Project Plan Set

A

APPENDIX

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Design Review for:

Northgate 42, LLC

850 W Pacheco Blvd, Los Banos, CA 93635



Revision Number	Description	Date

VICINITY MAP



NORTH

SHEET INDEX

Sheet Index

Sheet Number	Sheet Name
DR100	Cover Sheet
DR101	Site Plan
DR102	Area Plan
DR103	Renderings
DR104	Renderings
DR105	Renderings
DR106	Renderings
DR107	Renderings
DR200	Floor Plan
DR202	Elevation
DR203	Elevation
DR300	Floor Plan
DR301	Roof Plan
DR302	Elevations
DR303	Elevations
DR400	Floor Plan
DR401	Elevations
DR500	Floor Plan
DR501	Elevations
DR502	Elevations
DR600	Floor Plan
DR601	Roof Plan
DR602	Elevations
DR603	Elevations
DR - L1	Conceptual Landscape Plan
DR - L1	Conceptual Landscape
DR - L2	Conceptual Landscape Plan
DR - L2	Photometric plan
DR - LT1	Photometrics
DR - LT2	Photometrics

PROJECT INFORMATION

OWNER	Northgate 42, LLC 850 W. Pacheco Blvd. Las Banos, CA 93635 CONTACT: Toni Merrihew OFFICE: (760) 396-9260 ext. 104 CELL: (760) 984-3607 EMAIL: TMerrihew@chandigroupusa.com
ARCHITECT	WSCS DESIGN CONTACT: Wade Shuey 2501 E. Guasti Rd. #201 Onatrio, CA 91761 P: 909-544-9118 wade@wscsdesign.com
PROJECT ADDRESS	850 W. PACHECO BLVD. LAS BANOS, CA 93635
COUNTY NAME	Merced County, California
APN	027-130-011-000
OCCUPANCY	B,M,S1
CONSTRUCTION TYPE	C-STORE - TYPE IIIB RETAIL - TYPE 5V CARWASH - IIIB
FIRE SPRINKLERS	YES
BUILDING AREA	
ZONING	ZONING: H-C (HEAVY COMMERCIAL)
PARKING	SEE BELOW

PARKING REQUIRED:
- 88 SPACES
- 3 ADA SPACES (INCLUDING 3 VAN ACCESSIBLE) [CBC 2022, TABLE 11B-208.2]
- 80 ACTUAL PARKING SPACES = 17 EVCS CAPABLE SPACES
  (25% OF 17 EVCS CAPABLE SPACES = 5 EVS SPACES PER) [CGBC 2022, TABLE 5.106.5.3.1]

PARKING PROVIDED:
- 82 SPACES (TOTAL)
  - 6 ADA SPACES INCLUDED (3 VAN ACCESSIBLE)
  - 9 EVS READY SPACES
  - 15 EVCS SPACES
- 16 FUEL CANOPY SPACES
- 18 VACUUM SPACES

TOTAL SPACES PROVIDED: ***116 SPACES***

PROJECT DESCRIPTION

THIS PROJECT CONSIST OF SEVERAL ITEMS IN THE OVERALL PLAN TO FULLY DEVELOP IT INTO A COMMUNITY-COMMERCIAL SITE. THE SITE WILL HAVE FOUR BUILDINGS THAT INCLUDE ONE C-STORE, ONE RETAIL SHOP, ONE CAR WASH, AND ONE DRIVE THRU RESTAURANT. ALSO INCLUDED, A FULLY DEVELOPED PARKING LOT AND ADEQUATE DRIVE WAY APPROACHES FROM CITY OF LAS BANOS, CA .

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DR100

Cover Sheet

FIRE DEPARTMENT NOTES:

- ALL BUILDINGS SHOULD BE SPRINKLED, INCLUDING GAS CANOPY
- ALL BUILDINGS SHALL HAVE A 150-FOOT HOSE THAT REACHES AROUND THE BUILDING AND NOT MORE THAN 150 FEET OF BACKUP DEAD-END SPACE FOR FIRE TRUCKS WITHOUT A T-TURN.

POLICE NOTE:

- ALL STRUCTURES STILL HAVE CAMERAS AROUND EACH BUILDING TO PROVIDE SECURITY.
- A CAMERA SHALL BE INSTALLED AT THE INTERSECTION OF W. I ST. AND PACHECO BLVD.

PARKING REQUIRED:

- 88 SPACES
- 3 ADA SPACES (INCLUDING 3 VAN ACCESSIBLE) [CBC 2022, TABLE 11B-208.2]
- 80 ACTUAL PARKING SPACES = 17 EVCS CAPABLE SPACES (25% OF 17 EVCS CAPABLE SPACES = 5 EVS SPACES PER) [CGBC 2022, TABLE 5.106.5.3.1]

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- 82 SPACES (TOTAL)
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  - 9 EVS READY SPACES
  - 15 EVCS SPACES
- 16 FUEL CANOPY SPACES
- 18 VACUUM SPACES

TOTAL SPACES PROVIDED: ***116 SPACES***

Required Parking

Name	Area	Factor	Min. Parking	Commercial Type
GAS STATION CANOPY	6333 SF			
General Retail				
C-STORE BUILDING	5599 SF	250	23	General Retail
CAR WASH	3743 SF	250	15	General Retail
Restaurants / Cafes				
QSR BUILDING	2976 SF	181	17	Restaurants / Cafes
RETAIL BUILDING	6003 SF	181	34	Restaurants / Cafes
Grand total	24653 SF		89	

Site Legend

PATH OF TRAVEL

EV — EV CAPABLE SPACE FOR FUTURE USE

EVCS — EV CAPABLE SPACE PROVIDED WITH EVSE

Site GLA Area

Name	Number	Area
C-STORE BUILDING	101	5599 SF
CAR WASH	102	3743 SF
QSR BUILDING	103	2976 SF
RETAIL BUILDING	104	6003 SF
		18320 SF
GAS STATION CANOPY	105	6333 SF
NON GLA		6333 SF
Grand total		24653 SF

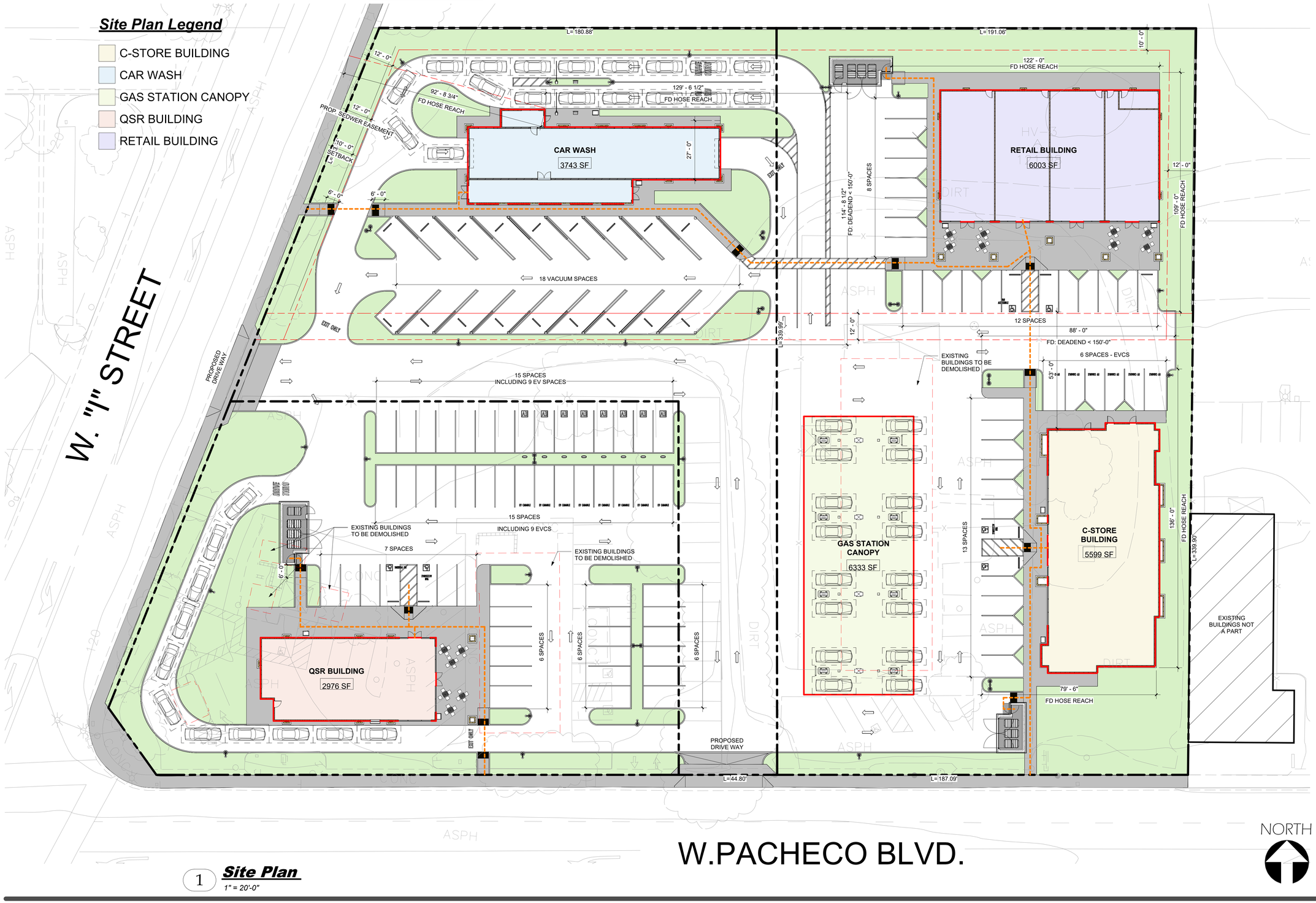
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Site Plan Legend

- C-STORE BUILDING
- CAR WASH
- GAS STATION CANOPY
- QSR BUILDING
- RETAIL BUILDING



1 ***Site Plan***
1" = 20'-0"

NORTH

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Northgate 42, LLC

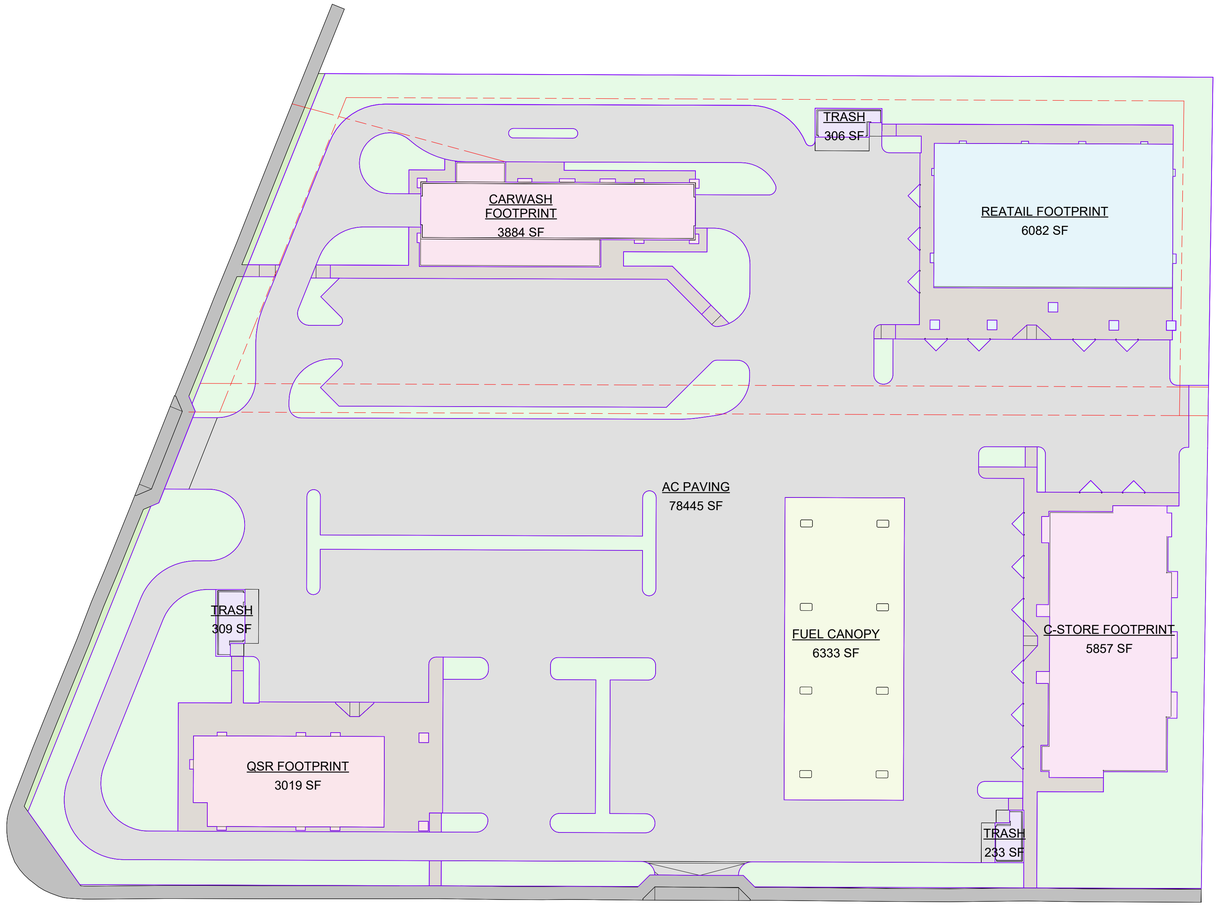
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DR101

Site Plan



1 **Lot Area Plan**
1" = 30'-0"

Building Area Legend

- AC PAVING
- C-STORE FOOTPRINT
- CARWASH FOOTPRINT
- FUEL CANOPY
- HARDSCAPE
- LANDSCAPE
- QSR FOOTPRINT
- REATAIL FOOTPRINT
- TRASH

Area Schedule Site Lot Coverage

Name	Area	% of Lot	Area Type	Comments
AC PAVING	78445 SF	53%	Exterior Area	
FUEL CANOPY	6333 SF	4%	Exterior Area	
HARDSCAPE	10913 SF	7%	Exterior Area	
LANDSCAPE	32541 SF	22%	Exterior Area	
TRASH	848 SF	1%	Exterior Area	
Exterior Area	129080 SF	87%		
C-STORE FOOTPRINT	5857 SF	4%	Gross Building Area	Footprint (Not GLA)
CARWASH FOOTPRINT	3884 SF	3%	Gross Building Area	Footprint (Not GLA)
QSR FOOTPRINT	3051 SF	2%	Gross Building Area	Footprint (Not GLA)
REATAIL FOOTPRINT	6162 SF	4%	Gross Building Area	Footprint (Not GLA)
Gross Building Area	18954 SF	13%		
	148034 SF	100%		

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DR102

Area Plan











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DR103

Renderings

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DR104

Renderings











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DR105

Renderings











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DR106

Renderings









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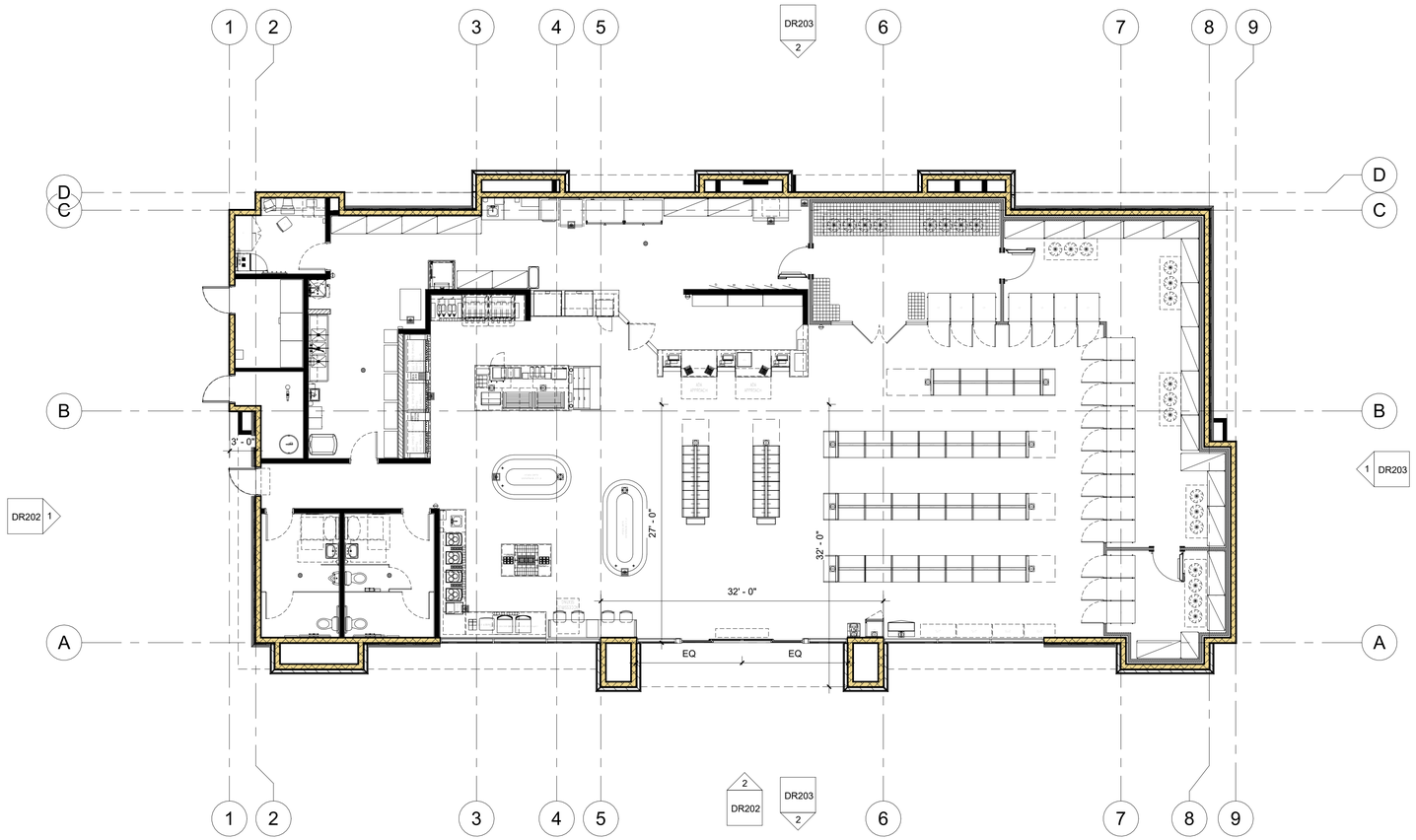
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DR107

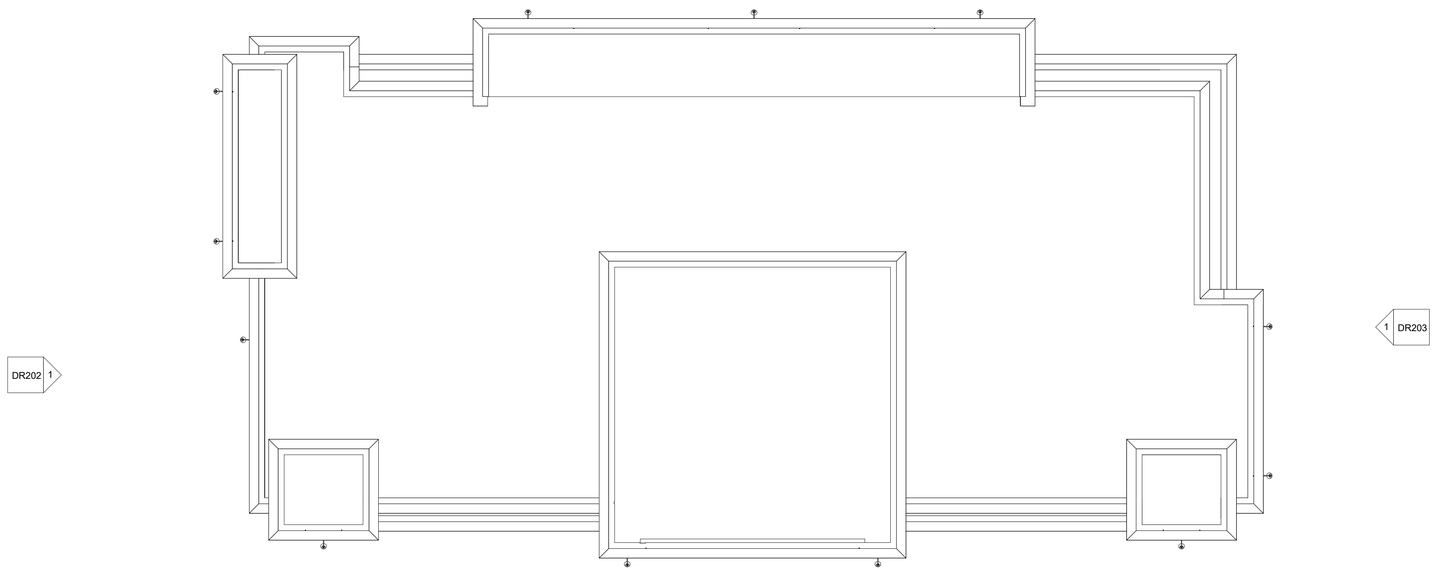
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1 ***DR - Floor Plan - Level 1***

1/8" = 1'-0"



2 ***DR - Roof Plan***

1/8" = 1'-0"

Revision

Number	*Description*	*Date*

C-Store Consept for:

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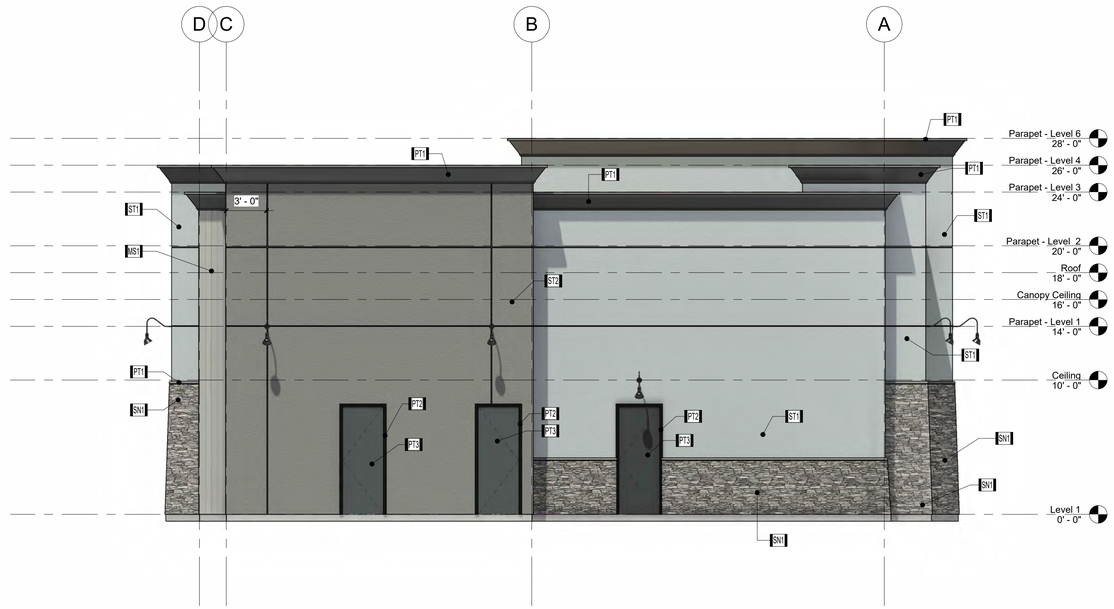
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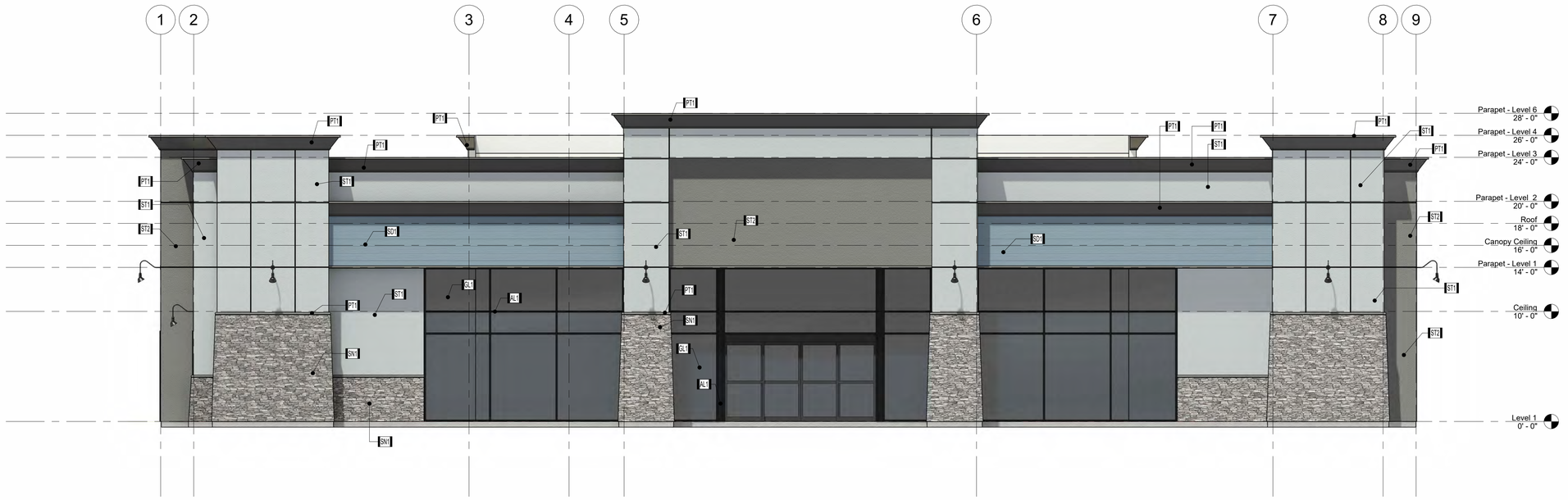
DR200

Floor Plan



1 **DR - South - Elevation**

3/16" = 1'-0"



2 **DR - West - Elevation**

3/16" = 1'-0"

Material Schedule

Mark	Material Type	Manufacturer	Material: Area	Color	Image
AL1	Aluminum Store Front Frame	Arcadia	616 SF	Dark Bronze	
GL1	1/4" Gray Tint Glazing	Arcadia	827 SF	Gray Tint Glazing	
MS1	K-Panel Bushland	Metal Sales	1693 SF	K-Panel Bushland	
PT1	Trim / Foam Painted	Dunn Edwards	3160 SF	Weatherd Brown - DEC756	
PT2	Trim / Foam Painted	Dunn Edwards	179 SF	Black Bay - DEA188	
PT3	Painted	Dunn Edwards	154 SF	Black Bay - DEA188	
SD1	Certainteed Fiber Cement Siding	Dunn Edwards	1611 SF	Stormy Sea - DE5817	
SN1	Stone Veneer	El Dorado stone	3367 SF	Bluffstone-Mineret	
ST1	Stucco Finish with Light Sand	Dunn Edwards	6860 SF	Lake Placid - DE6318	
ST2	Stucco Finish with Light Sand	Dunn Edwards	2140 SF	Weatherd Brown - DEC756	

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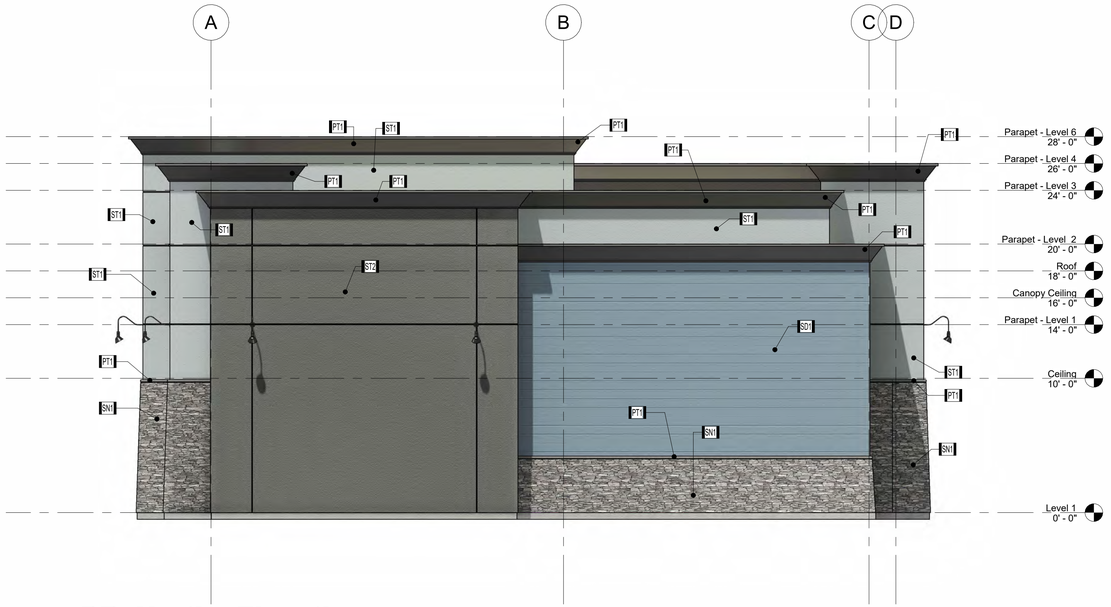
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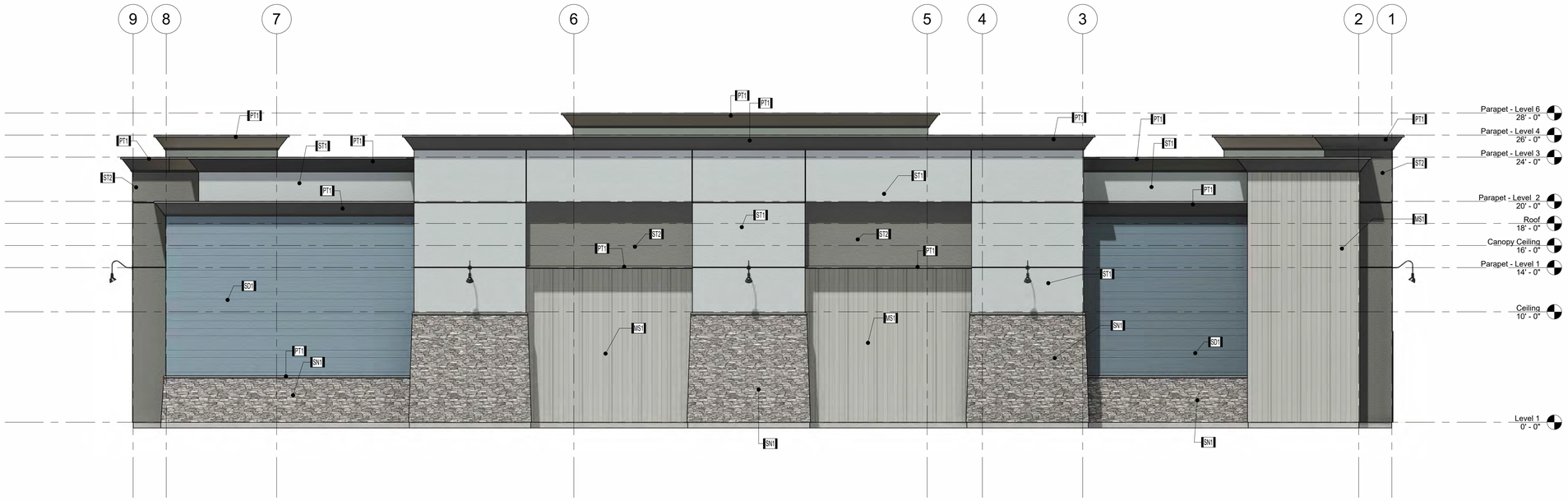
DR202

Elevation



1 ***DR -North - Elevation***

3/16" = 1'-0"



2 ***DR - East - Elevation***

3/16" = 1'-0"

Material Schedule

Mark	Material Type	Manufacturer	Material: Area	Color	Image
AL1	Aluminum Store Front Frame	Arcadia	616 SF	Dark Bronze	
GL1	1/4" Gray Tint Glazing	Arcadia	827 SF	Gray Tint Glazing	
MS1	K-Panel Bushland	Metal Sales	1693 SF	K-Panel Bushland	
PT1	Trim / Foam Painted	Dunn Edwards	3160 SF	Weatherd Brown - DEC756	
PT2	Trim / Foam Painted	Dunn Edwards	179 SF	Black Bay - DEA188	
PT3	Painted	Dunn Edwards	154 SF	Black Bay - DEA188	
SD1	Certainteed Fiber Cement Siding	Dunn Edwards	1611 SF	Stormy Sea - DE5817	
SN1	Stone Veneer	El Dorado stone	3367 SF	Bluffstone-Mineret	
ST1	Stucco Finish with Light Sand	Dunn Edwards	6860 SF	Lake Placid - DE6318	
ST2	Stucco Finish with Light Sand	Dunn Edwards	2140 SF	Weatherd Brown - DEC756	

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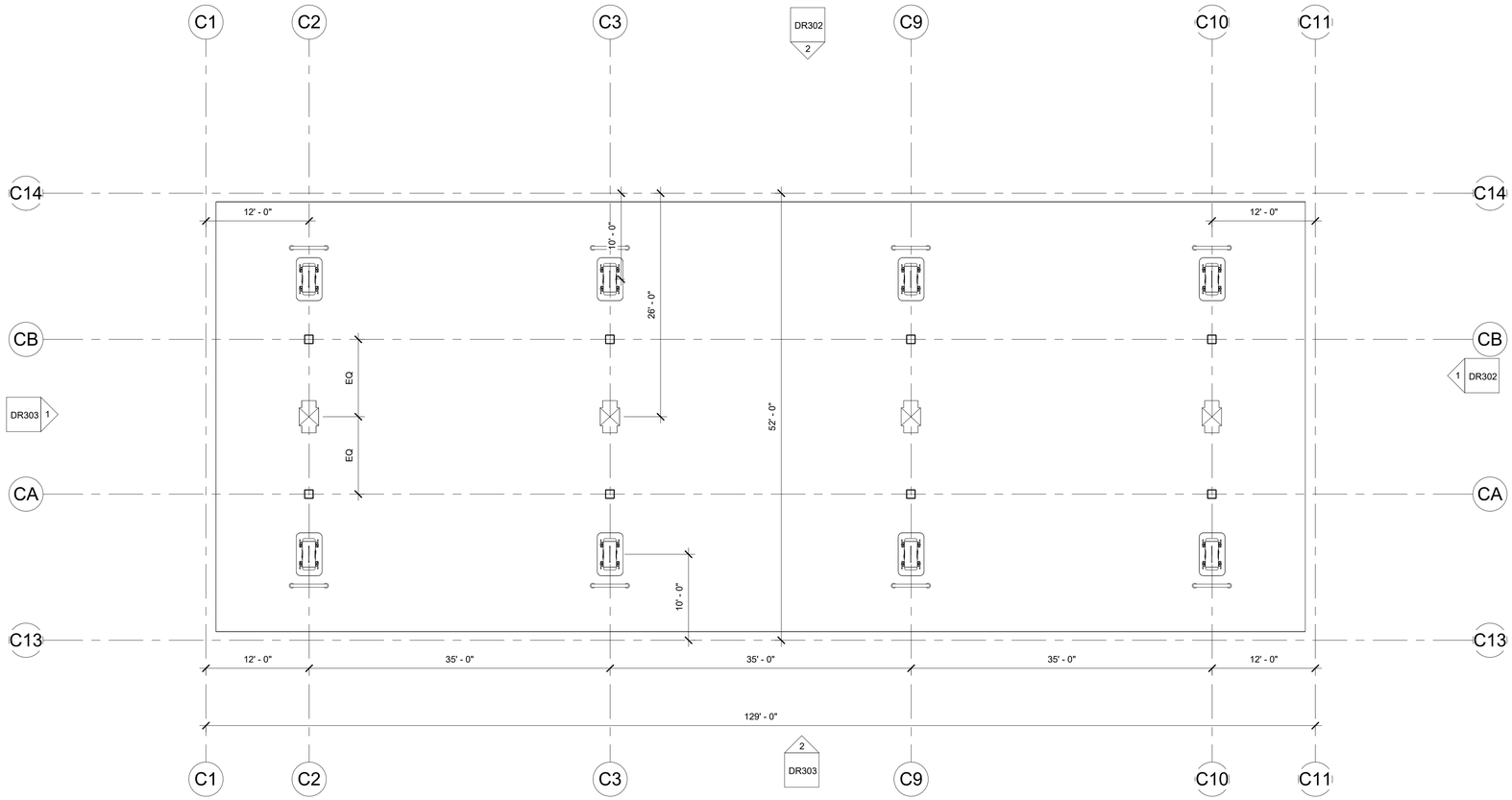
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DR203

Elevation

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Revision		
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1 **DR - FLOOR PLAN**

1/8" = 1'-0"

Gas Canopy (Unbranded)
Consept for:

Northgate 42, LLC

23-808

12/07/2023

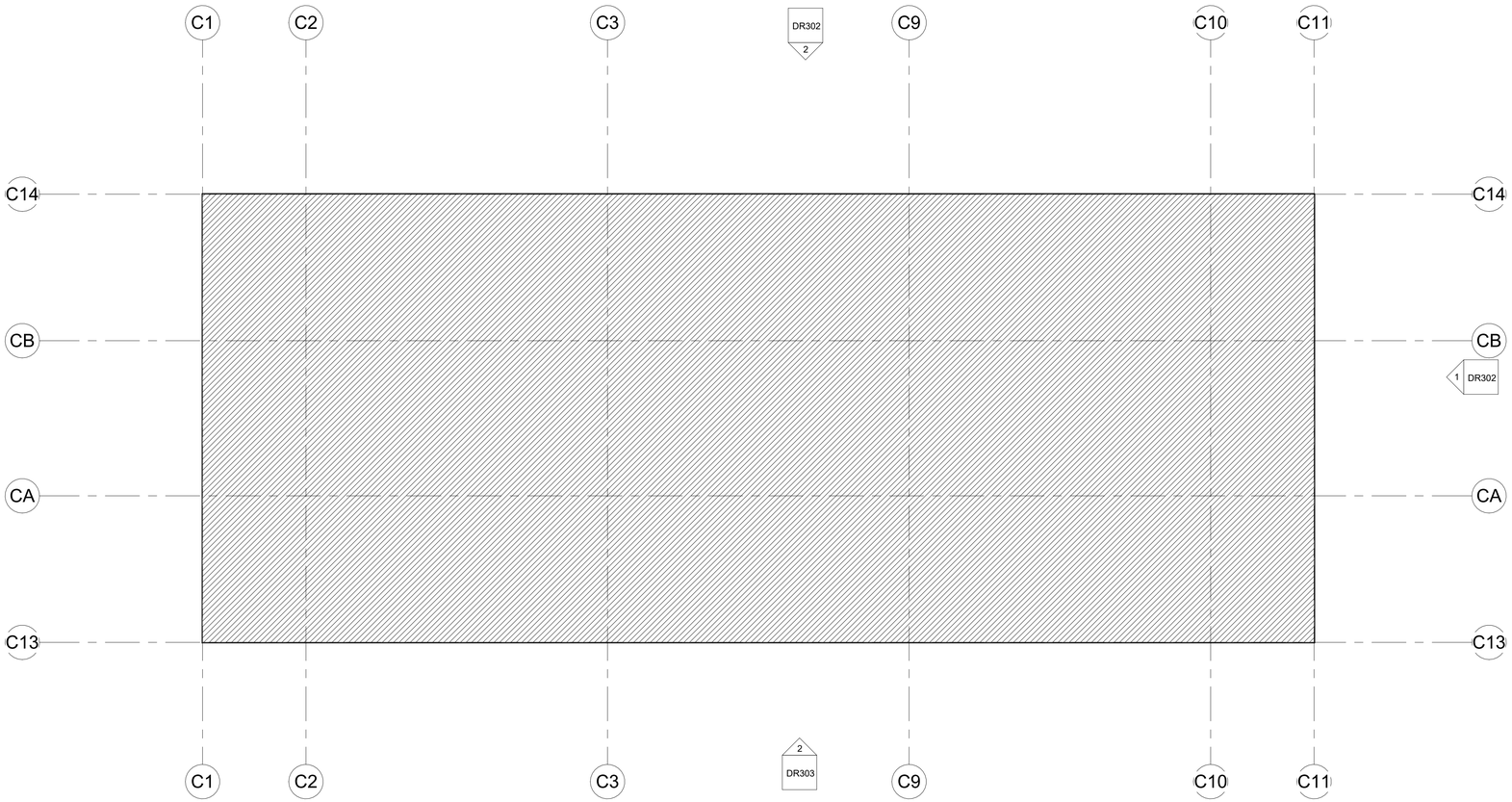
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DR300

Floor Plan

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1 **DR - ROOF PLAN**
1/8" = 1'-0"

Gas Canopy (Unbranded)
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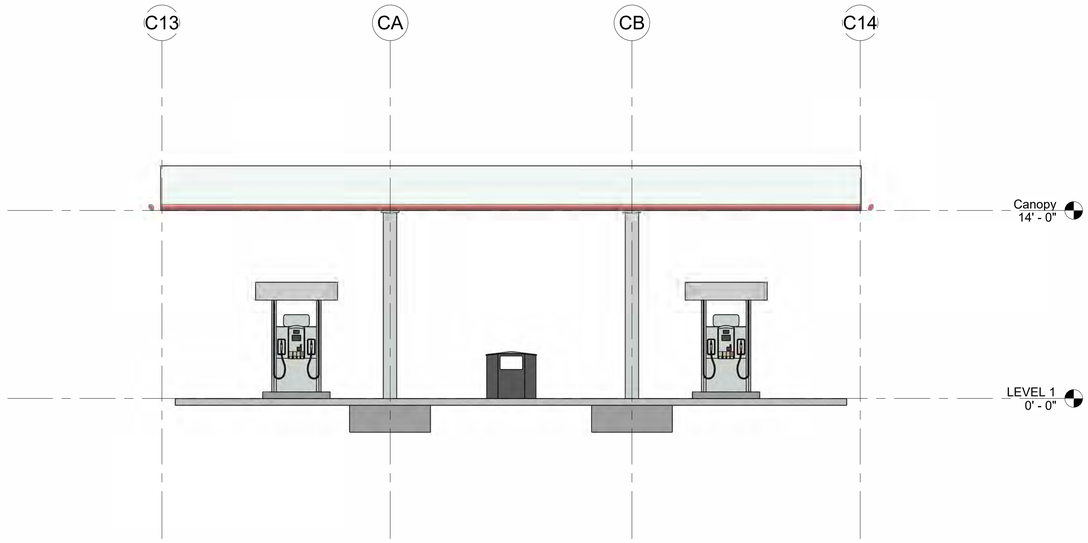
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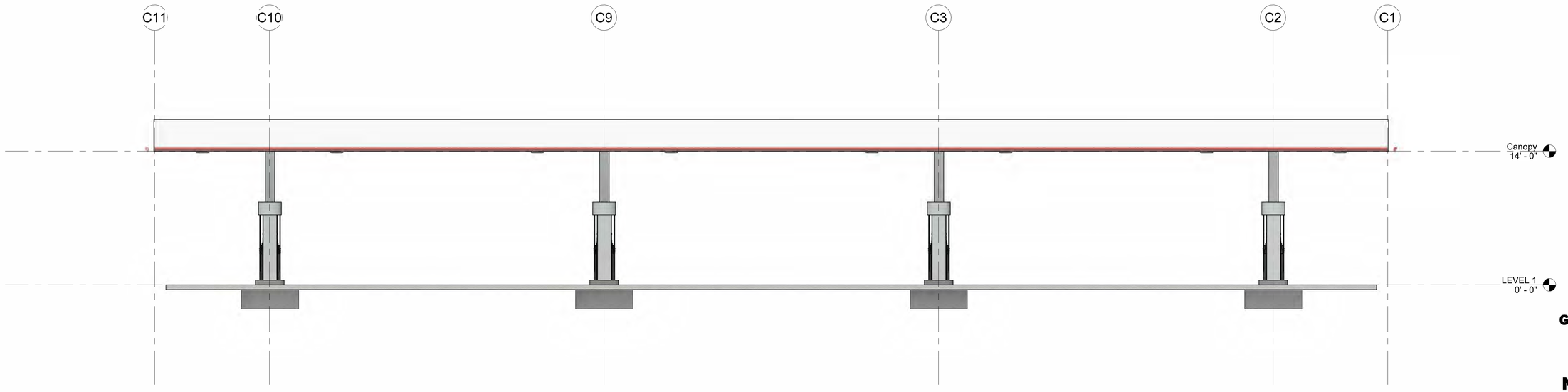
DR301

Roof Plan

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1 **DR - Fuel Canopy - North Elevation**
3/16" = 1'-0"



2 **DR - Fuel Canopy - East Elevation**
3/16" = 1'-0"

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Number	Description	Date

Gas Canopy (Unbranded)
Consept for:

Northgate 42, LLC

23-808

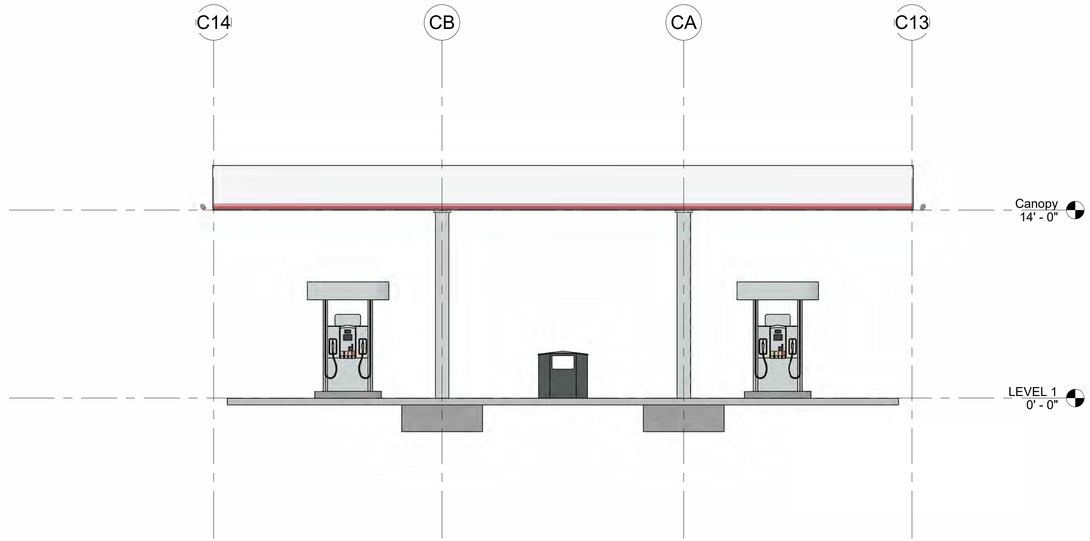
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DR302

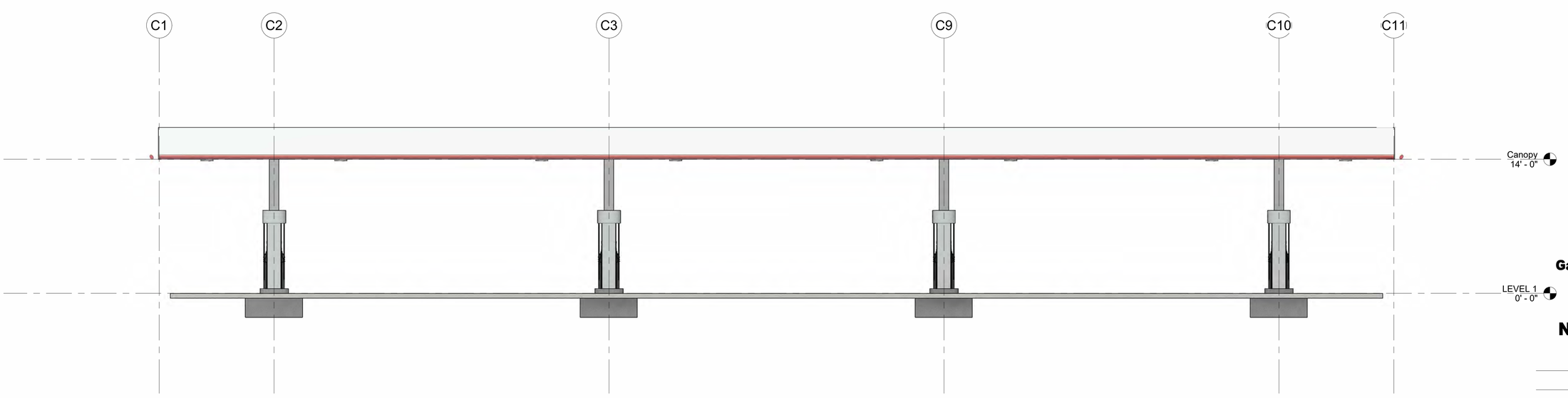
Elevations

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1 **DR - Fuel Canopy - South Elevation**

3/16" = 1'-0"



2 **DR - Fuel Canopy - West Elevation**

3/16" = 1'-0"

Revision		
Number	Description	Date

Gas Canopy (Unbranded)
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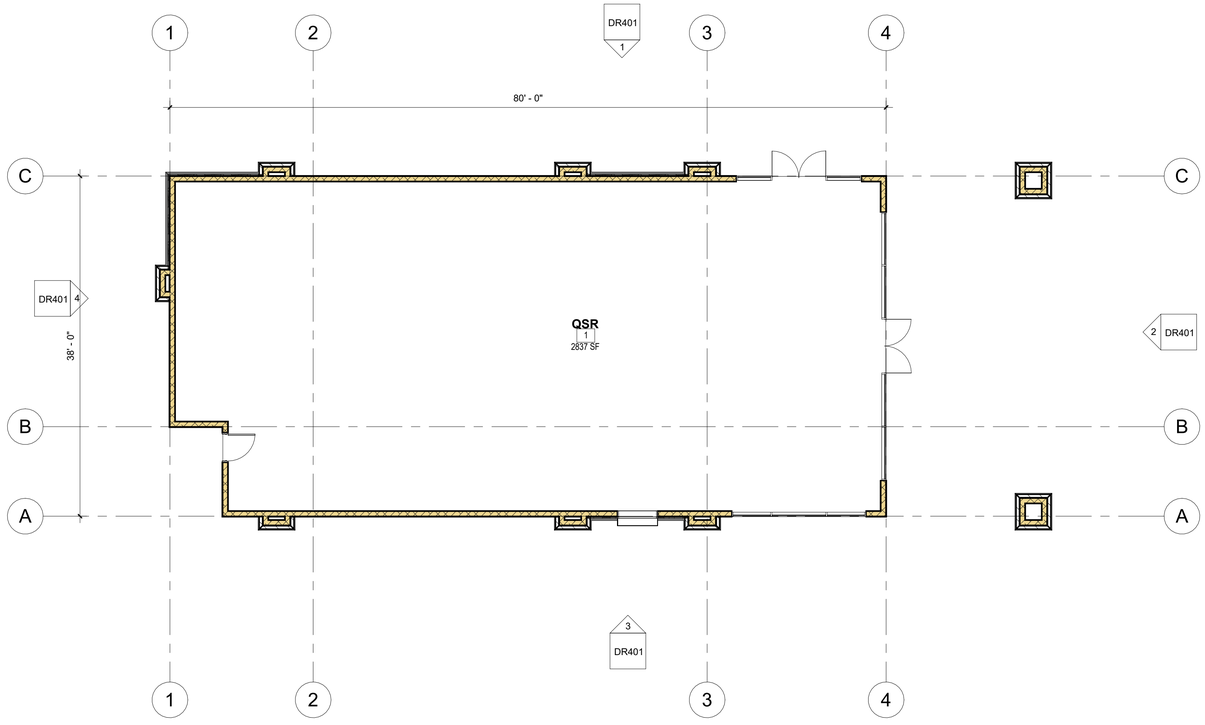
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DR303

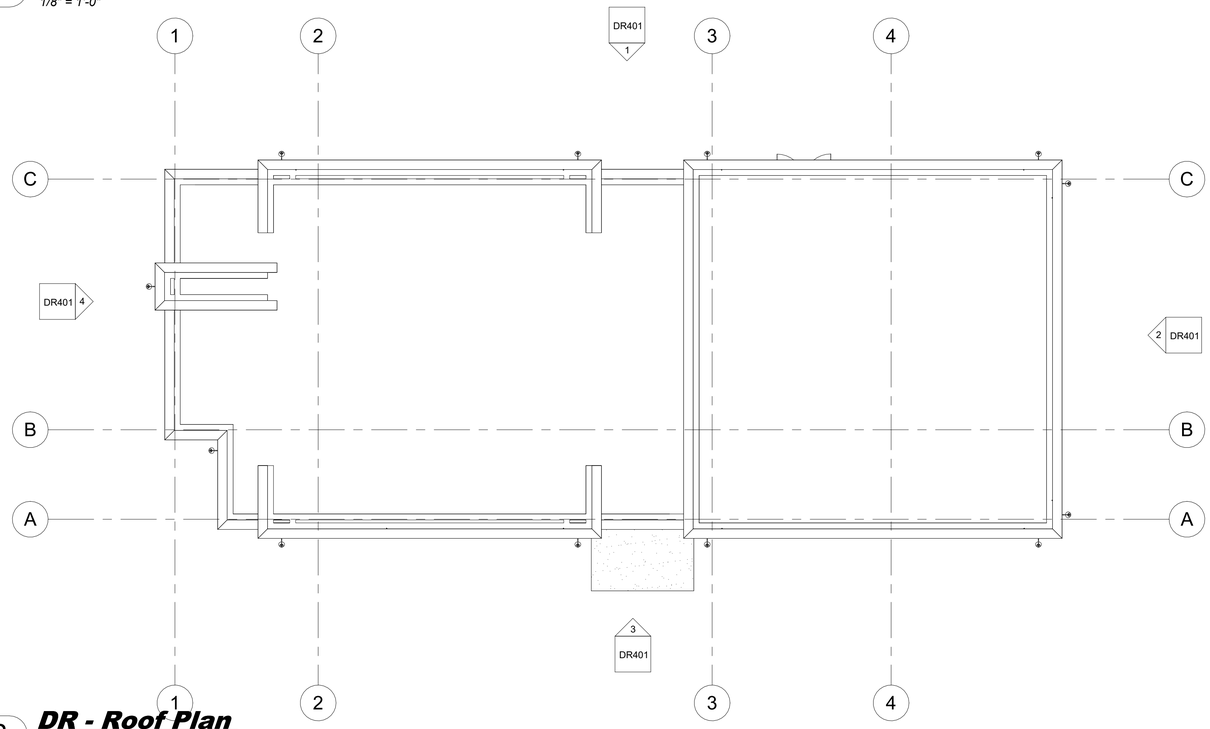
Elevations

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1 **DR - Floor Plan - Level 1**

1/8" = 1'-0"



2 **DR - Roof Plan**

1/8" = 1'-0"

Revision		
Number	Description	Date

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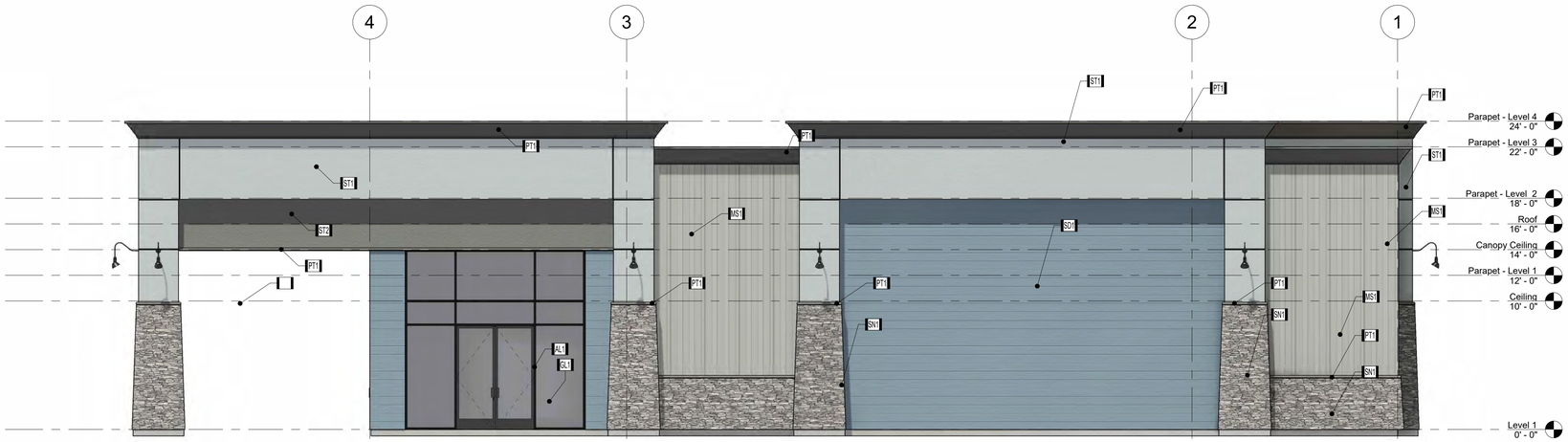
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DR400

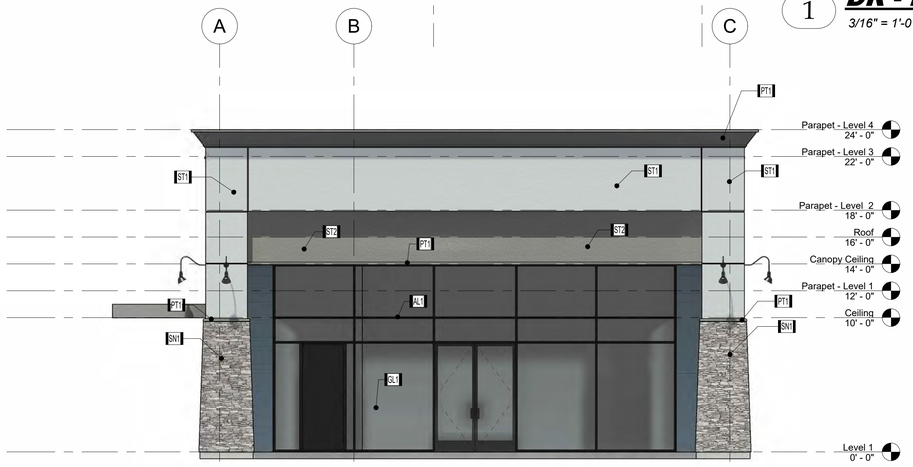
Floor Plan

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1 **DR - North - Elevation**

3/16" = 1'-0"



2 **DR - East - Elevation**

3/16" = 1'-0"



4 **DR - West - Elevation**

3/16" = 1'-0"



3 **DR - South - Elevation**

3/16" = 1'-0"

Revision		
Number	Description	Date

Material Schedule

Mark	Material Type	Manufacturer	Material: Area	Color	Image
AL1	Aluminum Store Front Frame	Arcadia	562 SF	Dark Bronze	
GL1	1/4" Gray Tint Glazing	Arcadia	814 SF	Gray Tint Glazing	
MS1	K-Panel Bushland	Metal Sales	924 SF	K-Panel Bushland	
PT1	Trim / Foam Painted	Dunn Edwards	1815 SF	Weatherd Brown - DEC756	
PT2	Trim / Foam Painted	Dunn Edwards	60 SF	Black Bay - DEA188	
PT3	Painted	Dunn Edwards	51 SF	Black Bay - DEA188	
SD1	Certainteed Fiber Cement Siding	Dunn Edwards	2299 SF	Stormy Sea - DE5817	
SN1	Stone Veneer	El Dorado stone	2003 SF	Bluffstone-Mineret	
ST1	Stucco Finish with Light Sand	Dunn Edwards	4877 SF	Lake Placid - DE6318	
ST2	Stucco Finish with Light Sand	Dunn Edwards	968 SF	Weatherd Brown - DEC756	

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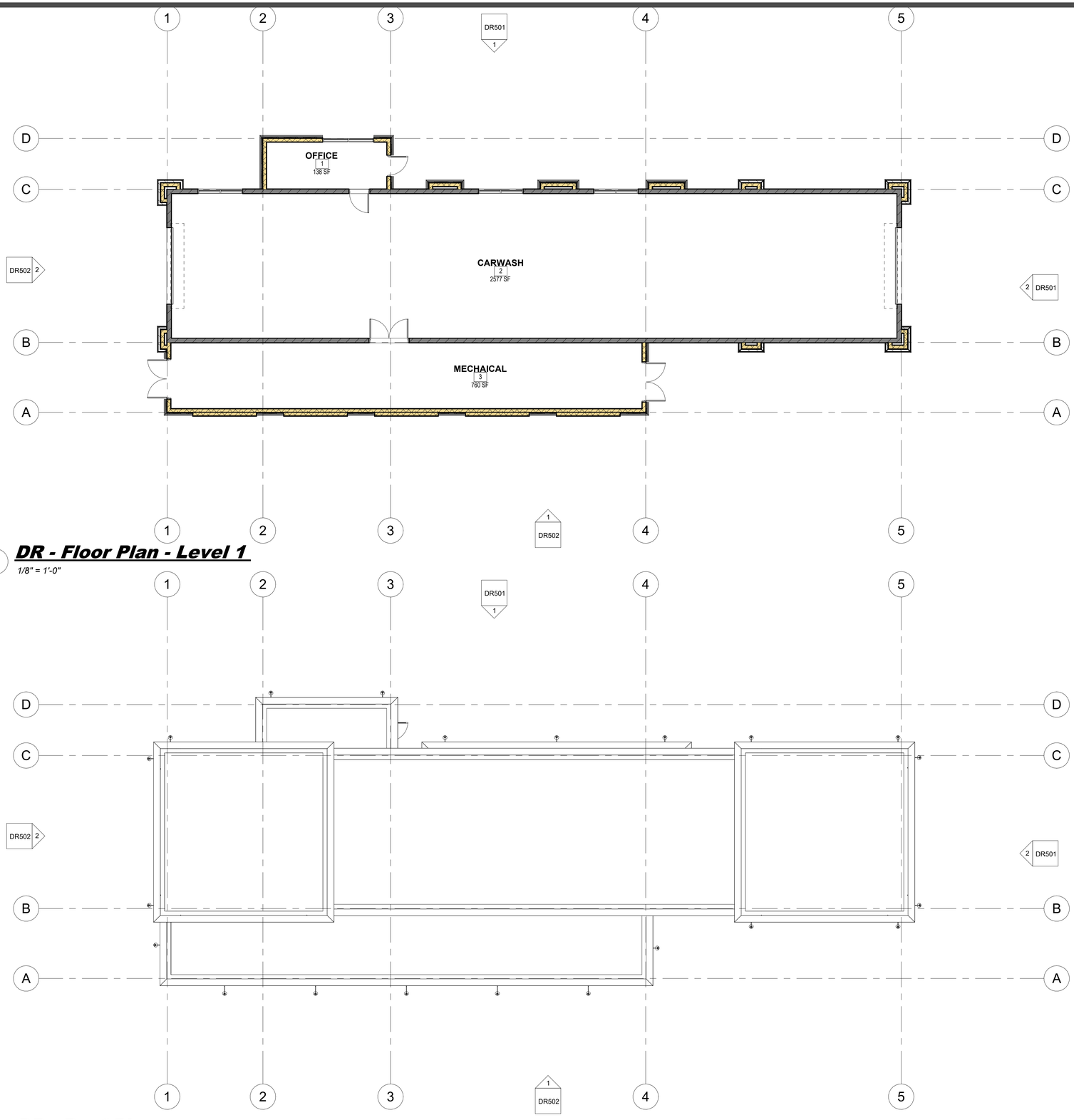
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DR401

Elevations

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1 **DR - Floor Plan - Level 1**

1/8" = 1'-0"

2 **DR - Roof Plan**

1/8" = 1'-0"

Revision		
Number	Description	Date

Carewash Consept for:

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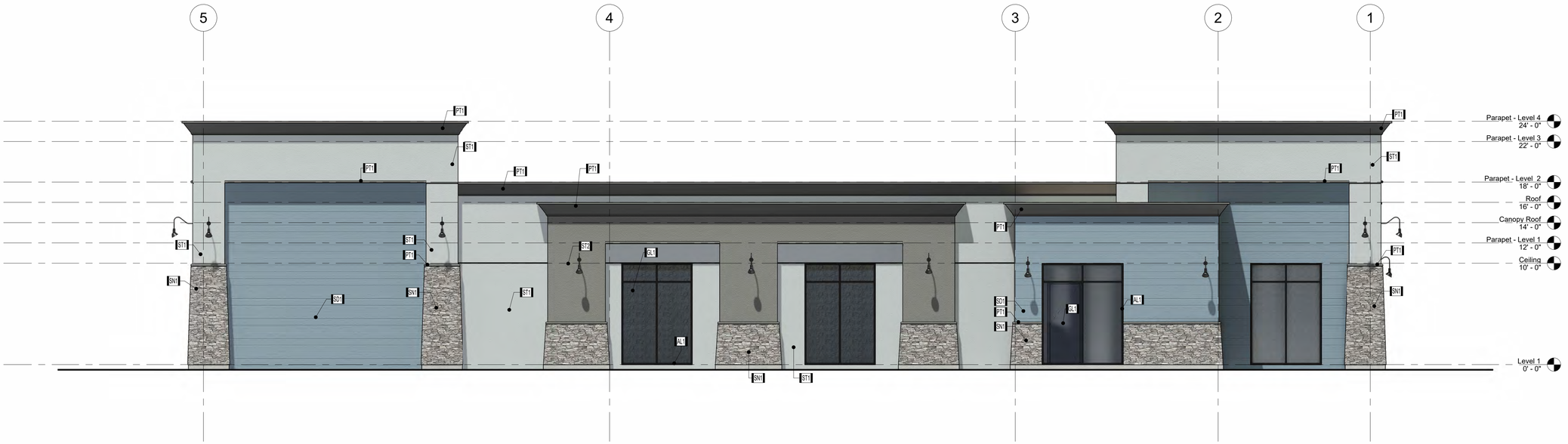
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DR500

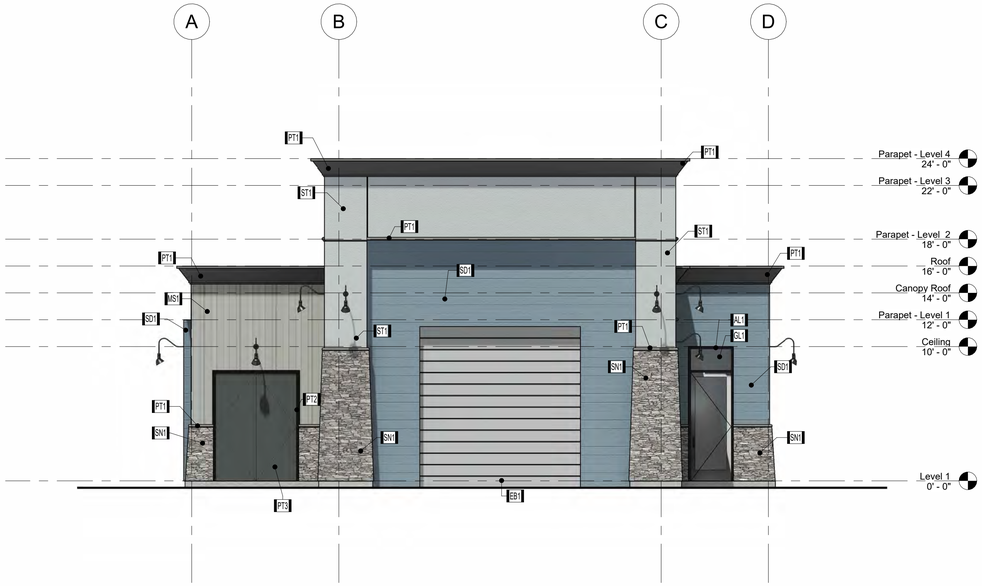
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1 **DR - North- Elevation**

3/16" = 1'-0"



2 **DR - East - Elevation**

3/16" = 1'-0"

Material Schedule

Mark	Material Type	Manufacturer	Material: Area	Color	Image
AL1	Aluminum Store Front Frame	Arcadia	312 SF	Dark Bronze	
EB1	Baked Enamal Door	TBD	935 SF	Pebble Walk - DE6277	
GL1	1/4" Gray Tint Glazing	Arcadia	294 SF	Gray Tint Glazing	
MS1	K-Panel Bushland	Metal Sales	1428 SF	K-Panel Bushland	
PT1	Trim / Foam Painted	Dunn Edwards	2514 SF	Weatherd Brown - DEC756	
PT2	Trim / Foam Painted	Dunn Edwards	274 SF	Black Bay - DEA188	
PT3	Painted	Dunn Edwards	358 SF	Black Bay - DEA188	
SD1	Certainteed Fiber Cement Siding	Dunn Edwards	3234 SF	Stormy Sea - DE5817	
SN1	Stone Veneer	El Dorado stone	1868 SF	Bluffstone-Mineret	
ST1	Stucco Finish with Light Sand	Dunn Edwards	4487 SF	Lake Placid - DE6318	
ST2	Stucco Finish with Light Sand	Dunn Edwards	393 SF	Weatherd Brown - DEC756	

Revision

Number	*Description*	*Date*

Carewash Consept for:

Northgate 42, LLC

23-808

12/07/2023

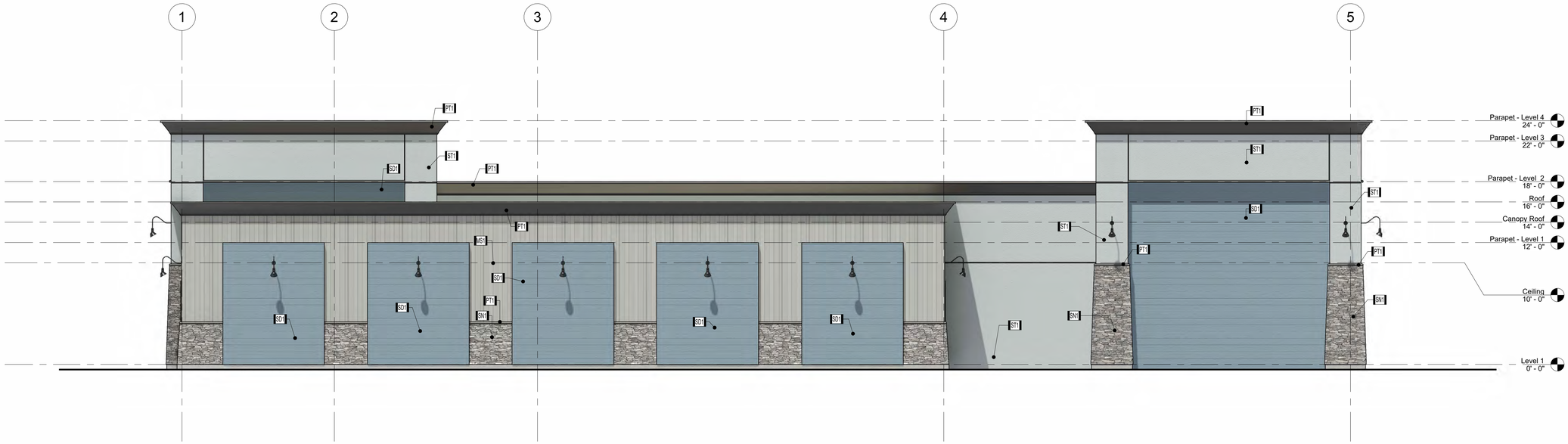
846 W Pacheco Blvd, Los Banos, CA 93635

DR501

Elevations

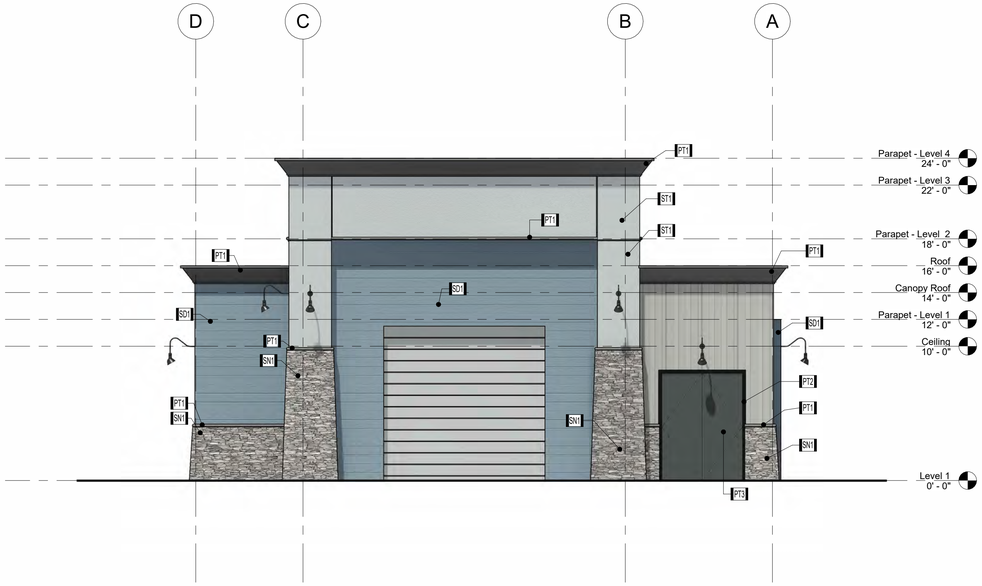
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WSCS DESIGN



1 **DR - South - Elevation**

3/16" = 1'-0"



2 **DR - West - Elevation**

3/16" = 1'-0"

Material Schedule

Mark	Material Type	Manufacturer	Material: Area	Color	Image
AL1	Aluminum Store Front Frame	Arcadia	312 SF	Dark Bronze	
EB1	Baked Enamal Door	TBD	935 SF	Pebble Walk - DE6277	
GL1	1/4" Gray Tint Glazing	Arcadia	294 SF	Gray Tint Glazing	
MS1	K-Panel Bushland	Metal Sales	1428 SF	K-Panel Bushland	
PT1	Trim / Foam Painted	Dunn Edwards	2514 SF	Weatherd Brown - DEC756	
PT2	Trim / Foam Painted	Dunn Edwards	274 SF	Black Bay - DEA188	
PT3	Painted	Dunn Edwards	358 SF	Black Bay - DEA188	
SD1	Certainteed Fiber Cement Siding	Dunn Edwards	3234 SF	Stormy Sea - DE5817	
SN1	Stone Veneer	El Dorado stone	1868 SF	Bluffstone-Mineret	
ST1	Stucco Finish with Light Sand	Dunn Edwards	4487 SF	Lake Placid - DE6318	
ST2	Stucco Finish with Light Sand	Dunn Edwards	393 SF	Weatherd Brown - DEC756	

Revision		
Number	Description	Date

Carewash Consept for:

Northgate 42, LLC

23-808

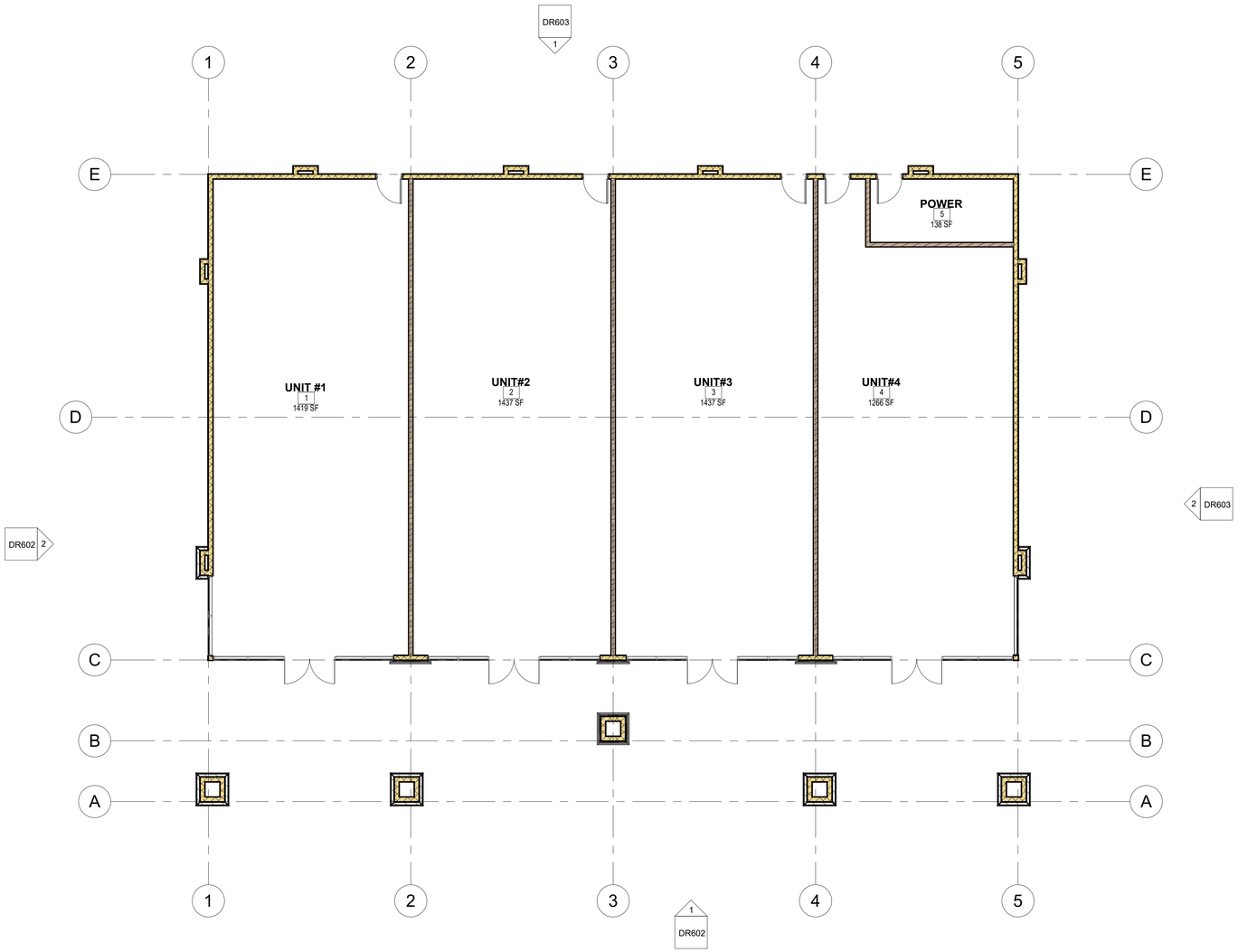
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DR502

Elevations

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Revision		
Number	Description	Date

Retail Consept for:

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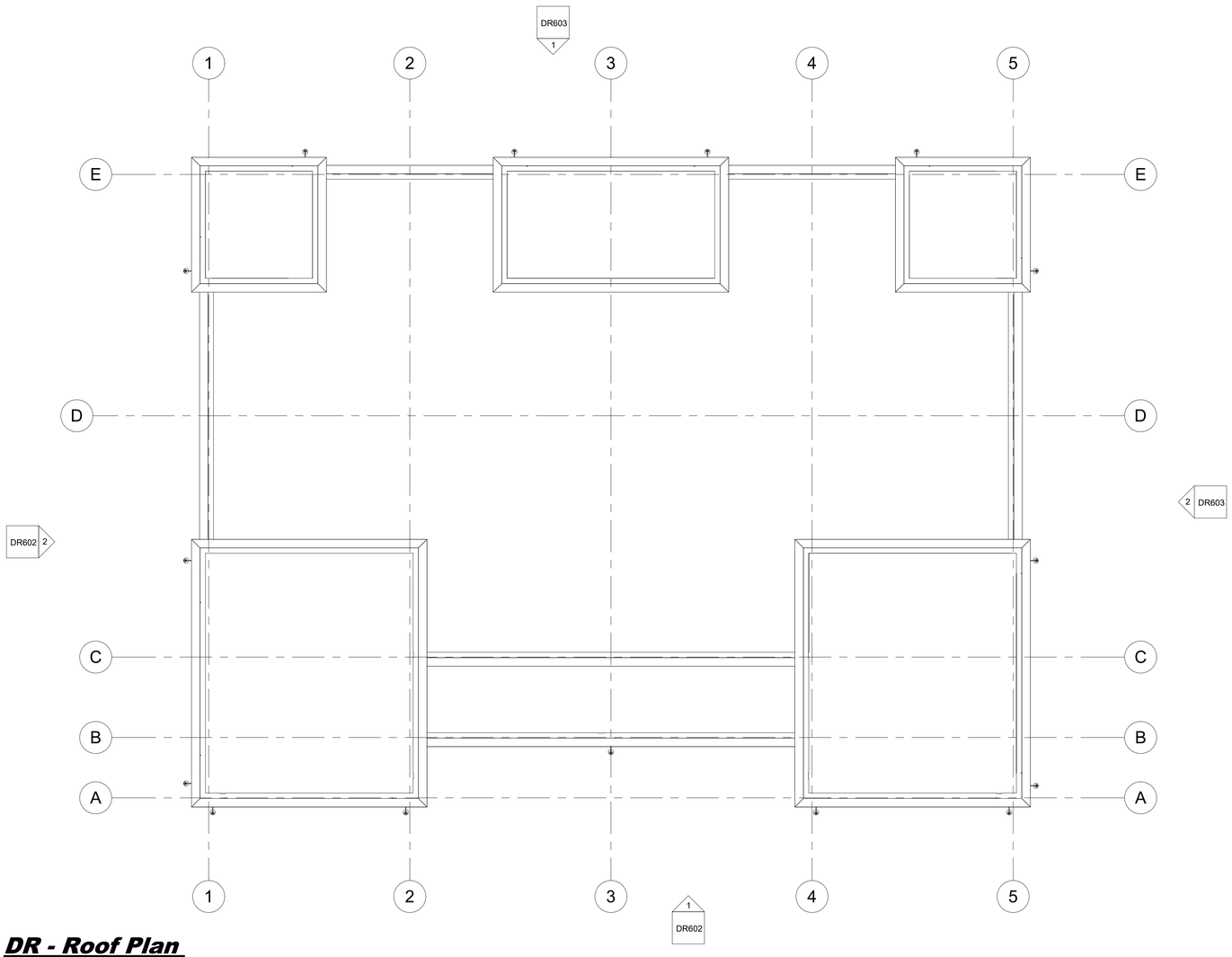
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DR600

Floor Plan

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1 **DR - Roof Plan**
1/8" = 1'-0"

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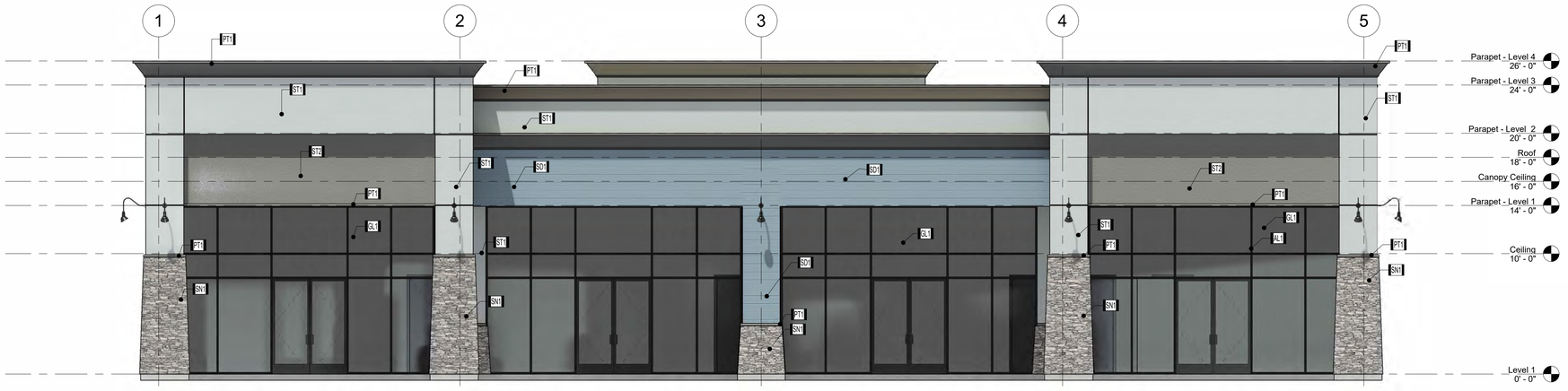
12/07/2023

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DR601

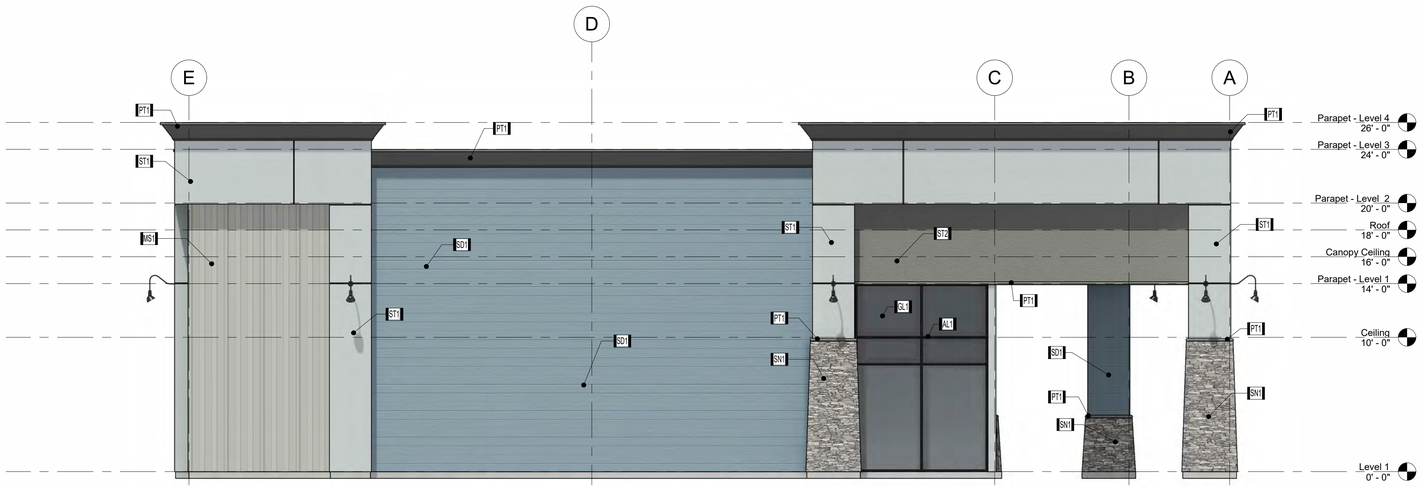
Roof Plan

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1 DR - South - Elevation

3/16" = 1'-0"



2 DR - West - Elevation

3/16" = 1'-0"

Material Schedule

Mark	Material Type	Manufacturer	Material: Area	Color	Image
AL1	Aluminum Store Front Frame	Arcadia	1172 SF	Dark Bronze	
GL1	1/4" Gray Tint Glazing	Arcadia	1605 SF	Gray Tint Glazing	
MS1	K-Panel Bushland	Metal Sales	1527 SF	K-Panel Bushland	
PT1	Trim / Foam Painted	Dunn Edwards	3028 SF	Weatherd Brown - DEC756	
PT2	Trim / Foam Painted	Dunn Edwards	299 SF	Black Bay - DEA188	
PT3	Painted	Dunn Edwards	256 SF	Black Bay - DEA188	
SD1	Certainteed Fiber Cement Siding	Dunn Edwards	3321 SF	Stormy Sea - DE5817	
SN1	Stone Veneer	El Dorado stone	1805 SF	Bluffstone-Mineret	
ST1	Stucco Finish with Light Sand	Dunn Edwards	8149 SF	Lake Placid - DE6318	
ST2	Stucco Finish with Light Sand	Dunn Edwards	1175 SF	Weatherd Brown - DEC756	

Revision		
Number	Description	Date

Retail Consept for:

Northgate 42, LLC

23-808

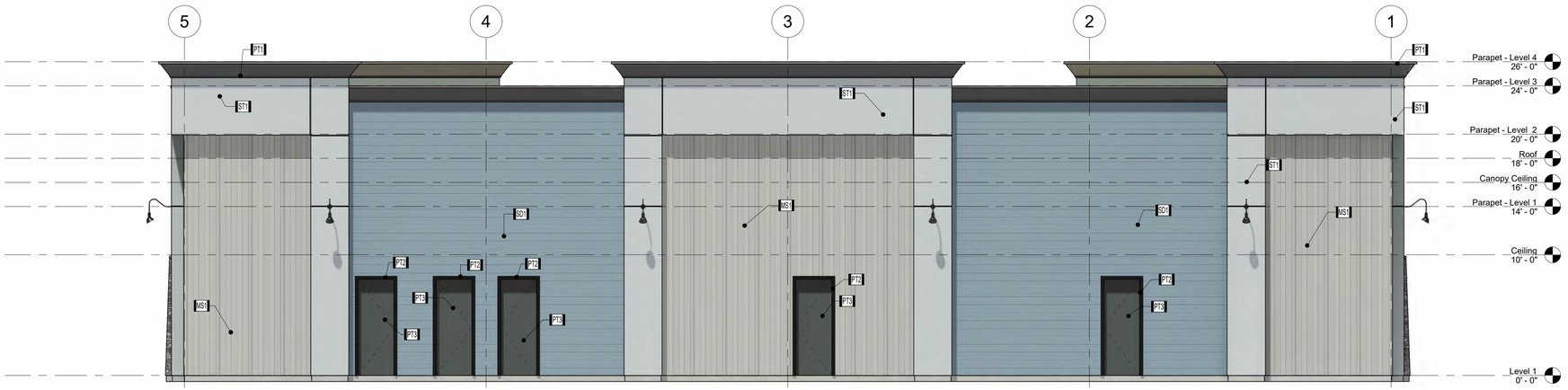
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DR602

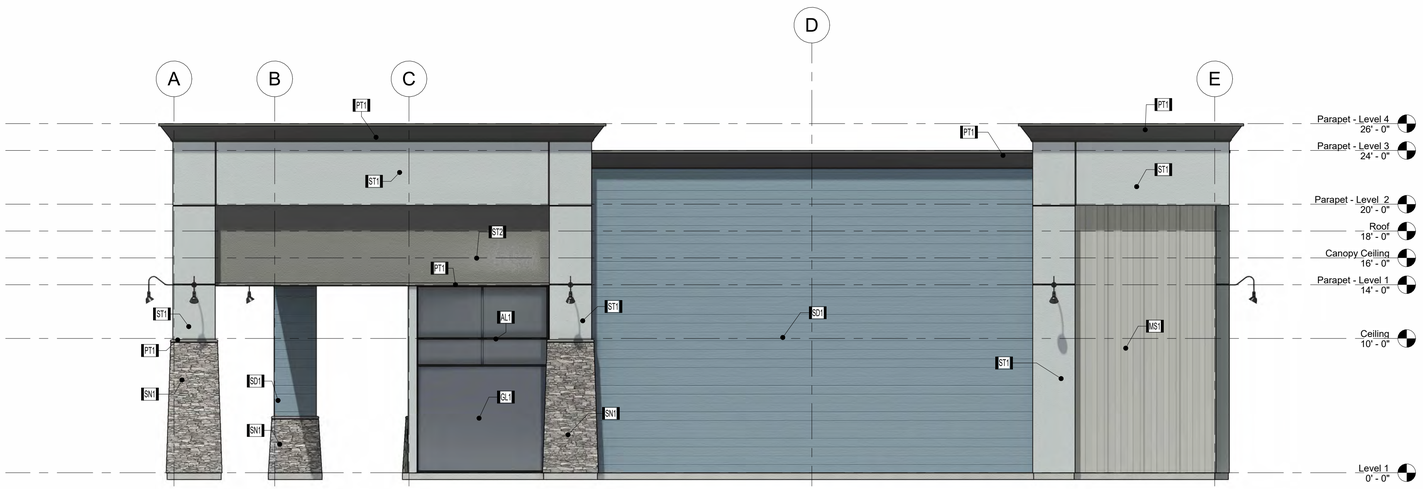
Elevations

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1 **DR - North - Elevation**

3/16" = 1'-0"



2 **DR - East - Elevation**

3/16" = 1'-0"

Material Schedule

Mark	Material Type	Manufacturer	Material: Area	Color	Image
AL1	Aluminum Store Front Frame	Arcadia	1172 SF	Dark Bronze	
GL1	1/4" Gray Tint Glazing	Arcadia	1605 SF	Gray Tint Glazing	
MS1	K-Panel Bushland	Metal Sales	1527 SF	K-Panel Bushland	
PT1	Trim / Foam Painted	Dunn Edwards	3028 SF	Weatherd Brown - DEC756	
PT2	Trim / Foam Painted	Dunn Edwards	299 SF	Black Bay - DEA188	
PT3	Painted	Dunn Edwards	256 SF	Black Bay - DEA188	
SD1	Certainteed Fiber Cement Siding	Dunn Edwards	3321 SF	Stormy Sea - DE5817	
SN1	Stone Veneer	El Dorado stone	1805 SF	Bluffstone-Mineret	
ST1	Stucco Finish with Light Sand	Dunn Edwards	8149 SF	Lake Placid - DE6318	
ST2	Stucco Finish with Light Sand	Dunn Edwards	1175 SF	Weatherd Brown - DEC756	

Revision		
Number	Description	Date

Retail Consept for:

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23-808

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DR603

Elevations



W.PACHECO BLVD.

NOTES

A. ALL PLANTERS TO BE IRRIGATED WITH A LOW-FLOW DRIP IRRIGATION SYSTEM UTILIZING A SMART CONTROLLER AND OTHER WATER SAVING DEVICES PER CITY OF LOS BANOS STANDARDS

B. ALL LANDSACPE PLANTERS SHOWN SHALL BE TOP DRESSED WITH A 3" LAYER OF SHREDDED BARK MULCH

0 20 40 60 80 feet

1" = 20'

Wda! Job No. 24033

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Wda! Wilson Davis Associates
Landscape Architecture
2825 Litchfield Dr.
Riverside, CA 92503
Ph.(951) 353-2436

Revision		
Number	Description	Date

REGISTERED LANDSCAPE ARCHITECT
TIMOTHY F. DAVIS
NO. 3353
Signature
7/31/25
Renewal Date
Date
STATE OF CALIFORNIA

Design Review for:

Northgate 42, LLC

23-808

06/07/2024

850 W Pacheco Blvd, Los Banos, CA 93635

L1.0

Conceptual Landscape Plan

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o)		50	Project Type		Non-Residential		0.45
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
SHRUBS	L	Drip	0.81	0.30	30562	9169	284227
TREES	M	Overhead	0.75	0.45	567	255	7910
TREES	L	Overhead	0.75	0.30	477	143	4436
			0.75			0	0
				Totals	31606	9567	296572
Special Landscape Areas							
	[redacted]			1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	296572
						Maximum Allowed Water Allowance (MAWA)[e]	440904

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	9567
Total Area	31606
Average ETAF	0.30

All Landscape Areas

Total ETAF x Area	9567
Total Area	31606
Average ETAF	0.30

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

CONCEPT PLANT SCHEDULE

	DECIDUOUS PERIMETER TREE	12	
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE		15 GAL, L
	EVERGREEN PERIMETER TREE	17	
	PINUS ELDARICA / AFGHAN PINE		15 GAL, L
	TRISTANIA CONFERTA / BRISBANE BOX		15 GAL, L
	SMALL FLOWERING ACCENT TREE	20	
	MIX OF 36" BOX & 48" BOX		
	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD		15 GAL, M
	PARKING LOT TREE	29	
	RHUS LANCEA / AFRICAN SUMAC		15 GAL, L
	SAPIUM SEBIFERUM / CHINESE TALLOW TREE		15 GAL, M
	DECIDUOUS SHADE TREE	4	
	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE		24" BOX, M
	EVERGREEN SHADE TREE	4	
	QUERCUS ILEX / HOLLY OAK		24" BOX, L
	STREET TREE	20	
	CELTIS OCCIDENTALIS / COMMON HACKBERRY		24" BOX, L
	ENTRY SPECIMEN TREE	8	
	PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PURPLE-LEAF PLUM		36"BOX, M
	4' SCREEN HEDGE SHRUBS	318	
	PROVIDE SPACE FOR PLANTS TO GROW TO MATURITY AND KEEP THEIR NATURAL SHAPE.		
	ELAEAGNUS PUNGENS / THORNY ELEAGNUS		5 GAL., L
	GREVILLEA X 'NOELLII' / NOEL GREVILLEA		5 GAL, L
	LIGUSTRUM TEXANUM / TEXAS PRIVET		5 GAL., L
	XYLOSMA CONGESTUM / SHINY XYLOSMA		5 GAL., L
	SHRUBS & GROUNDCOVERS	27,902 SF	
	BERBERIS THUNBERGII 'ATROPURPUREA NANA' / DWARF REDLEAF JAPANSES BARBERRY	3,222	5 GAL., M
	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH	3,222	5 GAL., L
	DIANELLA TASMANICA 'YELLOW STRIPE' / GOLDEN FLAX LILY	7,249	1 GAL, L
	FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE	12,889	1 GAL., M
	PRUNUS ILICIFOLIA ILICIFOLIA / HOLLYLEAF CHERRY	805	15 GAL., VL
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / CALIFORNIA COFFEEBERRY	805	15 GAL., L
	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	4,638	1 GAL, L
	SALVIA GREGGII 'RED' / AUTUMN SAGE	3,220	1 GAL, L
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER	7,245	1 GAL, L
	TEUCRIUM FRUTICANS 'COMPACTA' / BUSH GERMANDER	3,220	1 GAL, L

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Riverside, CA 92503
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Revision		
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REGISTERED LANDSCAPE ARCHITECT
TIMOTHY F. DAVIS
NO. 3353
Signature
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Renewal Date
Date
STATE OF CALIFORNIA

Design Review for:

Northgate 42, LLC

23-808

06/07/2024

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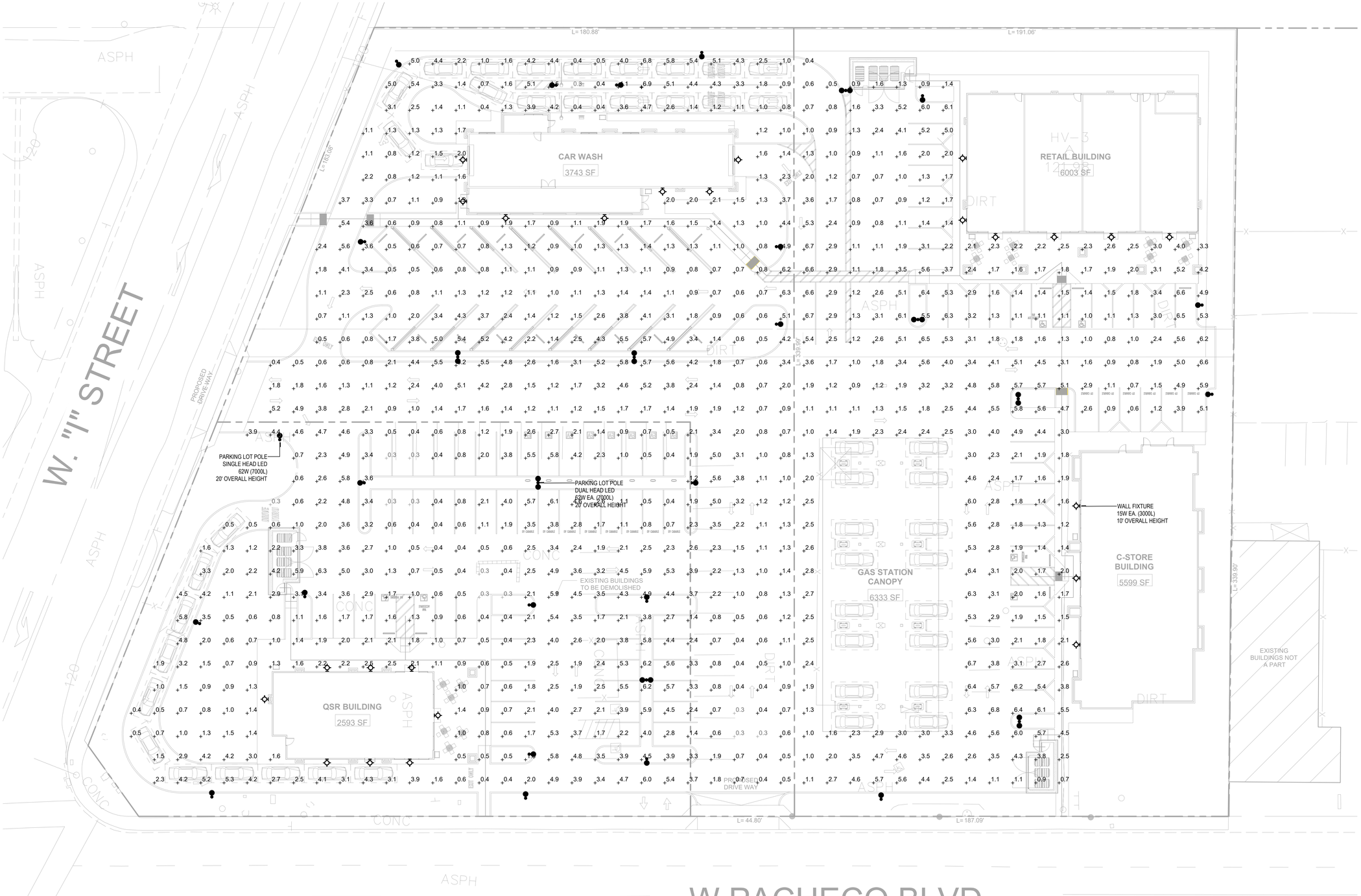
L1.1

Conceptual Landscape Plan

Wda! Job No. 24033

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Number	Description	Date



Photometric Stats	
Parking Area	
Average	2.4 fc
Maximum	6.9 fc
Minimum	0.3 fc
Max/Min	23.0:1
Average/Min	8.0:1

1 **Site Plan**
1" = 20'-0"

Design Review for:

Northgate 42, LLC

23-808

06/07/2024

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LT1

Photometric Site Plan

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Medium (MRM)

Outdoor LED Area Light



OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, SW, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminiare per IEC 66262 mechanical impact code

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Mirada Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRM - Mirada Medium Area Light	**LED**	**7L** - 7,000 lms, 48W **9L** - 9,000 lms, 62W **12L** - 12,000 lms, 85W **18L** - 18,000 lms, 135W **24L** - 24,000 lms, 176W **30L** - 30,000 lms, 252W **36L** - 36,000 lms, 288W **42L** - 42,000 lms, 314W **48L** - 48,000 lms, 401W **55L** - 55,000 lms, 438W Custom Lumen Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **4** - Type 4 **SW** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive **AM** - Automotive Merchandise **LC** - Left Corner **RC** - Right Corner	**(blank)** - standard **L** - Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Finish		Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT **AMB** - Phosphor Converted Amber[2]	**70CRI** - 70 CRI	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite	**MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**(Blank)** - None **EH** - Integral Half Louver (Moderate Spill Light Cutoff)[3] **IL** - Integral Louver (Sharp Spill Light Cutoff)[3]

Controls (Choose One)

(Blank) - None

Wireless Controls System
ALSC - AirLink Synapse Control System[17]
ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor[8]
ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor[8]
ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)[4,5]
ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height)[4,5]

Stand-Alone Controls
EXT - 0-10v Dimming leads extended to housing exterior
CI7P - 7 Pin Control Receptacle ANSI C136.41.[6]
IMSBT1L - Integral Bluetooth® Motion and Photocell Sensor (8-24' MH)[5]
IMSBT2L - Integral Bluetooth® Motion and Photocell Sensor (25-40' MH)[5]

Button Type Photocells
PC1120 - 120V
PC1208-277 - 208 -277V
PC1347 - 347V

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION[7]

CONTROLS ACCESSORIES	
Description	**Order Number**
PC120 Photocell for use with CR7P option (120V)[9]	**122514**
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[9]	**122515**
Twist Lock Photocell (347V) for use with CR7P.[9]	**122516**
Twist Lock Photocell (480V) for use with CR7P.[9]	**122530B**
AirLink 5 Pin Twist Lock Controller (120-277V Only)[8]	**661409**
AirLink 7 Pin Twist Lock Controller (120-277V Only)[8]	**661410**
AirLink 7 Pin Twist Lock Controller (347-480V)	**679948**
Shorting Cap for use with CR7P	**149328**

FUSING OPTIONS[10]	
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

SHIELDING OPTIONS	
Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available with SW distribution
3. Consult Factory for availability.
4. Not available in HV.
5. Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
6. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
7. Accessories are shipped separately and field installed.
8. Factory installed CR7P option required. See Options.
9. "CSR" denotes finish. See Finish options.
10. Only available with ALSC/ALSCS1 control options.
11. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
12. Only available in 9L, 12L, 18L and 24L Lumen Packages. Consult factory for lead time and availability.
13. Not available with SVL Lumen Package.

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Mirada Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ACCESSORIES

MOUNTING ACCESSORIES

Side Arm

Universal Mounting Bracket
Mounts to a 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 5.5" to 6"
Part Number: BKA UMB CLR



Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces between 2.4 to 4.5"
Part Number: BKS PQM 0305 XX CLR



15° Tilt Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces between 2.4 to 4.5"
Part Number: BKS PQ15 0305 XX CLR



Tenon / Slipfitter

Adjustable Slipfitter
Mounts onto a 2" (50mm) I.P. 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal)
Part Number: BKA ASF CLR



Square Tenon Top
Mounts onto a 2" (50mm) I.P. 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires
Part Number: BKA 2XM *



Square Internal Slipfitter
Mounts inside 4" or 5" square pole and allows for mounting up to 4 luminaires
Part Number: BKA X_ISF * CLR



Wall Mount / Wood Pole

Wall Mount Bracket
Mounts onto vertical wall surface (hardware/anchors not included)
Part Number: BKS XBO WM CLR



Wood Pole Bracket
Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded)
Part Number: BKS XBO WP CLR



SHIELDING, POLES & MISC. ACCESSORIES

Shielding

Integral Louver
Field Install Integral Louver provides maximum backlight control by shielding each individual row of LED.
Part Number: 690981



Integral Half Louver
Field Install Integral Half Louver provides great backlight control without impacting front side distribution.
Part Number: 747415



External Shield
External shield blocks view of light source from anyside of luminaire, additional shielding configurations available
Part Number: 781045781LR (7") / 776538BLK (9")

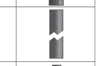


Poles

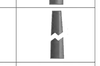
Square Poles
14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction
Part Number: 450/550/650



Round Poles
10 - 33' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction
Part Number: 489/580



Tapered Poles
20' - 39' steel and aluminum poles for retrofit and new construction
Part Number: RTP



Misc.

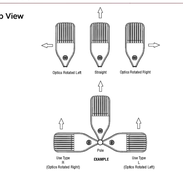
Bird Spikes
10' Linear Bird Spike Kit, 4' recommended per luminaire, includes silcone adhesive and application tool
Spike Part Number: 755171
Adhesive Part Number: 755822
Caulk Gun Part Number: 755826



Replace CLR with paint finish description
Replace X with: 3
Replace XX with SQ for square pole or RD for round pole (ex:T "03)
Replace * with S (Single), DBD (Double @180°), DBO (Double @90°), TRD (Triple), QAD (Quad)
Replace _ with # (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate

Luminaire Shown with Integral Louver (IL)



Luminaire Shown with IMSBTL Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Small Wall Sconce Visual Comfort (XWS VC)

Outdoor LED Wall Light



OVERVIEW	
Lumen Package (lm)	2,000 - 6,000
Wattage Range (W)	15 - 52
Efficacy Range (LPW)	119 - 151
Weight lbs (kg)	8 (3.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: 10 lbs in carton.
- Max luminaire shipping weight (with back housing): 20 lbs in carton.

Optical System

- Choice of acrylic lens or high impact resistant polycarbonate lens
- The lens is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire
- Reflector system with recessed light engine reduces glare and brightness.
- Forward Throw Wide and Medium distributions available.
- Optional diffused lens for reduced LED pixilation over the lens and maximum visual comfort.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

Electrical

- High-performance driver features over-voltage under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance. Driver complies with FCC standards. Accessible driver and electrical components.
- Optional Dual Drivers/Circuit/Power Feeds.
- Optional battery backup provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. Standard battery rated for 0° to 50° with cold weather battery rated for -20°C to 50°. 120-277V Only.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Universal wall mounting plate mounts directly to vertical surface or 4" junction box (octagonal or square).
- Luminaire hinges to the top of the mounting plate and is secured via two flush mount screws that help to conceal the hardware and prevent over tightening during installation.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 2700K or 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- IK10 rated luminiare per IEC 66262 mechanical impact code with clear polycarbonate lens (MTP).
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product are DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Mirada Small Wall Sconce Visual Comfort (XWS VC)

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: XWS LED 6L FTW UNV DIM 40 80CRI ALBCS1 BLK EH

Prefix	Light Source	Lumen Package	Distribution/Lens	Voltage	Driver
XWS - Mirada Small Wall Sconce	**LED**	**2L** - 2,000 **3L** - 3,000 **5L** - 5,000 **6L** - 6,000 **Custom Lumen Packages[1]**	**FTW** - Forward Throw Wide Clear Acrylic **MT** - Medium Throw Clear Acrylic **MTD** - Medium Throw Diffuse Acrylic **MTP** - Medium Throw Clear Polycarbonate **MTPD** - Medium Throw Diffuse Polycarbonate	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)[2]	**DIM** - 0-10v Dimming (0-10%)

Color Temperature	Color Rendering	Controls	Finish	Options
27 - 2700K **30** - 3000K **35** - 3500K **40** - 4000K **50** - 5000K	**80CRI** - 80 CRI	**Blank** - None **Wireless Controls** **ALSC** - AirLink Synapse Control System **ALSCS1** - AirLink Synapse Control System with 8-12' MH Motion Sensor **ALSCS2** - AirLink Synapse Control System with 12-20' MH Motion Sensor **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) **Standalone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **IMSBT1L** - Integral Bluetooth® Motion and Photocell Sensor 8-24' MH[4,5] **Button Type Photocells** **PC1120** - 120V **PC1208-277** - 208 -277V **PC1347** - 347V	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**Blank** - None **2DP** - Dual Driver, Circuit & Power Feed[3,6,7] **BB** - Battery Back-up (0°C)[3,8] **CWBB** - Cold Weather Battery Backup(-20°C)[3,8] **EH** - Extended Housing[9] **PLP** - Platinum Plus **SP1** - 10kV Surge Protection Device **TP** - Tamper Proof[10]

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION[7]

Part Number	Description
758270	XWS Performance Lens (FTW)
758267	XWS Clear Acrylic Lens (MT)
758268	XWS Diffuse Acrylic Lens (MTD)
758271	XWS Polycarbonate Vandal Lens (MTP)

Part Number	Description
758274CLR	XWS Extended Housing/Surface Conduit Wiring Box
760159CLR	XWS Spacer Plate/Wiring Box
783974	XWS Tamper Resistant Hardware
783975	XWS Tamper-Resistant Hardware Screw Driver

Battery Backup

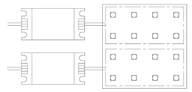
- Emergency battery system provides 90-minutes of constant power to the LED system, ensuring code compliance.
- A test switch/indicator button is installed on the housing for ease of maintenance.
- 8w tbattery delivers ~1,200 lumens during emergency mode.
- 20w battery delivers ~3,000 lumens during emergency mode.

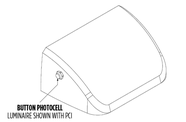
Dual Driver, Circuit, & Power Feed

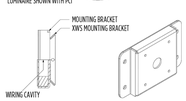
- Dual drivers and circuit provide redundant sources to ensure that failure of one component will not leave total darkness in any space. Dual power feeds allow for wiring to inverters to reduce load during emergency operation. Extended housing required.



Luminaire shown with sensor & battery backup







1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available in 2L lumen package.
3. Option requires EH extended housing.
4. For applications with surface conduit, there is limited hub accessibility when ordering with controls, battery backup or dual driver options. Consult factory.
5. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
6. Not available with controls.
7. Not available in 2L and 3L lumen packages.
8. Accessories are shipped separately and field installed.
9. Universal Voltage Only (120-277V).
10. Tamper-proof screwdriver must be ordered separately (see accessory ordering information)

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WSC DESIGN
2501 E Guasti Rd #201
Ontario CA, 91761
909-544-9118
Www.WSCSdesign.Com

Revision		
Number	*Description*	*Date*

Design Review for:

Northgate 42, LLC

23-808

06/07/2024

850 W Pacheco Blvd, Los Banos, CA 93635

LT2

Cutsheets

CONCEPTUAL TRAFFIC IMPROVEMENTS / STRIPING PLAN

WSCS DESIGN
2501 E GUASTI RD #201
ONTARIO CA, 91761
909-544-9118
WWW.WSCSDESIGN.COM

Black Gold Engineering INC
ENGINEERING • LAND SURVEY • DESIGN
42270 SPECTRUM STREET, INDIO, CALIFORNIA, 92203
PH: 760-396-9260 FX: 760-396-5245

NOTE:
EXISTING STRIPING IMPROVEMENTS ALONG PROJECT FRONTAGE(S) TO BE RE-APPLIED AND OR REFRESHED ON AN AS-NEEDED BASIS PRIOR TO ISSUANCE OF ANY CERTIFICATE-OF-OCCUPANCY OR PROJECT ENCROACHMENT PERMIT CLOSE-OUT APPROVAL.

NO.	TRAFFIC IMPVTS./STRIPING CONST. NOTES ITEM DESCRIPTION	QUANT.	UNIT
1	EXISTING TO REMAIN (PROTECT IN PLACE)	40	LS
2	EXISTING SIGNAGE (RELOCATE AS SHOWN)	2	EA.
3	INSTALL 12" WHITE STOP BAR PER CALTRANS STD. PLAN A24E	33	LF
4	INSTALL "STOP" LEGEND PER CALTRANS STD. PLAN A24D	44	SF
5	INSTALL 5-FT. TYPE1(BIKE LANE)ARROW PER CALTRANS STD. PLAN A24A	28	EA.
6	FURNISH AND INSTALL R-1 PER CAMUTCD (SIZE PER PLAN)	2	EA.
7	FURNISH AND INSTALL R3-2 PER CAMUTCD (SIZE PER PLAN)	2	EA.
8	REMOVE CONFLICTING STRIPING AS SHOWN	12	LS
9	EXTEND EXIST. 2' MEDIAN AS SHOWN	129	LF
10	INSTALL NEW LANE STRIPING AS SHOWN	345	SF
11	INSTALL NEW TURN ARROW AS SHOWN	4	EA.
12	INSTALL PORK-CHOP RAISED MEDIAN AS SHOWN	1	EA.

AIRPORT RD.
STREET
WEST "I"
WEST
PACHECO BLVD.
(STATE HIGHWAY 152)
027-130-002
027-130-006
PL
R/W
EXISTING R1-1
(EXISTING) NO PARKING IN THIS BLOCK
EXISTING R3-8b
INSTALL 30"X30" R1-1
INSTALL 24"X24" R3-2
INSTALL "STOP" LEGEND (96")
INSTALL A24A TYPE IV(R) ARROW (96")
INSTALL 12" STOP BAR (16 LF)
A20A DETAIL 21 30'
70' TRANSITION
RELOCATED EXISTING
R100B(CA)
SPEED LIMIT 30
(EXISTING) R2-1(30), NO RV OR TRAILER PARKING
150' TURN POCKET
370' TURN POCKET
EXIST. 2' RAISED MEDIAN
(EXISTING) HOSPITAL, M6-1, G94-1(CA)
BEGIN REMOVAL
A24A TYPE IV(L)
BEGIN 2' MEDIAN EXTENSION
END 2' MEDIAN EXTENSION
BEGIN STRIPING
A20D DETAIL 38A
END TRANSITION
END REMOVAL
2-WAY LEFT TURN LANE
EXPIRED 30' ACCESS ESMT.
PROPOSED 12' WIDE PUBLIC UTILITY EASEMENT
3,745 SF CAR WASH
6,000 SF RETAIL BLDG.
2,900 SF QSR
8 MPD FUEL CANOPY
5,700 SF CONVENIENCE STORE
EXIST. TIRE SHOP
SCALE: 1"= 20'

REGISTERED PROFESSIONAL ENGINEER
MARK H. CHAPPELL
C 68972
EXP. 12/31/25
CIVIL
STATE OF CALIFORNIA

DESIGN REVIEW FOR:

NORTHGATE 42, LLC

170 – LOS BANOS

10/03/2024

850 W. PACHECO BLVD.,
LOS BANOS, CA 93635

C1.0

CONCEPTUAL
TRAFFIC / STRIPING PLAN

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