



PROPOSED SIDE VIEW

Addendum: Garage without ADU

629 Monroe Street
 Santa Rosa, California

City of Santa Rosa

OCT 26 2018

Planning & Economic
 Development Department

CONSULTANTS

SEAL



John & Andrea Hibbard

Addendum: Garage without ADU

629 Monroe Street
 Santa Rosa, California

No.	Description	Date
1	Design Approval	3/11/18
2	Contractor Review	7/2/18
3	Plan Check Submittal	7/25/18
4	Plan Check Comments	

PROJECT TEAM

OWNER
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DATE: Addendum: 9/13/18

PROJECT NUMBER: 1709

DRAWN BY: rfunaro@sonic.net

CHECKED BY: wmp

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SHEET TITLE

Cover Sheet

SHEET NUMBER

A0.1

ABBREVIATIONS

∩	AND	EXP.	EXPOSED	O.D.	OUTSIDE DIAMETER or OUTSIDE DIMENSION
∅	CENTERLINE	EXT.	EXTERIOR	OFF.	OFFICE
∅	DIAMETER, ROUND	F.A.	FIRE ALARM	OPNG.	OPENING
∅	FENNY	F.B.	FLAT BAR	OPPG.	OPPOSITE
∅	PERCENT	FD	FLOOR DRAIN	ORD.	OVERFLOW ROOF DRAIN
∅	PERPENDICULAR TO PLATE LINE or PROPERTY LINE	FDN.	FOUNDATION	PAINT	PAINT
+	PLUS	FE	FIRE EXTINGUISHER	P.	POWDER DRIVEN
-	MINUS	FEC	FIRE EXTINGUISHER CABINET	PL.	PLATE
#	FOUND. NUMBER	FHVS	FLAT HEAD NOOD SCREW	P.LAM.	PLASTIC LAMINATE
A.C.	ASPHALTIC CONCRETE	FIN.	FINISH	PLYND.	PLYWOOD
A/C	AIR CONDITIONER	FL.	FLOOR	PR.	PAIR
ACCESS.	ACCESSIBLE	FLUOR.	FLUORESCENT	PREFAB.	PREFABRICATED
ACOUS.	ACOUSTICAL	F.O.C.	FACE OF CONCRETE	PT.	POINT
AD.	AREA DRAIN	F.O.F.	FACE OF FINISH	PT.	PRESSURE TREATED
ADJ.	ADJUSTABLE	F.O.M.	FACE OF MASONRY	P.T.D.	PAPER TONEL DISPENSER
AGG.	AGGREGATE	F.O.S.	FACE OF STUD	P.T.R.	PAPER TONEL RECEPTACLE
A.F.S.	AUTOMATIC FIRE SPRINKLER	FRMG.	FRAMING	Q.T.	QUARRY TILE
ALT.	ALTERNATE	FRP	FIBERGLASS REINFORCED	R.	RISER
ALUM.	ALUMINUM	FT. (')	FOOT or FEET	RADUS	RADIUS
APPROX.	APPROXIMATE	FTG.	FOOTING	R.B.	RUBBER BASE
ARCH.	ARCHITECTURAL	FURR.	FURRING	RD.	ROOF DRAIN
ASPH.	ASPHALT	FUT.	FUTURE	REF.	REFERENCE or REFRIGERATOR
AVE.	AVENUE	GA.	GAUGE	REQD.	REQUIRED
BD.	BOARD	GAL.	GALLON	RM.	ROOM
BITUM.	BITUMINOUS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GB.	GRAB BAR	RDWD.	REDWOOD
BLK.	BLOCK	G.C.	GENERAL CONTRACTOR	RNL.	RAIN WATER LEADER
BLKG.	BLOCKING	GD.	GARBAGE DISPOSAL	S.	SOUTH
BM.	BEAM or BENCH MARK	G.I.	GALVANIZED IRON	SH	SHIELD AND POLE
BOT.	BOTTOM	GL.	GLASS	S.ACT.	SUSPENDED ACOUSTICAL TILE
BTU	BRITISH THERMAL UNITS	GLB.	GLUE LAMINATED BEAM	SG.	SOLID CORE
CAB.	CABINET	GLU-LAM	GLUE LAMINATED	SCH.	SCHEDULE
C.C.	CENTER TO CENTER	GND.	GROUND	S.D.	SOBAP DISPENSER
CEM.	CEMENT	GP.	GALLONS PER MINUTE	S.E.D.	SEE ELECTRICAL DRAWINGS
CER.	CERAMIC	GR.	GRADE	S.F.P.D.	SEE FIRE PROTECTION DRAWINGS
C.I.	CAST IRON	GSM.	GALVANIZED SHEET METAL	SHT.	SHEET
CLG.	CELLING	GYP.	GYPSONUM	S.M.	SHEET METAL
CLG.	CELLING	GYP.BD.	GYPSONUM BOARD	SIM.	SIMILAR
CLK.	CLOCK	HD.	HOLLOW CORE	SKYL.	SKYLIGHT
CLR.	CLEAR	HDWD.	HARDWOOD	S.L.	SEE LANDSCAPE DRAWINGS
CMU	CONCRETE MASONRY UNIT	HM.	HOLLOW METAL	S.M.D.	SEE MECHANICAL DRAWINGS
CO.	COMPANY	HORIZ.	HORIZONTAL	S.N.D.	SANITARY NAPKIN DISPENSER
C.O.	CLEAN OUT	HR.	HOUR	S.N.R.	SANITARY NAPKIN RECEPTACLE
COL.	COLUMN	HSS.	HOLLOW STRUCTURAL SECTION	S.P.D.	SEE PLUMBING DRAWINGS
COMB.	COMBINATION	HT.	HEIGHT	SPEC.	SPECIFICATION
CONC.	CONCRETE	HW.	HARDWARE	SQ.	SQUARE
CONN.	CONNECTION	I.D.	INSIDE DIAMETER or INSIDE DIMENSION	S.S.	SEE STRUCTURAL DRAWINGS
CONSTR.	CONSTRUCTION	IN. (")	INCH	ST.	STREET
CONT.	CONTINUOUS	INC.	INCORPORATED	STD.	STANDARD
CORP.	CORPORATION	INGL.	INCLUDE	STOR.	STORAGE
CORR.	CORRIDOR or CORRUGATED	INSUL.	INSULATION	STRUC.	STRUCTURAL
CTR.	CENTER	INT.	INTERIOR	SUSP.	SUSPENDED
C.TSK.	COUNTERSINK	JAN.	JANITOR	S.V.	SHEET VINYL
CU.	CUBIC	JT.	JOINT	T.	TOILET
DBL.	DOUBLE	KD.	KILN DRIED	T.B.	TOWER BAR
DEG.	DEGREE	KIT.	KITCHEN	TEL.	TELEPHONE
DEPT.	DEPARTMENT	K.O.	KNOCK OUT	T49	TONGUE & GROOVE
DET.	DETAIL	LAB.	LABORATORY	T.G.I.F.	THANK GOD IT'S FRIDAY
DF.	DRINKING FOUNTAIN	LAM.	LAMINATE	T.GL.	TEMPERED GLASS
DI.	DIAMETER	LAV.	LAVATORY	T.P.D.	TOILET PAPER DISPENSER
DIM.	DIMENSION	LB.	POUND	T.O.C.	TOP OF CURB
DISP.	DISPENSER	LT.	LIGHT	T.O.P.	TOP OF PAVEMENT or TOP OF PARAPET
DN.	DOWN	MATL.	MATERIAL	T.O.M.	TOP OF MALL
DR.	DOOR	MAX.	MAXIMUM	TV.	TELEVISION
DS.	DOWNPOUT	MC.	MACHINE BOLT	TYP.	TYPICAL
DRN.	DRAWER	MEC.	MEDICINE CABINET	U.S.	UNDERGROUND
DNG.	DRAWING	MECH.	MECHANICAL	UNO.	UNLESS NOTED OTHERWISE
(E)	EXISTING	MEMB.	MEMBRANE	V.C.T.	VINYL COMPOSITION TILE
E.	EAST	MFR.	MANUFACTURER	VERT.	VERTICAL
EA.	EACH	MH.	MANHOLE	VEST.	VESTIBULE
EE.	EACH END	MIN.	MINIMUM	VGDF.	VERTICAL GRAIN DOUGLAS FIR
E.J.	EXPANSION JOINT	MISL.	MISCELLANEOUS	V.I.F.	VERIFY IN FIELD
EL.	ELEVATION	MTL.	METAL	W.	WITH
ELAS.	ELASTOMERIC	(N)	NEW	W.	WEST
ELEC.	ELECTRICAL	N.	NORTH	W.C.	WATER CLOSET
ELEV.	ELEVATOR or ELEVATION	NAT.	NATURAL	WD.	WOOD
EMER.	EMERGENCY	N.I.C.	NOT IN CONTRACT	W.I.	WROUGHT IRON
ENCL.	ENCLOSURE	NO.	NUMBER	W/O.	WITHOUT
ENGR.	ENGINEER	NOM.	NOMINAL	W.P.	WATERPROOF
EQ.	EQUAL	N.T.S.	NOT TO SCALE	WR.	WATER RESISTANT
EQPT.	EQUIPMENT	OBS.	OBSOLETE	WT.	WEIGHT
EXH.	EXHAUST	O.C.	ON CENTER	W.M.F.	WELDED WIRE FABRIC

NOTES AND PROVISIONS

ACCEPTANCE AND USE OF THESE PLANS WHOLE OR IN PART CONSTITUTES ACKNOWLEDGMENT OF THE FOLLOWING NOTES AND PROVISIONS:

WORKMANSHIP
 ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO ALL APPLICABLE CODES, TESTING STANDARDS OR REQUIRED CERTIFICATION STANDARDS. IN ADDITION, ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO OR EXCEED THE GENERALLY ACCEPTED STANDARDS OF QUALITY IN THE CONSTRUCTION INDUSTRY. IT IS THE RESPONSIBILITY OF THOSE PERFORMING THE WORK TO INSURE THAT THESE PROVISIONS ARE IMPLEMENTED.

ERRORS AND OMISSIONS
 BUILDER SHALL NOTIFY IDEA STUDIOS OF ANY AND ALL DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS PRIOR TO CONSTRUCTION. IDEA STUDIOS WILL NOT BE HELD LIABLE FOR CONSTRUCTION COSTS INCURRED AS A RESULT OF IN FIELD RESOLUTION OF ERRORS OR OMISSIONS ON THE PLANS IF STUDIO PERSONNEL HAVE NOT BEEN NOTIFIED PRIOR TO THE SOLUTION. THE ARCHITECT ASSUMES RESPONSIBILITY ONLY FOR THE ADEQUACY OF THE DESIGN CONTAINED HEREIN AND ONLY THAT WORK LABELED BY IDEA STUDIOS.

INSURANCE
 OWNER MUST OBTAIN COURSE OF CONSTRUCTION INSURANCE TO PROTECT AGAINST FIRE, THEFT, VANDALISM, AND PREMISES LIABILITY. LICENSED GENERAL AND SUBCONTRACTORS MUST EACH MAINTAIN GENERAL LIABILITY INSURANCE AND WORKMENS COMPENSATION INSURANCE FOR ANY UNLICENSED WORKMEN EMPLOYED DIRECTLY BY THE OWNER TO WORK ON THE PROPERTY DURING ANY PHASE OF CONSTRUCTION. OWNER IS TO BE HELD HARMLESS BY ANY AND ALL LICENSED CONTRACTORS ON THE JOB SITE FOR ANY BODILY OR MATERIAL DAMAGE RESULTING FROM ACCIDENT OR NEGLIGENCE BY SUCH CONTRACTOR OR HIS EMPLOYEES OR SUBCONTRACTORS.

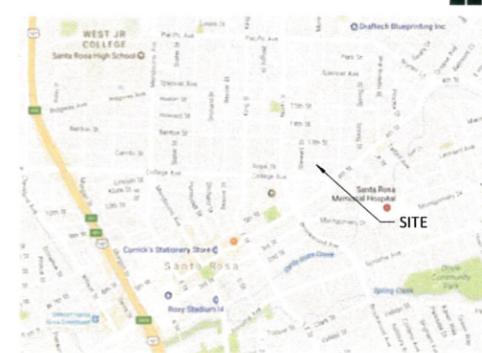
TITLE 24
 PLEASE REFER TO TITLE 24 ENERGY CALCULATIONS FOR INSULATION VALUES, FURNACE SIZING, AIR CONDITIONING SIZING, WATER HEATING TYPE AND SIZE, MANDATORY MEASURES, ETC., WHICH ARE AN INTEGRAL PART OF THIS DESIGN AND BUILDING PERMIT.

JURISDICTION OF ARCHITECT
 THE ARCHITECT SHALL DECIDE ALL QUESTIONS AS TO THE INTENT AND MEANING OF THE DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS, ALL QUESTIONS AS TO ERRORS, AMBIGUITIES THEREIN OR OMISSIONS THERE FROM; AND ALL QUESTIONS AS TO THE SUFFICIENCY OF THE PERFORMANCE OF WORK UNDER CONTRACT. THE CONTRACTOR BY USE OF THESE PLANS WHOLE OR IN PART CONDEDES AND AGREES TO SUCH JURISDICTION.

LEGEND

=====	EXISTING WALL TO REMAIN
-----	EXISTING WALL TO BE REMOVED
=====	2X INFILL STUDS AS REQUIRED TO MATCH ADJACENT EXISTING WALL FRAMING @ MAXIMUM 16" O.C. U.N.O.; FULL THICKNESS BATT INSULATION; INFILL FINISH TO MATCH EXISTING FINISH.
=====	MINIMUM 2x6 STUDS AT EXTERIOR / 2x4 STUDS AT INTERIOR @ MAXIMUM 16" O.C. U.N.O.; FULL THICKNESS BATT INSULATION; 5/8" GYP. BD. BOTH SIDES (N.R. GYP. BD. AT RESTROOM SIDE); SEE DETAIL 15/AD.1.
9'-6"	DIMENSION TO FACE OF STUD
10'-0"	DIMENSION TO CENTERLINE OF STUD
9'-5"	DIMENSION TO FACE OF FINISH
-----	CENTERLINE
23	SECTION NUMBER
A3.2	SHEET NUMBER
23	DETAIL NUMBER
A4.1	SHEET NUMBER
FAMILY ROOM	ROOM NAME / FLOORING / CEILING HEIGHT
HARDWOOD	
8' GLG.	
4636	WINDOW SIZE / OPERATION
5H	
3068	DOOR SIZE / TYPE
FLUSH	
∅	DUPLEX RECEPTACLE, CENTERLINE @ +12" U.N.O.
∅44"	DUPLEX RECEPTACLE AS NOTED OTHERWISE (I.E. +44")
∅20"	20 AMP DEDICATED DUPLEX RECEPTACLE, CENTERLINE @ +12" U.N.O.
∅	DUPLEX HALF HOT RECEPTACLE, CENTERLINE @ +12" U.N.O.; SEE PLAN FOR SWITCH LOCATION
∅	FOURPLEX RECEPTACLE, CENTERLINE @ +12" U.N.O.
∅	DUPLEX TELEPHONE / DATA OUTLET, CENTERLINE @ +12" U.N.O.
∅	LIGHT SWITCH @ +42" U.N.O.
∅	LIGHT SWITCH WITH DIMMER @ +42" U.N.O.
∅	LIGHT SWITCH WITH OCCUPANCY SENSOR @ +42" U.N.O.
∅	THREE WAY LIGHT SWITCH @ +42" U.N.O.
∅	THERMOSTAT @ +42" U.N.O.
∅	FLOOR HVAC REGISTER
∅	CEILING MOUNTED EXHAUST FAN
∅	SMOKE DETECTOR
∅	SMOKE / CARBON MONOXIDE DETECTOR

VICINITY MAP



PROJECT DATA

Address: 629 Monroe Street
 Santa Rosa, California
 180-810-019

A.P.N.: HR1
 Occupancy Group: R3
 Type of Construction: VB
 Number of Stories: Two
 Fire Sprinklers: No

AREA SUMMARY: EXISTING

Residence First Floor	1,516 SF
Residence Second Floor	912 SF
Garage	563 SF
Total	2,992 SF

AREA SUMMARY: PROPOSED

Residence First Floor	1,987 SF
Residence Second Floor	912 SF
New Garage	416 SF
Total	3,315 SF

SCOPE OF WORK

Demolition of existing utility room and garage. Replacing garage Reconstruction of master bedroom, master bath, gallery space and breezeway.

New site coverage increase: 370 SF.
 New first floor addition: 471 SF.

ENCROACHMENT PERMITS

DEFERRED SUBMITTALS

• Truss calculations. Design and layout by truss manufacturer.

APPLICABLE CODES

All construction and materials shall be as specified and shall comply with Title 24 and 2016 California Residential Code (C.R.C.), 2016 California Building Code (C.B.C.) as applies, 2016 California Mechanical Code (C.M.C.), 2016 California Plumbing Code (C.P.C.), 2016 California Electrical Code (C.E.C.), California Energy Code (C.E.C.), 2016 California Green Building Code and the 2016 California Fire Code. § R106.1.1 C.R.C. and other Municipal Codes as applies.

INDEX TO DRAWINGS

AO.1	Cover Sheet
A1.1	Proposed Site Plan
A2.1	First Floor Plan
A2.3	Roof Plan
A4.1	Proposed Exterior Elevations
A5.1	Building Sections
A6.1	First Floor Electrical Plan
S-1	Foundation Plan
S-2	Framing Plan
S-3	New Garage without ADU Foundation & Roof Framing

ADDENDUM REVISED SHEETS ONLY...

10.1.18	Reduced Scope Eliminate ADU.
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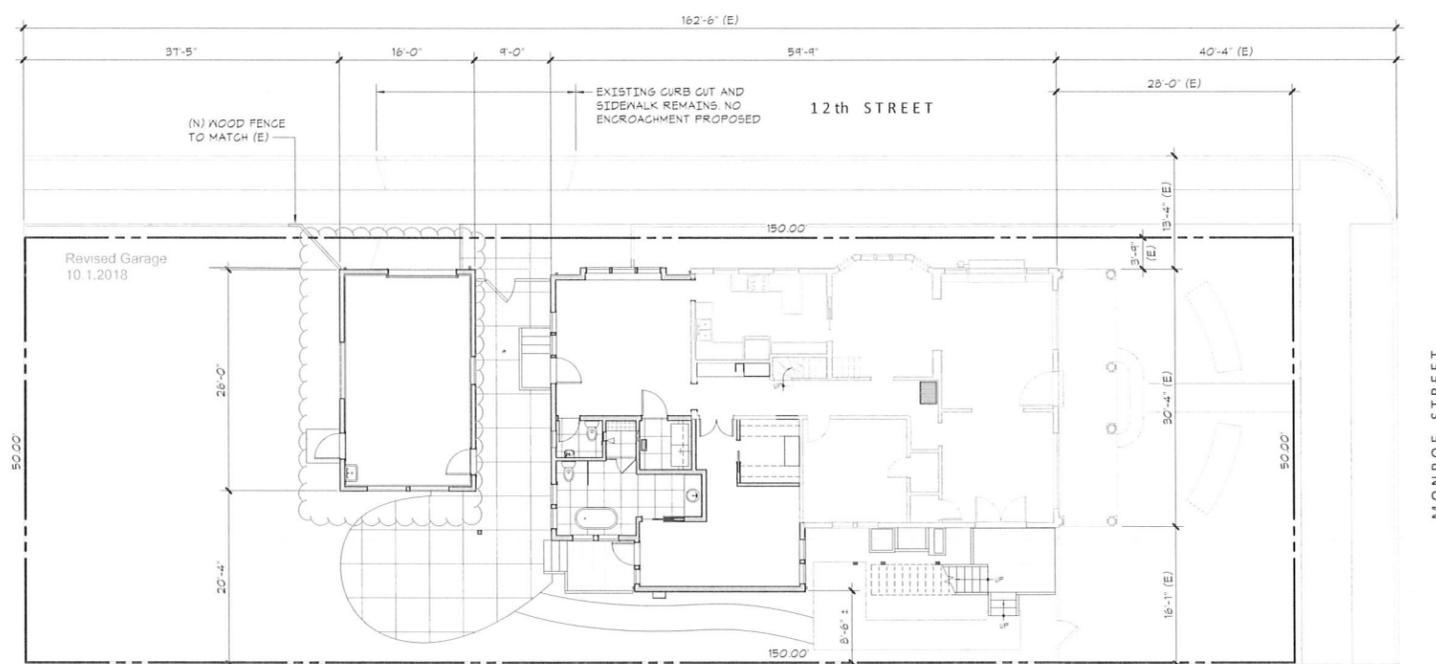


John & Andrea Hibbard

Addendum: Garage without ADU

629 Monroe Street
Santa Rosa, California

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SITE PLAN - PROPOSED
1" = 10'-0"

GENERAL SHEET NOTES

- OWNER TO HAVE FIRST RIGHT OF REFUSAL FOR ALL ITEMS BEING REMOVED FROM AREAS OF WORK. PRESERVE AND PROTECT THESE ITEMS AS IS POSSIBLE DURING DEMOLITION.

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PROJECT NUMBER:	1709
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SHEET TITLE

Proposed Site Plan

SHEET NUMBER

 A1.1

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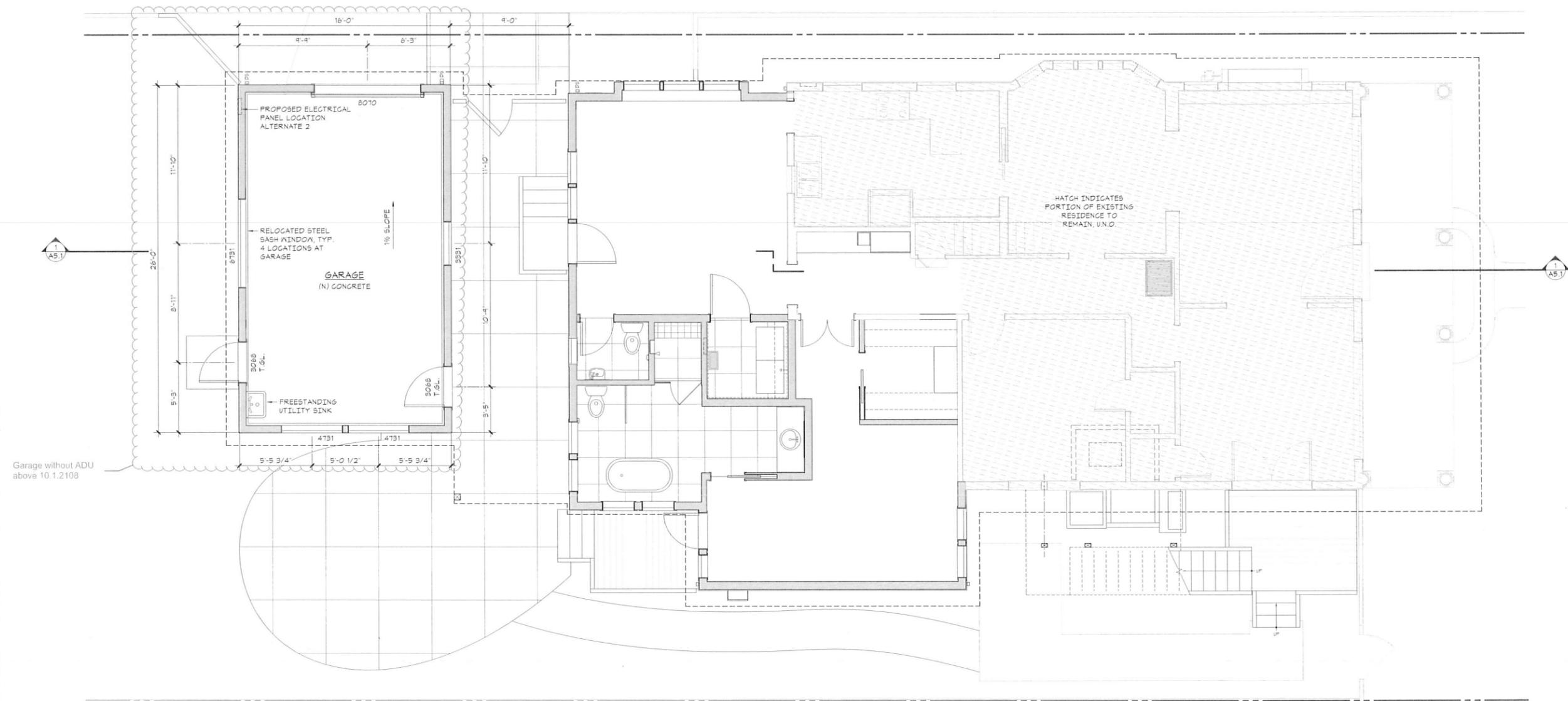
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SHEET TITLE
First Floor Plan

SHEET NUMBER
A2.1



FIRST FLOOR PLAN
 1/4" = 1'-0"

LEGEND

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- MINIMUM 2x6 STUDS AT EXTERIOR / 2x4 STUDS AT INTERIOR @ MAXIMUM 16" O.C. U.N.O.; FULL THICKNESS BATT INSULATION; 5/8" GYP. BD. BOTH SIDES (W.R. GYP. BD. AT RESTROOM SIDE); SEE DETAIL 15/A5.1.

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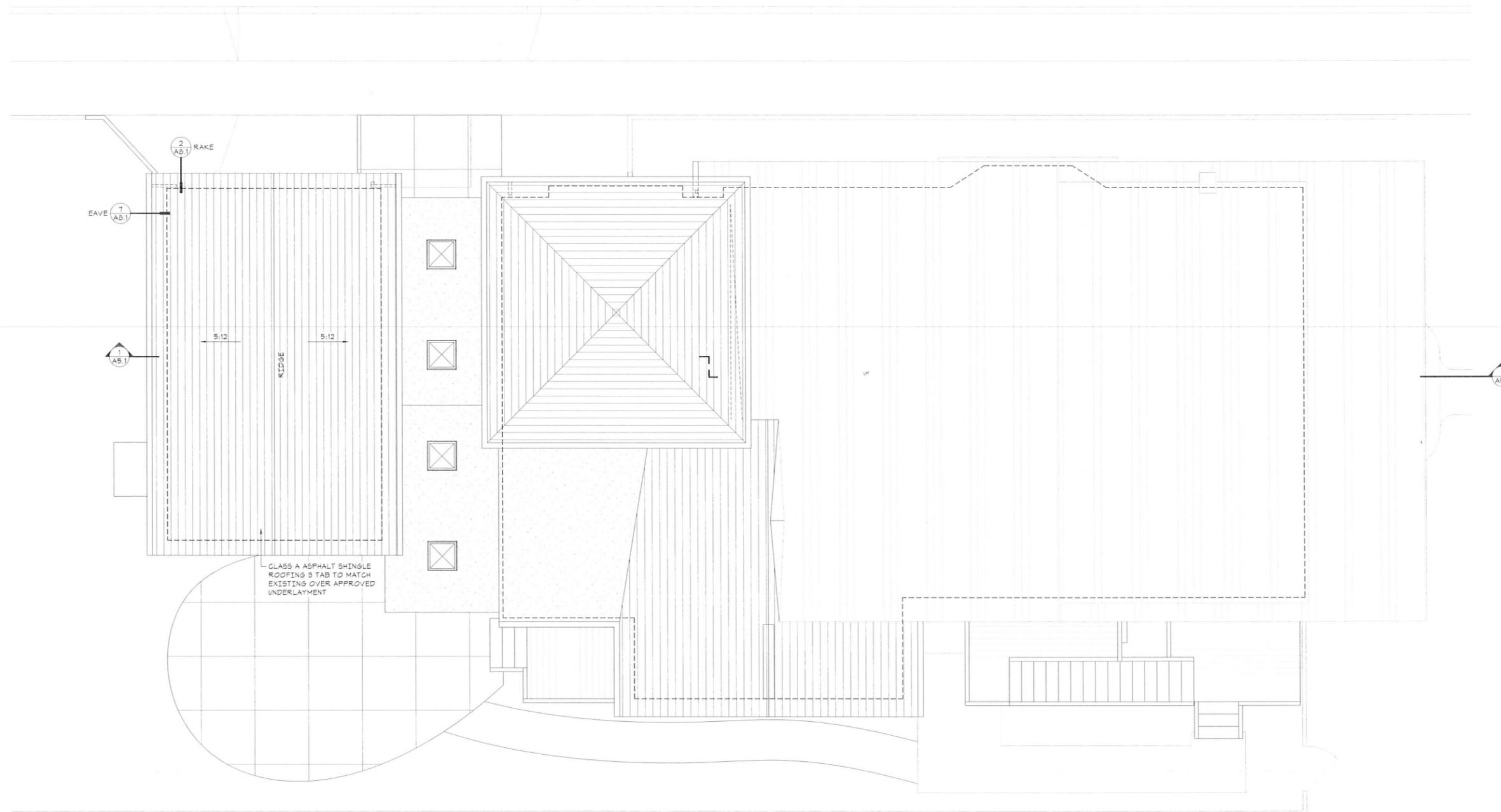
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SHEET TITLE

Roof Plan

SHEET NUMBER

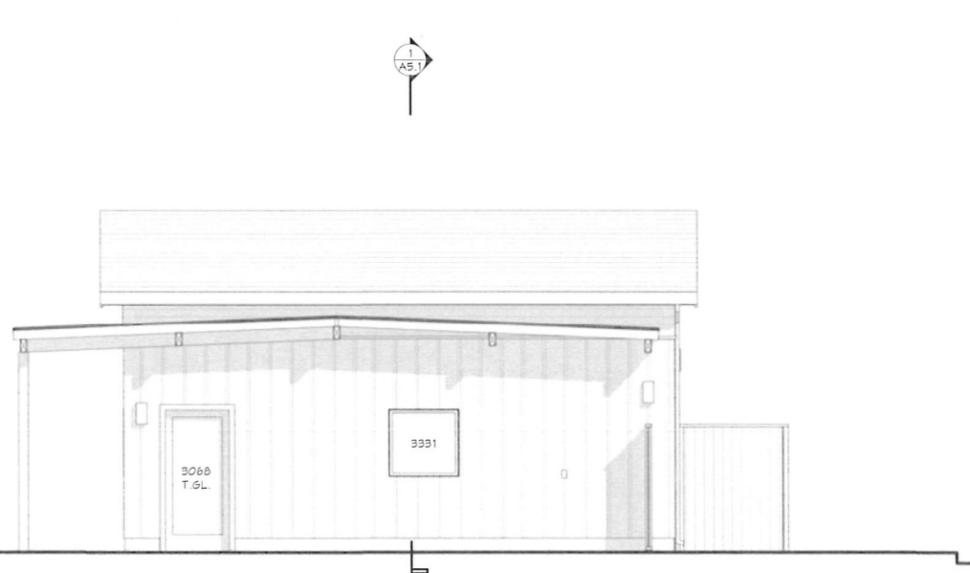
 A2.3



ROOF PLAN
1/4" = 1'-0"



SOUTH
1/4" = 1'-0"



EAST AT GARAGE
1/4" = 1'-0"



WEST
1/4" = 1'-0"



NORTH
1/4" = 1'-0"

IDEA STUDIOS
ARCHITECTURE • INTERIOR DESIGN
• HISTORICAL ARCHITECTURE •
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SHEET TITLE
Proposed Exterior Elevations

SHEET NUMBER
A4.1

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Santa Rosa, California

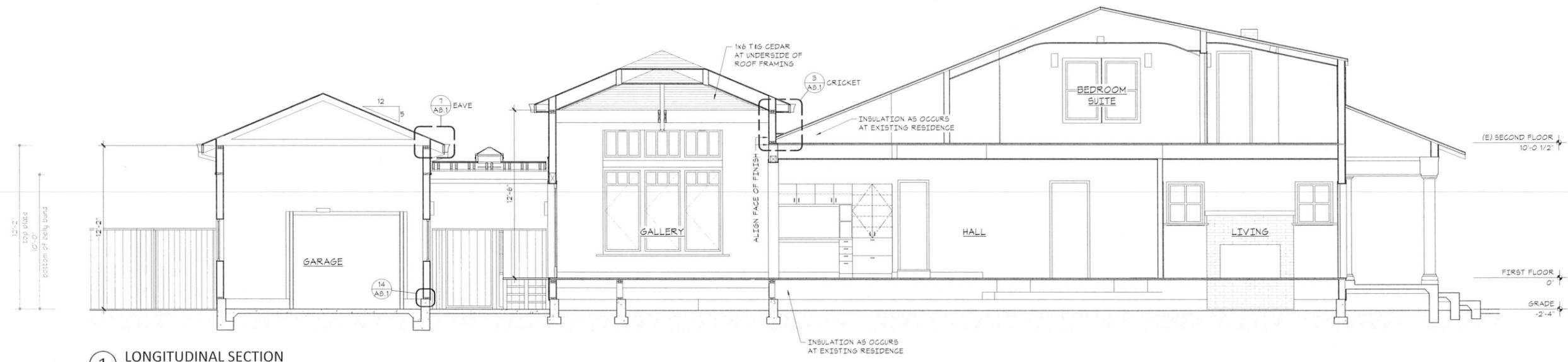
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SHEET TITLE
Building Sections

SHEET NUMBER
A5.1



1 LONGITUDINAL SECTION
1/4" = 1'-0"

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	Plan Check Comments	9/17/18

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PROJECT NUMBER: 1709

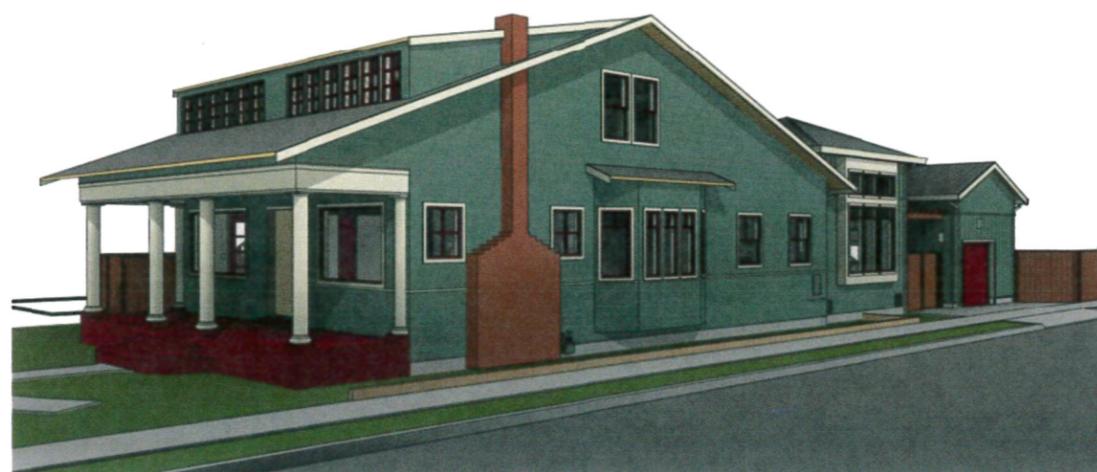
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SHEET TITLE
Camera Views

SHEET NUMBER





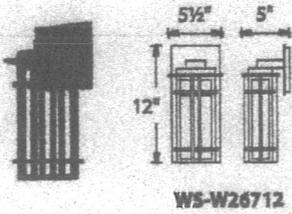
Specifications:

1. Handcrafted construction 4-5 Layers (2-3/4" Thick)
2. Optional decorative hardware
3. Wood Species: Paint Grade, Western Red Cedar or Mahogany
4. Wood Type: Paint-grade or Stain-grade
5. Wood Color: Unfinished
6. Glass Type: Single Pane Clear (1/8" Thick)
7. Custom Capabilities: Size, Glass
8. Warranty: All Lux Custom Wood Garage Door Series including their hardware are warranted for 1-year.
9. Energy-efficient insulation which is applied using Polystyrene Insulation in the back of the wood panel
10. Packaging: Loose

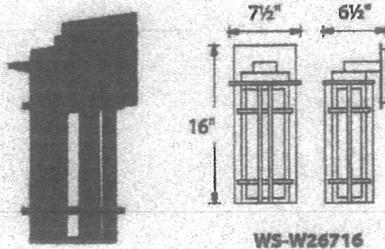
Cielo Custom Wood Garage door by Lux...

NEST – model: WS-W267
 dwelLED™ LED Outdoor

WAC LIGHTING
 Responsible Lighting®



WS-W26712



WS-W26716

Fixture Type:

Catalog Number:

Project: _____

Location: _____

PRODUCT DESCRIPTION

A harmonious blend of arts and crafts. Nest is constructed with extruded aluminum louvers to create a dramatic pattern of illumination. The frame is solid die cast aluminum with weather resistance and a powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Extruded aluminum louvers create a dramatic pattern of light to generate interest
- Solid aluminum construction
- Light engine is factory sealed for maximum protection from the elements
- Weather resistant powder coated finish
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

SPECIFICATIONS

Construction: Aluminum and White Diffuser Lens

Light Source: High output LED.

Finish: Bronze (BZ)

Standards: ETL & cETL wet location listed. IP 65. CEC Title 24. Dark Sky Friendly

ORDER NUMBER

		Watt	LED Lumens	Delivered Lumens	Finish
12"	WS-W26712	8.5W	180	145	BZ Bronze
16"	WS-W26716	13W	290	210	

Example: WS-W26712-BZ

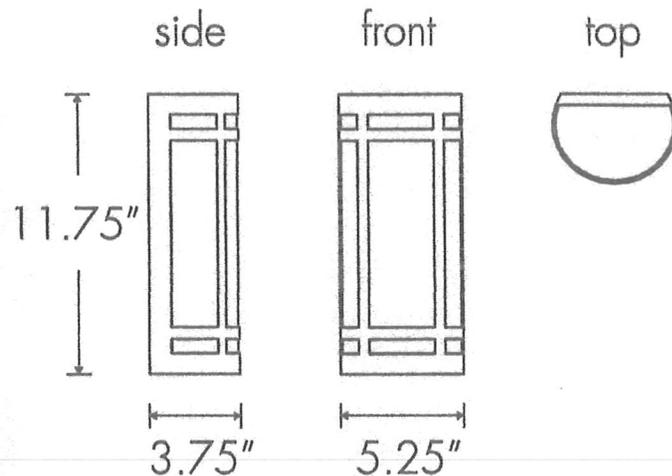
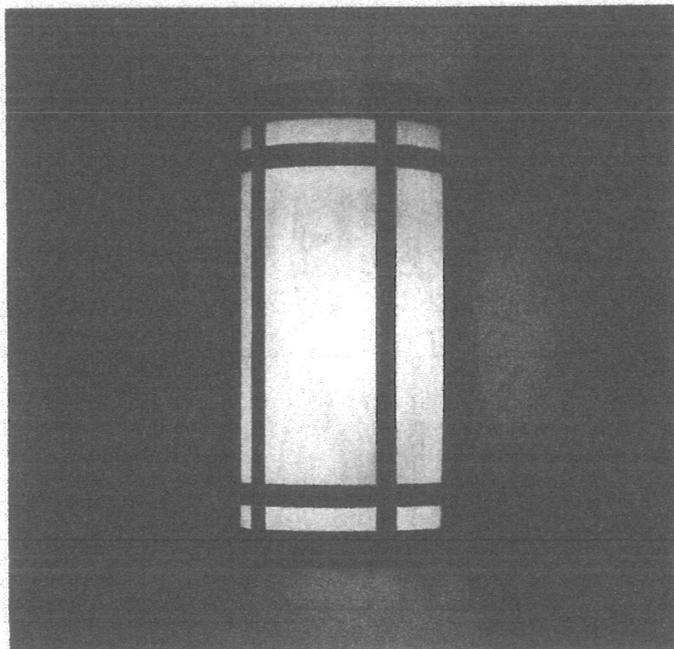
wacighting.com
 Phone (800) 526.2588
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Western Distribution Center
 1750 Archibald Avenue
 Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.



CLASSICS 10180

Base Specifications:

11.75" h x 5.25" w x 3.75" d

04: LED - 5W (Dim w/ 0-10V dim system)

Opal Acrylic Diffuser

ADA

250. ? @ 6.

Notes:

Horizontal mounting available

10180				
MODEL	FINISH	DIFFUSER	LAMPING	VOLTAGE
Note of Modifications <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	BA - Bronze Age BK - Black BP - Black Pearl CB - Cast Bronze CH - Chestnut CR - Chrome DI - Dark Iron EB - Empire Bronze MB - Medieval Bronze NB - New Brass SB - Smokey Brass SP - Satin Pewter SS - Smoked Silver PREMIUM ANI - Ancient Iron BCP - Burled Copper RCU - Raw Copper Unfinished	OA - Opal PREMIUM CO - Caramel Onyx FA - Faux Alabaster TS - Tea Stained WS - White Swirl	02: Wet Loc - LED - 8.4W (Std Phase Dim) - 1181 Lumens 04: LED - 5W (Non-Dim or Dim w/ 0-10V Dim system) 770 Lumens 10: WRL - 1 x E26 - for LED retro 20W max (T-10)	02: 120V 04: Universal 10: 120V
	COLOR TEMPERATURE <input type="checkbox"/> 3000K (Standard) <input type="checkbox"/> 2700K <input type="checkbox"/> 3500K <input type="checkbox"/> 4000K			

Project Name

Specifier Name
Specifier Location

Quantity