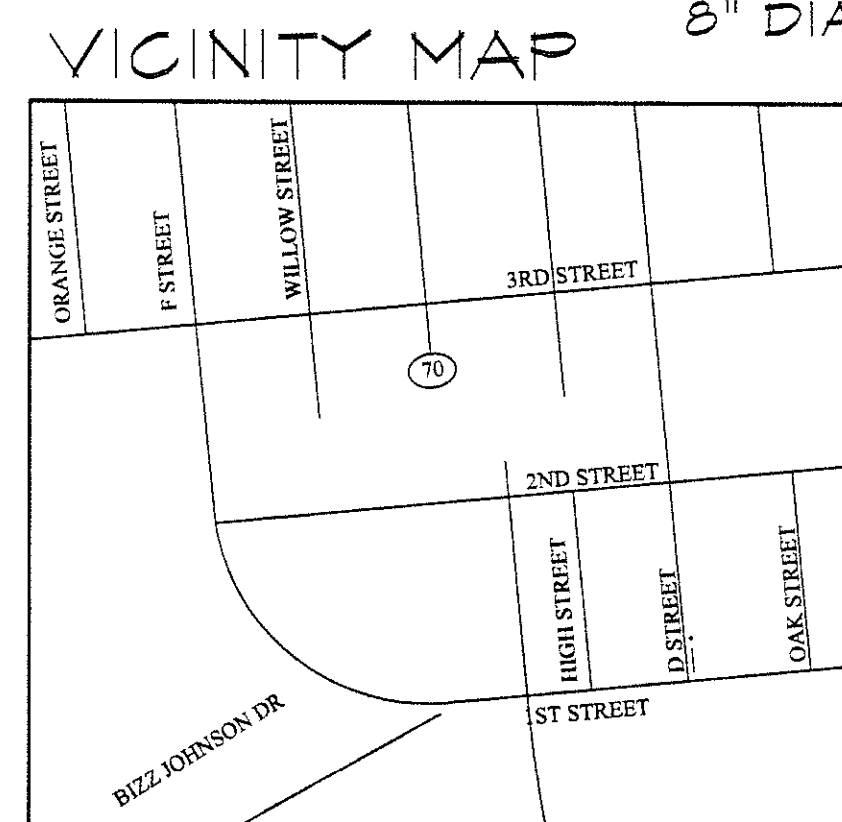
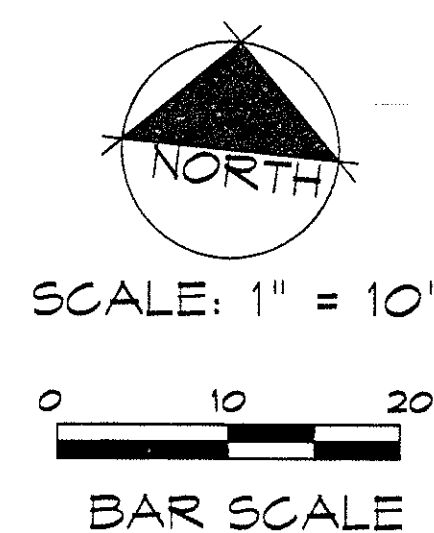
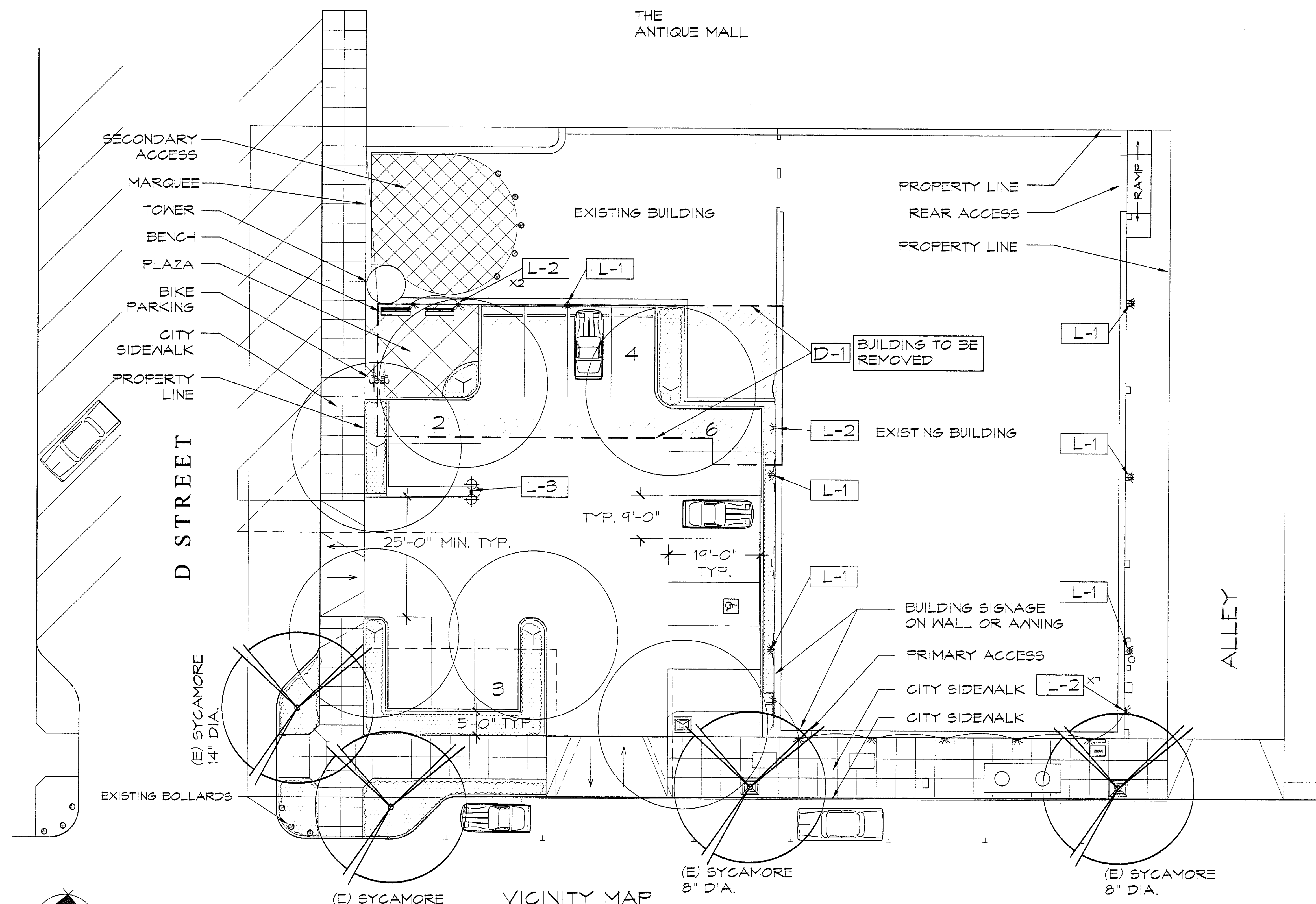




TOWER PLAZA

OFFICE BUILDING SITE MASTER PLAN

Prepared for:

GAGE CHRYSLER

MODERN BUILDING CO
3083 SOUTHGATE LN
CHICO, CA 95928
530-891-4533



Prepared by:

LAND IMAGE
LANDSCAPE ARCHITECTS & PLANNERS
57 BROADWAY, CHICO, CALIFORNIA 95928
PHONE: (530) 896-1813 FAX: (530) 896-1920
PROJECT NUMBER: 475
DATE: OCTOBER 05, 2005

SYMBOL LEGEND

SYMBOL	DESCRIPTION
←	PARKING LOT CIRCULATION
---	EXISTING DRIVEWAY CUT
---	PROPERTY LINE
L-1	WALL MOUNTED EXTERIOR LIGHTING FASCIA WASH BY GARDCO 440 S W 400HPS 207 BRP (SEE COLOR BOARD FOR DETAILS)
L-2	WALL MOUNTED EXTERIOR LIGHTING 110 LINE 111 MINI SCORCE BY GARDCO 111-FT-TOMH-TOHPS-277-BRP (SEE COLOR BOARD FOR DETAILS)
L-3	POLE MOUNTED EXTERIOR LIGHTING 6-18 GULFING BY GARDCO 618-2-2XL-400PSMH-277-BRP-SOPTF (SEE COLOR BOARD FOR DETAILS)

PLANT LIST

SYMBOL	LATIN NAME/ COMMON NAME	WATER USE	SPREAD	CONTAINER SIZE
TREES				
Y	PISTACHE CHINENSIS CHINESE PISTACHE	LOW	60' T X 30' W	15 GAL
Y	EXISTING SYCAMORE RETAIN AND PROTECT	--	--	--
SHRUBS				
	RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIA HAWTHORN	LOW	2' T X 4' W	5 GAL.
	DIETES FORTNIGHT LILY	LOW	3' T X 4' W	1 GAL.
GROUND COVER				
	ROSEMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	LOW	1' T X -- W	1 GAL.
NOTES:				
GROUND COVER APPLY A UNIFORM 2 INCH LAYER OF WALK-ON BARK MULCH TO ALL SHRUB AND GROUND COVER AREAS. ALLOW FOR SETTLING. DYED BARK PRODUCTS WILL NOT BE ALLOWED.				
IRRIGATION IRRIGATION TO BE DESIGNED BY LANDSCAPE ARCHITECT AND SHALL BE AN AUTOMATICALLY CONTROLLED, MATCHED PRECIPITATION RATE, POP-UP SPRAY SYSTEM.				

PARKING PROVIDED

DESCRIPTION	STALLS
PARKING LOT (3695 SF)	15
FIRST STREET	5
D STREET PARKING (BOTH SIDES)	16
TOTAL PARKING AVAILABLE	36

SHADE CALCULATIONS

DESCRIPTION	AREA	%
TOTAL PARKING LOT AREA	5695 SF	
TOTAL SHADE AREA PROVIDED	2,945 SF	53%

SITE AREA

DESCRIPTION	AREA	%
TOTAL SITE AREA	26,410 SF	100%
BUILDING FOOTPRINT AREA	15,382 SF	58%
PARKING LOT AREA	5,695 SF	22%
PLAZA AREA	473 SF	2%
CITY SIDEWALK	4,126 SF	15%
SECONDARY ACCESS AREA	734 SF	3%

BUILDING AREA

DESCRIPTION	AREA	%
TOTAL BUILDING AREA	17,911 SF	100%
BUILDING AREA 1ST STORY	15,382 SF	86%
BUILDING AREA 2ND STORY	2,529 SF	14%

D-1 DEMOLITION AREA

DESCRIPTION	AREA	%
TOTAL SITE AREA	26,410 SF	100%
BUILDING TO BE REMOVED (1ST. STORY)	2,381 SF	9%

MECHANICAL EQUIPMENT SCHEDULE
TOWER PLAZA THEATRE
MARYSVILLE, CALIFORNIA

RTU-1, 2, 3&4: CARRIER MODEL: 48HDD008-M-5
NOMINAL COOLING BTUH: 90,000
ENERGY EFFICIENCY RATIO: 11.0
NATURAL GAS BTUH INPUT: FIRST STAGE-90,000
SECOND STAGE-125,000
STEADY STATE EFFICIENCY: 82.0%
STANDARD AIR QUANTITY IN C.F.M.: 3,000
ELECTRICAL CHARACTERISTICS: VOLTAGE-208/230/3
MINIMUM CIRCUIT AMPACITY: 41.3/41.3
MAXIMUM CURRENT PROTECTION: 45/45
OPERATING WEIGHT: 1,090 LBS
CONFIGURATION: DOWN-FLOW
ACCESSORIES: ECONOMISER, SMOKE DETECTOR WIRED FOR UNIT SHUT
DOWN, BAROMETRIC RELIEF PACKAGE, HIGH STATIC MOTOR, 12 INCH
KNOCK DOWN CURB

RTU-5&6: CARRIER MODEL: 48HDD008-5
NOMINAL COOLING BTUH: 90,000
ENERGY EFFICIENCY RATIO: 11.0
NATURAL GAS BTUH INPUT: FIRST STAGE-90,000
SECOND STAGE-125,000
STEADY STATE EFFICIENCY: 82.0%
STANDARD AIR QUANTITY IN C.F.M.: 3,000
ELECTRICAL CHARACTERISTICS: VOLTAGE-208/230/3
MINIMUM CIRCUIT AMPACITY: 38.2/38.2
MAXIMUM CURRENT PROTECTION: 45/45
OPERATING WEIGHT: 1,090 LBS
CONFIGURATION: DOWN-FLOW
ACCESSORIES: ECONOMISER, SMOKE DETECTOR WIRED FOR UNIT SHUT
DOWN, BAROMETRIC RELIEF PACKAGE, 12 INCH KNOCK DOWN CURB

RTU-7: CARRIER MODEL: 48HDD009-5
NOMINAL COOLING BTUH: 102,000
ENERGY EFFICIENCY RATIO: 10.8
NATURAL GAS BTUH INPUT: FIRST STAGE-90,000
SECOND STAGE-125,000
STEADY STATE EFFICIENCY: 82.0%
STANDARD AIR QUANTITY IN C.F.M.: 3,400
ELECTRICAL CHARACTERISTICS: VOLTAGE-208/230/3
MINIMUM CIRCUIT AMPACITY: 44.1/44.1
MAXIMUM CURRENT PROTECTION: 50/50
OPERATING WEIGHT: 1,100 LBS
CONFIGURATION: DOWN-FLOW
ACCESSORIES: ECONOMISER, SMOKE DETECTOR WIRED FOR UNIT SHUT
DOWN, BAROMETRIC RELIEF PACKAGE, 12 INCH KNOCK DOWN CURB
(THIS UNIT IS FOR FUTURE TENANT IMPROVEMENT PROJECT)

CEF-1: GREENHECK MODEL: SPA-250
AIR REMOVAL IN C.F.M.: 210 @ .375 INCH STATIC PRESSURE
ELECTRICAL CHARACTERISTICS: VOLTAGE 115/60/1
NOTE: C.E.F. LOCATED IN ELEVATOR MECHANICAL ROOM TO BE
CONTROLLED BY LINE VOLTAGE THERMOSTAT, C.E.F.'s LOCATED IN
RESTROOMS TO BE INTERLOCKED WITH LIGHT

CEF-2: GREENHECK MODEL: SPA-200
AIR REMOVAL IN C.F.M.: 190 @ .25 INCH STATIC PRESSURE
ELECTRICAL CHARACTERISTICS: VOLTAGE 115/60/1
NOTE: C.E.F. LOCATED IN ELEVATOR MECHANICAL ROOM TO BE
CONTROLLED BY LINE VOLTAGE THERMOSTAT, C.E.F.'s LOCATED IN
RESTROOMS TO BE INTERLOCKED WITH LIGHT

CEF-3: GREENHECK MODEL: SPA-700
AIR REMOVAL IN C.F.M.: 679 @ .375 INCH STATIC PRESSURE
ELECTRICAL CHARACTERISTICS: VOLTAGE 115/60/1
NOTE: TO BE CONTROLLED BY DESIGNATED WALL SWITCH

CEF-4: GREENHECK MODEL: SPA-700
AIR REMOVAL IN C.F.M.: 679 @ .375 INCH STATIC PRESSURE
ELECTRICAL CHARACTERISTICS: VOLTAGE 115/60/1
NOTE: TO BE CONTROLLED BY LINE VOLTAGE THERMOSTAT

G.R.V.-1: GREENHECK "FABRA-HOOD"
THROAT DIMENSION: 30 INCH BY 30 INCH
FREE AIR SPACE AREA: 6.25 SQUARE FEET
USAGE: INTAKE AND OR RELIEF AIR VENTILATION
ACCESSORIES: 12 INCH TALL FACTORY ROOF CURB, 1/2 INCH WIRE MESH @
AIR INTAKE/DISCHARGE LOCATION
NOTE: NOT TO BE INSTALLED WITH GRAVITY BACK DRAFT DAMPER

MECHANICAL NOTES

- THERMOSTATS TO BE DEBONAIR MODEL 220 OR EQUAL
- DUCTS EXCEEDING SIXTEEN INCH DIAMETER TO BE SPIRAL WOUND GALVANIZED SHEET METAL
- MANUAL BALANCING DAMPERS TO BE INSTALLED IN ALL SUPPLY AIR DUCT BRANCHES SERVING A SINGLE AIR OUTLET AS A MINIMUM
- ROOF MOUNTED UNITS TO BE MOUNTED IN A FASHION AS TO NOT PERMIT OBJECTIONABLE VIBRATION
- RTU-3,4,5&6 TO EACH RECEIVE A 4-ZONE, ZONE CONTROL SYSTEM TO BE INCORPORATED INTO DUCT SYSTEMS SO AS TO PERMIT EACH ZONE TO BE ABLE TO BE INDEPENDENTLY CONTROLLED BY INDIVIDUAL THERMOSTATS FOR A TOTAL OF 16 ZONES FOR THESE SYSTEMS
- ECONOMISERS @ RTU'S TO NOT BE WITHIN TEN FEET OF AIR OR GASSES OF ANY KIND BEING DISCHARGED FROM BUILDING
- INTERNALLY LINE ALL DUCTS WITHIN TEN FEET OF THE FAN, AS A MINIMUM, WITH 1 INCH THICK 3 PCF DENSITY ACOUSTIC LINING
- FLEXIBLE FIBERGLASS DUCT WRAP TO HAVE A THICKNESS OF 1 1/2 INCHES, HAVE FOIL SCRIM VAPOR BARRIER, SHALL BE RATED FOR NOT GREATER THAN 25/50 FLAME SPREAD AND SMOKE DEVELOPED, HAVE AN R-6 INSULATIVE VALUE
- ALL EQUIPMENT SHALL BE IDENTIFIED WITH PERMANENTLY ATTACHED BAKELITE PLATES ENGRAVED WITH 1/2 INCH LETTERING
- THE THROAT RADIUS OF ALL BENDS IN DUCT SYSTEMS SHALL BE 1 1/4 TIMES THE WIDTH OF THE DUCT WHERE EVER POSSIBLE AND IN NO CASE BE LESS THAN ONE WIDTH OF THE BRANCH DUCT
- SUPPLY REGISTERS TO BE TITUS MODEL: MCD OR EQUAL
- RETURN GRILLES TO BE TITUS MODEL 50F OR EQUAL
- OUTSIDE AIR CERTIFICATION SHALL BE FILED WITH THE BUILDING DEPARTMENT PRIOR TO FINAL INSPECTION
- HVAC BALANCING SHALL BE PER CEC SECTION 121(1), WITH VENTILATION DOCUMENTED PER TITLE 8, SECTION 5142(b) OF THE CALIFORNIA SAFETY CODE
- HVAC SYSTEMS SUPPLYING 2,000 CUBIC FEET PER MINUTE OR GREATER SHALL BE EQUIPPED WITH A SMOKE DETECTOR WIRED FOR UNIT SHUT DOWN UPON DETECTION, (THIS APPLIES TO INDIVIDUAL UNITS OR CUMULATIVE UNITS SERVING A COMMON AREA)
- SEISMIC BRACING SHALL CONFORM TO CALIFORNIA ICBO ZONE 4 REQUIREMENTS

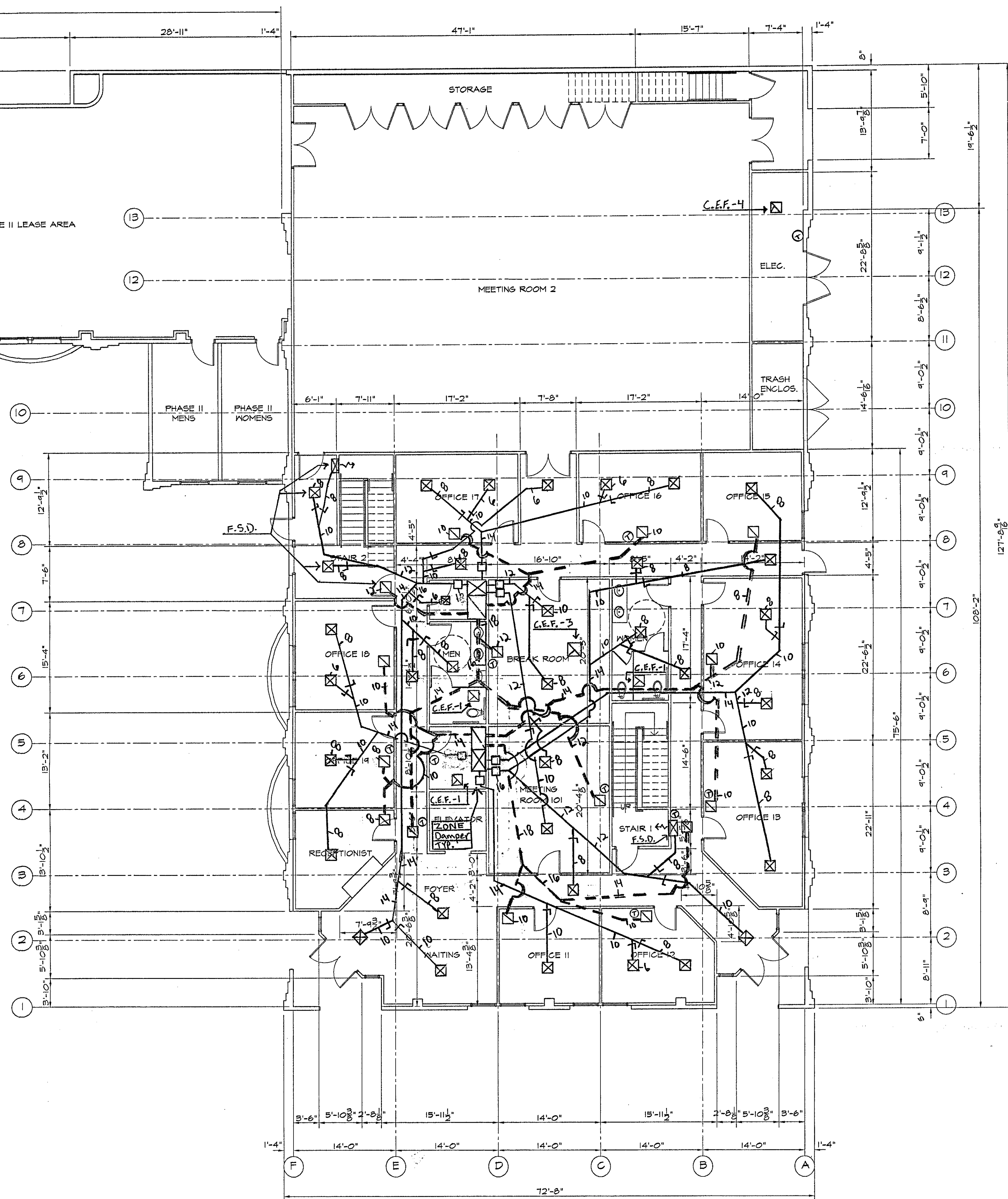
OUTSIDE AIR CALCULATIONS

RTU-1&2: 324 C.F.M. EACH UNIT
SQUARE FOOTAGE @ 4310 X .15 = 648 C.F.M. OR 15%
DEVIDED BY 2 UNITS = 324 C.F.M. EACH UNIT

RTU-3&4: 372 C.F.M. EACH UNIT
SQUARE FOOTAGE @ 4,960 X .15 = 744 C.F.M. OR 15%
DEVIDED BY 2 UNITS = 372 C.F.M. EACH UNIT

RTU-5&6: 383 C.F.M. EACH UNIT
SQUARE FOOTAGE @ 5,105 X .15 = 766 C.F.M. OR 15%
DEVIDED BY 2 UNITS = 383 C.F.M. EACH UNIT

FIRST FLOOR PLAN



FIRST FLOOR 11,497 SF
SECOND FLOOR 6,414 SF
TOTAL = 17,911 SF

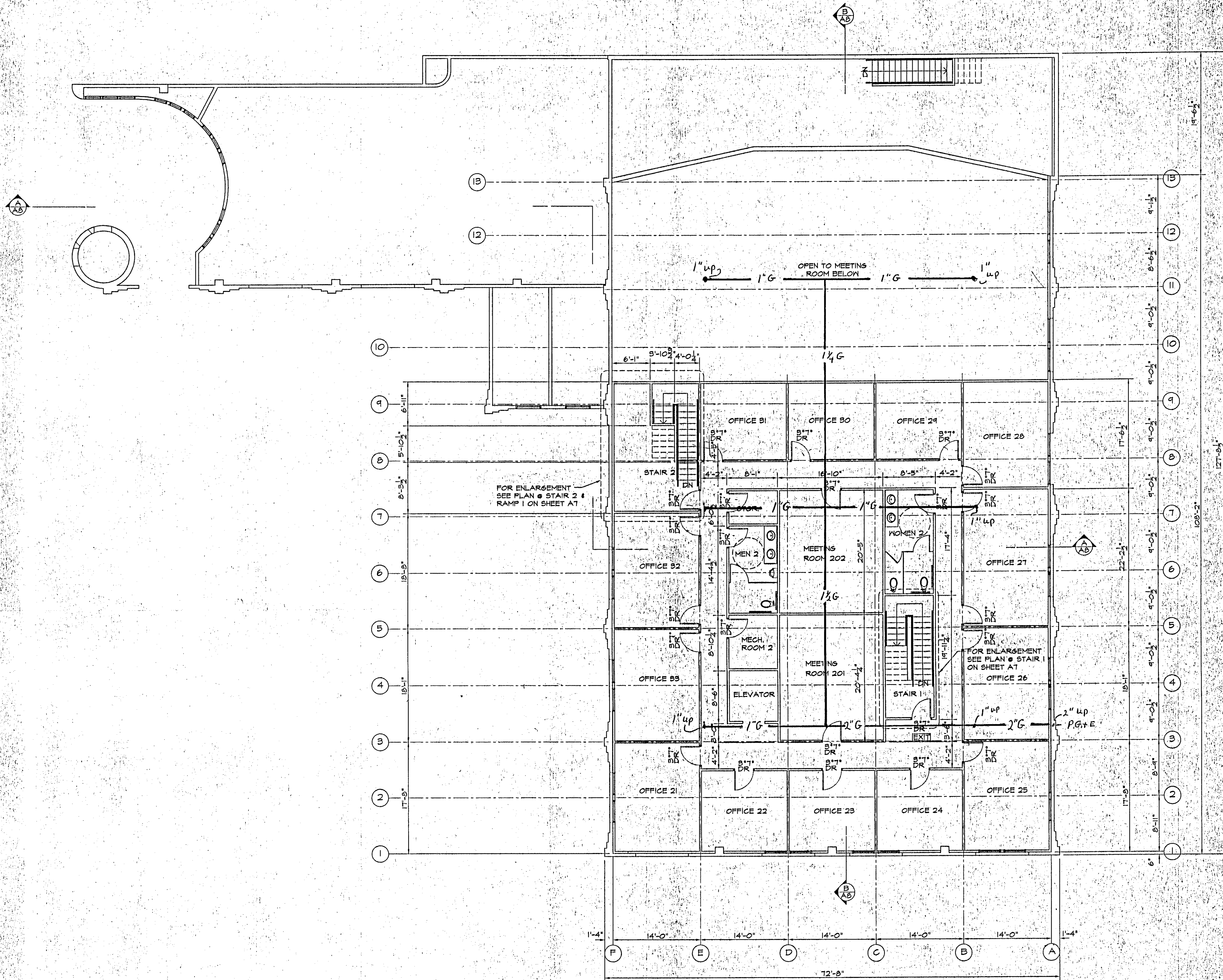
REVISIONS
BY
Date: 2/22/05
Signed: John Gray
John Gray Contracting License Number C-20 408424
California Contracting License Number C-20 408424
Jesse Heating & Air Conditioning, Inc.

MODERN
BUILDING COMPANY
P.O. BOX 772
CHICO, CA 95927
(530) 891-4533

CHANGE EXISTING THEATER TO OFFICE BUILDING
FOR
TOWER PLAZA
STREET ADDRESS MARYSVILLE, CALIFORNIA

DATE 08/23/05
SCALE 1/8"=1'-0"
DRAWN
JOB
SHEET
M1
OF SHEETS

M2



SECOND FLOOR PLAN

Gas Piping

1/8" = 1'-0"

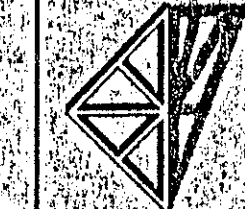
FIRST FLOOR
SECOND FLOOR
TOTAL

11,447 SF
6,414 SF
17,861 SF



REVISIONS	BY

DANIEL J. DOBBIE
Professional Engineer
201 Mayfield Drive
Chico, CA 95973
Phone/Fax (530) 345-4743



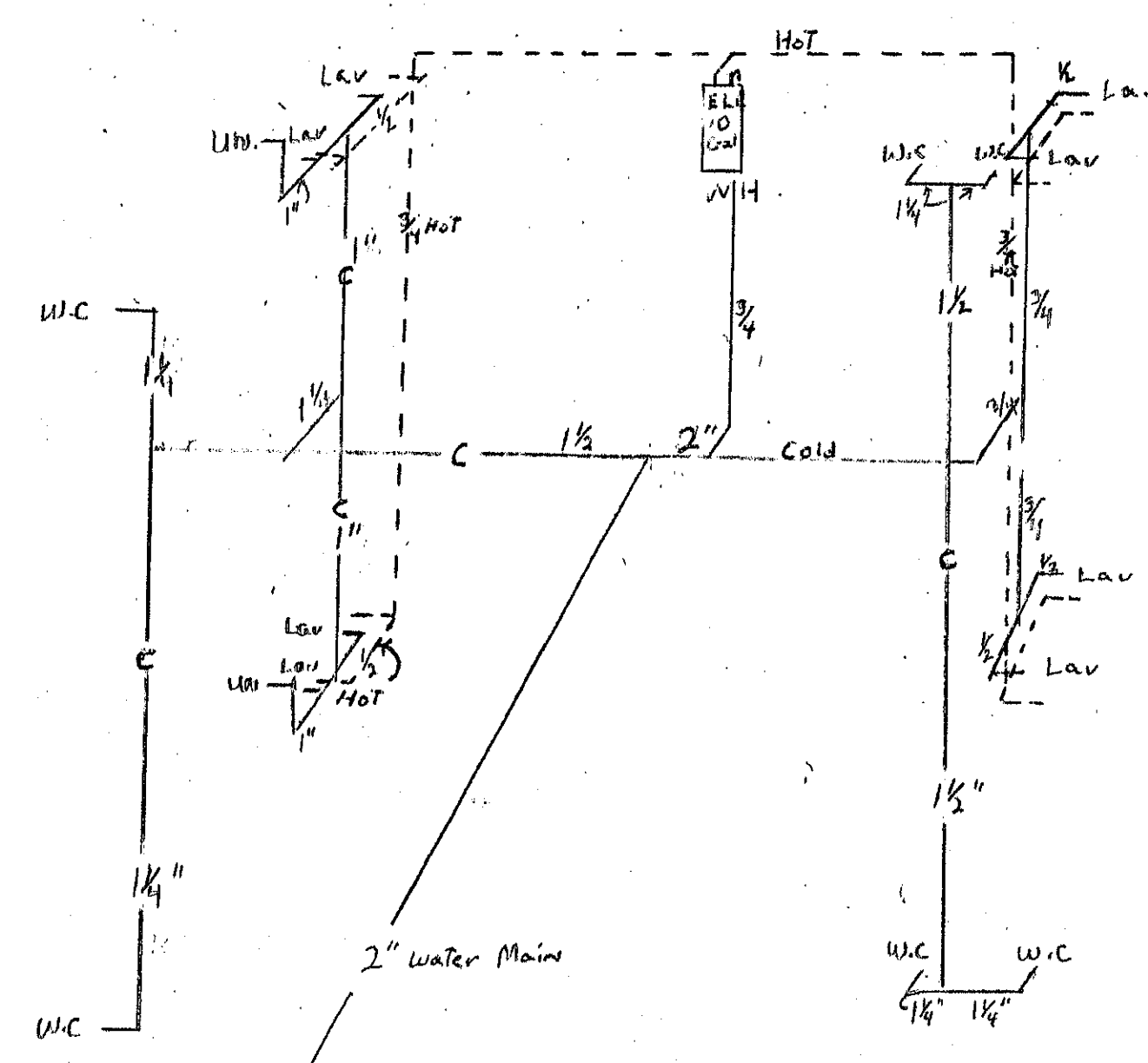
MODERN
BUILDING COMPANY
P.O. BOX 772
CHICO, CA 95927
(530) 897-4533

Gas Piping

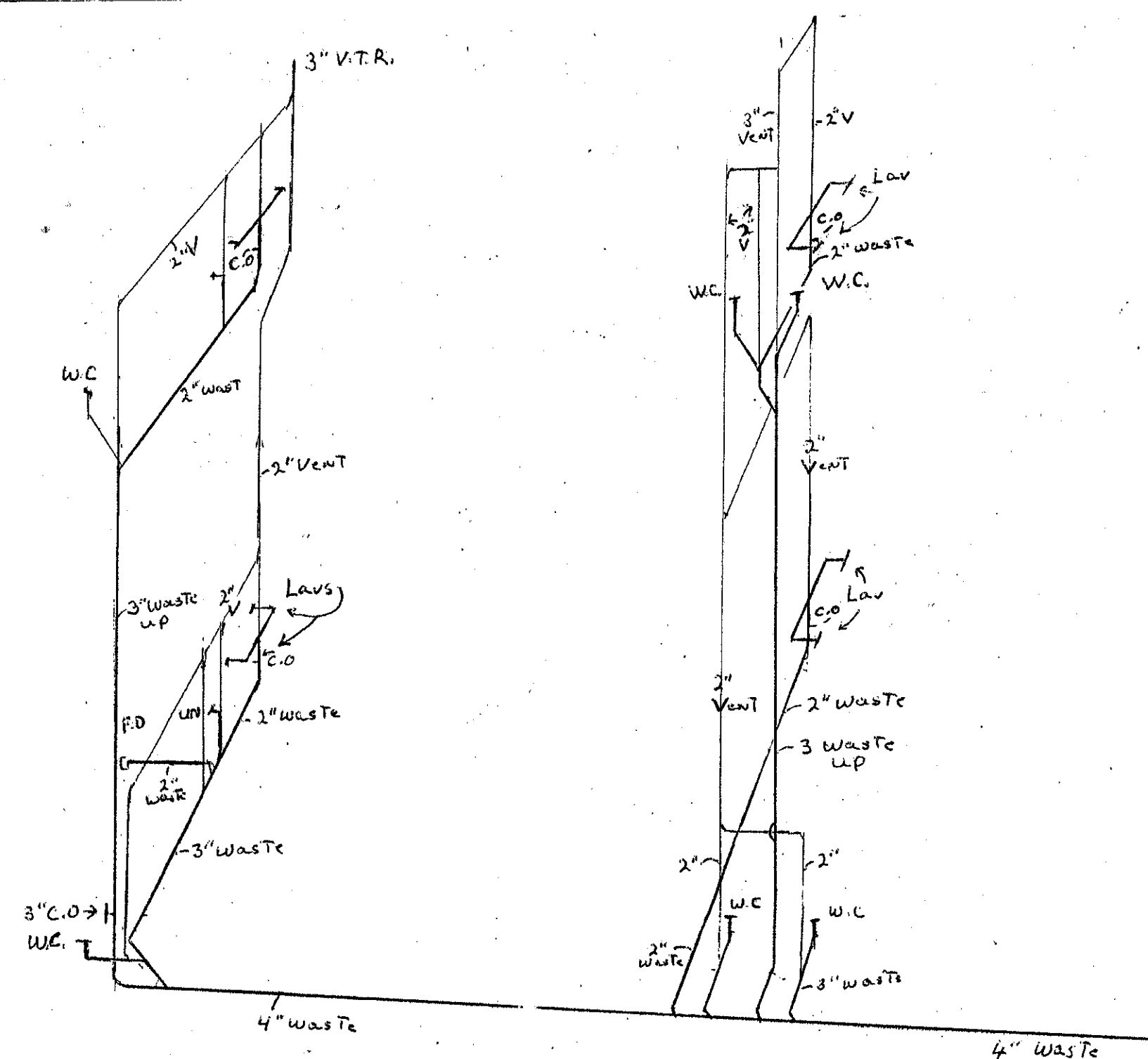
CHANGE EXISTING THEATER TO OFFICE BUILDING
FOR
TOWER PLAZA
STREET ADDRESS MARYSVILLE, CALIFORNIA

DATE	08/28/05
SCALE	1/8" = 1'-0"
DRAWN	djd
NO.	50444

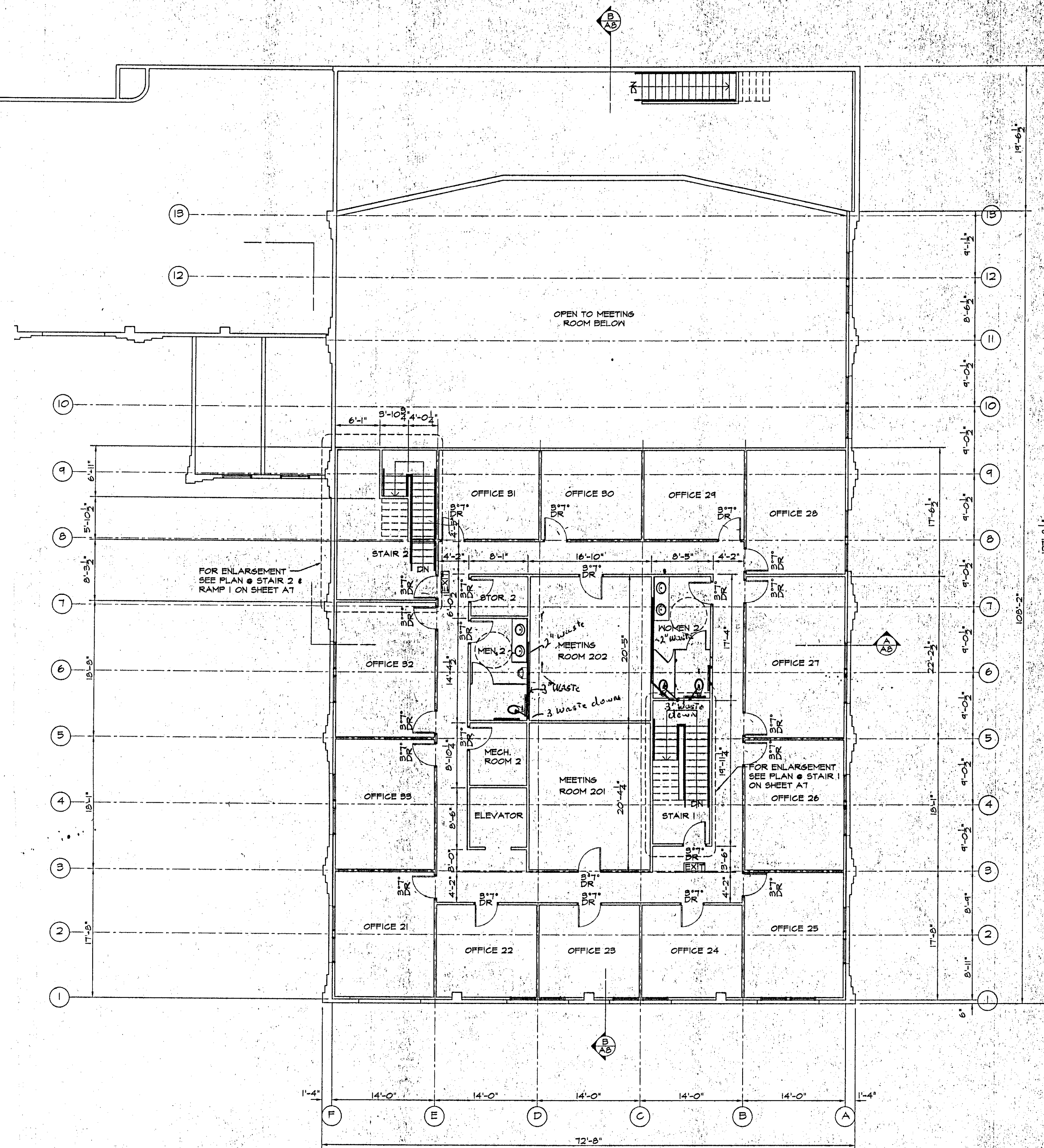
M3



Hot & Cold Water Piping



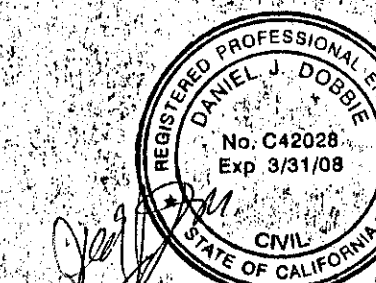
Waste & Vent Piping



SECOND FLOOR PLAN
Waste Piping

$$1/8'' \approx 1'-0$$

FIRST FLOOR	11,497 SF
SECOND FLOOR	<u>6,414 SF</u>
TOTAL ■	17,911 SF



JAN 20 2001

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100	100	100

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CHANGE EXISTING THEATER TO OFFICE BUILDING
FOR
TOWER PLAZA
STREET ADDRESS MARYSVILLE, CALIFORNIA

DATE	06/23/03
SCALE	1/8" = 1'-0"
DRAWN	djd
JOB	1-244

P1

