

OBJECTIVE/GOAL

To select and locate lights so that they are harmonious with other lighting on the house and in the cluster, enhance the architecture of the house, and do not cause glare onto neighboring properties and streets.

REVIEW PROCESS



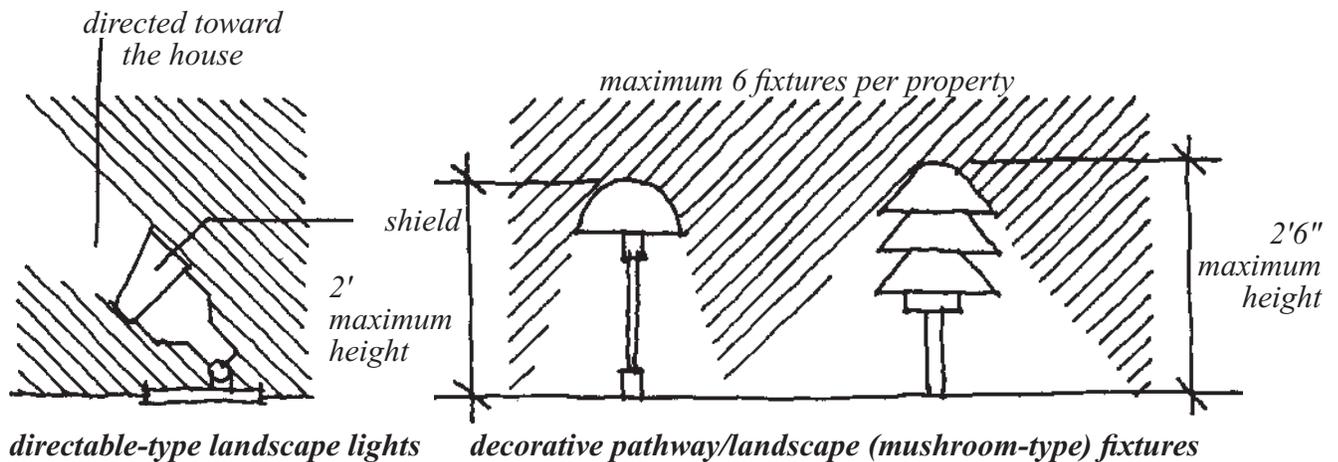
IF YOUR PROJECT MEETS THE FOLLOWING CRITERIA, **NO APPLICATION IS REQUIRED.**

REPLACEMENT

You are **replacing** the original, DRB-approved cluster standard fixture with an exact match or with a fixture specifically approved by the DRB as a replacement for the original fixture.

LANDSCAPE LIGHTS

You are installing low-voltage **landscape lights**, either shielded directable type that are focused towards the house, or “mushroom” type (maximum six per property).



DECK LIGHTS

You are installing low voltage **deck lights** with *cut-off luminaire* (maximum 4 per deck for cluster property).





IF YOUR PROJECT MEETS THE FOLLOWING CRITERIA, YOU MUST COMPLETE AN **APPLICATION FORM** AND OBTAIN A **CLUSTER BOARD OFFICER AND TWO (2) NEIGHBOR SIGNATURES**. STAFF MAY REVIEW YOUR APPLICATION.

CLUSTER STANDARDS

The DRB-approved standards for light fixtures in your cluster permit and define a range of lighting styles and the proposed replacement fixture falls within that range; or

REAR DOORS

You are replacing or adding a fixture at a rear entry or patio door and the proposed fixture is a match to DRB-approved standards for either front or rear exterior light fixtures in your cluster.



FOR ALL OTHER PROJECTS, YOU MUST COMPLETE AN **APPLICATION FORM** AND OBTAIN A **CLUSTER BOARD OFFICER AND TWO (2) NEIGHBOR 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.

LANDSCAPE LIGHTS

Landscape lighting should be integrated into the natural environment and designed to complement the architecture of the house. The design, wattage, lamp source and number of fixtures must not result in glare or excessive light levels when viewed from streets and neighboring properties.

DECK LIGHTS

The design, number and mounting location of deck lights should be chosen to enhance the structure without causing glare or excessive light levels.

POST LAMPS

For information on post lamps or yard lights, please see the Design Guidelines for Lights (Post Lamps).

CHARACTER AND COMPATIBILITY

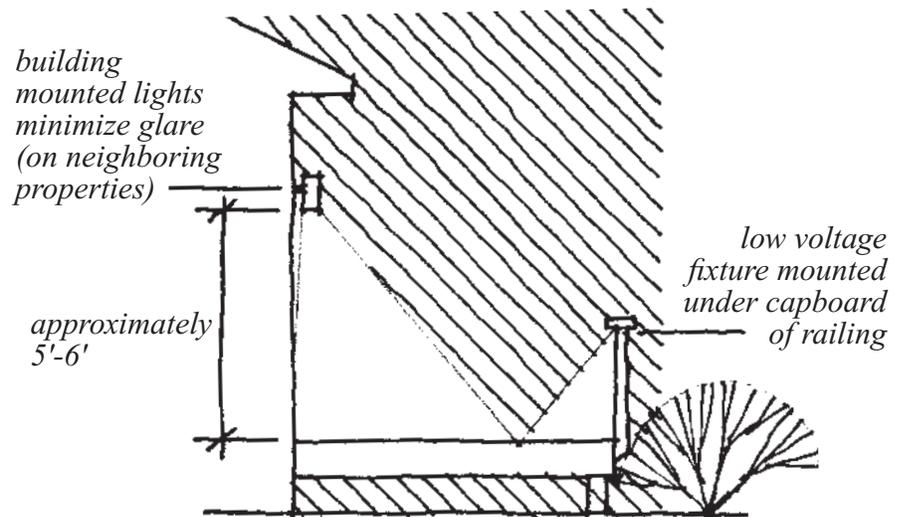
The proposed light should be residential in character, compatible in appearance with the DRB-approved cluster standard light fixture(s) and harmonious in design and dimensions with the architecture of the house and the cluster.

GLARE

Its design, wattage and type of lamp should minimize objectionable glare onto neighboring properties or streets.



LAMP
light source,
light bulb



APPLICATION CHECKLIST



INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

PHOTOGRAPH
AND SPECIFICATIONS

DESCRIPTION OF LOCATION

- A catalog photo and specifications for the fixture (including dimensions, wattage, and type of lamp)
- A written description (supplemented by photo or drawing) of the location proposed for the light



LIGHTS (DECORATIVE)

CLUSTER

COMMENTS



HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

LOCATION	The location should be appropriate for the proposed light fixture.
WIRING	Exterior light fixtures should be “hard wired,” that is, installed so that there is no visible wiring or conduit.
NON-APPROVAL	The DRB generally will not approve sodium vapor light for installation on individual residential properties, due to its poor color rendition, its glare, and its contrast with the “white” lighting predominant in the community.
INCANDESCENT LIGHTS	The DRB believes that incandescent lights generally produce softer, less glaring light that is more suitable to residential environments. Applications for halogen, fluorescent, or other types of light sources will be evaluated on a case by case basis for compliance with the Design Guidelines for DRB review provided above. Other light sources (spiral fluorescent, for example) should be a style, color and wattage that is appropriate for the fixture's design and desired light level.

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

