

RADON EQUIPMENT

SINGLE FAMILY DETACHED

OBJECTIVE/GOAL

To select and locate radon equipment as discreetly as possible, and to minimize its visual and acoustical impact on neighboring properties.

REVIEW PROCESS



IF YOUR PROJECT MEETS THE FOLLOWING CRITERIA, **NO APPLICATION IS REQUIRED.**

LOCATION

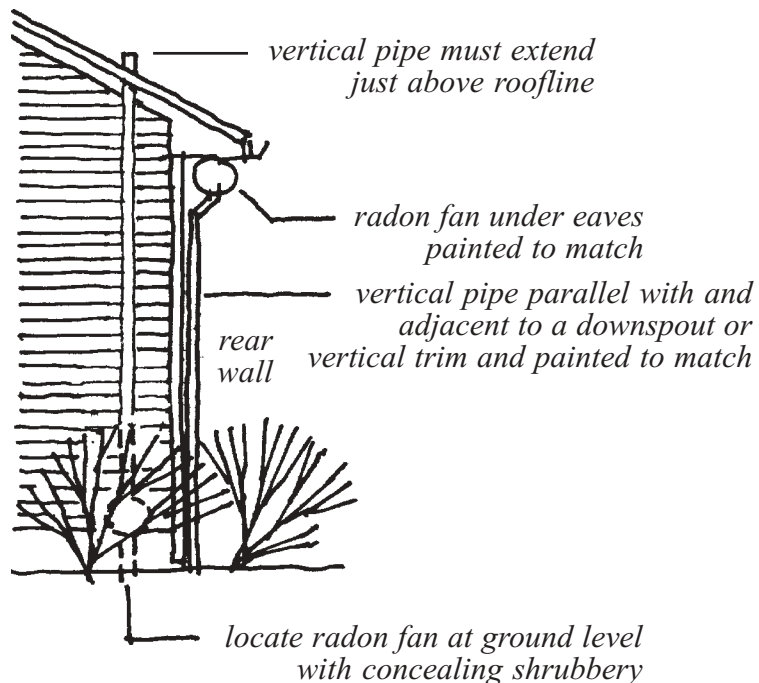
The radon equipment is located on the rear wall of the house or at the rear corner of the side wall;

PIPE LOCATION & COLOR

The vertical pipe (4 inch PVC or standard metal downspout pipe) runs parallel with, and adjacent to, a downspout or vertical trim and is painted the color of the contiguous downspout, vertical trim, or house siding; and

FAN LOCATION & COLOR

The fan is located at ground level with concealing shrubbery or DRB-approved fencing, or at the level of the house eaves, and painted the color of the surface behind it.



RADON EQUIPMENT

SINGLE FAMILY DETACHED



FOR ALL OTHER PROJECTS, YOU MUST COMPLETE AN **APPLICATION FORM** AND OBTAIN YOUR **NEIGHBORS' SIGNATURES**. YOUR APPLICATION WILL BE REVIEWED BY STAFF IN CONSULTATION WITH A DRB MEMBER OR BY A PANEL OF THE DRB, WHO WILL APPLY THE FOLLOWING GUIDELINES.

INSTALLATION

The pipe should be installed as inconspicuously as possible (aligned with a vertical element on the house, or in an interior corner).

LOCATION

Radon equipment should not be located on the street-facing elevation.

ACOUSTICAL IMPACT

Its location should be chosen to minimize any *acoustical* impact on neighboring properties.

COLOR

Unless completely screened from view, the equipment should be painted a color to blend with its environment.

LANDSCAPING

Landscaping or other screening may be required to shield it from view and buffer its sound.

PLANT MATERIAL

Plant material should be of size and character to provide substantial coverage.

SCREENING

A structural screen, if needed, should be compatible in design, materials and color with the architecture of the house, and high enough to completely screen the unit from view.

ACOUSTIC(AL)
related to hearing or sound

NOTE: a shortened version of the cluster standard fence is often an acceptable solution.



APPLICATION CHECKLIST



INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

SITE PLAN

- A copy of your site plan showing the house, property lines, neighboring houses, and the proposed location of the radon equipment

DESCRIPTION

- Information regarding the appearance, dimensions, materials and colors of all components of the equipment

PHOTOGRAPH/DRAWING

- A drawing or photograph showing the proposed location of the fan and pipe

LANDSCAPING

- The number and type of plants proposed for screening, if any

SCREENING

- Information regarding the design, dimensions, materials and colors of any proposed structural screen

QUESTIONS? CALL COVENANTS ADMINISTRATION: (703) 435-6542

