

## OBJECTIVE/GOAL

To design site lighting so that it effectively illuminates the property, is harmonious with other lighting in the community, enhances the architecture of the project, 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.

### 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

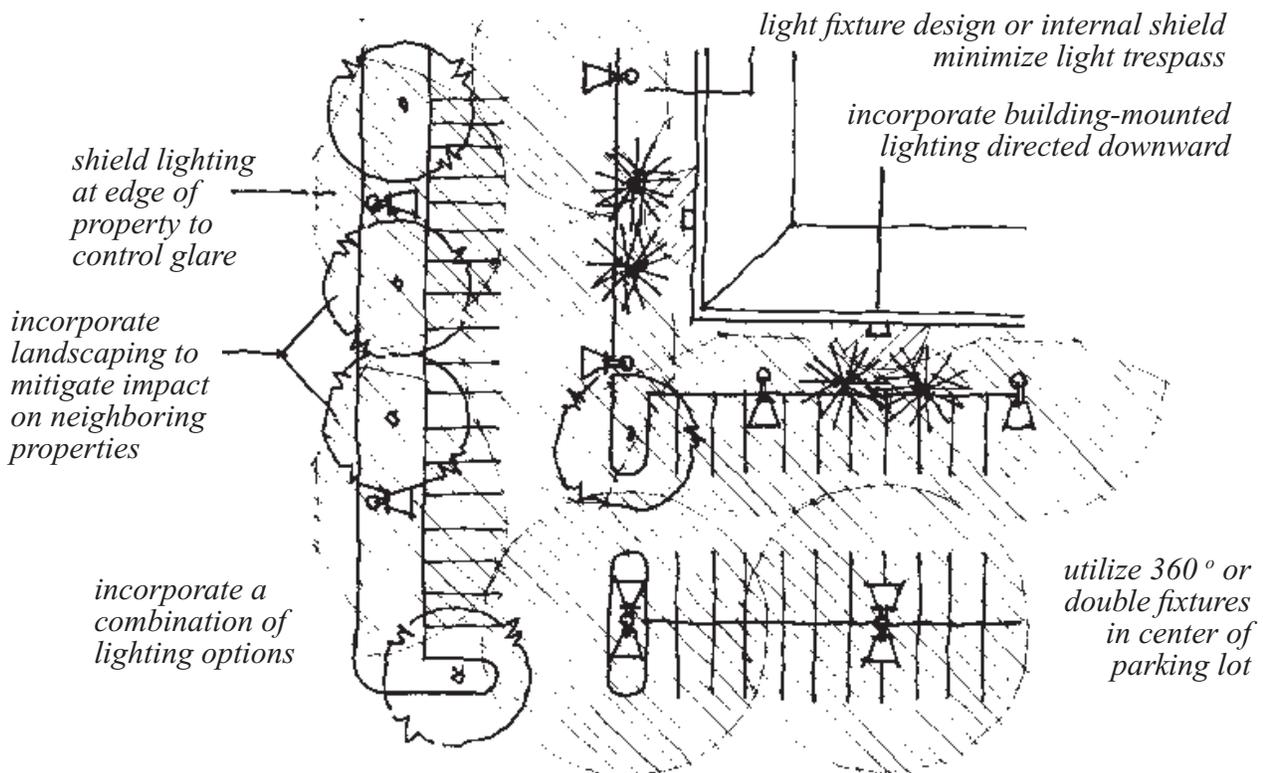
Architectural lighting, whether building mounted or ground mounted, will be reviewed on a case by case basis. The fixture should be compatible with the architecture, and the light controlled to "wash" the building or highlight an architectural feature, without causing undesirable light levels or glare.



# LIGHTING (SITE)

## 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

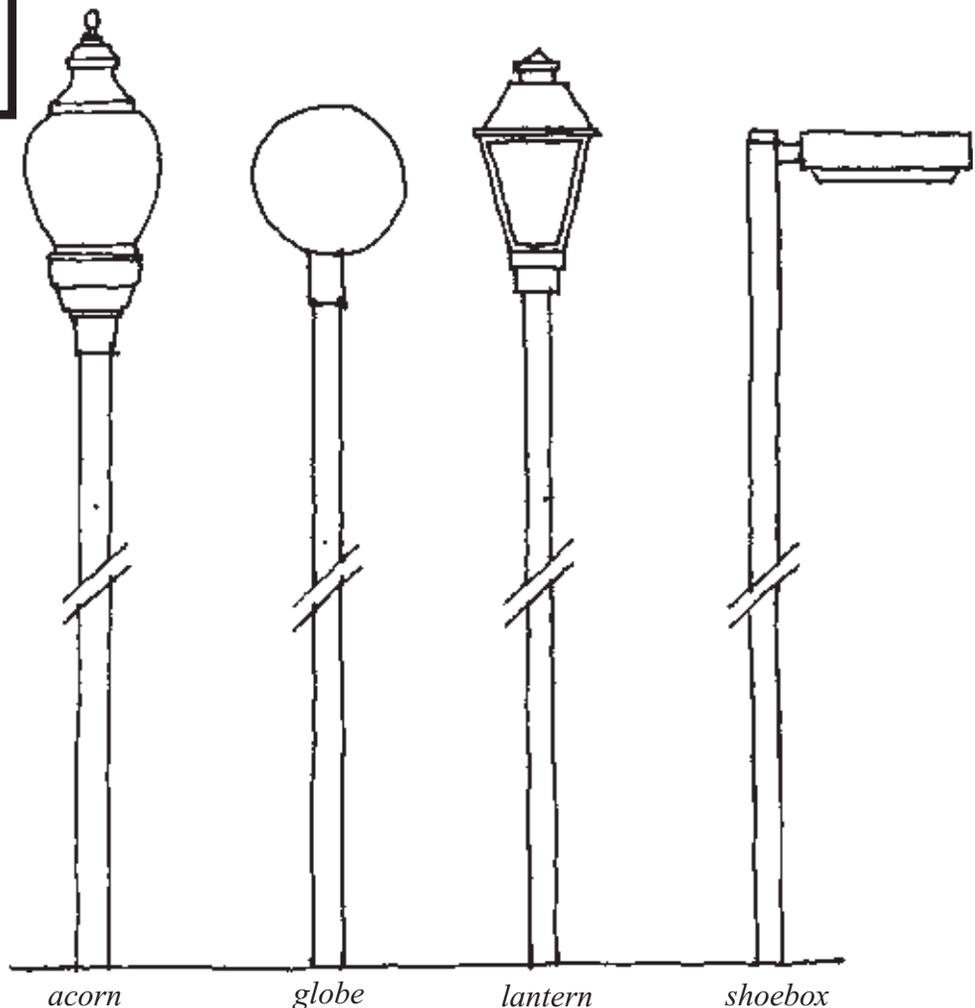
POLES

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

  
*PHOTOMETRIC*  
indicating level of  
illumination or brightness



**COMMENTS**



HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

LIGHTING OPTIONS



*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.*).

---

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 light sources 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**

