

**TO:** Chairman Boyle and Members of the Planning Commission and Design Review Board

FROM: Christine Gibboney, Planning & Zoning Manager

**RE:** Public Hearing #2- General Development Concept Plan- Huron Harbor (ConAgra site)

**DATE:** June 18, 2025

**Zoning District:** MU-GD **Parcel No.:** 42-61270.001 **Lot Size:** 11.29 acres

**Project Description:** 106 fee simple residential townhome units, private streets, private pool, pond, restaurant, and a public perimeter path/walkway.

### Subject Matter/Background

The first Public Hearing to review the General Development Concept Plan/Site Plan portion was held on 5-21-25 at which time the Planning Commission, by a 5-0 vote, approved the proposed site plan acknowledging the modification to the Lot Width Min. requirement under Lot Standards (1129.09).

Legal Notice and mailed notices were issued/published as required for Public Hearings.

A revised preliminary plat has been submitted to reflect items discussed/recommended at the 5-21-25 meeting including:

- Bike parking area has been added.
- Pedestrian access sidewalk from the restaurant has been added.
- Additional fire hydrant location requested by HFD has been added.

The plans for review and consideration this evening include landscaping, lighting, greenspace/streetscape, elevations, and signage. Chapter 1127 outlines the guidelines and criteria the Commission will apply when reviewing each of these aspects of the General Development Concept Plan.

### **Code Analysis/Report**

Primary Code: Chapter 1127 MU-GD

Additional Code Sections: Chapter 1133 Off-Street Parking and Loading

Chapter 1131 Landscape Requirements

**Chapter 1117 Site Improvements** 

Chapter 1135 Flood Hazard Development Chapter 1139 Zoning Administration

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6-18-25 PARKING, LANDSCAPING, LIGHTING, GREENSPACE/STREETSCAPE, EVELATIONS, SIGNAGE 1127.09 MIXED USE- GRANARY DISTRICT

(c) Parking.

- (1) This district is intended to promote pedestrian and bicycle access, with as little space taken up by parking surface area as possible ensuring quality urban design. Therefore, the incorporation of jointly used parking structures shall be utilized as part of a general development concept.
- (2) Required spaces. The spaces within the district shall be determined based on the schedule set forth in Chapter 1133 Off-street Parking and Loading Regulations. In order to foster more dense development, the use of parking structures is permitted.

Jointly used parking structures are not being proposed. The required parking spaces specified in Chapter 1133:

- Townhomes: 2 off-street parking spaces (no enclosed parking required). **COMPLIANT**
- 21 Additional parking spaces are also reflected in the plan.
- Restaurant (based on 3,000sq. ft) 20 spaces required, 22 proposed. **COMPLIANT** Note: While the site plan reflects the inclusion of the restaurant and parking in a designated location, there may be changes to the actual size/parking once a restauranter has been secured. The actual Design Plan Review would be required at that time.
- Private Pool: 3 spaces required, 7 proposed. COMPLIANT
- A minimum of four (4) Bicycle Parking spaces are required (1133.06), none are proposed in these plans, but should be included within the landscape/greenspace plans. This requirement has been added to the revised site plan in the location of the pool area. **COMPLIANT**

### <mark>Signage</mark>

- (d) Signs. The installation and maintenance of signage shall be done in accordance with Chapter 1129 Sign Regulations and the provisions of this Chapter. Additional regulations include the following:
  - (1) Pole signs are prohibited.
- (2) Wall and projecting signs are encouraged. Projecting signs may be up to ten (10) feet in height on one-story buildings and fifteen (15) feet in height on two (2) or more story buildings. Signs must not project further than five (5) feet from the part of the building the sign is affixed to. All projecting signs shall be placed so that the base of the sign is at least ten (10) feet above ground level, except when the projecting sign is located above a landscaped area or other area that does not permit pedestrian or vehicular traffic beneath the sign, in which case the sign must be placed so that the base of the sign is at least six (6) feet above ground level.

There is no signage to be approved as part of the General Development Concept Plan at this time. A sample ground sign is depicted on the landscape plan to be located at the roadway entrance to the development which depicts a landscaped base as required by the code. The applicant has advised that the actual signage application will be made in the future by their selected signage contractor. Signage for the restaurant would also be an item applied for and to be considered at a future meeting.

### Landscaping Plan

(e) Landscaping. The installation and maintenance of landscaping materials shall be done in accordance with Chapter 1131 Landscape Requirements. Schedule 1131.04(h) General Landscape Requirement:

Use	Shade Trees Per Site	Landscape Island Per Site	Landscape Island
Residential, Single Family and Two Family	1 per detached dwelling		

Residential, Multi- family	1 per 5 dwelling units	1 per 5 dwelling units	100 sq. ft. 1 ornamental tree or evergreen tree. 5-6 shrubs or perennials.
Business/Retail	5 per acre	1 per 0.5 acre	100 sq. ft. 1-2 ornamental trees or evergreen trees. 6-8 shrubs or perennials.
Mixed Use	Case-by-case	Case-by-case	Case-by-case
Office/Institution al	5 per acre	2 per acre	200 sq. ft. 1-2 ornamental trees or evergreen trees. 6-8 shrubs or perennials.
Industrial	1 per acre	1 per 2 acres	250 sq. ft. 2-4 ornamental trees or evergreen trees. 8- 10 shrubs or perennials.

The MU-GD code refers back to Chapter 1131 for requirements; as noted in 1131.04 (h) above, landscape is to be considered on a case by case basis in this zoning district. The proposed Landscape Plan reflects a complimentary variety of shade trees, ornamental trees, grasses and shrubs. In total, 105 trees (shade & ornamental) and 215 shrubs are being proposed throughout the site.

### Streetscape Design Features

- (f) Sidewalks and Pedestrian Amenities. Pedestrian circulation shall be addressed with the use of sidewalks and other modes of internal connections. Each general development concept within this district, shall have a pedestrian amenities plan. The plan shall include the following:
- (1) Interconnected pedestrian plan that allows for continuous access to all uses within the development area.
- (2) Indication of surface materials being used, which shall include visually attractive and durable, low-maintenance surface materials such as pavers, brick, or concrete.
- (3) Streetscape design features shall be incorporated, including decorative lighting, benches, landscape materials and shade trees, and other architectural features highlighted within the Master Plan.
- (4) Design specifications for all pedestrian amenities. Perimeter paths and pedestrian walkways should be a minimum of six (6) feet wide. (Compliant 6') Interior paths and pedestrian walkways shall be a minimum of four (4) feet wide, (Compliant At 5') except when along the frontage of a

building or structure which encompasses the main entrance, in which case the walkway shall be six (6) feet in width. (The 6' perimeter path is accessible at the Main Entrance)

Sidewalks with interconnected access to the public perimeter walkway is included on the site plan. Sidewalks and walkways are compliant for width requirements. The streetscape design features decorative nautical lighting, benches, and a gazebo along the public pedestrian walk, landscaping and shade trees.

### **Greenspace/Public Amenities**

- (g) Greenspace and Public Amenities. Areas of lawn, trees, and other vegetation or artistic architectural structures set apart for passive recreational use or aesthetic purposes must be provided as part of a general development concept.
- (1) Requirements. A minimum of two thousand (2,000) square feet of public greenspace must be provided for every one (1) acre of development.

11.29 ac x 2000sf + 22,585 sf. 158,211sf of greenspace proposed.

- (2) Design. Creativity is strongly encouraged within greenspace areas.
- (3) Location. Ten percent (10%) of the green space shall be adjacent to the waterfront in order to maintain public access to the waterfront. 86.000sf (54%) of greenspace adjacent to the waterfront.
- (h) Internal Streets and Vehicular Circulation. Internal streets shall be constructed with curbs to define the limits of the roadway. Internal streets shall be constructed in the same manner as specified by the Thoroughfare Plan: Neighborhood Link. Streets shall be laid out in a system designed to minimize pedestrian and vehicular conflicts and to promote the fluid flow of traffic.

Refer to page 2 of the plat plans for the greenspace calculations. Areas of lawn, landscaping, and trees are included in the plan.

### <mark>Lighting Plan</mark>

- (i) Lighting. Lighting shall be installed using a combination of attractively designed fixtures of varying heights throughout the development, including along pedestrian ways, along streets, and within parking areas to provide a safe, secure, and aesthetically pleasing development. Lighting within the district shall be employed in such a manner as to prevent glare or direct light onto adjacent residential property.
- (j) Curb Cuts and Access Points. This district should be developed and planned with prioritization placed on pedestrian and bicycle traffic, with curb cuts and access points segregated as much as possible. (Ord. 2015-7. Passed 8-25-15.)

The proposed street lighting is a nautical design similar to those along the bridge area. Lighting locations at corners and near connections from sidewalks to the public walk. The public perimeter walk does not have existing lighting and none is being proposed. The exterior lighting on the townhomes also provides a nod to nautical design and will be downlit or will be required to have shielding pursuant to 1131.11 Outdoor Lighting Regulations.

### **Design Review - Elevations**

1127.06 Building Design Guidelines

In addition to the other regulations set forth in this Chapter, the building design guidelines set forth in this Section shall apply to the exterior appearance and design of all new construction and exterior building renovations when development is occurring in conformance with an approved General Development Concept in any Mixed-Use District. When reviewing a General Development Concept, the

following criteria shall serve as guidelines for evaluating the schematic building designs presented with such a General Development Concept.

### (a) General Criteria.

- (1) The application shall enhance and improve the character of the community and be appropriate and compatible with its surroundings and in conformance with the character established for the area by the City's Master Plan.
- (2) Each building or unit of a multiple building development should have its own distinct identity, yet should also be compatible with adjacent units or buildings in terms of proportion, color, and materials.
- (3) Where natural or existing topographic patterns positively contribute to the appearance and utility of a development, they shall be preserved and developed, particularly shorelines. Modification to topography may be permitted only when such modifications do not adversely affect surrounding property.
- (4) Safe pedestrian and bicycle connections shall be provided between buildings, in a multi-building development, and between principal buildings, their parking lots, and public sidewalks.

### (b) Criteria for the Design of Buildings.

- (1) Facades of every building facing a public right-of-way have glazing areas, equal to or greater than sixty percent (60%) of the area (measured using the total area below the second floor).
- (2) Excluding the end wall of residential floors, for all upper floors, all facades facing a public-right-of-way of every building shall have glazed areas equal to thirty-five percent (35%) of the total area of the front facade, with each floor being calculated independently.
- (3) For any façade of the building, other than the front façade, that is visible from a private access drive, parking area, or public circulation area shall have no more than twenty (20) feet of contiguous wall length devoid of windows, on any ground floor, unless the wall includes architectural features such as piers, columns, defined bays, or an undulation of the building so that a pedestrian scale, rhythm, and visual interest is created.

Front façade glazing and side/rear facades requirements- The developer can review the above calculations and requirements during the meeting.

- (4) All roof-top equipment shall be enclosed in building materials that match the structure or which are visually compatible with the structure. *If any roof-top equipment will be proposed, this regulation would be required. If the developer notes that there may be any roof-top equipment, this regulation should be mentioned in the Planning Commission/DRB recommendation.*
- (5) All dumpsters / large trash receptacles must be fully enclosed by a fence, swing gate or other structure using materials that match the primary structure or are visually compatible with the primary structure. Dumpsters would be anticipated in the Restaurant area and possibly the pool areas, they will be required to comply with this regulation and should be mentioned in the Planning Commission/DRB recommendation.
- (6) Building materials within three (3) feet of the finished grade or sidewalk shall be of a durable material to withstand pedestrian and vehicular traffic. No stucco (commonly known as "dry-vit" or E.F.I.S.) or similar materials shall be permitted within three (3) feet of the finished grade. *Proposed materials appear compliant.*
- (7) Buildings located at street intersections and other important pedestrian or automobile entry points shall employ distinctive architectural features to distinguish these areas. *The proposed landscape/greenspace plans reflect ground signage for the development at the entrance roadway, townhouses located on the corners have landscaped areas, sidewalk connections to the public perimeter*

walkway. If the Planning Commission/DRB suggests any additions, please specify within the motion/recommendation.

The final elevations are comprised of four (4) design/floor plans, each with driveways and garages, and optional patio/deck options in rear.

ABINGDON 1649 SF 2 BEDROOMS
RIDGEWOOD 2300 SF 4 BEDROOMS
SEAGROVEII 1952 SF 3 BEDROOMS
SEAVIEW II 2548 SF 4 BEDROOMS

The exterior design leans toward a classic and clean nautical look which includes the following materials: siding (vertical, horizontal, shake) stone, white trim on windows and doors, bump outs with metal roofed overhangs, and nautical exterior light fixtures. The color palette includes a mixture of complimentary colors including blues, grays, beige, white, and sand. Each townhome unit facade differs to give units a more individual character while still providing a complimentary color palette throughout the development.

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### PLANNING COMMISSION/DESIGN REVIEW BOARD – PLAN REVIEW & RECOMMENDATION PROTOCOL

## 1127.03 CONFORMITY TO STANDARDS, GENERAL DEVELOPMENT CONCEPTS, AND PROCEDURES FOR APPROVAL.

Given the special characteristics related to a Mixed-Use District, specific provisions governing the development of land for this purpose are required. Whenever there is a conflict or difference between the provisions of this Chapter and those of other Chapters of this Zoning Code, the provisions set forth in this Chapter shall govern. Any existing provisions that are not covered by this Chapter shall be governed by the respective provisions and requirements found elsewhere in this Zoning Code, unless modified by the General Development Concept as provided for below.

In the event that implementation of this Chapter results in any parcel, building, land, or use being classified as non-conforming according to Section 1121.07 of the Huron Planning and Zoning Code, the procedures set forth in Chapter 1121.07 shall be followed. As provided for in this Chapter, an applicant for a project within a Mixed-Use District shall submit to the City a General Development Concept for review and approval. Such General Development Concept shall comply with all applicable provisions of this Chapter and the Zoning Code. The submittal of an application for the review of a General Development Concept shall include the maps, building elevation drawings, site and landscape plans, list of uses within the development, signage plan for the development, indication of traffic circulation, and designs and supplementary documents required by the City of Huron. When an applicant intends to use the zoning regulations set forth in the Mixed-Use District chapter, applications shall be reviewed and acted upon as follows:

- (a) A General Development Concept shall be submitted to the Zoning Inspector and be subject to review by appropriate agencies prior to being submitted to the Planning Commission. Upon completion of the initial staff review, the General Development Concept will be forwarded to the Planning Commission for review.
- (b) The Planning Commission shall review a General Development Concept to determine if such application complies with the review criteria set forth in this Chapter and other applicable chapters or sections of this Zoning Code. The Planning Commission shall, when formulating its decisions, determine that:
- (1) the General Development Concept is consistent with the Master Plan,
- (2) the development will result in a harmonious grouping of buildings within the proposed development and the development will relate appropriately to existing and proposed uses on adjacent property and existing public streets; and
- (3), that the development includes adequate infrastructure for traffic, access, and utility

services.

- (c) The Planning Commission may modify any applicable provisions and requirements contained in this Zoning Code when approving a General Development Concept, including the regulations in this Chapter, if it is shown by the applicant that:
- (1) There will be preservation of distinctive physical characteristics of the site;
- (2) Additional amenities or public spaces or increased efficiency in public services will be provided; and,
- (3) Through imaginative and skillful design in the arrangement of buildings, open space, streets, access drives and other features, the application results in a development of equivalent or higher quality than that which could be achieved through strict application of the applicable provisions and requirements of the zoning code; provided that the development, as proposed, shall have no adverse impact upon the public health, safety or general welfare of the City.
- (d) Upon review of the General Development Concept, the Planning Commission may approve, approve with modifications, or deny the application. If the Planning Commission approves the General Development Concept, the Planning Commission must forward any necessary development agreements or zoning amendments necessary for execution of the General Development Concept to City Council for approval. All development agreements shall be reviewed by the City's Law Department prior to execution.
- (e) Upon receiving a recommendation from the Planning Commission for approval of any zoning amendments or development agreements necessary for the proper execution of a General Development Concept, the City Council will review the General Development Concept. Any zoning amendments shall be done in accordance with procedures spelled out within Section 1139.03 of the Zoning Code. Any development agreements shall be authorized in the manner of a Resolution.
- (f) Failure on the part of the Developer to conform to said plans included within the General Development Concept, and/or applicable Municipal requirements and/or the terms and conditions of the City's approval may be grounds for action by the City.

### RECOMMENDATION:

Staff comments: the requirements for the greenspace area is compliant; the landscaping plan is aesthetically pleasing and incorporates a variety of shade, ornamental and shrubs (there are no set requirements); a fence will be required around the pool area, the design of the lighting being proposed complimentary and the placement of fixtures seems appropriate; the streetscape design features include a gazebo and benches along the public walkway area; the Criteria for the Design of Buildings, specifically the references to facades and glazing requirements will need to be reviewed and discussed at the meeting with the developers as the city will need additional detail for the calculation, it appears some of the references pertain more to commercial/residential structures.

Staff would ask that the Commission provide the final formal recommendation on the presented plans and elevations, noting on the record, any items that are found non-compliant, specifying any/all modifications to the applicable provisions that the Commission will agree to modify, specifying any proposed amendments, and/or any items identified that will require a variance through the BZA.

Motion will be to approve, approve with modifications (specify these), or deny the General Development Concept Plan for Huron Harbor and make this recommendation to City Council.

### Motion should include the following specified items:

- Modification granted to the min. lot width requirement of Section 1129.09 approved. (Noted on 5-21-25)
- Any other code requirements that PC/DRB grants modification to (state code sections)
- Any items found non-compliant that PC/DRB cannot modify and will require variances through BZA
- Note any dumpsters shall be enclosed pursuant to 1127.06 (B) (5)

- Note any roof-top equipment shall be enclosed in building materials to match the exterior pursuant to 1127.06 (B) (4)
- Signage to be considered at a future meeting.
- Fencing will be required around the pool area.
- Development Agreement- this is something Administration/Council/Legal would consider and draft, however, Section 1127.03 makes reference to this – if members have any suggestions to express to City Council, please include in the motion.

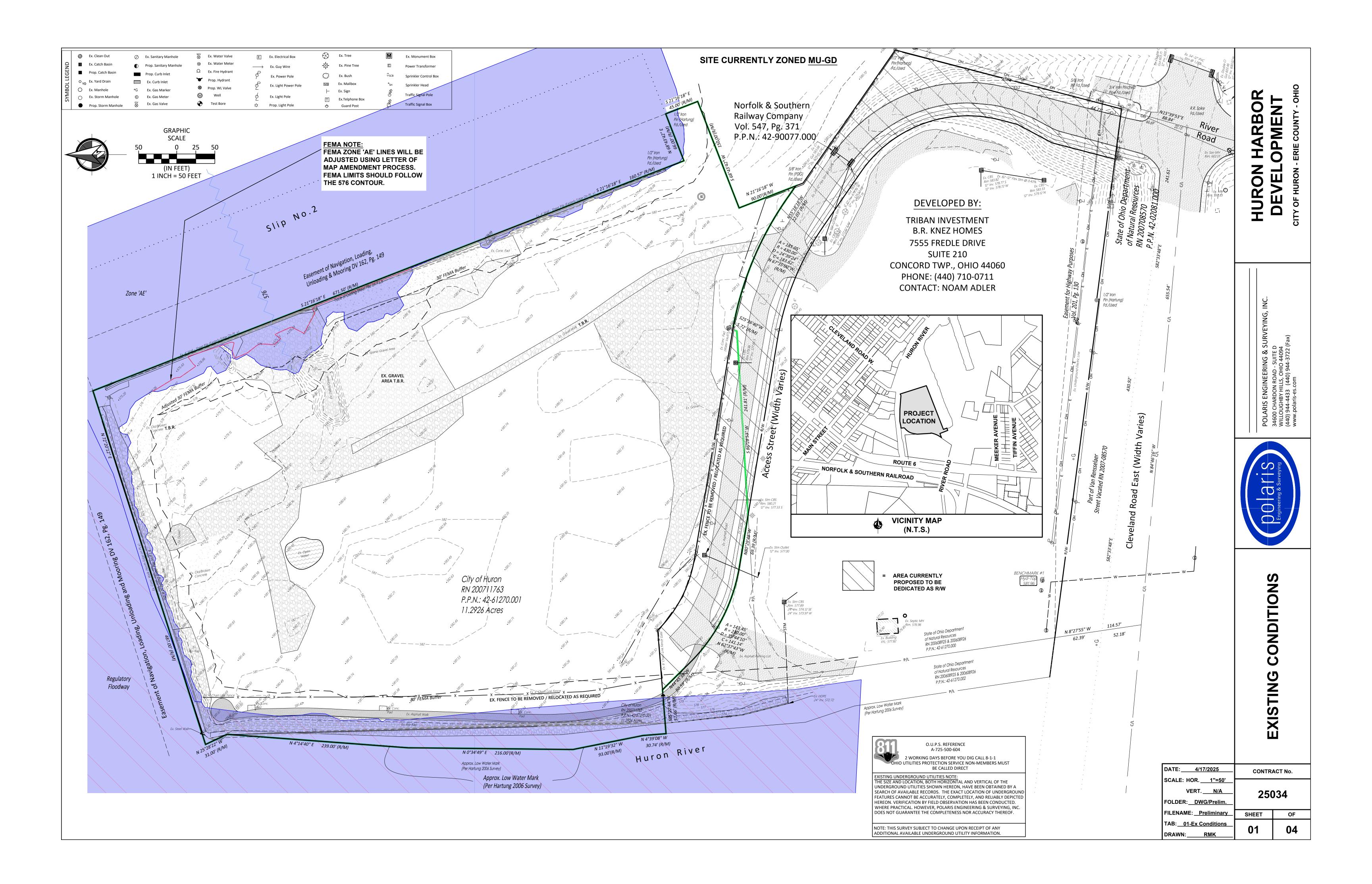
The formal recommendation/report of the Planning Commission/DRB actions will be submitted to City Council.

### **Attachments:**

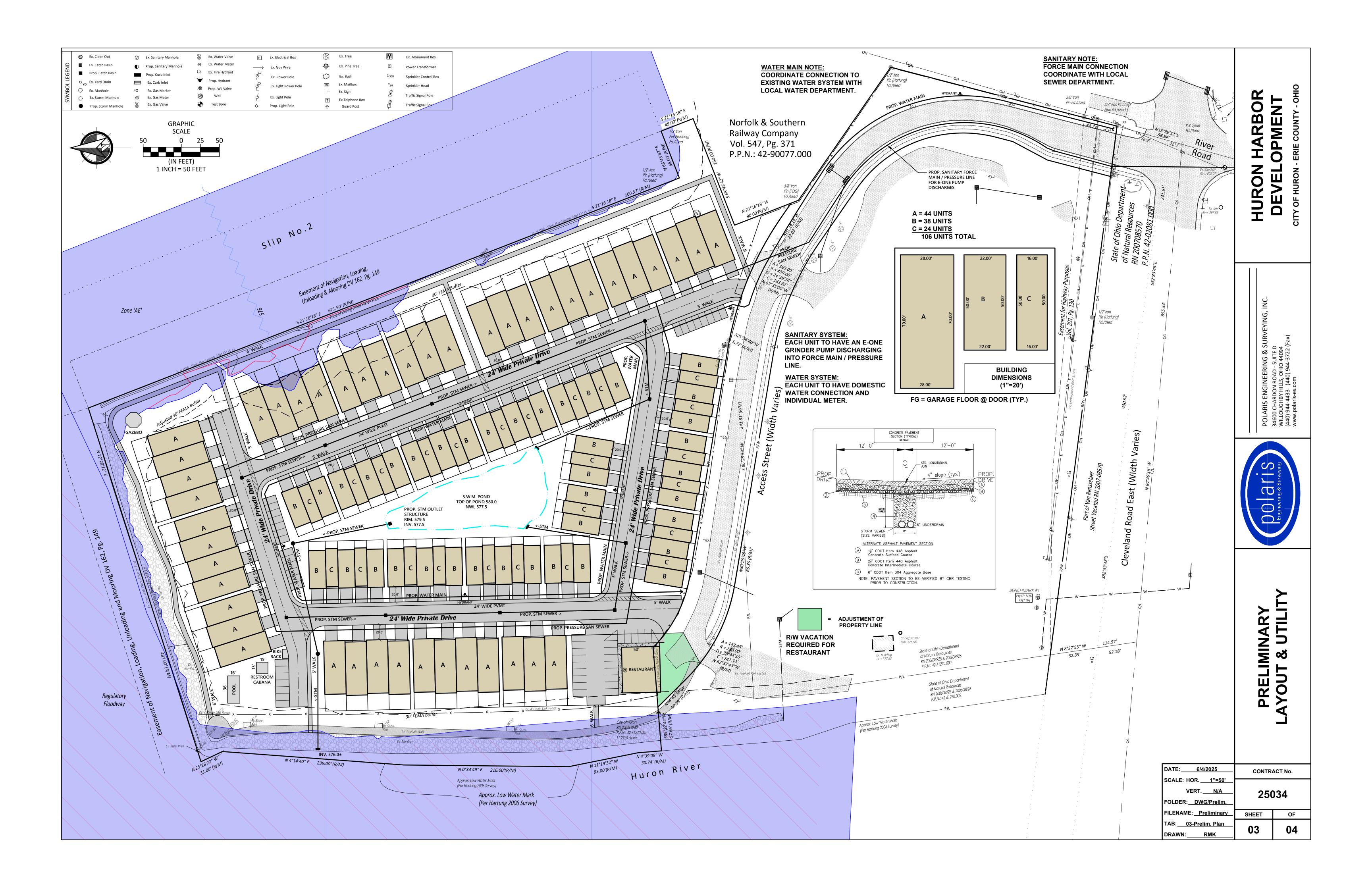
- Application
- General Development Concept Plan #2 (Landscape, Lighting, Greenspace/Streetscape, Signage)
- Design Elevations

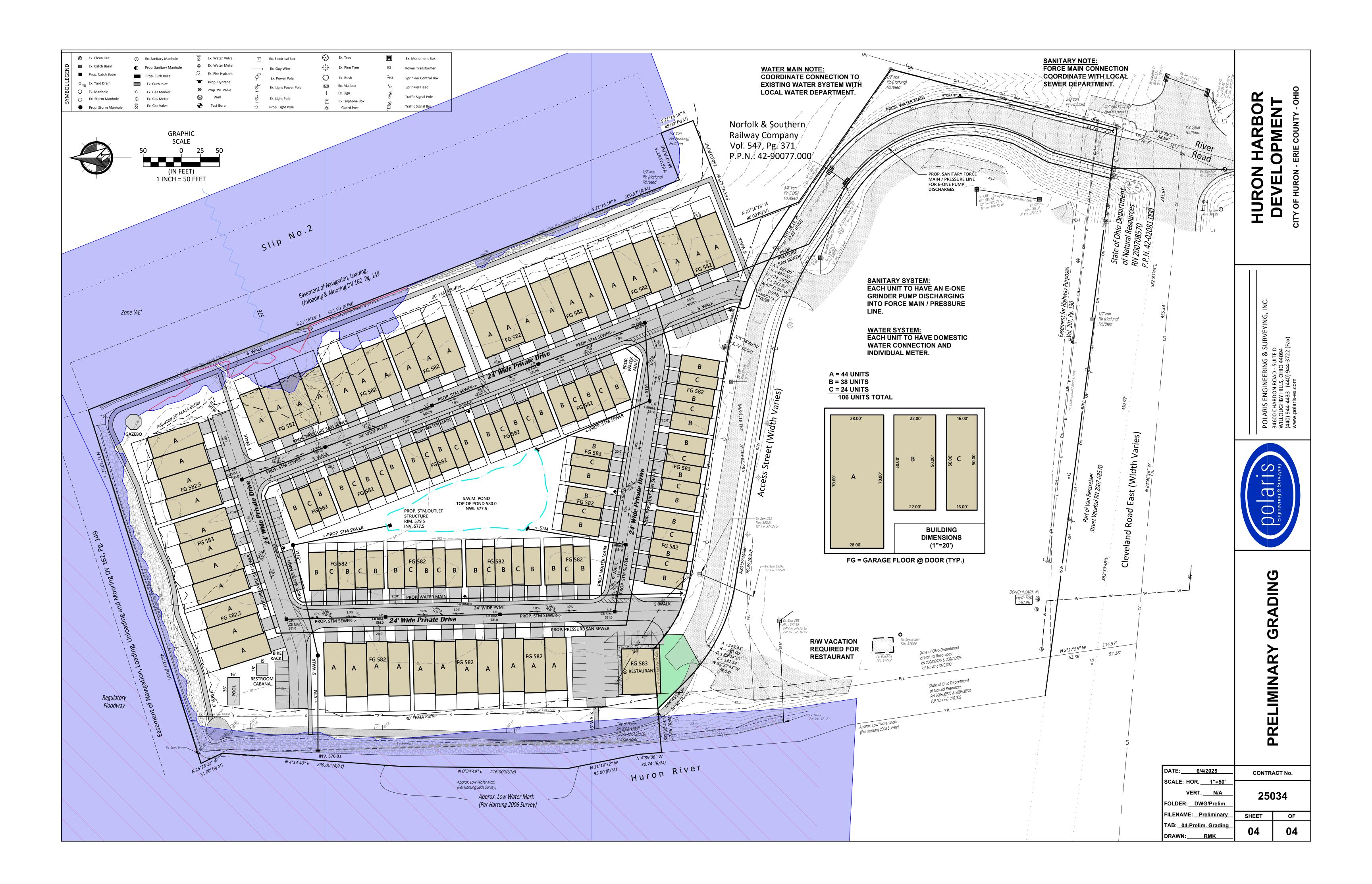
### **Next Steps/Plans for Internal Reviews**

- 1) PC/DRB report with recommendations to be provided to City Council. (Process outlined in Chapter 1127 & ultimately will require the Final Plat to be signed off on by City Officials and recorded by the Developer)
- 2) Submission of SWPPP Grading/Conservation Plans (OHM Advisors & Erie Conservation will determine deposit required for plan reviews and inspections on the project.)

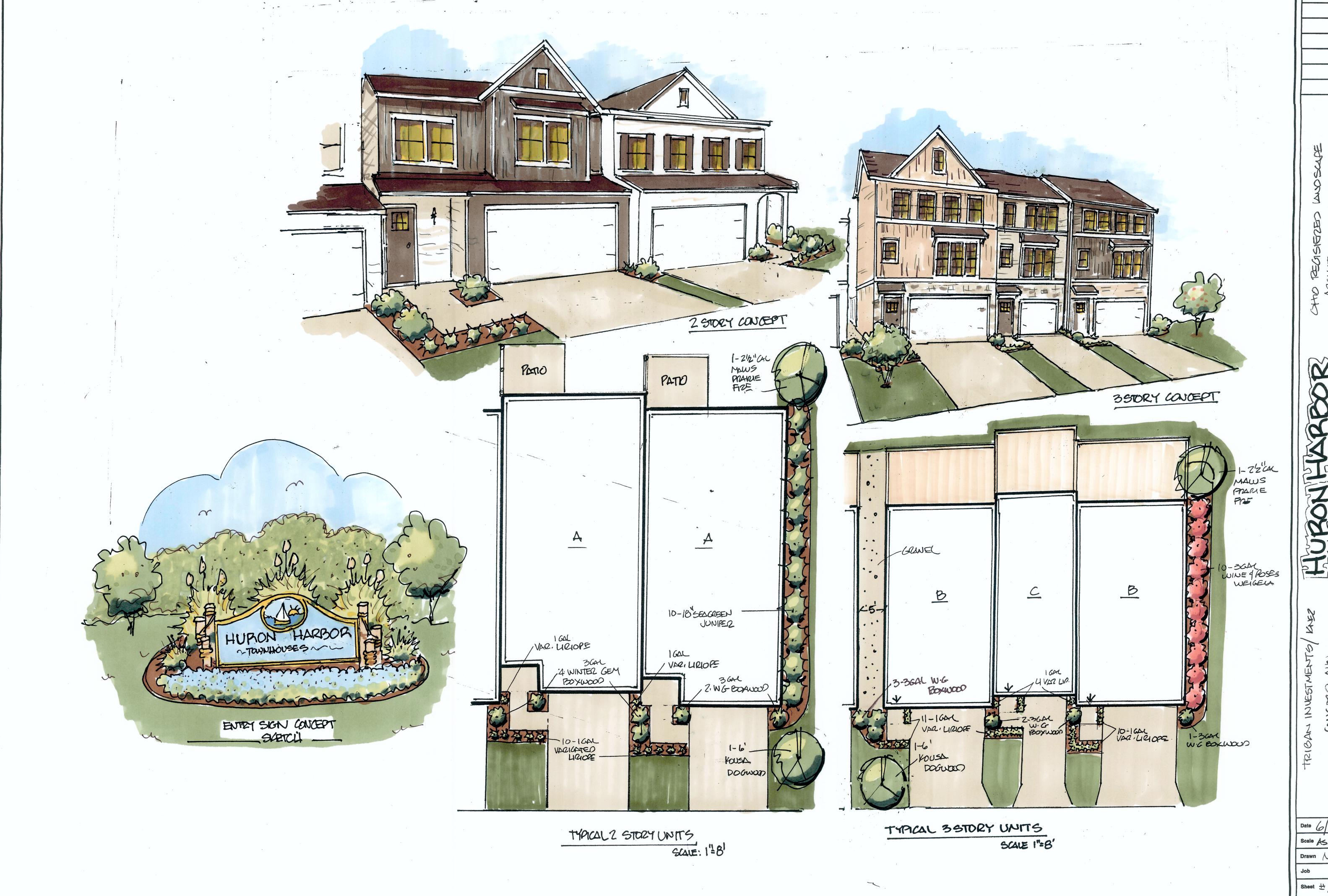












Date 6/25 Scale AS NOTES

Drawn My

Sheet # Z



Gallery Dimensions

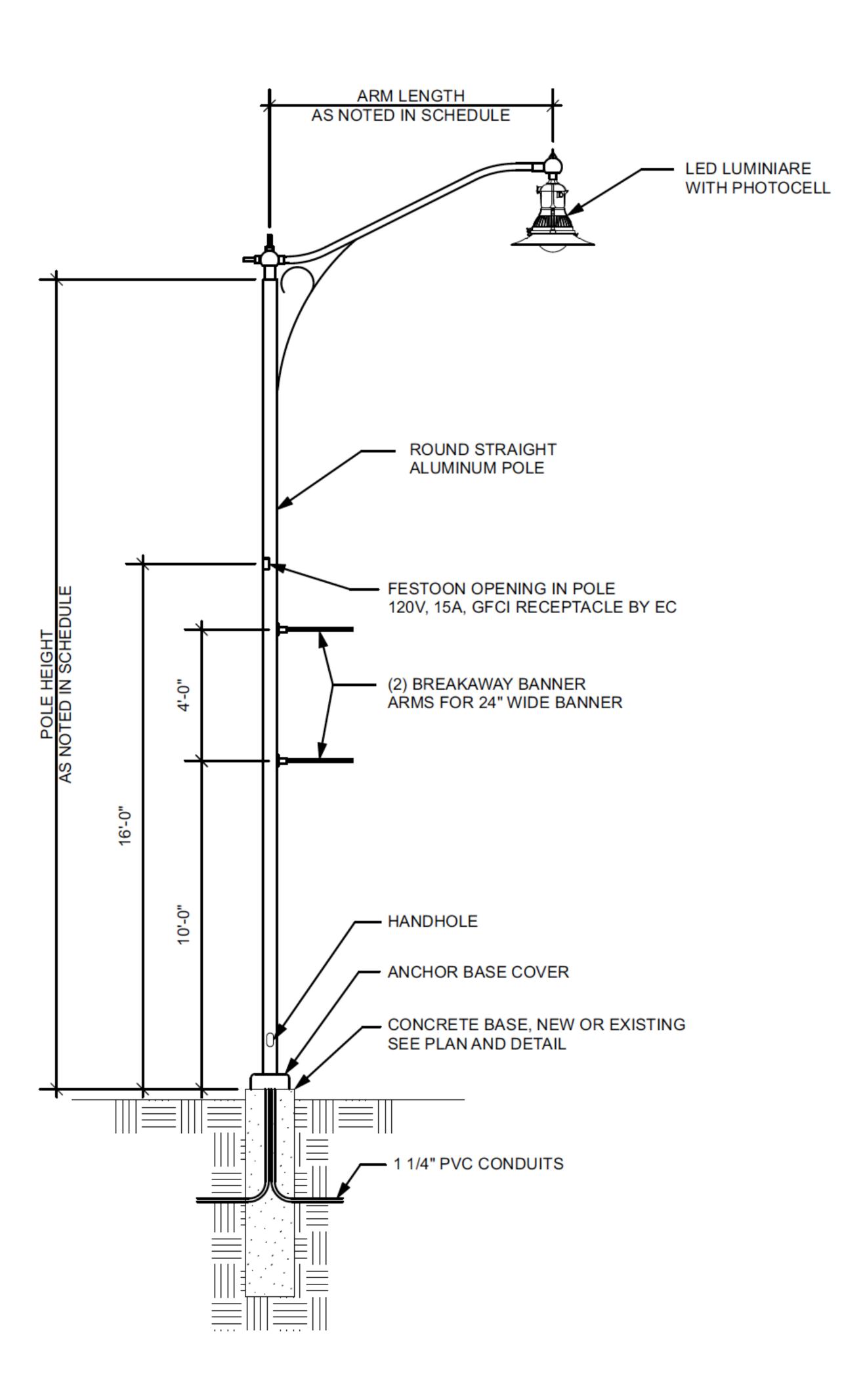
Model # PBG-6PS | 6' Traditional Perforated Steel Park Bench | In-ground

Print | Close Window









# LIGHT POLE DETAIL

IGHT POLE SPECIFICATIONS							
ITEM	DESCRIPTION	CATALOG NO.					
POLE	ROUND STRAIGHT ALUMINUM POLE, 5" DIAMETER SMOOTH SHAFT, HEIGHT AS SHOWN IN SCHEDULE, .25" MIN. WALL THICKNESS, 3"X5" TENON, VIBRATION DAMPENER, FESTOON WITH BLANK COVER, BREAK-AWAY BANNER ARM SET FOR 2'X4' BANNER AS NOTED IN SCHEDULE, FULL BASE COVER, BLACK FINISH.  DUPLEX GFI RECEPTACLE WITH IN-USE WEATHERPROOF COVER FURNISHED AND INSTALLED BY CONTRACTOR.	HOLOPHANE 2000-50508S4-VDA- FST/CVR-BASET-SC-BK					
ARM	BOSTON HARBOR ROADWAY ARM, LENGTH AS NOTED IN SCHEDULE FOR MOUNTING A SINGLE FIXTURE. BLACK FINISH	HOLOPHANE BHC-XXIN/1C5.0CABK					
LUMINAIRE TYPE A	MEMPHIS TEARDROP LED 2 SERIES, 16,000 LUMENS, 4000K CCT, AUTO- SENSING VOLTAGE (120 THRU 277), BOWL GLASS AND DOOR, TYPE III DISTRIBUTION, 30" DIA. SHALLOW CUT-OFF SKIRT, BOSTON HARBOR DECORATIVE ARM FITTER	HOLOPHANE MPL2 P40S 40K AS BK BG 3 S SS BHDF13 200 BK					

POLE NO.   STBACK FROM   CURB (FT)   LENGTH (FT)   HEIGHT (FT)   BASE   10'-0"   14'-0"   16'-0"   10'-0"   14'-0"   16'-0"   10'-0"   14'-0"   16'-0"   16'-0"   1	LIGHT	POLE SCH	HEDULE						
NOTE   COURT (FT)   LENGTH (FT)   BASE   10-0"   147-0"   167-0"	POLE NO	SETBACK FROM	ARM	POLE	POLE	BANNE	R ARMS	RECEPTACLE	LLIMINIAIRE
WN2	FOLL NO.	CURB (FT)	LENGTH (FT)	HEIGHT (FT)	BASE	10'-0"	14'-0"	16'-0"	LOWINAINE
WN3	WN1	5.0	6	20	EXISTING	1	1	1	Α
WN4	WN2	6.0	6	20	EXISTING	1	1	1	Α
WNS	WN3	6.0	6	20	NEW	1	1	1	Α
WN6	WN4	8.0	6	20	EXISTING	1	1	1	Α
WN7	WN5	10.5	8	22	EXISTING	1	1	1	Α
WN8	WN6	10.3	8	22	EXISTING	1	1	1	Α
WN9         2.0         6         20         EXISTING         1         1         1         A           WN10         9.0         8         22         EXISTING         1         1         1         1         A           WS1         3.0         6         20         EXISTING         1         1         1         A            WS2         3.5         6         20         EXISTING         1         1         1         A           WS3         5.5         6         20         EXISTING         1         1         1         A           WS4         5.5         6         20         EXISTING         1         1         1         A           WS5         5.8         6         20         EXISTING         1         1         1         A           WS5         5.8         6         20         EXISTING         1         1         1         A           WS6         5.1         6         20         EXISTING         1         1         1         A           WS7         5.7         6         20         EXISTING         1         1         1         A	WN7	1.7	6	20	EXISTING	1	1	1	Α
WN10	WN8	4.5	6	20	EXISTING	1	1	1	Α
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WS7	WS5	5.8	6	20	EXISTING	1	1	1	Α
WS8         13.9         8         22         EXISTING         1         1         1         A           WS9         6.0         6         20         EXISTING         1         1         1         1         A           WS10         3.0         6         20         EXISTING         1         1         1         A           CN1         7.5         6         20         NEW         1         1         1         A           CN2         7.5         6         20         NEW         1         1         1         A           CN3         7.5         6         20         EXISTING         1         1         1         A           CS1         7.5         6         20         EXISTING         1         1         1         A           CS2         6.7         6         20         EXISTING         1         1         1         A           CS3         6.7         6         20         EXISTING         1         1         1         A           EN1         9.9         8         22         NEW         1         1         1         A           <	WS6	5.1	6	20	EXISTING	1	1	1	Α
WS9         6.0         6         20         EXISTING         1         1         1         A           WS10         3.0         6         20         EXISTING         1         1         1         A           CN1         7.5         6         20         NEW         1         1         1         A           CN2         7.5         6         20         NEW         1         1         1         A           CN3         7.5         6         20         NEW         1         1         1         A           CS1         7.5         6         20         NEW         1         1         1         A           CS2         6.7         6         20         NEW         1         1         1         A           CS3         6.7         6         20         EXISTING         1         1         1         A           EN1         9.9         8         22         NEW         1         1         1         A           EN2         9.9         8         22         EXISTING         1         1         1         A           EN3         4.5	WS7	5.7	6	20	EXISTING	1	1	1	Α
WS10   3.0   6   20   EXISTING   1   1   1   A	WS8	13.9	8	22	EXISTING	1	1	1	Α
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ES3         4.5         6         20         EXISTING         1         1         1         A           ES4         11.5         6         20         NEW         1         1         1         A           ES5         8.5         6         20         EXISTING         1         1         1         A           ES6         8.0         6         20         EXISTING         1         1         1         A           ES7         5.0         8         20         NEW         1         1         1         A           ES8         4.0         6         20         EXISTING         1         1         1         A							1	1	
ES4         11.5         6         20         NEW         1         1         1         A           ES5         8.5         6         20         EXISTING         1         1         1         A           ES6         8.0         6         20         EXISTING         1         1         1         A           ES7         5.0         8         20         NEW         1         1         1         A           ES8         4.0         6         20         EXISTING         1         1         1         A							1	1	
ES5         8.5         6         20         EXISTING         1         1         1         A           ES6         8.0         6         20         EXISTING         1         1         1         A           ES7         5.0         8         20         NEW         1         1         1         A           ES8         4.0         6         20         EXISTING         1         1         1         A							1	1	
ES6         8.0         6         20         EXISTING         1         1         1         A           ES7         5.0         8         20         NEW         1         1         1         A           ES8         4.0         6         20         EXISTING         1         1         1         A							1	1	
ES7         5.0         8         20         NEW         1         1         1         A           ES8         4.0         6         20         EXISTING         1         1         1         A							1	1	
ES8 4.0 6 20 EXISTING 1 1 1 A						1	1	1	
							1	1	
LOU LAISTING I I A							1	1	
	233	7.0		20	L/(ISTING				



### PRODUCT DETAILS:

- 5-year finish warranty
- Angular lines, a bold finish and robust details create an industrial edge to add flair to any type of facade
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- The Coastal Elements Collection offers versatile designs, constructed of composite materials and coated with anti-fading finishes, for maximum durability in harsh climates
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky

### **FORGE**

### 12071BK

### LARGE POST TOP OR PIER MOUNT LANTERN

Inspired by a lighting industry staple barn light, Forge features a practical outdoor lighting solution to withstand the elements. Whether it is enduring harsh sunrays, extreme cold or continuous salt air, Forge is built to last with an industrial chic flair. Part of the Coastal Elements Collection, Forge is available in a variety of anti-fading finishes that are resistant to rust and corrosion with a 5-year warranty.

DETAILS	
FINISH:	Black
MATERIAL:	Composite
DIMMABLE:	YES - WITH DIMMABLE LAMP (NOT INCLUDED)

DIMENSIONS	
WIDTH:	16"
HEIGHT:	22"
DEPTH:	21.3
WEIGHT:	4lb

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	1-14w Med. LED, 100w Equiv.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	24.8
CARTON WIDTH:	18.5
CARTON HEIGHT:	11
CARTON WEIGHT:	6.9





## MPL2 Memphis Utility Teardrop LED



Catalog Number	
Notes	Туре

### Description

The Memphis luminaire is styled to replicate the "teardrop" luminaires that lighted boulevards in the first half of the 1900s. Designed for light control and ease of installation and maintenance, the Memphis has a precision optical system for true street lighting performance.

### **Wiring Chamber**

The wiring chamber has either a 1.5" NPT with a stainless steel set screw or a welded stem. The stem (Quick Lock Stem Mounting option) aids installation speed. A (3) station terminal block that accepts #14 through #2 wires and has a quick disconnect harness with removable electrical module is provided.

### **Electrical/Reflector Assembly**

The electrical/reflector assembly hinges down from the wiring chamber for ease in wiring and to facilitate the removal of the electrical module. The assembly is secured in place by a stainless steel latch. The unitized electrical module consists of the electronic driver and components mounted to an aluminum plate that is easily removed by loosening two screws in the base of the housing. The disconnect plug connects the ballast to the terminal block in the wiring chamber.

### Refractor / Door Assembly

The cast aluminum door supports a teardrop, bowl or sag shaped, thermal resistant borosilicate glass retractor that controls the light to provide an I.E.S. asymmetric (teardrop, bowl and sag glass) and symmetric (bowl and sag glass) distribution. I.E.S. asymmetric cut off distribution is available on the bowl glass with the decorative deep skirt option and the sag glass with either the decorative shallow or deep skirt option. The retractor assembly and decorative skirt (when applicable) assembly hinges from the electrical/reflector assembly and is latched by a tamper-resistant, color matched bracket and with nut assembly.

#### Driver

LED programmable dimmable driver located in the upper electrical housing.

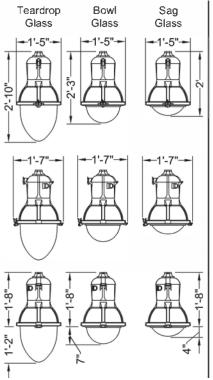
#### Finish/ Material

The luminaire is finished with polyester powder paint to insure maximum durability. All castings utilize low copper aluminum for maximum corrosion resistance and all exposed hardware is stainless steel.

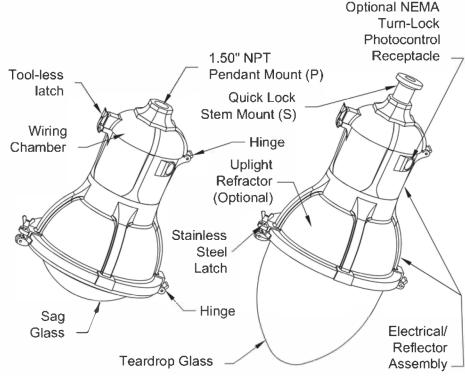
#### Certification

CSA listing suitable for wet location up to 40°C. Consult factory for details.

### **DIMENSIONAL DATA**

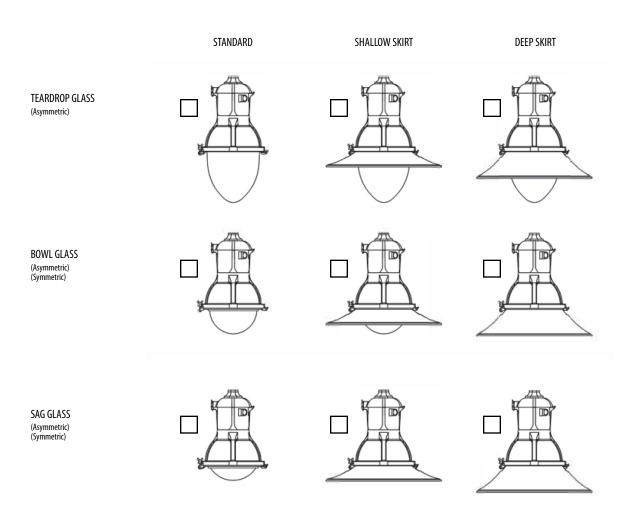


Maximum Weight - 69 lbs (Up Light Version)
Maximum Weight - 60 lbs (Down Light Version)
Maximum Effective Projected Area - 2.37 ft<sup>2</sup>



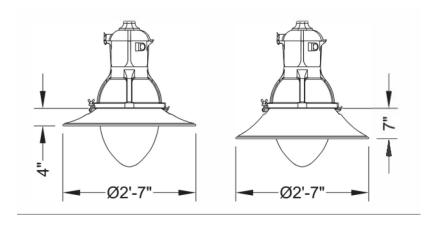


### MARK APPROPRIATE BOX FOR TRIM OPTIONS



### **SKIRT DIMENSIONS**

(For Teardrop, Bowl, and Sag Glass)





### **ORDERING INFORMATION**

**Example:** MPL2 P10 40K MVOLT TG3 QSM

Lumen/Wattage Package <sup>1</sup>	Color Temperature	Voltage	Optics	Top Entry	Color
P10 Down Light P10U Down Light and Up Light P20 Down Light P20U Down Light and Up Light P30 Down Light P35 Down Light P40 Down Light P50 Down Light P60 Down Light	27K 2,700 CCT 30K 3,000 CCT 40K 4,000 CCT 50K 5,000 CCT	MVOLT Auto-sensing (120-277) HVOLT Auto-sensing (347-480)	BG3 Bowl glass and door, type III BG5 Bowl glass and door, type V SG3 Sag, type III SG5 Sag, type V TG3 eardrop, type III TG4 Teardrop, type IV	NPT 1.5 NPT pendant mount QSM Quick lock stem mount	BK Black DB Dark Blue GR Gray GH Graphite GN Green PP Prime Paint WH White CMC Custom Match Color RAL RAL Color CTBS STD Finish, TBD

Options					
Control Op	Control Options		Vattage Label Options	Prewir	e Lead Options
AO	Adjustable output dimming (not available with the "PR7" or any other dimming option) <sup>3</sup>	NL2x2	2 x 2 ANSI wattage label	L1H	3' of prewire leads
PR3	NEMA twistlock photocontrol receptacle (3 pin)	NL3x3	3 x 3 ANSI wattage label	L10	10' of prewire leads
PR7	NEMA twistlock photocontrol receptacle (7 pin)			L20	20' of prewire leads
PR3E	Prepared for external 3pin photocontrol receptacle			L25	25' of prewire leads
PR7E	Prepared for external 7pin photocontrol receptacle			L30	30' of prewire leads
SH	Shorting cap (must be used with option "PR3" or "PR7")				
PCLL	DTL long life twistlock photocontrol for solid-state lighting 120-277v (must be used with option "PR3" or "PR7")				
PCL3	DTL twistlock photocontrol 347v (must be used with option "PR3" or "PR7")				
PCL4	DTL twistlock photocontrol 480v (must be used with option "PR3" or "PR7")				
FPDxx	Factory programmed driver (xx= percentage of lumens or watts, see page 3)				
DE	Roam concierge dimming control (not available with "HVOLT" or any other photocontrol or dimming option)				
OS	30 Inch diameter deep skirt for cutoff requirement				
SS	30 Inch diameter shallow skirt for cutoff requirement				

# Accessories: Order as separate catalog number.House side shield field installed optionsLT3HSS90House side shield, 90 degree (available on P10, P10 UPL, P20, P20 UPL, P30 and P35)LT3HSS120House side shield, 120 degree (available on P10, P10 UPL, P20, P20 UPL, P30 and P35)LT3HSS180House side shield, 180 degree (available on P10, P10 UPL, P20, P20 UPL, P30 and P35)LT5HSS90House side shield, 90 degree (available on P40, P50, P60)LT5HSS120House side shield, 120 degree (available on P40, P50, P60)LT5HSS180House side shield, 180 degree (available on P40, P50, P60)

1 See performance data table on page 4 for details

### NOTES

- 1 Only available with "MVOLT" voltage.
- 2 Only available in BG3, SG3, TG3, AND TG4.
- 3 For AO data, refer to page 7 of instruction sheet on website (im-396)

### LUMEN AMBIENT TEMPERATURE DATA

#### **Lumen Ambient Temperature (LAT) Multipliers** ٥C P10 UPL P20 UPL P10 P20 P30 P40 P50 P60 P35 0 1.04 1.05 1.04 1.05 1.06 1.07 1.06 1.07 1.09 10 1.03 1.03 1.03 1.03 1.04 1.04 1.04 1.04 1.05 20 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.01 1.02 25 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 30 0.99 0.99 0.99 0.99 0.99 0.99 0.99 0.99 0.98 40 0.97 0.97 0.97 0.97 0.96 0.95 0.94

### LUMEN MAINTENANCE DATA

Lum	en Maintenaı	nce (same for	all LED pack	ages)
Hours	0	25,000	50,000	100,000
Factor	1	0.9	0.84	0.75





PERFORMANCE DATA. FOR SKIRT AND HOUSE SIDE SHIELD OPTIONS, CONSULT FACTORY OR WEBSITE.

LED Package	Glass	Distribution	System	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					4	10K (400	0K, 70		50K (5000K, 70 CRI)					
			Watts	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G	Lumens	LPW	В	U	G
	TG3	T3S	57	6,947	112	1	3	3	7,101	125	1	3	3	7,451	131	1	3	3	7,400	130	1	3	3
	TG4	T4M	57	6,646	117	3	3	3	6,793	119	3	3	3	7,128	125	3	3	3	7,079	124	3	3	3
D10	BG3	T4M	57	6,731	118	2	3	3	6,880	121	2	3	3	7,220	127	2	3	3	7,170	126	2	3	3
P10	BG5	TSS	57	7,087 3	124	3	3	2	7,244	127	3	3	2	7,601	133	3	3	3	7,549	132	3	3	3
	SG3	T3S	57	6,822	120	1	3	3	6,973	122	1	3	3	7,317	128	1	3	3	7,266	127	1	3	3
	SG5	TSS	57	7,164	126	3	2	1	7,322	128	3	3	1	7,683	135	3	3	1	7,631	134	3	3	1
	TG3	T3S	75	8,651	115	1	5	3	8,843	118	1	5	3	9,279	124	1	5	3	9,215	123	1	5	3
	BG3	T4M	75	8,372	112	2	5	3	8,558	114	2	5	3	8,980	120	2	5	3	8,918	119	2	5	3
P10U	BG5	T5S	75	8,838	118	3	5	2	9,034	120	3	5	2	9,480	126	3	5	2	9,415	126	3	5	2
	SG3	T3S	75	8,422	112	1	5	2	8,609	115	1	5	3	9,033	120	1	5	3	8,972	120	12	5	3
	SG5	T5S	75	8,647	115	2	5	3	8,839	118	2	5	3	9,275	124	2	5	3	9,211	123		5	3
	TG3	T3S	83	9,610	116	2	3	3	9,823	118	2	3	3	10,308	124	2	3	3	10,237	123	2	3	3
	TG4	T4M	83	9,193	111	3	3	3	9,397	113	4	3	4	9,861	119	4	3	4	9,793	118	4	3	4
D20	BG3	T4M	83	9,312	112	2	3	4	9,519	115	2	3	4	9,988	120	2	3	4	9,919	120	2	3	4
P20	BG5	TSS	83	9,804	118	3	3	3	10,021	121	3	3	3	10,515	127	4	3	3	10,443	126	4	3	3
	SG3	T3S	83	9,437	114	1	3	3	9,646	116	2	3	3	10,122	122	2	3	3	10,053	121	2	3	3
	SG5	TSS	83	9,910	119	3	3	2	10,130	122	3	3	2	10,630	128	3	3	2	10,557	127	3	3	2
	TG3	T3S	109	11,551	106	2	5	3	11,807	108	2	5	3	12,389	114	2	5	3	12,304	113	2	5	3
	BG3	T4M	109	11,179	103	2	5	4	11,427	105	2	5	4	11,990	110	2	5	4	11,908	109	2	5	4
P20U	BG5	T5S	109	11,801	108	3	5	3	12,063	111	3	5	3	12,657	116	3	5	3	12,571	115	3	5	3
	SG3	T3S	109	11,245	103	2	5	3	11,495	105	2	5	3	12,061	111	2	5	3	11,979	110	2	5	3
	SG5	T5S	109	11,546	106	2	5	3	11,802	108	2	5	3	12,384	114	2	5	3	12,299	113	2	5	3
	TG3	T3S	118	12,634	107	2	3	3	12,914	109	2	3	3	13,551	115	2	3	3	13,458	114	2	3	3
	TG4	T4M	118	12,086	102	3	3	3	12,354	105	4	3	4	12,964	110	4	3	4	12,874	109	4	3	4
	BG3	T4M	118	12,242	104	2	3	4	12,513	106	2	3	4	13,130	111	3	3	5	13,040	111	3	3	5
P30	BG5	T5S	118	12,888	109	4	3	3	13,174	112	4	3	3	13,823	117	4	3	3	13,729	116	4	3	3
	SG3	T3S	118	12,406	105	2	3	3	12,681	107	2	3	3	13,307	113	2	3	3	13,215	112	2	3	3
	SG5	T5S	118	13,028	110	3	3	2	13,317	113	3	3	2	13,974	118	4	3	2	13,879	118	4	3	2
	TG3	T3S	144	14,335	100	2	3	4	14,653	102	2	3	4	15,375	107	2	3	4	15,270	106	2	3	4
	TG4	T4M	144	13,713	95	4	3	4	14,018	97	4	3	4	14,709	102	4	3	4	14,607	101	4	3	4
	BG3	T4M	144	13,890	96	3	3	5	14,198	99	3	3	5	14,898	103	3	3	5	14,796	103	3	3	5
P35	BG5	T5S	144	14,623	102	4	3	3	14,948	104	4	3	3	15,685	109	4	3	3	15,577	108	4	3	3
	SG3	T3S	144	14,077	98	2	3	3	14,389	100	2	3	3	15,098	105	2	3	3	14,995	104	2	3	3
	SG5	TSS	144	14,782	103	4	3	2	15,110	105	4	3	2	15,855	110	4	3	2	15,747	109	4	3	2
	TG3	T3S	140	15,649	112	3	3	4	15,996	114	3	3	4	16,785	120	3	3	4	16,670	119	3	3	4
	TG4	T4M	140	14,970	107	4	3	4	15,303	109	4	3	4	16,057	115	4	3	4	15,946	114	4	3	4
5.46	BG3	T4M	140	14,746	105	3	4	5	15,073	108	3	4	5	15,816	113	3	4	5	15,707	112	3	4	5
P40	BG5	T5S	140	15,484	111	4	3	4	15,827	113	4	3	4	16,6084	119	4	3	4	16,494	118	4	3	4
	SG3	T3S	140	14,937	107	2	3	4	15,268	109	2	3	4	16,021	114	2	3	4	15,911	114	2	3	4
	SG5	T5S	140	16,071	115	4	3	3	16,427	117	4	3	3	17,237	123	4	3	3	17,119	122	4	3	3
	TG3	T3S	174	18,7155	108	3	3	4	19,130	110	3	3	4	20,073	115	3	3	4	19,935	115	3	3	4
	TG4	T4M	174	17,903	103	4	3	4	18,301	105	4	3	4	19,203	110	4	3	4	19,071	110	4	3	4
	BG3	T4M	174	17,634	101	3	4	5	18,025	104	3	4	5	18,914	109	3	4	5	18,784	108	3	4	5
P50	BG5	T5S	174	18,517	106	4	4	4	18,928	109	4	4	4	19,861	114	4	4	4	19,725	113	4	4	4
	SG3	T3S	174	17,8638	103	2	3	4	18,259	105	2	3	4	19,160	110	2	3	5	19,028	109	2	3	4
	SG5	TSS	174	19,219	110	4	3	3	19,645	113	4	3	3	20,614	118	4	3	3	20,472	118	4	3	3
	TG3	T3S	242	22,997	95	3	3	5	23,508	97	3	3	5	24,667	102	3	3	5	24,497	101	3	3	5
	TG4	T4M	242	21,999	91	4	3	4	22,488	93	4	3	4	23,597	98	4	3	4	23,434	97	4	3	4
	BG3	T4M	242	21,670	90	3	4	5	22,150	92	3	4	5	23,244	96	3	4	5	23,083	95	3	4	5
P60	BG5	T5S	242	22,755	94	5	4	5	23,259	96	5	4	5	24,409	101	5	4	5	24,239	100	5	4	5
	SG3	T3S	242	21,951	91	3	3	5	22,438	93	3	3	5	23,545	97	3	3	5	23,383	97	3	3	5
	SG5	TSS	242	23,617	98	4	3	3	24,141	100	4	3	3	25,331	105	4	3	3	25,157	104	4	3	3

S = Short M = Medium



### MPL2

### Memphis Utility Teardrop LED



### FPDxx DATA OPTIONS

FPDxx	P10 27K							P10	30K					P10	40K					P10	50K							
Setting	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3	BG 5	SG 3	SG 5	Watts				
Standard	6,947	6,731	7,087	6,822	7,164	57	7,101	6,880	7,244	6,973	7,322	57	7,451	7,220	7,601	7,317	7,683	57	7,400	7,170	7,549	7,266	7,631	57				
FPD95	6,638	6,432	6,772	6,519	6,846	54	6,785	6,574	6,922	6,663	6,997	54	7,120	6,899	7,263	6,992	7,342	54	7,071	6,851	7,213	6,943	7,292	54				
FPD90	6,326	6,129	6,453	6,212	6,523	51	6,466	6,265	6,596	6,349	6,667	51	6,785	6,574	6,921	6,663	6,996	51	6,738	6,529	6,874	6,616	6,948	51				
FPD85	6,009	5,822	6,130	5,901	6,197	48	6,142	5,951	6,266	6,032	6,334	48	6,445	6,245	6,575	6,329	6,646	48	6,401	6,202	6,530	6,285	6,601	48				
FPD80	5,689	5,512	5,804	5,587	5,867	45	5,815	5,634	5,932	5,710	5,996	45	6,102	5,913	6,225	5,992	6,292	45	6,060	5,872	6,182	5,950	6,249	45				
FPD75	5,365	5,199	5,474	5,269	5,533	43	5,484	5,314	5,595	5,386	5,655	43	5,755	5,576	5,871	5,651	5,934	43	5,715	5,538	5,830	5,612	5,894	43				
FPDxx			P10 U	אלכ ום					P10 U	DI 3UK					P10 U	PL ANK					P10 III	DI SOK						
Setting	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3			SG 5	Watts				
Standard	8,651	8,372	8,838	8,422	8,647	75	8,843	8,558	9,034	8,609	8,839	75	9,279	8,980	9,480	9,033	9,275	75	9,215	8,918	9,415	8,972	9,211	75				
FPD95	8,264	7,998	8,443	8,046	8,261	72	8,448	8,176	8,630	8,224	8,444	72	8,864	8,579	9,056	8,629	8,861	72	8,803	8,519	8,994	8,571	8,799	72				
FPD90	7,873	7,619	8,044	7,665	7,870	68	8,048	7,789	8,222	7,835	8,044	68	8,445	8,173	8,628	8,221	8,441	68	8,387	8,116	8,569	8,166	8,383	68				
FPD85	7,478	7,237	7,639	7,280	7,474	64	7,644	7,397	7,809	7,442	7,640	64	8,021	7,762	8,194	7,808	8,017	64	7,965	7,709	8,138	7,755	7,962	64				
FPD80	7,078	6,850	7,231	6,891	7,075	61	7,235	7,002	7,391	7,044	7,232	61	7,592	7,347	7,756	7,390	7,588	61	7,539	7,296	7,703	7,341	7,536	61				
FPD75	6,674	6,458	6,818	6,497	6,671	57	6,822	6,602	6,969	6,641	6,819	57	7,158	6,928	7,313	6,968	7,155	57	7,109	6,880	7,263	6,921	7,106	57				
FPDxx	FPDxx P20 27K								P20	30K					Pan	40K					8,918 9,415 8,972 9,211 75 8,519 8,994 8,571 8,799 72 8,116 8,569 8,166 8,383 68 7,709 8,138 7,755 7,962 64 7,296 7,703 7,341 7,536 61 6,880 7,263 6,921 7,106 57  P20 50K  P30,919 10,443 10,053 10,557 83 9,508 10,010 9,637 10,120 79 9,088 9,568 9,211 9,672 75 8,658 9,116 8,775 9,215 71 8,220 8,654 8,331 8,749 66 7,773 8,183 7,878 8,272 62  P20 UPL 50K  B63 BG5 SG3 SG5 Watts							
Setting	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	P20 40K TG 3   BG 3   BG 5   SG 3   SG 5   Watts						TG 3	RG 3			SG 5	Watts				
Standard	9,610	9,312	9,804	9,437	9,910	83	9,823	9,519	10,021	9,646	10,130	83	10,308	9,988		10,122		83	10,237	9,919								
FPD95	9,212	8,926	9,398	9,046	9,499	79	9,416	9,125	9,606	9,246	9,710	79	9,881	9,574	10,079	9,703	10,190	79	9,813	9,508		-						
FPD90	8,805	8,532	8,982	8,646	9,080	75	9,000	8,721	9,181	8,838	9,281	75	9,444	9,151	9,634	9,274	9,739	75	9,379	9,088	.,	.,	- 7	-				
FPD85	8,389	8,129	8,558	8,238	8,651	71	8.575	8,309	8,747	8,420	8,843	71	8,998	8,719	9,179	8,836	9,279	71	8,936	8,658	· ·			71				
FPD80	7,964	7,717	8,125	7,820	8,212	66	8,140	7,888	8,304	7,994	8,395	66	8,542	8,277	8,714	8,388	8,809	66	8,483	8,220	8,654	8,331	8,749	66				
FPD75	7,530	7,297	7,682	7,395	7,765	62	7,697	7,459	7,852	7,559	7,938	62	8,077	7,827	8,240	7,932	8,330	62	8,022	7,773	8,183	7,878	8,272	62				
EDD			D20 II	עדב וח					D20 III	01.201/											·							
FPDxx Setting	TG 3	BG 3	P20 U	SG 3	SG 5	Watts	TG 3	BG 3	BG 5	PL 30K SG 3	SG 5	Watts	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	RG 3			SG 5	Watte				
Standard			11,801			109			12,063			109		11.990			12,384	109			12,571			109				
FPD95			11,306		-	104			11,557		-	104	,	,	12,126	-	,	104	11,788	-	12,043		-	104				
FPD90	,	10,231	10,800	., .	,	98	10,806	- 7	11,040	,	,	98	11,338	, .	11,584	,	,	98	11,260	,	11,505	, .	,	98				
FPD85	10,067	9,742	10,284	9,800	10,062	93	10,290	9,958		10,018	-	93	10,797	10,449	<u> </u>	-	-	93	10,723	-	11,955	-	10,718	93				
FPD80	9,552	9,244	9,759	9,299	9,548	88	9,764	9,449	9,975	9,506	9,760	88	10,245	9,915	10,467	.,.	., .	88	10,175	.,	10,395	9,906	10,171	88				
FPD75	9,028	8,737	9,223	8,789	9,024	82	9,228	8,931	9,428	8,984	9,224	82	9,683	9,371	9,892	9,426	9,679	82	9,616	9,307	9,825	9,362	9,612	82				
	.,.	,		,	, ,		.,	,	D20	201/	,			, ,	D20	401/	,		.,.	,	,	FOK.	.,.					
FPDxx Setting							TG 3	BG 3	P30 BG 5	SG 3	SG 5	Watts	TG 3	BG 3	P30 BG 5	40K SG 3	SG 5	Watts	TG 3	P30 50K BG 3 BG 5 SG 3 SG 5 Watts								
Standard			12,888			118			13,174			118	13.551		13,823			118			13,729			118				
FPD95		-	12,422	-	-	112			12,697		-	112	13,061	-	13,323	-	-	112	12,971	-	13,232	-	13,377	112				
FPD90		,	11,934	,	,	105	<u> </u>	,	12,199		,	105	12,548		12,800		-	105	12,462		12,713	, .	.,.	105				
FPD85		-	11,426	-	-	99		-	11,680	-	-	99	-	-	12,800	-	-	99		-	12,172		-	99				
FPD80		10,854	,	.,	,	93		,	11,141	, .	,	93	11,459	, .	11,689	,	,	93	11,332	-	11,610	-	-	93				
FPD75	10,064		10,899	9,964	10,464	87			10,581		-	87	10.884	-	11,102		-	87	10,809		11,010		-	87				
נוטוז	10,147	2,033	ו ככ,טו	2,704	10,404	0/	10,372	10,030	10,301	10,103	10,090	0/	10,004	10,540	11,102	10,000	11,224	0/	10,009	10,474	11,027	10,014	11,14/	0/				

### MPL2

### Memphis Utility Teardrop LED



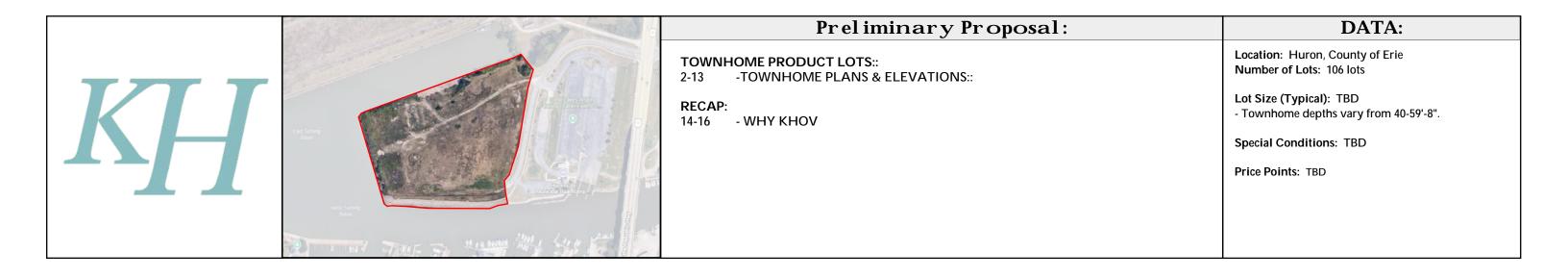
### FPDxx DATA OPTIONS

FPDxx	P35 27K								P35	30K					P35	40K					P35	50K					
Setting	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3	BG 5	SG 3	SG 5	Watts			
Standard	14,335	13,890	14,077	14,077	14,782	144	14,653	14,198	14,948	14,389	15,110	144	15,375	14,898	15,685	15,098	15,855	144	15,270	14,796	15,577	14,995	15,747	144			
FPD95	13,886	13,455	14,636	13,636	14,319	136	14,194	13,753	14,480	13,938	14,637	136	14,893	14,431	15,194	14,625	15,358	136	14,792	14,333	15,089	14,525	15,254	136			
FPD90	13,405	12,989	13,163	13,163	13,823	129	13,702	13,277	13,978	13,455	14,129	129	14,377	13,931	14,667	14,118	14,826	129	14,279	13,836	14,566	14,022	14,725	129			
FPD85	12,892	12,492	12,660	12,660	13,294	121	13,178	12,769	13,443	12,940	13,589	121	13,827	13,398	14,106	13,578	14,259	121	13,733	13,306	14,009	13,485	14,162	121			
FPDxx P40 27K									P40	30K					P40	40K					P40	50K					
Setting	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3			SG 5	Watts			
Standard	15,649	14,746	15,484	14,937	16,071	140	15,996	15,073	15,827	15,268	16,427	140	16,785	15,816	16,608	16,021	17,237	140	16,670	15,707	16,494	15,911	17,119	140			
FPD95	15,046	14,178	14,,887	14,361	15,452	133	15,380	14,492	15,217	14,680	15,794	133	16,138	15,207	15,968	15,404	16,573	133	16,028	15,102	15,858	15,298	16,459	133			
FPD90	14,422	13,590	14,270	13,766	14,811	125	14,742	13,891	14,586	14,071	15,139	125	15,469	14,576	15,306	14,765	15,886	125	15,363	14,476	15,201	14,664	15,777	125			
FPD85	13,871	13,071	13,725	13,240	14,246	119	14,179	13,361	14,029	13,534	14,561	119	14,878	14,019	14,722	14,201	15,279	119	14,776	13,923	14,620	14,104	15,174	119			
									DEO	201/					DEO	401/				14,333   15,089   14,525   15,254   136     13,336   14,566   14,022   14,725   129     3   13,306   14,009   13,485   14,162   121							
FPDxx Setting	TG 3	BG 3	P50 BG 5	SG 3	SG 5	Watts	TG 3	BG 3	P50 BG 5	30K SG 3	SG 5	Watts	TG 3	BG 3	P50 BG 5	40K SG 3	SG 5	Watts	TG 3	DC 2			SG E Watte				
Standard			18,517			174				18,259		174	20.073	18,914				174	19,935								
FPD95		-	17,909		-	165	-,	-	-	17.659	-	165		-	-	-	-	165	19,280	-	-		-				
FPD90	<u> </u>	-	17,248	-		155	-7	,	.,	17,008	- /	155	18,698	,	,	.,	.,	155	18,569	.,	.,.	.,	,				
FPD85	,	.,	16,566	.,	17,302	147	,	.,	,	16,336	-,	147	17.958	,	17,769	,.	.,	147	17.835	,	.,	,	, , , , ,				
FPD80	-,	., .	15,833	.,	16,433	138	, .	-, -	.,	15.612	,	138	,	- ,-	16,982	-	- ,	138	,	.,	,.	, -	.,				
11 000	10,002	13,070	.,	- 7	10,155	150	10,557	13,112	.,	-7-	10,7 77	150	17,103	10,172	.,	,	17,020	150	17,013	10,001	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,	17,501	150			
FPDxx			P60							30K				P60 40K													
Setting	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3	BG 3	BG 5	SG 3	SG 5	Watts	TG 3								
Standard	<u> </u>	-	22,755	-		242		-	-	22,438	-	242		-	24,409	-		242	24,497		,	.,	.,.				
FPD95			22,261	-		228	,	,	, .	21,951	-,-	228		-	23,879	-	-	228			,	-	,	-			
FPD90		.,	21,686	.,.	,	215				21,384	-	215			23,262	,		215			,	22,285	,	215			
FPD85	<u> </u>	-	21,032	-		203	-	-	-	20,739	-	203	<u> </u>	-	22,560	-	-	203		,	,	21,612	,	203			
FPD80	-,-	.,	20,301	.,	,	189	20,972	.,	.,	20,018	,	189	,	-, -	21,776	,	,	189			-	20,861	,	189			
FPD75	19,703	18,566	19,495	18,806	20,234	176	20,140	18,977	19,927	19,224	20,683	176	21,133	19,914	20,912	20,172	21,702	176	20,988	19,776	20,767	20,033	21,553	176			



# HURON HARBOR

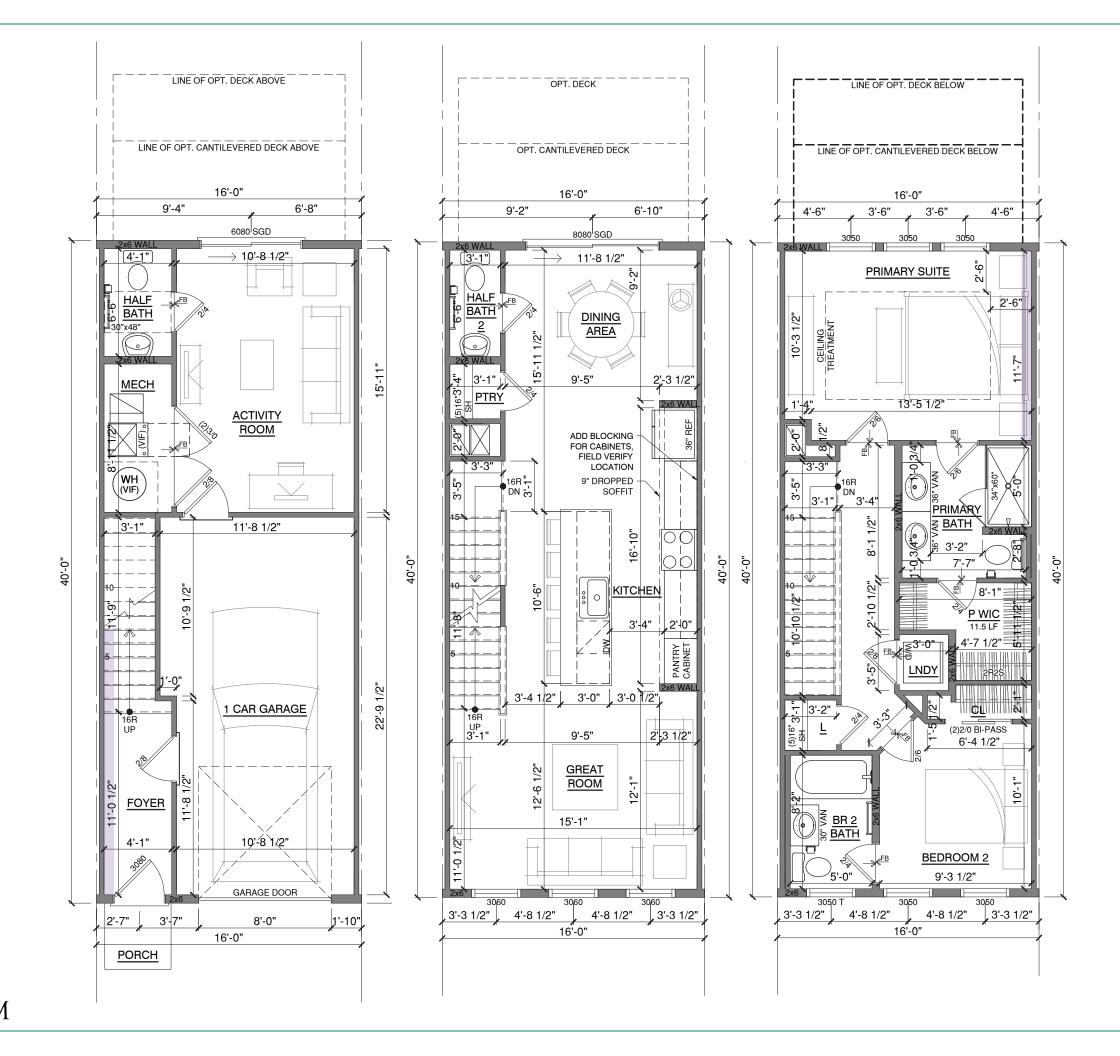
## A Townhome Community



## INTRODUCING THE

## ABINGDON

AT HURON HARBOR



## Abingdon

1649 SF

16' WIDE X 40' DEEP

2 BEDROOM | ACTIVITY ROOM

**Abingdon** 1649 SQFT :: 16' x 40'



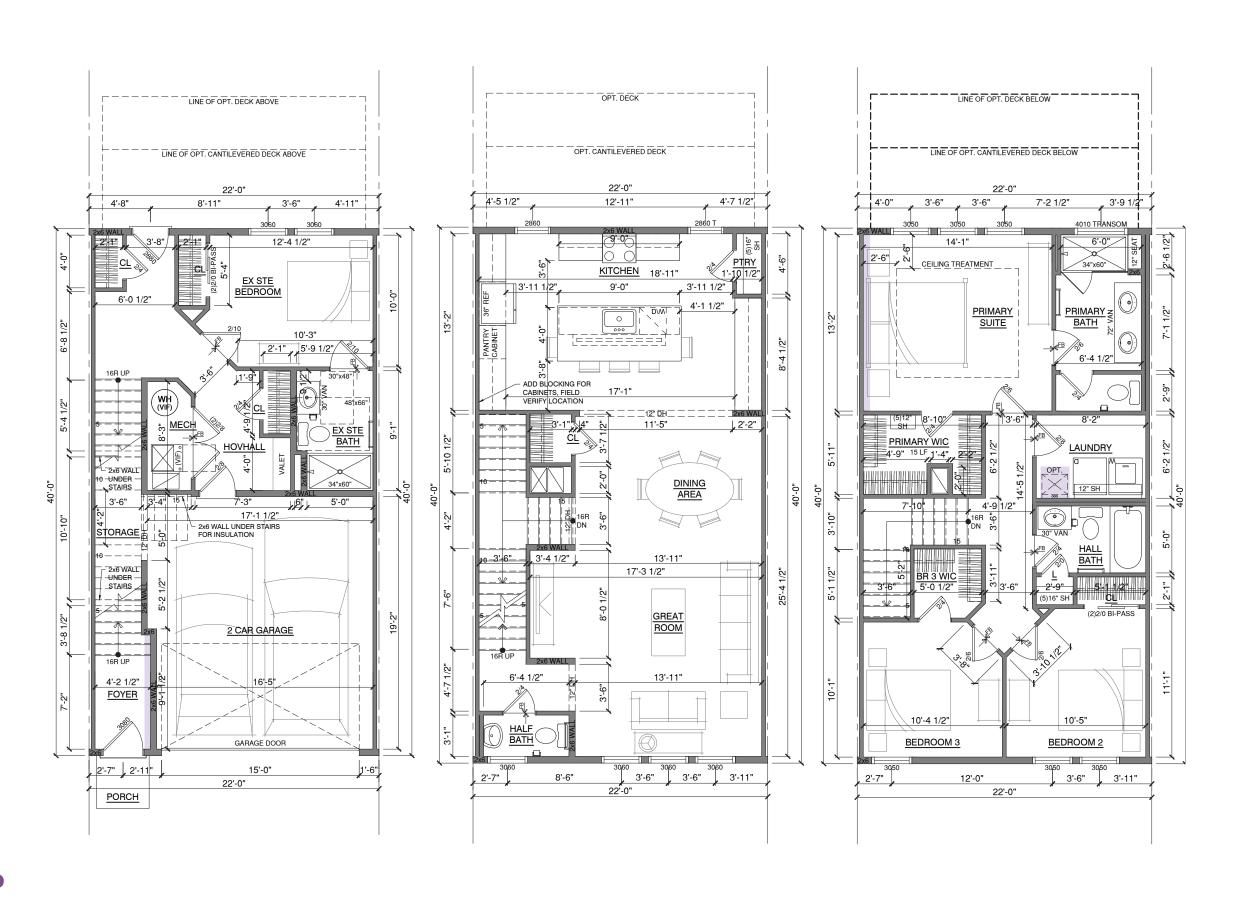
NATIONAL PORTFOLIO

16' Townhome Elevations

## INTRODUCING THE

## RIDGEWOOD

AT HURON HARBOR



## Ridgewood

2300 SF

22' WIDE X 40' DEEP

4 BEDROOM

## **Ridgewood** 2300 SQFT :: 22' x 40'

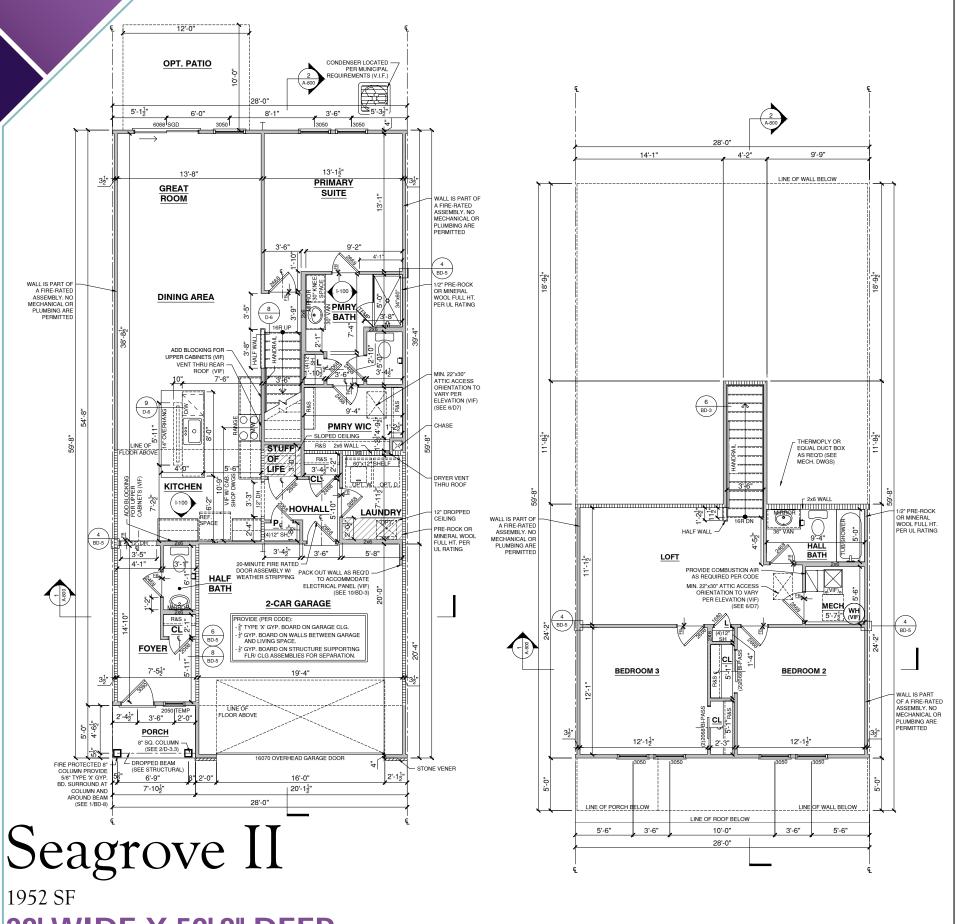




## INTRODUCING THE

## SEAGROVE II

AT HURON HARBOR



FIRE RATED ROOF CONST. 4'-2 3/4" FROM CONT. RIDGE VENT (SEE 3/D-7) MIN. MIN. LOUVER VENT (SEE 2/D-4) 6" HEAD TRIM FRIEZE (SEE 1/D-1) - 2X ALUMINUM CLAD FASCIA BOARD 18" PANELED SHUTTER : ACCENT SIDING -- FRIEZE (SEE 1/D-1) - SEE 3/BD-5 - 6" HEAD TRIM (SEE 9/D-1 & 1/MW1) WINDOW HEIGHT
3 1/2" CORNER TRIM
AT OFFSET CONDITION
WINDOW SILL (SEE 9/D-1) 18" PANELED 26'-10<sup>1</sup>" JOR TO ROOF SHUTTER - 3 1/2" CORNER TRIM AT OFFSET CONDITION ROOF SHINGLES 5/8" TYP. 'X' GYP. BOARD AT ENDS OF OVERHANG WHEN WITHIN 5' PROPERTY LINE (SEE 2/BD-8) 9" HEAD TRIM (SEE 9/D-1) (SEE 9/D-1 & 3/MW1)
FIN. SECOND FLOOR - SEE 3/D-1 SEE 3/D-1

STONE HEAD
(SEE 8/D-2)

LOCATE LIGHT BOX
AT 6'-8" FROM GRADE
(SEE 1/D-4) ADDRESS MARKER, REFER TO GENERAL NOTES 3 1/2" TRIM (SEE 11/D-1) FIN. FIRST FLOOR THE CENTERLINE OF THE COMMON WALL NO PENETRATION ALLOWED 4'-23" 4'-2<sup>3</sup>" MIN. ROOF PEAK HEIGHT (4:12 - CONT. RIDGE VENT (SEE 3/D-7) - 12"X16"X4" DECORATIVE BRACKET ROOF SHINGLES 2X ALUMINUM CLAD FASCIA BOARD - 8"X30" DECORATIVI LOUVER VENT (SEE 2/D-4)

— SEE 5/D-1

— 6" HEAD TRIM
(SEE 9/D-1 & 2/MW1)

— SEE 11/BD-5 6" HEAD TRIM -(SEE 9/D-1 & 2/MW1) FRIEZE (SEE 1/D-1) -— SEE 11/BD-5

— 2X ALUMINUM CLAD
FASCIA BOARD

— FRIEZE (SEE 1/D-1)

— SEE 3/BD-5

— BOARD & BATTEN BOARD & BATTEN VERTICAL SIDING
SEE 3/BD-5 T.O. PLATE 26'-10<u>†</u>" FLOOR TO ROOF F - 3 1/2" CORNER TRIM AT OFFSET CONDITION WINDOW SILL (SEE 9/D-1) - 1 HR. FIRE RATED WALL AT BOX BAY - PROVIDE 5/8" TY "X" GYPSUM SHEATHING (SEE 10/BD-5) ROOF SHINGLES 5/8" TYP. 'X' GYP. BOARD AT ENDS OF OVERHANG WHEN - 5/8" TYP. 'X' GYP. BOARD AT ENDS OF OVERHANG WHEN WITHIN 5' PROPERTY LINE (SEE 2/BD-8) WITHIN 5' PROPERTY LINE (SEE 2/BD-8) 200 FIN. SECOND FLOOR - FRIEZE (SEE 1/D-1) - SIDING RETURN - LOCATE LIGHT BOX AT 6'-8" FROM GRADE (SEE 1/D-4) WINDOW HEIGHT TO GENERAL NOTES AROUND BEAM (SEE 1/BD-8) - 3 1/2" TRIM (SEE 12/D-1) 3 1/2" TRIM (SEE 6/D-3) 3 1/2" TRIM (SEE 11/D-1) TRIM BOARD (SEE 8/D-5.2) -FIN, FIRST FLOOR **DESIGN INSPIRATION** \*SHOWN WITH OPTIONAL STONE\*

28' WIDE X 59'-8" DEEP

3 BEDROOM | DECK

**Seagrove II** 1952 SQFT :: 28' x 59'-8"

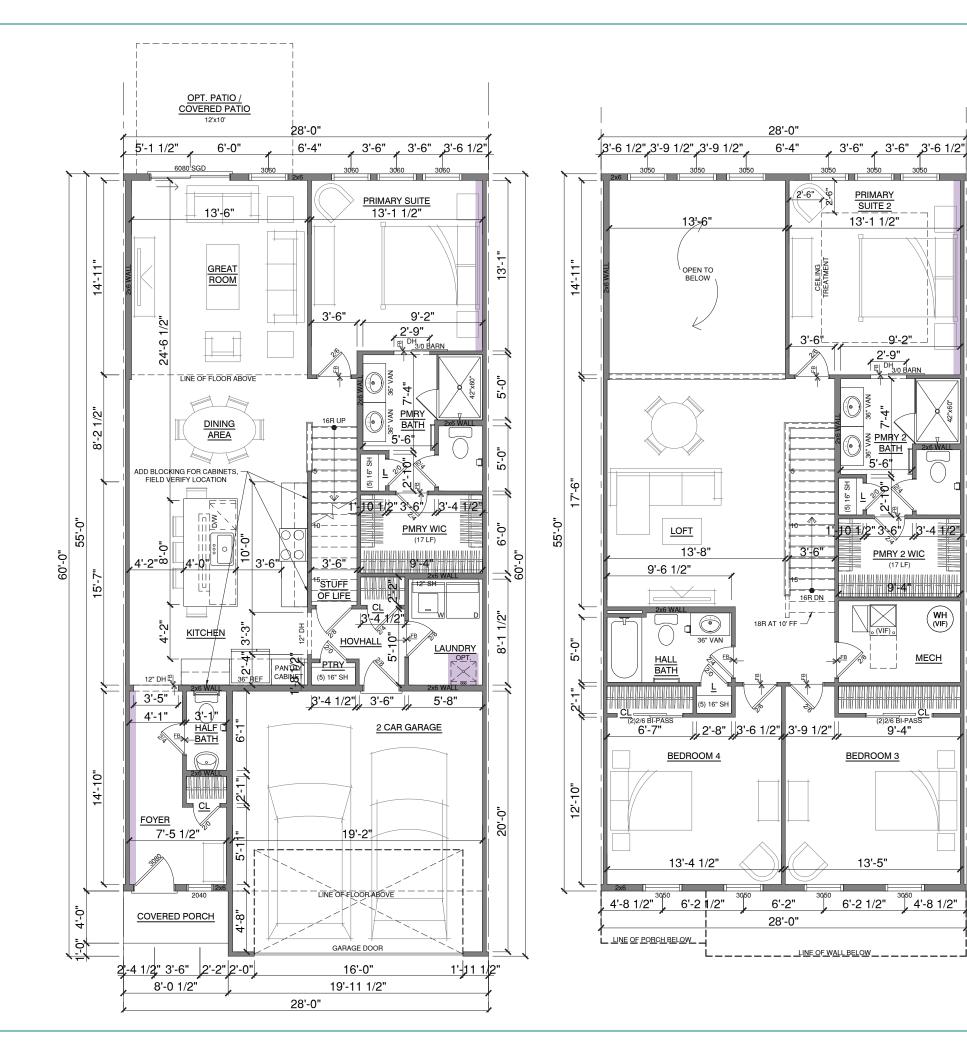




## INTRODUCING THE

## SEAVIEW II

AT HURON HARBOR



(WH (VIF)

## Seaview II

2548 SF

28' WIDE X 59'-8" DEEP

4 BEDROOM | LOFT

### **Seaview II**

2548 SQFT :: 28' x 59'-8"



NATIONAL PORTFOLIO
30' Townhome Elevations



# Once-in-a-Lifetime Designs. For Multi-Generational Families.

## What Makes Your Family Unique Makes it Extra Suite

At K. Hovnanian Homes, we know that nothing is more important than family. Inviting generations of your family to live together under one roof can bring you closer together, strengthen your relationships and make life easier.

A new home with Extra Suite+ offers an additional private suite with a spacious bedroom and bathroom, plus a separate living area with a kitchenette and a dedicated private entry.



## Aging Parents Moving In with Their Children

Whether you're looking for extra help with your children or an alternative to assisted living for your parents, a private suite creates a smooth, convenient experience for everyone.



### Adult Children Moving Back

Is your child moving home after college? Maybe they need a place to start fresh after a divorce? Whatever the situation, you'll have the perfect space to welcome them home.



## An Adult Child with Special Needs

Someone with special needs may always benefit from living with their parents. But as they grow, they'll value their independence. This is the best of both worlds.



### A Live-In Nanny or Au Pair

Having a childcare provider living with you gives you extra flexibility and convenience.
Giving them their own personal suite makes for an ideal long-term arrangement.



### Hosting Relatives for Extended Visits

When your parents don't live close, longer visits create an opportunity to make the most of your time together. An Extra Suite offers a way to enjoy your visit and maintain your normal routines.

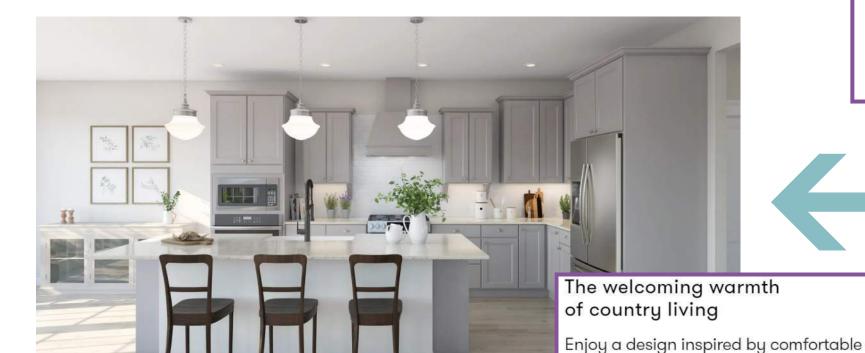
### **INTRODUCING LOOKS**

We've made great design easy by creating unique styles that have real character and rich complexity of K. Hovnanian's interior design concepts. Our passionate interior designers have handpicked and assembled every detail to create a look that's perfect for you, making an overwhelming process a complete joy and hassle free.

### THE LOFT LOOK

### A home for the cultivated and curious

Embrace streamlined living with maximal function and sophisticated style. The Loft look pairs a neutral color palette with dynamic shapes and textures - a gesture toward the arts.



## LOOKS COLLECTIONS

A modern style emphasized by bold, geometric shapes and lots of personality

Reminiscent of the industrial architecture that defines turn-of-the-century loft buildings. This style embraces raw materials and pared-down decor illuminated by an abundance of natural light. This look is minimal and modern, leaving more space for what matters most.



fabrics, and relaxed, country living. The Farmhouse look evokes classically-detailed

and rich textures with soft lines.



### **WHAT DO BUYERS SAY?**

92% - WOULD PREFER BETTER INTERIOR STYLIZATION - #1 RESPONSE

34% - SAY THE HOME COST MORE THAN ANTICIPATED

**21%** - SAY THE PROCESS IS TOO COMPLICATED

### THE FARMHOUSE LOOK

### A home that welcomes and comforts

The Farmhouse design is inspired by organic materials, rustic accents, and the feeling of fresh linens. Embrace the warm hospitality of country living.



## "The First Name in Lasting Value"."

### HERITAGE

### CHOICE

### **QUALITY & VALUE**

volume, large number of new communities and relationships with industry professionals enable us to purchase the best possible value.

### **RELATIONSHIPS**



### **CUSTOMER SATISFACTION**

We promise to pursue excellence in everything we do to meet your expectations. Our Associates are available

### LOCATION

Where you live is as important as how you live. Our land

### LIFE.STYLE.CHOICES.

the standard for fun, fulfillment and value. Ideally located,

### REPUTATION

### **FAMILY**

To succeed for more than 60 years as a company, it helps to have a clear vision of what you stand for. Back in 1959, Kevork S. Hovnanian did just that when he created his homebuilding company. Today, K. Hovnanian Homes is still going strong by adhering to the principles set in place by its founder.



## A LEGACY OF BUILDING QUALITY.

Dear Prospective Home Buyer,

For over 60 years, we have realized that buying a home is one of the most important steps you will take; a step involving vital decisions about where to live, as well as the size, design and price of your new home.

To this day, our greatest pride is knowing that over the years we have earned the trust your family's lifestyle, and we respect that philosophy by making sure your new home is everything you want it to be. We are especially pleased by the number of our homeowners who have relocated or moved up to another K. Hovnanian home—an honor that underscores their confidence in us.

The K. Hovnanian family of builders is one of the leading homebuilders in the nation. Although our parent company, Hovnanian Enterprises, Inc., is a publicly held corporation traded on the New York Stock Exchange, the Hovnanian family continues to lead the public corporation and the attention to detail and caring of a family business.

The K. Hovnanian name is proudly displayed on every homes look, it's how they make you feel. Now in its second generation of family leadership, K. Hovnanian Homes continues to provide well-built, quality homes for over 60 years, we've been, and will continue to





