



PEMBROKE POINTE  
**PLANNED COMMERCIAL  
DEVELOPMENT (PCD) ZONING  
DISTRICT**  
**DESIGN GUIDELINES**



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## **Section 1: INTRODUCTION AND INTENT OF THE GUIDELINES**

Pembroke Pointe is a project designed to promote a vibrant, dynamic and successful pedestrian oriented office environment. Pembroke Pointe is located on approximately thirty-six (36) acres within the City of Pembroke Pines, Florida (“City”) located south of Pines Boulevard, north of Pembroke Road, west of S.W. 145th Avenue, and bound on the west by I-75. See Exhibit 1.

Pembroke Pointe will provide a unique office campus experience emphasizing pedestrian connectivity and Green construction techniques. The campus-like setting will provide generously landscaped pedestrian walkways between buildings with benches, shade trees and decorative bollard lighting. Pembroke Pointe will also provide a perimeter trail around the campus for employees and visitors to utilize for their enjoyment. Connectivity with the adjacent Shops at Pembroke Gardens retail center, located directly to the north, will provide a convenient and safe pedestrian connection between the two sites. Employees and visitors of Pembroke Pointe will have the benefit of being able to walk to Shops for eating and shopping.

The design and construction of Pembroke Pointe will emphasize sustainable design. Pembroke Pointe shall incorporate several principles recognized by the U.S. Green Building Council in the Core and Shell Development version 2.0 (June 2006).

There are two plats that make up the Pembroke Pointe development – Duke Pembroke A Plat recorded at Plat Book 178 at Page 142 (the “A Plat”), and the Duke Pembroke B Plat recorded at Plat Book 179, Page 100 (the “B Plat”), all in the Public Records of Broward County, Florida. There will be minor differences in these Guidelines required on each of these plats. Between the development of Plat A and Plat B, there were revisions made to the City’s Code of Ordinances. Also, some aspects could not be consistent - as in the case of lighting, certain fixtures were no longer available. These discrepancies will be referenced as Plat A and Plat B hereafter. Plat A and Plat B are attached as Exhibit 21.

These guidelines are not intended to serve as a summary of all documents affecting Pembroke Pointe. If there is an omission in these criteria with respect to any property development regulations or a property development regulation is not specifically mentioned, the applicable City of Pembroke Pines Code requirement shall apply. Alternatively, these criteria may be amended to address the omission. All references to other City Codes shall also include any amendments made to those codes from time to time.

## **Section 2: DEFINITIONS**

The following definitions shall apply to these design guidelines. Any term not defined in this Section 2 or elsewhere in these guidelines shall have the meanings found in the City of Pembroke Pines Definitions and Zoning Code Section 155.006.

**Car Pool Vehicle.** Participating tenants with two (2) or more passengers per vehicle.

**Low Emitting/Fuel Efficient Vehicle.** Vehicles on the list issued annually by the American Council for an Energy Efficient Economy.

**Plat A.** That portion of the property located within the Duke Pembroke A Plat (recorded at Plat Book 178 at Page 142

**Plat B.** That portion of the property located within the Duke Pembroke B Plat (recorded at Plat Book 179 at Page 100

### **Abbreviations:**

**LEED.** Leadership in Energy and Environmental Design.

**USGBC.** United States Green Building Council.

### **Section 3: DEVELOPMENT STANDARDS**

#### **A. Intent**

The primary application of these development standards is to create planning criteria for the development of the Pembroke Pointe office complex as generally shown on the attached as Exhibit 1.

#### **B. Permitted Uses – Shall be in accordance with the Permitted and Accessory uses of the B-2 district unless otherwise specified in these Design Guidelines.**

1. Office uses in accordance with Section 155.146
2. Vocational schools (for profit and not for profit)
3. Business schools
4. Private schools
5. Colleges
6. Culinary schools
7. Learning centers
8. Daycare centers
9. Banking and financial institutions
10. Accessory commercial and personal services for the primary use of employees and visitors as permitted in the City's Comprehensive Plan.
11. Drive-thru as accessory to banking and financial institutions with a minimum 15,000 square feet.

#### **C. Pedestrian Orientation**

Pedestrian movement and safety shall be the priority in development of Pembroke Pointe. The design shall be “pedestrian friendly” including the use of textured pavers, wide sidewalks and narrow vehicular lanes. Major parking areas shall be designed to emphasize pedestrian movement and safety within Pembroke Pointe. Pedestrian walkways between Pembroke Pointe buildings and all commercial buildings within the planned commercial development shall provide for safe vehicular and pedestrian ingress to and egress from parking lots and drives and building areas. This site will also provide design-convenient pedestrian and bicycle access to all adjacent streets.

##### **1) Interconnecting Sidewalk- See Exhibit 4.**

A sidewalk shall connect all of the buildings within Pembroke Pointe. The purpose of this walkway is to create a unified development among the three buildings and provide for a convenient and pleasant pedestrian oriented experience for employees and visitors to the site. To further encourage the use of this amenity by pedestrians, the walkway shall include bollard lights, benches and pavers at all intersections with drive lanes. See Exhibits 4 and 13.

2) Perimeter Trail- See Exhibit 3.

The perimeter of the site shall have a pedestrian trail connecting for use of the building occupants. The trail shall include signage that will indicate the distance traveled on the path. The trail shall also provide a route to public right of way and the adjacent sites to minimize vehicular trips by the occupants of the office buildings.

3) Bicycle Racks- See Exhibits 6 and 19.

Bicycle racks shall be provided for a total of 3% of the occupants of each office building.

4) Connection to Public Transportation- See Exhibit 1 and 2. This site shall be designed to accommodate a bus stop on S.W. 145<sup>th</sup> Avenue.

5) Traffic Calming

All roadways within Pembroke Pointe shall be privately owned. High-speed traffic shall be discouraged by use of traffic calming devices such as decorative or concrete pavers, scale of streetscape and other appropriate means. See Exhibit 13 for paver locations.

D. Development Standards

Pembroke Pointe shall comply with Chapter 155.146 Community Business (B-2) District property development regulations unless otherwise specified herein.

E. Floor Area Ratio (FAR)

FAR within Pembroke Pointe shall comply with the Non-Residential Intensities Table FLU-3, of the Future Land Use Element of the City's Comprehensive Plan, as amended from time to time.

F. Parking Spaces – Sizes and Type

1. A total of 3% of the required spaces within the site shall be dedicated as reserved car pool (2 or more persons per car) spaces as depicted in Exhibit 7. This is consistent with the USGBC LEED credit 4.4 for Core and Shell Development (v. 2.0). The building owners at Pembroke Pointe shall issue parking passes to those tenants that participate in the carpool program. Violators shall be warned and repeat offenders shall be towed at their own expense.
2. A total of 5% of the required spaces within the site shall be dedicated as Low Emitting and Fuel Efficient vehicle spaces as depicted on Exhibit 5. This is consistent with the USGBC LEED credit 4.3 for Core and Shell Development (v2.0). Any vehicle listed by the American Council for an Energy Efficient Economy (ACEEE) shall be eligible for these parking spaces.

3. Minimum parking standards for office use shall comply with Section 155.251.

G. Private Shuttle

When the first building within Plat B is more than 50% occupied, a private shuttle shall provide service from the Pembroke Pointe Office Buildings to the Shops at Pembroke Gardens. The purpose of the shuttle is to provide direct transportation between the two sites at peak times, particularly the lunch-hour for employees at Pembroke Pointe. The shuttle service will allow employees and visitors of Pembroke Pointe to shop and eat at Shops without adding trips to the local roads during these periods and would also benefit Shops by providing easy transportation services between the two sites.

There shall be a trial period of three months to assess the demand and viability of the shuttle service. Ridership shall be assessed by the owner of Pembroke Pointe at the end of the trial period to determine continuation of service.

This shuttle will only be provided when its operation is viable as determined by the owners of the Buildings within Plat B. Any determination to eliminate the shuttle will be negotiated with the City.



## **Section 4: SIGNAGE GUIDELINES**

### **A. Intent**

The objective of a quality signage program is to present a clear hierarchy of information, direction and organization. Conformity in style, materials and location of signage will be a major element in establishing the design theme continuity within Pembroke Pointe. Signage shall comply with City of Pembroke Pines Land Development Code Section 155.300 - 330 Signs, unless otherwise specified herein.

### **B. Temporary Sign Standards**

#### **1. Leasing Signage- See Exhibit 8**

##### **a. I-75 Leasing Signage**

One ground mounted leasing sign having two faces shall be permitted displayed facing I-75.

The maximum sign area shall be 256 sq. ft.

##### **b. S.W. 145<sup>th</sup> Avenue Leasing Signage**

One (1) ground mounted v-shaped leasing sign having two faces shall be permitted facing S.W. 145<sup>th</sup> Avenue for each office building with a Certificate of Occupancy.

c. The maximum sign area shall be 32 sq. ft.

d. Temporary signs to remain installed for a period not to exceed 12 months after the certificate of occupancy (c.o.) of the initial tenant for each building.

All announcing and other temporary signs shall be designed in accordance with the City of Pembroke Pines Signage Regulations.

### **C. Permanent Sign Standards**

#### **1. Project Entry Signage- See Exhibit 9**

One project entry sign shall be permitted at each entry point into the site and shall comply with the following:

The project entry sign shall contain the name of the facility and the names of a maximum of four (4) tenants per side, as well as the street address, with the numbers being not less than six inches and no more than nine inches in height.

Each project entry sign shall be constructed of Concrete tilt wall and may include stone tile or other architectural veneer consistent with the architecture within the PCD. The maximum height shall be 6 feet. The maximum permitted length shall be 18 feet. The maximum sign area shall not exceed 200 square feet.

2. Wall Signage- See Exhibit 10

All buildings within Pembroke Pointe shall be permitted wall signage on each elevation provided that such signage comply with the following:

For the main buildings, the total square footage of all wall signage on each building shall not exceed 1,000 square feet per building. The total permitted square footage may be allocated to more than one (1) sign and more than one (1) wall provided that a minimum of fifty percent (50%) of the total square footage is allocated to the elevation facing I-75. Maximum sign area of any individual wall sign shall not exceed 200 square feet. There shall be a maximum of four (4) signs permitted per elevation.

For the accessory buildings, e.g. clubhouse, maximum sign area of any individual wall sign shall not exceed 40 square feet. There shall be a maximum of four (4) signs permitted – one sign per elevation.

3. Directional Signage

Directional signage shall be permitted as necessary to safely direct vehicular traffic throughout the development.

4. Tenant Directory Signage – See Exhibit 11

All buildings within Pembroke Pointe shall be permitted one ground mounted tenant directory sign. The tenant directory sign shall contain the logo of the development (e.g. Plat A or Plat B) and the names of a maximum of four (4) tenants per side. Leasing information shall be permitted in place of one tenant name on each sign.

D Illuminated Signs

1. All sign structures shall be ground lighted and/or internally lighted.
2. Visually or physically exposed outdoor neon signs and flashing or moving lighted signs are prohibited.
3. Lighting fixtures shall comply with the overall design theme for the development.
4. Walls signs shall be internally illuminated.
5. Lighting shall comply with Section 116 of the City of Pembroke Pines Code.

## **Section 5: ARCHITECTURAL DESIGN STANDARDS**

### **A. General**

1. The office development at Pembroke Pointe is intended to create a professional office environment whereby corporations are allowed to create their individual identities and bring forth their branding strategies in a manner consistent or compatible with, or complementary to, general design guidelines created by the developer. Architectural design of all buildings shall be designed to allow corporations flexibility with their design, while still maintaining a cohesive professional environment that is vibrant, dynamic, and successful.
2. Rooftop equipment, antennas, and similar protrusions shall be installed in compliance with all applicable provisions of the City of Pembroke Pines Zoning Code. The buildings shall include parapet walls, individual screens or other architectural building elements to completely screen these elements so as not to be visible within the property line boundaries of Pembroke Pointe. All screening elements shall be consistent of Pembroke Pointe's style of architecture. Satellite dishes shall be consistent with applicable federal law and applicable provisions of the City of Pembroke Pines Zoning Code. See Exhibit 12 Building Elevations.
3. All exterior mechanical equipment and appurtenances not located on a roof, including but not limited to, transformers, air conditioning units, wall or sprinkler pumps, storage tanks shall be located in designated service areas and where not prohibited by code shall be suitably screened by means of fences, walls, or opaque landscaping so as not to be visible from any street or adjacent lot.
4. Generator pads with conduit into the main electrical room shall be provided adjacent to each building. Screening will be provided upon installation of generator.
5. Lighting shall comply with Section 116 of the City of Pembroke Pines Code.

### **B. Green Building Concepts**

The design and construction of Pembroke Pointe will emphasize sustainable design. Pembroke Pointe shall incorporate several of the following principles recognized by the U.S. Green Building Council in the Core and Shell Development version 2.0 (June 2006). The Leadership in Energy and Environmental Design (LEED) Green Building Rating System encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria. LEED is a third party certification program and the nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED gives building owners and

operators the tools they need to have an immediate and measurable impact on their building's performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

Incorporating these ideas into the design will reduce the overall environmental impact of the development. The buildings shall not be required to be LEED Certified, since the United States Green Building Council criteria for Certified buildings is constantly evolving.

1. **Construction Activity Pollution Prevention-** Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation.
2. **Low-Emitting & Fuel-Efficient Vehicles (dedicated spaces)-** Reduce pollution and land development impacts from automobile use.
3. **Parking Capacity-** Reduce pollution and land development impacts from vehicle use by sizing the parking areas not to exceed minimum local zoning requirements.
4. **Stormwater Design Quality Control-** Reduce water pollution by reducing impervious cover, increasing on-site infiltration, eliminating sources of contaminants or removing pollutants from stormwater runoff.
5. **Heat Island Effect (roof)-** Reduce heat islands (thermal gradient differences between developed and undeveloped areas) to minimize impact on microclimate and human and wildlife habitat. This will be achieved by using a white thermoplastic polyolefin roof.
6. **Tenant Design and Construction Guidelines-** Provide tenants with a descriptive tool that both educates and helps them implement sustainable design and construction features in their tenant improvement buildouts.
7. **Water Use Reduction-** Maximize water efficiency within buildings to reduce the burden on the local water supply and wastewater systems. The water use may be reduced using waterless urinals and infrared sensors on the lavatories.
8. **Fundamental Commissioning of the Building Energy Systems-** Verification that the building's energy related systems are installed, calibrated and perform according to the owner's project requirements.
9. **Improved Energy Performance-** The HVAC system will be enhanced in order reduce the overall energy consumption. Modifications to the insulation, additional HVAC equipment, lighting reductions will all be considered to improve efficiency.
10. **Refrigerant Management-** In order to reduce ozone depletion, CFC-based refrigerants will not be used in the shell building construction.
11. **Storage and Collection of Recyclables-** The buildings will provide an easily accessible area that is dedicated to the collection and storage of non-hazardous materials for recycling.
12. **Construction Waste Management-** During construction, 30% of the construction debris will be diverted from landfills and recycled.

- 13. Use of Recycled Materials-** 20% of the building products will be made from recycled content.
- 14. Regional Materials-** 20% of the building materials will be extracted and manufactured within 500 miles of the building. This will reduce the environmental impacts associated with transportation.
- 15. Low Emitting Materials-** All adhesives, sealants, paints, coatings, carpets and wood products will utilize *low emitting materials* to reduce the quantity of indoor air contaminants that are odorous, irritating or harmful to the comfort and well-being of the occupants.

## **Section 6: LANDSCAPING STANDARDS**

The project Landscape and Irrigation requirements shall at a minimum comply with Chapter 153: Landscaping, and in particular section 153.21 for non-residential uses, of the City of Pembroke Pines, Florida – Code of Ordinances, unless specifically noted otherwise in these design guidelines.

### **A. Plant Material**

The Pembroke Pointe Office Building project is a pedestrian oriented office park consisting of four, four-story office buildings. These buildings shall be interconnected by meandering pathways with tiered landscape materials and a mix of canopy trees and palms, to create a more inviting pedestrian circulation route. In order to better accommodate this pedestrian circulation, shade trees shall have no less than 6' of clear trunk to the first branching if located within 4' of an adjacent walkway, and shall be of a species which does not produce large fruit or seed pods. Palms shall also have a minimum of 5' of grey wood. Plant materials with a mature height of greater than 36" shall be kept a minimum of 48" from the pedestrian circulation path in accordance with CPTED (Crime Prevention Through Environmental Design) design principals. Where this path crosses vehicular circulation areas, clearly defined crosswalks, whether striped or of some other decorative hardscape material, shall be provided and clearly marked. No planting bed opening shall be any closer than 2' from the face of a curb where vehicular encroachment could cause trunk damage to the tree or palm.

The property shall also contain a meandering pedestrian circulation path with strategically located human relaxation stations and trash receptacles. In addition to standard code required perimeter buffer planting, additional landscaping shall be required to aesthetically enhance this walkway by providing shade at the seating areas, and tiered plantings within areas of interest along the route. Where this path crosses vehicular circulation areas, clearly defined crosswalks, whether striped or of some other decorative hardscape material, shall be provided and clearly marked.

On locations where the required minimum landscaping cannot be accommodated in a sound horticultural manner, the current market value of the code required plant material shall serve as a baseline for modifying plant materials such that the value of the plant material installed elsewhere shall equal the value of the base line.

### **B. Landscaping Adjacent To Public Rights-Of-Way**

1. On the site of a building, structure, or open-lot use providing an off-street parking area or other vehicular use area, where the area will not be entirely screened visually by an intervening building or structure from any abutting right-of-way, the following landscaping between the parking area and the right-of-way shall be provided:

- A strip of land at least ten feet in depth located between the abutting right-of-way and the off-street parking area or other vehicular use area which is exposed to an abutting right-of-way shall be landscaped.
  - The landscaping shall include one tree for each 40 lineal feet or fraction thereof, or one tree for every 400 square feet.
  - The trees shall be located between the abutting right-of-way and off-street parking area or other vehicular use area, including utility easements, and shall be planted in a planting area of at least 49 square feet with a dimension of at least seven feet.
  - In addition, a massing of hedges, or other durable landscape barrier of at least two feet in height shall be placed along only the perimeter of the landscaped strip. If the durable barrier is of nonliving material, for each ten feet thereof, one shrub or vine shall be planted along the barrier but not need be spaced ten feet apart.
  - The shrubs or vines shall be planted along the street side of the barrier unless they are of sufficient height at the time of planting to be readily visible over the top of the barrier. The remainder of the required areas shall be landscaped with grass, ground cover, or other landscape treatment, except paving.
2. All property other than the required landscape strip lying between the right-of-way and off-street parking area or other vehicular use area shall be landscaped with grass or other acceptable ground cover.
  3. Necessary access ways from the public right-of-way through all such landscaping shall be permitted to service the parking or other vehicular use areas. The access ways may be subtracted from the lineal dimensions used to determine the number of trees required.

C. Perimeter Landscaping Relating To Abutting Property

1. On the site of a building, structure, or open-lot use providing an off-street parking area or other vehicular use area, where the area will not be entirely screened visually by an intervening building or structure from abutting property, the following landscaping shall be provided:
  - That portion of the area not screened shall be provided with a wall, hedge, or other durable landscape barrier at least three feet in height, with spacing as provided in the City of Pembroke Pines Landscape Code, to form a buffer between the off-street parking area or other vehicular use area and the abutting property, but openings shall be encouraged to allow for view corridors into the site for surveillance and safety

- This landscape buffer shall be located between the common lot line and the off-street parking area or other vehicular use area exposed to the abutting property, provided the purpose of screening the off-street parking area or other vehicular use area is accomplished.
- One tree shall be provided for each 50 lineal feet or fractional part thereof. Clustering of trees shall be permitted to accomplish the requirement.
- Trees shall be located between the common lot line and the off-street parking area or other vehicular use area.
- Each tree shall be planted in at least 100 square feet of planting area with a minimum dimension of at least nine feet which may include a tree grate where appropriate.
- 25% of the trees required may be large palm species such as Royal palms or Large Phoenix species and each maybe counted as one tree.

D. Parking Area Interior Landscaping

1. Off-street parking area requirements shall be calculated as follows; one tree for each five parking spaces (per City Code 153.15(F)(1)(a), at least ten square feet of interior landscaping for each parking space. In addition, other vehicular use areas shall have one square foot of landscape area for each 500 square feet or fraction thereof, of paved area for the first 5,000 square feet of paved area, plus one square foot of landscaped area for each 1,000 square feet or fraction thereof, of paved area for all paved area over 50,000 square feet.
2. Where the property contains both parking areas and other vehicular use areas, the two types of areas may be separated for the purposes of determining the other vehicular use area by first multiplying the total number of parking spaces by 1,200 and subtracting the resulting figure from the total square footage of the paved area. The total number of trees shall not be less than one for each 50 square feet or fraction thereof, of required interior landscaped area. The landscaped areas shall be located in such a manner as to provide as much parking area shade as possible while still meeting the required number of parking spaces as defined with the City's Land Development Regulations.
3. In other vehicular use areas where the strict application of this section will seriously limit the function of the area, the required landscaping may be located near the perimeter of the paved area, including those perimeters that may be adjacent to a building on the site. The required interior landscaping which is relocated as provided herein shall be in addition to the perimeter landscaping requirements.



4. Terminal landscape islands shall be a minimum of 9 feet wide. Landscaping of terminal islands should be a mixture of ground cover, hedge material, trees, palms and sod; however no more than 25% of the total island area is to be sodded. Vehicles can only encroach into sodden islands or over tree grates. Limerock shall be removed to a depth of 1 1/2' and replaced with 80-20 soil.

E. Parking Area Interior Landscaping Foundation Planting

One square feet of planting area for every linear foot of building façade exclusive of doors, windows and service areas shall be provided with complimentary shrubs and palms. Planting areas are intended to be clustered to enhance the unique architectural style of the buildings. All service area walls shall provide a continuous shrub at two feet in height.

F. Screening

All utilities, dumpster enclosures, FPL boxes, a/c units, etc., shall be screened with landscape material a minimum of 30" in height.

G. Non-Residential Tree Standards

For this project the following landscape standards shall apply to all landscape trees at the time of installation:

1. 60% of the required trees shall meet the minimum landscape requirements of the City of Pembroke Pines Landscape Code as identified in Sect. 153.12.
2. 20% of the required trees shall be 12 feet to 14 feet in height.
3. 20% of the required trees shall be 14 feet to 16 feet in height.
4. Off street parking requirements plus;
5. That which is calculated on a basis of one tree for each 5,000 square feet of gross site area or fraction thereof.
6. That which is calculated on a basis of 40 shrubs for the first 20,000 square feet of gross area plus five shrubs for each additional 5,000 square feet or fraction thereof, of gross area.
7. Additional Landscape Requirements (sect. 153.21)

In addition to the above landscape requirements, the following shall apply to Non-Residential Projects in excess of 20,000 square feet of gross area:

- a. One (1) Tree for every 5,000 square feet of gross area;

- b. Forty (40) shrubs for the first 20,000 square feet of gross area plus five shrubs for each additional 5,000 square feet or fraction thereof, of gross area.

#### H. Irrigation Standards

All landscaped area within the project shall be irrigated with a fully automatic underground sprinkler system(s), supplied from a readily available water supply, non-potable if available and able to be issued a permit for such a source. Additionally the system shall comply with the design criteria outlined in the City's adopted 'Xeriscape' standards. Operation and maintenance of the system(s) shall be in compliance with code section 153.27, Irrigation Systems: Permitted Hours of Watering. If a well source is to be used, a rust tank prohibitor must also be employed.

## **Section 7: MAINTENANCE PLAN**

### **A. Intent**

Landscape improvements play a major role in creating the setting and the image for a site's development. Passing motorists', visitors' and users' first impressions of the site will, in a large part, be formed by what is planted there and how it is maintained. Landscape improvements, therefore, are an important investment, and protecting this investment requires a thorough and consistent maintenance program. This program will not only ensure the clean and orderly appearance of the common areas, but will protect the quality of the overall Pembroke Pointe development.

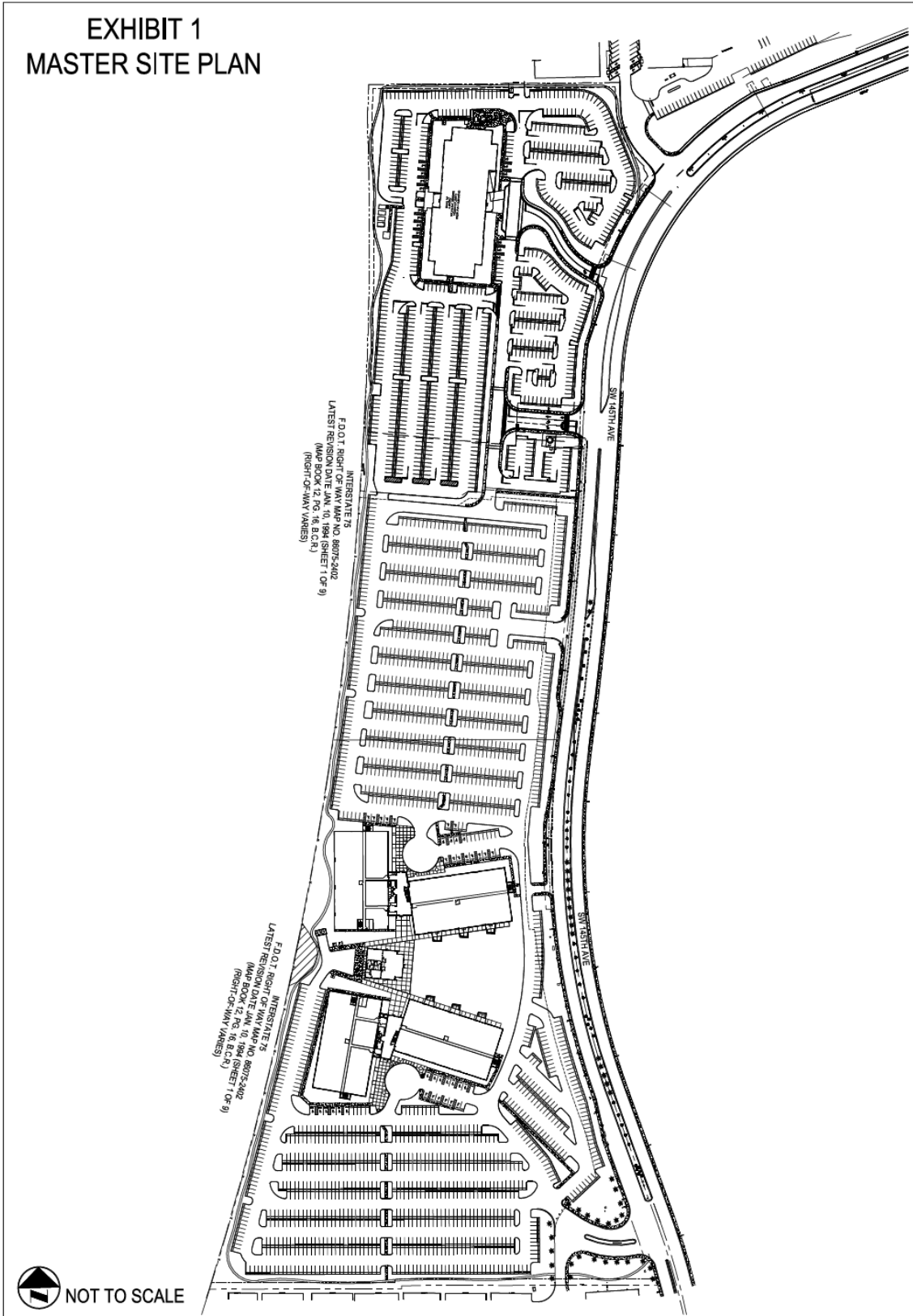
### **B. Maintenance Schedule**

At a minimum, all landscaped areas shall be maintained in accordance with the City of Pembroke Pines "Landscape Maintenance Ordinance".

The Applicant shall prepare a maintenance schedule for review, and obtain approval as a part of the project planning/design process. The maintenance schedule shall address the following items:

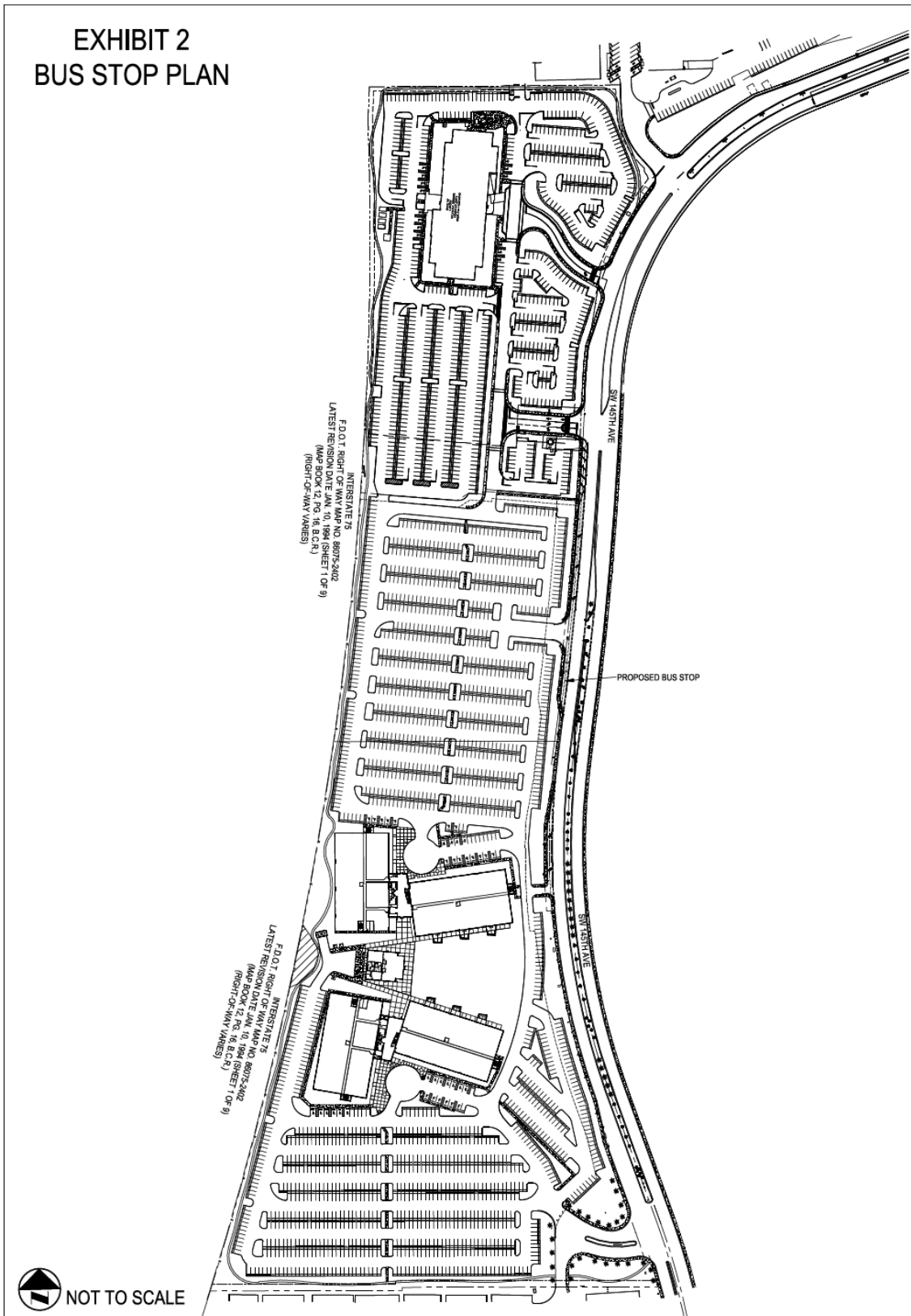
- Irrigation
- Fertilization
- Mowing, trimming and edging
- Pruning
- Weeding and Mulching
- Pest Control
- Resodding
- Replacement of plant materials
- Debris Collection
- Common Areas

**EXHIBIT 1  
MASTER SITE PLAN**



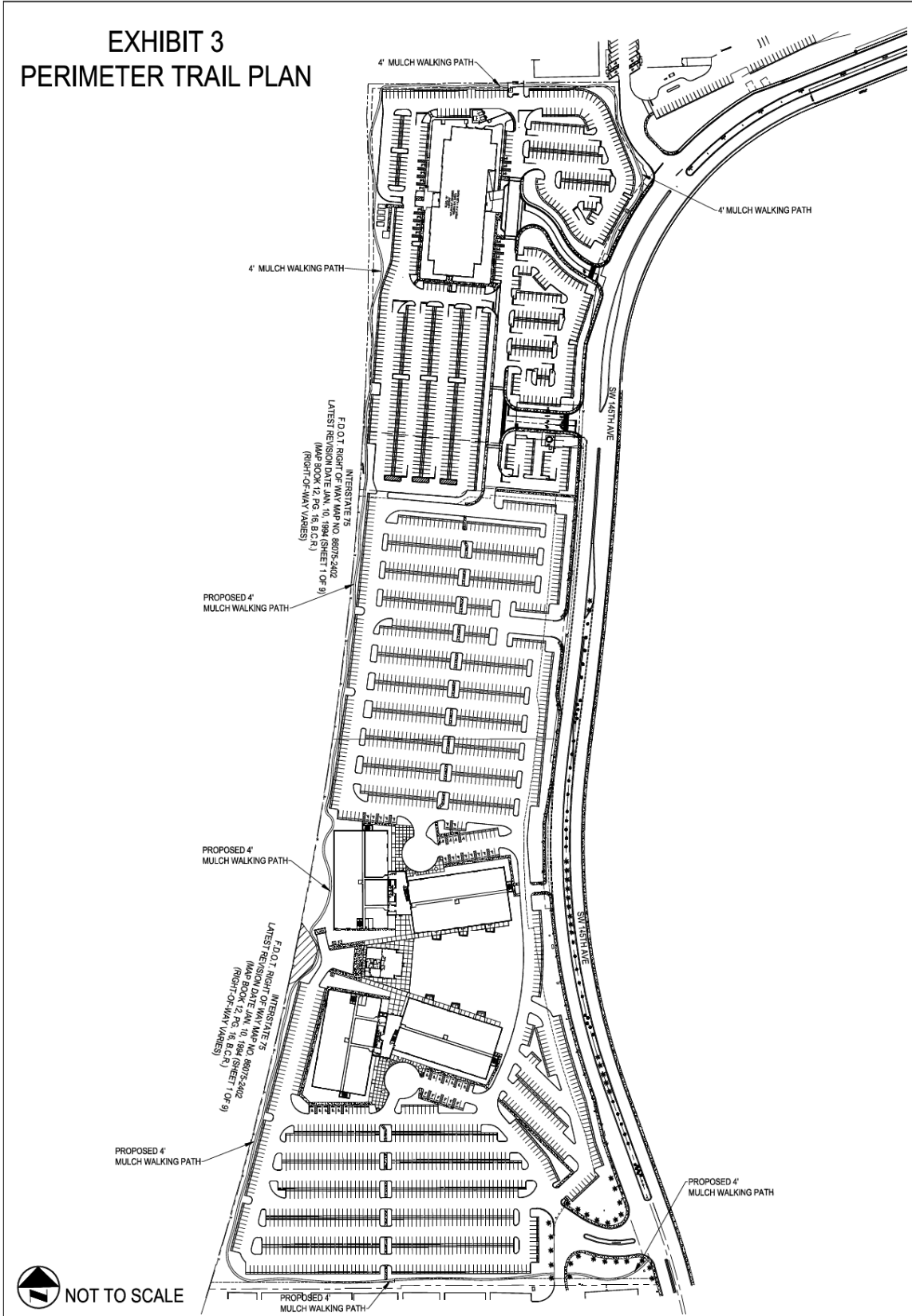
	SHEET # 10-31-17		BOTEK THURLOW <b>Engineering, Inc.</b> <small>1400 NW 95th Avenue, Suite 1001, Ft. Lauderdale, FL 33309                  www.botekthurlow-eng.com (954) 468-0888 © 1994-2017                  FL Certificate of Authorization No. 10006</small>	THE EDISON PEMBRROKE PINES SW 145TH AVENUE, Pembroke Pines, FL		# DATE REVISIONS _____ _____ _____	INDEXED 4.28.17
	DATE 10-31-17		SHEET # 16-1204				


## EXHIBIT 2 BUS STOP PLAN





	DATE	REVISIONS		ISSUED: 04.11.17
	#	DATE		
SHEET # 10-31-17	DATE 16-1-2014	PROJECT # 16-1-2014	BOTEK THURLOW Engineering, Inc. 1400 NW 9th Avenue, Suite 100, Ft. Lauderdale, FL 33309 www.botekthurlow.com FL Certificate of Authorization no. 10978	THE EDISON PEMBROKE PINES SW 145TH AVENUE, Pembroke Pines, FL

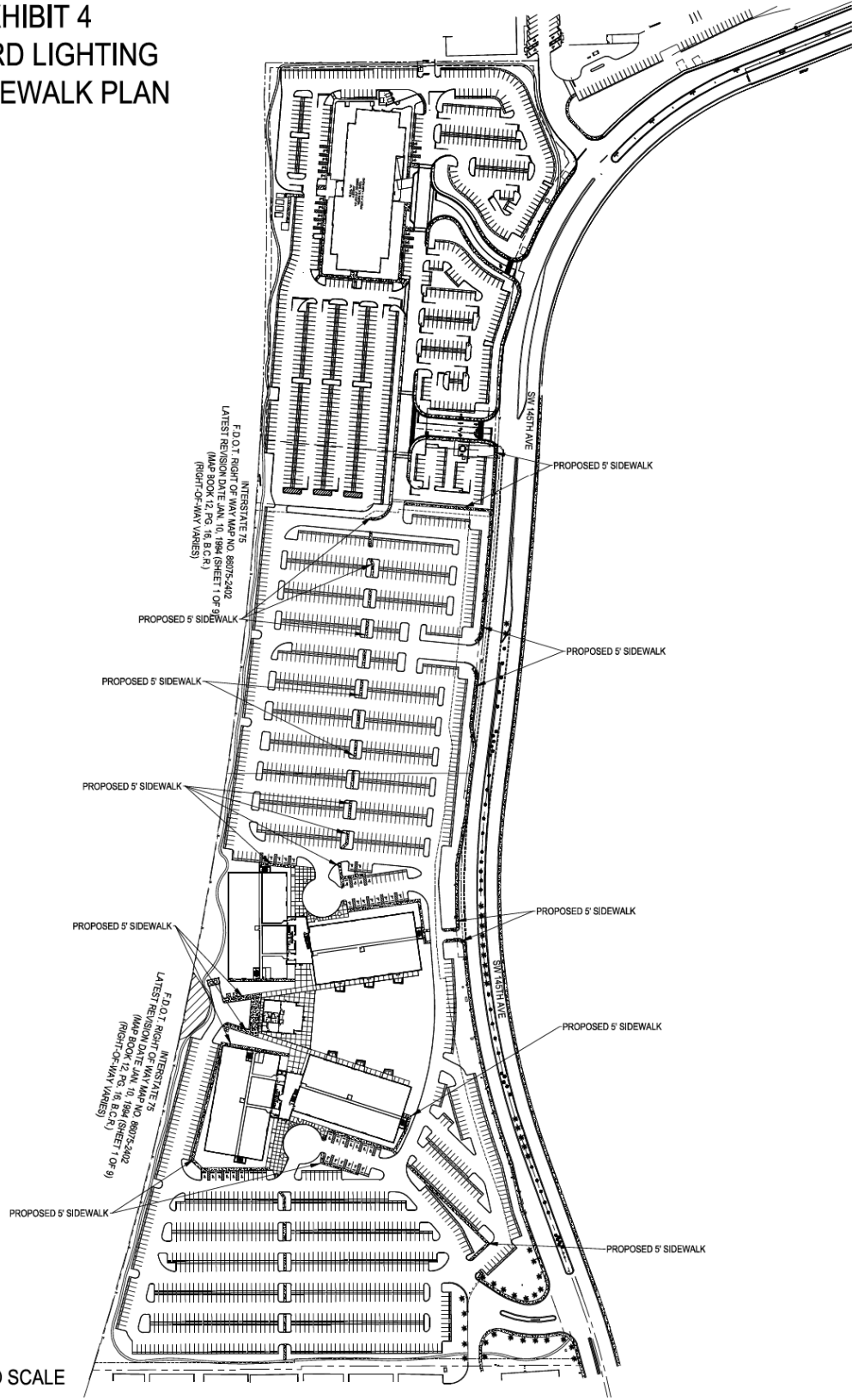
### EXHIBIT 3 PERIMETER TRAIL PLAN




 NOT TO SCALE

<p><b>PROJECT #</b> 10-31-17</p> <p><b>DATE</b> 10-31-17</p> <p><b>SHEET #</b> 16-1204</p>	 <p><b>Botek Thurlow Engineering, Inc.</b></p> <p><small>1400 NW 9th Avenue, Suite 800, Ft. Lauderdale, FL 33309 www.botekthurlow.com 754.948.8888 © 2017</small></p>	<p><b>THE EDISON PEMROKE PINES</b></p> <p>SW 145TH AVENUE, Pembroke Pines, FL</p>	 <p><small>South Arrow Based On PLS 2011</small></p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	#	DATE	REVISIONS										<p>ISSUED: 08/17</p>
#	DATE	REVISIONS															

# EXHIBIT 4 BOLLARD LIGHTING AND SIDEWALK PLAN



 NOT TO SCALE

SHEET #	DATE	B/E PROJECT #
10-31-17	15-1204	

**Botek Thurlow Engineering, Inc.**  
3405 NW 25th Avenue, Suite 200, Ft. Lauderdale, FL 33309  
 www.botekthurlow-engineering.com p: 954-968-8888 f: 954-968-8757  
 FL Certificate of Authorization # 27074

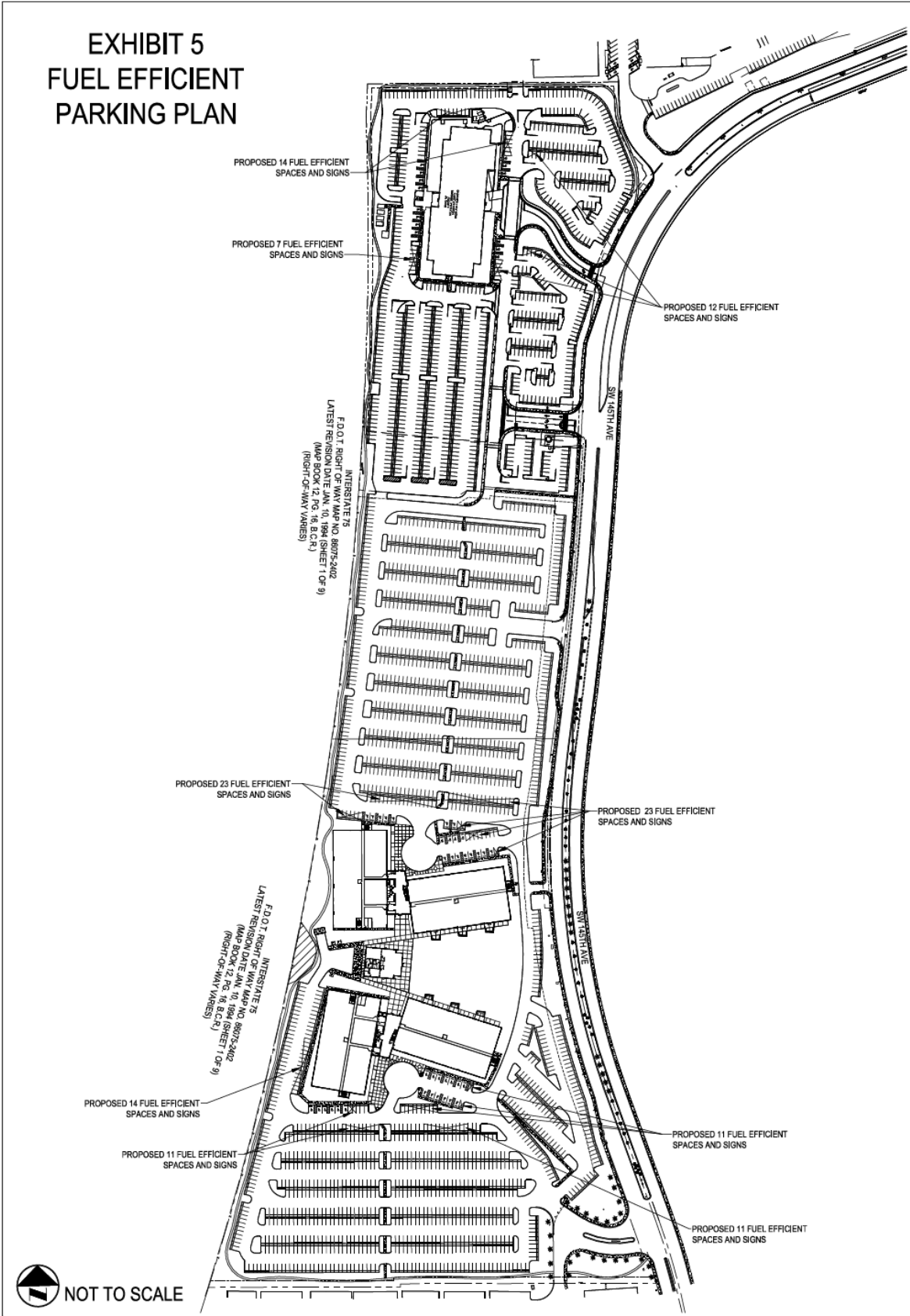
**THE EDISON PEMBROKE PINES**  
 SW 145TH AVENUE,  
 Pembroke Pines, FL



#	DATE	REVISIONS

ISSUED: 10-31-17

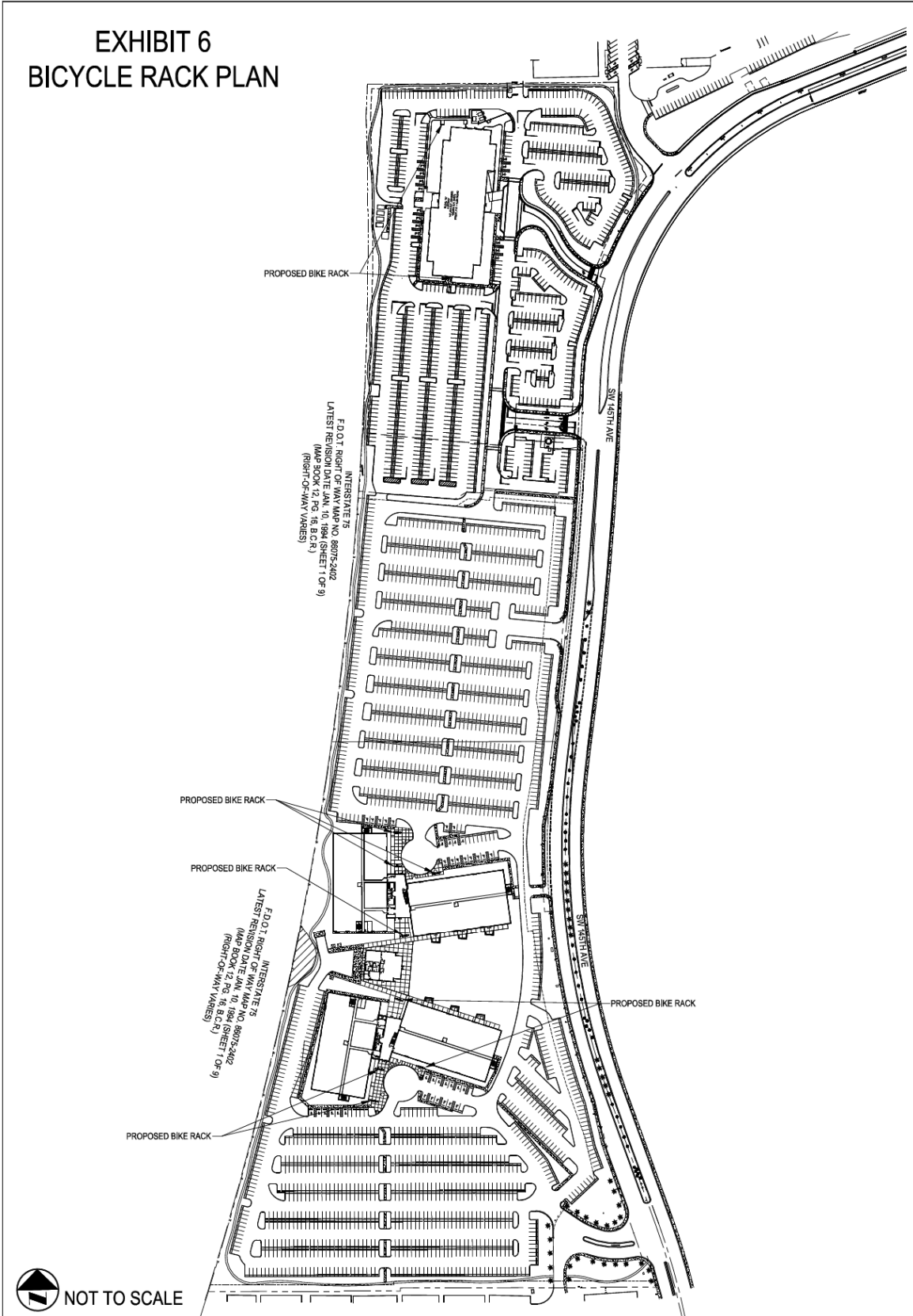
# EXHIBIT 5 FUEL EFFICIENT PARKING PLAN



	SHEET # 10-31-17	DATE 18-1-204	BTE PROJECT # 18-1-204	Botek Thurlow Engineering, Inc. 1409 NW 10th Avenue, Suite 200, Ft. Lauderdale, FL 33309 www.botekthurlow.com   954-348-8888   Fax 954-348-8770 FL Certificate of Authorization # 27027	THE EDISON PEMBROKE PINES SW 145TH AVENUE, Pembroke Pines, FL		# DATE REVISIONS	ISSUED: 1/17/17

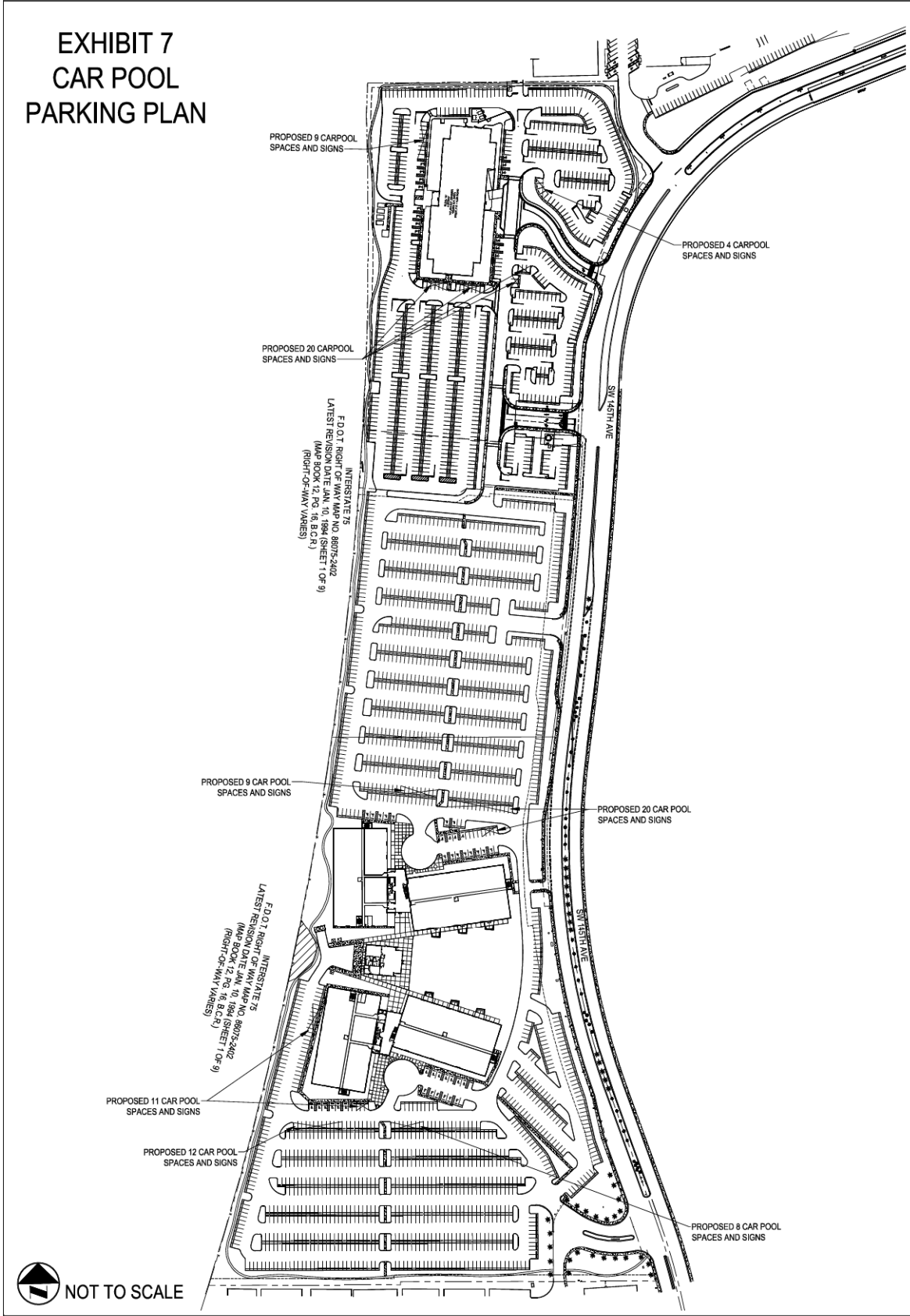


# EXHIBIT 6 BICYCLE RACK PLAN



	SHEET # 10-31-17	DATE 10-31-17	BICYCLE PROJECT # 16-1204	Botek Thurlow Engineering, Inc. <small>1495 NW 15th Avenue, Suite 100, Ft. Lauderdale, FL 33309 www.botekthurlow.com 954-936-8888 6-954-936-8888 FL Certificate of Authorization # 15182</small>	THE EDISON PEMBROKE PINES SW 145TH AVENUE, Pembroke Pines, FL	Surveying Based P.E. & S.U.C.	# DATE REVISIONS	DESIGNER 11/28/17
	# DATE REVISIONS							11/28/17

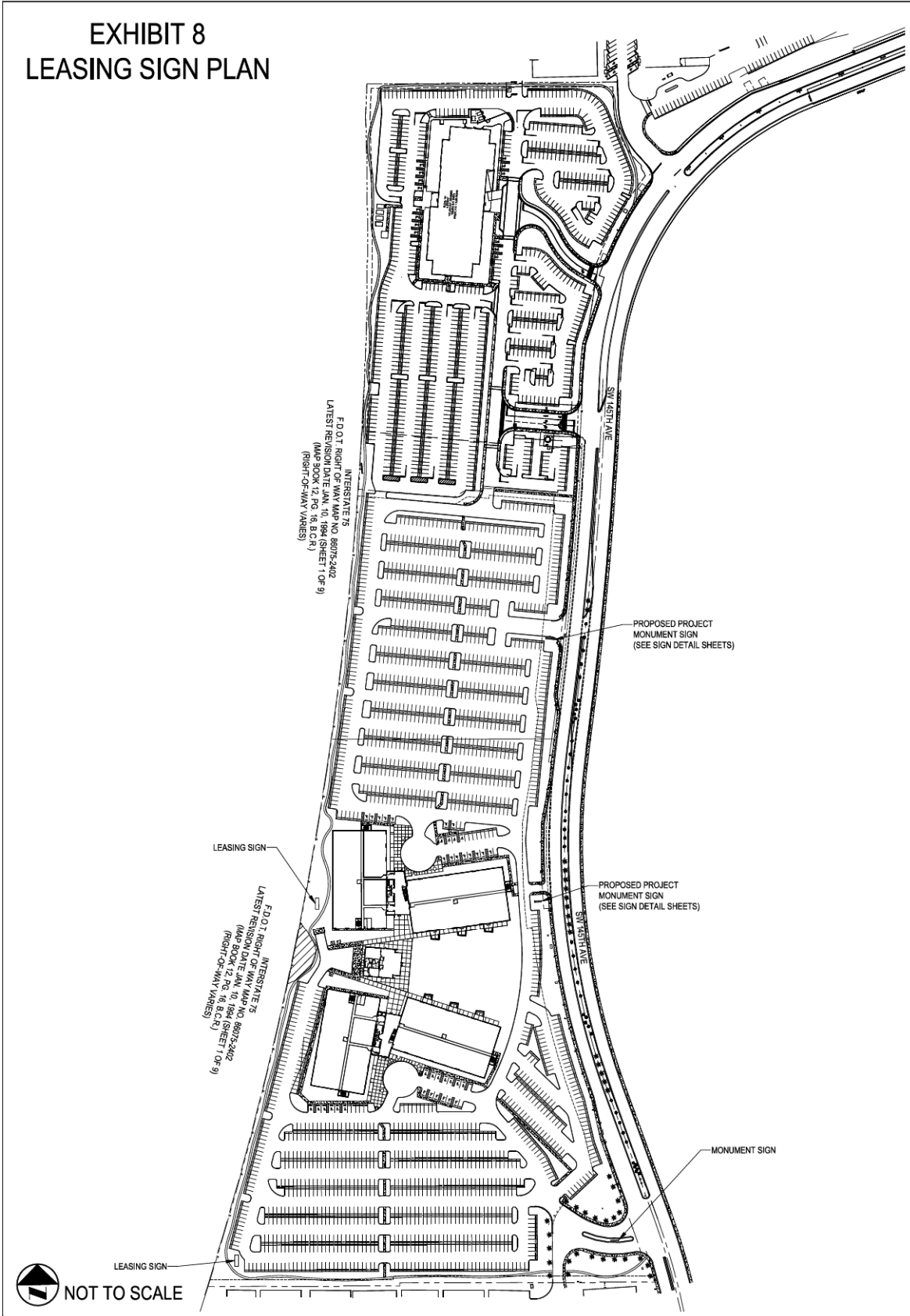
# EXHIBIT 7 CAR POOL PARKING PLAN



NOT TO SCALE

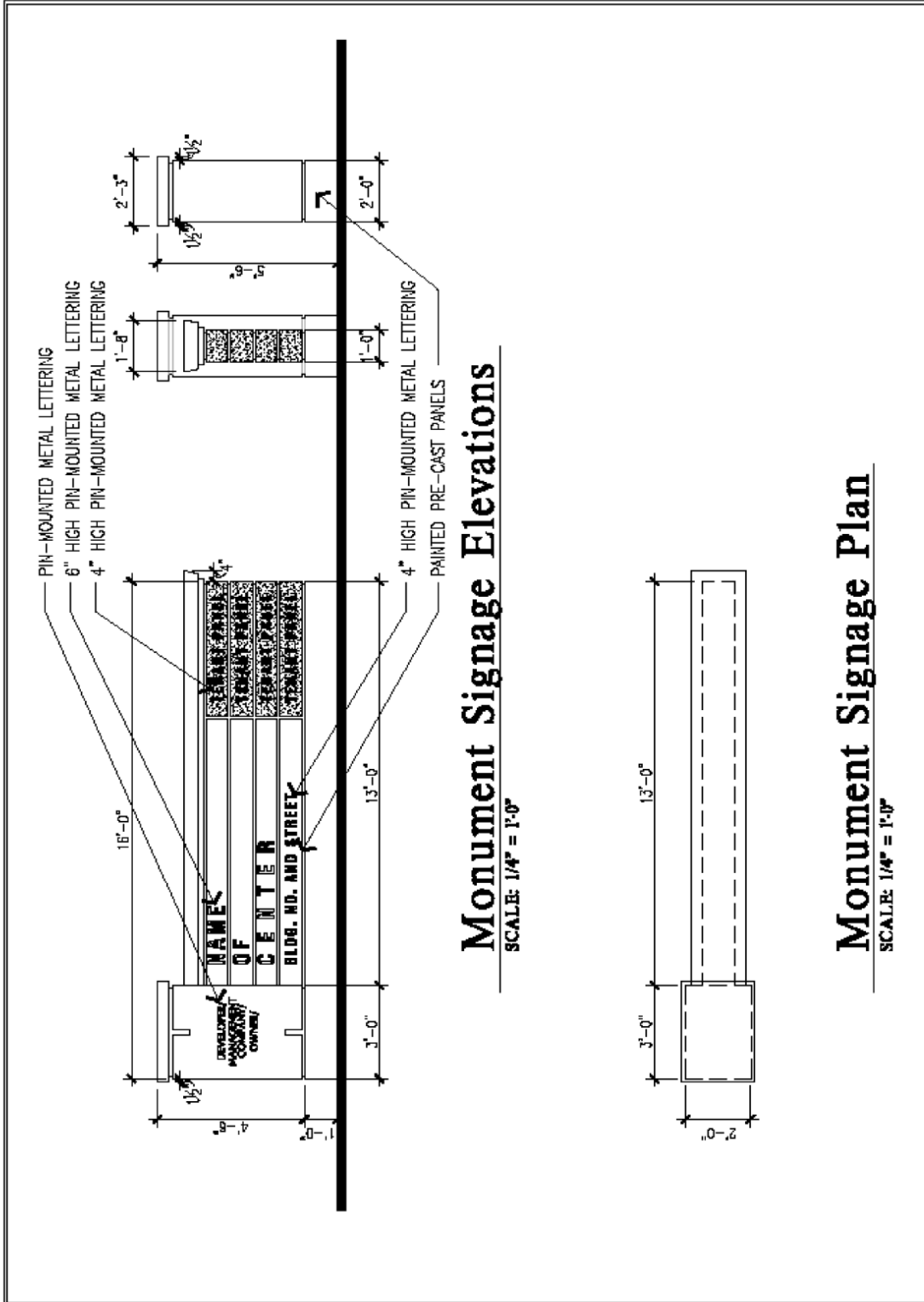
SHEET # 10-91-17	DATE 10-91-17	BTE PROJECT # 16-1204	 <b>Botek Thurlow Engineering, Inc.</b> <small>1400 NW 9th Avenue, Suite 200, Ft. Lauderdale, FL 33309 www.botekthurlow.com (954) 399-4488 • Fax (954) 399-7923 FL Certificate of Authorization # 2707</small>	<b>THE EDISON PEMBROKE PINES</b> SW 145TH AVENUE, Pembroke Pines, FL	 <small>Southern Space Books P.C. &amp; SONS</small>	#	DATE	REVISIONS	SISED - 6/21/17 J/16/17

# EXHIBIT 8 LEASING SIGN PLAN




	SHEET # 10-31-17	DATE 16-1204	Botek Thurlow Engineering, Inc. <small>3600 NW 14th Avenue, Suite 200, Ft. Lauderdale, FL 33309 www.botekthurlow.com 954-348-2448 Fax 954-348-2447 FL Certificate of Authorization # 4689</small>	THE EDISON PEMBROKE PINES SW 145TH AVENUE Pembroke Pines, FL		# DATE REVISIONS	SIGNED: 03/17 JLB
	DATE 10-31-17	PROJECT # 16-1204				# DATE REVISIONS	

EXHIBIT 9  
PROJECT MONUMENT SIGNAGE PLAN AND ELEVATION



**Monument Signage Elevations**  
SCALE: 1/4" = 1'-0"

**Monument Signage Plan**  
SCALE: 1/4" = 1'-0"




**P·E·M·B·R·O·K·E P·O·I·N·T·E**  
 PEMBROKE PINES, FLORIDA  
37 AUGUST 2004

## EXHIBIT 10 WALL SIGNAGE AND ELEVATIONS

Wall signs on Plat B will mirror those on Plat, given the below Specifications

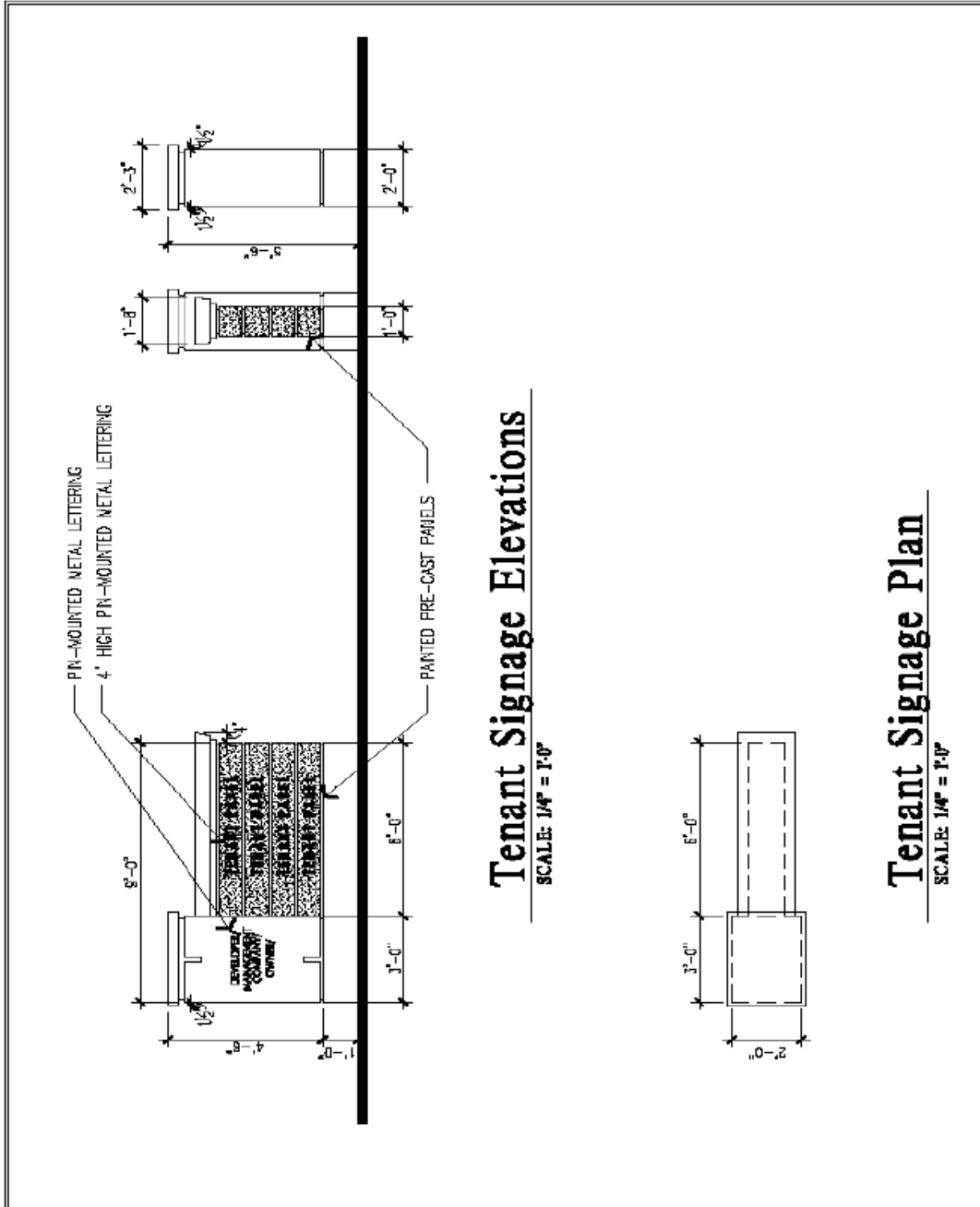
### Edison Pembroke Pines - Sign Chart

TYPE	QUANTITY	LOCATION	NOTES
Monument Sign	2	1 at North Entrance; Reuse Sign at South Entrance	Monument sign will match originally designed monument sign by Duke to be consistent with the rest of the development. Comments have been addressed in sign design.
Wall Sign	1 per bldg	Top Parapet	Will not exceed allowable size as perscribed in the PCD.
Directional Sign	3	1 at Center Entrance; 1 in Parking Lot; 1 in Drop-Off	Only 3 signs are allowed per PCD and signs will not be larger than perscribed size allowed in PCD.
Directory	N/A	TBD	None planned at this time. Pembroke Office 145, LLC will provide signage plan for approval by City of Pembroke Pines once tenants have been selected and signage plan has been created.

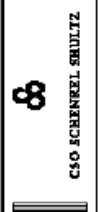


\* The total square footage of all wall signage on each building shall not exceed 1,000 square feet per building. The total permitted square footage may be allocated to more than one (1) sign and more than one (1) wall provided that a minimum of fifty percent (50%) of the total square footage is allocated to the principle façade. Maximum sign area of any individual wall sign shall not exceed 200 square feet. See section 4 (C) (2) for additional information

## EXHIBIT 11 TENANT SIGNAGE PLAN AND ELEVATION PLAT A

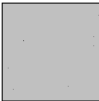





**P·E·M·B·R·O·K·E P·O·I·N·T·E**  
PEMBROKE PINES, FLORIDA  
17 JUNE 2011



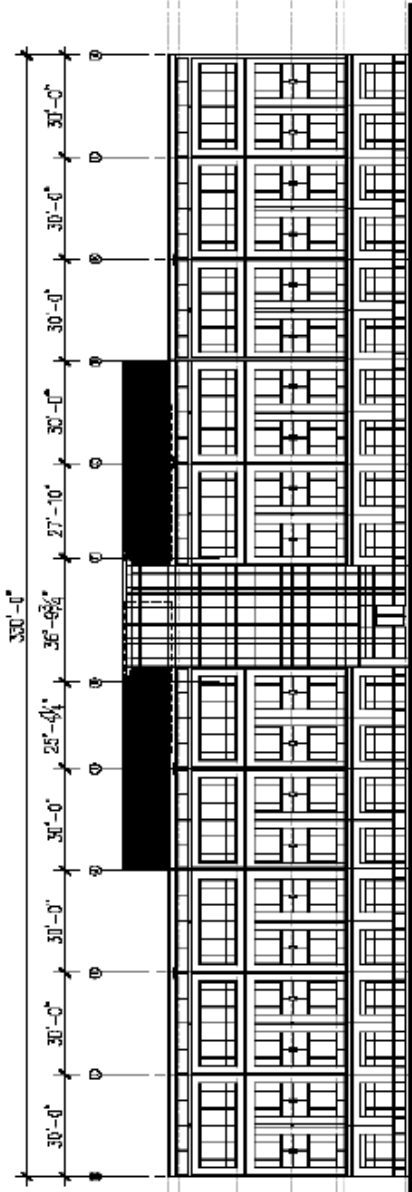
## PLAT B

Tenant Signage for Plat B will mirror those on Plat A, utilizing the below color chart below.

	3.351
	COLOR 01
	07 46 46.A01
	COLOR 02
	07 42 13.A01
	COLOR 03
	07 42 64.A01
	COLOR 04

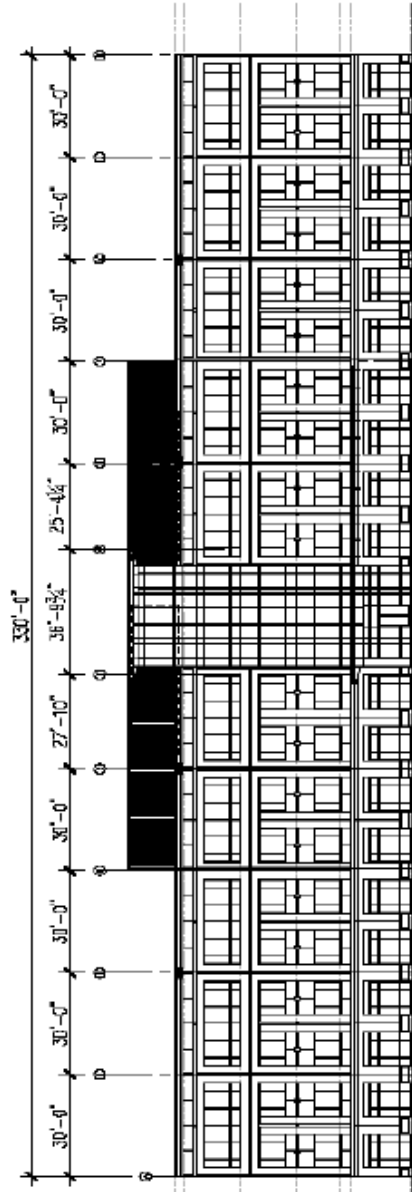


**EXHIBIT 12  
BUILDING ELEVATIONS  
PLAT A**







**West Elevation**

SCALE: 1" = 40'-0"



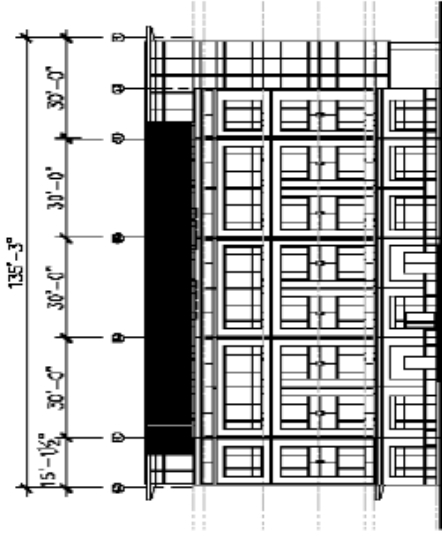
**East Elevation**

SCALE: 1" = 40'-0"

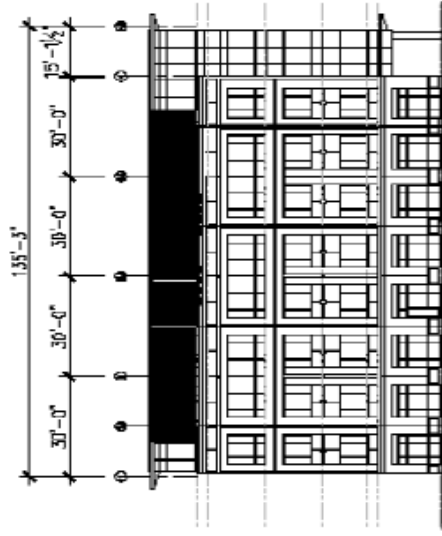
**P·E·M·B·R·O·K·E** P·O·I·N·T·E  
PEMBROKE PINES, FLORIDA 33068  
EST. 1992/10 1111

CSO SCRENKEL SRULTZ



## North Elevation

SCALE: 1" = 40'-0"



## South Elevation

SCALE: 1" = 40'-0"



P·E·M·B·R·O·K·E P·O·I·N·T·E  
 PEMBROKE PINES, FLORIDA  
 11 AUGUST 1111

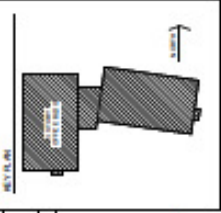


CSO SCHENKEL SHULTZ

# BUILDING ELEVATIONS PLAT B

<p><b>EXTERIOR FINISH LIBRARY</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px;">1</td> <td>Clear Masonry</td> </tr> <tr> <td>COL-001</td> <td>Smooth Masonry (1) SF</td> </tr> <tr> <td>COL-002</td> <td>Smooth Masonry (2) SF</td> </tr> <tr> <td>COL-003</td> <td>Smooth Masonry (3) SF</td> </tr> <tr> <td>COL-004</td> <td>Smooth Masonry (4) SF</td> </tr> <tr> <td>COL-005</td> <td>Smooth Masonry (5) SF</td> </tr> <tr> <td>COL-006</td> <td>Smooth Masonry (6) SF</td> </tr> <tr> <td>COL-007</td> <td>Smooth Masonry (7) SF</td> </tr> <tr> <td>COL-008</td> <td>Smooth Masonry (8) SF</td> </tr> <tr> <td>COL-009</td> <td>Smooth Masonry (9) SF</td> </tr> <tr> <td>COL-010</td> <td>Smooth Masonry (10) SF</td> </tr> <tr> <td>COL-011</td> <td>Smooth Masonry (11) SF</td> </tr> <tr> <td>COL-012</td> <td>Smooth Masonry (12) SF</td> </tr> <tr> <td>COL-013</td> <td>Smooth Masonry (13) SF</td> </tr> <tr> <td>COL-014</td> <td>Smooth Masonry (14) SF</td> </tr> <tr> <td>COL-015</td> <td>Smooth Masonry (15) SF</td> </tr> <tr> <td>COL-016</td> <td>Smooth Masonry (16) SF</td> </tr> <tr> <td>COL-017</td> <td>Smooth Masonry (17) SF</td> </tr> <tr> <td>COL-018</td> <td>Smooth Masonry (18) SF</td> </tr> <tr> <td>COL-019</td> <td>Smooth Masonry (19) SF</td> </tr> <tr> <td>COL-020</td> <td>Smooth Masonry (20) SF</td> </tr> <tr> <td>COL-021</td> <td>Smooth Masonry (21) SF</td> </tr> <tr> <td>COL-022</td> <td>Smooth Masonry (22) SF</td> </tr> <tr> <td>COL-023</td> <td>Smooth Masonry (23) SF</td> </tr> <tr> <td>COL-024</td> <td>Smooth Masonry (24) SF</td> </tr> <tr> <td>COL-025</td> <td>Smooth Masonry (25) SF</td> </tr> <tr> <td>COL-026</td> <td>Smooth Masonry (26) SF</td> </tr> <tr> <td>COL-027</td> <td>Smooth Masonry (27) SF</td> </tr> <tr> <td>COL-028</td> <td>Smooth Masonry (28) SF</td> </tr> <tr> <td>COL-029</td> <td>Smooth Masonry (29) SF</td> </tr> <tr> <td>COL-030</td> <td>Smooth Masonry (30) SF</td> </tr> <tr> <td>COL-031</td> <td>Smooth 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<td>COL-048</td> <td>Smooth Masonry (48) SF</td> </tr> <tr> <td>COL-049</td> <td>Smooth Masonry (49) SF</td> </tr> <tr> <td>COL-050</td> <td>Smooth Masonry (50) SF</td> </tr> <tr> <td>COL-051</td> <td>Smooth Masonry (51) SF</td> </tr> <tr> <td>COL-052</td> <td>Smooth Masonry (52) SF</td> </tr> <tr> <td>COL-053</td> <td>Smooth Masonry (53) SF</td> </tr> <tr> <td>COL-054</td> <td>Smooth Masonry (54) SF</td> </tr> <tr> <td>COL-055</td> <td>Smooth Masonry (55) SF</td> </tr> <tr> <td>COL-056</td> <td>Smooth Masonry (56) SF</td> </tr> <tr> <td>COL-057</td> <td>Smooth Masonry (57) SF</td> </tr> <tr> <td>COL-058</td> <td>Smooth Masonry (58) SF</td> </tr> <tr> <td>COL-059</td> <td>Smooth Masonry (59) SF</td> </tr> <tr> <td>COL-060</td> <td>Smooth Masonry (60) SF</td> </tr> <tr> <td>COL-061</td> <td>Smooth Masonry (61) SF</td> </tr> <tr> <td>COL-062</td> <td>Smooth Masonry (62) SF</td> </tr> <tr> <td>COL-063</td> <td>Smooth Masonry (63) SF</td> </tr> <tr> <td>COL-064</td> <td>Smooth Masonry (64) 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<tr> <td>COL-098</td> <td>Smooth Masonry (98) SF</td> </tr> <tr> <td>COL-099</td> <td>Smooth Masonry (99) SF</td> </tr> <tr> <td>COL-100</td> <td>Smooth Masonry (100) SF</td> </tr> </table> <p>Notes:          1. Exterior finish shall be as shown on drawings.          2. All exterior finish shall be applied to the exterior face of the masonry.          3. All exterior finish shall be applied to the exterior face of the concrete.          4. All exterior finish shall be applied to the exterior face of the steel.          5. All exterior finish shall be applied to the exterior face of the wood.          6. All exterior finish shall be applied to the exterior face of the brick.          7. All exterior finish shall be applied to the exterior face of the stone.          8. All exterior finish shall be applied to the exterior face of the tile.          9. All exterior finish shall be applied to the exterior face of the glass.          10. All exterior finish shall be applied to the exterior face of the metal.          11. All exterior finish shall be applied to the exterior face of the plastic.          12. All exterior finish shall be applied to the exterior face of the fabric.          13. All exterior finish shall be applied to the exterior face of the paper.          14. All exterior finish shall be applied to the exterior face of the rubber.          15. All exterior finish shall be applied to the exterior face of the leather.          16. All exterior finish shall be applied to the exterior face of the wax.          17. All exterior finish shall be applied to the exterior face of the oil.          18. All exterior finish shall be applied to the exterior face of the paint.          19. All exterior finish shall be applied to the exterior face of the stain.          20. All exterior finish shall be applied to the exterior face of the varnish.          21. All exterior finish shall be applied to the exterior face of the sealant.          22. All exterior finish shall be applied to the exterior face of the adhesive.          23. All exterior finish shall be applied to the exterior face of the fastener.          24. All exterior finish shall be applied to the exterior face of the hardware.          25. All exterior finish shall be applied to the exterior face of the trim.          26. All exterior finish shall be applied to the exterior face of the door.          27. All exterior finish shall be applied to the exterior face of the window.          28. All exterior finish shall be applied to the exterior face of the roof.          29. All exterior finish shall be applied to the exterior face of the foundation.          30. All exterior finish shall be applied to the exterior face of the base.          31. All exterior finish shall be applied to the exterior face of the top.          32. All exterior finish shall be applied to the exterior face of the bottom.          33. All exterior finish shall be applied to the exterior face of the side.          34. All exterior finish shall be applied to the exterior face of the end.          35. All exterior finish shall be applied to the exterior face of the corner.          36. All exterior finish shall be applied to the exterior face of the edge.          37. All exterior finish shall be applied to the exterior face of the joint.          38. All exterior finish shall be applied to the exterior face of the seam.          39. All exterior finish shall be applied to the exterior face of the gap.          40. All exterior finish shall be applied to the exterior face of the hole.          41. All exterior finish shall be applied to the exterior face of the opening.          42. All exterior finish shall be applied to the exterior face of the penetration.          43. All exterior finish shall be applied to the exterior face of the protrusion.          44. All exterior finish shall be applied to the exterior face of the recess.          45. All exterior finish shall be applied to the exterior face of the notch.          46. All exterior finish shall be applied to the exterior face of the groove.          47. All exterior finish shall be applied to the exterior face of the flange.          48. All exterior finish shall be applied to the exterior face of the lip.          49. All exterior finish shall be applied to the exterior face of the rib.          50. All exterior finish shall be applied to the exterior face of the channel.          51. All exterior finish shall be applied to the exterior face of the track.          52. All exterior finish shall be applied to the exterior face of the slot.          53. All exterior finish shall be applied to the exterior face of the groove.          54. All exterior finish shall be applied to the exterior face of the trench.          55. All exterior finish shall be applied to the exterior face of the furrow.          56. All exterior finish shall be applied to the exterior face of the ditch.          57. All exterior finish shall be applied to the exterior face of the gully.          58. All exterior finish shall be applied to the exterior face of the drain.          59. All exterior finish shall be applied to the exterior face of the channel.          60. All exterior finish shall be applied to the exterior face of the trough.          61. All exterior finish shall be applied to the exterior face of the basin.          62. All exterior finish shall be applied to the exterior face of the pan.          63. All exterior finish shall be applied to the exterior face of the tray.          64. All exterior finish shall be applied to the exterior face of the dish.          65. All exterior finish shall be applied to the exterior face of the bowl.          66. All exterior finish shall be applied to the exterior face of the cup.          67. All exterior finish shall be applied to the exterior face of the saucer.          68. All exterior finish shall be applied to the exterior face of the plate.          69. All exterior finish shall be applied to the exterior face of the platter.          70. All exterior finish shall be applied to the exterior face of the tray.          71. All exterior finish shall be applied to the exterior face of the dish.          72. All exterior finish shall be applied to the exterior face of the bowl.          73. All exterior finish shall be applied to the exterior face of the cup.          74. All exterior finish shall be applied to the exterior face of the saucer.          75. All exterior finish shall be applied to the exterior face of the plate.          76. All exterior finish shall be applied to the exterior face of the platter.          77. All exterior finish shall be applied to the exterior face of the tray.          78. All exterior finish shall be applied to the exterior face of the dish.          79. All exterior finish shall be applied to the exterior face of the bowl.          80. All exterior finish shall be applied to the exterior face of the cup.          81. All exterior finish shall be applied to the exterior face of the saucer.          82. All exterior finish shall be applied to the exterior face of the plate.          83. All exterior finish shall be applied to the exterior face of the platter.          84. All exterior finish shall be applied to the exterior face of the tray.          85. All exterior finish shall be applied to the exterior face of the dish.          86. All exterior finish shall be applied to the exterior face of the bowl.          87. All exterior finish shall be applied to the exterior face of the cup.          88. All exterior finish shall be applied to the exterior face of the saucer.          89. All exterior finish shall be applied to the exterior face of the plate.          90. 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All exterior finish shall be applied to the exterior face of the bowl.</p>	1	Clear Masonry	COL-001	Smooth Masonry (1) SF	COL-002	Smooth Masonry (2) SF	COL-003	Smooth Masonry (3) SF	COL-004	Smooth Masonry (4) SF	COL-005	Smooth Masonry (5) SF	COL-006	Smooth Masonry (6) SF	COL-007	Smooth Masonry (7) SF	COL-008	Smooth Masonry (8) SF	COL-009	Smooth Masonry (9) SF	COL-010	Smooth Masonry (10) SF	COL-011	Smooth Masonry (11) SF	COL-012	Smooth Masonry (12) SF	COL-013	Smooth Masonry (13) SF	COL-014	Smooth Masonry (14) SF	COL-015	Smooth Masonry (15) SF	COL-016	Smooth Masonry (16) SF	COL-017	Smooth Masonry (17) SF	COL-018	Smooth Masonry (18) SF	COL-019	Smooth Masonry (19) SF	COL-020	Smooth Masonry (20) SF	COL-021	Smooth Masonry (21) SF	COL-022	Smooth Masonry (22) SF	COL-023	Smooth Masonry (23) SF	COL-024	Smooth Masonry (24) SF	COL-025	Smooth Masonry (25) SF	COL-026	Smooth Masonry (26) SF	COL-027	Smooth Masonry (27) SF	COL-028	Smooth Masonry (28) SF	COL-029	Smooth Masonry (29) SF	COL-030	Smooth Masonry (30) SF	COL-031	Smooth Masonry (31) SF	COL-032	Smooth Masonry (32) SF	COL-033	Smooth Masonry (33) SF	COL-034	Smooth Masonry (34) SF	COL-035	Smooth Masonry (35) SF	COL-036	Smooth Masonry (36) SF	COL-037	Smooth Masonry (37) SF	COL-038	Smooth Masonry (38) SF	COL-039	Smooth Masonry (39) SF	COL-040	Smooth Masonry (40) SF	COL-041	Smooth Masonry (41) SF	COL-042	Smooth Masonry (42) SF	COL-043	Smooth Masonry (43) SF	COL-044	Smooth Masonry (44) SF	COL-045	Smooth Masonry (45) SF	COL-046	Smooth Masonry (46) SF	COL-047	Smooth Masonry (47) SF	COL-048	Smooth Masonry (48) SF	COL-049	Smooth Masonry (49) SF	COL-050	Smooth Masonry (50) SF	COL-051	Smooth Masonry (51) SF	COL-052	Smooth Masonry (52) SF	COL-053	Smooth Masonry (53) SF	COL-054	Smooth Masonry (54) SF	COL-055	Smooth Masonry (55) SF	COL-056	Smooth Masonry (56) SF	COL-057	Smooth Masonry (57) SF	COL-058	Smooth Masonry (58) SF	COL-059	Smooth Masonry (59) SF	COL-060	Smooth Masonry (60) SF	COL-061	Smooth Masonry (61) SF	COL-062	Smooth Masonry (62) SF	COL-063	Smooth Masonry (63) SF	COL-064	Smooth Masonry (64) SF	COL-065	Smooth Masonry (65) SF	COL-066	Smooth Masonry (66) SF	COL-067	Smooth Masonry (67) SF	COL-068	Smooth Masonry (68) SF	COL-069	Smooth Masonry (69) SF	COL-070	Smooth Masonry (70) SF	COL-071	Smooth Masonry (71) SF	COL-072	Smooth Masonry (72) SF	COL-073	Smooth Masonry (73) SF	COL-074	Smooth Masonry (74) SF	COL-075	Smooth Masonry (75) SF	COL-076	Smooth Masonry (76) SF	COL-077	Smooth Masonry (77) SF	COL-078	Smooth Masonry (78) SF	COL-079	Smooth Masonry (79) SF	COL-080	Smooth Masonry (80) SF	COL-081	Smooth Masonry (81) SF	COL-082	Smooth Masonry (82) SF	COL-083	Smooth Masonry (83) SF	COL-084	Smooth Masonry (84) SF	COL-085	Smooth Masonry (85) SF	COL-086	Smooth Masonry (86) SF	COL-087	Smooth Masonry (87) SF	COL-088	Smooth Masonry (88) SF	COL-089	Smooth Masonry (89) SF	COL-090	Smooth Masonry (90) SF	COL-091	Smooth Masonry (91) SF	COL-092	Smooth Masonry (92) SF	COL-093	Smooth Masonry (93) SF	COL-094	Smooth Masonry (94) SF	COL-095	Smooth Masonry (95) SF	COL-096	Smooth Masonry (96) SF	COL-097	Smooth Masonry (97) SF	COL-098	Smooth Masonry (98) SF	COL-099	Smooth Masonry (99) SF	COL-100	Smooth Masonry (100) SF	<p style="text-align: center;"><b>J6</b> EXTERIOR ELEVATION EAST</p>	<p style="text-align: center;"><b>E6</b> EXTERIOR ELEVATION WEST</p>	<p style="text-align: center;"><b>A1</b> EXTERIOR ELEVATION SOUTH</p>	<p style="text-align: center;"><b>A8</b> EXTERIOR ELEVATION NORTH</p>
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SOURCE FROM LEGEND	
1	Color swatches for materials used in frames.
2	Color swatches for materials used in panels.
3	Color swatches for materials used in glazing.
4	Color swatches for materials used in base.
5	Color swatches for materials used in roof.
6	Color swatches for materials used in walls.
7	Color swatches for materials used in floors.
8	Color swatches for materials used in ceilings.
9	Color swatches for materials used in landscaping.
10	Color swatches for materials used in site.
11	Color swatches for materials used in furniture.
12	Color swatches for materials used in lighting.
13	Color swatches for materials used in signage.
14	Color swatches for materials used in art.
15	Color swatches for materials used in accessories.

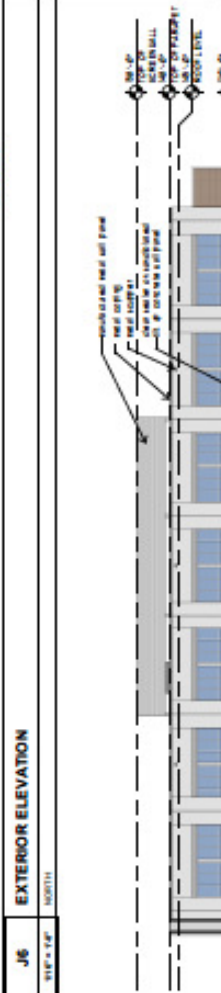
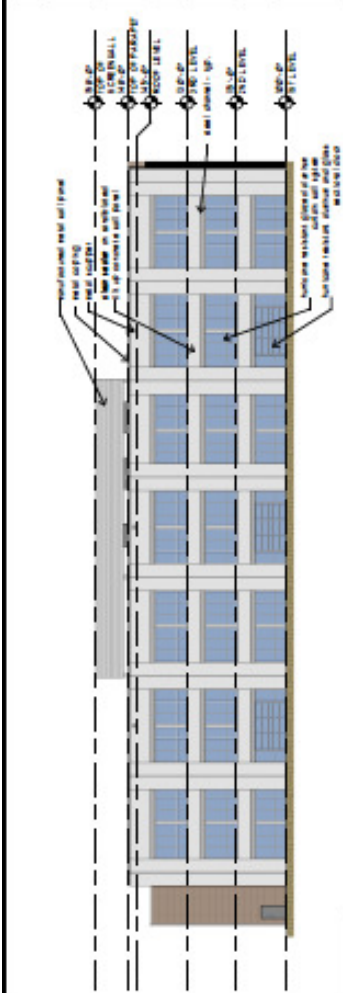


MEMPHIS  
THE EDISON  
PEMBROKE PINES  
PHASE 2

Hunton Brady  
ARCHITECT

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EXTERIOR ELEVATIONS  
PROJECT NO. **A202.1**

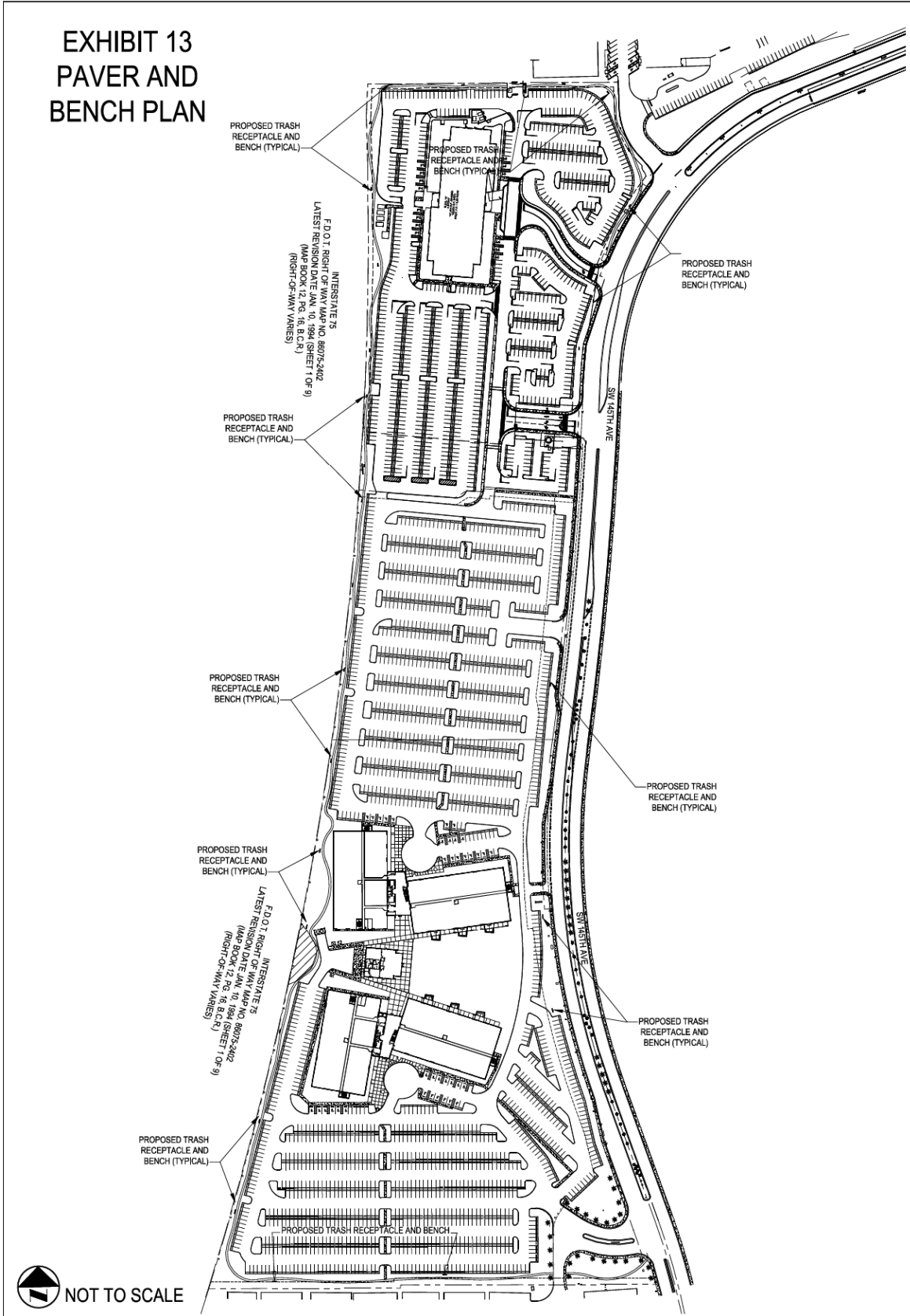


**J6**  
STEP 1/8" = 1' = 0"  
NORTH  
EXTERIOR ELEVATION

**E6**  
STEP 1/8" = 1' = 0"  
SOUTH  
EXTERIOR ELEVATION

**A1**  
STEP 1/8" = 1' = 0"  
EAST  
EXTERIOR ELEVATION

**A10**  
STEP 1/8" = 1' = 0"  
WEST  
EXTERIOR ELEVATION

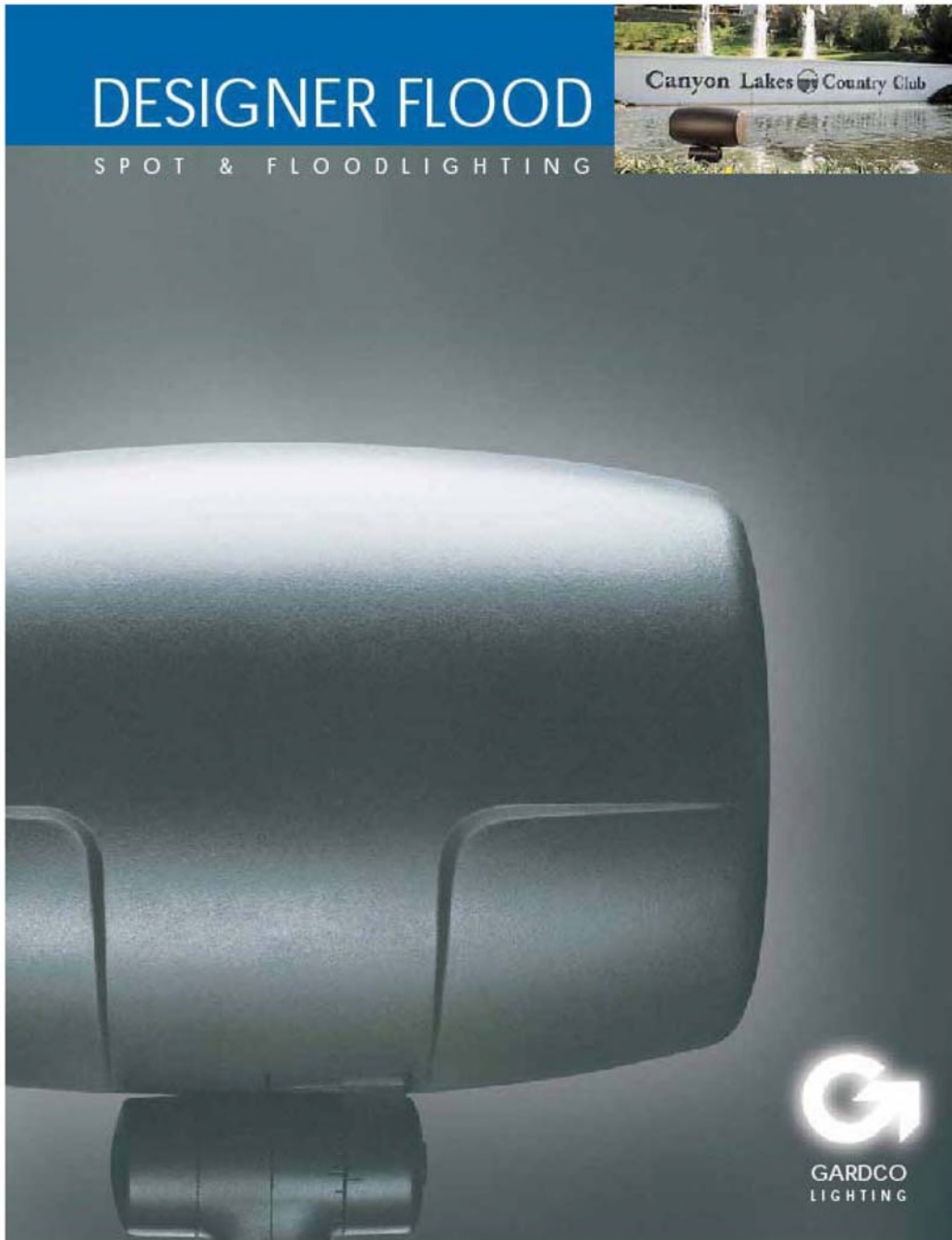


 NOT TO SCALE	<b>Botek Thurlow Engineering, Inc.</b> <small>1400 NW 9th Avenue, Suite 200, Ft. Lauderdale, FL 33309                  www.botekthurlow-eng.com p: 954-968-0888 f: 954-968-0573                  (If Certificate of Authorization is active)</small>	<b>THE EDISON PEMBRoke PINES</b> SW 145TH AVENUE, Pembroke Pines, FL		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">#</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	#	DATE	REVISIONS									
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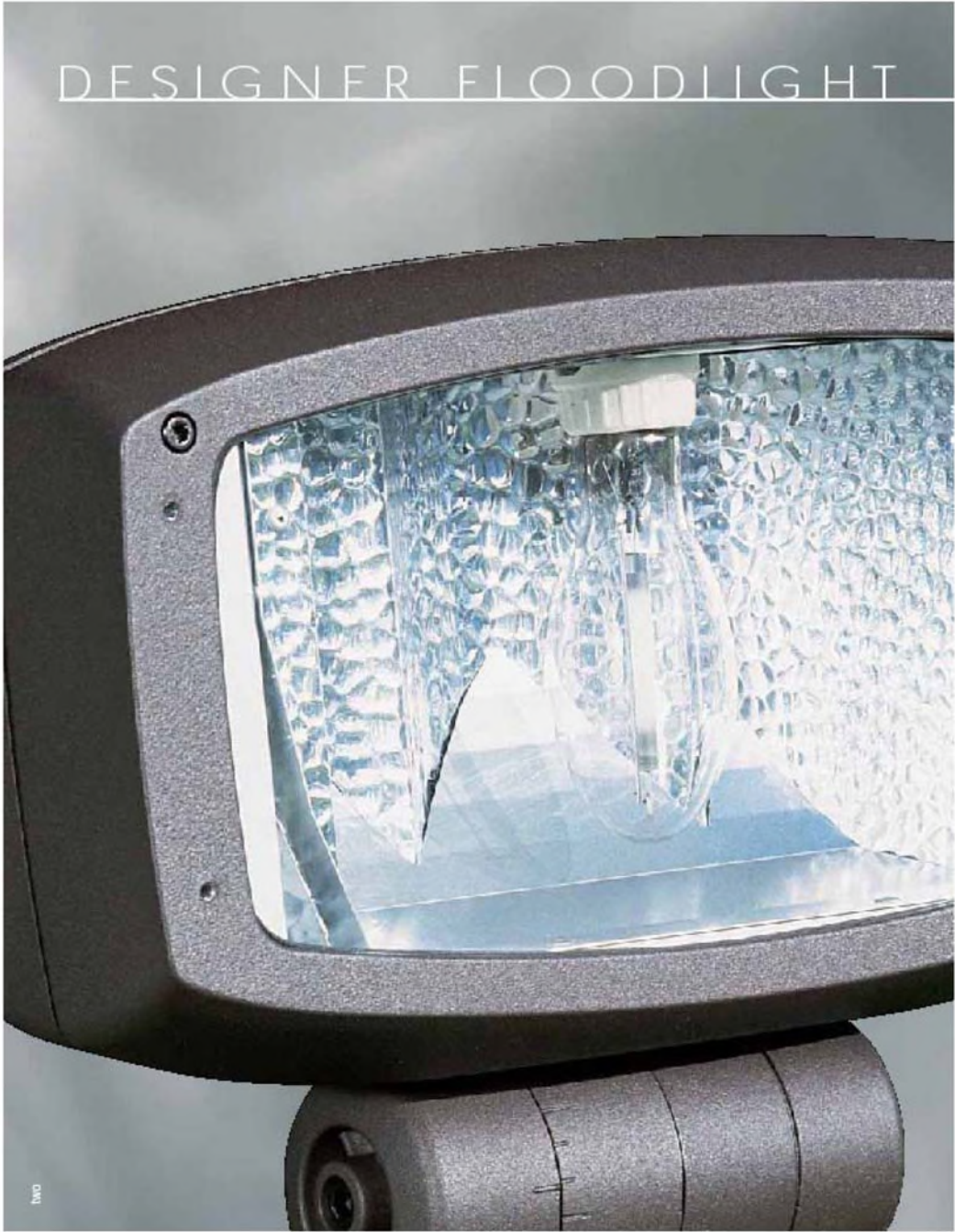
# EXHIBIT 14 LIGHTING DETAILS AND SPECIFICATIONS

TYPE: M



TYPE: M

DESIGNER FLOODLIGHT



TYPE: M



The Gardco Designer Floodlight provides remarkable floodlighting performance and control from a soft, handsome and exceptionally compact architectural form – 16 and 21 inches in width. The graceful styling and elimination of decorative elements assures that these luminaires blend effortlessly with landscapes and architecture.

Whether ground, wall or pole mounted, its timeless form is always appropriate. It is performance however that distinguishes Gardco and the Designer Floodlight. With metal halide and high pressure sodium lamps to 750W and choice of nine precision optical systems, the Designer Floodlight provides the opportunity for unprecedented light control, higher illumination levels and wider, cost-saving luminaire spacings.



three



TYPE: M

## CONSTRUCTION

### One-Piece Housing

The rugged, one-piece die cast aluminum housing was specifically engineered to endure the most tenacious vandal or careless gardener.

### Efficient Reflector Systems

Precise optical distributions frequently enable use of lower wattage fixtures than would have been necessary with other products.

### Fewer Luminaires Required

High efficiency optics permit extremely wide luminaire spacings that may help reduce fixture quantities. This translates into reduced fixture and lamp costs, as well as savings in installation, maintenance and energy.



### Heavy Duty Knuckle

The knuckle is the Achilles' Heel of the common floodlight – where even a slight impact can snap or bend the assembly. Gardco's structural, die cast aluminum knuckle withstands hard knocks and abusive treatment.

TYPE: M



TYPE: M

## OPTICS

### Higher Light Levels

The Gardco Floodlight accepts both metal halide and high pressure sodium lamps to 750W. Using these high lumen packages creates application opportunities unmatched by typical 400W products.

### Uniform Light Levels

Precisely faceted reflectors generate extremely uniform lighting levels of 3:1, 6:1 and 12:1 maximum-to-minimum, depending on the requirements of the specific application.

### Clean Pattern Appearance

Typically, HID luminaires produce streaks, striations and color separations in floodlighting patterns which are not evident in photometric reports. Gardco's precise positioning of specular reflector facets, in combination with selective use of hammer-toned material, ensures clean, unstriated patterns.

### Control of Unwanted Glare

Nine optical systems are available, each providing sharp visual cutoff to the lamp and the lamp images at normal viewing angles. Luminaires are easily placed behind landscape or architectural elements, as well as on poles or walls above eye level.

This mounting flexibility allows the shielding of lamp brightness in most any installation.

An optional cutoff hood and internal louver system are available for critical brightness control.



# APPLICATION

DF 7

DF 1 2



**Horizontal Flood**  
This optical system is of choice for providing broad even flood-lighting illumination to horizontal surfaces from setbacks of 8' to 30', or for area lighting applications where wide luminaire spacings are desired. Typical applications include 1-2 story buildings, parking lots, freight yards and security lighting.



**Vertical Flood**  
This optical system achieves a taller distribution from setbacks of 8' to 35'. In addition, it provides an excellent distribution for area lighting applications where a greater forward projection is desired. Building floodlighting, monuments, tennis courts and swimming pools are common applications.



**Medium Flood**  
The medium flood provides a symmetrical distribution and is designed for illuminating architecture from setbacks of 20' to 60'. These luminaires are frequently employed for illuminating churches, storefronts and historical buildings.



**Narrow Spot**  
The narrow spot distribution creates an intense and symmetrical beam, providing the opportunity to highlight from considerable distances of 40' to 150'. In addition, this distribution allows for downlighting from extraordinary mounting heights of 60' to 100'. Flagpoles, towers and downlighting of atriums are common applications.



**Horizontal Spot**  
This wide yet highly concentrated beam is extremely versatile. It is appropriate for lighting facades or architectural details where setbacks of 20' to 80' are necessary. In addition, horizontal wall washing and grazing effects are possible with closer setbacks of 6' to 20'. When used in combination with the HFL reflector, it is possible to achieve wide area coverage with highly uniform patterns. Typical applications include floodlighting 1-2 story buildings, wall washing 4-8 story buildings and security lighting.

TYPE: M

## DF7 ORDERING

PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
DF7	ST	HFL	175MH	120	BRP	CH
DF7	Order Mounting Code if ordering floodlight only.	HFL Horizontal Flood (N/A w/250w) VFL Vertical Flood HSP Horizontal Spot NSP Narrow Spot FLM Fluorescent Medium (Fluorescent wattage only)	70MHPS 100MHPS 150MHPS 70MH 100MH 150MH 175MH 250MH  29CF* 32TRF* 42TRF* 70CF* *FLM optics only	120 208 240 277 347 N/A 250W	BRP BLP NP WP VP OC SC	PCB BD CH POLY F ESB
C	Stub-Up Conduit Mount					
J	J-Box Mount					
W	Wet/Ceiling Canopy Mount					
WMB	Wall Mount Bulbhorn					
W90	Wall Arm Mount					
ST	Stanchion Mount					
SM	Surface Mount Stanchion					

### MOUNTING NOTES

- C Stub-Up Conduit Mount. For direct mounting to (2) 1/2" or 3/4" GRC or IMC conduits. No J-box required. Must use factory supplied mounting insert when setting stub-ups.
- J J-Box Mount. For mounting into 1/2" hub. Also suitable for direct surface mount to walls or ceilings when used by EMT, BX, SJO, MM, etc. (For surface mount over outlet box, specify W or W90 mount).
- W Wall/Ceiling Canopy Mount. For mounting over (not to) a 4" recessed outlet box. When mounted on vertical surface, provides vertical aiming from straight down to 100° up from nadir. When mounted on a vertical surface, long axis of luminaire must be horizontal (+/-30°). Mounts directly to wall or ceiling. The surface structure must be suitable to support the luminaire. Only suitable for use on non-combustible surfaces.
- WMB Wall Mount Bulbhorn. For mounting over (not to) a 4" recessed outlet box. Provides full axial 180° vertical and 358° rotational aiming range. Mounts direct to wall. Surface structure must be suitable to support the luminaire. When mounted in wet locations, luminaire must be mounted as shown in diagrams on opposite page.
- W90 Wall Arm Mount. For mounting over (not to) a 4" recessed outlet box. Provides full axial 180° vertical and 358° rotational aiming range. Mounts direct to wall. Surface structure must be suitable to support the luminaire. When mounted in wet locations, luminaire must be mounted as shown in diagrams on opposite page. In damp or dry locations, arm assembly may be inverted.
- ST Stanchion Mount. 18" stanchion for in-ground concrete burial mounting.
- SM Surface Mount Stanchion. For mounting to 18" stanchion pole assembly.

### FINISH

- BRP Bronze Paint
- BLP Black Paint
- NP Natural Aluminum Paint
- WP White Paint
- VP Verde Green Paint
- OC Optional Color Paint. Specify RAL designation, ex. OC-RAL7024
- SC Special Color Paint (Most supply color only)

### OPTIONS

- PCB Button Type Photocontrol (N/A w/250W or above 277V)
- BD\* Barn Doors
- CH\* Cutoff Hood
- \*Barn Doors (BD) and Cutoff Hoods (CH) are supplied BRP with BRP luminaires and BLP with all other finishes. Either can be used concurrently with the Polycarbonate Shield (POLY)
- POLY Polycarbonate Shield (N/A w/250W)
- F Fusing (N/A w/250W or above 277V)
- ESB Extended Splice Box (Supplied standard w/250W. Not available for use as additional splicing volume.)

### ADDITIONAL MOUNTING ACCESSORIES

- PTA Pole top 2 3/8" tenon adapter
- TAB Twin arm bracket for use with ST or PTA
- PT2 Pole top 2 3/8" tenon adapter for twin back to back luminaire mounting

### DF7 POLE LOADING DATA

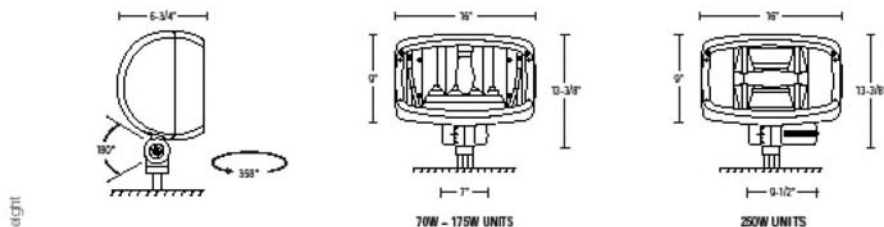
	EPA #1
Single Luminaire on PTA Adapter	1.3
Twin Luminaires on PT2 Adapter	1.9
Twin Luminaires on TAB Adapter	2.8

### DF7 SPLICE COMPARTMENT WIRE CAPACITY

	Standard Units	Extended Splice Box Units	250W Units
#12 AWG Conductors*	5	9	5
#10 AWG Conductors*	3	7	3

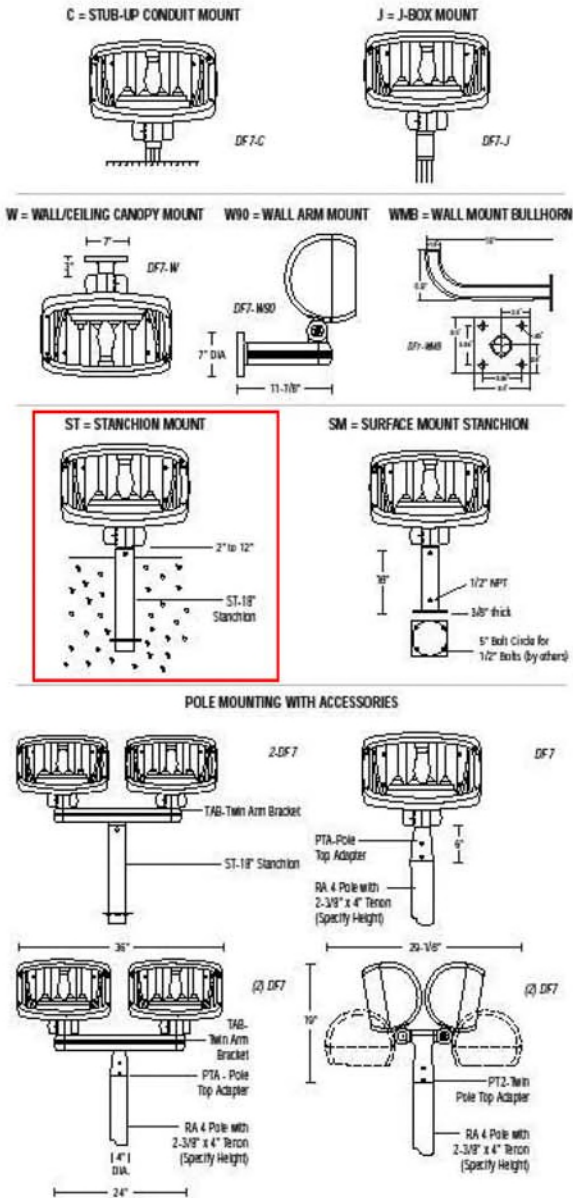
\*including ground

### DIMENSIONS



eight

TYPE: M



Stub-Up conduit mounts without J-Box so luminaire can be mounted at grade.



Stanchion mounting for heights of 2" to 12" above grade, and for in-concrete placement.

Surface Mount Stanchion for wall, roof or concrete surface mounting - 18" length - anchor bolt mounting.



J-Box for mounting into 1/2" hub, and for mounting directly to walls, ceilings, trees or sides of straight square poles.



The minimal profile Wall/Ceiling Canopy mount for downlighting.



Wall Arm Mount or Wall Mount Bullhorn enables full vertical and horizontal aiming, and may be used for wall-washing effects.



Pole Top style with smooth tapered adapter is designed for mounting to 4" round poles with a standard 2-3/8" tiron. Shown here with optional barn doors.



Twin Back-to-Back pole mount is a natural choice for median-mounted luminaires downlighting adjacent parking areas.



Twin Arm Bracket provides flexibility for mounting pole-top or to ground stanchion. Full directional and rotational aiming, including uplight and downlight in combination.

NOT USED

## DF12 ORDERING

PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
DF12	ST	HFL	400MH	120	BRP	CH
DF12	Onix Mounting Code if ordering hood/light only.  W Wall/Ceiling Canopy Mount  WMB Wall Mount Bulbhorn W90 Wall Arm Mount ST Stanchion Mount SM Surface Mount Stanchion	HFL Horizontal Flood VFL Vertical Flood MFL Medium Flood HSP Horizontal Spot NSP Narrow Spot	250MH 400MH 750MH 250PSMH 320PSMH 350PSMH 400PSMH 750PSMH  250HPS 400HPS 750HPS	120 208 240 277 347 480	BRP BLP NP WP VP OC SC	PCB CH POLY F ESB LV QS

1. Available in 400 watt and lower ONLY.

### MOUNTING NOTES

- W** Wall/Ceiling Canopy Mount. For mounting over (not to) a 4" recessed outlet box. When mounted on vertical surface, provides vertical aiming from straight down to 100° up from nadir. When mounted on a vertical surface, long axis of luminaire must be horizontal (+/-30°). Mounts directly to wall or ceiling. The surface structure must be suitable to support the luminaire. Only suitable for use on non-combustible surfaces.
- WMB** Wall Mount Bulbhorn. For mounting over (not to) a 4" recessed outlet box. Provides full axial 180° vertical and 358° rotational aiming range. Mounts direct to wall. Surface structure must be suitable to support the luminaire. When mounted in wet locations, luminaire must be mounted as shown in diagrams on opposite page.
- W90** Wall Arm Mount. For mounting over (not to) a 4" recessed outlet box. Provides full axial 180° vertical and 358° rotational aiming range. Mounts direct to wall. Surface structure must be suitable to support the luminaire. When mounted in wet locations, luminaire must be mounted as shown in diagrams on opposite page. In damp or dry locations, arm assembly may be inverted.
- ST** Stanchion Mount. 18" stanchion for in-ground concrete burial mounting.
- SM** Surface Mount Stanchion. For mounting to 18" stanchion pole assembly.

### FINISH

- BRP Bronze Paint  
 BLP Black Paint  
 NP Natural Aluminum Paint  
 WP White Paint  
 VP Verde Green Paint  
 OC Optional Color Paint  
 Specify RAL designation ex. OC-RAL7024  
 SC Special Color Paint  
 (Must supply color chip)

### OPTIONS

- PCB Button Type Photocontrol (N/A above 400W)  
 CH\* Cutoff Hood  
 \*Cutoff hoods (CH) are supplied 50P with BRP luminaires and BLP with all other finishes. Can be used concurrently with the Polycarbonate Shield (POLY)  
 POLY Polycarbonate Shield (N/A/750W; should be replaced every 3-4 years)  
 F Fixing (N/A above 400W)  
 ESB Extended Splice Box  
 LV Internal Louvers (HFL, HSP and NSP only)  
 QS Quartz Restrike (N/A above 400W)  
 Options must be ordered with the luminaire. These cannot be added later without field modification.

### ADDITIONAL MOUNTING ACCESSORIES

- PTA Pole top 2 3/8" lenora adapter  
 TAB Twin arm bracket for use with ST or PTA  
 PT2 Pole top 2 3/8" lenora adapter for twin back to back luminaire mounting

### DF12 POLE LOADING DATA

	EPA R <sup>1</sup>
Single Luminaire on PTA Adapter	2.6
Twin Luminaires on PT2 Adapter	3.7
Twin Luminaires on TAB Adapter	5.6

### DF12 SPLICE COMPARTMENT WIRE CAPACITY

	Standard Units	Extended Splice Box
#12 AWG Conductors*	5	9
#10 AWG Conductors*	3	7

\*including ground

### LIGHT CONTROL OPTIONS

#### CUTOFF HOOD



Provides sharp cutoff of source brightness

#### POLYCARBONATE SHIELD



For critical vandal areas.  
 Note: Shield may discolor and require replacement every 2-3 years.

#### NARROW SPOT WITH INTERNAL LOUVER

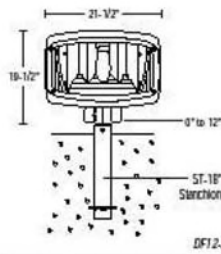


Louver provides control of stray light beyond specified beam. Internal mounting design eliminates accumulation of leaves and dirt and deters vandalism.

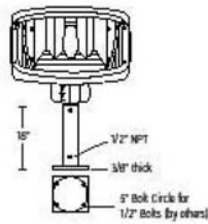
NOT USED

## DF12 MOUNTING

ST = STANCHION MOUNT



SM = SURFACE MOUNT STANCHION



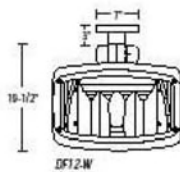
Stanchion mounting for heights of 0' to 12' above grade for in-concrete placement.

Surface Mount Stanchion for wall, roof or concrete surface mounting – 18" length – anchor bolt mount.

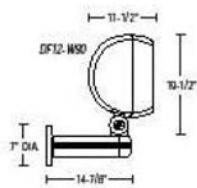


Single fixture Post Top for transition to 4" round aluminum pole.

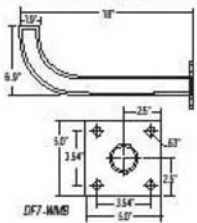
W = WALL/CEILING CANOPY MOUNT



W90 = WALL ARM MOUNT

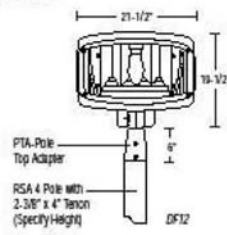
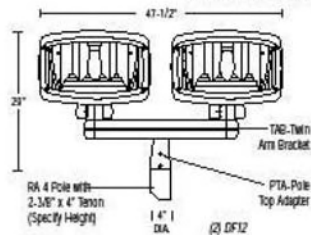


WMB = WALL MOUNT BULLHORN



The minimal profile Wall Canopy mount.

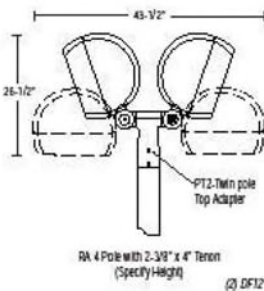
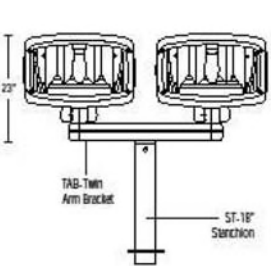
POLE MOUNTING WITH ACCESSORIES



Wall Arm Mount or Wall Arm Bullhorn Mount enables full vertical and horizontal aiming.



Twin Back-to-Back pole mount is a natural choice for median-mounted luminaires downlighting adjacent parking areas or tennis courts.



Twin Arm Bracket provides flexibility for mounting pole top or to ground stanchion. Full directional and rotational aiming, including uplight and downlight in combination.



TYPE: M

## SPECIFICATIONS

### GENERAL

Each Gardco DF Series luminaire is a floodlight for high intensity discharge lamps. Internal components are totally enclosed, rain-tight, dust-tight, and corrosion-resistant. Housing, door frame, and knuckle assembly are all die cast aluminum. A choice of nine optical systems are available. DF7 units are suitable for wall, stanchion, pole, j-box and conduit mounting. DF12 units are suitable for wall, stanchion or pole mounting.

### HOUSING

Single piece aluminum housing is die cast in a soft barrel form. Memory retentive gasket mates with door frame to exclude moisture, dust, insects and pollutants from electrical and optical systems.

### DOOR FRAME

Single piece die cast aluminum door frame integrates to housing form. Captive stainless steel hinge pins allow access to luminaire for installation and lamping. Door frame is hinged closed and secured to housing with captive stainless steel recessed allen-head bolts. Heat and impact resistant 3/16" tempered glass lens and one-piece silicone gasket are mechanically secured to door frame with (6) galvanized steel retainers.

### KNUCKLE

High strength die cast aluminum knuckle features an integral splice compartment. A single, captive 3/8" stainless steel allen-head bolt and a stainless steel nut securely lock knuckle aiming teeth in 5° increments. Opposite cover plate is removable for access to splices. Knuckle assembly is fully gasketed.

### OPTICAL SYSTEMS

The wide, vertical and medium flood, and the horizontal spot optical systems are homogenous sheet and extruded aluminum, electrochemically brightened, anodized and sealed. The segmented reflectors are set in faceted arc tube image duplicating patterns to achieve required distributions. The narrow spot reflector is hydroformed Alzak® aluminum.

### ELECTRICAL

Each high power factor ballast is the separate component magnetic type capable of providing reliable lamp starting to -20°F.

### LAMPHOLDER

Pulse rated mogul base lampholder is glazed porcelain with nickel plated screw shell.

### FINISH

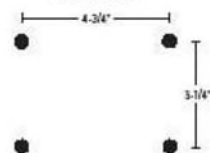
Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, textured polyester powder finish. Refer to Color Selection Guide for optional colors. Special color finishes may vary. Consult factory.

### LABELS

All luminaires have UL or CUL (where applicable) Wet Location labels.

Gardco Lighting reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

### WALL/CEILING MOUNTING BOLT PATTERN



TYPE: M



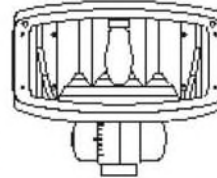
Notes:

Job:

Type: **TYPE: M**

# DESIGNER FLOOD

## DF7 - 7" DIAMETER



**GENERAL DESCRIPTION:** The Gardco DF7 is a flood luminaire with a choice of (5) precision faceted optical systems. Each is designed to provide a specific distribution and sharp cutoff of stray light. The contemporary soft form diecast housing is available in a variety of finishes creating compatibility with most architectural and landscape elements. The high strength diecast aluminum knuckle features an integral splice compartment eliminating the need for a supplementary junction box and thereby permitting closer to grade mounting.

### ORDERING

PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

### PREFIX

**DF7**

### MOUNTING

- C** Stub-up Conduit Mount. For direct mounting to (2) 1/2" (1.27cm) or 3/4" (1.91cm) GPC or IMC conduits. No J-box required. **Must use factory supplied mounting insert when cutting stub-ups.**
- J** J-Box Mount. For mounting into 1/2" (1.27cm) hub. Also suitable for direct surface mount to walls or ceilings when led by EMT, BX, SJO, NM, etc. (For surface mount over outlet box, specify W or W90 mount).
- W** Wall/Ceiling Canopy Mount. For mounting over (not to) a 4" recessed outlet box. When mounted on vertical surface, provides vertical aiming from straight down to 100° up from nadir. When mounted on a vertical surface, long axis of luminaire must be horizontal (-4-30°). Mounts **directly to wall or ceiling. The surface structure must be suitable to support the luminaire. Only suitable for use on non-combustible surfaces.**
- WMB** Wall Mount with Button. For mounting over (not to) a 4" (10.16cm) recessed outlet box. Provides full axial 180° vertical and 360° rotational aiming range. Mounts direct to wall. Surface structure must be suitable to support the luminaire. When mounted in wet locations, luminaire must be mounted as shown in diagrams on opposite page.
- W90** Wall Arm Mount. For mounting over (not to) a 4" (10.16cm) recessed outlet box. Provides full axial 180° vertical and 360° rotational aiming range. Mounts direct to wall. Surface structure must be suitable to support the luminaire. When mounted in wet locations, luminaire must be mounted as shown in diagrams on opposite page. In damp or dry locations, arm assembly may be inverted.
- ST** Stanchion Mount. 18" (45.72cm) stanchion for in-ground concrete burial mounting.
- SM** Surface Mount Stanchion. For mounting to 18" (45.72cm) stanchion pole assembly.

### DISTRIBUTION

- HFL** Horizontal Flood  
*NA w/250w*
- VFL** Vertical Flood
- HSP** Horizontal Spot
- NSP** Narrow Spot
- FLM** Fluorescent Medium  
*Available with fluorescent wattages only.*

### WATTAGE

- 70HPS 70MH 26QP<sup>1</sup>
- 100HPS **100MH** 32TR<sup>2</sup>
- 150HPS 150MH 42TR<sup>2</sup>
- 175MH 70CF<sup>2</sup>
- 250MH<sup>3</sup>

### VOLTAGE

- 120
- 208
- 240
- 277**
- 347 *Not available in 250W*
- UNIV *Fluorescent only.*

<sup>1</sup> 250MH Use ED-18 or T15 Metal Base Lamp. NA w/HFL Distribution, or PCB, POLY, For ESB options.  
<sup>2</sup> Available with FLM option only.  
<sup>3</sup> Fluorescent luminaire ballast electronic ballast that accept 120V through 277V. 50hz to 60hz. Input Specify "UNV" voltage for 120V through 277V.

### FINISH

- BRP** Bronze Paint OC Optional Color Paint
- BLP** Black Paint *Specify RAL designation etc. OC-RAL7024.*
- WP** White Paint SC Special Color Paint
- NP** Natural Aluminum Paint *Specify. Must supply color chip.*
- BGP** Belge Paint
- VP** Verde Green Paint

### OPTIONS

- PCB** Button Type Photocontrol NA w/250w
- BD** Barn Doors
- CH** Cutoff Hood *Barn Doors (BD) and Cutoff Hoods (CH) are painted to match the luminaire. Either can be used concurrently with the POLY option.*
- POLY** Polycarbonate Shield *NA w/250w. NA with WG option.*
- F** Fusing *120V through 277V only. NA w/250w.*
- ESB** Extended Splice Box *Supplied standard w/250w. Not available for use as additional splicing volume in 250w.*
- WG** Wire Guard *NA with BD, CH and POLY options. Field installable.*

DF7 Splice Compartment Wire Capacity			DF7 Pole Loading Data	
	Standard Units	Extended Splice Box Units		EPA
#12 AWG Conductors <sup>1</sup>	5	9	Single Luminaire on PTA Adapter	1.3 kV·1.12m <sup>3</sup>
#10 AWG Conductors <sup>1</sup>	3	7	Twin Luminaires on PT2 Adapter	1.9 kV·1.18m <sup>3</sup>
<sup>1</sup> Including ground			Twin Luminaires on TAB Adapter	2.8 kV·1.25m <sup>3</sup>

### ADDITIONAL MOUNTING ACCESSORIES:

- PTA** Pole top 2 3/8" (6.03cm) lenon adapter
- TAB** Twin arm bracket for use with ST or PTA
- PT2** Pole top 2 3/8" (6.03cm) lenon adapter for twin back to back luminaire mounting.

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A Garhyle Company

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FAX: (512) 753-7855  
www.stalighting.com



701 15-73087

Notes:

Job:

Type: **TYPES: SA & SC**

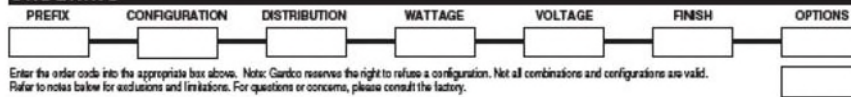
# FORM TEN SQUARE

## HPV SERIES - HIGH PERFORMANCE VERTICAL

**GENERAL DESCRIPTION:** The Gardco square arm mounted high performance vertical products are sharp cutoff luminaires for high intensity discharge lamps up to 1000 watts. The HPV units are dieformed aluminum and finished with a TGIC Polyester powdercoat. The HPV can accept one of two (2) interchangeable and rotatable precision segmented optical systems. These optical systems utilize principles of Gardco's patented Form 10X technology applied to vertical lamp optics. The result yields the highest performance possible from a full cutoff vertical lamp system.

**CUTOFF PERFORMANCE:** Flat lens luminaires provide full cutoff performance. Sag lens luminaires provide cutoff performance.

### ORDERING



#### PREFIX

**HPV23**

#### CONFIGURATION

- 1** Single Pole Mount
- 2 Twin Pole Mount at 90°
- 2@180 Twin Pole Mount at 180°
- 3 3-way Pole Mount at 90°
- 3@120° 3-way Pole Mount at 120°
- 4 4-way Pole Mount
- W Wall Mount

#### DISTRIBUTION

- |                                |                          |
|--------------------------------|--------------------------|
| <u>Flat Lens (Full Cutoff)</u> | <u>Sag Lens (Cutoff)</u> |
| 3XVF Type III                  | 3XVS Type III            |
| <b>5XVF</b> Type V             | 5XVS Type V              |

#### WATTAGE

- |                     |                |        |
|---------------------|----------------|--------|
| 400MH               | <b>400PSMH</b> | 400HPS |
| 1000MH <sup>1</sup> | 750PSMH        | 750HPS |
|                     | 875PSMH        |        |
|                     | 1000PSMH       |        |

MH - Metal Halide  
PSMH - Pulse Start Metal Halide  
HPS - High Pressure Sodium

<sup>1</sup>. 1000W Luminaires Require E-37 or BT-37 Reduced Jacketed Lamp.

#### VOLTAGE

- 120
- 208
- 240
- 277
- 347
- 480**

#### FINISH

- |            |  |
|------------|--|
| BRP        | Bronze Paint   |
| <b>BLP</b> | Black Paint  |
| WP*        | White Paint  |
| NP*        | Natural Aluminum Paint   |
| OC*        | Optional Color Paint<br>(Specify RAL designation ex: OC-RAL7024) |
| <b>SC*</b> | Special Color Paint<br>(Specify: Must supply color chip)         |

\* Contact factory for availability of White (WP), Natural Aluminum (NP), Optional (OC) and Special (SC) colors

#### OPTIONS

- EHSS** External House Side Shield
- LF In-Line Fusing

**ONLY ON TYPE: SC**

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A Genlyte Company

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70115-190/697

TYPES: SA & SC

# FORM TEN SQUARE

## HPV SERIES - HIGH PERFORMANCE VERTICAL

### SPECIFICATIONS

**GENERAL:** Each Gardco HPV Luminaire is a sharp cutoff luminaire for high intensity discharge lamps. Internal components are totally enclosed, rain-tight, dust-tight, and corrosion resistant. No venting of the optical system or electrical components is required or permitted. Lamping requires no lifting or hinging of the luminaire housing, disturbing wiring or exposing uninsulated live parts.

**HOUSING:** The housing wrapper is one-piece deformed aluminum with an integral reinforcing spine and no welded corners. Silicone seals provide a weathertight seal at all points of material transition.

**ARM:** Extruded aluminum arm is secured to fixture by contractor.

**LENS:** A mitered, extruded anodized aluminum door frame retains the optically clear, heat and impact resistant tempered flat glass in a sealed manner using hollow section, high compliance, memory retentive extruded silicone rubber. A sag glass lens is provided on vertical lamp cutoff luminaires and a flat glass lens is provided on vertical lamp full cutoff luminaires. Stainless Steel spring hinge pins permits access to the luminaire without tools.

**OPTICAL SYSTEMS:** The segmented reflector system consists of highly specular aluminum facets precisely aligned to achieve specified photometric distributions. The entire optical system is field rotatable in 90° increments without tools.

Optical systems feature a field adjustable lamp socket. In the lower socket position, optics provide cutoff performance, and require a sag glass lens. When the socket is in the upper position, with a flat glass lens, the optics produce a distribution providing full cutoff performance.

Luminaires ship from the factory with the socket in the upper position.

Luminaires ordered with the 5XVF and 3XVF optical systems ship from the factory with a standard flat glass lens and door frame. Luminaires ordered with the 5XVS and 3XVS optical systems ship from the factory with a standard sag glass lens and door frame.

Luminaires are easily converted in the field by changing the lens and socket position. For a flat glass full cutoff luminaire, a flat glass lens and door frame with the socket in the upper position are needed. For a sag glass cutoff luminaire, a sag glass lens and door frame with the socket in the lower position are required. Maximum performance with a sag glass lens requires the socket to be placed in the lower position. Conversion does not require replacement of the reflector assembly.

**ELECTRICAL:** Each high power factor ballast is the separate component type capable of providing reliable lamp starting to -20°F/-29°C. Entire ballast assembly is secured within the luminaire, above the reflector system. Metal Halide ballasts are medium regulation

autotransformer providing +10% power regulation with +10% variation from rated input voltage. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 150° or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

**FINISH:** Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) powdercoat finish.

**LABELS:** All luminaires bear UL or CUL (where applicable) Wet Location labels.

**FULL CUTOFF PERFORMANCE:** Full cutoff performance means a luminaire distribution where zero candle intensity occurs at an angle of 90° above nadir. Additionally, the candle per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 90° above nadir. This applies to all lateral angles around the luminaire.

**CUTOFF PERFORMANCE:** Cutoff performance means a luminaire distribution where the candle per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of or above 90° above nadir, and 100 (10 percent) at a vertical angle of 90° above nadir. This applies to all lateral angles around the luminaire.

### DIMENSIONS



Width	B	C	D	E
23"	14.5"	12"	8"	2"
58.42 cm	36.83 cm	30.48 cm	20.32 cm	5.08 cm

	EPA's (ft)			Approximate Weight (lbs) Single
	Single	Twin	3/4	
Sag Lens	3.9 ft <sup>2</sup> 0.36 m <sup>2</sup>	7.8 ft <sup>2</sup> 0.72 m <sup>2</sup>	0.5 ft <sup>2</sup> 0.04 m <sup>2</sup>	104 lbs 47 kg
Flat Lens	3.6 ft <sup>2</sup> 0.33 m <sup>2</sup>	7.3 ft <sup>2</sup> 0.68 m <sup>2</sup>	8.8 ft <sup>2</sup> 0.81 m <sup>2</sup>	90 lbs 41 kg
Flat Lens w/H-Shield	4.9 ft <sup>2</sup> 0.45 m <sup>2</sup>	9.9 ft <sup>2</sup> 0.92 m <sup>2</sup>	12.5 ft <sup>2</sup> 1.16 m <sup>2</sup>	99 lbs 45 kg

TYPE: SA

TYPE: SC

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A Genlyte Company

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San Marcos, TX 78668

(800) 227-0758  
(512) 753-1000  
FAX: (512) 753-7855  
www.sikelighting.com



79115-1308507

TYPE: SB

**BFL-S16-T-MB** **16" SQUARE FLOODLIGHT**



**Transverse Lamp  
Medium Beam  
T-MB**

**Optical System  
NEMA 4**

This parabolic reflector combined with a transverse lamp features an etched and anodized, hydroformed reflector to produce a medium beam angle distribution. NEMA 4 for most lamp types. Consult factory.

**Lamp**

- Maximum wattage: 400W PSMH\*, 400W MH\*, 400W HPS
- \*Reduced envelope lamp: ED28 for 320W, 350W & 400W PSMH and 400W MH
- Mogul base HID lamp included

**Housing and Door Frame**

- Low copper die-cast aluminum door frame
- High-impact, strength-tempered glass lens

**Electrical**

- High power factor ballasts are standard
- 150°C wiring required for all wall-mounted fixtures

**Finish**

- Exclusive Colorfast DeltaGuard™ finish with 7-year warranty

**Labels**

- UL Listed for wet locations
- ANSI lamp wattage label supplied
- IP65 Rating



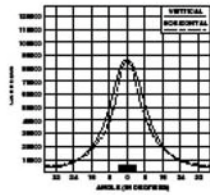
**AVAILABLE FINISH COLORS:**

				
<b>BZ</b> Bronze	<b>BK</b> Black	<b>WH</b> White	<b>PB</b> Platinum Bronze	<b>SV</b> Silver
Standard Color	Available Color No Additional Cost		Optional Color Up Charge Applies	

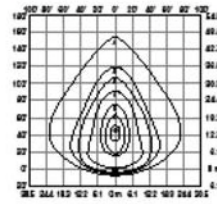


TYPE: SB

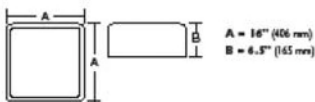
**TRANSVERSE LAMP - MEDIUM BEAM** **BFL-S16-T-MB**



Candelperformance trace through origin of 400W MH.



Isotopic candle plot of 400W MH at 30' (9.1 m) mounting height and 60° vertical tilt (Plan View)



See page 123 for order code logic.

**16" SQUARE FLOODLIGHT - TRANSVERSE LAMP - MEDIUM (Example: BFL-S16-T-MB-F2-400MH-X-MT-BZ-U)**

Product Family	Housing Indicator	Lamp Position	Optical Distribution	Mounting Options	Lamp Selection	Ballast Voltage	Color Options	Options (Factory Installed)
<b>BFL</b>	<b>S16</b>	<b>T</b>	<b>MB</b>	<b>F2</b>	150 PHHMPS	<b>MT</b>	<b>BZ</b>	F
				<b>YM</b>	175 PHX	12	<b>BK</b>	P
					200 PHH	20	WH	Q
					<b>250 PHH</b> PHHMPS	24	FB	TS
					300 PHH	27	SV	U
					350 PHH	34		
					400 PHHM(X)HPS	48		
						5		

Formerly BCF

**Mounting Footnotes - see pages 163-167 for details**

- F2 = 2" Adjustable flar
- YM = Yoke Mount

**Ballast & Lamp Footnotes**

- All ballasts are standard with end-up (MT) ballast
- All vintage lamps available in 480 volt ballast
- International 50 Hertz ballasts available, see page 11 for specification information

**Option Footnotes**

- F (Flar) - Must specify voltage other than MT
- P (PhotoCell) - Must specify voltage other than MT
- 2" Adjustable flar (F2) mounting - photocell to field installed, order as an accessory. All 48V ballasts are applied with factory-installed external photocell regardless of mounting - order as option "P"
- Q (Quartz Sentry) - Delay-relay type used includes 100W T4 dual-coat quartz lamp
- TS (Temperproof Screens) - Available for accessible fixture locations
- U (Light Door Frame) - Required for all exterior uplight applications

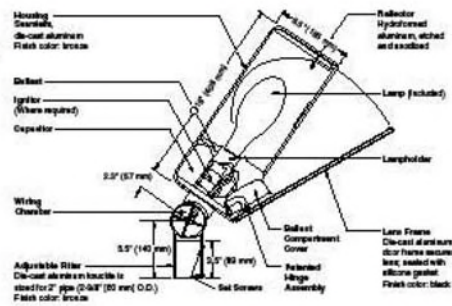
**Accessories (Field Installed) See pages 168-169 for details**



TYPE: SB

**BFL-S16-T-MB-F2 16" Square Floodlight w/ 2" Adjustable Fitter**

Beta Catalog Number:



Notes:

Product Family	Housing Indicator	Lamp Position	Optical Distribution	Mounting Options	Lamp Selection*	Ballast Voltage	Color Options	Factory-Installed Options
BFL	S16	T	MB	F2 <sup>1</sup>	150 PMH 150 HPS 200 PMH 250 HPS 250 PMH 320 PMH 350 PMH 400 HPS 400 PMH	MT <sup>2</sup> 12-120V 20-207V 24-247V 27-277V 34-340V 48-480V <sup>3</sup> 5_50 Hz <sup>3</sup>	BZ BK WH PB SV	F-Fuse <sup>4</sup> P-Photocell <sup>5</sup> Q-Quartz Standby <sup>6</sup> TS-Tamperproof Screws <sup>7</sup> U-Uplight Door Frame <sup>8</sup>

\*Lamp Abbreviation Key:  
PMH = Pulse Start Metal Halide  
MHX = Metal Halide  
HPS = High Pressure Sodium

PRELIMINARY

Field-Installed Accessories



1-All fixtures are standard with multi-tap (MT) ballast  
2-All wattage lamps available in 480 volt ballasts  
3-Instant-start 50 Hertz ballasts available; contact factory  
4-F2 = 2" Adjustable fitter  
5-Must specify voltage other than MT  
6-2" Adjustable fitter (F2) mounting - photocell in field installation or as accessory. All 480V fixtures are supplied with factory-installed external photocell regardless of mounting  
7-Delay-relay type and includes 100W 74 dual-contact quartz lamp  
8-Available for accessible fixture locations  
9-Required for all exterior uplight applications

General Description

Medium-beam Parabolic Floodlight luminaire for HID lamp, totally enclosed. Hydroformed aluminum reflector is etched and anodized. Housing is seamless, die cast aluminum. Aluminum die cast adjustable fitter mounting is sized for 2" pipe (2-3/8" [60 mm] O.D.). Allows for directional aiming as well as 2-1/2" incremental vertical adjustment. Contains integral wiring compartment. Two stainless steel set screws provide clamping to vertical tenon. Lens assembly consists of rigid aluminum frame and high impact, clear tempered glass.

Electrical

Fixture includes clear, mogul base lamp; 320 - 400W PSMH and 400W MH utilize the ED28 reduced envelope lamp. Pulse-rated porcelain enclosed, 4kv rated screw shell type lampholder with spring loaded center contact. Lamp igniter included where required. All ballast assemblies are high power factor and use the following circuit type: Reactor Ballast (277V PSMH) 200 - 400W PSMH CWA - Constant Wattage Autotransformer 200 - 400W PSMH; 175W - 400W MH; 250 - 400W HPS

Finish

Exclusive DeltaGuard® finish features an E-Coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our 7 year limited warranty.

Labels

ANSI lamp wattage label supplied, visible during relamping. UL Listed in U.S. and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598.

Patents

US 4,689,729





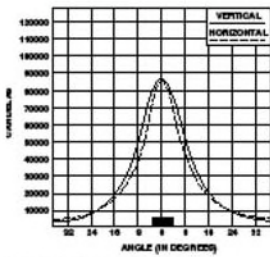
TYPE: SB

**BFL-S16-T-MB-F2 16" Square Floodlight w/ 2" Adjustable Fitter**

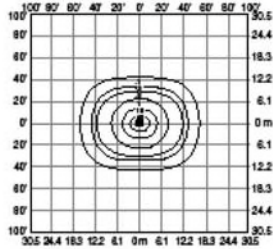
**EPA RATING**

EPA 1.78 for single fixture with 60° tilt (Consult factory for EPA rating on multiple units or other tilt angles).

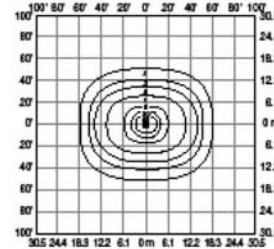
Isofootcandle plots show initial footcandles at grade. (Footcandles  $\div$  0.0929 = Lux)



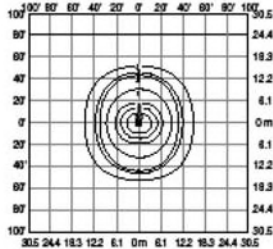
Lighting Sciences Inc.  
Certified Test Report No. LSI 9835  
Candlepower trace through origin of  
400W MH Medium Parabolic Floodlight.  
NEMA Type: 4V x 4H.



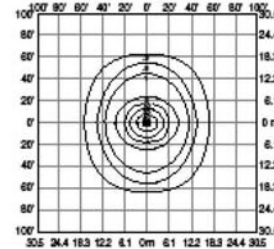
Isofootcandle plot of 250W MH  
Medium Parabolic Floodlight at 25'  
(7.6 m) mounting height and 0°  
vertical tilt.  
(Plan view)



Isofootcandle plot of 400W MH  
Medium Parabolic Floodlight at 25'  
(7.6 m) mounting height and 0°  
vertical tilt.  
(Plan view)

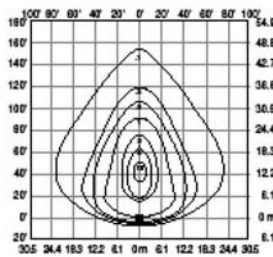


Isofootcandle plot of 250W HPS  
Medium Parabolic Floodlight at 25'  
(7.6 m) mounting height and 0°  
vertical tilt.  
(Plan view)

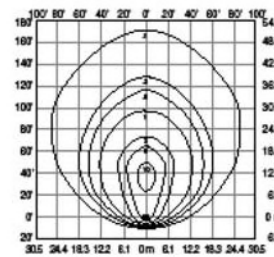


Isofootcandle plot of 400W HPS  
Medium Parabolic Floodlight at 25'  
(7.6 m) mounting height and 0°  
vertical tilt.  
(Plan view)

PRELIMINARY



Isofootcandle plot of 400W MH  
Medium Parabolic Floodlight at 30'  
(9.1 m) mounting height and 60°  
vertical tilt.  
(Plan view)



Isofootcandle plot of 400W HPS  
Medium Parabolic Floodlight at 30'  
(9.1 m) mounting height and 60°  
vertical tilt.  
(Plan view)





Project: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Cat.No: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Qty: \_\_\_\_\_  
 Notes: \_\_\_\_\_

The Philips Gardco Designer Floodlight LED is an architectural LED flood luminaire with a choice of numerous precision LED optical systems. Each is designed to provide a specific distribution, minimizing stray light. Designer Floodlight LED luminaires outperform comparable HID units, while providing the energy saving benefits of LED technology. The luminaires feature integral LED thermal fins to provide the thermal control so vital to LED system performance and life.

**Ordering guide**

example: DFL7-C-A33-32L-900-NW-G2-UNV-DGY-SP2-BD

Luminaire	Mounting	Distribution	Number of LEDs	Drive Current	LED Color - Generation	Voltage	Finish	Options
<b>DFL7</b> Designer Floodlight LED 7" with Standard Flat Door	<b>C</b> Stub-up Conduit Mount. For direct mounting to (2) 1/2" (1.27cm) or 3/4" (1.91cm) GRC or IMC conduits. No j-box required. Must use factory supplied mounting insert when setting stub-ups.	<b>SP</b> Spot (12" round) <b>RSP</b> Rectangular Spot	<b>16L</b> 16 LEDs	<b>700</b> 700mA <b>1200</b> 1200mA	<b>CW-G2</b> Cool White 5700K, 70 CRI Generation 2 <b>NW-G2</b> Neutral White 4000K, 70 CRI Generation 2 <b>WW-G2</b> Warm White 3000K, 70 CRI Generation 2	<b>UNV</b> 120-277V (50/60Hz) <b>HVU</b> 347-480V (50/60Hz)	<b>Textured</b> <b>BK</b> Black <b>WH</b> White <b>BZ</b> Bronze <b>DGY</b> Dark Gray <b>MGY</b> Medium Gray	<b>DD</b> 0-10V Dimming Driver (controls by others) <b>PCB</b> Photocontrol Button <sup>2</sup> <b>BD</b> Barn Doors <sup>1</sup> <b>PSO</b> Offset Polycarbonate Flat Shield <sup>4</sup>
<b>DFC7</b> Designer Floodlight LED 7" with Standard Cutoff Hood	<b>J</b> J-Box Mount. For mounting into 1/2" (1.27cm) hub. Also suitable for direct surface mount to walls or ceilings when fed by EMT, BX, SJO, NM, etc. (For surface mount over outlet box, specify W or W90 mount).	<b>RM</b> Rectangular Medium Flood <b>RN</b> Rectangular Narrow Flood <b>A33</b> Asymmetric 33" Flood	<b>32L</b> 32 LEDs	<b>700</b> 700mA <b>900</b> 900mA		<b>120</b> 120V <b>208</b> 208V <b>240</b> 240V <b>277</b> 277V <b>347</b> 347V <b>480</b> 480V	<b>ESB</b> Extended Splice Box <b>WG</b> Wire Guard <sup>3</sup> <b>Fusing</b> <sup>2</sup>	
	<b>WMB</b> Wall Mount Bullhorn. For mounting over (not to) a 4" (10.16cm) recessed outlet box. Provides full axial 180° vertical and 358° rotational aiming. Mounts direct to wall. Surface structure must be suitable to support the assembly. Outer end of WMB must be in the "straight up" position, as shown in diagram on page 3. Luminaire mounts with the knuckle below the body of the luminaire only.						<b>CC</b> Custom color (Must supply color chip for required factory quote)	<b>F1</b> Single (120, 277, 347VAC) <b>F2</b> Double (208, 240, 480VAC) <b>F3</b> Canadian Double Pull (208, 240, 480VAC)
	<b>W90</b> Wall Arm Mount. For mounting over (not to) a 4" (10.16cm) recessed outlet box. Provides full axial 180° vertical and 358° rotational aiming range. Mounts direct to wall. Surface structure must be suitable to support the luminaire. When mounted in wet locations, luminaire must be mounted as shown in diagrams on page 3. In damp or dry locations, arm assembly may be inverted.							<b>Surge Protection</b>
	<b>ST</b> Stanchion Mount. 18" (45.72cm) stanchion for in-ground concrete burial mounting.							<b>SP2</b> 20KV 10KA 120-277VAC <b>SP2HV</b> 20KV 10KA 347-480VAC
	<b>SM</b> Surface Mount Stanchion. For mounting to 18" (45.72cm) stanchion pole assembly.							

- Available in DFL7 only. Not available in DFC7. Barn Doors (BD) are painted to match the luminaire. Not Available with PSO or WG options.
- Must specify specific input voltage.
- Not Available with BD or PSO options. Field Installable.
- Additional flat Polycarbonate shield. Not available with BD or WG options.

# DFL7/DFC7 Designer Flood LED

## 7" Floodlights

### Additional Mounting Accessories (order separately)

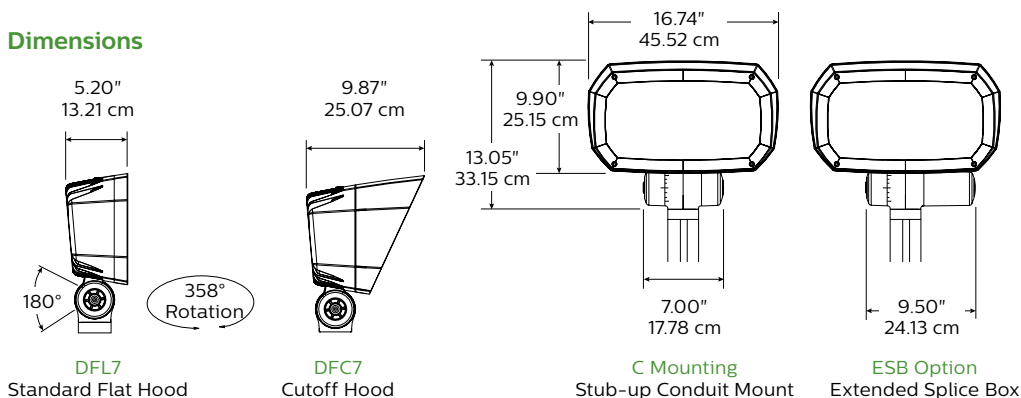
- PTA** Pole top 2-3/8" (6.03cm) tenon adapter  
**TAB** Twin arm bracket for use with ST or PTA  
**PT2** Pole top 2-3/8" (6.03cm) tenon adapter for twin back to back luminaire mounting.

### LED Wattage and Lumen Values

Neutral White Ordering Codes	Total LEDs	LED Current (mA)	Color Temp. (K)	Average System Wattage <sup>1</sup>	SP		RSP		RM		RN		A33	
					Lumen Output <sup>2,3</sup>	Efficacy (LPW)	Lumen Output <sup>2,3</sup>	Efficacy (LPW)	Lumen Output <sup>2,3</sup>	Efficacy (LPW)	Lumen Output <sup>2,3</sup>	Efficacy (LPW)	Lumen Output <sup>2,3</sup>	Efficacy (LPW)
<b>DFL7-16L-700-NW-G2</b>	16	700	4000	38	4208	111	3894	102	3825	101	3868	102	3901	103
<b>DFL7-16L-1200-NW-G2</b>	16	1200	4000	63	6420	103	5940	95	5835	93	5901	94	5951	95
<b>DFL7-32L-700-NW-G2</b>	32	700	4000	71	8412	118	7783	109	7646	107	7732	109	7798	110
<b>DFL7-32L-900-NW-G2</b>	32	900	4000	94	10301	109	9531	101	9363	99	9468	101	9549	101

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
3. Contact outdoorlighting.applications@philips.com for additional photometric tests or information.

### Dimensions

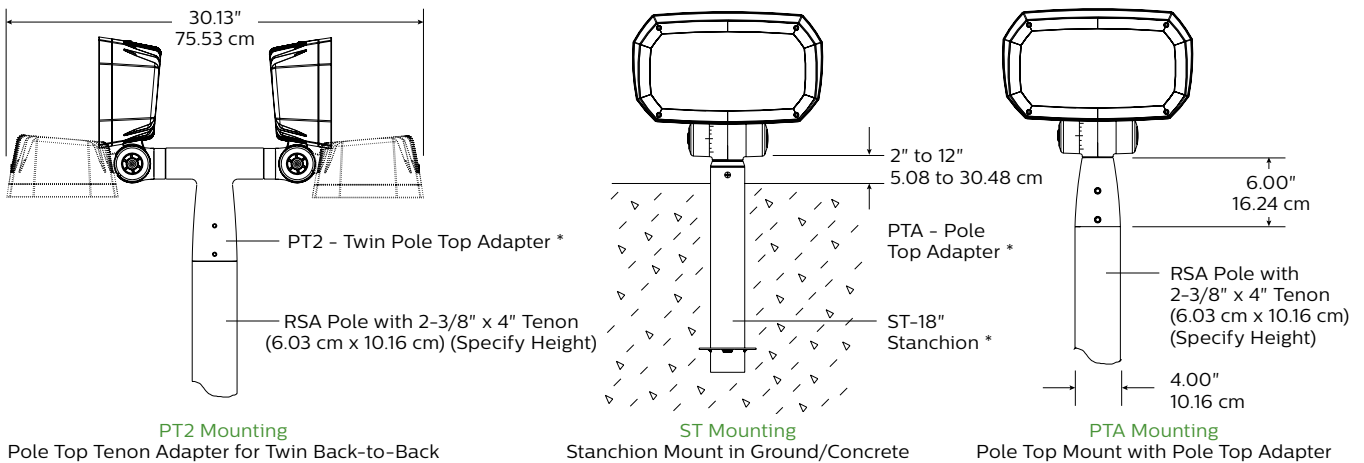
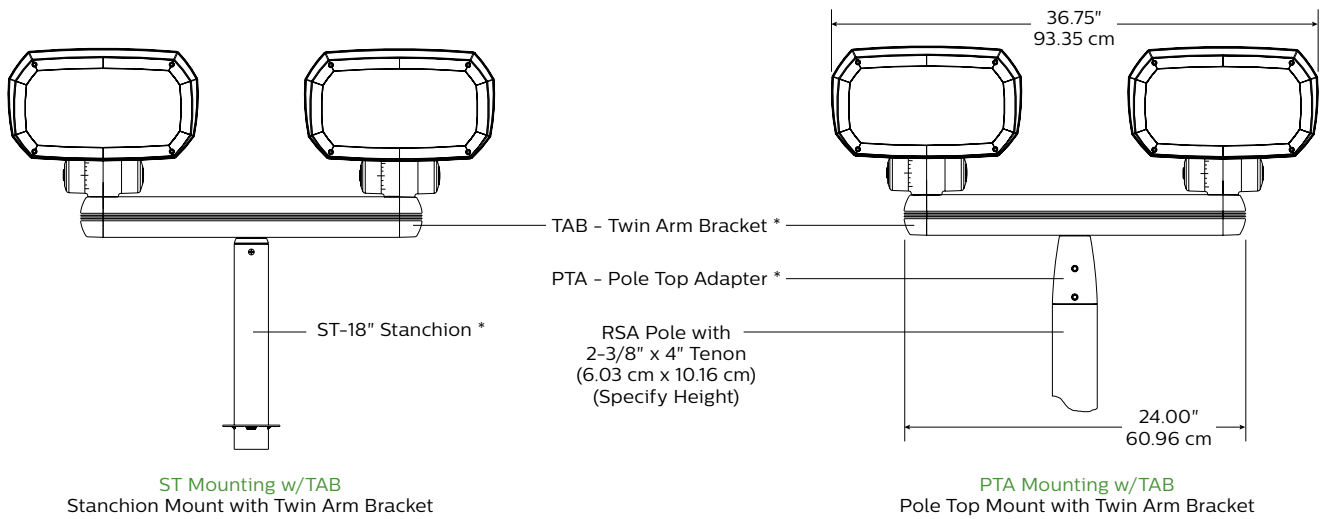
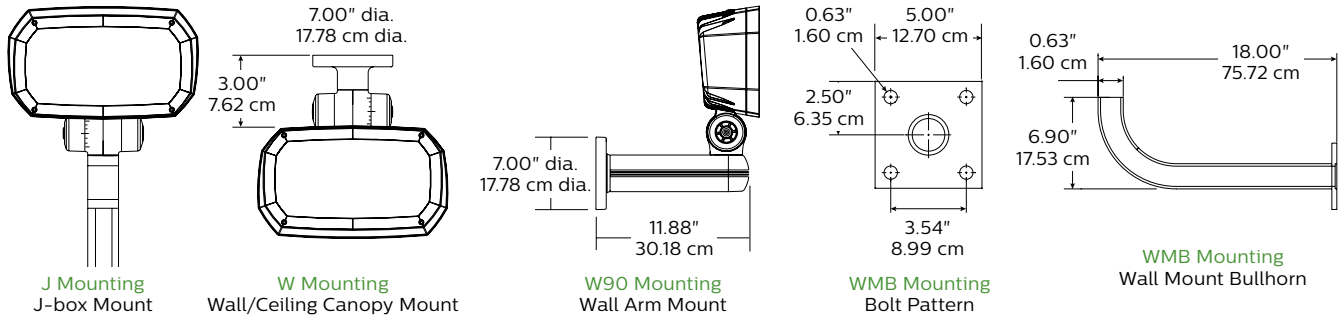


Designer Flood LED 7" Pole Loading Data	EPA	
	DFL7	DFC7
Single Luminaire on PTA Adapter	1.5 ft <sup>2</sup> 0.14m <sup>2</sup>	1.8 ft <sup>2</sup> 0.17m <sup>2</sup>
Twin Luminaires on PTA Adapter	2.1 ft <sup>2</sup> 0.20m <sup>2</sup>	2.7 ft <sup>2</sup> 0.25m <sup>2</sup>
Twin Luminaires on TAB Adapter	3.2ft <sup>2</sup> 0.30m <sup>2</sup>	3.9 ft <sup>2</sup> 0.37m <sup>2</sup>
<b>Approximate Single Luminaire Weight</b>	<b>19 lbs 8.62 kg</b>	<b>20.5 lbs 9.30 kg</b>

# DFL7/DFC7 Designer Flood LED

## 7" Floodlights

### Dimensions



# DFL7/DFC7 Designer Flood LED

## 7" Floodlights

### Specifications

#### Housing and Heat Sink

Single piece low copper die cast Aluminum alloy for a high resistance to corrosion. Housing also acts as heat sink, designed to ensure high efficacy and superior cooling by natural convection. Air flow pattern always close to LEDs and driver optimizing their efficiency and life. Product does not use any cooling device with moving parts (only passive cooling).

#### Door/Lens Assembly

A heat and impact resistant 1/8" (.3175cm) tempered glass lens and one piece silicone gasket are mechanically secured to door frame providing an IP66 seal. DFL7 luminaires feature a flat door and lens assembly. DFC7 luminaires include an integral cutoff hood door and lens assembly providing additional shielding from source glare.

#### Knuckle

Low copper die cast Aluminum alloy for a high resistance to corrosion. Knuckle features an integral cULus recognized splice compartment. A single captive 3/16" (.48cm) stainless steel allen-head bolt and stainless steel nut securely lock the knuckle aiming teeth in 5° increments. An opposite cover plate is removable for access to splices. The knuckle assembly is fully gasketed providing a cULus Wet Location seal.

Splice Compartment Capacity	Standard Units	Luminaires w/Extended Splice Box (ESB) option
#12 AWG Conductors	5	9
#10 AWG Conductors	3	7

AWG Conductors include ground.

#### Other Integrated Features

Surge Protection: Each luminaire is provided as standard with surge protector (Philips designed SP1) tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground. Enhanced surge protection (SP2 and SP2HV) is available as an option.

#### Predicted Lumen Depreciation Data

Ambient Temperature °C	System Current	Calculated L <sub>70</sub> hrs <sup>1,2</sup>	L <sub>70</sub> per TM21 <sup>2,3</sup>	Lumen Maintenance @ 60,000hrs
25 °C	900 mA	>100,000	>60,000	96%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM 21-11. Published L70 hours limited to 6 times actual LED test hours.

#### LED Module

16 or 32 high power LEDs. Metal core printed circuit board. LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines extrapolations in accordance with IESNA TM-21. IP20 sealed light engines designed and tested to rating IK10 in accordance with European standard EN 62262 (equivalent of international standard IEC 62262 2002). RoHS compliant. Color temperatures as per ANSI/NEMA bin Warm White, 3000 Kelvin nominal (3045 +/- 175K), Neutral White, 4000 Kelvin nominal (3985 +/- 250K), or Cool White, 5700 Kelvin Nominal (5667 +/- 355K), CRI 70 Min.

#### Optical System

Choice of Spot (SP), Rectangular Spot (RSP), Asymmetric 33° Flood (A33), Rectangular Medium Flood (RM) and Rectangular Narrow Flood (RN) distributions. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance.

#### Driver

High efficiency multi-volt driver (50 or 60 Hz), maintains constant current flow to LEDs to accommodate LED variations. High power factor (0.9 standard). Voltage: 120-277, 347, 480. Ambient temperature range: -40°C (-40°F) to 40°C (104°F). Standard built in driver surge protection of 6kV (min). RoHS compliant. Open / short circuit protection. Output is protected from short circuits, voltage overload and current overload. When DD option is selected a 0-10V dimming driver is included.

#### Hardware

All exposed screws shall be stainless and/or corrosion resistant and captive. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

#### Wiring

#16 AWG wires from the primary circuit, located inside the knuckle splice compartment for field wiring. Due to the inrush current that occurs with electronic drivers, recommend using a time delay or slow blow fuse to avoid unnecessary and unwanted fuse blowing that can occur with fast acting fuses.

#### Finish

Five standard textured colors. RAL and custom color matching available. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint (2.5 mils/62.5 microns) with ± 1 mils/24 microns of tolerance. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

#### IP66 Rating

Robust IP66 seal around the entire perimeter of the optical and electrical compartment.

#### LED Products Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with EC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

#### Luminaire Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/TM-21, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C.

#### Certifications and Compliance

cULus Listed for Canada and USA. Designer Floodlight LED luminaires with neutral white color temperature are DesignLights Consortium qualified. Entire luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F).

#### Limited Warranty

5-year limited warranty. See philips.com/warranties for details and restrictions. Visit our eCatalog or contact your local sales representative for more information.

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281 Hillmount Rd, Markham, ON, Canada L6C 2S3  
Tel. 800-668-9008

# MESA LED LIGHT DETAILS AND SPECIFICATIONS

## DESCRIPTION

The geometric form of MESA LED luminaire allows it to adapt to either contemporary or traditional architectural settings. Available in single or twin pole mount configurations with optional wall mounting capability, the MESA LED luminaire's mounting options allow for harmonized site design whether at the entryway or in the parking lot. UL/cUL listed for use in wet locations.

<b>Catalog #</b>		<b>Type</b>	
<b>Project</b>		<b>TYPE SLC/SLD</b>	
<b>Comments</b>		<b>Date</b>	
<b>Prepared by</b>			

## SPECIFICATION FEATURES

### Construction

**HOUSING:** Die-cast aluminum main housing and spider mount base maintain a minimum 0.125 wall thickness. Integral aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. **DOOR ASSEMBLY:** Top mounted, heavy wall, die-cast aluminum door maintains a nominal 0.125 thickness. Door includes a self-retaining interior hinge. **GASKET:** Continuous silicone gasket provided to seal housing door assembly and optic tray. **LENS:** Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Four inset fasteners on underside of housing provide access to luminaire interior. Concealed, stainless steel four bar hinge lock allows door to lock in the open position.

### Optics

Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the

scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics. LightBAR optic tray is removable and able to rotate 360° in 90° increments for specific placement of the distribution relative to fixture.

### Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per

IESNA TM-21. Occupancy sensor and dimming options available.

### Mounting

Fitter assembly mounts over 3" O.D. tenon and is secured via three concealed stainless steel set screws. Design of fitter provides seamless transition to 4" round poles. Additional mounting accessories include a dual fixture post top mounting arm and wall mount arm.

### Finish

Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

### Warranty

Five-year warranty.

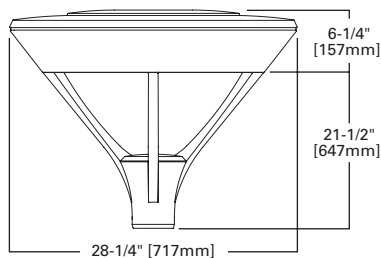


## MSA MESA LED

1-6 LightBARs  
Solid State LED

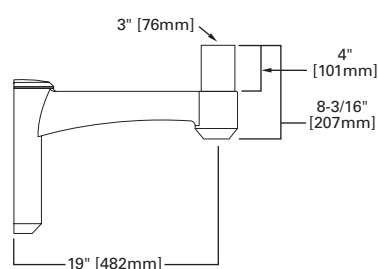
DECORATIVE LUMINAIRE

## DIMENSIONS

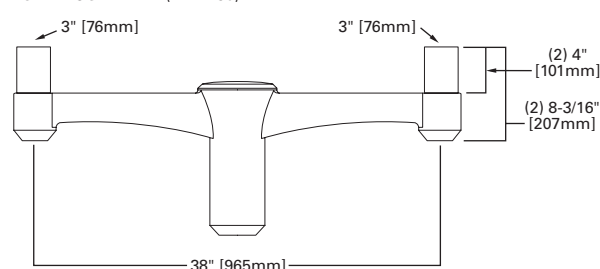


## MOUNTING ACCESSORIES

### WALL MOUNT ARM



### DUAL MOUNT ARM (EPA 1.36)



## CERTIFICATION DATA

UL/cUL Listed  
ISO 9001  
IP66 LightBARs  
LM79 / LM80 Compliant  
2G Vibration Tested

## ENERGY DATA

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz,  
480V/60Hz  
-40°C Minimum Temperature  
40°C Ambient Temperature Rating

## EPA

**Effective Projected Area:** (Sq. Ft.)  
Single Mount 1.1

## SHIPPING DATA

**Approximate Net Weight:**  
50 lbs. (22.7 kgs.)

POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs		E01	E02	E03	E04	E05	E06
Drive Current		350mA Drive Current					
Power (Watts)		25W	52W	75W	97W	127W	150W
Current @ 120V (A)		0.22	0.44	0.63	0.82	1.07	1.26
Current @ 277V (A)		0.10	0.20	0.28	0.36	0.48	0.56
Power (Watts)		31W	58W	82W	99W	132W	159W
Current @ 347V (A)		0.11	0.19	0.28	0.29	0.39	0.48
Current @ 480V (A)		0.09	0.15	0.20	0.21	0.30	0.36
T2	Lumens	2,460	4,920	7,379	9,839	12,299	14,759
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T3	Lumens	2,485	4,970	7,456	9,941	12,426	14,911
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	2,423	4,845	7,268	9,690	12,113	14,535
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
5MQ	Lumens	2,615	5,230	7,844	10,459	13,074	15,689
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	Lumens	2,604	5,207	7,811	10,415	13,018	15,622
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5XQ	Lumens	2,603	5,206	7,809	10,412	13,015	15,618
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B4-U0-G3
SL2	Lumens	2,445	4,891	7,336	9,781	12,226	14,672
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL3	Lumens	2,461	4,921	7,382	9,842	12,303	14,763
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
SL4	Lumens	2,376	4,752	7,128	9,504	11,880	14,256
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
RW	Lumens	2,398	4,796	7,194	9,591	11,989	14,387
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4
SLL/SLR	Lumens	2,227	4,453	6,680	8,906	11,133	13,360
	BUG Rating	B1-U1-G1	B1-U1-G2	B1-U1-G3	B1-U1-G3	B2-U2-G3	B2-U2-G4

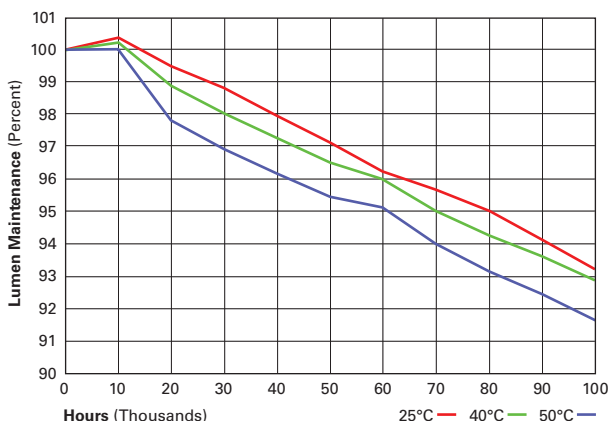
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

\* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96



POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARS		F01	F02	F03	F04	F05	F06
Drive Current		1A Drive Current					
Power (Watts)		26W	55W	78W	102W	133W	157W
Current @ 120V (A)		0.22	0.46	0.66	0.86	1.12	1.31
Current @ 277V (A)		0.10	0.21	0.29	0.37	0.50	0.58
Power (Watts)		32W	60W	85W	105W	137W	164W
Current @ 347V (A)		0.11	0.19	0.28	0.30	0.41	0.49
Current @ 480V (A)		0.09	0.15	0.21	0.22	0.31	0.37
T2	Lumens	2,031	4,061	6,092	8,122	10,153	12,184
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
T3	Lumens	2,052	4,103	6,155	8,206	10,258	12,310
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
T4	Lumens	2,000	4,000	6,000	7,999	9,999	11,999
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
5MQ	Lumens	2,159	4,317	6,476	8,634	10,793	12,951
	BUG Rating	B1-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2
5WQ	Lumens	2,149	4,299	6,448	8,597	10,747	12,896
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
5XQ	Lumens	2,149	4,298	6,446	8,595	10,744	12,893
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3	B4-U0-G3
SL2	Lumens	2,019	4,037	6,056	8,075	10,093	12,112
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
SL3	Lumens	2,031	4,062	6,094	8,125	10,156	12,187
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
SL4	Lumens	1,961	3,923	5,884	7,846	9,807	11,769
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
RW	Lumens	1,980	3,959	5,939	7,918	9,898	11,877
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
SLL/SLR	Lumens	1,838	3,676	5,514	7,352	9,191	11,029
	BUG Rating	B0-U1-G1	B1-U1-G2	B1-U1-G2	B1-U1-G3	B1-U1-G3	B2-U2-G3

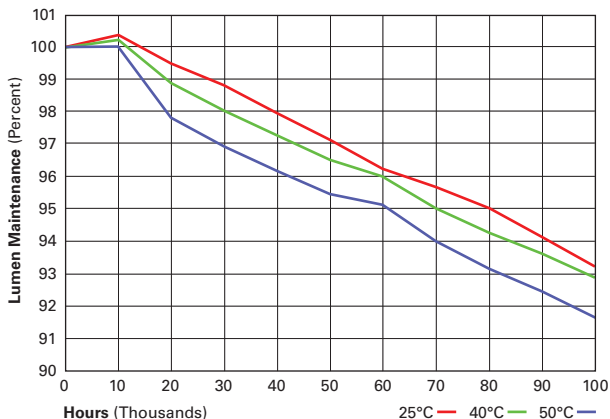
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

\* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96





## CONTROL OPTIONS

**0-10V (DIM)**

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

**Photocontrol (PC, PER and PER7)**

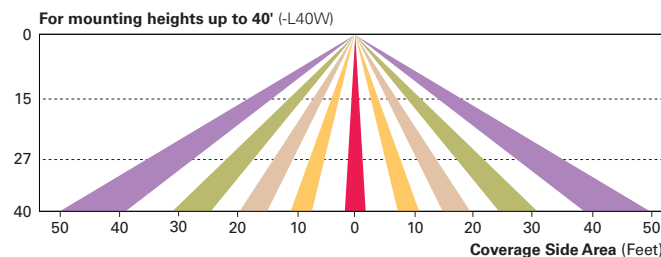
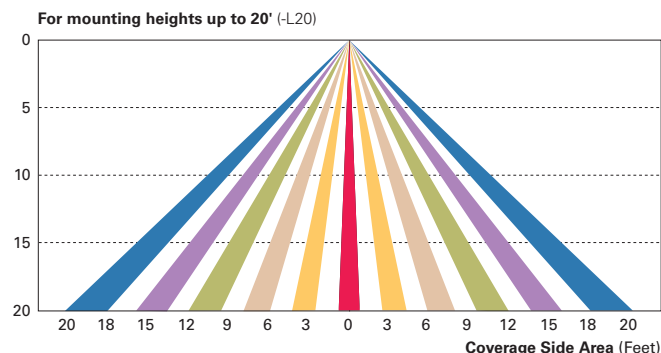
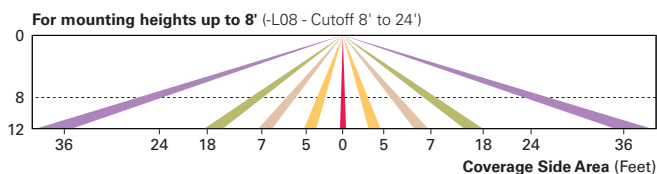
Optional button-type photocontrol (PC) and photocontrol receptacles (PER and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

**Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)**

These sensors are factory installed in the luminaire housing. When the MS/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 MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

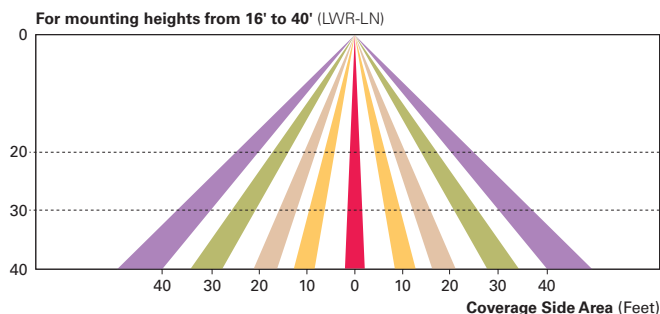
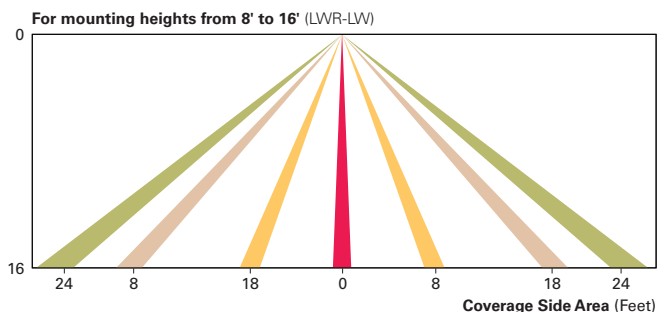
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.

**LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)**

The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.



## ORDERING INFORMATION

Sample Number: MSA-E06-LED-E1-T3-GM

Product Family	Number of LightBARs <sup>1,2</sup>	Lamp Type	Voltage	Distribution	Color <sup>5</sup>
<b>MSA=Mesa</b>	<b>E01</b> =(1) 21 LED LightBAR <sup>3</sup> <b>E02</b> =(2) 21 LED LightBARs <b>E03</b> =(3) 21 LED LightBARs <b>E04</b> =(4) 21 LED LightBARs <b>E05</b> =(5) 21 LED LightBARs <b>E06</b> =(6) 21 LED LightBARs <b>F01</b> =(1) 7 LED LightBAR <sup>3</sup> <b>F02</b> =(2) 7 LED LightBARs <b>F03</b> =(3) 7 LED LightBARs <b>F04</b> =(4) 7 LED LightBARs <b>F05</b> =(5) 7 LED LightBARs <b>F06</b> =(6) 7 LED LightBARs	<b>LED</b> =Solid State Light Emitting Diodes	<b>E1</b> =Electronic (120-277V) <b>347</b> =347V <b>480</b> =480V <sup>4</sup>	<b>T2</b> =Type II <b>T3</b> =Type III <b>T4</b> =Type IV <b>SL2</b> =Type II w/Spill Control <b>SL3</b> =Type III w/Spill Control <b>SL4</b> =Type IV w/Spill Control <b>RW</b> =Rectangular Wide <b>5MQ</b> =Type V Square Medium <b>5WQ</b> =Type V Square Wide <b>5XQ</b> =Type V Square Extra Wide <b>SLL</b> =90° Spill Light Eliminator Left <b>SLR</b> =90° Spill Light Eliminator Right	<b>AP</b> =Grey <b>BZ</b> =Bronze <b>BK</b> =Black <b>DP</b> =Dark Platinum <b>GM</b> =Graphite Metallic <b>WH</b> =White
<b>Options</b> (Add as Suffix)				<b>Accessories</b> (Order Separately) <sup>18</sup>	
<b>PC</b> =Button Type Photocontrol (Specify Voltage) <b>R</b> =NEMA Twistlock Photocontrol Receptacle <b>2L</b> =Two Circuits <sup>6</sup> <b>LCF</b> =LightBAR Cover Plate Matches Housing Finish <b>7030</b> =70 CRI / 3000K CCT <sup>7</sup> <b>7050</b> =70 CRI / 5000K CCT <sup>7</sup> <b>8030</b> =80 CRI / 3000K CCT <sup>7</sup> <b>ICB</b> =Integral Cold Weather Battery Pack (Specify 120 or 277V) <sup>8</sup> <b>LWR-LW</b> =LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height <sup>9</sup> <b>LWR-LN</b> =LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height <sup>9</sup> <b>HSS</b> =Factory Installed House Side Shield <sup>10</sup> <b>MS/DIM-L08</b> =Motion Sensor for Dimming Operation, Maximum 8' Mounting Height <sup>11, 12, 13, 14, 15</sup> <b>MS/DIM-L20</b> =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height <sup>11, 12, 13, 14, 16</sup> <b>MS/DIM-L40W</b> =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) <sup>11, 12, 13, 14, 17</sup>				<b>VA6028-XX</b> =Dual Mount Arm (EPA 1.38) <b>VA6029-XX</b> =Wall Mount Arm <b>OA/RA1016</b> =NEMA Photocontrol - Multi-Tap <b>OA/RA1027</b> =NEMA Photocontrol - 480V <b>OA/RA1201</b> =NEMA Photocontrol - 347V <b>MA1253</b> =10kV Circuit Module Replacement <b>LB/HSS-21</b> =Field Installed House Side Shield for "E" LightBARs <sup>10, 19</sup> <b>LB/HSS-07</b> =Field Installed House Side Shield for "F" LightBARs <sup>10, 19</sup>	

## NOTES:

- Standard 4000K CCT and nominal 70 CRI.
- 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
- Streetside orientation 90° to LightBAR.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Cutsom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
- Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Requires quantity two or more LightBARs.
- Consult factory for lead times and lumen multiplier.
- Available with E01-E04 or F01-F04 configurations only. Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -40°F (-20°C). Operates one LightBAR for 90-minutes. Not available in all configuration, consult factory. Rated for use in 25°C ambient.
- LumaWatt wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See [www.eaton.com/lighting](http://www.eaton.com/lighting) for LumaWatt application information.
- Only for use with SL2, SL3 and SL4 distributions.
- Consult factory for more information.
- Utilizes internal step-down transformer when 347V or 480V is selected.
- The FSIR-100 accessory is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Not available with HA option.
- Approximately 22' detection diameter at 8' mounting height.
- Approximately 40' detection diameter at 20' mounting height.
- Approximately 100' detection diameter at 40' mounting height.
- Replace XX with color designation.
- One required for each LightBAR.

### DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		TYPE SLA/ SLB
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

### SPECIFICATION FEATURES

#### Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

#### Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

#### Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

#### Mounting

**STANDARD ARM MOUNT:** Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

#### Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

#### Warranty

Five-year warranty.

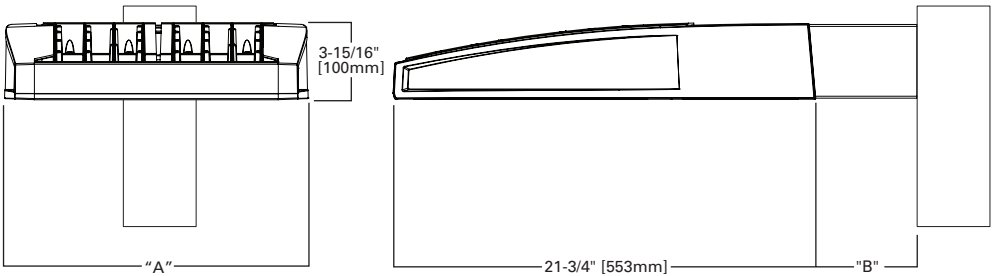


## GLEON GALLEON LED

1-10 Light Squares  
Solid State LED

AREA/SITE LUMINAIRE

### DIMENSIONS

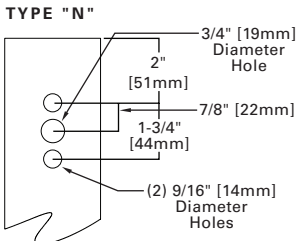


#### DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length <sup>1</sup>	Weight with Arm (lbs.)	EPA with Arm <sup>2</sup> (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

#### DRILLING PATTERN



#### CERTIFICATION DATA

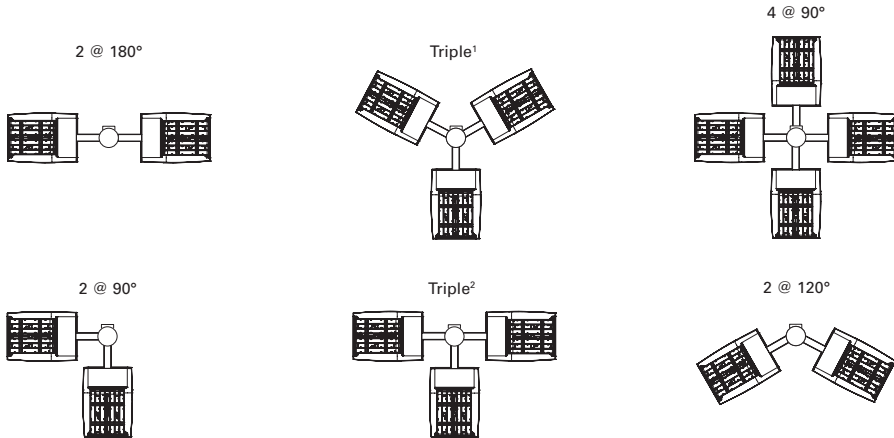
UL/cUL Wet Location Listed  
ISO 9001  
LM79 / LM80 Compliant  
3G Vibration Rated  
IP66 Rated  
DesignLights Consortium™ Qualified\*

#### ENERGY DATA

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120V-277V 50/60Hz  
347V & 480V 60Hz  
-40°C Min. Temperature  
40°C Max. Temperature  
50°C Max. Temperature (HA Option)

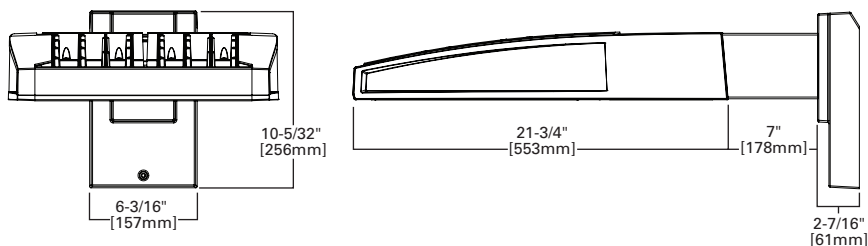
**ARM MOUNTING REQUIREMENTS**

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

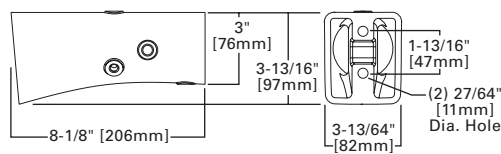


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

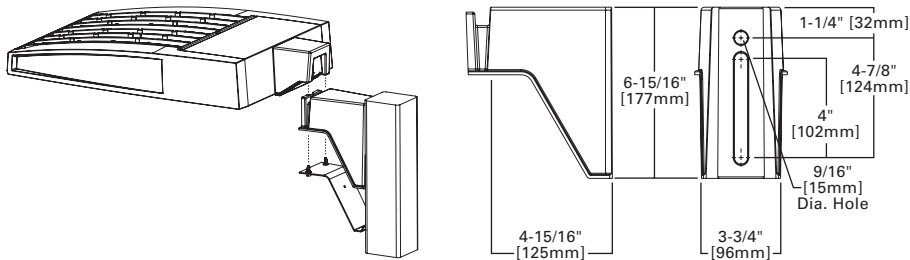
**STANDARD WALL MOUNT**



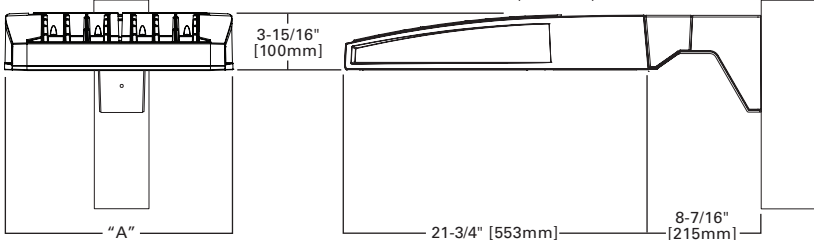
**MAST ARM MOUNT**



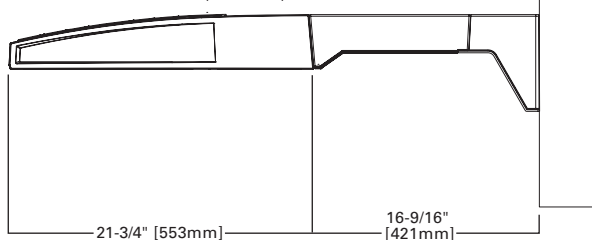
**QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)**



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

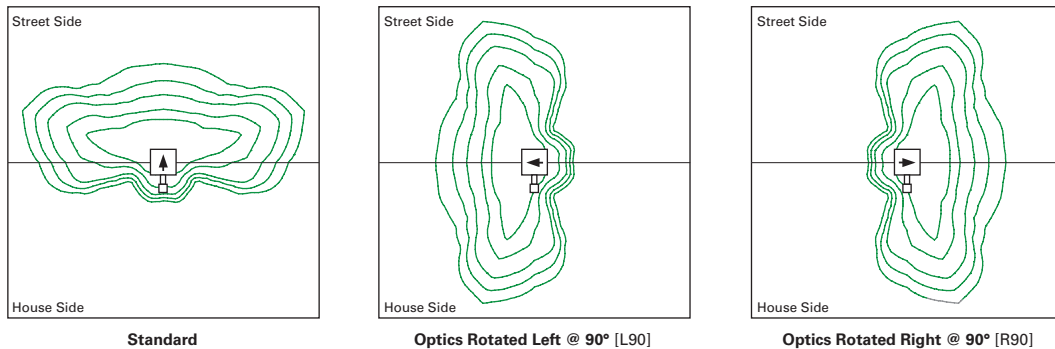


**QUICK MOUNT ARM DATA**

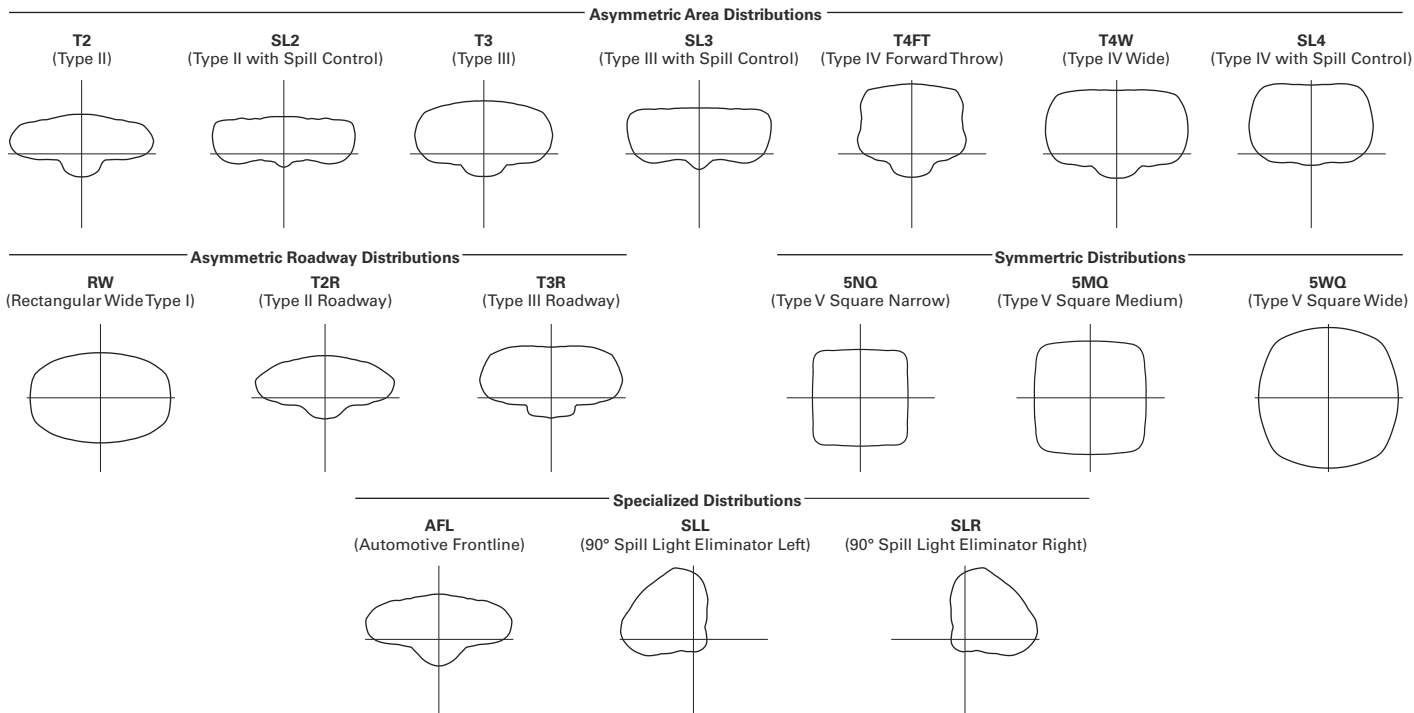
Number of Light Squares <sup>1,2</sup>	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 <sup>3</sup>	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

**OPTIC ORIENTATION**



**OPTICAL DISTRIBUTIONS**

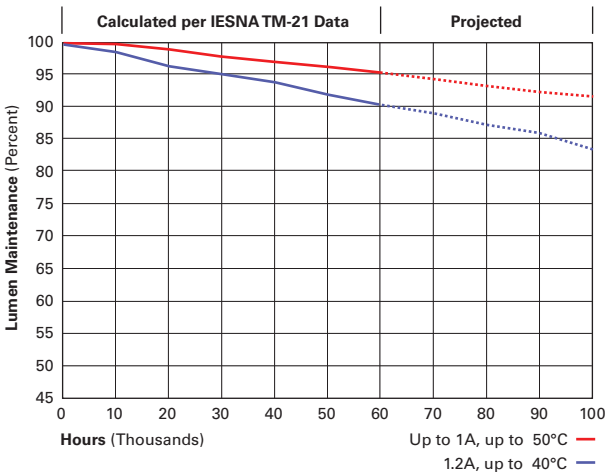


**LUMEN MAINTENANCE**

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000

**LUMEN MULTIPLIER**

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



NOMINAL POWER LUMENS (1.2A)

Table with 11 columns: Number of Light Squares, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10. Rows include Nominal Power (Watts), Input Current @ 120V (A) through 480V (A), Optics (T2, T2R, T3, T3R, T4FT, T4W, SL2, SL3, SL4, 5NQ, 5MQ, 5WQ, SLL/SLR, RW, AFL), and various lumens (4000K/5000K, 3000K) and BUG Ratings.

\* Nominal data for 70 CRI.



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**NOMINAL POWER LUMENS (1A)**

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	59	113	166	225	279	333	391	445	501	558	
Input Current @ 120V (A)	0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07	
Input Current @ 208V (A)	0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75	
Input Current @ 240V (A)	0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39	
Input Current @ 277V (A)	0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09	
Input Current @ 347V (A)	0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68	
Input Current @ 480V (A)	0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28	
<b>Optics</b>											
<b>T2</b>	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
<b>T2R</b>	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
<b>T3</b>	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
<b>T3R</b>	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
<b>T4FT</b>	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
<b>T4W</b>	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
<b>SL2</b>	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
<b>SL3</b>	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
<b>SL4</b>	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
<b>5NQ</b>	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
<b>5MQ</b>	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
<b>5WQ</b>	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
<b>SL/SLR</b>	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
<b>RW</b>	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
<b>AFL</b>	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

\* Nominal data for 70 CRI.



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NOMINAL POWER LUMENS (800MA)

Table with columns for Light Squares (1-10) and rows for various luminaire models (T2, T2R, T3, T3R, T4FT, T4W, SL2, SL3, SL4, 5NQ, 5MQ, 5WQ, SLL/SLR, RW, AFL) and their specifications (Nominal Power, Input Current, Optics, Lumen output, and BUG Rating).

\* Nominal data for 70 CRI.



## NOMINAL POWER LUMENS (600MA)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10	
Nominal Power (Watts)	34	66	96	129	162	193	226	257	290	323	
Input Current @ 120V (A)	0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89	
Input Current @ 208V (A)	0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63	
Input Current @ 240V (A)	0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43	
Input Current @ 277V (A)	0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33	
Input Current @ 347V (A)	0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99	
Input Current @ 480V (A)	0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77	
<b>Optics</b>											
T2	4000K/5000K Lumens	4,029	7,874	11,749	15,525	19,235	23,019	27,222	30,844	34,406	38,093
	3000K Lumens	3,566	6,970	10,400	13,743	17,027	20,376	24,097	27,303	30,456	33,720
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,278	8,360	12,474	16,482	20,421	24,437	28,900	32,745	36,527	40,441
	3000K Lumens	3,787	7,400	11,042	14,590	18,077	21,632	25,582	28,986	32,334	35,798
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,107	8,026	11,976	15,824	19,605	23,461	27,746	31,438	35,068	38,827
	3000K Lumens	3,636	7,105	10,601	14,007	17,354	20,768	24,561	27,829	31,042	34,370
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T3R	4000K/5000K Lumens	4,198	8,205	12,242	16,175	20,041	23,982	28,363	32,137	35,848	39,689
	3000K Lumens	3,716	7,263	10,837	14,318	17,740	21,229	25,107	28,448	31,733	35,133
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,131	8,072	12,045	15,915	19,719	23,597	27,907	31,620	35,272	39,052
	3000K Lumens	3,657	7,145	10,662	14,088	17,455	20,888	24,703	27,990	31,223	34,569
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,077	7,968	11,889	15,710	19,465	23,292	27,546	31,212	34,816	38,547
	3000K Lumens	3,609	7,053	10,524	13,906	17,230	20,618	24,384	27,629	30,819	34,122
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,022	7,861	11,729	15,498	19,202	22,979	27,175	30,791	34,347	38,028
	3000K Lumens	3,560	6,959	10,383	13,719	16,998	20,341	24,055	27,256	30,404	33,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL3	4000K/5000K Lumens	4,106	8,025	11,974	15,821	19,603	23,458	27,742	31,433	35,064	38,821
	3000K Lumens	3,635	7,104	10,599	14,005	17,353	20,765	24,557	27,824	31,039	34,364
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,902	7,624	11,377	15,033	18,626	22,289	26,359	29,867	33,316	36,886
	3000K Lumens	3,454	6,749	10,071	13,307	16,488	19,730	23,333	26,438	29,491	32,651
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,236	8,277	12,351	16,319	20,219	24,196	28,614	32,422	36,166	40,042
	3000K Lumens	3,750	7,327	10,933	14,446	17,898	21,418	25,329	28,700	32,014	35,445
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,314	8,429	12,578	16,619	20,591	24,641	29,141	33,019	36,832	40,779
	3000K Lumens	3,819	7,461	11,134	14,711	18,227	21,812	25,796	29,228	32,604	36,098
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,325	8,452	12,611	16,664	20,646	24,707	29,219	33,106	36,930	40,888
	3000K Lumens	3,828	7,482	11,163	14,751	18,276	21,871	25,865	29,305	32,690	36,194
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,609	7,052	10,522	13,903	17,226	20,613	24,378	27,622	30,812	34,114
	3000K Lumens	3,195	6,242	9,314	12,307	15,248	18,247	21,579	24,451	27,275	30,198
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,197	8,202	12,239	16,171	20,036	23,977	28,356	32,129	35,839	39,680
	3000K Lumens	3,715	7,260	10,834	14,315	17,736	21,224	25,101	28,441	31,725	35,125
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,213	8,232	12,284	16,230	20,109	24,064	28,459	32,246	35,969	39,824
	3000K Lumens	3,729	7,287	10,874	14,367	17,800	21,301	25,192	28,544	31,840	35,252
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

\* Nominal data for 70 CRI.

**CONTROL OPTIONS**

**0-10V (DIM)**

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

**Photocontrol (P, R and PER7)**

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

**After Hours Dim (AHD)**

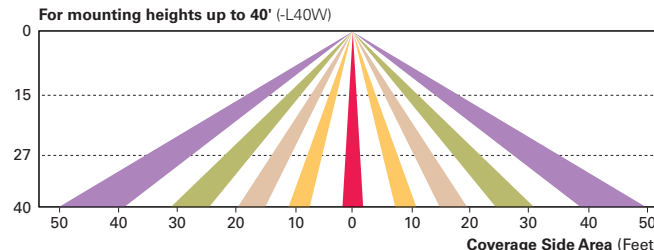
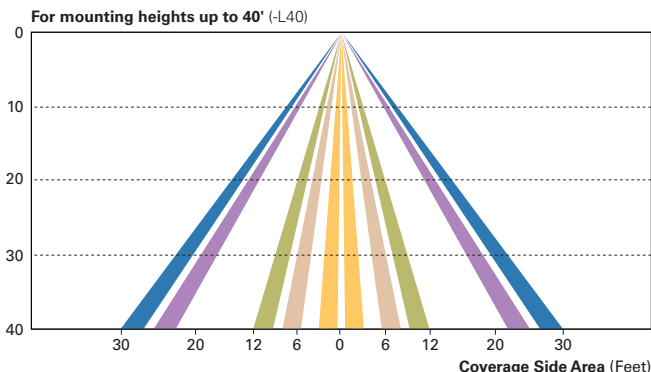
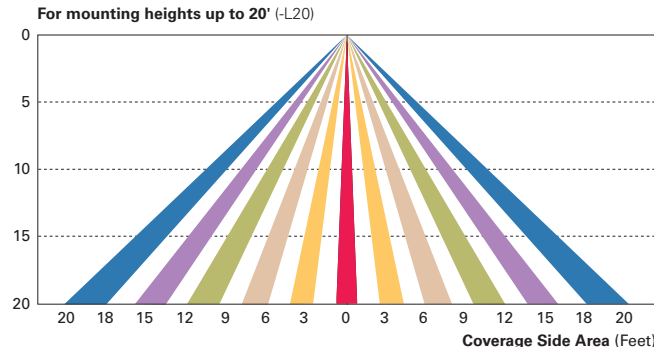
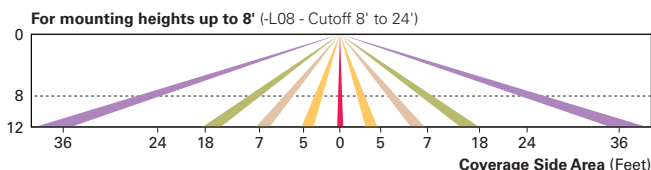
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile 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 (MS/DIM-LXX, MS/X-LXX and MS-LXX)**

These sensors are factory installed in the luminaire housing. When the MS/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 MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

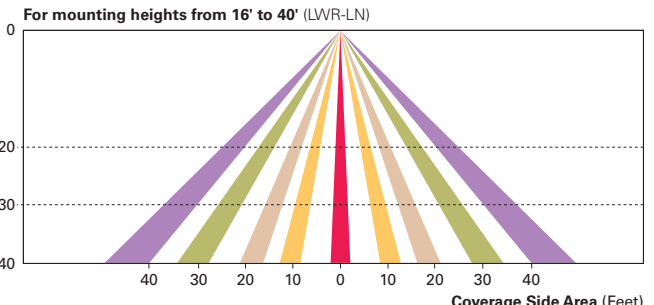
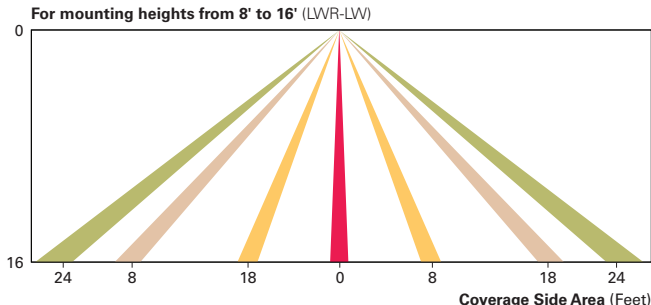
A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8’-40’.



**LumaWatt Wireless Control and Monitoring System (LWR-LW and LWR-LN)**

The LumaWatt system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt product guides.



## ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family <sup>1,2</sup>	Light Engine	Number of Light Squares <sup>3</sup>	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 <sup>4</sup> 08=8 <sup>4</sup> 09=9 <sup>5</sup> 10=10 <sup>5</sup>	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V <sup>6</sup> 480=480V <sup>6,7</sup>	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5N0=Type V Narrow 5M0=Type V Square Medium 5W0=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm <sup>8</sup> MA=Mast Arm Adapter <sup>9</sup> WM=Wall Mount QM=Quick Mount Arm (Standard Length) <sup>10</sup> QMEA=Quick Mount Arm (Extended Length) <sup>11</sup>
Options (Add as Suffix)					Accessories (Order Separately)		
<p>7030=70 CRI 3000K <sup>12</sup> 8030=80 CRI 3000K <sup>13</sup> 7050=70 CRI 5000K <sup>12</sup> 7060=70 CRI 6000K <sup>12</sup> 600=Drive Current Factory Set to Nominal 600mA <sup>14</sup> 800=Drive Current Factory Set to Nominal 800mA <sup>14</sup> 1200=Drive Current Factory Set to Nominal 1200mA <sup>14,15</sup> F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits <sup>16,17</sup> DIM=External 0-10V Dimming Leads P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle R=NEMA Twistlock Photocontrol Receptacle AHD145=After Hours Dim, 5 Hours <sup>18</sup> AHD245=After Hours Dim, 6 Hours <sup>18</sup> AHD255=After Hours Dim, 7 Hours <sup>18</sup> AHD355=After Hours Dim, 8 Hours <sup>18</sup> HA=50°C High Ambient <sup>19</sup> MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height <sup>20,21</sup> MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height <sup>20,22</sup> MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height <sup>20,23</sup> MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) <sup>20,24</sup> MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height <sup>20,21,25</sup> MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height <sup>20,22,25</sup> MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height <sup>20,23,25</sup> MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) <sup>20,24,25</sup> MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height <sup>20,21</sup> MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height <sup>20,22</sup> MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height <sup>20,23</sup> MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) <sup>20,24</sup> LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height <sup>26</sup> LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height <sup>26</sup> L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MIT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing <sup>27</sup> HSS=Factory Installed House Side Shield <sup>28</sup> CE=CE Marking <sup>29</sup></p>					<p>OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor <sup>20</sup> GLEON-MIT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MIT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MIT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MIT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit GLEON-QMEA=Quick Mount Extended Arm Kit LS/HSS=Field Installed House Side Shield <sup>28,30</sup></p>		

## NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Not available with HA option.
- 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
- Not available with LumaWatt wireless sensors.
- Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Approximately 22' detection diameter at 8' mounting height.
- Approximately 40' detection diameter at 20' mounting height.
- Approximately 60' detection diameter at 40' mounting height.
- Approximately 100' detection diameter at 40' mounting height.
- Replace X with number of Light Squares operating in low output mode.
- LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See [www.eaton.com/lighting](http://www.eaton.com/lighting) for LumaWatt application information.
- Not available with house side shield (HSS).
- Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
- CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each Light Square.

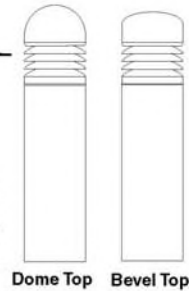
# EXHIBIT 15 BOLLARD LIGHT DETAILS and SPECIFICATIONS

Notes: \_\_\_\_\_ Job: \_\_\_\_\_  
Type: **TYPE: SD**



## BRM830/831/833 DOME TOP LOUVER BRM834/835/837 BEVEL TOP LOUVER FEATURING DEMAND RESPONSE

**GENERAL DESCRIPTION:** Gardco's dome top and bevel top LED Louver Bollards provide uniform illumination, superior spacings and solid vandal resistance. Rugged extruded and cast construction with silicone seals and gasketing assure years of trouble free service. The BRM830 and BRM834 are complete assemblies with an aluminum base. BRM831 and BRM835 head only units affix to custom architectural elements. BRM833 and BRM837 luminaires include a concrete base assembly. Gardco's patent - pending stack-louver LED technology and Demand Response provide maximized light output and maximum energy savings.



### ORDERING

PREFIX	HEIGHT	LED CONTROL	LED SELECTION	LIGHTED COVERAGE	VOLTAGE	FINISH
BRM834	42	DR	CCW	360	277	BLP

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

### PREFIX HEIGHT

LED Louvered Bollard			
Dome Top	Bevel Top		
BRM830	BRM834	with Cast Aluminum Base	42" 36"
BRM831 <sup>1</sup>	BRM835 <sup>1</sup>	Head Only	11"
BRM833	BRM837	with Natural Concrete Base	42"
BRM833B	BRM837B	with Beige Concrete Base	42"
BRM833G	BRM837G	with Grey Concrete Base	42"

<sup>1</sup>. Not Available in 277V.

### LED CONTROL LED SELECTION

**DR** Demand Response  
LEDs stay on Low Level (8 watts) when no motion is present. LEDs increase to full light output (41 watts) when motion detected.

**CWL** Constant Wattage Full Light Output  
Full light output only (41 watts). No motion sensor included.

**CNW** Cree® Neutral White (3,300°K - 3,700°K, 75 CRI).  
**LNW** LUXEON® Rebel Neutral White (3,650°K - 4300°K, 75 CRI).  
**CCW** Cree® Cool White (5,000°K - 10,000°K, 80 CRI).  
**LCW** LUXEON® Rebel Cool White (5,300°K - 6000°K, 70 CRI).

**Colors**  
**LA** LUXEON® Rebel Amber  
**LR** LUXEON® Rebel Red  
**LG** LUXEON® Rebel Green  
**LB** LUXEON® Rebel Blue

### LIGHTED COVERAGE VOLTAGE

**360** 360° lighted louvers  
**180** 180° lighted louvers  
(Provide complete backside light cutoff.)

**120 - 240** Accepts 120V through 240V, 50hz to 60hz input.  
**277** Requires and includes step-down transformer in Bollard. Not available in BRM831 or BRM835.

### FINISH

<b>BRP</b> Bronze Paint	<b>LGP</b> Light Granite Paint	<b>OC</b> Optional Color Paint Specify RAL designation ex: OC-RAL7024
<b>BLP</b> Black Paint	<b>DGP</b> Dark Granite Paint	
<b>WP</b> White Paint	<b>LSP</b> Light Sandstone Paint	<b>SC</b> Special Color Paint Specify: Must supply color chip
<b>NP</b> Natural Aluminum Paint	<b>DSP</b> Dark Sandstone Paint	
<b>VP</b> Verde Green Paint	<b>RBP</b> Red Brick Paint	



TYPE: SD

**BRM830/831/833 DOME TOP LOUVER**  
**BRM834/835/837 BEVEL TOP LOUVER**  
**FEATURING DEMAND RESPONSE**

**SPECIFICATIONS**

**UPPER HOUSING:** Diecast aluminum dome top secures to one-piece louvered casting with three (3) concealed tamper resistant screws.

**LOWER HOUSING:**

**BRM830 / BRM834 :** Luminaire features a cylindrical .125 (.318 cm) wall 6063-T5 extruded aluminum base housing. Bottom section has a welded-in cast ring for attachment to base assembly with four (4) hex head set screws.

**BRM831 / BRM835 :** Louver head assembly is affixed to ballast mounting bracket which is suitable for insertion into architectural elements (by others).

**BRM 833 / BRM837:** Luminaire includes a pre-cast concrete base constructed with steel molds and wire reinforcing. Base is acid-etched to provide a smooth textured aggregate finish.

**OPTICAL SYSTEM:** Gardco LED Bollards feature the exclusive, patent pending, Gardco stacked louver LED technology, assuring maximized light output. Each individual louver is replaceable if needed or desired.

**ANCHORAGE:**

**BRM830 / BRM834:** Base assembly consists of a cast aluminum platform and ballast mounting bracket. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" X 8" x 1 1/2" (.953 cm x 20.32 cm x 3.81 cm) anchor bolts on a 4 3/4" (12.07 cm) bolt circle. Ballast is prewired with quick electrical disconnects and mounting bracket is secured with two (2) Phillips head screws for ease of installation and servicing.

**BRM 831 / BRM835:** Mounting plate is cast aluminum with slots to accept anchor bolts (by others) at 90° on a 6 1/4" (15.88 cm) diameter bolt circle. A 4 1/2" (11.43 cm) diameter opening is required to house ballast assembly.

**BRM833 / BRM837:** Base assembly consists of four (4) galvanized steel base tabs fastened to pre-cast concrete base. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" X 8" X 1 1/2" (.953 cm x 20.32 cm x 3.81 cm) anchor bolts on a 9 1/2" (24.13 cm) bolt circle. Base is designed for 5" (12.7 cm) direct burial

**ELECTRICAL:** The LED power supply accepts from 120 Volts through 240 Volts, 50hz to 60 hz, input. 277V bollards require and include a step-down transformer to provide proper input voltage to the LED power supply. The LED driver is located in the upper dome. LED power supplies and LED drivers are replaceable. LEDs provided as specified.

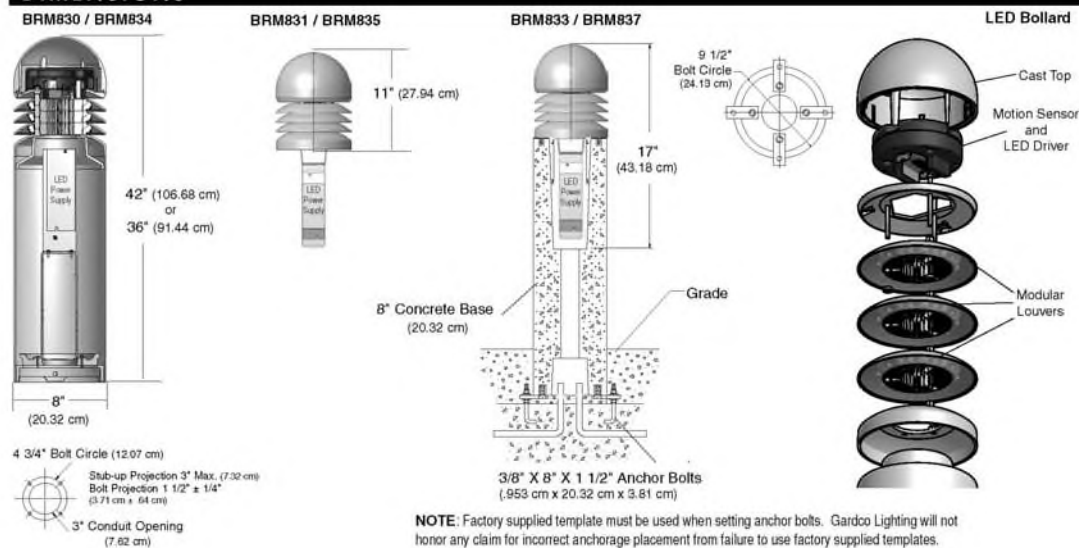
Luminaires ordered with Demand Response include a microwave motion sensor. The motion sensor is completely and safely concealed within the LED Bollard head to avoid potential vandalism to the sensor. LEDs operate on Low Level (8 watts) when no motion is present. LEDs increase to full light output (41 watts) when motion is detected. Demand Response system includes adjustments for time on high level and motion sensitivity.

Consult LED Bollard Demand Response installation instruction sheets for more detailed information concerning bollard placement and sensor performance.

**LUMINAIRE FINISH:** Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured textured powdercoat finish

**LABELS:** All luminaires bear UL or CUL (where applicable) Wet Location labels.

**DIMENSIONS**



**NOTE:** Factory supplied template must be used when setting anchor bolts. Gardco Lighting will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

Gardco Lighting 1611 Clovis Barker Road San Marcos, TX 78666 (800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 www.sitelighting.com  
 © Copyright 2008 Philips Group. All Rights Reserved. International Copyright Secured. Gardco Lighting reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program. The 4X optical system is protected by U.S. patent number 5690422. 79115-XXX/9808

## EXHIBIT 16 BENCH DETAILS AND SPECIFICATIONS

### Streetsites Series™ | FS-50



**Model FS-50:** Streetsites Series™  
Bench

**Model FS-50:** (Patents pending). Simple, clean lines through the use of horizontal steel tubing and rod seating.

**Lengths:**

Available as standard in 4, 6 or 8 ft. (1.2, 1.8 or 2.4 meter) lengths.

**Options:**

Specify surface or in-ground mount.

- Model FS-50: Horizontal solid steel rods. Matching [FS-53](#) backless benches.
- Model [F-50](#): Wood slats. Matching [F-53](#) backless benches.
- Model [FBF-50](#): Horizontal solid steel slats. Matching [FBF-53](#) backless benches.

**Standard:**

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

### Coordinating Products



**[Production Series™](#)**  
[RTC-40](#)

## EXHIBIT 17 STOP SIGN AND FIRE LANE SIGN DETAILS



**GRAPHplex**  
SIGNAGE

954.920.0905  
signs@graphplex.com  
www.graphplex.com

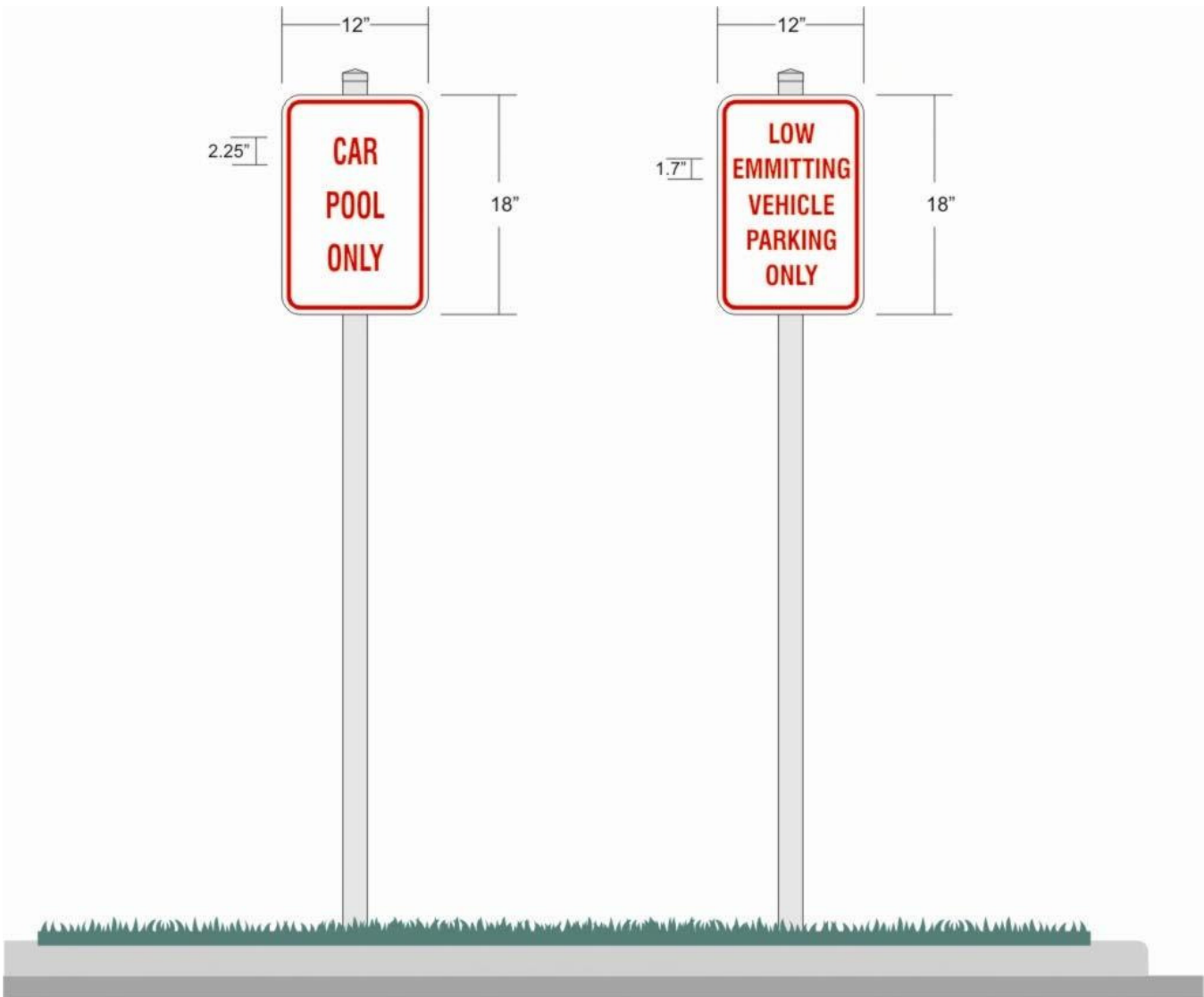
**Duke**  
REALTY CORPORATION

DATE:  
04/07/08  
FILENAME:  
Sawgrass Pt II.Cdr

DRAWN BY:  
Ed Usher  
SALES:  
Jack Gervais

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## EXHIBIT 18 CAR POOL AND LOW EMITTING VEHICLE PARKING SIGN DETAILS



**GRAPHplex**  
SIGNAGE

954.920.0905  
signs@graphplex.com  
www.graphplex.com



DATE:  
04/09/08  
FILENAME:  
Sawgrass Park.Cdr

DRAWN BY:  
Ed Usher  
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Jack Gervais

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## EXHIBIT 19 BIKE RACK DETAIL



Parsons Series | BK-2

[print](#) | [close window](#)



Model BK-2: Parsons Series Bike Rack

**Model BK-2:** (U.S. Patent D385,231) Tubular Steel Bike Rack. Shown here as standard surface mount. Also available as standard in-ground mount.

**Standard:**

All fabricated metal components are steel shotblasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

### Coordinating Products



[Parsons Series](#)  
[PT-2](#)

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Contact [webmaster@victorstanley.com](mailto:webmaster@victorstanley.com) with questions or comments regarding this site.

## EXHIBIT 20

# SKETCH & LEGAL DESCRIPTION

### DUKE PEMBROKE POINTE A & B

#### LEGAL DESCRIPTION:

A PORTION OF TRACTS 54 THROUGH 56 LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AND A PORTION OF TRACTS 9 THROUGH 11 AND PORTIONS OF TRACTS 21 THROUGH 24, LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST AS SHOWN ON EVERGLADES SUGAR & LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST;

THENCE SOUTH  $61^{\circ}40'09''$  EAST, A DISTANCE OF 380.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86075-2402 (LATEST REVISION DATE JANUARY, 1984);

THENCE SOUTH  $01^{\circ}45'44''$  EAST ON THE WEST LINE OF SOUTHERN BELL PEMBROKE PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND IT'S SOUTHERLY PROJECTION, A DISTANCE OF 1,835.95 FEET;

THENCE SOUTH  $68^{\circ}17'56''$  WEST, A DISTANCE OF 126.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 761.29 FEET, THROUGH A CENTRAL ANGLE OF  $03^{\circ}35'20''$ , AN ARC DISTANCE OF 47.69 FEET;

THENCE SOUTH  $89^{\circ}41'06''$  WEST, A DISTANCE OF 362.83 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH  $01^{\circ}51'34''$  EAST, A DISTANCE OF 54.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 168.00 FEET, THROUGH A CENTRAL ANGLE OF  $42^{\circ}31'56''$ , AN ARC DISTANCE OF 124.71 FEET;

THENCE SOUTH  $44^{\circ}23'31''$  EAST, A DISTANCE OF 24.85 FEET;

THENCE SOUTH  $15^{\circ}36'07''$  EAST, A DISTANCE OF 3.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS SOUTH  $47^{\circ}17'14''$  WEST;

THENCE SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 33.00 FEET, THROUGH A CENTRAL ANGLE OF  $47^{\circ}35'37''$ , AN ARC DISTANCE OF 27.41 FEET;

THENCE SOUTH  $36^{\circ}19'10''$  WEST, A DISTANCE OF 17.34 FEET;

THENCE SOUTH  $53^{\circ}32'11''$  EAST, A DISTANCE OF 11.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS SOUTH  $53^{\circ}32'07''$  EAST;

THENCE SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 761.29 FEET, THROUGH A CENTRAL ANGLE OF  $34^{\circ}10'04''$ , AN ARC DISTANCE OF 453.99 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE TO THE WEST;

*Pembroke Pointe  
Design Guidelines*

THENCE SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 8,363.19 FEET, THROUGH A CENTRAL ANGLE OF  $05^{\circ}35'50''$ , AN ARC DISTANCE OF 817.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1647.00 FEET;

THENCE SOUTHERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $27^{\circ}42'00''$ , AN ARC DISTANCE OF 796.26 FEET TO A POINT OF TANGENCY;

THENCE SOUTH  $19^{\circ}48'26''$  EAST, A DISTANCE OF 304.94 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,453.00 FEET;

THENCE SOUTHERLY AND TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $5^{\circ}07'50''$ , AN ARC DISTANCE OF 130.11 FEET;

THENCE NORTH  $90^{\circ}00'00''$  WEST, A DISTANCE OF 557.45 FEET:

THENCE SOUTH  $00^{\circ}00'00''$  WEST. A DISTANCE OF 7.00 FEET;

THENCE NORTH  $90^{\circ}00'00''$  WEST, A DISTANCE OF 434.80 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF WAY LINE OF INTERSTATE 75 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86075-2402, (LAST DATED JANUARY, 1984) SAID POINT BEING LOCATED ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH  $72^{\circ}37'49''$  WEST;

THENCE NORTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 7,874.44 FEET, THROUGH A CENTRAL ANGLE OF  $19^{\circ}09'39''$ , AN ARC DISTANCE OF 2,633.35 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH  $02^{\circ}32'33''$  EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 71.74 FEET;

THENCE NORTH  $89^{\circ}41'06''$  EAST, A DISTANCE OF 555.30 FEET TO THE POINT OF BEGINNING.

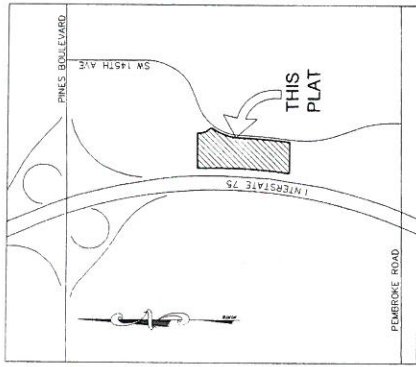
SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL NET AREA OF 1,568,036 SQUARE FEET, (36.00 ACRES), MORE OR LESS

CFN # 108582852.  
Page 1 of 4  
Recorded 05/01/2009 at 10:11 AM

DUKE PEMBROKE "A"

A REPLAT OF A PORTION OF TRACTS 54 THROUGH 57 LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AND A PORTION OF TRACTS 9 THROUGH 11 LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST AS SHOWN ON EVERGLADES SUGAR & LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

LAND DESCRIPTION:  
A PORTION OF TRACTS 54 THROUGH 56 LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AND A PORTION OF TRACTS 9 THROUGH 11 LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST AS SHOWN ON EVERGLADES SUGAR & LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST;  
THENCE SOUTH 61°40'00" EAST, A DISTANCE OF 380.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY MAP FOR SECTION 15075-5402 (LATEST REVISION DATE JANUARY, 1984), BEARING THE SOUTH 07°55'44" EAST ON THE WEST LINE OF SOUTHWESTERN RAILROAD, PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND ITS SOUTHERLY PROJECTION, A DISTANCE OF 1,635.95 FEET;  
CONKAVE TO THE SOUTHWEST, A DISTANCE OF 126.30 FEET TO THE BEGINNING OF A TANGENT CURVE THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 781.29 FEET, THROUGH A POINT ON THE WEST LINE OF SOUTHWESTERN RAILROAD, PEMBROKE PINES, BROWARD COUNTY, FLORIDA, THENCE SOUTH 04°10'00" WEST, A DISTANCE OF 302.43 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 04°10'00" WEST, A DISTANCE OF 548.65 FEET TO THE BEGINNING OF A TANGENT CURVE THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 168.00 FEET, THROUGH A POINT ON THE WEST LINE OF SOUTHWESTERN RAILROAD, PEMBROKE PINES, BROWARD COUNTY, FLORIDA, THENCE SOUTH 07°55'44" EAST, AN ARC DISTANCE OF 124.71 FEET;  
THENCE SOUTH 15°36'07" EAST, A DISTANCE OF 3.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE SOUTHWESTERLY ON THE WEST LINE OF SOUTHWESTERN RAILROAD, PEMBROKE PINES, BROWARD COUNTY, FLORIDA, THENCE SOUTH 53°32'57" WEST, A DISTANCE OF 17.34 FEET;  
THENCE SOUTH 53°32'57" WEST, A DISTANCE OF 453.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONKAVE TO THE EAST, WHOSE RADIUS POINT BEARS SOUTH 53°32'57" EAST, THROUGH A CENTRAL ANGLE OF 14°00', AN ARC DISTANCE OF 453.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONKAVE TO THE WEST;  
THENCE SOUTH 07°55'44" EAST, AN ARC DISTANCE OF 803.85 FEET;  
CENTRAL ANGLE OF 02°09'26", AN ARC DISTANCE OF 493.25 FEET, TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY MAP FOR SECTION 15075-5402 (LATEST REVISION DATE JANUARY, 1984) SAID POINT BEING LOCATED NORTH-TO-SOUTH OF THE POINT OF BEGINNING OF SAID CURVE;  
THENCE NORTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THENCE NORTHERLY TO A POINT ON THE NON-TANGENT CURVE HAVING A RADIUS OF 781.29 FEET, THROUGH A POINT ON THE WEST LINE OF SOUTHWESTERN RAILROAD, PEMBROKE PINES, BROWARD COUNTY, FLORIDA, THENCE NORTH 02°30'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 717.74 FEET;  
THENCE NORTH 02°30'33" EAST, A DISTANCE OF 355.30 FEET TO THE POINT OF BEGINNING.  
SAID LINES LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL NET AREA OF 724,541 SQUARE FEET, (17,317 ACRES), MORE OR LESS.



LOCATION MAP (NOT TO SCALE)

CITY ADMINISTRATIVE SERVICES DEPARTMENT:  
This plat was approved by the City of Pembroke Pines, Florida, Administrative Services Department on 2/27 day of April, 2009.

CITY PLANNING AND ZONING BOARD:  
This plat was approved by the City of Pembroke Pines, Florida, Planning and Zoning Board on 2/27 day of April, 2009.

CITY COMMISSION:  
This plat was approved by the City of Pembroke Pines, Florida, City Commission on 2/27 day of April, 2009.

CITY ENVIRONMENTAL SERVICES DEPARTMENT:  
This plat was approved by the City of Pembroke Pines, Florida, Environmental Services Department on 2/27 day of April, 2009.

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:  
This plat was approved by the City of Pembroke Pines, Florida, Environmental Services Department on 2/27 day of April, 2009.

PREPARED BY  
GIBBS LAND SURVEYORS  
2131 HOLLYWOOD BOULEVARD  
SUITE 204  
HOLLYWOOD, FLORIDA 33020  
LA 7018

Table with 4 columns: CITY OF PEMBROKE PINES, BROWARD COUNTY SUPERVISOR, BROWARD COUNTY COMMISSION, BROWARD COUNTY DIRECTOR OF ENGINEERING.

SOUTH BROWARD DRAINAGE DISTRICT:

This is to certify that this plat is hereby approved and accepted by the SOUTH BROWARD DRAINAGE DISTRICT on 2/27 day of April, 2009.

By: [Signature] DISTRICT DIRECTOR

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY that the Broward County Planning Council approved this Plat on 2/26 day of April, 2009.

By: [Signature] EXECUTIVE DIRECTOR OF RECORDS

This Plat complies with the provisions of Broward County Planning Council of the above plat on 2/26 day of April, 2009.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:  
This is approved and accepted for record.

By: [Signature] EXECUTIVE DIRECTOR  
Professional Surveyor and Mapper  
Florida Registration Number 03-9633

BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION:  
This instrument was filed for record on 2/27 day of April, 2009.

By: [Signature] COUNTY ADMINISTRATOR

BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION:  
This is to certify that the minutes of the Board of County Commissioners of Broward County, Florida, on 2/27 day of April, 2009, at the City of Pembroke Pines, Florida, contain the following information:

By: [Signature] COUNTY ADMINISTRATOR

SURVEYORS CERTIFICATION

I HEREBY CERTIFY that the attached Plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and Chapter 177, Part 1, Florida Statutes, and the portions of Chapter 61C17-14, Florida Statutes, which apply to the subdivision of land, and the portions of Chapter 61C17-14, Florida Statutes, which apply to the subdivision of land, and the portions of Chapter 61C17-14, Florida Statutes, which apply to the subdivision of land, and the portions of Chapter 61C17-14, Florida Statutes, which apply to the subdivision of land.

By: [Signature] Professional Surveyor & Mapper  
Florida Registration Number 03-9633  
GIBBS LAND SURVEYORS  
2131 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33020  
LA 7018

CFN #108582852  
Page 2 of 4

# DUKE PEMBROKE "A"

A REPLAT OF A PORTION OF TRACTS 54 THROUGH 57 LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AND A PORTION OF TRACTS 9 THROUGH 11 LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST AS SHOWN ON EVERGLADES SUGAR & LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that DUKE REALTY LIMITED PARTNERSHIP, An Indiana limited liability partnership, has shown and described herein and has caused said lands to be subdivided and platted in the manner herein and to the above described FLEMING, A. A. Replat.

### UTILITY

All rights-of-way and easements shown herein are hereby dedicated to the public for proper purposes.

No improvements, trees or encroachments, including utilities (except for overhead power, cable or telephone lines with a minimum 25 foot clearance) or landscaping on adjacent property, shall be removed, damaged or destroyed by the South Broward Drainage District without the approval of and a permit from South Broward Drainage District. The permit shall be issued only if the applicant has provided for overhead power, cable or telephone lines with a minimum 25 foot clearance) proposed to be installed in this area or concurs with easements dedicated to South Broward Drainage District. The permit must be obtained for property for property to South Broward Drainage District.

### STORMWATER DRAINAGE

The drainage easement shown herein is hereby dedicated to the public for the South Broward Drainage District for water management and maintenance purposes. The granting of this drainage easement to South Broward Drainage District shall not create any obligations on the part of the South Broward Drainage District to create or maintain the area within the said drainage easement.

IN WITNESS WHEREOF, Stuart D. Downey, as Senior Vice President, Florida Operations of DUKE REALTY LIMITED PARTNERSHIP, on behalf of Duke Realty Limited Partnership, has caused these presents to be signed and attested to on this 15th day of July, 2015.

  
Print Name: Stuart D. Downey  
Title: Senior Vice President, Florida Operations

Print Name: Robert L. Lyle


### ACKNOWLEDGMENT:

STATE OF FLORIDA } ss  
COUNTY OF BROWARD }

I, Stuart D. Downey, the person who has executed the foregoing instrument, do hereby certify that I am the Senior Vice President of DUKE REALTY LIMITED PARTNERSHIP, who is duly authorized to execute the foregoing instrument and acknowledged the execution thereof to be his free act.

My commission expires: \_\_\_\_\_

Commissioner No. \_\_\_\_\_

By:   
Notary Public, State of Florida  
Print Name: Nina Scila

PREPARED BY  
GIBBS LAND SURVEYORS  
2131 HOLLYWOOD BOULEVARD, SUITE 204  
HOLLYWOOD, FLORIDA 33020  
L.B. 7018

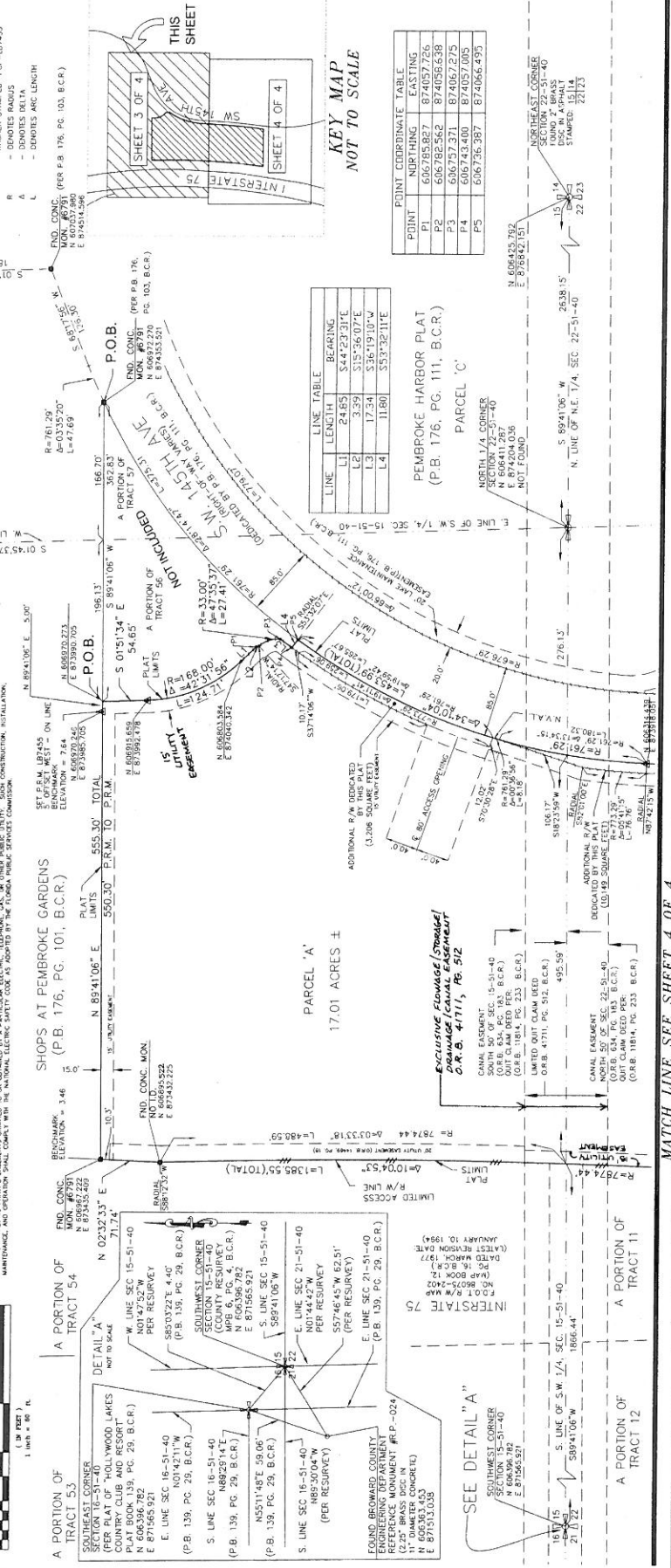
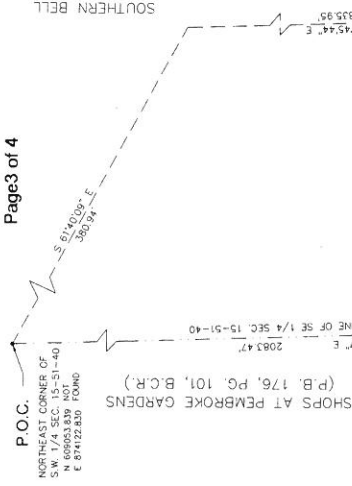
# DUKE PEMBROKE "A"

A REPLAT OF A PORTION OF TRACTS 54 THROUGH 57 LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AND A PORTION OF TRACTS 9 THROUGH 11 LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST AS SHOWN ON EVERGLADES SUGAR & LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

PREPARED BY  
**GIBBS LAND SURVEYORS**  
201 HOLLYWOOD BOULEVARD  
SUITE 204  
HOLLYWOOD, FLORIDA 33020  
LB 7081

CFN #108582852  
Page 3 of 4

- LEGEND:**
- R.C.R. - BROWARD COUNTY RECORDS
  - CONC. - CONCRETE
  - PAVING - ASPHALT
  - P.B. - PLANNED BOUNDARY
  - P.C. - PLANNED CORNER
  - P.O.C. - POINT OF CORNER
  - P.O.B. - POINT OF BEGINNING
  - M.O.B. - MONUMENT OF BEGINNING
  - D.B. - DEED BOOK
  - L.B. - LICENSED BUSINESS
  - N.V.A. - NON-VEHICULAR ACCESS LINE
  - P.M. - PERMANENT REFERENCE MONUMENT
  - W.S. - WITH BRASS DISC STAMPED (L.P.A.S.S.)
  - L.A. - LIMITED ACCESS R/W LINE
  - IND. - INDICATES NORTHING AND EASTING
  - MON. - MONUMENT
  - P.C.P. - PERMANENT CONTROL POINT
  - W.S. - WOODEN STAMPED TOP - 187455
  - R. - RODS
  - D. - DIMENSIONS
  - L. - DIMENSIONS ARC LENGTH



**NOTES:**

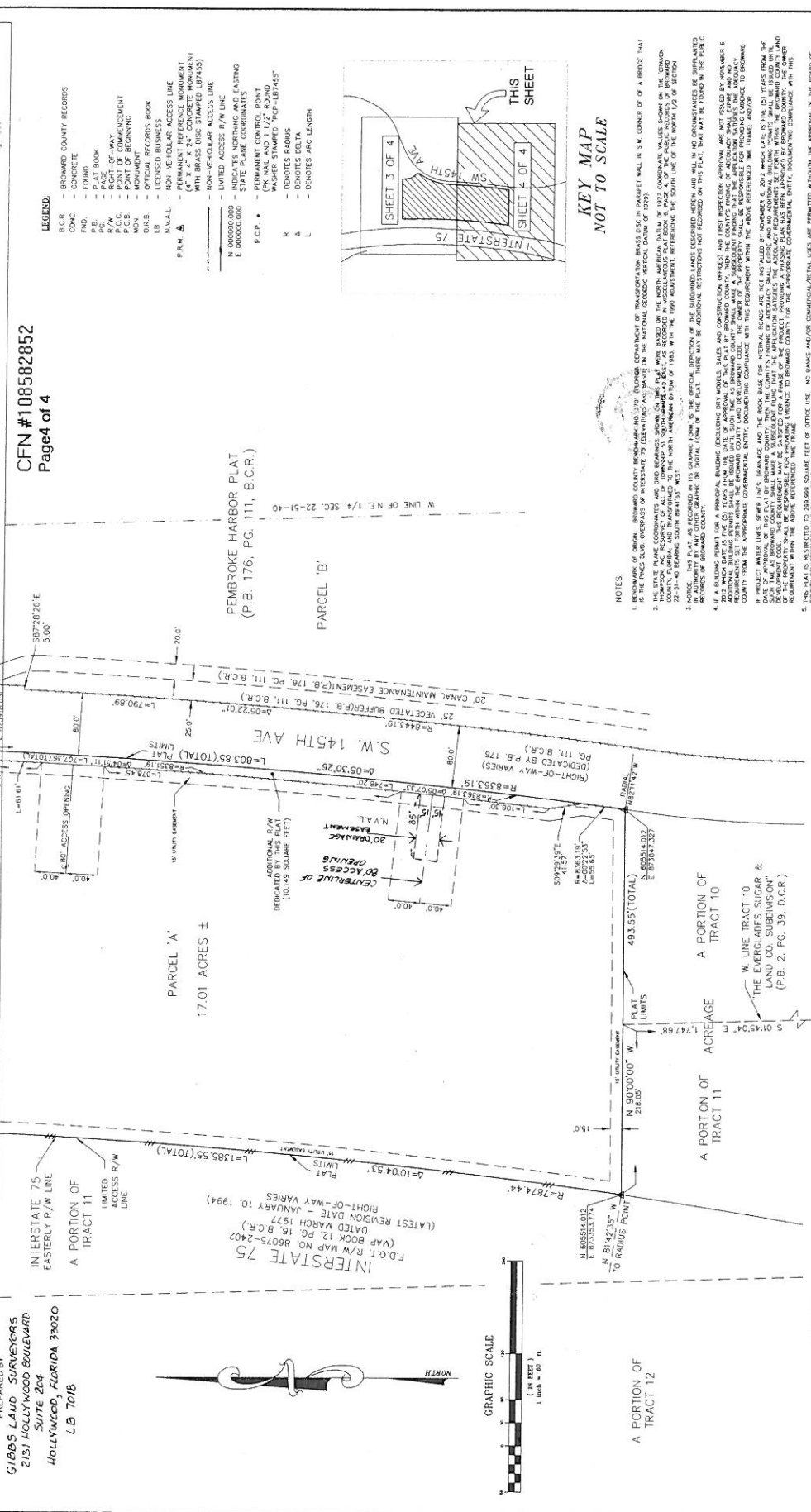
- RECORDS OF DADE COUNTY, BROWARD COUNTY, AND FLORIDA, HAVE BEEN REVIEWED FOR THE PURPOSES OF THIS PLAT. THE RECORDS OF DADE COUNTY, BROWARD COUNTY, AND FLORIDA, HAVE BEEN REVIEWED FOR THE PURPOSES OF THIS PLAT. THE RECORDS OF DADE COUNTY, BROWARD COUNTY, AND FLORIDA, HAVE BEEN REVIEWED FOR THE PURPOSES OF THIS PLAT.
- THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NAD 83 DATUM. THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NAD 83 DATUM. THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NAD 83 DATUM.
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MATCH LINE SEE SHEET 4 OF 4

# DUKE PEMBROKE "A"

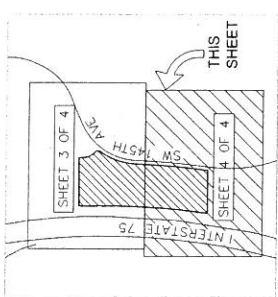
A REPLAT OF A PORTION OF TRACTS 54 THROUGH 57 LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AND A PORTION OF TRACTS 9 THROUGH 11 LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST AS SHOWN ON EVERGLADES SUGAR & LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

PREPARED BY  
GIBBS LAND SURVEYORS  
2151 HOLLYWOOD BOULEVARD  
SUITE 204  
HOLLYWOOD, FLORIDA 33020  
L.B. 7018



CFN #108582852  
Page 4 of 4

- LEGEND:**
- B.C.R. - BROWARD COUNTY RECORDS
  - CONC. - CONCRETE
  - FND. - FOUND
  - PLAT BOOK - PLAT BOOK
  - P.B. - PLAT BOOK
  - R/W - RIGHT-OF-WAY
  - P.O.C. - POINT OF COMMENCEMENT
  - MON. - MONUMENT
  - O.R.B. - OPTICAL RECORDS BOOK
  - L.B. - LICENSED BUSINESS
  - N.A.L. - NON-VEHICULAR ACCESS LINE
  - P.M.M. - PERMANENT MONUMENT WITH BRASS DISC STAMPED (LP455)
  - L.P.M. - LIMITED ACCESS R/W LINE
  - E. 000000.000 - EASING
  - P.C.P. - PERMANENT CONTROL POINT (PK NAL AND 1/2" ROUND)
  - R. - ROUGH SURVEY
  - A. - DENOTES DELTA
  - L. - DENOTES ARC LENGTH



KEY MAP  
NOT TO SCALE

**NOTES:**

- THE PLAT BOOK RECORDS OF THE BROWARD COUNTY DEPARTMENT OF TRANSPORTATION (BRAS) IN PARAGRAPHS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



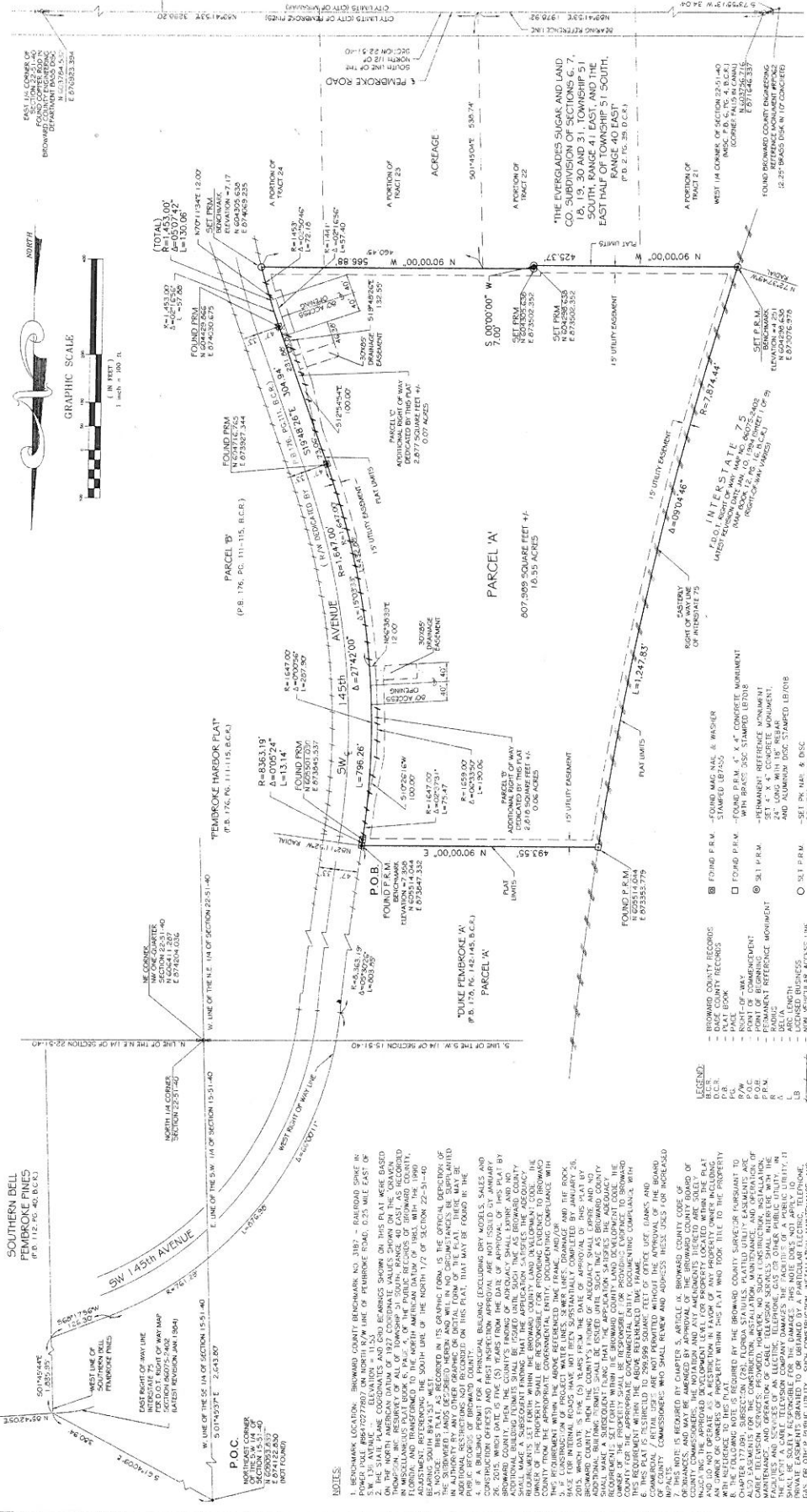


# DUKE PEMBROKE 'B'

CFN #109389316  
Page 2 of 2

PREPARED BY:  
CARLOS AND SIBERSONS  
2131 HOLLYWOOD HOLLAND SUITE 204  
FOLLOMWOOD, FLORIDA 33220  
(854) 923-7660

A REPLAT OF A PORTION TRACTS 10, 11, 21, 22, 23 AND 24, AS SHOWN ON THE PLAT OF "EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST," AS RECORDED IN FLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF S.W. 145TH AVENUE, AS SHOWN ON "PEMBROKE HARBOUR PLAT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN FLAT BOOK 173, PAGES 111-115 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



LEGEND:

- BROWARD COUNTY RECORDS
- DADE COUNTY RECORDS
- FACE MARK
- RIGHT-OF-WAY
- POINT OF BEGINNING
- RADIUS
- BEARING
- DISTANCE
- LICENSED BUSINESS
- NOT VEGICULAR ACCESS LINE
- LIMITED ACCESS LINE
- CENTERLINE
- INDICATES NORTHING
- INTERSECTION OF
- PLATE COORDINATES

NOTES:

- BENCHMARK LOCATION: BROWARD COUNTY BENCHMARK NO. 3187 - RAILROAD SPIKE IN S.W. 1/4, T. 51N, R. 41E, S. 14. ELEVATION = 11.53.
- THE STATE PLANE COORDINATES AND CURVATURES SHOWN ON THIS PLAT WERE BASED ON THE GROUND SURFACE OF THE EARTH AND DO NOT REPRESENT A MATHEMATICAL SURFACE. THE REFERENCE TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND TRANSFERRED TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IS A MATTER OF RECORD ONLY.
- ADJUSTMENT: REFERRING TO THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 22-31-40, THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE ORIGINAL RECORD OF THIS PLAT BY THE SURVEYOR AND DECEASED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPPLANTED BY ANY OTHER INSTRUMENT OR RECORD. THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IS THE ORIGINAL RECORD OF THIS PLAT BY THE SURVEYOR AND DECEASED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPPLANTED BY ANY OTHER INSTRUMENT OR RECORD. THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IS THE ORIGINAL RECORD OF THIS PLAT BY THE SURVEYOR AND DECEASED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPPLANTED BY ANY OTHER INSTRUMENT OR RECORD.
- A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRIP MODELS, SALES AND SERVICE STATIONS) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JANUARY 31, 2024. THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS HAS ADOPTED A RESOLUTION THAT THE BOARD OF COUNTY COMMISSIONERS SHALL REVIEW AND APPROVE THESE USES FOR INCREASED DEVELOPMENT LEVEL FOR PROPERTIES LOCATED WITHIN THE PLAT AND THE BOARD OF COUNTY COMMISSIONERS HAS ADOPTED A RESOLUTION THAT THE BOARD OF COUNTY COMMISSIONERS SHALL REVIEW AND APPROVE THESE USES FOR INCREASED DEVELOPMENT LEVEL FOR PROPERTIES LOCATED WITHIN THE PLAT.
- THE FOLLOWING RULE IS REQUIRED BY THE BROWARD COUNTY SUBURBAN FURNISHMENT CHAPTER 177-189, SUBSECTION (2), FLORIDA STATUTES, RELATED UTILITY EASEMENTS ARE EASEMENTS THAT ARE CREATED BY THE INSTRUMENT, OR SUCH INSTRUMENT, INSTALLATION AND ACTIVITIES OF AN ELECTRIC, TELEPHONE, GAS, CO, CABLE, TELEVISION, AND OTHER PUBLIC UTILITY. THESE EASEMENTS SHALL BE GRANTED TO THE PUBLIC UTILITY, IT SHALL BE GRANTED TO AN ELECTRIC, TELEPHONE, GAS, CO, CABLE, TELEVISION, AND OTHER PUBLIC UTILITY COMPANY THAT HAS BEEN LICENSED BY THE FLORIDA PUBLIC UTILITY COMMISSION. THESE EASEMENTS SHALL BE GRANTED TO THE PUBLIC UTILITY COMPANY THAT HAS BEEN LICENSED BY THE FLORIDA PUBLIC UTILITY COMMISSION.
- THIS PLAT IS THE ORIGINAL RECORD OF THIS PLAT BY THE SURVEYOR AND DECEASED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPPLANTED BY ANY OTHER INSTRUMENT OR RECORD. THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IS THE ORIGINAL RECORD OF THIS PLAT BY THE SURVEYOR AND DECEASED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPPLANTED BY ANY OTHER INSTRUMENT OR RECORD.