

OBJECTIVE/GOAL

To select and locate lights so that they are harmonious with other lighting on the house, 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.

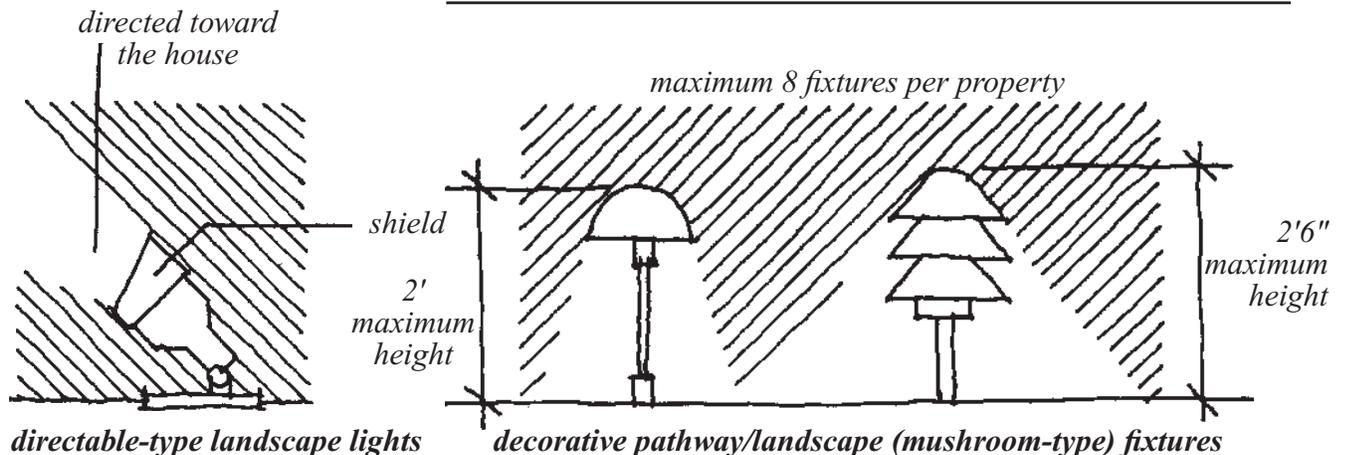
REPLACEMENT



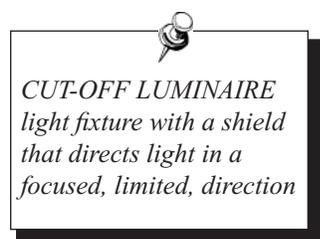
You are **replacing** the original, DRB-approved fixture with an exact match or one that is substantially the same in design, size, color, finish and *lamp* type/wattage.

LANDSCAPE LIGHTS

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



DECK LIGHTS



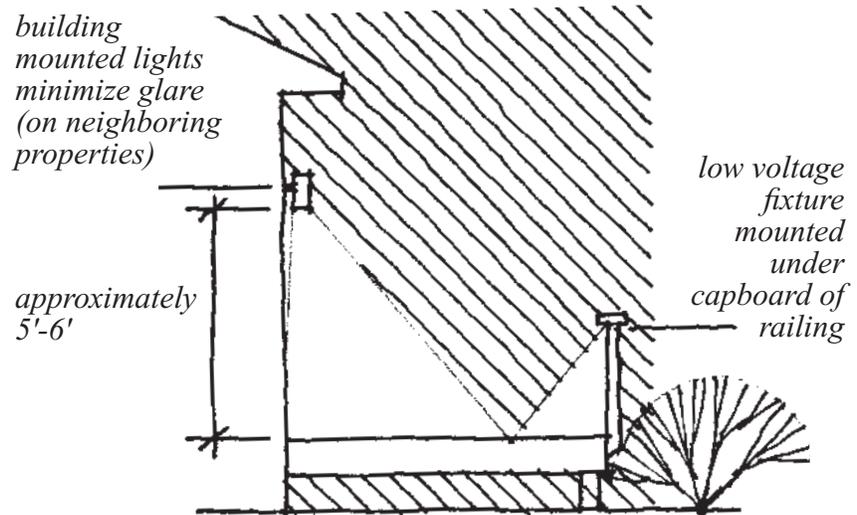
You are installing low voltage **deck lights** with *cut-off luminaire* (maximum six per deck).

LIGHTS (DECORATIVE)

SINGLE FAMILY DETACHED

IF YOUR PROJECT MEETS THE FOLLOWING CRITERIA, YOU MUST COMPLETE AN APPLICATION FORM AND OBTAIN NEIGHBOR SIGNATURES. STAFF MAY REVIEW YOUR APPLICATION.

REPLACEMENT	You are replacing or adding a light fixture that is compatible in design, size, color, finish and lamp type/wattage with the fixture(s) already approved by the DRB for your house;
ARCHITECTURAL CONSISTENCY	It is harmonious in design, dimensions and finish with the architecture of the house;
GLARE	Its design, wattage and type of lamp minimizes objectionable glare onto neighboring properties or streets; and
LOCATION	The location is appropriate for the proposed light fixture.



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.

REVIEW GUIDELINES	The DRB will use the same guidelines outlined above for review by staff.
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LIGHTS (DECORATIVE)

SINGLE FAMILY DETACHED

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 the 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.

APPLICATION CHECKLIST



INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

PHOTOGRAPH
AND SPECIFICATIONS

A catalog photograph and specifications for the fixture (including dimensions, wattage, and type of lamp)

DESCRIPTION OF LOCATION

A written description (supplemented by photo or drawing) of the location proposed for the light

COMMENTS



HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

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. 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.



LIGHTS (DECORATIVE)

SINGLE FAMILY DETACHED

LIGHT SOURCES

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.

POST LAMPS

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

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

