

L.L. BEAN REAR PARKING RENOVATION

5 CAMPUS DRIVE
FREEPORT, MAINE 04033

APPLICANT:

L.L. BEAN, INC.

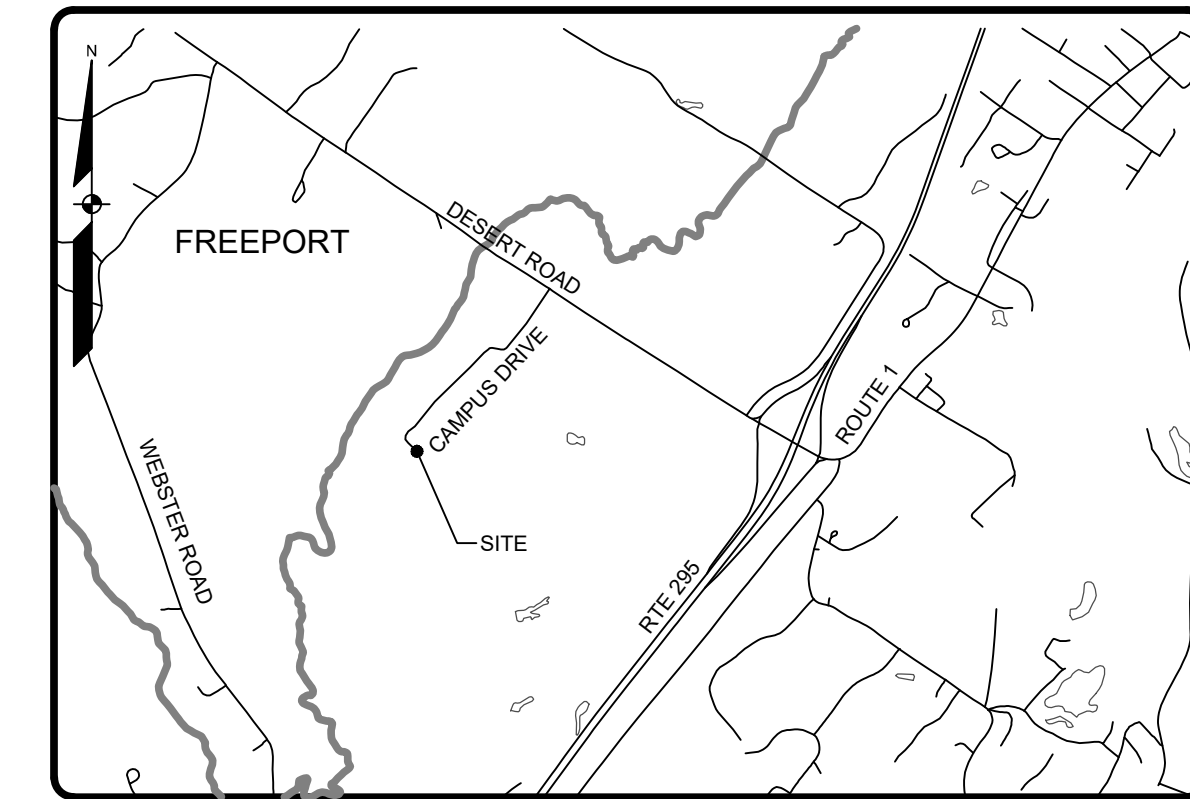
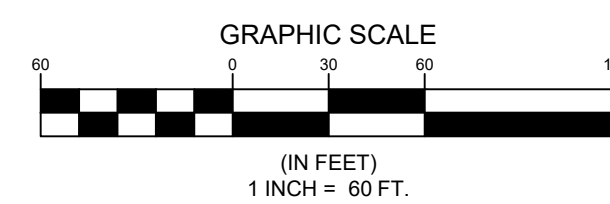
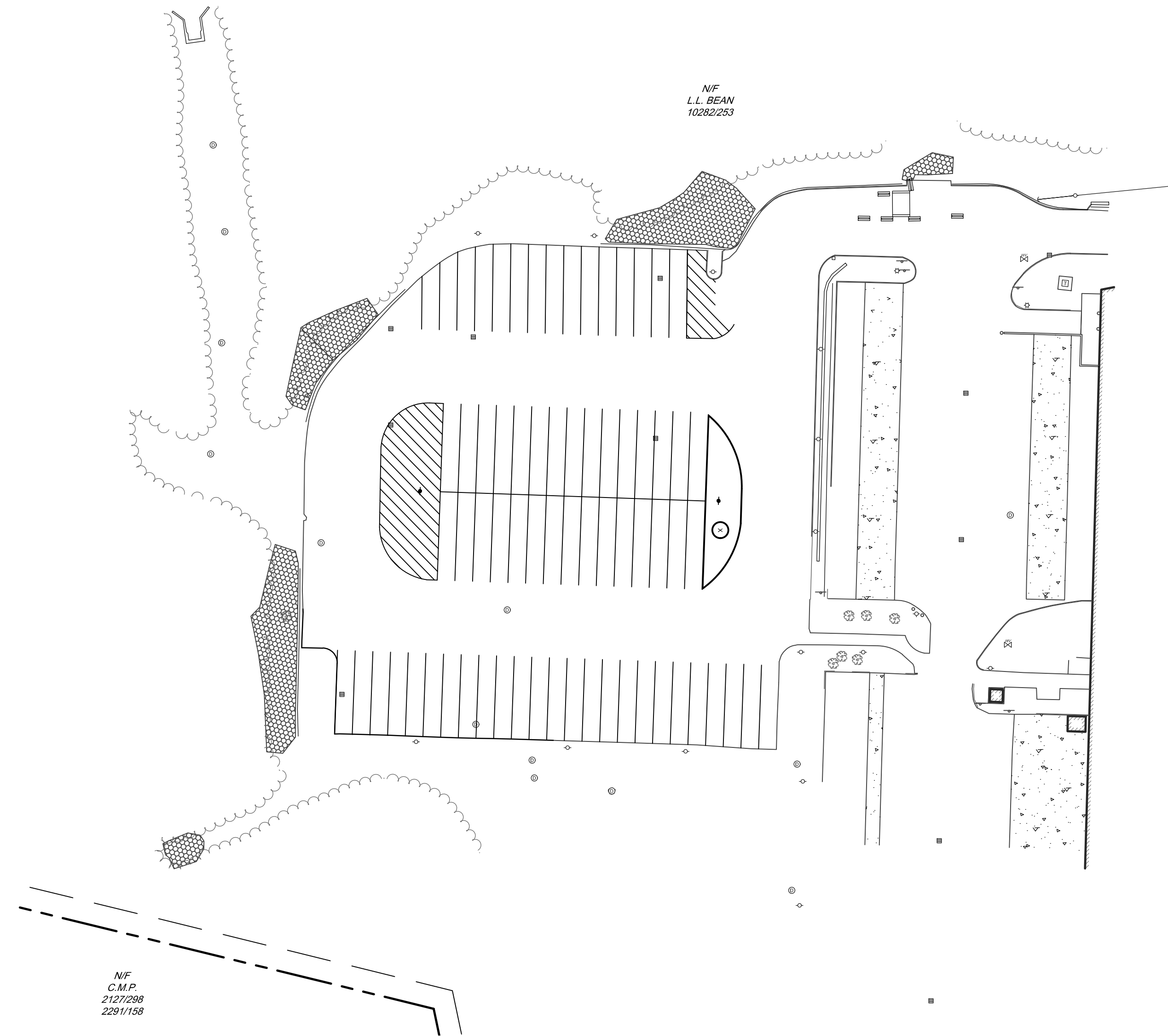
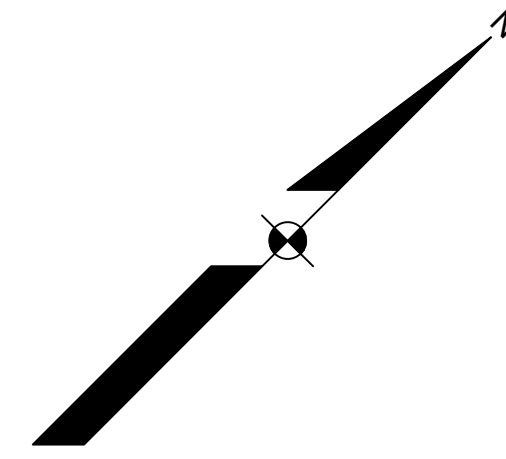
CASCO STREET
FREEPORT, MAINE 04033

**ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:**

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

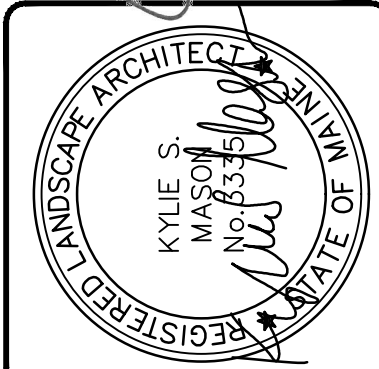
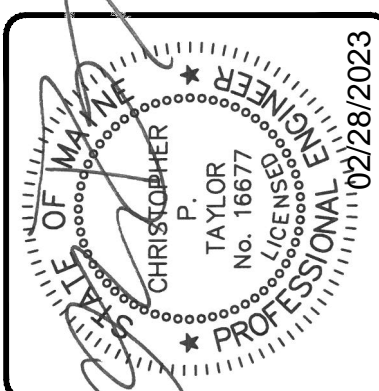


LOCATION MAP

NTS

Sheet List Table

| SHEET TITLE | |
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| 2 | NOTES & LEGEND |
| 3 | DEMOLITION PLAN |
| 4 | SITE PLAN |
| 5 | GRADING & UTILITY PLAN |
| 6 | DETAILS |
| 1 OF 1 | EXISTING CONDITIONS PLAN |
| 1 OF 1 | PHOTOMETRIC PLAN |



| REV. | BY | DATE | STATUS |
|------|-----|------------|----------------------------|
| A | KSM | 02/28/2023 | SUBMIT TO TOWN OF FREEPORT |

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COVER SHEET
OF:
L.L. BEAN REAR PARKING RENOVATION
5 CAMPUS DRIVE
FREEPORT, MAINE 04033
FOR:
L.L. BEAN, INC.
CASCO STREET
FREEPORT, MAINE 04033

| | |
|----------|------------|
| DESIGNED | KMD |
| DRAWN | ABB |
| CHECKED | CPT |
| DATE | 02/15/2023 |
| SCALE | 1" = 60' |
| PROJECT | 05285 |

LEGEND

Table with 2 columns: EXISTING and PROPOSED. Lists various symbols and line styles for property lines, easements, utilities, and structures.

GENERAL NOTES

- 1. THE RECORD OWNER OF THE PARCEL IS L.L. BEAN INC. BY DEED DATED SEPTEMBER 16, 1992 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10282, PAGE 253.
2. TOTAL AREA OF PARCEL IS APPROXIMATELY 78.45 ACRES.
3. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY OF 2023.

UTILITY DEMOLITION NOTES

- 1. PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.
2. DEMOLITION OF UTILITIES REQUIRING TREE REMOVAL SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH PROJECT PLANS.

UTILITY NOTES

- 1. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.

GRADING & EROSION NOTES

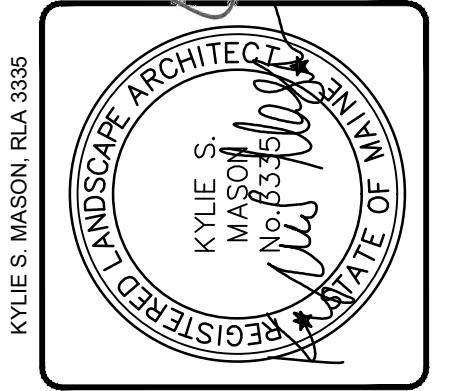
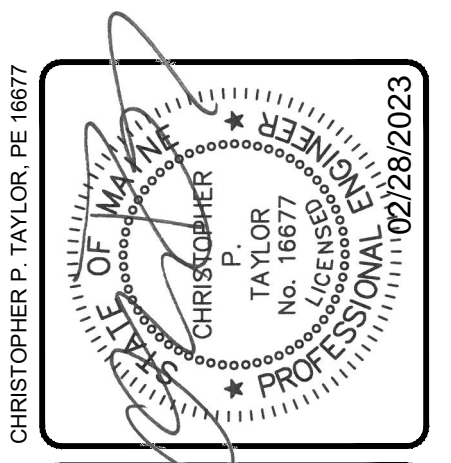
- 1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPs" MANUAL PUBLISHED BY BUREAU OF LAND AND WATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
2. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL.

CONSTRUCTION PLAN

- 1. PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

TYPICAL ABBREVIATIONS

Table listing abbreviations for various construction materials and terms, such as AC (ACRE), APPROX (APPROXIMATELY), BC (BOTTOM OF CURB), etc.



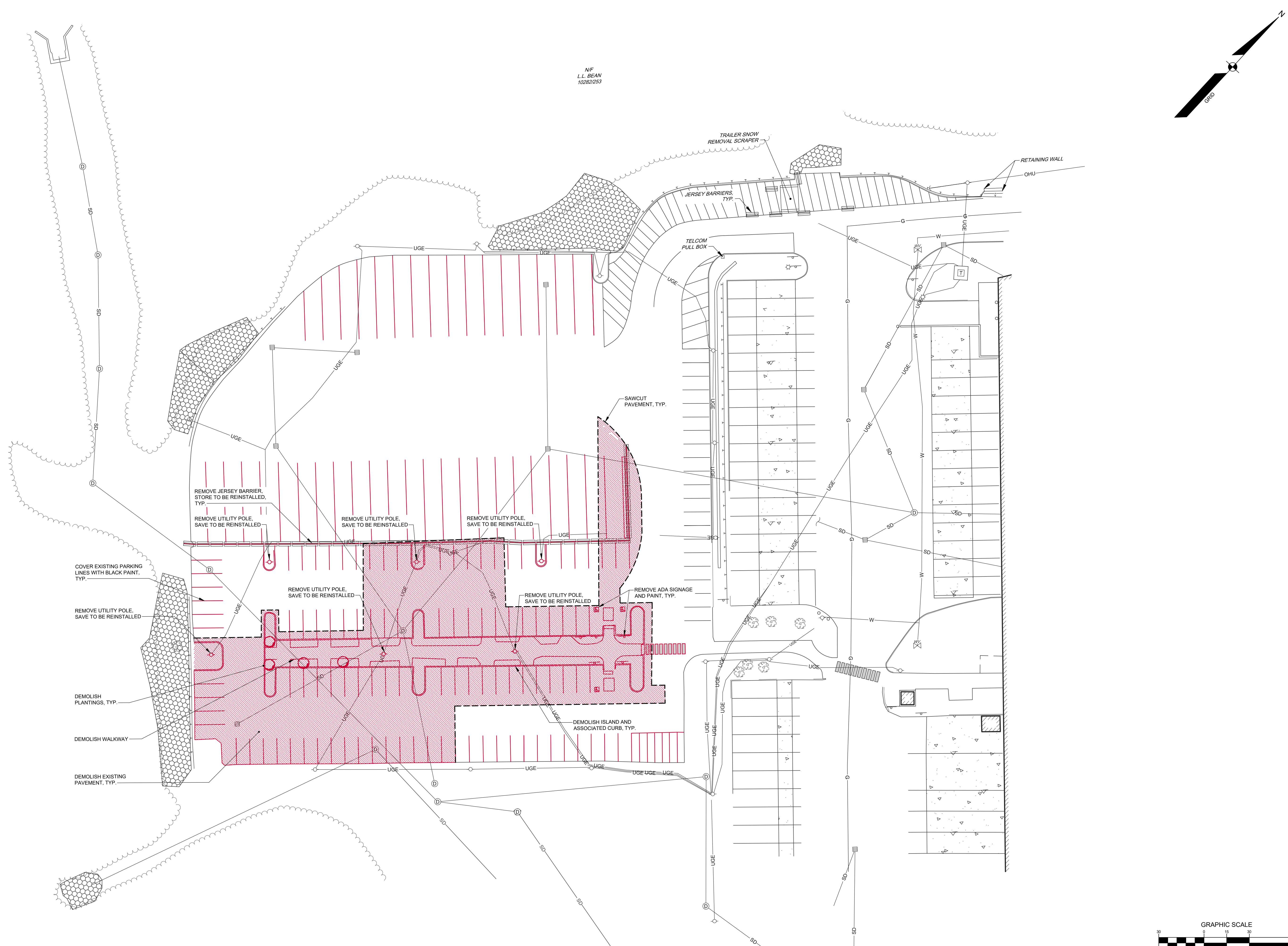
Revision table with columns: REV, BY, DATE, STATUS. Includes entry for submission to town of Freeport.



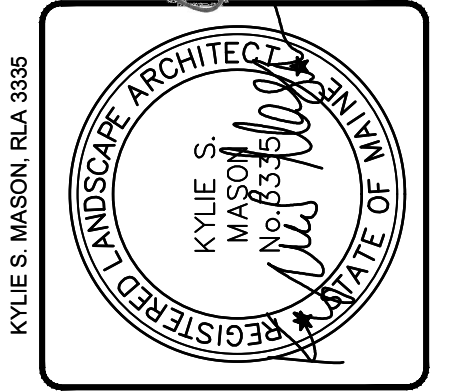
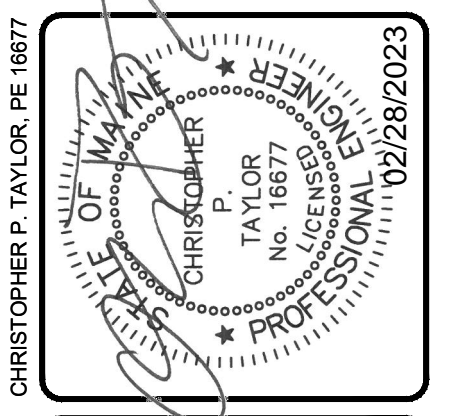
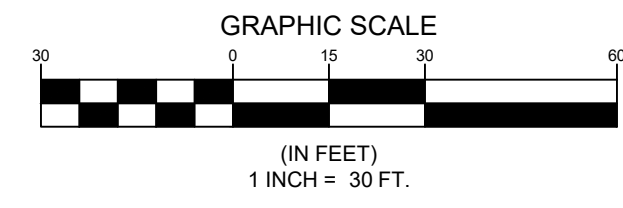
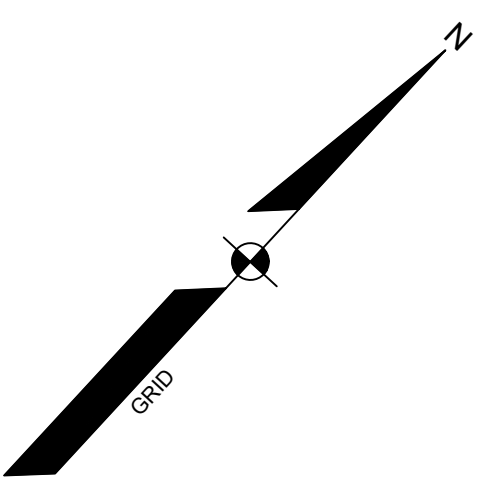
05285 NL - NL
OF: L.L. BEAN REAR PARKING RENOVATION
5 CAMPUS DRIVE, FREEPORT, MAINE 04033
FOR: L.L. BEAN, INC., CASCO STREET, FREEPORT, MAINE 04033

Design and drawing status table: DESIGNED, DRAWN, CHECKED, CHK, DATE (02/15/2023), SCALE (N/A), PROJECT (05285), SHEET (OF 7).

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NF
L.L. BEAN
10282/253



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| REV. | BY | DATE | STATUS |
| A | KSM | 02/28/2023 | SUBMIT TO TOWN OF FREEPORT |

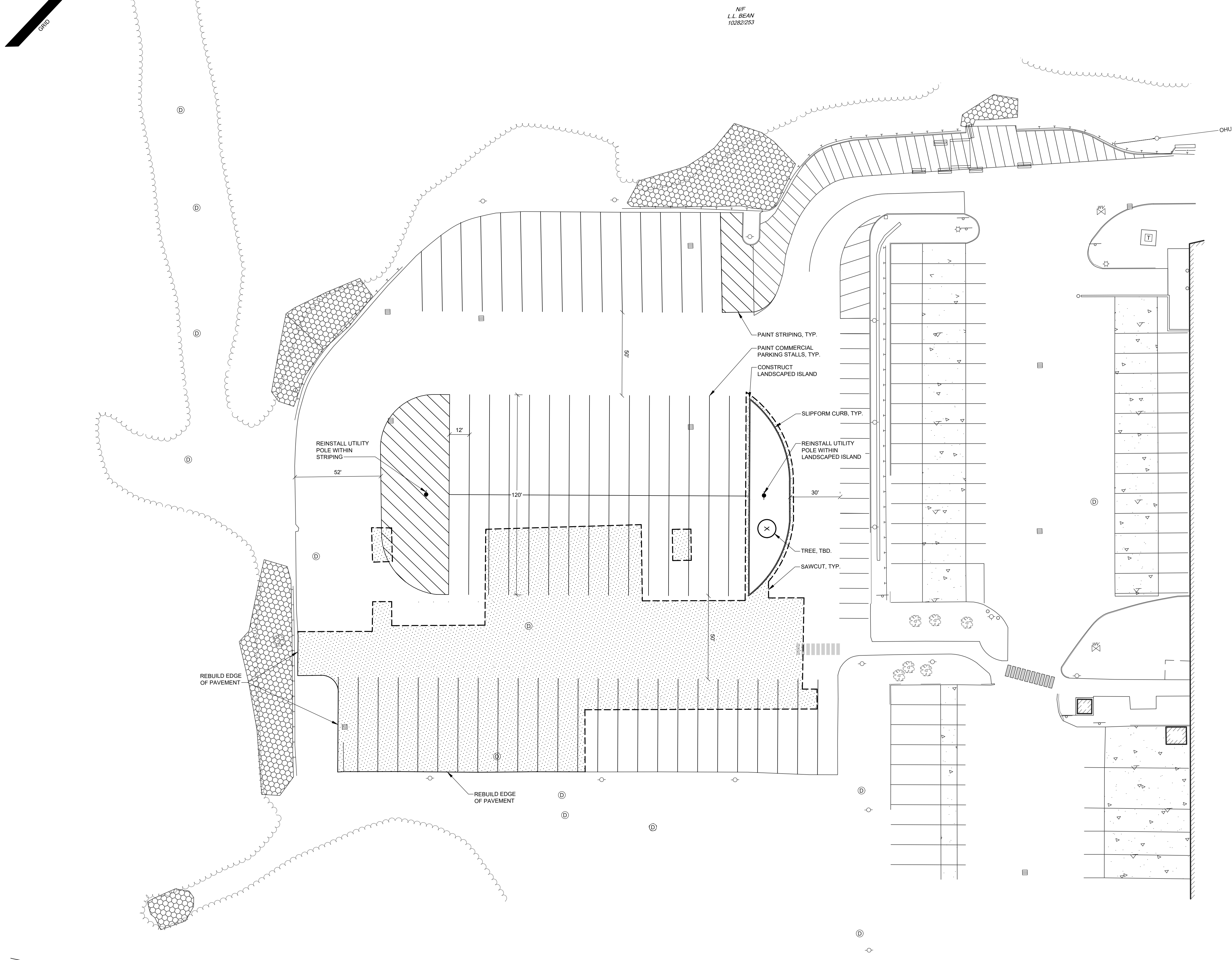
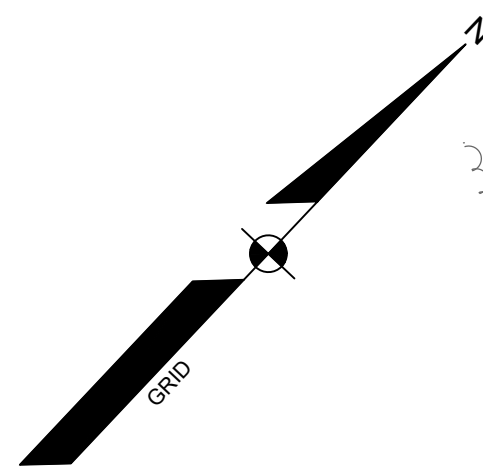
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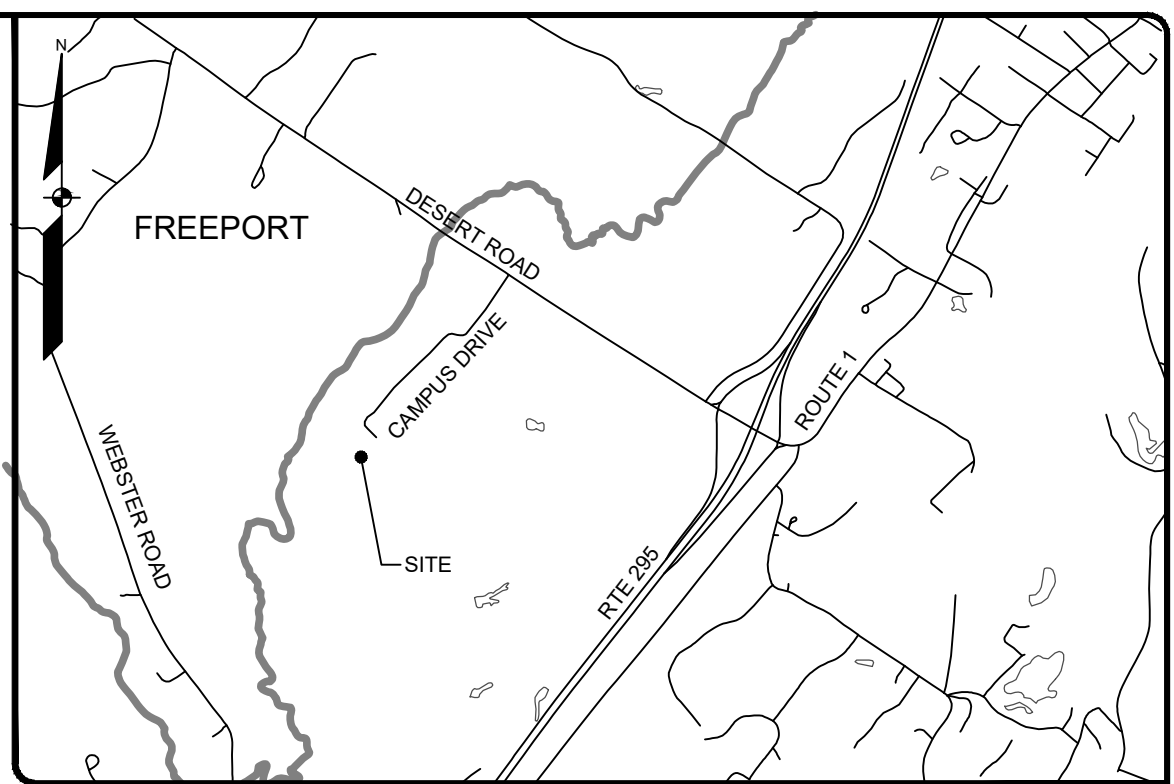
DEMOLITION PLAN
OF:
L.L. BEAN REAR PARKING RENOVATION
5 CAMPUS DRIVE
FREEPORT, MAINE 04033
FOR:
L.L. BEAN, INC.
CASCO STREET
FREEPORT, MAINE 04033

| | |
|----------|------------|
| DESIGNED | KMD |
| DRAWN | ABB |
| CHECKED | CPT |
| DATE | 02/15/2023 |
| SCALE | 1" = 30' |
| PROJECT | 05285 |

KYLE S. MASON, R.L.A. 3335
CHRISTOPHER P. TAYLOR, P.E. 16677
05285 DEMO1.dwg TAB DEMO



N/F
L.L. BEAN
10282253

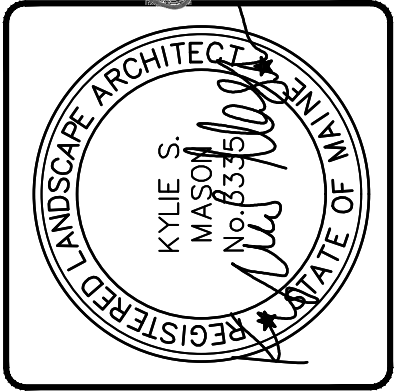
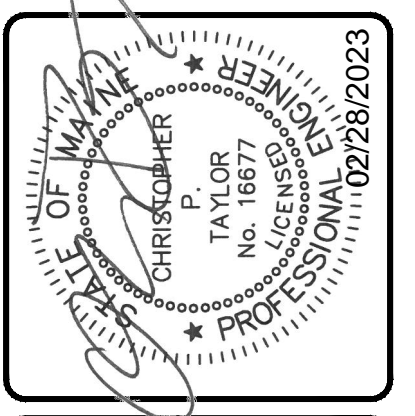


LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS L.L. BEAN INC. BY DEED DATED SEPTEMBER 18, 1992 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10282, PAGE 253. THE PROPERTY IS SHOWN AS LOT 22 ON THE TOWN OF FREEPORT TAX MAP 22.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 78.45 ACRES.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN JANUARY OF 2023.
- PLAN REFERENCES:
 - GRADING PLAN OF BUILDING B SOUTH, DC '96 CONSTRUCTION PROJECT, FACILITIES EXPANSION, DESERT ROAD, FREEPORT, MAINE FOR L.L. BEAN, BY SEBAGO TECHINCS, INC. (PROJECT 94515), DATED NOVEMBER 16, 1994.
 - DRAINAGE PLAN OF OFC EXPANSION 2006, DESERT ROAD, FREEPORT, MAINE FOR L.L. BEAN, BY SEBAGO TECHINCS, INC. (PROJECT 94515), DATED MAY 15, 2008.
 - BOUNDARY SURVEY OF OUTDOOR ADVENTURE CENTER SOUTHWEST PROPERTIES, FOR L.L. BEAN, BY SEBAGO TECHINCS, INC. (PROJECT 05285), DATED AUGUST 2, 2011.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:

| | | |
|------|----------------------------------|----------------------------|
| BM-1 | MAG NAIL IN UTILITY POLE "DR77" | ELEVATION: 89.94' (NAVD88) |
| BM-2 | MAG NAIL IN UTILITY POLE "DR166" | ELEVATION: 82.67' (NAVD88) |
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD G103-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY CENTERLINE UTILITY SERVICES IN JANUARY OF 2023, AND LOCATED BY SEBAGO TECHINCS, INC. STRUCTURE INVERT MEASUREMENTS WERE CONDUCTED BY SEBAGO TECHINCS, INC.



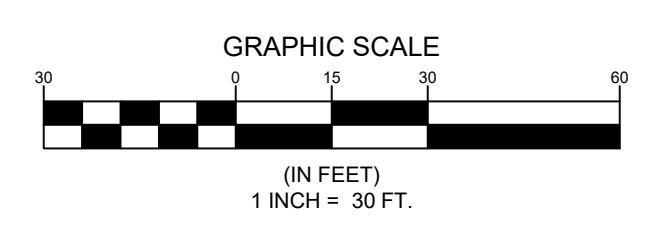
| REV. | BY | DATE | STATUS |
|------|-----|------------|----------------------------|
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South Portland, ME 04106
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SITE PLAN
OF:
L.L. BEAN REAR PARKING RENOVATION
5 CAMPUS DRIVE
FREEPORT, MAINE 04033
FOR:
L.L. BEAN, INC.
CASCO STREET
FREEPORT, MAINE 04033

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| DESIGNED | KMD |
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| CHECKED | CPT |
| DATE | 02/15/2023 |
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| PROJECT | 05285 |



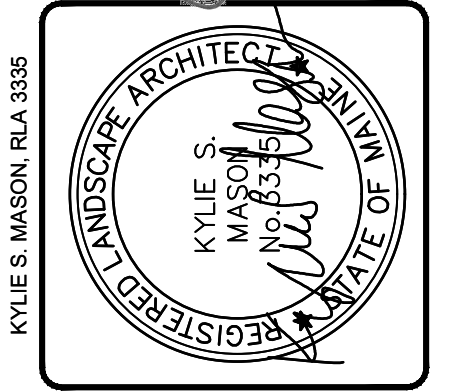
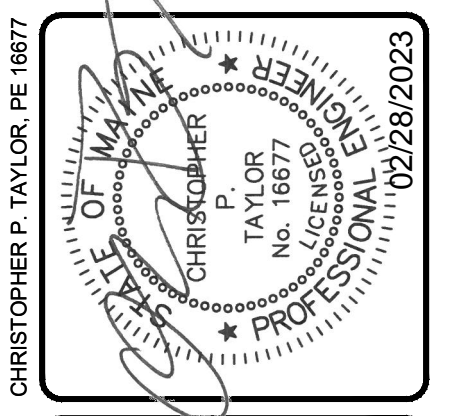
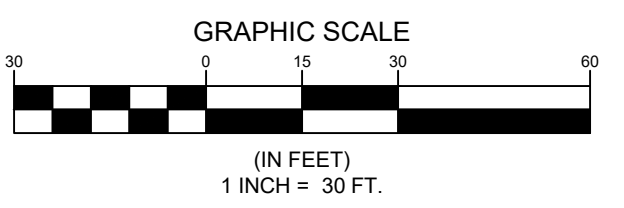
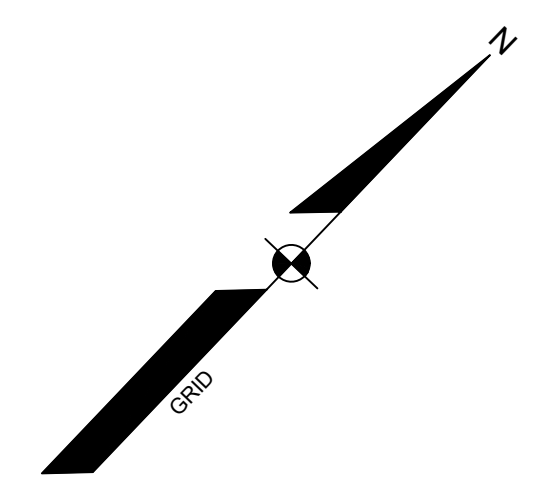
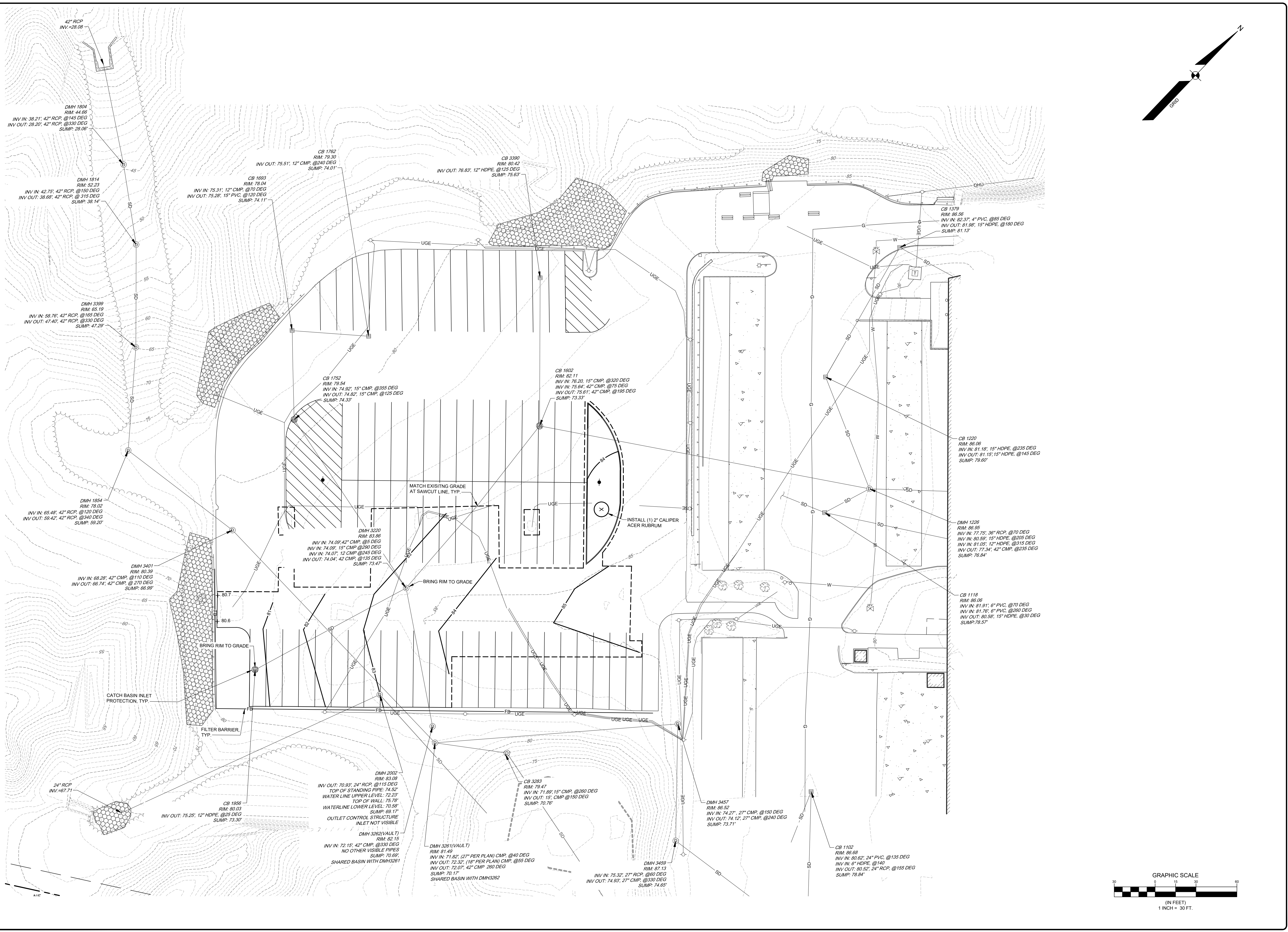
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N/F
C.M.P.
2127/298
2291/158

15' SIDE SETBACK

05285_S1.dwg - TAB SITE PLAN

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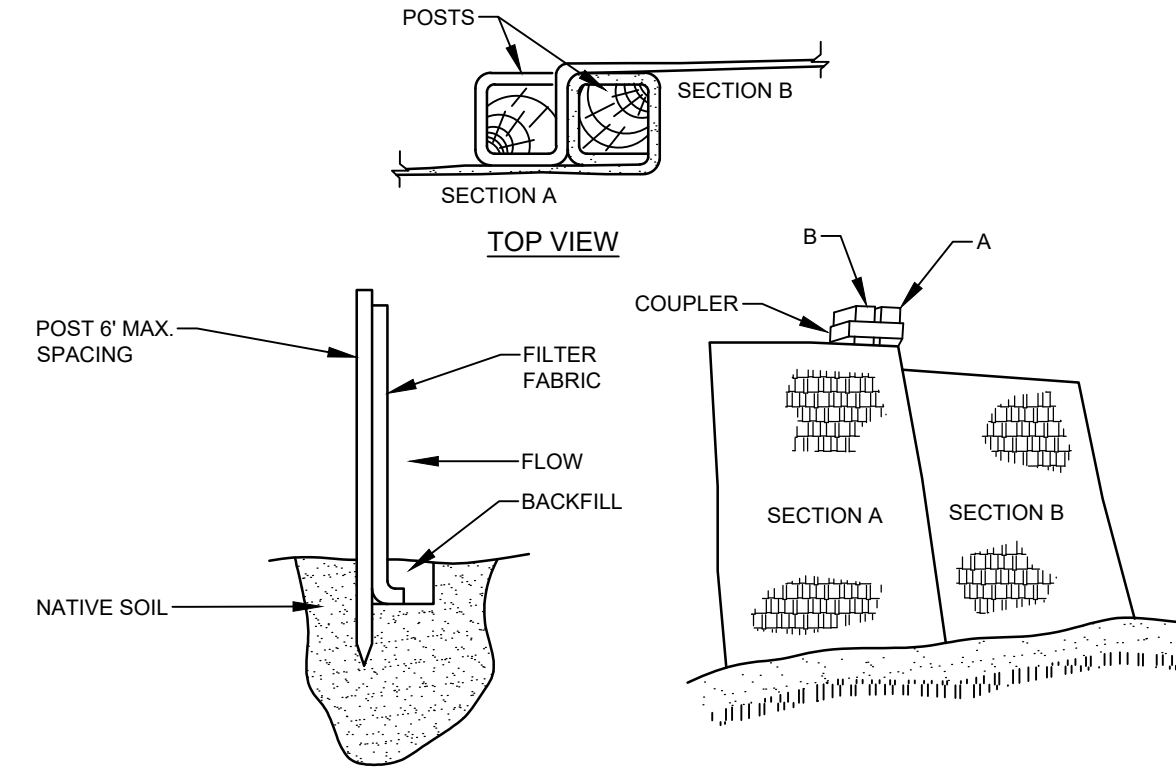
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 75 John Roberts Rd.
 South Portland, ME 04106
 Tel. 207-200-2100

GRADING AND UTILITY PLAN
 OF:
L.L. BEAN REAR PARKING RENOVATION
 5 CAMPUS DRIVE
 FREEPORT, MAINE 04033
 FOR:
L.L. BEAN, INC.
 CASCO STREET
 FREEPORT, MAINE 04033

| | |
|----------|------------|
| DESIGNED | KMD |
| DRAWN | ABB |
| CHECKED | CPT |
| DATE | 02/15/2023 |
| SCALE | 1" = 30' |
| PROJECT | 05285 |

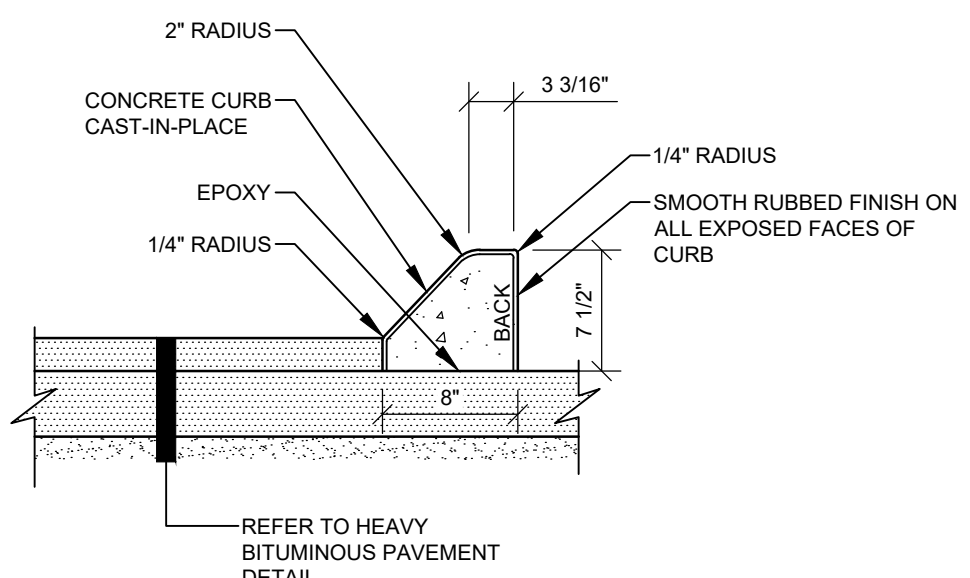
SHEET 5 OF 7

KYLE S. MASON, R.L.A. 3335
 CHRISTOPHER P. TAYLOR, P.E. 16677
 02/28/2023



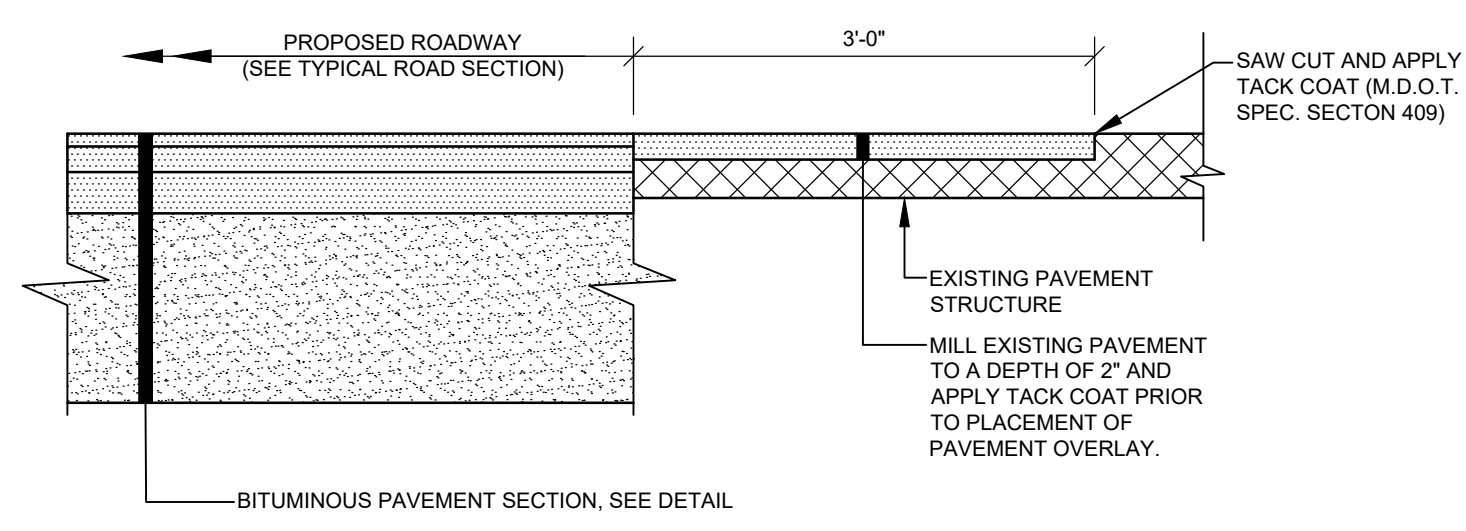
- INSTALLATION:**
- EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 - UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 - DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 - LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
 - JOIN SECTION AS SHOWN ABOVE.
 - BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.
 - THE FENCE SHOULD BE ANCHORED TO RESIST PULL-OUT AND BE STRETCHED TIGHTLY BETWEEN STAKES TO PREVENT SAGGING.
 - IN AREAS WHERE FLAP CANNOT BE KEYPED PROPERLY (DUE TO FROZEN GROUND, BEDROCK, STONY SOILS, ROOTS NEAR A PROTECTED NATURAL RESOURCE, ETC.) THE SILT FENCE SHOULD BE ANCHORED WITH AGGREGATE, CRUSHED STONE, EROSION CONTROL MIX OR OTHER MATERIAL.
 - FILTER BARRIER NEEDS TO BE REMOVED WHEN THE AREA IS STABILIZED.

FILTER BARRIER
NOT TO SCALE

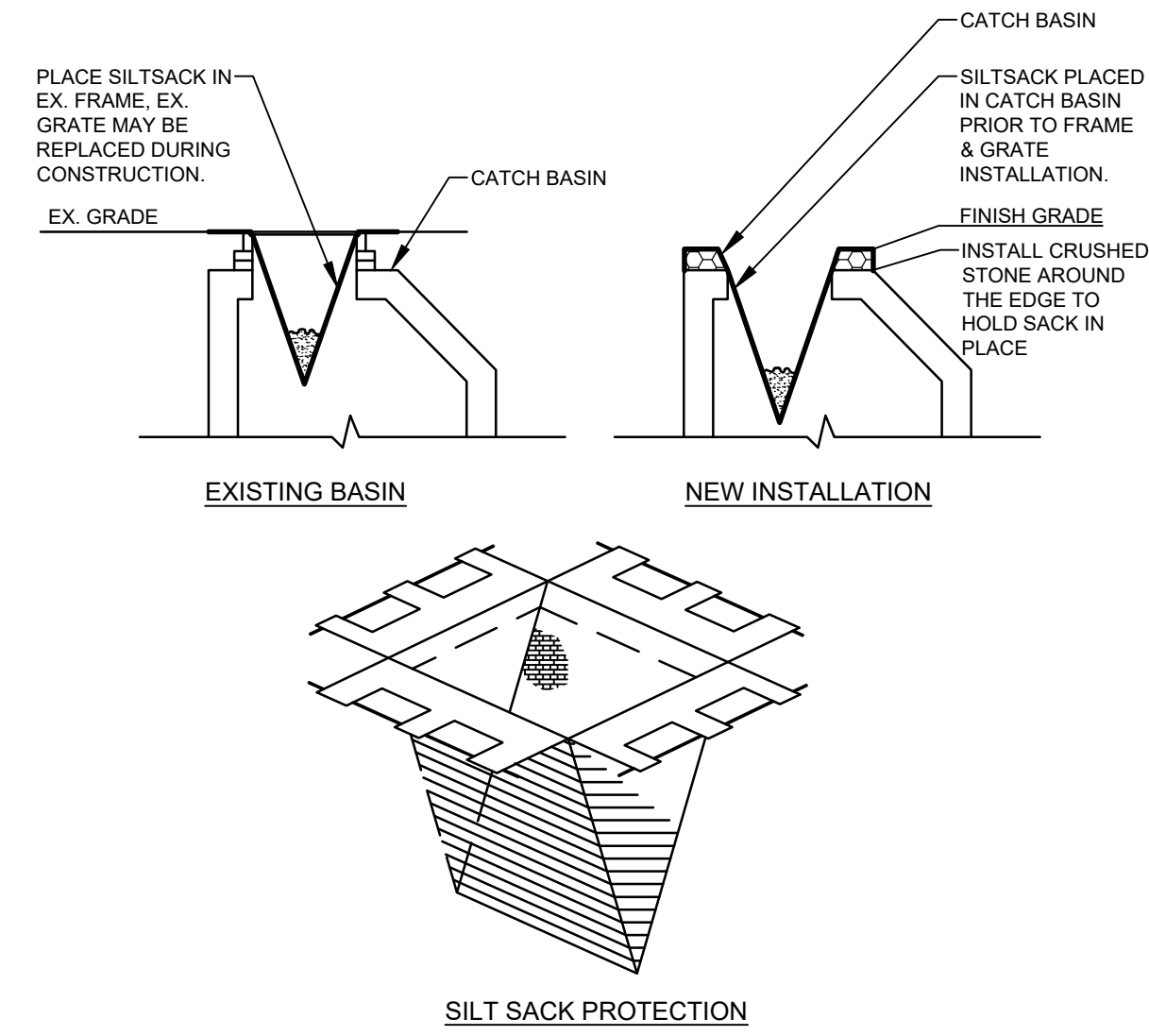


- NOTES:**
- CONCRETE SHALL BE FIBER REINFORCED, 4000 PSI STRENGTH WITH 5% TO 7% AIR ENTRAINMENT 1" TO 2" SLUMP.

SLIPFORM CONCRETE CURB
NOT TO SCALE

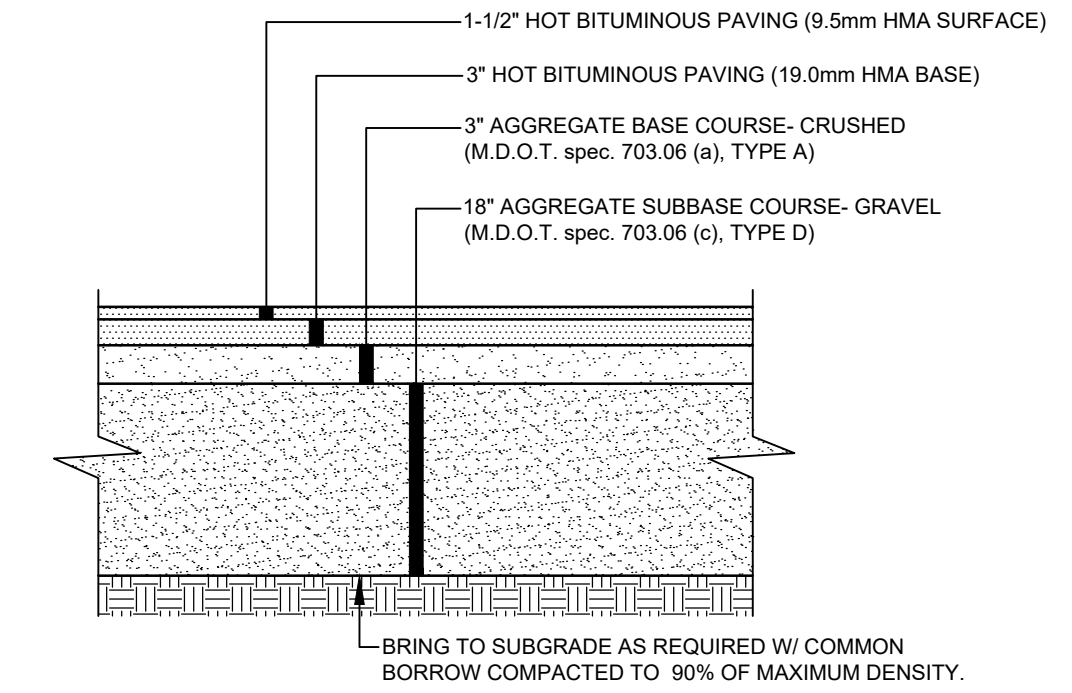


PAVEMENT JOINT
NOT TO SCALE



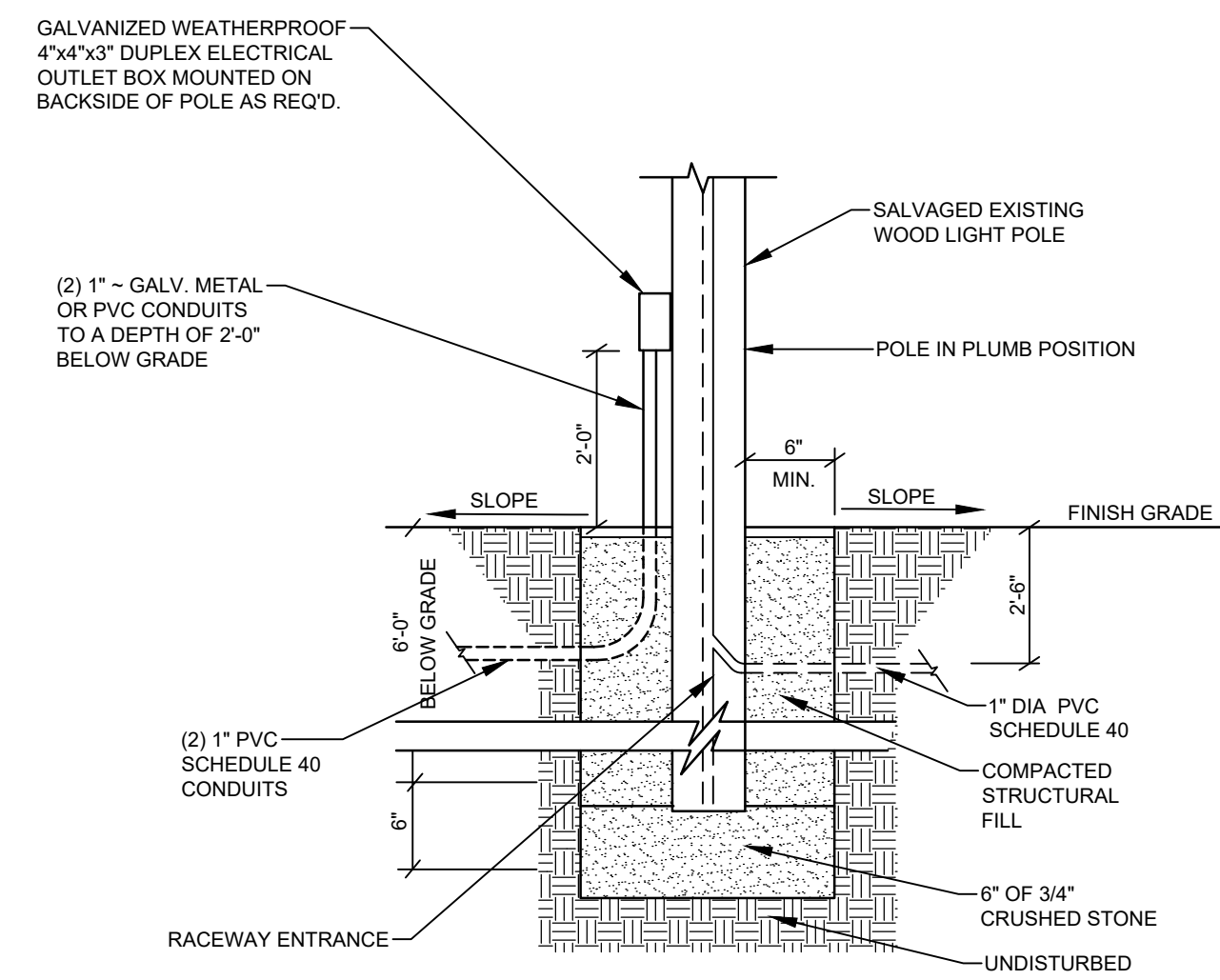
- NOTES:**
- PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG (I)) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURER'S INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

CATCH BASIN PROTECTION DETAIL
NOT TO SCALE

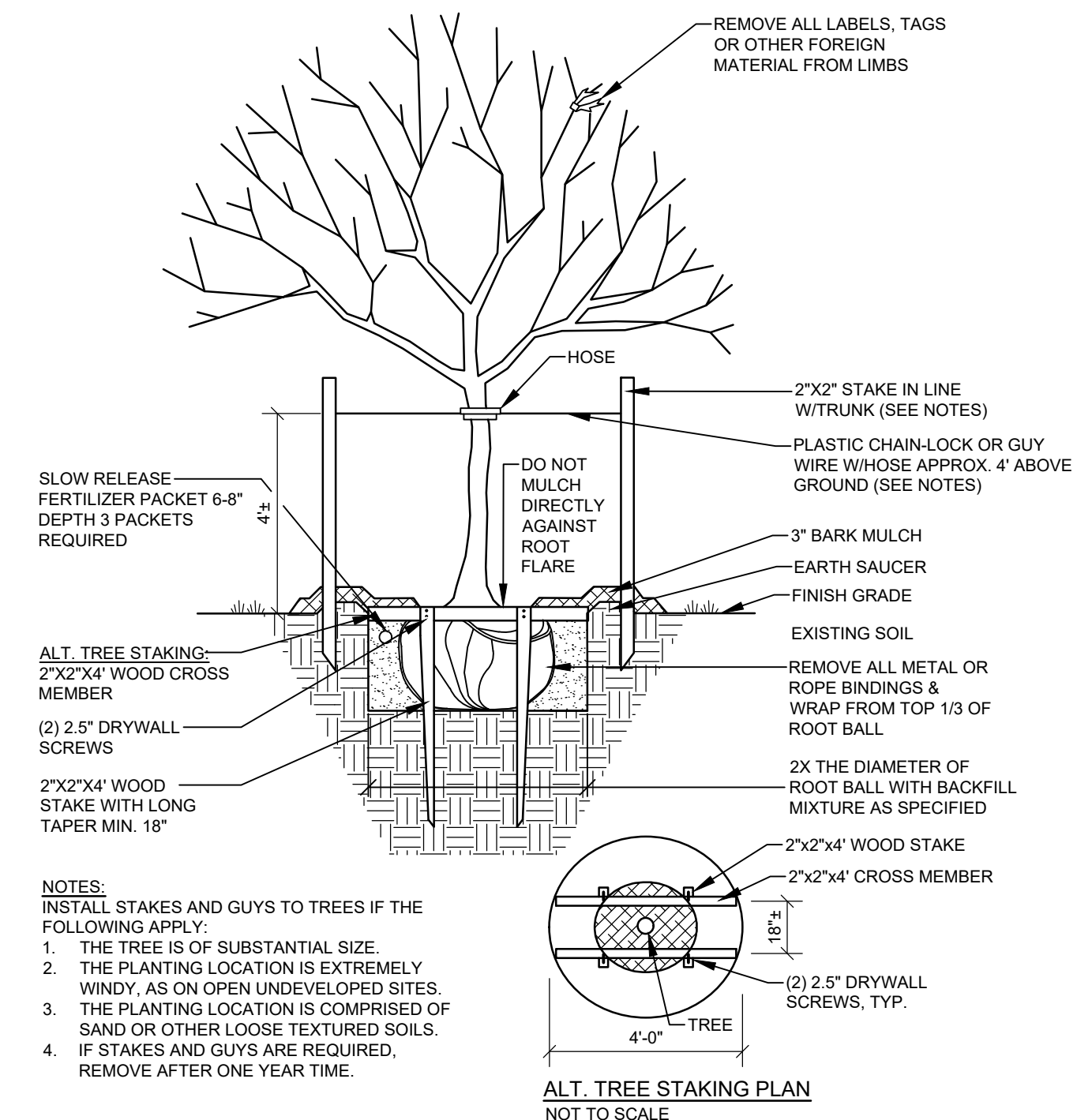


- NOTES:**
- COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 - CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

HEAVY DUTY BITUMINOUS PAVEMENT
NOT TO SCALE

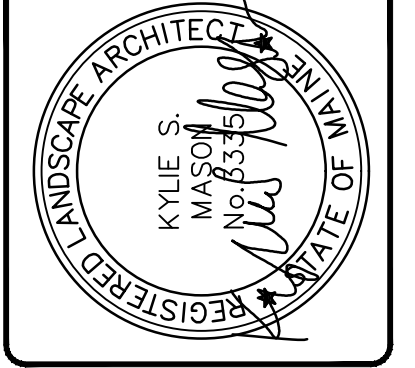
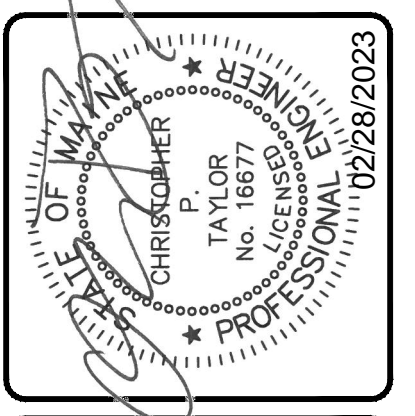


WOOD LIGHT POLE BASE
NOT TO SCALE



- NOTES:**
- INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
 - THE TREE IS OF SUBSTANTIAL SIZE.
 - THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 - THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES
NOT TO SCALE



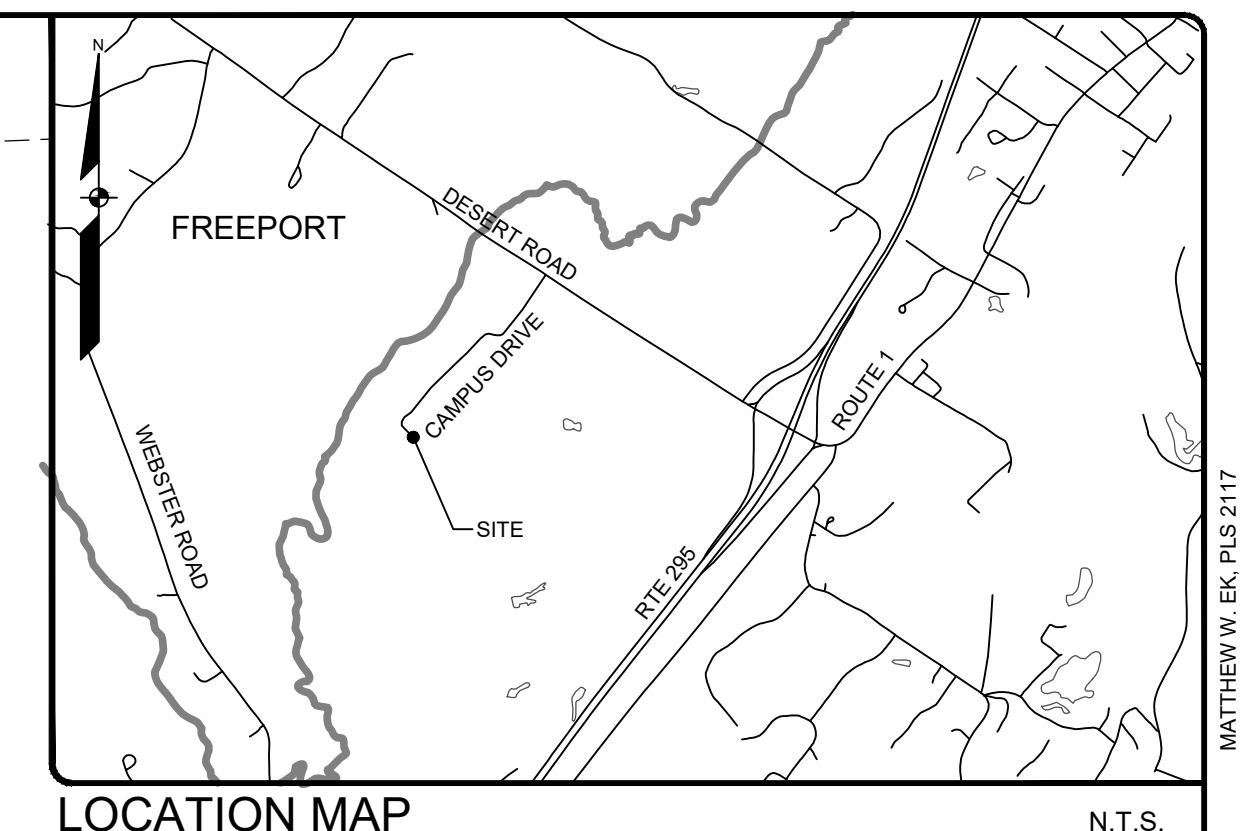
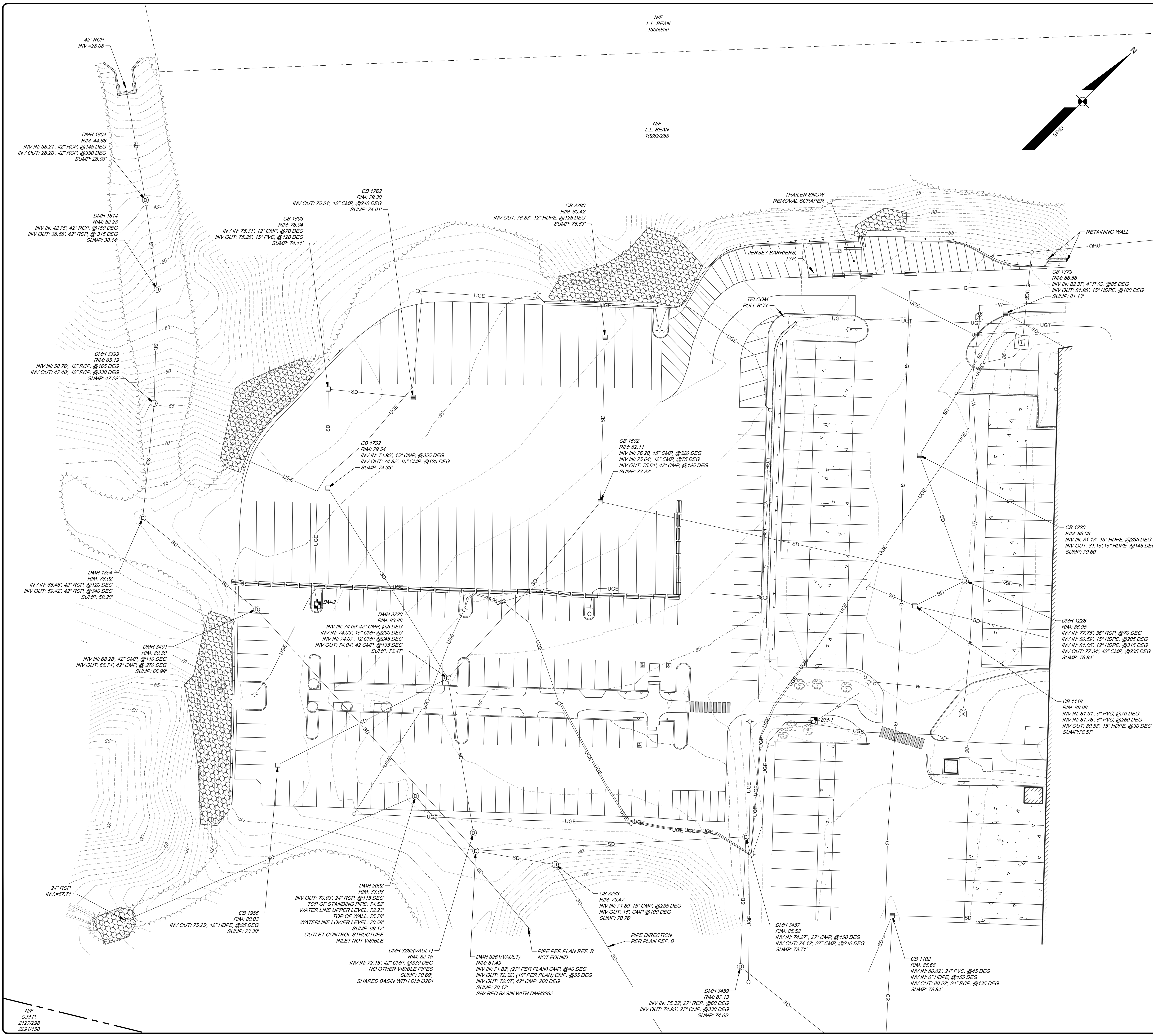
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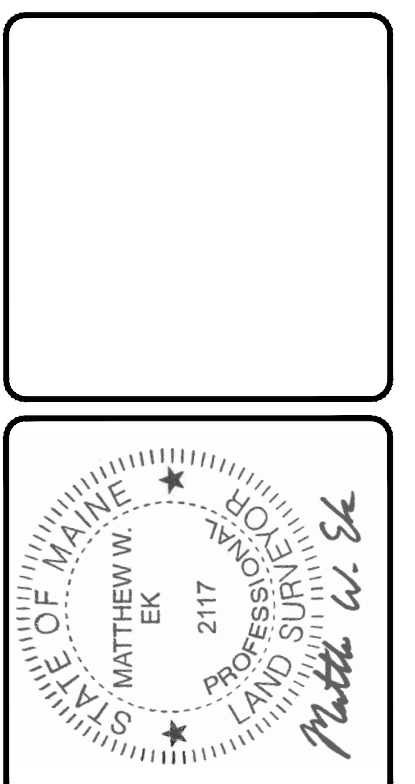
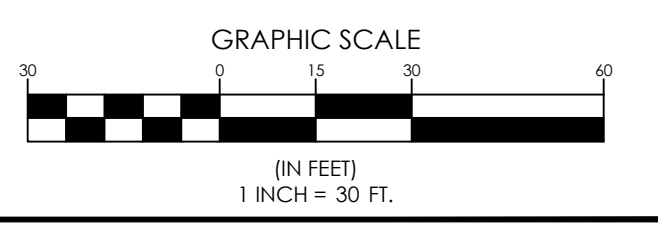
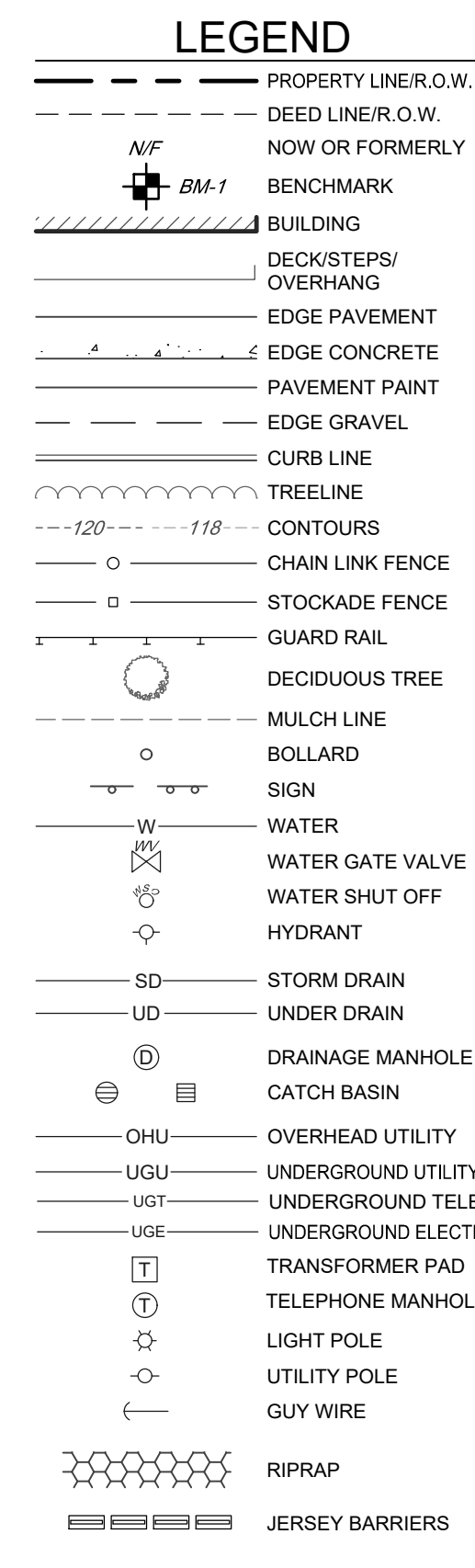
SEBAGO TECHNIQS
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Sullivan, ME 04106
South Portland, ME 04106
Tel. 207-200-2100
WWW.SEBAGOTECHNIQS.COM

DETAILS
OF:
L.L. BEAN REAR PARKING RENOVATION
5 CAMPUS DRIVE
FREEPORT, MAINE 04033
FOR:
L.L. BEAN, INC.
CASCO STREET
FREEPORT, MAINE 04033

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| DESIGNED | KMD |
| DRAWN | ABB |
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| SCALE | N.T.S. |
| PROJECT | 05285 |



- GENERAL NOTES:**
- THE RECORD OWNER OF THE PARCEL IS L.L. BEAN INC. BY DEED DATED SEPTEMBER 16, 1992 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10282, PAGE 253. THE PROPERTY IS SHOWN AS LOT 22 ON THE TOWN OF FREEPORT TAX MAP 22.
 - TOTAL AREA OF PARCEL IS APPROXIMATELY 78.45 ACRES.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY OF 2023.
 - PLAN REFERENCES:
 - GRADING PLAN OF BUILDING B SOUTH, DC '96 CONSTRUCTION PROJECT, FACILITIES EXPANSION, DESERT ROAD, FREEPORT, MAINE FOR L.L. BEAN, BY SEBAGO TECHNICS, INC. (PROJECT 94515), DATED NOVEMBER 16, 1994.
 - DRAINAGE PLAN OF OFC EXPANSION 2008, DESERT ROAD, FREEPORT, MAINE FOR L.L. BEAN, BY SEBAGO TECHNICS, INC. (PROJECT 94515), DATED MAY 15, 2008.
 - BOUNDARY SURVEY OF OUTDOOR ADVENTURE CENTER SOUTHWEST PROPERTIES, FOR L.L. BEAN, BY SEBAGO TECHNICS, INC. (PROJECT 05285), DATED AUGUST 2, 2011.
 - BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
 - BENCHMARK:
 - BM-1 MAG NAIL IN UTILITY POLE 'DR77' ELEVATION: 89.94' (NAVD88)
 - BM-2 MAG NAIL IN UTILITY POLE 'DR169' ELEVATION: 82.67' (NAVD88)
 - UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY CENTERLINE UTILITY SERVICES IN JANUARY OF 2023, AND LOCATED BY SEBAGO TECHNICS, INC. STRUCTURE INVERT MEASUREMENTS WERE CONDUCTED BY SEBAGO TECHNICS, INC.



| | | | |
|------|-----|---------|---------------------|
| REV. | BY | DATE | STATUS |
| A | MWE | 1/24/23 | RELEASED FOR REVIEW |

THIS PLAN SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



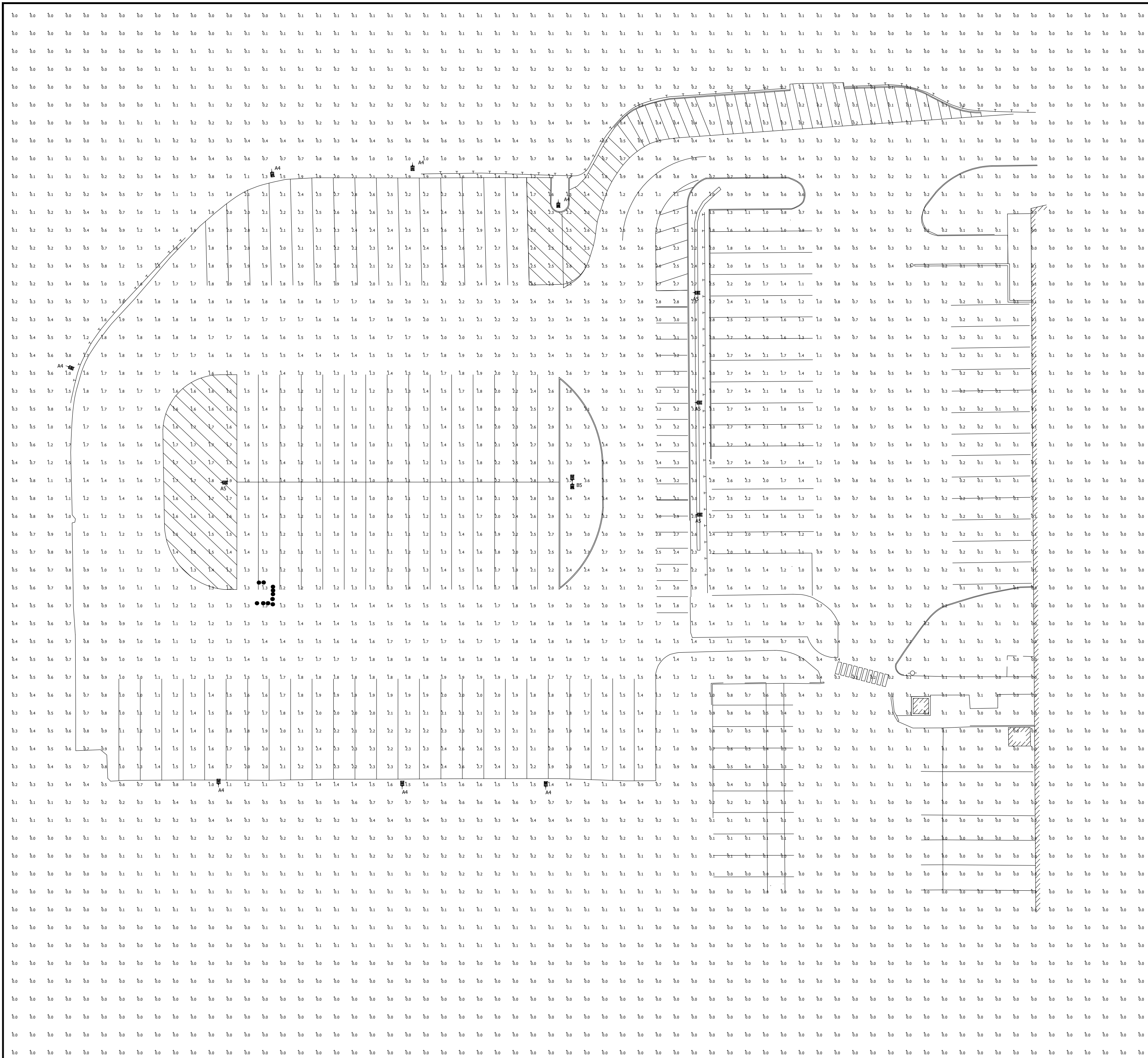
EXISTING CONDITIONS PLAN
 OF:
L.L. BEAN DISTRIBUTION CENTER - PARKING
 11 DESERT ROAD
 FREEPORT, MAINE
 FOR:
L.L. BEAN
 1 CASCO STREET
 FREEPORT, MAINE 04032

| | |
|----------|-----------|
| DESIGNED | - |
| DRAWN | TCD / JMC |
| CHECKED | MWE |
| DATE | 01/23/23 |
| SCALE | 1" = 30' |
| PROJECT | 05285 |

SHEET 1 OF 1

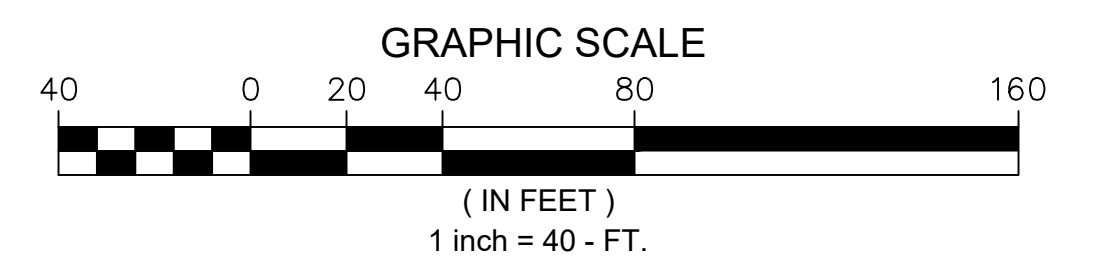
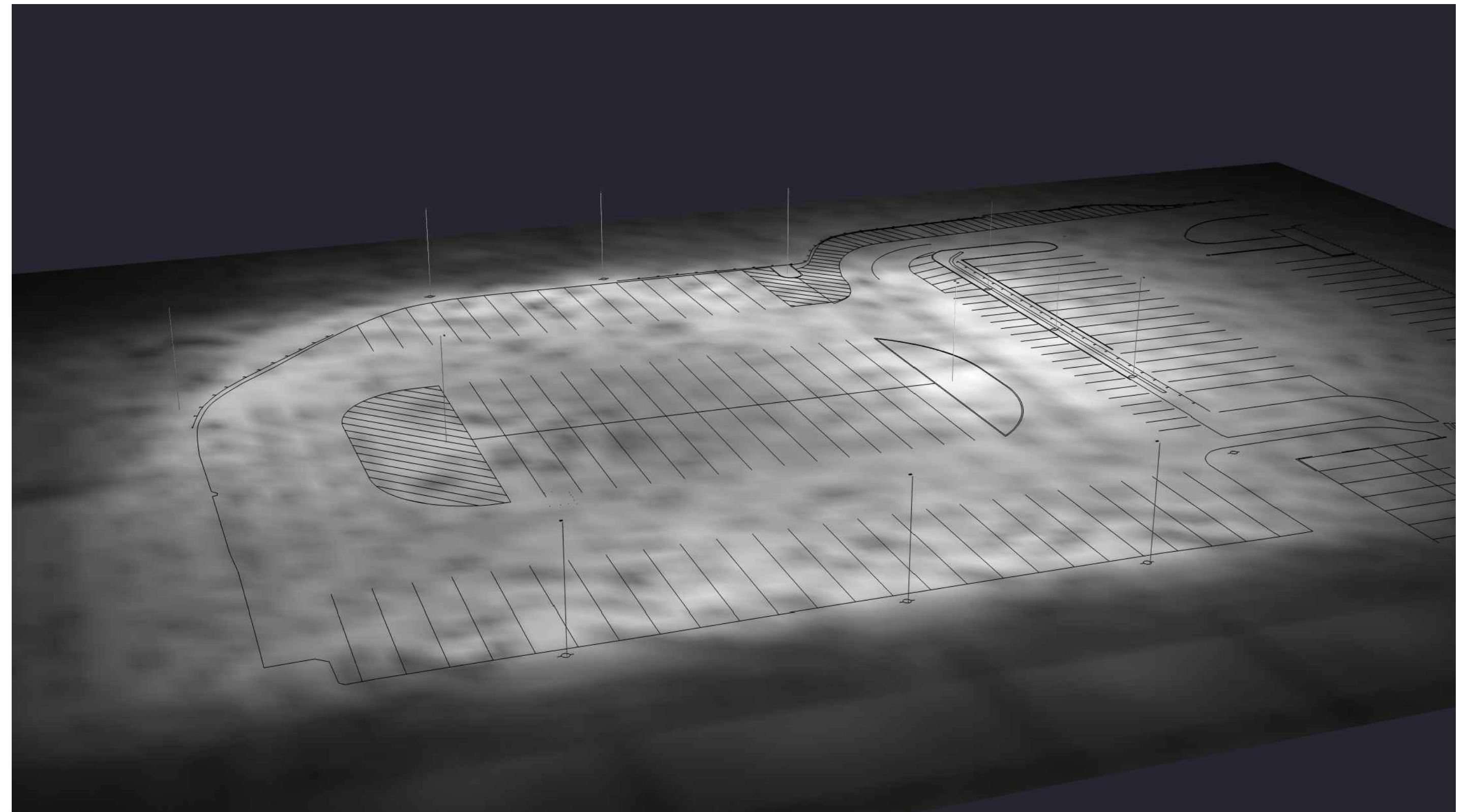
NF
C.M.P.
2127298
2291159

05285-EC-REAR PARKING-2022.dwg, TAB.EC



| Luminaire Schedule | | | | | | | |
|--------------------|-----|-------|-----------------|-------|-------------|------------|----------------------|
| Symbol | Qty | Label | Mounting Height | LLF | Lum. Lumens | Lum. Watts | Description |
| | 4 | A5 | 40' - 0" AFG | 0.900 | 26195 | 240 | VP-2-72L-240-4K7-5QW |
| | 7 | A4 | 40' - 0" AFG | 0.900 | 23985 | 240 | VP-2-72L-240-4K7-4W |
| | 1 | B5 | 40' - 0" AFG | 0.900 | 26195 | 240 | VP-2-72L-240-4K7-5QW |

| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Overall Area | Illuminance | Fc | 0.54 | 3.7 | 0.0 | N.A. | N.A. |
| Parking Area | Illuminance | Fc | 1.85 | 3.7 | 0.6 | 3.08 | 6.17 |



| | | | | | |
|--|--|--|-------------------------------|--|--|
| <p>1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO CURRENT. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.</p> <p>2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.</p> <p>3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REGULATIONS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.</p> | | | | | |
| <p>TITLE:</p> <p style="text-align: center;">LL BEAN FREEPORT, ME REAR PARKING AREA</p> | | <p>REVISED FROM DRAWING NUMBER(S):</p> <p>R1: 02/16/23</p> | <p>DATE:</p> <p>02/14/23</p> | <p>CHK BY:</p> <p>N/A</p> | |
| | | <p>DATE:</p> <p>02/16/23</p> | <p>SCALE:</p> <p>AS NOTED</p> | <p>DRIVING / DESIGN NO.:</p> <p>A230221R1</p> | |
| | | <p>Current</p> | | <p>QUOTE:</p> <p>N/A</p> | |