



URBAN BLOSSOMS

**CASSIE WARNKE
IAD 310 OL2
FALL 2016**



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Project Summary

The three-story residential condominium building is located at 13 Wood Street in the Laurel Heights Village area of San Francisco, CA. Owned by the Mariotto family since its construction in 1955, the entire building is in need of a complete redesign. The family is currently residing in the top two stories of the building, and would like to turn the first garden level unit into a low-income rental unit under a government-assisted rental housing program

3rd Floor Unit - The unit is occupied by Maria, a single mom, with her daughter Simona and father Frank. Maria owns a business which she runs out of her home, with up to three employees at a time. Simona is 16 and needs room to study as well as entertain friends. Frank is 75 **and is beginning** to have difficulties getting around. The family likes to host large gatherings in their home.

2nd Floor Unit - The unit is occupied by Jason, a single father, with two twelve year old daughters. Chloe excels at sports and travels quite frequently for soccer. Aimee has cerebral palsy and uses a wheelchair for mobility, having a therapist come to assist twice a week. Many members of the extended family are often around to help Aimee.

1st Floor Unit - This unit will be for rent through San Francisco's Section 8 and Rental Assistance Program. It will be designed to accommodate all ADA requirements should the tenant have disability needs.

Program Requirements

3rd Floor Unit

3 Bedrooms	<p>Maria's master bedroom: queen bed, access to bathroom, dresser, closet. Reads at night</p> <p>Frank's bedroom: double bed, lounge chair with foot rest and table</p> <p>Simona's bedroom: full or queen bed, dresser, work/study space</p>
2 Full Bathrooms	<p>1 accessed through Maria's bedroom</p> <p>1 must be ADA accessible</p>
Laundry	Full size washer and dryer; storage for cleaning products, extra linens and dry storage
Kitchen	Full size refrigerator, pantry for dry goods. Enough room for family gatherings of up to 20 people age ranging 3-75
Dining Room	Seats 6 people on regular basis, must accommodate a wheelchair and large gatherings
Living Room	Seats up to 6, may accommodate overnight guests, wheelchair accessible
Storage Office	Bedroom closets, hall closet and laundry storage Space for Maria and up to 3 employees with laptops, 3 letter-sized file drawers, telephone landline, multi-function printer/copier/fax, wires and cables hidden from view
General Notes	All public spaces should be ADA accessible, space for up to 20 people at a time

Program Requirements

2nd Floor Unit	
2 Bedrooms	Jason's master bedroom: queen bed, small desk, reading area, wheelchair accessible, should serve as retreat from daily activities
	Chloe and Aimee's bedroom: wheelchair accessible, flexible space for various activities
2 Full Bathrooms	1 accessed through Jason's bedroom
	1 must be wheelchair accessible, also for guests
Laundry	Full size washer and dryer, storage
Kitchen	Has full amenities and multiple work zones, breakfast nook for family members to do homework and crafts
Dining Room	Seats 6 people on regular basis
Living Room	Accommodate family members and guests
Office/work space	Incorporated into public spaces and bedrooms
Circulation	ADA compliant and universal design, clearances must accommodate varied abilities of immediate and extended family

Program Requirements

1st Floor Unit	
1 Bedroom	Room for full or queen sized bed
1 Full Bathroom	Tub and shower combination, sink and storage; ADA compliant
Laundry	Stackable washer and dryer
Kitchen	Economy
Dining Room	Seats 4-6 people
Living Room	Seats 4-6 people, accommodate 1-2 overnight guests
Office/work space	Small space for computer and drawer storage
Storage	Linens, clothes closet and supplies
Circulation	ADA compliant and universal design, clearances must accommodate varied abilities of future tenants

Affordable Housing Case Study

Sacred Heart Housing Project, 1414 Dauphin St, Philadelphia, PA

The purpose of the Sacred Heart project is to create multi-unit housing that is both affordable and sustainable. Quite often affordable housing is created as quickly and cheaply as possible with very little thought given to the long-term effects of the built unit. The space is designed to function with multiple units for senior living, each unit being designed to meet the various **challenges** elderly people face living on their own and on a very tight budget. The other purpose of the design is to meet strict passive housing regulations in an attempt to add to the growing trend in sustainable design in the US.

By making a passive design for low-income residents, they are also helping keep costs down in terms of monthly utilities by creating designs that work with the environment to keep the homes cool in summers and warm in winters. While this design is quite technical in terms of passive design, there are quite a few design ideas I can bring into my own design - dimmer switches in all rooms, Energy Star appliances, triple pane windows and solar panels on the roof, are all great ways to keep the cost of living affordable for everyone living in the building with very little extra cost upfront.



A vibrant, multi-colored rainbow arches across a dark, textured background. The rainbow's colors are bright and saturated, transitioning from blue on the left to red on the right. In the foreground, several pink cosmos flowers with yellow centers are in bloom, their green stems and leaves visible. The overall composition is artistic and colorful, suggesting a theme of urban vibrancy and nature.

URBAN BLOSSOMS

Bright Floral-Inspired Urban Designs will create a cohesive three-unit apartment building for the clients to make them feel full of life and love in their own home.

HARMONIC SPACES

Summary of Design Needs

Maria needs a space to function both for family and business, so the design was centered around giving the family their own private space on one side of the home, with a more public area on the opposite side that allows for work and extended family gatherings. The home was also designed with the varying age differences and capabilities in mind - making it fully accessible for young children as well as aging adults with mobility issues. The public space is designed to be open and easy to move around in, with plenty of seating and lounge areas. In addition, the office space is centrally located, giving public access to her employees to make them feel welcome in the home and business.

Harmonic Spaces

The third floor will feature open and airy living with plenty of space and storage. The design will center around family, work and relaxation. Utilizing vertical lines, textures, and color will give the space an open feeling that invigorates and excites everyone that lives or works at the residence.



Vertical shelving with tall windows will add height. Bright walls throughout.



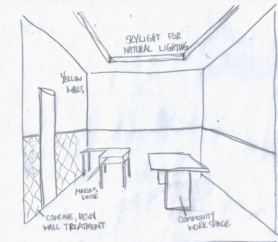
Built-in cabinetry with textured walls will add storage with unique style and dimension.



Bubble Diagrams



Process Sketch

'THE HIVE' - 3RD FLOOR OFFICE

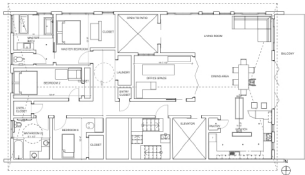
Study Models



Study Models

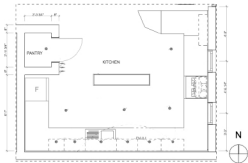


Floor Plan



1 2nd Floor

Enlarged Kitchen Plan



1 3rd FLOOR - ENLARGED KITCHEN PLAN

SCALE 1/8" = 1'-0"



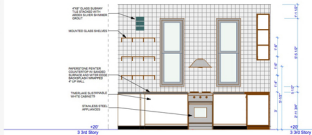
Kitchen RCP



1 3rd FLOOR - KITCHEN RCP

SCALE: 1/8" = 1'-0"

East Kitchen Wall Elevation



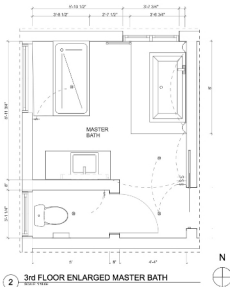
2

EAST WALL KITCHEN ELEVATION

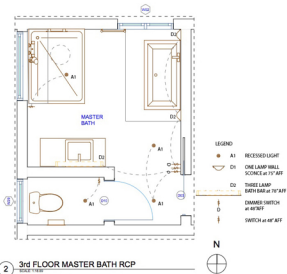
SCALE 1/8" = 1'-0"



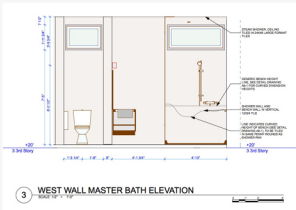
Enlarged Master Bath Plan



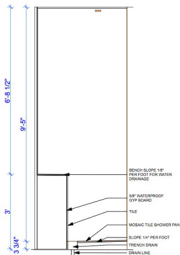
Master Bath RCP



West Wall Master Bath Elevation



Master Bathroom Shower Detail



1 2nd FLOOR MASTER SHOWER DETAIL

Materials Board

Office



Living Room



Master Bedroom











Bedroom 3



Kitchen Rendering



Finish Specifications

Floor #	Symbol	Location	Manufacturer	Code	Description	Finish/ Color	Size	Image
Kitchen	25	East Wall	Island Stone	xSlap-R2	Beach Stone Glass Subway Tile	Lagoon	4" x 8"	
	2	North/East Wall (pantry surround)	Shenwin Williams	SW 7004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		
		Counter Top	Paperstone		FSC Mix Paper Composite	Peawter		
		Lighting	Hinkley Lighting		Crux 6 Light Kitchen Pendant, Title 24 Compliant			
		Lighting	WAC Lighting		LED 90 Button Light	White		
		Lighting	WAC Lighting		2" Tesla LED Open Reflector Trim	White		
		South Wall	Texture Plus		Faux Brick Facade	White		
Living Room	2	All walls	Shenwin Williams	SW 7004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		
	26	Accent on North/ East walls	Shenwin Williams	SW 9342	Harmony Interior Zero VOC Latex Paint	Moscow Midnight/ Eggshell		
	27	Accent on North/ East walls	Shenwin Williams	SW 6552	Harmony Interior Zero VOC Latex Paint	Dreabery/Eggshell		
	28	Accent on North/ East walls	Shenwin Williams	SW 6513	Harmony Interior Zero VOC Latex Paint	Funky Fellow/ Eggshell		
Dining Room		N/A						
Office	29	West Wall	Realtone		Five Chilled	Chilled Cream	9.5" x 8"	
	28	North/South Wall	Shenwin Williams	SW 6513	Harmony Interior Zero VOC Latex Paint	Funky Fellow/ Eggshell		
	2	West Wall	Shenwin Williams	SW 7004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		




Finish Specifications

Master Bedroom	2	East/South/West Wall	Sherwin Williams	SW 7004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		
	30	North Wall	Black Crow Studios		Cuffhome Unfinished Wallcovering	Indigo		
Master Bathroom	31	Shower surround	Elysium		Leucofae Tile, placed vertical	Shiny White	12" x 24"	
	32	Shower Pan	American Universal	AUX-7564	Penny Hexagon			
	16	All walls	Sherwin Williams	SW 7582	Harmony Interior Zero VOC Latex Paint	Evening Shadow/Eggshell		
		Inner South Wall	Cutler Kitchen and Bath		Silhouette 36" Wall Hung Vanity Set	Arlo	20"x36"x18"	
		Inner South Wall	WAC Lighting	WS2611	Greta 3-Lamp Sconce			
		East Wall	WAC Lighting	WS2609	Greta 3-Lamp Sconce			
		Lighting	WAC Lighting		2" Tesla LED-Open Reflector Trim	White		
	33	Floor	Monocles		Modern	Dark Grey	12" x 24"	
Bedroom 2	2	All walls	Sherwin Williams	SW 7004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		
Bedroom 3	34	East cove, all three walls	Black Crow Studios		Colorful Drifts 1 Wallcovering	Gloss		
	2	All walls, minus covered cove	Sherwin Williams	SW 7004 (SM17-BLS)	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		
Bathroom 2	35	Bath Wall Surround	Everstone		Bubbles Mosaic	ESMCT, Glossy		
	2	All Walls	Sherwin Williams	SW 7004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		

Finish Specifications

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Furnishing Specifications

Floor 3	Symbol	Location	Manufacturer	Code	Description	Finish/Color	Image
Living Room		Northwest Corner	Vespa		Misero Angular Sectional	Loft Jeans	
		Northwest Corner	Ardiva USA		Addino Archel Floor Lamp		
			Bambuco		Avignon Reclined Cotton Rug		
			Vespa		Contemporary Printed Cotton Pouf		
			Vespa		Dean Square Coffee Table	White Lacquer	
Dining Room			West Elm		Emerson Reclined Extra Large Dining Table	Chestnut	
			West Elm		Emerson Reclined Dining Bench	Chestnut	
Office			Bambuco		Zeta Ribbed Area Rug		
		North and West Wall	Misero		Colitti 3 Drawer Desk	Glossy beige	
Master Bedroom		North Wall	Misero		Brama Bed	Coulblanca Steel	
		North Wall	Misero		Deville Nightstand	White Lacquer	
		East Wall	Vespa		Deville Dresser	White Lacquer	
Bedroom 2		North Wall	Vespa		Vivato Bed	Stony Zinc	
		North Wall	Vespa		Irma Nightstand w/ Legs	Dark Gray	

Furnishing Specifications

	South Wall	Viesco		Baker Side Table		
	South Wall	Viesco		Amy Recliner	Black Leather	
			OK Lighting	Luster Table Lamp w/ Cone Shade	Iron	
Bedroom 3	South Wall	Viesco		Buden Bed	Chocolate Bamboo	
	South Wall	Viesco		Park Nightstand	White/Dark Grey Laquer	
	East Wall	Viesco		LAR Wall Mounted Desk	Walnut	

Specification Sheets

HR-2LED-T709

2" Tesla™ LED Open Reflector Trim



A1



WAC LIGHTING

Responsible Lighting™

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Minimum profile, square downlight trim with recessed open reflector.

FEATURES

- 2" aperture
- ICC-704 24 Compliant (see below for list of models)
- Deep-profile design
- 30° fixed cutoff angle for glare control
- 50,000-hour warranty
- 5-year WAC Lighting product warranty

SPECIFICATIONS

Construction: Double die-cast aluminum construction with non-reflective glass lens. Anodized aluminum front rim.

Light Source: T709 (see 14.5W LED, CRI 90 & 95)

Beaming: 0-10° Beaming: 1800-1900
30° Beaming: 1000-1050 (w/IC)

Mounting: Two screws (single installation) (see field for more details on mounting)

Roofs: 100% WFO (guaranteed rust-proof and non-leaking) Brushed Nickel (BN) and Copper Bronze (CB)

Dimensions: CUL, A-ETC Listed

See table below for California Title 24 Compliant Energy-Efficient products.

TRIMS

Model	Beam	Color Temp.	CR	Lumen	ICP	A11 Title 24	Roofs
HR-2LED-T709 Open Reflector	0-10°	27°	90	1800	0	0000	BN
		30°	90	1000	0	0000	BN
		30°	95	1050	0	0000	BN
		30°	90	1000	0	0000	CB
		30°	95	1050	0	0000	CB
		30°	90	1000	0	0000	WFO
	30°	27°	90	1800	0	0000	BN
		30°	90	1000	0	0000	BN
		30°	95	1050	0	0000	BN
		30°	90	1000	0	0000	CB
		30°	95	1050	0	0000	CB
		30°	90	1000	0	0000	WFO

HR-2LED-T709 - -

Example: HR-2LED-T709-0000

COMPATIBLE ACCESSORIES See individual housing spec sheets for complete information.

New Construction

HR-2LED-TRIM-ICM ICM, 4-1/2" Aperture	0200-2100	HR-2LED-TRIM-ICM ICM, 4-1/2" Aperture	0200-2100
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Retrofit

HR-2LED-TRIM-R Retrofit, 4-1/2" Aperture	0200-2100	HR-2LED-TRIM-R Retrofit, 4-1/2" Aperture	0200-2100
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REPLACEMENT OPTIONS

Reflector

Open	SL-REF-2200-0-0
Non-reflective	SL-REF-2200-0-4
Clear	SL-REF-2200-0-7

LED

2700K	00-00	LED20-P002
3000K	00-00	LED20-P003
3500K	00-00	LED20-P004
4000K	00-00	LED20-P005
4500K	00-00	LED20-P006

waclighting.com
Phone: (800) 326-2388
Fax: (800) 326-2383

Headquarters/Eastern Distribution Center
4000 Park Drive
Park Ridge, NY 11686

Central Distribution Center
1600 Southwestern Dr.
Little Springs, FL 32122

Western Distribution Center
1750 Northfield Avenue
Orem, UT 84058

WAC Lighting reserves the right to modify the design of any product at any time as part of the company's continuous improvement program. July 2012

Specification Sheets

HR-LED90 HR90 LED Button Light



PRODUCT DESCRIPTION

Designed for recessed or surface recessed installations, delivering strong light output with the latest in LED technology.

FEATURES

- ENEC (RoHS) Compliant
- Can fit surface recessed or recessed
- Super thin profile at 1/8"
- Edge-to-edge surface glass and recess even light distribution
- Non-vented surface panel
- Includes 1/2" pre-installed lead wire
- 100,000-hour warranty
- Exceeds WAC Lighting product warranty

ORDER NUMBER

	Color Temp.	Temp.	Beam	Quantity
HR-LED90-27-80	2700K	80°	Beam	100
HR-LED90-30-80	3000K	80°	Beam	100
HR-LED90-35-80	3500K	80°	Broadened Beam	100
HR-LED90-40-80	4000K	80°	Broadened Beam	100

*These consumption may vary depending on the efficiency of the power supply being used.



Example: HR-LED90-27-80

- Minimums using back to back installation
- Minimal voltage drop, power supplied using a variable resistor
- Mount feature goes over the rear window on

WAC Lighting
www.waclighting.com
Phone (800) 324-2388 • Fax (800) 324-2388

Headquarters/Custom Distribution Center
4600 Rockwood Drive • Fort Washington, PA 19074
Phone (215) 631-3300 • Fax (215) 631-3300

Western Distribution Center
1700 Rockwood Avenue • Simi Valley, CA 91361
Phone (800) 324-2388 • Fax (800) 324-2388

WAC Lighting strives the right to modify the design of any product at any time as part of the company's continuous improvement program. 02_2014

WAC LIGHTING Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:

SPECIFICATIONS

Constructed from cast aluminum fixture, stamped steel housing for surface mount. See specifications.

Notes: (1) 2-1/8" recessed only (again combinations allow for up to 100-hour lights to be used together). Use a multiple number of studs to allow for lead distance to meet under cabinet installation without the use of open splices (see below).

Light Sources: 2700K or 3000K cool power LEDs, CRI90

Dimming: May be dimmed down to 5% with an electronic low voltage (ELV) dimmer. Compatible with all WAC (MFR 000 and WAC 000-000) dimmer.

Mounting Required: 2-1/4" circular hole. Compression spring (sold

separately) to press. **Surface:** Remove mounting plate to surface, wrap the fixture onto the mounting plate. Not recommended for wet or oily.

Finish: Black (BK), Brushed Nickel (BN), Dark Bronze (DB) and White (WT) finish recessed panel.

Standards: ETL, and UL Listed, ENEC (RoHS) Compliant

CLASS 2 ELECTRONIC TRANSFORMER

Type	Model	Dim.	Input	Output	Power Up to	Dimensions
Recessed	HR-2400-800	800	240V AC/0.80A	12V DC/0.80A	24W	2.12" x 1.12" x 1.12"
Recessed	HR-2400-127-800-2	1270	240V AC/0.80A	12V DC/0.80A	24W	2.12" x 1.12" x 1.12"
Plug In	HR-2400-P-80	800	240V AC/0.80A	12V DC/0.80A	24W	2.12" x 1.12" x 1.12"

Includes 1 cord and 1/16" x 1/8" x 1/16" clips.

MULTIPLE TERMINAL BLOCK

Model & Dimensions
MTR-01 1.12" x 1.12" x 0.50"

UL-listed accommodates up to eight conductors for 16-200 wires.



Specification Sheets

SPECIFICATIONS



Weights & Dimensions

Other Dimensions

- Fixture: 11.5" H x 48" W x 6.5" D
- Wire Length: 120"
- Chain or Rod Length: 92"
- Overall Product Weight: 29 lb.

Features

Shade Material: Fabric	Material: Metal
	Material Details: Metal
Bulb Included: No	Product Type: Kitchen Island pendant
Bulb Type: Compact Fluorescent (CFL)	Number of Lights: 6
Wattage: 18	Shade Color: Ivory
Shade Shape: Abstract	Finish: Brushed nickel
Swanwick Crystal: No	Bulb Base: GU24
Swag Light: No	Connection: Hardwired
Voltage: 120 Volts	Country of Manufacture: China
Hanging Method: Rod	
Length: 2 x 4', 2 x 6', 2 x 12' and 2 x 24' inch	

Specifications

Commercial OR Residential Certifications: Yes
Tylo 24 Compliant: Yes
UL Listed: Yes
cUL Listed: Yes

More About This Product

When you buy a Hinkley Lighting Citrus 6 Light Kitchen Island Pendant online from AIModern, we make it as easy as possible for you to find out when your product will be delivered. Read customer reviews and common Questions and Answers for Hinkley Lighting Part #: 3600BN-GU24 on this page, if you have any questions about your purchase or any other product for sale, our customer service representatives are available to help. Whether you just want to buy a Hinkley Lighting Citrus 6 Light Kitchen Island Pendant or shop for your entire home, AIModern has all of your design needs covered.

Specification Sheets

GRETA – model: WS-826 dweLED™ Vanity



D2

PRODUCT DESCRIPTION

Add an element of style, and illuminate vanity into a bathroom vanity area. It results in even, rich light glow and functions available in a stunning white metal finish with two, three or four lights. Offers a full range of dimmability.

FEATURES

- Mounts on etched optical glass
- CEC Title 24 compliant
- ETL & UL E-Listing for safety
- 100% UL94 electronic low voltage (ELV) dimming
- Non-recessed or dwe mounted
- CE-Mark
- Color Temp: 3000K
- Rated Up to 40,000 hours
- Full warranty

WAC LIGHTING "Responsible Lighting"

Return Type: Catalog Number: Project: Location:

SPECIFICATIONS

Construction: Mounts on etched optical glass.

Light Source: LED

Dimming: 100% UL94 Electronic Low Voltage (ELV)

Standards: ETL & UL E-Listing for safety, CEC Title 24

	Image	Image	Image	Image	Image	LED			Notes
						Watt	Lumens	Beam	
D1				1-light	WS-82601	10W	475	20°	
				2-light	WS-82602	20W	950	30°	DL - dwe Mount
				3-light	WS-82603	30W	1425	30°	

WS - - **SN**

Example: WS-82601-02

WacLighting.com
Phone: 800-745-7289
Fax: 800-745-2875

Headquarters/Eastern Distribution Center
4400 Valley Park Drive
North Charleston, SC 29505

Central Distribution Center
3000 Distribution Ct
Little Spring, GA 30150

Western Distribution Center
11700 Annis Road, Suite 100
Dallas, TX 75242

WAC Lighting reserves the right to modify the design of our products at any time without the company's written approval program.

BLOOMING ATMOSPHERE

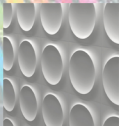
Summary of Design Needs

Jason's space needs to be both an inviting space for him and his two twin daughters, but also a highly functional space for his daughter afflicted with cerebral palsy. Attention was given to making the space readily useable from Chloe's limited wheelchair access, with an open kitchen, easy to use furnishings in the living room and breakfast nook, and a bedroom that will let both girls feel fun and relaxed. The home was also designed with the many family members that are in-and-out to aide Chloe in her activities. Every consideration was made to choose healthy and environmentally sustainable products that will most benefit the health of the whole family.

Blooming Atmosphere

The second floor will feature open spaces that offer both fun and functionality. The design will center around accessibility for the whole family with remaining a cohesive space. As with the third floor, by utilizing vertical lines, textures, and color, the design will give the space an open feeling that invigorates and excites everyone involved with the residence.

Bright color and shapes on wall adds fun and vibrancy in kids rooms.



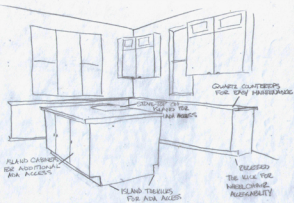
Textured wall tiles and vertical wall cabinets enhance main living space.



Bubble Diagrams



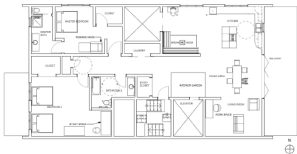
Process Sketch

2ND FLOOR KITCHEN

Study Models

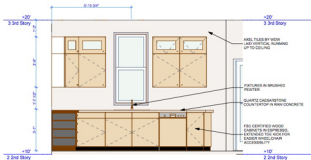


Floor Plan



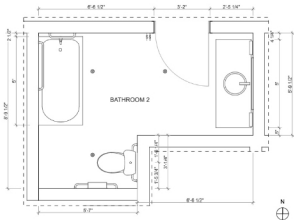
1. Unit 201

East Kitchen Wall Elevation



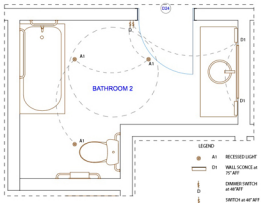
1 2ND FLOOR EAST KITCHEN WALL ELEVATION

Enlarged Bath 2 Plan



1 2nd FLOOR ENLARGED BATHROOM 2 (1)

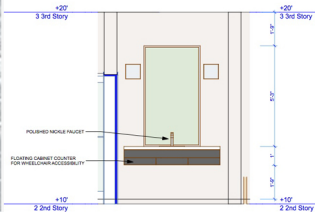
Master Bath RCP



1 2nd FLOOR BATHROOM 2 RCP (1)

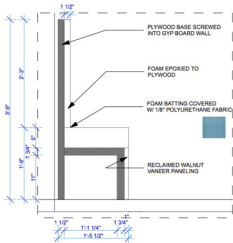


East Bathroom 2 Elevation



1 EAST BATHROOM 2 ELEVATION

Breakfast Nook Bench Detail



1 2nd FLOOR - BREAKFAST NOOK BENCH

Materials Board

Kitchen



Floor



Walls



Countertop



Backsplash



Cabinets

Living Room



Master Bedroom











Bathroom 2








Breakfast Nook Rendering



Finish Specifications

Floor 2	Symbol	Location	Manufacturer	Code	Description	Finish/ Color	Size	Image
Kitchen	9	North/East Wall	WOW		Arch XL	Ice White Marble		
		Kitchen and Island countertop	Cresstone		Quartz countertop	Raw Concrete		
	2	North/East Wall	Sherwin Williams	SW 3004	Harmony Interior Zero VOC Latex Paint Stone Collection, Fringe Print Wallcovering	Snowbound/Eggshell		
Living Room	10	South Wall	Black Crow Studios		Wallcovering	Teal		
	2	North/East/West Wall	Sherwin Williams	SW 3004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		
Breakfast Nook	11	South Wall	Sherwin Williams	SW 6796	Harmony Interior Zero VOC Latex Paint	Blue Plais/Eggshell		
	2	West Wall	Sherwin Williams	SW 3004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		
Master Bedroom	12	All walls	Sherwin Williams	SW 3562	Harmony Interior Zero VOC Latex Paint	Evening Shadow/ Eggshell		
Master Bathroom	13	Shower walls, laid vertically	Unicam Starter	DUVER12241	Overall	Velvet	12" x 24"	
	14	Shower Pan	Solstone		Pebbles	Micro-Flays Bridge		
	15	Floor	Monocolor		Modern	Black	12" x 24"	
		East Wall	Viva Lighting	CV0940	Merlin			
	16	All walls	Sherwin Williams	SW 3562	Harmony Interior Zero VOC Latex Paint	Evening Shadow/ Eggshell		

Finish Specifications

Bedroom 2	5	All walls	Sherwin Williams	SW 9166	Harmony Interior Zero VOC Latex Paint	Faded Pink/Flower/ Eggshell		
Bathroom 2	17	West Shower Wall	Crossville		Tile	Mosaic Blend 2	12" x 12"	
	18	North Shower Wall	Horus Art		Subway Tile	Glossy White	6" x 6"	
	19	East Wall (behind vanity up to ceiling)	Crossville		Tile	Juniper Berry	6" x 24"	
	2	All walls	Sherwin Williams	SW 9004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		
	20	Floor	Floric		Urban Landscape	Silver Lake	12" x 24"	
Flooring	25	Hallway, Laundry, Entry, Closet, Breakfast Nook, Kitchen, Dining Area, Living Room				Hand Sculpted Solid Strand Woven Bamboo		
	7	Master Bedroom	Shaw Floors	J0316	Recycled Bottle Silent Brook Series Carpet	00524 Mainline		
	22	Bedroom 2 (mix of 3 tiles primarily lavender)	FLOOR		Full Bloom	Lavender	12" x 12"	
	23		FLOOR		Good Vibrations	Turquoise	12" x 12"	
	24		FLOOR		Mod Cafe	Charcoal	12" x 12"	
		Interior Garden			Concret			
Ceiling	8	Entire Unit	Sherwin Williams	SW 7757	Harmony Interior Zero VOC Latex Paint	High Reflective White		
Walls	2	All public and unspecified walls	Sherwin Williams	SW 9004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		

Furniture Specifications

Floor 2	Symbol	Location	Manufacturer	Code	Description	Finish/ Color	Image
Breakfast Nook			West Elm		Emmerson Reclaimed Dining Table	Chestnut	
			West Elm		Emmerson Reclaimed Dining Bench	Chestnut	
		North Wall	Viesco		Minimal Float Wall Desk	White (Satin)	
			Viesco		Patara Sword Dining Chair	Orange Camira Wood	
		South Wall	WRC Lighting	WS-W2509	Rubix Wall Mount	White	
Living Room			Viesco		Mento Thick Bench	Cashin Sea	
		West Wall	Viesco		Aksel Wall Shelves	White Lacquer	
			Adesso		Brooklyn Trijod Floor Lamp		
			Artiva		Luxor Table Lamp with Drum Shade		
		South East Wall	Viesco		Bamboo Float Sectional w/ Coffee Table	Amber Bamboo w/ BeFast Grey Fabric	
			Bamboo		Sandscaper Jute Rug		
		West Wall	Viesco		Around U Desk	Solid Walnut	
			Viesco		Crescent MW Chair	Orange Camira Wood	
Dining Room			Viesco		Pet Chair	BeFast Grey	
			Viesco		Jonger Extendable Dining Table	Solid Charcoal	

Furniture Specifications

		Veneer		Patara Sword Dining Chair	Orange Cambia Wood	
Master Bedroom	North Wall	Veneer		Palder Bed	Solid Charcoal	
	North Wall	Veneer		Amsterdam Nightstand	Solid Charcoal	
	East Wall	Veneer		Lodge Chair	Vanity Charcoal	
	East Wall	Veneer		Hi Lo Side Table	Walnut	
			Corigan Studio	Oboboland Table Lamp w/ Drum Shade		
Bedroom 2	West Wall	Veneer		BuDen Bed	Amber Bamboo	
	West Wall	Veneer		Insuo 2 Drawer Nightstand	White Lacquer	
	East Wall	Veneer		Walker Desk	White Lacquer on Walnut	
		Eggs		Ryan Table Lamp w/ Bowl Shade		

Specification Sheets

HR-2LED-T709

2" Tesla™ LED Open Reflector Trim



WAC LIGHTING

Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Minimum profile square downlight trim with interior open reflector

FEATURES

- 2" aperture
- ICC Title 24 Compliant (see below for details)
- Demountable trim
- 3° beam shift angle for glare control
- 90,000-hour warranty
- 3-year WAC Lighting product warranty

SPECIFICATIONS

Construction: Cast die cast aluminum construction with anodized aluminum finish. Extruded aluminum heat sink.

Light Source: 20W or 30W LED (CFL or CFL-6)

Mounting: 6" or 8" opening (90° tilt)

ICF/Opening: 100% ICF (20" dia)

Mounting: Two heavy gauge stainless steel screws for mounting

Finish: Heavy duty powder coat paint and electroplated brushed nickel (20 and Copper Bronze (20)

Materials: 6061-T6 Aluminum

See below for California Title 24 Compliant for qualifying projects.

TRIMS

Model	Beam	Color-Temp	CR	Options	ICF*	20" Dia. Dia.	Finish
HR-2LED-T709 Open Reflector	E 2"	27	2700K	90	141	2000	No
		30	3000K	90	147	2000	No
		35	3500K	90	153	2000	No
		40	4000K	90	159	2000	No
		45	4500K	90	165	2000	No
		50	5000K	90	171	2000	No
	N 2"	27	2700K	90	141	1800	No
		30	3000K	90	147	1800	No
		35	3500K	90	153	1800	No
		40	4000K	90	159	1800	No
		45	4500K	90	165	1800	No
		50	5000K	90	171	1800	No
F 4"	27	2700K	90	300	514	No	
	30	3000K	90	312	492	No	
	35	3500K	90	324	470	No	
	40	4000K	90	336	448	No	
	45	4500K	90	348	426	No	
	50	5000K	90	360	404	No	



HR-2LED-T709

Colors: HR-2LED-T709-2700K

COMPATIBLE HOUSINGS

See individual housing spec sheets for complete information.

New Construction

HR-2LED-H90-CA C-Beam, Single	20W-27W	HR-2LED-H90-HCA C-Beam, Single C-Beam, Hous.	20W-27W	See Accessories	HR-2LED-L90-0 HR-2LED-L90-90 HR-2LED-L90-F
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Remold

HR-2LED-H90-A Remold, Single	20W-27W	HR-2LED-H90 Remold	20W-27W	LED	2700K 90-120 3000K 90-120 3500K 90-120 4000K 90-120 4500K 90-120
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waclighting.com
Phone: (800) 236-2362
Fax: (800) 236-2362

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International Truck Group
P.O. Box 1000
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Ontario, CA 91764


WAC Lighting reserves the right to modify the design of our products at any time as part of the company's continuous improvement program. 03_2012

Specification Sheets

SKU: 02418-01

Merlin™ D1

Merlin™ is a recessed LED fixture in a Contemporary style.



Imagine the Possibilities

- 4" dia.
- 1" fixture
- 4000K
- 100lm
- 400lm

Features

- 1" pin-point recessed
- Surface mount or open recessed (hole is required for open-recessed models, and hole included)
- Fits in a shallow depth with wide beam
- Control in most recessed canopies, including those that have a requirement of light angles, which are replaced from Merlin's original wide cut or can provide nearly neutral color temperatures in recessed canopies
- Best quality
- Low energy long life LED source
- 100lm and 400lm models use integrated high power LED electronic power supply
- 400lm models use 100lm beam of LEDVANCE Gen 2 mean power supply
- Built-in PIR can sense motion before you feel weight. Motion sensor can be disabled with a DIP switch. Motion sensor may be disabled with the PIR cover module before and after voltage. Also, turning on/off the PIR cover module before and after voltage. The LED is not included with fixture, unless otherwise specified - see accessories section
- Neutral fixture is available for you to operate for night or installation with PIR for its available 4.0 and 3.0watt for better sleep system. Not recommended for other applications.

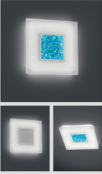
LED Features

- White series (3000K, 4000K)
- 100lm models can be dimmed with PIR (LEDVANCE) power supply
- Multiple design allowing replacement of the LED source and power supply
- Greater current LED technology to provide LED's from approximately "one square" condition that can save manufacturing and production steps
- Partially recessed with construction specifications to provide long LED life
- White aluminum or stainless aluminum exterior housing to resist abuse and moisture
- Features heat sink to reduce surface temperature

Suggested Applications

- Bedrooms
- Living rooms
- Bathrooms
- Halls
- Entryways
- Living rooms
- Bedrooms
- Bathrooms
- Halls
- Entryways

SKU: 02418-01
www.merlinlighting.com



NEW LED ADA

POSITIVE VIBES

Summary of Design Needs

The first unit rental was designed with ADA requirements and Universal Design in mind as to make the unit as accommodating to anyone wishing to rent the unit, regardless of age, disability, income, etc. In order to keep costs down for both the landlord and tenant, sustainable design methods were employed - including dimmer switches to reduce unnecessary lighting, Energy Star appliances, solar panels installed in the roof projected to supply enough energy for the entire building to be running virtually off grid and sustainable, health conscious materials (Zero VOC paint, etc) whenever possible.

Positive Vibes

The first floor will like home to any occupant that may not typically feel as though they actually have a home of their own. The design will be focused on features that enhance the living experience rather than keep it as plain as possible. As with the other floors, by utilizing vertical lines, textures, and color, the design will give the space an open feeling that creates a feeling of home for every tenant who makes it their own.

Use of bright color on walls and ceiling.
Tall vertical windows.



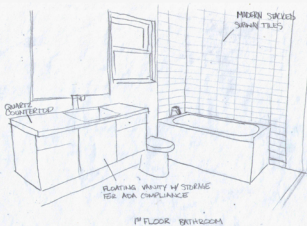
Vertical wood slats for height and texture. Bright pops of color.



Bubble Diagrams



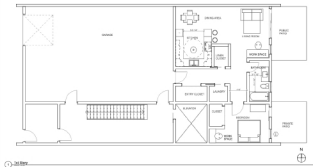
Process Sketch



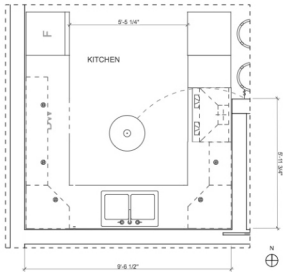
Study Models



Floor Plan

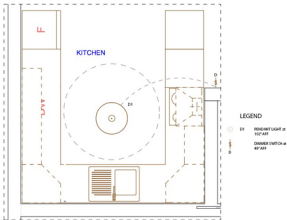


Enlarged Kitchen Plan



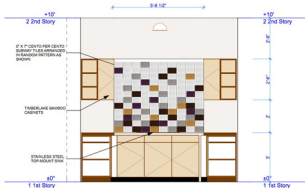
1 1st FLOOR ENLARGED KITCHEN PLAN

Kitchen RCP



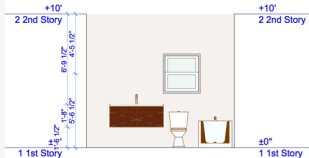
1 1st FLOOR RCP

South Wall Kitchen Elevation



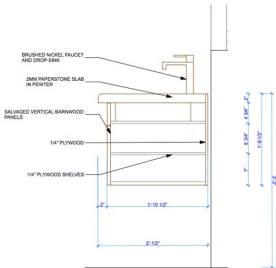
① SOUTH KITCHEN WALL ELEVATION

South Wall Bathroom Elevation



2 1st FLOOR SOUTH BATHROOM ELEVATION

Bathroom Cabinet Detail



1. 1ST FLOOR BATHROOM CABINET DETAIL.

Materials Board

Kitchen



Living Room



Bedroom



Bathroom



Kitchen Rendering



Finish Specifications

Floor 1	Symbol	Location	Manufacturer	Code	Description	Finish/ Color	Size	Image
Kitchen	1	South Wall (see elevation for tile arrangement)	Inola		Contra per Contra	Violet, Brown, Dark Grey, Yellow, White	5" x 7"	
		East/West Wall	Sherwin Williams	SW 7004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		
	Counter Top	Caesar Stone		Quartz countertop, honed, 3mm thick	London Grey			
				Seascope Lighting	Twist Drum Pendant	Chocolate		
Living Room	2	All Walls	Sherwin Williams	SW 7004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		
Dining Room	2	All walls	Sherwin Williams	SW 7004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		
Bedroom	3	All walls	Sherwin Williams	SW 9045	Harmony Interior Zero VOC Latex Paint	Faded Flax/Flaxwax/ Eggshell		
Bathroom	4	South Wall (tiles arranged randomly)	Crossville		Brilliant Glass	Aquamarine, Jade, Garnet, Topaz, Pewter, Clear Sparkle		

Finish Specifications

	2	North/East/West Walls	Sherrin Williams	SW 7004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		
	5	Floor	Italgrenit		Stone Mix	Andria Black		
		Counter Top	Papertone		FSC Mix Paper Composite	Flower		
Flooring	6	Kitchen, Dining Room Living Room, Hallway, Closets, Laundry	Daltile		Limestone, Vein Cut, Honed Field Tile	Cherille White	3" x 36"	
	7	Bedroom	Shaw Floors	2536	Recycled Bottle Silent Brook Series Carpet	00526 Stainless		
Ceiling	8	Entire Unit	Sherrin Williams	SW 7757	Harmony Interior Zero VOC Latex Paint	High Reflective White		
Walls	2	All public and unspecified walls	Sherrin Williams	SW 7004	Harmony Interior Zero VOC Latex Paint	Snowbound/Eggshell		

Furniture Specifications

Floor 1	Symbol	Location	Manufacturer	Code	Description	Finish/ Color	Image
Kitchen			Vesso		Polo Chrome Stools	Dark Grey	
		South Wall	Vesso		Walker Desk	White Laquer on Walnut	
Living Room			Bambeco		Recycled Paper Shag Rug	Grey	
		North Wall	Vesso		Meera Loveseat	Liberty Zinc	
Dining Room			Vesso		Danu Square Dining Table	White Maple Top w/ Black Frame	
			Vesso		School Chair	White Maple	
Master Bedroom		South Wall	Vesso		Meln Bed	Calvin Dolphin Grey	
		South Wall	Vesso		Innuo 2 Drawer Nightstand	White Laquer	
			Cal Lighting		Minora 3-Way Table Lamp		
		West Wall	Vesso		Walker Desk	White Laquer on Walnut	

Specification Sheet

SPECIFICATIONS

Weights & Dimensions



12" H x 18" W x 18" D Size

- Fixture: 12" H x 18" W x 18" D
- Overall Product Weight: 4 lb.

16" H x 24" W x 24" D Size

- Fixture: 16" H x 24" W x 24" D
- Overall Product Weight: 5 lb.

Other Dimensions

- Metal canopy size: 8"
- 36" silver braided cord
- Outer shade dimensions: 7 7/8" x 18" W x 18" D
- Inner shade dimensions: 12 1/4" x 14" W x 14" D
- Outer shade dimensions: 10 1/4" x 24" W x 24" D
- Inner shade dimensions: 16 1/4" x 16" W x 16" D
- Wire Length: 36"

Features

Shade Material: Fabric	Bulb Included: No
Shade Material Details: Silk	
Product Type: Drum pendant	Bulb Type: LED; Compact Fluorescent (CFL); Incandescent
Adjustable: Yes	Shade Shape: Drum
Damp, Dry, or Wet Location Listed: Dry	Number of Items Included: 1
Sloped Ceiling: No	Room Use: Dining room; Hallway
Transformer Required: No	Bulb Base: E26/Medium (Standard)
Swag Light: No	Number of Items: 2
Commercial User: Yes	Connection: Hardwired
Country of Manufacture: United States	Product Care: Wipe clean with a dry cloth
	Hanging Method: Wire Length: 36 inches

Specifications

- Commercial OR Residential Certifications: Yes
- Energy Star Compliant: Yes
- Title 24 Compliant: Yes
- UL Listed: Yes
- cUL Listed: Yes