



# Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 10/18/17

DATE: September 28, 2017

Files: AR 17-35

UP 17-13

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 17-35 (Chase Bank – Chico East) - 850 East Avenue, APN  
007-280-052

## 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 17-35 (Chase Bank – Chico East), subject to the recommended conditions.

## BACKGROUND

The project involves demolition of the existing automotive shop and construction of a new bank building with two 24-hour drive-through ATMs and an eight-foot masonry screen wall located at 850 East Avenue, between Pillsbury Road and Cohasset Road (see **Attachment A**, Location Map). The site is zoned CR-AOB2 (Regional Commercial with Aircraft Operations Zone B2 overlay) and is designated Regional Commercial by the City of Chico General Plan Land Use Diagram.

On 9/26/17, the Zoning Administrator approved Use Permit 17-13, authorizing a drive-through use and 8-foot masonry screen wall at the site.

The proposed project involves demolition of the existing automotive shop and construction of a new bank building. The new development would also include two new drive-through ATMs, an eight-foot masonry screen wall, new landscaping, a trash enclosure, a new customer parking configuration and security lighting (see Project Description and Design Guidelines Statement, **Attachment B** and Site Plan, **Attachment C**).

The new bank building would be approximately 3,500 square-feet in size. The building would include a 28-foot tower element facing East Avenue with parapet walls ranging between 21- and 23-feet (see Building Exterior Elevations, **Attachment D**). The building's exterior would feature brown earth tone colors with tile veneer and asphalt shingle roofing at the tower. The building entrance would be covered with a silver/blue aluminum composite panel canopy (see Building Color Elevations, **Attachment E** and Color and Materials Board, **Attachment F**).

A new 16-foot canopy is proposed near the north corner of the site to cover the drive-through ATMs (see Canopy, Trash Enclosure and Lighting Details, **Attachment G**). The canopy would

match the characteristics of the main bank building (see Canopy Color Elevations, **Attachment H**).

Construction of an 8-foot wall is required per Chico Municipal Code (CMC) Section 19.76.070(H) (*Drive-in and drive-through facilities*) on each property line that is adjoining a residentially zoned parcel. The proposed wall would aesthetically match the adjacent Walgreens wall and would continue along the northwest property line to East Avenue. The height of the wall would decrease along the west property line as it approaches East Avenue including 6-foot and 4-foot wall segments (see Site Plan, **Attachment C**). The adjacent residents whose fences would be blocked by the 8-foot screen wall have expressed their desire to maintain pedestrian access to the project site through existing gates. If accommodated by the applicant, this could result in small openings along the wall to allow residents continued use of their established gates.

Approximately 8,000 square-feet of landscaping is proposed throughout the project site. The landscape buffers would include various shrub and perennial arrangements, which would work in conjunction with various ground cover species and ornamental trees including scarlet oaks, crepe myrtles and Chinese pistache, to screen the west property line and drive-through lanes. Shade trees proposed in the new parking area are estimated to achieve 54 percent shading at maturity (see Landscape Plan, **Attachment I**). The proposed design does not include the removal of any existing trees.

The site plan (**Attachment C**) shows a new parking configuration totaling 38 on-site parking spaces, exceeding minimum code requirements. Two new inverted 'U' bike racks and two bike lockers are proposed near the front entry of the bank building that can support six bicycles (see Bike Rack and Locker Specifications, **Attachment J**). A new gated concrete-block trash enclosure is proposed near the entrance to the drive-through ATMs. The exterior of the enclosure would match the main building's façade and a 3-foot trellis would cover the top of the enclosure.

Lighting would be placed throughout the parking area and along the drive-through lanes. The LED lights would be mounted on 16-foot poles with 30-inch concrete pedestals totaling approximately 19-feet in height (see Lighting Specifications, **Attachment K**). Three lights are proposed along the northwesterly property line abutting residential neighbors. Staff proposes a condition to either reduce the height of these lights to 12-feet or to re-configure the light fixtures in a way to prevent excessive light spillage to adjacent residential properties.

## **DISCUSSION**

The project is consistent with several General Plan goals and policies, including those that encourage development and redevelopment of designated North Valley Plaza Opportunity Site (LU-5.1), promote compatible infill development (LU-4), and endorse rehabilitation and revitalization of existing neighborhoods (H.5). The predominantly drought tolerant species selected for the landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (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 the surrounding neighborhood (DG 1.2.32, 1.3.66, 1.6.11, 1.6.14, 2.2.22 and 2.2.31). The site design reinforces

a safe, pedestrian-friendly environment by situating the bank building to the East Avenue frontage, and incorporating safety and security through lighting and landscaping (DG 1.1.13, 1.1.35, 1.5.11, 1.7.13, 2.1.32 and 2.2.11). The site and landscape design of the proposed project provides adequate shading and screening features to minimize the views of the parking areas, drive-through 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 B**).

Overall, the proposed project would revitalize an underutilized and dilapidated building. The proposed development is appropriate for the location and compatible with surrounding commercial and residential 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 North Valley Plaza Opportunity Site (LU-5.1), promote compatible infill development (LU-4), and endorse rehabilitation and revitalization of existing neighborhoods (H.5). The predominantly drought tolerant species selected for the landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (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 DGs that call for incorporating architectural and site features to provide easy wayfinding and compatibility with the surrounding neighborhood (DG 1.2.32, 1.3.66, 1.6.11, 1.6.14, 2.2.22 and 2.2.31). The site design reinforces a safe, pedestrian-friendly environment by situating the bank building to the East Avenue frontage, and incorporating safety and security through lighting and landscaping (DG 1.1.13, 1.1.35,

1.5.11, 1.7.13, 2.1.32 and 2.2.11). The landscape design for the proposed project provides adequate shading and screening features to minimize the views of the parking areas, drive-through 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, materials and colors of the proposed new building include a variety of depths and architectural features visually compatible with the existing shopping center, and are not anticipated to be incompatible with future commercial development in the area. Exterior equipment would be properly screened from view by roof parapets (see Roof Plan, **Attachment L**).

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 project would not block any existing views or dominate the existing surroundings.

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.*

A variety of trees, shrubs and perennials are provided in the project and would provide a variety of structure, color and coverage. The proposed landscaping would provide visual relief around the proposed building, adequate shading of the parking area and screening of the development from adjacent residences.

## **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 17-35 (Chase Bank – Chico East). 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. Parking area lighting located within 15-feet of any adjoining residentially-zoned parcel shall be limited to 12-feet above grade or configured in a way to prevent light spilling onto neighboring properties (wall-mounted lighting, reducing amount of lighting heads, etc.). Prior to issuance of a certificate of occupancy, Planning staff shall verify adequate shielding of parking area lighting.

## **PUBLIC CONTACT**

Comment letters were received from interested parties regarding the proposed project (see Comment Letters, **Attachment M**).

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

## **DISTRIBUTION**

### Internal (3)

Mike Sawley, Senior Planner  
Kimber Gutierrez, Associate Planner  
File: AR 17-35

### External (3)

Stantec, Attn. Bob Superneau, 38 Technology Dr., Suite 100, Irvine, CA 92618  
RI-Chico, LLC. Attn. Scott J. Huffman, 2025 Fourth Street, Berkeley, CA 94710  
Gary M. Semling, 1383 North McDowell Blvd., Suite 250, Petaluma, CA 94954

## **ATTACHMENTS**

- A. Location Map
- B. Project Description and Design Guidelines Statement
- C. Site Plan
- D. Building Exterior Elevations
- E. Building Color Elevations
- F. Color and Materials Board
- G. Canopy, Trash Enclosure and Lighting Details
- H. Canopy Color Elevations
- I. Landscape Plan
- J. Bicycle Rack and Locker Specifications
- K. Lighting Specifications
- L. Roof Plan
- M. Comment Letters



AR 17-35 (Chase Bank – Chico East)  
850 East Avenue  
APN 007-280-052-000





September 5, 2017  
File: 2227696150

**Attention: Planning Division**

City of Chico  
Planning Department  
411 Main Street,  
Chico, CA 95927-3420

P.O. Box 3420 Chico,  
CA 95927-3420

Dear Kimber Gutierrez,

**Reference: New Chase Bank – Chico East at 850 East Ave, Chico, CA 95973**

**Project Design Guidelines and Intent:**

It is Chase goal on this project, to work and implement the City of Chico Design Guidelines as noted on Final - Chapter 1 and Commercial, - Chapter 2 as applicable and appropriately for this project type and location.

These include providing a positive contribution to the streetscape with consideration of building scale in relation to adjacent streets, neighborhoods, clear and unobstructed pedestrian path, foster a sense of security. Including safe and convenient bicycle and pedestrian connections adjoining the site. Provide safe pedestrian and bicycle crossings across parking lot driveways. On the site delineate pathways, visible changes in texture and/or color. Provide bicycle parking close to the main entrance of the bank.

Provide shade trees per City code standards, covered or shaded areas for customers and employee for use as breaks areas. Trash containers and utilities to be concealed from public view with an enclosure to compliment and harmonize with the bank building architecture.

Chase incorporates varied building depth and shadow to avoid long, unarticulated elevations. While creating a sense of focus so people may easily find the entrance and incorporate as a dominant design element to create a sense of place. Including roof overhangs, awnings will define a sense of entry to the bank. The colors, materials, and detailing chosen on this project will complement the surroundings structure and neighborhood. It will support this project overall design concept and style.

The placement of the building on the site will reinforce a pedestrian friendly environment and minimizes views of cars from the public right-of- way. Architectural design elements are incorporated to reinforce a sense of place by referencing architectural or cultural ties to the surrounding neighborhood the Chico community. The bank entrance and surrounding areas on

Design with community in mind



September 5, 2017  
Planning Division  
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**Reference: New Chase – Chico East at 850 East Ave., Chico, CA 95973**

the site will address lighting for safety and security to minimize glare impacts and energy consumption. And will maximize passive energy conservation measures to reflect the Chico community commitment to sustainable practices as possible complying with State and Federal requirements for ATM's. Signage will be incorporated to harmonize with the city standards and guidelines.

Furthermore, Chase will work diligently to implement the City of Chico Design Guidelines as noted on Final - Chapter 1 and Commercial, - Chapter 2 as applicable for this type of project location and they include:

- DG 1.1.13** Reinforce a pedestrian friendly environment regarding building placement and orientation.
- DG 1.1.14** Minimize views of automobiles from the public right-of-way by locating the majority of parking areas and major driveways to the rear or side of sites wherever feasible.
- DG 1.1.35** Include architectural or site design features to enhance safety and surveillance.
- DG 1.2.32** Use building materials that reinforce a sense of permanence, history or place.
- DG 1.3.66** Utilize colors complimentary to those of adjacent buildings as well as the overall character of the streetscape
- DG 1.5.11** Clearly light entrances and eaves of porticos for ease of access, safety and security.
- DG 1.5.14** Incorporate the minimum intensity necessary for safety to minimize glare impacts and energy consumption.
- DG 1.5.16** Use pedestrian scale lighting along pedestrian walkways to avoid glare.
- DG 1.6.11** Enhance a project's identity, while protecting the character of residential neighborhoods, business areas, streetscapes, and vistas.
- DG 1.7.15** Minimize unshaded pavements along south and west elevations.
- DG 1.6.14** Enhance the building and do not dominate the elevation with signage.
- DG 1.7.13** Consider deciduous shade trees in landscape design along the south and west sides of buildings, allowing heat gain in colder seasons and providing shade during hotter seasons.





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**Reference: New Chase – Chico East at 850 East Ave., Chico, CA 95973**

**DG 2.1.11** Strengthen neighborhood identity by incorporating design elements that reflect the surrounding neighborhood or environment.

**DG 2.1.12** Foster a sense of security by allowing surveillance from the street and from neighboring structures.

**DG 2.1.25** Screen parking areas from street views and avoid elevating parking area above street grade.

**DG 2.1.27** Minimize views of parking areas to allow the architectural significance of the buildings and landscaping to take precedence. Parking that exceeds the minimum required by City code is discouraged.

**DG 2.1.28** Provide shade trees per City code standards.

**DG 2.1.32** Locate bicycle parking close to main entrances.

**DG 2.1.35** Provide covered or shaded areas for customers and employees in commercial developments for uses such as break and lunches.

**DG 2.1.37** Place ground-mounted public utility equipment underground whenever determined to be feasible.

**DG 2.1.38** Provide enclosure or screen utility equipment from view by architecturally compatible structures or fencing. Combine screening techniques with landscaping when determined appropriate.

**DG 2.1.11** Use appropriate massing, fenestration, articulation, materials and buffering to provide a pedestrian-level scale.

**DG 2.2.22** Incorporate varied building depth and shadow in order to avoid long unarticulated elevations.

**DG 2.2.23** Create a sense of focus so people may easily find the entrance and incorporate as a dominant design element to create sense of place.

**DG 2.2.28** Minimize wall mounted utility equipment from view, including electrical panels, gas meters, conduit, plumbing and downspouts, and either integrate within the building structure or paint to match façade.



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**Reference: New Chase – Chico East at 850 East Ave., Chico, CA 95973**

**DG 2.2.31** Include variations in the depth of surfaces or changes in surface materials to add visual interest to walls.

**PROJECT DESCRIPTION, SITE DESIGN AND ARCHITECTURAL INTENT:**

The project site is located along East Avenue within the shopping center at the northeast corner of East Ave and Cohasset Rd in Chico. It is across the street from the North Valley Mall. The existing freestanding building was previously occupied by an automotive shop and is currently unoccupied. The overall project intent is to demolish the existing automotive shop building and build a new 3,470 SF single story, Chase bank, on the 0.91-acre site.

Site development will include adequate parking, trash enclosure, yard lights and a canopy with (2) drive-through ATMs. The new building requires 12 parking spaces, and 38 spaces are proposed, inclusive of accessible parking and clear air vehicle parking. The drive-thru ATMs will be located on the north side of the bank building screening it from the street and increase positive site internal circulation. The site will be paved for new sidewalks, parking, drive-aisles and 8,375 sq. ft. of landscaping will be added to enhance the property. Site utilities will be provided by Landlord.

A tower element will be facing East Ave will emphasize the design. The building will have parapet walls ranging between 20'-6" and 22'-6" in height and the exterior facade will be EIFs in the brown earth tone colors with tile veneer and asphalt shingles roofing at the tower, as indicated on the material sample board. The maximum building height of the tallest element will be approximately 27'-10. The building entrance will be covered with a silver/blue aluminum composite panel canopy. The drive-thru ATMs will be located within a 15'-10" high canopy that matches the characteristics of the bank building.

Regards,

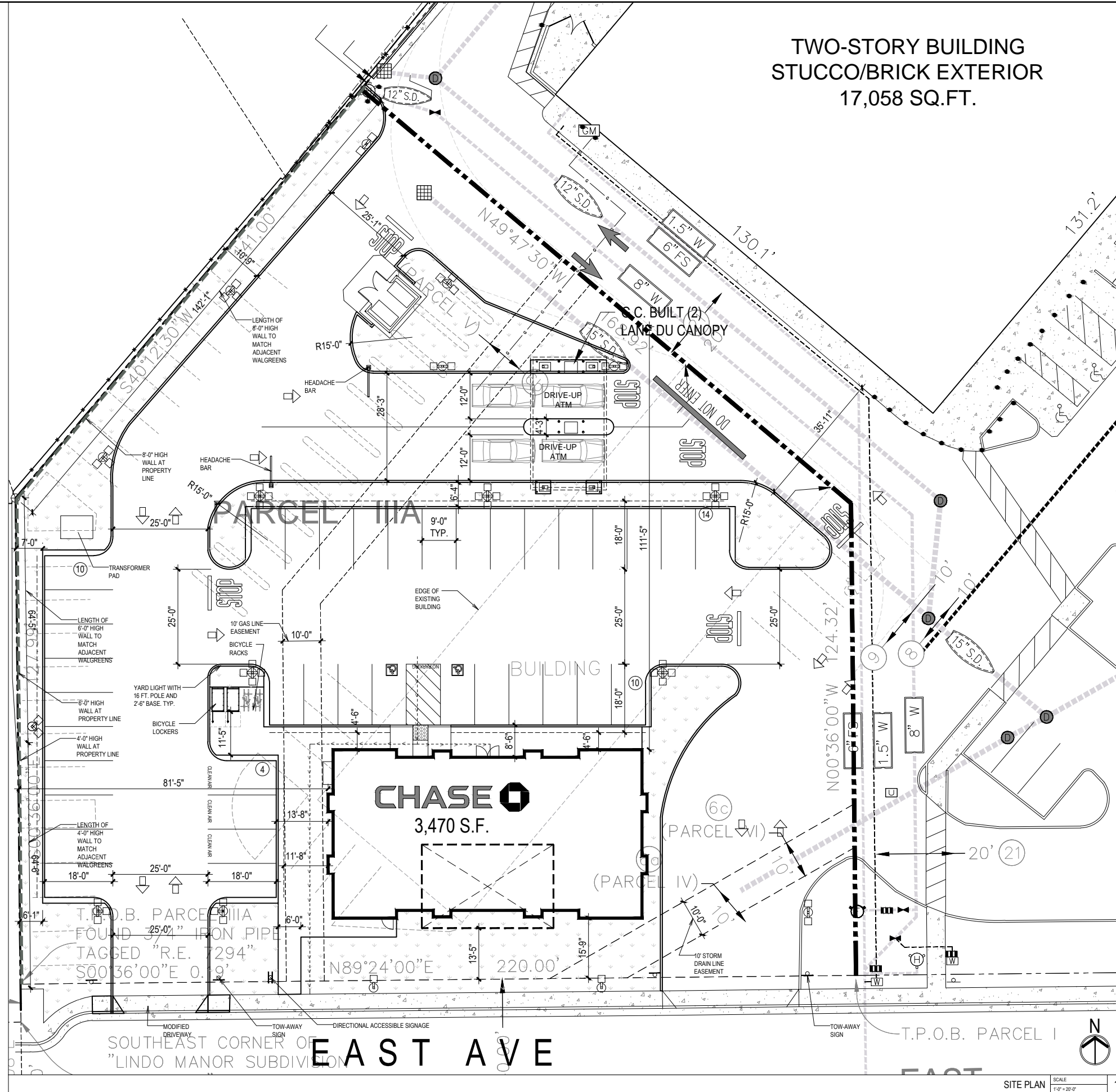
**STANTEC ARCHITECTURE, INC**

Carlos Jahan, NCARB, NCIDQ  
Project Manager  
Phone: 415-281-5564  
Fax: 415-882-9523  
Carlos.jahan@stantec.com

jc document1

Design with community in mind

**TWO-STORY BUILDING  
STUCCO/BRICK EXTERIOR  
17,058 SQ.FT.**



**SITE INFORMATION**

**SCOPE OF WORK**  
DEMO EXISTING AUTOMOTIVE SHOP BUILDING AND REPLACE WITH NEW 3,470 SF SINGLE STORY, CHASE BANK, ON THE 0.91-ACRE SITE. CONTAINS SITE DEVELOPMENT THAT WILL INCLUDE PARKING, TRASH ENCLOSURE, YARD LIGHTS AND CANOPY WITH (2) DRIVE-THROUGH ATMS. THERE WILL BE 38 PARKING SPACES PROPOSED WITH NEW LANDSCAPING.

**SITE AREA:** GROSS AREA: 0.91 ACRES

**CONTACT INFORMATION:**

**PROPERTY OWNER:** RI-CHICO  
2025 FOURTH STREET  
BERKELEY, CA 94710  
(510) 704-5702  
CONTACT: SCOTT J. HUFFMAN

**PROJECT APPLICANT/ARCHITECT:** STANTEC ARCHITECTURE INC.  
38 TECHNOLOGY DR. SUITE 100  
IRVINE, CA 92618  
(949) 923-6000  
CONTACT: DAN POPA

**PROJECT OWNER:** CBRE - GLOBAL WORKPLACE SOLUTIONS  
8451 ELK GROVE FLORIN ROAD  
ELK GROVE, CA 95624  
(925) 949-9635  
CONTACT: AMYLEE BEDELL

**LANDSCAPE ARCHITECT:** STANTEC ARCHITECTURE INC.  
1383 N MCDOWELL BLVD, SUITE 250  
PETALUMA, CA 94954  
(707) 658-4707  
CONTACT: MAISHA RUTH

**ZONING:** CR-REGIONAL COMMERCIAL

**BUILDING INFORMATION:**  
APN: 007-280-052  
LOT SIZE: GROSS AREA: 39,639 SQ.FT.  
LOT SIZE (IMPROVEMENT AREA):  
TYPE OF USE: BANK FACILITY  
BUILDING AREA: 3,470 SQ. FT.  
BUILDING CONSTRUCTION TYPE: TYPE V-B CONSTRUCTION  
BUILDING IS REQUIRED TO BE FULLY SPRINKLERED: YES  
BUILDING OCCUPANCY: B  
PROPOSED BUILDING HEIGHT: 27'-10 1/2"

**SETBACKS:**  
REQUIRED: FRONT: N/A  
SIDE: (ADJACENT PARCEL) 10'  
REAR: (ADJACENT PARCEL) 10'

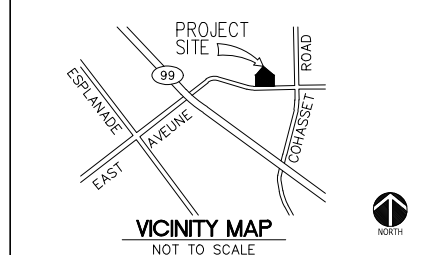
PROPOSED: FRONT: 13'-5"  
SIDE: 81'-5"  
REAR: 111'-5"

**LANDSCAPING:**  
PROPOSED: 8,327 SQ. FT. (21.0% OF IMPROVEMENT AREA)

**PARKING ANALYSIS:**  
3,470 SF / 375 SF FLOOR AREA  
PARKING REQUIREMENT: 10 SPACES  
PARKING PROPOSED: 33 STANDARD PARKING STALLS  
2 ACCESSIBLE STALLS  
3 CLEAN AIR VEHICLE STALLS  
38 PARKING STALLS (TOTAL)

**BICYCLE PARKING**  
REQUIRED: (SHORT TERM) 10% OF VEHICLE PROPOSED: (SHORT TERM): 4  
38 x 0.10 = 3.80  
REQUIRED: (LONG TERM) 10% OF VEHICLE PROPOSED: (LONG TERM): 4  
38 x 0.10 = 3.80

**VICINITY MAP**



**LEGEND**

- - - - - ACCESSIBLE ROUTE OF TRAVEL
- — — — — PROPERTY LINE
- — — — — WALL ALONG PROPERTY LINE AT VARIOUS HEIGHTS

**SHEET INDEX**

ARCHITECTURAL	DATE	ISSUED
A1	06/07/2017	06/07/2017
L1	06/07/2017	06/07/2017
A2	06/07/2017	06/07/2017
A3	06/07/2017	06/07/2017
A4	06/07/2017	06/07/2017
A5	06/07/2017	06/07/2017
A6	06/07/2017	06/07/2017



**CHASE # 56544**  
**CHICO EAST**  
850 EAST AVE.  
CHICO, CA 95973



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ISSUE	DATE	DESCRIPTION

**PROJECT INFORMATION BLOCK**

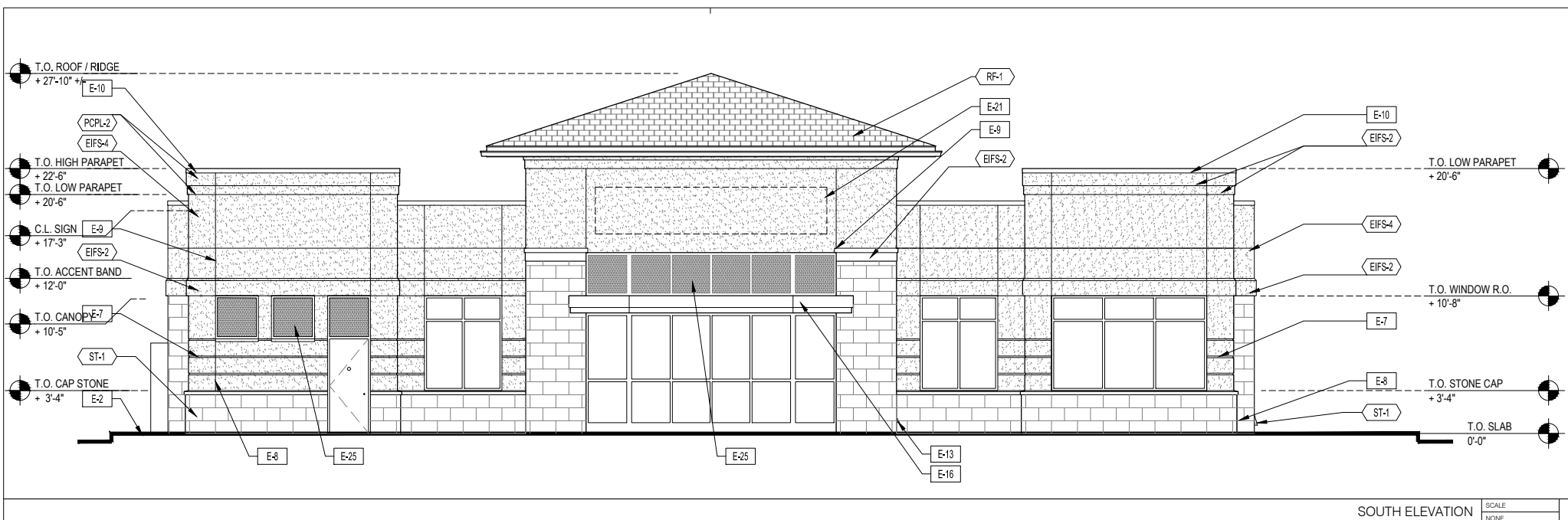
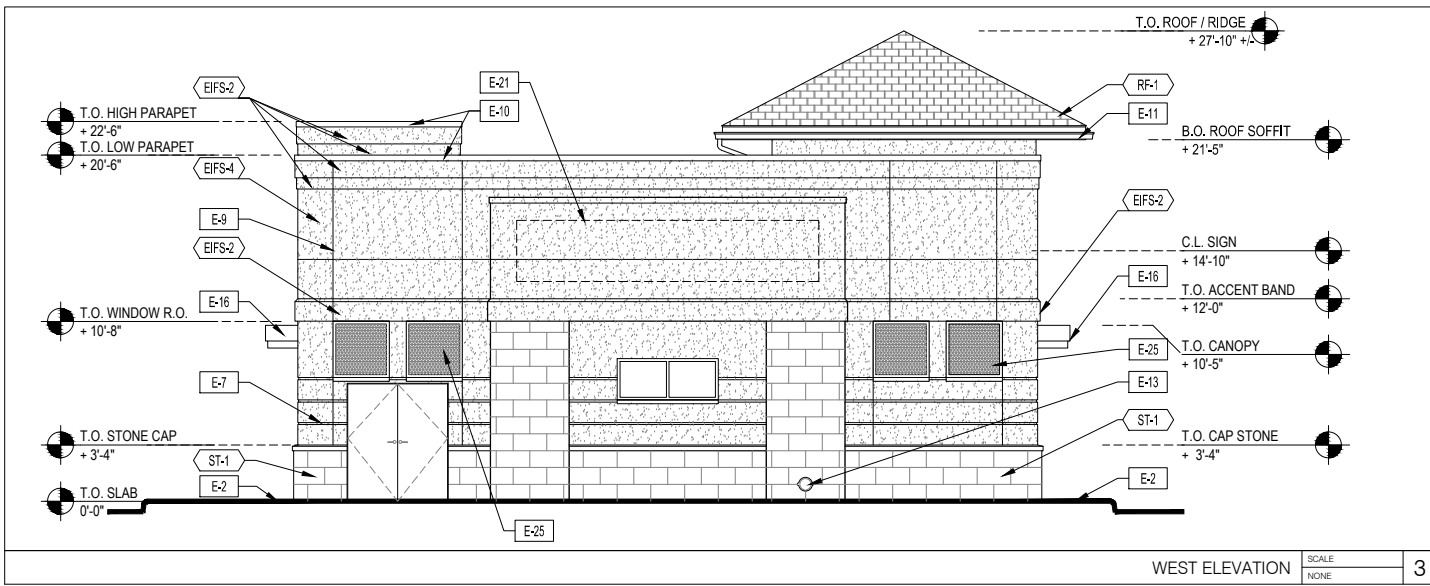
JOB # 2007496150

DATE: 06/07/2017

DRAWN BY: 06/07/2017

CHECKED BY: 06/07/2017

MODEL	SHEET TITLE	SHEET NUMBER
	SITE PLAN	A1



**CHASE**  
 24085 EL TORO RD.  
 LAGUNA HILLS, CA. 92653

**CHASE # 5 6 5 4 4**  
**CHICO EAST**  
 850 EAST AVE.  
 CHICO, CA 95773

ARCHITECT/ENGINEER OF RECORD

**Stantec**  
 Architecture Inc.  
 88 Technology Drive Suite 100  
 Irvine, CA 92618  
 TEL: 949-923-6000  
 www.stantec.com

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SCALE

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	2007296150
DATE:	
DRAWN BY:	
CHECKED BY:	

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A3**

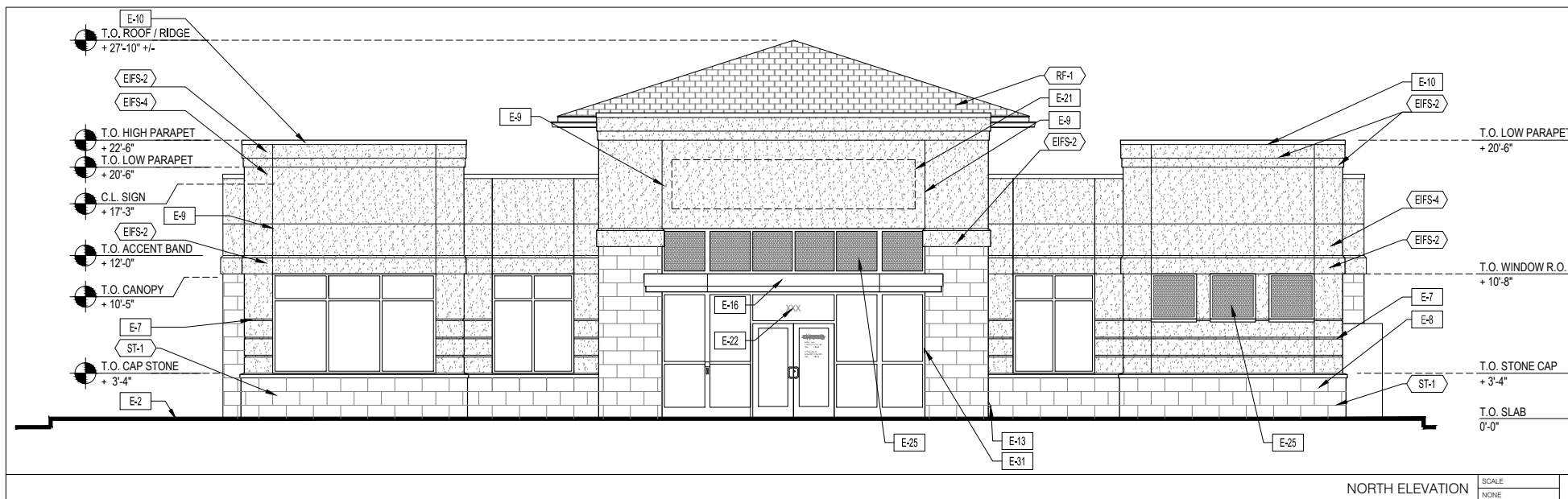
## EXTERIOR FINISH MATERIALS (16.2)

<b>ST-1</b>	<b>CAST STONE VENEER</b>	
	MANUFACTURER	STONE SOURCE
	PRODUCT	COURTAUD
	COLOR	LIMESTONE
	FINISH	HONED
	SIZE	24" WIDE x 12" HIGH x 3/8" DEEP NOMINAL (U.N.O.)
	THICKNESS	3/8" DEEP NOMINAL (U.N.O.)
	VENDOR	STONE SOURCE
	CONTACT	DAVID SELTZER/ MIKE CASTRO
	NUMBER	212) 979-6400
<b>EIFS-2</b>	<b>NOTES</b>	
	RUNNING BOND MANUFACTURED STONE FIELD-CUT TO MAX. LENGTHS POSSIBLE WITH BUTTED AND LAPPED INSIDE AND OUTSIDE CORNERS- MITERED CORNERS ARE NOT ACCEPTABLE- PLACE CONTROL JOINTS AS RECOMMENDED BY THE MANUFACTURER- REFER TO WALL SECTIONS AND DETAILS	
	<b>EIFS ACCENT BANDS</b>	
	MANUFACTURER	STO CORP. (OR APPROVED EQUAL)
<b>EIFS-2</b>	PRODUCT	STOTHERM PREMIER NEXT
	COLOR	TO MATCH SHERWIN-WILLIAMS #SW 7036 (ACCESSIBLE BEIGE)
	FINISH	STOSILCO LIT 1.0 (FINE)
<b>EIFS-4</b>	<b>EIFS WALLS / PARAPETS</b>	
	MANUFACTURER	STO CORP. (OR APPROVED EQUAL)
	PRODUCT	STOTHERM PREMIER NEXT
	COLOR	TO MATCH SHERWIN-WILLIAMS #SW 6108 (LATTE)
<b>EIFS-4</b>	FINISH	STOSILCO LIT 1.0 (FINE)
	<b>EIFS CEILINGS AND SOFFITS</b>	
	MANUFACTURER	STO CORP. (OR APPROVED EQUAL)
<b>EIFS-5</b>	PRODUCT	STOQUIK GOLD DIRECT-APPLY EXTERIOR FINISH SYSTEM
	COLOR	TO MATCH SHERWIN-WILLIAMS #1-02 (SUPER WHITE)
	FINISH	STO PRIMER SAND
<b>EPT-1</b>	<b>EXTERIOR PAINT</b>	
	MANUFACTURER	SHERWIN-WILLIAMS
	PRODUCT	METALATEX ACRYLIC SEMI-GLOSS
	COLOR	SW 7045 (INTELLECTUAL GRAY)
<b>EPT-1</b>	FINISH	SEMI-GLOSS

<b>EPT-4</b>	MANUFACTURER	SHERWIN-WILLIAMS
	PRODUCT	METALATEX ACRYLIC SEMI-GLOSS
	COLOR	SW 6108 (LATTE)
<b>RF-1</b>	FINISH	SEMI-GLOSS
	<b>ASPHALT SHINGLES</b>	
	MANUFACTURER	CERTAINTeed
	PRODUCT	INDEPENDENCE AR
<b>RF-1</b>	COLOR	WEATHERED WOOD

## ELEVATION NOTES

E-1	FINISH FLOOR
E-2	CONCRETE CURB AND ISLANDS
E-6	IRRIGATION SYSTEM CONTROL BOX.
E-7	REVEAL
E-8	CONTROL JOINT: VERTICAL ELASTOMERIC SEALANT JOINT CONTINUOUS THROUGH MASONRY VENEER- MATCH SEALANT COLOR TO VENEER COLOR- ALSO PLACE CONTROL JOINTS AT EACH INSIDE CORNER (NOT GRAPHICALLY INDICATED)
E-9	EIFS REVEAL: 3/8" WIDE V-GROOVE ALIGNED WITH MASONRY CONTROL JOINTS BELOW
E-10	COPING
E-11	GUTTERS & DOWNSPOUTS
E-13	DOWNSPOUT NOZZLE
E-16	CANOPY FASCIA
E-21	SIGNAGE: BY OWNER'S SIGN VENDOR- N.I.C.- PROVIDE ROUGH ELEC. WORK AND BLOCKING IN WALL AS REQD. FOR VENDOR INSTALLATION
E-22	BUILDING ADDRESS NUMBER: WHITE VINYL NUMBERS WITH 1/2" WIDE STROKE APPLIED TO INTERIOR FACE OF GLASS TRANSOM- MIN. 6" HEIGHT OR AS REQD. BY LOCAL CODE
E-25	OPAQUE SOLAR WINDOW FILM. SOLYX PRODUCT: SX-3130 WHITE 70 DIFFUSER
E-26	ATM
E-27	BOLLARD



NORTH ELEVATION SCALE NONE 1

**CHASE**  
24085 EL TORO RD.  
LAGUNA HILLS, CA. 92653

**CHASE # 5 6 5 4 4**  
**CHICO EAST**  
850 EAST AVE.  
CHICO, CA 95773

ARCHITECT/ ENGINEER OF RECORD

**Stantec**  
Architecture Inc.  
38 Technology Drive Suite 100  
Irvine, CA 92618  
TEL. 949-923-6000  
www.stantec.com

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ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK	
JOB #	2007696150
DATE:	
DRAWN BY:	
CHECKED BY:	
MODEL:	

SHEET TITLE  
**NORTH ELEVATION,  
NOTES AND FINISHES**

SHEET NUMBER  
**A4**



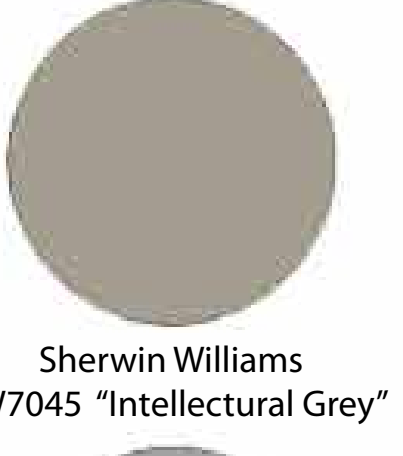
Color Legend:



Sherwin Williams  
SW6108 "Latte"



Sherwin Williams  
SW7036 "Accessible Beige"



Sherwin Williams  
SW7045 "Intellectual Grey"



Chase "Nickel"



Chase "Blue"



Certainteed  
"Weathered Wood"



Stone Source  
"Honed Limestone"

North Elevation



- +/- 27'-11" T.O. ROOF
- 22'-2" T.O. PARAPET
- 20'-6" T.O. PARAPET
- 18'-0" T.O. WINDOW
- 10'-8" T.O. WINDOW
- 3'-4" T.O. WATERTABLE
- 0'-0" GROUND LEVEL

SCALE 1/4"=1'-0"

East Elevation



Chase Bank  
Chico  
East and Cohasset Rd.  
Chico, CA



Color Legend:

-  Sherwin Williams SW6108 "Latte"
-  Sherwin Williams SW7036 "Accessible Beige"
-  Sherwin Williams SW7045 "Intellectual Grey"
-  Chase "Nickel"
-  Chase "Blue"
-  Certainteed "Weathered Wood"
-  Stone Source "Honed Limestone"

- +/- 27'-11" T.O. ROOF
- 22'-2" T.O. PARAPET
- 20'-6" T.O. PARAPET
- 18'-0" T.O. WINDOW
- 10'-8" T.O. WINDOW
- 3'-4" T.O. WATERTABLE

South Elevation



- +/- 27'-11" T.O. ROOF
- 22'-2" T.O. PARAPET
- 20'-6" T.O. PARAPET
- 18'-0" T.O. WINDOW
- 10'-8" T.O. WINDOW
- 3'-4" T.O. WATERTABLE
- 0'-0" GROUND LEVEL

SCALE 1/4"=1'-0"

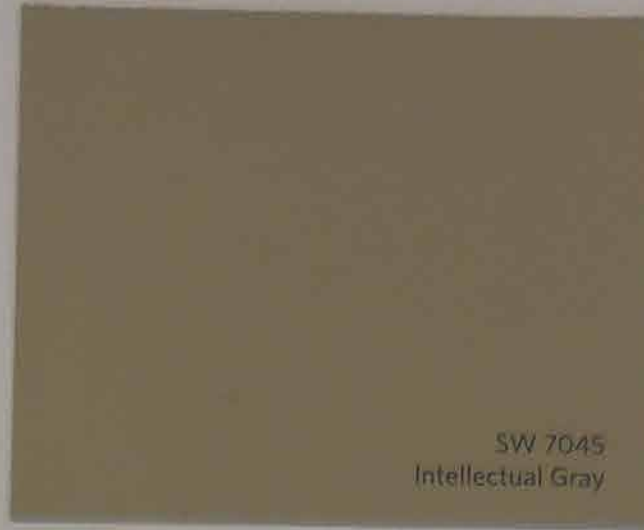
West Elevation



Chase Bank  
Chico  
East and Cohasset Rd.  
Chico, CA



SHERWIN WILLIAMS  
SW6108 "LATTE"



SHERWIN WILLIAMS  
SW7045 "INTELLECTURAL GRAY"



SHERWIN WILLIAMS  
SW7036 "ACCESSIBLE BEIGE"



STONE SOURCE  
COURTAUD  
"HONED LIMESTONE"

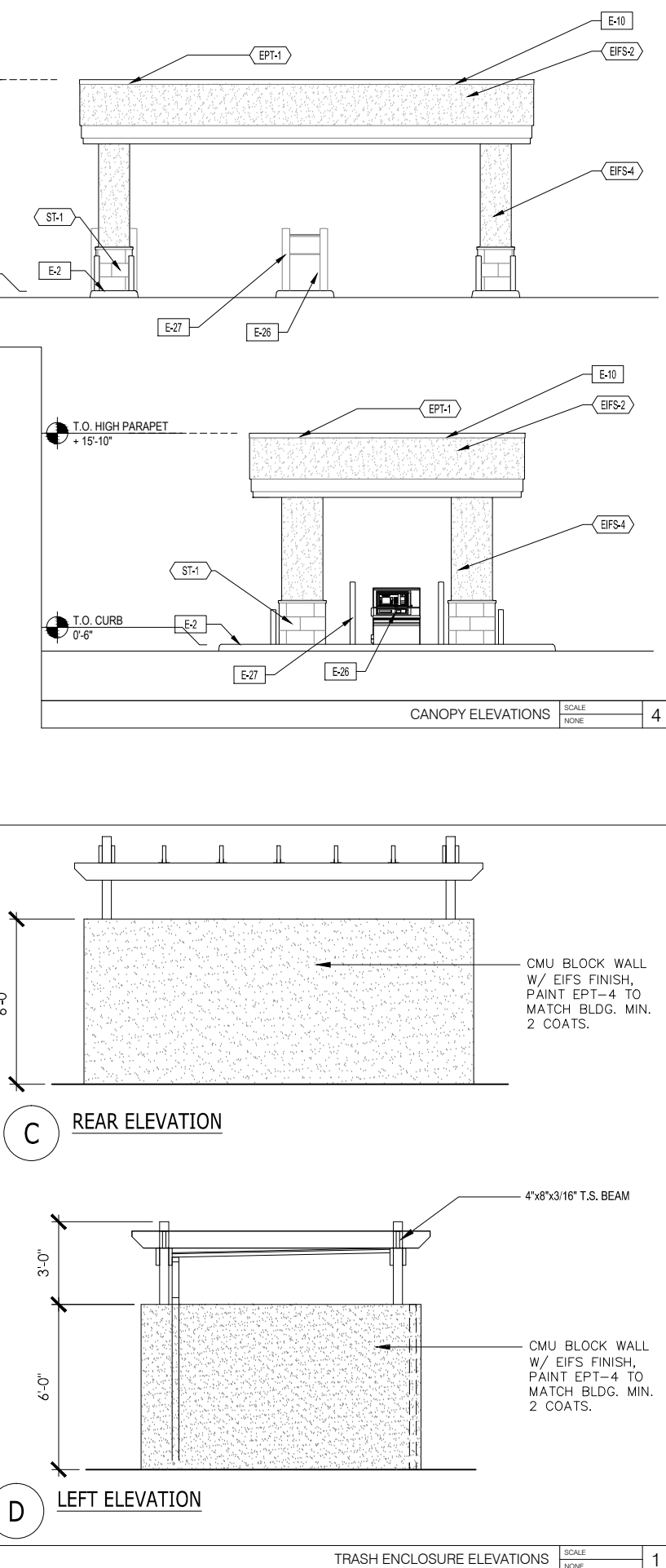
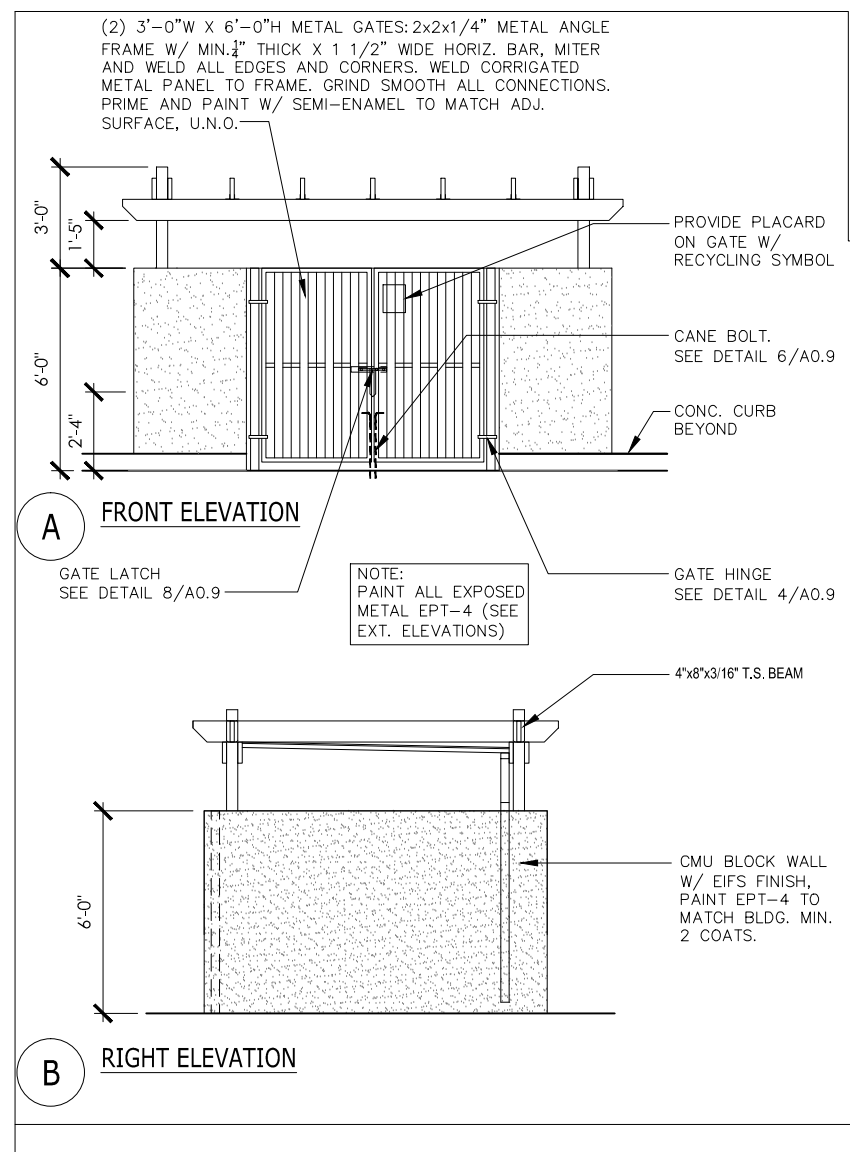
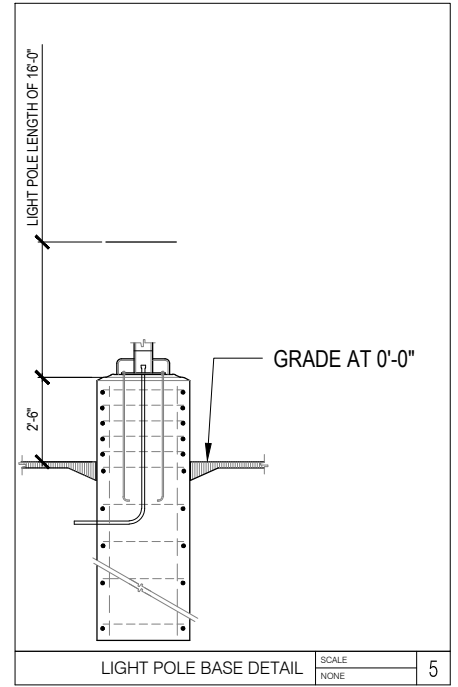
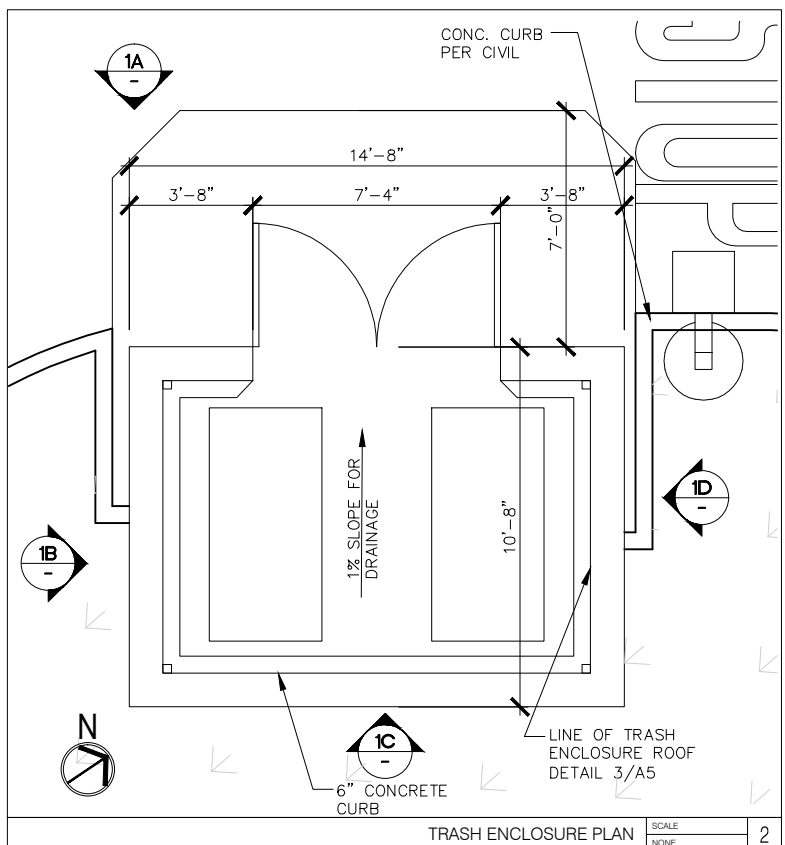
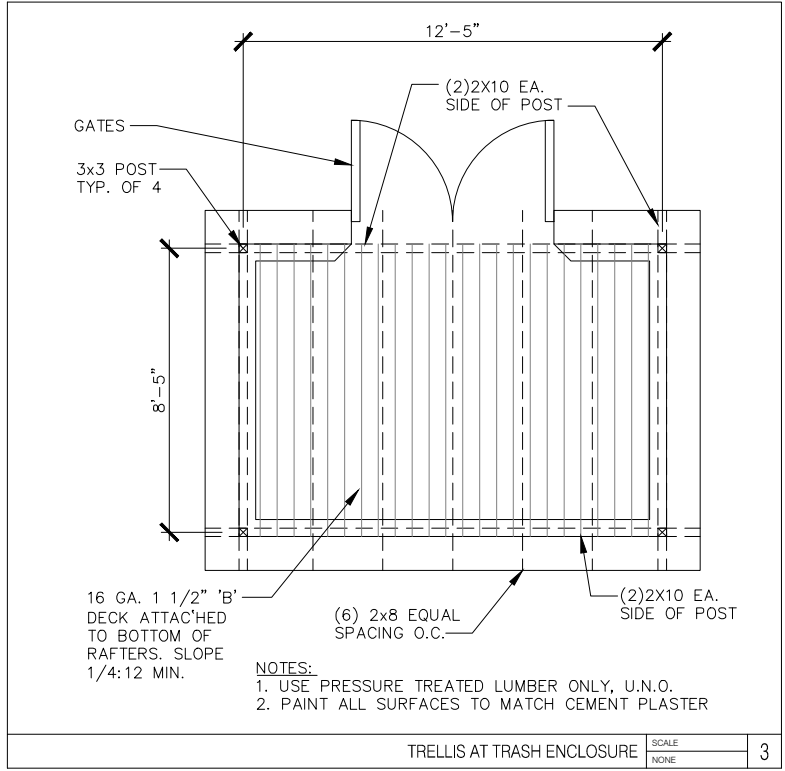


CERTAINTEED  
"WEATHERED WOOD"

# Color Material Board

Chase Bank  
Chico East  
850 East Ave.  
Chico, CA





TRASH ENCLOSURE ELEVATIONS

SCALE: NONE

1

**CHASE**

24085 EL TORO RD.  
LAGUNA HILLS, CA. 92653

**CHASE # 56544**

**CHICO EAST**

850 EAST AVE.  
CHICO, CA 95773

ARCHITECT/ENGINEER OF RECORD

**Stantec** Architecture Inc.

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Irvine, CA 92618  
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www.stantec.com

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DATE:	2017/09/15/20
DRAWN BY:	
CHECKED BY:	
MODEL:	
SHEET TITLE:	

CANOPY AND TRASH ENCLOSURE

SHEET NUMBER

**A5**



North Elevation

West Elevation

Color Legend:



Sherwin Williams  
SW6108 "Latte"



Sherwin Williams  
SW7036 "Accessible Beige"



Sherwin Williams  
SW7045 "Intellectual Grey"



Chase "Nickel"



Chase "Blue"



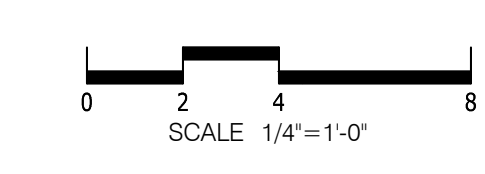
Certainteed  
"Weathered Wood"

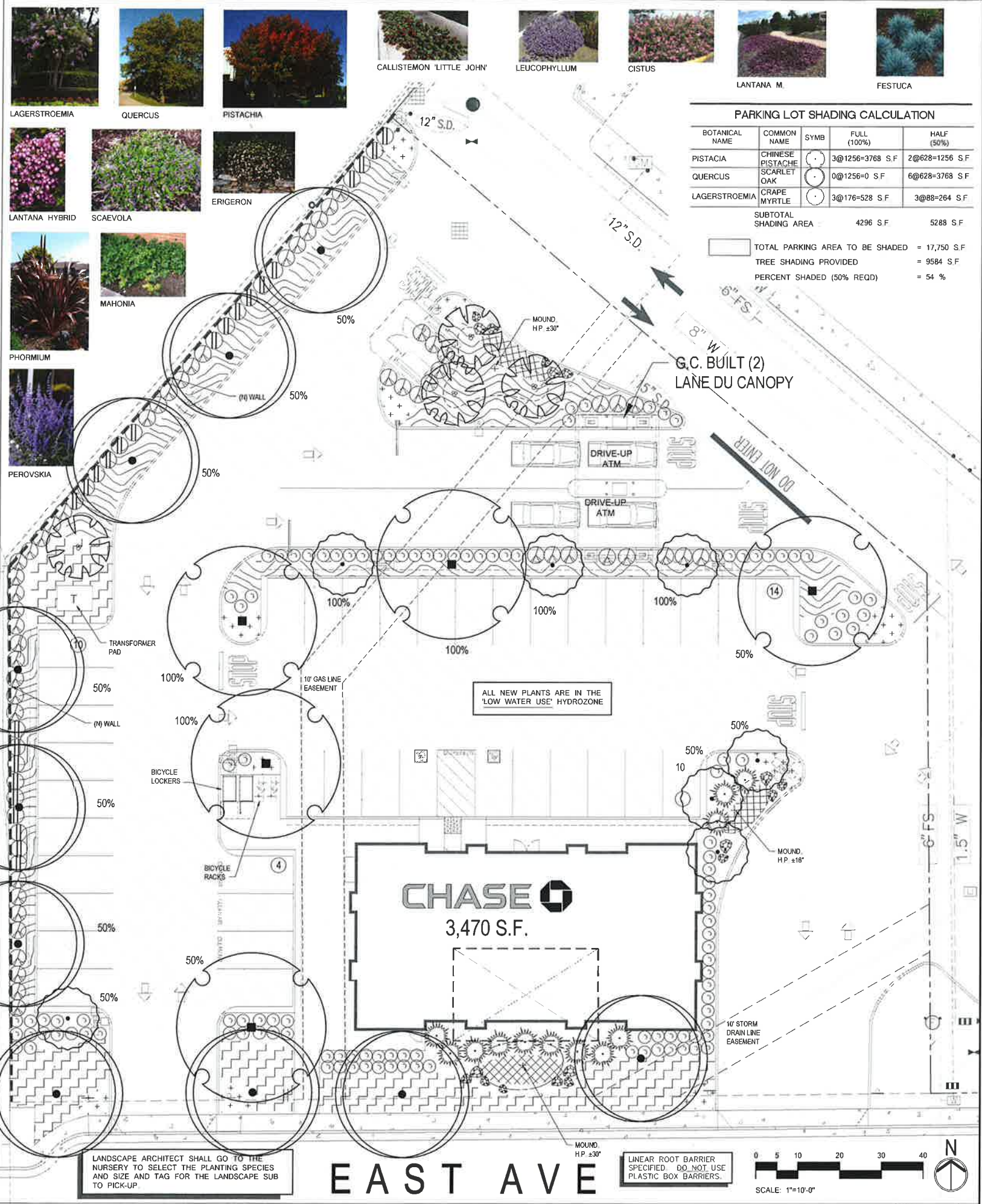


Stone Source  
"Honed Limestone"

15'-10"  
T.O. PARAPET

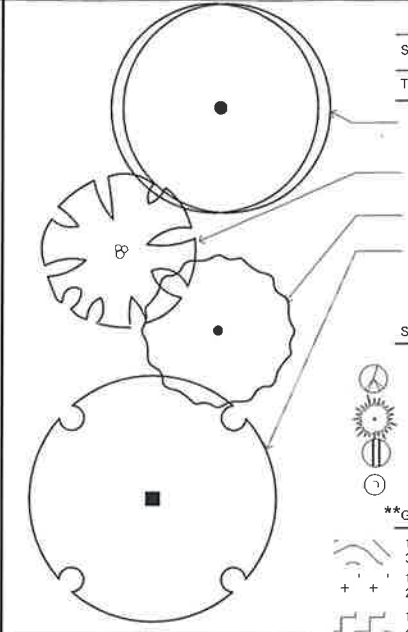
11'-2"  
B.O. PARAPET





### PARKING LOT SHADING CALCULATION

BOTANICAL NAME	COMMON NAME	SYMB	FULL (100%)	HALF (50%)
PISTACHIA	CHINESE PISTACHE	(P)	3@1256=3768 S.F.	2@628=1256 S.F.
QUERCUS	SCARLET OAK	(Q)	0@1256=0 S.F.	6@628=3768 S.F.
LAGERSTROEMIA	CRAPE MYRTLE	(L)	3@176=528 S.F.	3@88=264 S.F.
SUBTOTAL SHADING AREA			4296 S.F.	5288 S.F.
TOTAL PARKING AREA TO BE SHADED			= 17,750 S.F.	
TREE SHADING PROVIDED			= 9584 S.F.	
PERCENT SHADED (50% REQD)			= 54 %	



### PLANTING LEGEND

SYMBOL	SIZE	QTY	MATURE HEIGHT	BOTANICAL NAME	WUCOLS* WATER RATING	COMMON NAME	CHICO APPVD
					* H, L, M HIGH, LOW, MODERATE		
<b>TREES</b>							
(C)	15 GAL	10	50'	QUERCUS COCCINEA TO MATCH EXISTING STREETS ON EAST AVE	L	SCARLET OAK	✓
(L)	15 GAL	4	25'	LAGERSTROEMIA INDICA 'MUSKOGEE' MULTISTEM	L	CRAPE MYRTLE	✓
(L)	15 GAL	7	25'	LAGERSTROEMIA INDICA 'MUSKOGEE' STANDARD	L	CRAPE MYRTLE	✓
(L)	15 GAL	5	40'	PISTACHIA CHINENSIS	L	CHINESE PISTACHE	✓
(X)	0			EXISTING TREES TO REMAIN			
(X)	0			EXISTING TREES TO BE REMOVED			
<b>SHRUBS AND PERENNIALS</b>							
(P)	5 GAL	53	4'	CISTUS PURPUREUS	L	ORCHID ROCKROSE	✓
(P)	5 GAL	12	6'	PHORMIUM TENAX 'GUARDSMAN'	L	NEW ZEALAND FLAX	✓
(P)	5 GAL	25	3'-4'	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	L	DWF TEXAS RANGER	✓
(P)	5 GAL	119	3'	CALLISTEMON 'LITTLE JOHN'	L	DWARF BOTTLEBRUSH	✓
<b>**GROUNDCOVERS / MASS PLANTINGS</b>							
(G)	1 GAL	2376	12"	MAHONIA REPENS	L	OREGON GRAPE	✓
(G)	1 GAL	496	24"	LANTANA 'LUSCIOUS GRAPE' (LAVENDER)	L	LANTANA	✓
(G)	1 GAL	1722	24"	LANTANA MONTEVIDENSIS	L	LANTANA	✓
(G)	1 GAL	260	20" OC	PERENNIAL BED	L		✓

- ### CITY REQUIREMENTS
- 19.68.40 5% SITE TO BE LANDSCAPED SITE = 39,639 SF X .05 = 1982 SF REQD 8375 SF LANDSCAPE PROVIDED
  - 19.68.50 90% DROUGHT TOLERANT AND/OR NATIVE
  - STREET TREES TO BE PROVIDED
  - GROUP LANDSCAPE INTO HYDROZONES
  - PARKING LOT SHADE TREES PROVIDED EACH SPECIES NOT MORE THAN 1/3 OF TOTAL PARKING LOT TREES.
  - PERMANENT/AUTOMATIC IRRIGATION SYSTEM
  - SEPARATE WATER METER OR SUBMETER FOR LANDSCAPE
  - IRRIGATE BETWEEN 10 PM AND 8 AM ONLY
  - 19.68.070 POST-GRADING SOILS REPORT REQUIRED. SOILS TO BE AMENDED PER LAB RESULTS
  - 19.70.050.E.2.a 50% PARKING LOT SHADE PROVIDED.

### WATER CONSERVATION CONCEPT

A COMBINATION OF SUB-SURFACE LOW FLOW DRIP, BUBBLERS, AND/OR LOW VOLUME HUNTER MP ROTATOR SPRAYS SHALL BE INSTALLED IN ALL PLANTERS.

PLANTS ARE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS.

IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A WEATHER TRACK CONTROLLER CAPABLE OF DUAL PROGRAMMING. FLOW SENSOR LEAK DETECTION AND AUTOMATIC SHUT-OFF TO BE PROVIDED AT POC.

- ### GENERAL NOTES
- ALL PLANTING AREAS SHALL BE COVERED FIRST WITH A 2" LAYER OF ORGANIC COMPOST THEN WITH CORRUGATED CARDBOARD AND TOPDRESSED WITH 3/4" MINUS CRUSHED ROCK OR DECOMPOSED GRANITE WITH ORGANIC STABILIZER, TO A MIN. DEPTH OF 3". COLOR:
  - REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
  - OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING:
    - BETWEEN STREET TREES = 30 FT.
    - DRIVEWAY CUTS AND FIRE HYDRANTS = 7 FT.
    - UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS = 5 FT.
  - ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
  - A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
  - LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
  - PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS. ORGANIC COMPOST AND AMENDMENT TO BE USED.
  - DASHED LINES INDICATE CONTOURS OF MOUNDING (+1'-0" EACH). HP INDICATES LOCATION AND RELATIVE ELEVATION OF HIGH POINT ABOVE FG OF SURROUNDING PAVED AREAS. MOUNDS TO BE CONSTRUCTED OF CLEAN NATIVE TOPSOIL OR APPROVED FILL IMPORT PER SPECS. COMPACT TO 85%.
  - LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED PER LOCAL CODES AND REQUIREMENTS.
  - OBTAIN ALL MATERIALS LOCALLY (WITHIN 50 MILES) AS POSSIBLE.

- ### AB 1881 LANDSCAPE DOCUMENTATION - NEW PLANTS
- PROJECT INFORMATION  
 PROJECT APPLICANT: CHASE  
 PROJECT ADDRESS: 830 EAST AVE  
 LANDSCAPE AREA: 8375 S.F.  
 PROJECT TYPE: NEW  
 WATER SUPPLY TYPE: CALIFORNIA WATER SERVICE COMPANY  
 CLIENT CONTACT: DAN POPE, STANTEC (949) 923-6905  
 PROJECT CONTACT: DAN POPE, STANTEC (949) 923-6905
- WATER EFFICIENT LANDSCAPE WORKSHEET
- | HYDROZONE                | VALVE # & VALVE USE | IRRIGATION AREA | % OF LANDSCAPE AREA | PLANT FACTOR (WUCOLS) |
|--------------------------|---------------------|-----------------|---------------------|-----------------------|
| LW #1 SHRUBS-GROUNDCOVER | D                   | 7800            | 85%                 | 0.30                  |
| LW #2 TREES              | B                   | 416             | 5%                  | 0.30                  |
| TOTAL                    |                     | 8375            | 100.0%              |                       |
- WATER BUDGET CALCULATIONS**
- |   |                   |
|---|-------------------|
| ET0   | 51.7              |
| CONVERSION FACTOR                                     | 0.82              |
| PLANT FACTOR  | 0.43              |
| HYDROZONE AREA S.F.                                   | 8375              |
| ADDIT WATER ALLOW FOR SLA                             | 0                 |
| SPECIAL LANDSCAPE ALLOWANCE S.F.                      | 0                 |
| MAWA(ET0)(CONV FACTOR)(PLANT FACTOR) X LANDSCAPE AREA | 36,428.17 Gal/Yr  |
| MAWA=   | 120,803.51 Gal/Yr |
- ESTIMATED TOTAL WATER USE (ETWU)
- ETWU(ET0)(CONV FACTOR)(PLANT FACTOR) X (HYDROZONE AREA) + (SPECIAL LANDSCAPE ALLOWANCE S.F.)
- | HYDROZONE                     | ETWU             |
|-------------------------------|------------------|
| VERY LOW WATER USE HYDROZONES | 36,428.17 Gal/Yr |
| LOW WATER USE HYDROZONES      | 0.00 Gal/Yr      |
| MODERATE WATER USE HYDROZONES | 0.00 Gal/Yr      |
| HIGH WATER USE HYDROZONES     | 0.00 Gal/Yr      |
| ETWU=                         | 36,428.17 Gal/Yr |
| ETWU=                         | 62% MAWA         |
- SOIL MANAGEMENT REQUIREMENTS
- POST-GRADING HORTICULTURAL APPRAISEL REQUIRED
  - WATER QUALITY REPORT REQUIRED ON RECYCLED WATER
  - RE EVALUATION OF PLANT SELECTION REQUIRED WITH RECYCLED WATER TEST RESULTS, CONTACT LANDSCAPE ARCHITECT



CHASE #56544  
 RECYCLED  
 CHICO, CA 95973  
 AUG 17 2017

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 PLANNING SERVICES



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ISSUE	DATE	DESCRIPTION
08/16/2017		CIP AND SITE PLAN REVIEW
08/17/2017		CIP AND SITE PLAN REVIEW
PROJECT INFORMATION BLOCK		
JOB #	2007-68130	
DATE		
DRAWN BY		
CHECKED BY		
MODEL		
SHEET TITLE		
PRELIMINARY LANDSCAPE PLAN		
SHEET NUMBER		
L1		

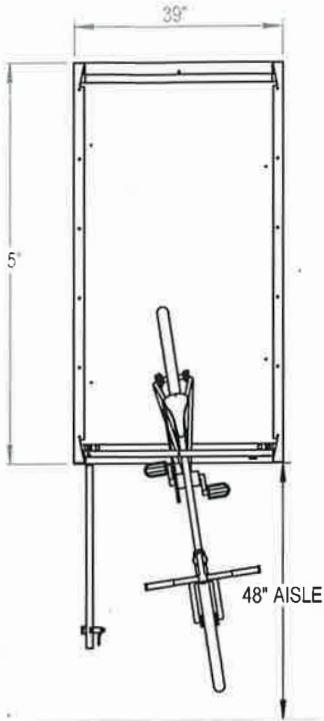


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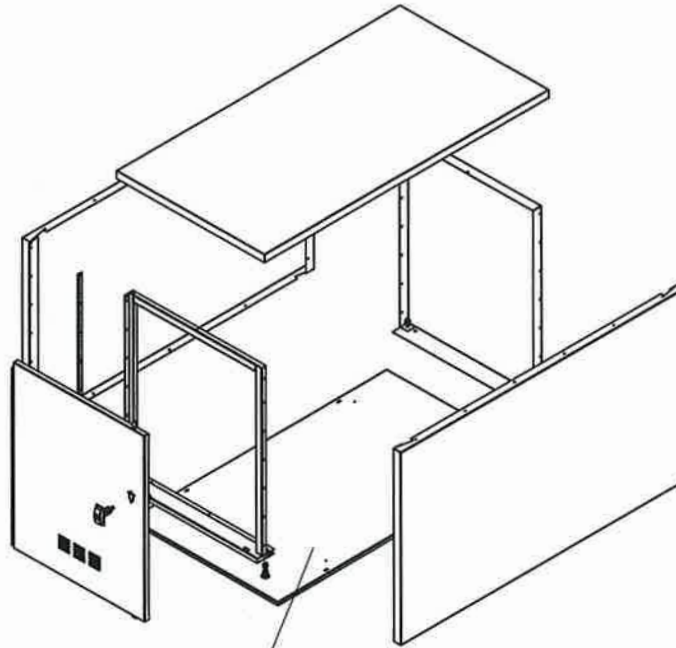
AUG 17 2017

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SHOWN WITH TOP REMOVED

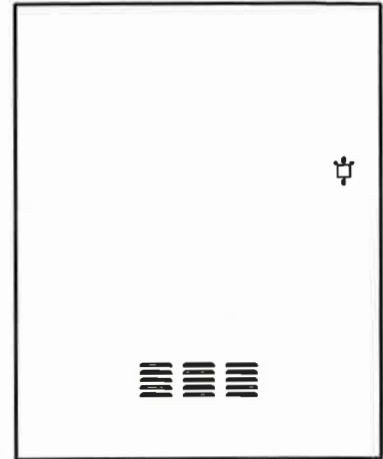


ALLOW FOR LOADING OF BIKE.  
SUGGESTED CLEARANCE OF 60"  
(MINIMUM OF 48").

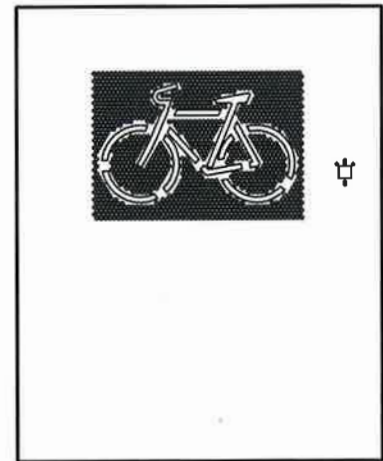


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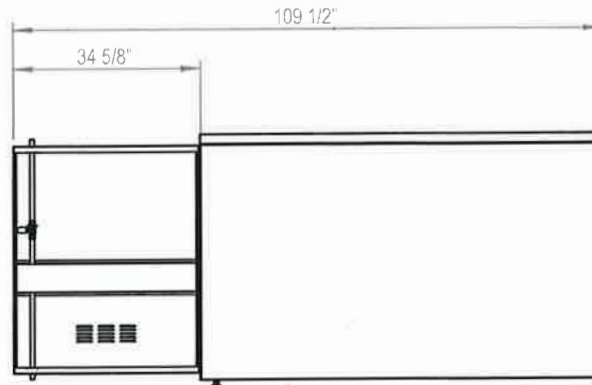
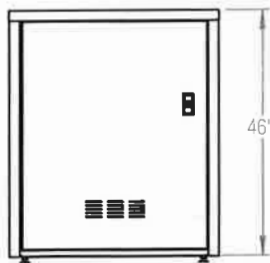
EXPLODED COMPONENT VIEW



SOLID DOOR

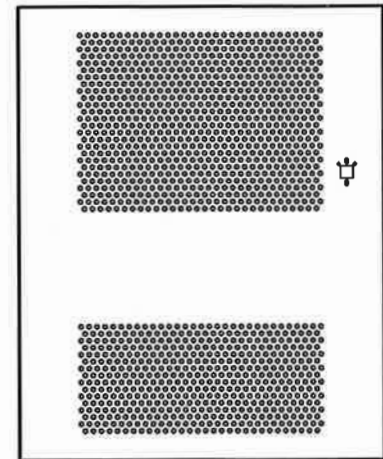


BICYCLE PERFORATION DOOR



CHECK LOCKING STYLE

- STEEL PADLOCK STYLE HANDLE (PADLOCK NOT INCLUDED)
- HEAVY DUTY 4266 POP-OUT "T" HANDLE WITH 2 USER KEYS (KEYED DIFFERENTLY)
- STEEL U-LOCK AND PADLOCK STYLE HANDLE (PADLOCK AND U-LOCK NOT INCLUDED)



FULL PERFORATION DOOR

OTHER AVAILABLE OPTIONS:

- PERFORATED WALLS AND DOORS
- GEAR HOOKS
- NUMBER PLATES
- GRAFFITI RESISTANT ADDITIONAL COATING

PRODUCT: ML1-1  
 DESCRIPTION: MADLOCK™ BIKE LOCKER  
 1 UNIT -1 DOOR, 1 TO 2 BIKE CAPACITY  
 DATE: 7-24-14  
 ENG: SMC

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2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

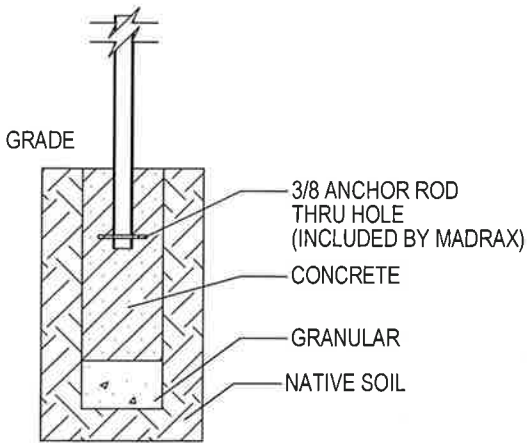
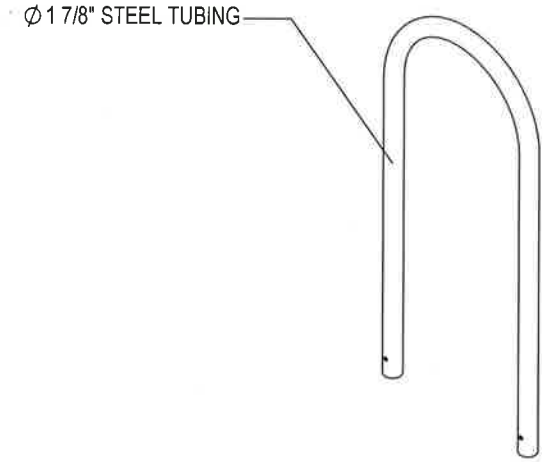
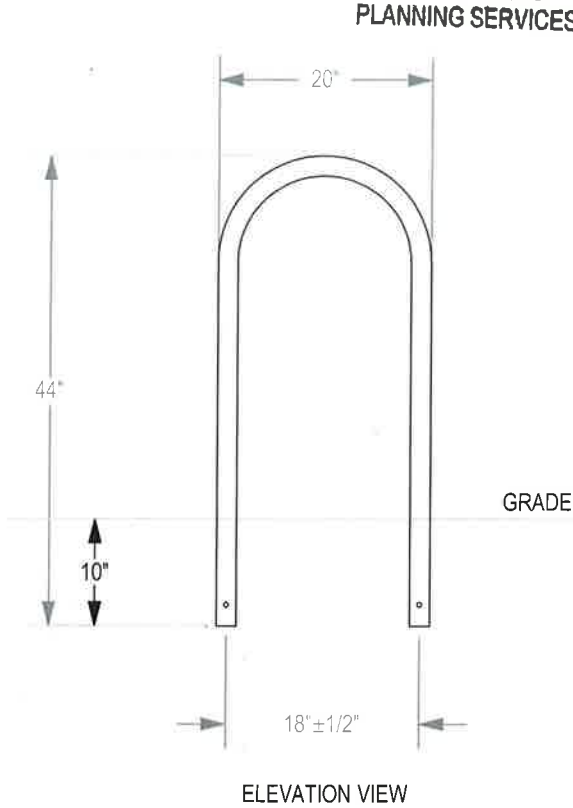


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1080 UNIEK DRIVE  
WAUNAKEE, WI 53597  
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081  
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

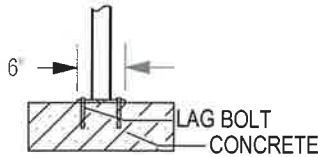
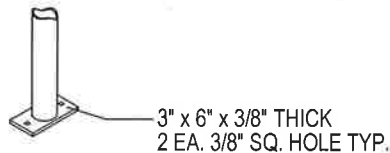
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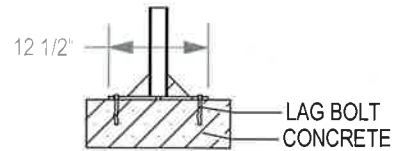


□ IN GROUND MOUNT (IG)

CHECK DESIRED MOUNT □



□ SURFACE FLANGE MOUNT (SF)



□ SURFACE GUSSET MOUNT (SG)

SECTION VIEWS

UPCHARGE

PRODUCT: U190-IG(SF,SG)  
DESCRIPTION: 'U' BIKE RACK  
2 BIKE, SURFACE OR IN GROUND MOUNT  
DATE: 8-8-14  
ENG: SMC

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- NOTES:
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  2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
  3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

Attachment J

GE  
Lighting

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# Evolve™ LED Area Light

N Series (EANA)



imagination at work

## Product Features

The next generation of the GE Evolve™ LED Area Light is an exciting solution to efficiently illuminate site and area applications. The smaller-form design of the EANA fixture provides superior illuminance at impressive site ROIs. The exclusive optical ring design effectively directs the light and produces impressive vertical illuminance and glare control. Additionally, the Evolve LED Area Light provides significant operating cost benefits over the life of each fixture with reduced energy consumption and a long rated life that virtually eliminates ongoing maintenance expenses.

### Applications

- Site, area, and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Obtain a truly optimized and efficient parking space with dimming and occupancy sensing features.

### Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 2G vibration level per ANSI C136.31-2010.



### LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K typical.

### Lumen Maintenance

- System rating is L85 at 50,000 hours. Contact manufacturer for Lxx rating (Lumen Depreciation) beyond 50,000 hours.

### Ratings

-  listed, suitable for wet locations.
  - IP66 rated optical enclosure per ANSI C136.25-2009.
  - Temperature rated at -40° to 50°C.
  - Upward Light Output Ratio (ULOR) = 0.
  - Title 24 compliant with "H" motion sensor option.
  - Compliant with the material restriction requirements of RoHS.
  -  DLC Listed
- Please refer to the DLC QPL website for the latest and most complete information.  
[www.designlights.org/QPL](http://www.designlights.org/QPL)

### Mounting

#### Option A

- 10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.

#### Option B

- 10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.

#### Option C

- Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.

#### Option D

- 10-inch (254mm) mounting arm for round or square pole prewired with 24-inch (610mm) leads.

### Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

### Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%.
- Photo electric sensors (PE) available for all voltages.
- GE dimmable PE socket is available making the unit "adaptive controls ready." Contact manufacturer for details.
- Dimming:
  - Wired 0-10V continuous dimming with "D" option code
  - Stand-alone motion sensor based dimming using "H" option code
- Surge Protection Options:  
For 120-277VAC and 347-480VAC per IEEE/ANSI C136.2-2014.
  - 6kV/3kA "Basic" surge protection, standard.
  - 10kV/5kA "Enhanced" surge protection available with "R" option code.

# Ordering Number Logic

Evolve™ LED Area Light N Series (EANA)



**E A N A - - - - - 5 - - - - -**

PROD. ID	PHOTOMETRIC SERIES	VOLTAGE	OPTICAL CODE	DRIVE CURRENT	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area Light N = Housing Series	A = Photometric Series "A"	0 = 120-277 1 = 120* 2 = 240* 4 = 277* 5 = 480* H = 347-480V D = 347*		5 = 525mA	40 = 4000K 50 = 5000K	1 = None 2 = PE Rec. 4 = PE Rec. with Shorting cap 5 = PE Rec. with Control** A = ANSI C136.41 7-pin PE Receptacle †# D = ANSI C136.41 7-pin PE Receptacle with Shorting Cap †# ** PE control not available for 347-480V. Must be a discrete voltage (347V or 480V). † When ordering PE function socket A or D, a dimming driver must also be ordered under the "OPTIONS" column. # Order Dimming/Control PE as a separate item.	A = 10" Arm for Square Pole, supplied with leads B = 10" Arm for Round Pole, supplied with leads C = EXT Slipfitter 2" Pipe (2.378 in. OD) supplied with leads D = 10" Arm for Round or Square poles, supplied with leads and additional hardware	BLACK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	D = Dimming (0-10 Volt Input) † F = Fusing R = 10kV Enhanced Surge Protection H = Motion Sensor *# XXX = Special Options † Dimming leads will be provided through the back of the arm, unless specified with A or D PE Function. * May only be selected in conjunction with A or B Mounting Arm. # Dimming is standard with H option code. Do not also select D option. Not compatible with PE receptacle options A, or D.

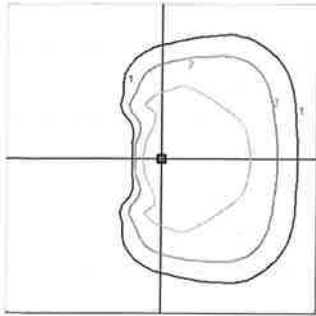
	OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS		TYPICAL SYSTEM WATTAGE		BUG RATINGS*						IES FILE NUMBER	
			4000K	5000K	120-277V	347-480V	4000K		5000K		4000K		5000K	
							B	U	G	B	U	G		
TYPE IV	A4	Asymmetric Forward	3,730	3,750	46	46	1	0	1	1	0	1	EANA_A4540_IES	EANA_A4550_IES
	B4	Asymmetric Forward	5,510	5,540	65	65	1	0	2	1	0	2	EANA_B4540_IES	EANA_B4550_IES
	C4	Asymmetric Forward	7,180	7,210	85	85	1	0	2	1	0	2	EANA_C4540_IES	EANA_C4550_IES
	D4	Asymmetric Forward	8,810	8,850	104	104	1	0	2	1	0	2	EANA_D4540_IES	EANA_D4550_IES
	E4	Asymmetric Forward	10,370	10,410	123	123	2	0	2	2	0	2	EANA_E4540_IES	EANA_E4550_IES
	F4	Asymmetric Forward	12,320	12,380	148	148	2	0	3	2	0	3	EANA_F4540_IES	EANA_F4550_IES
TYPE III	A3	Asymmetric Wide	4,070	4,090	46	46	1	0	1	1	0	1	EANA_A3540_IES	EANA_A3550_IES
	B3	Asymmetric Wide	6,010	6,040	65	65	1	0	1	1	0	1	EANA_B3540_IES	EANA_B3550_IES
	C3	Asymmetric Wide	7,830	7,860	85	85	1	0	2	1	0	2	EANA_C3540_IES	EANA_C3550_IES
	D3	Asymmetric Wide	9,620	9,650	104	104	2	0	2	2	0	2	EANA_D3540_IES	EANA_D3550_IES
	E3	Asymmetric Wide	11,320	11,360	123	123	2	0	2	2	0	2	EANA_E3540_IES	EANA_E3550_IES
	F3	Asymmetric Wide	13,450	13,500	148	148	2	0	2	2	0	2	EANA_F3540_IES	EANA_F3550_IES
TYPE II	A2	Asymmetric Narrow	3,940	3,960	46	46	1	0	1	1	0	1	EANA_A2540_IES	EANA_A2550_IES
	B2	Asymmetric Narrow	5,820	5,850	65	65	1	0	1	1	0	1	EANA_B2540_IES	EANA_B2550_IES
	C2	Asymmetric Narrow	7,580	7,620	85	85	2	0	2	2	0	2	EANA_C2540_IES	EANA_C2550_IES
	D2	Asymmetric Narrow	9,310	9,350	104	104	2	0	2	2	0	2	EANA_D2540_IES	EANA_D2550_IES
	E2	Asymmetric Narrow	10,960	11,010	123	123	2	0	2	2	0	2	EANA_E2540_IES	EANA_E2550_IES
	F2	Asymmetric Narrow	13,020	13,080	148	148	2	0	2	2	0	2	EANA_F2540_IES	EANA_F2550_IES

\*Rating values for B and G are based on rated lumens and may vary due to flux tolerances.

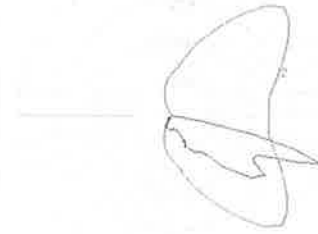


# Photometrics

EANA Type IV - Asymmetric Forward (F4)  
12,380 Lumens, 5000K (EANA\_F4550\_\_.IES)

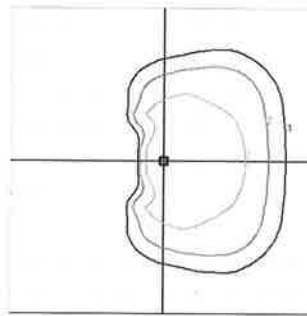


Grid Distance in Units  
of Mounting Height at 30' Initial  
Footcandle Values at Grade

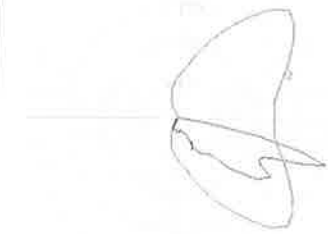


— Vertical plane through horizontal angle  
of maximum candlepower at 45°  
— Vertical plane through horizontal angle of 72.5°

EANA Type IV - Asymmetric Forward (A4)  
3,750 Lumens, 5000K (EANA\_A4550\_-120-277V.IES)

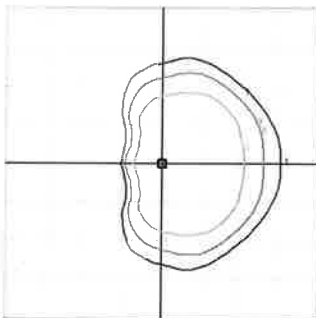


Grid Distance in Units  
of Mounting Height at 15' Initial  
Footcandle Values at Grade

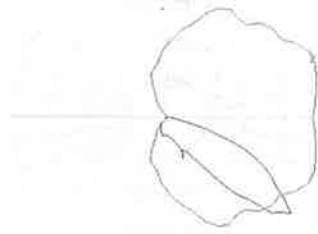


— Vertical plane through horizontal angle  
of maximum candlepower at 45°  
— Vertical plane through horizontal angle of 72.5°

EANA Type III - Asymmetric Wide (F3)  
13,500 Lumens, 5000K (EANA\_F3550\_\_.IES)

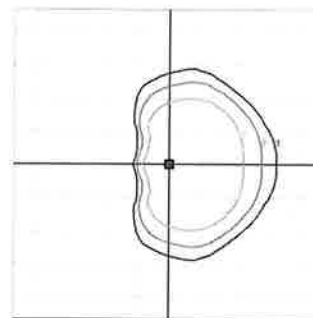


Grid Distance in Units  
of Mounting Height at 30' Initial  
Footcandle Values at Grade

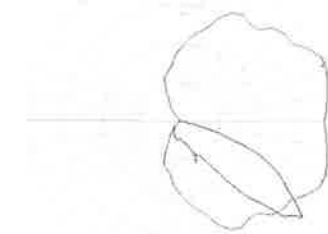


— Vertical plane through horizontal angle  
of maximum candlepower at 20°  
— Vertical plane through horizontal angle of 52.5°

EANA Type III - Asymmetric Wide (A3)  
4,090 Lumens, 5000K (EANA\_A3550\_-120-277V.IES)

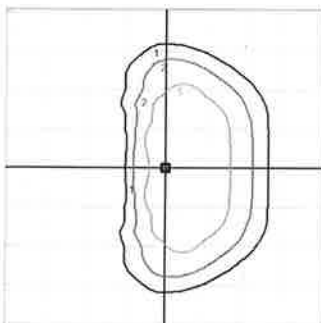


Grid Distance in Units  
of Mounting Height at 15' Initial  
Footcandle Values at Grade

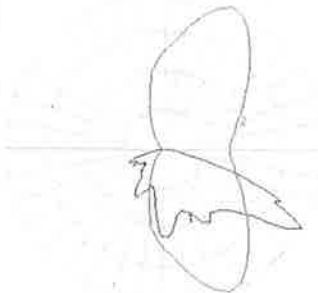


— Vertical plane through horizontal angle  
of maximum candlepower at 20°  
— Vertical plane through horizontal angle of 52.5°

EANA Type II - Asymmetric Narrow (F2)  
13,080 Lumens, 5000K (EANA\_F2550\_\_.IES)

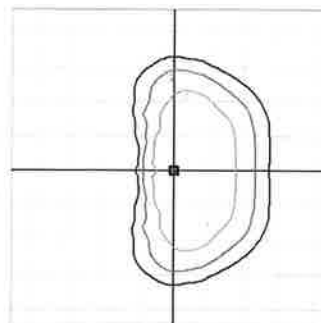


Distance in Units  
of Mounting Height at 30' Initial  
Footcandle Values at Grade

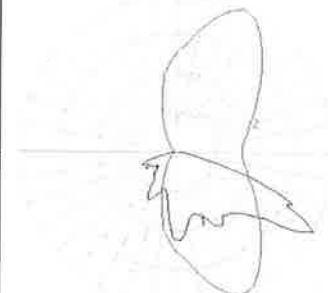


— Vertical plane through horizontal angle  
of maximum candlepower at 65°  
— Vertical plane through horizontal angle of 60°

EANA Type II - Asymmetric Narrow (A2)  
3,960 Lumens, 5000K (EANA\_A2550\_-120-277V.IES)



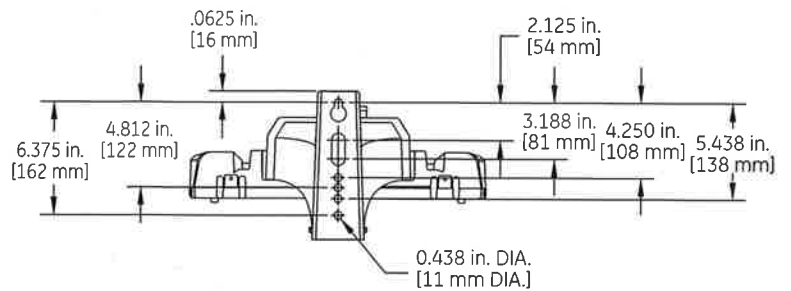
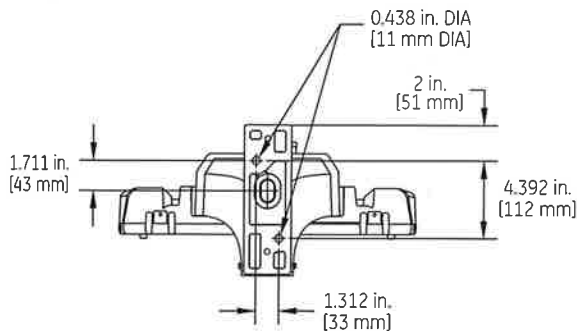
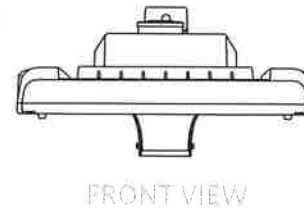
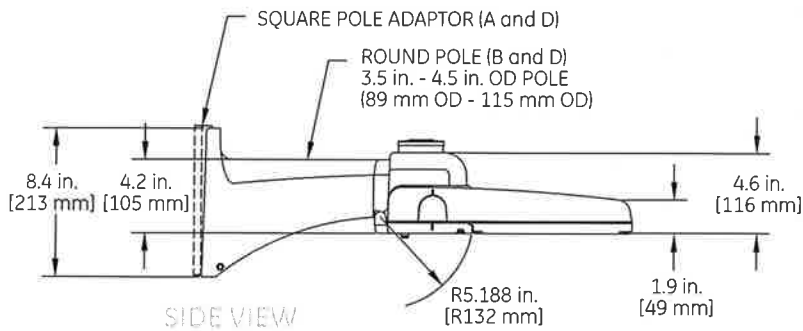
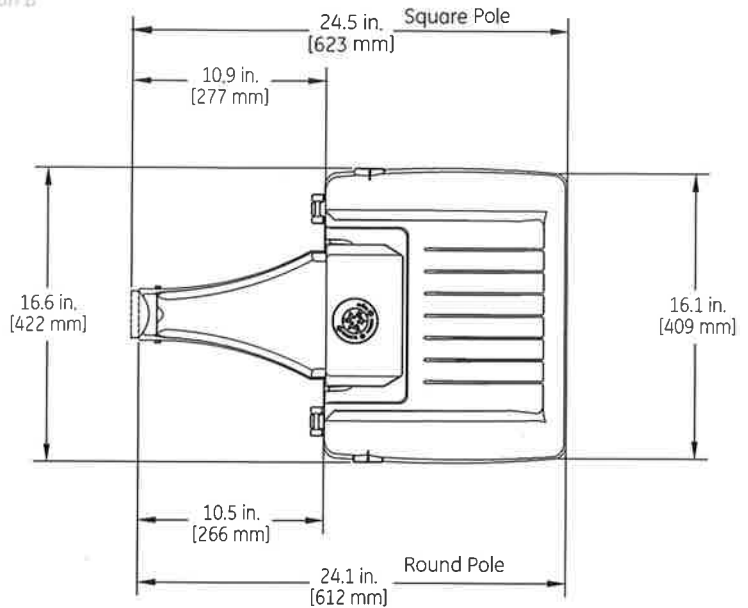
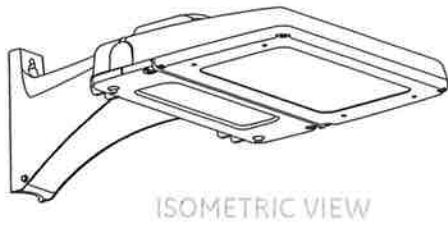
Grid Distance in Units  
of Mounting Height at 15' Initial  
Footcandle Values at Grade



— Vertical plane through horizontal angle  
of maximum candlepower at 65°  
— Vertical plane through horizontal angle of 60°

# Product Dimensions

10" Arm For Square Pole Mount (Option A)  
 10" Arm For Round Pole Mount (Option B)  
 10" Arm For Square Pole Mount or Round Pole Mount (Option D)  
 Option D includes all mounting hardware in Option A and Option B

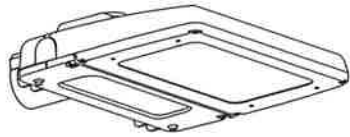


**DATA**

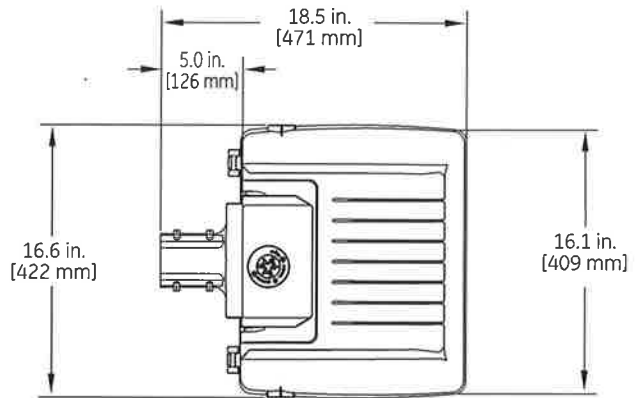
- Approximate net weight: 20 lbs (9.07 kgs)
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.67 sq ft max (0.06 sq m)

# Product Dimensions

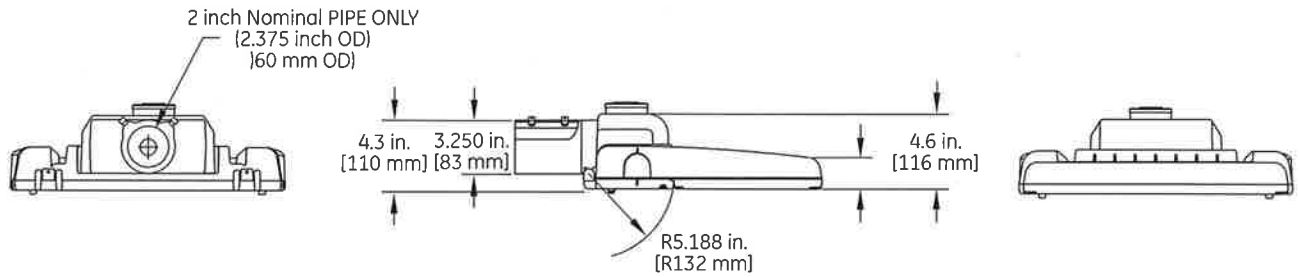
Slipfitter Arm Mount  
(Option C)



ISOMETRIC VIEW



TOP VIEW



BACK VIEW

SIDE VIEW

FRONT VIEW

**DATA**

- Approximate net weight: 19 lbs (8.61 kgs)
- Effective Projected Area (EPA) with Slipfitter: 0.43 sq ft max (0.04 sq m)

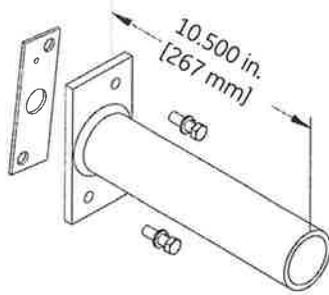
# Mounting Information

## Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

### SQUARE POLE MOUNTING ARM

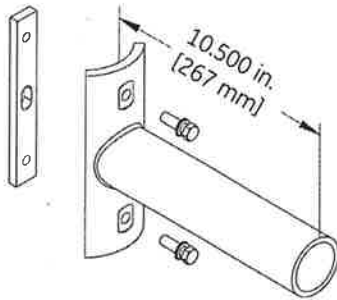
3.5 TO 4.5-inch (89 to 114mm) SQUARE  
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER  
**SPA-EAMT10BLCK "Black"**  
**SPA-EAMT10DKBZ "Dark Bronze"**

### ROUND POLE MOUNTING ARM

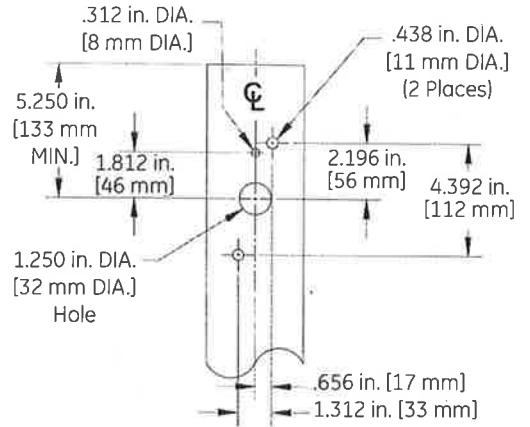
3.5 TO 4.5-inch (89 to 114mm) OD  
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER  
**RPA-EAMT10BLCK "Black"**  
**RPA-EAMT10DKBZ "Dark Bronze"**

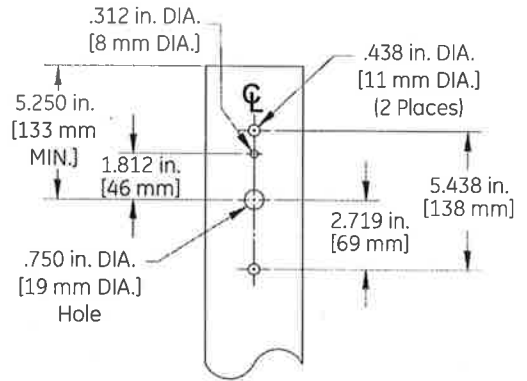
## Drilling Templates for Slipfitter Arms & Arm Mount

### SQUARE POLE MOUNTING



### ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD  
round pole mounting arm



**Other mounting patterns are available for retrofit installations.  
Contact manufacturing for other available mounting patterns.**



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OLP3080 (Rev 03/30/16)

## DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/ surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

## SPECIFICATION FEATURES

### Construction

Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W and 81W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaires are

thermally optimized with eight lumen packages in cool 5000K or neutral 4000K (58W, 81W models) LED color temperature (CCT).

### Electrical

LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W and 81W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

### Emergency Egress

Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and

a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

### Area and Site Pole Mounting

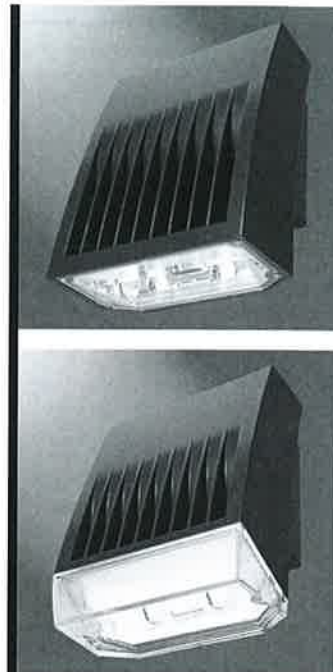
Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

### Finish

Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

### Warranty

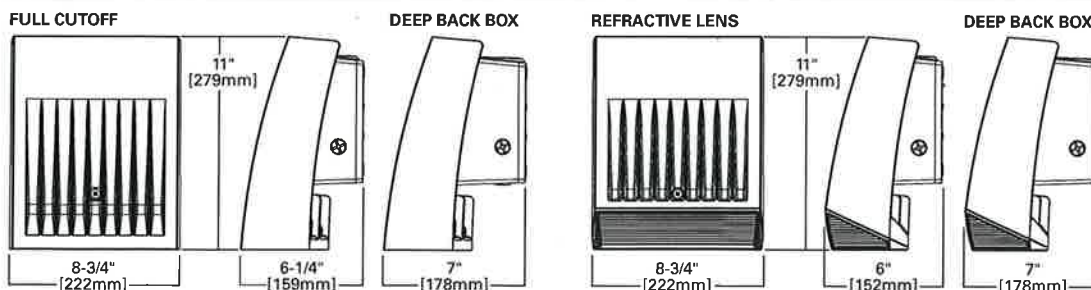
Five-year warranty.



## XTOR CROSSTOUR MAXX LED

**APPLICATIONS:**  
WALL / SURFACE  
INVERTED  
SITE LIGHTING

## DIMENSIONS



# RECEIVED

AUG 17 2017

CITY OF CHICO  
PLANNING SERVICES

### CERTIFICATION DATA

UL/cUL Wet Location Listed  
LM79 / LM80 Compliant  
ROHS Compliant  
NOM Compliant Models  
3G Vibration Tested  
UL924 Listed (CBP Models)  
IP66 Rated

### TECHNICAL DATA

40°C Ambient Temperature  
External Supply Wiring 90°C Minimum

### EPA

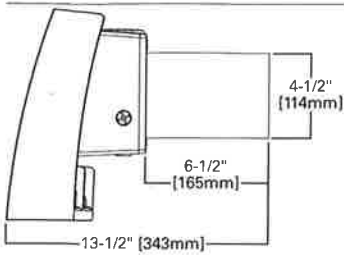
Effective Projected Area (Sq. Ft.):  
XTOR6B, XTOR8B=0.54  
With Pole Mount Arm=0.98

### SHIPPING DATA:

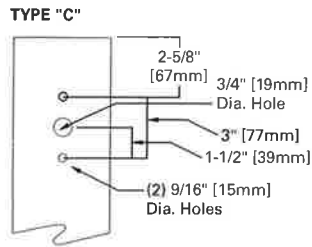
Approximate Net Weight:  
12-15 lbs. [5.4-6.8 kgs.]

**DIMENSIONS**

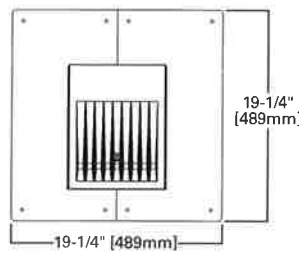
**OPTIONAL POLE MOUNT ARM**



**ARM DRILLING**



**ESCUTCHEON PLATES**



**POWER AND LUMENS BY FIXTURE MODEL**

58W Series				
LED Information	XTOR6B	XTOR6BRL	XTOR6B-W	XTOR6BRL-W
Delivered Lumens	6,129	6,225	6,038	6,133
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K
CRI (Color Rendering Index)	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W
81W Series				
LED Information	XTOR8B	XTOR8BRL	XTOR8B-W	XTOR8BRL-W
Delivered Lumens	8,502	8,635	8,373	8,504
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K
CRI (Color Rendering Index)	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W
EGRESS Information	XTOR6B, and XTOR8B Full Cutoff CBP Egress LED		XTOR6B, and XTOR8B Refractive Lens CBP Egress LED	
Delivered Lumens	509		468	
B.U.G. Rating	N.A.		N.A.	
CCT (Kelvin)	4000K		4000K	
CRI (Color Rendering Index)	65		65	
Power Consumption (Watts)	1.8W		1.8W	

**LUMEN MAINTENANCE**

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR6B Model		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
XTOR8B Model		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000

**CURRENT DRAW**

Voltage	Model Series			
	XTOR6B	XTOR8B	XTOR6B-CBP (Fixture/Battery)	XTOR8B-CBP (Fixture/Battery)
120V	0.51	0.71	0.60/0.25	0.92/0.25
208V	0.25	0.39	--	--
240V	0.25	0.35	--	--
277V	0.22	0.31	0.36/0.21	0.50/0.21
347V	0.19	0.25		--
480V	0.14	0.19		--

Sample Number: XTOR6B-W-WT-PC1

Series	LED Kelvin Color	Housing Color	Options (Add as Suffix)
<b>Full Cutoff</b> XTOR6B=58W XTOR8B=81W  <b>Refractive Lens</b> XTOR6BRL=58W XTOR8BRL=81W	[Blank]=Bright White (Standard) 5000K W=Neutral, 4000K <sup>1</sup>	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic	347V=347V <sup>2,3,4,5</sup> 480V=480V <sup>2,3,4,5,6</sup> PC1=Photocontrol 120V <sup>7</sup> PC2=Photocontrol 208-277V <sup>7,8</sup> PMA=Pole Mount Arm (C Drilling) with Round Adapter <sup>3,9</sup> HA=50°C High Ambient <sup>6</sup> MS-L20=Motion Sensor for ON/OFF Operation <sup>2,3,10,11</sup> MS/DIM-L20=Motion Sensor for Dimming Operation <sup>2,3,10,11,12,13,14</sup> CBP=Cold Weather Battery Pack <sup>2,3,11,15</sup>
<b>Accessories (Order Separately)</b>			
WG-XTORMX=Crosstour MAXX Wire Guard PB120V=Field Installed 120V Photocontrol PB277V BUTTON PC=Field Installed 208-277V Photocontrol <sup>8</sup> VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon <sup>16</sup> VA1041-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon <sup>16</sup> VA1042-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon <sup>16</sup> VA1043-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon <sup>16</sup> VA1044-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon <sup>16</sup> VA1045-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon <sup>16</sup> VA1046-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon <sup>16</sup>		VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon <sup>16</sup> VA1034-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon <sup>16</sup> VA1035-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon <sup>16</sup> VA1036-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon <sup>16</sup> VA1037-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon <sup>16</sup> VA1038-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon <sup>16</sup> VA1039-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon <sup>16</sup> EWP/XTORMX=Escutcheon Wall Plate, Carbon Bronze EWP/XTORMX-WT=Escutcheon Wall Plate, Summit White FSIR-100=Wireless Configuration Tool for Occupancy Sensor <sup>14</sup>	

NOTES:

- Available in 58W and 81W only.
- Not available with HA option.
- Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
- Not available with CBP option.
- Thru-branch wiring not available with HA option or with 347V.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Not available with MS-L20 and MS/DIM-L20 options.
- Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
- 120V or 277V only.
- Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
- Includes integral photo sensor.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
- Operating temperatures -20°C to 25°C.
- Replace XX with housing color.

STOCK ORDERING INFORMATION

58W Series	81W Series
<b>Full Cutoff</b>	
XTOR6B=58W, 5000K, Carbon Bronze	XTOR8B=81W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	XTOR8B-PC1=81W, 5000K, 120V PC, Carbon Bronze
XTOR6B-WT= 58W, 5000K, Summit White	XTOR8B-WT=81W, 5000K, Summit White
XTOR6B-W=58W, 4000K, Carbon Bronze	XTOR8B-PC2=81W, 5000K, 208-277V PC, Carbon Bronze
XTOR6B-PMA= 58W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR8B-PMA=81W, 5000K, Pole Mount Arm, Carbon Bronze
XTOR6B-W-PMA=58W, 4000K, Pole Mount Arm, Carbon Bronze	XTOR8B-W=81W, 4000K, Carbon Bronze
XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	XTOR8B-W-PC1=81W, 4000K, 120V PC, Carbon Bronze
XTOR6B-W-PC2=58W, 4000K, 208-277V PC, Carbon Bronze	XTOR8B-W-PC2=81W, 4000K, 208-277V PC, Carbon Bronze
XTOR6B-W-PC1=58W, 4000K, 120V PC, Carbon Bronze	XTOR8B-W-PMA=81W,4000K, Pole Mount Arm, Carbon Bronze
<b>Refractive Lens</b>	
XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	XTOR8BRL=81W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-PC1=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	XTOR8BRL-WT=81W, 5000K, Refractive Lens, Summit White
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	XTOR8BRL-PC2=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-PMA=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze
XTOR6BRL-W-PMA=58W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-W=81W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W-PC1=81W, 4000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-W-PC2=58W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W-PC2=81W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-W-PC1=58W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-W-PMA=81W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze



Eaton  
 1121 Highway 74 South  
 Peachtree City, GA 30269  
 P: 770-486-4800  
 www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

**ROOF PLAN KEYNOTE**

P1	<b>ROOF ACCESS LADDER &amp; HATCH:</b> SEE REFERENCED DETAIL FOR ADDITIONAL INFORMATION.
P2	<b>WALK PADS:</b> PER ROOFING MANUFACTURER SPECIFICATIONS. COORDINATE LAYOUT WITH CONFIGURATION OF MECHANICAL UNITS.
P3	<b>PRECAST CONCRETE SPLASH BLOCK:</b> 60MIL TPO PAD ON FLAT ROOF, EXTEND DOWNSPOUTS TO SPLASH BLOCK & SECURE BOTTOM ELBOW TO SPLASH BLOCK.
P4	<b>TAPERED INSULATION:</b> FORM CRICKETS AND SADDLES FOR PROPER ROOF DRAINAGE WITH TAPERED REGID INSULATION BOARD. MIN. SLOPE 1/4" PER FT.
P5	<b>GUTTERS &amp; DOWNSPOUTS :</b> REFER TO ELEVATION KEY NOTES.
P6	<b>RAINWATER LEADERS :</b> ROUTE INTERNAL LINES IN PIERS, SEE CIVIL & PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
P7	<b>ROOF DRAIN:</b> PROVIDE SUMP PAN, GALVANIZED STEEL SLOPED TO DRAIN & CLAMP RING. HEAT WELD TO ROOF MEMBRANE PER MANUFACTURERS RECOMMENDATIONS, 8/A4.8
P8	<b>OVER-FLOW ROOF DRAIN:</b> SEE 8/A4.8
P9	<b>ASPHALT ROOF SYSTEM:</b> HIP SHINGLES WITH "HIP-RIDGE" VENT BY AIRVENT INC. OR APPROVED EQUIVALENT.
P10	<b>HIP VENT:</b> SINGLE VENT II CLASS A BY AIR VENT INC OR APPROVED EQUAL, INSTALLED PER MANUFACTURER RECOMMENDATIONS. SEE DETAIL 2A/A4.8

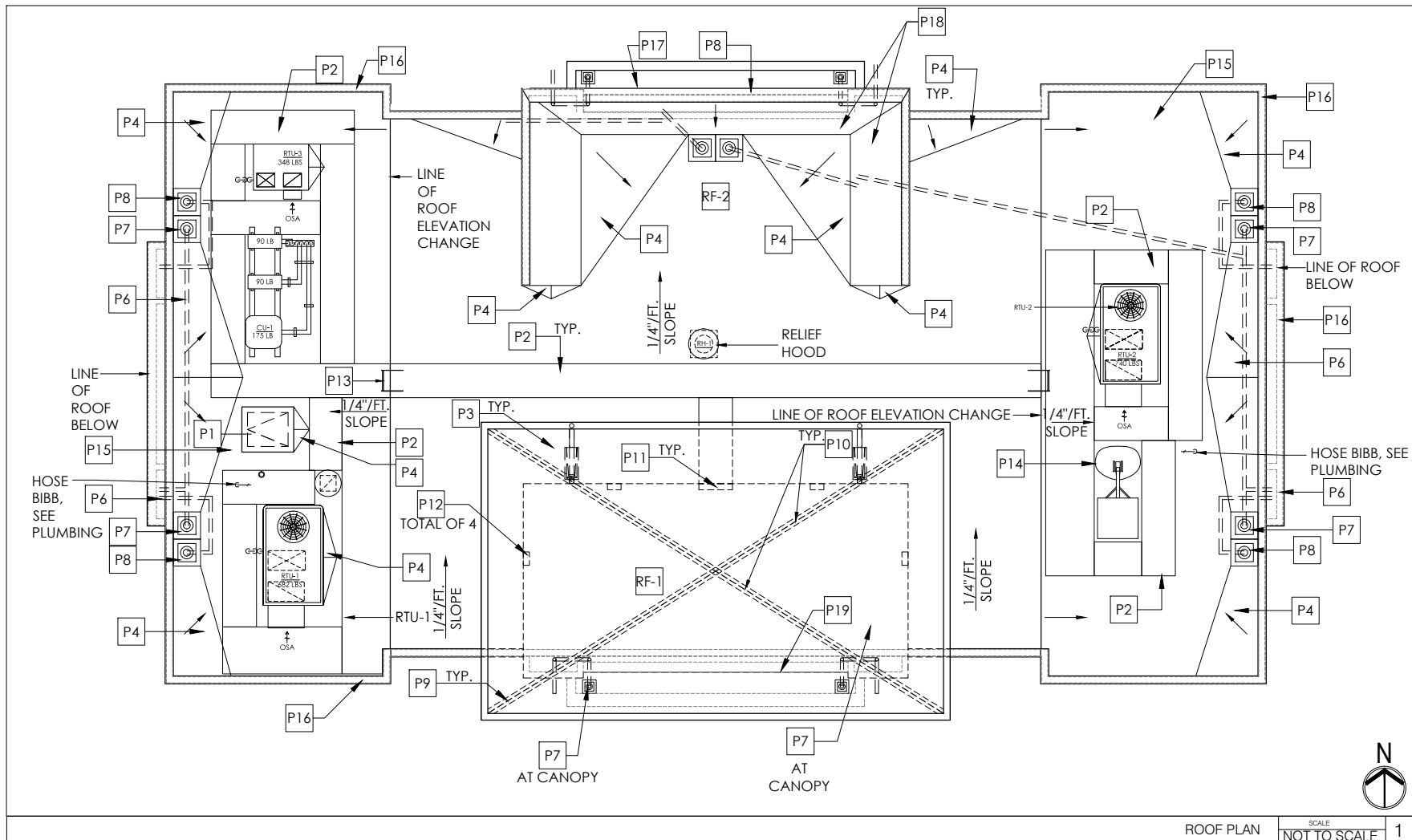
P11	<b>ATTIC ACCESS:</b> 24 X 30 GALVANIZED METAL ACCESS, PRIME AND PAINT TO MATCH ADJACENT WALL, SEE 9/A4.8
P12	<b>WALL VENTS:</b> 8" X 12" GALVANIZED METAL WALL LOUVER VENT BY AIR VENT INC OR APPROVED EQUAL. PRIME AND PAINT TO MATCH ADJACENT WALL, SEE 2/A4.8. MOUNT 8" MIN. ABOVE ADJACENT FLAT ROOF.
P13	<b>ROOF LADDER:</b> SEE 4/A4.8.
P14	<b>SATELLITE DISH:</b> SEE 11/A2.3.
P15	<b>SINGLE PLY ROOFING:</b> SEE PLAN NOTES, NOTE A.
P16	<b>PRE-FINISHED METAL COPING:</b> SEE EXTERIOR ELEVATIONS.
P17	<b>LED LIGHTING ABOVE CANOPY:</b> SEE ELECTRICAL.
P18	<b>STRUCTURAL BRACING AT PARAPET WALLS. EXTEND ROOFING UP WALL AND WRAP UNDER CAP.</b>
P19	GC TO COORDINATE SIGNAGE AND ANY ACCESS PANEL AT PARAPET, WITH SIGN VENDOR.

**EXTERIOR FINISH MATERIALS (16.2)**

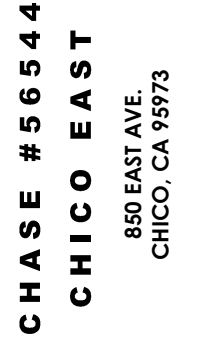
	ASPHALT SHINGLES	
RF-1	MANUFACTURER	CERTAINTEEED
	PRODUCT	INDEPENDENCE AR
	COLOR	WEATHERED WOOD
RF-2	60 MIL TPO ROOFING SYSTEM OVER 1/4" DENS DECK BOARD OVER 5 1/2" THICK (2 LAYERS) POLYISO INSULATION	

**GENERAL NOTES**

- LOCATE EXHAUST FANS AND VENTS A MINIMUM OF 10'-0" FROM HVAC UNIT AND A MINIMUM OF 5'-0" FROM PARAPET WALLS.
- ALL JACKS SHALL EXTEND A MINIMUM OF 8" ABOVE THE ROOF DECK WITH RAIN COLLARS AND SEALANT TO BE PROVIDED BETWEEN THE TOP OF THE JACK AND THE PIPE AND ALL PLUMBING VENTS MUST RECEIVE 4 LB LEAD FLANGE FLASHING.
- COORDINATE ALL ROOF OPENINGS AND PENETRATIONS WITH WITH ALL TRADES AND STRUCTURAL DRAWINGS TO AVOID CONFLICTS. PENETRATIONS SHALL BE SEALED WATER TIGHT.
- G.C. TO INSTALL SATELLITE DISH FOR MUZAK SYSTEM PER MANUFACTURER'S REQUIREMENTS. ANTENNA ASSEMBLY BY CHASE EQUIPMENT VENDOR. PROVIDE WATER TIGHT CAPPED HOT-DIPPED GALVANIZED STEEL PIPE STANCHION SIZED AS REQUIRED. FLASHED WATER TIGHT TO ROOF WITH PREFAB COMPATIBLE FLASHING BEST ADHERED TO ROOFING MEMBRANE.
- ALL ROOF MOUNTED EQUIPMENT SHALL NOT BE VISIBLE IN ANY DIRECTION FROM A POINT FIVE (5) FEET ABOVE GRADE OF THE FINISH FLOOR OF THE BUILDING TO A MAX. DISTANCE OF 1,000 FEET.
- SHOULD ANY ADDITIONAL ROOF PENETRATION BE REQUIRED GC SHALL MAKE REPAIRS WITH LL'S WARRANTY ROOFER PER MANUFACTURER'S RECOMMENDATIONS DETAILS AND PRACTICE
- ANTENNA SHOULD BE GROUNDED TO COMPLY WITH ALL APPLICABLE CODES.
- GC SHALL VERIFY THAT ROOF DRAINS ARE FREE OF ANY DEBRIS.



ROOF PLAN SCALE NOT TO SCALE 1



Copyright Reserved  
The Contractor shall verify and be responsible for all dimensions, DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright for all design and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

SEAL		
ISSUE	DATE	DESCRIPTION
PROJECT INFORMATION BLOCK		
JOB # 2007696150		
DATE:		
DRAWN BY:		
CHECKED BY:		
MODEL		
SHEET TITLE		
ROOF PLAN		
SHEET NUMBER		
A6		





# READ INVESTMENTS

REAL ESTATE DEVELOPMENT & MANAGEMENT

September 20, 2017

City of Chico  
Community Development Department  
P.O. Box 3420  
Chico, CA 95927

**Re: Use Permit 17-13 Chase Bank – 850 East Avenue, APN 007-280-052**

Ladies and Gentlemen:

Please accept this letter of support for the project referenced above. Our ownership purchased this parcel from The University Foundation in February 2015. Since that time we have been diligently marketing the parcel to secure a quality tenant that can transform this dilapidated, former tire shop into an attractive asset for the community.

The development Chase Bank has proposed will greatly improve the appearance and functionality of the shopping center. In addition, this work will modernize the site by providing new landscaping areas, updated parking, creating ADA accessibility, new lighting, and convenient drive-up facilities. Finally, this project will remove a source of urban decay that has been very challenging to maintain free of squatters, graffiti and vandalism over the past two years.

We thank the City of Chico for their continued support as we endeavor to improve this shopping center and enhance the services offered to the local community.

Sincerely,

Scott J. Huffman  
Read Investments  
Agent for RI-Chico, LLC

RECEIVED

SEP 20 2017

CITY OF CHICO  
PLANNING SERVICES

RECEIVED

SEP 25 2017

CITY OF CHICO  
PLANNING SERVICES

City of Chico

411 Main Street

Chico, Ca 95928

Att: Kimber Gutierrez:

My name is Sylvia Brock and I am directly behind the purposed Bank going in at the corner of Cohasset Road and East Ave. I do have a few concerns as, I would like to have the following addressed and solved in writing before anything begins.

1. I have a man gate (for the last 32 years) into the parking lot directly behind the firestone buliding and I want to keep that!! I also want to make sure that they seal the ends of the fence so people can't store their belongings there and or sleep there!
2. I have a pool and when Walgreens came in they paid a pool company to come in once a week to clean both the pool and filters (with the construction, the pool gets extremely dirty), I have a pool company that comes once a week but it really needs 2+ times during construcion; *we* came close to having to replace the pump because of everything that ended up in it. Fred Heath (530) 520-6585 is who I use and would be the company that I would agree on.
3. I have white walls in my house along with white blinds, even with the windows shut my home got extremely dirty when Walgreens went in (and this time I am directly behind the construction), Walgreens paid for a house cleaner to come in once during construction (about half way through) then once at the end, I feel this is more than fair during construction.
4. I need to make sure that the lights are pointed downward as not to shine in my yard as I have a mother-law unit and live in it.

Thank You

Sylvia Brock

781 Portal Drive

Chico, CA 95973

530 - 864 - 4926

City of Chico

411 Main Street

Chico, Ca 95928

Att: Kimber Gutierrez:

RECEIVED

SEP 25 2017

CITY OF CHICO  
PLANNING SERVICES

My name is Bill Jenkins and I am behind the Bank going in at the corner of Cohasset Road and East Ave. I do have a few concerns as, I would like to have the following addressed and solved in writing before anything begins.

1. I have a pool and when Walgreens came in they paid a pool company to come in once a week to clean both the pool and filters (with the construction, the pool gets extremely dirty), I would agree on the same company as my neighbor uses as that is what we did last time.

2. With the windows shut my home got extremely dirty, Walgreens paid for a house cleaner to come in once during construction (about half way through) then once at the end, I feel this is more than fair during construction.

Thank You

Bil Jenkins

785 Portal Drive

Chico, CA 95973



## READ INVESTMENTS

REAL ESTATE DEVELOPMENT & MANAGEMENT

October 5, 2017

Ms. Sylvia Brock  
781 Portal Drive  
Chico, CA 95973

**RE: 781 Portal Drive, Chico, CA**

Dear Ms. Brock

We are the owners of the former Firestone auto repair building located at 850 East Avenue. The City of Chico shared your letter, received September 25, 2017, as part of the Chase Bank zoning procedures. We thank you for expressing your concerns in writing. We will address each of them below:

1. While a man gate may have been installed at the rear of your property, this does not confer any legal rights of access to the 850 East Avenue parcel. The title report does not recognize any easements or access rights to the residential parcels behind us. Furthermore, allowing such access creates issues of pedestrian safety, security, indemnification, ADA accessibility and code compliance. For these reasons, we must respectfully decline your request to retain this illegal man gate onto our property.
2. RI-Chico is the owner of the parcel; however, Chase Bank will be performing its own improvements on this project. As such, we will request Chase Bank have their contractor notify you prior to the start of any construction to determine the impact this project will have on your swimming pool. The Walgreens project was a much larger and the building was constructed closer to the residential neighborhood, so we would imagine the dust and debris was extensive. With the project Chase Bank is proposing, we expect far less debris to the adjacent neighbors.
3. Regarding your home cleaning request, Chase Bank is a good neighbor and we expect their contractor will work with you to mitigate any impacts this project has on your home.
4. All of the exterior lighting will be designed to minimize the impact to your residence. The City of Chico has clear guidelines that Chase Bank will adhere to.

We believe this Chase Bank will greatly improve the appearance of the area and will modernize the center. This project will also remove a source of urban decay that has been very challenging to maintain free of squatters, graffiti and vandalism over the past two years.

Best regards,

Scott J. Huffman  
Agent for RI-Chico, LLC

cc: Kimber Gutierrez, City of Chico  
Carlos J. Jahen, Stantec Architecture

RECEIVED

OCT 05 2017

CITY OF CHICO  
PLANNING SERVICES



**READ INVESTMENTS**  
REAL ESTATE DEVELOPMENT & MANAGEMENT

October 5, 2017

Mr. Bill Jenkins  
785 Portal Drive  
Chico, CA 95973

**RE: 785 Portal Drive, Chico, CA**

Dear Mr. Jenkins,

We are the owners of the former Firestone auto repair building located at 850 East Avenue. The City of Chico shared your letter, received September 25, 2017, as part of the Chase Bank zoning procedures. We thank you for expressing your concerns in writing. We will address each of them below:

1. RI-Chico is the owner of the parcel; however, Chase Bank will be performing its own improvements on this project. As such, we will request Chase Bank have their contractor notify you prior to the start of any construction to determine the impact this project will have on your swimming pool. The Walgreens project was a much larger and the building was constructed closer to the residential neighborhood, so we would imagine the dust and debris was extensive. With the project Chase Bank is proposing, we expect far less impact to the adjacent neighbors.
2. Regarding your home cleaning request, Chase Bank is a good neighbor and we expect their contractor will work with you to mitigate any impacts this project has on your home.

We believe this Chase Bank will greatly improve the appearance of the area and will modernize the center. This project will also remove a source of urban decay that has been very challenging to maintain free of squatters, graffiti and vandalism over the past two years.

Best regards,

A handwritten signature in black ink, appearing to read 'Scott J. Huffman'.

Scott J. Huffman  
Agent for RI-Chico, LLC

cc: Kimber Gutierrez, City of Chico  
Carlos J. Jahen, Stantec Architecture

**RECEIVED**

**OCT 05 2017**

**CITY OF CHICO  
PLANNING SERVICES**



**READ INVESTMENTS**  
REAL ESTATE DEVELOPMENT & MANAGEMENT

October 5, 2017

Mr. & Mrs. Coopriider  
779 Portal Drive  
Chico, CA 95973

**RE: 779 Portal Drive, Chico, CA**

Dear Deb and Ken,

As you may recall, we are the owners of the former Firestone auto repair building located at 850 East Avenue. Thank you for attending the City of Chico Zoning Hearing September 26<sup>th</sup> to discuss the Chase Bank project. You both raised important issues regarding the project and we would like to address each of them below.

- Pedestrian and Vehicular Access – after walking your property, we understand you have enjoyed direct access to the commercial parcel for some time. While we certainly appreciate this has been convenient for you, the installation of these gates does not confer any legal rights of access to the 850 East Avenue parcel, nor does the title report recognize any easements or access rights to the residential parcels behind us. As we explained at the hearing, allowing such access creates issues of pedestrian safety, security, indemnification, ADA accessibility and code compliance. For these reasons, we must respectfully decline your request to retain this illegal access onto our property.
- Masonry Screen Wall – in the event cross access were not possible, you requested the screen wall remain at 8 feet height as it approaches East Avenue. We will ensure City staff and Chase's architect are aware of your preference and ask them to review this issue at the architectural review meeting.
- Landscaping – you indicated any shrubs, bushes, or vines should not be planted along the rear property line, as this condition tends to attract transients and vandalism of property. We will ensure City staff and Chase's architect are aware of your preference and ask them to review this issue at the architectural review meeting.

We believe this Chase Bank will greatly improve the appearance of the area and will modernize the center. This project will also remove a source of urban decay that has been very challenging to maintain free of squatters, graffiti and vandalism over the past two years.

Best regards,

Scott J. Huffman  
Agent for RI-Chico, LLC

cc: Kimber Gutierrez, City of Chico  
Carlos J. Jahen, Stantec Architecture

RECEIVED

OCT 05 2017

CITY OF CHICO  
1000 MAIN STREET