Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 09/19/18

DATE: September 10, 2018

Files: AR 18-13

TO: Architectural Review and Historic Preservation Board

FROM: Kimber Gutierrez, Associate Planner, (530) 879-6810, kimber.gutierrez@chicoca.gov

RE: Architectural Review 18-13 (Tri Counties Bank - Mangrove) – 900 Mangrove Avenue, APN 031-280-021

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 18-13 (Tri Counties Bank - Mangrove), subject to the recommended conditions.

BACKGROUND

The project site is located at 900 Mangrove Avenue, at the northeast corner of Mangrove Avenue and Palmetto Avenue (see **Attachment A**, Location Map). The site is designated Commercial Mixed Use by the City of Chico General Plan Land Use Diagram and is zoned CC-COS (Community Commercial with the Mangrove Avenue Corridor Opportunity Site overlay).

The existing on-site building was previously operated as a bank (Butte Community Bank) and contains two drive-through aisles; one for bank teller services and one for ATM services. On 07/16/01, the Zoning Administrator approved Use Permit (UP) 01-32, authorizing a drive-through service window for bank teller services. On 12/12/06, the Zoning Administrator approved a modification to UP 01-32, authorizing the installation of a new drive-through ATM at the drive-through teller facility resulting in expansion of the roof canopy and in the two drive-through aisles that are present today. The proposed project involves demolition of the existing building and construction of a new bank building that would utilize the existing drive-through layout (see Project Description, **Attachment B**).

The new bank building is proposed to be approximately 10,000 square-feet in size with the building entrance and courtyard facing north (see Enlarged Site Plan, **Attachment C**). As discussed, the new building would utilize the existing drive-through design providing bank teller and ATM services. The building design features contemporary, modern architecture similar to the Tri Counties Bank Corporate Office located near the Chico Municipal Airport (southeast corner of Fortress Street and Convair Avenue). The building would have two wings meeting at the south corner of the lot with the roofs and end walls made of continuous wood-textured aluminum ribbons framing the enclosed portions of the building (see Building Exterior Elevations, **Attachment D** and Digital Material Board, **Attachment E**). The open sides of the

ribbon would reveal curtain wall storefront windows atop a wainscot base clad in white concrete-fiber siding. The storefront windows along the southeast side of the building would be shielded by aluminum louvres.

A living, green canopy structure is proposed to extend over the drive-through aisles on the east side of the new building (see Roof Plan, **Attachment F** and Conceptual Perspectives, **Attachment G**). Currently, the canopy projects over an established property line, which is prohibited by the Chico Municipal Code. Therefore, staff has included a condition of approval (Condition No. 6) requiring the applicant to obtain a Boundary Line Modification to accommodate the projection of the proposed canopy.

Approximately 7,500 square-feet of landscaping is proposed throughout the project site, not including the living canopy or living '900' wall (see Planting Plan and Concept, **Attachment H**). The main entrance landscaped area would include decorative pavement with geometric planter beds and integrated benches (see Landscape Materials, **Attachment I**). A bioswale is proposed to provide a landscape buffer between the drive-through aisles and parking area, and to improve stormwater retention and groundwater infiltration. California black oaks are proposed as shade trees throughout the parking area and are estimated to achieve 54 percent shading at maturity (see Shading Plan, **Attachment J**). The site contains a total of 11 on-site trees, ranging in size from 6 to 24 inches in diameter. Ten of the 11 on-site trees are proposed for removal and are subject to either replacement trees or in-lieu fees (Condition No. 7).

The overall site plan (**Attachment K**) shows a new parking configuration totaling 38 on-site parking spaces, exceeding minimum code requirements. Three new bike racks that provide two points of contact with the bicycle are proposed near the front entry of the bank building that can support six bicycles (see Bike Rack Specifications, **Attachment L**). A new gated corrugated metal trash enclosure with a standing seam metal roof is proposed near the entrance to the drive-through aisles. The enclosure's continuous cantilevered roof would mimic the forms of the main building, but the enclosure would have its own industrial material palette and vine screening (see Trash Enclosure Specifications, **Attachment M**).

Lighting would be placed throughout the parking area, at the main entrance, and under the canopy to illuminate the drive-through lanes. The parking areas would be illuminated by 20-foot LED double-head area poles with 5-foot arms (see Lighting Specifications, **Attachment N**). Five quad-head LED downlights would be mounted on the canopy trellis to illuminate the drive-through lanes. Four trees in the courtyard would be illuminated by two stake-mounted landscape lights each, and two 10-foot tall light columns would illuminate the pedestrian areas of the entry plaza.

DISCUSSION

The project is consistent with several General Plan goals and policies, including those that encourage development and redevelopment of designated Mangrove Avenue Corridor Opportunity Site (LU-5.1), emphasis on landscaping as a fundamental design component (CD-1.1.2), and reinforcement of the distinctive character of neighborhoods (CD-4.1). The selection of predominantly drought tolerant species in the landscaping, and the inclusion of a bioswale to improve stormwater collection, are consistent with sustainability policies that promote water conservation (SUS-4.2).

The proposal is consistent with Design Guidelines (DGs) that call for incorporating architectural and site features to provide easy wayfinding and compatibility with surrounding development (DG 1.2.22, 1.3.51, 1.6.11, 1.6.14, 2.2.23 and 2.2.31). The site design reinforces a safe, pedestrian-friendly environment by including a pedestrian-scaled entry plaza, and incorporates safety and security through lighting and landscaping (DG 1.1.33, 1.5.11, 1.7.14, 2.1.32 and 2.1.35). The site and landscape design of the proposed project provides adequate shading and screening to minimize the views of the parking areas and utility equipment (DG 1.1.14, 2.1.25, 2.1.28 and 2.2.28). The project is consistent with DGs, as listed and detailed in the applicant's project description (see **Attachment O**).

Overall, the proposed project would revitalize a prominent street corner currently occupied by a dilapidated building. The proposed development is appropriate for the location and compatible with surrounding commercial uses.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

According to the CMC Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

   The proposal is consistent with General Plan goals and policies, including those that encourage redevelopment within the designated Mangrove Avenue Corridor Opportunity Site (LU-5.1), emphasis on landscaping as a fundamental design component (CD-1.1.2), and reinforcement of the distinctive character of neighborhoods (CD-4.1). The selection of predominantly drought tolerant species in the landscaping, and the inclusion of a bioswale to improve stormwater collection, are consistent with sustainability policies that promote water conservation (SUS-4.2). The project is not located within a specific plan or neighborhood plan.

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

   The proposal is consistent with Design Guidelines (DGs) that call for incorporating architectural and site features to provide easy wayfinding and compatibility with

surrounding development (DG 1.2.22, 1.3.51, 1.6.11, 1.6.14, 2.2.23 and 2.2.31). The site design reinforces a safe, pedestrian-friendly environment by including a pedestrian-scaled entry plaza and incorporates safety and security through lighting and landscaping (DG 1.1.33, 1.5.11, 1.7.14, 2.1.32 and 2.2.11). The site and landscape design of the proposed project provides adequate shading and screening to minimize the views of the parking areas and utility equipment (DG 1.1.14, 2.1.25, 2.1.28 and 2.2.28).

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

   The design and massing of the proposed new building would complement the modern architecture of the existing drive-through restaurant building on the opposite street corner, and the materials and colors of the proposed new building will be visually compatible with the existing shopping center. The design would not be incompatible with future commercial development in the area. Exterior equipment would be properly screened from view by roof parapets.

4. *The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

   The proposed structure is compatible with the existing shopping center as well as the surrounding development. The height, massing, and placement of the proposed structure would dominate the Mangrove Avenue and Palmetto Avenue corner, enhancing the intersection.

5. *The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

   An assortment of trees, shrubs and perennials are included in the project and would provide a variety of structure, color and coverage. The proposed landscaping would provide visual relief and interest around the proposed building, enhance the pedestrian atmosphere, and provide adequate shading of the parking area.

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 18-13 (Tri Counties Bank – Mangrove Avenue). No building permits related to this approval shall receive final approval without authorization of Community Development Department Planning staff.

2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.

3. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.

4. All proposed signage shall be reviewed under a separate permit and in compliance with CMC 19.74.

5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.

6. Prior to issuance of building permits, the applicant shall obtain approval of a Boundary Line Modification or similar entitlement to accommodate the canopy, which projects over the existing property lines.

7. As required by Chico Municipal Code (CMC) Chapter 16.66, existing trees removed from the site shall be replaced as follows:

    a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.

    b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.

    c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the CMC.

    d. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.

PUBLIC CONTACT

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, notices were mailed out to all property owners and tenants within 500 feet of the project site, and a notice was placed on the project site. The meeting agenda was posted at least 10 days prior to the Architectural Review and Historic Preservation Board meeting.

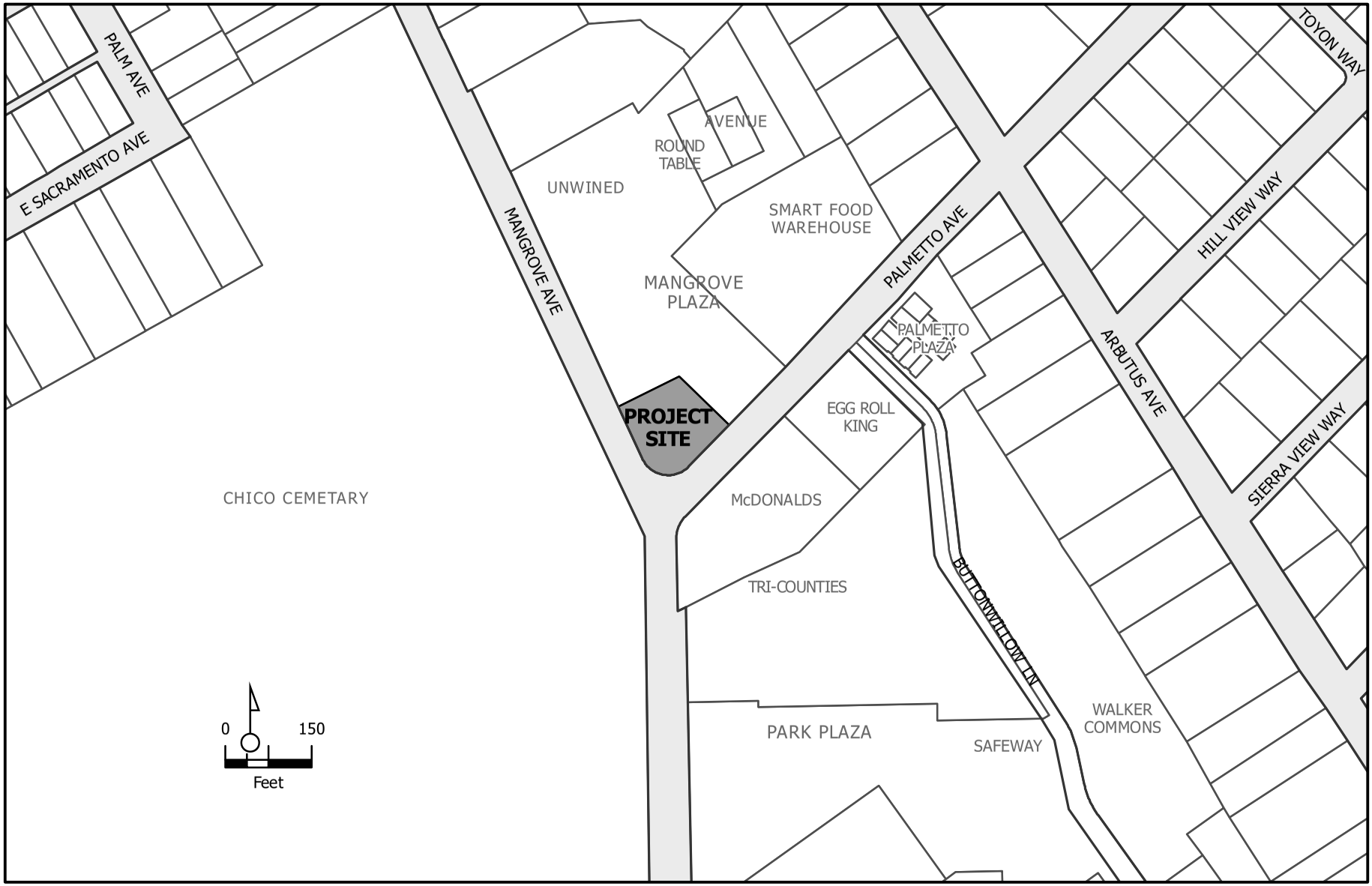
DISTRIBUTION

Internal (3)
Mike Sawley, Senior Planner
Kimber Gutierrez, Associate Planner
File: AR 18-13

External (3)
Tri-Counties Bank, Attn. Chimene Cosper, 890 Fortress Street, Chico, CA 95973, Email: chimensecosper@tcbk.com
Menemsha Architecture, Attn. Alex Catala, 20521 Earl Street, Torrance, CA 90503, Email: acatala@menemshasolutions.com
Rana Creek, Attn. Blake Jopling, Email: bjopling@ranacreekdesign.com

ATTACHMENTS

A. Location Map
B. Project Description
C. Enlarged Site Plan
D. Building Exterior Elevations
E. Color and Materials Board
F. Roof Plan
G. Conceptual Perspectives
H. Planting Plan and Concept
I. Landscape Materials
J. Shading Plan
K. Overall Site Plan
L. Bicycle Rack Specifications
M. Trash Enclosure Specifications
N. Lighting Specifications
O. Design Guidelines Statement



AR 18-13 (Tri Counties Bank)
900 Mangrove Avenue
APN 031-280-021-000

Attachment A

A project by:

Developer:
Tri Counties bank
890 Fortress Street
Chico, CA 95973
Contact: Chimene Cosper
T:530.680.8282
chimenecosper@tcbk.com
www.tcbk.com

Design team:

Architect :
Menemsha Architecture
20521 Earl Street
Torrance, CA 90503
Contact: Alexander Catala
T:310.263.3574
acatala@menemshasolutions.com
www.menemshasolutions.com

Project Addresses:

900 Mangrove,
Chico, CA

Project Information:
Requested Discretionary Permits :

- Architectural Review

Note: All proposed signage shall be reviewed under a separate permit and shall comply with Chico Municpal Code 19.74

Type of Construction:
Type - VB

Occupancy Classification:
B Occupancy (per CBC Sec. 303.3)

Zoning Designation:
Zone CC (Community Commercial District)

Allowable Uses:
Finance, Offices w/out a CCR

Existing Permits:
CUP Permit No: 01-32
CUP Permit: Modification to User Permit No 01-32

Property Legal Description:
For apn/parcel id(s): 003-280-021-000
The land referred to herein below is situated in the city of Chico, county of Butte, state of California and is described as follows: a portion of the Rancho Arroyo Chico, and more particularly described as follows:commencing at the southwesterly corner of lot 1, as shown on that certain map entitled, "twentieth subdivision of the john bidwell Rancho", which map was recorded in the office of the recorder of the county of Butte, state of California, on November 29, 1911, in book 7 of maps, at page(s) 74;

Project Description:
The project is a 10,000 square foot bank facility consisted of a Tri Counties Bank Branch and offices related to Home Mortgage, Commercial Banking and other banking related functions.

Design Approach:
An environmentally conscious flag ship building, Tri Counties Bank is aiming to offer the city of Chico a significant piece of modern architecture that successfully anchors the corner of Mangrove and Palmetto. Taking pride in the Bank's regional heritage and inception in the Northern Sacramento Counties, the design incorporates elements of the region and in particular the fruit and almond orchards that define the region. One main feature of the site is a living, green canopy, located on the South East corner of the site and supported by columns that aim to emulate the forest of tree trunks in an orchard and their green canopy. The mass of the building is organically broken into smaller curvilinear forms, inspired by the organic forms of the rolling hills of the area and covered in wood colored skin, also emulating the color tonality of the orchards and filed surrounding Chico. The site is enhanced by the addition of deliberately placed vegetation and trees with the intention of creating a sensitive, setting that brings to life this particular corner of the site. Finally, the building employs the use of colors inherent and authentic to the building materials used to allow the building form to express itself without the use of extravagant colorization.

Existing and Proposed uses:
Existing Use: Bank Branch
Proposed: Bank Branch

Gross Site Area:
16,500 SF (.37 Acres)

Total Area Existing Buildings on Property:
5,643 Square Feet

Total Area Existing Buildings to be demolished:
5,643 Square Feet

Total area of New Construction Proposed :
9,965 Square Feet

Total Proposed Building Area :
9,965 Square Feet

Total number of Parking Spaces :
27 (26 regular + 1 accessible)

Years constructed:
1977 for Bank Branch

Proposed Scope Bullet Point Narrative:

- Demolish existing building on site and
- Provide a new 9,965 sf bank and office building conforming with current uses allowed within the general plan.
- A canopy structure with living plants and solar for future solar panels.
- Provide parking where the existing parking area exist on the site but are within the limits of scope
- Relocate the existing driveway off Palmetto to allow for the stacking of the new drive Thru ATM and Teller window.
- Off site improvement as required, related to the relocation of entry driveway and any work related to utilities.

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A1.1	ENLARGED SITE PLAN
A1.2	FLOOR PLAN
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ATTACHMENTS

L100-L105	LANDSCAPING SUBMISSION
-	SITE LIGHTING LAYOUT
-	LUMINAIRE SCHEDULE
-	LIGHTING SPECIFICATIONS

Vicinity Map

900 MANGROVE AVENUE

TITLE SHEET

A0.0

CHICO, CALIFORNIA
MENEMSHA # 22168 DATE: 8.27.2018

tri counties bank

Tri Counties Bank
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www.tcbk.com
530.680.8282

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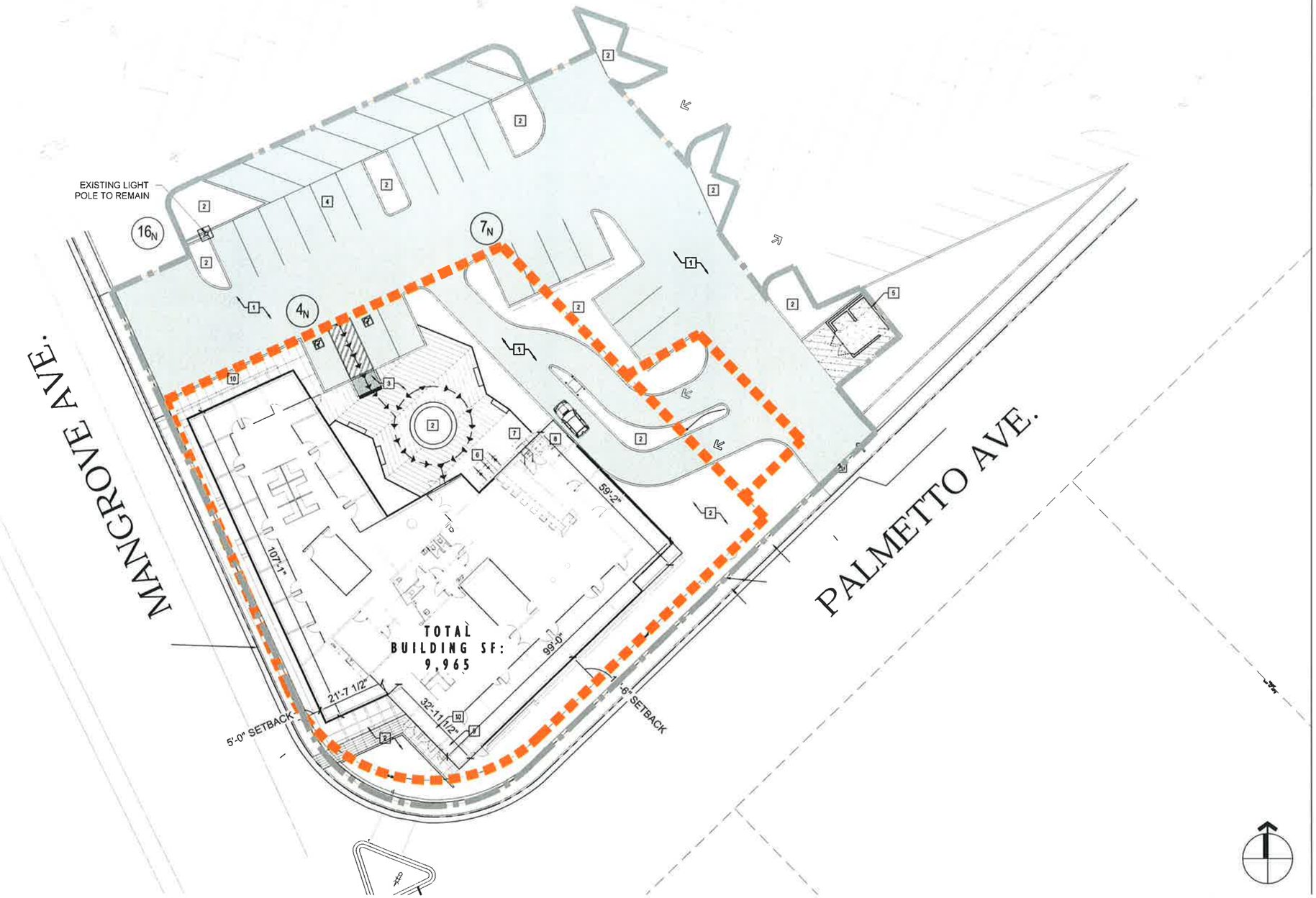
TITLE SHEET
Menemsha ARCHITECTURE
A California Corporation

Attachment B



PROJECT SUMMARY

APN:	003-280-021-000
SITE AREA:	0.37 ACRES, 16,500 SF
LIMIT OF WORK:	37,112 SF
ZONING:	CC (COMMUNITY COMMERCIAL) DISTRICT

BUILDING SUMMARY

TOTAL PROPOSED BUILDING AREA:	9,965 SF
SETBACKS REQUIRED:	
FRONT:	NONE
SIDE:	NONE
REAR:	NONE

PARKING REQUIRED

REQUIRED PARKING STALLS	27 SPACES
REQUIRED BICYCLE STALLS	3 SPACES

LEGEND

- NEW ENHANCED PAVEMENT AREAS. (+/-2,145 SF.)
- (N) ASPHALT PAVEMENT (+/- 15,800 SF)
- NEW LANDSCAPE PLANTING AREAS (+/- 7,538 SF)
- NEW CONCRETE HARDSCAPE (+/- 420 SF)
- NEW 900 SIGN LOCATION
- ADA ACCESSIBLE PATH OF TRAVEL
- APPROXIMATE LIMIT OF WORK
- APPROXIMATE PROPERTY/PARCEL LINE

KEY NOTES

1. ASPHALT PAVEMENT TO BE REPAIRED, RE-SLURRY AND RE-STRIPED
2. PLANTER / LANDSCAPE AREA
3. COLORED / CONCRETE PAVING
4. ADA VAN LEVEL ACCESS AISLE
5. TRASH AND RECYCLING BINS ENCLOSURE
6. BIKE RACK
7. EXTERIOR ATM AND MONEY DROP-OFF LOCATION
8. DRIVE-THRU TELLER WINDOW
9. FIRE RISER
10. ELECTRICAL TELEPHONE ROOM

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR ADDITIONAL CIVIL INFORMATION, IF AVAILABLE
2. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL LANDSCAPE INFORMATION IF, AVAILABLE.

Scale 0 2' 8' 16' 32'

900 MANGROVE AVENUE

ENLARGED SITE PLAN

A1.1

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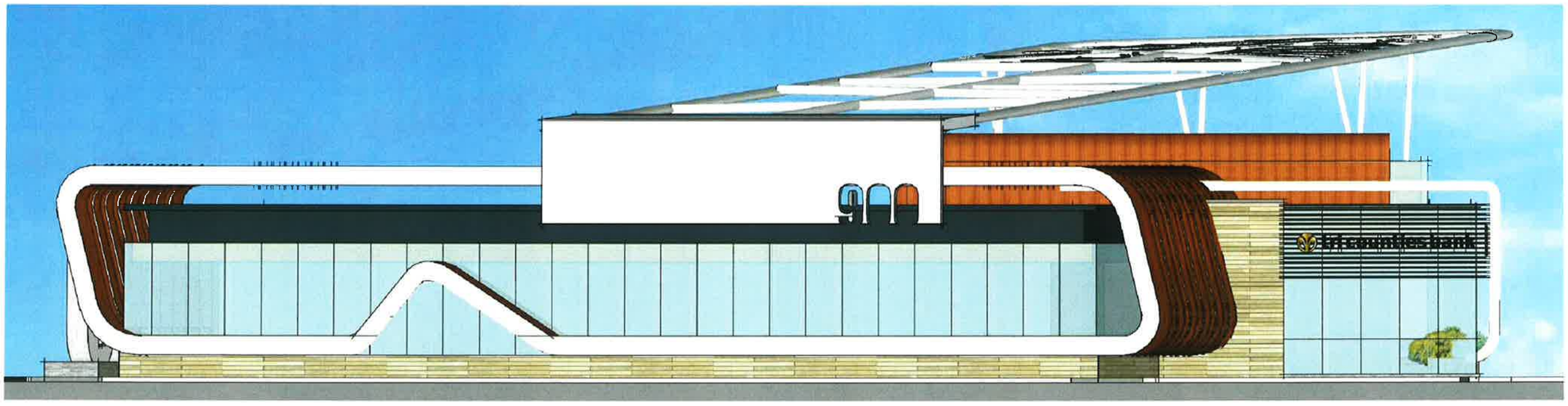
Attachment C

EXTERIOR ELEVATION EAST
SCALE 1'=3/16"



EXTERIOR ELEVATION WEST
SCALE 1'=3/16"

Scale 0 1' 3' 5' 10'

900 MANGROVE AVENUE

EXTERIOR ELEVATIONS

A3.0

CHICO, CALIFORNIA

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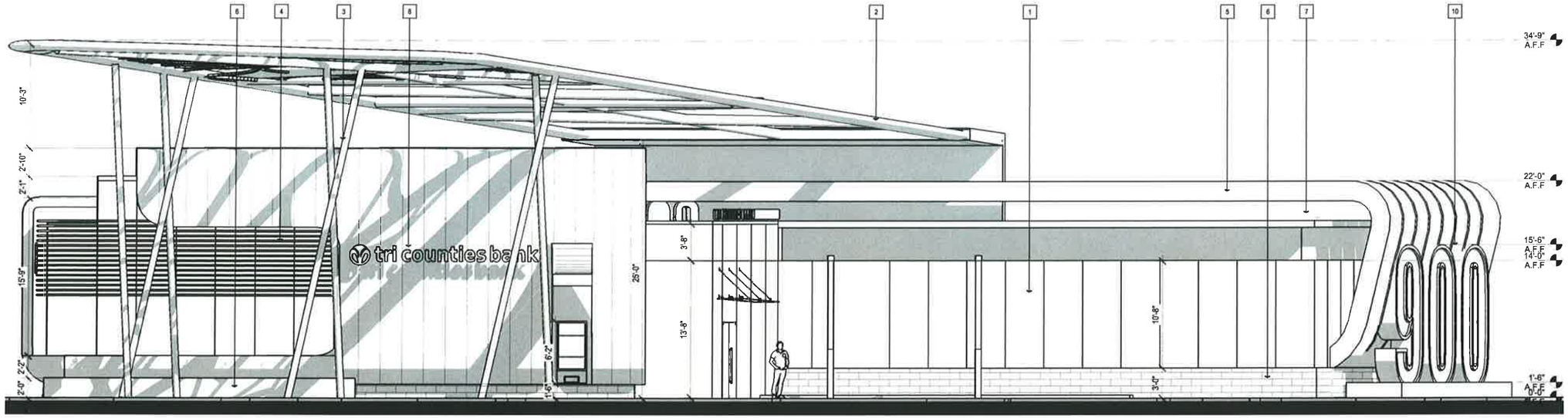
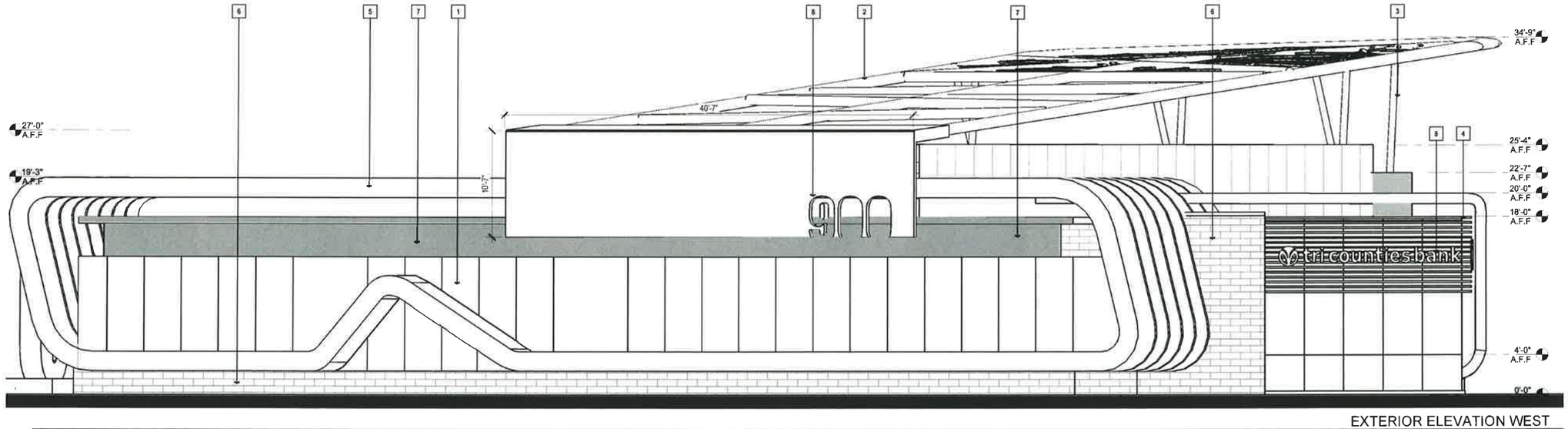
Attachment D



EXTERIOR ELEVATION EAST
SCALE 1'=3/16"



EXTERIOR ELEVATION WEST
SCALE 1'=3/16"

MATERIAL LEGEND

- MTL-2 — AIRFOIL ALUMINUM LOUVERS, ANODIZED ALUMINUM CLEAR
- WD-1 — WOODGRAIN - ALUCOBOND METAL PANELS
- TL-1, OKO SKIN - WHITE
- CONC-1 — CONCRETE BOARD FIBER CEMENT
- G-1 — GLASS CURTAIN WALL SYSTEM
- GFRP-1 — PANELS, WHITE

KEY NOTES

1. CURTAIN WALL
2. LIVING CANOPY
3. CANOPY STRUCTURE/ SUPPORT
4. AIRFOIL ALUMINUM LOUVERS
5. ALUCOBOND METAL SIDING
6. OKO SKIN SIDING
7. EXTERIOR COLORED CONCRETE
8. PIN MOUNTED LETTER (SIGNAGE)
9. TELLER WINDOW
10. LIVING WALL, 900 SIGNAGE
11. INTERNALLY LIT LETTER (SIGNAGE)

Scale 0 1' 3' 5' 10'

900 MANGROVE AVENUE

EXTERIOR ELEVATIONS

A3.1

CHICO, CALIFORNIA

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Attachment D

EXTERIOR ELEVATION NORTH
SCALE 1'=3/16"

EXTERIOR ELEVATION PARTIAL NORTH
SCALE 1'=3/16"

Scale 0 1' 3' 5' 10'

900 MANGROVE AVENUE

EXTERIOR ELEVATIONS

A3.2

CHICO, CALIFORNIA

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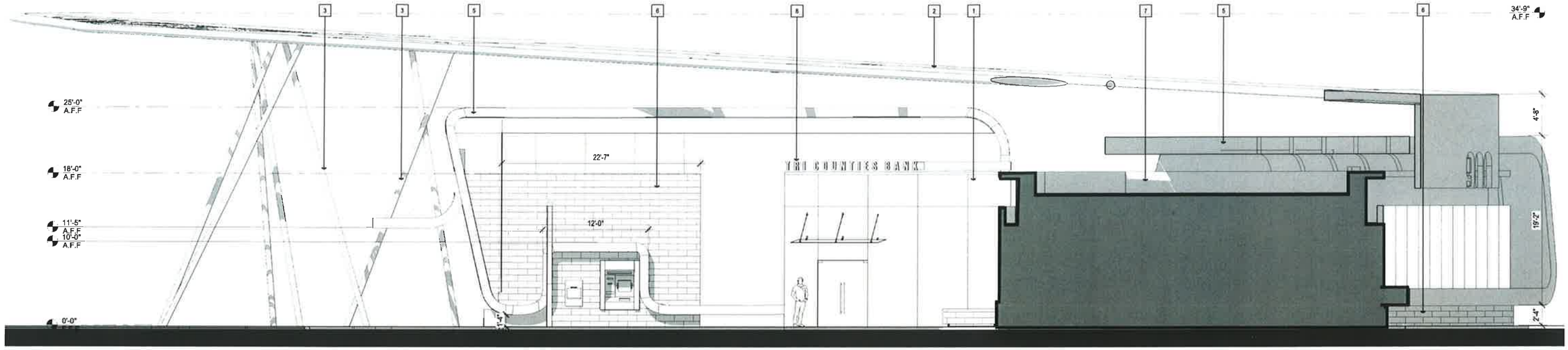
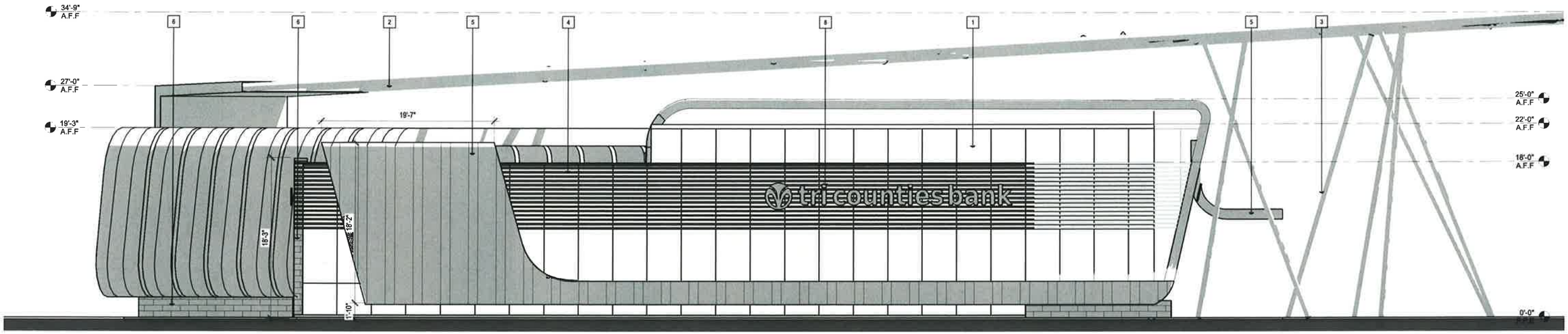


EXTERIOR ELEVATION PARTIAL NORTH
SCALE 1'=3/16"



EXTERIOR ELEVATION SOUTH
SCALE 1'=3/16"

LEGEND

- MTL-2 — AIRFOIL ALUMINUM LOUVERS, ANODIZED ALUMINUM CLEAR
- WD-1 — WOODGRAIN - ALUCOBOND METAL PANELS
- TL-1 — OKO SKIN - WHITE
- GL-1 — GLASS
- CON-1 — CONCRETE BOARD FIBER CEMENT

KEY NOTES

1. CURTAIN WALL
2. LIVING CANOPY
3. CANOPY STRUCTURE/ SUPPORT
4. AIRFOIL ALUMINUM LOUVERS
5. ALUCOBOND METAL SIDING
6. OKO SKIN SIDING
7. EXTERIOR COLORED CONCRETE
8. INTERNALLY LIT LETTER (SIGNAGE)

Scale 0 1' 3' 5' 10'

900 MANGROVE AVENUE

EXTERIOR ELEVATIONS

A3.3

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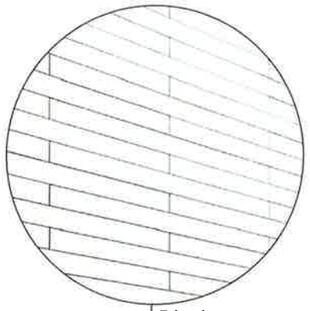
Attachment D

MTL-3

MTL-2

WD-1

GL-1



TL-1

SIGN-3

EXTERIOR PERSPECTIVE - FRONT VIEW LOOKING NORTH WEST

CORE MATERIAL PALETTE

MTL-3

Custom aluminum canopy
Color: RAL-9010, Matte or equal
Interior: Living succulent roof by landscape designer

MTL-2

Alupro, *Wing louver suncontrol systems*

Material: Anodized Aluminum
Color: Clear

Hatch Pattern:

WD-1

Alucobond, *Aluminum composite material*

Color: Natural Chestnut

Hatch Pattern:

GL-1

Arcadia Storefront

Framing: TC970 Series, Captured Glazed for 1" Glass
Glazing: 1" Tempered, low-iron, low-e
Finish: Anodized, Clear
Hatch pattern:

TL-1

~~Facade~~ made of concrete fiber slates

Color: White
Finish: Ferro light
Size: 1800mm x 147mm

Hatch Pattern:

SIGN-3

"900" Channel letters
Finish: RAL-9010, Matte or equal
Interior: Living succulent wall by landscape designer

Note: Signage to be preformed under seperate permit

900 MANGROVE AVENUE

DIGITAL MATERIAL BOARD

A7.0

CHICO, CALIFORNIA

MENEMSHA # 22168 DATE: 8.27.2018

tri counties bank

Tri Counties Bank
Chimene Cosper
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www.tcbk.com
530.680.8282

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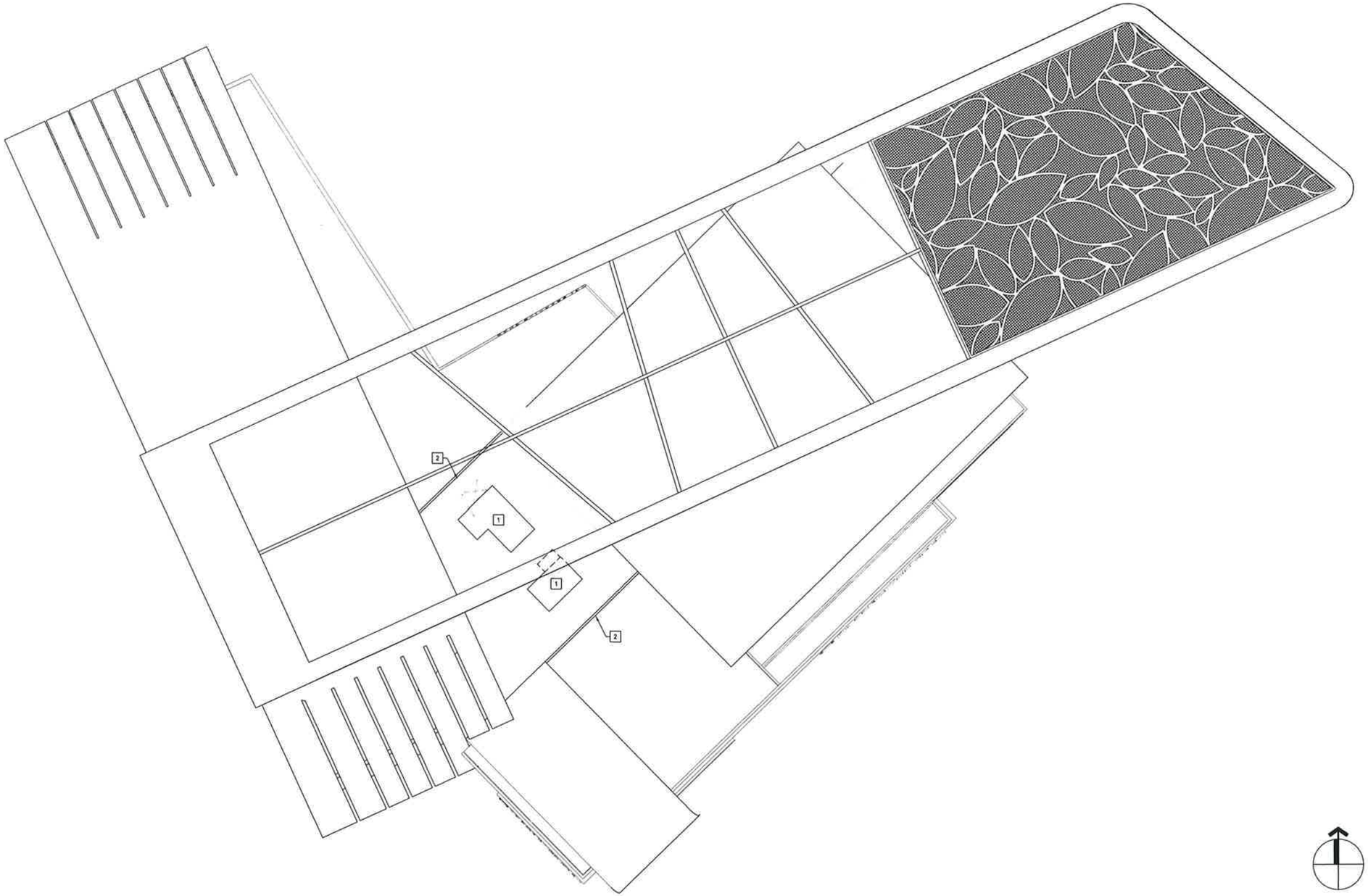
Attachment E



LEGEND

- WD-1
  WOOD GRAIN - CHESTNUT
  ALUCOBOND METAL PANELS
- LIVING CANOPY
  SEE LANDSCAPE SUBMITTAL
- MECHANICAL ROOM BELOW ROOF STRUCTURE, NOT VISIBLE TO PUBLIC EYE
- APPROXIMATE LIMIT OF WORK
- APPROXIMATE PROPERTY/PARCEL LINE

KEY NOTES

1. PROPOSED LOCATION FOR ENCLOSED MECHANICAL ROOF
2. METAL LOUVER SCREEN FOR NEW MECHANICAL UNITS, SEE DETAIL

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR ADDITIONAL CIVIL INFORMATION
2. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL LANDSCAPE INFORMATION

Scale 0 1' 4' 8' 16'

900 MANGROVE AVENUE

ROOF PLAN

A1.3

CHICO, CALIFORNIA

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Attachment F

FRONT VIEW LOOKING NORTH

900 MANGROVE AVENUE

CONCEPTUAL PERSPECTIVE A5.1

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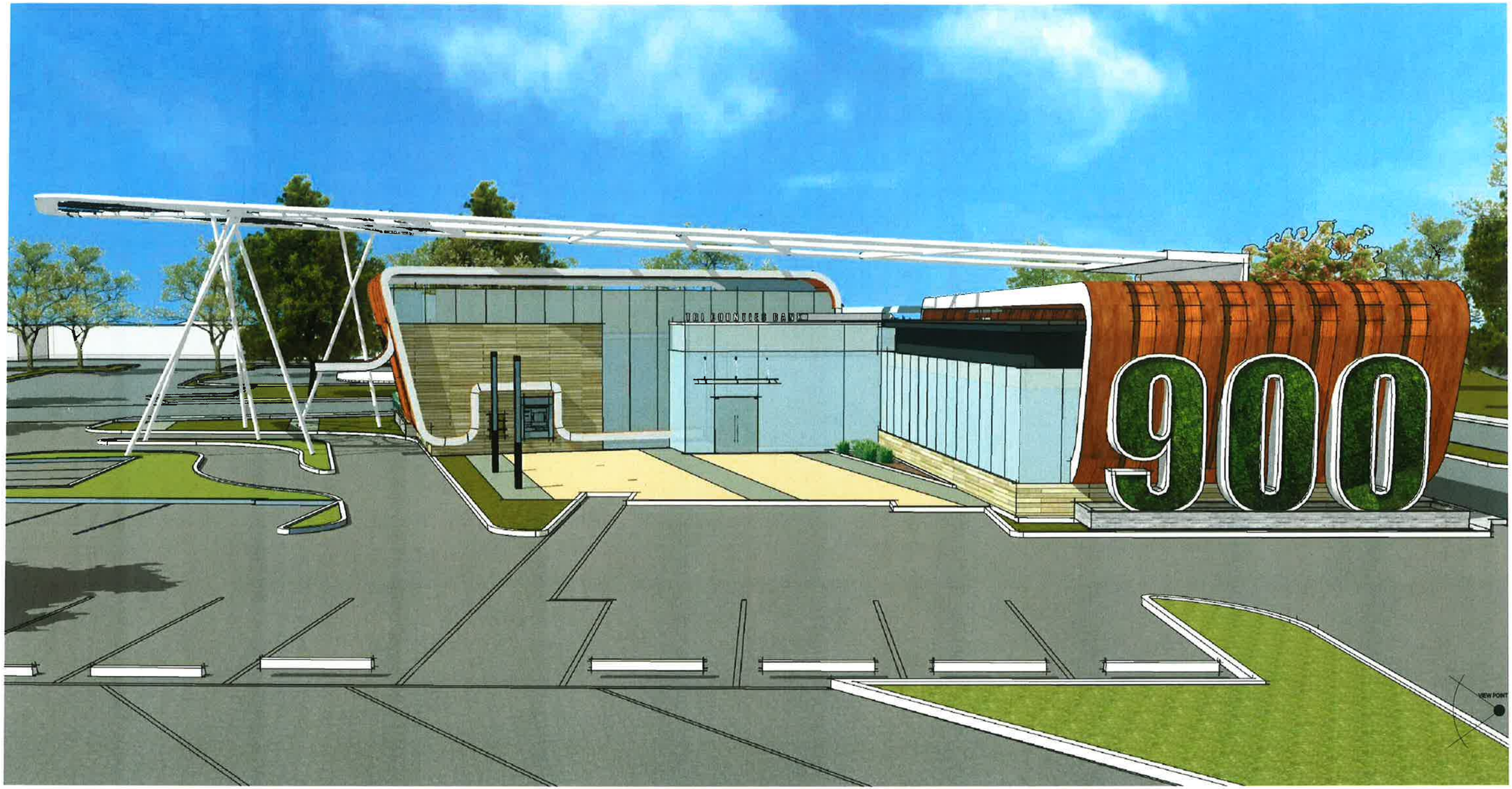
Attachment G



FRONT VIEW LOOKING NORTH WEST

900 MANGROVE AVENUE

CONCEPTUAL PERSPECTIVE A5.2

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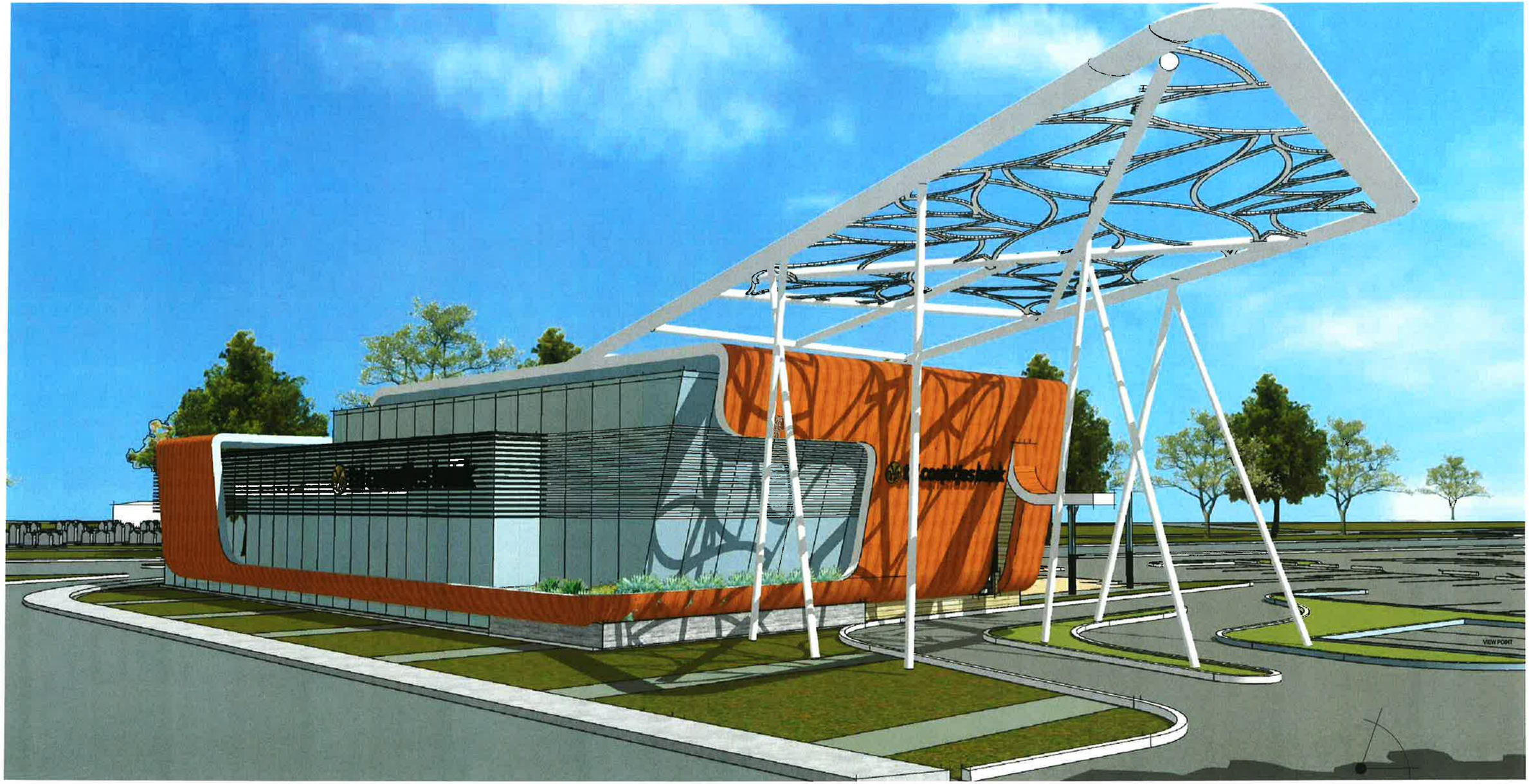
Attachment G



FRONT VIEW LOOKING EAST

900 MANGROVE AVENUE

CONCEPTUAL PERSPECTIVE

A5.3

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MENEMSHA # 22168 DATE: 8.27.2018

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Attachment G

FRONT VIEW LOOKING EAST

900 MANGROVE AVENUE

CONCEPTUAL PERSPECTIVE

A5.4

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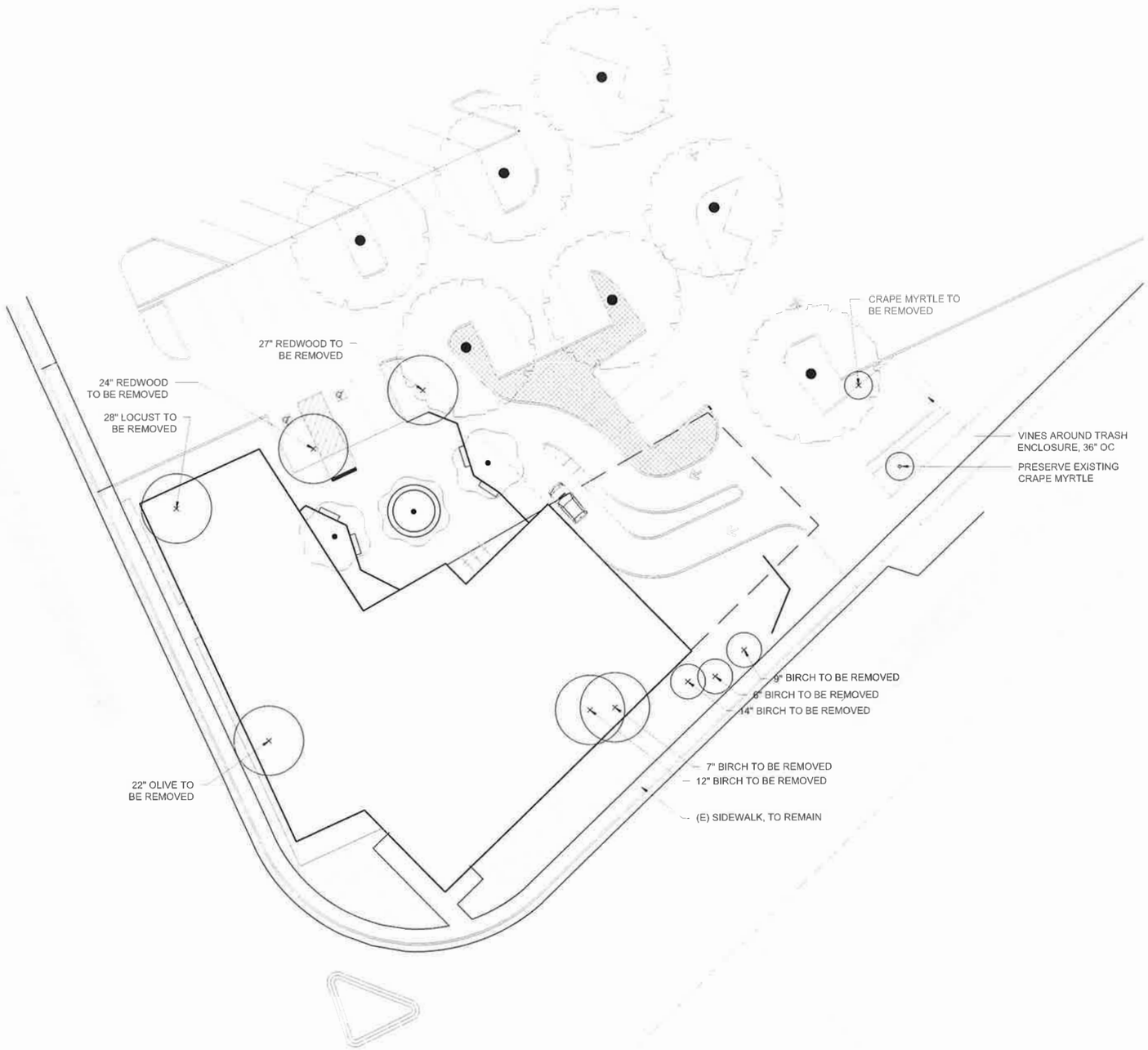
Attachment G



PLANT SCHEDULE

TREES

BOTANICAL NAME / COMMON NAME	CONT	QTY
CERCIS X 'FOREST PANSY' / FOREST PANSY REDBUD	15 GAL	3
QUERCUS KELLOGGII / CALIFORNIA BLACK OAK	24" BOX	5
EXISTING TREE TO REMOVE	N/A	N/A
EXISTING TREE TO REMAIN	N/A	N/A

PLANTING AREAS

SEE SHEET L102 FOR PLANTING COMPOSITION

BIOSWALE PLANTING AREAS

rana creek
LIVING ARCHITECTURE
ranacreekdesign.com
27875 BERWICK DRIVE, SUITE A, CARMEL, CA
phone (831) 659.3820 fax (831) 646.2106

PROJECT TITLE

900 MANGROVE

900 MANGROVE AVE
CHICO, CA 95926

SEAL AND SIGNATURE

CONSULTANTS

0' 8' 16' 32'

1/16" = 1' - 0"

PROJECT NO: ISSUE:

NOT FOR CONSTRUCTION

PROJECT NO:
DRAWN: RL
CHECK: BJ
DATE: 2018.07.19

PLANTING PLAN

L101

Attachment H

SHRUBS

Cotinus coggygria 'Royal Purple'
Purple Smoketree

Arctostaphylos canescens sonomensis
Sonoma Canescent Manzanita

Arctostaphylos manzanita 'Dr. Hurd'
Dr. Hurd Manzanita

Baccharis pilularis 'Pigeon Point'
Dwarf Coyote Bush

GRASSES

Phormium tenax 'Pink Stripe'
New Zealand Flax

Leymus condensatus 'Canyon Prince'
Canyon Prince Giant Wild Rye

Festuca idahoensis 'Siskiyou Blue'
Idaho Blue Fescue

LARGE + MEDIUM TREES

Quercus kelloggii
California Black Oak

Fraxinus americana 'Autumn Purple'
Autumn Purple White Ash

SMALL TREES

Arbutus unedo
Strawberry Tree

Cercis x 'Forest Pansy'
Forest Pansy Redbud

PLANTING CONCEPT

The planting concept makes use of both large and small trees in tree islands and around the parking lot in order to provide more than 50% shade for the parking areas, a necessity in Chico's hot climate.

The understory and other areas in front of the building are unified with a palette of plants in purple, teal, and mid-green shades, which coordinates well with the color palette of the proposed building. Low grasses and dwarf coyote bush cover the ground plane and allow the 'floating base' of the building to show through, while New Zealand flax, manzanita, and smoketree punctuate the design with vertical interest and color.

The bioswale is designed to collect stormwater from the parking lot on the site and infiltrate and treat it. The large tree in the bioswale will provide cooling, absorb water, and transpire it back into the atmosphere.

PLANTING CONCEPT

rana creek
LIVING ARCHITECTURE
ranacreekdesign.com
27875 BERWICK DRIVE, SUITE A, CARMEL, CA
phone (831) 659.3820 fax (831) 646.2106

PROJECT TITLE

900 MANGROVE

900 MANGROVE AVE
CHICO, CA 95926

SEAL AND SIGNATURE

CONSULTANTS

PROJECT NO: ISSUE:

NOT FOR CONSTRUCTION

PROJECT NO:
DRAWN: RL
CHECK: BJ
DATE: 2018.07.19

PLANTING CONCEPT

L102

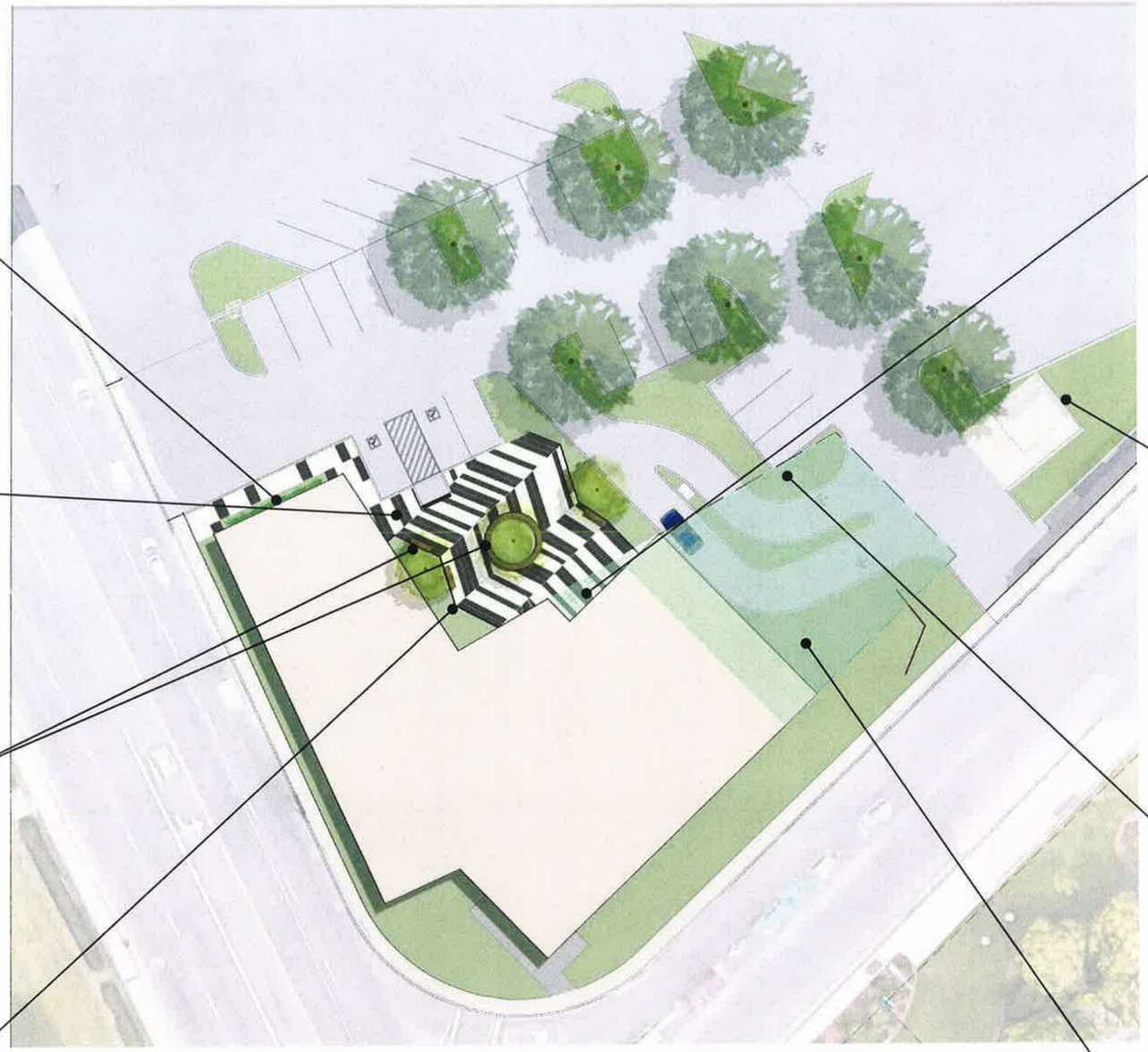
Attachment H

Living Wall

Plaza Paving
Two toned shot blasted concrete

Benches integrated into planters

Angular Planter Beds



Bike Racks
Forms + Surfaces Twist Bike Rack
(3) 2'X6' spaces with a 5' aisle

Vines: Screening for trash enclosure

Bioswale Swale

Living Canopy

rana creek
LIVING ARCHITECTURE
ranacreekdesign.com
27875 BERWICK DRIVE, SUITE A, CARMEL, CA
phone (831) 659.3820 fax (831) 646.2106

PROJECT TITLE

900 MANGROVE

900 MANGROVE AVE
CHICO, CA 95926

SEAL AND SIGNATURE

CONSULTANTS

0' 8' 16' 32'
1/16" = 1' - 0"

PROJECT NO: ISSUE:

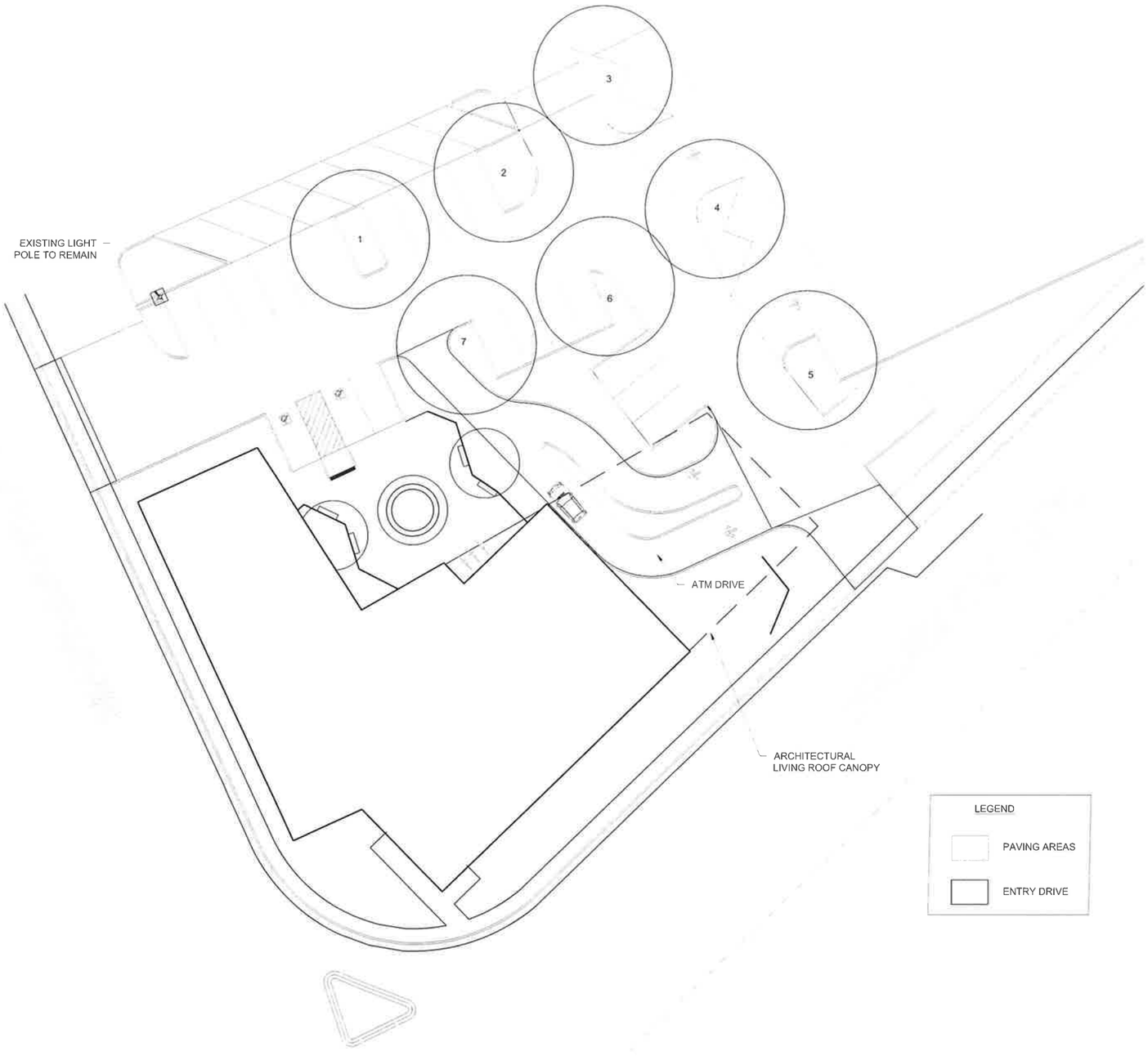
NOT FOR CONSTRUCTION

PROJECT NO:
DRAWN: RL
CHECK: BJ
DATE: 2018.07.19

MATERIALS

L100

Attachment I



SHADE CALCULATION TABLE

#	BOTANICAL NAME	COMMON NAME	CANOPY COVER SQ. FT.	CANOPY QUANTITY	SQ. FT OF SHADE
1	Querus kelloggii	California Black Oak	1256	FULL	1256
2	Querus kelloggii	California Black Oak	1256	FULL	1256
3	Querus kelloggii	California Black Oak	1256	FULL	1256
4	Querus kelloggii	California Black Oak	1256	FULL	1256
5	Querus kelloggii	California Black Oak	1256	FULL	1256
6	Querus kelloggii	California Black Oak	1256	FULL	1256
7	Querus kelloggii	California Black Oak	1256	3/4	942
TOTAL SHADE PROVIDED					8478
PARKING LOT AREA REQUIRED TO BE SHADED (50% OF PAVING AREA)					8172

rana creek
LIVING ARCHITECTURE
ranacreekdesign.com
27875 BERWICK DRIVE, SUITE A, CARMEL, CA
phone (831) 659.3820 fax (831) 646.2106

PROJECT TITLE

900 MANGROVE

900 MANGROVE AVE
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CONSULTANTS

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1/16" = 1' - 0"

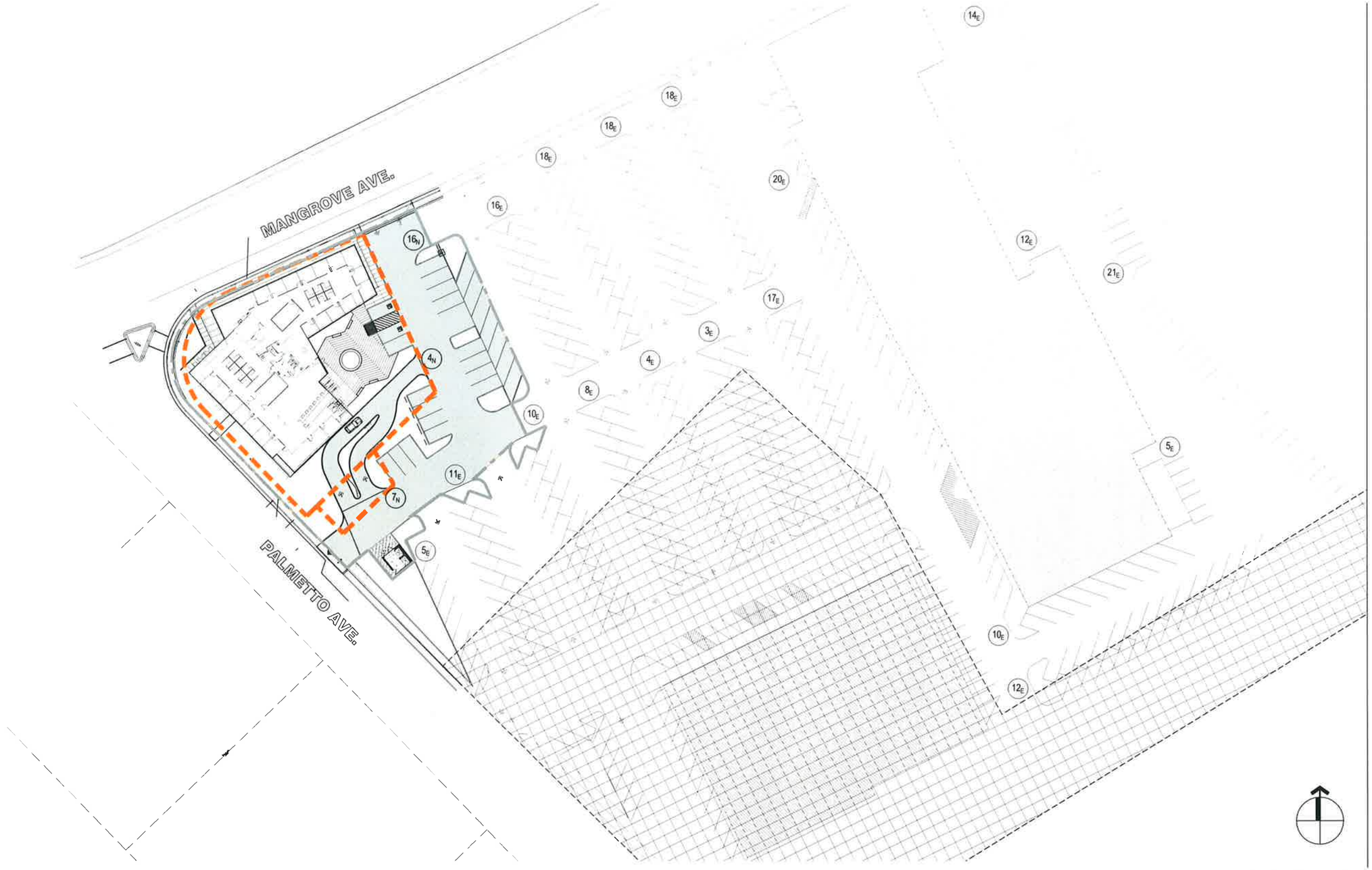
PROJECT NO: ISSUE:

NOT FOR CONSTRUCTION

PROJECT NO:
DRAWN: RL
CHECK: BJ
DATE: 2018.07.19

PAVING AREA AND TREE SHADING

L103



PLAZA SUMMARY

PLAZA BUILDING AREA: 45,556 SF
ZONING: CC (COMMUNITY COMMERCIAL) ZONE

PLAZA PARKING PROVIDED

TENANT	AREA	RATIO	REQ'D SPACES
Addus Health Care	6,000	1/375	16
The Avenues	4,888	1/250	20
ABC Books	3,700	1/250	15
Chico Furniture Direct	1,750	1/250	7
La Comida	4,556	1/5 Seats	30
Hubbs Stationery & Gifts	3,337	1/250	13
Round Table Pizza	3,616	1/5 Seats	34
Chico Nails	1,033	-	7
Chico Printing Inc.	2,010	1/375	5
Vacant	272	1/375	1
Labelz	1,588	1/250	6
Mangrove Prof. Offices	1,686	1/375	5
Ready, Chef, Go Bistro	6,120	1/94	44
TOTAL REQ'D	45,556 SF		203 SPACES

EXISTING PARKING

EXISTING PARKING ON SITE - 220 /(E) SPACES *

- 203 OF THE EXISTING PARKING SPACES ARE CURRENTLY ALLOTTED FOR EXISTING CURRENT TENANTS ON THE SITE.

247 PARKING SPACES ARE CURRENTLY SHOWN IN THIS SCHEME LEAVING 44 SPACES FOR THIS DEVELOPMENT.

LEGEND

- EXISTING BUILDING, NOT PART OF CONTRACT
- EXISTING ADJACENT PROPERTY, NOT CONSIDERED PART OF THIS SITE COUNT
- EXISTING ASPHALT PAVEMENT TO BE MODIFIED, REPAIRED, RE-SLURRY AS INDICATED ON SHEET A1.1
- APPROXIMATE LIMIT OF WORK
- APPROXIMATE PROPERTY/PARCEL LINE

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR ADDITIONAL CIVIL INFORMATION
2. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL LANDSCAPE INFORMATION

Scale 0 4' 16' 32' 64'

900 MANGROVE AVENUE

OVERALL SITE PLAN

A1.0

CHICO, CALIFORNIA
MENEMSHA # 22168 DATE: 8.27.2018

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Attachment K

FORMS+SURFACES®

Attachment L

TWIST™ BIKE RACK

PRODUCT DATA

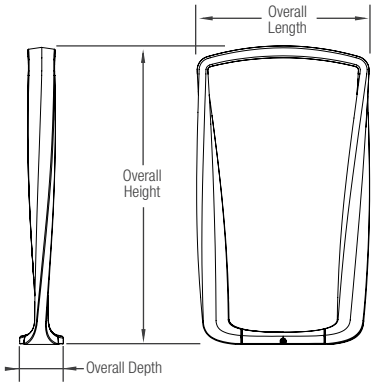
The **Twist Bike Rack** is a fun design that plays on the shape of a double helix and echoes curves found in nature. Formed of a single aluminum casting that minimizes visible fasteners, Twist comes in numerous powdercoat colors to match branding, wayfinding, and other design themes. A secure choice for spaces of all kinds, Twist supports most bikes in two places, works with standard U-locks, and complies with APBP Guidelines.

MATERIALS & FINISHES

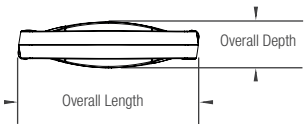
INSTALLATION & MAINTENANCE

MATERIALS	FINISHES	GUIDELINES & SECURITY	INSTALLATION	MAINTENANCE
• Body is made of corrosion-resistant cast aluminum with powdercoat finish. • Cover plate, concealing the mounting hardware, is made from cast aluminum and is powdercoated to match the body.	• See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge. • Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components.	• Meets Association of Pedestrian and Bicycle Professionals (APBP) guidelines. • A locking point detail and mounting configurations that meet APBP guidelines can be found on pages 1 and 2 of this document.	• Twist Bike Racks must be surface mounted with embedded anchors. Stainless steel anchors and tamper-resistant stainless steel screws are included.	• Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

NOMINAL DIMENSIONS



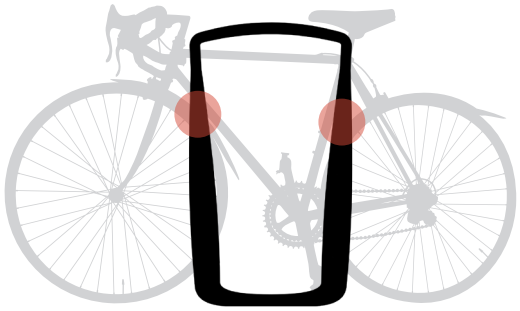
TOP VIEW



OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	WEIGHT
19.5" (495 mm)	5" (127 mm)	34" (864 mm)	34 lbs (15 kg)

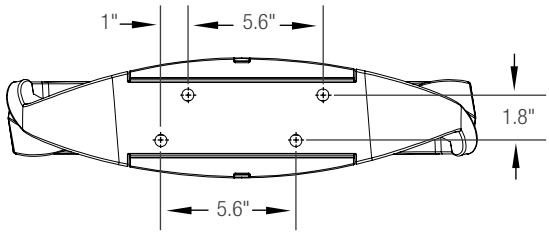
LOCKING POINT AND CONFIGURATION EXAMPLES

The Twist Bike Rack was designed to allow for a multitude of locking point and configuration options to meet your individual needs. Please note that for optimal performance, Forms+Surfaces recommends a 36" center-to-center placement. See diagrams below and the separate installation instructions document for more details.



A standard U-lock can be locked at this location to meet APBP guidelines for security and functionality.

LOCKING POINT EXAMPLE



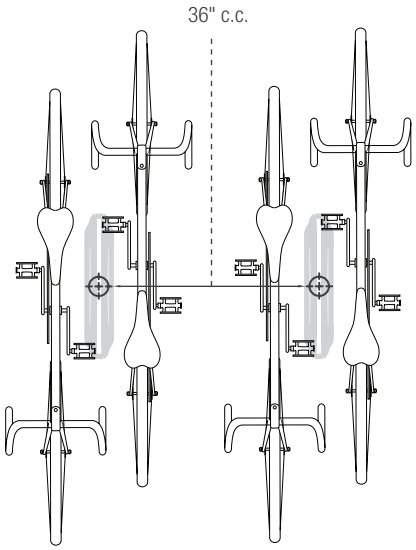
MOUNTING / HARDWARE DETAIL

T 800.451.0410 | www.forms-surfaces.com

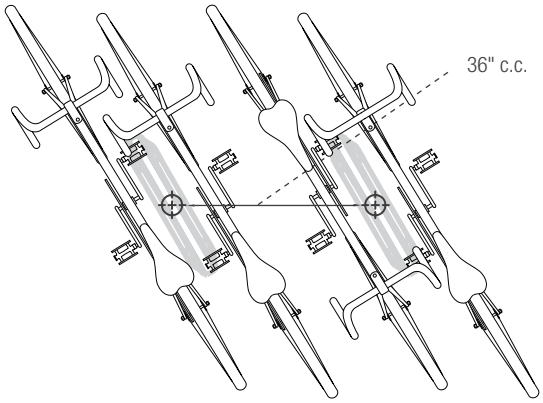
FORMS+SURFACES®

Attachment L

LOCKING POINT AND CONFIGURATION EXAMPLES (Continued)



CONFIGURATION EXAMPLE A



CONFIGURATION EXAMPLE B

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Twist Bike Rack Environmental Data Sheet for detailed environmental impact information.
- Metal components have a long life cycle and are 100% recyclable.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance.

MODEL NUMBER AND DESCRIPTION

MODEL	DESCRIPTION
SKTWS	Twist Bike Rack

PRODUCT OPTIONS

The following options are available for an upcharge

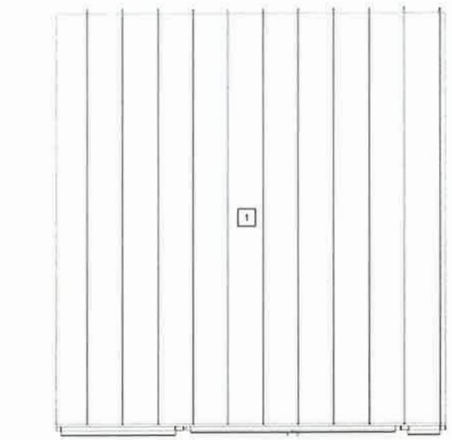
Premium Texture Colors from Forms+Surfaces Powdercoat Chart
Custom RAL powdercoat color

LEAD TIME: 4 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

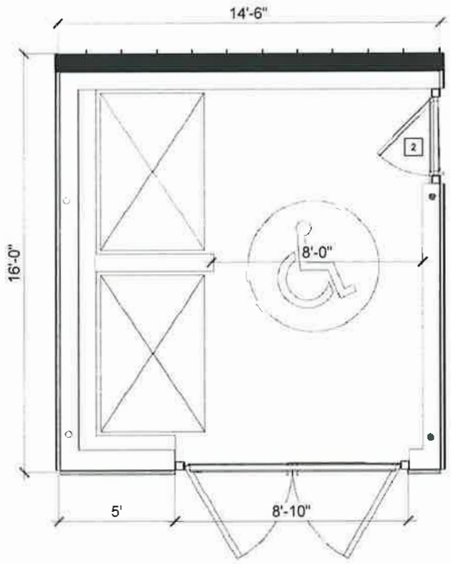
PRICING: Please contact us at **800.451.0410** or **sales@forms-surfaces.com**. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER SPECIFY: Quantity, model, powdercoat color for body casting. Quote/Order Forms are available on our website to lead you through the specification process in a simple checkbox format.

PERSPECTIVE
NTS



ROOF PLAN
SCALE 3/8" = 1'-0"



FLOOR PLAN
SCALE 3/8" = 1'-0"

LEGEND

MTL-4
CORRUGATED METAL SIDING

MTL-5
STANDING SEAM VERTICAL SIDING

KEY NOTES

1. CANTILEVERED ROOF
2. STAFF ACCESS
3. STEEL SUPPORT

Scale 0 1' 2' 7'

900 MANGROVE AVENUE

TRASH ENCLOSURE

CHICO, CALIFORNIA
MENEMSHA # 22168 DATE: 8.27.2018

A6.0

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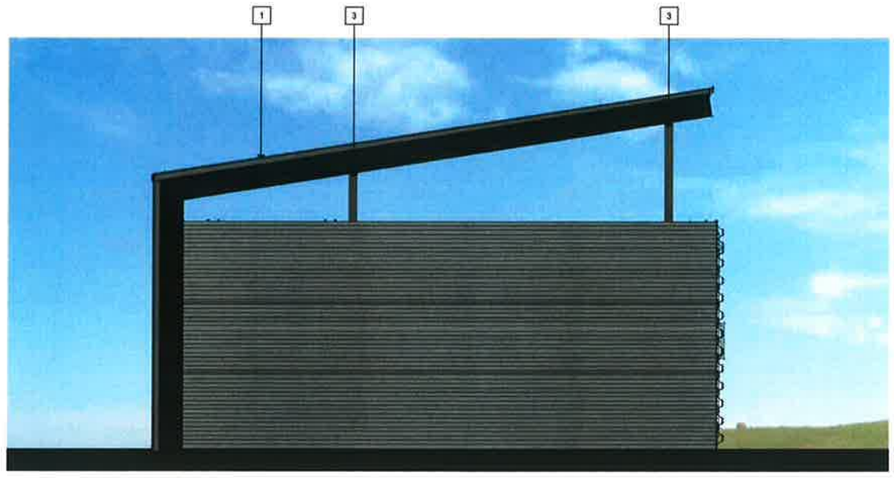
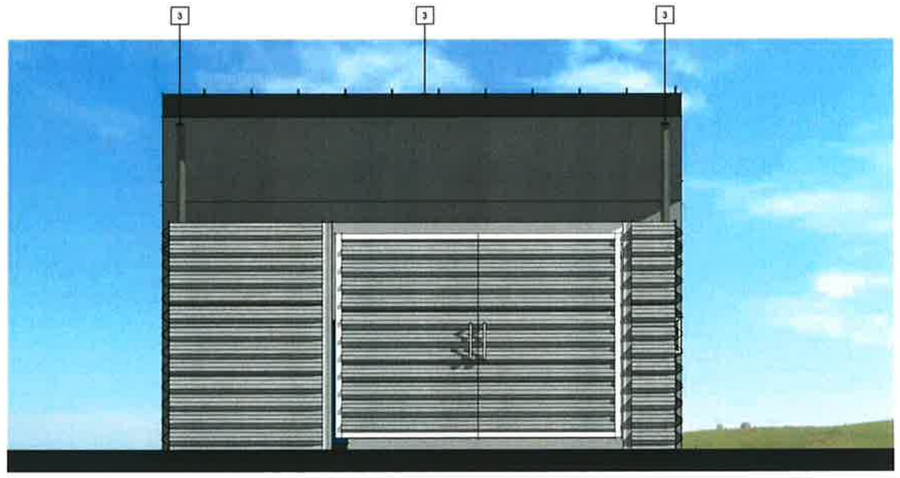
Attachment M

ELEVATION - REAR
SCALE 1/2" = 1'-0"

ELEVATION - RIGHT
SCALE 1/2" = 1'-0"



ELEVATION - LEFT
SCALE 1/2" = 1'-0"



ELEVATION - FRONT
SCALE 1/2" = 1'-0"

LEGEND

MTL-4
CORRUGATED METAL SIDING

MTL-5
STANDING SEAM VERTICAL SIDING

KEY NOTES

1 CANTILEVERED ROOF

2 STAFF ACCESS

3 STEEL SUPPORT

Scale 0 1' 2' 4'

900 MANGROVE AVENUE

TRASH ENCLOSURE

A6.1

CHICO, CALIFORNIA

MENEMSHA # 22168 DATE: 8 27 2018

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Attachment M

Luminaire Schedule (Issue: June 15th, 2018) Project No. 80610.1 **TRI COUNTIES BANK - Chico,CA**

Contact Shannon Holcomb with Commercial Lighting Industries, 210-393-8732, SHolcomb@commercial-lighting.net

Istvan Derzsi, 760.999.0089, Iderzsi@Commercial-Lighting.net for design related inquiries.

Fixture Type	Reference Image	Description	Dimming Interface	Product ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
A		10' high, Light Column, Entry plaza	0-10v (1%)	CLI-NATCBMA-LC5-10-AW-48NB-50-4K-UNV	LED Module, 4000K, 70 CRI	UNV	50	5" diameter, 10 feet high, 48" long acrylic lens, mounted on the ground in the entry plaza. Finish to be Textured Black Matte or as specified by architects. Location as per drawings. Engineer to confirm if photocell is required.
B		Trellis Mounted, Quad-Head Adjustable downlights	0-10v (1%)	CLI-NATCBMB-F080-4M-HO-40-9-20-W	LED Module, 4000K, 2976lm, 20* Degree Spot Optics	UNI-VAC	46	Mounted to trellis on the locations marked on the plan to light driveway, ATM drive through and teller drive through. Each head to be individually aimed to cover the entire driveway zone. Finish to be matte white or as specified by architect. Provided with anti-glare shield.
S1T2		20' Single-Head Area Pole	PC & MS available	CLI-NATCBMS1T2-UR28-96L-155-4K7-2-UNV-A46-PS-CLR	LED Module, 4000K, 19,112lm, 70 CRI, Type 2 Distribution	UNI-VAC	155	Single head mounted atop 20' tall 5" dia. round pole using 5" arm bracket. Finish to be silver powdercoat. Engineer to confirm if motion sensor and photocell is required. Location as indicated on plan.
S1T5		20' Single-Head Area Pole	PC & MS available	CLI-NATCBMS1T2-UR28-96L-155-4K7-5W-UNV-A46-PS-CLR	LED Module, 4000K, 19,112lm, 70 CRI, Type 5 Wide (Round) Distribution	UNI-VAC	155	Single head mounted atop 20' tall 5" dia. round pole using 5" arm bracket. Finish to be silver powdercoat. Engineer to confirm if motion sensor and photocell is required. Location as indicated on plan.
S2T2		20' Double-Head Area Pole	PC & MS available	CLI-NATCBMS2T2-UR28-96L-155-4K7-2-UNV-A46-PS-CLR	2x LED Module, 4000K, 19,112lm, 70 CRI, Type 2 Distribution	UNI-VAC	155	Double heads mounted atop 20' tall 5" dia. round pole using 5" double-arm bracket. Finish to be platinum silver powdercoat. Engineer to confirm if motion sensor and photocell is required.
		SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.						
CNTRL	Controls Package - TBD							

Notes, Exceptions, Clarifications

PURCHASING: All Lighting is supplied by ___. Consult with the above listed Mfgs for pricing at pre-established customer pricing. The complete package is approved and available at established discounted pricing from Commercial Lighting Industries, 81161 Indio Blvd, Indio, CA 92201, 800-755-0155 / 760-831-9815. Contact Farren Halcovich , Farren@Commercial-Lighting.net, for purchase order placement, and coordinating delivery of the package.

LTG SPEC VERIFICATION: Purchaser assumes responsibility for, and must verify with CLI the following prior to purchasing: Voltage, specific mounting details (including recessed downlight hanger bars if non-standard from the Mfg) , NYC or Chicago codes, IC Rating, wind/gust pole factors, integral luminaire wiring gauge, custom reflector reflectances, Kelvin temperature, distribution, emergency use and dimming method. The above catalog #s may not be completely solidified at time of drawing issuance for construction.

PHOTOMETRIC COMPLIANCE: A complete Photometric drawing for this project as currently drawn and specified, has been submitted to approving authorities a applicable. Any substitutions or changes nullify the report and compliance and are strictly forbid without writtent approval from the owner, architect or lighting designer - **NO SUBSTITUTIONS ARE ALLOWED**.

ENERGY COMPLIANCE: The purchasing party is responsible for solidifying the lighting package in compliance with the State Energy Code, both with respect to Lighting Power Density (LPD) and the use of mandated controls (dimmers, photocells, occupancy sensors, etc.). Consult with Istvan Derzsi, Sr. Lighting Designer of Commercial Lighting Industries 323-905-2220 to ensure compliance prior to ordering.

CONTROLS: The control system being implemented has been designed per meetings with the owner and architect, determining the complete requirements of the control system, and engineered to the exact specifications of the luminaires in this schedule, and in compliance with the State Energy Code. Any changes to the above would affect the Controls engineering and thus would require re-submission to all parties: Owner, Architect, Lighting Designer, Controls Manufacturer and the State Energy Compliance Department.

Attachment N

Luminaire Schedule (Issue: June 15th, 2018) Project No. 80610.1 **TRI COUNTIES BANK - Chico,CA**

Contact Shannon Holcomb with Commercial Lighting Industries, 210-393-8732, SHolcomb@commercial-lighting.net

Istvan Derzsi, 760.999.0089, Iderzsi@Commercial-Lighting.net for design related inquiries.

Fixture Type	Reference Image	Description	Dimming Interface	Product ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes

DIMMING: The method of dimming each fixture type (generally either Non-Dim, ELV/MLV, 0-10v or DALI/Ecosystem) may not have been known at the time the of preliminary specifications submission. Some luminaires may be available with different dimming than is indicated - see the catalog cuts. When requesting a quotation, and ordering, the purchaser must verify the dimming method desired (to match the wiring and type of dimming that will get installed) of each type and request the quotation accordingly. Once product is on site, the dimming installed will have to be compatible with the luminaires. Note: the default dimming specifications are: For CA, US - all 0-10V wherever possible if using central Control System - same. Otherwise, any luminaire that is not 0-10V or combo ELV/120V, is specified as ELV because it cannot be assumed that LV wiring will be run.

WIRING: 120V Leading Edge dimmers (old technology for mostly incandescent fixtures) aka Triac/120V dimming, and 120V Trailing Edge dimmers aka ELV dimming (utilizing standard 3 wire White/Black/Green) are not interchangeable with 0-10V dimming which has two additional low voltage wires (Grey/Violet) for analog control signal, using one volt increments from 0 to 10, thus dimming the LED fixtures down to 10% or even 1%. Each fixture much be ordered with the appropriate 120V or the 0-10V driver depending on which will dim it, they are NOT interchangeable. Do Not assume a fixture with 0-10V is "standard" and will thus dim correctly if only 120V dimming is available.

VOLTAGE: Voltage to be verified. See Volt column: DV means Dual-Volt - fixtures come compatible for either 120 or 277V. MV means Multi-Volt - fixtures come compatible for either 120/208/240/277/347 volts. TBD means the fixture comes in 120 or 277 but not both and thus the voltage for these fixtures must be verified prior to ordering.

Attachment N

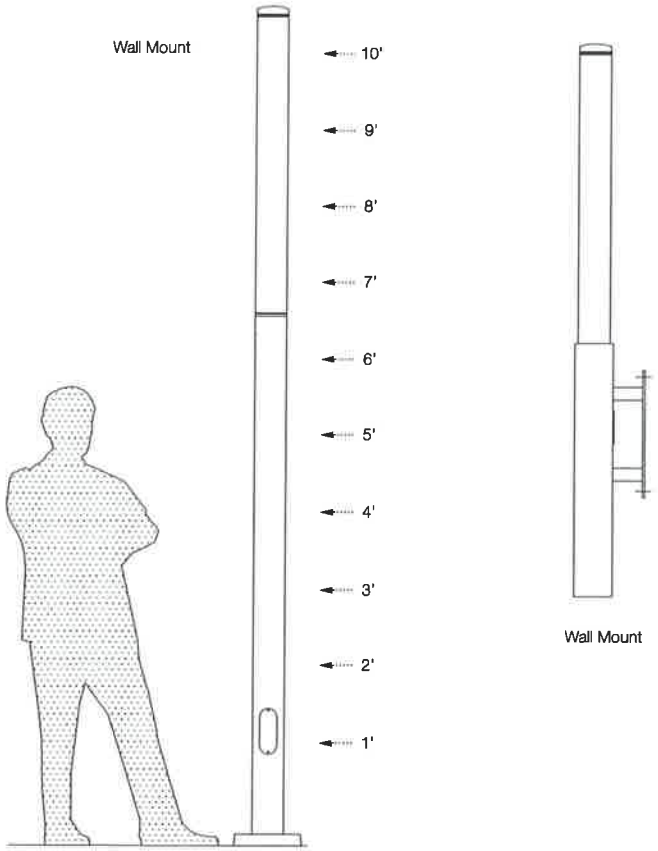
Job Name: Tri-Counties Bank - Mangrove Ave, Chico, CA

Catalog #: CLI-NATCBMA

TYPE: A

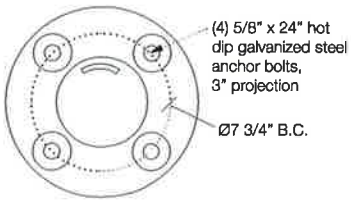
Sample	LC5	10	AW	48-25W	4K	UNV	AB	PEC	BBT
Ordering	/	/	/	/	/	/	/	/	
	A	B	C	D	E	F	G	H	I

DETAILS

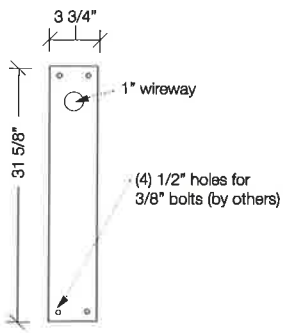


MOUNTING INFORMATION

Anchor Bolt Pattern



Wall Mount Bracket



A. MODEL

LC5	5"Ø Light Column

B. HEIGHT

6	6 feet
8	8 feet
10	10 feet
12	12 feet
14	14 feet[1]

C. LENS TYPE

AW	acrylic white

D. LENS LENGTH-Wattage

24NB-13	24" lens, symmetric distribution, 13W
24NB-25	24" lens, symmetric distribution, 25W
48NB-25	48" lens, symmetric distribution, 25W
48NB-50	48" lens, symmetric distribution, 50W

E. CCT - COLOR TEMP

3K	3000K, 70CRI
4K	4000K, 70CRI
5K	5000K, 70CRI

F. VOLTAGE

UNV	120-277V

G. MOUNTING

AB	anchor base
DBE	direct burial extension
WM	wall mount[2]

H. ELECTRICAL OPTIONS

PEC-120	button, 120V
PEC-208	button, 208V
PEC-240	button, 240V
PEC-277	button, 277V

I. COLOR

BBT	basic black textured
BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
DBT	dark bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	_____

1. 14' option not available in Canada
2. WM available for 6', 8' and 10' height only

Attachment N

Housing: Each Beacon 505 Light Column is a ¼" 5" diameter aluminum luminaire with a 5" diameter translucent white acrylic upper tube that is provided with a LED heat sink with either a 2' or 4' LED engine module containing high powered direct LEDs. The LED engine is concealed in shaft to eliminate glare. The optics are designed to provide uniform glare free direct lighting. The top cap is removable cast aluminum and secures the 5" diameter acrylic tube to the lower 5" diameter aluminum tube and it is removable for servicing without the use of tools. The lens shall be translucent white, impact resistant, UV Stabilized, acrylic with a .125" wall, and a nominal length of 2' or 4'.The lower body Shall be .125" wall 6063-T5 extruded 5" diameter aluminum tube that is welded to a round cast aluminum vandal resistant base. The length of the lower tube will produce a light column with nominal lengths of 8', 10', 12', or 14'

Electrical: Luminaires are equipped with LED driver(s) that accept 120 through 277 VAC, 50 Hz to 60 Hz (UNIV). Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL-217F Notice 2. All driver components supplied are component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

Surge Protector: The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

Fasteners: All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

Anchorage: Four 5/8" X 24" high strength steel anchor bolts hot-dip galvanized after fabrication on a 7 3/4" bolt circle. System can be provided for direct burial (consult factory)

Agency Certification: The luminaire shall bear an NRTL label and be marked suitable for wet locations.

Finish: Fixture finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

Warranty: Beacon luminaires feature a 5 year limited warranty for the product. See Warranty Information on www.beaconproducts.com complete details and exclusions.

Attachment N

Job Name: Tri-Counties Bank - Mangrove Ave, Chico, CA

Catalog #: CLI-NATCBMB

TYPE: B

RISE IS A SYSTEM OF BEAUTIFULLY DESIGNED OUTDOOR RATED LUMINAIRES THAT PROVIDE EFFICIENT AND POWERFUL LIGHT USING THE LATEST IN LED TECHNOLOGY. RISE F080 QUAD IS A UNIQUE CONFIGURATION THAT GROUPS FOUR RISE F080 SINGLES ALLOWING YOU TO QUADRUPLE YOUR LUMEN POWER, DELIVERING UP TO 2800 LUMENS. THIS UNIQUE FIXTURE CAN BE USED TO POWERFULLY LIGHT ONE OBJECT OR AIMED SEPARATELY, ALLOWING YOU TO ILLUMINATE MULTIPLE APPLICATIONS. THIS POWERFUL AND COMPACT LED LIGHT FIXTURE CAN BE USED IN SPOT, ACCENT, LANDSCAPE AND FLOODLIGHT APPLICATIONS. ITS UNIQUE MACRO™ LOCK FEATURE ALLOWS FOR FULL 180 DEGREE TILT AND 360 DEGREE PAN AIMABILITY OF EACH FIXTURE HEAD USING ONLY ONE TOOL.

FEATURES :

- UNIQUE BRACKETRY DESIGN FOR QUADRUPLE HEAD, SINGLE POINT INSTALLATION
- MACRO™ LOCK - 180° TILT AND 360° PAN
- POWERFULL OUTPUT 1200-2800LMS
- 11 UNIQUE BEAM ANGLES
- MULTIVOLT (110V-277V)
- 8 CCTS: 2200K THROUGH 6500K
- 80+ AND 90+ CRI
- DIMMABLE TO 5%
- IP66 RATED

FIXTURE MODEL	FIXTURE CONFIG.	POWER/ LUMEN OUTPUT*	CCT/ COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES	WIRING AND MOUNTING
F080	4M	HO	40	9	20			
F080	4M - 4 Heads, Movable Quad	LO - Low Output MO - Medium Output HO - High Output	22 - 2200K 25 - 2500K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K 65 - 6500K RD - Red GR - Green BL - Blue AM - Amber	8 - 80 9 - 90* X - For RD, GR, BL, AM *90 CRI not available in 2200K, 2500K, 5000K, and 6500K	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°) 20 - Spot (20°) 40 - Flood (40°) 60 - Wide Flood (60°) 80 - Very Wide Flood (80°) E1 - Elliptical 1 (15°x60°) E2 - Elliptical 2 (30°x60°) E3 - Elliptical 3 (60°x15°) E4 - Elliptical 4 (60°x30°)	K - Black Z - Bronze S - Silver W - White C - Custom* *Select color at pantone.com	X - No Accessory H - Half Snoot F - Full Snoot C - Custom Will ship as X if not specified	B - 10' External Cable Side Exit ; Surface Mount ; UL/CE Rated C* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT; UL/CE Rated Will ship as C if not specified

*SEE PHOTOMETRY CHART FOR LUMEN DATA

PERFORMANCE	WATTS	POWER	LUMEN OUTPUT	OPTIC	EFFICACY	CBCP
	16	Low Output	1,236	5°	77	88,068
	30	Medium Output	2,124	5°	71	151,246
	46	High Output	2,976	5°	65	211,964

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX 80+, 90+

COLOR CONSISTENCY 3-STEP MACADAM ELLIPSE

LUMEN DEPRECIATION / RATED LIFE	WATTS	L70 @ 25C	L70 @ 50C	L90 @ 25C	L90 @ 50C
	HIGH	>60,500* >(181,000)**	>36,3000* >(109,000)**	>60,500* >(69,800)**	>31,700*

* ENERGY STAR REPORTED TESTING HOURS TO DATE. CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR

** ESTIMATED HOURS

Attachment N

ELECTRICAL	**WATTAGE**	LOW OUTPUT = 16W; MEDIUM OUTPUT = 30W; HIGH OUTPUT = 46W
	POWER FACTOR	>0.9 for 120V (HO, MO, LO), 230V (HO, MO), 277V (HO)
	THD	<0.2 for 120V (HO, MO, LO), 230V (HO, MO), 277V (HO)
	OPERATING VOLTAGE	MULTIVOLT: 110-277VAC, 50/60 Hz
	DRIVER	INTEGRAL TO FIXTURE; DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS
	STARTUP TEMPERATURE	-40°F TO 122°F (-40°C TO 50°C)
	OPERATING TEMPERATURE	-40°F TO 122°F (-40°C TO 50°C)
	STORAGE TEMPERATURE	-40°F TO 176°F (-40°C TO 80°C)
CONTROL	**DIMMING**	110-277VAC, ELV TYPE, REVERSE PHASE, TRAILING EDGE
PHYSICAL	**DIMENSIONS**	SEE DIMENSION PAGES
	HOUSING/LENS	EXTRUDED ALUMINUM; UV STABILIZED POLYCARBONATE; STAINLESS STEEL FASTENERS
	WEIGHT	7.4LBS / 3.3KG
	ENVIRONMENT	OUTDOOR • UL CERTIFIED FOR WET LOCATIONS IP66 IMPACT RATED TO IK10 MEETS 3G ANSI C136.31 VIBRATION STANDARD FOR BRIDGE APPLICATIONS WHEN USED WITH SURFACE MOUNT PLATE (INCLUDED) OR WALL MOUNT ARMS (SOLD SEPERATLY)
	MOUNTING OPTIONS	B - EXTERNAL CABLE SIDE EXIT; SURFACE MOUNT; UL/CE RATED C - EXTERNAL CABLE BOTTOM EXIT; 1/2" NPT; UL/CE RATED
	WIRING	LENGTH OF EXTERIOR CABLE 10' (3.05m)
	TOOLS	2.5mm HEX KEY AND PHILLIPS #0 SCREWDRIVER FOR INTERCHANGEABLE LENS + SNOOTS 4mm HEX KEY FOR AIMING 5mm HEX KEY FOR MAIN TILT ARM
	WIND LOAD (EPA)	EFFECTIVE PROJECTED AREA 0.39ft²
	CORROSION RESISTANT	RISE HAS A HIGH-PERFORMING, CORROSION-RESISTANT FINISH THAT USES HIGH DURABILITY TRIGLYCIDYL ISOCYANURATE (TGIC) POWDER COATINGS SPECIFICALLY DESIGNED FOR EXTERIOR AND WEATHER EXPOSURE. THIS FINISH IS TESTED AGAINST THE MOST SEVERE SPECIFICATIONS, PROVIDING SIGNIFICANT RESISTANCE TO COLOR CHANGE.
FIXTURE RATING & CERTIFICATIONS	**CE, UL CERTIFIED** **RoHS COMPLIANT, IK10**	CE c UL us LISTED RoHS COMPLIANT IK10
LIMITED WARRANTY	**5 YEARS**	

0-10V CONTROL OPTIONS

100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated **LDCM-PL-120-277-010V-GR**

All products come standard with ELV dimming capabilities. 0-10V Control options required for operation at 0-10V.

OPTIONAL ACCESSORIES

Snoots

Full Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) ..... **F080-F-(K,Z,S,W,C)**

Interchangeble Lens

5 Degree **F080-LENS-05**
10 Degree **F080-LENS-10**
15 Degree **F080-LENS-15**
20 Degree **F080-LENS-20**
40 Degree **F080-LENS-40**
60 Degree **F080-LENS-60**
80 Degree **F080-LENS-80**
15x60 or 60x15 Degree **F080-LENS-E1E3**
30x60 or 60x30 Degree **F080-LENS-E2E4**
Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 80, 15x60 or 60x15, 30x60 or 60x30) **F080-LENS-FULLSET**

Canopy Plate

RISE Canopy Plate (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) ..... **RISE-CANOPY-04-(K,Z,S,W,C)**

Attachment N

Color Filters

Red	F080-FILTER-RED
Blue	F080-FILTER-BLUE
Green	F080-FILTER-GREEN
Amber	F080-FILTER-AMBER

F080 Multi-Fixture (DUO, QUAD, COMBO) Wall Mount Arm

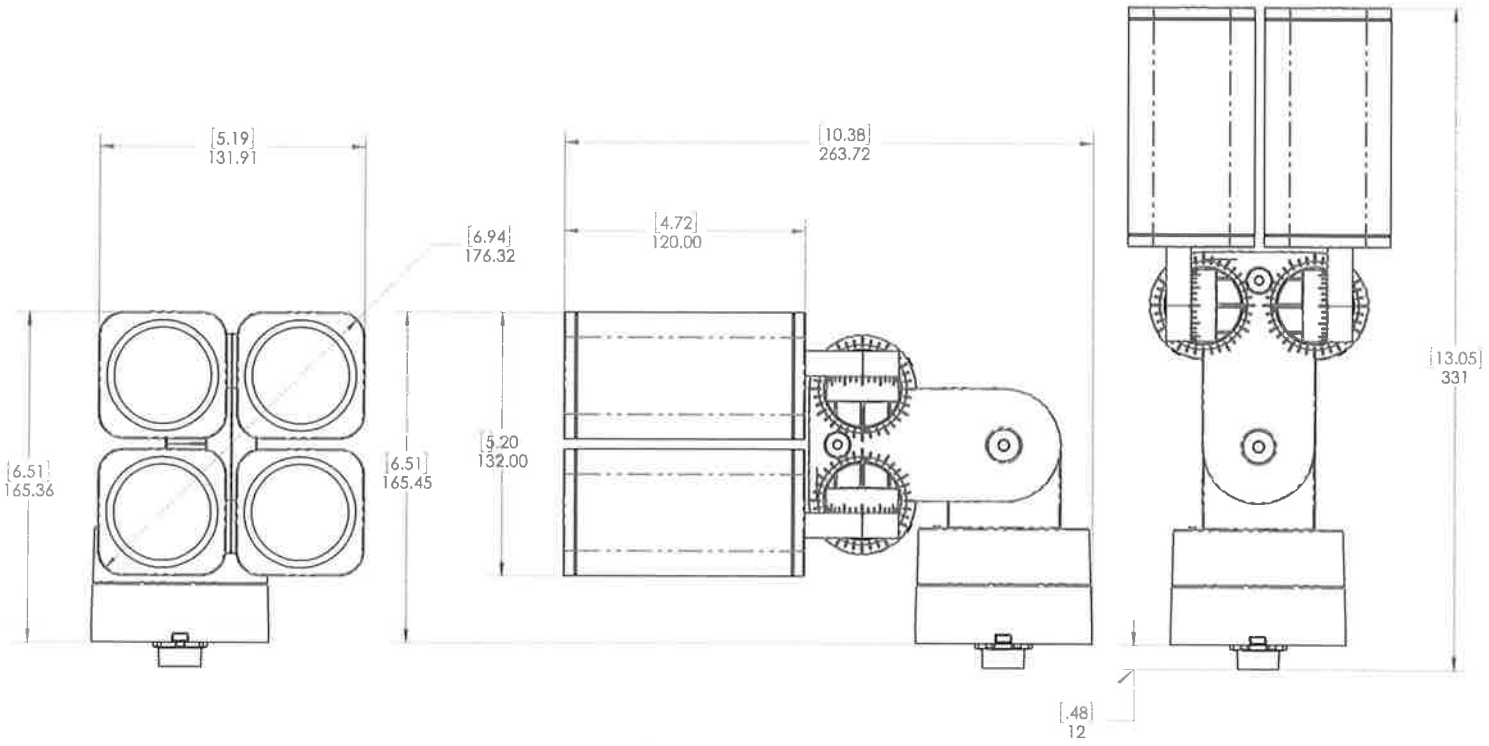
Wall Mount Arm, 6 inch, Color Finish (K=Black, S=Silver, C=Custom)	F170-WMA-06-(K,S,C)
Wall Mount Arm, 12 inch, Color Finish (K=Black, S=Silver, C=Custom)	F170-WMA-12-(K,S,C)
Wall Mount Arm, 18 inch, Color Finish (K=Black, S=Silver, C=Custom)	F170-WMA-18-(K,S,C)
Wall Mount Arm, 24 inch, Color Finish (K=Black, S=Silver, C=Custom)	F170-WMA-24-(K,S,C)

Ground Stake

Landscape Stake, 12in	F170-LS-1S-STK-12

DIMENSIONS - F080 4F

[inch]
mm



Attachment N

Job Name: Tri-Counties Bank - Mangrove Ave, Chico, CA

Catalog #: CLI-NATCBMS1T2, S1T5, S2T2

TYPE: S1T2, S1T5, S2T2

FEATURES

- 28" size in post top, pole and wall mount
- High performance optics up to 35,000 delivered lumens
- Elegant form factor
- Diffusion lens for low glare comfort
- SiteSync™ wireless control options

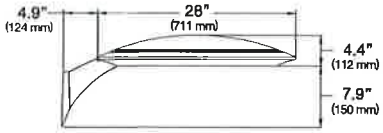
CERTIFICATIONS

c UL us LISTED

ida DARK SKY APPROVED

3000K and warmer CCTs only

SPECIFICATIONS



Weight: 50 lbs EPA: .524

ORDERING CODE

Series	LED Engine	CCT	Distribution	Rotation	Voltage	Mounting
UR28 Ouro	No Lens or Clear Lens	5K7 5000K, 70 CRI	FR Type 1/Front Row	Blank for no rotation	UNV 120-277V	ASQ Arm Square pole
	96L-155 20,000 lm	4K7 4000K, 70 CRI	2 Type II	L[1] Optic rotation left	347 347V	A34 Arm mt 3.3-4.2" OD pole
	96L-170 22,500 lm	4K8 4000K, 80 CRI	3 Type III	R[1] Optic rotation right	480 480V	A46 Arm mt 4.5-6.0" OD pole
	96L-185 24,000 lm	3K7 3000K, 70 CRI	4 Type IV		DALI 120-277V†	MAF Horizontal Slip Fitter 2 3/8" OD arm
	96L-220 27,000 lm	3K8 3000K, 80 CRI	4W Type IV Wide		†Consult factory	SVSF Square Vertical Slipfitter for 2"Tenon (2-3/8"OD)
	96L-255 30,000 lm	3K9 3000K, 90 CRI	5QM Type V Square Medium			VSF Round Vertical Slipfitter for 2"Tenon (2-3/8"OD)
	96L-315 35,000 lm	AM Amber	5QN Type V Square Narrow			WB Wall Bracket
	HDL - High Diffusion Lens*		5R Type V Rectangular			
	114L-160 18,000 lm		5W Type V Wide (Round)			
	114L-180 20,000 lm					
	114L-265 25,000 lm					

* Only available with Type 3 and Type 5W optics

Fixture Finish	Control Options		Options	Control Accessories
BL Black	7PR-TL 7 pin PCR with twist lock photocontrol	SWP[2,3] Site Sync Pre commision	BC[4] Back-light Control	SCPREMOTE Wattstoper configuration tool
DB Dark Bronze	7PR-SC 7 pin PCR with shorting cap	SWPM-8F[2,3] Site Sync with Sensor up to 8' MH	SF Single Fuse	SWUSB SiteSync Software on USB
LG Light Gray	7PR 7 pin PCR, wireless control enabled	SWPM-40F[2,3] Site Sync with Sensor 9' to 40' MH	DF Double Fuse	SWTAB SiteSync Windows® Tablet
GT Graphite	AD-01[2] AstroDIM: 50% output at midnight		TB Terminal Block	SWBRG SiteSync Wireless Bridge Node
PS Platinum Silver	AD-02[2] AstroDIM: 50% output midnight to 4 AM		CLR[5] Clear Lens	WIR-RME-L wiSCAPE External Fixture Module
TT Titanium	AD-03[2] AstroDIM: 50% output 10PM		HDL[5] Diffuse Lens	
WH White	AD-04[2] AstroDIM: 50% output 10PM to 4AM		TL Tamper proof latch	
CC Custom Color†	SCL-8F Low voltage sensor for 3rd party wireless controls via 7PR. For mounting heights up to 8'.			
†Consult factory	SCL-40F Low voltage sensor for 3rd party wireless controls via 7PR. For mounting heights 9' to 40'.			

4 Not available with Type 5 distributions or HDL option
5 Not available with fixture mounted sensors; use pole mount

1 Not available with 5QM, 5QN, and 5W distributions.
2 Not available with other sensor or wireless control options.
3 Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for more details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node.

Attachment N

LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K					4000K					5000K				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
96L	20,000	155	No Lens	FR	20197	2	0	2	130	20705	2	0	2	134	20942	2	0	2	138
				FR-BC	13112	1	0	1	85	13442	1	0	1	87	13595	1	0	1	89
				2	19112	2	0	3	123	19593	2	0	3	126	19817	2	0	3	130
				2-BC	11385	1	0	2	73	11672	1	0	2	75	11805	1	0	2	76
				3	19331	2	0	4	125	19817	2	0	4	128	20044	2	0	4	132
				3-BC	11591	1	0	2	75	11882	1	0	2	77	12018	1	0	2	78
				4	19130	1	0	4	123	19611	1	0	4	127	19835	1	0	4	130
				4-BC	14322	1	0	3	92	14682	1	0	3	95	14850	1	0	3	97
				4W	19065	3	0	4	123	19545	3	0	4	126	19768	3	0	4	130
				4W-BC	12212	1	0	3	79	12519	1	0	3	81	12662	1	0	3	83
				5QM	19910	4	0	2	128	20411	4	0	2	132	20644	4	0	2	136
				5QN	19685	4	0	0	127	20181	4	0	0	130	20411	4	0	0	134
				5R	19933	4	0	4	129	20435	4	0	4	132	20668	4	0	4	136
				5W	20182	5	0	3	130	20689	5	0	3	133	20926	5	0	3	138
			Clear Lens	FR	19187	2	0	2	124	19670	2	0	2	127	19895	2	0	2	130
				FR-BC	12456	0	0	1	80	12769	0	0	1	82	12915	0	0	1	83
				2	18156	2	0	3	117	18613	2	0	3	120	18826	2	0	3	123
				2-BC	10816	1	0	2	70	11088	1	0	2	72	11215	1	0	2	72
				3	18364	2	0	3	118	18826	2	0	3	121	19041	2	0	3	124
				3-BC	10873	1	0	2	70	11147	1	0	2	72	11274	1	0	2	73
				4	18173	1	0	4	117	18630	1	0	4	120	18843	1	0	4	123
				4-BC	13606	1	0	3	88	13948	1	0	2	90	14108	1	0	2	91
				4W	18112	2	0	3	117	18568	2	0	4	120	18780	2	0	4	123
				4W-BC	11601	1	0	3	75	11893	1	0	3	77	12029	1	0	3	78
				5QM	18914	4	0	2	122	19390	4	0	2	125	19612	4	0	2	128
				5QN	18701	4	0	0	121	19172	4	0	0	124	19391	4	0	0	127
				5R	18937	4	0	4	122	19413	4	0	4	125	19635	4	0	4	128
				5W	19173	5	0	3	124	19655	5	0	3	127	19880	5	0	3	130
114L		160	HDL Lens	3	17717	3	0	3	111	18162	3	0	3	114	18370	3	0	3	116
				5W	18962	4	0	2	119	18345	4	0	2	115	18555	4	0	2	117

Attachment N

LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K					4000K					5000K				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
96L	22,500	170	No Lens	FR	22638	2	0	2	133	23207	2	0	2	137	23473	2	0	2	138
				FR-BC	14696	1	0	1	87	15066	1	0	1	89	15238	1	0	1	90
				2	21421	2	0	3	126	21960	2	0	3	129	22211	3	0	3	131
				2-BC	12761	1	0	2	75	13082	1	0	2	77	13232	1	0	2	78
				3	21667	2	0	4	127	22212	3	0	4	131	22466	3	0	4	132
				3-BC	12991	1	0	2	76	13318	1	0	3	78	13470	1	0	3	79
				4	21441	2	0	4	126	21981	2	0	4	129	22232	2	0	4	131
				4-BC	16053	1	0	3	94	16456	1	0	3	97	16645	1	0	3	98
				4W	21369	3	0	4	126	21907	3	0	4	129	22157	3	0	4	130
				4W-BC	13687	1	0	3	81	14032	1	0	3	83	14192	1	0	3	84
				5QM	22316	4	0	2	131	22877	4	0	2	135	23139	4	0	2	136
				5QN	22064	4	0	0	130	22619	4	0	0	133	22878	5	0	0	135
				5R	22342	4	0	4	131	22904	4	0	4	135	23166	4	0	4	136
				5W	22621	5	0	3	133	23190	5	0	3	136	23455	5	0	3	138
			Clear Lens	FR	21073	2	0	2	124	21603	2	0	2	127	21850	2	0	2	129
				FR-BC	13681	1	0	1	80	14025	1	0	1	82	14476	1	0	1	85
				2	19941	2	0	3	117	20443	2	0	3	120	20676	2	0	3	122
				2-BC	11879	1	0	2	70	12178	1	0	2	72	12570	1	0	2	74
				3	20169	2	0	3	119	20677	2	0	3	122	20913	2	0	3	123
				3-BC	11942	1	0	2	70	12242	1	0	2	72	12382	1	0	2	73
				4	19959	1	0	4	117	20461	1	0	4	120	20695	1	0	4	122
				4-BC	14943	1	0	3	88	15319	1	0	3	90	15812	1	0	3	93
				4W	19892	3	0	4	117	20393	3	0	4	120	20626	3	0	4	121
				4W-BC	12741	1	0	3	75	13062	1	0	3	77	13482	1	0	3	79
				5QM	20773	4	0	2	122	21296	4	0	2	125	21539	4	0	2	127
				5QN	20539	4	0	0	121	21056	4	0	0	124	21297	4	0	0	125
				5R	20798	4	0	4	122	21321	4	0	4	125	21565	4	0	4	127
				5W	21057	5	0	3	124	21587	5	0	3	127	21834	5	0	3	128
114L		180	HDL Lens	3	19161	3	0	3	106	19643	3	0	3	109	19867	3	0	3	112
				5W	19354	4	0	2	108	19841	4	0	2	110	20265	4	0	2	114

Attachment N

LUMINAIRE PERFORMANCE

TYPE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K					4000K					5000K				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
96L	24,000	185	No Lens	FR	24011	2	0	2	130	24615	2	0	2	133	24897	2	0	2	134
				FR-BC	15588	1	0	1	84	15980	1	0	1	86	16163	1	0	1	87
				2	22721	3	0	3	123	23293	3	0	3	126	23559	3	0	3	127
				2-BC	13535	1	0	2	73	13876	1	0	2	75	14034	1	0	2	75
				3	22981	2	0	4	124	23559	3	0	4	127	23829	3	0	4	128
				3-BC	13780	1	0	3	74	14126	1	0	3	76	14288	1	0	3	77
				4	22742	2	0	4	123	23314	2	0	4	126	23581	2	0	4	127
				4-BC	16793	1	0	4	90	17215	1	0	4	93	17412	1	0	4	94
				4W	22666	3	0	4	123	23236	3	0	4	126	23501	3	0	4	126
				4W-BC	14518	1	0	3	78	14883	1	0	3	80	15053	1	0	3	81
				5QM	23669	4	0	2	128	24265	4	0	2	131	24542	4	0	2	132
				5QN	23403	5	0	0	127	23992	5	0	0	130	24266	5	0	0	131
				5R	23697	4	0	4	128	24294	4	0	4	131	24571	4	0	4	132
				5W	23993	5	0	3	130	24596	5	0	3	133	24878	5	0	3	134
			Clear Lens	FR	22364	2	0	2	121	23189	2	0	2	125	23454	2	0	2	125
				FR-BC	14685	1	0	1	79	15054	1	0	1	81	15226	1	0	1	81
				2	21163	2	0	3	114	21943	2	0	3	119	22194	3	0	3	119
				2-BC	12751	1	0	2	68	13072	1	0	2	70	13221	1	0	2	71
				3	21405	3	0	3	116	22194	3	0	3	120	22448	3	0	3	120
				3-BC	12673	1	0	2	69	13141	1	0	2	71	13291	1	0	2	72
				4	21182	1	0	4	114	21963	2	0	4	119	22214	2	0	4	119
				4-BC	16040	1	0	3	86	16443	1	0	3	88	16631	1	0	3	89
				4W	21111	3	0	4	114	21889	3	0	4	118	22140	3	0	4	118
				4W-BC	13676	1	0	3	73	14020	1	0	3	75	14181	1	0	3	76
				5QM	22046	4	0	2	119	22859	4	0	2	124	23120	4	0	2	124
				5QN	21798	4	0	0	118	22601	4	0	0	122	22860	5	0	0	122
				5R	22072	4	0	4	119	22886	4	0	4	124	23148	4	0	4	124
				5W	22347	5	0	3	121	23171	5	0	3	125	23436	5	0	3	125

Attachment N

LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K					4000K					5000K				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
96L	27,000	220	No Lens	FR	27961	2	0	2	127	28664	2	0	2	130	28992	2	0	2	132
				FR-BC	18152	1	0	1	83	18609	1	0	1	85	18821	1	0	1	86
				2	26459	3	0	4	120	27124	3	0	4	123	27434	3	0	4	125
				2-BC	15762	1	0	2	72	16158	1	0	2	74	16343	1	0	2	74
				3	26762	3	0	4	122	27435	3	0	4	125	27748	3	0	4	126
				3-BC	16046	1	0	3	73	16450	1	0	3	75	16638	1	0	3	76
				4	26483	2	0	4	120	27723	2	0	5	126	27460	2	0	5	125
				4-BC	19827	1	0	4	90	20326	1	0	4	93	20558	1	0	4	93
				4W	26394	3	0	4	120	27817	3	0	5	126	27367	3	0	4	125
				4W-BC	16906	1	0	4	77	17331	1	0	4	79	17529	1	0	4	80
				5QM	27563	5	0	2	125	26637	4	0	2	121	28579	5	0	2	130
				5QN	27253	5	0	0	124	26941	5	0	0	122	28257	5	0	0	129
				5R	27596	5	0	5	125	26606	4	0	4	121	28613	5	0	5	130
				5W	27940	5	0	4	127	26278	5	0	3	119	28970	5	0	4	132
			Clear Lens	FR	26399	2	0	2	120	27063	2	0	2	123	27372	2	0	2	125
				FR-BC	17138	1	0	1	78	17569	1	0	1	80	17770	1	0	1	81
				2	24980	3	0	3	114	25608	3	0	3	116	25901	3	0	3	118
				2-BC	14881	1	0	2	68	15255	1	0	2	69	15430	1	0	2	70
				3	25266	3	0	4	115	25902	3	0	4	118	26198	3	0	4	120
				3-BC	14790	1	0	3	67	15162	1	0	3	69	15335	1	0	3	70
				4	25003	2	0	4	114	25632	2	0	4	117	25925	2	0	4	118
				4-BC	18719	1	0	4	85	19190	1	0	4	87	19410	1	0	4	88
				4W	24919	3	0	4	113	25546	3	0	4	116	25838	3	0	4	118
				4W-BC	15961	1	0	4	73	16363	1	0	4	74	16550	1	0	4	75
				5QM	26023	4	0	2	118	26678	5	0	2	121	26982	5	0	2	123
				5QN	25730	5	0	0	117	26377	5	0	0	120	26678	5	0	0	122
				5R	26054	4	0	4	118	26709	4	0	4	121	27014	4	0	4	123
				5W	26378	5	0	3	120	27042	5	0	4	123	27351	5	0	4	125

Attachment N

LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K					4000K					5000K				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
96L	30,000	255	No Lens	FR	30691	2	0	2	120	31464	2	0	2	123	31823	2	0	2	126
				FR-BC	19925	1	0	1	79	20426	1	0	1	81	20659	1	0	1	82
				2	29042	3	0	4	114	29773	3	0	4	117	30113	3	0	4	119
				2-BC	17301	1	0	2	68	17736	1	0	2	70	17939	1	0	2	71
				3	29375	3	0	4	115	30114	3	0	4	118	30458	3	0	4	120
				3-BC	16835	1	0	3	66	17258	1	0	3	68	17456	1	0	3	68
				4	29069	2	0	5	114	29801	2	0	5	117	30141	2	0	5	119
				4-BC	21764	1	0	4	86	22311	1	0	1	88	22566	1	0	4	89
				4W	28972	3	0	5	114	29700	3	0	5	116	30040	3	0	5	119
				4W-BC	18557	1	0	4	73	19023	1	0	4	75	19241	1	0	4	76
				5QM	30255	5	0	2	119	31016	5	0	2	122	31370	5	0	2	124
				5QN	29914	5	0	1	117	30666	5	0	1	120	31017	5	0	1	123
				5R	30290	5	0	5	119	31052	5	0	5	122	31407	5	0	5	124
				5W	30668	5	0	4	120	31440	5	0	4	123	31799	5	0	4	126
			Clear Lens	FR	29335	2	0	2	115	30073	2	0	2	118	30417	2	0	2	120
				FR-BC	19044	1	0	1	75	19523	1	0	1	77	19746	1	0	1	78
				2	27759	3	0	4	109	28457	3	0	4	112	28782	3	0	4	114
				2-BC	16536	1	0	2	65	16952	1	0	2	67	17146	1	0	2	68
				3	28077	3	0	4	110	28783	3	0	4	113	29112	3	0	4	115
				3-BC	16623	1	0	3	65	17042	1	0	3	67	17236	1	0	3	68
				4	27784	2	0	5	109	28483	2	0	5	112	28809	2	0	5	114
				4-BC	20802	1	0	4	82	21325	1	0	4	84	21569	1	0	4	85
				4W	27691	3	0	5	109	28388	3	0	5	111	28712	3	0	5	113
				4W-BC	17736	1	0	4	70	18183	1	0	4	72	18390	1	0	4	73
				5QM	28917	5	0	2	113	29645	5	0	2	116	29984	5	0	2	118
				5QN	28592	5	0	0	112	29311	5	0	1	115	29646	5	0	1	117
				5R	28952	5	0	5	114	29680	5	0	5	116	30019	5	0	5	119
				5W	29313	5	0	4	115	30050	5	0	4	118	30393	5	0	4	120
114L		265	HDL Lens	3	26922	3	0	3	102	27600	3	0	3	104	27915	3	0	3	105
				5W	27193	4	0	3	103	28096	5	0	3	106	28418	5	0	3	107

Attachment N

LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K					4000K					5000K				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
96L	35,000	315	No Lens	FR	35296	2	0	2	112	36184	2	0	2	115	36598	2	0	2	117
				FR-BC	22914	1	0	2	73	23490	1	0	2	75	23759	1	0	2	76
				2	33400	3	0	4	106	34240	3	0	4	109	34631	3	0	4	110
				2-BC	19897	1	0	2	63	20397	1	0	2	65	20631	1	0	2	66
				3	33782	3	0	5	107	34632	3	0	5	110	35028	3	0	5	112
				3-BC	20256	1	0	4	64	20765	1	0	4	66	21003	1	0	4	67
				4	33431	2	0	5	106	34272	2	0	5	109	34663	2	0	5	110
				4-BC	25029	1	0	4	80	25659	1	0	4	82	25952	1	0	4	83
				4W	33318	3	0	5	106	34157	3	0	5	108	34547	3	0	5	110
				4W-BC	21341	1	0	4	68	21878	1	0	4	70	22128	1	0	4	70
				5QM	34794	5	0	3	110	35669	5	0	3	113	36077	5	0	3	115
				5QN	34402	5	0	1	109	35267	5	0	1	112	35671	5	0	1	114
				5R	34835	5	0	5	111	35712	5	0	5	113	36120	5	0	5	115
				5W	35269	5	0	4	112	36157	5	0	4	115	36570	5	0	4	116
			Clear Lens	FR	34958	2	0	2	111	35837	2	0	2	114	36247	2	0	2	115
				FR-BC	22694	1	0	2	72	23265	1	0	2	74	23531	1	0	2	75
				2	33079	3	0	4	105	33911	3	0	4	108	34299	3	0	4	109
				2-BC	19706	1	0	2	63	20202	1	0	2	64	20433	1	0	2	65
				3	33458	3	0	4	106	34300	3	0	4	109	34692	3	0	4	110
				3-BC	19810	1	0	3	63	20308	1	0	3	64	20540	1	0	3	65
				4	33110	2	0	5	105	33943	2	0	5	108	34331	2	0	5	109
				4-BC	24789	1	0	4	79	25412	1	0	4	81	25703	1	0	4	82
				4W	32999	3	0	5	105	33829	3	0	5	107	34215	3	0	5	109
				4W-BC	21136	1	0	4	67	21668	1	0	4	69	21915	1	0	4	70
				5QM	34460	5	0	3	109	35327	5	0	3	112	35731	5	0	3	114
				5QN	34072	5	0	1	108	34929	5	0	1	111	35328	5	0	1	112
				5R	34501	5	0	5	110	35369	5	0	5	112	35773	5	0	5	114
				5W	34931	5	0	4	111	35810	5	0	4	114	36219	5	0	4	115
114L		330	HDL Lens	3	31451	4	0	3	95	32242	4	0	3	98	32610	4	0	3	99
				5W	31767	5	0	3	96	32566	5	0	3	99	32939	5	0	3	100

Electrical Characteristics												Dimming				
System Watts	Current	Line Voltage		Amps AC						Min. Power Factor	Max THD (%)	Dimming Range	Source current out		Absolute voltage	
		VAC	Hz	120	208	240	277	347	480				Min	Max	Min	Max
155	500 mA	120-480	50/60	1.29	0.75	0.65	0.56	0.45	0.32	>0.9	20	10% to 100%	0mA	1mA	0V	10V
160	430mA			1.33	0.77	0.67	0.58	0.46	0.33							
170	550 mA			1.42	0.82	0.71	0.61	0.49	0.35							
180	475mA			1.50	0.87	0.75	0.65	0.52	0.38							
185	600 mA			1.54	0.89	0.77	0.67	0.53	0.39							
220	700 mA			1.83	1.06	0.92	0.79	0.63	0.46							
255	800 mA			2.13	1.23	1.06	0.92	0.73	0.53							
265	690mA			2.21	1.27	1.10	0.96	0.76	0.55							
315	1000 mA			2.63	1.51	1.31	1.14	0.91	0.66							
330	855mA			2.75	1.59	1.38	1.19	0.95	0.69							

TM-21 LIFETIME CALCULATION

Projected Lumen Maintenance (25°C / 77°F)						
HOURS	0	25,000	36,000	50,000	100,000	Reported L70
Projected Lumen Maintenance	100%	97%	95%	93%	87%	> 60,000 hrs

Attachment N

SPECIFICATIONS

Housing:

- Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
- Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- Housing is designed with integral LED heat sink utilized for thermal transfer and for securing the location of each LED module.
- IK09 rated enclosure protects electrical equipment against external mechanical impacts.

Lens Frame:

- One-piece low copper aluminum alloy die-cast is secured to housing with 6 screws.

Backlight Control

- Optional Backlight Control on each LED module to completely control unwanted backlight.

Lens

One-piece flat glass lens slips secure with clips. Extra silicone gasketing is provided to retain a clear optical compartment.

Optical Module:

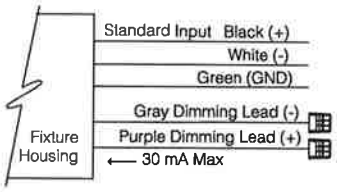
- LEDs shall be mounted to a metal printed circuit board assembly (MCPCB).
- Optical lenses shall be clear injection molded PMMA acrylic.
- Each MCPCB and optic shall be sealed to the diecast housing and sealed with a continuous one piece injection molded silicone rubber gasket.
- Patent Pending design of optical array shall independently shield each LED optic across the length of the aperture.
- Optional fixture finish optical surfaces shall not exceed BUG ratings of the standard white finish and shall be greater than or equal to the delivered lumens of the optional matte black optical surface finish.

Electrical Components

- Standard programmable driver allows for programmable drive current settings.
- Electrical components are stategically located in the driver gear compartment with a molded silicon grommet seal to provide separation from the optical chamber.
- Maximum lightning surge current 20KA with thermally protected varistor technology. Surge suppression is series circuited preventing total fixture failure. ANSI/IEEE C62.41 Category C High.
- Open circuit fault will turn off the luminaire in order to protect the sensitive electronics and acts as a signal for maintenance.
- Programmable Driver is rated for -40°C starting.
- "Thermal Shield", primary side, thermister provides protection for the sustainable life of electronic components (350mA to 700mA).

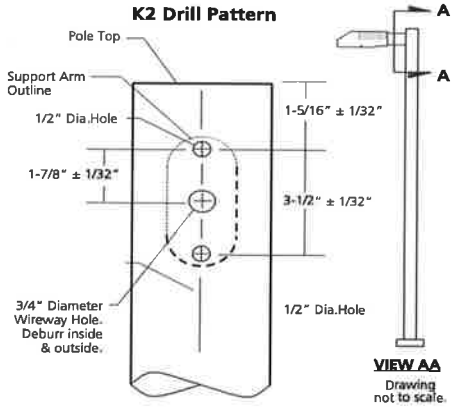
Dimming:

- Dimming range from 100% to 10% through the use of the standard 0-10V interface on the programmable driver.
- Modular wiring harness in the service area provides user access to the dimming circuitry.
- Dimming circuitry compatible with 0-10V, user-defined control devices.
- Optional factory programmed dimming profile.



Support Arm:

- Die-cast, low copper aluminum alloy, with splice access cover.
- Die-cast pole adaptor and an internal reinforcing plate are provided with a wire strain relief.
- The arm adapter is square or circular cut for specified pole size and shape.
- For field wire connections, a terminal block is mounted in the arm cavity and accessible behind the splice access cover. The block accepts #14 to #8 wire sizes and is factory prewired to the electrical module's quick-disconnect plug inside the electrical compartment.



Optional Slip-Fitter:

- Internally accessible slip-fitter attaches to a 1-1/4" to 2-3/8" tenon and allows hands-free wiring and maintenance.

Optional Wall Mount:

- Optional, cast aluminum mounting plate attaches to a wall over a junction box and the speed mount is bolted to the cover plate. To complete the wiring, the luminaire assembly slides over the mounting plate.

Fusing:

SF for 120, 277, and 347 Line volts

DF for 208, 240, and 480 Line volts

Hight temperature fuse holders factory installed inside the fixture housing.

Fuse is included.

Finish:

Fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat.

Standard colors include (BL) Black, (DB) Dark Bronze, (GT) Graphite, (PS) Platinum Silver, (LG) Light Gray, (TT) Titanium, (WH) White, and (CC) Custom Color (Include RAL#).

Certifications and Listings:

UL 1598 Standard for Luminaires.

UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products.

CSA C22.2#250.0 Luminaires.

ANSI C136.31-2010 4G Vibration tested and compliant.

IP66 rated luminaire.

RoHS compliant.

IP66 rated.

IEC 66262 Mechanical Impact Code IK09.

IDA approved, 3000K and warmer CCTs only.

CAUTION:

Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

WARRANTY:

For full warranty see: http://www.hubbelllighting.com/resources/warranty

Attachment N

CONTROLS

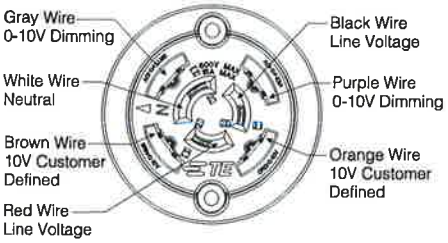
Photocell Receptacle

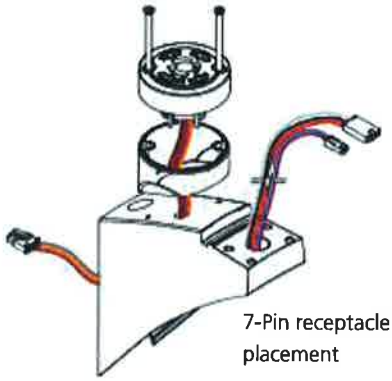
7PR

Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:

1. Traditional on/off photoelectric control.
2. 5-pin wireless photoelectric control for added dimming feature.
3. 7-pin wireless photoelectric control for dimming and additional I/O connections for customer use.





7-Pin receptacle placement

Wireless Controls

wiSCAPE™

Hubbell Control Solution's wiSCAPE™ On-Fixture Module is a bi-directional wireless RF device that allows an individual fixture to be managed, monitored and metered. The wiSCAPE In-Fixture Module communicates wirelessly over a robust 2.4GHz ISM (Industrial, Scientific and Medical) certified meshed radio signal. The wiSCAPE Fixture Module drastically simplifies control and automation of projects, especially in retrofit environments, and challenges the legacy world of wired-systems. wiSCAPE wireless control technology easily adapts to complex automation situations for quick, simple and economical commissioning. The On-Fixture Module is compatible with 7PR option.

SiteSync™[1]

SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/products/sitesync for more details.

Pole Mounted

Round Pole-Mounted Occupancy Sensor up to 16'

SCL-R

Round Pole-Mounted Occupancy Sensor up to 16' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCL-R44/277[2]/BL[3]

Square Pole-Mounted Occupancy Sensor up to 16'

SCL-S

Square Pole-Mounted Occupancy Sensor up to 16' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for square pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCL-L/277[2]/BL[3]

Round Pole-Mounted Occupancy Sensor 16' to 30'

SCH-R

Round Pole-Mounted Occupancy Sensor: 16' to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCH-R4[4]/277[2]/BL[3]

Square Pole-Mounted Occupancy Sensor 16' to 30'

SCH-S

Square Pole-Mounted Occupancy Sensor: 16 to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.

Ordering Example: SCH-S/277[2]/BL[3]

AstroDIM

AstroDIM provides multi-stage night-time power reduction based on an internal timer referenced to the power on/off time. There is no need for an external control infrastructure. The unit automatically performs a dimming profile based on the predefined scheduled reference to the midpoint, which is calculated based on the power on/off times.

[1]PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

[2]Voltage, [3]Color, [4]Pole Diameter,

DG 2.2.26 - Response: Mansards have been avoided.

DG 2.2.27 - Response: Mechanical wells have been provided to minimize visual impact from adjacent properties

DG 2.2.28 - Response: No wall mounted utility equipment have been provided

2.2.3 DESIGN CONCEPT, STYLE, AND DETAILS - BUILDING MATERIALS AND COLORS

DG 2.2.31 - Response: Various materials are being used to create visual depth within surfaces and and visual interest to elevations.

DG 2.2.32 - Response: Building colors have been chosen to complement the surrounding landscape and views. Variation of colors are used to create contrasting design features to add visual interest. Bland colors and frivolous ornamentation have been avoided.

DG 2.2.33 - Response: Same details, materials, colors, and detailing are being provided among all elevations for design continuity.

DG 2.2.34 - Response: Building design and scale does not obscure the scenic beauty or draw attention form the natural landscape

ARCHITECTURE

2.2.1 MASSING SCALE AND FORM

DG 2.2.11 - *Response:* Appropriate massing, fenestration, articulation, materials, and buffering have been provided to create pedestrian-level scale.

DG 2.2.12 - *Response:* Single building within site. No other buildings have been developed. The single building uses repetition of form and provides interesting massing. Building massing gradually increases as it steps away from street frontage.

DG 2.2.13 - Response: Building provides elements that create a unique identity. Building is complementary of other surrounding architectural styles within the city.

2.2.2 DESIGN CONCEPT, STYLE, AND DETAILS - FACADES AND ROOFS

DG 2.2.21 - Response: The new Tricounties Bank development fuses contemporary architecture and the natural beauty found within Northern California landscapes. The innovative merging of landscape, architecture, and art will be executed through close collaboration of landscape designer and architect, which will create a unique and distinguishable identity. The design, exterior and interior, will promote excitement among the employees and community.

DG 2.2.22 - Response: Building depth and shadow varied along building elevations. Appropriate articulation shown on elevations.

DG 2.2.23 - Response: Defined entrance has been provided to clearly guide customers to building entry.
DG 2.2.24 - Response: Roof designed is an integral component of the architecture to enhance the overall aesthetic.

DG 2.2.25 - Response: That roofs with cornices have been avoided.

DG 2.1.28 - *Response:* Development is in compliance with the city code standards for shade trees.

2.1.3 BICYCLE/PEDESTRIAN AMENITIES, PUBLIC SPACES, AND UTILITIES

DG 2.1.31 - *Response:* Temporary bicycle parking is covered by architecture of the building.

DG 2.1.32 - *Response:* Temporary bicycle parking is located near the entrance of the building.

DG 2.1.33 - *Response:* Pedestrian routes are clearly demarked through out the parking lot development.

DG 2.1.34 - *Response:* Bicycle routes separated from motorist routes. Pedestrian routes are delineated by special surfacing.

DG 2.1.35 - *Response:* Shaded areas provided for customers and employees.

DG 2.1.36 - *Response:* Trash enclosure provided for the shielding of trash. Utility volt provided with in service yards to screen from public views.

DG 2.1.37 - *Response:* All public utility equipment has been placed underground.

DG 2.1.38 - *Response:* Utility equipments are being placed underground or within building structure

SITE DESIGN

2.1.1 BUILDING PLACEMENT AND ORIENTATION

DG 2.1.11 - *Response:* Building is complementary of other surrounding architectural styles within the city.

DG 2.1.12 - *Response:* The development provides a sense of security by allowing surveillance from the street and neighboring structures.

DG 2.1.13 - *Response:* Building will provide a sense of direction to help guide pedestrians to a clear, unobstructed path.

2.1.2 CIRCULATION AND VEHICLE PARKING

DG 2.1.21 - *Response:* Development provides a safe and convenient bicycle and pedestrian connection to near-by residential, commercial, and retail areas.

DG 2.1.22 - *Response:* Ample hardscape provided to building entrance for safe and convenient customer access.

DG 2.1.23 - *Response:* Safe pedestrian and bicycle crossings across parking lot have been provided and are delineated by an enhanced colored concrete.

DG 2.1.24 - *Response:* Pedestrian, bicycle, and public transportation amenities have been interwoven into the developments design features.

DG 2.1.25 - *Response:* New landscape islands are created in the parking development to screen parking areas from street views. An elevated parking grade has been avoided.

DG 2.1.26 - *Response:* All parking spaces have been located within the internal area of the development.

DG 2.1.27 - *Response:* Parking provided does not exceed the minimum required by the city. Building location maximizes the architectural significance and views.

tri counties bank

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CHICO, CALIFORNIA
MENEMSHA # 22168 DATE: 8.27.2018

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Menemsha ARCHITECTURE
A California Corporation

Attachment O