

**From:** Rourke, Kristin  
**Sent:** Tuesday, November 27, 2012 12:36 PM  
**To:** Murray, Chris; Stoner, Frank  
**Subject:** November BAR - 1512 East Market Street

November 27, 2012

Jefferson Area Board for Aging (Milestone Partners)  
674 Hillsdale Drive  
Charlottesville, VA 22903

**Certificate of Appropriateness Application**

BAR 12-11-05  
1512 East Market Street  
Tax Map 56 Parcels 40.4 and 109  
Milestone Partners, Applicant/JABA Timberlake Place LLC, Owner  
Amended site and lighting plans, Side and rear elevations for buildings 1 and 3

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 20, 2012. The following action was taken:

**Approved (7-0) as submitted.**

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (May 20, 2014), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

**Mary Joy Scala, AICP**  
Preservation and Design Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
City Hall - 610 East Market Street  
P.O. Box 911

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
November 20, 2012**



**Certificate of Appropriateness Application**

BAR 12-11-05

1512 East Market Street

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**Background**

The Timberlake-Branham House at 1512 East Market Street was designated an Individually Protected Property (IPP) in 1993. It is a Vernacular Virginia I-house style, built in 1886. It is listed individually on the National and Virginia registers, and is a contributing property in the Woolen Mills Village Historic District that was listed on the Virginia Landmarks Register on December 17, 2009 and on the National Register on April 12, 2010.

May 23, 1989 - As a condition of a special use permit for an Adult Day Care Center, the BAR reviewed and made recommendations regarding the renovation design changes.

June 27, 1989 – The BAR approved a certificate of appropriateness for an addition to the building.

March 27, 1990 – The BAR approved an enclosed patio on the east side of the new addition.

June 11, 1996 – Staff administratively approved replacing the standing seam metal roof with pre-painted standing seam metal roof; installation of gutters and downspouts; repainting building and trim.

February 24, 2006 – Staff administratively approved replacing the masonite siding on the 1989 addition with smooth hardiplank siding.

January 19, 2010 - The BAR recommended (8-0) that this application for a PUD on tax map 56, parcel 40.4 at 1512 East Market Street be approved with the provision that the applicant's proffers be included: that the new construction on property adjacent to the Individually Protected Property be subject to BAR review, and that the wooded area immediately south and east of the property be subject to a conservation easement or some other legally binding requirement that protects and preserves that portion of the landscape.

The BAR made additional comments not part of the motion: they appreciated the neighborhood and applicant working together; should be more creative with the parking arrangement and landscaping; group the parking and screen cars with low hedges; coordinate and integrate new construction and sustainable features with existing buildings; the BAR would be opposed to any landscaping that bifurcates the site; need to modulate the design of new buildings; given single family context, should break the appearance of duplexes; look to the vocabulary of porches in the neighborhood to create variety.

May 17, 2010 – City Council approved with proffers the Timberlake Place PUD rezoning. Proffer #1 requires BAR approval for the initial PUD development and any subsequent changes.

September 21, 2010 - The BAR approved (7-0-1 with Coiner recused) the proposed new buildings and alterations as submitted, but recognizing that the BAR is not approving the final lighting scheme, which may be approved administratively. The BAR would endorse a minimal level of lighting considering that the site is the center of a neighborhood, so that a single dwelling light level is more appropriate than that of a multi-family commercial property. In addition, with seniors the contrast index more is a problem for visibility.

October 18, 2011 – (Re-approval to construct three new buildings on adjacent parcel to the Timberlake-Branham House; changes to some construction materials) The BAR, considering the particular location and obligations associated with the review of this project, which make it unusual, approved (6-0-1 with Coiner recused) the changes to the design and materials as submitted, with the request that railings in

public areas overlooking stairwells or in retaining wall areas keep the composite rather than vinyl material. Also, the windows shall have substantial (4.5") trim with a sill, not a "picture frame" trim.

### **Application**

The applicant is requesting approval of changes to the landscape plan, approval of a lighting plan, and approval to remove dormers from the rear of the new construction.

Changes to the landscape plan include:

1. Modifications to the S-3 buffer on the east side. The applicant has been in close contact with the abutting owner regarding which existing plantings to preserve, and to add plants as needed.
2. Foundation plantings have been added to the front of the Timberlake-Branham house (11 x 17 sheet).
3. The landscaping of the "pocket parks" between the buildings had been augmented to provide more privacy for the residents.

The lighting plan shows three types of fixtures: pole lights on a ten foot pole, and two heights of bollard lights. They are indicated by very small letters, A, B, and D on sheet L1. (The circles on that sheet are trees). The pole lights are located in the parking lots. The light levels of the pole lights will reduce by ½ when there is no activity. The pathway lights are motion sensor activated. The pole lights exceed 3000 lumens and will be dark sky compliant. The lighting plan was designed by Mark Schuyler.

The rear dormers (facing the self-storage units) will be eliminated.

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Application history: The applicant is requesting a Certificate of Appropriateness for revisions to the previously approved new construction on the property adjacent to the Timberlake-Branham property. A Planned Unit Development (PUD), "Timberlake Place," was previously approved by City Council. Exterior changes to the Timberlake-Branham house would be limited to those items in need of repair. Exterior changes to the 1989 Senior Center will require the addition of two doors and a double door being changed to a single entry door.

The applicant previously received BAR approval to create senior-friendly or accessible units for low to moderate income and mixed-generation workforce housing. The Timberlake-Branham house would be rehabilitated into two market-rate apartments. The existing Mary Williams Senior Center (1989 addition to house) would be converted to four accessible apartments.

Twenty-two units of new construction are approved to be built to the rear, including two 8-unit buildings and one 6-unit building, and associated surface parking lots. The three new buildings will use Woolen Mills vernacular; designed so they appear to be one-story units from the rear of the Timberlake-Branham house.

Site work features: a common palette of indigenous plantings; the majority of existing trees to be preserved; retaining walls minimized; black aluminum fencing; residential scale light fixtures. Parking areas are partly concrete and partly pervious concrete, reducing the amount of curbing required. Exterior mechanical units will be located on the rooftops and screened. Mechanical units for the historic home will not change.

Materials previously approved included Timberline fiberglass asphalt shingles to resemble slate; cementitious siding and brick foundations. Also, composite railings and Marvin fiberglass double-hung windows. The applicant qualified this section that materials may change due to financial costs.

The applicant later received approval for certain material and design changes:  
Remove all porch railings where not required. Change railings from composite to vinyl (except in public areas where they must remain composite).  
Redesign the dormers.  
Change the windows from solid fiberglass double-hung to vinyl single-hung. The windows must retain a substantial trim with sill.

Remove the gutter and full rake return on buildings 101 and 102.  
Change siding on upper gables and dormers from cementitious shingles to vinyl shingles. The colors will also change.  
Change the retaining wall material at the ends of the lower parking lot from segmental wall to pressure treated lumber.

## **Zoning**

This property is zoned Planned Unit Development (PUD). All the other properties fronting on Market Street in this area are zoned R-1S Residential. The land to the rear along the railroad tracks (with self storage units) is zoned M-1 Industrial. The protected area of the Timberlake-Branham parcel is roughly a 1.188 acre, L-shaped parcel that includes the Senior Center and the proposed upper parking lot shown on the applicant's drawing.

## **Criteria, Standards and Guidelines**

### **Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

### **Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

### **Pertinent Guidelines for Site Design include:**

#### **B. PLANTINGS**

*Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.*

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.*

- 2) *Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3) *Use trees and plants that are indigenous to the area.*
- 4) *Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5) *Replace diseased or dead plants with like or similar species if appropriate.*
- 6) *When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7) *Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8) *Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

#### **D. LIGHTING**

*Charlottesville’s residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a “Dark Sky” ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.*

- 1) *In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.*
- 2) *Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.*
- 3) *In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.*
- 4) *Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.*
- 5) *In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.*
- 6) *Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.*
- 7) *Consider motion-activated lighting for security.*

#### **Discussion and Recommendations**

Staff recommends approval as submitted. In addition to these changes, the applicant noted they have gone back to cementitious shingles rather than vinyl shingles.

#### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed revisions to landscaping and lighting, and the removal of rear dormers satisfy the BAR’s criteria and are compatible with this property and the abutting Individually Protected Property (Timberlake Branham), and that the BAR approves the application as submitted.



**Board of Architectural Review (BAR)  
Certificate of Appropriateness**

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Fax (434) 970-3359

**RECEIVED**

OCT 31 2012

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.  
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Owner Name Jefferson Area Board for Aging Applicant Name Milestone Partners  
Project Name/Description Timberlake Place Parcel Number TMP 560040400, 560109000  
Property Address 1512 & 1514 East Market St., Charlottesville, VA 22902

**Applicant Information**  
Address: 674 Hillsdale Drive  
Email: cmurray@jabacares.org fstoner@milestonepartners.co  
Phone: (W) (434)245-5804 (H) (434)981-0643  
FAX: \_\_\_\_\_

**Property Owner Information (if not applicant)**  
Address: 674 Hillsdale Drive, Charlottesville, VA 22901  
Email: cmurray@jabacares.org  
Phone: (W) (434)817-5288 (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

Do you intend to apply for Federal or State Tax Credits for this project? Yes

**Signature of Applicant**  
I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)  
[Signature] 10/30/12  
Signature Date

FRANK R. STONER  
Print Name Date

**Property Owner Permission (if not applicant)**  
I have read this application and hereby give my consent to its submission.  
[Signature] 10/20/12  
Signature Date


CHRIS MURRAY  
Print Name Date

**Description of Proposed Work (attach separate narrative if necessary):** Amended landscaping plan  
Removal of rear dormers on building 1 and 3, Amended site lighting plan

**List All Attachments (see reverse side for submittal requirements):**  
Amended landscaping plan, Architectural side and rear elevations for buildings 1 and 3, amended site lighting plans.

**For Office Use Only**  
Received by: D. Eubank Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Fee paid: 12500 Cash/Ck. # 1276 Conditions of approval: \_\_\_\_\_  
Date Received: 10/31/12

P12-0185

Architectural  And Historic  
Survey

Identification

STREET ADDRESS: 1512 East Market Street  
 MAP & PARCEL: 56-40.4  
 CENSUS TRACT AND BLOCK:  
 PRESENT ZONING: R-2  
 ORIGINAL OWNER: James E. Timberlake  
 ORIGINAL USE: Residence  
 PRESENT USE: Residence  
 PRESENT OWNER: Mildred A. Branham  
 ADDRESS: 1512 East Market Street  
 Charlottesville, Virginia

HISTORIC NAME: Timberlake-Branham House  
 DATE / PERIOD: 1886  
 STYLE: Vernacular  
 HEIGHT (to cornice) OR STORIES: 2 storeys  
 DIMENSIONS AND LAND AREA: 180' x 920' (7.74 acres)  
 CONDITION: Good  
 SURVEYOR: Bibb  
 DATE OF SURVEY: Spring 1980  
 SOURCES: City/County Records  
 Sanborn Map Co. - 1920  
 Lucille Branham Watson, James L. Branham, Jr.

ARCHITECTURAL DESCRIPTION

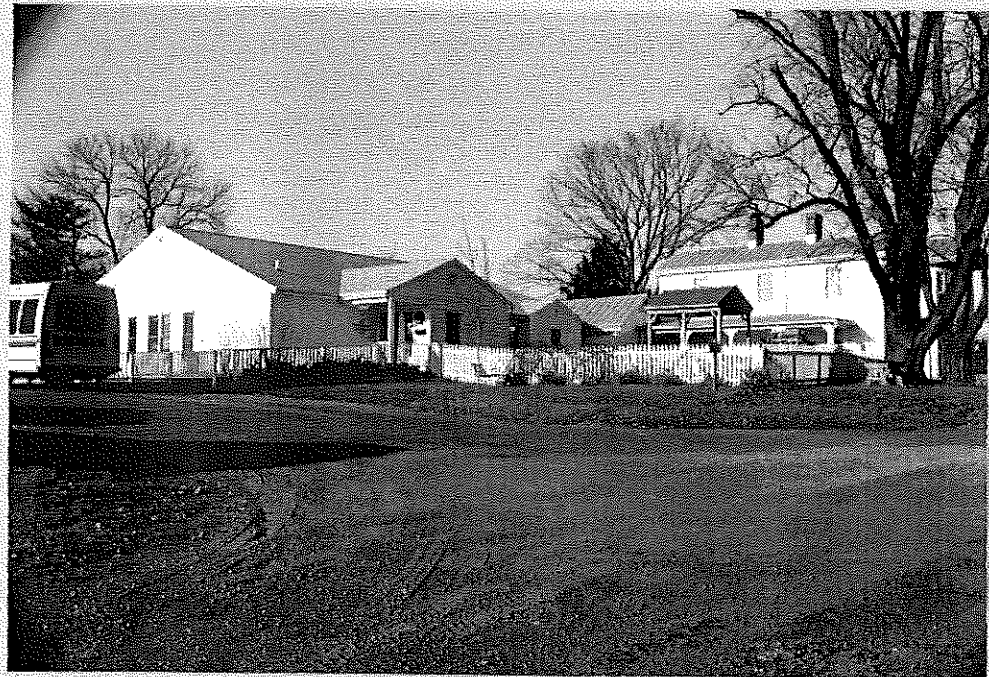
This two-storey, three-bay, single-pile, white weatherboarded house set on a low brick foundation is a somewhat elongated Virginia I-house. There is a two-storey semi-octagonal addition at the eastern end and a Z-shaped series of one-storey additions at the SW rear corner. It has a medium-pitched gable roof with an additional central gable on the facade. The roof is covered with standing-seam metal and has projecting eaves and verges and shaped rafter ends behind cornice fascia, with returns in the central gable only. There is an interior capped chimney on each side of the central hall. Windows are double-sash, 6-over-6 light, with plain trim, about the same height at both levels. The semi-octagonal addition has very tall 2-over-2 light windows, shorter at the second level, but all probably reaching to the floor. Small cornice brackets support the overhanging corners of the roof. The one-storey, one-bay central entrance porch has a low-pitched hip roof, chamfered square pillars with simple brackets, and a simple balustrade. The entrance door has two circular-headed lights over panels with moulded rails. It is flanked by narrow sidelights over panels and has a rectangular transom. The rear elevation is covered by a one-storey back porch with a concrete floor and a nearly flat roof supported by five chamfered square posts with brackets. Access to the SW addition is through this back porch. Each of the two pavillions that make up the addition, set at right angles to the main house and to each other, has a small central chimney and appears to contain two rooms. The one nearest the main house matches it in most details and was probably the kitchen or servants' quarters. The other was probably added somewhat later. It has been stuccoed and its roof lacks the shaped rafter ends and cornice fascia. A shed-roofed porch along its eastern side has been enclosed.

HISTORICAL DESCRIPTION

This house, with its broad lawn overlooking Woolen Mills Road, is still surrounded by 7 3/4 acres of farmland. James E. Timberlake, a foreman at the Charlottesville Woolen Mills, purchased 5 1/2 acres in 1886 (ACDB 86-405) and built this house the same year. He bought another 5 1/2 acres adjoining it in 1889 (ACDB 103-241). The house remained in the family for half a century, and there was a family cemetery in the front yard just NW of the house. The Timberlakes deeded it to their daughter Bessie M. Mann in 1916 (ACDB 162-244). She sold it in 1937 to Henry E. Fairburn (ACDB 237-210) who sold it to George W. Maupin the next year (ACDB 261-448). The present owner purchased it from him in 1945 (ACDB 246-104).

SIGNIFICANCE

This is a fine example of a vernacular Virginia I-house with Victorian details. It was one of several houses in this section built by employees of the Charlottesville Woolen Mills.



1994



CITY PLANNING COMMISSION  
CHAIRMAN  
SECRETARY  
DATE 10/30/89

OWNER'S APPROVAL  
THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS, AND TRUSTEES. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE VIEWED AS THEORETICAL ONLY. ALL STATEMENTS APPLIED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SHARON D. PATTUSO  
NOTARY PUBLIC FOR THE STATE OF VIRGINIA  
BEARING DATE OF 10/10/89  
I, SHARON D. PATTUSO, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID, GIVEN UNDER MY HAND THIS 12 DAY OF OCTOBER, 1989. MY COMMISSION EXPIRES 12/31/91.

16' PRIVATE ALLEY (Not Conveyed)  
(Co.) D.B. 283 p475 (plat), (Co.) D.B. 162 p 241 (plat)  
EAST MARKET ST. (50') Woolen Mills Rd.  
S 48°35'15" E 154.58'

Individually Protected Property

T.M. 56 Par. 107  
D.B. 162 p 184 (Co.) (plat)  
Zoned R-2

OWNER: Rivanna Partner, L.P.  
D.B. 528 p 214  
D.B. 509 p 110 (plat)

NOTE: Parcel 'X' Has Access To East Market St. Across Shaded Portion of Parcel 'Y'.

SETBACKS:  
R-2 Front = Avg. Within 500'  
Side = 5' Single Family  
10' Duplex  
Rear = 25'  
M-2 Front = 20'  
Side = 0'  
Rear = 0'

SUBDIVISION PLAT  
SHOWING PARCELS 'X' & 'Y'  
A DIVISION OF PARCEL 40.4 TAX MAP 56  
SHOWN ON PLAT RECORDED IN D.B. 509 P. 110  
CHARLOTTESVILLE, VIRGINIA



ROUDABUSH, GALE & ASSOC., INC.  
A Professional Corporation  
CERTIFIED LAND SURVEYOR - ENGINEER

SCALE: 1" = 100'  
REV: OCT. 17, 1989  
DATE: AUG. 8, 1989

T.M. 56 Par. 42.2  
D.B. 278 p 275 (plat)  
Zoned M-2

T.M. 56 Par. 42.3  
D.B. 278 p 275 (plat)  
Zoned M-2

T.M. 56 Par. 41  
W.B. 17 p 31  
Zoned R-2

T.M. 56 Par. 40.2  
D.B. 162 p 241 (Co.)  
Zoned R-2

T.M. 56 Par. 40.3  
D.B. 283 p 475 (Co.)  
Zoned R-2

PARCEL 'Y'  
5.795 Ac.

PARCEL 'X'  
1.188 Ac.

Pct: 4C.4  
170.00'

N 48° 29' 48" W

S 38° 53' 34" W

N 41° 13' 48" E 244.23'

N 41° 13' 48" E 244.23'

S 48° 49' 50" E 162.23'

N 38° 09' 42" E 493.49'

L = 547.44'

R = 1106.28'

(80')

RAILWAY

C & O

I.S.

I.S.

I.S.

I.S.

I.S.

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I.S.

I.S.

I.S.



NEIGHBORHOOD DEVELOPMENT SERVICES  
JANUARY 2010 1 inch = 100 feet

EXISTING TREE CANOPY CALCULATIONS

	QUANTITY	EXISTING CANOPY DIAMETER (In feet)	PROJECTED CANOPY DIAMETER	CANOPY AREA EACH	TOTAL CANOPY
24" Ash	1	60	76	4,416	4,416
12" Ash	3	20	30	707	2,120
10" Leyland Cypress	15	20	30	707	10,588

Conservation area existing canopy area 18,716

TOTAL EXISTING CANOPY AREA: 33,847

Trees with diameter less than 6" not listed

TIMBERLAKE PLACE BITE PLAN LANDSCAPE REQUIREMENTS

TREE CANOPY REQUIREMENTS

Total site area: 134,176 SF  
 Required tree cover: 26,835 SF (20% of total site area)  
 Proposed tree cover: 10,366 SF (15,419 SF)  
 Preserved tree cover: 35,437 SF  
 Total canopy coverage: 46,792 SF (40,083 SF)

INTERIOR PARKING REQUIREMENTS

Gross area of parking lot: 14,218 SF  
 Required landscaped area: 734 SF (5% of gross parking area)  
 Proposed landscaped area: 1,567 SF  
 Number of parking spaces: 30  
 Required number of plantings: 4 trees, 12 shrubs (1 tree + 3 shrubs per 6 spaces)  
 Proposed number of plantings: 5 trees, 20 shrubs

2-1 BUFFER - C

Total buffer area: 1,800 SF  
 Required screening: 2 large trees, 2 medium trees, 6 evergreen trees, 10 shrubs  
 Proposed screening: 2 large trees, 2 medium trees, 5 evergreen trees, 10 shrubs

S-3 BUFFER - A

Total buffer area: 2,700 SF  
 Required screening: 3 large trees, 3 medium trees, 6 evergreen trees, 6 understory trees, 30 shrubs  
 Proposed screening: 3 large trees, 3 medium trees, 6 evergreen trees, 6 understory trees, 30 shrubs

NOTES:

Landscaping shall meet the requirements of Article VIII, Division 2 of the Zoning Ordinance of the city of Charlottesville, Virginia.

Contact city arborist after staking limits of disturbance.

All plantings shall meet the specifications of the American Association of Nurserymen.

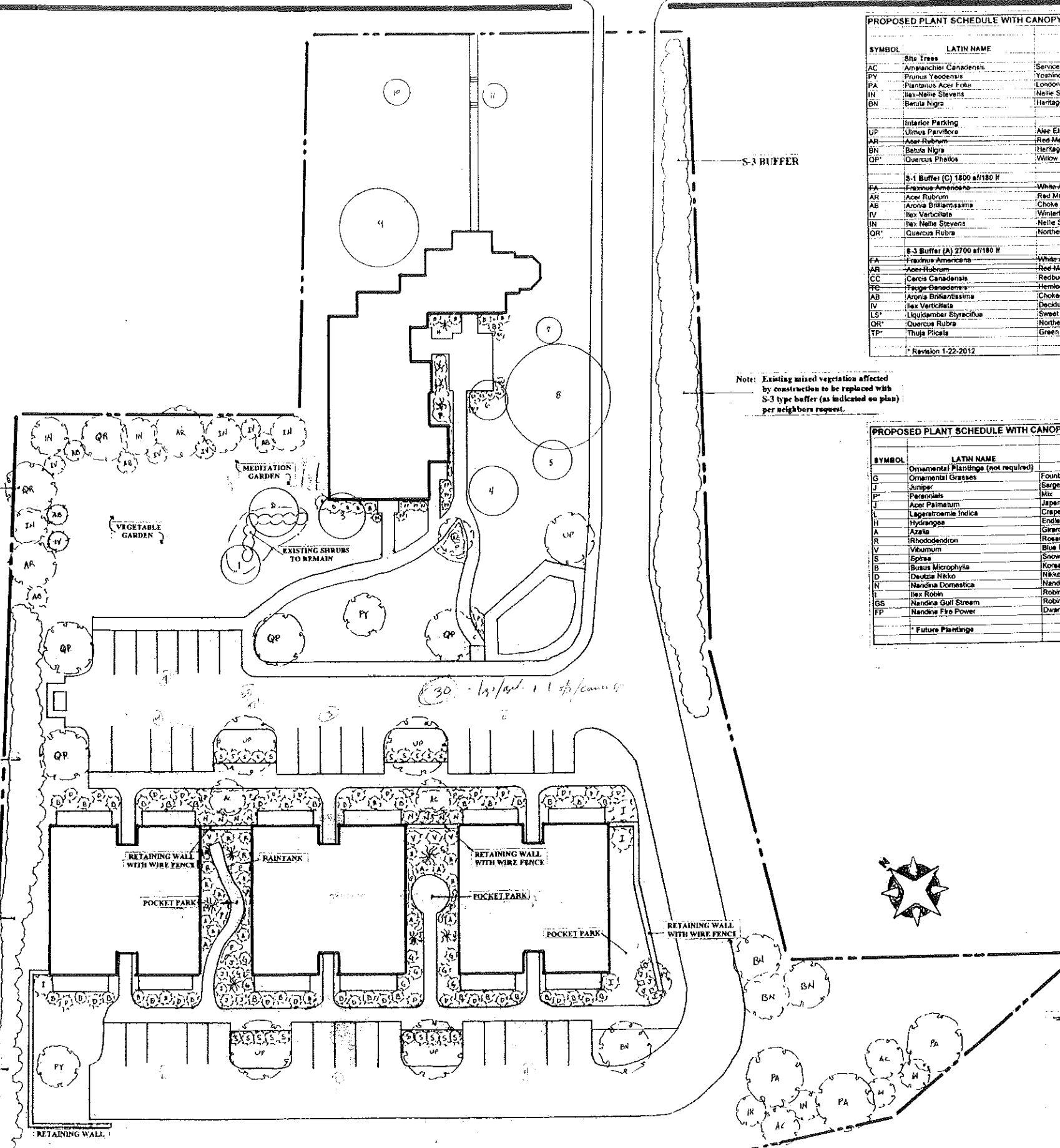
Proposed plantings shall be installed in accordance with the standardized landscape specifications jointly adopted by the Virginia Nurseryman's Association, the Virginia Society of Landscape Designers, and the Virginia Chapter of the American Society of Landscape Architects.

Topographical information provided by Residential Surveying Services, 117 4<sup>th</sup> Street N.E., Charlottesville, Virginia, 22902.

(17) LEYLAND CYPRESS  
20' CANOPY TO REMAIN

(15) LEYLAND CYPRESS  
8' CANOPY TO REMAIN

(12) EXISTING SCREENING  
TREES TO REMAIN



Note: Existing mixed vegetation affected by construction to be replaced with S-3 type buffer (as indicated on plan) per neighbors request.

PROPOSED PLANT SCHEDULE WITH CANOPY CALCULATIONS

SYMBOL	LATIN NAME	COMMON NAME	QTY.	PLANTING HEIGHT	10 YEAR HEIGHT	CANOPY EACH	CANOPY TOTAL
<b>Site Trees</b>							
AC	Amelanchier Canadensis	Servicberry	5	7	16.5	130	650
PY	Prunus Yedoensis	Yoshino Cherry	3	7	15	77	231
PA	Plantanus Acer Folie	London Plane	3	2' cal - 11'	18	368	1104
IN	Ilex Nellie Stevens	Nellie Stevens Holly	4	2	12	44	176
BN	Betula Nigra	Heritage River Birch	3	2' cal - 10'	25	397	1191
<b>Interior Parking</b>							
UP	Ulmus Parviflorus	Alex Elm	5	2' cal - 12'	27	366	1830
AR	Acer Rubrum	Red Maple	4	2' cal - 10'	30	697	2788
BN	Betula Nigra	Heritage River Birch	1	2' cal - 10'	25	397	397
OP	Quercus Phellos	Willow Oak	4	2' cal - 11'	31	370	1480
<b>S-1 Buffer (C) 1800 sf/180 H</b>							
FA	Fraxinus Americana	White Ash - Large Tree	2	2' cal - 10'	27	320	640
AR	Acer Rubrum	Red Maple - Medium Tree	2	2' cal - 10'	30	397	794
AB	Aronia Bifida	Chokeberry - Shrub	5	2	6	32	160
IN	Ilex Nellie Stevens	Nellie Stevens Holly - Evergreen Tree	5	2	10	44	220
OR	Quercus Rubra	Northern Red Oak	2	2' cal - 11'	31	424	848
<b>S-3 Buffer (A) 2700 sf/180 H</b>							
FA	Fraxinus Americana	White Ash - Large Tree	3	2' cal - 10'	27	320	960
AR	Acer Rubrum	Red Maple - Medium Tree	3	2' cal - 10'	30	397	1191
CC	Cercis Canadensis	Redbud - Understory Tree	6	7	17	124	744
FG	Thuja Canadensis	Hemlock - Evergreen Tree	6	4.5	24	144	864
AB	Aronia Bifida	Chokeberry - Shrub	15	2	10	14	210
IV	Ilex Verticillata	Deciduous Holly - Shrub	15	2	8	32	480
LS	Liquidambar styraciflua	Sweet Gum	3	2' cal - 11'	27	249	747
OR	Quercus Rubra	Northern Red Oak	3	2' cal - 11'	31	424	1272
TP	Thuja Plicata	Green Gumi Arborvitae	6	4.5	14.5	7	42
* Revision 1-22-2012							TOTAL PROPOSED PLANT CANOPY AREA: 12,844 sf

PROPOSED PLANT SCHEDULE WITH CANOPY CALCULATIONS

SYMBOL	LATIN NAME	COMMON NAME	QTY.	PLANTING HEIGHT	10 YEAR HEIGHT	CANOPY EACH	CANOPY TOTAL
<b>Ornamental Plantings (not required)</b>							
G	Ornamental Grasses	Fountain Grass	9	3 gal			
J	Juniper	Sargent Juniper	10	3 gal			
P	Perennials	Mix	-	-			
J	Acer Palmatum	Japanese Maple	3	5'			
L	Lagerstroemia Indica	Crape Myrtle	3	5'			
H	Hydrangea	Endless Summer/ Hydrangea	6	3 gal			
A	Azalea	Giant Azalea	7	3 gal			
R	Rhododendron	Roseum Pink Rhododendron	6	3 gal			
V	Viburnum	Blue Mufin Viburnum	4	3 gal			
S	Episcia	Snow Mound Sprea	20	3 gal			
B	Buxus Microphylla	Korean Boxwood	41	3 gal			
D	Deutzia Nikko	Nikko Deutzia	27	3 gal			
N	Nandina Domestica	Nandina	8	3 gal			
I	Ilex Robur	Robin Holly	4	3 gal			
GS	Nandina Gull Stream	Robin Holly Gull Stream Nandina	6	3 gal			
FP	Nandina Fire Power	Dwarf Nandina	6	3 gal			
<b>Future Plantings</b>							

Existing Tree to Remain Key

Key #	Tree
1	6" Sassafras
2	12" Ash
3	12" Ash
4	12" Ash
5	6" Dogwood
6	6" Dogwood
7	2" Poplar
8	42" Ash
9	18" Maple
10	6" Maple
11	5" Maple

LEE P. QUILLEN  
Landscape Designer

Waynesboro  
LANDSCAPE & GARDEN CENTER  
540-942-4446 FAX 540-949-7143  
2032 West Main Street - Waynesboro, Va. 22980

**MASTER LANDSCAPE PLAN**  
**TIMBERLAKE PLACE**  
 EAST MARKET STREET  
 CHARLOTTESVILLE, VA  
 SCALE: 1"=20' Revised 1-22-12  
 DATE: JANUARY 11, 2012

Scale

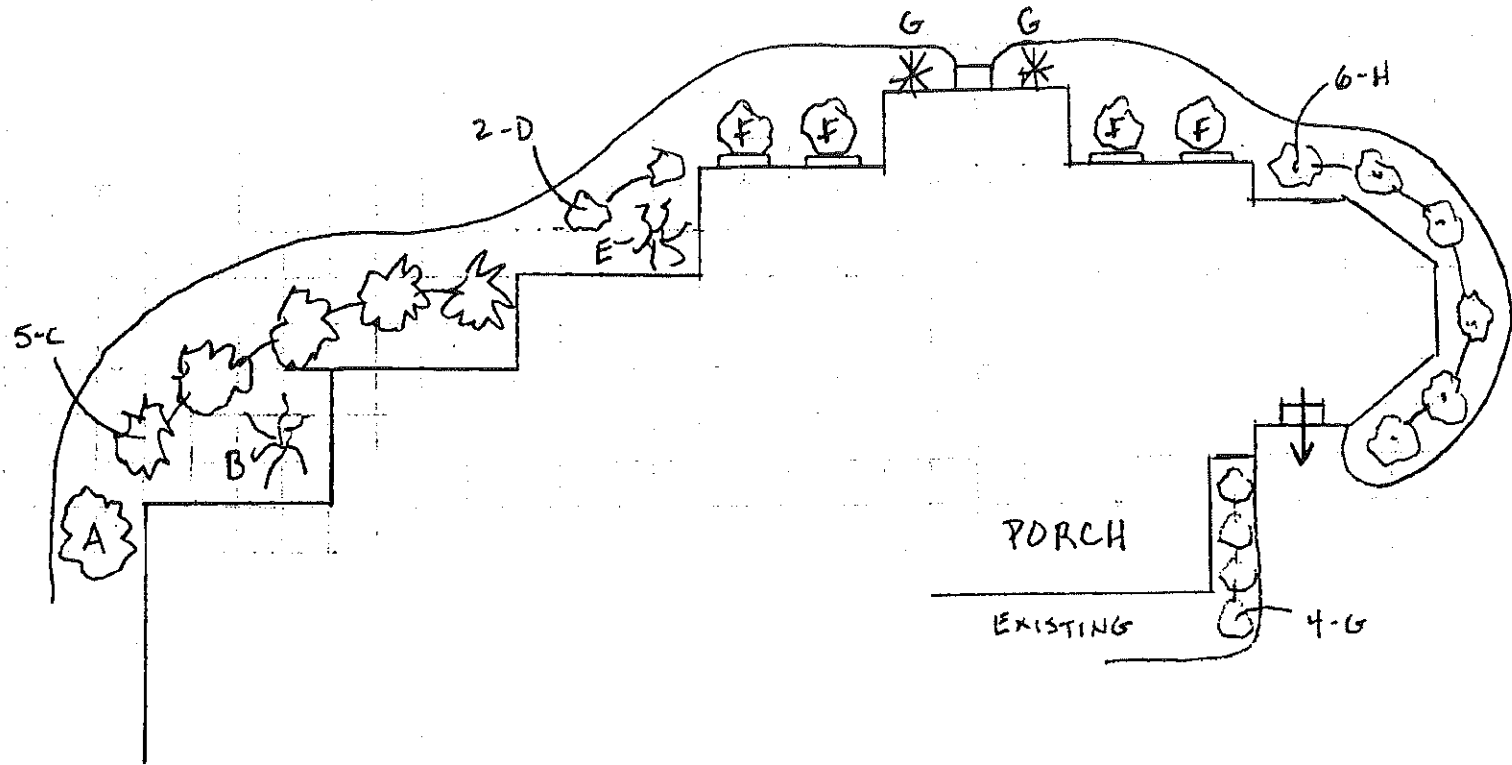
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Date

10-15-12

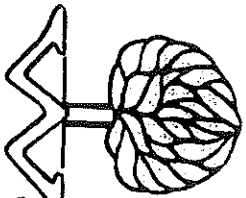
TIMBERLAKE PLACE

HOUSING - LANDSCAPING



Plant List

Key	Qty.	Size	Variety
A	1	3'	Fosteri Holly
B	1	3'	Choke Berry - Aronia
C	5	3 gal.	Otto Luyken Laurel
D	2	3 gal.	Dwarf Abelia
E	1	3 gal.	Hydrangea Paniculata
F	4	3 gal.	Green Velvet Boxwood
G	6	3 gal.	Golf Stream Nandian
H	6	3 gal.	Blue Princess Holly



aynesboro

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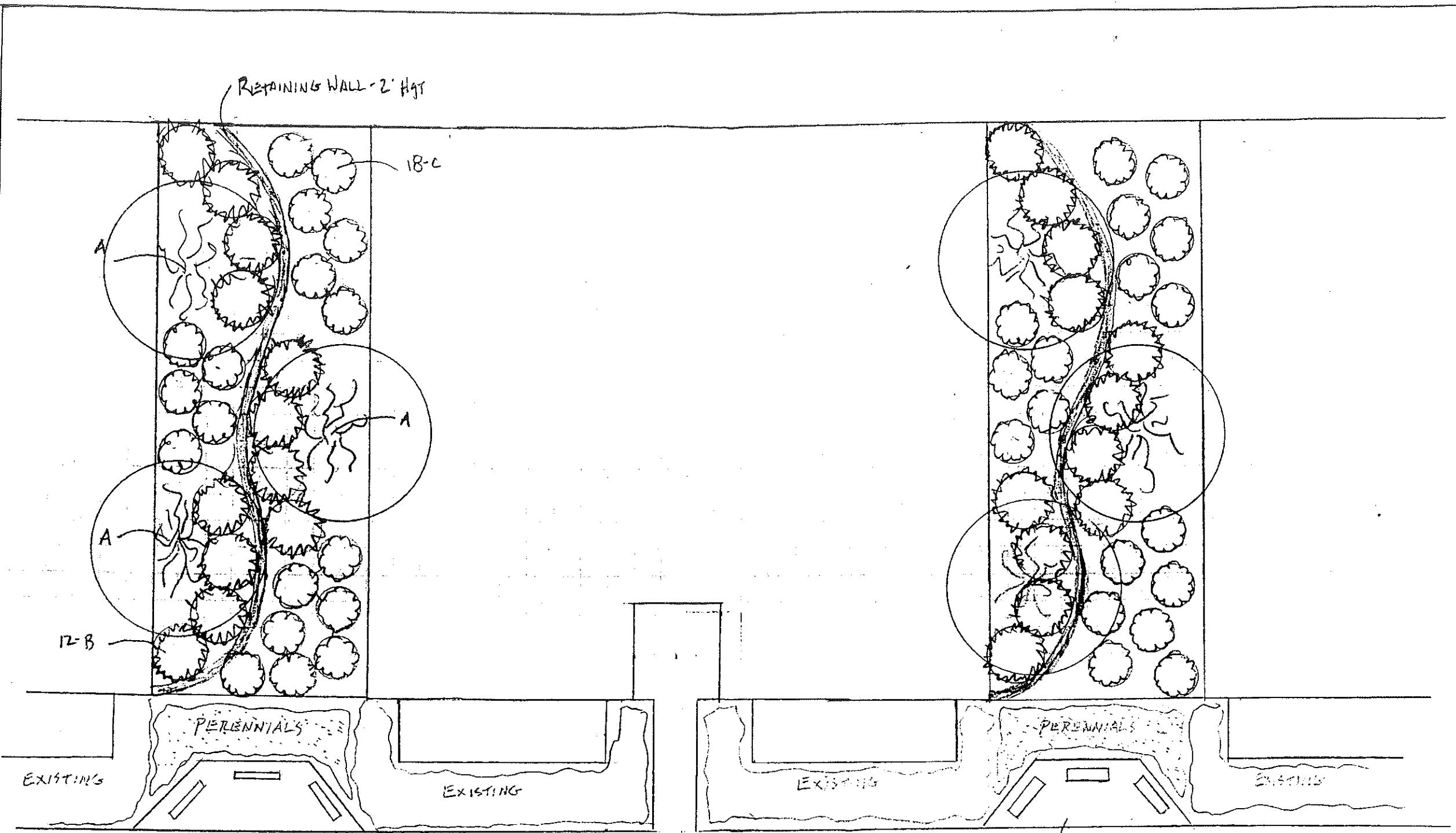
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FAX 540-949-7743

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IMBERLAKE PLACE  
POCKET PARK PLANTING (2)

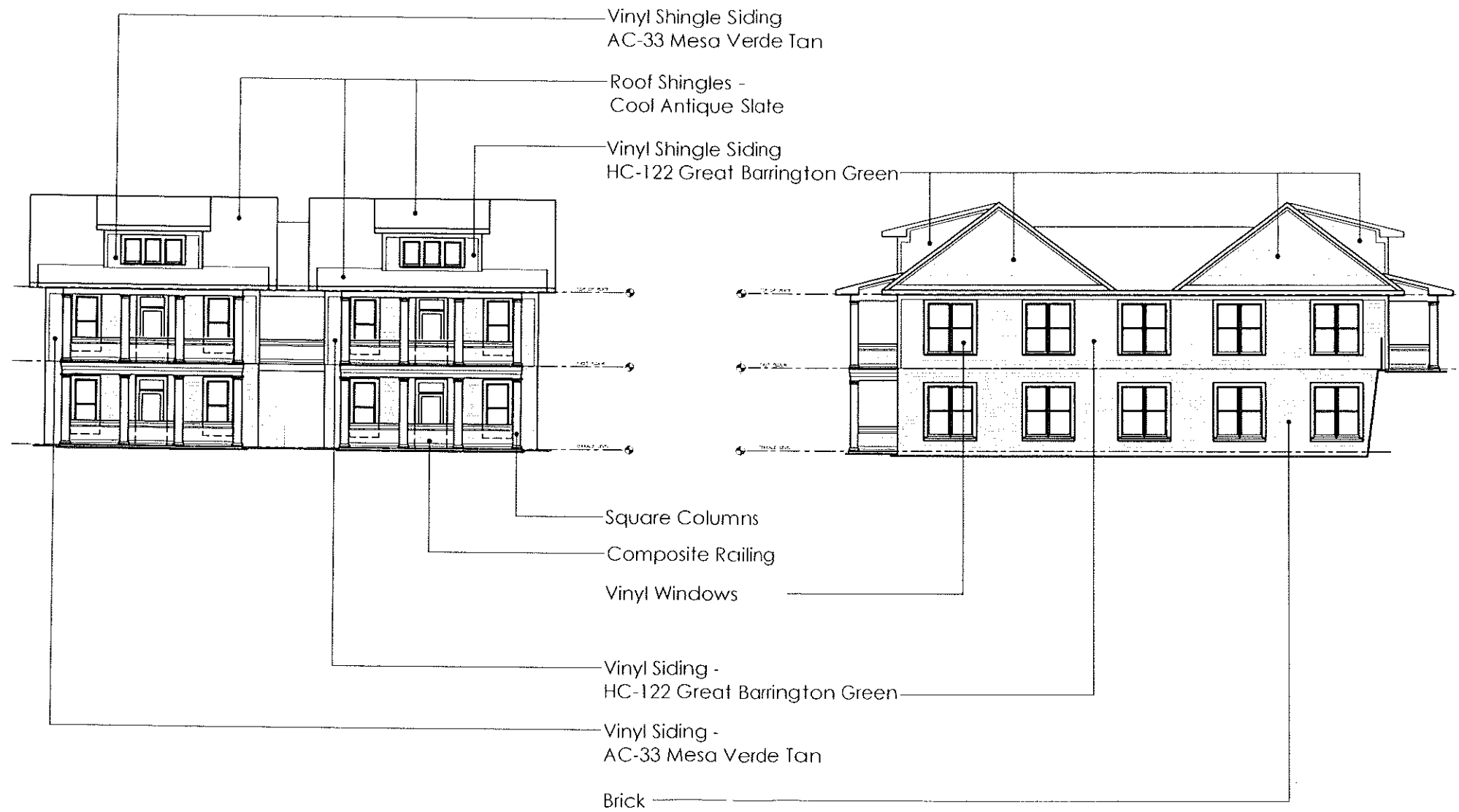
Scale 1"=10'  
Date 10-10-12



KEY	QTY	SIZE	VARIETY
A,	6	7/8'	AUTUMN BRILLIANCE SERVICEBERRY
B,	24	5'	ROBIN HOLLY
C,	36	3g	HYDRANGEA

# ORIGINAL BATE SUBMISSION

## Chesapeake West south and east elevations

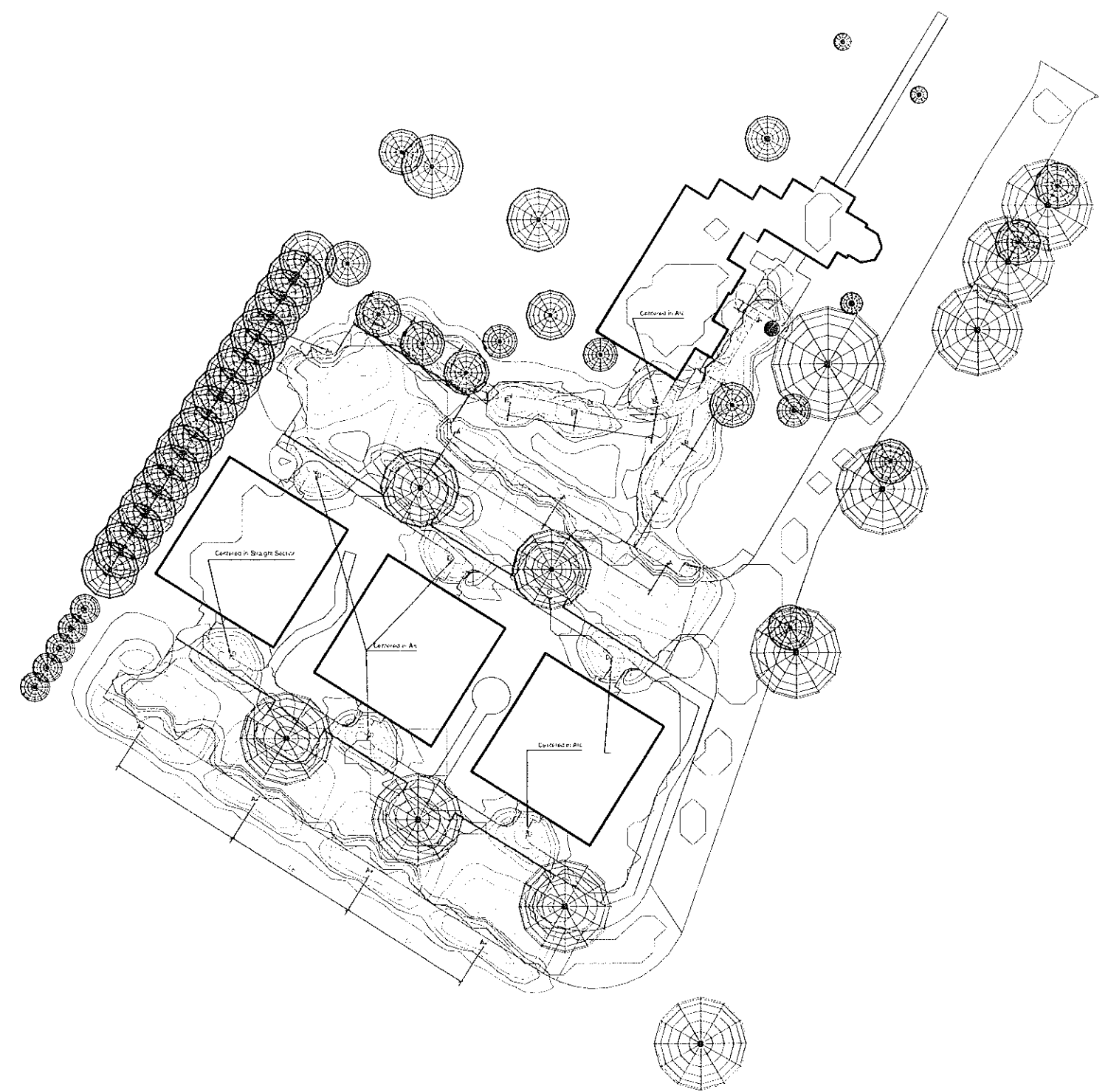


Lighting Plan Notes

Type	Description	ISO LINES
A	Pole Mounting Height 10'-0" AFG	0.0 lx 1.0 lx 3.0 lx
B	42" Bollard (Type II Optics)	5.0 lx
C	36" Bollard (Type II Optics)	10.0 lx 25.0 lx
D	36" Bollard (Type III Optics)	50.0 lx 100.0 lx 200.0 lx

Note on Bollards:

Bollards to be located immediately adjacent finished concrete, providing enough clearance for installation of base and electrical supply.



EXTERIOR LIGHTING DESIGN  
FOR  
**TIMBERLAKE PLACE**  
EAST MARKET PLACE  
TAX MAP 56, PARCEL 40.4, 109  
CHARLOTTEVILLE, VIRGINIA

SITE LIGHTING

L1

illuminance at full  
luminaire output (in lux)

1 SITE LIGHTING with PHOTOMETRICS

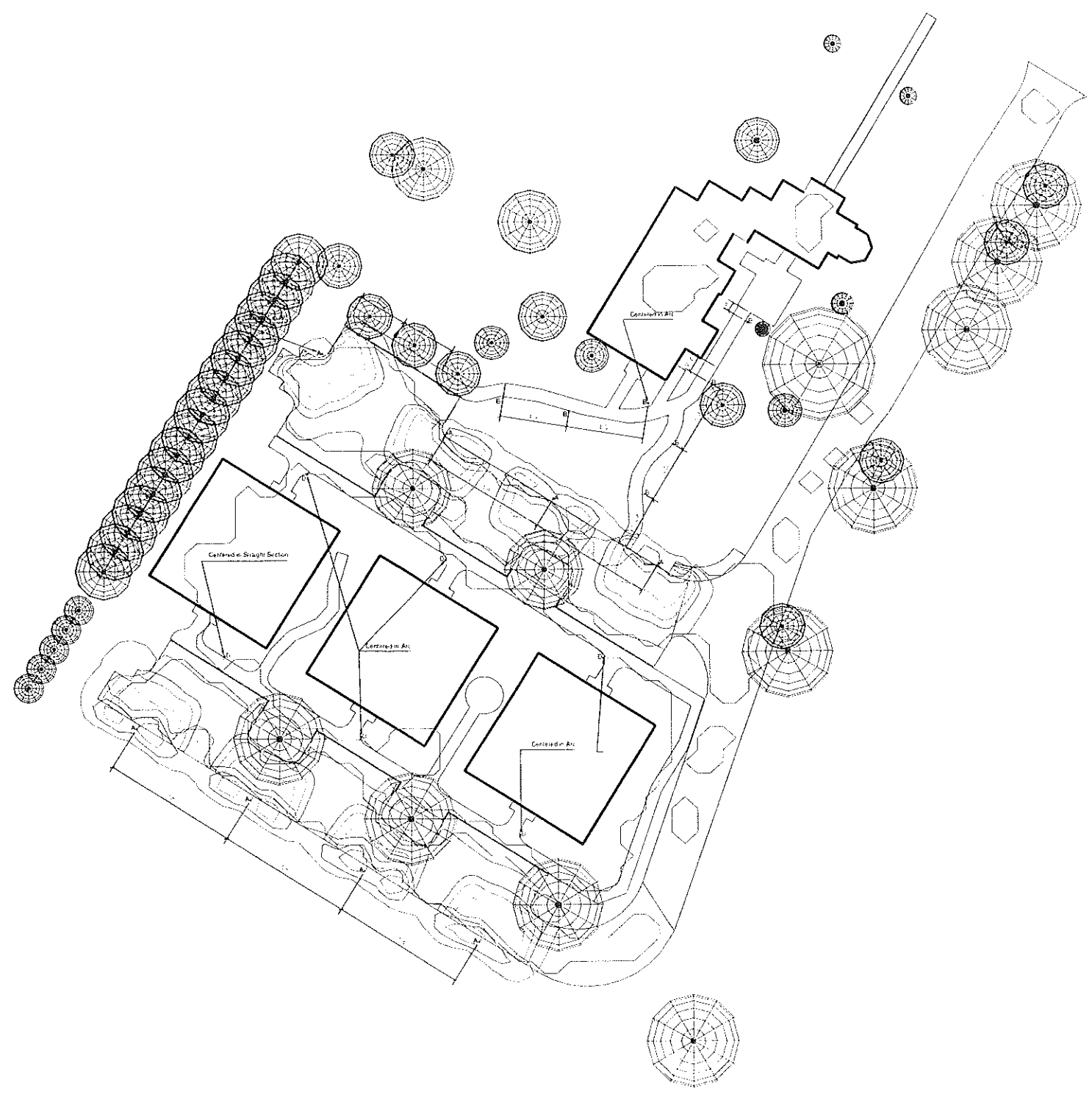
NOT TO SCALE

### Lighting Plan Notes

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EXTERIOR LIGHTING DESIGN  
FOR  
**TIMBERLAKE PLACE**  
EAST MARKET PLACE  
TAX MAP 56, PARCEL 40.4, 109  
CHARLOTTEVILLE, VIRGINIA

### SITE LIGHTING

# L2

illuminance at "curfew,"  
motion sensors on,  
no activity (in lux)

September 25th, 2012

1 SITE LIGHTING with PHOTOMETRICS  
NOT TO SCALE





**THE EDGE® ARE-EDG-4MB4MPP-R3 ARE-EDG-4MB-EMAG-DUAL™ 400-400-4M**

ARE-EDG-4MB-EMAG-DUAL™ 400-400-4M  
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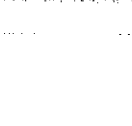
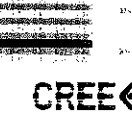
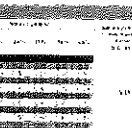
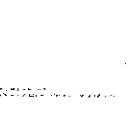
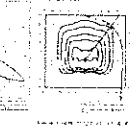
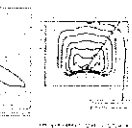
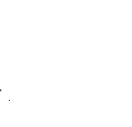
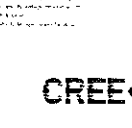
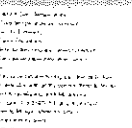
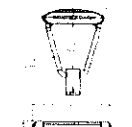
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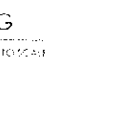
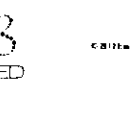
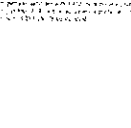
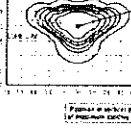
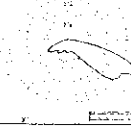
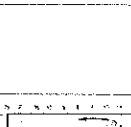
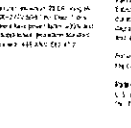
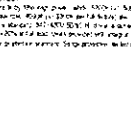
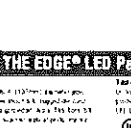
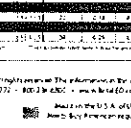
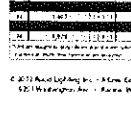
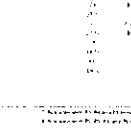
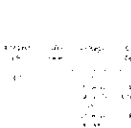
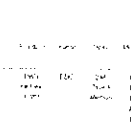
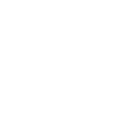
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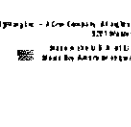
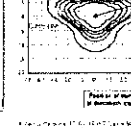
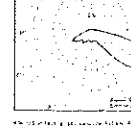
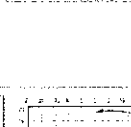
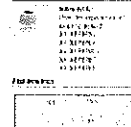
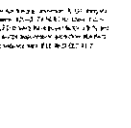
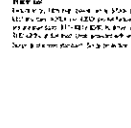
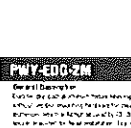
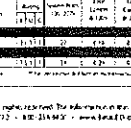
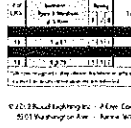
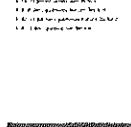
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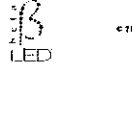
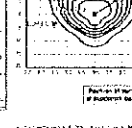
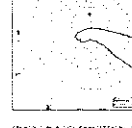
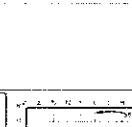
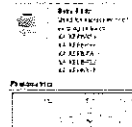
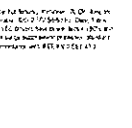
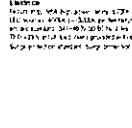
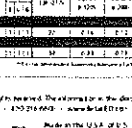
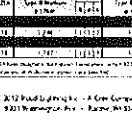
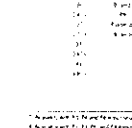
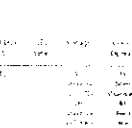
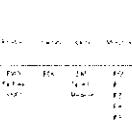
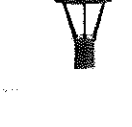
**TYPE B**



**TYPE C**



**TYPE D**



**M S L D**

MEANS • BEHAVIOR • LIGHTING • DESIGN

ONE TIMBERLAKE PLACE, CHARLOTTE, VIRGINIA  
 PHONE: 404.551.1501 FAX: 404.551.0504

EXTERIOR LIGHTING DESIGN FOR  
**TIMBERLAKE PLACE**  
 EAST MARKET STREET, TAX MAP 56, PARCEL 40.4.109  
 CHARLOTTEVILLE, VIRGINIA

LIGHTING DATASHEETS

**LD 1**

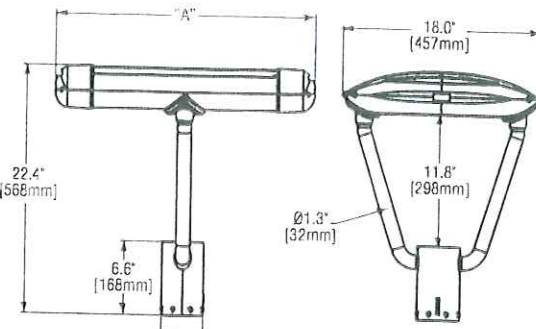
SEPTEMBER 25, 2012



# ARE-EDG-4M-R3 THE EDGE® LED Area Light – Type IV Medium

Rev. Date: 8/23/11

BetaLED Catalog #: ARE - EDG - R3 - D -



# of LEDs	Dim. "A"
40	12.06" [306mm]
60	14.06" [357mm]
80	16.06" [408mm]
100	18.06" [459mm]
120	20.06" [510mm]
140	22.06" [560mm]
160	24.06" [611mm]
200	28.06" [713mm]
240	32.06" [814mm]

**Notes:**

Product	Family	Optic	Mounting	# of LEDs (x 10)	LED Series	Voltage	Color Options	Drive Current	Factory-Installed Options
ARE	EDG	4M <sup>1</sup> 4MB <sup>2</sup>	R3 <sup>3</sup>	04 <sup>4</sup> 06 <sup>5</sup> 08 10 12 14 16 20 24	D	UL Universal 120-277V UH Universal 347-480V 120V 240V 277V 347V	SV Silver BK Black BZ Bronze PB Platinum WH White TBD	350 350mA 525 <sup>6</sup> 525mA 700 <sup>7</sup> 700mA	43K 4300K Color Temperature <sup>8</sup> DIM 0-10V Dimming <sup>9,10,11</sup> F Fuse <sup>12,13,14</sup> HL Hi/Low (175/350/525, dual circuit input) <sup>15</sup> P Photocell <sup>14,15,17</sup> ML Multi-Level (75/525) <sup>16</sup>

- Footnotes:**
- IESNA Type IV Medium distribution
  - IESNA Type IV Medium distribution w/ backlight control
  - Spider mount, center tenon; hub slip fits over a 2-3/8" (60mm) to 3" (76mm) OD steel or aluminum tenon or pole
  - Uses four full 20 LED light bars with two blanks outside
  - Uses five full 20 LED light bars with two blanks outside
  - Available on fixtures with 40-160 LEDs
  - Available on fixtures with 40-60 LEDs
  - Color temperature per fixture; 6000K standard; minimum 70 CRI
  - Control by others
  - Refer to dimming spec sheet for availability and additional information
  - Can't exceed specified drive current. Consult factory if exceeding drive current is necessary
  - Not available when UH voltage is selected
  - When code dictates fusing use time delay fuse
  - Not available with all multi-level options. Refer to multi-level spec sheet for availability and additional information
  - Refer to multi-level spec sheet for availability and additional information
  - Must specify voltage other than UL or UH
  - Photocell by others

# of LEDs	Initial Delivered Lumens - Type IV Medium @ 6000K		Initial Delivered Lumens - Type IV Medium w/ backlight control @ 6000K		Initial Delivered Lumens - Type IV Medium @ 4300K		Initial Delivered Lumens - Type IV Medium w/ backlight control @ 4300K		System Watts 120-480V	Total Current @ 120V	Total Current @ 240V	Total Current @ 277V	Total Current @ 347V	Total Current @ 480V	L <sub>70</sub> Hours* @ 25° C (77° F)	50K Hours Lun Maintenance Factor* @ 15° C (59° F)								
	B	U	G	B	U	G	B	U									G							
350mA (Standard Fixture Operating at 25° C (77° F))																								
20	1.913 (02)	1	1	1	1.441 (02)	0	1	1	1.763 (02)	1	1	1	1.328 (02)	0	1	1	26	0.20	0.11	0.10	0.09	0.07	>150,000	93%
40	3.826 (04)	1	1	1	2.882 (04)	0	1	1	3.526 (04)	1	1	1	2.656 (04)	0	1	1	47	0.40	0.21	0.19	0.15	0.12	>150,000	
60	5.665 (06)	2	1	2	4.267 (06)	1	2	1	5.221 (06)	2	1	1	3.933 (06)	1	1	1	68	0.58	0.30	0.26	0.20	0.16	>150,000	
80	7.554 (08)	2	2	2	5.690 (08)	1	2	2	6.962 (08)	2	2	2	5.244 (08)	1	2	2	90	0.77	0.38	0.34	0.26	0.20	>150,000	
100	9.419 (10)	2	2	2	7.095 (10)	1	2	2	8.681 (10)	2	2	2	6.539 (10)	1	2	2	111	0.95	0.47	0.42	0.32	0.24	>150,000	
120	11.302 (12)	3	2	3	8.513 (12)	1	3	2	10.417 (12)	2	2	2	7.846 (12)	1	2	2	132	1.15	0.56	0.50	0.38	0.28	>150,000	
140	13.126 (14)	3	3	3	9.887 (14)	1	3	2	12.098 (14)	3	3	3	9.113 (14)	1	3	2	157	1.34	0.67	0.61	0.47	0.35	149,000	
160	15.001 (16)	3	3	3	11.300 (16)	1	3	2	13.826 (16)	3	3	3	10.414 (16)	1	3	2	179	1.54	0.76	0.68	0.53	0.39	149,000	
200	18.752 (20)	3	3	3	14.125 (20)	1	3	3	17.282 (20)	3	3	3	13.018 (20)	1	3	2	221	1.92	0.95	0.84	0.65	0.48	149,000	
240	22.502 (24)	3	3	3	16.950 (24)	2	3	3	20.739 (24)	3	3	3	15.621 (24)	2	3	3	264	2.30	1.12	1.00	0.77	0.56	149,000	
525mA Fixture Operating at 25° C (77° F)																								
20	2.678 (02)	1	1	1	2.017 (02)	0	1	1	2.469 (02)	1	1	1	1.859 (02)	0	1	1	37	0.31	0.17	0.16	0.12	0.10	136,000	92%
40	5.357 (04)	2	1	1	4.035 (04)	1	1	1	4.937 (04)	2	1	1	3.719 (04)	1	1	1	70	0.57	0.29	0.26	0.21	0.16	136,000	
60	7.932 (06)	2	2	2	5.974 (06)	1	2	2	7.310 (06)	2	2	2	5.506 (06)	1	2	2	102	0.87	0.44	0.39	0.30	0.22	129,000	
80	10.575 (08)	2	2	2	7.966 (08)	1	2	2	9.747 (08)	2	2	2	7.342 (08)	1	2	2	133	1.14	0.56	0.49	0.39	0.29	129,000	
100	13.186 (10)	3	3	3	9.932 (10)	1	3	2	12.153 (10)	3	3	3	9.154 (10)	1	3	2	172	1.47	0.75	0.67	0.51	0.38	128,000	
120	15.823 (12)	3	3	3	11.919 (12)	1	3	2	14.583 (12)	3	3	3	10.985 (12)	1	3	2	204	1.76	0.88	0.78	0.60	0.44	128,000	
140	18.377 (14)	3	3	3	13.842 (14)	1	3	2	16.937 (14)	3	3	3	12.758 (14)	1	3	2	233	2.01	0.99	0.87	0.69	0.51	123,000	
160	21.002 (16)	3	3	3	15.820 (16)	2	3	3	19.356 (16)	3	3	3	14.580 (16)	1	3	3	265	2.29	1.11	0.98	0.78	0.57	123,000	
700mA Fixture Operating at 25° C (77° F)																								
20	3.271 (02)	1	1	1	2.450 (02)	0	1	1	3.015 (02)	1	1	1	2.258 (02)	0	1	1	50	0.42	0.22	0.20	0.15	0.12	111,000	90%
40	6.543 (04)	2	2	2	4.900 (04)	1	2	1	6.030 (04)	2	2	2	4.516 (04)	1	2	1	93	0.79	0.40	0.35	0.27	0.20	111,000	
60	9.688 (06)	2	2	2	7.255 (06)	1	2	2	8.929 (06)	2	2	2	6.686 (06)	1	2	2	137	1.18	0.59	0.51	0.39	0.29	111,000	

\* For recommended lumen maintenance factor data see TD-13. \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit [www.iesna.org/PDF/Erratas/TM-15-07BugRatingsAddendum.pdf](http://www.iesna.org/PDF/Erratas/TM-15-07BugRatingsAddendum.pdf)

NOTE: All data subject to change without notice.



# ARE-EDG-4M-R3 THE EDGE® LED Area Light – Type IV Medium

Rev. Date: 8/23/11

## General Description

Slim, low profile design minimizes wind load requirements. Fixture sides are rugged cast aluminum with integral, weather-tight LED driver compartments and high performance aluminum heatsinks. Includes leaf/debris guard. Spider mount hub slip-fits over a 2-3/8" (60mm) to 3" (76mm) O.D. steel or aluminum tenon or pole and secures to tenon with eight set screws. Five year limited warranty on fixture.

## Electrical

Modular design accommodates varied lighting output from high power, white, 6000K (+/- 500K per full fixture), minimum 70 CRI, long life LED sources. Optional 4300K (+/- 300K per full fixture) also available. 120-277V 50/60 Hz, Class 1 LED drivers are standard. 347-480V 50/60 Hz driver is optional. LED drivers have power factor >90% and THD <20% at full load. Units provided with integral 10kV surge suppression protection standard. Integral weather-tight electrical box with terminal strips (12Ga - 20Ga) for easy power hook-up. Surge protection tested in accordance with IEEE/ANSI C62.41.2.

## Testing & Compliance

UL listed in the U.S. and Canada for wet locations. Consult factory for CE Certified products. Dark Sky Friendly. IDA Approved. RoHS Compliant.

Product qualified on the Design Lights Consortium ("DLC") Qualified Products List ("QPL") when ordered without the backlight control shield.



## Finish

Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Bronze, black, white and platinum bronze powder topcoats are also available. The finish is covered by our 10 year limited warranty.

Fixture and finish are endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117.

## Patents

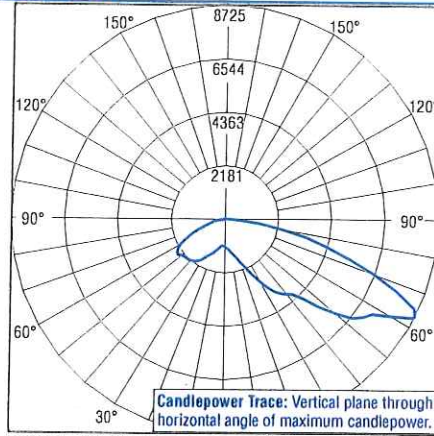
U.S. and International patents granted and pending. BetaLED is a division of Ruud Lighting, Inc. For a listing of Ruud Lighting, Inc. patents, visit [www.uspto.gov](http://www.uspto.gov).

## Field-Installed Accessories

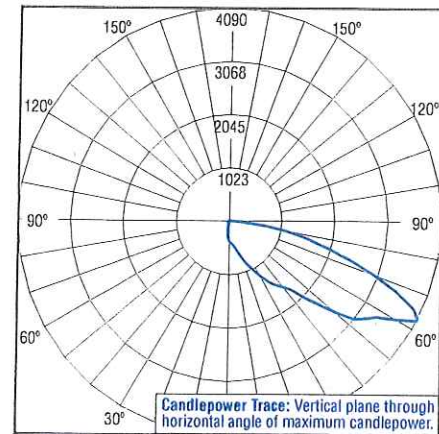


Bird Spikes  
 XA-BRDSPK

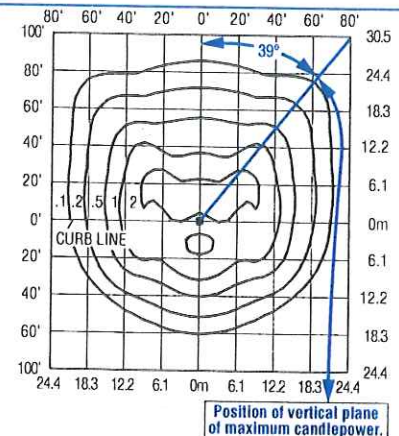
## Photometrics



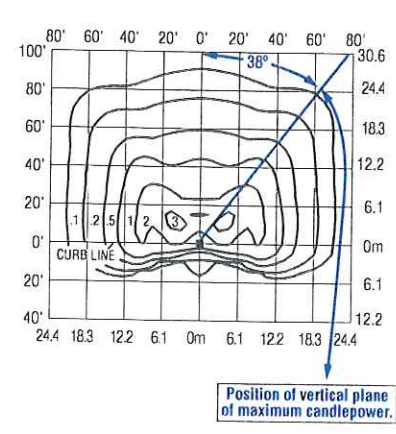
Independent Testing Laboratories certified test. Report No. ITL68090. Candlepower trace of 4300K, 120 LED Type IV Medium area luminaire with 14,934 initial delivered lumens operating at 525mA. All published luminaire photometric testing performed to IESNA LM-79-08 standards.



Independent Testing Laboratories certified test. Report No. ITL68090. Candlepower trace of 4300K, 40 LED Type IV Medium w/ backlight control area luminaire with 4,926 initial delivered lumens operating at 525mA. All published luminaire photometric testing performed to IESNA LM-79-08 standards.



Isofootcandle plot of 4300K, 120 LED Type IV Medium area luminaire at 25' (7.6 m) A.F.G. Luminaire with 14,983 initial delivered lumens operating at 525mA. Initial FC at grade.



Isofootcandle plot of 4300K, 120 LED Type IV Medium area luminaire at 25' (7.6 m) A.F.G. Luminaire with 10,985 initial delivered lumens operating at 525mA. Initial FC at grade.

## THE EDGE® EPA & Weight Calculations

# of LEDs	Approximate Weight 120-480V <sup>1</sup>	Post Top
<b>Post Top Mount</b>		
40	24.4 lbs. (11.1kg)	1.03
60	26.6 lbs. (12.1kg)	1.03
80	27.2 lbs. (12.3kg)	1.03
100	29.3 lbs. (13.3kg)	1.03
120	31.3 lbs. (14.2kg)	1.03
140	35.9 lbs. (16.3kg)	1.03
160	38.4 lbs. (17.4kg)	1.03
200	42.0 lbs. (19.1kg)	1.15
240	46.4 lbs. (21.0kg)	1.27

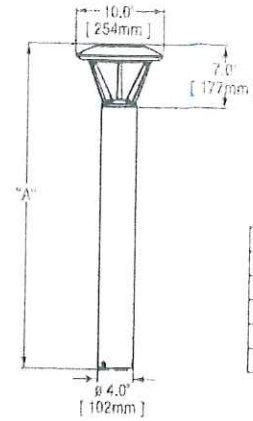
1. Add 5 lbs. (2.3kg) for transformer in 347-480V fixtures when multi-level options are selected.

NOTE: All data subject to change without notice.

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Made in the U.S.A. of U.S. and imported parts.  
 Meets Buy American requirements within the ARBA.





Model	Dim. "A"
Landscape-13	13" [330mm]
Landscape-16	16" [457mm]
Pathway	36" [914mm]
Pathway	42" [1067mm]
Pedestrian	96" [2438mm]

Notes:

Product	Family	Optic	Mounting	# of LEDs (x 9)	LED Series	Voltage	Color Options	Drive Current	Factory-Installed Options
PWY Pathway Light	EDG	2M' Type II Medium	<input type="checkbox"/> P0 <sup>2</sup> <input type="checkbox"/> P1 <sup>3</sup> <input checked="" type="checkbox"/> P3 <sup>4</sup> <input type="checkbox"/> P4 <sup>5</sup> <input type="checkbox"/> P8 <sup>6</sup>	02	D	<input type="checkbox"/> UL Universal 120-277V <input type="checkbox"/> UH <sup>7</sup> Universal 347-480V <input type="checkbox"/> 12 120V <input type="checkbox"/> 24 240V <input type="checkbox"/> 27 277V <input type="checkbox"/> 34 <sup>7</sup> 347V <input type="checkbox"/> 48 <sup>7</sup> 480V	<input type="checkbox"/> SV Silver (Standard) <input type="checkbox"/> BK Black <input type="checkbox"/> WH White <input type="checkbox"/> BZ Bronze <input type="checkbox"/> PB Platinum <input type="checkbox"/> BR Bronze <input checked="" type="checkbox"/> TBD	<input checked="" type="checkbox"/> 350 350mA <input type="checkbox"/> 525 <sup>9</sup> 525mA	Please type additional options in manually on the lines provided above. <input type="checkbox"/> 40K 4000K Color Temperature <sup>9</sup> <input type="checkbox"/> F Fuse <sup>10,11,12</sup> <input type="checkbox"/> HL Hi/Low (175/350/525, dual circuit input) <sup>13,14</sup> <input type="checkbox"/> T1 Two-Level (175/525 w/ integrated sensor control) <sup>13</sup> <input checked="" type="checkbox"/> TL2 Two-Level (0/350 w/ integrated sensor control) <sup>12</sup> <input type="checkbox"/> TL3 Two-Level (0/525 w/ integrated sensor control) <sup>13</sup> <input type="checkbox"/> WB Welded Base <sup>15</sup>

Footnotes

- 1. IESNA Type II Medium distribution
- 2. 13" (330mm) landscape fixture
- 3. 16" (18mm) landscape fixture
- 4. 3' (0.9m) pathway fixture (bollard)
- 5. 42" (1.68mm) pathway fixture (bollard)
- 6. 8' (2.4m) pedestrian fixture
- 7. Available with P3, P4 and P8 mounting options
- 8. Available with P1, P3, P4, and P8 mounting options
- 9. Color temperature per fixture; 5700K standard; minimum 70 CRI
- 10. Not available with all multi-level options. Refer to multi-level spec sheet for availability and additional information
- 11. When code dictates fusing use time delay fuse
- 12. Not available when UH, 34 or 48 voltage is selected
- 13. Refer to multi-level spec sheet for availability and additional information
- 14. Sensor not included
- 15. Standard on P8 mounting option; available with P1, P3 and P4 mounting options

LED PERFORMANCE SPECS

# of LEDs	Initial Delivered Lumens - Type II Medium @ 5700K	BUG Rating			Initial Delivered Lumens - Type II Medium @ 4000K	BUG Rating			System Watts 120-277V	Total Current @ 120V	Total Current @ 208V	Total Current @ 240V	Total Current @ 277V	System Watts 347-480V	Total Current @ 347V	Total Current @ 480V	L <sub>70</sub> Hours** @ 25° C (77° F)	50K Hours Lumen Maintenance Factor** @ 15° C (59° F)
		B	U	G		B	U	G										
350mA Fixture Operating at 25° C (77° F)																		
18	1,407	1	1	1	1,297	1	1	1	22	0.18	0.12	0.10	0.10	28	0.09	0.13	>150,000	91%
525mA Fixture Operating at 25° C (77° F)																		
18	1,970	1	1	1	1,816	1	1	1	34	0.29	0.19	0.17	0.15	40	0.12	0.13	137,000	89%

\* Utilizes magnetic step-down transformer when 525mA drive current or multi-level options are selected  
 \*\* For recommended lumen maintenance factor data see TD-13  
 \*\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Ratings visit [www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf)



PWY-EDG-2M

THE EDGE® LED Pathway Light

Rev. Date: 3/7/12

General Description

Durable die-cast aluminum fixture housing mounts directly to 4" (102mm) diameter pole without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by (3) 3/8-16 anchor bolts (provided) Note: T45 Torx 3/8 socket required for head installation. Top mounted LEDs for superior optical performance and light control. Five year limited warranty on fixture.

Electrical

Fixture lit by 18W high power, white, 5700K (+/- 500K per full fixture), minimum 70 CRI long life LED sources. 4000K (+/- 3300K per full fixture) also available. 120-277V 50/60 Hz, Class 1 drivers are standard. 347-480V 50/60 Hz driver is optional. LED drivers have power factor >90% and THD <20% at full load. Units provided with integral 10kV surge suppression protection standard. Surge protection standard. Surge protection tested in accordance with IEEE/ANSI C62.41.2.

Testing & Compliance

UL listed in the U.S. and Canada for wet locations. Consult factory for CE Certified products. Fixture also available with CE listing, RoHS compliant, ENERGY STAR Qualified LED Lighting, Dark Sky Friendly, IDA Approved.



Finish

Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Bronze, black, white and platinum bronze powder topcoats are also available. The finish is covered by our 10 year limited warranty.

Fixture and finish are endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117.

Patents

U.S. and international patents granted and pending. BetaLED is a division of Ruud Lighting, Inc. For a listing of Ruud Lighting, Inc. patents, visit [www.uspto.gov](http://www.uspto.gov).

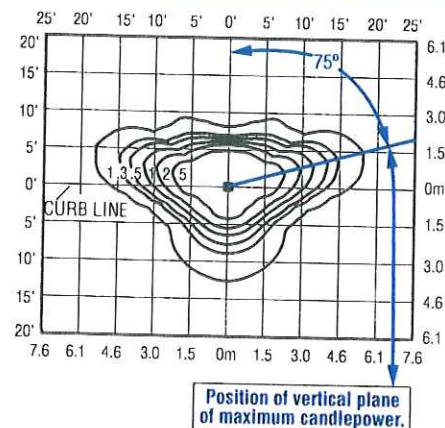
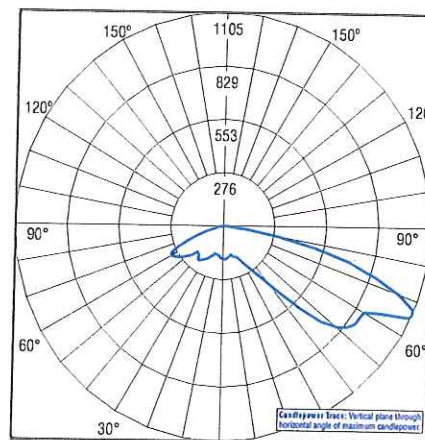
Field-Installed Accessories



**Retro-Fit Kit**  
Used for replacement of existing bollards.

- XA-XBP8RSV
- XA-XBP8RBK
- XA-XBP8RWH
- XA-XBP8RBZ
- XA-XBP8RPB

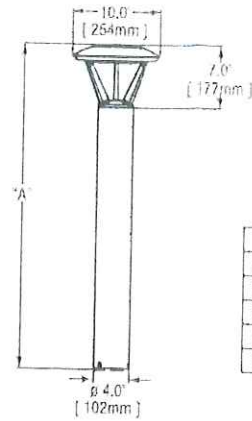
Photometrics



Independent Testing Laboratories certified test. Report No. ITL71500. Candlepower trace of 5700K, 18 LED Type II Medium pathway luminaire with 1,432 initial delivered lumens operating at 350mA. All published luminaire photometric testing performed to IESNA LM-79-08 standards.

Isofootcandle plot of 5700K, 18 LED Type II Medium pathway luminaire at 3' (.9 m) A.F.G. Luminaire with 1,407 initial delivered lumens operating at 350mA. Initial FC at grade.





Model	Dim. "A"
Landscape-13	13" [330mm]
Landscape-18	18" [457mm]
Pathway	36" [914mm]
Pathway	42" [1067mm]
Pedestrian	96" [2438mm]

Notes:

Product	Family	Optic	Mounting	# of LEDs (x 9)	LED Series	Voltage	Color Options	Drive Current	Factory-Installed Options
PWY Pathway Light	EDG	2M' Type II Medium	<input type="checkbox"/> P0 <sup>2</sup> <input type="checkbox"/> P1 <sup>3</sup> <input checked="" type="checkbox"/> P3 <sup>4</sup> <input type="checkbox"/> P4 <sup>5</sup> <input type="checkbox"/> P8 <sup>6</sup>	02	D	<input type="checkbox"/> UL Universal 120-277V <input type="checkbox"/> UH <sup>7</sup> Universal 347-480V <input type="checkbox"/> 12 120V <input type="checkbox"/> 24 240V <input type="checkbox"/> 27 277V <input type="checkbox"/> 34 <sup>7</sup> 347V <input type="checkbox"/> 48 <sup>7</sup> 480V	<input type="checkbox"/> SV Silver (Standard) <input type="checkbox"/> BK Black <input type="checkbox"/> WH White <input type="checkbox"/> BZ Bronze <input type="checkbox"/> PB Platinum <input type="checkbox"/> Bronze <input checked="" type="checkbox"/> TBD	<input checked="" type="checkbox"/> 350 350mA <input type="checkbox"/> 525 <sup>8</sup> 525mA	Please type additional options in manually on the lines provided above. <input type="checkbox"/> 40K 4000K Color Temperature <sup>9</sup> <input type="checkbox"/> F Fuse <sup>10,11,12</sup> <input type="checkbox"/> HL HI/Low (175/350/525, dual circuit input) <sup>13,14</sup> <input checked="" type="checkbox"/> TL Two-Level (175/525 w/ integrated sensor control) <sup>12</sup> <input checked="" type="checkbox"/> TL2 Two-Level (0/350 w/ integrated sensor control) <sup>12</sup> <input type="checkbox"/> TL3 Two-Level (0/525 w/ integrated sensor control) <sup>12</sup> <input type="checkbox"/> WB Welded Base <sup>15</sup>

Footnotes

1. IESNA Type II Medium distribution
2. 13" (330mm) landscape fixture
3. 18" (457mm) landscape fixture
4. 3" (76mm) pathway fixture (bollard)
5. 42" (1067mm) pathway fixture (bollard)
6. 8" (203mm) pedestrian fixture
7. Available with P3, P4 and P8 mounting options
8. Available with P1, P3, P4, and P8 mounting options
9. Color temperature per fixture; 5700K standard; minimum 70 CRI
10. Not available with all multi-level options. Refer to multi-level spec sheet for availability and additional information
11. When code dictates fusing use time delay fuse
12. Not available when UH, 34 or 48 voltage is selected
13. Refer to multi-level spec sheet for availability and additional information
14. Sensor not included
15. Standard on P8 mounting option; available with P1, P3 and P4 mounting options

LED PERFORMANCE SPECS																		
# of LEDs	Initial Delivered Lumens - Type II Medium @ 5700K	BUG Rating			Initial Delivered Lumens - Type II Medium @ 4000K	BUG Rating			System Watts 120-277V	Total Current @ 120V	Total Current @ 208V	Total Current @ 240V	Total Current @ 277V	System Watts 347-480V	Total Current @ 347V	Total Current @ 480V	L <sub>70</sub> Hours** @ 25° C (77° F)	50K Hours Lumen Maintenance Factor** @ 15° C (59° F)
		B	U	G		B	U	G										
350mA Fixture Operating at 25° C (77° F)																		
18	1,407	1	1	1	1,297	1	1	1	22	0.18	0.12	0.10	0.10	28	0.09	0.13	>150,000	91%
525mA Fixture Operating at 25° C (77° F)																		
18	1,970	1	1	1	1,816	1	1	1	34	0.29	0.19	0.17	0.15	40	0.12	0.13	137,000	89%

\*Utilizes magnetic step-down transformer when 525mA drive current or multi-level options are selected  
 \*\*For recommended lumen maintenance factor data see TD-13  
 \*\*\*For more information on the IES BUG (Backlight-Uplight-Glare) Ratings visit [www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf)





PWY-EDG-2M

THE EDGE® LED Pathway Light

Rev. Date: 3/7/12

General Description

Durable die-cast aluminum fixture housing mounts directly to 4" (102mm) diameter pole without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by (3) 3/8-16 anchor bolts (provided) Note: T45 Torx 3/8 socket required for head installation. Top mounted LEDs for superior optical performance and light control. Five year limited warranty on fixture.

Electrical

Fixture lit by 18W high power, white, 5700K (+/- 500K per full fixture), minimum 70 CRI long life LED sources. 4000K (+/-3300K per full fixture) also available. 120-277V 50/60 Hz, Class 1 drivers are standard. 347-480V 50/60 Hz driver is optional. LED drivers have power factor >90% and THD <20% at full load. Units provided with integral 10kV surge suppression protection standard. Surge protection standard. Surge protection tested in accordance with IEEE/ANSI C62.41.2.

Testing & Compliance

UL listed in the U.S. and Canada for wet locations. Consult factory for CE Certified products. Fixture also available with CE listing. RoHS compliant. ENERGY STAR Qualified LED Lighting. Dark Sky Friendly. IDA Approved.



Finish

Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Bronze, black, white and platinum bronze powder topcoats are also available. The finish is covered by our 10 year limited warranty.

Fixture and finish are endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117.

Patents

U.S. and international patents granted and pending. BetaLED is a division of Ruud Lighting, Inc. For a listing of Ruud Lighting, Inc. patents, visit [www.uspto.gov](http://www.uspto.gov).

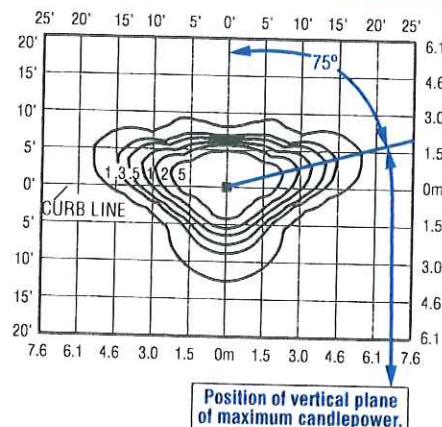
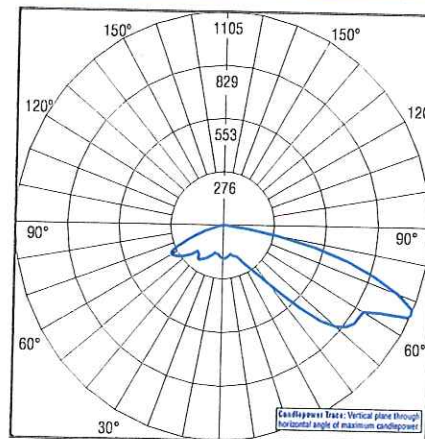
Field-Installed Accessories



**Retro-Fit Kit**  
Used for replacement of existing bollards.

- XA-XBP8RSV
- XA-XBP8RBK
- XA-XBP8RWH
- XA-XBP8RBZ
- XA-XBP8RPB

Photometrics



Independent Testing Laboratories certified test. Report No. ITL71500. Candlepower trace of 5700K, 18 LED Type II Medium pathway luminaire with 1,432 initial delivered lumens operating at 350mA. All published luminaire photometric testing performed to IESNA LM-79-08 standards.

Isofootcandle plot of 5700K, 18 LED Type II Medium pathway luminaire at 3' (0.9 m) A.F.G. Luminaire with 1,407 initial delivered lumens operating at 350mA. Initial FC at grade.



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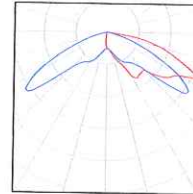
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### Timberlake Site Lighting / Luminaire parts list

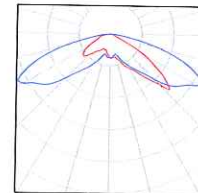
- 9 Pieces BETALED, A DIVISION OF RUUD LIGHTING  
ARE-EDG-4MB-\*\*-04-D-UL-525-43K (525mA)  
CONFIGURED FROM STR-LWY-4MB-\*\*-04-D-  
UL-43K-700 or BXSLOJ04D-UD7 (700mA)  
CONFIGURED FROM 40 LED TYPE IV MEDIUM  
700mA 4300K LEDWAY WITH BACKLIGHT  
SHIELD  
Article No.: ARE-EDG-4MB-\*\*-04-D-UL-525-43K  
(525mA) CONFIGURED FROM STR-LWY-4MB-  
\*\*-04-D-UL-43K-700 or BXSLOJ04D-UD7  
(700mA)  
Luminous flux (Luminaire): 3719 lm  
Luminous flux (Lamps): 3719 lm  
Luminaire Wattage: 66.0 W  
Luminaire classification according to CIE: 100  
CIE flux code: 20 60 95 100 101  
Fitting: 40 x CONFIGURED FROM FORTY  
WHITE LIGHT EMITTING DIODES (LEDS),  
VERTICAL BASE-UP (Correction Factor 1.000).

See our luminaire  
catalog for an image of  
the luminaire.



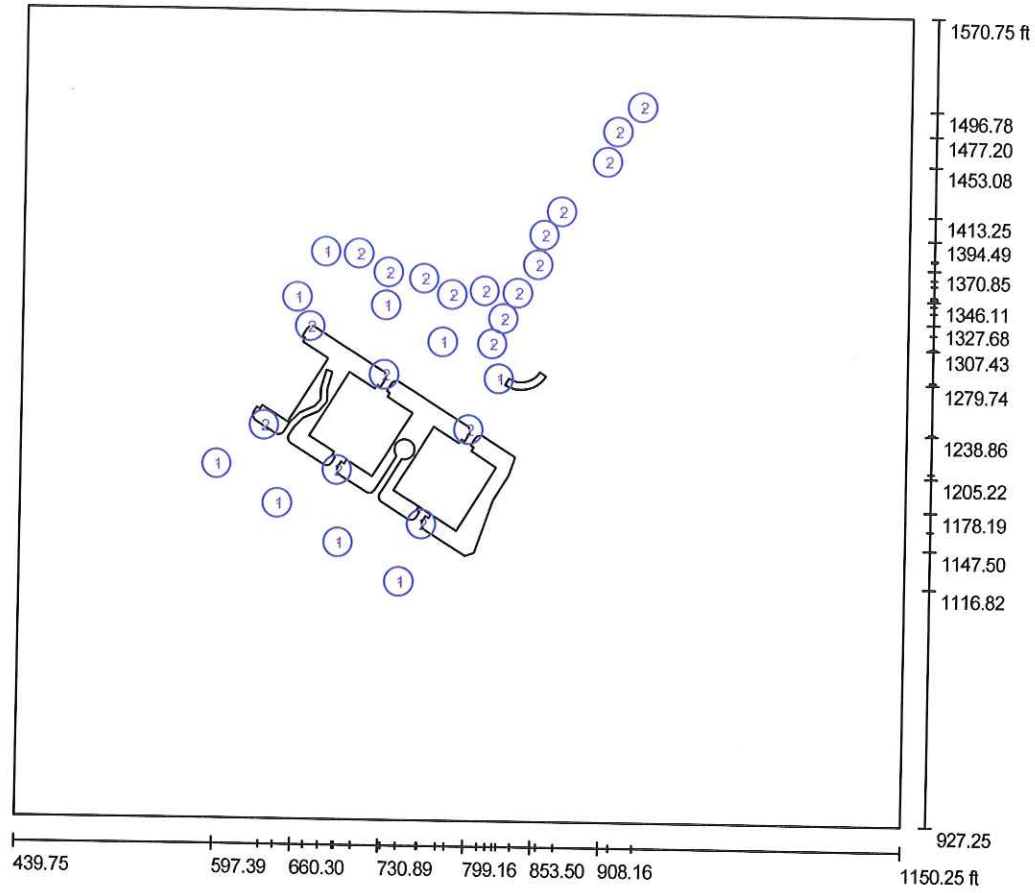
- 20 Pieces BETALED, A DIVISION OF RUUD LIGHTING  
PWY-EDG-2M-\*\*-02-D-UL-350 or BXBP\*218D-  
UH (350mA) 18 LED TYPE II MEDIUM 350mA  
5700K EDGE PATHWAY (Type 1)  
Article No.: PWY-EDG-2M-\*\*-02-D-UL-350 or  
BXBP\*218D-UH (350mA)  
Luminous flux (Luminaire): 1816 lm  
Luminous flux (Lamps): 1816 lm  
Luminaire Wattage: 21.2 W  
Luminaire classification according to CIE: 100  
CIE flux code: 22 67 96 100 100  
Fitting: 1 x User defined (Correction Factor 1.000,  
4000K, 525mA).

See our luminaire  
catalog for an image of  
the luminaire.



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**Timberlake Site Lighting / Luminaires (layout plan)**



Scale 1 : 1549

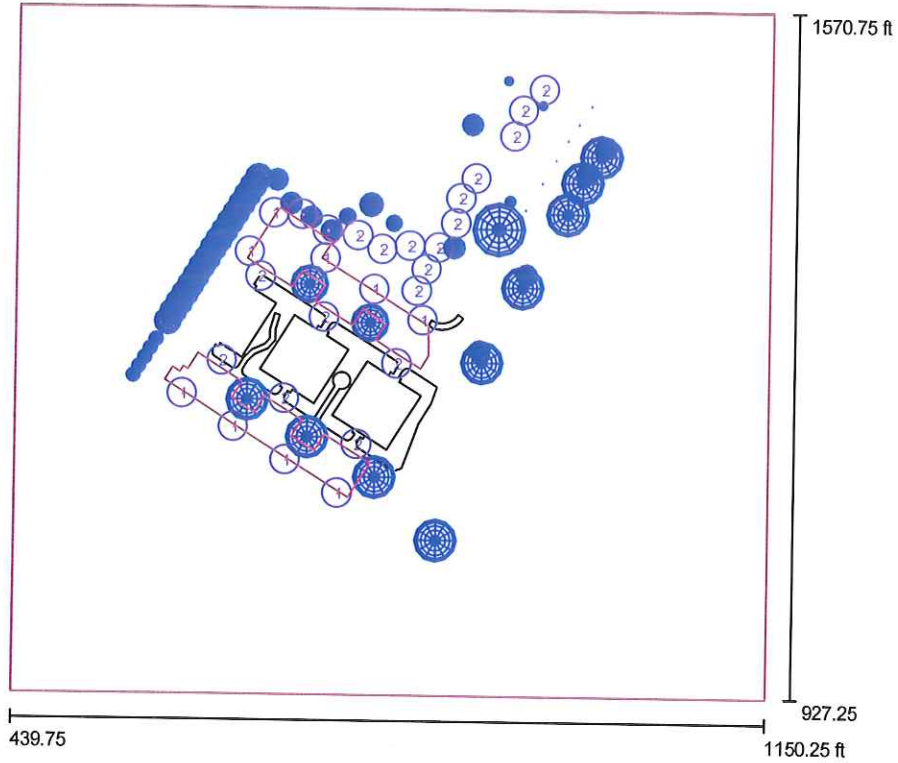
**Luminaire Parts List**

No.	Pieces	Designation
1	9	BETALED, A DIVISION OF RUUD LIGHTING ARE-EDG-4MB-**-04-D-UL-525-43K (525mA) CONFIGURED FROM STR-LWY-4MB-**-04-D-UL-43K-700 or BXSL0J04D-UD7 (700mA) CONFIGURED FROM 40 LED TYPE IV MEDIUM 700mA 4300K LEDWAY WITH BACKLIGHT SHIELD
2	20	BETALED, A DIVISION OF RUUD LIGHTING PWY-EDG-2M-**-02-D-UL-350 or BXBP*218D-UH (350mA) 18 LED TYPE II MEDIUM 350mA 5700K EDGE PATHWAY (Type 1)*

\*Modified Technical Specifications

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**Timberlake Site Lighting / Bollards and Posts Combined / Planning data**



Light loss factor: 1.00, ULR (Upward Light Ratio): 0.0%

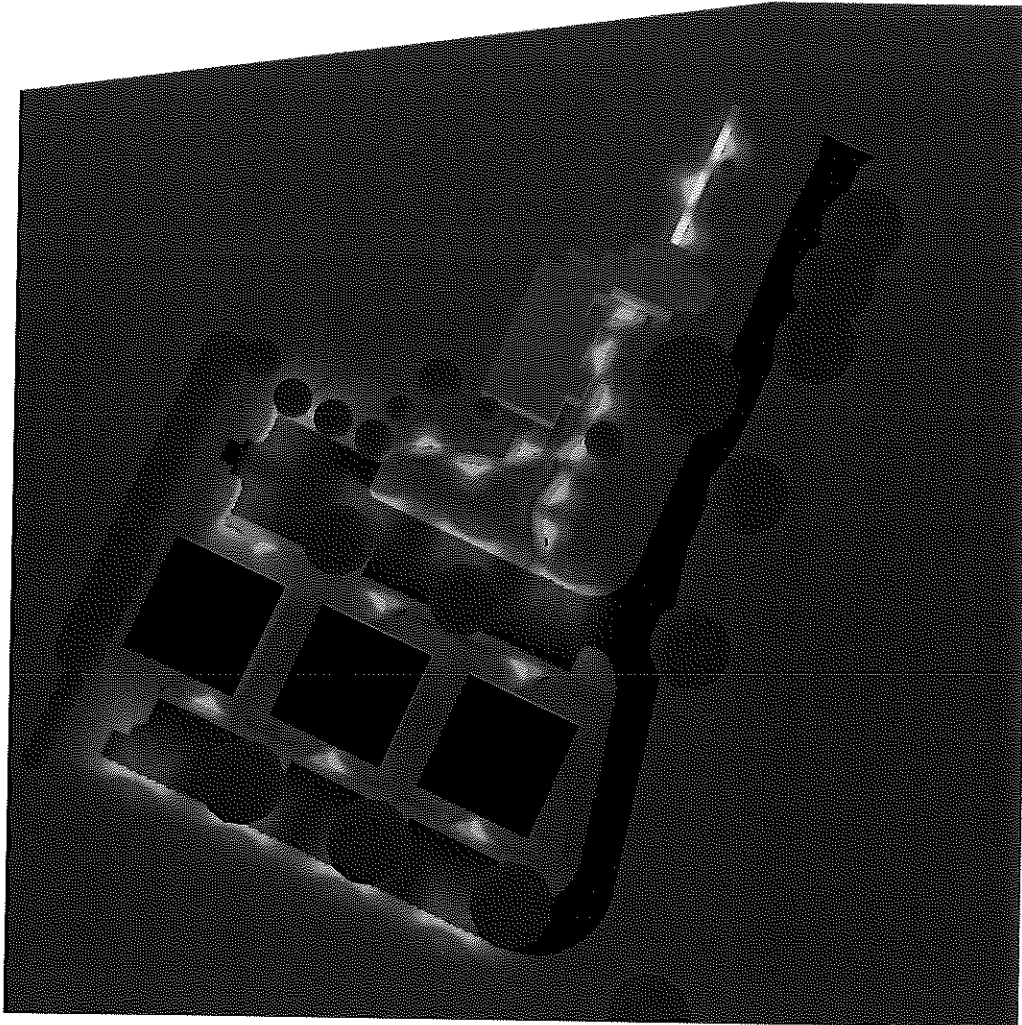
Scale 1:1819

**Luminaire Parts List**

No.	Pieces	Designation (Correction Factor)	Φ (Luminaire) [lm]	Φ (Lamps) [lm]	P [W]
1	9	BETALED, A DIVISION OF RUUD LIGHTING ARE-EDG-4MB-**-04-D-UL-525-43K (525mA) CONFIGURED FROM STR-LWY-4MB-**-04- D-UL-43K-700 or BXSLOJ04D-UD7 (700mA) CONFIGURED FROM 40 LED TYPE IV MEDIUM 700mA 4300K LEDWAY WITH BACKLIGHT SHIELD (1.000)	3719	3719	66.0
2	20	BETALED, A DIVISION OF RUUD LIGHTING PWY-EDG-2M-**-02-D-UL-350 or BXPB*218D-UH (350mA) 18 LED TYPE II MEDIUM 350mA 5700K EDGE PATHWAY (Type 1)* (1.000)	1816	1816	21.2
*Modified Technical Specifications			Total: 69793	Total: 69793	1018.0

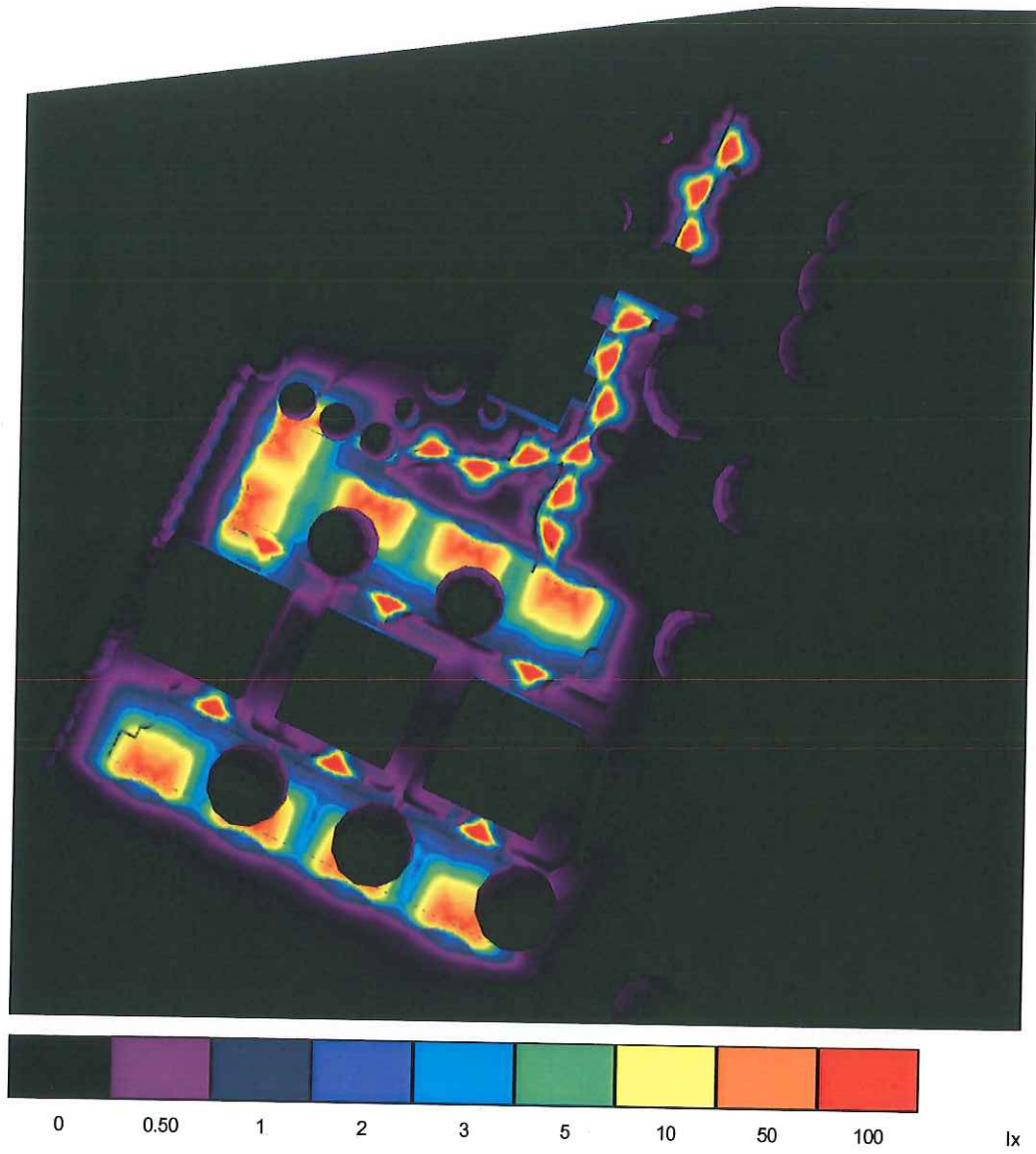
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**Timberlake Site Lighting / Bollards and Posts Combined / 3D Rendering**



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Timberlake Site Lighting / Bollards and Posts Combined / False Color Rendering

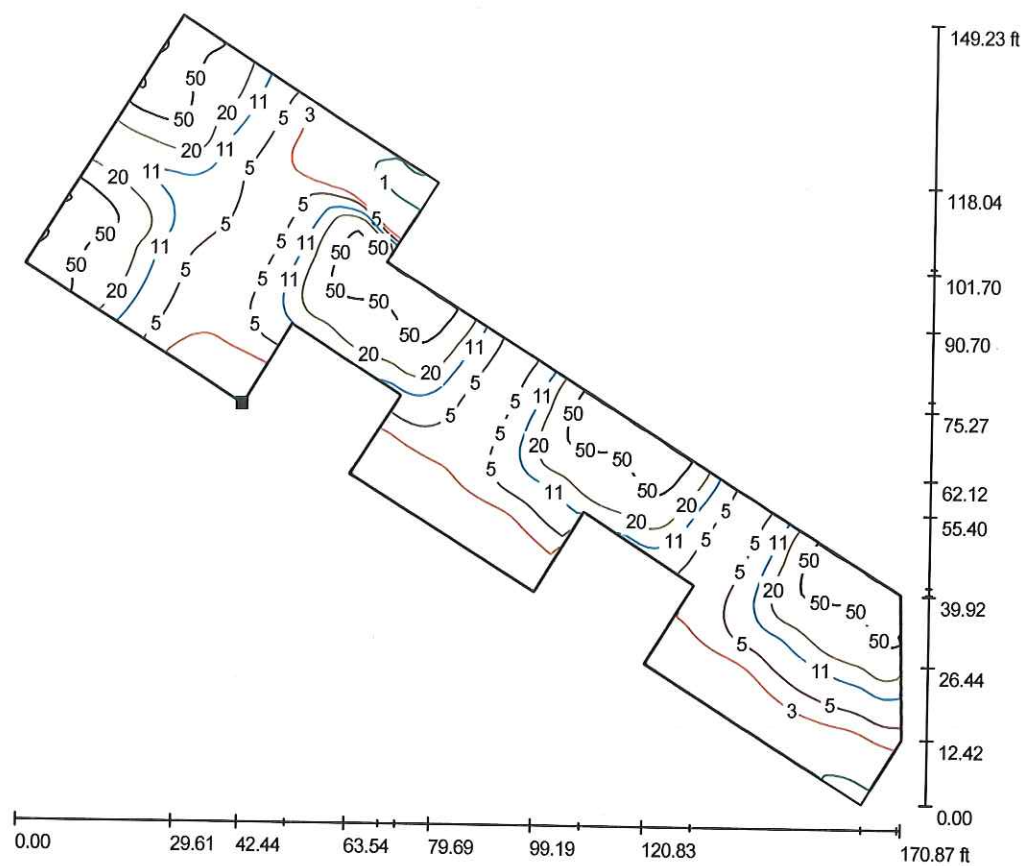






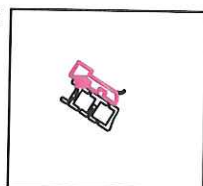
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## Timberlake Site Lighting / Bollards and Posts Combined / Middle Parking Area Ground Level / Isolines (E, Perpendicular)



Values in Lux, Scale 1 : 373

Position of surface in external scene:  
Marked point:  
(700.058 ft, 1310.116 ft, 1.550 ft)

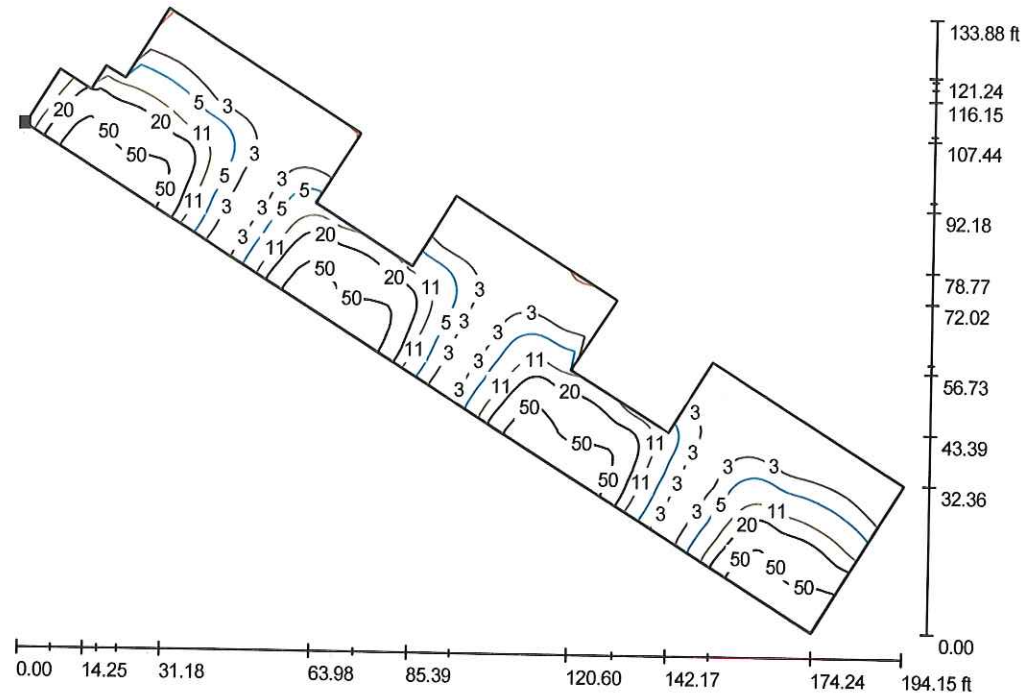


Grid: 128 x 128 Points

$E_{av}$ [lx]	$E_{min}$ [lx]	$E_{max}$ [lx]	u0	$E_{min} / E_{max}$
19	0.62	97	0.032	0.006

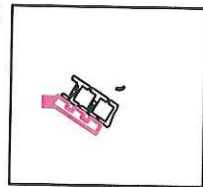
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## Timberlake Site Lighting / Bollards and Posts Combined / Back Parking Area Ground Level / Isolines (E, Perpendicular)



Values in Lux, Scale 1 : 424

Position of surface in external scene:  
Marked point:  
(580.285 ft, 1221.946 ft, 1.550 ft)



Grid: 128 x 128 Points

$E_{av}$ [lx]	$E_{min}$ [lx]	$E_{max}$ [lx]	u0	$E_{min} / E_{max}$
17	0.93	96	0.055	0.010