

405 CENTER STREET APARTMENTS

405 CENTER STREET AUBURN, MAINE

APPLICANT

JIM WU
279 CENTER STREET
AUBURN, MAINE 04210

OWNER

CHUN WU
279 CENTER STREET
AUBURN, MAINE 04210

PROJECT PARCEL SITE

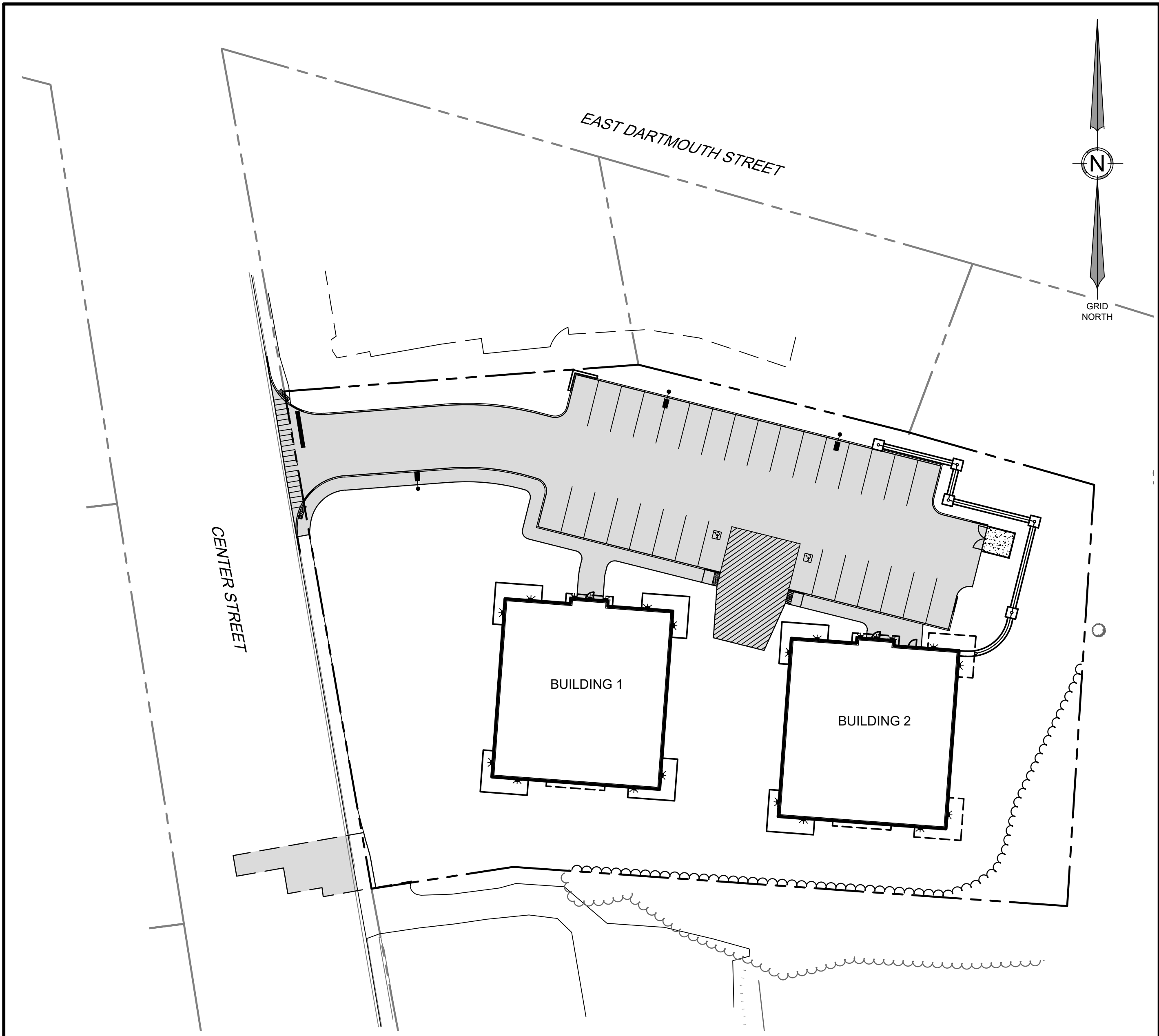
CITY OF AUBURN TAX ASSESSOR'S MAP & LOT NUMBER
(LOCATED IN GENERAL BUSINESS DISTRICT)
MAP 271 LOT 65

CONSULTANT

CIVIL ENGINEER/SURVEYOR:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
(207) 926-5111

SHEET INDEX

SHT NO.	SHEET TITLE
C-0.0	COVER SHEET AND LOCATION MAP
C-0.1	EXISTING CONDITIONS/TOPOGRAPHIC SURVEY
C-0.2	SITE DEMOLITION PLAN
C-1.0	SITE PLAN
C-2.0	GRADING AND UTILITY PLAN
C-3.0	LANDSCAPE PLAN (NOT INCLUDED IN SET)
C-4.0	EROSION CONTROL NOTES AND DETAILS
C-4.1	SITE DETAILS
C-4.2	SITE DETAILS
P-1.0	PHOTOMETRIC PLAN



LOCATION MAP

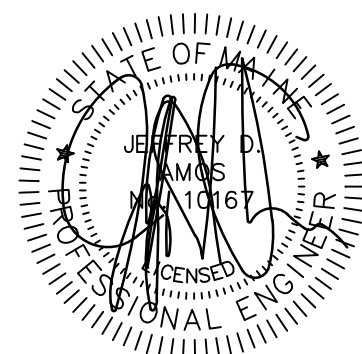
1" = 300'

LEGEND (TYPICAL, ALL SHEETS)

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED SETBACK LINE
---	EXISTING SETBACK LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	ROAD CENTERLINE
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED CONTOUR
---	EXISTING STORMDRAIN
---	PROPOSED STORMDRAIN
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	PROPOSED UNDERDRAIN
---	EXISTING OVERHEAD ELECTRIC & TELEPHONE
---	PROPOSED OVERHEAD ELECTRIC & TELEPHONE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	PROPOSED EDGE OF GRAVEL
---	EXISTING CURB
---	PROPOSED CURB
---	EDGE OF WATER
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	EXISTING GUARDRAIL
---	PROPOSED GUARDRAIL
---	EROSION CONTROL MULCH BERM
---	TEST PIT
---	EXISTING VALVE
---	PROPOSED VALVE
---	EXISTING HYDRANT
---	PROPOSED HYDRANT
---	EXISTING TRANSFORMER
---	EXISTING LIGHT POLE
---	PROPOSED LIGHT POLE
---	EXISTING UTILITY POLE
---	PROPOSED UTILITY POLE
---	EXISTING CATCH BASIN
---	PROPOSED CATCH BASIN
---	PROPOSED DRAINAGE MANHOLE
---	EXISTING SEWER MANHOLE
---	EXISTING SIGN
---	PROPOSED SIGN
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	PROPOSED PAVEMENT
---	RIPRAP

APPROVED: CITY OF AUBURN PLANNING BOARD

DATE:	01-06-2023
SCALE:	1" = 30'
JOB NO:	22-106
SHEET:	C-0.0



DATE: 07-07-2023
PE: JEFFREY D. AMOS, PE 10167

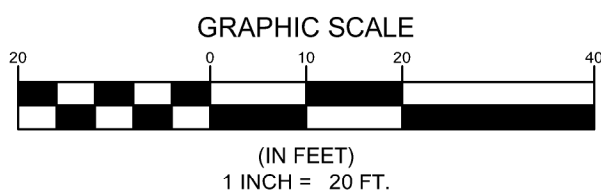
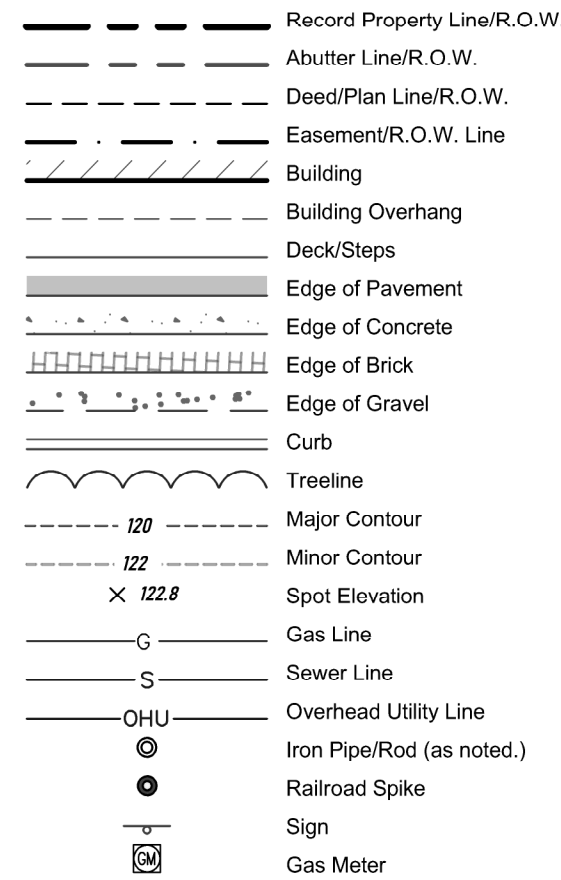
NO.	DATE	REVISIONS
1	07-07-2023	SITE PLAN RESUBMISSION TO CITY
2	02-10-2023	SUBMIT FOR SITE PLAN APPROVAL
3	01-06-2023	SITE PLAN SUBMISSION TO CITY

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
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WEB SITE: www.terradynconsultants.com

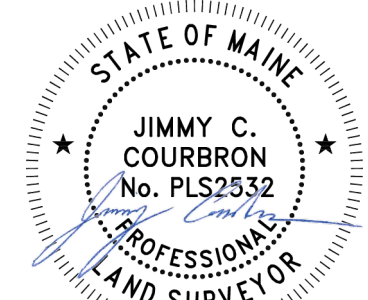


PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: 405 CENTER STREET APARTMENTS
405 CENTER STREET, AUBURN, MAINE
SHEET TITLE: COVER SHEET AND LOCATION MAP
CLIENT: JIM WU
279 CENTER STREET
AUBURN, MAINE 04210
DATE: 01-06-2023
SCALE: 1" = 30'
JOB NO: 22-106
SHEET: C-0.0



Received _____
At ____ h ____ m ____ M and recorded in
Plan Book _____, Page _____
Attest _____
Registrar

[illegible]

TERRADYN
CONSULTANTS, LLC

Civil Engineering | Land Surveying
Stormwater Design | Land Planning

PROJECT: 405 CENTER STREET APARTMENTS 405 CENTER STREET, AUBURN, IOWA	
SHEET TITLE: FOR RECORD OWNER: JIM WU 270 CENTER STREET AUBURN, IOWA 52210	
DATE:	01/05/2023
SCALE:	1"= 20'
JOB NO:	22-106
SHEET:	C-0.1

1. The purpose of this plan is to depict the results of an Existing Conditions/Topographic Survey of the subject parcel.
2. All Book and Page numbers refer to the Androscooggin County Registry of Deeds, unless otherwise noted.
3. The record owner of the subject parcel is Chun Wu by a deed dated Sept 30, 2015 and recorded in Book 9235, Page 31.
4. The subject parcel is located on the City of Auburn Tax Map 271 as Lot 65 and is located in the General Business District.
5. Space and bulk standards for the General Business District as of the date of this plan are as follows:

Min. Lot Size:	10,000 sq ft
Min. Lot Width:	100 ft
Min. Lot Depth:	100 ft
Min. Front Yard:	25 ft
Min. Side Yard:	25 ft
Min. Rear Setback:	35 ft
Max. Building Height:	45 ft
Min. Green Space:	50%
6. Total area of the subject parcel is 53,296 sq ft (1.22 Acres).
7. Boundary information is based solely on Survey Ref. 8.A. Topographic information shown herein is based on the on the ground survey conducted by Terradyn Consultants, LLC July 2022.
8. Plan References:
 - A. "Standard Boundary Survey" Prepared for Paul H. & Gail M. Sasseville by A.R.C.C. Land Surveyors Inc. Stamped by Arthur W. Montana PLS 492. Dated 2000. Recorded in the Androscooggin County Registry of Deeds Plan Book 41, Page 94.
 - B. "Maine State Highway Commission Right of Way Map State Highway 21" Federal Aid Project U-021-(16), Dated Oct 1962. S.H.C. File No. 1-69. Sheet 2 of 10.
 - C. "State of Maine Department of Transportation Right of Way Map State Highway 21" Federal Aid Project No. R-015-(34). Dated Nov. 1983. D.O.T. File No. 1-166. Sheet 8 of 9.
 - D. "The Highlands 393 Center Street - ALTA/ACSM Land Title Survey" Prepared for Sasseville Management, LLC by A.R.C.C. Land Surveyors Inc. Dated May 1996.
9. Plan orientation is Grid North. Maine State Plane Coordinate System, West Zone 1802-NAD83. Elevations depicted herein are NAVD83, based on dual-frequency GPS observations.
10. The subject parcel is located within Zone X, Areas of Minimal Flood Hazard, as delineated on the Flood Insurance Rate Map for the City of Auburn, Androscooggin County, Community-Panel Number 23001C032BE, having an Effective Date of July 7, 2013.
11. Underground utilities shown herein are based on on-the-ground markings found at the time of field survey and per Plan Ref. A.B.C. & D.

	<u>Allowed</u>	<u>Existing</u>
Units:	17 per acre	21 (1.22 Acres)
Green Space:	50% Min	68%
Building:		2,920 sq ft
Paved Area:		<u>14,286 sq ft</u>
	Total:	17,206 sq ft

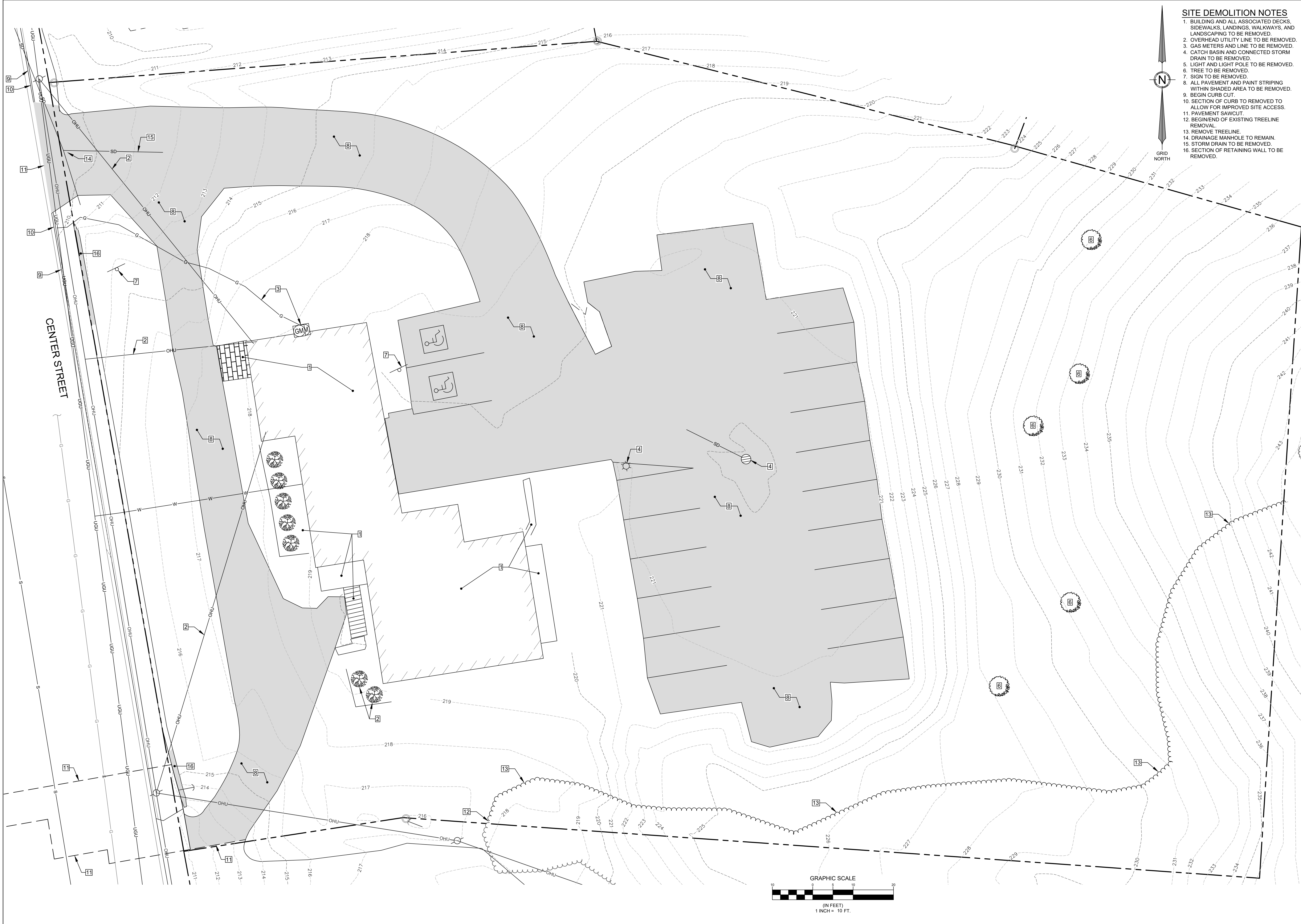
Existing Total Impervious Area:	17,395 s.f.
Proposed Total Paved Area:	14,286 s.f.
Proposed Total Impervious Area:	27,411 s.f.
Proposed Impervious Net Change:	+10,016 s.f.
Impervious Surface Ratio Existing:	33%
Impervious Surface Ratio Proposed:	51%
Proposed Greenspace Ratio:	52.7%

Existing Building Footprint:	3,500 s.f. (approx.)
Proposed Building Footprint:	12,000 s.f. (approx.)
Building Footprint Net Change:	343%
Existing Total Building Floor Area:	5,500 s.f. (per assessor's records)
Prop Total Building Floor Area:	31,000 s.f. (approx.)
Floor Area Net Change:	565%
Building Area/Lot Coverage Exist:	7%
Building Area/Lot Coverage Prop:	23%

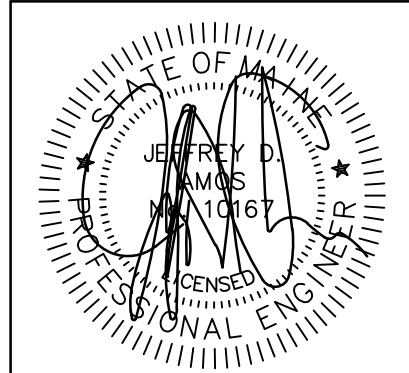
To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

1. Survey Report Limited to Notes on the Plan
2. No Deed Description to Date

Plan Prepared by: Jimmy Courbron Jan. 5, 2023
Jimmy C. Courbron PLS # 2532



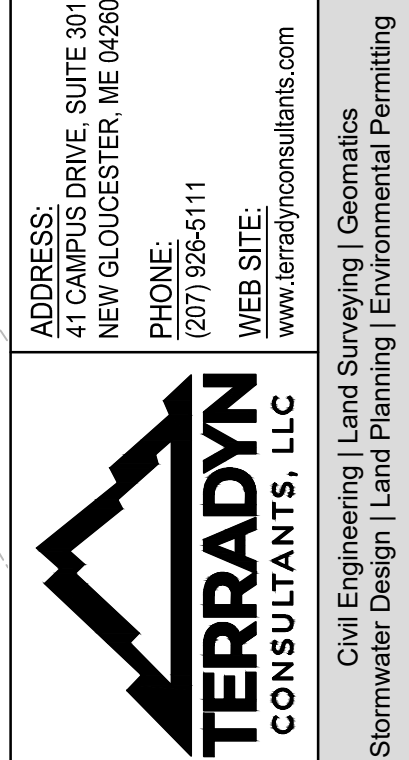
- SITE DEMOLITION NOTES**
1. BUILDING AND ALL ASSOCIATED DECKS, SIDEWALKS, LANDINGS, WALKWAYS, AND LANDSCAPING TO BE REMOVED.
 2. OVERHEAD UTILITY LINE TO BE REMOVED.
 3. GAS METERS AND LINE TO BE REMOVED.
 4. CATCH BASIN AND CONNECTED STORM DRAIN TO BE REMOVED.
 5. LIGHT AND LIGHT POLE TO BE REMOVED.
 6. TREE TO BE REMOVED.
 7. SIGN TO BE REMOVED.
 8. ALL PAVEMENT AND PAINT STRIPING WITHIN SHADED AREA TO BE REMOVED.
 9. BEGIN CURB CUT.
 10. SECTION OF CURB TO BE REMOVED TO ALLOW FOR IMPROVED SITE ACCESS.
 11. PAVEMENT SAWCUT.
 12. BEGIN/END OF EXISTING TREELINE REMOVAL.
 13. REMOVE TREELINE.
 14. DRAINAGE MANHOLE TO REMAIN.
 15. STORM DRAIN TO BE REMOVED.
 16. SECTION OF RETAINING WALL TO BE REMOVED.



DATE: 07-07-2023
PE: JEFFREY D. AMOS, PE 10167

NO.	DATE	REVISIONS
1	01-06-2023	SITE PLAN SUBMISSION TO CITY
2	02-10-2023	SUBMIT FOR SITE PLAN APPROVAL
3	07-07-2023	SITE PLAN RESUBMISSION TO CITY

ADDRESS:	41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE:	(207) 926-5111
WEB SITE:	www.terradynconsultants.com



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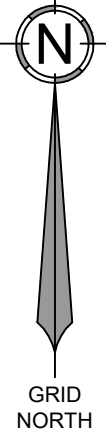
PROJECT: 405 CENTER STREET APARTMENTS
405 CENTER STREET, AUBURN, MAINE
SHEET TITLE: SITE DEMOLITION PLAN
CLIENT: JIM WU
279 CENTER STREET
AUBURN, MAINE 04210
DATE: 01-06-2023
SCALE: 1" = 10'
JOB NO: 22-106
SHEET: C-0.2

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS CHUN WU BY A DEED DATED SEPT. 30, 2015 AND RECORDED IN BOOK 9235, PAGE 31.
2. THE SUBJECT PARCEL IS SHOWN ON THE CITY OF AUBURN TAX MAP 271 AS LOT 65 AND IS LOCATED IN THE GENERAL BUSINESS DISTRICT.

3. SPACE AND BULK STANDARDS FOR THE MULTI-FAMILY SUBURBAN DISTRICT AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:
- | | |
|-----------------------|-------------|
| MIN. LOT SIZE: | 10,000 S.F. |
| MIN. LOT WIDTH: | 100 FT. |
| MIN. LOT DEPTH: | 100 FT. |
| MIN. FRONT YARD: | 25 FT. |
| MIN. SIDE YARD: | 15 FT. |
| MIN. REAR SETBACK: | 25 FT. |
| MAX. BUILDING HEIGHT: | 45 FT. |
| MIN. GREEN SPACE: | 50% |

4. TOTAL AREA OF THE SUBJECT PARCEL IS 53,296 SQ FT (1.22 ACRES).
5. BOUNDARY INFORMATION IS BASED SOLELY UPON PLAN REF. 8.A. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON THE GROUND SURVEY CONDUCTED BY TERRADYN CONSULTANTS, LLC JULY 2022.
6. PLAN REFERENCES:
 - A. "STANDARD BOUNDARY SURVEY" PREPARED FOR PAUL H. & GAIL M. SASSEVILLE BY A.R.C.C. LAND SURVEYORS INC. STAMPED BY ARTHUR W. MONTANA PLS 492. DATED 2000. RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS PLAN BOOK 41, PAGE 94.
 - B. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY 21" FEDERAL AID PROJECT U-021-1(6). DATED OCT 1962. S.H.C. FILE NO. 1-69. SHEET 2 OF 10.
 - C. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY 21" FEDERAL AID PROJECT NO. R-015-1(34). DATED NOV. 1983. D.O.T. FILE NO. 1-166. SHEET 8 OF 9.
 - D. "THE HIGHLANDS 393 CENTER STREET - ALTA/ACSM LAND TITLE SURVEY" PREPARED FOR SASSEVILLE MANAGEMENT, LLC BY A.R.C.C. LAND SURVEYORS INC. DATED MAY 1996.

7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.
8. THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF AUBURN, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 23001C0326E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013.
9. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ON-THE-GROUND MARKINGS FOUND AT THE TIME OF FIELD SURVEY AND PER PLAN REF. A,B,C, & D.
10. PARKING SUMMARY:
 - (a) REQUIRED: 1.5 SPACE PER DWELLING UNIT = 1.5 x 21 UNITS = 31 SPACES PROVIDED = 31 SPACES (INCLUDING 2 H.C.)
 - (b) ALL PARKING SPACES TO 9' x 18', EXCEPT THE 2 H.C. SPACES, WHICH ARE 11'x15', WITH 5' WIDE ACCESS AISLE.



DATE: 02-10-2023
PE: JEFFREY D. AMOS, PE 10167

SUBMIT FOR SITE PLAN APPROVAL
SITE PLAN SUBMISSION TO CITY
REVISIONS

[illegible]

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE:
www.terradynconsultants.com

Surveying | Geomatics
| Environmental Permitting



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PROJECT: **405 CENTER STREET APARTMENTS**
 405 CENTER STREET, AUBURN, MAINE

SHEET TITLE: **SITE PLAN**

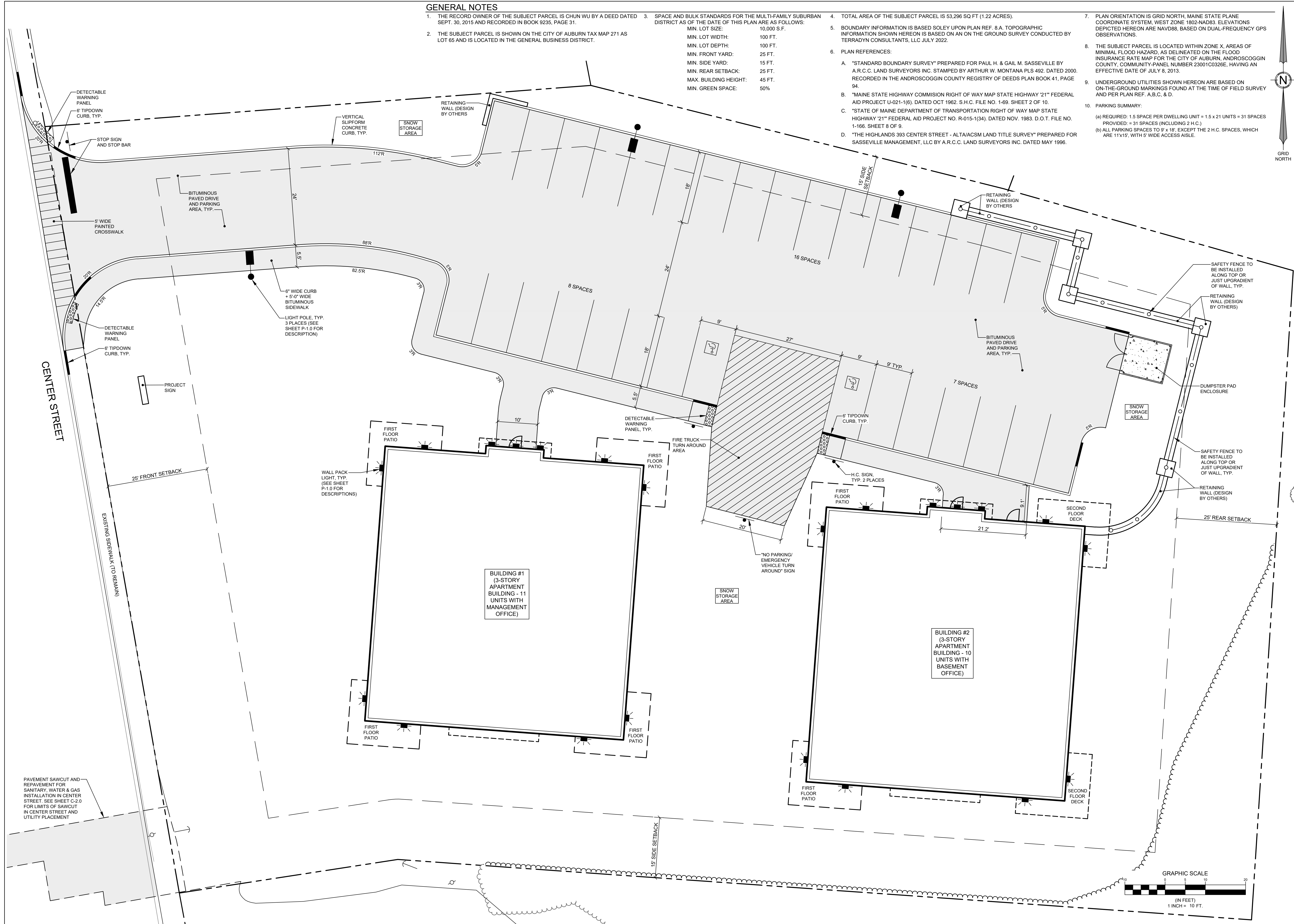
DATE: 01-06-2023

SCALE: 1" = 10'

JOB NO: 22-106

SHEET: 2

C-1.0



WATER MAIN CONSTRUCTION NOTES

1. CURB STOPS LOCATED WITHIN PAVED AREAS SHALL BE IN A VALVE BOX TO SECTION.
2. LAYERS OF RIGID INSULATION BETWEEN SERVICE(S) AND CULVERT, TYP. ALL CROSSINGS.
3. 6 FEET OF COVER ON ALL WATER MAINS & SERVICES, TYP.
4. MINIMUM 12" SEPARATION BETWEEN STORM DRAIN AND WATER MAIN. INSTALL 2" RIGID FOAM INSULATION ABOVE WATER MAIN, TYP.
5. TESTABLE DCVA ON ALL FIRE SERVICES BEFORE RISER PIPE, TYP.
6. WATER MAIN LOCATION AND BENDS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL PLACE, BASED ON FIELD CONDITIONS.



STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-1	12"	132'	1.06%
SD-2	12"	71'	3.53%
SD-3	12"	51'	0.51%
SD-4	15"	80'	5.22%
SD-5	12"	19'	1.04%
SD-6	15"	7'	2.72%

STORM DRAIN STRUCTURE DATA

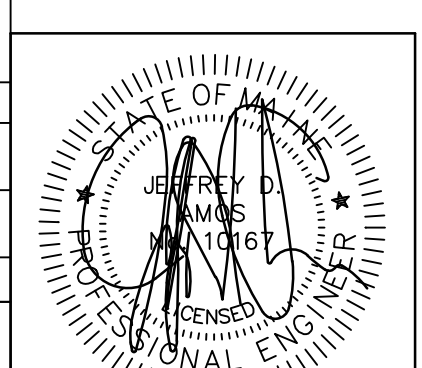
STRUCTURE	RIM	INV. IN	INV. OUT	DIAM.
CB-1	215.30	211.30 (SD-2)	211.05 (SD-3)	48"
CB-2	219.28	210.79 (SD-3)	210.79 (SD-4)	48"
CB-3	209.50	206.60 (SD-4)	206.60 (SD-5)	48"
CB-4	209.50	206.40 (SD-5)	206.40 (SD-6)	48"
EXIST. DMH	209.28	206.20 (SD-4)	206.20 (EXIST. 10")	48"
FI-1	219.20	206.50 (EXIST. 10")	215.20 (SD-1)	48"
FI-2	217.80	206.80 (EXIST. 6")	213.80 (SD-2)	48"

SANITARY SEWER STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT	DIAM.
SMH-1	216.27	196.84 (SS-4)	194.94 (EXIST. SAN.)	48"
SMH-2	217.50	212.00 (SS-2)	210.10 (SS-4)	48"
SMH-3	224.30	216.00 (SS-1)	215.90 (SS-2)	48"

SANITARY SEWER PIPE DATA

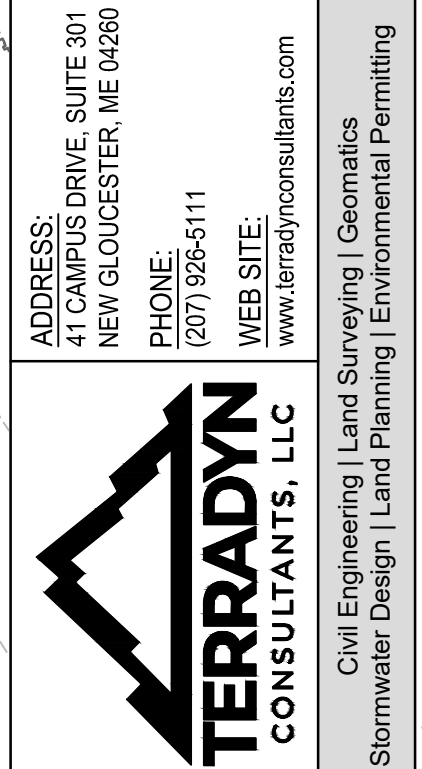
NAME	SIZE	LENGTH	SLOPE
SS-1	6"	16'	1.23%
SS-2	6"	151'	2.59%
SS-3	6"	54'	3.16%
SS-4	8"	65'	20.54%



DATE: 07-07-2023
PE: JEFFREY D. AMOS, PE 10167

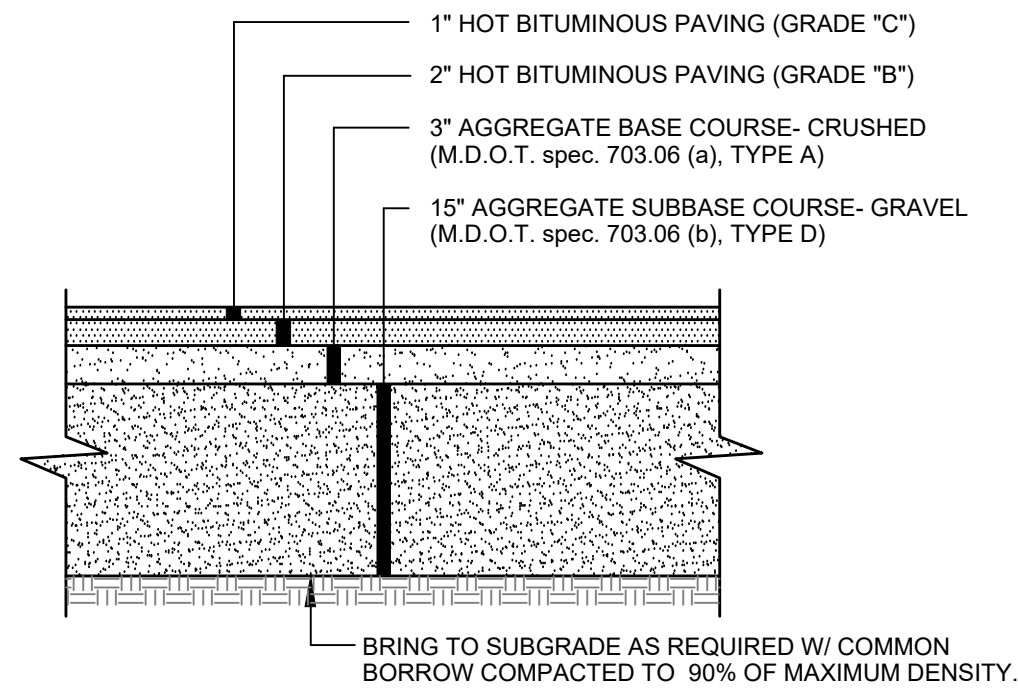
NO.	DATE	REVISIONS
1	01-06-2023	SITE PLAN SUBMISSION TO CITY
2	02-10-2023	SUBMIT FOR SITE PLAN APPROVAL
3	07-07-2023	SITE PLAN RESUBMISSION TO CITY

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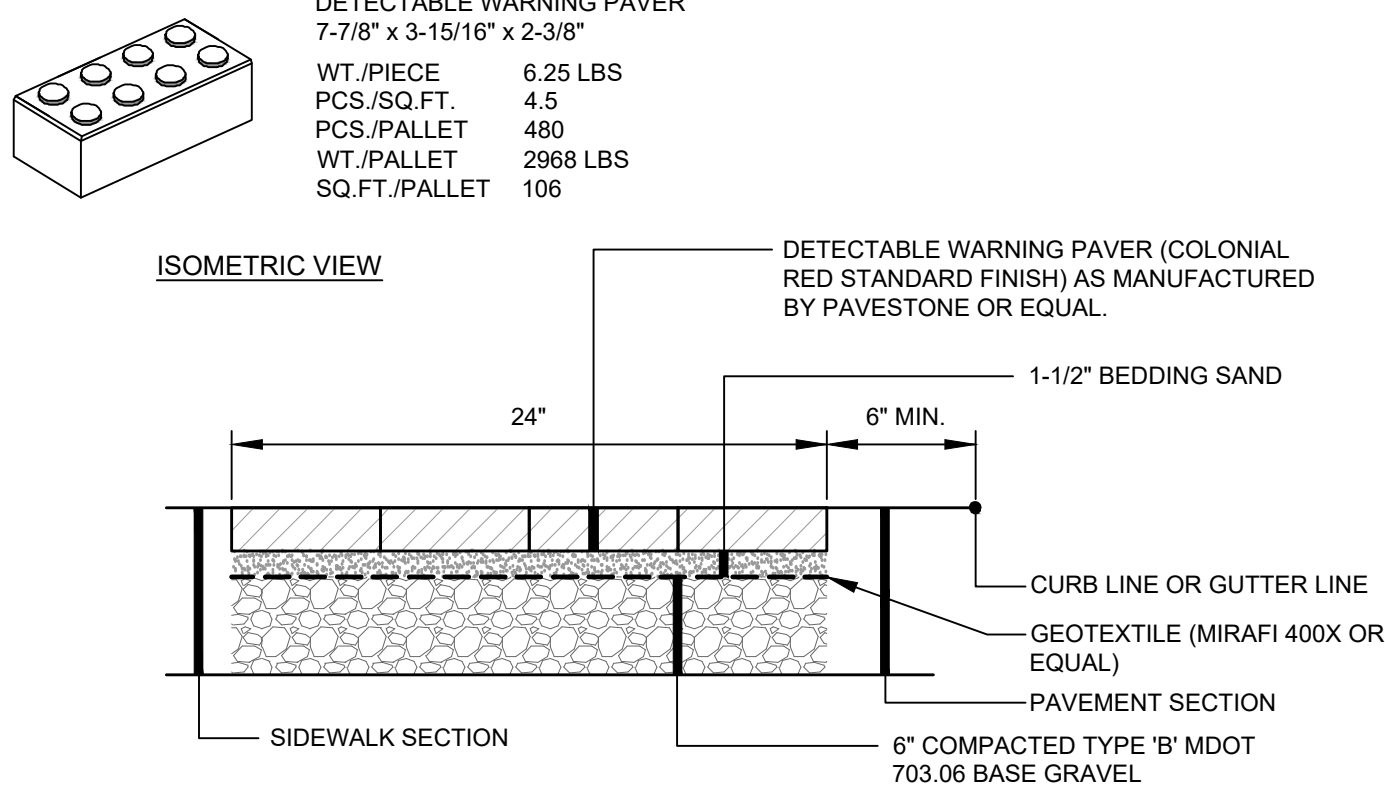
PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:	405 CENTER STREET APARTMENTS
SHEET TITLE:	GRADING AND UTILITY PLAN
CLIENT:	JIM WU 279 CENTER STREET AUBURN, MAINE 04210
DATE:	01-06-2023
SCALE:	1" = 10'
JOB NO:	22-106
SHEET:	C-2.0

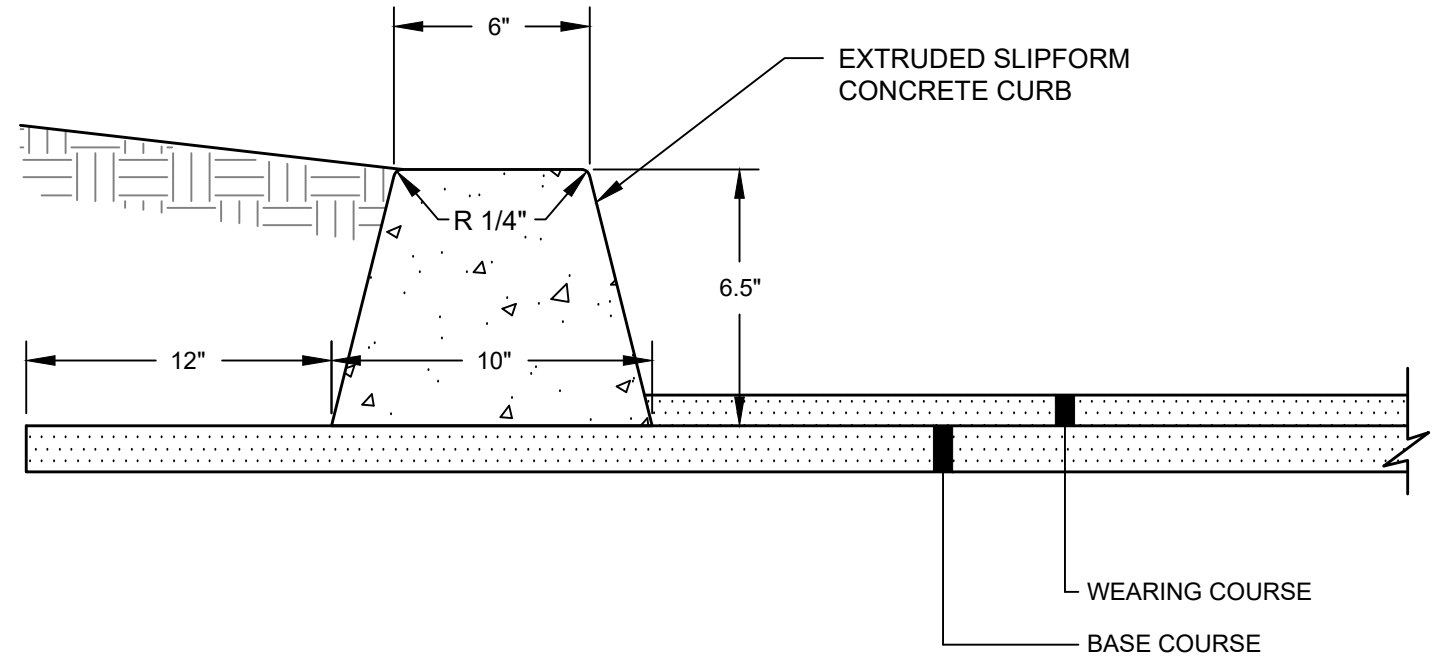


NOTES:
1. COMPACT GRAVEL SUBBASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

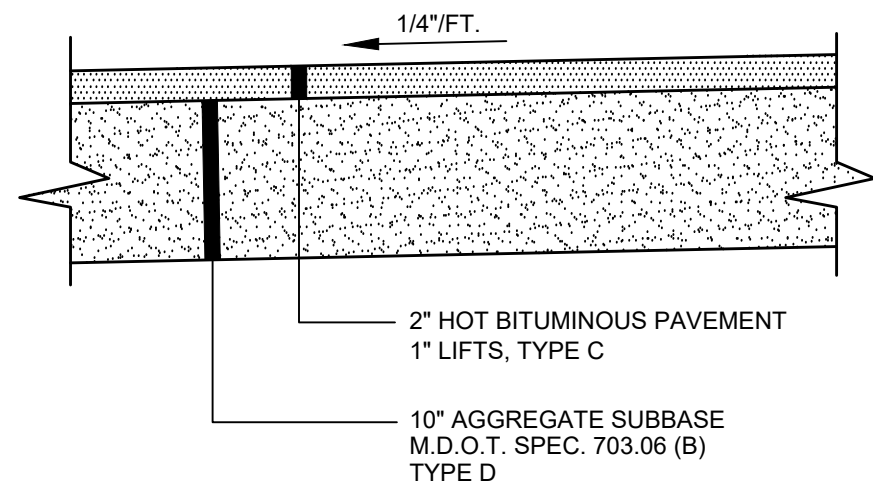
PAVED PARKING LOT SECTION
NOT TO SCALE



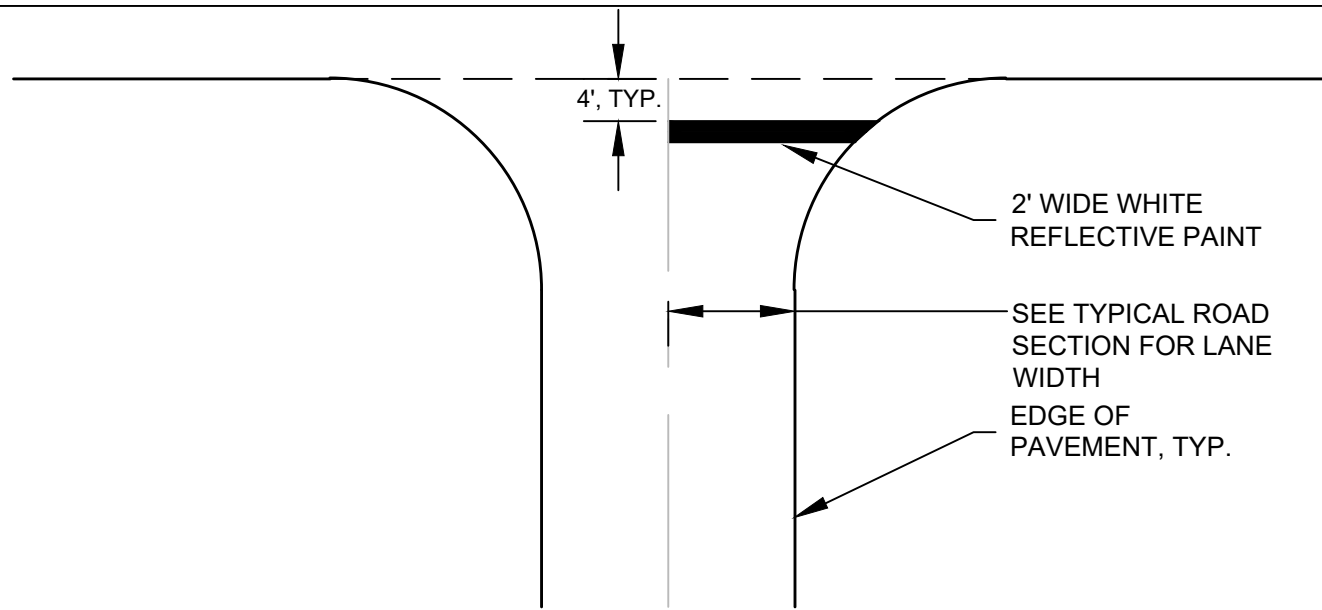
DETECTABLE WARNING PAVER DETAIL
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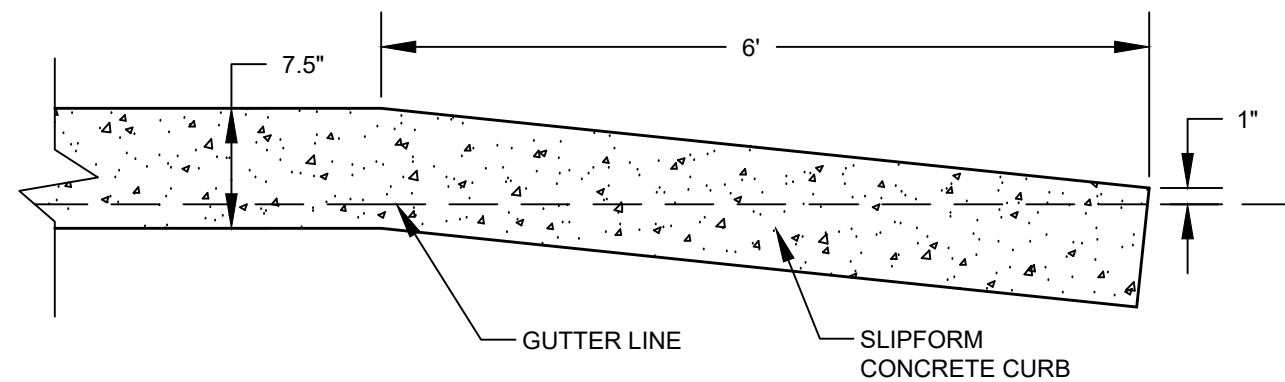
VERTICAL SLIPFORM CONCRETE CURB DETAIL
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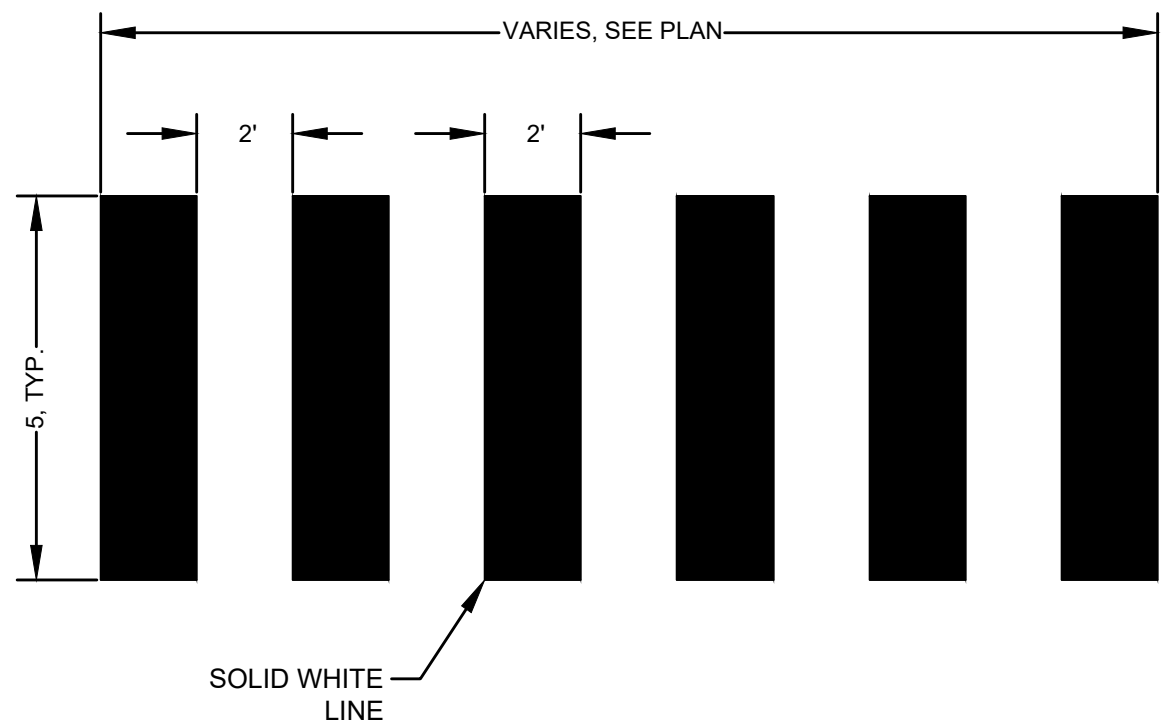
BITUMINOUS SIDEWALK
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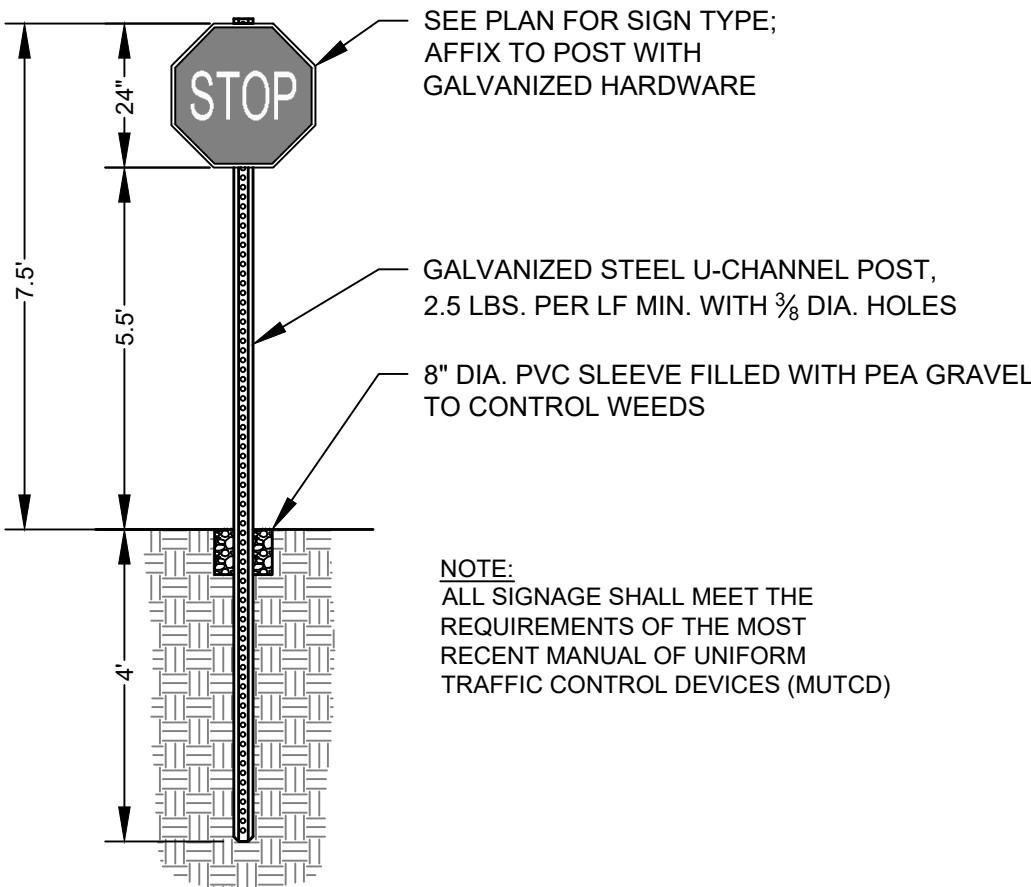
STOP BAR DETAIL
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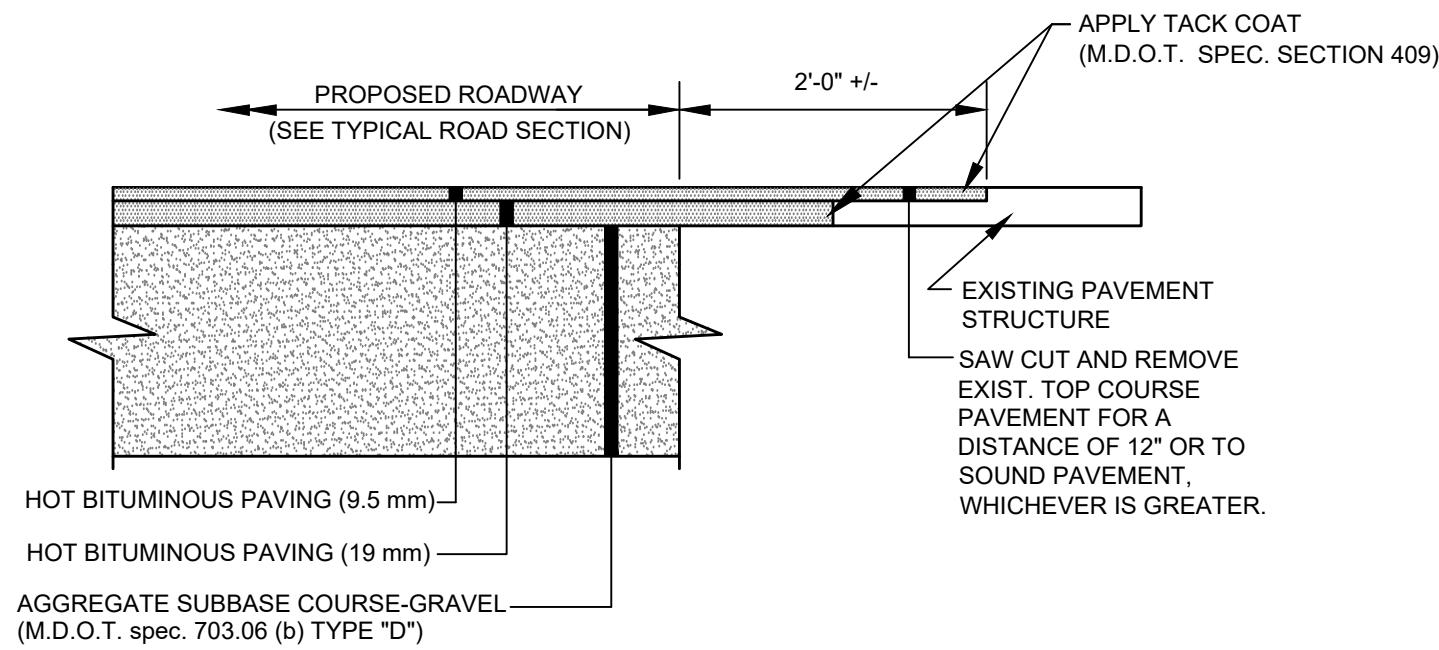
SLIPFORM CURB TIPDOWN DETAIL
NOT TO SCALE



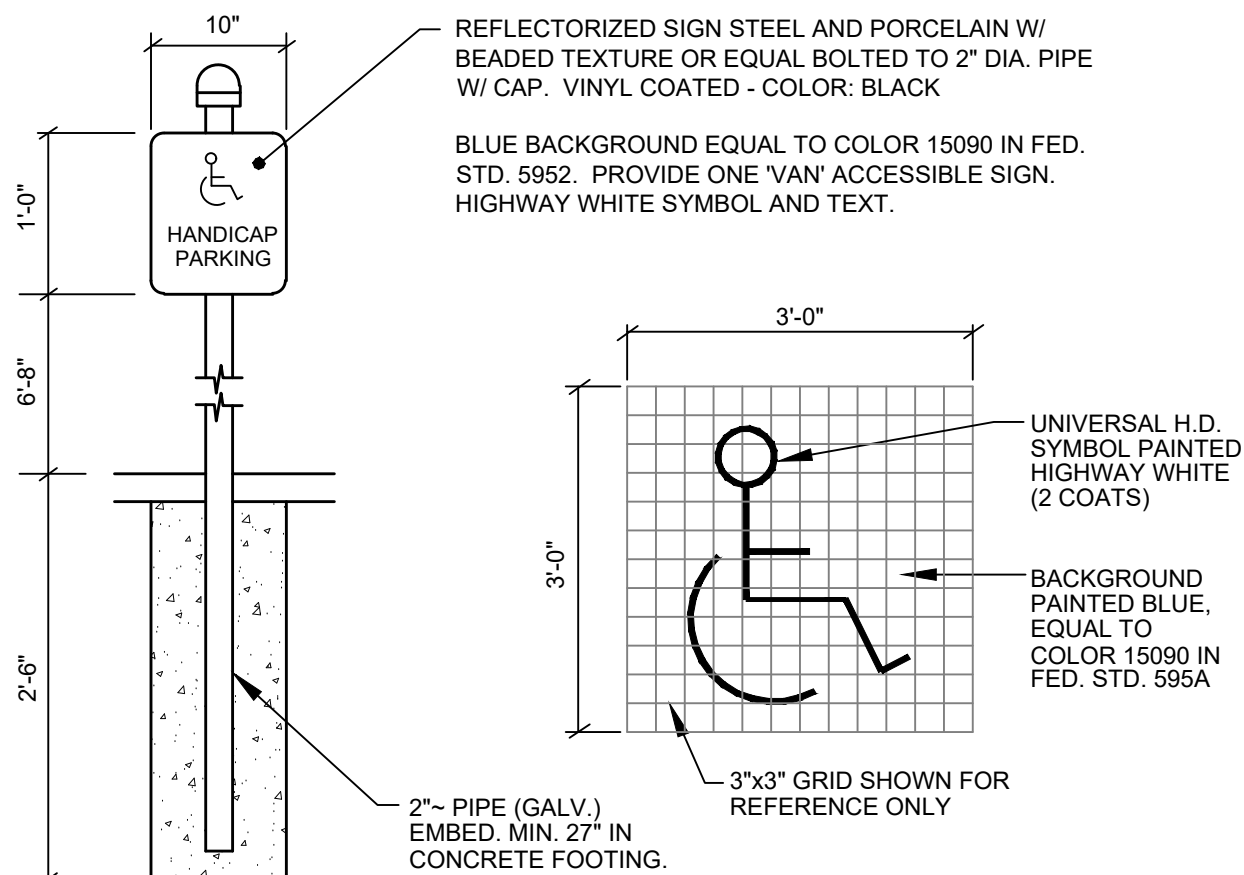
CROSSWALK STRIPING DETAIL
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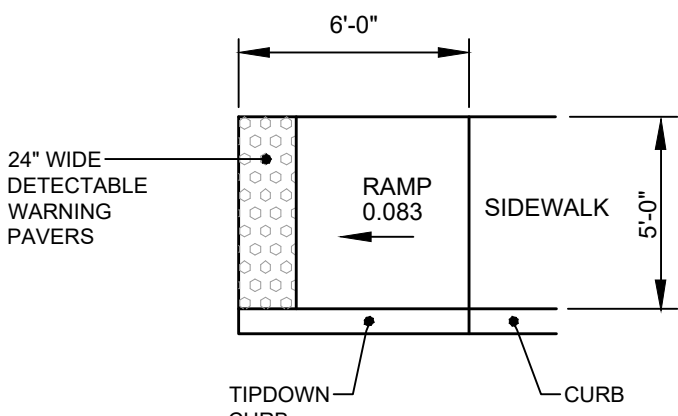
STREET SIGN
NOT TO SCALE



TYPICAL PAVEMENT JOINT
NOT TO SCALE

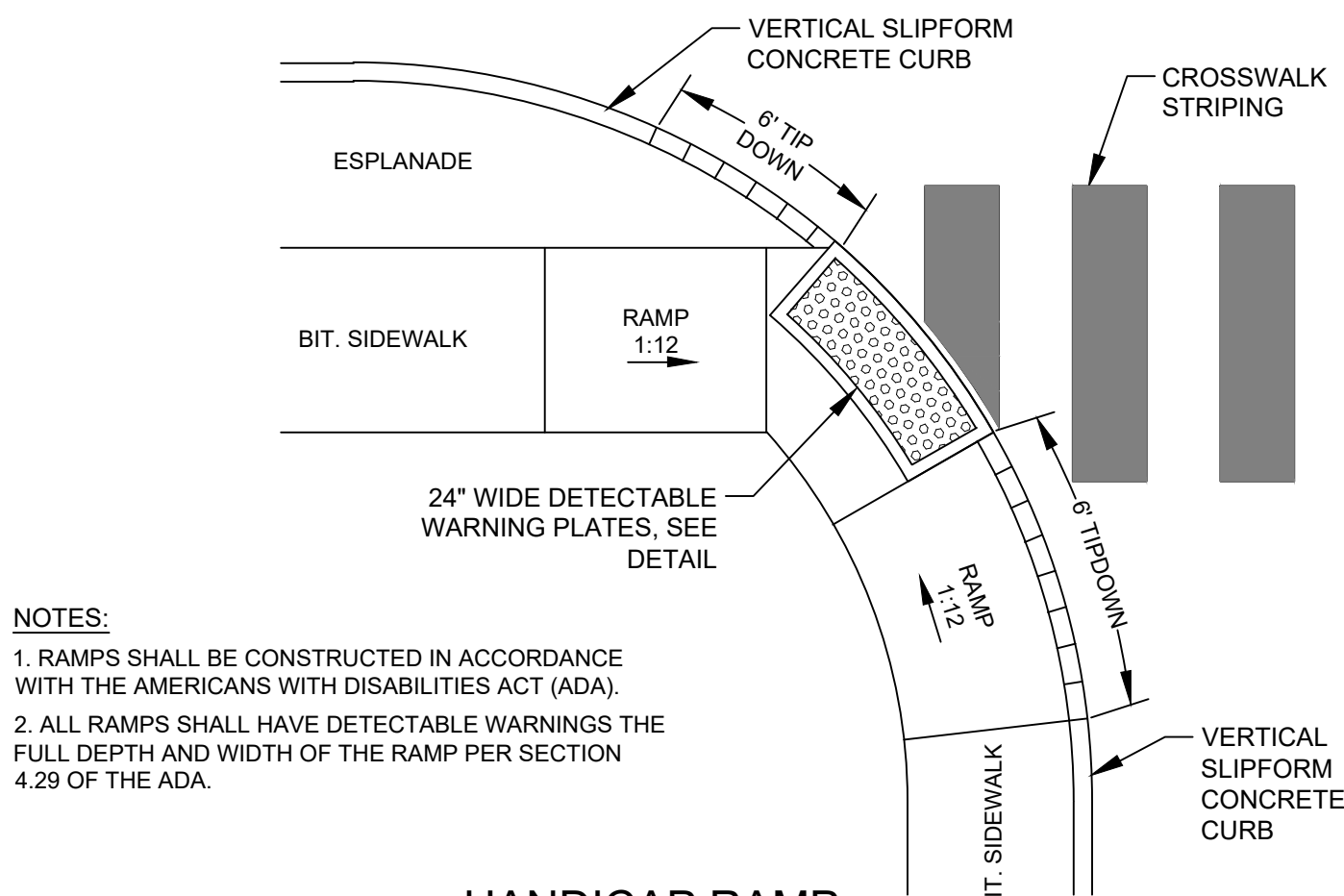


HANDICAP SIGNS
NOT TO SCALE



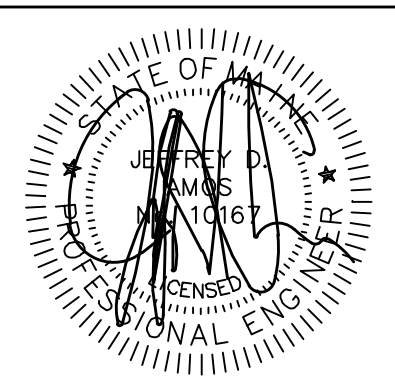
NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
2. ALL RAMPS SHALL HAVE DETECTABLE WARNINGS THE FULL DEPTH AND WIDTH OF THE RAMP PER SECTION 4.29 OF THE ADA.
3. A TACTILE WARNING STRIP IS REQUIRED WHERE RAMP ABUTS AN AREA USED BY VEHICLES.

HANDICAP RAMP AT FIRE LANE
NOT TO SCALE



NOTES:
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
2. ALL RAMPS SHALL HAVE DETECTABLE WARNINGS THE FULL DEPTH AND WIDTH OF THE RAMP PER SECTION 4.29 OF THE ADA.

HANDICAP RAMP
NOT TO SCALE



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1	NO	
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Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

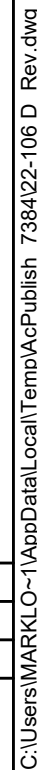
PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: 405 CENTER STREET APARTMENTS
405 CENTER STREET, AUBURN, MAINE

SHEET TITLE: SITE DETAILS

CLIENT: JIM WU
270 CENTER STREET
AUBURN, MAINE 04210

DATE: 01-06-2023
SCALE: AS SHOWN
JOB NO: 22-106
SHEET: C-4.1





VIPER Area/Site

VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 15G
- Control options including photo control, occupancy sensor, and wireless controls
- Control options including photo control, occupancy sensor, and wireless controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY

WISCAPE SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (60, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate lens to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASOU) or accessory for square and round poles
- All mounting hardware included

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

MICROSTRIKE STRIKE



10-DAY QUICK SHIP PROGRAM

QSS

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" O.D. tension
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C82.41-2 Category C High and Surge Location Category C3. Automatically takes future off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Field provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls' available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration
- wiSCAPE available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC (DesignLights Consortium) Qualified, with some Premium Qualified configurations. Not all product variations listed in this document are DLC qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2 #250.0-24 for wet locations and 40°C ambient temperatures
- 15 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated sturdy construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	5,000-80,000
Wattage Range	36-600
Efficacy Range (LPW)	92-155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

Current

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Rev. 03/3/23
RAB_VIPERSPEC_R04

WBLED18Y



18 Watt LED wall sconce. Die-cast aluminum wall bracket with five 1/2" conduit openings with plugs.

Color: Bronze

Weight: 14.0 lbs

FIXTURE TAG: L2

RAB

Project:

405 CENTER

Type:

DECOR

Prepared By:

TWP

Date:

7.7.23

Driver Info

Type Constant Current
120V 0.24A
208V 0.18A
240V 0.15A
277V 0.12A
Input Watts 17.1W

LED Info

Watts 18W
Color Temp 3000K (Warm)
Color Accuracy 75 CRI
L70 Lifespan 100,000 Hours
Lumens 1,886 lm
Efficacy 110.3 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

LED Characteristics

LEDs:

Long life, high efficiency, surface-mount LEDs

Color Consistency:

5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Optical

BUG Rating:

B1 U3 G1

Construction

Cold Weather Startings:

The minimum starting temperature is -40°C (-40°F)

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The LED is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

Housing:

Reinforced Die-cast Aluminum

Lens:

Polycarbonate lens

Reflector:

Vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets seal out moisture gaskets seal out moisture



Type IC, Air-Tight, Wet & Plenum

DESCRIPTION

4" Round Recessed LED With Integral

Driver In Connection Box

Commercial Grade Quality With Architectural Design

FEATURES & BENEFITS

2" Deep - Install Where Ceiling Space Is Limited

Type IC Rated - No Housing Required

CRI 90+ for True Color Rendering

Fast & Easy To Install - Save On Labor

Driver Inside Connection Box - No Junction Box Needed

Armored Cable & Metal Connectors - Open Plenum Rated

MOUNTING

Cut Hole In Ceiling And Snap Fixture In Opening With

Attached Spring Clips. Ceiling Clearance Required: 2"

DIMENSIONS: ID 4" OD 5" Cut Out 4" to 4 1/4"

AUBURN LIGHTING STANDARDS

STANDARD	REQUIRED VALUE	PROVIDED VALUE
MAX ILLUMINATION AT PROPERTY LINE FROM PROPOSED LIGHTS	N/A	0.4 FC
MAX ILLUMINATION	N/A	6.5 FC

LIGHT FIXTURE TABLE

LABEL	LIGHT FIXTURE	MANUFACTURER	MANUFACTURERS ID	LUMENS	NUMBER OF LIGHTS	MOUNTING HEIGHT	MOUNTING LOCATION
A	CANOPY	LOTUS LED LIGHTS	LLL-LD1535TR	900	22	9'	CANOPY
B	WALL SCONCE	RAB	WBLED18Y	1,886	4	7"	WALL
C	VIPER AREA/SITE	CURRENT	VP-1-160L-50-3K7-4W-HSS-90-B	7,500	2	20'	POLE
D	VIPER AREA/SITE	CURRENT	VP-ST-1-36L-39-3K7-3	5,028	1	20'	POLE

NOTES:

- LIGHTING PLAN PREPARED USING DESIGN MASTER PHOTOMETRICS SOFTWARE
- ONLY PROPOSED LIGHTING FIXTURES ARE MODELED
- DEPRECIATION FACTOR FOR LED IS 0.90

FIXTURE TAG: L1

LL4RR

4" Round Regressed 2nd Gen Plenum LED 14.5W

Project: 405 CENTER STREET APARTMENTS

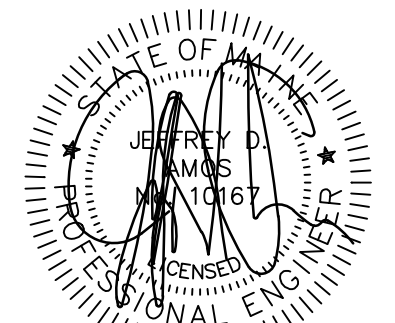
Location: AUBURN, ME

Model #:

Qty:

Notes:

SPECIFICATION	
Applications	Recessed Ceiling Mount
Energy Used	14.5 W
Color Temperature (K)	2700 (3000) 4000 Dim to Warm 3000-1800K
Light Output (lm)	950 1000 (1020) 900
Halogen Equivalent	90 W
Beam Angle	90°
CRI	90 +
Default Driver Input	120V AC Triac Dimmable
Optional Driver Input	120V-347V AC 0-10V Dimmable
Junction Box Wire Capacity	Max 5 No 12 AWG or 8 No 14 AWG
Power Factor	0.98
Approved Location	Insulated Ceilings, Open Plenum, Wet
IP Rating	IP 54
Air Tight	Yes
Ambient Temperature	-40°F (-40°C) to +104°F (+40°C)
Projected Life	70% Light Output at 50,000 Hours
Certification	cULus, Energy Star (except DTW)
Warranty	10 Year Residential / 5 Year Commercial



DATE: 07-07-2023
PE: JEFFREY D. AMOS, PE 10167

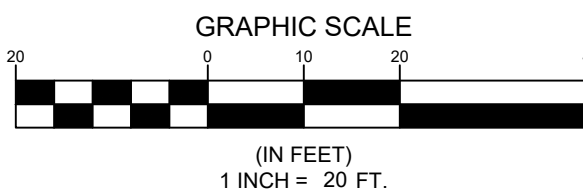
REVISIONS	DATE	DESCRIPTION
1	07-07-2023	SITE PLAN RESUBMISSION TO CITY
2	02-10-2023	SUBMIT FOR SITE PLAN APPROVAL
3	01-06-2023	SITE PLAN SUBMISSION TO CITY
NO		

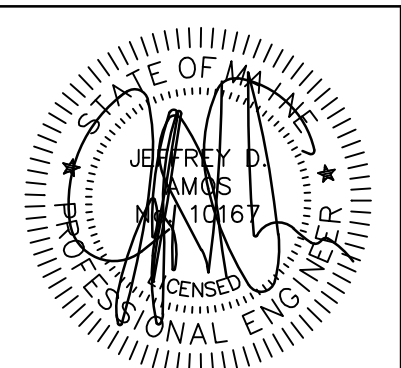
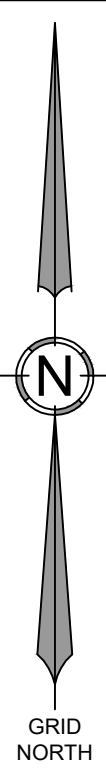
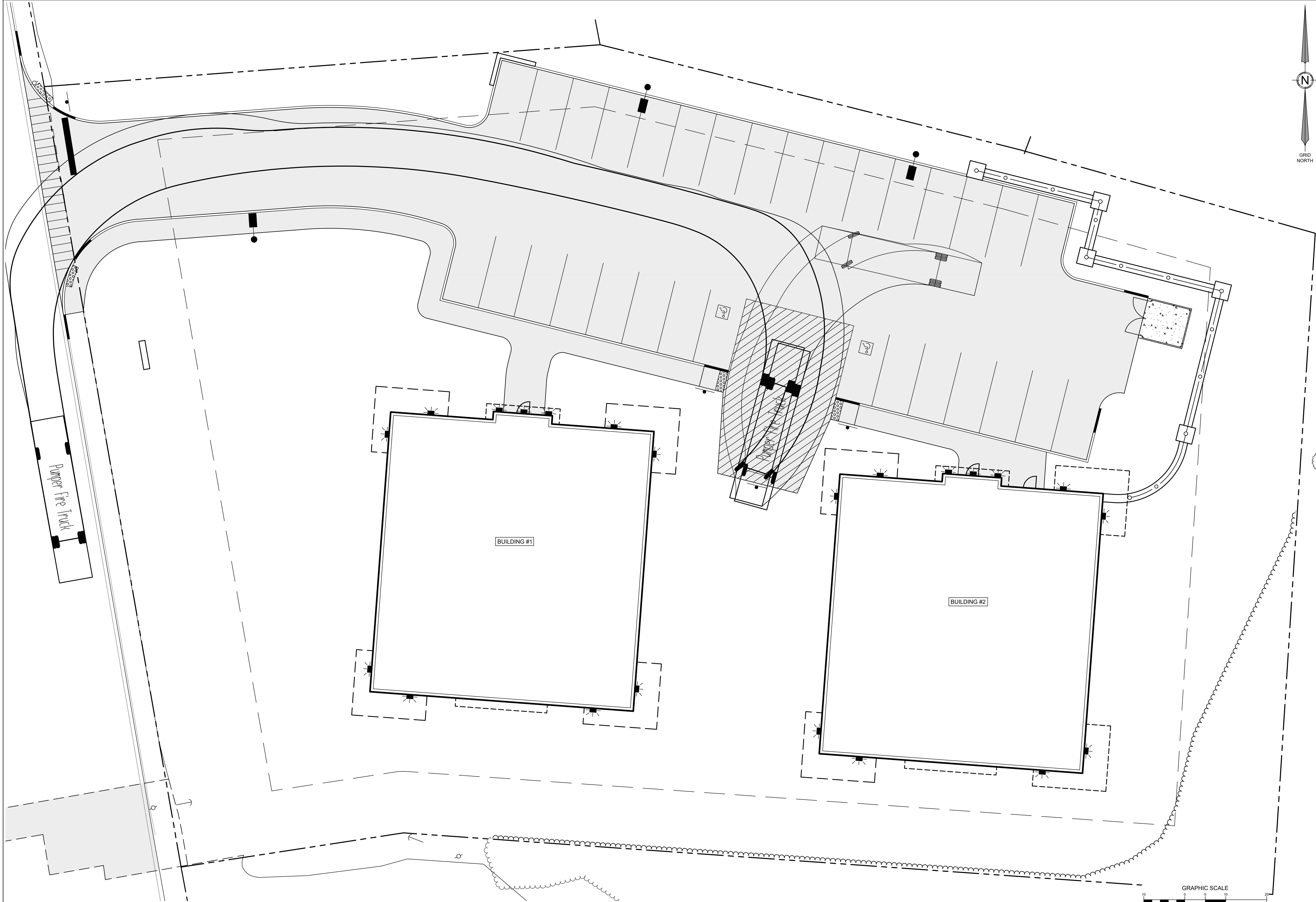
ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting



PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: 405 CENTER STREET APARTMENTS 405 CENTER STREET, AUBURN, MAINE	SHEET TITLE: PHOTOMETRIC PLAN	CLIENT: JIM WU 279 CENTER STREET AUBURN, MAINE 04210
DATE: 01-06-2023	SCALE: 1" = 20'	JOB NO: 22-106
SHEET:	P-1.0	

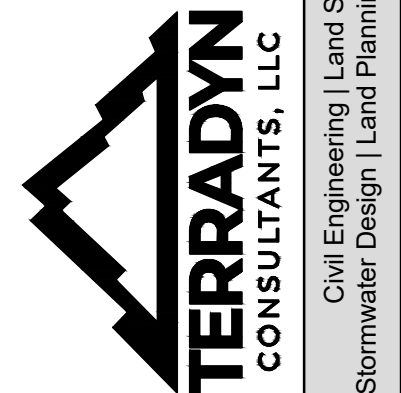




DATE: 02-10-2023
PE: JEFFREY D. AMOS, PE 10167

NO.	DATE	REVISIONS
1	01-06-2023	SITE PLAN SUBMISSION TO CITY
2	02-10-2023	SUBMIT FOR SITE PLAN APPROVAL

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com



PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: 405 CENTER STREET APARTMENTS
405 CENTER STREET, AUBURN, MAINE
SHEET TITLE: FIRE TRUCK TURNING PLAN
CLIENT: JIM WU
279 CENTER STREET
AUBURN, MAINE 04210
DATE: 01-06-2023
SCALE: 1" = 10'
JOB NO: 22-106
SHEET: C-1.0

