



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

To: Planning and Zoning Commission
From: *MH* Mark Hofman, Community Development Director
Meeting Date: February 21, 2013
Agenda Item: **Mercer Single Family Residence
Design Review Application No. DR2013-02**

SUBJECT: Public Hearing and publicly noticed site visit for a design review application proposing construction of a new 5,844 square foot, two-story single family dwelling with attached garage and associated site improvements on a vacant existing residential lot in the Single-Family Residential (RS-1) Zoning District of the City of Sun Valley. **Applicant:** Steve Cook for Elliott and Joanne Mercer. **Application Filing Date:** January 22, 2013. **Location:** Lot 1, Lane Ranch Subdivision- Phase I; #1 Lane Creek Road. **(9am site visit at the project address to begin the Commission's meeting on February 21, 2013)**

BACKGROUND: The project proposes development of vacant Lot 1 of the single family residential developed Lane Ranch Subdivision. The applicant has applied to the City for design review approval for the construction of a 5,844 gross square foot single family dwelling with associated site improvements. A 59.71 foot by 59.71 foot building envelope was recorded on Lot 1 with the subdivision plat and no other special view, buffer, landscaping or similar easements exist. The subject lot is in a pre-graded condition and is currently covered in mixed low lying ground cover vegetation.

Adjacent lots are developed with existing single family residences and associated site improvements and mature screening landscaping. No development exists uphill to the west, which lies adjacent to landscaped entrance lot at the main entrance to Lane Ranch. The residence will be sited in an area which is consistent with existing single family residential development adjacent to the north, east and south. The single family residential character of the area will be maintained and the project is in compliance with all applicable conditions and requirements of the Lane Ranch Subdivision- Phase I Plat.

The February 21, 2013 public hearing is scheduled to commence with a noticed visit to the site by the Commission, applicants, staff and interested parties. The main corners of the proposed driveway and structure have been identified with temporary staking and a portable story pole will be available for review by the Commission and the public.

ANALYSIS: The detached single family dwelling is to be developed as a single phase. The residential dwelling is designed with a 2,248 square foot lower level, attached 828 square foot garage, and a 2,768 square foot upper level. The dwelling is accessed from the private street, Lane Creek Road, via a driveway and motor court area. Terrace areas and walkways are incorporated into the dwelling's design and no detached or accessory structures are proposed.

The structure's exterior materials are primarily wood cedar siding with clear stain, with extensive elements of Oakley stone veneer. The roofing system is listed as composite shingle (Weathered Wood) but the low pitch of the roof elements (1.5:12) require standing seam metal or single ply roofing (see Condition of Approval #7 in attached **Exhibit "PZ-A"**). Other site improvements include landscaping, parking areas, access driveway, site access walls, site grading, drainage improvements, and walkways. Manufacturer's cut sheets and specifications for exterior lighting fixtures have been submitted for review (**Exhibit "PZ-D"**) by the Commission to ensure compliance with the City's exterior lighting regulations. A colors/materials exhibit is also attached as **Exhibit "PZ-C"** to the staff report for review and approval by Commission at the public hearing.

Development Standards- The construction of the new single family dwelling with site improvements is in conformance with the purpose and all applicable dimensional regulations of the RS-1 Zoning District. The RS-1 Zoning District allows single family residential construction by right as a land use. The building envelope matches the approved and recorded envelope for Lot 1 of the Lane Ranch Subdivision- Phase I Plat. The total proposed building footprint of 3,076 square feet complies with the 3,564 square foot maximum footprint allowed for the site. 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. All applicable height call outs from existing grade are included on the project drawings.

Hillside Preservation Standards- An area of significant steep slopes over 25% is identified on all applicable site plans for the development. The residential structure avoids intrusion into the identified steep slope area and lies within the flattest, most developable portion of the site within and appropriately outside the recorded building envelope. The steep slope area will be preserved because of their location outside of the recorded building envelope.

Snow Storage- Required snow storage calculations are listed on the project's Landscape Plan (**Sheet L-3 of Exhibit "PZ-E"**). The project's driveway and motor court area represents 2,690 square feet of hardscaped surface. Development Code Section 9-3G-13 thus requires a minimum of 1,345 square feet of on-site snow storage area (50%). The project provides 1,350 square feet of readily available snow storage directly adjacent to the driveway.

Construction Management Plan- A Construction Staging Plan will be provided and discussed by the applicant at the public hearing. Draft Condition of Approval #6 contained in **Exhibit "PZ-A"** requires submittal and final approval of a construction management plan by the applicant prior to issuance of any grading or building permits for the project. This final construction management plan shall include any and all elements or issues found appropriate and acceptable to the Planning and Zoning Commission at the public hearing.

Application Review and Comment- The project drawings and application materials were reviewed by the City for Sun Valley Fire and Building Department comments and conditions (**Exhibit**

“PZ-B”). 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”**.

Public Notice and Comment- The project application was publicly noticed by: 1.) publication in the Mtn. Express on Wednesday, February 6, 2013; 2.) posting of the site in a location near the lot line adjacent to East Lane Ranch Road; 3.) mailing of notice to all property owners within a 300 foot radius of all project property lines; 4.) posting of notice in five prominent public places in the City; 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 email comments, phone calls or letters have been 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 perform a site visit to view applicable site conditions and site staking, 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. DR2013-02. |
| Exhibit “PZ-B” | City of Sun Valley Fire and Building Department comment and conditions of approval review letter dated February 4, 2013. |
| Exhibit "PZ-C" | Colors and Materials Exhibit consisting of one 8.5-inch by 11-inch color sheet stamped received by the City on January 22, 2013. |
| Exhibit “PZ-D” | Manufacturer’s cut sheets and specifications for exterior lighting fixtures (Types A, B and C) stamped received by the City on January 22, 2013. |
| Exhibit “PZ-E” | Reduced 11” by 17” project drawing set consisting of fifteen (15) sheets stamped received by the City on January 22, 2013. |

**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: **Mercer Single Family Residence**
 Applicant: **Steve Cook for Elliott and Joanne Mercer**
 Location: **Lot 1, Lane Ranch Subdivision, Phase I; #1 Lane Creek Road**
 Zoning District: **Single Family Residential (RS-1) Zoning District**

Single Family Residence Floor Area:

| | Proposed Floor Area (sq. ft.) |
|-------------------------|--------------------------------------|
| First Floor Level | 2,248 |
| Attached Garage | 828 |
| Second Floor Level | 2,768 |
| Total Gross Area | 5,844 |

Setbacks: All buildings, decks, porches, stairs and walkways exceeding thirty inches (30") in height above record grade will meet the fifteen (15) foot minimum required setback standard from exterior property lines for the RS-1 Zoning District (Development Code Section 9-2A-3E).

Lot Area: 0.54 acres (23,656 sq. ft.)

Building Envelope: A 59.71 by 59.71 foot building envelope was recorded on Lot 1 with the Plat for Lane Ranch Subdivision- Phase I.

Building Footprint Allowed: 3,564 sq. ft. max. (calculated as per Section 9-2A-3I)
 Building Footprint Proposed: 3,076 sq. ft.

Allowable Footprint Outside Building Envelope: 1,025.33 sq. ft. outside of building envelope
 Proposed Footprint Outside Building Envelope: 1,025 sq. ft.

Building Height allowed for Single Family Residence: 30' max. for 2/3 of structure with 1/3 (33%) up to a max. height of 35'.

Proposed Height of Single Family Dwelling: 12% (641 sq. ft.) of the roof structure exceeds 30' above existing record grade up to a maximum proposed height of 33-feet, 4-inches.

Required Snow Storage: 1,345 sq. ft. min.
 Proposed Snow Storage: 1,350 sq. ft.

Maximum Irrigated Area: 22,000 sq. ft. (1/2 acre)
 Proposed Irrigated Area: 11,000 sq. ft. approximate

Project Description: The applicant proposes to construct a 5,844 gross square foot single family dwelling with associated site improvements on an existing vacant legal lot within the Single Family Residential (RS-1) Zoning District of the City of Sun Valley. The project consists of development of undeveloped Lot 1 of the Lane Ranch Subdivision- Phase I. A 59.71 foot by 59.71 foot building envelope was recorded on Lot 1 with the subdivision plat and no other special view, buffer, landscaping or similar easements exist. The subject lot is in a pre-graded condition and is currently covered in mixed low lying ground cover vegetation.

The Lot includes a rear area with significant slopes greater than 25%. This steep slope area is delineated on all site plans by the applicant as part of the project drawings and reviewed by the Commission. The steep slope area will primarily be preserved because of the rear lot location outside of the recorded building envelope. The structure will not be located on steep topography over 25%. The detached single family dwelling is to be developed as a single phase. The residential dwelling is designed with a 2,248 square foot lower level, attached 828 square foot garage, and a 2,768 square foot upper level. The dwelling is accessed from the private street, Lane Creek Road, via a motor court driveway with guest parking. Terrace areas and walkways are incorporated into the dwelling's design and no detached or accessory structures are proposed.

The structure's exterior materials are primarily wood cedar siding with clear stain, with extensive elements of Oakley stone veneer. The roofing system is listed as composite shingle (Weathered Wood) but the low pitch of the roof elements (1.5:12) require standing seam metal or single ply roofing (see Condition of Approval #7). Other site improvements include landscaping, parking areas, access driveway, site access walls, site grading, drainage improvements, and walkways. Manufacturer's cut sheets and specifications for exterior lighting fixtures have been submitted for review by the Commission to ensure compliance with the City's exterior lighting regulations. A colors/materials exhibit was presented to the Commission for review and approval at the public hearing as part of the staff report.

All aspects of the project have been reviewed by the Planning Commission and staff to ensure compliance with all applicable standards including minimum setbacks, recorded building envelope, lot coverage, maximum height, off-street parking, exterior lighting regulation compliance and hillside preservation provisions. The Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to review existing site conditions and view temporary staking and a story pole erected on the site to demonstrate the bulk and mass of the proposed dwelling.

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 5B, Section 3 DESIGN REVIEW**, the Planning & Zoning Commission shall make the following findings:

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. **The construction of the new single family dwelling and associated site improvements is in conformance with the purpose and dimensional regulations of the zoning district because the design meets or exceeds all applicable standards. The Single Family Residential (RS-1) Zoning District allows single family residential construction by right as a land use. The new dwelling and associated improvements comply with all applicable development standards for the RS-1 District, including setbacks, height, and lot coverage.**

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 structure is in conformance with all applicable standards for design review because it is appropriately and sensitively located on the existing plated lot and the preservation of existing view sheds and corridors was taken into account as part of project design. The design of the project is consistent with and complimentary to adjacent development and the surrounding area. The quality materials and colors utilized by the project are consistent with the surrounding neighborhood and the greater Sun Valley area. All applicable evaluation standards for design review as set forth in Chapter 3A have been met by the project design.**
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 Planning and Zoning Commission conducted a site visit as part of the noticed public hearing to view staking/story poles and to examine existing site conditions. No significant negative impact will occur to surrounding natural features because the development will occur on the less constrained, least sloped, most developable portion of the site and the significant slopes over 25% will be preserved and undisturbed. The project's intrusions into the foot of the steep slope areas are appropriately consistent with the provisions and allowances of the City's Hillside Preservation Ordinance. The dwelling is sited in a central location within a recorded building envelope to prevent steep slope intrusion and the required driveway provides safe, adequate and direct access to the structure. No avalanche hazard area has been identified on or near the subject property. The development provides adequate separation from adjacent properties and maximizes view preservation through and to the site.**
4. The proposed design is in context and complimentary to adjacent properties. **The project is on Lot 1 of the Lane Ranch Subdivision- Phase I. Adjacent lots are developed with existing single family residences and associated site improvements and mature screening landscaping. No development exists uphill to the west, which lies adjacent to landscaped entrance lot at the main entrance to Lane Ranch. The residence will be sited in an area which is consistent with existing single family residential development adjacent to the north, east and south. The new development is consistent and in context with, and complimentary to, surrounding development because of sensitivity in design and location. The single family residential character of the area will be maintained and the project is in compliance with all applicable conditions and requirements of the Lane Ranch Subdivision- Phase I Plat.**
5. The proposed design is compatible with the community character and scale of the neighborhood. **The proposed design is compatible with the community character and scale of the neighborhood because the primary dwelling is sensitively and appropriately placed on the site and the 5,844 gross square foot single family design is consistent with the existing single family development on lots within the immediate surrounding area. The new dwelling will be accessed from the Lane Creek Road private street right-of-way via a new private driveway. The bulk and mass of the proposed design is consistent and compatible with the community character and scale of the existing residences in the surrounding neighborhood because the structure is centrally located on the most developable portion of the site and is consistent with existing site grade.**
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. **All applicable services such as natural gas, electric, sewer and water are available to fully serve the project. Additionally, as conditioned, the project will comply with all applicable requirements from the Sun Valley Fire and Building Departments contained in the comment letter dated February 4,**

2013. No site conditions or aspects of design have been identified that would be adverse to the protection of health, safety and general welfare of the community.

- 7. The proposed design is of quality architectural character and materials. The proposed design of the structure is of quality architectural character because it incorporates adequate horizontal and vertical articulation in wall and roof planes, the pitched roof elements of the structure are architecturally broken up to avoid a massive roof presentation, the structure is integrated into the sloping natural grade, visual impacts are minimized while allowing development of the existing lot and the materials are consistent with the quality and design of surrounding development and the region.**
- 8. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City. The subject site is designated as Low Density Residential by the Future Land Use Map of the Comprehensive Plan. The Single Family Residential (RS-1) Zoning District implements the Low Density Residential Land Use Designation and the proposed single-family dwelling on one legal lot is consistent with all applicable provisions of the RS-1 Zoning District.**

CONCLUSIONS OF LAW

That this project does meet the standards for approval under Title 9, Chapter 3A (Design Review Regulations), of the City of Sun Valley Municipal Code provided the below 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.

CONDITIONS OF APPROVAL

- 1. The applicant(s) and their representatives shall comply with all IBC, IFC and applicable City ordinances.**
- 2. Site review approval is good for one year from the date of approval, unless extended as per 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. The location and elevation of the building foundation shall be certified by a licensed surveyor or engineer and submitted to the Sun Valley Building Inspector, as applicable, prior to any issuance of a foundation inspection or permission to pour concrete footings.**
- 5. Any permits issued during the 10-day appeal period provided for under section 9-3A-4 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.**
- 6. A final construction management plan shall be submitted to the Building Official at the time of application for a building permit that addresses steep slope preservation, construction parking, material storage, nuisance control (noise, dust, trash, street cleaning and construction fencing) and each issue of concern of the Planning and Zoning Commission addressed as part of the project approval. Prior to the issuance of a building permit, final review and approval of the construction management plan by the Community Development Director is required. No construction parking or staging shall occur on the Lane Creek Road or East Lane Ranch Road right-of-ways and the site access shall be kept free and clear for emergency vehicle access at all times. Access on adjacent roads shall not be impeded by construction activity to the greatest extent practicable and any significant access issues**

shall be brought to the attention of the City and project neighbors in advance. Temporary construction fencing shall protect all sensitive steep slope areas and surrounding vegetation throughout the development process. Temporary dirt and grading staging areas shall be clearly identified on the construction management plan. No permanent disturbance of steep slope areas is permitted other than portions depicted on the approved Site Plan for the terraces, driveway and entry walls. A temporary address placard or monument shall be maintained at the driveway entrance for the construction phase.

7. The applicant shall comply with the applicable comments set forth in the Fire and Building Department Review Letter dated February 4, 2013. The driveway access width shall be a minimum of 20 feet, address numbers shall conform to specified requirements, spark arrestors are required for fireplaces, roofing shall comply with minimum pitch and material requirements, handrails and guards are required, and grade must adequately slope away from the structure. Any selective clearing of adjacent vegetation on steep slope areas other than that shown on the approved project drawings shall have prior approval of the Community Development Department and the Fire Department and shall consist of limited/select hand clearing and removal of the existing fuels from the area adjacent to the dwelling. No modifications to the approved plans shall be made without written permission of the Building Official or Fire Chief.
8. The subject Design Review Application shall be specific to the project drawings (15 Sheets) stamped received by the City on January 22, 2013 and approved by the Planning & Zoning Commission on February 21, 2013. 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.
9. All buildings, decks, porches, stairs and walkways exceeding thirty inches (30") in height above record grade shall meet the fifteen (15) foot minimum required setback standard from exterior property lines for the RS-1 Zoning District (Development Code Section 9-2A-3E). Snow retention devices shall be installed where appropriate on the roof if needed to adequately protect usable areas below.
10. 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.

DECISION

Therefore, the Sun Valley Planning and Zoning Commission approves this Design Review Application No. DR2013-02. Dated this 21st day of February, 2013.

Ken Herich
Chairman
Sun Valley Planning and Zoning Commission

Date Findings of Fact signed _____

EXHIBIT "PZ-B"

Sun Valley Fire & Building Comments for Planning & Zoning Review

Meeting Date: TBD

Date: February 4, 2013

Project: Mercer House DR2013-02

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

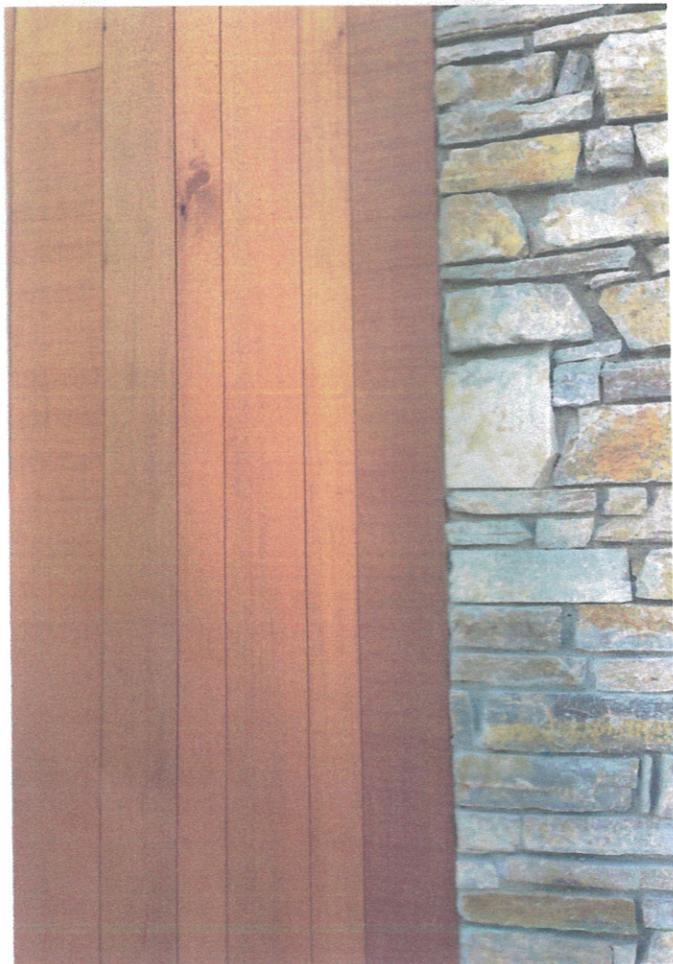
Fire Comments:

1. The distance from the roadway to rear of house is greater than 150' so the driveway width is required to be 20' to the roadway.
2. Address numbers shall be visible from the roadway or mounted on an address marker, are required to be 6" letters on a contrasting background and a minimum of 4' above finished grade.
3. Spark arrestor is required on solid fuel burning fireplaces.

Building Comments:

1. Plans indicate composition shingles, these cannot be installed on a slope less than 2:12 this roof is 1.5:12. Standing seam, single ply roofing are some of the materials that are allowed on slopes less than 2:12.
2. Handrails are required on exterior stairs that are 4 or more risers. Guards are required where grade is more than 30" below stairs or walking surfaces.
3. Grade is required to slope away from house a minimum of 6" within 10' or swales created to divert water around house.

EXHIBIT "P2-C"



CEDAR SIDING
(CLEAR STAIN)

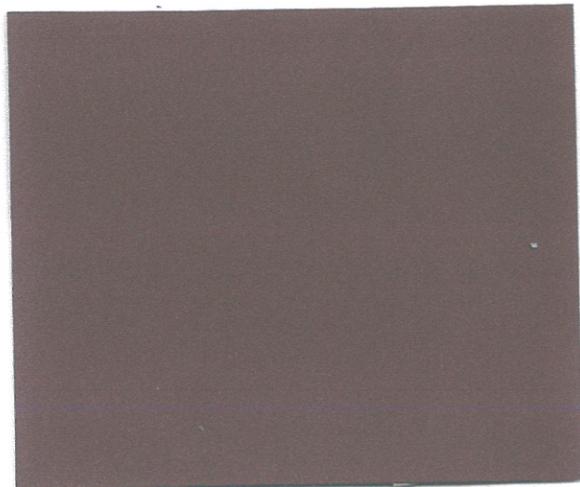
OAKLEY
STONE



COMP. SHINGLES
(WEATHERED WOOD)



CASCADIA WINDOWS
(COMMERCIAL BROWN)



FASCIA / RAIN GUTTERS /
STEEL BEAMS & COLUMNS / OPEN
WEB TRUSSES /



FLASHING / NEWEL POSTS
(DARK BRONZE)



CONCRETE BLOCK @ FIREPLACE /
STUCCO VENT CHIMNEYS

MERGER RESIDENCE : LOT # | LANE RANCH

Insert 1 Go - 2Go

TYPE A

Designer R. Fiorato

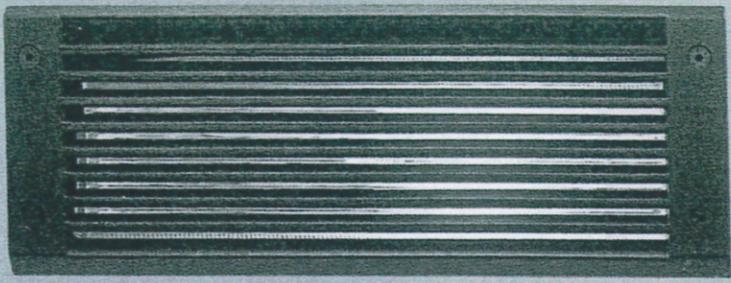
INSERT 1 GO

- 1 x 40w
- 7342 white
- 7343 black

- 1 x 9w
- 7350 white
- 7351 black

max 1x40w
torpedo
E12

1 x 9w
G23



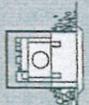
Insert 1 Go



10.0

3.5

3.1



3.3 0.3

INSERT 2 GO

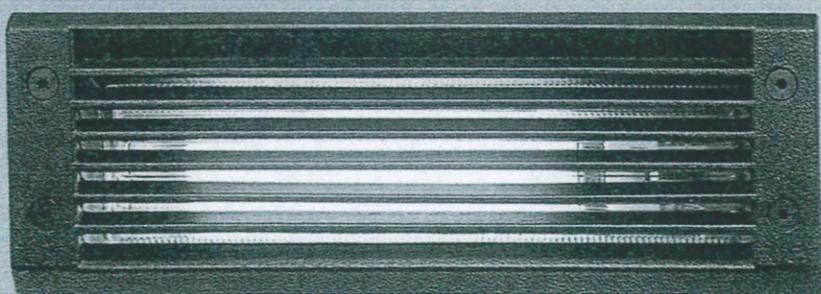
- E26
- 7358 white
- 7359 black

- 1 x 18w
- 7366 white
- 7367 black

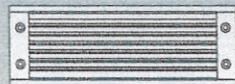
max 1x60w
E26

1x15w FLE15TBX
E26

1 x 18w
G24d-2



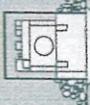
Insert 2 Go



12.4

4.5

4.2



4.7 0.3

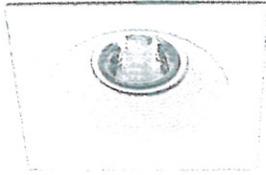


Insert 1 GO Insert 2 GO
Recessed luminaire,
comprising

- body and louvre made of die-cast aluminum
- diffuser made of glass, with internal pattern
- 9w and 18w versions include lamp
- a recessed fixing kit is required for proper installation (code 8120 for INSERT 1, code 8122 for INSERT 2).

EXHIBIT "P2-D"
2/21/13

TYPE D & TYPE B



CTR1601SQ-P-WHT

4" Square Baffled Downlight

CTR1601SQ-B

Adjustable Black Baffle, Black Trim

CTR1601SQ-P

Adjustable Black Baffle, White Trim

CTR1601SQ-P-WHT

Adjustable White Baffle, White Trim

Deep baffle traps stray light and conceals the lamp. May be used as a downlight, or adjustable accent light with 60° swing adjustment.

May be used with multiple light controlling elements (colored lens, spread lens, louver, etc).

Note: These trims use a stepped lens holder design. Insert 45mm lens on the lower level of the adjustable lamp seat. Install 50mm lens on the higher position.

Max. Lamp: 20-50W MR16, GU5.3 (75 watt max. w/LVR1675-TH and LVR1675-TR housings only)
Dims: 4-7/8" X 4-7/8", ID: 3-1/2"
Lens Size: 45mm
Trim Finish: Black, White



CTR1602SQ-P-CLR

4" Square Adjustable Multiplier

CTR1602SQ-B-(BLK, CLR)

Adjustable Multiplier, Black Trim

CTR1602SQ-P-(WHT, CLR)

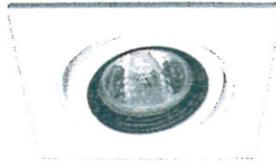
Adjustable Multiplier, White Trim

Multipliers utilize a highly polished, specular reflector to maximize light intensity while concealing the light source. May be used as a downlight or adjustable accent light with 35° swing adjustment.

May be used with multiple light controlling elements (colored lens, spread lens, louver, etc).

Note: These trims use a stepped lens holder design. Insert 45mm lens on the lower level of the adjustable lamp seat. Install 50mm lens on the higher position.

Max. Lamp: 20-50W MR16, GU5.3 (75 watt max. w/LVR1675-TH and LVR1675-TR housings only)
Dims: 4-7/8" X 4-7/8", ID: 3-1/2"
Lens Size: 45mm
Trim Finish: Black, White



CTR1604SQ-P

4" Square Surface Adjustable

CTR1606SQ-B

Surface Adjustable Black Trim (Black Baffle)

CTR1606SQ-P

Surface Adjustable White Trim (Black Baffle)

Square die-cast surface adjustable trim provides 45° max. vertical and 359° rotational aiming flexibility. Front access for re-lamping.

Max. Lamp: 20-50W MR16, GU5.3
Dims: 4-7/8" X 4-7/8", ID: 3-1/2"
Lens Size: 50mm
Trim Finish: Black, White

Note: Order part number **SOCKET 1624/75** to convert trim for 75W housing.



CTR1604-P

CTR1604-P

Baffled Square (Black Baffle)

Deep baffle traps stray light and conceals the light source. Downlight or adjustable-up to 35° vertical adjustment.

Max. Lamp: 20-50W MR16, GU5.3 (75 watt max. w/LVR1675-TH and LVR1675-TR housings only)
Dims: 4-3/4" X 4-3/4", ID: 2-7/8"
Lens Size: 45mm
Trim Finish: White



CTR1629-P

CTR1629-(B, P)*

Fully Adjustable - Square / Square

Exceptional aiming flexibility with 87° vertical and 359° rotation adjustment. Die-cast aluminum construction, wide selection of finishes. Front access, spring latch lamp retainer ring-black finish.

Max. Lamp: 20-50W MR16, GU5.3
OD: 4-7/8"
Lens Size: 47mm
Depth from Ceiling: 2-5/8"



CTR1601-P-WHT

Baffled Downlight

Standard Trim:

(OD: 5-1/2", ID: 3-1/2")

CTR1601-P

Adjustable Black Baffle

CTR1601-P-WHT

Adjustable White Baffle

CTR1601-B

Adjustable Black Baffle, Black Trim

Narrow Trim:

(OD: 4-15/16", ID: 3-1/2")

CTR1601N-P

Adjustable Black Baffle

CTR1601N-P-WHT

Adjustable White Baffle

Cast Aluminum Trim:

(OD: 5-1/8", ID: 3-1/2")

CTR1601-PA

Adjustable Black Baffle

CTR1601-PA-WHT

Adjustable White Baffle

CTR1601-BA

Black Baffle, Black Cast Aluminum Trim Ring

Deep baffle traps stray light and conceals the lamp. May be used as a downlight, or adjustable accent light with 60° swing adjustment.

May be used with multiple light controlling elements (colored lens, spread lens, louver, etc).

Note: These trims use a stepped lens holder design. Insert 45mm lens on the lower level of the adjustable lamp seat. Install 50mm lens on the higher position.

Max. Lamp: 20-50W MR16, GU5.3 (75 watt max. w/LVR1675-TH and LVR1675-TR housings only)
Lens Size: 45mm
Trim Finish: Black, White

◀ Trims shown for use with housings on pages 324-325

Note: On fixtures designed for use with standard MR16 lamps, Con-Tech provides a clear tempered safety lens. If use of MR16 lamps with front glass is required, remove the factory provided clear tempered safety lens.

* 3 AT GARAGE

RECESSED / LOW VOLTAGE / 4" TRIMS

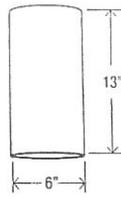
Reflector Finish Codes

- BLK - Black
- CLR - Clear
- PL - Matte Platinum
- WHT - White

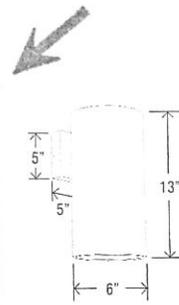
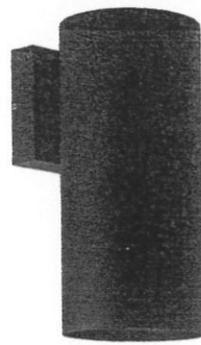
Trim Finish Codes

- BA - Black Cast Aluminum
- B - Black
- NK - Brushed Nickel
- P - White
- PA - White Cast Aluminum
- ST - Brushed Stainless Steel

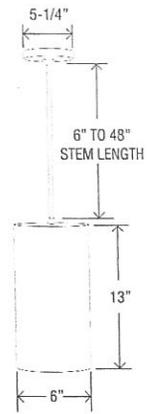
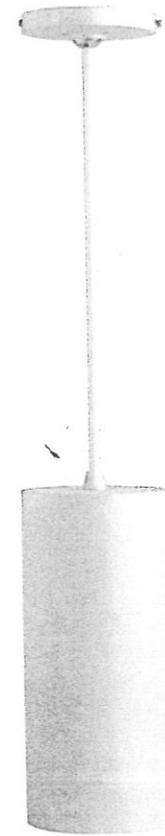
TYPE C cylinders



Ceiling Mount



Wall Mount



Pendant Mount

6" Incandescent Cylinders

These 6" aperture incandescent cylinders are constructed of extruded aluminum for indoor commercial and industrial applications. Mounting options include ceiling mount, pendant mount or wall mount. For pendant mount cylinders, select a stem kit (below) for the appropriate stem length. Pendant mount fixtures provide a sloped ceiling canopy. A safety chain connects the cover to the cylinder for easy installation. Choose between a black baffle for minimal light glare or a clear reflector for high output illumination. Maximum wattage is 150W PAR38. Fixtures are damp location rated. Available in black, white or silver finishes. 120V only.

Finish: - B, P, S

Ordering Information:

CI6

| | | |
|--------------------------|----------------------------|-------------------|
| C – Ceiling Mount | B – Black Baffle | B – Black |
| P – Pendant Mount | C – Clear Reflector | P – White |
| W – Wall Mount | | S – Silver |

ORDER EXAMPLE:

CI6WC-P

For Pendant Mount Cylinders, select stem lengths below:

| | | |
|-----------------------------|------------------------|------------|
| CSK6 – 6" Stem Kit | Stem Dimensions | |
| CSK12 – 12" Stem Kit | Stem O.D.: | 12.78mm |
| CSK18 – 18" Stem Kit | Stem I.D.: | 9.30mm |
| CSK24 – 24" Stem Kit | Thredded | |
| CSK30 – 30" Stem Kit | Portion Length: | 19.80mm |
| CSK36 – 36" Stem Kit | Metric Thread Size: | 1/4-18 NPS |
| CSK48 – 48" Stem Kit | Coupling Length: | 39.90MM |
| | Coupling O.D.: | 16.88MM |
| | Coupling I.D.: | 12.46MM |
| | Coupling Inner | |
| | Metric Thread Size: | 1/4-18 NPS |

Finish: - B, P, S

Fixture Finish Codes

B - Black P - White S - Silver