

LOVE POINT OYSTERS

43 Old South Freeport Road

Change of Use/Site Plan

Commercial Sales and Service with Outdoor Storage

February 15, 2023

Prepared by



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February 15, 2023

Caroline Pelletier, Town Planner
Town of Freeport Maine
30 Main St.
Freeport, ME 04032



RE: Love Point Oyster, 43 Old South Freeport Road

Dear Caroline,

I am pleased to submit this change of use/site plan application on behalf of Love Point Oysters, LLC. The company has been farming oysters off of Winslow Park and Upper Goose Island since 2017. All onshore activities: cold storage, packaging, retail sales, wholesale sales, storing equipment and boats has been happening at the owner's home. The owners purchased 43 Old South Freeport Road in November 2022 and will be moving all land-side activities to that location.

The current use of the property is residential with a bakery as a home occupation. The new use will be commercial service and sales with outdoor storage. The company looks forward to growing and expanding their oyster farming business and the landside part of the business at this location. At this time though, they are excited to get this site functioning and working for their business. As the business grows and improvements are needed, they will stay in close contact with the town to be sure that all rules and regulations are being followed.

Project Description

Love Point Oyster, LLC is proposing to renovate the "bakery building" on the site to receive and store clean harvested oysters (all oyster rinsing happens in the ocean), to conduct small scale retail sales, to fulfill wholesale orders, and to manage and keep all of the necessary paperwork. The interior building renovations include adding a receiving area for oysters, refrigeration for cold storage, packing areas, small-scale retail sales counter, and office space. For now, no changes to the exterior are proposed with the exception of replacing rotten shingles and trim boards.

The existing residence, garage and shed are beyond repair and will be demolished. The house foundation will be filled in and graded as shown on the plan, part gravel pad, part lawn. The garage slab will be removed, graded to match the existing grade with a gravel surface. A shed in the back will be removed. The existing well house will remain. All parking will have a gravel surface, the boat and oyster equipment storage will be on lawn. The increase in impervious surface is less than 1,000 sf. Pre and post development impervious surfaces are shown on the plan.

When the oyster cages and bags aren't in the ocean, they will be stored at the site on the lawn as shown on the plan. Some cages that need repair or are used for parts will be stored on-site year-round. Most of the cages and bags will be stored only during the winter months. One of the boats used for the farming is moored during the warmer months and will be stored on-site during the winter. Another boat is put in the water as needed and will be stored at the site. Other year-round miscellaneous items such as coolers will be stored outside. The motors will be serviced for winter and will be left on the boats. The storage areas are shown on the plan. To screen the outdoor storage area flowering shrubs are proposed as shown on the plan. These shrubs will be in addition to maintaining the existing vegetation on the property.

The building is served by an existing well and septic system. A septic system inspection report prepared by Advanced Leachfields is included in the application. The report recommends pumping the septic tank and removing some scrub vegetation that is growing on the leachfield. These items will be completed in the spring. The existing well is expected to have enough capacity to serve the project. Water and septic are needed for domestic use only, the storing and packaging of oysters doesn't require fresh water. Public water is available if the existing well can't serve the new use.

The oyster cages are power washed occasionally with water only, no soaps or other cleaners are used. Salvaged concrete pavers from other areas on the site will be used for the surface.

The two owners and two additional employees will be at the site. Four parking spaces are provided for employee parking. One space along the east side of the building is designated for employee parking. This space is closest to the service entrance and will be reserved for unloading and loading oysters. Customers will be able to purchase oysters at the site. Two parking spaces are proposed for customers. The area in front of the building will be paved, and the parking closest to the entrance will be designated as an ADA space. A total of 5 gravel parking spaces are provided for employees and customers. If the business grows and more parking is needed, there is space available. An LED, full cut-off fixture will be mounted to a 4" X 4" (10') tall wooden post to illuminate the parking area.

The building is served with overhead electrical service. As this project is a renovation of an existing building, the applicants are not proposing to install underground electric. For trash removal, the applicants will be setting up a contract with an approved waste hauler. The use won't generate enough trash to need a dumpster, instead trash bins will be used. All bins will be stored inside.

The existing exterior lights will be replaced with LED, fully shielded fixtures. Cut sheets of the proposed fixtures are included in the application. If a building mounted or ground sign is desired, a separate application will be filed.

A 4' high picket fence that exists along Old South Freeport Road will be removed. This fence is rickety and isn't providing any screening. Vegetation along the road includes a variety of shrubs and flowers. A mature hedge of arborvitae screens the existing house. That vegetation will not be removed and will provide screening for additional outdoor storage if the stockade fence isn't enough. The vegetation will be weeded and maintained, but other than that, no major changes to landscaping are proposed. Pictures are included to show how the existing vegetation screens the site.

A silt fence, as shown on the plan, will be installed during construction and until the site is completely stable.

At the request of the Public Works Director, the area of the existing driveway within the right of way will be paved.

The applicant is requesting that the amount of, and type of performance guarantee be a condition of approval for a building permit.

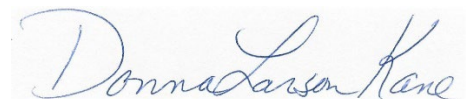
Waiver requested

Section 527.D requires pedestrian access between properties. The applicants are requesting a waiver of this requirement. We believe the waiver is justified for the following reasons:

1. Old South Freeport doesn't have existing sidewalks.
2. There isn't a trail system to connect to within the area between South Freeport Road and Old South Freeport Road.
3. There are no documented plans to build trails or sidewalks in the area.
4. The applicants have contacted all abutting properties – none have suggested that pedestrian access was necessary or desired.
5. The topography in the area includes a series of high ground and ravines that make a trail system difficult.

We believe that all the required and necessary information has been provided for staff and the Board to conduct its reviews. We are happy to submit additional information if needed.

Sincerely,



Donna Larson Kane
Community Planner

Att.

Exhibit 1

Completed Site Plan Application Agent Authorization

6) Other Information:

Proposed # of Buildings: 0 Gross Square Footage of Non-Residential Buildings: _____

Is Zoning Board of Appeals Approval Required? Yes No

If YES, provide reason _____

7) Subdivision Approval or a Subdivision Amendment: (if applicable)

Proposed Number of Lots _____

Does the applicant intend to request any waivers of Subdivision or Site Review provisions?

NO _____ YES _____

If YES, list and give reasons why _____

8) Applicant's Engineer, Land Surveyor, Landscape Architect and/or Planner:

Name: Donna Larson Kane, Community Planner Tel: 207-767-4688

Address: 30 Spear Ave
South Portland, ME 04106

Email: donna@lkplanningmaine.com

9) Billing Contact (If different than applicant information)

Name: same as above Tel: _____

Address: _____

Email: _____

Application Fee: \$ _____ Abutter Fee: \$ _____

Submission: This application form, along with required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.

The undersigned, being the applicant, owner or legally authorized representative, states that all information in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the town and in accordance with applicable ordinances, statutes and regulations of the Town, State and Federal governments.

February 16, 2023


DATE



SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

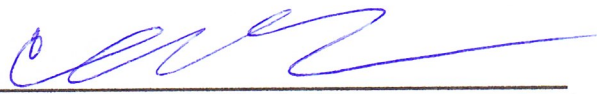
AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	Love Point Oysters, LLC		
PROPERTY DESCRIPTION	Physical Address	43 Old South Freeport Rd. Freeport, ME	Map	25
			Lot	11
APPLICANT'S AGENT INFORMATION	Name	Donna Larson Kane, AICP		
	Business Name & Mailing Address	LK Planning 30 Spear Ave South Portland, ME 04106 admin@lkplanningmaine.com 207 767-4688		


February 15, 2023

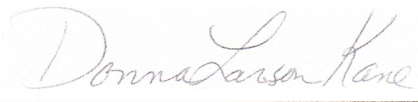
 APPLICANT SIGNATURE DATE
 Ben Hamilton

 PLEASE TYPE OR PRINT NAME HERE


2/15/2023

 CO APPLICANT SIGNATURE (if applicable) DATE
 Cameron Barner

 PLEASE TYPE OR PRINT NAME HERE


February 15, 2023

 APPLICANT'S AGENT SIGNATURE DATE
 Donna Larson Kane, AICP

 PLEASE TYPE OR PRINT NAME HERE

Said agent is also authorized to represent the applicant with the Town of Freeport as necessary to permit the proposed development.

Exhibit 2

Deed

MAINE REAL ESTATE TAX-Paid

DLN: 1002240217841

WARRANTY DEED
{Maine Statutory Short Form}

KNOW ALL PERSONS BY THESE PRESENTS, THAT **GLORIA J. KELLOGG** of 7 Spring Street, Unit 15, Freeport, ME 04032, for consideration paid, GRANTS to **43 OLD SOUTH FREEPORT, LLC** with a mailing address of P.O. Box 281, South Freeport, ME 04078, with WARRANTY COVENANTS, the land in the Town of Freeport, County of Cumberland and State of Maine, described as follows:

See Attached Exhibit A.

WITNESS, my hand and seal this 4th day of November 2022.

SIGNED, SEALED AND DELIVERED in the presence of

Gloria J. Kellogg
GLORIA J. KELLOGG

State of Maine
County of Cumberland

November 4th 2022

Then personally appeared the above-named **GLORIA J. KELLOGG** and acknowledged the foregoing instrument to be her free act and deed.

Before me,
Susan Descoteaux
Notary Public
Printed Name:
My commission expires:

SUSAN DESCOTEAUX
Notary Public, State Of Maine
My Commission Expires June 02, 2029

43 Old South Freeport Road, Freeport

Exhibit A

A certain lot or parcel of land with the buildings thereon, situated on the northeasterly side of the road leading from U.S. Highway No. 1 to South Freeport; situated in the Town of Freeport, County of Cumberland and State of Maine and bounded and described as follows:

Beginning at an iron pipe on the Northerly bounds of said road and at the most Southwesterly corner of land now or formerly of Howard Smith and formerly owned by Idella S. Harmon; thence Westerly by said road bounds two hundred (200) feet to the land now or formerly owned by Evelyn V. Grote; thence North eight degrees East (N 8° E) by land of said Grote One Hundred seventy-four (174) feet, more or less, to an iron pipe on the Southerly bounds of land now or formerly owned by Demetropoulos and Leslie; thence South seventy-four and one-half degrees East (S 74 ½ E) by land of said Demetropoulos and Leslie Two Hundred thirty-four (234) feet, more or less, to a stone monument and the land of the above mentioned Smith; thence South twenty-four degrees West (S 24° W) by land of said Smith One Hundred eighteen (118) feet, more or less, to the bounds of the aforesaid road. The same to contain three-fourths (3/4) of an acre, more or less.

Excepting and reserving from the above described premises that parcel of land conveyed to the State of Maine by Warranty Deed dated June 24, 1953 and recorded at Book 2140, Page 240 in the Cumberland County Registry of Deeds.

For source of title, reference is made to a Warranty Deed from Lulu M. Bigelow to Peter J. Kellogg, Sr. and Gloria J. Kellogg, dated January 22, 1970 and recorded at Book 3115, Page 816 in the Cumberland County Registry of Deeds. Peter J. Kellogg, Sr. died on July 16, 2021, leaving Gloria J. Kellogg as the surviving joint tenant.

Exhibit 3

Photos

43 Old South Freeport Road Photos

House and garage to be demolished,
future boat storage area



Garage to be demolished, building to the
right is the “bakery building”. The entrance
to the parking will be where the garage was.



“Bakery building” behind the evergreen trees



Oyster Cages



Exhibit 4

Septic Inspection Report

Advanced

L e a c h f i e l d s



SEPTIC SYSTEM INSPECTION REPORT

Property location: 43 Old South Freeport Road, Freeport



Inspection date: 10/12/2022

Inspected By: Jake Farrell & Victor Tejada

Prepared for: Pete Goldfinger

Based on what we were able to observe and our experience with on-site wastewater technology, we submit the sewage treatment system inspection report based on the present condition of the on-site sewage treatment system. Advanced Leachfields LLC has not been obtained to warranty, guarantee or certify the proper functioning of the system for any period of time in the future. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may affect the proper operation of the septic system, as well as the inability of our company to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. Advanced Leachfields LLC disclaims any warranty, either expressed or implied, arising from the inspection of the septic system or report. We are also not ascertaining the impact of the system is having on ground water, or the proximity of the system to property boundaries.

SEPTIC TANK

At the time of our inspection the septic tank was located and opened. The septic tank was not pumped during the inspection, but the liquid level was observed for any indications of leaking or ground water infiltration. The tank was also checked for excessive deterioration and visible structural deficiencies above the water line, which is where most of the deterioration occurs. The septic tank should be pumped every 3-5 years and will vary with usage. When possible, the pipes entering and exiting the septic tank are scoped (due to many factors, tank depth, lack of access, etc., the pipes may not be reasonably accessed). Information below indicates conditions at the time of the inspection. Noted deficiencies don't necessarily require corrective action. See notes below.

TANK LOCATION: Front left of residence

ESTIMATED SEPTIC TANK SIZE: 1000 Gallon Combination Septic Tank

TANK CONSTRUCTED OF: Concrete

DEPTH TO TOP OF TANK: 28-30 Inches

IF OVER 12" DEEP, WAS A RISER INSTALLED: N/A

OUTLET BAFFLE PRESENT: Outlet baffle Present

CONDITION OF OUTLET BAFFLE: Satisfactory

OUTLET FILTER (IF APPLICABLE): N/A

LIQUID LEVEL IN THE TANK: Satisfactory

EVIDENCE OF PAST HIGH LIQUID LEVELS: No evidence of past high liquid levels

WAS THE TANK DUE FOR PUMPING: Tank was due for pumping

CONDITION OF THE PIPE TO THE SEPTIC TANK: Satisfactory

CONDITION OF THE PIPE EXITING THE TANK: N/A

SEPTIC TANK NOTES/DEFICIENCIES: N/A

REPAIRS OR REPLACEMENT RECOMMENDED: We recommend pumping the septic tank.



DOSING TANK/COMPARTMENT (IF APPLICABLE)

If the septic system was constructed with a dosing system, the tank/compartment was located and opened. The effluent pump was tested for proper operation. In general, the life of a quality effluent pump is 15 years. If present the high-water alarm system was also tested for proper operation. The wiring, piping, and overall tank condition was checked. Information below indicates conditions at the time of the inspection. Noted deficiencies don't necessarily require corrective action. See notes below.

DOSING TANK LOCATION: Front left of residence, Combination tank.

DEPTH TO TOP OF TANK: 28-30 Inches **IF OVER 6" DEEP WAS A RISER INSTALLED:** No riser installed.

EFFLUENT PUMP OPERATIONAL: Pump was operational.

HIGH WATER ALARM PRESENT: Alarm was present. **IF YES, WAS IT FUNCTIONAL:** Alarm was functional.

LOCATION OF THE HIGH-WATER ALARM PANEL: Right interior wall of accessory dwelling.

DOSING SYSTEM NOTES/DEFICIENCIES: N/A

REPAIRS OR REPLACEMENT RECOMMENDED: None at this time.



DRAIN FIELD

At the time of our inspection the drain field was identified, located, and the area was checked for visible surfacing effluent. The distribution box was viewed (if applicable) and checked for any evidence of current or past high effluent levels. The soils in the drain field were checked for ponding, discoloration, and any evidence of past high effluent levels or malfunctions. Information below indicates conditions at the time of the inspection. Noted deficiencies don't necessarily require corrective action. See notes below.

FIELD/TRENCH LOCATION: Right side of residence

TYPE OF DRAIN FIELD: Eljen Indrains

SIZE OF DRAIN FIELD/#OF ROWS: 4 rows

SURFACING EFFLUENT OR EXCESSIVE LUSH GROWTH FOUND: No surfacing effluent found

HIGH EFFLUENT IN THE DISTRIBUTION BOX: No high effluent in the Distribution box.

PONDING EFFLUENT OBSERVED: No ponding noted.

EVIDENCE OF PAST HIGH EFFLUENT LEVELS: No evidence of past high effluent levels

EVIDENCE OF PAST MALFUNCTION: No evidence of past malfunctions

CONDITION OF FIELD AT TIME OF INSPECTION: Satisfactory.

DRAIN FIELD NOTES/DEFICIENCIES: There was a moderate amount of growth present on the drainfield.

REPAIRS OR REPLACEMENT RECOMMENDED: We recommend this growth be removed



Terms used are as defined below or within the State of Maine Subsurface Wastewater Disposal Rules, 10-144,

Chapter 241. Copied from Maine Subsurface Wastewater Rules effective 8/3/2015

Disposal Area: The combination of the disposal field, shoulders and fill extensions.

Disposal Field: An individual subsurface wastewater disposal system component, consisting of a closed excavation made within soil, or fill material to contain disposal field stone and distribution pipes, or approved proprietary devices for the disposal of septic tank effluent. The excavation is typically in the form of trenches or beds with either stone or proprietary devices included in the design.

Disposal System Permit: Written authorization issued by the LPI to construct a specific subsurface wastewater disposal system. This authorization is attached to the application for disposal system permit.

Distribution Box: A device that receives septic tank effluent and distributes such effluent in equal portions to two or more disposal fields or distribution pipes within a disposal field.

Grey Wastewater: That portion of the wastewater generated within a residential, commercial, or institutional facility that does not include discharges from water closets and urinals

Holding Tank: A closed, watertight structure designed and used to receive and store wastewater or septic tank effluent. A holding tank does not discharge wastewater or septic tank effluent to surface or groundwater or onto the surface of the ground. Holding tanks are designed and constructed to facilitate ultimate disposal of wastewater at another site.

Parallel Distribution: A method of distributing wastewater from a treatment tank equally between multiple rows of distribution piping or media at the same time.

Proprietary Disposal Device: A device utilized in disposal fields as an alternative to a disposal field with a bedding of stone and one or more distribution pipes.

Pump/Dosing Tank: A watertight vessel receiving either untreated or treated domestic wastewater for transport to a disposal area by mechanical means.

Rules: Rules for the Inspection of Subsurface Wastewater Disposal Systems and the Certification of System Inspectors (CMR, Chapter []).

Septic Tank: A watertight receptacle that receives the discharge of untreated wastewater. It is designed and installed so as to permit settling of settle-able solids from the liquid, retention of the scum, partial digestion of the organic matter, and discharge of the liquid portion into a disposal field.

Septic Tank Effluent: Primary treated wastewater discharged through the outlet of a septic tank and/or an approved sand, peat, or similar filter.

Septic Tank Outlet Filter: A device designed to keep solids and grease in a septic tank.

Serial Distribution: A method of distributing septic tank effluent between or within a series of disposal fields so that each successive disposal field receives septic tank effluent only after the preceding disposal fields have become full to the bottom of the invert.

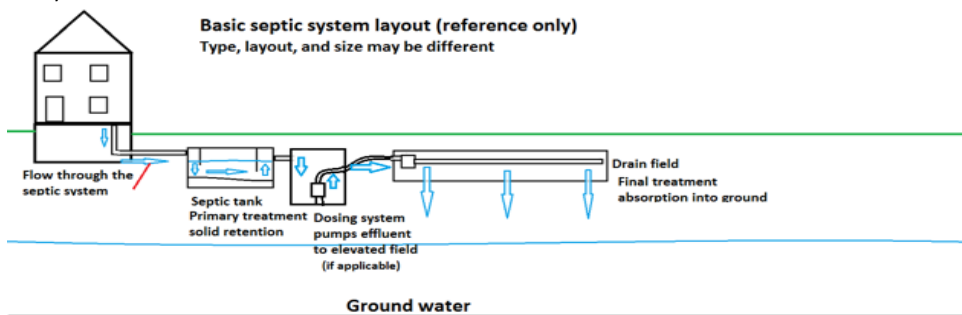
Subsurface Wastewater Disposal System: Any system designed to dispose of waste or wastewater on or beneath the surface of the earth; including, but not limited to: septic tanks; disposal fields; legally existing, nonconforming cesspools; holding tanks; pretreatment filter, piping, or any other fixture, mechanism, or apparatus used for those purposes; does not include any discharge system licensed under 38 M.R.S. §414, any surface wastewater disposal system, or any municipal or quasi-municipal sewer or wastewater treatment system.

System, Malfunctioning: A system that is not operating or is not functioning properly, based on the following indicators: ponding or outbreak of wastewater or septic tank effluent onto the surface of the ground; seepage of wastewater or septic tank effluent into parts of buildings below ground; back-up of wastewater into the building being served that is not caused by a physical blockage of the internal plumbing; and contamination of nearby water wells and waterbodies/courses.

Variance: Written authorization that permits some act or condition not otherwise permitted by these Rules.

DESCRIPTION OF TYPICAL SEPTIC SYSTEM OPERATION

All plumbing fixtures in the building connect to a main pipe called a building sewer (pipe leading to the septic tank). The building sewer connects to the inlet end of the septic tank. The septic tank is an underground concrete or plastic tank and its purpose is to accept all wastewater from the house. With the help of baffles (at the inlet and the outlet of the tank) the tank will separate and retain solids, fats, greases, and oils. Having the septic tank pumped regularly will clear the tank of the collection of solids, fats, greases, and oils helping ensure a long life of the septic system. The liquid, called effluent, exits the septic tank outlet baffle. The flow thru the tank is done by displacement, the amount of effluent exiting the tank is equal to the amount of wastewater entering. Some septic tanks have an optional filter called an outlet or effluent filter. This is a plastic screen set in the outlet baffle and is designed to stop smaller solid waste from flowing out. If the tank is equipped with an effluent filter it needs to be kept clean. From the septic tank the effluent flows to either another septic tank, a dosing tank, or to the drain field. If the septic is designed with a dosing system (lift pump system used to pump effluent to an elevated or distant drain field) it will be a separate compartment in the septic tank or a standalone tank. Effluent will fill the compartment or tank lifting a float switch connected to a pump. When the switch floats to a vertical position the pump will activate and pump effluent to the drain field. The tank is also equipped with a high-water alarm switch that will sound an alarm panel in the house if the pump fails to operate. Effluent will enter the drain field either from the septic or dosing tank. The drain field may be constructed in many ways with many different types of devices used. Regardless of the layout, style, and device used the drain fields job is to slowly introduce effluent into the ground for treatment by naturally occurring bacteria and microbes. After being treated the effluent will enter the ground water safely.



Routine maintenance is necessary for the long life of a septic system.

Septic tanks require regular pumping. Every 3-5 years based on occupancy.

Clean the outlet filter annually or as necessary (if equipped).

Keep the area over the septic tank and drain field clear of overgrowth and structures.

Never drive a vehicle over a septic tank or drain field that is not designed for such use.

Your septic system is not a trash can

Use water efficiently and never flush anything besides human waste and toilet paper.

Never flush wipes, feminine products, or condoms into the septic system.

Avoid using chemical drain openers.

Do not use/install a garbage disposal.

Never pour cooking oil or grease down the drain.

Never pour paint, toxic chemicals, or pharmaceuticals down the drain.

Use minimal amounts of anti-bacterial products for regular cleaning, and avoid pouring it down the drain.

Do not use septic additives.

For more information on septic systems and how to care for them visit <https://www.epa.gov/septic>

If we can be of any further assistance, please do not hesitate to email or call Advancedleachfieldsllc@gmail.com, 207-329-8495.

Exhibit 5

Light Fixture Cut Sheets

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Axcent

Wall Mount Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

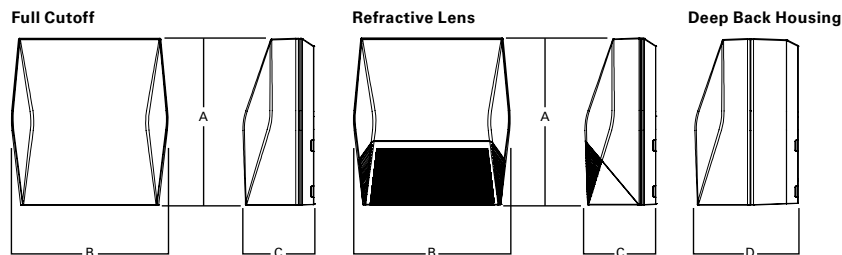
Quick Facts

- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Connected Systems

- WaveLinX Lite
- Enlighted

Dimensional Details



Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

Ordering Information

SAMPLE NUMBER: AXCS1A-AP-347V

Domestic Preferences ²⁸	Model Series ¹	LED Color Temperature	Color	Options (Add as Suffix)
[Blank] =Standard BAA =Buy American Act TAA =Trade Agreements Act	Full Cutoff AXCS1A =14W AXCS2A =21W AXCS3A =27W AXCS4A =44W AXCS5A =52W AXCL6A =56W AXCL8A =72W AXCL10A =102W AXCL12A =123W Refractive Lens AXCS1ARL =14W AXCS2ARL =21W AXCS3ARL =27W AXCS4ARL =44W AXCS5ARL =52W AXCL6ARL =56W AXCL8ARL =72W AXCL10ARL =102W AXCL12ARL =123W	[Blank] =4000K, Neutral C =5000K, Cool W =3000K, Warm	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black AP =Grey GM =Graphite Metallic DP =Dark Platinum	347V =347V ² 480V =480V ² PC1 =Photocontrol 120V ^{3,4,5} PC2 =Photocontrol 208-277V, 347V, 480V ^{4,5,6} PC =Photocontrol 120-277V, 347V, 480V ^{4,7,8} KKIT =Knuckle Floodlight Mount ⁷ TRNKIT =Trunnion Floodlight Mount SFKIT =Slipfitter Floodlight Mount PMAKIT =Pole Mount Arm ZW =WaveLinx-enabled 4-PIN Twistlock Receptacle ^{4,9} ZW-SWPD4XX =WaveLinx Wireless Sensor, 7' - 15' Mounting Height ^{4,9,10,11} ZW-SWPD5XX =WaveLinx Wireless Sensor, 15' - 40' Mounting Height ^{4,9,10,11} LWR-LW =Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{4,9,12} LWR-LN =Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{4,9,12} MSP/DIM-L12 =Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height ^{4,9,13} MSP/DIM-L30 =Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{4,9,13} MSP-L12 =Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height ^{4,9,13} MSP-L30 =Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height ^{4,9,13} CBP =Cold Weather Battery Pack ^{3,14,15,16,17,18} CBP-CEC =Cold Weather Battery Pack, CEC compliant ^{3,14,15,16,17,18} 10K =10kV/10kA Surge Protection HA =50°C High Ambient ^{15,19} GRF =Glare Reducing Lens ²⁰ AHD145 =After Hours Dim, 5 Hours ^{5,21} AHD245 =After Hours Dim, 6 Hours ^{5,21} AHD255 =After Hours Dim, 7 Hours ^{5,21} AHD355 =After Hours Dim, 8 Hours ^{5,21}
Accessories (Order Separately) ^{22,29}				
VS/AXCS-XX =Vandal Shield Axcent Small ^{7,23} VS/AXCS-MS =Vandal Shield Axcent Small (With Motion Sensor) ^{7,23} WG/AXCS =Wire Guard Axcent Small ⁷ WG/AXCS-MS =Wire Guard Axcent Small (With Motion Sensor) ⁷ VS/AXCL-XX =Vandal Shield Axcent Large ^{5,23} VS/AXCL-MS =Vandal Shield Axcent (With Motion Sensor) ^{5,23} WG/AXCL =Wire Guard Axcent Large ⁵ WG/AXCL-MS =Wire Guard Axcent (With Motion Sensor) ⁵ BB/AXC =Axcent Lumen Select Back Box, Carbon Bronze ²⁴ BB/AXC-PC =Axcent Lumen Select Back Box with PC, Carbon Bronze ^{24,25} BB/AXC-WT =Axcent Lumen Select Back Box, Summit White ²⁴ BB/AXC-WT-PC =Axcent Lumen Select Back Box with PC, Summit White ^{24,25}		KKIT/AXCS-XX =Knuckle and Visor Floodlight Kit (For Axcent Small) ⁷ SFKIT/AXCS-XX =Slipfitter Floodlight Kit (For Axcent Small) ⁷ TRNKIT/AXCS-XX =Trunnion and Visor Floodlight Kit (For Axcent Small) ⁷ TRNKIT-XX =Trunnion Floodlight Kit (For Axcent Large) ⁵ SFKIT-XX =Slipfitter Floodlight Kit (For Axcent Large) ⁵ PMAKIT-XX =Pole Mount Kit ISHH-01 =Integrated Sensor Programming Remote ²⁶ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon SWPD4-XX =WaveLinx Wireless Sensor, 7' - 15' Mounting Height ^{10,11,27} SWPD5-XX =WaveLinx Wireless Sensor, 15' - 40' Mounting Height ^{10,11,27}		
<p>NOTES:</p> <ol style="list-style-type: none"> DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. Transformer used only when ordered with motion sensor or AXCS1 through AXCS5 or AXCL6 fixture wattages. Not available in 347 or 480 VAC. Button photocontrol and any motion sensor (MSP, ZW, or LWR) not offered together. Only available on AXCL6-AXCL12 models. Used with 277, 347, and 480 VAC options. Only available on AXCS1-AXCS5 models. This configuration may contain materials that are not RoHS compliant. Contact your lighting representative for more information. Uses deep back housing. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information. Replace XX with sensor color (WH, BZ, or BK). Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information. The ISHH-01 accessory is required to adjust parameters. Ambient operating temperature -20°C to 25°C for AXCL6 through AXCL10. Ambient operating temperature -20°C to 30°C on AXCS4 models. Ambient operating temperature -20°C to 40°C on AXCS1 through AXCS3 models. Not available with AXCS5 or AXCL12 models. Uses deep back housing for AXCS1, AXCS2, AXCS3, and AXCS4 models. Not to be mounted in upwards / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4. CBP cannot be used with PC and motion sensor (MSP, ZW, or LWR). CBP can be used with PC or motion sensor (MSP, ZW, or LWR). Can not be ordered with CBP or PC options. Use dedicated IES files on product website for lumen values and distributions. Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information. Replace XX with color designation. For use with full cutoff lens configurations only. Lumen Select functionality not available in conjunction with any motion sensor option (MSP, ZW, or LWR). Photocontrol back box not available with any photocontrol or motion sensor options (PC, MSP, ZW, or LWR). Photocell only operates at 120-277V input voltages. Not for use with 347 or 480V systems. This tool enables adjustment to parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. Requires 4-PIN twistlock receptacle (ZW) option. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 				

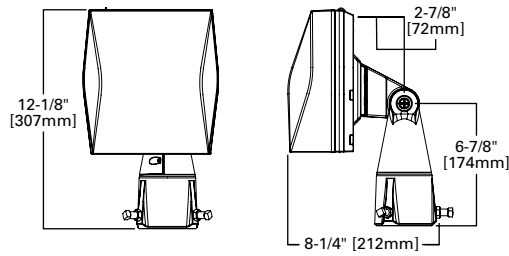
Stock Ordering Information

Model Series ¹			
Full Cutoff		Refractive Lens	
AXCS1A=14W	AXCL10A=102W	AXCS1ARL=14W	AXCL10ARL=102W
AXCS2A=21W	AXCL12A=123W	AXCS2ARL=21W	AXCL12ARL=123W
AXCS3A=27W	AXCL6A-347V=56W	AXCS3ARL=27W	AXCL6ARL-347V=56W
AXCS4A=44W	AXCL8A-347V=72W	AXCS4ARL=44W	AXCL8ARL-347V=72W
AXCS5A=52W	AXCL10A-347V=102W	AXCS5ARL=52W	AXCL10ARL-347V=102W
AXCL6A=56W	AXCL12A-347V=123W	AXCL6ARL=56W	AXCL12ARL-347V=123W
AXCL8A=72W		AXCL8ARL=72W	

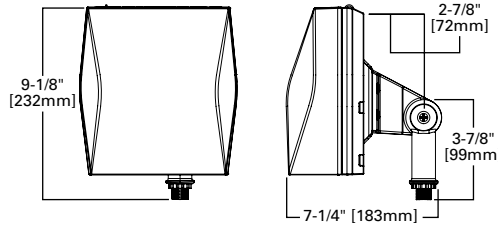
Note: All stock configurations are 4000K color temperatures, standard Carbon Bronze finish, and wall mount configuration.

Mounting Details

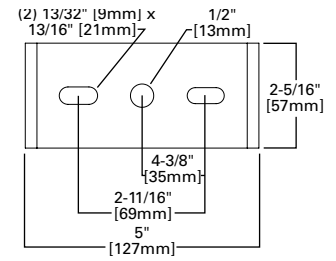
Slipfitter Mount (Small)
Tenon OD: 2-3/8" | EPA: 0.60



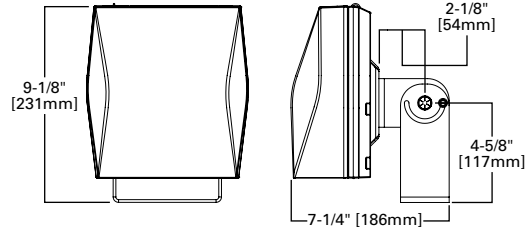
Knuckle Mount (Small)



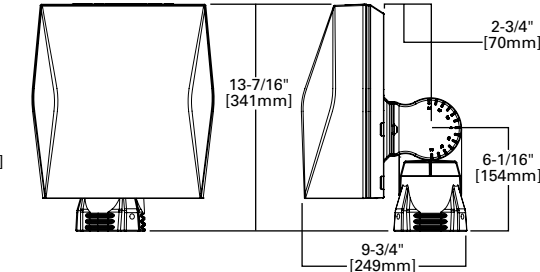
Trunnion Mount Detail



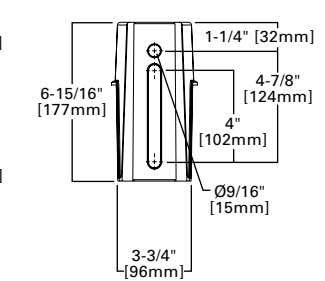
Trunnion Mount (Small)



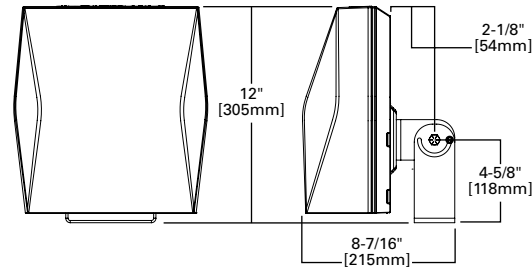
Slipfitter Mount (Large)
Tenon OD: 2-3/8" to 2-7/8" | EPA: 1.10



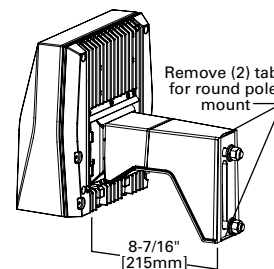
Pole Mount Arm Drill Pattern



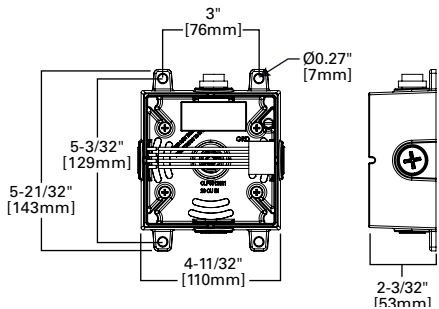
Trunnion Mount (Large)



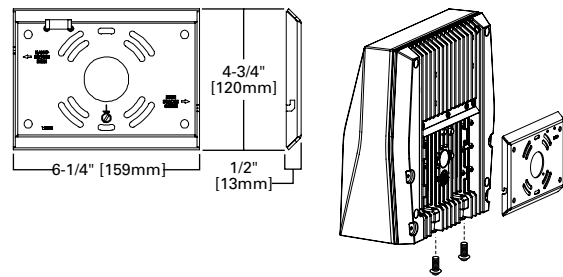
Pole Mount Arm (Large)
EPA: 1.10



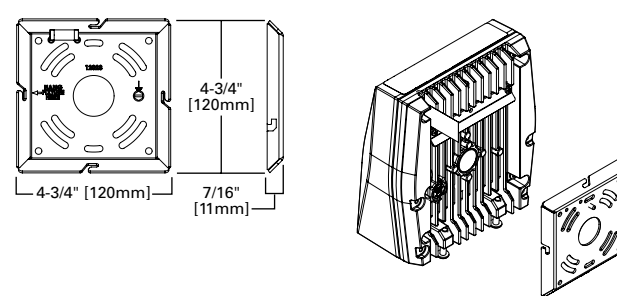
Lumen Select Back Box



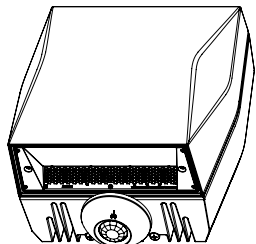
Wall Mount Plate Detail (Large)



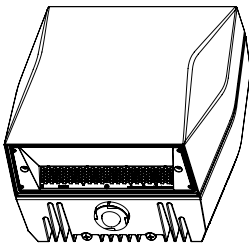
Wall Mount Plate Detail (Small)



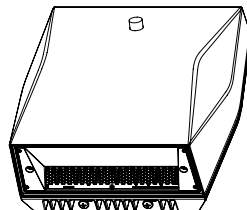
Enlighted Sensor



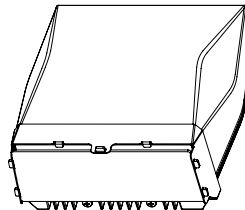
Occupancy Sensor



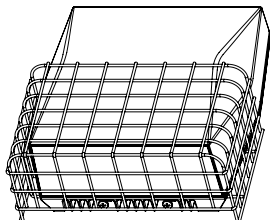
Button Photocontrol



Vandal Shield



Wire Guard



Product Specifications

Construction

- Die-cast aluminum housing
- External back fin design extracts heat from the surface to thermally optimize design for longer luminaire life

Optics

- Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
- Silicone-sealed optical LED chamber
- Acrylic refractive or full cutoff lens options for Type IV distributions

Electrical

- Standard universal voltage (120-277V, 50/60Hz)
- Driver incorporates 6kV surge protection
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- <20% total harmonic distortion

- 0-10V dimming driver is standard with leads external to the fixture

Mounting

- Steel wedge mounting plate fits directly to 4" standard j-box or directly to wall with the "Hook-N-Lock" mechanism
- Stainless steel set screws
- Lumen Select Back Box accessory offers four 1/2" NPT conduit entry wire ways. Resistor Pack combinations allow field-dimming of 75% or 50% when connected to luminaire dimming leads
- Not suitable for indoor use when installed in inverted/uplight orientation

Emergency Egress

- Optional integral cold weather battery emergency egress includes emergency operation test switch, an AC-ON indicator light and a premium, maintenance-free battery pack

- The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data

- Small fixture=5 lbs. [2.36 kgs.]
- Small with sensor or CBP=10 lbs. [4.40 kgs.]
- Large fixture=12 lbs. [5.45 kgs.]
- Large with sensor or CBP=17 lbs. [7.73 kgs.]
- Large with sensor & CBP=21 lbs. [9.54 kgs.]

Energy and Performance Data

Power and Lumens (Axcent Small)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A	AXCS5A
Power (Watts)		14	21	27	44	52
Input Current @ 120V (A)		0.12	0.18	0.23	0.37	0.43
Input Current @ 240V (A)		0.06	0.09	0.11	0.18	0.22
Input Current @ 277V (A)		0.05	0.08	0.10	0.16	0.19
Input Current @ 347V (A)		0.04	0.06	0.08	0.13	0.15
Input Current @ 480V (A)		0.03	0.04	0.06	0.09	0.11
Configuration						
Full Cutoff	4000K/5000K Lumens	1,806	2,561	3,537	5,520	6,300
	3000K Lumens	1,526	2,164	2,989	4,665	5,324
	BUG Rating	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G1	B2-U0-G1
Refractive Lens	4000K/5000K Lumens	1,915	2,716	3,704	5,858	6,699
	3000K Lumens	1,618	2,295	3,130	4,950	5,661
	BUG Rating	B1-U3-G2	B1-U3-G2	B1-U3-G2	B1-U4-G3	B1-U4-G3

Power and Lumens (Axcent Large)

Light Engine		AXCL6A	AXCL8A	AXCL10A	AXCL12A
Power (Watts)		56	72	102	123
Input Current @ 120V (A)		0.44	0.60	0.83	1.01
Input Current @ 240V (A)		0.22	0.31	0.41	0.51
Input Current @ 277V (A)		0.20	0.27	0.36	0.45
Input Current @ 347V (A)		0.17	0.22	0.30	0.37
Input Current @ 480V (A)		0.13	0.16	0.22	0.27
Configuration					
Full Cutoff	4000K Lumens	7,594	9,696	13,283	16,823
	5000K Rating	7,465	9,531	13,058	16,538
	3000K Lumens	6,619	8,450	11,577	14,662
	BUG Rating	B1-U0-G1	B1-U0-G1	B3-U0-G2	B3-U0-G2
Refractive Lens	4000K Lumens	7,809	9,970	13,641	17,346
	5000K Rating	7,689	9,817	13,450	17,034
	3000K Lumens	6,817	8,704	11,924	15,102
	BUG Rating	B1-U4-G4	B2-U5-G5	B2-U5-G5	B2-U5-G5

Energy and Performance Data

Power and Lumens (Small + CBP)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A
Power (Watts)		18	25	31	48
Input Current @ 120V (A)		0.15	0.21	0.26	0.40
Input Current @ 240V (A)		0.08	0.11	0.13	0.20
Input Current @ 277V (A)		0.07	0.09	0.11	0.18
Configuration					
Full Cutoff	4000K/5000K Lumens	629	587	647	570
	3000K Lumens	531	496	547	482
Refractive Lens	4000K/5000K Lumens	667	623	686	605
	3000K Lumens	563	526	580	511

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens (Large + CBP)

Light Engine		AXCL6A	AXCL8A	AXCL10A
Power (Watts)		60	76	106
Input Current @ 120V (A)		0.50	0.63	0.88
Input Current @ 240V (A)		0.25	0.32	0.44
Input Current @ 277V (A)		0.22	0.27	0.38
Configuration				
Full Cutoff	4000K/5000K Lumens	1,070		
	3000K Lumens	945		
Refractive Lens	4000K/5000K Lumens	1,098		
	3000K Lumens	973		

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens Multipliers
(Lumen Select Back Box + Axcent Small)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	Material Number	Connect per Installation Instructions	
AXCS1A*	13109741 or 13109939 or Other	74%	50%
AXCS2A*	13109698 or 13109938 or Other	74%	50%
AXCS3A*	13109697 or 13109937 or Other	74%	50%
AXCS4A*	13109695 or 13109936	75%	40%
AXCS4A*	13495299 or 13495470 or Other	72%	50%
AXCS5A*	13109652 or 13109935	75%	40%
AXCS5A*	13495471 or 13495472 or Other	72%	50%

Power and Lumens Multipliers
(Lumen Select Back Box + Axcent Large)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	Material Number	Connect per Installation Instructions	
AXCL6A*	12963843 or 12964235	75%	40%
AXCL6A*	13495473 or 13495474 or Other	69%	47%
AXCL8A*	12963842 or 12964234	84%	48%
AXCL8A*	13495475 or 13495476 or Other	69%	47%
AXCL10A*	12963840 or 12964233	84%	48%
AXCL10A*	13495477 or 13495478 or Other	69%	47%
AXCL12A*	12902056 or 12902057	85%	50%
AXCL12A*	13495479 or 13495480 or Other	72%	49%

Lumen Maintenance (Axcent Small)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (72,000 Hours)
Up to 3A		
25°C	90%	246,000
40°C	90%	225,000
50°C	89%	195,000
Up to 5A		
25°C	89%	240,000
40°C	88%	223,000
50°C	87%	186,000

Lumen Maintenance (Axcent Large)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (72,000 Hours)
Up to 8A		
25°C	94%	556,000
40°C	94%	556,000
50°C	92%	340,000
Up to 10A		
25°C	94%	556,000
40°C	94%	478,000
50°C	87%	207,000
Up to 12A		
25°C	94%	151,000
40°C	81%	125,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.97

Control Options

0-10V This fixture is offered standard with 0-10V dimming driver(s) for use with a lighting control panel or other control method.

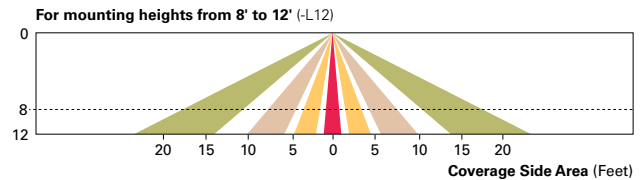
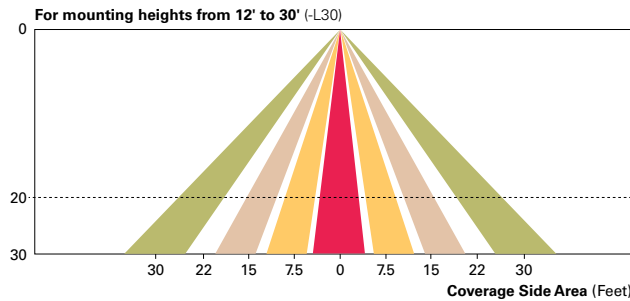
Photocontrol (PC1, PC2 and PC) Optional button-type photocontrol provides a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels.

After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MSP/DIM-LXX and MSP-LXX) These sensors are factory installed in the luminaire housing. When the MSP/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MSP/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of ten minutes. The MSP-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity.

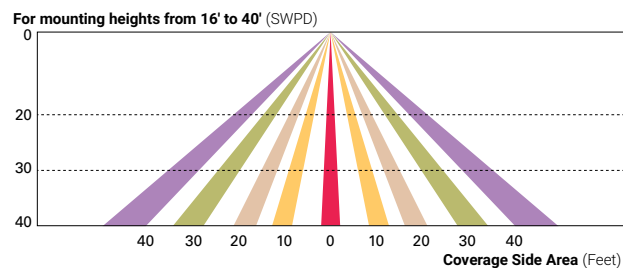
These occupancy sensors includes an integrated photocell that can be activated with the ISHH-01 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is ON. The ISHH-01 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-30'.

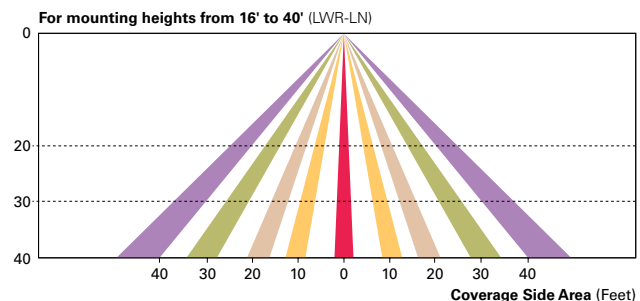
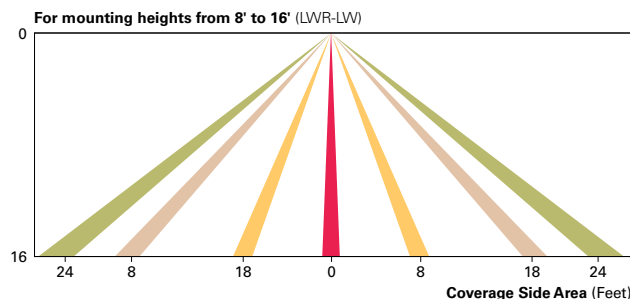


WaveLinX Wireless Control and Monitoring System The WaveLinX Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinX Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinX Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for “dusk-to-dawn” control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.



Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

LAS

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

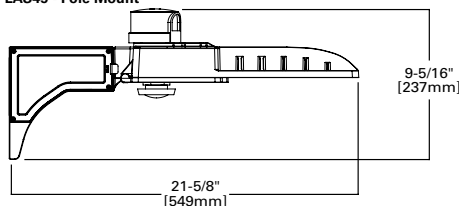
- Stock Ordering Information page 2
- Ordering Information page 2
- Product Specifications page 2
- Mounting Details page 3
- Energy and Performance Data page 3
- Controls Options page 4

Quick Facts

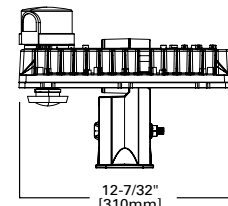
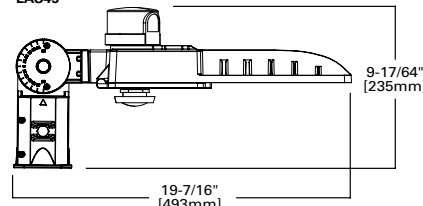
- 10-position lumen selectable across 2 housing sizes
- Lumen packages range from 4,900 - 34,000 lumens (30W - 250W)
- Replaces up to 450W and 1,000W HID equivalent
- Efficacies up to 135 lumens per watt at maximum output
- Energy and maintenance savings up to 79% versus HID solutions

Dimensional Details

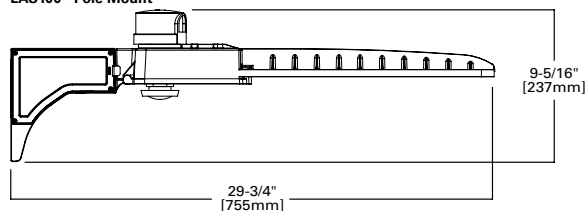
LAS45 - Pole Mount



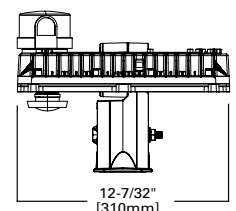
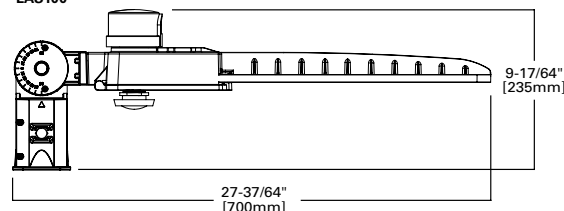
LAS45



LAS100 - Pole Mount



LAS100



Stock Ordering Information

SAMPLE NUMBER: **LAS45S-T4**

Model Number ¹		Distribution	Voltage
LAS45P=Pole Mount Arm, 450W HID Equivalent LAS45S=Slipfitter Mount, 450W HID Equivalent	LAS100P=Pole Mont Arm, 1,000W HID Equivalent LAS100S=Slipfitter Mount, 1,000W HID Equivalent	T3=Type III T4=Type IV T5=Type V	[Blank]=Universal, 120-277V HV=High Voltage, 347-480V ²
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Supplied with shoring cap. Use NEMA 3-PIN twistlock photocontrol that matches the input voltage used (either 347V or 480V) as desired.			

Ordering Information

SAMPLE NUMBER: **LAS45S-T4-MS/DIM-L40W**

Model Number ^{1,2}	Distribution	Voltage	Options	Accessories (Order Separately)
LAS45P=Pole Mount Arm, 450W HID Equivalent LAS45S=Slipfitter Mount, 450W HID Equivalent LAS100P=Pole Mount Arm, 1,000W HID Equivalent LAS100S=Slipfitter Mount, 1,000W HID Equivalent	T3=Type III T4=Type IV T5=Type V	[Blank]=Universal, 120-277V HV=High Voltage, 347-480V ³	MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height	FSIR-100=Wireless Configuration Tool for Motion Sensor ⁴ RABBZ=Wall Mount Tenon Adapter RABX-BZ=Pole Mount Tenon Adapter
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Standard lead times apply. Sensor versions do not include lumen select switch. Max light output can be field-programmed via the motion sensor with the accessory configuration tool. 3. Supplied with shoring cap. Use NEMA 3-PIN twistlock receptacle photocontrol that matches the input voltage used (either 347V or 480V) as desired. 4. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.				

Product Specifications

Construction

- Die-cast aluminum housing with hinged, die-cast aluminum door
- Pole mount arm mounts directly to minimum 4 inch round or square poles (recommended Type N drill pattern)
- Slipfitter mounts 2-3/8" vertical or horizontal tenons; Downward facing only
- IP65 rated housing enclosure
- 10-position lumen select switch accessible via hinged housing door

Optics

- UV-resistant polycarbonate optics
- Full cutoff when mounted at 0 degrees tilt
- 4000K CCT, 70CRI minimum standard
- IP66 optical enclosures

Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >0.9 power factor
- <20% total harmonic distortion
- Class P drivers incorporate internal MOVs designed to withstand 6kV of surge
- 0-10V dimming driver is standard
- 3-PIN NEMA twistlock photocontrol receptacle and photocontrol included (UNV configurations)

Finish

- Standard color is bronze
- Finish only warrantied for a period of 1 year

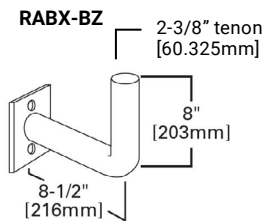
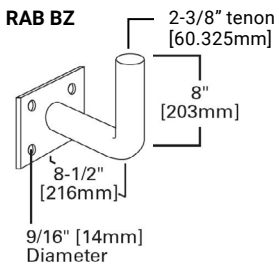
Shipping Data

- LAS45S / LAS45P: 14.0 lbs. (6.4 kgs.)
- LAS100SS / LAS100P: 18.0 lbs. (8.2 kgs.)

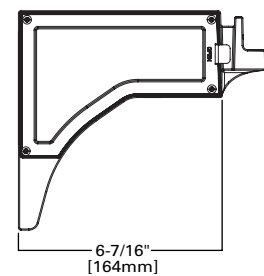
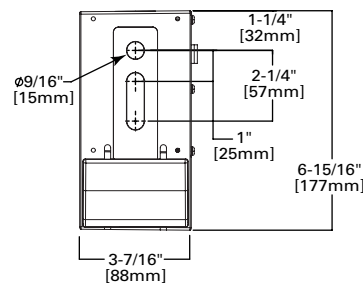
Mounting Details

Mounting Configurations and EPAs

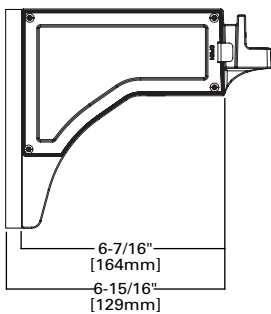
Housing Size	Mounting	Tilt							
			1	2 @ 90°	2 @ 120°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
LAS45	Slipfitter	0°	0.488	0.772	1.110	0.973	1.258	1.320	1.262
LAS45	Slipfitter	10°	0.488	0.854	1.217	0.975	1.305	1.532	1.307
LAS45	Slipfitter	20°	0.488	1.158	1.440	0.977	1.644	2.102	1.646
LAS45	Slipfitter	30°	0.488	1.413	1.661	0.972	1.892	2.582	1.896
LAS45	Slipfitter	45°	0.488	1.733	1.972	0.974	2.220	3.208	2.224
LAS45	Pole Mount	N/A	0.560	0.930	1.090	1.120	1.400	1.440	1.460
LAS100	Slipfitter	0°	0.604	0.888	1.237	1.208	1.489	1.521	1.492
LAS100	Slipfitter	10°	0.604	1.171	1.541	1.204	1.765	2.100	1.765
LAS100	Slipfitter	20°	0.604	1.597	1.920	1.202	2.191	2.908	2.195
LAS100	Slipfitter	30°	0.603	1.996	2.290	1.204	2.591	3.670	2.595
LAS100	Slipfitter	45°	0.603	2.478	2.776	1.201	3.070	4.651	4.375
LAS100	Pole Mount	N/A	0.670	1.030	1.250	1.340	1.610	1.610	1.660



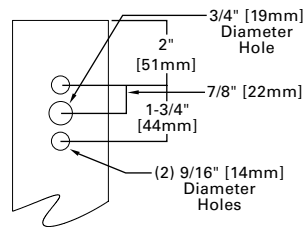
Pole Mount Arm



Round Pole Mount



Type "N" Drill Pattern



Energy and Performance Data

Lumen Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (54,000 Hours)	Theoretical L70 (Hours)
Up to 40°C	85.80%	126,000

Energy and Performance Data (cont.)

[View LAS IES files](#)

Power and Lumens (LAS45)

Lumen Select Switch	Position 0 (Factory Preset)	1	2	3	4	5	6	7	8	9	
Power (Watts)	152.7	135.4	119.7	99.2	89.5	79.2	75.2	68.8	29.3	29.3	
Input Current @ 120V (A)	1.27	1.13	1.00	0.83	0.75	0.66	0.63	0.57	0.27	0.27	
Input Current @ 277V (A)	0.58	0.53	0.48	0.42	0.39	0.36	0.34	0.32	0.19	0.19	
Input Current @ 347V (A)	0.45	0.40	0.36	0.30	0.27	0.24	0.23	0.21	0.10	0.10	
Input Current @ 480V (A)	0.33	0.30	0.27	0.23	0.21	0.19	0.19	0.17	0.09	0.09	
Distribution											
T3 (Type III)	Lumens	20,089	18,434	16,810	14,515	13,360	12,083	11,550	10,705	4,901	4,901
	BUG Rating ¹	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B2-U0-G2	B1-U0-G1	B1-U0-G1
	Lumens per Watt	132	136	140	146	149	153	154	156	167	167
T4 (Type IV)	Lumens	19,720	18,095	16,502	14,249	13,115	11,862	11,338	10,509	4,811	4,811
	BUG Rating ¹	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B1-U0-G2	B1-U0-G2
	Lumens per Watt	129	134	138	144	147	150	151	153	164	164
T5 (Type V)	Lumens	19,956	18,311	16,698	14,418	13,271	12,003	11,473	10,634	4,868	4,868
	BUG Rating ¹	B3-U0-G3	B4-U0-G2	B4-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G1	B3-U0-G1	B2-U0-G1	B2-U0-G1
	Lumens per Watt	131	135	139	145	148	152	153	155	166	166

NOTES:
1. All BUG Ratings reported with fixture oriented at 0 degrees.

Power and Lumens (LAS100)

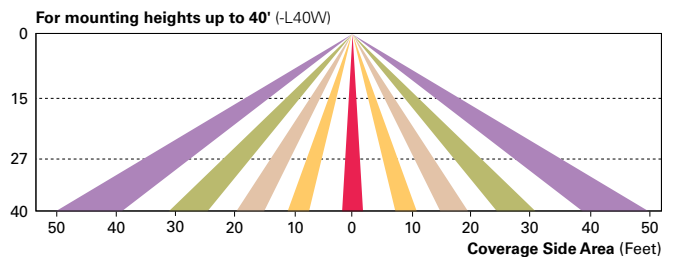
Lumen Select Switch	Position 0 (Factory Preset)	1	2	3	4	5	6	7	8	9	
Power (Watts)	251.0	222.2	196.4	162.8	146.8	129.9	123.4	112.9	48.0	48.0	
Input Current @ 120V (A)	2.09	1.86	1.64	1.36	1.23	1.09	1.03	0.95	0.41	0.41	
Input Current @ 277V (A)	0.90	0.82	0.73	0.62	0.57	0.52	0.50	0.46	0.28	0.28	
Input Current @ 347V (A)	0.74	0.66	0.59	0.49	0.44	0.40	0.38	0.34	0.15	0.15	
Input Current @ 480V (A)	0.55	0.49	0.44	0.37	0.34	0.30	0.29	0.27	0.13	0.13	
Distribution											
T3 (Type III)	Lumens	33,965	31,166	28,421	24,541	22,588	20,429	19,527	18,100	8,286	8,286
	BUG Rating ¹	B4-U0-G4	B4-U0-G4	B4-U0-G4	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B2-U0-G2	B2-U0-G2
	Lumens per Watt	135	140	145	151	154	157	158	160	173	173
T4 (Type IV)	Lumens	33,342	30,594	27,900	24,090	22,174	20,055	19,169	17,768	8,134	8,134
	BUG Rating ¹	B4-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B2-U0-G2	B2-U0-G2
	Lumens per Watt	133	138	142	148	151	154	155	157	169	169
T5 (Type V)	Lumens	33,740	30,959	28,232	24,378	22,438	20,294	19,398	17,980	8,231	8,231
	BUG Rating ¹	B5-U0-G3	B5-U0-G3	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G1	B3-U0-G1
	Lumens per Watt	134	139	144	150	153	156	157	159	171	171

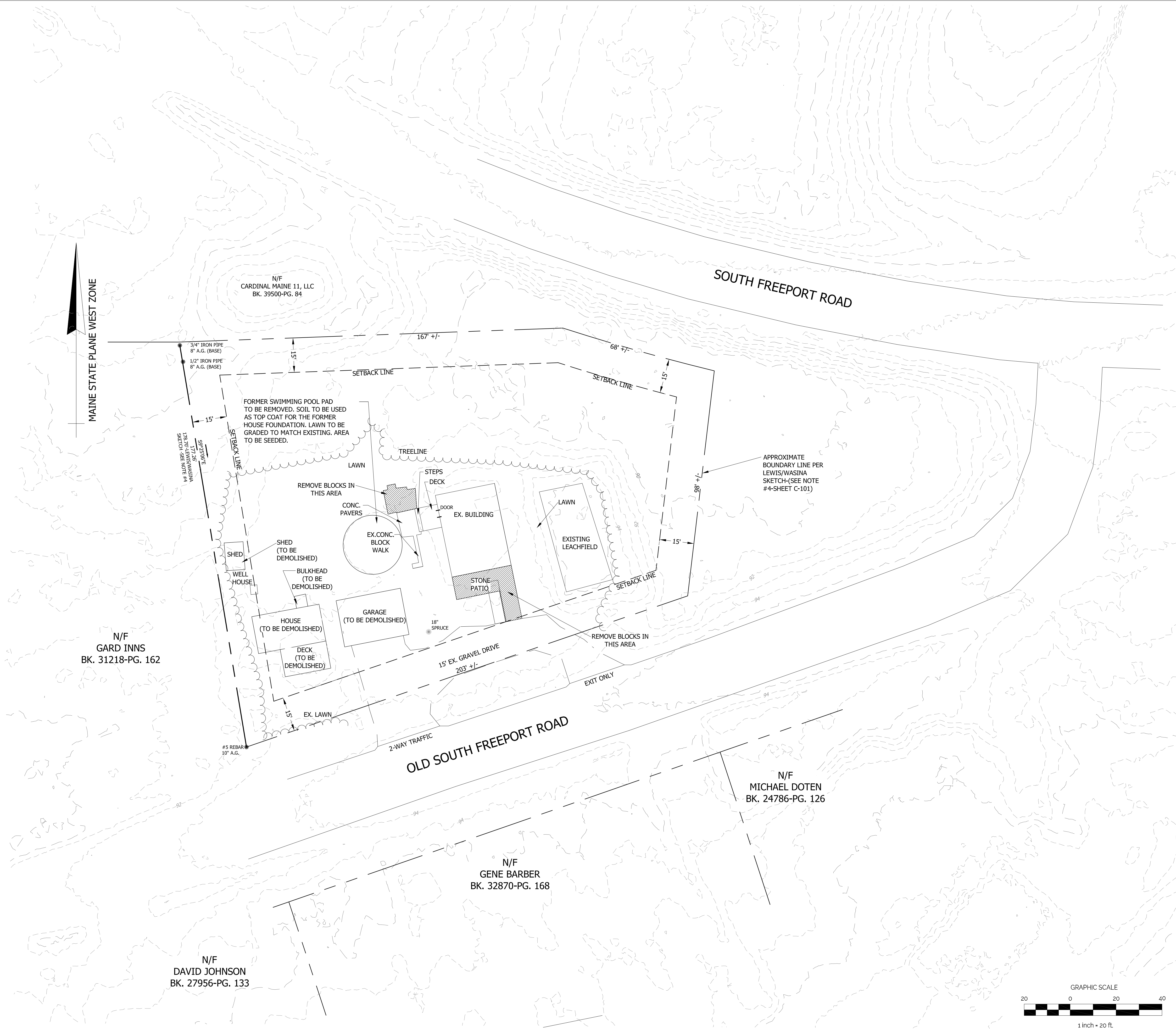
NOTES:
1. All BUG Ratings reported with fixture oriented at 0 degrees.

Control Options

Dimming Occupancy Sensor (MS)

These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". Note: For MS sensors, the factory preset is OFF (Disabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. The sensor lens optimizes the coverage pattern for mounting heights from 21'-40'.



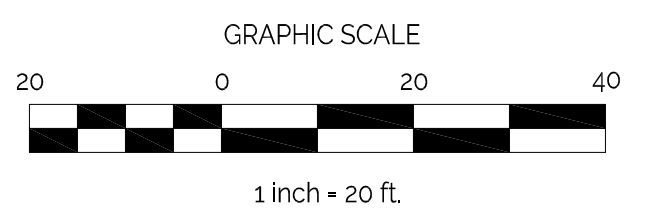


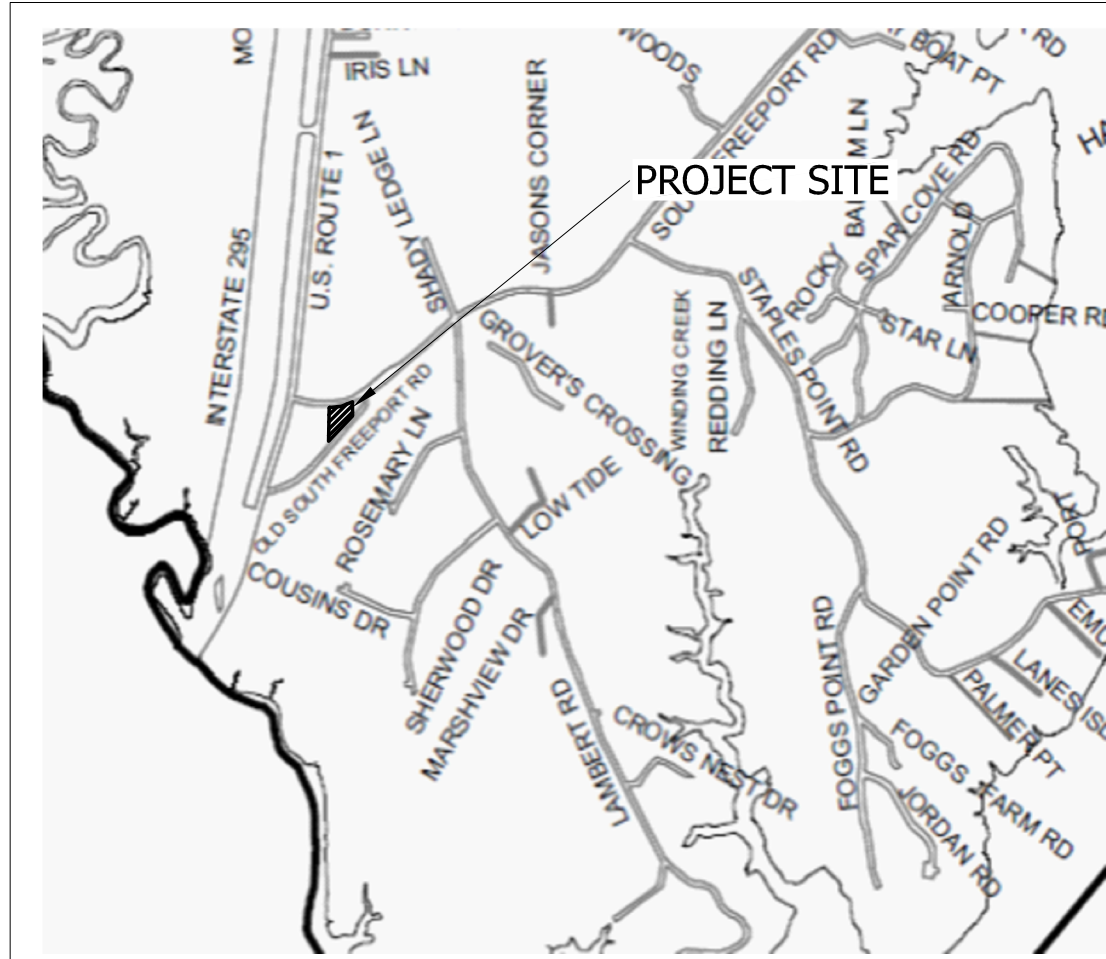
No.	DESCRIPTION	ISSUED		DR.		CHK.		DATE	
		BY	DATE	BY	DATE	BY	DATE	BY	DATE

SHEET TITLE:

EXISTING CONDITIONS PLAN

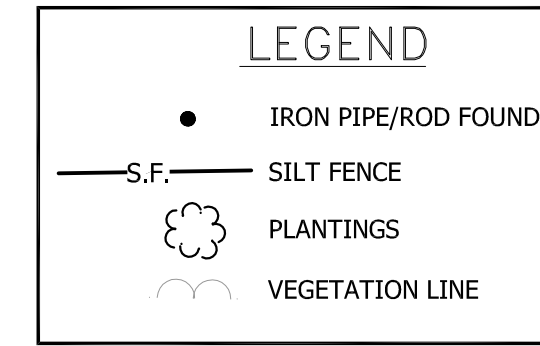
DESIGNED: AJC
DRAWN: AJC
DATE: 01-30-23
PROJECT NUMBER: 23-017





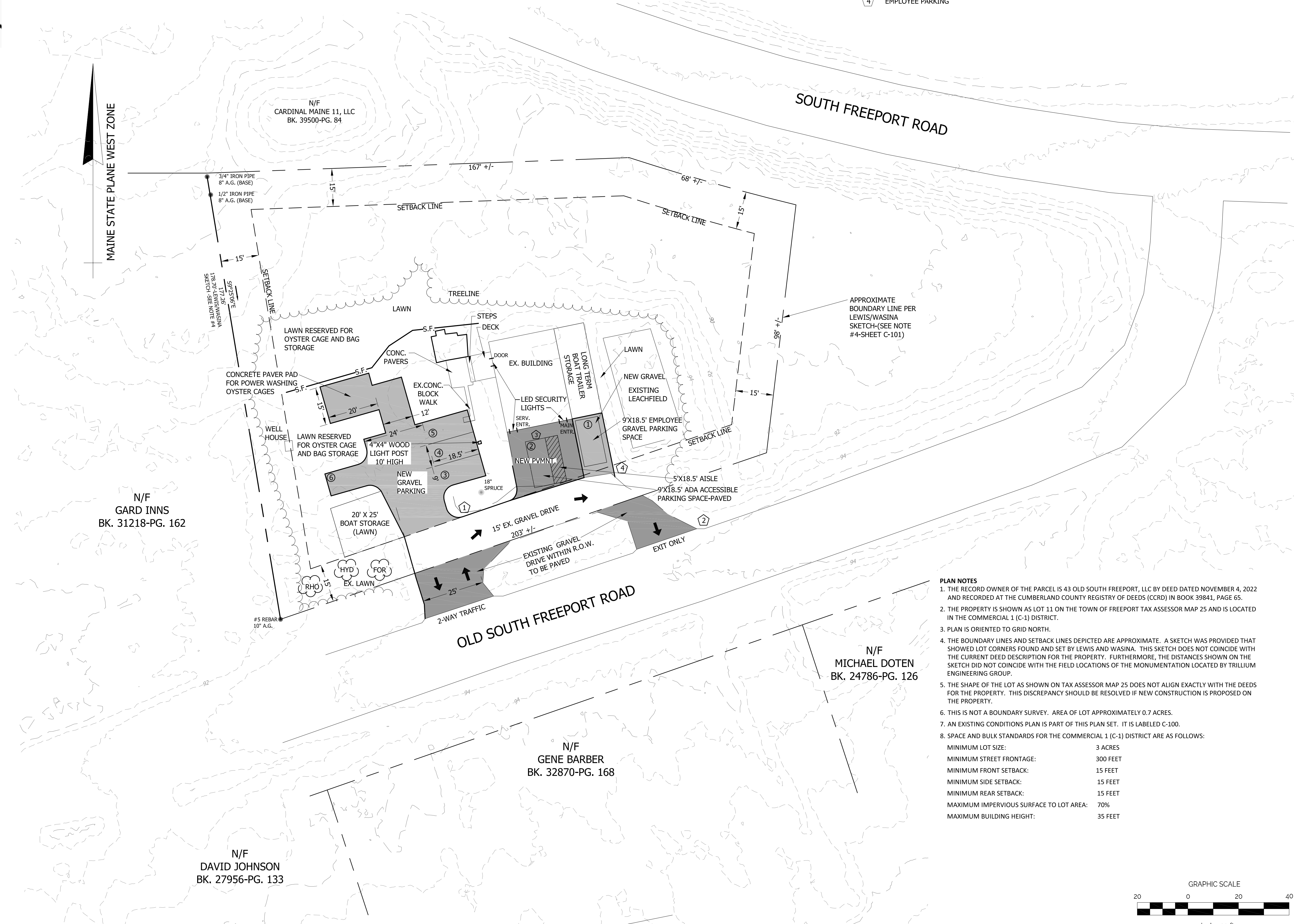
LOCATION MAP-NTS

IMPERVIOUS AREA TABLE			
TYPE OF COVER	EXISTING IMP. AREA (SF)	PROPOSED IMP. AREA (SF)	LOT COVERAGE
BUILDING	2,165	955	
PAVEMENT/GRAVEL/BLOCKS	2,258	4,447	
TOTAL	4,423	5,402	19% (70% ALLOWED)
CHANGE FROM EXISTING (+/-)		+ 979	
PERCENT CHANGE (+/-)		+ 17.4%	



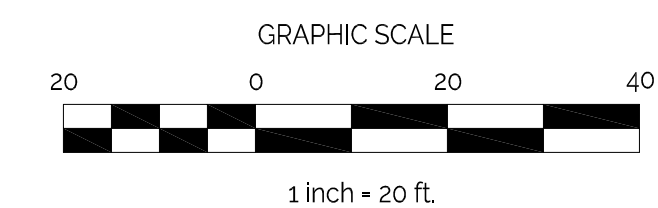
LANDSCAPING						
CODE	QUANTITY	LATIN	COMMON	TYPE	HEIGHT (TYP/MAX.)	SPREAD (TYP/MAX.)
RHS	1	RHODODENDRON P.J.M. ELITE	RHODODENDRON	SHRUB	10	10
HYD	1	HYDRANGEA PANICULATA	PEE GEE HYDRANGEA	SHRUB	10	10
FOR	1	FORSYTHIA NORTHERN GOLD	NORTHERN GOLD FORSYTHIA	SHRUB	10	10

- SIGNAGE**
- 1 EXIT ONLY BEYOND THIS POINT
 - 2 NO ENTRANCE EXIT ONLY
 - 3 ADA RESERVED PARKING SIGN
 - 4 EMPLOYEE PARKING



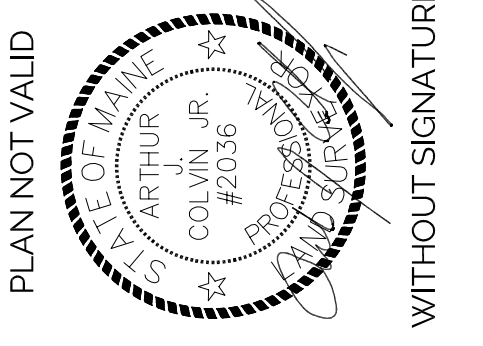
- PLAN NOTES**
- THE RECORD OWNER OF THE PARCEL IS 43 OLD SOUTH FREEPORT, LLC BY DEED DATED NOVEMBER 4, 2022 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 39841, PAGE 65.
 - THE PROPERTY IS SHOWN AS LOT 11 ON THE TOWN OF FREEPORT TAX ASSESSOR MAP 25 AND IS LOCATED IN THE COMMERCIAL 1 (C-1) DISTRICT.
 - PLAN IS ORIENTED TO GRID NORTH.
 - THE BOUNDARY LINES AND SETBACK LINES DEPICTED ARE APPROXIMATE. A SKETCH WAS PROVIDED THAT SHOWED LOT CORNERS FOUND AND SET BY LEWIS AND WASINA. THIS SKETCH DOES NOT COINCIDE WITH THE CURRENT DEED DESCRIPTION FOR THE PROPERTY. FURTHERMORE, THE DISTANCES SHOWN ON THE SKETCH DID NOT COINCIDE WITH THE FIELD LOCATIONS OF THE MONUMENTATION LOCATED BY TRILLIUM ENGINEERING GROUP.
 - THE SHAPE OF THE LOT AS SHOWN ON TAX ASSESSOR MAP 25 DOES NOT ALIGN EXACTLY WITH THE DEEDS FOR THE PROPERTY. THIS DISCREPANCY SHOULD BE RESOLVED IF NEW CONSTRUCTION IS PROPOSED ON THE PROPERTY.
 - THIS IS NOT A BOUNDARY SURVEY. AREA OF LOT APPROXIMATELY 0.7 ACRES.
 - AN EXISTING CONDITIONS PLAN IS PART OF THIS PLAN SET. IT IS LABELED C-100.
 - SPACE AND BULK STANDARDS FOR THE COMMERCIAL 1 (C-1) DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE:	3 ACRES
MINIMUM STREET FRONTAGE:	300 FEET
MINIMUM FRONT SETBACK:	15 FEET
MINIMUM SIDE SETBACK:	15 FEET
MINIMUM REAR SETBACK:	15 FEET
MAXIMUM IMPERVIOUS SURFACE TO LOT AREA:	70%
MAXIMUM BUILDING HEIGHT:	35 FEET



CLIENT:
LK PLANNING

30 SPEAR AVENUE
SOUTH PORTLAND, ME
04106



LOVE POINT OYSTERS, LLC
43 OLD SOUTH FREEPORT ROAD
FREEPORT, MAINE

SITE AND BUILDING RENOVATIONS

ISSUED	DESCRIPTION	DR.	CHKD.	DATE
		BY	BY	
No.				

SHEET TITLE:

SITE PLAN

DESIGNED:	AJC
DRAWN:	AJC
DATE:	01-30-23
PROJECT NUMBER:	23-017

C-101