Over Hat Channels or Furring Strips 4

Mounting the Panels 5 – 7

Essential Equipment and Supplies 8

Additional Accessories Inside Back Cover

Omega-Lite Panel Maintenance

Routine cleaning:

Omega-Lite panels should be washed periodically to keep them bright. Plain water and a clean cloth are all you need to remove ordinary dirt buildup. A mild, non-abrasive household detergent with a clean-water rinse can be used for more stubborn stains. Solvents such as alcohols, mineral spirits, naphtha, turpentine, and xylene can be applied with a soft cloth. Never soak panels in solvents. You can safely use mineral spirits to remove uncured caulk and paints.

For scratches and rub-marks:

Omega-Lite touch-up paint and re-paint instructions are available from Laminators. For larger paint repairs, call Laminators for standard paints designed for aluminum surfaces available at paint stores.

Panels with Metallic Paint Finishes:

The protective masking on the face of each panel should be left in place until work is complete on any given area of an installation. However, to help ensure good color uniformity, periodically remove the masking from half of a panel (peel masking upward from the bottom of the panel) to check for color, scratches, and dents.

On panels with metallic finishes, a good color match is much more difficult to achieve. In this case, two adjoining panels should be periodically checked by removing the masking from half of two panels as the installation progresses. The masking should then be taped back over the panel to protect it.

Should any defects be found, stop work immediately and call Laminators for assistance.

When installing panels with metallic finishes, it is very important that the directional arrows on the panel masking are oriented in the same direction.

Color variation is a characteristic of aluminum composite panels with metallic paint finishes. Laminators Incorporated DOES NOT warrant a color match for these panels.

BEFORE YOU START

Substrate and Framing

Prior to installation, the installer MUST verify that the framing and substrate are in compliance with all architects' specifications.

Inspect BOTH primary and secondary wall framing to verify that all girts, angles, channels, studs and sheathing, and other structural panel support members and anchorage have been installed within the following tolerances:

1/4" in any 20' length vertically or horizontally

1/2" in any building elevation

Inspect sheathing to verify that sheathing joints are supported by framing and that installation is within flatness tolerances. These surfaces must be even, smooth, sound, clean, and dry. If the substrate or framing is not within architectural specifications, the installer must submit a written report to the General Contractor listing conditions that are detrimental to the installation of panels. Do NOT proceed with installation until unsatisfactory conditions have been corrected.

Summary of Installer Responsibility

The Panel Installer assumes total responsibility for all components of the panel installation including, but not limited to attachment to sub-construction, panel-to-panel joints, joints between panels and dissimilar material, and the joint seal associated with the panel system.

Installation Supplies & Accessories

See page 8 to be sure you are using materials that have been tested and approved by Laminators for use with Omega-Lite panels. Inventory all materials and accessories to ensure that all materials are available on-site. Call Tech Support if you need additional recommendations.

Receiving and Storage

Examination: Upon receipt of materials, perform a thorough examination to identify any damage that may have occurred during shipping. Any damage must be noted on the bill of lading at the time of receipt.

Storage: Panels are to be stored horizontally on pallets with a positive slope for drainage of water and should be covered with watertight and ventilated materials. *Standing water will damage panel finish*.

No more than 1500 pounds should be stacked on one pallet. Depending on panel size, this should be fewer than 50 panels at 30 pounds per panel and less than 2-1/2' high. Do not stack other materials on or in contact with panels to prevent staining, denting, or other damage. Storage temperature must not exceed 120°F (49°C).

Laminators' warranty does not cover water damage caused by improper storage or installation. Inspect panels on delivery, then store them on skids 8" above the ground. Place a breathable cover over them and store them in a ventilated space under roof.

If wet panels are discovered, uncrate them and dry them with towels to prevent wood rotting, paint staining, or aluminum corrosion.

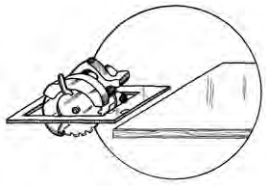
Panel Handling

Use clean work gloves to avoid hand injury from any sharp edges and to prevent smudging of the prefinished surfaces. Although panels are shipped with protective masking on both sides, always lift one panel completely off the next to prevent scratches. Do not slide one panel across another.

Protect panels from construction hazards. Good construction practice provides for panel protection and cleaning in the contract documents. Normally these are the general contractor's responsibility. Temporary protection may be required if welding, cutting, sandblasting, or other potentially damaging construction activities are scheduled nearby.

Cutting the Panels

Omega-Lite panels are designed to be cut to size on the job site. Even if the panels have been received cut to size, it may be necessary to do some minor trimming to account for areas of an elevation that may be out of square. To cut Omega-Lite panels, use a circular saw with a sharp, carbide-tipped blade (40-tooth minimum). Do not remove the protective masking from the panel face. After cutting, use a screwdriver or deburring tool (see page 8) to remove burrs or sharp edges from the panels.



Carbide-tipped blade (40 tooth min.) recommended

Safety tip: Wear safety glasses when cutting! Wear gloves when handling cut edges!

Ventilation is Important

The wood or exterior gypsum board of the substrate must be protected and ventilated. Trapped moisture can cause major damage in a short time. When mounting over exterior gypsum or masonry, use steel strapping or hat channels to separate panels from the structure for good air circulation.

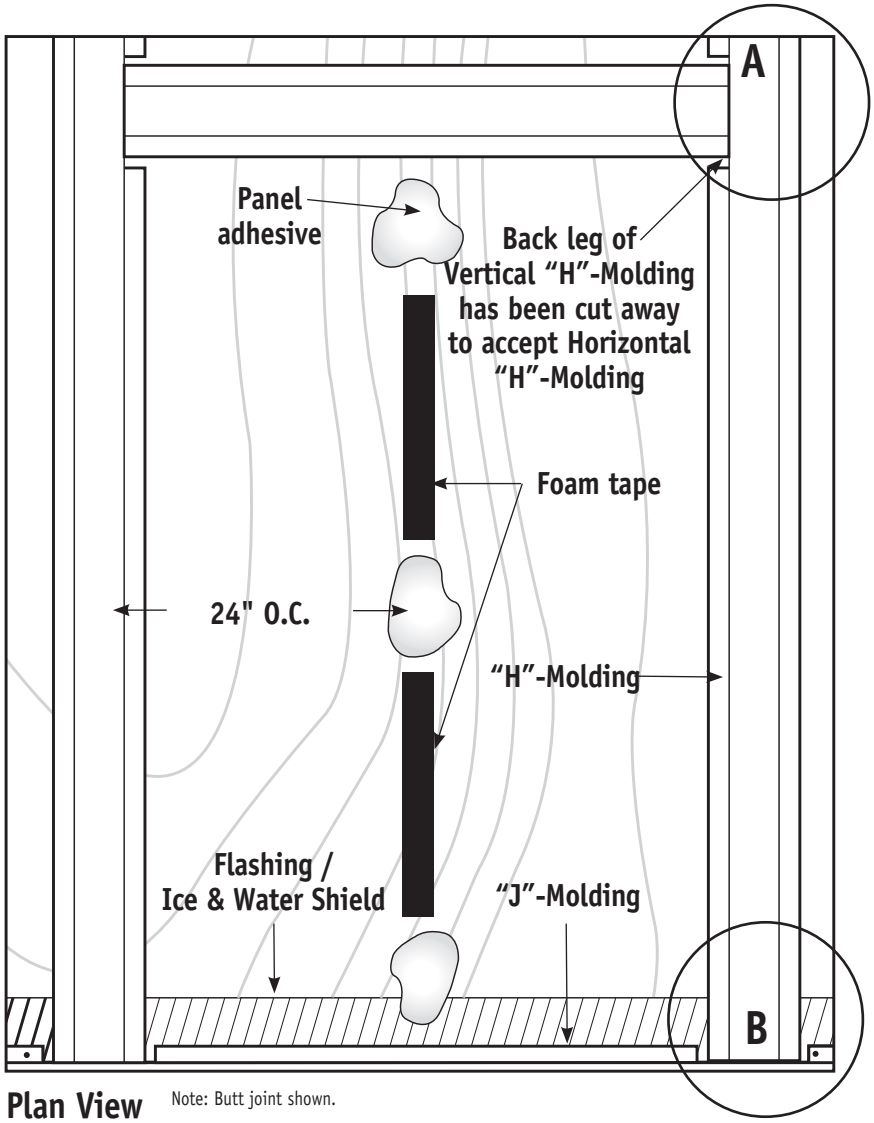
Flashing

Laminators can supply flashing materials made from aluminum sheet painted to match the adjacent panel system or surface.

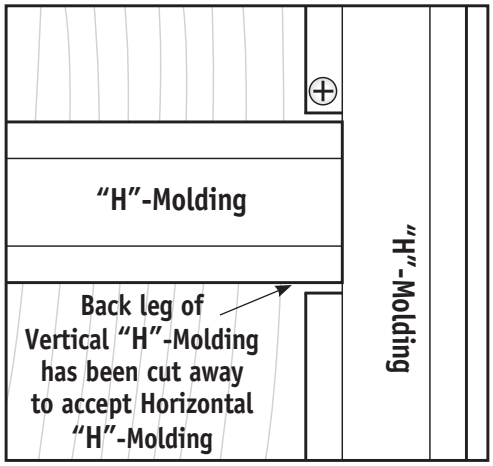
Use proper flashing technique when installing flashing with panels.

Complete CAD details and product specifications can be downloaded from our website **LaminatorsInc.com**

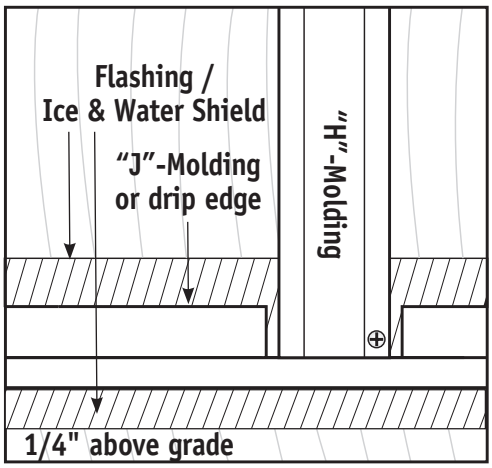
Installation Over Plywood Sheathing



Plan View Note: Butt joint shown.



Detail A



Detail B

This installation process is the basis for mounting panels over a variety of substrates. You should read and understand this process before attempting to mount panels over other substrates such as plywood covered with water-resistive barrier, exterior gypsum with water-resistive barrier, etc.

In all cases, the same elements must be present:

1) A structural surface, such as plywood, that will hold mechanical fasteners, such as screws.
2) A surface that can be bonded to with panel adhesive.

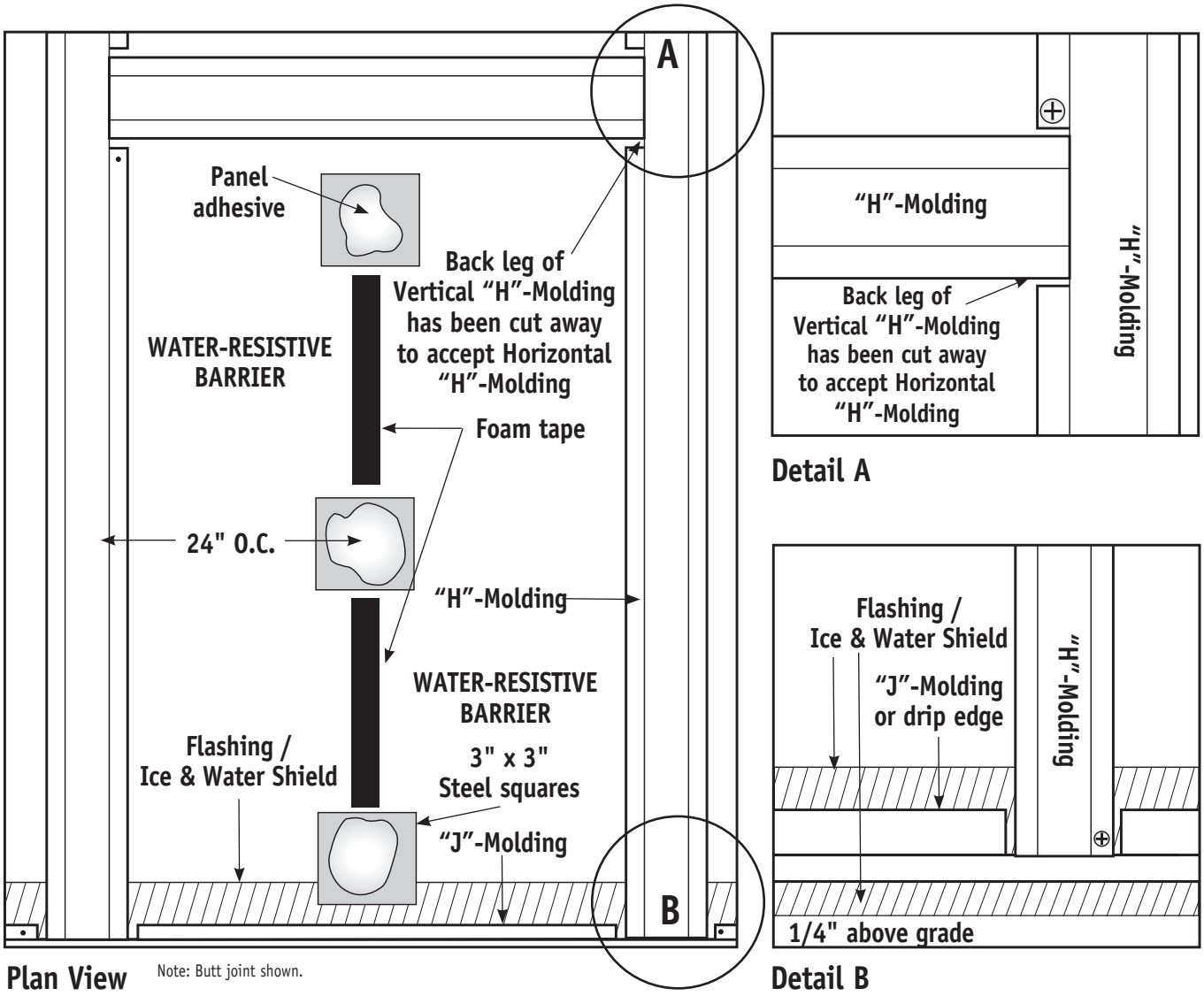
If these two elements are not present, additional steps must be taken to provide them. Exterior grade gypsum, water-resistive barrier, or block walls are examples of substrates that will require additional preparation before panels can be mounted. These substrates are covered in this manual.

The main drawing (upper left) depicts the layout for one panel at ground level. "J"-molding is shown: either "J"- or drip edge moldings can be used here. The detail drawings **(Detail A & B)** show close-up details from the main drawing. The instructions on page 5 explain this process and the purpose of each element shown in the above drawings. When using reveal "H"-moldings, apply color-matched caulk where the horizontal and vertical joints meet.

Note: *To guard against water penetration, Laminators recommends that all these installation systems include a water-resistive barrier (appropriate for the climate and wall construction) installed on the substrate behind the metal wall panels.*

Follow installation instructions as shown on page 5.

Installation Over Gypsum with Water-Resistive Barrier



Plan View Note: Butt joint shown.

When installing panels over exterior grade gypsum, with water-resistive barrier, remember that neither exterior grade gypsum nor water-resistive barrier are structural.

For proper installation, 18 or 20 gauge steel squares must be used to create a surface that will accept panel adhesive.

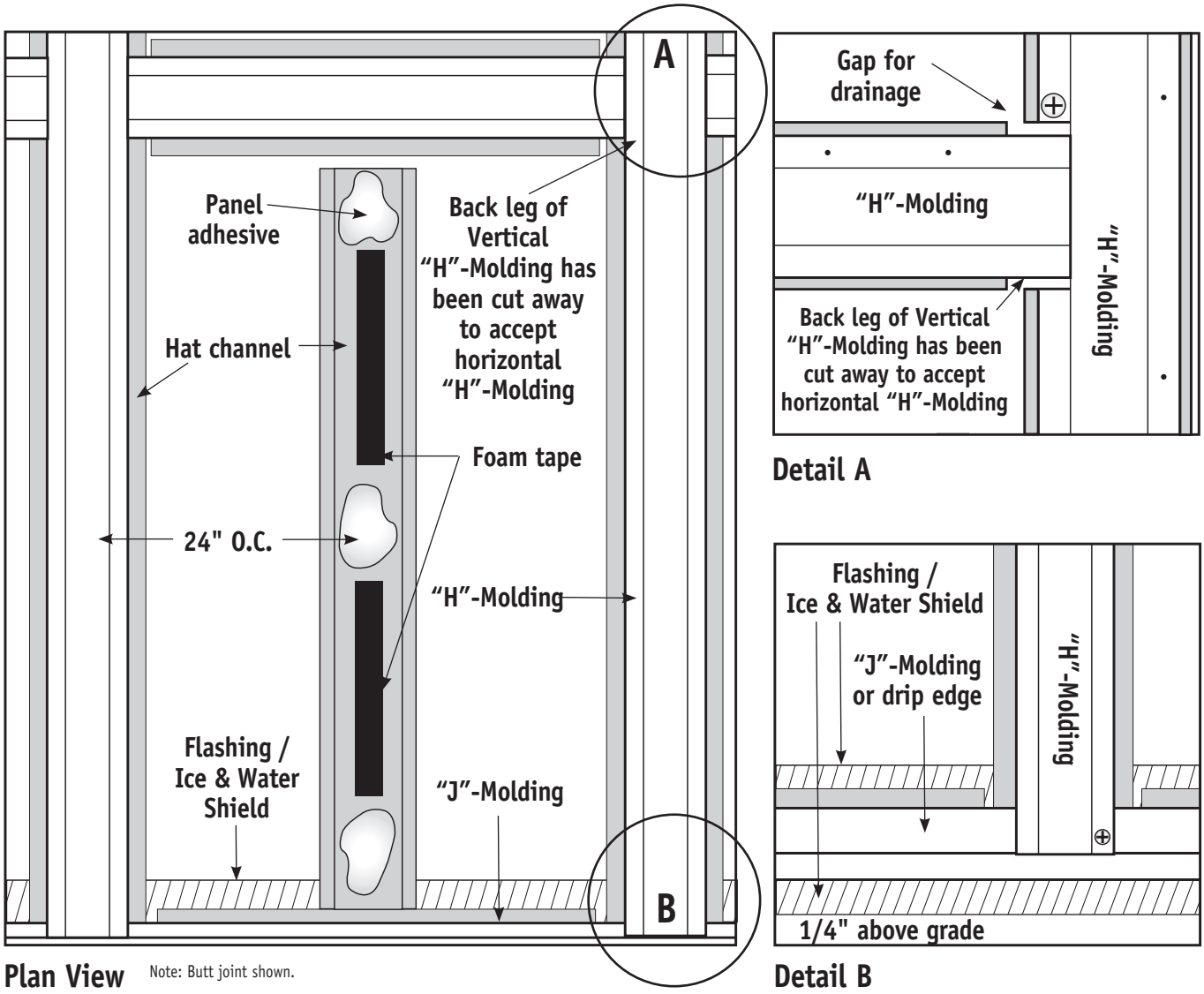
All steel squares must be attached with low-profile, pan head screws at all four corners. These screws must pass through the steel squares, the exterior grade gypsum, and attach to the stud wall. Moldings must be attached through the gypsum to the studs.

If moldings do not fall on top of steel stud, steel strapping must be installed behind the extrusion. Strapping must be attached to the studs.

The main drawing *(upper left)* depicts the layout for one panel at ground level. "J"-molding is shown: either "J"- or drip edge moldings can be used here. The detail drawings **(Detail A & B)** show close-up details from the main drawing. The instructions on page 5 explain this process and the purpose of each element shown in the above drawings. When using reveal "H"-moldings, apply color-matched caulk where the horizontal and vertical joints meet.

Follow installation instructions as shown on page 5.

Installation Over Hat Channels or Furring Strips

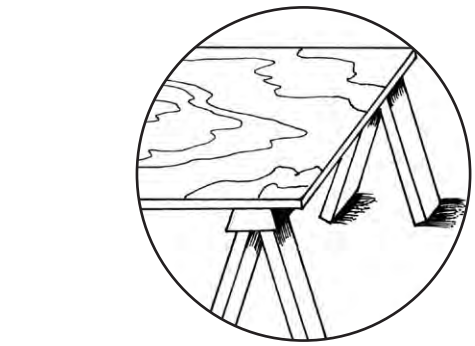


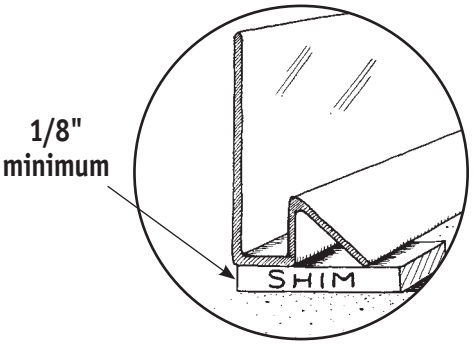
Plan View Note: Butt joint shown.

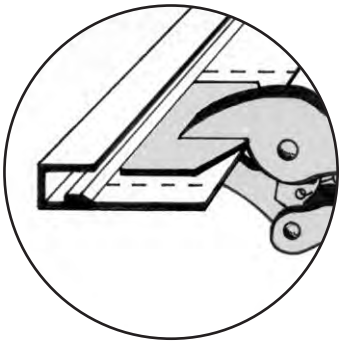
Again, the drawing above depicts the layout for one panel at ground level. As with previous substrates, "J"-molding is shown at ground level. Either "J"-molding or drip edge moldings can be used here.

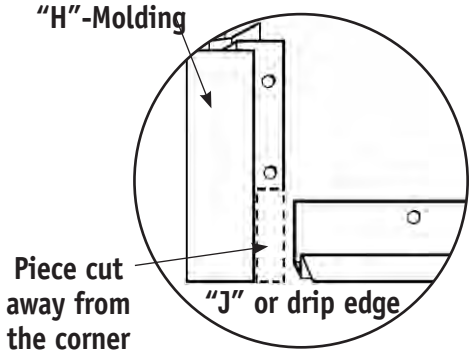
Hat channels are used for installing panels over surfaces such as brick or masonry that, while structural, cannot directly accept the Tight-Fit Molding System. Hat channels can also be used to create additional depth behind the panels if required. Hat channels should be 3" wide across the face and a minimum of 1/2" in depth.

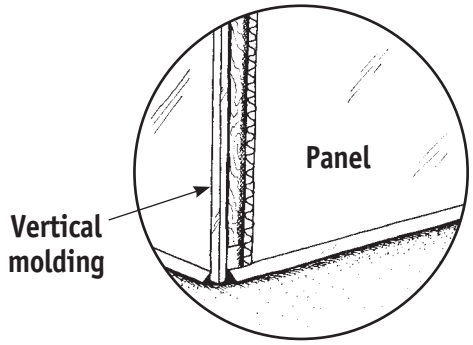
The main drawing *(upper left)* depicts the layout for one panel at ground level. "J"-molding is shown: either "J"- or drip edge moldings can be used here. The detail drawings **(Detail A & B)** show close-up details from the main drawing. The instructions on page 5 explain this process and the purpose of each element shown in the above drawings. When using reveal "H"-moldings, apply color-matched caulk where the horizontal and vertical joints meet.











Installing the Moldings

Set up a clean worktable

Using available materials (straight 2x4s, 3/4" flat sound plywood with smooth surface, or MDF plywood for precision work) construct a worktable at least 48" x 96" and at a comfortable working height. Place a strip of 2" masking tape along the short edge of the worktable. This will enable you to clean any excess caulk off the tabletop. To keep the panel from moving, drive two stop-screws into the tabletop at the end opposite the masking tape.

Step 1: Attach bottom molding to substrate

Snap a level line at 1/4" above ground level (or more) as determined by site supervision. Keeping the molding 1/4" above ground level, use galvanized drywall screws to attach the molding to the substrate. Fasten one screw per hat channel or furring strip on verticals, and one screw every 16" to 24" O.C. on horizontals. Ice and water shield is recommended to prevent water from getting to the wall at ground level. This is shown in **Detail B** on page 2 and 3.

See manufacturer's instructions for the proper use of ice and water shield.

Step 2: Cut away intersecting molding

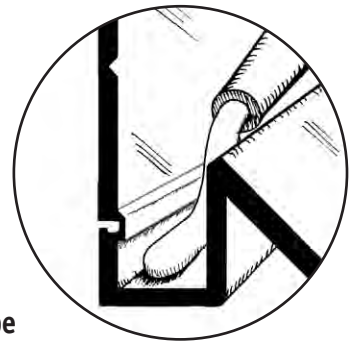
The dotted line shown in the drawing indicates an area where two moldings will intersect. This area must be cut away so that after installation, moldings will sit on the same plane. An area approximately 4" should be adequate for the entire intersection. Use tin snips to cut the area to be removed. You may score the back of the "J"-molding at the bottom to keep extra flush against plywood. Using sheet metal pliers (duck-bill vice grips), bend the material up and down until the piece snaps off.

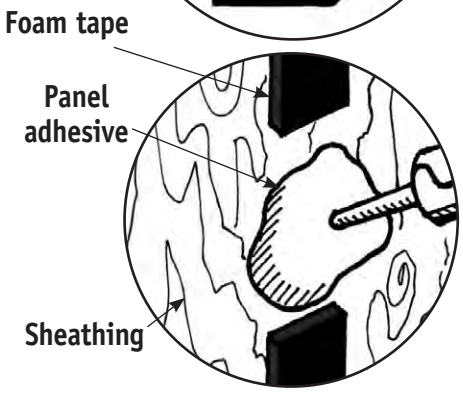
Step 3: Attach vertical molding

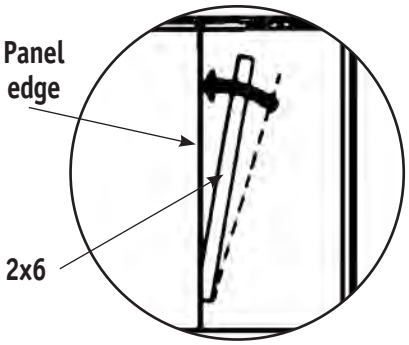
Screw moldings down as close to intersections as possible to ensure that everything sits flat. Countersink galvanized drywall screws.

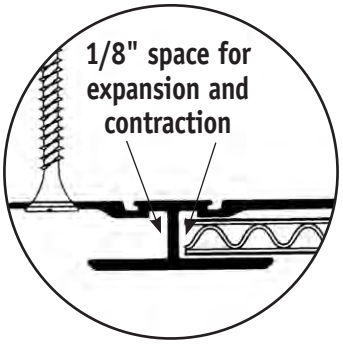
Step 4: Cut the first panel to size

Measure and cut the first panel to size. Deduct 1/8" from the panel size to allow for expansion and contraction. Dry fit the panel to make sure it fits properly.









Step 5: Remove panel masking

Remove the masking from the back of the panel. Pull the masking back about 6" from all edges in the front of the panel but do NOT remove it completely.

Step 6: Apply Foam Tape

Apply foam tape to the substrate as instructed on pages 2 through 4. This will help to prevent panel “suck in” when the adhesive cures.

Step 7: Apply caulk to moldings

Using a Laminators-approved silicone caulk, run enough caulk into the moldings so it will seal the edges when the panel is inserted. Use a 1/4" diameter (approx.) bead and be sure that there are no skips in the caulk. Fill the corner molding with caulk. Caulk molding one panel at a time.

Step 8: Apply panel adhesive

Apply beads of Laminators-approved panel adhesive (See list on page 8) to the furring strips, sheathing, steel squares or hat channels as appropriate, using generous 3" wide dabs staggered every 16" O.C. The adhesive should go between the strips of foam tape and must make contact with back of panel. Refer to panel adhesive and caulk manufacturers’ working times before applying to ensure proper adhesion.

Step 9: Install first panel

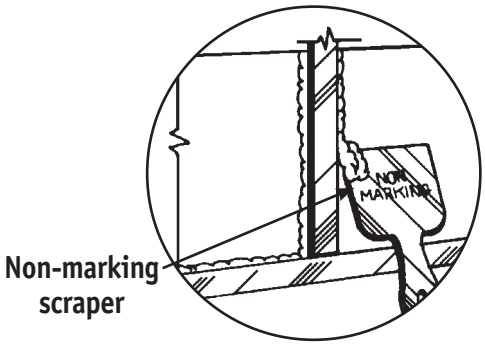
Slide the panel sideways into the pre-caulked outside corner or edge molding. If necessary, use wide blade putty knives to fit the panel into the vertical molding. Measure to be sure the panel is completely inserted into the molding.

If necessary, nudge the panel into place using a 2x6 as shown and tap it with a hammer to prevent damage to the panel edge.

Step 10: Install top molding

If molding is required at the top of the first row of panels, leave 1/8" space for expansion and contraction. Fill the molding with caulk to seal the panels and attach it along the top edge of the panel. The shims provide space for panel expansion caused by weather changes or direct sunlight.

MOUNTING THE PANELS



Step 11: Install next molding

Take the next vertical molding piece, caulk the short leg, and fasten the long leg of the "H" or reveal molding using recommended fasteners.

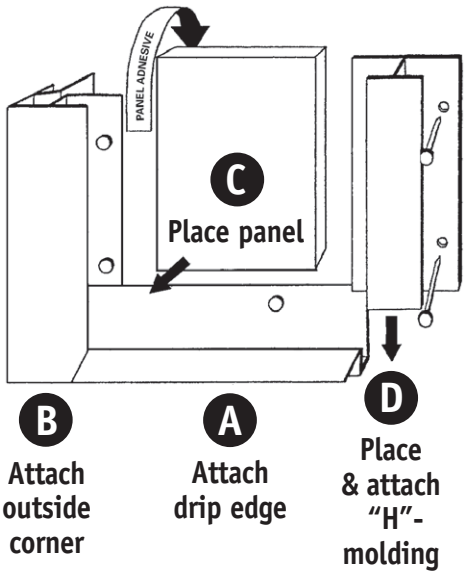
Step 12: Continue panel installation

Remove excess caulk with a non-marking plastic scraper. Mineral spirits and a clean rag should be used to remove any residue that the scraper missed.

Continue installing panels until the job is completed. Cover the top of the panels with a temporary tarp to keep water out if a parapet or flashing detail is to be installed at a later date. Remove masking from the front of the panels.

Caution: *All the masking must be removed within 2 weeks, otherwise it may affect the appearance of the panel and may be difficult to remove.*

Note: *Remember to remove any shims from under the bottom molding when installation is completed.*



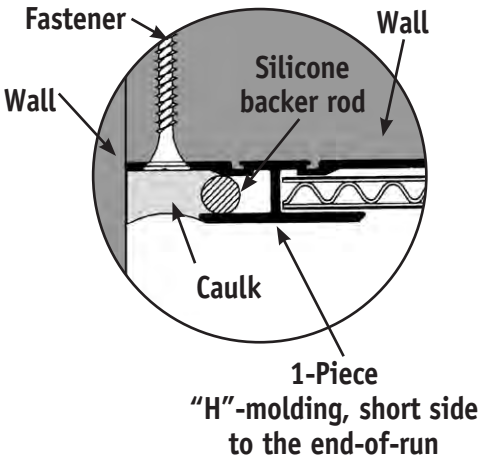
Installation summary:

A. Attach drip edge moldings fastened every 12" with recommended fasteners.

B. Attach outside corner molding making sure to notch the back of the corner molding to allow the drip-edge to lie flush against the wall.

C. Install panel. Be sure masking has been removed from back of the panel.

D. Place and attach "H"-molding.



End-of-run detail

For 1-Piece, Tight-Fit moldings, fill an "H"-molding with caulk. Attach it to the final edge, then install the final panel to complete the run.

ESSENTIAL EQUIPMENT

- Work table or saw horses and 3/4" particle board to create work table
- Aluminum brake capable of bending 0.032" aluminum
- Porter-Cable 3 HP router with guide or equivalent able to accept a 1/2" carbide shank
- Laminators' router bit (Part #RB 1/2)
  - — Custom designed router bit only available from Laminators Inc. that forces bending into the middle of the groove and eliminates core show-through. Carbide with 1/2" shank.
- Miter saw or chop saw with 10" diameter blade
- Circular saw with 7-1/4", 40-tooth blade (min.)
- Jigsaw with 24-tooth, sheet metal cutting blade
- Caulking gun
- Screw gun
- Long 1/8" drill bit with drill bit plastic guard tubing
- Deburring tool (Part #DEBURRING TOOL)
- Aviation snips or heavy-duty scissors
- Plastic putty tool or scraper to remove excess caulk and adhesive from panels
- Metal single cut rectangular file with medium teeth
- Utility knife
- Tape measure
- Safety glasses
- Gloves to handle panels

ESSENTIAL SUPPLIES

- Panels
- Moldings/extrusions as needed
  - — "J" extrusion for drip edge (required) and end of run option (optional)
  - — "H" extrusion for end of run option (optional)
  - — snap-in extrusions (required)
- Color-matched flat stock
- Strapping
  - — 0.40" aluminum or 20 ga. galvanized exterior sheet metal strips 3" x 8', 10', or 12'
- Furring strips or studs as needed
- Insulation, 3/4" foam to go between furring strips
- Ice & water shield or flashing
- Gaska Tape® V710, 3/16" x 2" or equivalent closed cell 7 lb. density polyvinyl chloride foam tape (Laminators Part #12847)
- Silicone Caulk–The following caulks have been tested and meet requirements. Color-matched caulk available from Laminators Inc.
  - — Tremco Spectrem® 1
  - — Dow Corning® 790, 983, 795, 995, 756, 791
  - — GE SilGlaze® II , SilPruf®
  - — Pecora 860, 896, 895, 890NST

  Note: Minimum order quantities required for certain color-matched caulks.
- Caulking rope or backer rod; use 1/4" or 3/8" to suit job
- Masking tape (Scotch brand Safe Release Masking Tape™ is recommended) 1" wide
- Panel Adhesive–The following adhesives have been tested and meet requirements. Various adhesives available from Laminators Inc.
  - — Titebond® Heavy-Duty Construction Adhesive or Premium Polyurethane Construction Adhesive
  - — Liquid Nails® 602 Subfloor (LN-602), 950 Polyurethane (LN-950), 902 for Subfloor (LN-902), or 901 for Heavy Construction (LN-901)
  - — DAP 4000 Subfloor Adhesive
  - — OSI Sealants PL400
- Screws
  - — #6 x 1-1/4" bugle-head drywall or #8 or #10 x 1" Phillips Pan Head for securing clips into sheathing
  - — #8 or #10 x 3/4" or longer, TEKS/3 screws to secure clips into steel studs
  - — #6 x 1/2" and #6 x 1" Phillips Pan Head, TEKS/2 screws for mounting moldings to plywood or metal
- Wood shims to assist with spacing between panels
- Mineral spirits and rags to clean caulk from panels if necessary
- Touch-up paint

Note: *Trademarks are registered by the companies noted.*

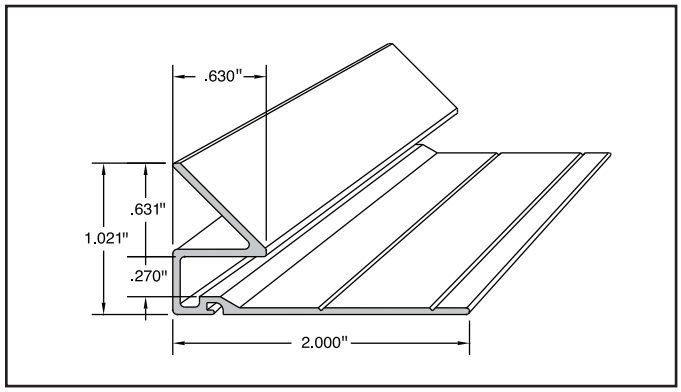
How Much Will I Need?

For every 100 sq. ft. of Omega-Lite panels you will need:

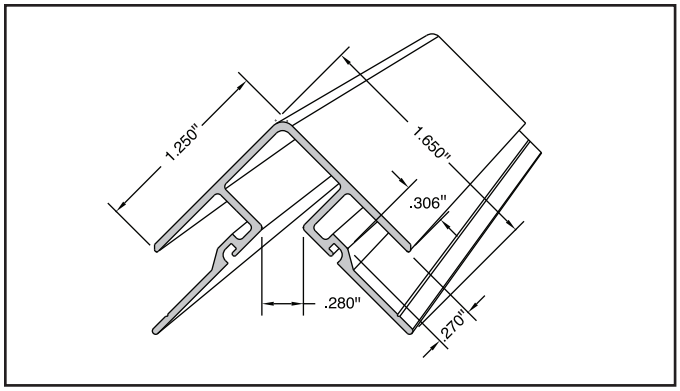
- 3 tubes 11 oz. silicone caulk
- 1 tube 28 oz. panel adhesive
- 1 roll 2" x 50' closed cell PVC foam tape

ADDITIONAL ACCESSORIES

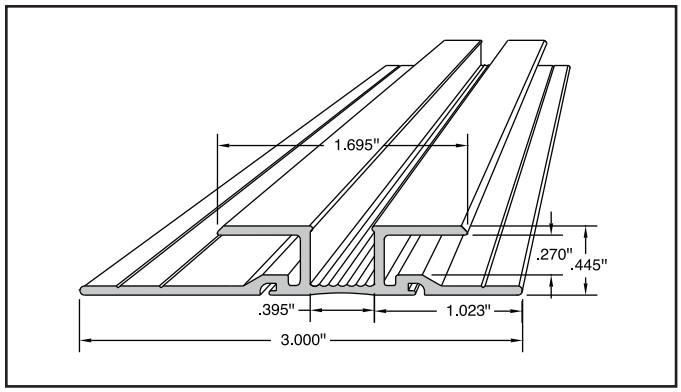
1-Piece, Tight-Fit Molding...for use with Omega-Lite panels



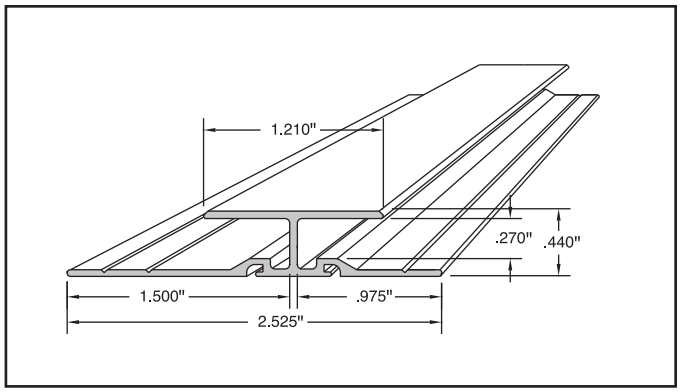
Item 4525X: Inside Corner (Drip Cap)



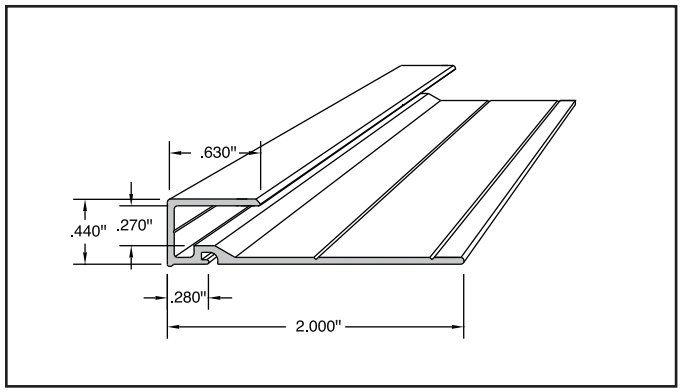
Item 4535X: Adjustable (Bendable) Outside Corner



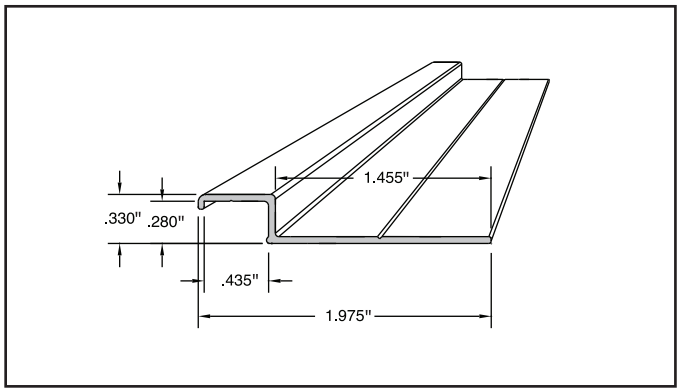
Item 4595X: Reveal "H"-Molding



Item 4505X: "H"-Molding

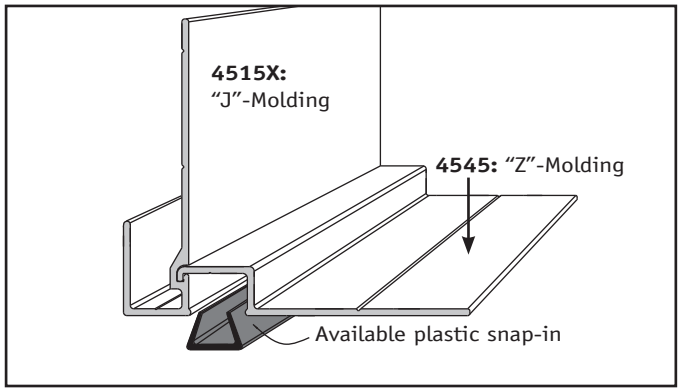


Item 4515X: "J"-Molding



Item 4545: "Z"-Molding

The letter "X" identifies the molding color.



Fascia Soffit or Outside Corner ("J"-Molding & "Z"-Molding combined with plastic snap-in molding)

OMEGA PANEL PRODUCTS Ω
LAMINATORS INC.

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OMEGA PANEL PRODUCTS Ω
LAMINATORS INC.

ROUT & RETURN INSTALLATION

TABLE OF CONTENTS

Rout & Return

Prefabricated panels can be panned on-site using standard carpentry tools to provide a solid, distinctive finish at a much lower cost.

Before You Start 1

Installation Instructions

Preparation 2

Rout & Return 3 – 5

Turning the Corner 6

Essential Equipment and Supplies 7

Panel Maintenance 9

Panels with Metallic Paint Finishes:

The protective masking on the face of each panel should be left in place until work is complete on any given area of an installation. However, to help ensure good color uniformity, periodically remove the masking from half of a panel (peel masking upward from the bottom of the panel) to check for color, scratches, and dents.

On panels with metallic finishes, a good color match is much more difficult to achieve. In this case, two adjoining panels should be periodically checked by removing the masking from half of two panels as the installation progresses. The masking should then be taped back over the panel to protect it.

Should any defects be found, stop work immediately and call Laminators for assistance.

When installing panels with metallic finishes, it is very important that the directional arrows on the panel masking are oriented in the same direction.

Color variation is a characteristic of Aluminum composite panels with metallic paint finishes. Laminators Incorporated DOES NOT warrant a color match for these panels.

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Prior to installation, the installer MUST verify that the framing and substrate are in compliance with all architects' specifications.

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1/4" in any 20' length vertically or horizontally

1/2" in any building elevation

Inspect sheathing to verify that sheathing joints are supported by framing and that installation is within flatness tolerances. These surfaces must be even, smooth, sound, clean and dry. If the substrate or framing is not within architectural specifications, the installer must submit a written report to the General Contractor listing conditions that are detrimental to the installation of panels. Do NOT proceed with installation until unsatisfactory conditions have been corrected.

Summary of Installer Responsibility

The Panel Installer assumes total responsibility for all components of the panel installation including, but not limited to attachment to sub-construction, panel-to-panel joints, joints between panels and dissimilar material, and the joint seal associated with the panel system.

Installation Supplies & Accessories

See page 7 to be sure you are using materials that have been tested and approved by Laminators for use with Omega-Lite panels. Inventory all materials and accessories to ensure that all materials are available on-site. Call Tech Support if you need additional recommendations.

Receiving and Storage

Examination: Upon receipt of materials, perform a thorough examination to identify any damage that may have occurred during shipping. Any damage must be noted on the bill of lading at the time of receipt.

Storage: Panels are to be stored horizontally on pallets with a positive slope for drainage of water and should be covered with watertight and ventilated materials. *Standing water will damage panel finish.*

No more than 1500 pounds should be stacked on one pallet. Depending on panel size, this should be fewer than 50 panels at 30 pounds per panel and less than 2-1/2' high. Do not stack other materials on or in contact with panels to prevent staining, denting, or other damage. Storage temperature must not exceed 120°F (49°C).

Laminators' warranty does not cover water damage caused by improper storage or installation. Inspect panels on delivery, then store them on skids 8" above the ground. Place a breathable cover over them and store them in a ventilated space under roof.

If wet panels are discovered, uncrate them and dry them with towels to prevent wood rotting, paint attaining or aluminum corrosion.

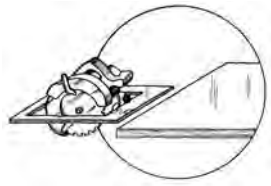
Panel Handling

Use clean work gloves to avoid hand injury from any sharp edges and to prevent smudging of the prefinished surfaces. Although panels are shipped with protective masking on both sides, always lift one panel completely off the next to prevent scratches. Do not slide one panel across another.

Protect panels from construction hazards. Good construction practice provides for panel protection and cleaning in the contract documents. Normally these are the general contractor's responsibility. Temporary protection may be required if welding, cutting, sandblasting, or other potentially damaging construction activities are scheduled nearby.

Cutting the Panels

Omega-Lite panels are designed to be cut to size on the job site. Even if the panels have been received cut to size, it may be necessary to do some minor trimming to account for areas of an elevation that may be out of square. To cut Omega-Lite panels, use a circular saw with a sharp, carbide-tipped blade (40-tooth minimum). Do not remove the protective masking from the panel face. After cutting, use a screwdriver or deburring tool (see page 7) to remove burrs or sharp edges from the panels.



Carbide-tipped blade (40 tooth min.) recommended

Safety tip: Wear safety glasses when cutting! Wear gloves when handling cut edges!

Ventilation is Important

The wood or exterior gypsum board of the substrate must be protected and ventilated. Trapped moisture can cause major damage in a short time. When mounting over exterior gypsum or masonry, use steel strapping or hat channels to separate panels from the structure for good air circulation.

Flashing

Laminators can supply flashing materials made from aluminum sheet painted to match the adjacent panel system or surface.

Use proper flashing technique when installing flashing with panels.

Complete CAD details and product specifications can be downloaded from our website **LaminatorsInc.com**

PREPARATION

This system is a folded-edge panel mounting system, called “Rout and Return.” Using this system, panels can be fabricated on-site, or in a fabricating shop and then installed on the building. The installation gives self-supporting panels made into return edge pans, that traditionally give a 1-1/4" deep reveal that is caulked flush. The system can be installed with small, inexpensive clips located strategically and wet sealed.

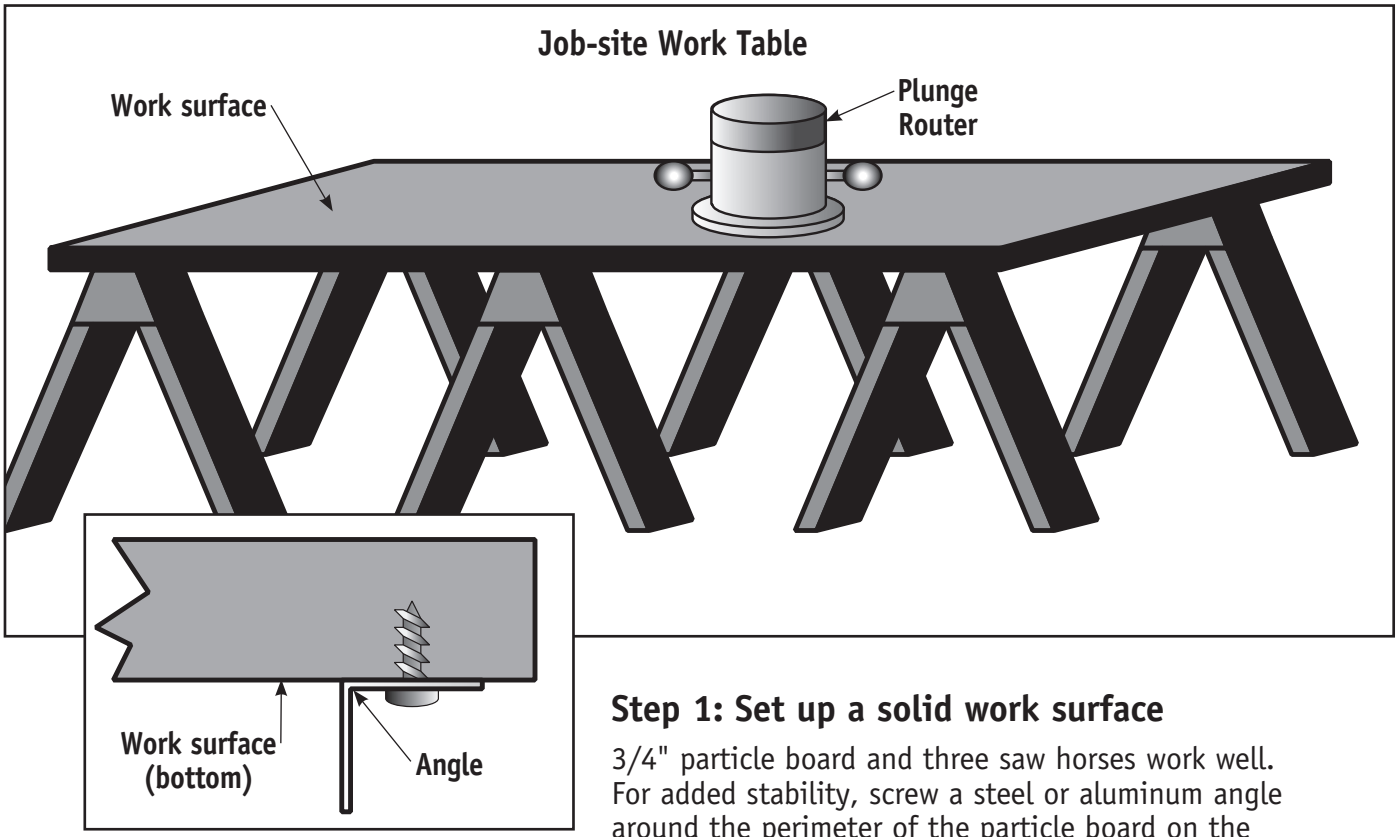


Figure 1

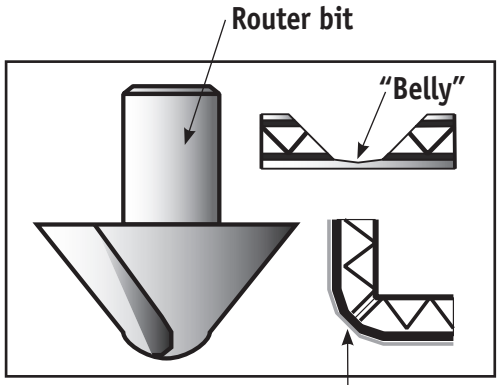


Figure 2

Step 1: Set up a solid work surface

3/4" particle board and three saw horses work well. For added stability, screw a steel or aluminum angle around the perimeter of the particle board on the underside as shown in **Figure 1**.

You will also need a plunge router that accepts a 1/2" router bit.

Laminators stocks the correct router bit, (see **Figure 2**) for use with Omega-Lite panels. The tip of the router bit has been tooled so that it is slightly rounded. This creates a slight “belly” at the bottom of the rout. This belly causes the bend location to be slightly rounded, ultimately putting less stress on the aluminum.

Notice that a correct rout removes some of the back side of the face metal.

ROUT & RETURN

Omega-Lite® panels can be routed and folded for use as a pure Rout & Return system, or routing can be used in conjunction with other Laminators' installation systems for the purpose of turning corners or for fascia-soffit transitions. First we will address the use of Rout & Return as a system.

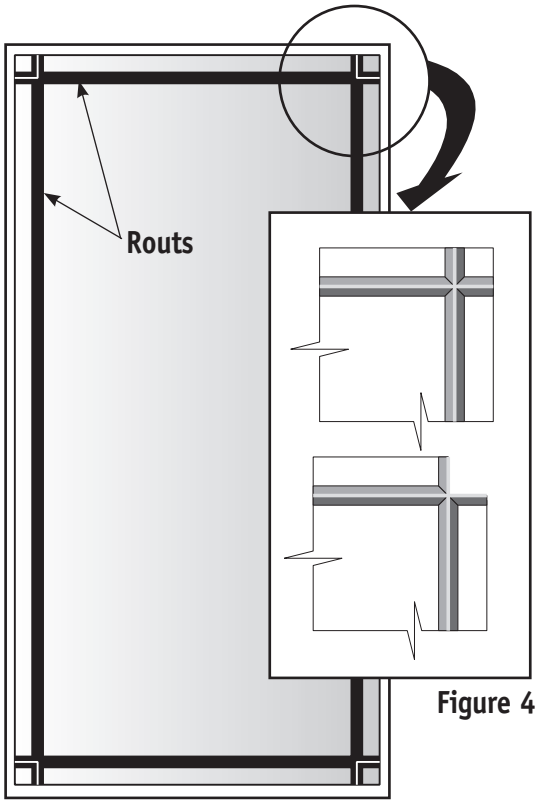


Figure 3

Figure 4

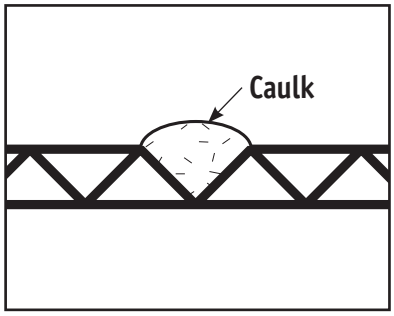


Figure 5

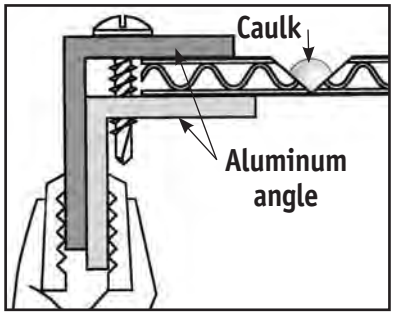


Figure 6

Step 2: Rout edges of the panel

All four edges of the panel must be routed and folded on the back side of the panel. This allows you to create return legs, which are typically 1". **Figure 3** shows a panel that is face down and has been routed.

Figure 4 is a close-up of the upper right-hand corner of the panel. The top part of the illustration shows the panel as it appears after routing. On the bottom part of the illustration the corner has been removed so that the panel can be folded. When removing this corner piece, you must cut directly down the middle of the "belly" described on page 2, so that when folded, the corner comes together correctly.

Step 3: Fold the panel

Prior to folding the panel, the rout should be filled with a Laminators approved silicone caulk, **Figure 5**. This serves two purposes. First, it replaces the material that was removed by the router and provides additional strength. Second, it seals the flutes to keep water out of the panel.

Folding 1" return legs cannot be done by hand. **Figure 6** shows how some installers clamp an aluminum angle to both sides of the return legs to create enough stability to fold them while others simply cut or rout a 1/4" groove about 3/4" deep in a wooden 2x4, place it over the leg, and fold it.

Figure 7 shows the Omega-Lite panel after the bend locations have been folded.

See page 7 for Laminators' approved silicone caulk.

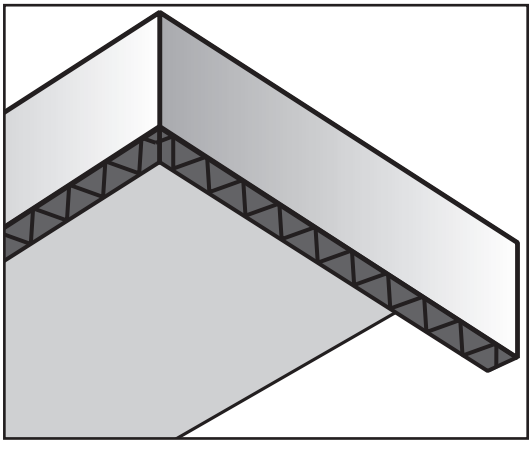


Figure 7

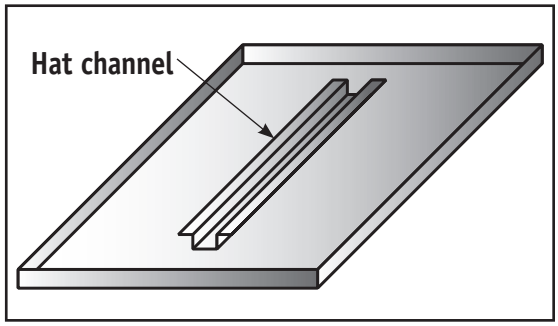


Figure 8

Step 4: Apply hat channel to the back of the panel

Figure 8 depicts the panel after all four return legs have been folded. A hat channel has been attached using a silicone caulk to the back of the panel to act as a stiffener. This is often done on panels larger than 4' x 4' to add stability or to prevent sagging on soffit panels.

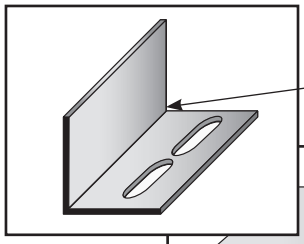


Figure 9

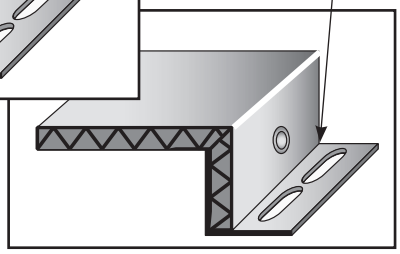


Figure 10

Step 5: Attach clips to the perimeter of the panel

Many fabricators provide their own attachment systems. Laminators uses 3" long angle clips which are attached every 12" to 16" around the perimeter of the panel. See **Figure 9**. These can either be screwed, using phillips pan-head S.M.S. #8 x 1/4", or riveted to the panel, as shown in **Figure 10**. Notice that the clip has two slots in it. The slotted side goes against the wall. The slots allow the installer to adjust the panel before the screws are completely tightened.

Figure 11 illustrates the side of a panel with clips around the perimeter. The panel is now ready to be mounted to the wall surface.

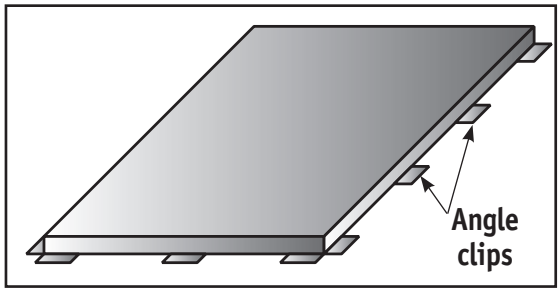


Figure 11

See page 7 for Laminators' Rout & Return angle clips.

Step 6: Mount panels to the wall surface

As shown in **Figure 12** at the lower left, the clips have been staggered on adjoining panels so that they don't interfere with each other. On the right, panels have been mounted to the wall with a 1/2" gap between them. This is the correct width for the caulk joint that will seal the gap between panels.

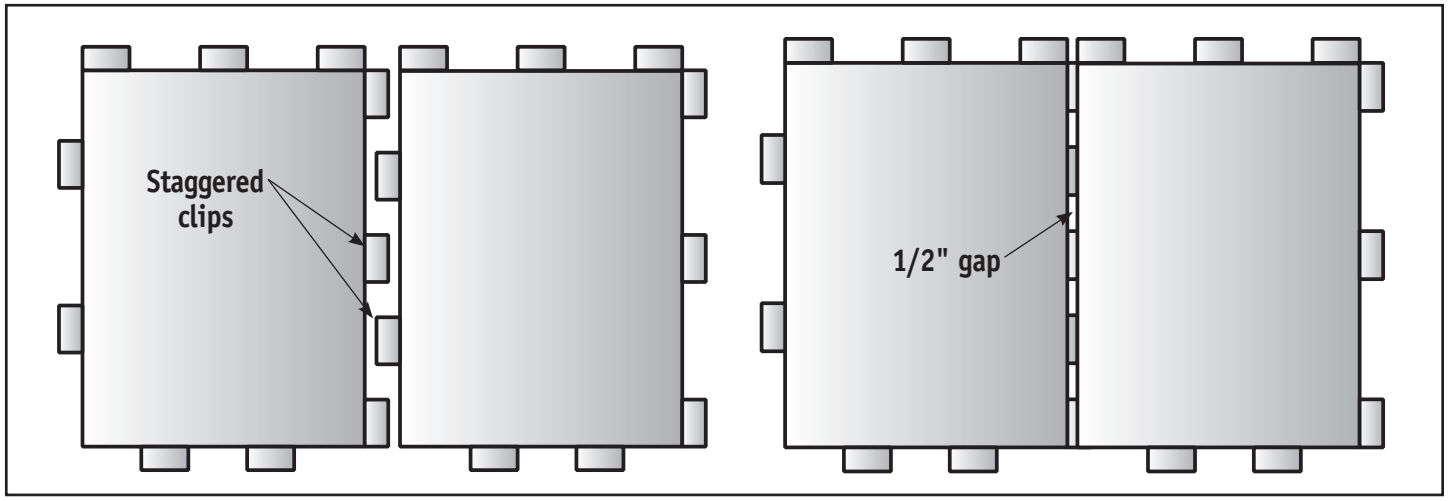


Figure 12

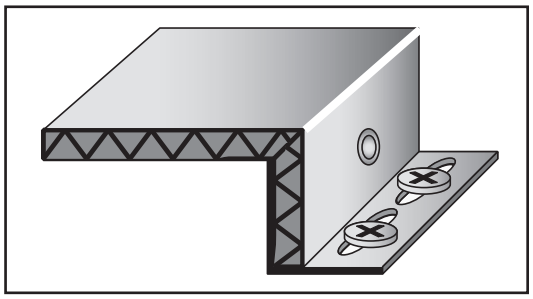


Figure 13

Figure 13 shows a close-up of a clip fastened to the wall with either pan-head or waffle-head screws.

See page 7 for Laminators' screw accessories.

Step 7: Tape sides of caulk joint

In preparation for caulking, both sides of the caulk joint are taped off with 2" wide, blue painters' tape. See **Figure 14.**

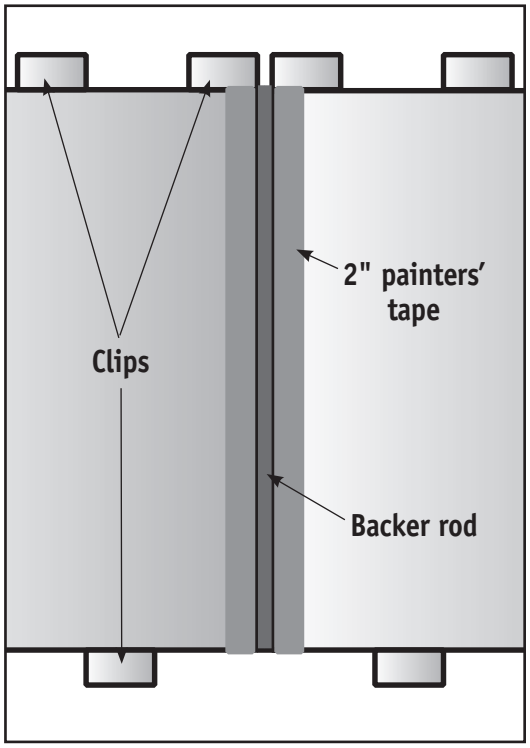


Figure 14

Step 8: Push backer rod into caulk joint

A good caulk joint should only bond to two opposing surfaces. Three-way adhesion will cause the joint to fail. To prevent three-way adhesion, flexible backer-rod is pushed into the joint. This is a foam material that will not bond to caulk. Backer rod also helps create the thinner area in the center of the caulk joint.

Figure 14 is an overhead view of the backer rod inserted into the caulk joint.

Step 9: Caulk the joint

The exposed part of a caulk joint is often tooled with a "caulker's spoon" to create a concave appearance. Some caulkers even tool the joint with the back of an empty caulk tube.

For a caulk joint to function correctly, it should be approximately twice as wide as it is deep, and should be thinner in the middle than at the edges to allow for expansion and contraction without stressing the bond between the caulk and the panel. A correct caulk joint should have an hour-glass shape. See **Figure 15.**

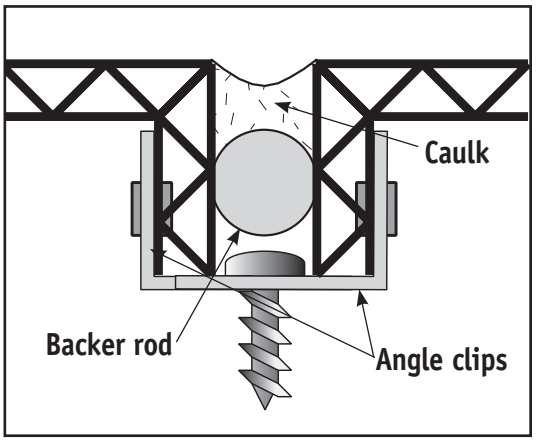


Figure 15

Figure 15 is a cut-away view of the caulk joint.

When caulking 4-way intersections, caulk all vertical or horizontal joints (your choice) and let the caulk cure before caulking the intersecting joints.

See page 7 for Laminators' approved silicone caulk.

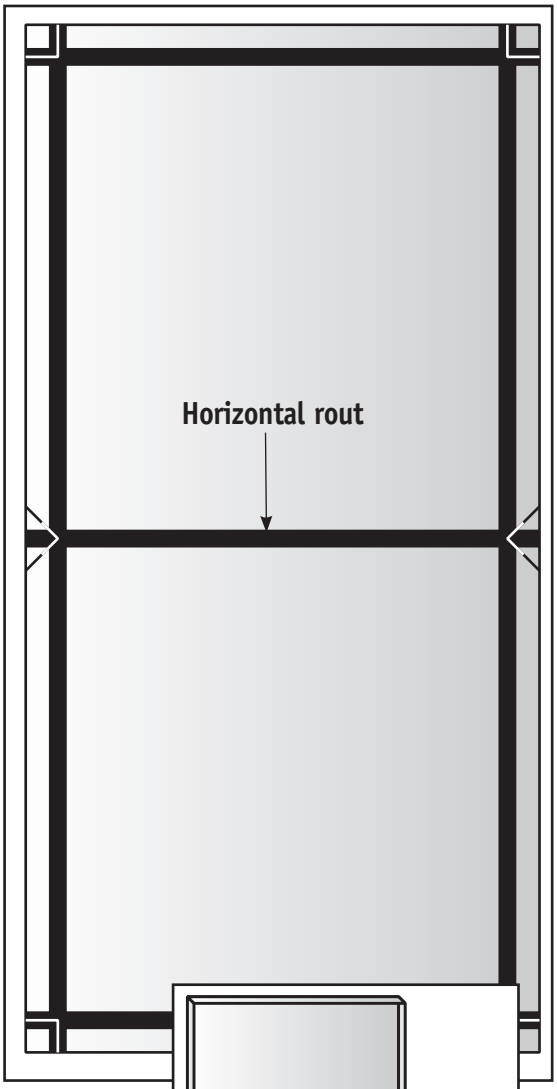


Figure 16

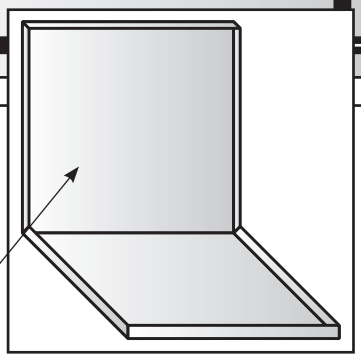


Figure 17

To create a panel that can turn a corner or transition from fascia to soffit, we follow most of the same steps already discussed with the addition of another rout to accommodate our corner. Notice in **Figure 16** the panel has a horizontal rout in the center. On each end of the horizontal routed groove you will notice a triangular area that must be removed before the panel can be folded. Regardless of whether you are bending an inside or outside corner, the panel is always routed on the back side.

Figure 17 illustrates a folded Omega-Lite panel that is properly prepared for an outside corner.

As with any other routed groove, inside and outside corner locations must be filled with silicone caulk prior to folding the panel. Additionally, 1" x 1" aluminum angles should be caulked to the back side of the corner to strengthen it. **Figure 18** shows an outside corner panel. **Figure 19** shows an inside corner panel. Again, both panels have been routed on the back and then folded as required.

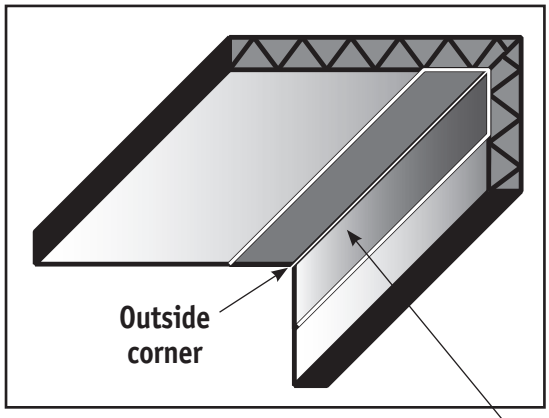


Figure 18

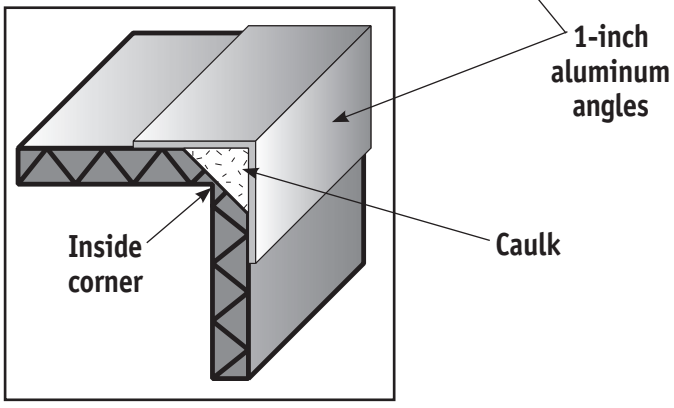


Figure 19

ESSENTIAL EQUIPMENT

- Work table or saw horses and 3/4" particle board to create work table
- Aluminum brake capable of bending 0.032" aluminum
- Porter-Cable 3 HP router with guide or equivalent able to accept a 1/2" carbide shank
- Laminators' router bit (Part #RB 1/2)
  - — Custom designed router bit only available from Laminators Inc. that forces bending into the middle of the groove and eliminates core show-through. Carbide with 1/2" shank.
- Miter saw or chop saw with 10" diameter blade
- Circular saw with 7-1/4", 40-tooth blade (min.)
- Jigsaw with 24-tooth, sheet metal cutting blade
- Caulking gun
- Screw gun
- Long 1/8" drill bit with drill bit plastic guard tubing
- Deburring tool (Part #DEBURRING TOOL)
- Aviation snips or heavy-duty scissors
- Plastic putty tool or scraper to remove excess caulk and adhesive from panels
- Metal single cut rectangular file with medium teeth
- Utility knife
- Tape measure
- Safety glasses
- Gloves to handle panels

ESSENTIAL SUPPLIES

- Panels
- Color-matched flat stock
- Strapping
  - — 0.40" aluminum or 20 ga. galvanized exterior sheet metal strips 3" x 8', 10', or 12'
- Furring strips or studs as needed
- Ice & water shield or flashing
- Gaska Tape® V710, 3/16" x 2" or equivalent closed cell 7 lb. density polyvinyl chloride foam tape (Laminators Part #12847)
- Rout & Return angle clips (Laminators Part #50295)
- Silicone Caulk-The following caulks have been tested and meet requirements. Color-matched Pecora 890NST caulk is available from Laminators Inc. (**Note:** Minimum order quantities required for certain color-matched caulks.)
  - — Pecora 890, 860, 896, 895
  - — Dow Corning® 790, 995, 795, 983, 756, 791
  - — GE SilGlaze® II , SilPruf®
- Caulking rope or backer rod; use 1/4" or 3/8" to suit job
- Masking tape (Scotch brand Safe Release Masking Tape™ is recommended) 1" wide
- Screws
  - — #6 x 1-1/4" bugle-head drywall or #8 or #10 x 1" Phillips Pan Head for securing clips into sheathing
  - — #8 or #10 x 3/4" or longer, TEKS/3 screws to secure clips into steel studs
  - — #6 x 1/2" and #6 x 1" Phillips Pan Head, TEKS/2 screws for mounting moldings to plywood or metal
- Wood shims to assist with spacing between panels
- Mineral spirits and rags to clean caulk from panels if necessary
- Touch-up paint

Note: *Trademarks are registered by the companies noted.*

How Much Will I Need?

For every 100 sq. ft. of Omega-Lite panels you will need approximately:

- 3 tubes 11 oz. silicone caulk
- 35 angle clips 3" long

Omega-Lite Panel Maintenance

Routine cleaning:

Omega-Lite panels should be washed periodically to keep them bright. Plain water and a clean cloth are all you need to remove ordinary dirt buildup. A mild, non-abrasive household detergent with a clean-water rinse can be used for more stubborn stains. Solvents such as alcohols, mineral spirits, naphtha, turpentine, and xylene can be applied with a soft cloth. Never soak panels in solvents.

For scratches and rub-marks:

Omega-Lite touch-up paint and re-paint instructions are available from Laminators. For larger paint repairs, call Laminators for standard paints designed for aluminum surfaces available at paint stores.

Keep harsh solvents away from finish:

Panel finishes are resistant to most but not all solvents and chemicals. You can safely use mineral spirits to remove uncured caulk and paints.

We suggest that the caulk build up enough strength in an overnight cure so that bubbles do not form.

Carefully review the caulk manufacturer's literature for skin formation, tack-free time, and cure times before using. Remember, your environmental condition is the biggest factor in deciding which caulk is appropriate for your project. Caulk only one joint at a time so that the caulk does not skin over before it can be tooled. Only caulk 4' to 6' at a time for a smooth finish.

It is important to only use caulk from our recommended list and to always test your caulk in the environmental conditions you are currently working in to find the one that works best. Consult with us if your caulk is not performing as expected.

Apply a generous amount of panel adhesive to the sheathing to prevent it from drawing the panel towards the building as it dries; closed cell PVC foam tape should be placed out in the field of the panel where it will shim the adhesive to the proper thickness away from the furring or sheathing.

OMEGA PANEL PRODUCTS Ω
LAMINATORS INC.

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