

OBJECTIVE/GOAL

To select and locate security lighting (floodlights) so as to illuminate the subject property and minimize the impact of glare onto neighboring properties.

REVIEW PROCESS

NO APPLICATION



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

REPLACEMENT

You are replacing a DRB-approved security light without changing the style of the light, the number of heads, wattage, *lamp* source, location or direction of the fixture.



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

NEIGHBORS' SIGNATURES



One or more neighboring property owners have signed the application and indicated that they do not intend to register as Affected Parties, (RA staff may determine the properties whose owners must sign the application);

NUMBER OF FIXTURES

There are no more than two single- or double-headed floodlight fixtures with incandescent lamps on any one elevation;

INSTALLATION

The floodlight is not installed as a replacement for an entry light or other decorative light fixture;

TYPE/DIRECTION

It is a typical residential floodlight fixture with an incandescent light source, directed downward to minimize the impact of any glare on neighboring properties;

AND ONE OF THE FOLLOWING:



UNDER DECK

LOCATION AND MOUNTING

LEDGER
horizontal structural member that supports joists

JOISTS
one of a series of parallel structural members supporting the floor or ceiling of a structure

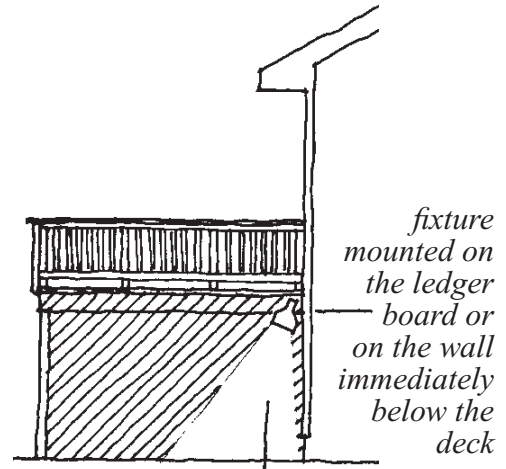
FASCIA
flat, plain, horizontal band on a building or structure

The floodlight is shielded or unshielded and:

- mounted on the *ledger* board or on the wall immediately under the deck, and
- directed downward

OR

- mounted on the *joists* or the inside of the *fascia* board so that it is shielded by the deck, and
- directed downward or toward the house.



light directed down to avoid glare

FRONT ELEVATION

LOCATION AND MOUNTING

The fixture is:

- mounted under, or immediately below, the eaves
- either shielded or unshielded

SIDE/REAR ELEVATION

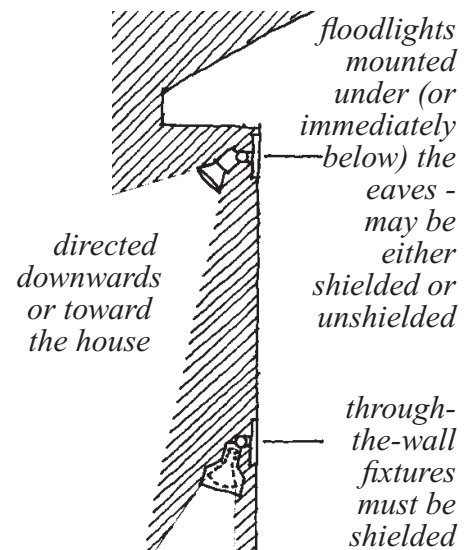
LOCATION AND MOUNTING

The fixture is:

- mounted under the eaves
- either shielded or unshielded

OR

- mounted through the wall, in an inconspicuous location, and shielded.



LIGHTING (SECURITY)

SINGLE FAMILY DETACHED



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.

IMPACT OF LIGHT

The DRB will give primary consideration to the impact of the light on neighboring properties; if the light causes objectionable glare, it may be required to be shielded or redirected.

GLARE

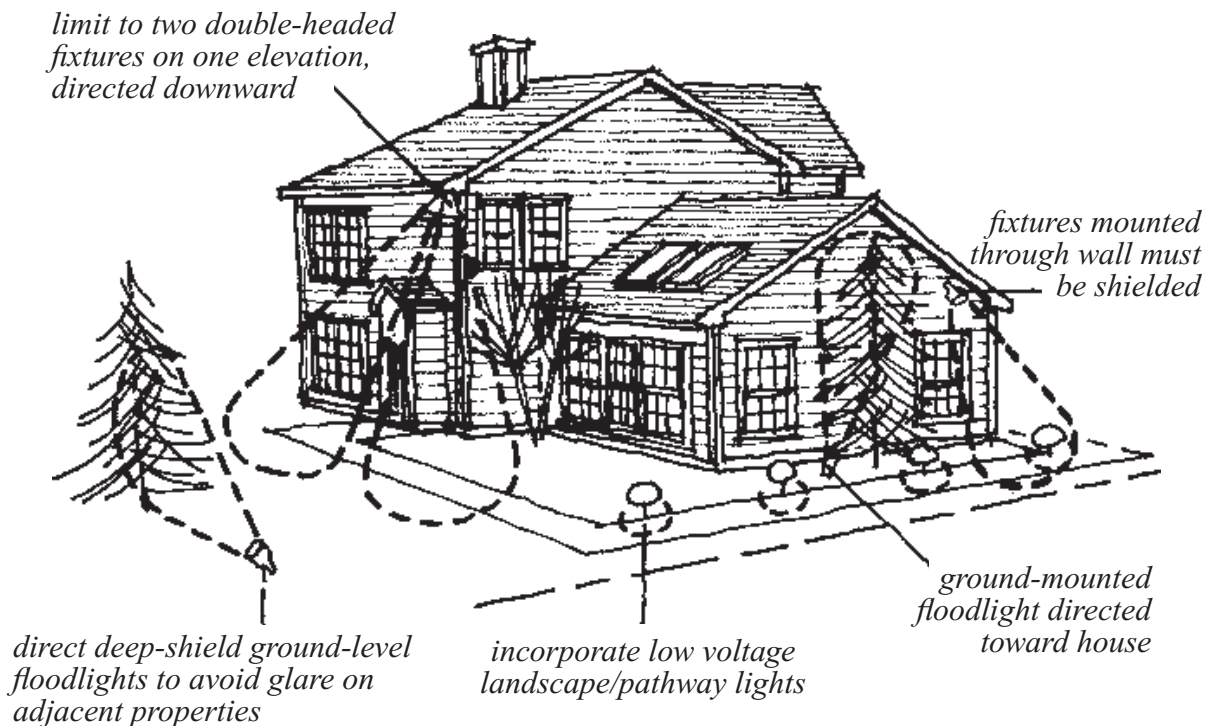
Its design, wattage, type of lamp, location, and direction should minimize glare onto neighboring properties, streets, or pedestrian walkways.

LOCATION

Its location on the house should be as inconspicuous as possible, or the light should be shielded and painted to blend with its surroundings.

GROUND-MOUNTED/
TREE-MOUNTED FLOODLIGHTS

Ground-mounted or tree-mounted floodlights should have deep shields to effectively screen the light source from view and be carefully directed so that no glare is visible from off the property.



APPLICATION CHECKLIST

 INCLUDE THE FOLLOWING WITH YOUR APPLICATION

PHOTOGRAPH/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, if needed) of the location proposed for the light(s)

COMMENTS

 HERE IS SOME ADDITIONAL INFORMATION THAT MAY BE HELPFUL.

SIGNATURES

Additional signatures may be required by the DRB if the light appears to impact more than three neighboring property owners.

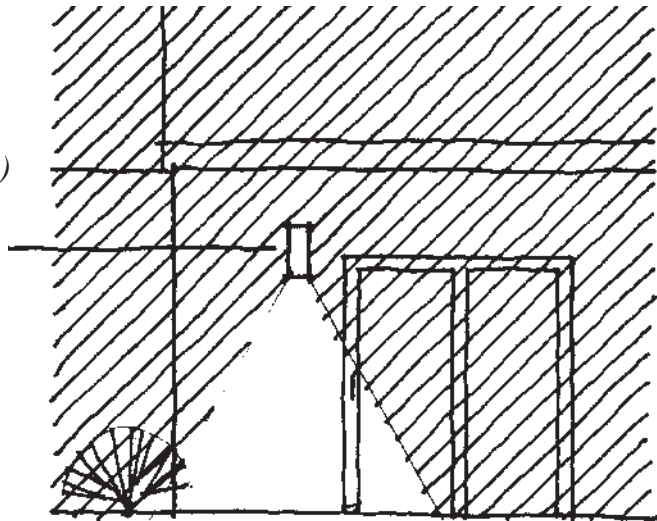
FIXTURE DESIGN

The DRB generally believes that traditional floodlight fixtures are more appropriate to a residential setting than the wall packs or “box lights” typically used for commercial installations.

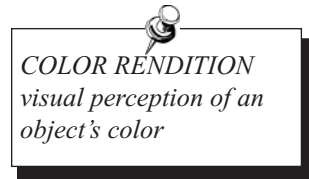
NON-APPROVAL

The DRB generally will not approve security light fixtures used to replace decorative lamps at entry doors or patio doors.

*do not
replace
entrance
(decorative)
fixture with
flood or
other
security
lighting*



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.

SILVER-COATED BULBS

Silver-coated floodlight bulbs will not be considered a “shielded” fixture.

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) must be a style, color and wattage that is appropriate for the fixture's design and desired light level.

Applications for halogen, fluorescent, or other types of light sources will be evaluated on a case by case basis.

MOTION DETECTORS

The use of motion detectors for security lights is strongly encouraged so that lights do not burn constantly.

WIRING

Exterior light fixtures should be “hard wired,” that is, installed so that there is no visible wiring or conduit.

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

