

OBJECTIVE/GOAL

To design site lighting so that it provides effective illumination for the property and the specific use, is harmonious with other lighting in the project and surrounding neighborhoods, enhances the design of the facility, and minimizes the impact of glare onto neighboring properties.

REVIEW PROCESS

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

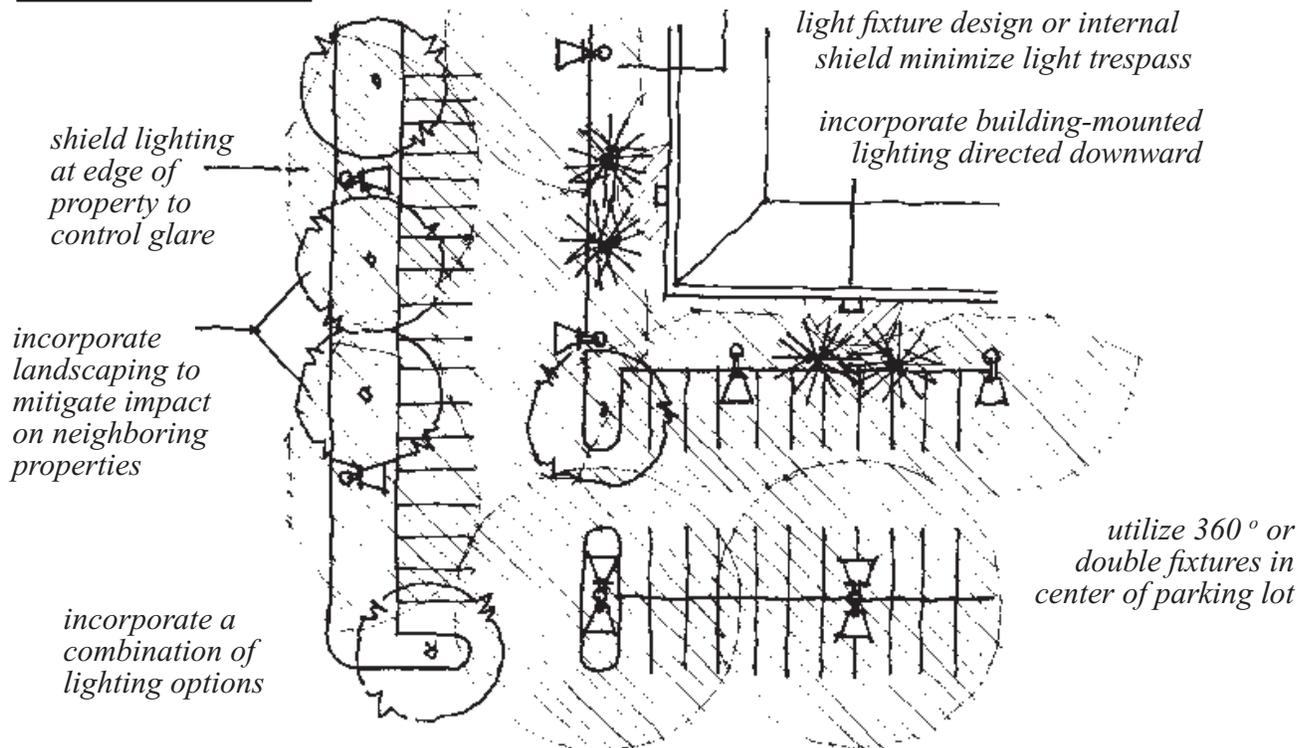
APPEARANCE AND COMPATIBILITY

The design, size, colors, and materials of both fixtures and poles, as well as the type of *lamp*, should be architecturally compatible with the project and with any other DRB-approved lighting in the project.

GLARE

The number and location of the fixtures, and their design, wattage, and light source should be selected to minimize glare both within the site and onto neighboring properties.

 **LAMP**
light source, light bulb



LIGHTING

(SITE)

SUITABILITY	The proposed lighting plan should be appropriate for any specific uses of the recreational facility, and sensitive to its natural environment and to any neighboring properties.
FLOODLIGHTS	Floodlights should be shielded and directed so that no glare is directed off the property and located under building eaves wherever possible. If located through a wall, the shields should be painted the color of the wall.
FIXTURE CHARACTERISTICS	The DRB may require that the pole-mounted fixture incorporate a solid vertical cap, internal reflectors, refractive lens, and the option for side shields, to control glare, light trespass above a horizontal plane and/or spillover toward neighboring properties.
ARCHITECTURAL LIGHTING	Architectural lighting, whether building mounted or ground mounted, will be reviewed on a case by case basis. The fixture should be compatible with the architecture, and the light controlled to "wash" the building or highlight an architectural feature, without causing undesirable light levels or glare.
BUILDING MOUNTED LIGHTS	Building mounted lights should not be used to provide general site lighting, but may be approved for security lighting in specific areas. The fixture, whether fixed or directional, should have a refractive lens and an effective cut-off shield to direct light downwards, minimize light trespass beyond the property line, and control glare. Its size, color, design and location on the building should be harmonious with the architecture.



APPLICATION CHECKLIST



INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

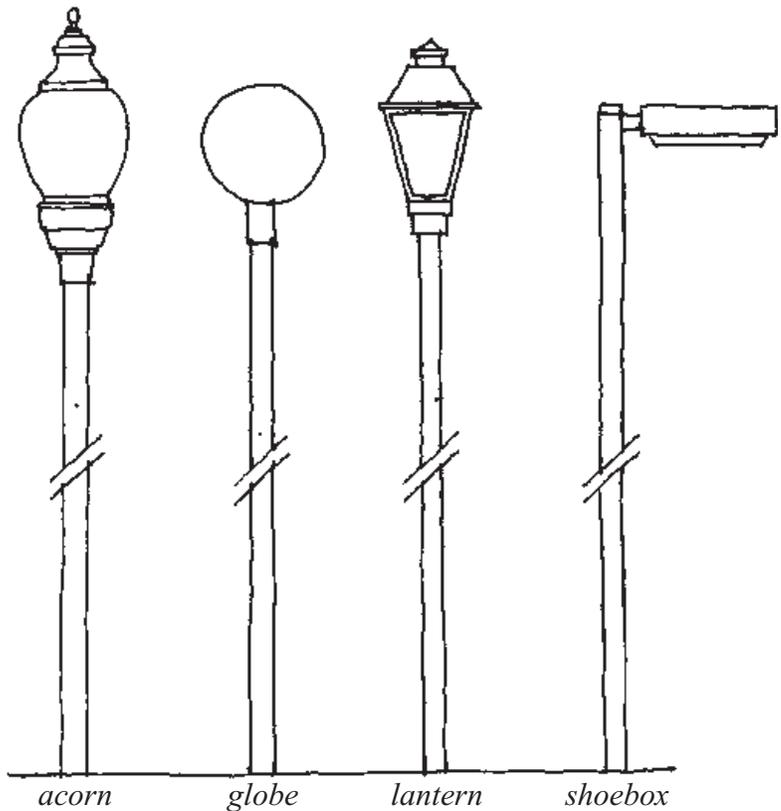
PHOTOGRAPHS
AND SPECIFICATIONS

POLES

SITE PLAN

PHOTOMETRIC PLAN

- A catalog photo and specifications for each fixture (including design, dimensions, color, wattage, and type of lamp)
- Design, color, and height of poles
- A site plan showing the location of each light
- A *photometric* plan of the proposed lighting installation



COMMENTS



HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

LIGHTING OPTIONS



PHOTOMETRIC
indicating level of
illumination or brightness

BULLET-TYPE FLOODLIGHT
flood light with a deep,
bullet-shaped shield

BOLLARD LIGHT
a light set into a short post

The DRB may suggest the applicant consider a combination of several lighting options to satisfy the conditions of the site (pole lights, building-mounted lights, *bullet-type floodlights, bollard lights, etc.*).

HIGH-WATTAGE LIGHTS

The DRB discourages the use of high/wattage building-mounted “box” or “wall-pack” style lights.

NON-APPROVAL

The DRB generally will not approve sodium vapor light for installation on commercial or public properties, due to its poor color rendition, its glare, and its contrast with the “white” lighting predominant in the community.

LIGHT SOURCE REPLACEMENT

Any new and replacement lights should be consistent in style, color and wattage with existing light sources. The DRB generally will not approve a mix of light sources in similar fixtures.

QUESTIONS? CALL COVENANTS ADMINISTRATION: (703) 435-6530

