

Lighting Application for Timberview Community



Prepared by:

Outdoor Lighting Perspectives of DC Metro



DESIGN REVIEW BOARD APPLICATION
SUBMITTAL REQUIREMENT CHECKLIST - PART I

To ensure prompt processing of an application, the Applicant must provide all the relevant information, as it applies to the project, as described in the submittal checklist. **Incomplete applications will be returned to the Applicant, causing delay to the review process.** Ensuring the accuracy of the application is the responsibility of the Applicant. This submittal checklist supersedes all individual Design Guideline checklists:

<https://www.reston.org/PropertyOwnerResources/DesignReview/DesignGuidelines/DesignsGeneralInformation/tabid/431/Default.aspx>

Please submit a copy of the completed checklist along with your project plans to your Covenants Advisor to schedule a design review. Design Review agendas are limited in space and it is recommended that you submit your application well in advance of your planned project installation date.

General Project Categories

Existing Projects or Changes to an Approved Project

- Include plat/house location survey (clearly and legibly drawn to scale) with the following:
 - Property lines with dimensions to project, to include site details (fences, retaining walls, etc.)
 - Existing improvements with dimensions, material and color
- Provide color photos of the existing project
- Provide color photos and information about the conditions prior to the existing changes

Additions, Screened Porches, Enclosures

- Include plat/house location survey (clearly and legibly drawn to scale) with the following:
 - Property lines with dimensions to proposed project, to include site details (fences, retaining walls, etc.)
 - Existing and proposed improvements with dimensions
- Exterior elevations of all sides pertaining to the proposed addition with dimensions and photo simulation where appropriate. Drawings must be clearly and legibly drawn to scale.
- Door, window, light, gutter & downspout locations, styles and finishes
- Roof plan
- All materials and colors will match the existing house
- Provide color photos of product specifications and identify proposed material, style and color

Community Standard (Cluster or Condominium)

- Provide color photos of proposed products identifying manufacturer, series, style and color
- Provide a summary identifying the reason for the proposed changes/replacements and outline any necessary stipulations
- Provide color photos of any existing standard products identifying manufacturer, series, style and color
- Provide sample elevation photos

Decks

- Include plat/house location survey (clearly and legibly drawn to scale) with the following:
 - Property lines with dimensions to proposed project, to include site details (fences, retaining walls, etc.)
 - Existing and proposed improvements with dimensions
- Exterior elevations of the proposed deck with dimensions (width, depth and height) and photo/drawing simulation indicating where it will attach to the house. Drawings must be clearly and legibly drawn to scale
- Provide material specifications and identify proposed product, style and color
- Provide color photos of product material and color for deck boards, railings, pickets, rail caps, stairs and support post material and color (wood, composite, PVC, vinyl, etc.)
- Show proposed lighting locations, fixture type, finish and include manufacturer specification information

Docks

- Include plat/house location survey (clearly and legibly drawn to scale) with the following:
 - Property lines with dimensions to proposed project, to include site details (fences, retaining walls, etc.)
 - Existing and proposed improvements with dimensions
- Detailed drawings to scale (both plan view and cross section drawings) demonstrating the construction of the dock
- Provide material specifications, including fasteners, and identify proposed product, style and color
- In addition to required application signatures, obtain signature of RA Watershed Manager
- Provide a statement indicating that you have verified your deeded right to construct a dock on the property. If you live in a cluster, provide a statement from the cluster verifying you have the right to construct an individual dock.
- Provide color photos and information about the existing shoreline treatment whether bulkhead, rip rap, vegetation or other
- Submit a final dock location survey to RA Watershed Manager within 30 days of construction completion

Doors

- Provide color photo of product manufacturer, series, style and photo (pedestrian, slider, hinged, garage)
- List frame material and color (wood, aluminum, vinyl, etc.)
- Include any trim capping material and color samples
- Indicate type of muntins or grilles (i.e., indicate use of: no muntins; interior muntins; simulated divided light or true divided light)
- Door frame dimensions worksheet (required for all sliding and hinged door applications)

Equipment

- Include plat/house location survey (clearly and legibly drawn to scale) with the following:
 - Property lines with dimensions to proposed project, to include site details (fences, retaining walls, etc.)
 - Existing and proposed improvements with dimensions
- Show location and type of equipment (HVAC, generators, radon, vents, utility boxes, fuel tanks, chimney flue, gutters and downspouts, security devices, solar collectors, spas & hot tubs, out-door cooking areas, antennas)
- Indicate existing and/or proposed vegetative screening if applicable (include aerial map view if needed)
- Provide color photo including manufacturer specifications and identify proposed product style

Exterior Colors

- Provide actual color sample with manufacturer, name and number for each proposed element

Landscaping: Site-grading, Driveways, Walkways, Retaining Walls, Patios, Fences

- Include plat/house location survey (clearly and legibly drawn to scale) with the following:
 - Property lines with dimensions to proposed project, to include site details (fences, retaining walls, etc.)
 - Existing conditions and proposed improvement dimensions (include aerial map view if needed)
- Proposed product material, type, size and location in context with existing vegetation
- Provide color product photos and specifications and identify proposed style and color
- Show any proposed lighting locations, fixture type, finish and include manufacturer specification information (lumens/kelvins/color)

Landscaping: Tree Removal

- Include plat/keyed site plan (clearly and legibly drawn to scale) to include, property lines and locations of trees
- Provide the tree locations, type and circumference (measured 4.5' above ground) with reason for removal. Certified arborist statement with labeled, wide-angled color photos of all flagged trees in context with the surrounding environment (include aerial map view if needed)
- Include the location of proposed replacement trees, species and size on site plan or reason for no replacement

Lighting

- Show location and type of fixture (decorative, lamp post, up-light, down-light, flood, security light, recessed stair lights, site-lighting)
- Provide color photo indicating manufacturer specifications and identify proposed product style, lumens, kelvins and color

Lighting: Common Area

- Include plat/building location survey (clearly and legibly drawn to scale) to include property lines and location of existing and proposed lights
 - Property lines with dimension to proposed project, to include site details
 - Existing with proposed improvements with dimensions
- Include photometric plan for all site lighting projects Does not pertain to this project
- Provide color photo indicating manufacturer specifications and identify proposed product style, lumens, kelvins and color

Roofing

- Provide color photo indicating manufacturer, style, material (include aerial map view if needed)
- Identify type and style of material (3-tab, architectural, wood, simulated shakes, metal, tile, composition, etc.)

Siding

- Provide color photo indicating manufacturer, style, material (vinyl, aluminum, fiber cement, stucco, brick etc.)
- Show locations of all siding
- Show direction of material for wood siding (horizontal or vertical)
- Indicate if stone or brick is natural or synthetic
- Include masonry caps and trim
- Include type of texture if stucco
- Include any decorative trim for doors, windows, skirts, braces, posts, etc.

Signs

- Provide type (monument, informational, directional, banner, temporary)
- Provide sign and mounting detail, material, color, letter size & font, all dimensions and mounting height
- Provide lighting detail, manufacturer brochure/specifications and identify type of fixture, finish and location, specification information (lumens/kelvins/color)
- Include plat (clearly and legibly drawn to scale) to include property lines and locations of each sign, keyed to site
- Show the proposed location, to scale, for all building mounted signs

Windows

- Provide color photo identifying manufacturer, series, style and color (double-hung, casement, awning, fixed, slider, etc.)
- List type of frames (wood, aluminum, vinyl, etc.)
- Indicate color of exterior frames
- Include any trim capping material and color sample
- Indicate type of muntins or grilles (i.e., indicate use of: no muntins; interior muntins; simulated divided light or true divided light)
- Window frame dimensions worksheet (**required for all window/patio door applications, no exception**)
- Provide color elevation photos identifying and labeling the windows/doors to be replaced

- Individual Property
- Community Common Property
- Community Standard
- Reston Association



Date Received: _____
 Review Date: _____
 Review Level: _____
 Registered AP: _____
 Assigned Advisor: _____

Design Review Application—PART II

Return completed application to: Reston Association, 12001 Sunrise Valley Drive, Reston, VA 20191
 Advisor email lookup: <https://www.reston.org/PropertyOwnerResources/CovenantsTeamAppointments/tabid/992/Default.aspx>

Name: _____

Cluster/Business Name: _____

Property Address: _____

Mailing Address (if different): _____

Daytime Phone: _____ Is this Cell Work Home (Check one)

Email Address: _____

Is this project existing : Yes No Proposed Start Date: _____ Proposed Completion Date: _____

Description of Project (s):

Provide a summary below of the project, to include a complete listing and description of the materials to be used and overall dimensions: height, length, width, type, style, colors etc. Please include wide-angled color pictures of the house/building and/or existing conditions that are relevant to the project (recommended five best) and samples of any required materials and colors as outlined in the project requirement checklist. Reston Association may require additional information as necessary to make a decision. Incomplete applications will be returned to the applicant.

Owner's Acknowledgments—Part III

Individual Property Owner Notification:

Section III.6.d(4)(iii) of the Reston Deed requires all Land Owner Applicants to submit with their application the signatures of at least three (3) different Lot Owners adjacent to or within view of the Applicant's alteration or improvement, at least one of which shall be from an adjacent Lot Owner. In addition, if the Applicant's Lot is within a Cluster (or Condominium) Association at least one of the signatures must be that of a Cluster (or Condominium) officer listed with the SCC as the president, vice president, secretary or treasurer on the board: https://cisiweb.scc.virginia.gov/z_container.aspx. Such signature merely represents acknowledgement of notice of the Applicant's submission to the DRB. All neighbor notification signatures must be from an owner of the lot and may not be a renter.

Cluster or Condominium Association Notification:

Community Standard or Community owned property: The Reston Deed requires that Cluster/Condominium Association applications require the signatures of at least three (3) different Cluster/Condominium Association Board Officers: The signature of two (2) community board officers is required on page five (5) and the signature of the President or Vice President is required on page six (6). If your project is on common property and is adjacent to individually owned property, notification of those individual owners will be required. Also, if your project impacts the entire community, community notification will be also be required.

All officer signatures must be that of a Cluster (or Condominium) officer listed with the SCC as the president, vice president, secretary or treasurer on the board: https://cisiweb.scc.virginia.gov/z_container.aspx. Please note that board directors and at-large members are not considered authorized signatories. Please note that the location and scope of your project may necessitate additional notification, please contact your Covenants Advisor for details. If additional notification signatures are required, please submit the signature addendum sheet (Addendum I), make additional copies if needed.

The required signatures are merely an acknowledgment of the Applicant's submission to the DRB and are in no way to be considered either an approval or disapproval of the pending application. At the discretion of the DRB, applications that the DRB determines to have a wider impact on the community may be required to provide additional notice beyond the signatory requirements of this provision.

If you are unable to obtain a notification signature in person, you may send a copy of your application and all supporting documents via certified mail to the owner you need to notify and submit a copy of your mail receipt with your application as proof of notification. You may also provide proof of notification via email (RA staff must be able to confirm valid email address) by sending an email with the application and all supporting documents to the neighbor or cluster board officer and copying your RA advisor.

Neighboring Property Owners & Board Officer Acknowledgement

(Required for all applications)

Name: Shane Womack
Address: 11516 Hollow Timber Way
Signature: [Signature] Date: 4/27/2020

Phone: 703-217-2100
Email: SWOMACK475@aol.com
 Board Officer/Position: President

I am affected and want to participate in the review : Yes No

Name: Laura Dunmyer
Address: 11423 Hollow Timber Way
Signature: [Signature] Date: 4/27/20

Phone: 301-592-7411
Email: lauradunmyer@gmail.com
 Board Officer/Position: Vice President

I am affected and want to participate in the review : Yes No

Name: Barrett Tucker
Address: 11411 Hollow Timber Way
Signature: [Signature] Date: 4/27/20

Phone: 804-519-2229
Email: barrett.h.tucker@gmail.com
 Board Officer/Position: Director

I am affected and want to participate in the review : Yes No

An Affected Party is any owner of Property subject to the Reston Deed, including but not limited to the Reston Association Board of Directors, or Cluster, or Condominium, or their agents who register with the DRB and who is materially impacted by the use or design of another Property owner. To register as an Affected Party, you must submit a written statement of concerns to the DRB secretary within five (5) days of signing this application. If you fail to submit a written statement within (5) days, you will be removed from the application as a registered Affected Party. Any Affected Party may be heard by a DRB Panel; will receive notice of decisions and any subsequent actions taken by the DRB; will be sent notice of the Applicant's appeal, if made; and may file his/her own appeal, all with respect to this application.

Owner's Acknowledgements

I/we understand and agree by checking the following:

1. There are architectural requirements and standards addressed in the Design Guidelines and review process established by the Reston Association Deed and Resolutions, and I agree to follow them.
2. No work on the modifications on this Application will begin until I receive written approval from the DRB; if work is started prior to approval, I may be required to remove any or all of the modifications, should they not be approved, and restore my property to its original condition at my own expense; and I may be held responsible for any legal fees incurred.
3. Approval is contingent upon the modifications being completed as approved by the DRB and any variation from the original application must be resubmitted for approval. I agree to take no action to implement this project until receipt of the final approval.
4. Approval is contingent upon construction being completed in a timely and professional workmanlike manner; and that the approval by the DRB (if so granted) will automatically expire should the proposed project not be completed within eighteen (18) months of approval.
5. I/we am responsible for all landscaping, grading and/or drainage issues related to the improvements. All work associated with the project will be completed within the property lines. Any damage to adjoining properties or common areas will become the direct responsibility of the owner making the modification.
6. I/we understand that members of the Design Review Board and Staff of Reston Association are authorized to enter onto my property to make routine inspections in accordance with the Reston Deed. I further understand and authorize inspections as required to support this application.
7. It is my/our responsibility and obligation to obtain all building permits, to contact Miss Utility and to construct the improvements in a workmanlike manner in conformance with all applicable building and zoning codes.
8. I/we agree to abide by all applicable County and State laws (e.g., zoning laws, ordinances, building codes) and that I/we will obtain any licenses, permits or approvals that may be necessary or required by state and local authorities.
9. RPA (Chesapeake Bay Resource Protection Area) In addition to DRB requirements, your property may be in a designated RPA where tree removal and building restrictions, and additional waivers and permits may apply. No construction or tree removal may be undertaken/started without "certification" of county approval. Before beginning any tree removal or construction, contact Fairfax County's Land Development Services at 703-324-1780.

I/we prefer to have our decision letter: (Please check one) Emailed to _____ Mailed

Only in the case that your application requires review by a Panel of the DRB, do you wish to attend the meeting: (Please check one) Yes No (If you check "No", a Panel of the DRB will review the application without your attendance and a decision will be emailed/mailed to you seven to ten days after the date of the review meeting)

Owner Signature: _____

(Signature must be legal property owner)

Printed Name: _____

Date: _____

Email: _____

* Cluster/Condo Officer Signature: _____

(Signature must be Association President or Vice President)

Printed Name: Laura Dunmyer

Date: 4/27/20

Email: lauradunmyer@gmail

Signature of Authorized Agent: _____

Date: _____

Printed Name: _____

Email: _____

Authorization letter attached

NOTIFICATION SIGNATURE ADDENDUM I (Optional)

Applicant: If your project on common property is adjacent to individually owned property, notification of those individual owners may be required. Please check with your Covenants Advisor for your specific project and use this sheet for notification signatures. (Make additional copies as needed.)

Adjacent owner: Please sign below to acknowledge your notification concerning this application.

Name: Shane Womack
 Address: 11416 Hollow Timber ~~Court~~ way
 Signature: [Signature] Date: 4/27/2020

Phone: 703-217-2100
 Email: swomack4756@gmail.com
 Board Officer/Position: President

I am affected and want to participate in the review : Yes No

Name: Laura Dummyer
 Address: 11423 Hollow Timber way
 Signature: [Signature] Date: 4/27/20

Phone: 301-592-7411
 Email: lauradummyer@gmail.com
 Board Officer/Position: vice President

I am affected and want to participate in the review : Yes No

Name: Jack Causa
 Address: 11439 Hollow Timber Court
 Signature: [Signature] Date: 5/9/20

Phone: 703-626-2248
 Email: jcausa@hotmail.com
 Board Officer/Position: Treasurer

I am affected and want to participate in the review : Yes No

Name: Helen Thompson
 Address: 11443 Hollow Timber Court
 Signature: [Signature] Date: 4/27/20

Phone: 703-989-9944
 Email: thompsonhm@verizon.net
 Board Officer/Position: Secretary

I am affected and want to participate in the review : Yes No

Name: Barrett Tucker
 Address: 11411 Hollow Timber way
 Signature: [Signature] Date: 4/27/20

Phone: 804-519-2229
 Email: barrett.h.tucker@gmail.com
 Board Officer/Position: Director

I am affected and want to participate in the review : Yes No

Name: _____
 Address: _____
 Signature: _____ Date: _____

Phone: _____
 Email: _____
 Board Officer/Position: _____

I am affected and want to participate in the review : Yes No

Name: _____
 Address: _____
 Signature: _____ Date: _____

Phone: _____
 Email: _____
 Board Officer/Position: _____

I am affected and want to participate in the review : Yes No

An Affected Party is any owner of Property subject to the Reston Deed, including but not limited to the Reston Association Board of Directors, or Cluster, or Condominium, or their agents who register with the DRB and who is materially impacted by the use or design of another Property owner. To register as an Affected Party, you must submit a written statement of concerns to the DRB secretary within five (5) days of signing this application. If you fail to submit a written statement within (5) days, you will be removed from the application as a registered Affected Party. Any Affected Party may be heard by a DRB Panel; will receive notice of decisions and any subsequent actions taken by the DRB; will be sent notice of the Applicant's appeal, if made; and may file his/her own appeal, all with respect to this application.

OVERVIEW

The Timberview Community was created in the “Garden City” design that encourages neighborhood communities to gather and use the incorporated greenspaces so as to reduce the need to travel. Residents would like to be able to better use the spaces, walkways and trails throughout the community by adding subtle lighting to these common spaces. While lighting will provide aesthetics to the areas, the main purpose is to provide safety and create a sense of security. A lighting assessment was conducted by Outdoor Lighting Perspectives of DC Metro, a local, acclaimed, full-service outdoor lighting company with twenty years of experience. Outdoor Lighting Perspectives has appeared in the Wall Street Journal, Inc. Magazine, Architectural Digest, Martha Stewart Living, and Landscape Architecture as well as others. The purpose of the assessment is to provide an overall picture of Timberview’s current lighting and provide a minimalist design to increase the overall safety, appeal, and usefulness of the space.

Findings of the assessment and design ideas were guided by research from the Maryland State Highway Administration’s comprehensive recommendations for pedestrian walkways and footpaths. The assessment performed by Outdoor Lighting Perspective will refer to those state guidelines as well as research from formal studies done of the University of Virginia and of Stanford University (as conducted by the U.S Dept. of Energy). All studies were chosen because of similarity of subject and geographic relevance. The Maryland SHA study focused primarily on pedestrian walkways, while the University of Virginia and Stanford University studies looked at community gathering places and the pathways leading to and from them.

RECOMMENDATIONS

The Timberview Community derives almost all of their lighting from six foot lampposts at the end of each driveway and wall mounted fixtures on garages and near doors. While this lighting is sufficient for individual properties, as it shows entryways, stairs, and driveway/grass to public street transitions, it does little to address the streets themselves, green spaces, or footpaths throughout the community. The Department of Energy study at Stanford and the University of Virginia study both gave recommendations and guidelines for community and joint spaces. Both studies emphasize even lighting throughout the space. Public spaces benefit greatly from an indirect, diffused glow throughout the area, which creates a welcoming setting for nighttime usage. Lighting in these spaces plays a major role in attracting people and making the area feel safe after dark. A combination of low surface light and warm light (2300K-2700K) overhead work best. Low lighting is functional and illuminates the space for safe walking and eye-level visibility. Warm, indirect, overhead light gives an inviting feeling to the area, while ensuring visibility and creating a secure environment. However, if the overhead lighting is not uniform, pedestrians may assume the dark areas are unsafe and avoid the area as a whole. Also, bright

white lighting (3500K-4000K+) induces the feeling of roadway lighting which is shown to prevent foot traffic and impromptu gatherings.

Timberview lacks in all aspects. The community does not have even lighting throughout. It has numerous areas where no lighting exists. When taken as a whole, the lack of light can make the community's public spaces feel uninviting or even dangerous or unsafe. Consciously or not, residents may avoid activities such as walking pets, exercise, or lingering about to chat with neighbors.

This design addresses Timberview's need for more lighting. At the minimum, the community should follow recommendations below.

- 1) Increase visibility to the entry of the community. Because another community is in very close proximity, non-residents would benefit from an illuminated and inviting entryway. Also, increased lighting will enhance safety. The center island of the entryway has already experienced vehicle related damage. More light would make the divide easier to navigate.
- 2) Adequately light the two existing footpaths in the community. At the time this project was initially discussed in February, the footpaths received moderate usage. Since most residents are now spending significantly more time at home, the usage of these paths have only increased. However, evening usage will drop off as darkness begin to fall earlier. From dusk onward, residents may find the paths almost unusable for various reasons: it's too dark to safely navigate; the darkness evokes uneasiness and suspicion about who/what lies along the trail; the footpaths are simply uninviting and they would rather drive to better lit spaces. As in the previously cited studies, proper, though minimal, lighting can address these issues. Even ground lighting throughout the paths (via fixtures on the ground and down lights in trees) will provide security, show dangerous areas of the walkway, and eliminate any anxiety created by darkness. Having subtle up-lighting brings light to eye level and allows for residents to see who or what is in front of them, even from a distance.
- 3) Sufficiently light parking areas and turn-arounds. This recommendation is based solely on public safety. The lack of traditional street lights and sidewalks in Timberview create a unique challenge for both pedestrians and drivers. Pedestrians can only walk on the streets but drivers lack sufficient lighting to see them, specifically around dusk and dawn. By lighting the four islands in the community, the roadway will be better defined and lit in what are now the darkest areas. The areas with these four islands also encourage the most foot traffic as both community footpaths lead to them, non-resident/additional parking is based there, and mail boxes are located there. With lampposts providing some lighting, adding light to the opposite side of the street will make it easier for drivers to

recognize pedestrians and also for pedestrians to feel safe navigating the “high-traffic” areas.

- 4) Install lighting along the North Village Road similar to that which is listed in #2 above. The only formal sidewalk in the community is along North Village Road. This walkway seems to get heavy foot traffic and would benefit from lighting as it poses the same safety issues outlined in sections two and three. While this section is not addressed in this application, it was discussed with members of the Timberview board and could be addressed later or concurrently.

If the community desires to fully embrace Robert Simon’s ideal of a more welcoming community that encourages people to work and play in the areas in which they live, a lighting plan is needed to address safety concerns.

--Outdoor Lighting Perspectives of DC Metro

DESIGN

While pictures and mock-ups are attached to the email, we will provide a quick over view of the design proposed that can address recommendations #1-3 in the previous section. For reference: all up-lighting will be done using the “Boca” fixture; “Sarasotas” will be used for ground/walkway lights; “Cypress” fixtures for down-lighting; “Hamptons” for the flood lighting of greenery at the Timberview sign; and “Ozarks” to replace the current flood lighting on the Timberview monument.

Entryway:

The **center island** will have both trees lit. The trees will get up-lighting from both the front and back to provide equal visibility when entering and leaving the community. The lights will be placed within 6”-8” of the tree base and be angled between 135°-155°. This allows the light to go up into the tree canopy for optimum lighting but also keeps the bulb from being visible to drivers. The slight angles of both lights will have them aimed toward each other and the tree thus all but eliminating light pollution and keeping the beams from neighboring homes.

The **Holly trees on the corner** of Hollow Timber Court and North Village will be up-lit in the same fashion as trees on the center island, however, they will only be lit from the front. The light will also be aimed in a manner so that the beam is solely on the trees and the evergreen will block all light from going beyond it. Finally, the **Timberview monument** area will receive flood lighting. Wide angled flood lights will replace the current wide angle flood lights that are currently there. The new lights will be more energy efficient and a warmer hue (2700K) than the current fixtures (3000K). The smaller flood lights, listed as “Hamptons” are also a warm (2700K) hue and will

be aimed at the greenery in front of the sign. Since they will be on a hill, in front of plantings, and blocked by the monument, no stray lighting will go into residential properties behind it.

Footpaths:

The same approach is taken for both footpaths; one off of North Village Road and the other in the center of the community. The **North Village footpath** is shorter and will only require four ground lights and three down lights. The ground lights will serve to mark the twists in the path so pedestrians are safe and don't veer off the pavement and into the rough, rocky drainage. Down-lighting will serve to address the overall feeling of security. It will give a subtle, warm pool of lighting on the ground in a manner to replicate moonlight coming through the trees. All down lights will be aimed at the ground and away from any homes. A moonlight effect will help with visibility of not just the footpath but also the surrounding areas. Residents will be able to see animals, fallen branches and oncoming foot traffic. The **footpath in the center** of the community will utilize the same fixtures but in a greater quantity due to its length. Three ground lights will mark turns and the "Y" in the path. Though three up-lights will be used on highly reflective holly trees to provide eye-level visibility, down-lighting will be utilized more. Down-lighting ensures no light spills into residences and also provides a greater glow to the area. There is more shading due to the heavy tree canopies and the space between homes is greater than at the North Village footpath. A subtle "moonlight" effect will provide minimal light to the area, but enough to identify holes in the path, animals, and features of other pedestrians throughout the area. Along the footpath are two benches and a set of steps. The steps will be illuminated with 3 ground lights to alleviate the safety concerns. Around the benches, ground lights will also be used. Currently, four lights are suggested, two at each bench, one on each side of the bench. Since the seating area is a natural point to congregate, more lighting should be present. The additional lights will add an inherent sense of safety and also provide task lighting for picking up after pets and remembering to take personal items (i.e. trash, cups, handbags, etc.) before leaving.

Parking Areas:

There are two areas with open parking spaces; one on Hollow Timber Ct. and one on Hollow Timber Way. Lighting as mentioned above is recommended for both. While the approach is similar, the execution and fixtures are not. In both spaces, lighting will be installed around the perimeter and define the space for both drivers and pedestrians. Because the area at Hollow Timber Ct. is smaller and has no trees, six ground lighting fixtures will be used to mark the boundary. Conversely, Hollow Timber Way is a larger space and sits on a curve which limits a drivers' field of vision and pedestrians' line of sight. Because of this complexity, ground lighting would be an improvement but still inefficient. However, this area has a tree grove and several trees that are within a few feet of the road's edge. These trees, four total, will be up-lit. Up-lighting here will help to increase visibility up to eye-level, it will disperse more ambient light to the area, and create a safer road environment for those inside and outside of vehicles. The light fixtures will be angled in a manner so as to hide the bulb from drivers and to prevent distraction.

All four will be aimed slightly toward the middle of the grove. Given the size of the space and distance from all residences, no light will enter homes or add a significant amount of light pollution. Also, because the grove is large, one down light will be added to the largest tree. The down-light's purpose is to light the tree covered area, provide some visibility, and ultimately give a feeling of security for those living around it and those who are using the parking spaces at night.

Cul-de-sacs:

Again there are two similar areas, one on each side of the community. Both areas are approximately the same size and both have mailboxes. Lighting is needed to define the roadway from the green space as stated earlier. However, the presence of mailboxes add to the importance of lighting here because the road needs to be clearly defined to prevent a tragic accident. Daily, residents will be crossing the street (from light into dark) in these cul-de-sacs to get their mail. People likely stand in the roadway to look into their mailbox and remove the mail, causing them to be momentarily unaware of their surroundings. This configuration places a distracted resident in a dark area of roadway. It isn't difficult to see an accident happening. The Maryland Department of Transportation makes recommendations for lighting approximately 8' high in areas such as this. Lighting 8' off the ground will create a clearly visible area for pedestrians to safely stand and also be noticeable by drivers when at proper, neighborhood speeds. Warm lighting (2300K-2700K) is suggested here as to prevent harsh glare to the driver. In following these recommendations, four up-lights are suggested in each area to up-light the trees that are planned for the space.

CONCLUSION

The Timberview Community is a beautiful space and a model of the "Garden City". Reston as a whole is recognized nationally as model for urban design. As such, we at Outdoor Lighting Perspectives only want to enhance the area's reputation. We feel that a minimal and subtle lighting design will provide safety and security for residential foot traffic. In the last several months, Timberview has seen a substantial increase in residents walking about the community to alleviate cabin fever the pandemic has created. Though the lighting project was conceived before the pandemic hit, it is even more necessary to address now. While it would be easy for us to suggest at least three to four times as many lights, our plan is a minimalist approach. It is designed this way to respect the overriding concept of the Reston plan but also because the minimal approach is what is appropriate to address the community's concerns. In addition, a larger design would take away from the planned darkness that is a trademark of Reston; one markedly lacking in other communities in our region. We aim to limit bright spots as much as possible, but also follow recommendations from civil engineers, community planners, and the United States Government, among others. Our plan is also flexible. Light fixtures can be brightened or dimmed; reaimed or relocated; added on to or removed with ease. This allows us to alter the systems and adapt them to the area as needed.



New Website

This new, secure website was built to replace the old site (built in 1998). The board utilizes this site to make communication seamless and timely. All things Timberview are in one place, for you to access. The new [forum](#) was built to create a place for you to contact your neighbors and friends. Please check back frequently and take a look at the [events](#) happening in Timberview.

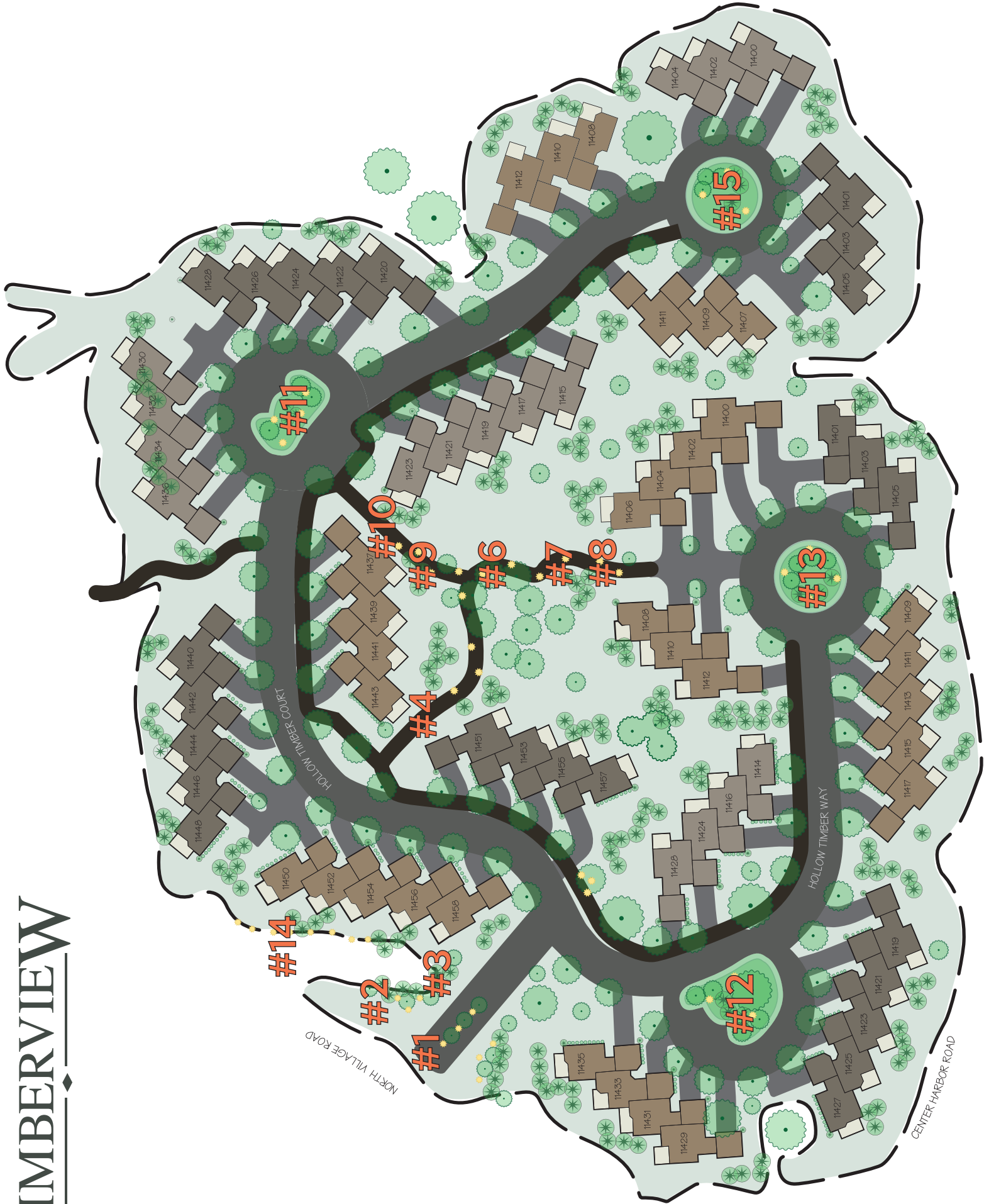
Digital Storage





For about 30 years, all the Timberview files have lived in a growing number of bank boxes. As of Spring 2020, we were paying for 10 boxes to be stored on behalf of Timberview. As a part of the transition to a new management, we have scanned all important documents and shredded 230 pounds of paper. 1 box and a hard drive now house our important files. We couldn't help but keep the floppy disk we found.

Landscape Lighting

During the Asphalt Project, we were able to add some new infrastructure in Timberview. Conduit now runs under our new roads, giving us the ability to run electricity to many areas where we did not have that option. Adding additional security to low lit areas will be a huge improvement. This addition will add beauty and function, after dark. The outdoor lighting project will be introduced in phases, as budget allows.

TIMBERVIEW



NUMBER	IMAGE	LOCATION
1		Entrance Center Island
2		Entrance on right by Holly trees
3		Entrance sign
4		Footpath steps

5



Footpath bench

6



Footpath Bench

7



Footpath

8



Footpath

9



Footpath

10



Footpath

11



Hollow Timber Court Circle

12



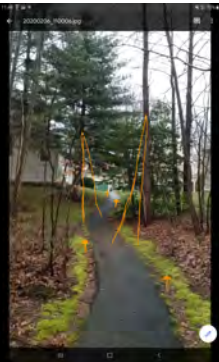
Hollow Timber Way Circle

13



Hollow Timber Way Circle

14



North Village Path

15

Circle on Court (similar to other circles, after trees are planted)



4 Bocas





Bocas





Dw Ozark →

TIMBERVIEW

← 20w Ozark

Hamptons





3-Sarasotas



Cypress



Sarasotas





Sarasota







11:43

71%



20200206_110438.jpg



Cypress
↙

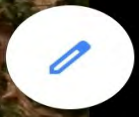
↑
Boca



Cypress



Boca





6 Sarasotas







Cypress



Boca





2 Cypress

4 Sarasota



Boca

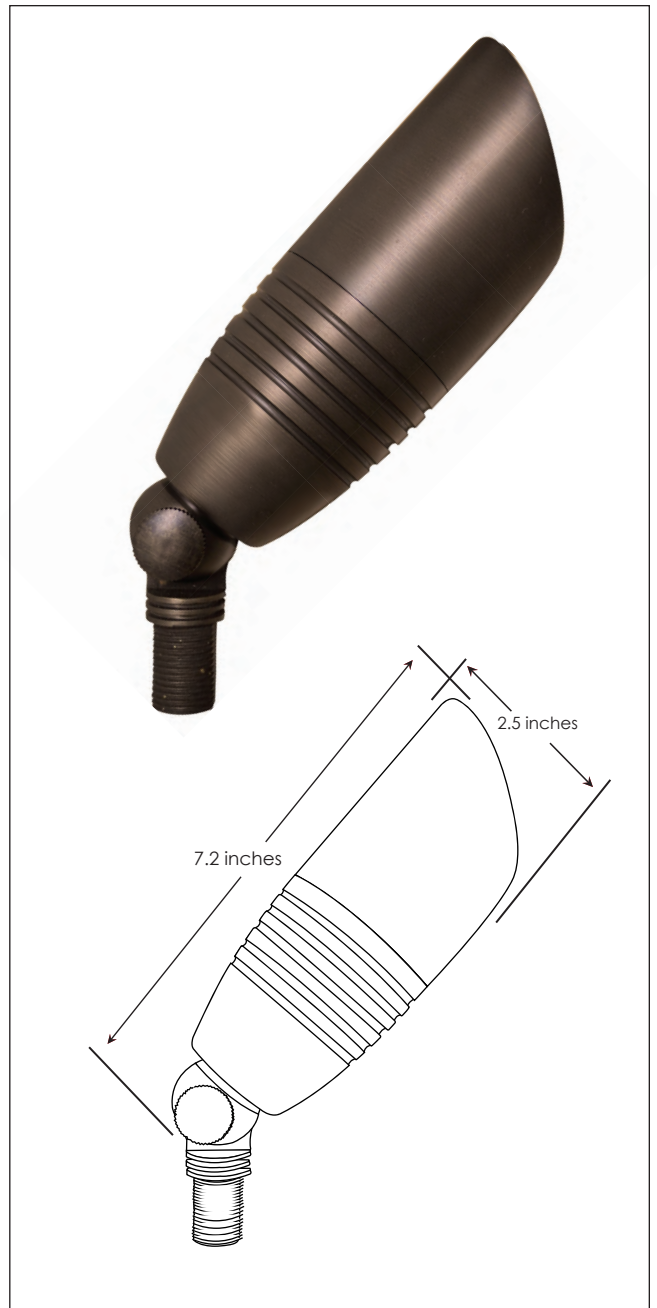
Stake Mounted Up Light (Rings)

DESCRIPTION

Material	Solid cast brass
Socket	Fixed socket with tension clip
LED Lamp	4-watt = 20-watt ; 5-watt = 30-watt
Finish	(WB) Weathered Brass

SPECIFICATIONS

Construction	Cast brass
Weight	2.35 lbs
Voltage	12 or 24-Volt
LED Available Beam Spreads	15°, 25°, 40°, 60°, 100°
LED Lamp	4-watt , 5-watt, 7-watt
Wire	10-foot lead (18/2) factory installed
Shroud	Lock & load with double o-rings
Wattage	Maximum 50-watts
Lens	Clear convex tempered lens
Mounting	Heavy duty composite stake
Lifetime Warranty	







Cayman

Adjustable Gimbal Well Light

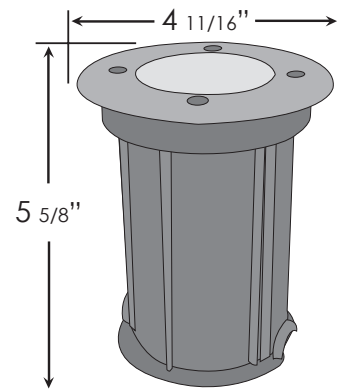
DESCRIPTION

DFC-MR16-AG-WB-NW ADJUSTABLE GIMBAL WELL

Part# 490063
Material Composite
Lens Tempered clear glass
Finish (WB) Weathered Brass

SPECIFICATIONS

Construction	Composite
Weight	1.75 lb
Wire	10' pigtail (18/2)
Shroud	Gasketed
Wattage	Maximum 35-Watts
Lens	Tempered glass



Cypress

Small Downlight

DESCRIPTION

Material	Solid cast brass
Socket	MR16 with clip
Finish	(WB) Weathered Brass

SPECIFICATIONS

Construction	Cast brass
Finish	Weathered brass
Weight	2.35 Lbs
Voltage	12 or 24-Volt
LED Available Beam Spread	15°, 25°, 40°, 60°, 100°
LED Lam	4-watt, 5-watt, 7-watt
Shroud	Triple o-rings
Socket	MR16 W/ clip
Wire	10-foot lead (18/2)
Wattage	Maximum 50-watts
Lens	Open
Mounting	Wing mount bracket, Orbital Swivel
Lifetime Warranty	



SPECIFICATION SHEET

Encapsulated Bi-Pin LED Lamps

SPECIFICATIONS

BASE: G4 or GY6.35 bi-pin base

VOLTAGE: 12 V AC/DC

CRI: 80+

AGENCY LISTINGS: IP65 (weatherproof) rated

WARRANTY: Five years



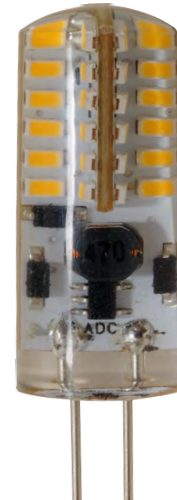
Encapsulated bi-pin lamps from Dauer offer very durable 360° illumination for deck lights, path lights, step lights, wall washers, and more. Warm and cool white color temperatures are available. IP65 weatherproof rated. Warrantied for 5 years, average rated life is 25,000 hours.



2 W
487170/487171



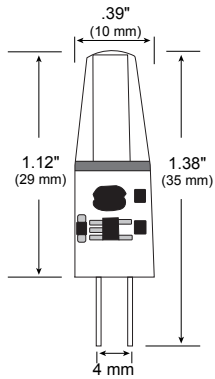
2 W
487172 (frosted)



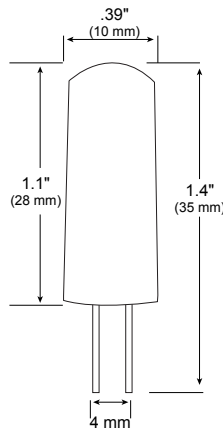
3 W
487182/487183/487184



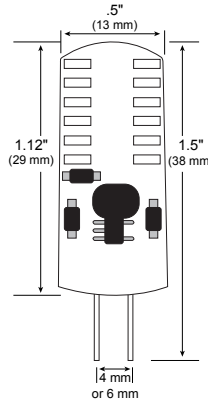
4 W
487186/487188



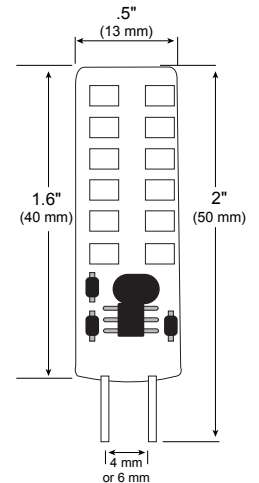
487170/487171



487172 (frosted)



487182/487183/487184



487186/487188

CODE	DESCRIPTION	WATTAGE	COLOR TEMP.	NO. OF DIODES	LUMENS	EFFICACY	BASE
487170	LED-ENC-G4-2COB-12V-WWC	2 W	2800 K	2	210	105 lm/W	G4
487171	LED-ENC-G4-2COB-12V-CWC	2 W	6000 K	2	315	158 lm/W	G4
487172	LED-ENC-G4-2COB-12V-WWF	2 W	2800 K	2	210	105 lm/W	G4
487182	LED-ENC-G4-3SMD-12V-WW	3 W	2800 K	48	200	67 lm/W	G4
487183	LED-ENC-G4-3SMD-12V-CW	3 W	6000 K	48	230	77 lm/W	G4
487184	LED-ENC-G6-3SMD-12V-WW	3 W	2800 K	48	200	67 lm/W	GY6.35
487186	LED-ENC-G4-4SMD-12V-WW	4 W	2800 K	48	280	70 lm/W	G4
487188	LED-ENC-G6-4SMD-12V-WW	4 W	2800 K	48	280	70 lm/W	GY6.35

Type: _____

Model: _____

Project: _____

SPECIFICATION SHEET

MODEL: Hampton

SPECIFICATIONS

HOUSING:

Cast brass with weathered brass finish. Angled shroud with gasketed lens.

SOCKET/LAMP HOLDER:

One fixed ceramic bi-pin socket accepts bi-pin lamps with G4 and GY6.35 bases.

LENS:

Clear and frosted tempered glass lenses included.

LAMP TYPE:

12V SMD or encapsulated bi-pin. 35W maximum.

MOUNTING:

Stem threaded with 1/2" NPT. Heavy-duty composite stake included. May be mounted into threaded hubs in junction boxes or mounting accessories shown on back page.

WIRING:

Prewired with 5' pigtail of 18/2 cable.

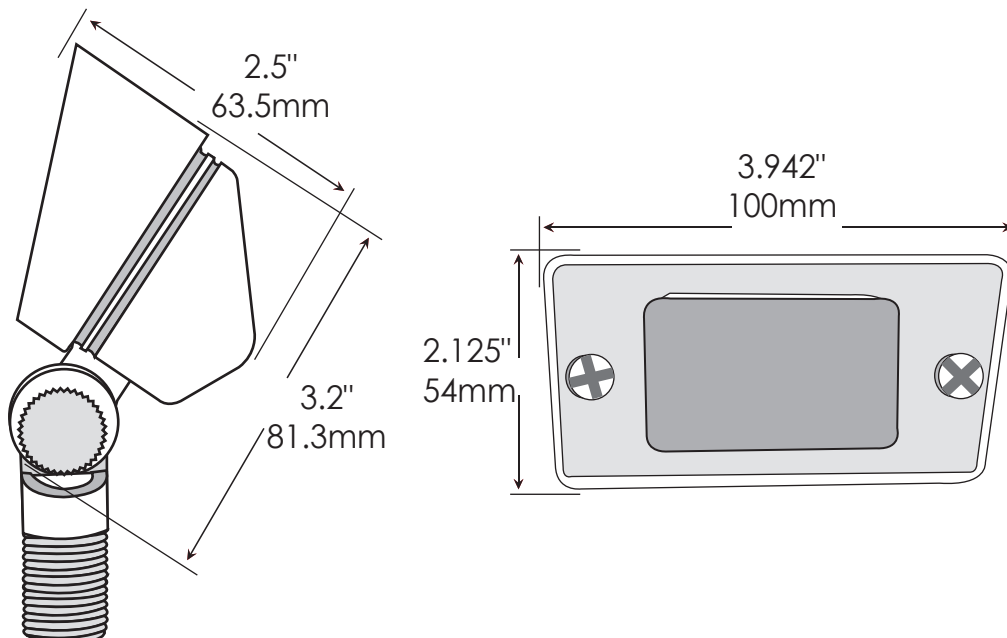
WARRANTY:

Lifetime.



The Hampton mini wall wash comes with clear and frosted glass lenses. The lens is gasketed into an angled shroud. Crafted from cast brass. A heavy-duty composite stake is included, and other mounting options are available. Tilt angle adjusts securely with a brass knob. Can be used for accenting building and barrier walls, as well as for lighting landscape features from below. A variety of LED bi-pin lamp intensities and hues are available.

DIMENSIONS:



LED LAMP SPECIFICATIONS

LAMP TYPE:

IP65 outdoor-rated SMD or encapsulated bi-pin with 5-year warranty.

COLOR TEMPERATURES:

2800K warm white or 6000K cool white. Decorative color light options include amber, blue, green, and red.



FIXTURE		LAMP		MOUNTING		RISER	
Hampton	WATTAGE	TYPE	COLOR TEMP.	MS	Composite stake (incl.) 490029	R2	2" brass riser 490038
	2W	E Encapsulated bi-pin	2800K / 6000K	M3	3-prong tri-stake 490030	R3	3" brass riser 490039
	2.2W	S SMD bi-pin	2800K	MY	Y-bracket surface mount 490045	R6	6" brass riser 490031
	3W	E Encapsulated bi-pin	2800K / 6000K	MG	Brass gutter mount 490047	R12	12" brass riser 490032
	3.3W	S SMD bi-pin	2800K / Amber / Blue / Green / Red	MR	Round 3-hole surface mount 490048	R24	24" brass riser 490033
	4W	E Encapsulated bi-pin/ S SMD bi-pin	2800K				
	5W	S SMD bi-pin	2800K				

Type: _____

Model: _____

Project: _____

SPECIFICATION SHEET

MR16 5 W LED Lamps

SPECIFICATIONS

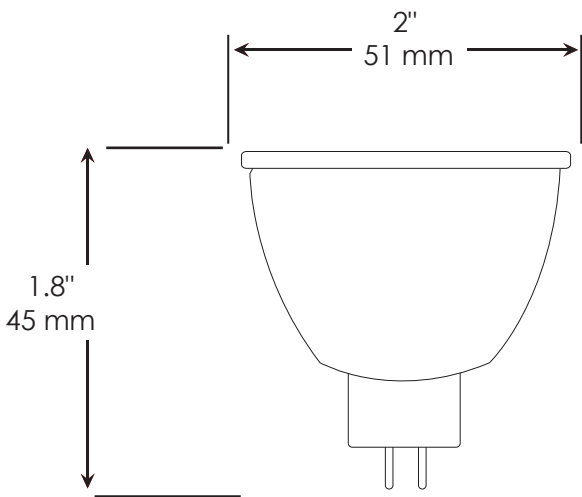
BASE: GU5.3 bi-pin base

VOLTAGE: 12 V

WATTAGE: 5 W

CRI: 85+

WARRANTY: Five years



The 12-volt MR16 5-watt LED lamp is fully dimmable and utilizes Cree chip technology. Warrantied for 5 years, it will last in most applications for more than 50,000 hours. UL approved for enclosed fixtures and damp locations.

MODEL	BEAM SPREAD	COLOR TEMPERATURE	CBCP	LUMENS	EFFICACY	CRI
486785 LED-MR16-5XBD-27K-15°	15°	2700 K (ultrawarm)	1690	300	60 lm/W	85+
486828 LED-MR16-5XBD-WW-15°	15°	3000 K (warm)	1694	320	62 lm/W	85+
486786 LED-MR16-5XBD-27K-25°	25°	2700 K (ultrawarm)	1084	300	60 lm/W	85+
486831 LED-MR16-5XBD-WW-25°	25°	3000 K (warm)	1098	320	62 lm/W	85+
486787 LED-MR16-5XBD-27K-40°	40°	2700 K (ultrawarm)	820	300	60 lm/W	85+
486818 LED-MR16-5XBD-WW-40°	40°	3000 K (warm)	818	320	62 lm/W	85+
486788 LED-MR16-5XBD-27K-60°	60°	2700 K (ultrawarm)	410	300	60 lm/W	85+
486825 LED-MR16-5XBD-WW-60°	60°	3000 K (warm)	420	320	62 lm/W	85+
486789 LED-MR16-5XBD-27K-100°	100°	2700 K (ultrawarm)	205	300	60 lm/W	85+
486834 LED-MR16-5XBD-WW-100°	100°	3000 K (warm)	205	320	62 lm/W	85+

Type: _____

Model: _____

Project: _____

SPECIFICATION SHEET

MR16 7.4 W LED Lamps

SPECIFICATIONS

BASE: GU5.3 bi-pin base

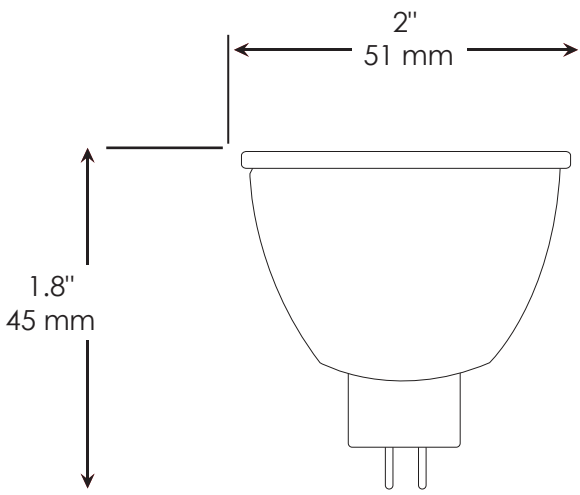
VOLTAGE: 12 V

WATTAGE: 7.4 W

CRI: 80+ or 90+

AGENCY LISTINGS: UL-approved (E353116) for enclosed fixtures and damp locations

WARRANTY: Five years



The 12-volt MR16 7.4-watt LED lamp is fully dimmable and utilizes Lumiled chip technology. Warrantied for 5 years, it will last in most applications for more than 50,000 hours. Approved for enclosed fixtures and damp locations.

MODEL	BEAM SPREAD	COLOR TEMP.	CBCP	LUMENS	EFFICACY	CRI
487011 LED-MR16-8L90-27K-25°	25°	2700 K (ultrawarm)	2557	471	64 lm/W	90+
487012 LED-MR16-8L90-3K-25°	25°	3000 K (warm)	2691	483	65 lm/W	90+
487014 LED-MR16-8L80-4K-25°	25°	4000 K (neutral)	2525	563	76 lm/W	80+
487013 LED-MR16-8L80-5K-25°	25°	5000 K (cool)	2725	610	82 lm/W	80+
487015 LED-MR16-8L90-27K-40°	40°	2700 K (ultrawarm)	1218	467	63 lm/W	90+
487016 LED-MR16-8L90-3K-40°	40°	3000 K (warm)	1203	487	65 lm/W	90+
487018 LED-MR16-8L80-4K-40°	40°	4000 K (neutral)	1441	607	82 lm/W	80+
487017 LED-MR16-8L80-5K-40°	40°	5000 K (cool)	1480	620	84 lm/W	80+
487019 LED-MR16-8L90-27K-60°	60°	2700 K (ultrawarm)	1441	471	64 lm/W	90+
487020 LED-MR16-8L90-3K-60°	60°	3000 K (warm)	1525	483	65 lm/W	90+



SPECIFICATION SHEET

Type: _____

Model: _____

Project: _____

12V/24V LED Mini Flood Light

SPECIFICATIONS



VOLTAGE: 12 to 24 volts (120V/277V models also available)

HOUSING: Sealed cast aluminum with dark bronze powdercoat (white available with special order). Adjustable hood available.

MOUNTING: Die-cast aluminum knuckle mount. Stainless steel fasteners. Composite mounting stake included.

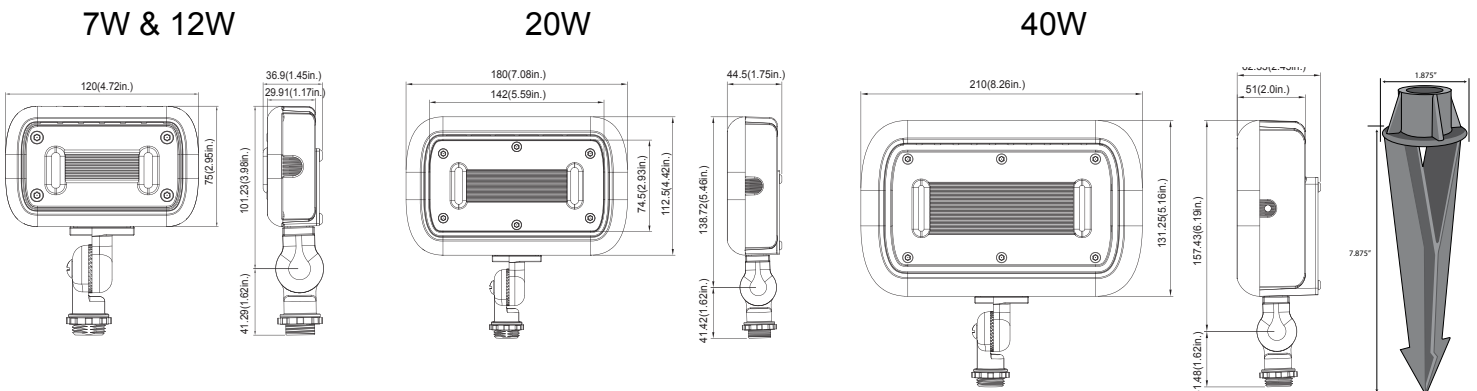
AGENCY LISTINGS: DLC and UL approved for wet locations and ground mounting.

WARRANTY: Five years.

Ideal for applications such as landscape lighting, small sign lighting, and building accent lighting. 150° (7H × 7V) beam.

Model	490684	490685	490668	490686	490687	490669	490688	490689	490670	490690	490691	490671
Description	LED-MF-7W-2700K-12V	LED-MF-7W-3000K-12V	LED-MF-7W-5000K-12V	LED-MF-12W-2700K-12V	LED-MF-12W-3000K-12V	LED-MF-12W-5000K-12V	LED-MF-20W-2700K-12V	LED-MF-20W-3000K-12V	LED-MF-20W-5000K-12V	LED-MF-40W-2700K-12V	LED-MF-40W-3000K-12V	LED-MF-30W-5000K-12V
Wattage	7W	7W	7W	12W	12W	12W	20W	20W	20W	40W	40W	40W
Lumens	550 lm	600 lm	700 lm	925 lm	880 lm	1200 lm		1700 lm	2000 lm		3400 lm	4000 lm
Efficacy	77 lm/W	88 lm/W	100 lm/W	77 lm/W	67 lm/W	100 lm/W		85 lm/W	100 lm/W		85 lm/W	100 lm/W
Color Temperature	2700K	3000K	5000K	2700K	3000K	5000K	2700K	3000K	5000K	2700K	3000K	5000K
CRI		80	70		80	70		80	70		80	70

DIMENSIONS:



Sarasota

Stake Mounted Path Light (10 Inch Stem)

DESCRIPTION

Part#'s	490025
Material	Solid cast brass
Lamp	10, 20, 35, or 50-watt bi pin (12 or 24-volt)
LED Lamp	1.8-watt = 10-watt ; 3-watt = 20-watt
Finish	(WB) Weathered Brass

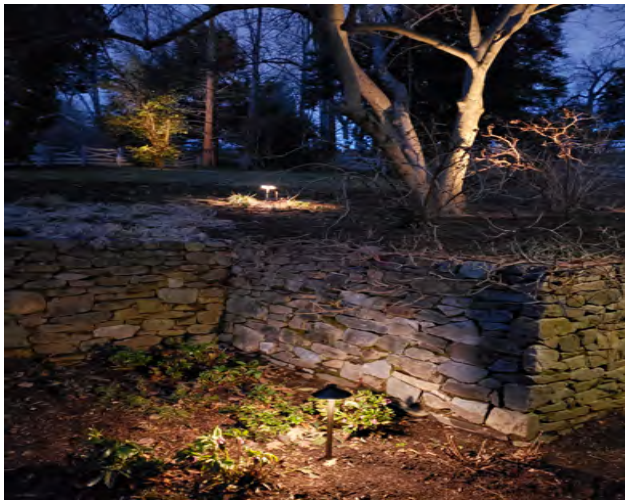
SPECIFICATIONS

Construction	Cast brass
Weight	3.15 lbs
Voltage	12 or 24-volt
Stem	10-inch brass stem
Shroud	Reflective powder coat interior
Wire	10-foot lead (18/2) factory installed
Wattage	Maximum 50-watts
Lens	Clear polycarbonate impact resistant
Mounting	Heavy duty stake
Lifetime Warranty	









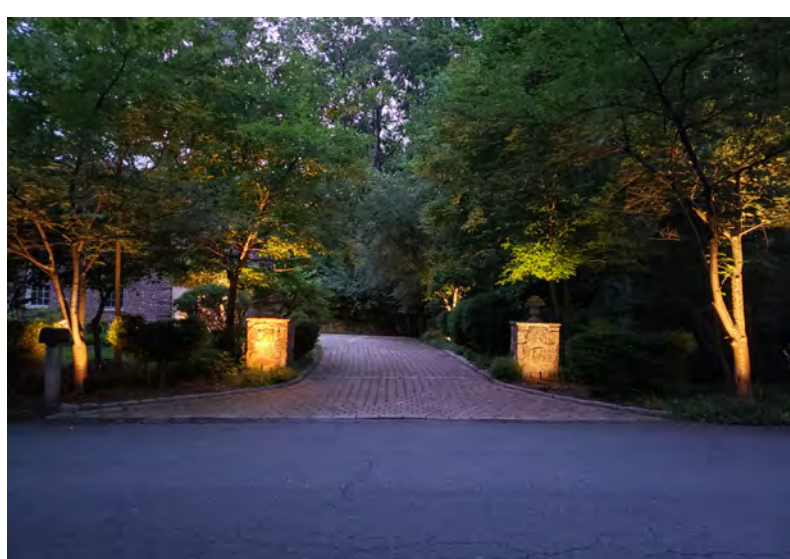
Examples of Boca, Hampton and Sarasota Lighting.



Examples of Cypress, Boca and
Hampton Lighting



Example of Sarasota
Lighting



Examples of Boca and
Cypress Lighting



Examples of Boca, Cypress
and Sarasota Lighting



Example of Sarasota Lighting



Examples of Boca, Cypress and Hampton Lighting



Examples of Boca, Cayman, Cypress, Hampton and
Sarasota Lighting