



**THE BREAKERS**  
TENNIS CENTER

SEPTEMBER 27, 2023

  
**THE BREAKERS®**  
PALM BEACH





The Breakers Palm Beach, Inc.

Tennis Area Project Presentation

By: Paul N. Leone, Chief Executive Officer.

ARC-23-057 (ZON-23-049) 2 S. COUNTY ROAD (COMBO)  
May 24, 2023 Meeting

The Breakers Palm Beach, Inc. application requesting Architectural Commission review and approval for the renovation and expansion of the existing tennis area, including replacement of 10 existing courts, addition of 2 tennis courts, addition of pickle ball courts, shade structures, decorative fencing, new service path, stretching area and landscape improvements.

## Excerpt from ARCOM Meeting Minutes 5-24-2023

Motion made by Mr. Corey and seconded by Ms. Shiverick to approve portions of the project, including the landscaping, the various courts, and the small shade structures in white; while the following items, such as the **fencing, large shade structures,** and the **lighting**, were deferred to the June 28, 2023, meeting. Motion carried unanimously, 7-0.

1. **Fencing** – as requested, we changed from black to white
2. **Shade Structures** – as requested, we changed awning color from blue to white and added awnings over 2 more courts as suggested by Ms. Shiverick
3. **Lighting** – as requested, we provided missing details, noting same specs as TOPB Seaview Tennis lighting
4. Chairman Smith subsequently inquired about east side landscaping



# 1. Changed Fencing Color From Black to White

Before



THE BREAKERS | PALM BEACH

DESIGN DEVELOPMENT | JAN 23

After



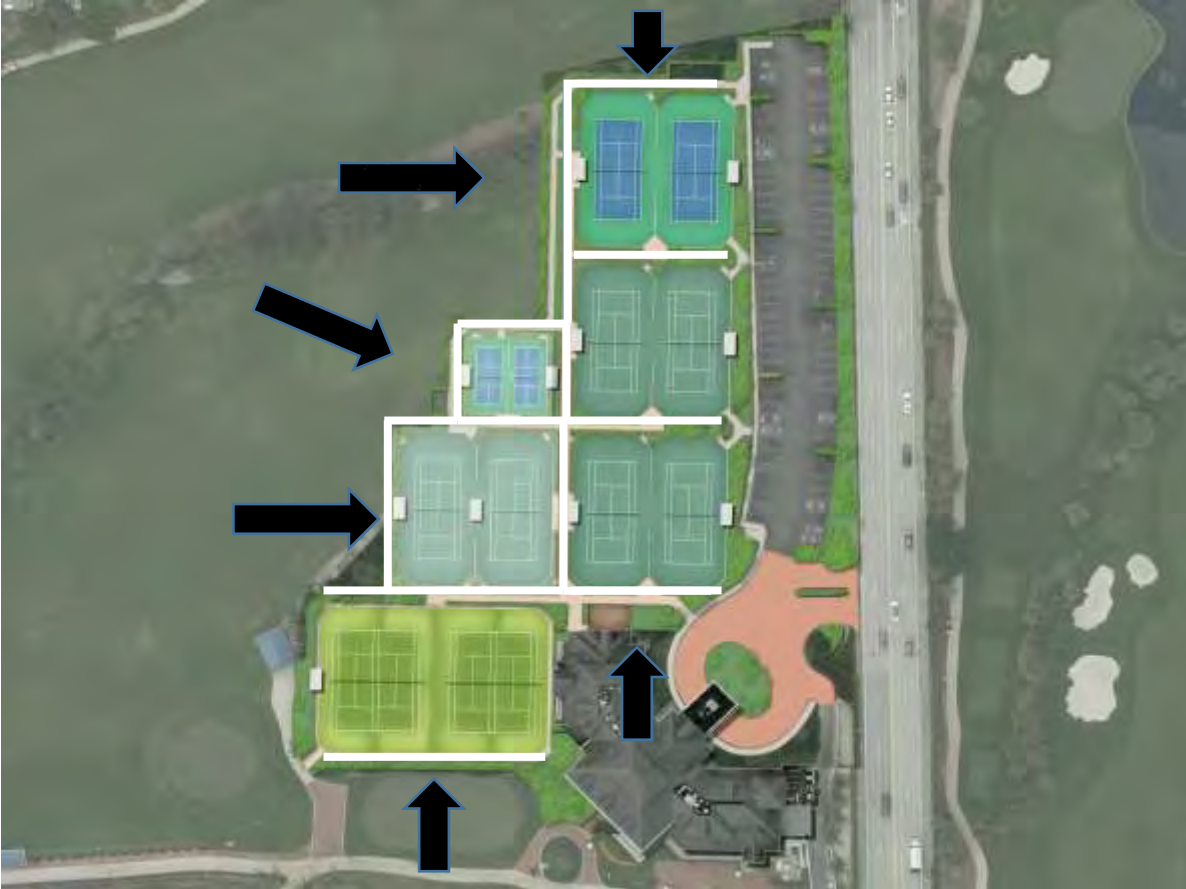


Changed to white fence structure and awnings





Changed to white fence structure with black coated wire mesh at all courts except for west side of center court and east court along parking lot





Similar example of an existing court on another project



Walpole Outdoors™



Made change to white fence structure with lattice inserts at center court and east court along parking lot





Similar example of an existing court on another project





## 2. Changed Awning Color From Blue to White

Before



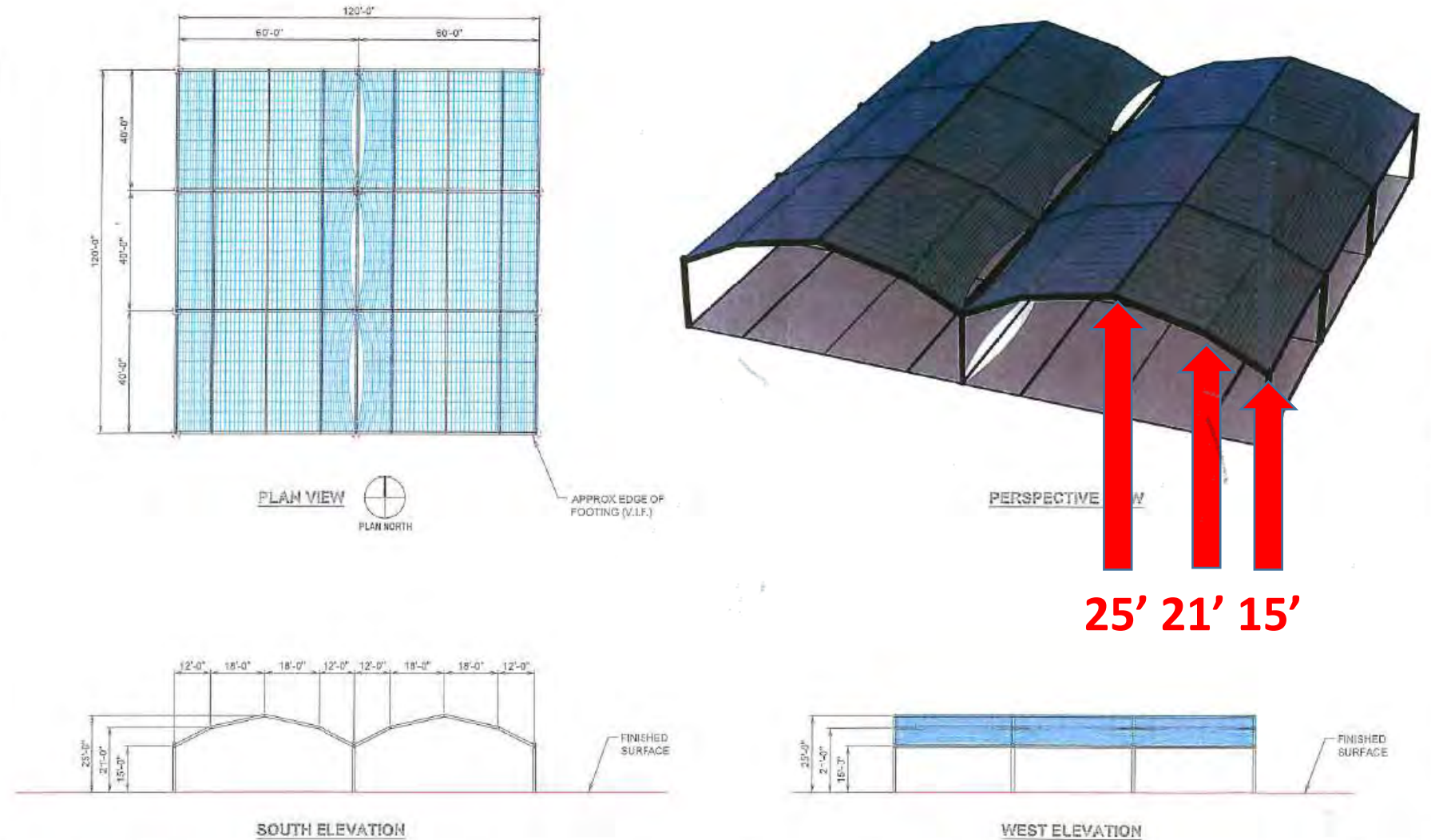
THE BREAKERS | PALM BEACH

DESIGN DEVELOPMENT | JAN 23

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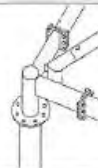
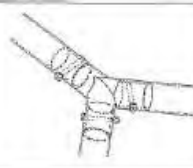
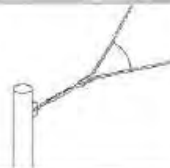
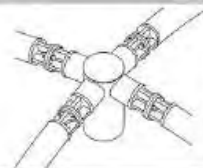
# Modified Awning Design (shade will be white)



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As manufactured and installed by:  
USA SHADE & Fabric Structures.

Estiven Gonzalez  
(407) 343-6082, (800) 866-6005  
[Estiven.gonzalez@usa-shade.com](mailto:Estiven.gonzalez@usa-shade.com)



## Notes:

- All structures will have bolted connections for shipping and installation purposes.
- Standard details being shown as an example. Final details t.b.d. during final Engineering phase.
- All dimensions and heights must be field verified prior to any final design, fabrication or installation work



# 3. Lighting Details (same product as TOPB Seaview Tennis)

## LMI-TLL SERIES

Large Area/ Tennis Light

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CONSTRUCTION: \_\_\_\_\_

### Description

The LMI-TLL series is a specification-grade outdoor lighting fixture designed for preferred aesthetic appeal, low cost of ownership and optimal task performance. Proprietary optical designs have been developed specifically for high visibility tennis court lighting. Industry leading efficacy maintains the lowest energy costs possible with an appearance complementary to residential or club level facilities.



### Construction

- Durable die-cast aluminum housing
- Vertical fins to optimize thermal management
- Chip and fade-resistant power-coat finish resists chipping, fading, corrosion and rust

### Optics/LEDs

- Efficacy > 160 lumens per watt
- Proprietary optics engineered for 4-pole (ATA) or 6-pole (AT6) tennis court installations
- IES types 3, 4 and 5 for area lighting applications
- UV stabilized, high-efficiency polycarbonate lens
- 3000, 4000 and 5000 Kelvin color temperatures
- > 70 CRI

### Electrical

- 0-10V Dimming standard
- Universal voltage 120-277 or 347-480 VAC 50/60 Hz
- Surge protection > 10 kVA
- Power factor > 90%
- Total harmonic distortion (THD) < 20%
- Wattage 450W (65,500 lm), 540W (75,000 lm)

### Mounting/Installation

- Slip-fitter mast arm mount (MAF) standard for ease of installation on 2-3/8" O.D. tenon
- Optional 4" straight arm (AA) compatible with 4-5" round or square poles

### Options/Accessories

- Industrial grade 7-pin twistlock receptacle
- Field installable backlight shield

### Warranty

- 5-year limited warranty

### Ratings and Certifications

- DLC PREMIUM qualified (Consult DLC DPL for specific configurations at [www.designlights.org](http://www.designlights.org))
- UL Listed to UL 1598 & 8750 for Wet Locations
- IP65 Rated
- ANSI C136 3G Vibration rated
- -20° to 40°C Ambient operating temperature



### Ordering Information

EXAMPLE: LMI-TLL-AS-AT4-AK-U-BK

Series	Output (lumens)	Optic	CCT	Voltage	Housing Color*	Mount	Options
LMI-TLL Large Area/ Tennis Light	45 - 65,500 lm 75 - 75,000 lm	Asymmetric Tennis AT4 - 4-Pole Court AT6 - 6-Pole Court	3K - 3000K 4K - 4000K 5K - 5000K	U - 120-277V HV - 347-480V	BK - Black BR - Bronze GR - Dark Green SV - Silver WH - White	AA - 4" Straight Arm (4-Pole) MAF - Mast Arm Fitter (2-3/8" O.D.)	7PK - 7-pin Twistlock Receptacle

\*Standard housing color is black unless otherwise specified.

2021 PMS PMS Group, Inc. 10/21/21 11/21/21 11/21/21

Not a warranty or guarantee. This document is provided for informational purposes only. It is not a contract. For more information, visit [www.lite-maintenance.com](http://www.lite-maintenance.com).

LITE Maintenance Inc.

### Specs at a Glance

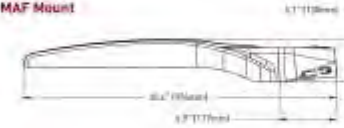
Model	LMI-TLL-45						LMI-TLL-75					
	450W						540W					
System Wattage	ATA						ATA					
Distribution	ATA						ATA					
CCT (K)	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
Lumens (LM)	61864	83325	104707	62720	84574	106438	71899	93824	115855	72809	94701	116727
Efficacy (LPW)	137	141	141	139	143	143	132	136	136	138	137	137
Standard Lifetime	L70 > 100khrs						L70 > 100khrs					
CR	> 70						> 70					
Input Voltage	120-277V 347-480V						120-277V 347-480V					
Operating Temp.	-20° to 40°C						-20° to 40°C					
Certifications	DLC PREMIUM, UL, IP65, Wet Location, 3G Vibration						DLC PREMIUM, UL, IP65, Wet Location, 3G Vibration					

### Dimensions

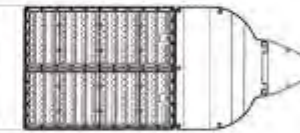
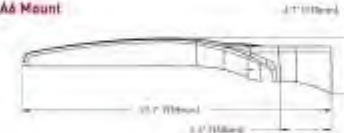
#### LMI-TLL Series

Weight: 42 lbs  
EPA = 0.90 Sq. Ft.

#### MAF Mount



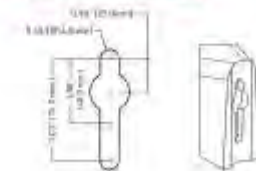
#### AA Mount



### Mounting/ Accessories

Description
MAF Mount 2-3/8" O.D. Arm, 5/8" Insertion
AA Mount 4-5" Square or Round Poles

### Hole Pattern For AA Mount



AA Mount fits on  
4-5" Square or  
Round pole

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LITE Maintenance Inc.



## Town of Palm Beach Exterior Lighting Requirements

### Photometry

Polar Graph - LMI-TLL-65-AT4



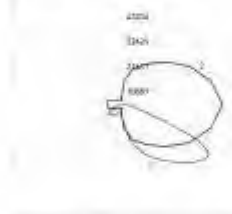
Additional photometrics available online.

Horizontal 150 Foot Candle



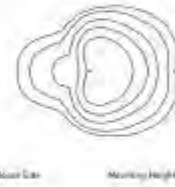
Luminaire Lumens - 46292  
BUD Rating - B4-U0-G4  
Color Temperature - 5000K CCT  
Mounting Height - 20 Feet

Polar Graph - LMI-TLL-65-AT4



Additional photometrics available online.

Horizontal 150 Foot Candle



Luminaire Lumens - 46292  
BUD Rating - B4-U0-G4  
Color Temperature - 5000K CCT  
Mounting Height - 20 Feet

1. Cut sheets depicting lighting details, and a site/plot plan showing lighting locations must be submitted.
2. No light bulb or source of illumination shall be visible while standing at or outside of the property line. Wall sconces or column top fixtures are excluded. The light bulbs in cave fixtures must be shielded so that the lamp is not visible from off the property line. Decorative wall sconces that are visible from the street are allowed but shall be lamped with bulbs not exceeding 15 watts per bulb, and not more than 4 bulbs per fixture.
3. No high-pressure or low-pressure sodium light bulbs can be used for landscape lighting.
4. Any bulbs or sources of illumination in fixtures mounted in trees or above eye level on structures shall not be visible off the property. All down lighting shall not exceed 2 ft. candles on residential property and 8 ft. candles on commercial properties as measured at ground level directly below the source of illumination. Down lighting scheme must be approved by Town Staff through ARCOM or LPC Administrative Approval. The maximum wattage per acre for down lighting schemes shall not exceed 3,750 watts; however, shall not be counted as contributing to the total landscape (vertical illumination quantity) lighting system. The use of baffling, shielding techniques, internal hex louvers and screening should reduce the total output to 3,000 watts. Baffling, shielding, internal hex louvers and screening is encouraged.
5. Maximum cumulative wattage of light fixtures using mercury vapor and/or fluorescent light bulbs supplied at 120 volts, 24 volts and 12 volts, per acre is 5,000 watts.
6. Maximum cumulative wattage of light fixtures using mercury vapor and/or florescent light bulbs supplied at 120 volts, 220 volts, 208 volts, and 277 volts, per acre is 5,000 watts. The use of baffling, shielding techniques, internal hex louvers and screening is encouraged.
7. Maximum cumulative wattage of light fixtures using metal halide light bulbs supplied at 120 volts, 220 volts, 208 volts and 277 volts, per acre is 2,000.
8. Maximum number of landscape lighting fixtures per acre is 150 regardless of wattage.
9. Illumination on the elevation of a residence or commercial building is discouraged unless architectural features and anchor points are the purpose of illumination. Visible security flood lighting is prohibited unless approved directly by ARCOM.
10. No more than one half foot-candle of light may be reflected off or spill off of a property. Furthermore, lighting shall not be directed or aimed in such a manner as to create a nuisance or glare to any abutting properties or to any passers-by (either by foot or in a moving vehicle). Violation of any one of these requirements shall be subject to action by the Code Enforcement Board.
11. No light shall be unshielded where the lighting element is visible in any fashion, i.e. wall packs and any approved security fixtures. Any light that egresses its property of installation must be shielded and directed to reduce light trespass to the satisfaction of ARCOM, the Planning Administrator or assigned staff.
12. Red, yellow, blue, and green incandescent light bulbs that are visible from the street or public right-of-way are prohibited except during Town approved holiday intervals.
13. Mixture of Kelvin ratings by lamp types is discouraged where the difference is more than 25%, i.e. 5,500 Kelvin and 4,100 Kelvin is permissible. Exceptions may be allowed in circumstances such as where incandescent lamps are used to illuminate sculpture or fountains.
14. Light fixtures mounted on the ground, unless decorative types, path lights, etc., are to be hidden in landscape material, and not visible from outside the property line.

I verify that the proposed design meets all conditions listed above.

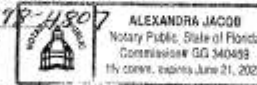
Property Address 1 South County Rd, Palm Beach, FL 33480

LITE MAINTENANCE INC

Name - please print

Signature

Date 3/20/2023 Phone 954-378-4807



Signature & Stamp of Notary (if Design Professional is not used)

My Commission Expires: June 21, 2023

Seal of Design  
Professional  
(if applicable)

form revised 2-6-17



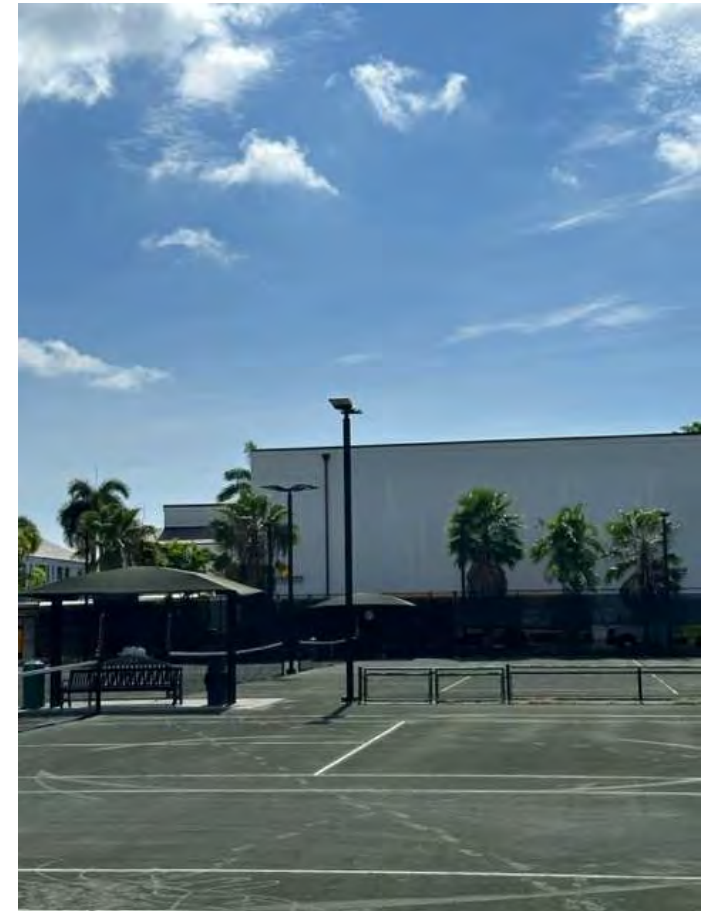
*2-3/8" Mast Arm Mount*



*2-3/8" Mast Arm Mount – Twin*



## TOPB Seaview Tennis Installation





## 4. Added Additional Trees and Shrubs to Shield Shade Structures



Previously Proposed















Extensive Landscaping on East and West Side of Parking Lot

## Respectfully Request Following Approvals

1. **Fencing** – approval of white fencing
2. **Shade Structures** – approval of white awning over 4 tennis and 2 pickle ball courts
3. **Lighting** – approval of light fixtures





# Walpole Luxury Residential and Resort Installation Examples



# Walpole Outdoors™



Prepared for  
**THE BREAKERS PALM BEACH**





Walpole Outdoors™





Walpole Outdoors.





Walpole Outdoors™

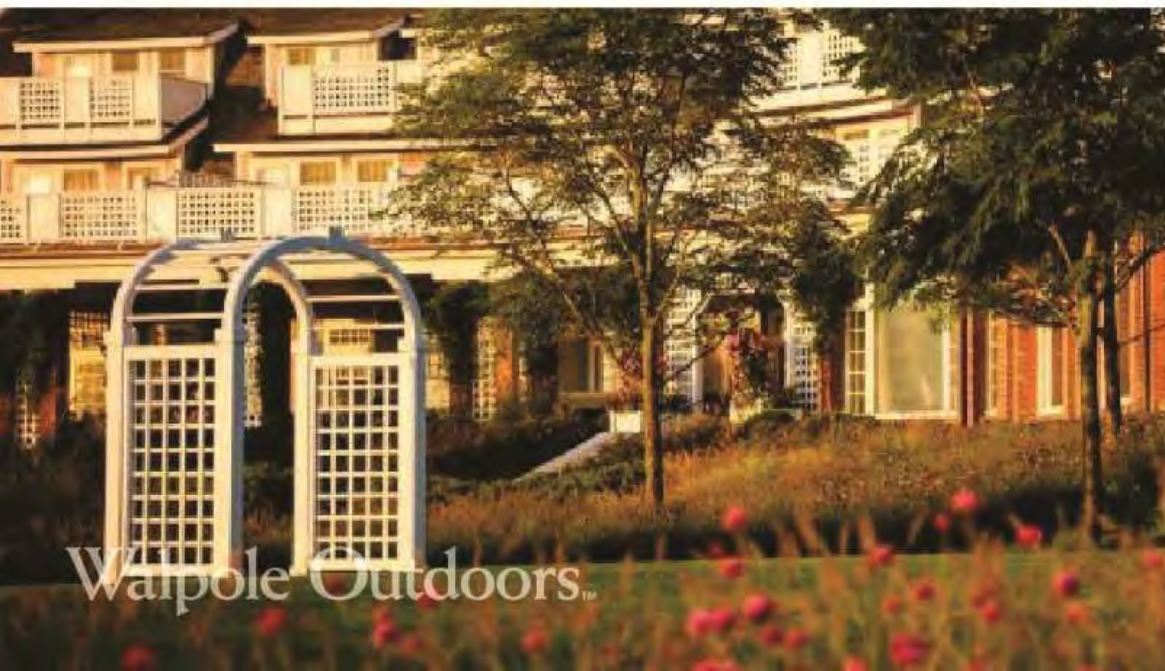




LUXURY RESORTS AND HOSPITALITY



CHATHAM BARS INN  
CHATHAM, MA



Walpole Outdoors™





OCEAN HOUSE  
WATCH HILL, RI



Walpole Outdoors







THE GASPARILLA INN  
BOCA GRANDE, FL



Walpole Outdoors™





FARM NECK GOLF CLUB  
MARTHA'S VINEYARD, MA



Walpole Outdoors™

