DATE: September 10, 2018

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
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
A project by:
Developer: Tri Counties Bank
890 Fortress Street
Chico, CA 95973
Contact: Chimene Coesper
T:330.680.8282
chimene.coesper@tcbbk.com
www.tcbbk.com

Design team:
Architect: Menemsha Architecture
20521 1st Street
Torrance, CA 90503
Contact: Alexander Califas
T:310.263.3574
acifilas@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 Municipal Code 19.74

Type of Construction:
Type : V8

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

Zoning Designation:
Zone CC (Community Commercial District)

Allenable Uses:
Finance, Offices with a CCR

Existing Permits:
CUP Permit No: 01-32
CUP Permit: Modification to User Permit No 21-32

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

Gross Site Area:
16,500 SF (3.72 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 on 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 required to utilities.

900 MANGROVE AVENUE

Tri Counties Bank
Chimene Coesper
890 Fortress Street
Chico, CA 95973
www.tcbbk.com
330.680.8282

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A1.1 ENLARGED SITE PLAN
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Vicinity Map

PROJECT SITE

Los Angeles Office
20621 East 1st Street
Torrance, CA 90503
310.343.3430
www.menemshasolutions.com

Attachment B
900 MANGROVE AVENUE

ATTACHMENT D

Tri Counties Bank
Chimene Cooper
860 Fortress Street
Chico, CA 95973
www.tcbk.com
530.660.8282

Los Angeles Office
20621 Earl Street
Torrance, CA 90503
310.343.3430
www.menemshasolutions.com

Material Legend:
- MGL: Airfoil Aluminum Covers
- W10-1: Woodframe - Alucobond Metal Panel
- TL-1: Cork Skin - White
- C1: Concrete Board Faced Cement
- G1: Glass Curtain Wall System
- P1: Panel Skin, White

Key Notes:
- Curtain Wall
- Laminated Canopy
- Canopy Structured Support
- Airfoil Aluminum Covers
- Alucobond Metal Siding
- Cork Skin Siding
- Exterior Colored Concrete
- Pre-Installed Letter (Logo)
- Teller Window
- Invoice Wall LED Signage
- Internally Lit Letter (Logo)
**SHRUBS**

- Cotoneaster coggygria 'Royal Purple'
- Leymus condensatus 'Canyon Prince'
- Adenostoma fasciculatum 'Shumardii Red'
- Baccharis pilularis 'Pigeon Point'

**GRASSES**

- Phormium tenax 'Pink Stripe'
- Zonana Canescens Manzanita
- Vulpicida bromoides 'Silvery Bowl'

**LARGE + MEDIUM TREES**

- Quercus kelloggii
- Fraxinus americana 'Autumn Purple'
- Picea sitchensis 'Liloa Blue'

**SMALL TREES**

- Arctostaphylos uva-ursi
- Arctostaphylos uva-ursi 'Dr. Hurd'
- Prunus virginiana 'Forest Fanny'

**PLANTING CONCEPT**

The planting concept makes use of both large and small trees in the islands and around the parking lot in order to provide more than 30% shade for the parking areas, as necessary in Chico's hot climate.

The understory and other areas in front of the building are filled with a palette of plants in purple, pink, and red-green shades, which coordinate well with the color palette of the proposed building. Low grasses and dwarf meadow shrubs cover the ground plane and allow the floating base of the building to show through, while New Zealand flax, manzanita, and smoothleaf privet give the design with vertical interest and color.

The bioswale is designed to collect and slowly release the water from the parking lot on the side and in front of the building. This large area in the bioswale will provide cooling, absorb waste, and transport it back into the atmosphere.

**CONDITIONS**

**PROJECT NO.**

**ISSUE**

**NOT FOR CONSTRUCTION**

**PROJECT NO.**

**CHECK:**

**DATE:**

**PLANTING CONCEPT**

**L102**

Attachment H
<table>
<thead>
<tr>
<th>#</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Canopy Cover %</th>
<th>Canopy Quantity</th>
<th>SQ FT of Shade</th>
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<tbody>
<tr>
<td>1</td>
<td>Quercus lobata</td>
<td>California Black Oak</td>
<td>125%</td>
<td>FULL</td>
<td>1200</td>
</tr>
<tr>
<td>2</td>
<td>Quercus lobata</td>
<td>California Black Oak</td>
<td>125%</td>
<td>FULL</td>
<td>1200</td>
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<td>Quercus lobata</td>
<td>California Black Oak</td>
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<td>1200</td>
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<td>125%</td>
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<td>1200</td>
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<td>California Black Oak</td>
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<td>7</td>
<td>Quercus lobata</td>
<td>California Black Oak</td>
<td>125%</td>
<td>FULL</td>
<td>1200</td>
</tr>
</tbody>
</table>

Total Shade Provided: 8478

Parking Lot Area Required to Be Shaded (50% of Paving Area): 8172
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

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

### NOMINAL DIMENSIONS

<table>
<thead>
<tr>
<th>OVERALL LENGTH</th>
<th>OVERALL DEPTH</th>
<th>OVERALL HEIGHT</th>
<th>WEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>19.5&quot; (495 mm)</td>
<td>5&quot; (127 mm)</td>
<td>34&quot; (864 mm)</td>
<td>34 lbs (15 kg)</td>
</tr>
</tbody>
</table>

### 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.

![Diagram of Twist Bike Rack](image)

**LOCKING POINT EXAMPLE**

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

**MOUNTING / HARDWARE DETAIL**

© 2017 Forms+Surfaces® | All dimensions are nominal. Specifications and pricing subject to change without notice. For the most current version of this document, please refer to our website at www.forms-surfaces.com.
LOCKING POINT AND CONFIGURATION EXAMPLES (Continued)

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

<table>
<thead>
<tr>
<th>MODEL</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>SKTWS</td>
<td>Twist Bike Rack</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th>Fixture Type</th>
<th>Reference Image</th>
<th>Description</th>
<th>Dimming Interface</th>
<th>Product ID</th>
<th>Lamps, CCT, Lumen, Optics, CRI</th>
<th>Input Voltage</th>
<th>Fixture Wattage</th>
<th>Mounting, Finishes, Remarks &amp; Other Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td><img src="imageA.png" alt="Image of fixture A" /></td>
<td>10' high, Light Column, Entry plaza</td>
<td>O-10V (1%)</td>
<td>CLI-NATCBMA-IC5-10-AW-48NB-50-4K-UNV</td>
<td>LED Module, 4000K, 70 CRI</td>
<td>UNV</td>
<td>50</td>
<td>5&quot; diameter, 10 feet high, 48&quot; 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.</td>
</tr>
<tr>
<td>B</td>
<td><img src="imageB.png" alt="Image of fixture B" /></td>
<td>Trellis Mounted, Quad-Head Adjustable downlights</td>
<td>O-10V (1%)</td>
<td>CLI-NATCBMB-F080-4M-HO-40-9-20-W</td>
<td>LED Module, 4000K, 2976lm, 20° Degree Spot Optics</td>
<td>UNI-VAC</td>
<td>46</td>
<td>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.</td>
</tr>
<tr>
<td>S1T2</td>
<td><img src="imageS1T2.png" alt="Image of fixture S1T2" /></td>
<td>20' Single-Head Area Pole</td>
<td>PC &amp; MS available</td>
<td>CLI-NATCBMS1T2-UR28-96L-155-4K7-2-UNV-A46-PS-CLR</td>
<td>LED Module, 4000K, 19,112lm, 70 CRI, Type 2 Distribution</td>
<td>UNI-VAC</td>
<td>155</td>
<td>Single head mounted atop 20' tall 5&quot; dia. round pole using 5&quot; arm bracket. Finish to be silver powdercoat. Engineer to confirm if motion sensor and photocell is required. Location as indicated on plan.</td>
</tr>
<tr>
<td>S1T5</td>
<td><img src="imageS1T5.png" alt="Image of fixture S1T5" /></td>
<td>20' Single-Head Area Pole</td>
<td>PC &amp; MS available</td>
<td>CLI-NATCBMS1T5-UR28-96L-155-4K7-5W-UNV-A46-PS-CLR</td>
<td>LED Module, 4000K, 19,112lm, 70 CRI, Type 5 Wide (Round) Distribution</td>
<td>UNI-VAC</td>
<td>155</td>
<td>Single head mounted atop 20' tall 5&quot; dia. round pole using 5&quot; arm bracket. Finish to be silver powdercoat. Engineer to confirm if motion sensor and photocell is required. Location as indicated on plan.</td>
</tr>
<tr>
<td>S2T2</td>
<td><img src="imageS2T2.png" alt="Image of fixture S2T2" /></td>
<td>20' Double-Head Area Pole</td>
<td>PC &amp; MS available</td>
<td>CLI-NATCBMS2T2-UR28-2xLED Module, 4000K, 19,112lm, 70 CRI, Type 2 Distribution</td>
<td>UNI-VAC</td>
<td>155</td>
<td>Double heads mounted atop 20' tall 5&quot; dia. round pole using 5&quot; double-arm bracket. Finish to be platinum silver powdercoat. Engineer to confirm if motion sensor and photocell is required.</td>
<td></td>
</tr>
</tbody>
</table>

**SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.**

**CNTRL**

**Notes, Exceptions, Clarifications**

**PURCHASING:** All Lighting is supplied by [Manufacturer Name]. 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 Halvovich, Farren@CommercialLighting.net, for purchase order placement, and coordinating delivery of the package.

**LIG SPECIFICATION:** 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 forbidden without written 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.
<table>
<thead>
<tr>
<th>Fixture Type</th>
<th>Reference Image</th>
<th>Description</th>
<th>Dimming Interface</th>
<th>Product ID</th>
<th>Lamps, CCT, Lumen, Optics, CRI</th>
<th>Input Voltage</th>
<th>Fixture Wattage</th>
<th>Mounting, Finishes, Remarks &amp; Other Notes</th>
</tr>
</thead>
</table>

**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 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 must 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.
A. MODEL
LC5 5"Ø Light Column

B. HEIGHT
6 6 feet
8 8 feet
10 10 feet
12 12 feet
14 14 feet

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

H. ELECTRICAL OPTIONS
PEC-120 button, 120V
PEC-208 button, 208V
PEC-240 button, 240V
PEC-277 button, 277V

1. 14' option not available in Canada
2. WM available for 6', 8', and 10' height only
**Housing:** Each Beacon 505 Light Column is a ¾” 6” diameter aluminum luminaire with a 6” 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 6” diameter acrylic tube to the lower 6” 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, tamper 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 805.2 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.
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 1200-2800 LMS
- 11 unique beam angles
- Multivolt (110V-277V)
- 8 CCT's: 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 | LO - Low Output | HO | 22 - 2200K | 9 | 20 | K - Black | B - 10' External Cable
MO - Medium Output | 25 - 2500K | | | 90 CRI not available in 2200K, 2500K, 5000K, and 6500K | | | | Side Exit; Surface Mount; UL/CE Rated
HO - High Output | 27 - 2700K | X - For RD, GR, BL, AM | | | | | | C* - 10' External Cable
| 30 - 3000K | 40 - Flood (40°) | | | | | | Bottom Exit; Surface Mount - 1/2" NPT; UL/CE Rated
| 35 - 3500K | 60 - Wide Flood (60°) | | | | | | Will ship as C if not specified
| 40 - 4000K | 80 - Very Wide Flood (80°) | | | | | | Will ship as X if not specified
| 50 - 5000K | E1 - Elliptical 1 (15° x 60°) | | | | | | *SEE PHOTOMETRY CHART FOR LUMEN DATA
| 65 - 6500K | E2 - Elliptical 2 (30° x 60°) | | | | | |
| RD - Red | E3 - Elliptical 3 (60° x 15°) | | | | | |
| GR - Green | E4 - Elliptical 4 (60° x 30°) | | | | | |
| BL - Blue | | | | | | |
| AM - Amber | | | | | | |

**PERFORMANCE**

<table>
<thead>
<tr>
<th>WATTS</th>
<th>POWER</th>
<th>LUMEN OUTPUT</th>
<th>OPTIC</th>
<th>EFFICACY</th>
<th>CBCCP</th>
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<tr>
<td>16</td>
<td>Low Output</td>
<td>1,236</td>
<td>5°</td>
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<td>88,068</td>
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<td>Medium Output</td>
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<td>151,246</td>
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<td>46</td>
<td>High Output</td>
<td>2,976</td>
<td>5°</td>
<td>65</td>
<td>211,864</td>
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*All lumen data is from 4000K 80 CRI fixtures. Please see photometry spec sheet for additional lumen data.

**COLOR RENDERING INDEX**

- 80+, 90+

**COLOR CONSISTENCY**

- 5-STEP MACADAM ELLIPSE

**LUMEN DEPRECIATION / RATED LIFE**

<table>
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<tr>
<th>WATTS</th>
<th>L70 @ 25C</th>
<th>L70 @ 50C</th>
<th>L90 @ 25C</th>
<th>L90 @ 50C</th>
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<tr>
<td>HIGH</td>
<td>&gt;60,500*</td>
<td>&gt;36,300*</td>
<td>&gt;60,500*</td>
<td>&gt;31,700*</td>
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<tr>
<td></td>
<td>&gt;181,000**</td>
<td>&gt;109,000**</td>
<td>&gt;69,000**</td>
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</table>

* 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-25 calculator

** Estimated hours
### Electrical

<table>
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<tr>
<th>Feature</th>
<th>Specification</th>
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<tbody>
<tr>
<td>Wattage</td>
<td>Low output = 16W; medium output = 30W; high output = 46W</td>
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<tr>
<td>Power Factor</td>
<td>&gt;0.9 for 120V (HO, MO, LO), 230V (HO, MO), 277V (HO)</td>
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<tr>
<td>THD</td>
<td>&lt;0.2 for 120V (HO, MO, LO), 230V (HO, MO), 277V (HO)</td>
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<td>Operating Voltage</td>
<td>Multivolt: 110-277VAC, 50/60 Hz</td>
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<tr>
<td>Driver</td>
<td>Integral to fixture; de-rated power and synchronous start-up at full brightness</td>
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<tr>
<td>Startup Temperature</td>
<td>-40° F to 122° F (-40° C to 50° C)</td>
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<tr>
<td>Operating Temperature</td>
<td>-40° F to 122° F (-40° C to 50° C)</td>
</tr>
<tr>
<td>Storage Temperature</td>
<td>-40° F to 176° F (-40° C to 80° C)</td>
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</table>

### Control

- Dimming: 110-277VAC, ELV type, reverse phase, trailing edge

### Physical

<table>
<thead>
<tr>
<th>Feature</th>
<th>Specification</th>
</tr>
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<tbody>
<tr>
<td>Dimensions</td>
<td>See dimension pages</td>
</tr>
<tr>
<td>Housing/Lens</td>
<td>Extruded aluminum; UV stabilized polycarbonate; stainless steel fasteners</td>
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<tr>
<td>Weight</td>
<td>7.4 lbs / 3.3 kg</td>
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<tr>
<td>Environment</td>
<td>Outdoor • UL certified for wet locations IP66</td>
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<tr>
<td>Mounting Options</td>
<td>B - external cable side exit, surface mount; UL/CE rated</td>
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<tr>
<td>Wiring</td>
<td>C - external cable bottom exit, 1/2&quot;, NPT, UL/CE rated</td>
</tr>
<tr>
<td>Tools</td>
<td>2.5mm hex key and Phillips #0 screwdriver for interchangeable lens + snots</td>
</tr>
<tr>
<td>Wind Load (EPA)</td>
<td>Effective projected area 0.39 ft²</td>
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<tr>
<td>Corrosion Resistant</td>
<td>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.</td>
</tr>
</tbody>
</table>

### Fixture Rating & Certification

- CE, UL certified
- RoHS compliant, IK10

### Limited Warranty

5 years

### 0-10V Control Options

```
100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated
```

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

### Optional Accessories

- **Snoots**
  - Full Snot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)

### Interchangeable Lens

- 5 Degree
- 10 Degree
- 15 Degree
- 20 Degree
- 40 Degree
- 60 Degree
- 80 Degree
- 15x60 or 60x15 Degree
- 30x60 or 60x30 Degree
- Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 80, 15x60 or 60x15, 30x60 or 60x30)

### Canopy Plate

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

**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-15-STK-12

DIMENSIONS - F080 4F
<table>
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<th>LED #</th>
<th>Nominal Lumen Package</th>
<th>Nominal Wattage</th>
<th>Lens Options</th>
<th>Distribution</th>
<th>3000K</th>
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## LUMINAIRE PERFORMANCE

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<th>LED #</th>
<th>Nominal Lumen Package</th>
<th>Nominal Wattage</th>
<th>Lens Options</th>
<th>Distribution</th>
<th>3000K Lumen</th>
<th>BUG Rating</th>
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### Electrical Characteristics

#### System Watts
- 155 mA: 500 mA
- 160 mA: 430 mA
- 170 mA: 550 mA
- 180 mA: 475 mA
- 185 mA: 600 mA
- 220 mA: 700 mA
- 255 mA: 800 mA
- 265 mA: 650 mA
- 315 mA: 1000 mA
- 330 mA: 855 mA

#### Line Voltage
- 120V: 50/60 Hz

#### Amps AC
- 0.60: 0.50
- 0.56: 0.45
- 0.45: 0.33
- 0.33: 0.33
- 0.32: 0.32
- 0.32: 0.32

#### Min Power Factor
- 0.49: 0.45
- 0.49: 0.45
- 0.49: 0.49
- 0.49: 0.49

#### Max THD (%) Dimming
- >0.9
- 0.1% to 100%
- 0mA
- 1mA
- 0V
- 10V

#### Dimming Range
- Min: 0.1%
- Max: 100%

#### Absolute Voltage
- Min: 0V
- Max: 10V

### TM-21 Lifetime Calculation

#### Projected Lumen Maintenance (25°C / 77°F)
- Hours: 0
- 25,000: 97%
- 36,000: 95%
- 50,000: 93%
- 100,000: 87%
- >60,000 hrs

#### Reported LDL
- 100%
- 97%
- 95%
- 93%
- 87%
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 drive allows for programmable drive current settings.
- Electrical components are strategically located in the driver gear compartment with a molded D-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 Drive 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 adaptor 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 #18 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
- High temperature fuse holders factory installed inside the fixture housing.
- Fuse is included.

Finish:
- Fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat.

Certifications and Listings:
- UL 1598 Standard for Luminaires.
- CSA C22.2#250.0 Luminaires.
- ANSI C136.3-2010 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.hubbellighting.com/resources/warranty
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.

SiteSync™

SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbellighting.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/BL

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-L277/BL

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-R44/277/BL

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.

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/BL

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.

*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 schedule. For more detailed information please visit www.hubbellighting.com/products/sitesync or contact Hubbell Lighting technical support at (800) 345-4938.

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

*Voltage, *Color, *Pole Diameter,
**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 - FAÇADES AND ROOFS

DG 2.2.21 - Response: The new Tri counties 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.

DG 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 marked throughout the parking lot development.

DG 2.1.34 - Response: Bicycle routes are 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 sheltering 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 VEHICULAR 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 hard-scape 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 curbed 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 interior 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.