



**CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
AGENDA REPORT**

To: Planning and Zoning Commission
From:  Mark Hofman, Community Development Director
Meeting Date: January 23, 2014
Agenda Item: **Dooley Pavilion Detached Accessory Structure
Design Review Application No. DR 2013-43**

SUBJECT: Public hearing for a design review application proposing the construction of a new 773 square foot open pavilion detached accessory structure as part of a single family residence under construction in the Single-Family Residential (RS-1) Zoning District of the City of Sun Valley. **Applicant:** Janet Jarvis for Mark Dooley. **Application Filing Date:** November 22, 2013. **Location:** Lot 31A Fairway Subdivision; 409 Fairway Road.

BACKGROUND: The project proposes construction of a new detached accessory structure on property currently under construction. The ongoing construction is part of an approved application for a plat amendment (SUBPA 2013-04) to relocate the shared side property line between two lots commonly owned by the applicant and a design review approval for a new single-family dwelling and associated site improvements (DR 2013-23) on new Lot 31A. A reduced 11" by 17" project drawing set consisting of sixteen (16) sheets stamped received by the City on January 8, 2014 is attached to this report as **Exhibit "PZ-E"** for review and consideration.

ANALYSIS: The project site lies adjacent to the Fairway Road public street right-of-way near the intersection with the northerly segment of Fairway Loop. Adjoining new Lot 32A on the south side of the development site will remain undeveloped at this time. Trail Creek and the existing Sun Valley Golf Course are adjacent to the west and developed single family lots lie to the north and east. The proposed accessory structure consists of a single-level roofed patio area for a gas fireplace and seating/entertainment area. As per the project drawings the structure consists of six post structure with open sides and a glass roof. The structure is approximately 14 feet in height with the chimney extending upward an additional 4 feet. The covered patio area is solid set stone and no additional landscaping other than that approved as part of the new single family dwelling is included. Exterior heating units are suspended from the structure's interior roof elements.

The project's proposed exterior lighting is called out on the Pavilion Reflected Ceiling Plan and Landscape Lighting Plan (**Sheets A2.1 and L3.0 of Exhibit "PZ-E"**) for review by the Commission to ensure project compliance with the City's exterior lighting regulations. Additionally, the applicant submitted manufacturer's specifications for proposed lighting fixture

types (**Exhibit "PZ- D"**).

Development Standards- The design of the new detached accessory structure is in conformance with the purpose and all applicable dimensional regulations of the RS-1 Zoning District and standards for accessory structures as required by City Code Section 9-3G-4. The RS-1 Zoning District allows detached structures by right as a land use accessory to a primary dwelling unit. The proposed structure is more than 6 feet from the primary dwelling and does not exceed the maximum total footprint of 1/3 of the total footprint for the primary dwelling or 1,000 square feet, whichever is greater. The proposed structure is located on the site to meet all setback requirements to the exterior property lines and to ensure that all applicable maximum height standards are met.

Application Review and Comment- The project drawings and application materials were reviewed by the City for Sun Valley Fire Department and Building Official comments and conditions (**Exhibits "PZ-B" and "PZ-C"**). The comments and conditions are reflected in the draft Conditions contained in the Draft Findings of Fact, Conclusions of Law, and Conditions of Approval for Design Review attached to this Report as **Exhibit "PZ-A"**.

The Community Development Department has completed a comprehensive review of the development application and has determined that all required application materials have been satisfactorily submitted as per Development Code requirements. The proposed detached accessory structure is consistent with the land use and structures already approved for the site by the City.

Public Notice and Comment- The project application was publicly noticed by: 1.) publication in the Mtn. Express on January 8, 2014; 2.) posting on the project site; 3.) mailing of notice to all property owners within a minimum 300 foot radius of the site; 4.) posting of notice in five prominent public places in the City, including Sun Valley City Hall, Sun Valley Post Office, Elkhorn Springs Store Post Office, St. Thomas Episcopal Church and the Elkhorn Fire Station; 5.) electronic notification to all parties who have notified the City of interest to receive agendas and notices; and, 6.) posting of the notice on the City's web site. No public comments were received by staff as of the writing of this Report.

Alternative Actions- Alternative actions available to the Commission include: (1) make the required findings and adopt the attached draft Findings of Fact and Conclusions of Law approving the design review application; (2) continue the public hearing for further information and review; or (3) close the public hearing, discuss the findings, vote to deny the application and direct staff to return on a date certain with a resolution of denial reflecting the comments and findings of the Commission.

RECOMMENDATION: Before public comment is received, the Commission should disclose all information and contacts received outside the public hearing on this item upon which the decision will be based, receive public testimony, and consider the facts and findings necessary to make a decision on the application. The Community Development Director recommends the Commission review the project drawings, discuss any remaining issues and take action to approve the design review application.

LIST OF ATTACHED EXHIBITS:

- Exhibit "PZ-A" Draft Findings of Fact, Conclusions of Law and Conditions of Approval for Design Review Application No. DR 2013-43.
- Exhibit "PZ-B" City of Sun Valley Fire Department review letter dated December 16, 2013.
- Exhibit "PZ-C" City of Sun Valley Building Official review letter dated December 5, 2013.
- Exhibit "PZ-D" Exterior lighting manufacturer's specifications and details.
- Exhibit "PZ-E" Reduced 11" by 17" project drawing set consisting of sixteen (16) sheets stamped received by the City on January 8, 2014.

**The entire administrative record for this Design Review application is available for review in the Community Development Department at City Hall.

(DRAFT) FINDINGS OF FACT AND CONCLUSIONS OF LAW
CITY OF SUN VALLEY
PLANNING AND ZONING COMMISSION
DESIGN REVIEW

Project Name: **Dooley Pavilion Detached Accessory Structure**
Applicant: **Janet Jarvis for Mark Dooley**
Location: **Lot 31A Fairway Subdivision; 409 Fairway Road**
Zoning District: **Single-Family Residential (RS-1) Zoning District**

Project Square Footage: 773 square foot detached accessory structure.

Project Description: The applicant submitted an application for design review approval for a new 773 square foot detached accessory structure for the rear yard area of a single family dwelling currently under construction. The ongoing construction is part of an approved application for a plat amendment (SUBPA 2013-04) to relocate the shared side property line between two lots commonly owned by the applicant and a design review approval for a new single-family dwelling and associated site improvements (DR 2013-23) on new Lot 31A. The project site lies adjacent to the Fairway Road public street right-of-way near the intersection with the northerly segment of Fairway Loop. Adjoining new Lot 32A on the south side of the development site will remain undeveloped at this time. Trail Creek and the existing Sun Valley Golf Course are adjacent to the west and developed single family lots lie to the north and east.

The accessory structure consists of a single-level roofed patio area for a gas fireplace and seating/entertainment area. As per the project drawings the structure consists of six post structure with open sides and a glass roof. The structure is approximately 14 feet in height with the chimney extending upward an additional 4 feet. The covered patio area is solid set stone and no additional landscaping other than that approved as part of the new single family dwelling is included. Exterior heating units are suspended from the structure's interior roof elements. The design of the new detached accessory structure is in conformance with the purpose and all applicable dimensional regulations of the RS-1 Zoning District and standards for accessory structures as required by City Code Section 9-3G-4. The RS-1 Zoning District allows detached structures by right as a land use accessory to a primary dwelling unit. The accessory structure is more than 6 feet from the primary dwelling and does not exceed the maximum total footprint of 1/3 of the total footprint for the primary dwelling or 1,000 square feet, whichever is greater. The accessory structure is located on the site to meet all setback requirements to the exterior property lines and to ensure that all applicable maximum height standards are met. No other improvements or landscape changes are proposed. The project drawings stamped received by the City of Sun Valley on January 8, 2014 detail the design and location of the structure to be used as a covered patio area.

Required Findings: In order to approve a design review application and based on the standards set forth in **Sun Valley Municipal Code, Title 9, Chapter 3A DESIGN REVIEW REGULATIONS**, the Community Development Director shall make the following findings pursuant to **Development Code Section 9-5B-3 DESIGN REVIEW**.

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The detached accessory structure project does not propose improvements or modifications that exceed the height,**

setback, nor any other requirement for the Single-Family Residential (RS-1) Zoning District set forth in Title 9, Chapter 2A. The existing development consists of a detached single family dwelling under construction with associated landscaping, access and other site improvements. The proposed detached accessory structure is in conformance because the design complies with all applicable standards appropriate for single family structures within the RS-1 Zone and is consistent with the original design of the overall development.

2. The proposed design is in conformance with the standards for design review as set forth in Chapter 3A DESIGN REVIEW REGULATIONS of this Title. **The proposed detached accessory structure project is in conformance with all applicable design review standards because the new addition and all modifications essentially retain the existing wall planes, general design, landscaping, materials and appearance of the existing development. All new exterior materials and colors will match the existing structure and the general appearance of the exterior will remain consistent and cohesive. No aspect of the new design significantly changes the existing area footprint of the single family dwelling the general design, access or layout of the fully developed site.**
3. The proposed design does not significantly impact the natural, scenic character and aesthetic value of hillsides, ridges, ridgelines, ridge tops, knolls, saddles, and summits in the City. **The subject site is currently under development as a detached single family residence. The proposed detached accessory structure design has no impact because no significant natural features lie on or directly adjacent to the fully developed site.**
4. The proposed design is in context and complimentary to adjacent properties. **The proposed detached accessory structure project is consistent with the design of the primary residential structure's exterior and with surrounding existing development because of the single level design and matching of materials. The new structure does not pose any view issue to or from adjacent properties. The proposed design is in context and complimentary to adjacent properties because of adequate separation and similarity in design bulk and mass.**
5. The proposed design is compatible with the community character and scale of the neighborhood. **The detached accessory structure project is compatible with the community character and neighborhood scale because the new element is consistent with the original design of the single family dwelling and with surrounding existing properties. The new design will appear as if constructed as part of the original project and will remain compatible with the community character and scale of the residential neighborhood. The site is sufficiently screened by required vegetation and set back sufficiently enough to maintain privacy. No significant modifications to approved site landscaping or grading are proposed. No aspect of the design significantly changes the existing dwelling's livable space footprint nor the general design, access or layout of the site.**
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **The subject application adheres to applicable public safety standards because no activity or development is proposed that adversely affects any aspect of access or other public safety design element. Adequate emergency access will continue to serve the dwelling and surrounding area.**
7. The proposed design is of quality architectural character and materials. **The proposed detached accessory structure project's design is of quality architectural character and materials because exterior materials and colors will match the primary structure under construction. The general appearance of the**

structure's exterior will remain consistent with the original design concept of the overall development.

8. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. **The subject application is in accordance with the City's Comprehensive Plan and the goals and policies of the City because the new single family residential dwelling will be upgraded with a new detached accessory structure but remain unchanged in layout or site disturbance. No land use change is involved with this project and the existing single family residential land use is consistent with the Low Density Residential Land Use Designation of the City's Future Land Use Map.**

CONDITIONS OF APPROVAL

1. **The applicant and representatives shall comply with all IBC, IFC and applicable City ordinances.**
2. **This Design Review approval is good for one year from the date of approval, unless extended pursuant to Sun Valley Municipal Code Section 9-5A-8.**
3. **Any requirements and/or approvals of private associations or other entities are the sole responsibility of the property owner.**
4. **Any permits issued during the 10-day appeal period provided for under section 9-5A-9 may be subject to a stop work order in the event of an appeal. Any work commenced during the appeal period shall be at the applicant's own risk.**
5. **Approval is specific to the project drawings stamped received by the City of Sun Valley on January 8, 2014 and approved by the Planning & Zoning Commission on January 23, 2014. Any changes or modifications to the approved design shall be reviewed by the Community Development Department pursuant to Code Section 9-5A-10, Substantial Conformance.**
6. **The project shall comply with the provisions of the final construction management plan approved for the site as part of the single-family dwelling construction.**
7. **The applicant shall comply with the applicable comments set forth in the Fire Department and Building Official review letters dated December 16 and 5, 2013 respectively. No modifications to the approved plans shall be made without written permission of the Building Official or Fire Chief.**
8. **Any planned address monument shall meet all applicable requirements of Development Code Section 9-3G-14, including letter size and height. A final address monument plan showing any the design of any included lighting fixtures shall be submitted for approval by the Community Development Director prior to any construction of such monument and prior to issuance of a Certificate of Occupancy for the project by the City.**
9. **The Design Review approval is specific to the associated Plat Amendment Application No. SUBPA 2013-03 and Design Review No. DR 2013-23.**

CONCLUSIONS OF LAW

Therefore, this project does meet the standards for approval under Title 9, Chapter 3A, City of Sun Valley Municipal Code provided the conditions of approval are met. Design Review approval shall expire 365 days from the date of approval, unless extended as per Municipal Code Section 9-5A-8.

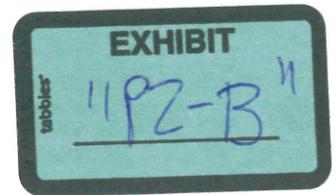
DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR 2013-43.

Dated this 23rd day of January, 2014.

Ken Herich, Chairman
Planning and Zoning Commission
City of Sun Valley

Date Findings of Fact signed _____



To: Mark Hofman, Eric Adams, Ray Franco
Date: 12/16/2013
RE: Dooley Residence Pavilion
From: Reid Black

The fire department has reviewed the submitted plans for the Dooley Pavilion and has the following remarks:

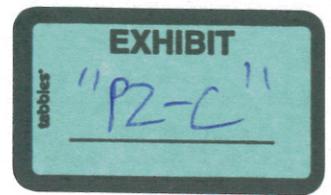
1. The plans show a fireplace that appears to be a "wood burning fireplace". The fire department requires that all outdoor fireplaces be a "Gas only fireplace" to prevent unwanted fires happening from an unintentional or unattended fire in the outdoor setting.
2. The fire department suggests that the owners have a fire extinguisher mounted in a conspicuous location for their own use.
3. With regards to the fire department access, the Pavilion structure is 140 feet + from the nearest fire department access. The fire department is requesting a "gas shut off" for the pavilion at location close to the main house to aid in terminating the gas to the structure in the event of a structure fire.

The City of Sun Valley fire department request the above remarks be taken into consideration.

Reid Black

Fire Code Official
City of Sun Valley

The Sun Valley Fire Department Mission is to do no harm, survive and be courteous. We accomplish this through compassionate, professional response to all situations where we are called for assistance.



Sun Valley Fire & Building Comments for Planning & Zoning Review

Meeting Date: TBD

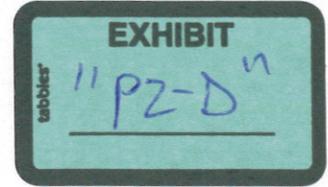
Date: December 5, 2013

Project: Dooley Residence DR2013-43

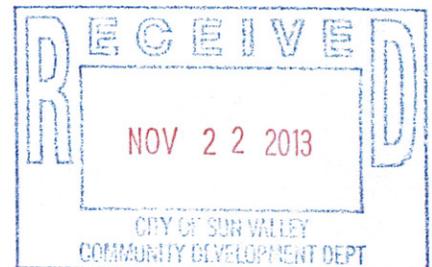
These comments constitute noted discrepancies that would affect Design Review this does not constitute a full building permit plan review.

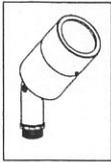
Building Comments:

1. Fireplace must be gas only.
2. There are no defined walking areas but snowclips are recommended.
3. If grade is greater than 30" within 3' of the walking surface a guard will be required.



Nite Star™

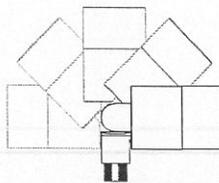
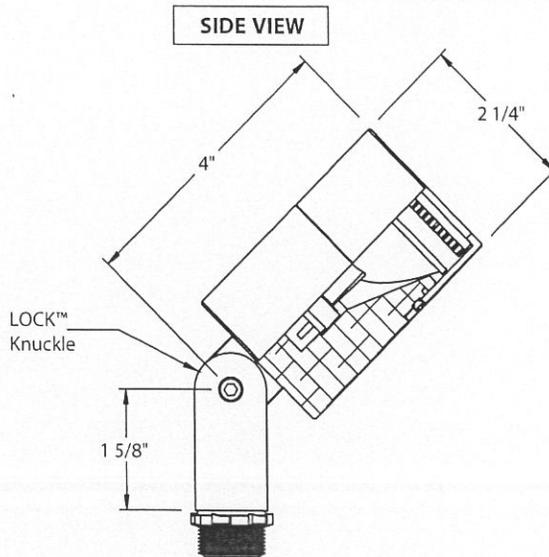




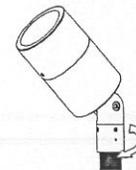
MR-16 Halogen

NITE STAR™

PROJECT:	
TYPE:	



180° Vertical adjustment (Standard)



Horizontal Rotation (Optional 360SL™ Knuckle)

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6), or Brass (Type 360).

Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and heat sink to maximize lamp life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. 1/2" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap

Fully machined. Flush mounted lens. Accommodates up to (2) lens or louver media.

Lens

Shock resistant, tempered, clear glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

Lamp

For use with 50 watt maximum, MR-16 lamp.* Not for use with IR technology lamps.

*Except GE Light Q42MR16/CVNSP9 (EZY).

Transformer

For use with 12 VAC remote transformer.

Socket

Specification grade, ceramic body lamp holder. GU5.3 base. Nickel allow contacts and heat resistant, spring loaded, stainless steel lamp retaining clips.

Wiring

Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard® (Pat. Pend.), a RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty

5 year limited warranty.

Listings

ETL Listed to ANSI/UL Standard 1838. Certified to CAN/CSA Standard C22.2 No. 9 and CAN/CSA TIL B-58B. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. Made in USA.



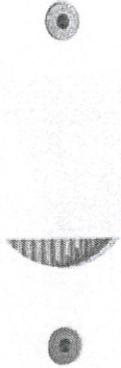
*Teflon is a registered trademark of DuPont Corporation.

B-K LIGHTING

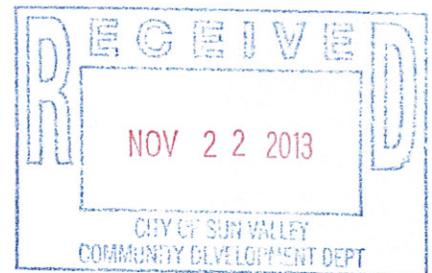
40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE
10-19-10

DRAWING NUMBER
SUB-1017-00



Vertical Brick Star™





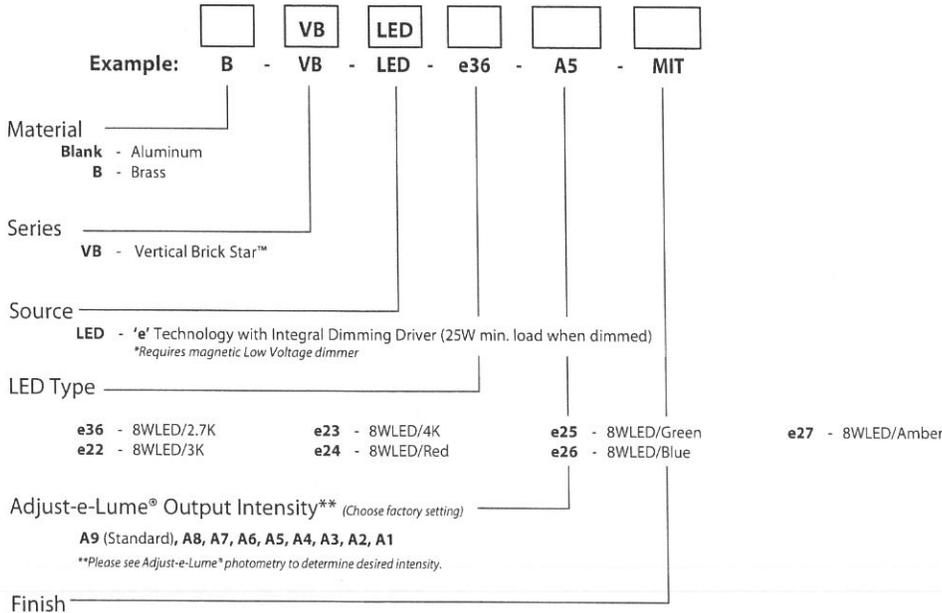
BKSSL
SOLID STATE LIGHTING

the power of
dimming  adjust-e-lume[®]
TECHNOLOGY

VERTICAL BRICK STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC



- e36 - 8WLED/2.7K e23 - 8WLED/4K e25 - 8WLED/Green e27 - 8WLED/Amber
- e22 - 8WLED/3K e24 - 8WLED/Red e26 - 8WLED/Blue

Aluminum Finish		
Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finish	
Machined	MAC
Polished	POL
Mitique™	MIT

Premium Finish		
Code	Finish Name	Code
ABP	Antique Brass Powder	CMG
AMG	Aleutian Mountain Granite	CRI
AQW	Antique White	CRM
BCM	Black Chrome	HUG
BGE	Beige	MDS
BPP	Brown Patina Powder	NBP
CAP	Clear Anodized Powder	OCP
		RMG
		SDS
		SMG
		TXF
		WCP
		WIR

*Also available in RAL Finishes
See submittal SUB-1439-00*

DRIVER DATA	Input Volts	InRush Current	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<1A (non-dimmed)	Magnetic Low Voltage Dimmer	-10°F-130°F

LM79 DATA				L70 DATA
BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L ₇₀)
e36	2700K	8.4	90	50,000
e22	3100K	8.4	90	50,000
e23	4100K	8.4	75	50,000
e24	Red (627nm)	7.9	~	50,000
e25	Green (530nm)	8.4	~	50,000
e26	Blue (470nm)	8.4	~	50,000
e27	Amber (590nm)	7.9	~	50,000

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE	DRAWING NUMBER
		8-21-13	SUB001014

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.



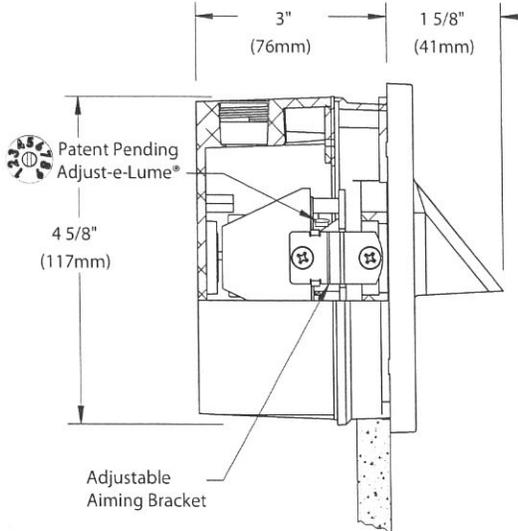
BKSSL
SOLID STATE LIGHTING



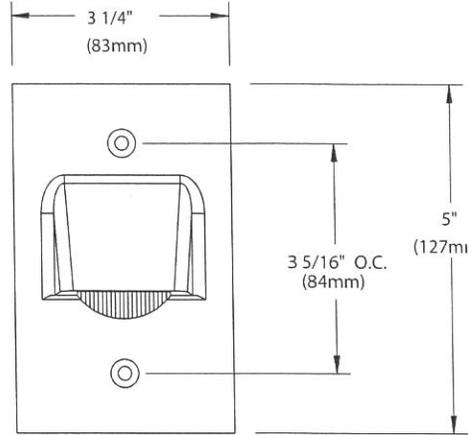
VERTICAL BRICK STAR™

PROJECT:	
TYPE:	

SIDE VIEW



FACEPLATE DETAIL

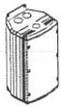


Accessories (Configure separately)

Remote options:



TR Series



PMRM™

All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 360) or Brass (Type 360).

Backbox

Rectangular, 4-5/8" x 2-7/8" deep, cast aluminum construction. Front access for wire connection and inspection. Provided with [5] 1/2" NPS tapped holes (2 on each end and 1 on the back) and [4] plugs. Suitable for concrete pour.

Faceplate

Cast construction with machined finish. Countersunk holes provide for flush hardware mounting with [2] tamper-resistant, stainless steel mounting screws. 1/8" thick HT-805A silicone foam gasket with acrylic adhesive for water-tight seal.

Lens

Shock resistant, tempered, glass lens is factory adhered to faceplate.

BKSSL™

Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick

disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Line dimmable. For use with low voltage dimmer with dedicated neutral conductor. Minimum 25 watt load required for dimming.

Optics

Rectilinear design provides wide lateral distribution and long forward throw.

Adjust-e-Lume® (Pat. Pending)

Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Cutoff and Aiming

90° optical cutoff for mounting heights well below typical visual glare angles. Adjustable optical bracket provides up to 24° vertical aiming.

Transformer

For use with 12VAC BKSSL™ remote transformer.

Wiring

Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware

Tamper-resistant, stainless steel hardware. Faceplate screws are additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty

5 year limited warranty.

Certification and Listing

ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHs compliant. Suitable for indoor or outdoor use. Suitable for installation in combustible materials (Type Non-IC). Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP65 Rated. Made in USA.



*Teflon is a registered trademark of DuPont Corporation. Energy Star is a registered trademark of the United States Environmental Protection Agency.

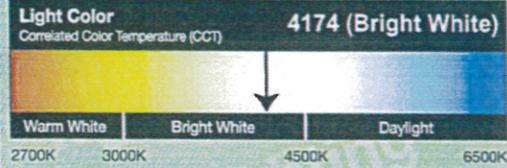
B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	SUBMITTAL DATE	DRAWING NUMBER
		8-21-13	SUB001014

lighting facts^{CM}

A Program of the U.S. DOE

Light Output (Lumens)	86
Watts	8
Lumens per Watt (Efficacy)	10

Color Accuracy	68
Color Rendering Index (CRI)	



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

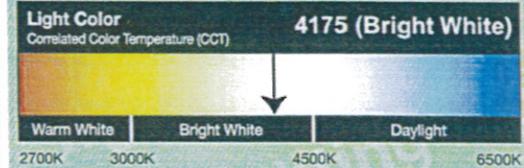
Registration Number: GCXV-MJQL1M
Model Number: VB-LED e23-0"
Type: Outdoor path/step/rail light

lighting facts^{CM}

A Program of the U.S. DOE

Light Output (Lumens)	99
Watts	8.1
Lumens per Watt (Efficacy)	12

Color Accuracy	68
Color Rendering Index (CRI)	



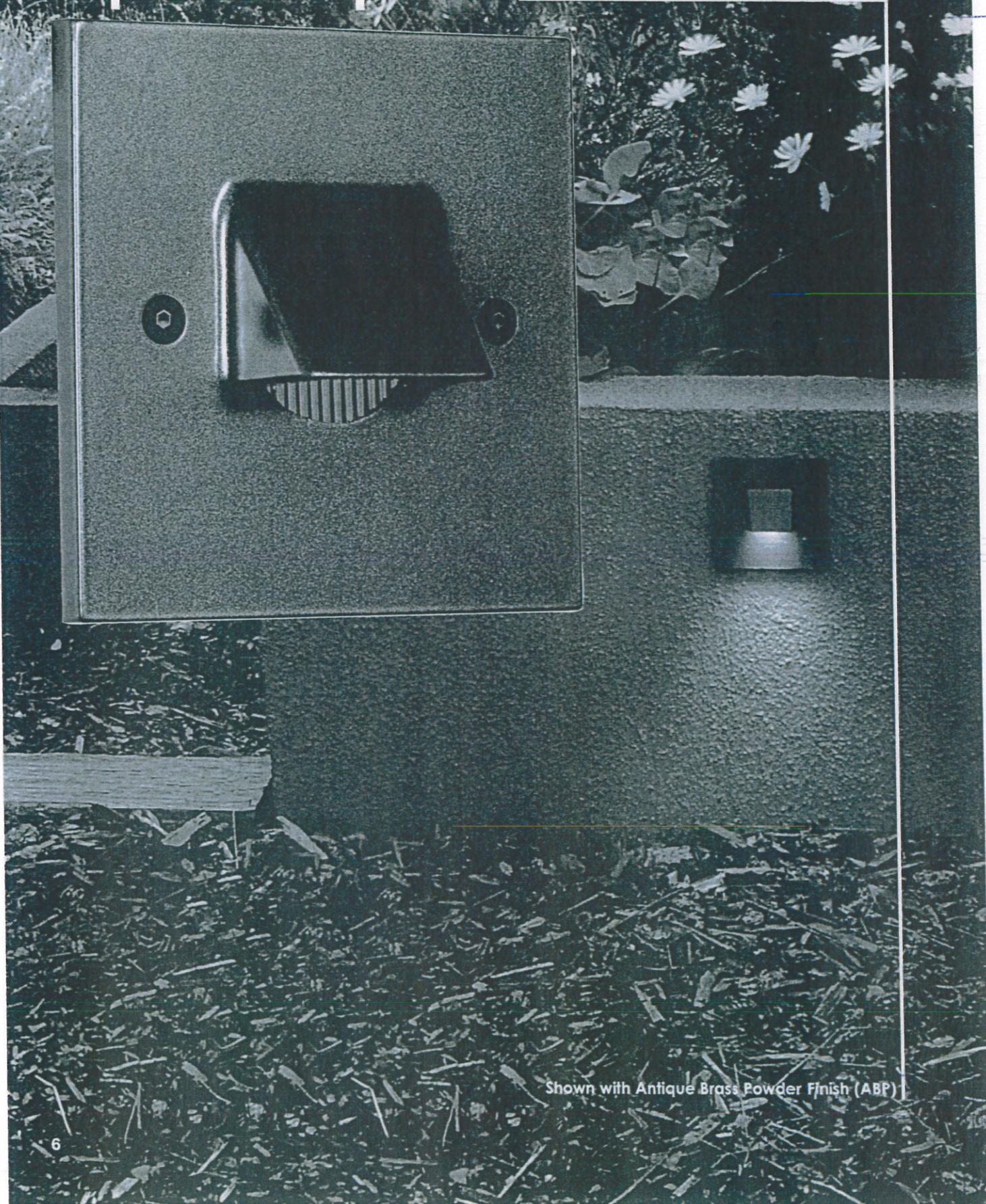
All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-RP6GCH
Model Number: VB-LED-23e-20"
Type: Outdoor path/step/rail light

RECEIVED
FEB 2 2013

Square Step Star™



Shown with Antique Brass Powder Finish (ABP)

Catalog Number Logic

Material	Installation	Series	Optics	Lamp	Finish	Option
B	- CD	- SQ	- GU	- 162	- VER	-

Blank - Aluminum
B - Brass

Blank - Back Box
CD - Core Drill

SQ - Square Step Star™

MR - MR16
GU - GU10 Line Voltage MR16 *
LED - 7.5 Watt, 5 LED Array *
** Available with Core Drill Only*

MR16
0 - By Others
1 - ESX(20W), 12° Spot
3 - FRB(35W), 12° Spot
15 - EYR(42W), 12° Spot
6 - EXT(50W), 13° Spot

GU10
162 - (25W), 25° Narrow Flood
163 - (35W), 25° Narrow Flood
164 - (50W), 25° Narrow Flood

LED
247 - (7.5W), 3K White, 35° Narrow Flood
250 - (7.5W), 5K White, 20° Spot
254 - (7.5W), Red, 20° Spot



Aluminum & Brass Faceplates

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	--
Verde	--	VER

Brass Faceplates

Machined	MAC
Polished	POL
Mitique™	MIT

*See Pages 43-45
for additional
finish choices*



AJ - Adjustable Lamp Bracket **
TP - Thermal Protection ** (20W Max. Lamp)
**** For use in Back Box installation only.**

Specifications

Back Box: Rectangular, 4-³/₈" x 2-¹/₈" deep, cast aluminum construction. Front access for wire connection and inspection. Provided with [3] ¹/₂" NPS tapped holes and [2] plugs. Suitable for concrete pour.

Core Drill: Allows for mounting into existing structures that will not easily accept a standard box. Machined from solid, copper-free aluminum. Weather-tight cable connector with 5/0, 12Ga., 2 wire low voltage cable. 2-¹/₂" dia. hole required for slip fit.

Faceplate: Copper-free, cast aluminum construction with machined finish. Also available in solid machined brass. Countersunk holes provide flush hardware mounting.

Back box product also features [2] tamper-resistant, black oxide, stainless steel mounting screws and ¹/₈" thick HT-805A silicone foam gasket with acrylic adhesive for water-tight seal.

Lamp: For use with bi-pin MR16,

GU10 line voltage lamps, or with integral LED array.

Installation: Listed for use with 50 watt maximum lamp when installed into non-combustible materials or with 20 watt maximum lamp in stud wall construction (requires optional thermal protection).

Transformer: MR & LED optics are for use with remote transformer. GU optics are line voltage.

Lens: Heat treated rectilinear lens provides wide lateral distribution and long forward throw.

Aiming & Control: 90° optical cutoff for mounting heights well below typical visual glare angles.

Back box product also features optional adjustable lamp bracket with up to 24° vertical aiming, captive thumb screw and quick release bracket to maintain optical alignment during relamping.

Socket: Specification grade, ceramic body, lamp holder. GU5.3 or GU10

base. Nickel alloy contacts and heat resistant, spring loaded, stainless steel lamp retaining clips.

Wiring: Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Finish: StarGuard® (Pat. Pend.), a 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class

'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty: 5 year limited warranty.

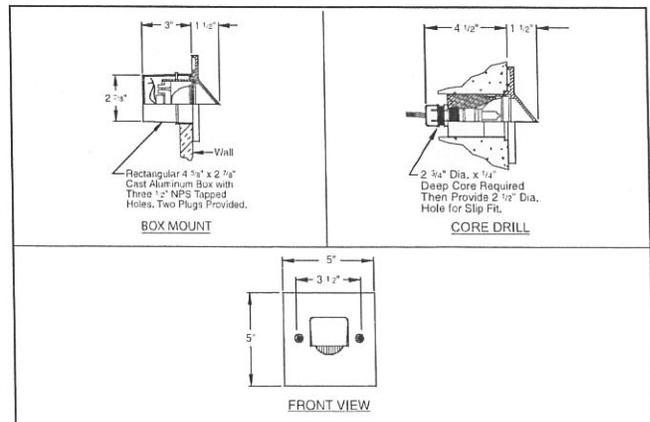
Listings: ARL and CSA listed.



For lamp & photometric information, see pages 36-41.



StarGuard is a registered trademark of DuPont Corporation



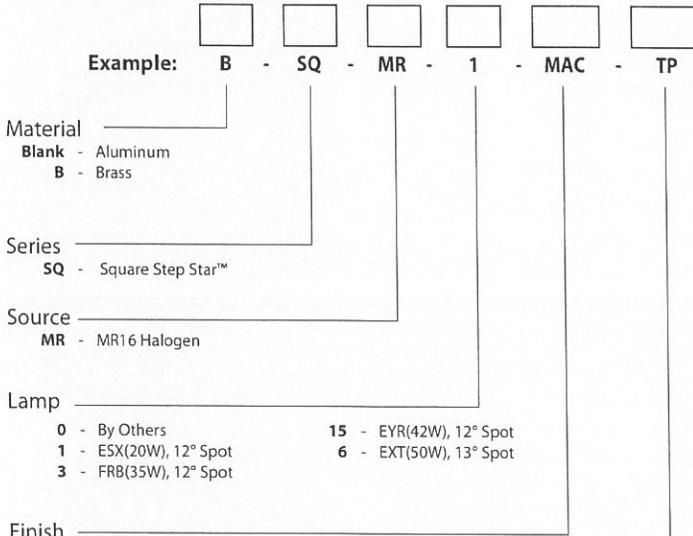


MR16 Halogen

SQUARE STEP STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

CATALOG NUMBER LOGIC



Aluminum & Brass Faceplates		
Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Faceplates	
Machined	MAC
Polished	POL
Mitique™	MIT

Premium Finish		
ABP Antique Brass Powder	CMG Cascade Mountain Granite	RMG Rocky Mountain Granite
AMG Aleutian Mountain Granite	CRI Cracked Ice	SDS Sonoran Desert Sandstone
AQW Antique White	CRM Cream	SMG Sierra Mountain Granite
BCM Black Chrome	HUG Hunter Green	TXF Textured Forest
BGE Beige	MDS Mojave Desert Sandstone	WCP Weathered Copper
BPP Brown Patina Powder	NBP Natural Brass Powder	WIR Weathered Iron
CAP Clear Anodized Powder	OCP Old Copper	<i>Also available in RAL Finishes See submittal SUB-1439-00</i>

- Options
- AJ** - Adjustable Lamp Bracket
 - TP** - Thermal Protection (20W Max. Lamp)

LAMP DATA

BK No.	Lamp Watts	Description	Rated Life (hrs.)	Center Beam Candlepower	Beam Angle	Beam Type
1	20	ESX	3,000	4,300	12°	Spot
3	35	FRB	4,000	8,000	12°	Spot
15	42	EYR	4,000	8,200	12°	Spot
6	50	EXT	5,000	10,500	13°	Spot

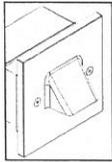
B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
 559.438.5800 • FAX 559.438.5900
 www.bklighting.com • info@bklighting.com

SUBMITTAL DATE
 12-28-12

DRAWING NUMBER
 SUB-1454-00

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

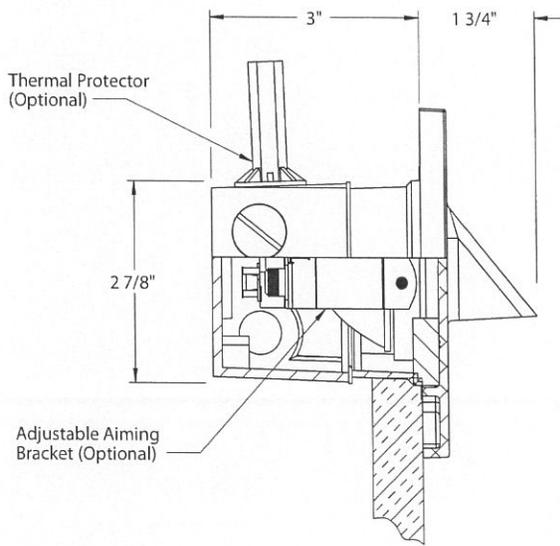


MR16 Halogen

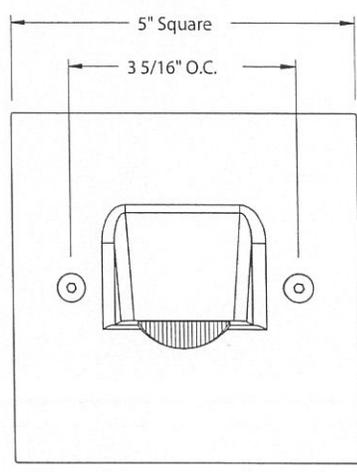
SQUARE STEP STAR™

PROJECT:	
TYPE:	

SIDE VIEW

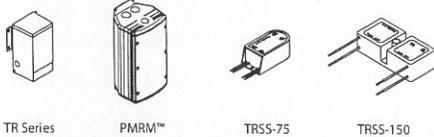


FACEPLATE DETAIL



Accessories (Configure separately)

Remote options:



All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Back Box

Rectangular, 4-5/8" x 2-7/8" deep, cast aluminum construction. Front access for wire connection and inspection. Provided with [5] 1/2" NPS tapped holes (2 on each end and 1 on the back) and [2] plugs. Suitable for concrete pour.

Faceplate

Copper-free, cast aluminum construction with machined finish. Also available in solid machined brass. Countersunk holes provide for flush hardware mounting with [2] tamper-resistant, black oxide, stainless steel mounting screws and 1/8" thick HT-805A silicone foam gasket with acrylic adhesive for water-tight seal.

Lamp

For use with bi-pin MR16 lamps. Not for use with IR technology lamps.

Installation

For use with 50 watt maximum lamp when installed into non-combustible materials or with 20 watt maximum lamp into combustible materials (Type Non IC) (requires optional thermal protection).

Transformer

For use with 12VAC remote transformer.

Lens

Heat treated rectilinear lens provides wide lateral distribution and long forward throw.

Aiming & Control

90° optical cutoff for mounting heights well below typical visual glare angles.

Optional adjustable lamp bracket provides up to 24° vertical aiming, captive thumb screw and quick release bracket to maintain optical alignment during re-lamping.

Socket

Specification grade, ceramic body, miniature bi-pin quartz lamp holder. GU5.3 base. Nickel alloy contacts and heat resistant, spring loaded, stainless steel lamp retaining clips.

Wiring

Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Finish

StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty

5 year limited warranty.

Listings

ETL Listed to ANSI/UL Standard 1838. Certified to CAN/CSA Standard C22.2 No. 9 and CAN/CSA TIL B-58B. Suitable for outdoor use. Suitable for indoor use with 20 watt maximum lamp and optional thermal protector. Suitable for use in wet locations. RoHs compliant. Made in the USA. IP65 Rated.



*Teflon is a registered trademark of DuPont Corporation.

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE
12-28-12

DRAWING NUMBER
SUB-1454-00

Staff Star™ Style 'B'



Staff Star's™ Style 'B' and 'C' unique designs provides the designer with an area lighting luminaire with a gracefully small profile that performs major lighting tasks. Staff Star utilizes a cast aluminum base and anchor system or Power Pipe™ options. Its rugged 1" diameter aluminum staff is available in heights up to 72". Utilizing the MR16 lamp, Staff Star and its various optical accessories give the designer a valuable lighting instrument with unparalleled flexibility.

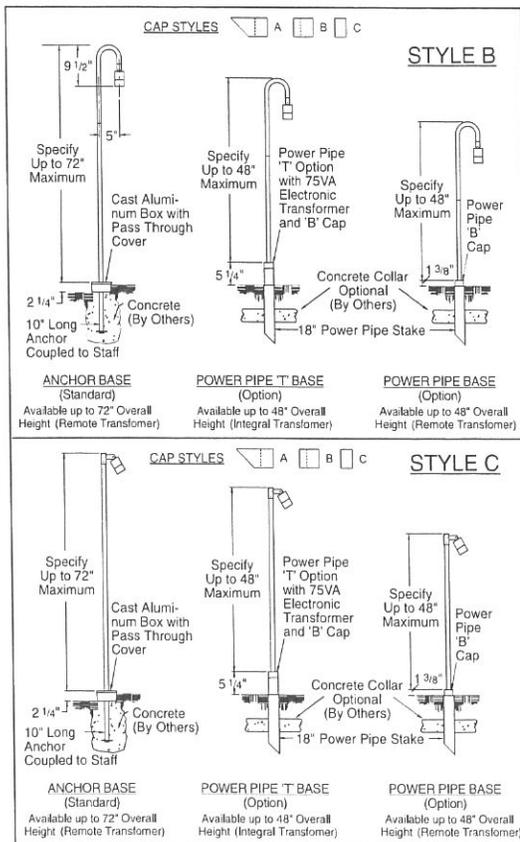
Staff Star™ Style 'C'



Shown with PP75-120 option.

Features

- Tamper proof design.
- Utilizes machined aluminum Nite Star™.
- 1" diameter machined aluminum staff with stainless steel hardware.
- Fixture adjustable up to 90° from vertical and 360° rotatable.
- & Listed with MR16 lamps to 50 watts.
- For remote transformers, see pages 92, 94, and 97.
- Integral transformer option available.



CATALOG NUMBER LOGIC

Example: SF - 5 - BZP - 9 - C - 11 - 48" - B - PP75-120

Series SF

Lamp Type 5 - EYS(42W), 25° N. Flood

Finish BZP - Bronze Satin

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White(Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Lens Type 9 - Clear (Standard), 10 - Spread, 12 - Soft Focus, 13 - Rectilinear

Cap Style C - Flush

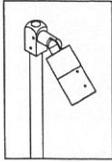
Shielding 11 - Honeycomb Baffle

Overall Height (Specify Inches) 48"

Style B - 180° Radius, C - Straight Mount

Options PP75-120 - Power Pipe 'T' Option with 18" Stake (Available up to 48" overall height.)
PP - Power Pipe with 18" Stake (Available up to 48" overall height.)



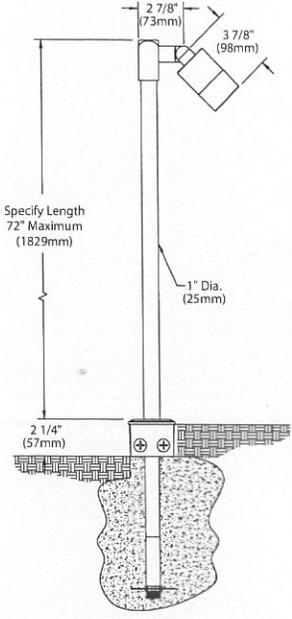


MR-16 Halogen

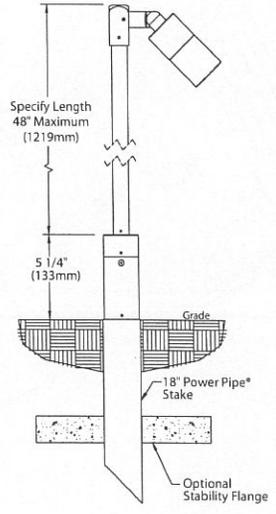
STAFF STAR™ STYLE C

PROJECT:	
TYPE:	

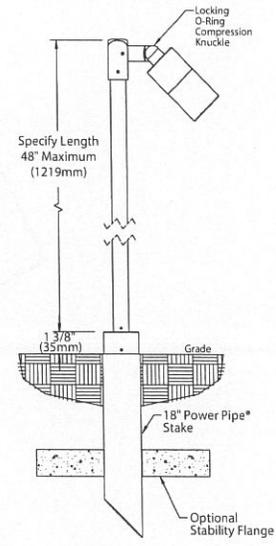
ANCHOR BASE



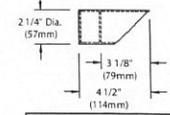
POWER PIPE 'T' (Mounting Option)



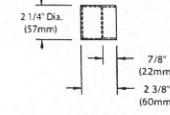
POWER PIPE™ (Mounting Option)



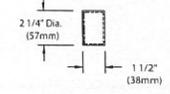
"A/D" CAP



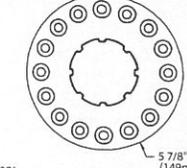
"B/E" CAP



"C" CAP



STABILITY FLANGE (optional)



All dimen: Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Style
'C' Style provides straight profile with machined adapter for 90° transition from fixture to stem.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E'), or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Stem
Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 72" maximum overall (with Anchor Base) and 48" maximum overall (with Power Pipe™).

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

Lamp
For use with 50 watt maximum, MR-16 lamp.* Not for use with IR technology lamps.
*Except GE Light Q42MR16/CVNSP9 (EZY).

Installation
Available for installation in three distinct mounting conditions:

Anchor Base (Standard)
Cast aluminum junction box with pass-through cover. 10" galvanized anchor stem for installation into soil or concrete. For use with 12VAC remote transformer.

Power Pipe™ (Optional)
Provides a clean transition from wiring system to fixture. Schedule 80, 18" PVC housing for direct burial into soil or concrete. Machined 2-1/4" dia. cap for fixture mounting. Stainless steel hardware. Optional 6" diameter, molded stability flange, which simplifies installation and projects into substrate to reinforce housing stability. For use with 12VAC remote transformer.

Power Pipe™ with Transformer Housing (Optional)
Additionally features integral transformer housing fully machined from copper-free aluminum. High temperature, silicone 'O' Ring provides water-tight seal. Integral, electronic transformer. 120V, 230V, and 277V primary voltage. 120V is fully dimmable (40W minimum load). 50/60Hz 11.6V secondary voltage. 10 watt minimum load (Halogen) non-dimmed. 75 watt maximum load. >0.93 Power Factor <20% THD. Operating frequency > 10kHz. Soft start circuitry to extend lamp life.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

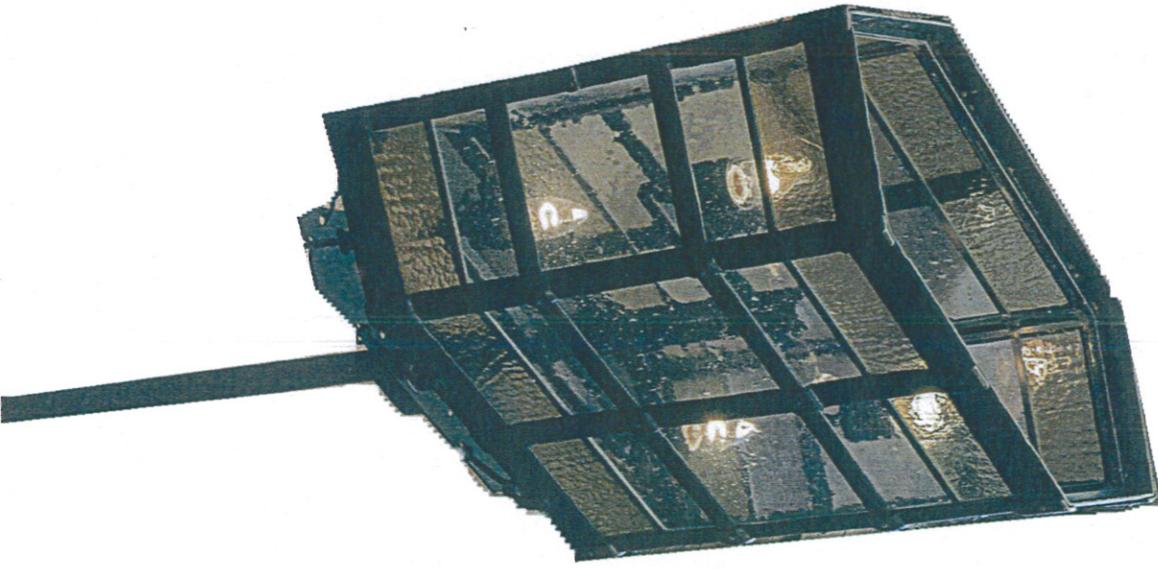
Finish
StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

Certification and Listing
ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Made in USA.



*Teflon is a registered trademark of DuPont Corporation.

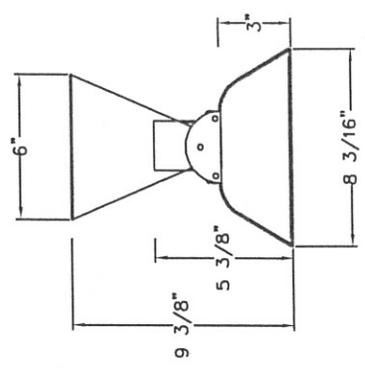
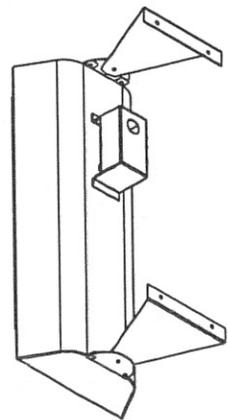
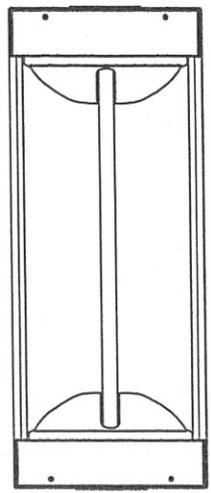
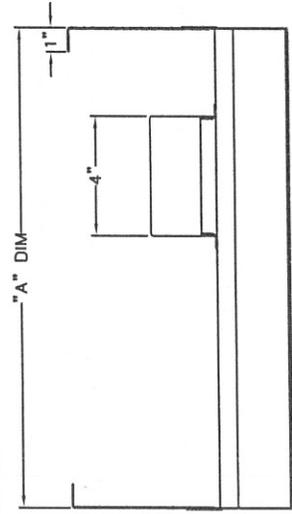
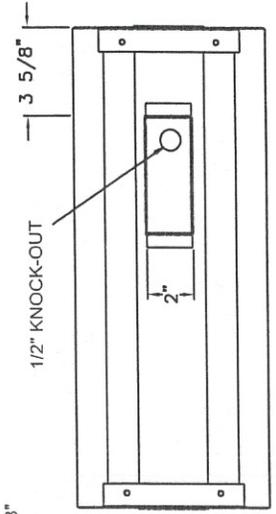
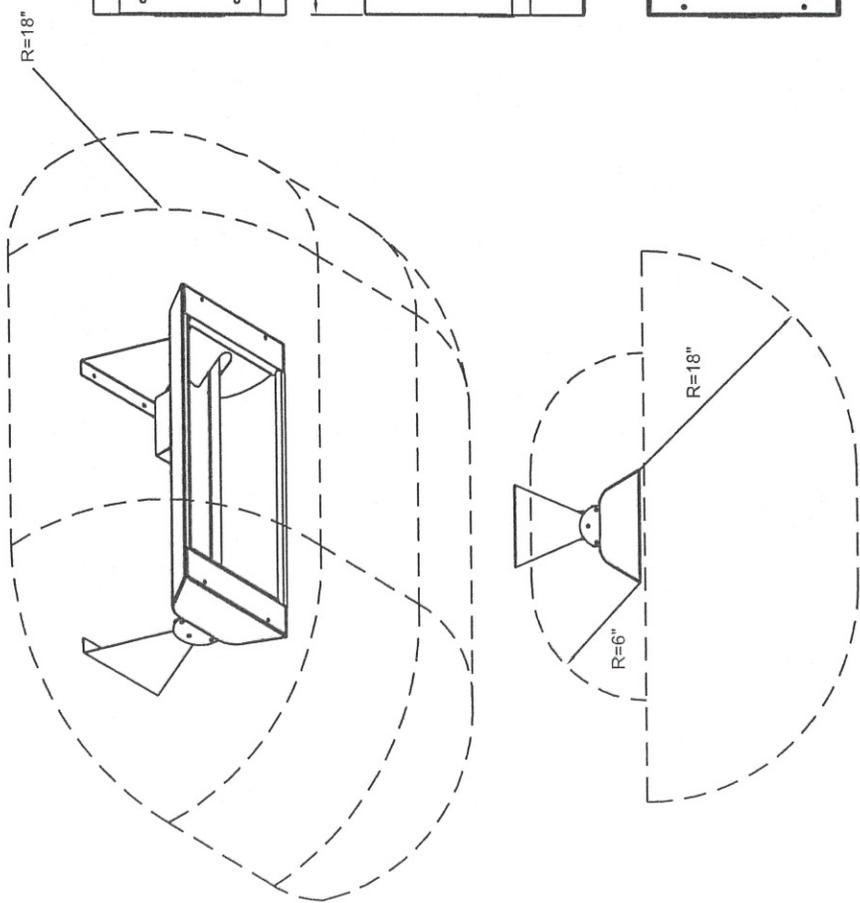


Custom pendants with Mica mesh to obscure lights

RECEIVED
NOV 22 2013
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT

HEATER SPECIFICATION - 12 TOTAL - SEE REFLECTED CEILING PLAN

CLEARANCE FROM COMBUSTIBLES



RECEIVED
NOV 22 2013
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT

INFRATECH
WWW.INFRATECH-USA.COM
344 W. 157th Street
Gardena, California 90248
Phone: (310) 354-1250
Fax: (310) 523-3674

DESCRIPTION	W-SERIES HEATER CAD DRAWING		
DATE	DRAWN BY:	SCALE	NONE
Aug. 5, 2008	MD		

MODEL	"A" DIM.	WATTS	VOLTS	AMPS	BTU's
W512	19"	500	120	4.2	1706
W7512	19"	750	120	6.3	2559
W1012	33"	1000	120	8.3	3412
W1512	33"	1500	120	12.5	5118
W2024	39"	2000	240	8.3	6824
W2524	39"	2500	240	10.4	8530
W3024	61 1/4"	3000	240	12.5	10236
W4024	61 1/4"	4000	240	16.7	13648
WD4024	39"	4000	240	16.7	13648
WD5024	39"	5000	240	20.8	17060
WD6024	61 1/4"	6000	240	25	20472
WD8024	61 1/4"	8000	240	33.4	27296

OTHER VOLTAGES ALSO AVAILABLE: 208, 277, 480