



Wasco County Planning Department
 "Service, Sustainability & Solutions"
 2705 East Second St. • The Dalles, OR 97058
 (541) 506-2560 • wcplanning@co.wasco.or.us
 www.co.wasco.or.us/planning

LAND USE APPLICATION

FILE NUMBER: PLASAR-16-09-0012

FEE: \$1500

Date Received: 9/1/16 Planner Initials: WS Date Complete: _____ Planner Initials: _____

APPLICANT INFORMATION

Name: GREEN HOME DESIGN + BUILD
 Address: 1824 CASCADE AVE
 City/State/Zip: HOOD RIVER, OR 97031
 Phone: 541 400 8160
 Email: CHASZ @ GREENHOMEDESIGN + BUILD .COM

OWNER INFORMATION

Name: DICK BENNER & LAVENIA GORDON
 Address: 2525 SE ANKENY
 City/State/Zip: PORTLAND, OR 97214
 Phone: _____
 Email: PETERBENNER @ GMAIL.COM

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
<u>ZN 12E S 700</u>	<u>418</u>	<u>8.25</u>	<u>GMA A-2[40]</u>

Property address (or location): 7844 HWY 30
 Zoning Designation: GMA A-2 [40] Environmental Protection District: NO
 Proposed Use: RESIDENTIAL Permitted Subject to Section: 3.130.D.4
 Water source: EXISTING WELL Sewage disposal method: EXISTING SEPTIC
 Name of road providing access: HWY 30
 Current use of property: RESIDENTIAL Use of surrounding properties: FOREST SERVICE
 Do you own neighboring property? NO YES (description) _____

DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.): THE PROPOSED DEVELOPMENT WOULD DEMOLISH AN EXISTING SINGLE FAMILY HOME, LESS THAN 50 YEARS OLD, AND REPLACE IT WITH A SMALLER AND LOWER NEW SINGLE FAMILY RESIDENCE ON A SIMILAR FOOTPRINT. THE NEW HOME WOULD BE ≈ 70' X 28' FOOTPRINT AND ≈ 13'6" TALL AT THE TALLEST POINT.

Additional description/maps/pictures attached

LEGAL PARCEL STATUS

Minor Partition # 77-150

Partition, Subdivision, OR

Most Recent Pre-9/4/1974 Deed #: _____

Date Filed: _____

Current Deed #: _____

Date Filed: _____

The deed and a map showing the property described in the deed(s) must accompany this application.

SIGNATURES

Applicant(s):

[Handwritten Signature]

Date: 8/31/16

Date: _____

Property Owner(s):

[Handwritten Signatures: R. Brunner, J. Gordon]

Date: 8/31/16

Date: 8/31/16

Date: _____

Date: _____

Date: _____

PLEASE NOTE: Before this application will be processed, you must supply all requested information and forms, and address all listed or referenced criteria. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

ALL LAND USE APPLICATIONS MUST INCLUDE:

- Application Fee – Cash or Check (credit cards now accepted with additional fee)
- Site Plan
- Elevation Drawing
- Fire Safety Self-Certification
- Other applicable information/application(s):

APPLICATIONS FOR PROPERTIES IN THE NATIONAL SCENIC AREA MUST ALSO INCLUDE:

- Scenic Area Application/Expedited Review
- Color and Material Samples
- Landscaping Plan
- Grading Plan
- Other applicable information/application(s):



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FIRE SAFETY STANDARDS SELF CERTIFICATION FORM

This checklist certifies that Applicant/Owner has reviewed, understands, and commits to maintain compliance with Wasco County Fire Safety Standards. The information contained in this form shall be recorded with the Wasco County Clerk.

Fire standards are listed in their entirety, with illustrations, in **Chapter 10** of the Wasco County Land Use & Development Ordinance (WC LUDO) and **Chapter 11** of the Wasco County National Scenic Area Land Use & Development Ordinance (NSA LUDO). Please confirm compliance by marking the appropriate box and providing written comment if necessary. If compliance with applicable standards cannot be certified by Applicant, please contact the Planning Department to request a modification to Fire Safety Standards.

File Number: _____

PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCY TO REPLACE AN EXISTING RESIDENCE ON THE SAME FOOTPRINT.

APPLICANT INFORMATION

Name: GREENHOME DESIGN+BUILD
 Address: 1824 CASCADE AVE
 City/State/Zip: HOOD RIVER, OR 97031
 Phone: 541 400 8160
 Email: CHASE@GREENHOME-DESIGNBUILD.COM

OWNER INFORMATION

Name: DECK BENNER & CAITLYN GORDON
 Address: 2525 SE ANKENY
 City/State/Zip: PORTLAND, OR 97214
 Phone: _____
 Email: PETERBENNER@GMAIL.COM

PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
<u>TN 12E S700</u>	<u>418</u>	<u>8.25</u>	<u>GMA A-2(40)</u>

Property address (or location): 7844 HWY 30

SITING 10.110/11.110 – Please show approximate areas of steep slopes and proposed building locations relative to the slopes on the site plan. Information shall be sufficient to demonstrate the following: **NOTE: Select either B(1) or B(2).**

A. You have identified site(s) for your building(s) that are not steeper than 40%.

Yes – Comment _____ No, See Attached Fire Safety Plan

B(1). If your property is located in a Resource (A-1, F-1 or F-2) or Large Lot Residential Zone please show, on the site plan, that you have identified site(s) for your building(s) that are at least 50 feet back from the top of any slopes steeper than 30%;

Yes – Comment N/A _____ No, See Attached Fire Safety Plan

B(2). If your property is located in a Resource or Large Lot Residential Zone please show you have identified site(s) for your building(s) that are at least 30 feet back from the top of any slopes steeper than 30% on the site plan and certify that you will be implementing the structural techniques for increasing fire resistance discussed in 10.110(B)(2)/11.110(B)(2) of the ordinance.

Yes – Comment N/A _____ No, See Attached Fire Safety Plan

DEFENSIBLE SPACE 10.120/11.120 – Please show building location(s) including a boundary for the 50 foot fire fuel break boundary on the site plan. Information shall be sufficient to demonstrate the following: **NOTE: Select either A or B.**

A. You have identified site(s) for the proposed building(s) that allow for a full 50 foot fire fuel break either on the parcel or by easement over the necessary portion of an adjoining parcel;

Yes – Comment SEE SITE PLAN _____ No, See Attached Fire Safety Plan

B. Your property is located in an exception area or smaller lot residential zone and building(s) are located to accommodate a 30 foot fire fuel break where a full 50 foot fire fuel break cannot be provided for.

Yes – Comment _____ No, See Attached Fire Safety Plan

CONSTRUCTION STANDARDS 10.130/11.130 – Please provide the following information about construction details you will implement to increase the fire resistance of your proposed building(s):

A(1). Fire resistant roofing will be installed to the manufacturers' specifications. Please confirm the type of roofing and that the rating of the roof material by Underwriter's Laboratory Classification system is Class A, B, or its equivalent.

Yes – Comment METAL STANDING SEAM ROOFING _____

A(2). Please verify that all spark arrestors will be installed to cap all chimneys and stove pipes. (The spark arrestors must meet NFPA standards)

Yes – Comment N/A → NO CHIMNEY _____

B(1). Please verify the following for all decks:

Decks will be kept clear of fire wood, flammable building material, dry leaves and needles, and other flammable chemicals.

Yes - Comment N/A → NO DECKS

Decks less than three feet above ground will be screened with noncombustible corrosion resistant mesh screening material with openings 1/4" or less in size.

Yes - Comment N/A → NO DECKS

When required by standard 10.110(B)(2)/11.110(B)(2) decks will be built of fire resistant material.

Yes - Comment N/A → NO DECKS

All flammables will be removed from the area immediately surrounding the structure to be stored 20' from the structure or enclosed in a separate structure during fire season.

Yes - Comment _____

B(2). Please confirm that all openings into and under the exterior of the building including vents and louvers, will be screened with noncombustible corrosion resistant mesh screening material with openings of 1/4" or less.

Yes - Comment _____

B(3). Please acknowledge that you will limb up all trees overhanging the building to 8' above the ground, as required by fire fuel break requirements, that vegetation will be trimmed back 10 feet away from any chimney or stove pipe, and that trees overhanging the building will be maintained free of all dead material.

Yes - Comment _____

B(4). Please verify that the utilities will:

Be kept clear along their route if your private utility service lines are not underground

Yes - Comment _____

Have a single point of access to the building if service is not provided underground.

Yes - Comment UNDERGROUND UTILITY

Include a clearly marked main power disconnect switch at the pole or off grid power source for all electrical service to new buildings and structures. This has been located on the site plan.

Yes - Comment N/A

B(5). Please confirm that a stand pipe will be provided 50 feet from the dwelling and any structure served by a plumbed water system. This has been located on the site plan.

Yes – Comment _____

ACCESS 10.140/11.140 – Please confirm that access onto and through your property meets the following standards (Note: please show route, width, and alignment of access drives on the site plan):

A(1). New or improved driveways will be built and maintained to all weather design standards. (2-3" of ¾ minus over 6-8" of pitrun base rock OR capable of supporting 75,000 lbs GVW)

Yes – Comment _____ No, See Attached Fire Safety Plan

A(2). Minimum widths – 12' to 16', depending on number and severity of curves – will be maintained.

Yes – Comment _____ No, See Attached Fire Safety Plan

B(1). Corners will meet the minimum curve radius (20' or 48') required for large vehicles.

Yes – Comment _____ No, See Attached Fire Safety Plan

B(2). Average grade or slope will be 10% or less. Short sections, 100' or less, may reach 12%.

Yes – Comment _____ No, See Attached Fire Safety Plan

B(3). Turnouts 40' long by 20' wide will be provided at least every 400'.

Yes – Comment _____ No, See Attached Fire Safety Plan

C(1). Minimum clearance of 13' vertical and 14' horizontal will be maintained for emergency vehicles.

Yes – Comment _____ No, See Attached Fire Safety Plan

C(2). Fire fuel break extending 10' both sides of driveway center line will be maintained.

Yes – Comment _____ No, See Attached Fire Safety Plan

D. Driveways longer than 150' will end with a 95' diameter turnaround (or 120' hammerhead).

Yes – Comment _____ No, See Attached Fire Safety Plan

E. Bridges and culverts will support 75,000 lbs gross vehicle weight.

Yes – Comment N/A _____ No, See Attached Fire Safety Plan

F. Gates will provide minimum clearance width of 14' and will be operable by emergency responders in accordance with access standards.

Yes – Comment N/A _____

G. Legible signs will be installed to identify parking limitations, fire lanes, on site water source, electrical service shut off, and any necessary posted weight limits. Signs will be maintained in accordance with requirements.

Yes - Comment _____

H. Roads leading to the property will allow emergency response at a reasonable rate of speed with little risk of damage to equipment or roads themselves;

Yes - Comment _____ No, See Attached Fire Safety Plan

OR..... The following improvements to public and private roads have been determined to be necessary:

All necessary improvements will be made and maintained to ensure basic access to the property.

Yes - Comment _____ No, See Attached Fire Safety Plan

ON-SITE WATER 10.150/11.150 - On site water requirements will be met in the following way:

NOTE: Select either A or B. Previous requirements to install NFPA sprinkler systems have been found to conflict with State Building Codes.

A. The proposed dwelling is 3,500 SF or smaller and will be located within a fire protection district.

Yes - Comment MOSIER _____ No, See Attached Fire Safety Plan

B. The proposed dwelling is 3,500 SF or smaller, will be located outside a fire protection district, and will provide at least 4,000 gallons of water on site for fire protection.

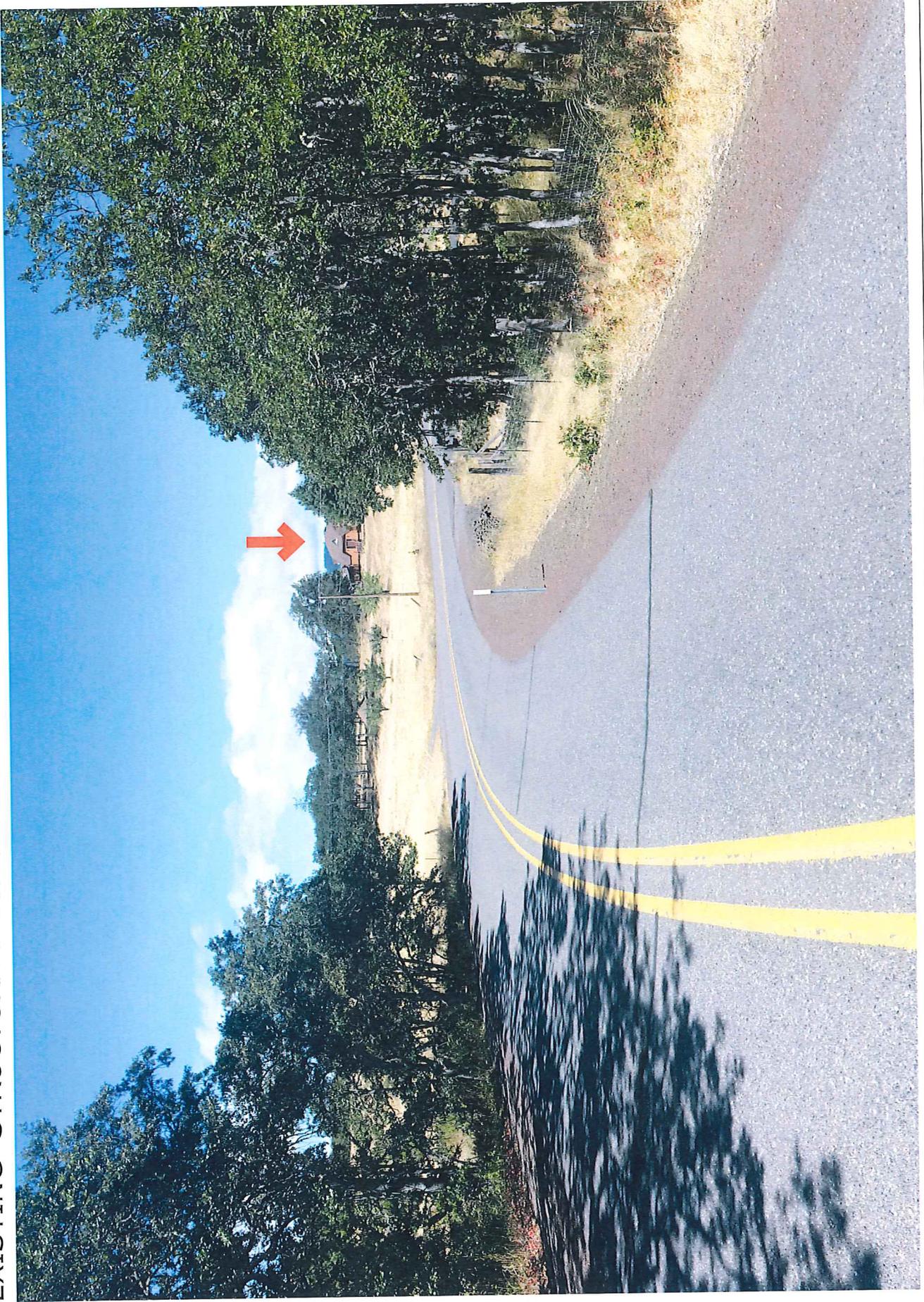
Yes - Comment _____ No, See Attached Fire Safety Plan

I/we acknowledge receipt of the full WC LUDO Chapter 10/NSA LUDO Chapter 11 - Fire Safety Standards text and illustrations applicable to the land use or building permit request at the time of application. I/we have reviewed and certify that the standards have been reviewed and understood. I/we further certify that all responses to the above questions and improvement designs and locations shown on the site plan are true and accurate, and that all planned future compliance will be achieved within one year and maintained in perpetuity.

Richard Benner, Owner RBenner _____ 8/31/16
Name, Title Date

Lavinia Gordon, Owner L Gordon _____ 8/31/16
Name, Title Date

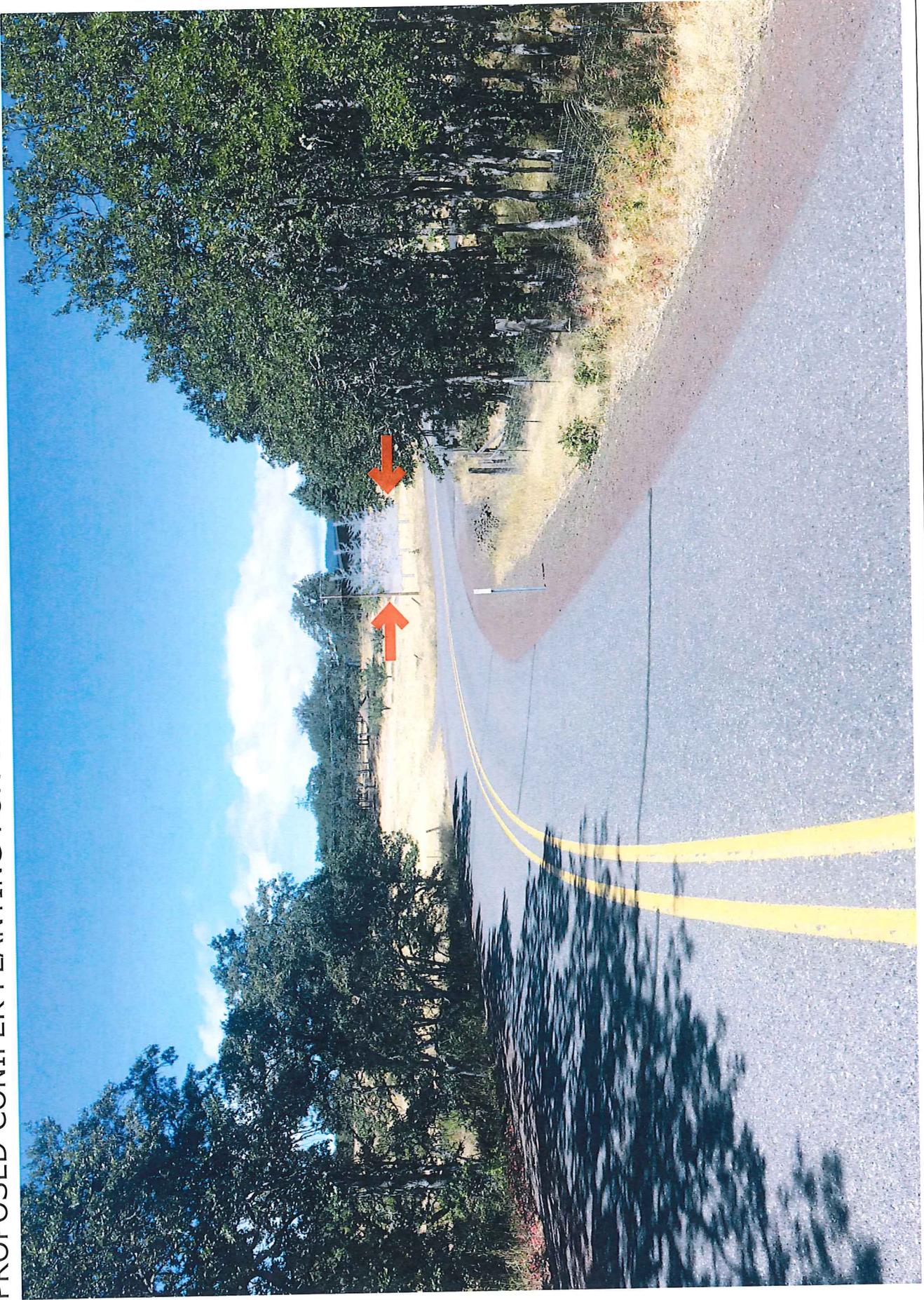
EXISTING STRUCTURE VIEWED FROM HIGHWAY 30



PROPOSED STRUCTURE VIEWED FROM HIGHWAY 30



PROPOSED CONIFER PLANTING FOR VISUAL SCREENING



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FILE NUMBER: _____

NATIONAL SCENIC AREA APPLICATION

Please describe your proposed development in the National Scenic Area below. Attach additional narrative if necessary.

	LENGTH	WIDTH	HEIGHT	SQ. FT.	MATERIAL, COLOR, NAME & VENDOR (Samples Must Be Submitted)
EXISTING Development					
Dwelling	58'	42'	28'	1570 SQFT	TO BE DEMO'D
Garage	32'6"	24'	16'	780 SQFT	TO BE DEMO'D
Other (shed, road etc...)					
PUMP HOUSE	15'	15'	10'	225 SQFT	
DRIVEWAY	~800'	12'			
PROPOSED Improvements					
Dwelling	70'2"	28'2"	13'4"	1,640 SQFT	
Main/Body					Hardie Board Composite
Trim					CLEAR CEDAR - STAIN GRADE
Roof(Fire Resistant)					Metal standing seam
Doors					FIBERGLASS
Windows (frame, sill & sash)					FIBERGLASS
Window Reflectivity Specs					> 11% REFLECTIVITY
Other Building(s) NONE					
Main/Body					
Trim					
Roof(Fire Resistant)					
Doors					
Windows (frame, sill & sash)					
Window Reflectivity Specs					
Decks NONE					
Fences/Gates NONE					
Driveway EXISTING					
Exterior Lighting & Hooding					
Entry Sconces					BZ Outdoor Dark Sky Bronze Model: 407650

ADDITIONAL INFORMATION

Your proposed development will be reviewed according to the following criteria. It is important that your proposed design takes them into consideration. Please consult *Building in the Scenic Area - Scenic Resources Implementation Handbook* for additional guidance regarding the siting and design of your proposed development.

KEY VIEWING AREAS

Check which Key Viewing Areas can be seen from the development site:

- Interstate 84, including rest stops
- Washington State Route 14
- Historic Columbia River Highway
- Columbia River
- Rowena Plateau and Tom McCall Point
- Washington State Route 142 (Lyle and Klickitat River road)
- Old Washington State Route 14 (County Road 1230)

Is property within ¼ mile of Interstate 84 or Historic Columbia River Highway (30)?

NO YES

If YES, indicate setbacks to the paved edge of the Scenic Travel Corridors approx 100 yards

Is any structure on property 50 years old or older?

NO YES, year built: _____

Is proposed development site adjacent to agricultural uses?

NO YES, type (grazing, orchards, grain, other):

Bordered by HWY 30W and National Forest Service
recreational property

Please describe the operational characteristics of non-residential uses/structures, including hours of operation, number of average daily trips, number of commercial events per year, etc. (attach additional pages if necessary):

Pump house for well

MAINTAIN TOPOGRAPHY

- The proposed development has been designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

COMPATIBILITY

- The proposed development is compatible with the general scale (height, dimensions and overall mass) of existing nearby development.

SKYLINE

- The proposed development does not break the skyline as seen from any Key Viewing Areas.

VISUAL SUBORDINANCE

- The proposed development is sited to achieve visual subordination from Key Viewing Areas by utilizing existing topography and existing vegetation. Please explain (attach additional pages if necessary):

THE PROPOSED DEVELOPMENT WOULD DEMO A LARGE EXISTING HOME AND
CONSTRUCT A SIGNIFICANTLY LESS VISIBLE, SHORTER STRUCTURE. THERE
WILL BE MINIMAL REDUCTION OF VEGETATION AND SIGNIFICANT
ADDED VEGETATION FOR NATURAL SCREENING.
[SEE ATTACHED DIAGRAMS]

APPLICATION REQUIREMENTS

In addition to the items listed on the Land Use Application and Site Plan forms, the following information must be included with all applications for development in the National Scenic Area.

MATERIAL SAMPLES

All samples of exterior colors and materials have been included with the application.

- If visible from Key Viewing Areas:** Dark earth-tone colors found at the specific site or in the surrounding landscape and either non-reflective or minimally reflective (non-metal with low-reflectivity glass); OR
- If not visible from Key Viewing Areas:** Earth-tone colors found at the specific site.

GRADING PLAN

All applications for structural development, except for trails in the SMA, involving more than 100 cubic yards of grading and with slopes greater than 10 percent shall include a grading plan. All proposed structural development involving more than 200 cubic yards of grading on sites visible from Key Viewing Areas shall include a grading plan.

A grading plan is required

NO YES

If yes, a grading plan meeting the requirements below is included with the application:

- A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least 5 feet, including:
- (1) Natural and finished grades.
 - (2) Location of all areas to be graded, with cut banks and fill slopes delineated.
 - (3) Estimated dimensions of graded areas.
- A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:
- (1) Its purpose.
 - (2) An estimate of the total volume of material to be moved.
 - (3) The height of all cut banks and fill slopes.
 - (4) Provisions to be used for compactions, drainage, and stabilization of graded areas. (Preparation of this information by a licensed engineer or engineering geologist is recommended.)
 - (5) A description of all plant materials used to revegetate exposed slopes and banks, including the species, number, size, and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings.
 - (6) A description of any other interim or permanent erosion control measures to be used.

COMPLETENESS

I have read and understand the following:

If an application is deemed incomplete within 30 days of receipt, a letter shall be sent to the Applicant notifying him of exactly what information is missing. Applicant shall have 30 days from the date the incomplete letter is sent to submit the missing information. If the missing information is not submitted within this time frame, the application shall be deemed complete for the purposes of the review on 31st day after receipt of the application.

Due to the missing information, Wasco County will be unable to adequately review the proposal to determine if it is consistent with all applicable criteria, and landowners within the required notification area, affected agencies and other interested parties will be unable to appropriately comment on the proposal. **As a result, the proposal will be denied.** Pursuant to Wasco County National Scenic Area Land Use & Development Ordinance 2.120(D), Applicant will not be able to submit a similar application for a minimum of one year unless the denial is reversed by a higher authority.

James Hardie® ColorPlus® Palette

British Columbia

Effective: November 2012



* Canada Markets:
British Columbia

CB-1

The following James Hardie® siding products are available in these ColorPlus® Technology colors: HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding and HardieTrim® Batten Boards.



The following James Hardie® products are available in these ColorPlus® Technology colors: HardieTrim® Boards and HardieSoffit® Panels.



Note: Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color. Product and color availability vary by region and are subject to change.



JamesHardie

1.866.442.7343 | www.jameshardie.com

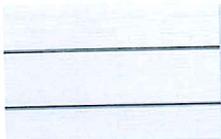
ColorPlus® Technology

HardiePlank® Lap Siding

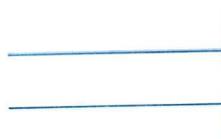
Thickness: 5/16"
Weight: 2.3 lbs./sq. ft.
Length: 12' planks

Select Cedarmill® & Smooth

Widths: 6.25" (5" exp.),
7.25" (6" exp.),
8.25" (7" exp.)



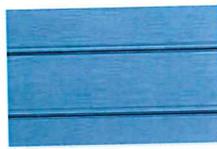
Select Cedarmill® in Cobble Stone



Smooth in Arctic White

Beaded Cedarmill® & Smooth

Width: 8.25" (7" exp.)



Beaded Cedarmill® in Evening Blue



Beaded Smooth in Iron Gray

HardiePanel® Vertical Siding

Sierra 8, Cedarmill®, Smooth and Stucco

Thickness: 5/16"
Weight: 2.3 lbs./sq. ft.
Sizes: 4' x 8' and 4' x 10'***
Stucco not available in 4' x 10'



Sierra 8 in Boothbay Blue



Cedarmill in Woodstock Brown



Stucco in Autumn Tan



Smooth in Countrylane Red

New HardieShingle® Siding

Thickness: 1/4"
Weight: 1.9 lbs./sq. ft.

Straight Edge Panel

Width: 48"
Height: 15.25" (7" exp.)



Straight Edge Panels in Khaki Brown

Staggered Edge Panel

Width: 48"
Height: 15.875" (6" exp.)



Staggered Edge Panels in Monterey Taupe

Individual Shingles

Widths: 4.2", 5.5", 6.75", 7.25", 10"
Height: 15.25" (7" exp.)



Individual Shingles in Evening Blue

HardieSoffit® Panels

Thickness: 1/4"
Weight: 1.9 lbs./sq. ft.

Vented & Non-Vented Cedarmill®

Sizes: 12" x 12", 16" x 12", 24" x 8'



Vented Cedarmill® in Navajo Beige



Non-Vented Cedarmill® in Navajo Beige

HardieTrim® Boards

5/4 Rustic Trim

Thickness: 1"
Weight: 3.8 lbs./sq. ft.
Length: 12' boards
Widths: 3.5", 5.5", 7.25", 9.25", 11.25"



Rustic Trim in Arctic White

4/4 Rustic Trim

Thickness: .75"
Weight: 3.8 lbs./sq. ft.
Length: 12' boards
Widths: 3.5", 5.5", 7.25", 9.25", 11.25"



Rustic Grain Batten Board in Navajo Beige

Batten Board - 4/4 Smooth and Rustic Grain®

Thickness: .75"
Weight: 3.9 lbs./sq. ft.
Length: 12' boards
Widths: 2.5"



Smooth Batten Board in Arctic White

James Hardie offers color-matched accessories to ensure a finished home

ColorPlus® Technology Touch-up Kit:

Edge coater – Used to coat exposed edges
Touch-up pen – For nail heads and scratches



ColorPlus® Technology matched Caulk:

Ensures a complete color-matched finish



****Product availability varies by region. Please check with your local representative or www.jameshardie.com or call 1-866-4HARDIE for availability in your area.**

WD-1



1x6 Rainclad Pre-primed Bamboo Siding

Item #: XTR-SID18-137-PP

- **PRODUCT DESCRIPTION:** Whether you pick siding as an accent or per building code requirements, XTR Bamboo RainClad Siding is the aesthetically appealing green choice for a natural material. Made with our Fusion Process Technology, it is built to stand up to the elements.
- **THICKNESS (FRACTION):** 3/4"
- **WIDTH (FRACTION):** 5-3/8"
- **FACE COVERAGE (INCHES):** 5"
- **SPACE BETWEEN BOARD FACES WHEN SET IN CLIPS:** 1/4" (7mm)
- **LENGTH/LENGTH RANGE:** 6.1'
- **LINEAL FEET PER BUNDLE:** 18.30
- **INSTALLATION:** Hung on clips which are mounted on-panel or to studs/batten. Use marine-grade stainless steel fasteners designed for fastening to the panel/batten (wood or metal screws to wood or metal).

Composition

CONSTRUCTION Strand

PROCESS OR TREATMENT Carbonized and Fused

BINDING PROCESS Fusion Press

BINDING AGENT Phenolic resin

Product Information

PRODUCT DESCRIPTION Whether you pick siding as an accent or per building code requirements, XTR Bamboo RainClad Siding is the aesthetically appealing green choice for a natural material. Made with our Fusion Process Technology, it is built to stand up to the elements.

PRE-PRIMED Yes - WOCA oil

Packaging

LINEAL FEET PER BUNDLE 18.3

LINEAL FEET PER PALLET 1,317.6 LF per pallet

PIECES PER BUNDLE 3

BUNDLE PER PALLET 72.00

Availability Information

OUT OF WAREHOUSE? Yes

MINIMUM ORDER INCREMENT One bundle

MIXED CONTAINER OR TRUCKLOADS Yes

Dimensions

THICKNESS (DECIMAL) .71 inches
WIDTH (DECIMAL) 5.39 inches
LENGTH (DECIMAL) 72.23 inches
THICKNESS (MM) 18 mm
WIDTH (MM) 137 mm
LENGTH (MM) 1,860 mm
THICKNESS (FRACTION) 3/4"
WIDTH (FRACTION) 5-3/8"
LENGTH/LENGTH RANGE 6.1'
THICKNESS (NOMINAL) 1
WIDTH (NOMINAL) 6
FACE COVERAGE (INCHES) 5"
FACE COVERAGE (MM) 127 mm
SPACE BETWEEN BOARD FACES WHEN SET IN CLIPS 1/4" (7mm)

Installation / Warranty

CORROSION INFORMATION For applications exposed to salt air, near large bodies of water, swimming pools or other areas where corrosion is more likely to occur, always use Grade 316 stainless steel screws.

Technical Information

INSTALLATION Hung on clips which are mounted on-panel or to studs/batten. Use marine-grade stainless steel fasteners designed for use the material (wood or metal).

FIRE RATING Class A

Eco Properties

FORMALYDHYDE EMISSION RATING E0 / F****

FSC CERTIFIED AVAILABILITY Yes - as Special Order



The Premier-Lock™ Standing Seam has the anti-capillary dry lock seam. It's designed with softer, less industrial lines to provide a more architecturally pleasing appearance.



- Prevents crowning
- No visible screws required
- Sharp, professional appearance

KEY FEATURES

- 12" to 20" coverage options
- 26, 24 and 22 Tru-Gauge™
- Factory-notched panels available
- Anti-Capillary dry lock seam
- 1" and 1½" vertical rib
- Concealed fasteners: fasteners cannot leak
- Pre-slotted fastener flange: allows expansion/contraction of panel
-  - Code compliance UL Evaluation Report UL ER 25913-01
- UL580 Class 90: Dade impact: Dade 90
Dade 140 MPH: UL Class 4 hail: ASTM 283
ASTM 330: ASTM 331: ASTM E-1592
- UL Class A fire rated
- 3:12 minimum pitch recommended: for lower pitches please inquire
- Standard panel lengths 2' to 35': for longer panels, please inquire
- Pan options: Flat pan, Accent ribs, Striations

PANEL PROFILES



FLAT PAN
12" to 20" coverage options



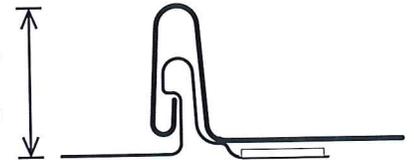
ACCENT RIBS 2 or 3 Ribs available



STRIATED

LOCK SEAM DETAIL

- 1" Premier-Lock 100
- 1½" Premier-Lock 150

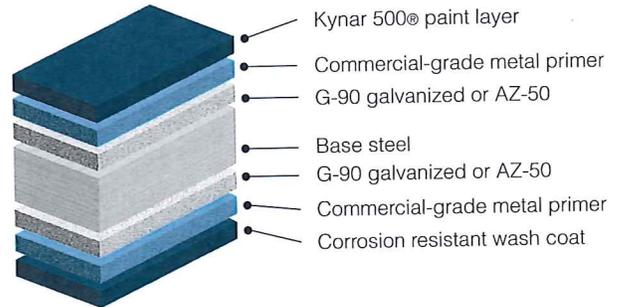


MATERIAL SPECIFICATIONS

- 26, 24 gauge Kynar 500® Painted Steel .0236" (thickness prior to painting) G-90 Galvanized or AZ-50
- 26, 24 and 22 gauge bare Zinalume® Plus with Clear Acrylic Coating - AZ-55
- ▲ 22 gauge Kynar 500® Painted Steel .029" (thickness prior to painting) G-90 Galvanized or AZ-50 .032 Kynar 500® Painted Aluminum
- 24 gauge Bonderized (G-90)
- 22 gauge Rusteel™ (cold-rolled)
- 22 gauge Rusteel Plus™ (A606)
- 16 and 20 ounce Copper
- Kynar® and substrate testing data available (See website)
- "Oil canning" is an inherent characteristic of roof and wall product, and not a defect, which is not a cause of panel rejection.

KEY FEATURES

- 19 Standard Colors, 5 Metallic Colors and 5 Specialized Colors
- Kynar 500® Paint System-the ultimate in exterior durability and color retention
- "Cool" color pigments are specially designed to reflect infrared light, reducing heat gain to dwelling, and conform with ENERGY STAR® criteria
- Superior quality, two-coat, 70% resin finish, applied at a 1 mil. thickness
- 40-year residential paint warranty
- 20 and 30 year commercial paint warranty: (Contact TMP for warranty specifications)

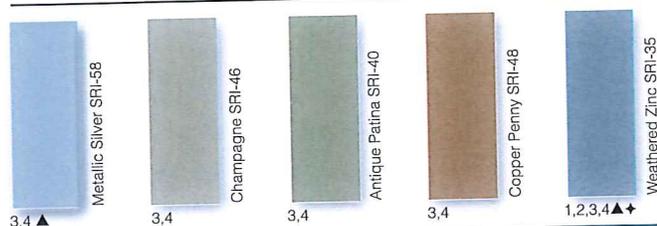


40-Year Residential/ 20 and 30 Year Commercial Manufacturer's Limited Warranty

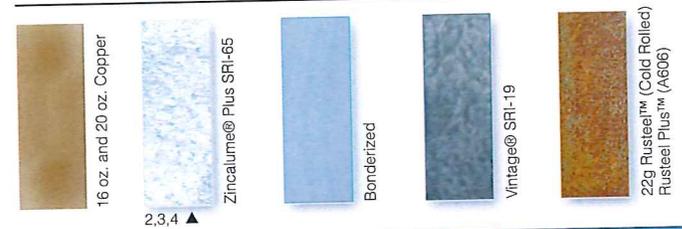
STANDARD COOL KYNAR 500® COLORS



METALLIC COOL KYNAR 500® COLORS



SPECIALIZED MATERIAL



These printed chips provide a close representation of the colors. Metal samples are available upon request. Coatings are low gloss 10-15% sheen
 ****Oil canning is not a cause for material rejection****

Premier -Lock™ 100 Panels				
Width	Gauge	Color	LBS SQFT	LBS LF
12½"	26	1	1.09	1.4
12½"	24	2	1.29	1.34
16¾"	24	3	1.20	1.67
19¾"	24	4	1.70	1.92
19¾"	24	▲	1.46	2.41
16¾"	.032	+	.56	.78

Premier -Lock™ 150 Panels				
Width	Gauge	Color	LBS SQFT	LBS LF
11½"	26	1	1.18	1.4
11½"	24	2	1.34	1.40
15¾"	24	3	1.29	1.65
18¾"	24	4	1.23	1.92
18¾"	22	▲	1.55	2.41
15¾"	.032	+	.60	.78

(Inquire for other panel sizes)

F6-1



Essence Series® Wood Windows & Doors



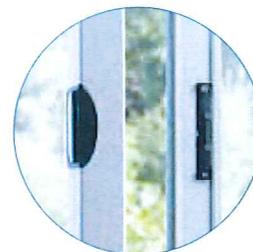
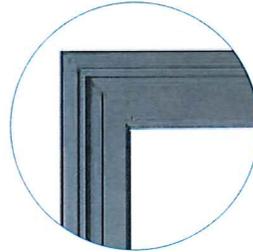
Clearly the best.®

1.800.MILGARD · milgard.com

Behind Great Windows

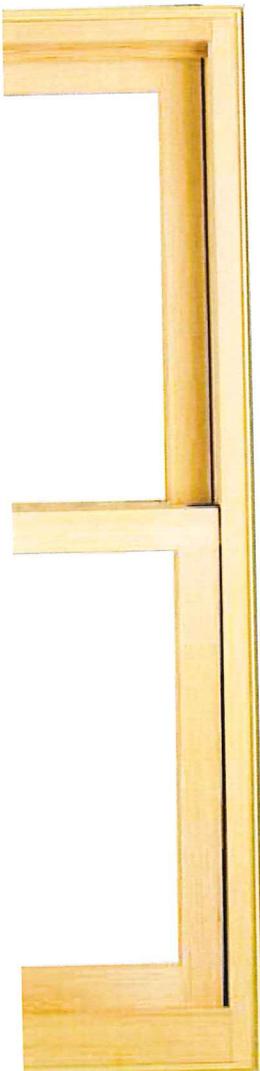
We started from scratch and re-imagined just about everything.

- The Essence Series® fiberglass exterior is resistant to water, cold, heat, insects, salt air and ultraviolet rays which make our windows last longer and require very little maintenance.
- The powder-coated fiberglass exterior finish won't crack, peel, bend, warp or stick due to expansion and contraction, and will never need painting.
- All Essence Series windows meet ENERGY STAR® requirements.
- Every Essence Series window is made to your exact size and specification with no additional lead times.
- Seemingly endless design possibilities with options on exterior color, interior finish, windows in combinations, decorative glass and traditional or contemporary grids.
- Essence Series windows use a newly engineered mulling system that more securely connects multiple units, creating a tight seal and protecting against air and water infiltration.
- Awarded the Arthritis Foundation Ease-of-Use Commendation in recognition of the SmartTouch® lock's innovation and universal design.
- New, sleek tilt latches with recessed push buttons on our double hung and glider windows allow for easy tilt opening and convenient cleaning.
- Milgard developed a water management system, exclusive to Essence Series windows. In the rare event that water enters the sash system, it is directed away from the beautiful wood interior. This allows the window to perform at a higher design pressure than most other wood windows, making Essence windows ideal for all conditions.
- Essence Series windows and doors exceed industry residential standards for air and water infiltration and forced entry, making Essence windows strong against the elements and giving you added security for your home.



Full Lifetime Warranty

At Milgard, we build our windows and doors to last. With the dedication to quality that we put into building the best windows in the business, it wouldn't make sense to back them with anything but the best warranty in the business. That's why we back every properly installed window and door for as long as the homeowner owns their home—including parts and labor. Essence Series windows and doors also come standard with Glass Breakage Coverage. It's why you can be sure you won't find any windows better than Milgard. For complete warranty details, visit milgard.com.



Essence Series Wood Windows vs. Traditional Wood Window	Essence Series	Traditional
Full Lifetime Warranty with Glass Breakage Coverage	✓	X
Durable, factory applied powder coated fiberglass exterior in 15 colors	✓	X
Unique water barrier to prevent water infiltration	✓	X
Simple one-touch operation to open and close	✓	X
Easy to use push button tilt latches	✓	X
Requires minimal maintenance and care	✓	X
Exterior won't rot and warp over time	✓	X
Equal site lines on all operating styles	✓	varies
Contemporary and vintage grid options	✓	✓
High performance glass options	✓	✓
Available in short lead times even for custom sizes	✓	X
Mortis and tenon style sash construction	✓	varies
Prevents rot and warp over time	✓	X



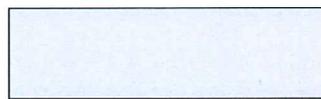
16 Exterior Colors



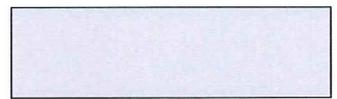
Frost



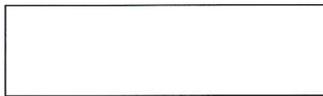
Ivory



Fog



Harmony



Sand



Pea Pod



Tweed



Cinnamon



Fern



Evening Sky



Classic Brown



Bark



Black Bean



Espresso



Bronze



Twilight

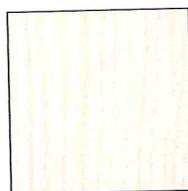
Colors shown are approximate due to printing limitations.



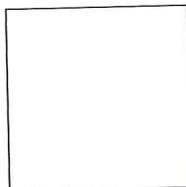
Color that stays beautiful year after year.

Milgard applies paint using the latest advances in powder coat finishing technology — the same technology that's used in aerospace and automotive applications. This makes our powder coat much harder than conventional finishes, providing increased protection against fading, chipping and scrapes. In fact, we require our windows to meet the requirements of the American Architectural Manufacturers Association (AAMA) 624 certification. Milgard is also a member of the Powder Coating Institute, which is committed to developing high-quality non-polluting finish technologies.

Solid wood interior finishes



Pine



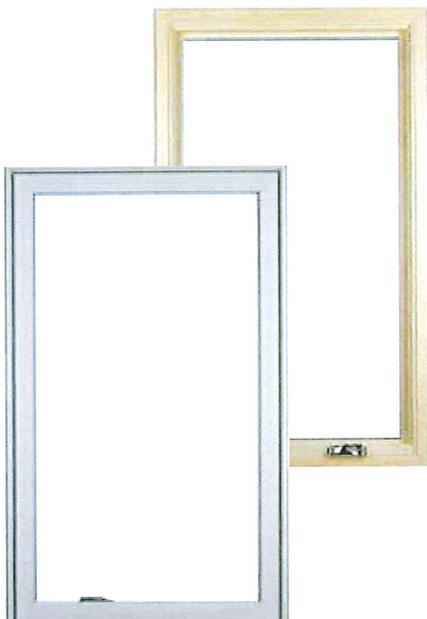
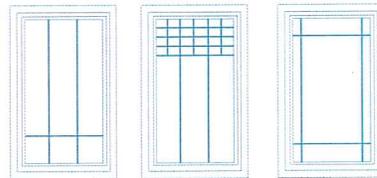
Primed Wood



Clear Vertical Grain Douglas Fir

Note: Swing patio door options have veneered Pine and Clear Vertical Grain Douglas Fir.

Casement



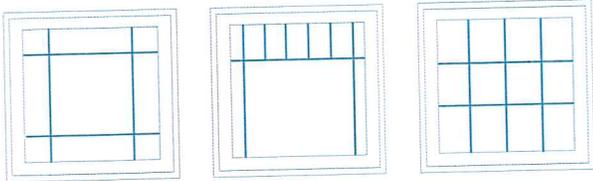
Milgard® Essence Series® casement windows combine unobstructed views with great function. The fold down handle and slim line sash lock give the window's interior a clean, elegant look. Casement windows are hinged on the left or right edge and swing out which gives you maximum ventilation.

Casement windows are ideal in just about any situation, and they are available in a fixed model, giving you the option to use them in combinations with casements and other operating styles.



Folding, nesting handle
For casement and awning
Shown in clay

Awning

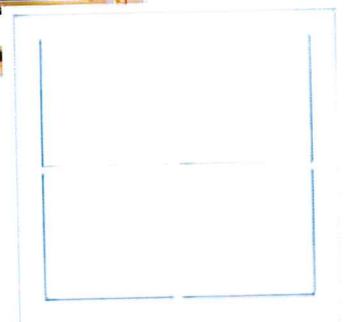


Modern styling combined with the beauty of wood make Milgard® Essence Series® awning windows a popular choice for contemporary or Craftsman homes. Awnings are hinged on the top to tilt outward, which allows for ventilation even in bad weather. Consider using awning windows as an accent above or below picture windows.



Sash Lock
For casement and awning
Shown in satin nickel

Awnings are also available in fixed models giving you the option to use them as a singular picture window or in a grouping. If you choose to pair awnings with other operable styles, you can choose an optional taller bottom rail on the sash that matches traditional proportions and sight lines of the bottom sash of the double hung and glider windows.



Patio Doors



Introducing the New Essence Series Sliding Patio Door

Designed to perfectly complement the rich, warm wood interiors of Essence windows, the new Essence Series sliding patio door is built with natural wood and a tough, durable fiberglass exterior. Not only is it beautiful, but you will enjoy the smooth operation and superior performance for years to come. And like Essence windows, this new patio door is backed by the Milgard Full Lifetime Warranty including Glass Breakage Coverage.

Swing Patio Doors

Milgard Essence In-Swing and Out-Swing patio doors feature designer hardware, a multi-point locking system and operable sidelites. The hardware is available in the same finishes as the windows so you can give your home a unified, consistent look.

With many available options to choose from, and built to your size and specifications, your patio door can truly be your own.

Note: Swing patio doors have veneered Pine and Clear Vertical Grain Douglas Fir interiors.



Our Highest Quality Sliding Door

- On the outside, the Essence Series patio door features a fiberglass exterior available in 16 powder-coated colors.
- On the inside, the solid wood frame is engineered to have no visible fasteners and is ready to take your stain, paint or finish.
- Engineered with a weather-strip system and top quality rollers that provide an impressively smooth and quiet operation.
- You'll enjoy superior energy performance with SunCoat® Low-e glass coatings (standard) or choose from other Milgard energy-saving options.
- Let the fresh air in anytime with the optional screen that is top-hung for smooth operation to minimize jams.
- Make it your own with grids, decorative glass or expand your view with transoms.
- The beautiful door handle comes in seven finishes and with an optional exterior keyed lock.
- Add the optional SmartTouch® bolt for additional points of security on the door or to secure it in a vented position.



EL-1



larger view

Outdoor Wall 1Lt Fluorescent 10922AZ (Architectural Bronze)



Save

[Write a review](#)

Product Description:

Contemporary styling in an Architectural Bronze finish and smoked Amber glass make for a sleek energy efficient outdoor light. 1 light, 100 watt max. Width 7", Extension 12", Height from center of wall opening 5 1/2". UL listed for wet location. Dark sky compliant panels included. U.S. Patent Pending.

Shop, Buy or Order Locally

SUBMIT

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+ ADD TO PROJECT

Technical Information

Weight:	3.15 LBS
Safety Rated:	Wet
HCWO:	6.00"
Base Backplate:	7.00 X 12.00
Energy Efficient:	Yes
Title 24:	Yes
Dual Mount:	No
Dark Sky:	Yes
Notes:	Dark sky panels included.
Number of Bulbs:	1
Max Watt:	13W
Max Wattage/Range:	13W
Width:	7.00"
Height:	12.00"
Lamp Included:	Included
Glass Description:	Smoked Umber
Extension:	5.50"
Voltage:	120V
Light Source:	Compact Fluorescent
Kelvin Temperature:	2700K
Socket Base:	GU24
Lamp Type:	GU24
Number of Lights/LEDs:	1
Bulb Product ID:	4043
Finish:	Architectural Bronze

Related Documents:

High Res Images 10922

ZIP 

In the Spotlight

#kichler



Sunmodule[®] Plus SW 280 MONO BLACK

PV-1



TUV Power controlled:
Lowest measuring tolerance in industry



Every component is tested to meet
3 times IEC requirements



Designed to withstand heavy
accumulations of snow and ice



Sunmodule Plus:
Positive performance tolerance



25-year linear performance warranty
and 10-year product warranty



Glass with anti-reflective coating



World-class quality

Fully-automated production lines and seamless monitoring of the process and material ensure the quality that the company sets as its benchmark for its sites worldwide.

SolarWorld Plus-Sorting

Plus-Sorting guarantees highest system efficiency. SolarWorld only delivers modules that have greater than or equal to the nameplate rated power.

25-year linear performance guarantee and extension of product warranty to 10 years

SolarWorld guarantees a maximum performance digression of 0.7% p.a. in the course of 25 years, a significant added value compared to the two-phase warranties common in the industry. In addition, SolarWorld is offering a product warranty, which has been extended to 10 years.*

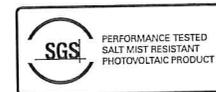
*in accordance with the applicable SolarWorld Limited Warranty at purchase.
www.solarworld.com/warranty



- Qualified, IEC 61215
- Safety tested, IEC 61730
- Periodic inspection
- Blowing sand resistant



- Ammonia resistance tested
- Periodic Inspection
- Power Controlled



Sunmodule[®] Plus SW 280 MONO BLACK



PERFORMANCE UNDER STANDARD TEST CONDITIONS (STC)*

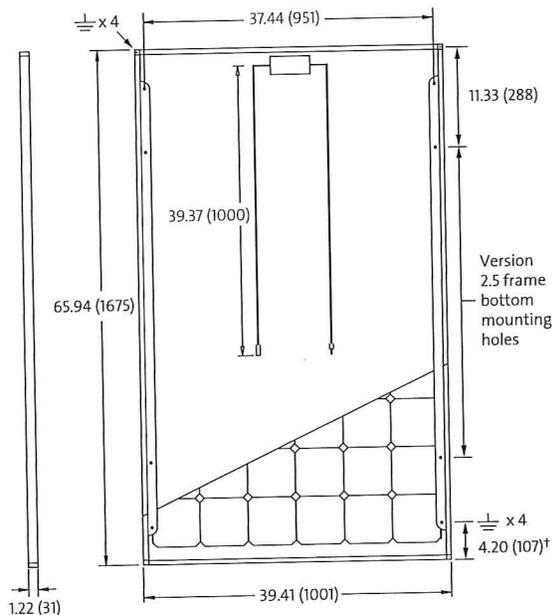
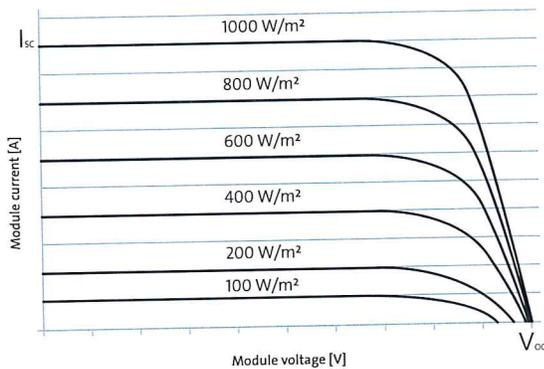
Maximum power	P_{max}	280 Wp
Open circuit voltage	V_{oc}	39.5 V
Maximum power point voltage	V_{mpp}	31.2 V
Short circuit current	I_{sc}	9.71 A
Maximum power point current	I_{mpp}	9.07 A
Module efficiency	η_m	16.7 %

*STC: 1000 W/m², 25°C, AM 1.5

1) Measuring tolerance (P_{max}) traceable to TUV Rheinland: +/- 2% (TUV Power Controlled).

THERMAL CHARACTERISTICS

NOCT	48 °C
TC I_{sc}	0.044 %/°C
TC V_{oc}	-0.31 %/°C
TC P_{mpp}	-0.43 %/°C
Operating temperature	-40°C to 85°C



PERFORMANCE AT 800 W/m², NOCT, AM 1.5

Maximum power	P_{max}	207.2 Wp
Open circuit voltage	V_{oc}	35.8 V
Maximum power point voltage	V_{mpp}	28.3 V
Short circuit current	I_{sc}	7.85 A
Maximum power point current	I_{mpp}	7.33 A

Minor reduction in efficiency under partial load conditions at 25°C: at 200 W/m², 100% (+/-2%) of the STC efficiency (1000 W/m²) is achieved.

COMPONENT MATERIALS

Cells per module	60
Cell type	Mono crystalline
Cell dimensions	6.17 in x 6.17 in (156.75 x 156.75 mm)
Front	Tempered glass (EN 12150)
Frame	Black anodized aluminum
Weight	39.5 lbs (17.9 kg)

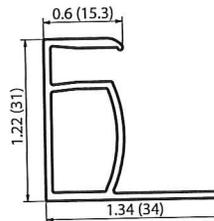
SYSTEM INTEGRATION PARAMETERS

Maximum system voltage SC II / NEC	1000 V	
Maximum reverse current	25 A	
Number of bypass diodes	3	
Design Loads*	Two rail system	113 psf downward 64 psf upward
Design Loads*	Three rail system	170 psf downward 71 psf upward
Design Loads*	Edge mounting	30 psf downward 30 psf upward

* Please refer to the Sunmodule installation instructions for the details associated with these load cases.

ADDITIONAL DATA

Power sorting ¹	-0 Wp / +5 Wp
J-Box	IP65
Module leads	PV wire per UL4703 with H4 connectors
Module type (UL 1703)	1
Glass	Low iron tempered with ARC



VERSION 2.5 FRAME

- Compatible with both "Top-Down" and "Bottom" mounting methods
- Grounding Locations:
 - 4 corners of the frame
 - 4 locations along the length of the module in the extended flange[†]