

OBJECTIVE/GOAL

To design common area site lighting so that it effectively illuminates the property, is harmonious with other lighting in the cluster and the community, enhances the architecture of the cluster, and minimizes the impact of glare into living areas and 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 THE FULL DESIGN REVIEW BOARD WHO WILL APPLY THE FOLLOWING GUIDELINES.

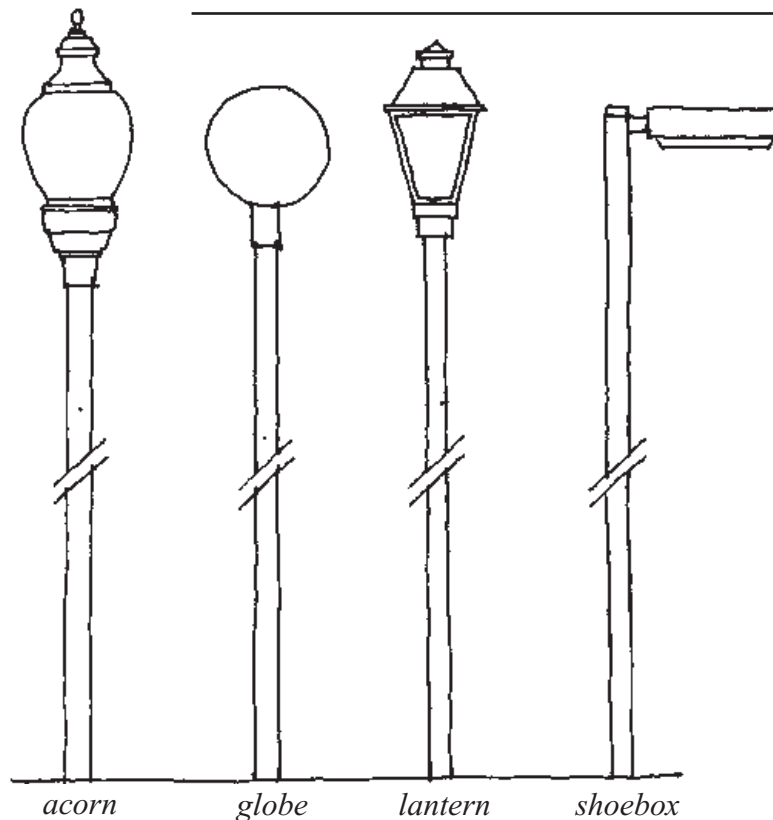
REQUIREMENTS

LIGHTING TASK FORCE REPORT

The DRB expects that any applicant for lighting will have reviewed the 1995 report of the Lighting Task Force and thoroughly considered alternative lighting options.

NOTICE TO OWNERS

In the case of a cluster association, all member property owners must have been notified in writing (i.e., letter, postcard, newsletter, board minutes, etc.) of the association's intent to install lights.



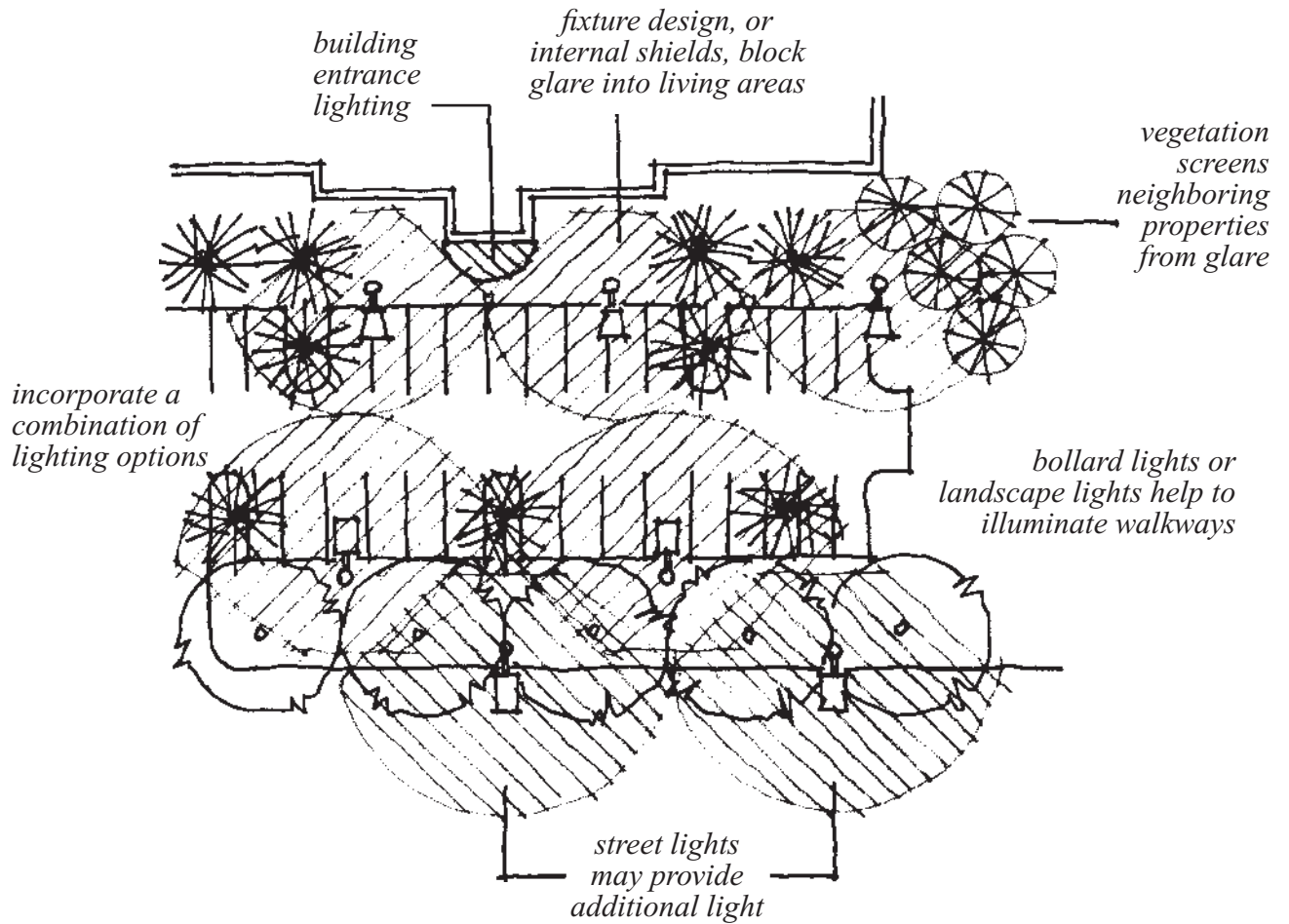
CONSIDERATIONS

LOCATION	The location of the site (visibility from major streets and other properties).
VEGETATION	The potential for existing vegetation to mitigate the visual impact of the lights.
OTHER EXISTING LIGHTS	Any other existing lights (such as street lights) in the immediate vicinity of the subject property.
STANDARDS	Compliance with the standards for fixture design, glare control, etc., established in the Lighting Task Force report.
FIXTURE CHARACTERISTICS	Whether the fixture incorporates 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 APPROPRIATENESS	The appropriateness of the fixture and pole - their design, dimensions, color and material - with the architecture of the project.
ADDITIONAL LIGHTS	The compatibility of any new fixtures and poles with existing ones, in addition to the considerations already provided.
RECOMMENDED LIGHT SOURCES	The DRB encourages “white” light sources for general use throughout Reston, due to their more natural color rendition and to foster a consistent color of light within 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.



LIGHTING (SITE)

CLUSTER COMMON AREA



APPLICATION CHECKLIST



INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

NOTIFICATION

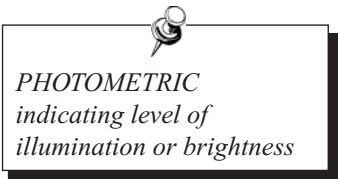


LIGHTING SPECIFICATIONS

SITE PLAN

PHOTOMETRIC PLAN

OTHER



- Prior to review, at least three adjacent property owners (or more, if appropriate), to include adjacent property owners' associations, if applicable, must be notified of the application and of their right to register as Affected Parties
- The submission must include all typical elements of a lighting plan: style, color and specifications of fixtures; style, color, height and number of poles; *light source* and wattage
- A site plan showing the location of the poles
- A *photometric* plan of the proposed lighting installation
- Any additional information the DRB may require at the time of review

COMMENTS



HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

BASIS FOR REVIEW

Applications for any new or replacement lighting (including sodium vapor) for residential common area (for example, parking areas and walkways) site lighting in clusters, condominiums or apartments (whether installed by private contractor or by Virginia Power) will be considered on a case by case basis.

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

