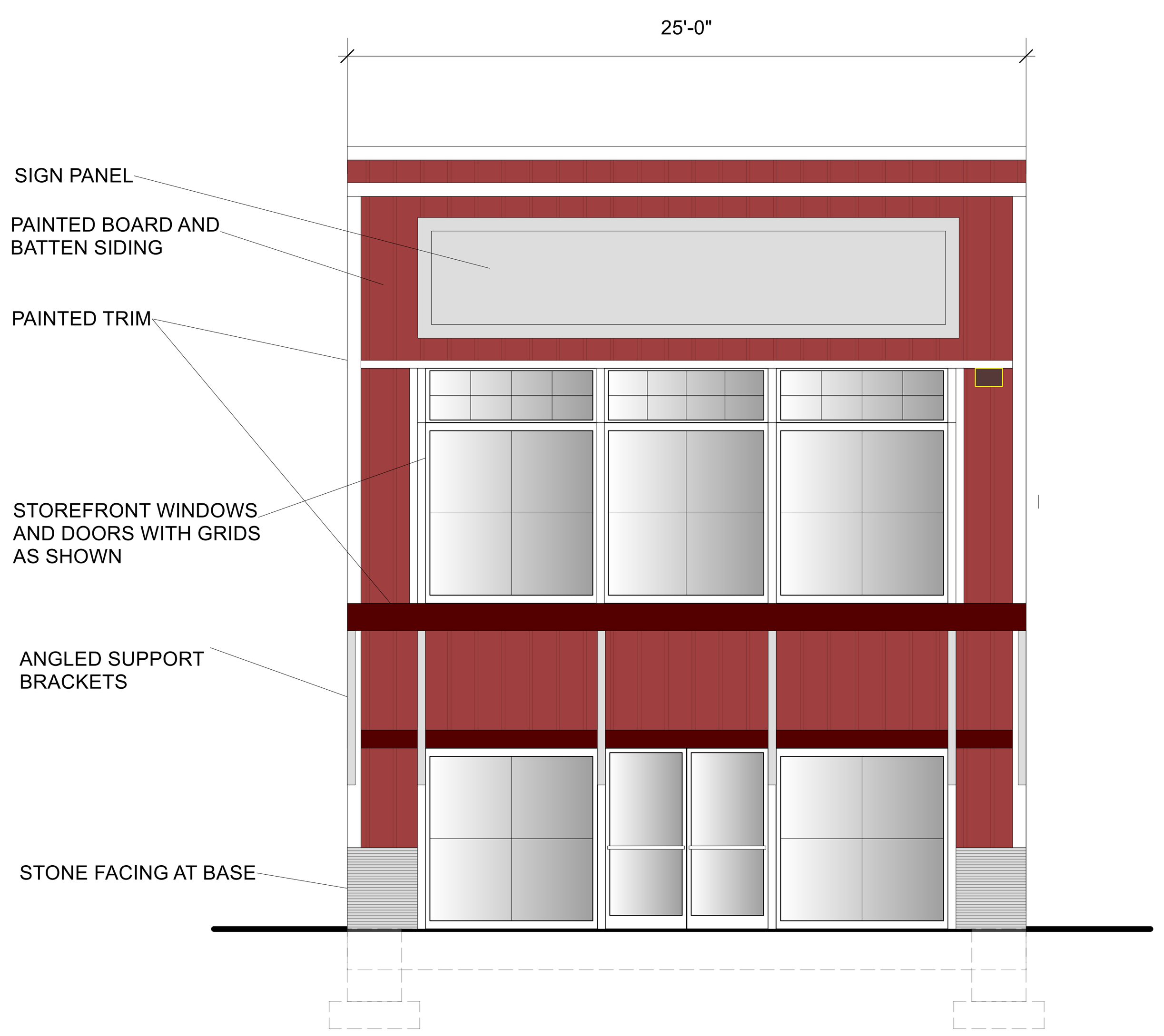
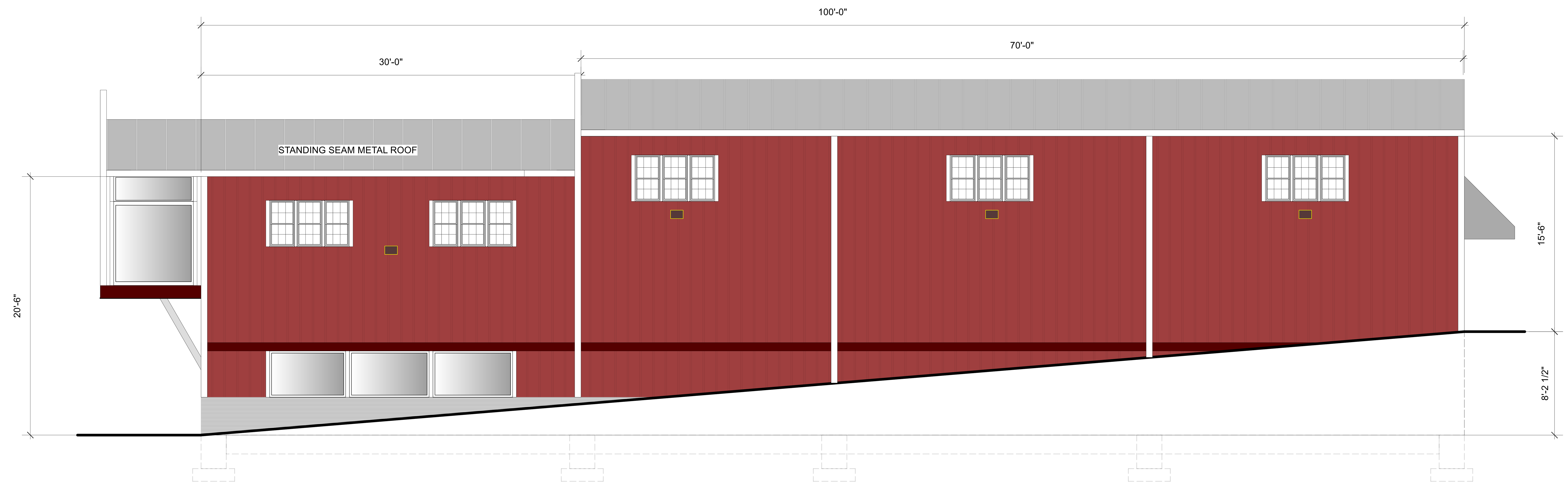
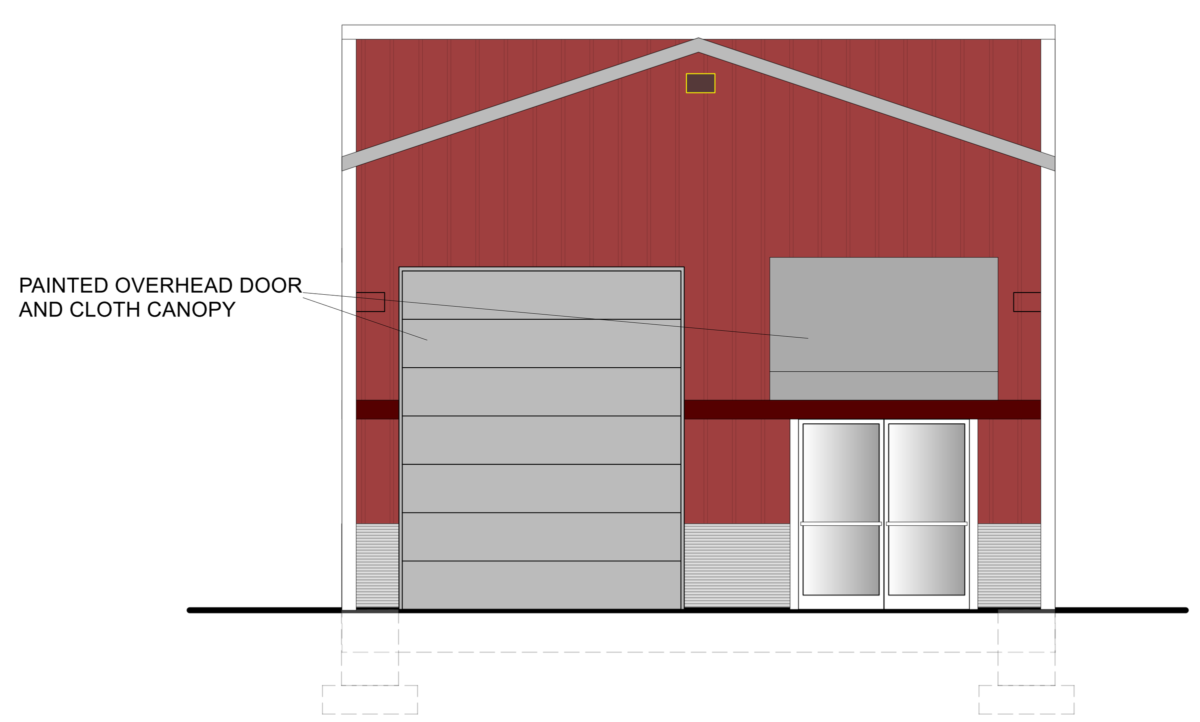


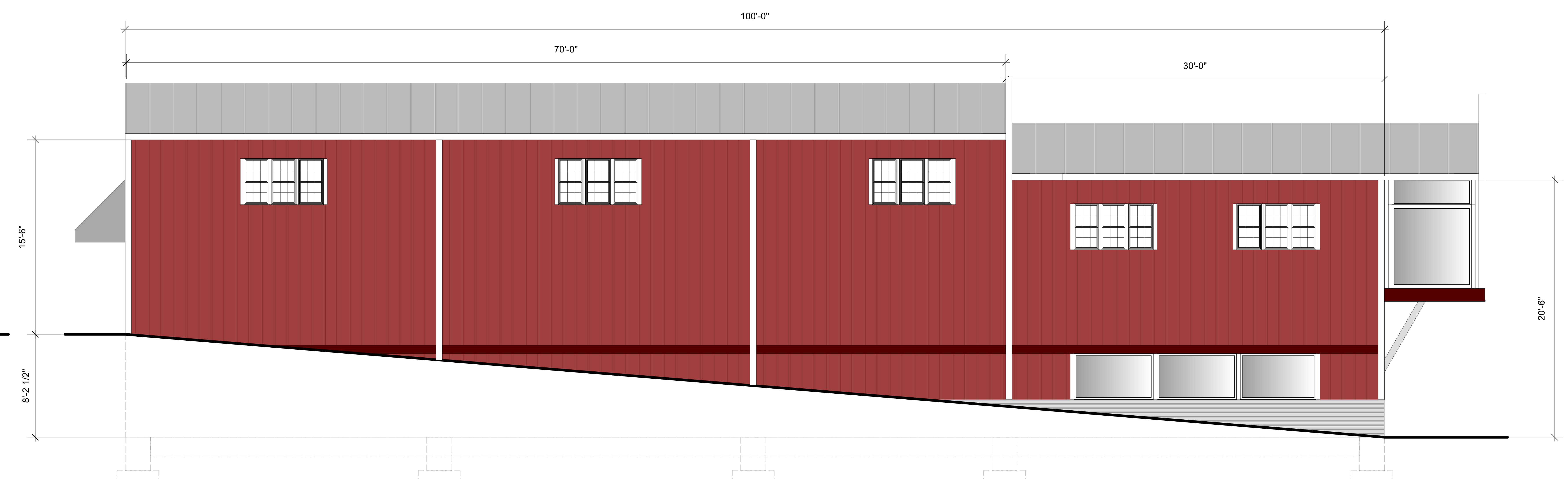
WEST ELEVATION
Scale: 3/16" = 1'-0"



SOUTH ELEVATION
Scale: 3/16" = 1'-0"



EAST ELEVATION
Scale: 3/16" = 1'-0"



NORTH ELEVATION
Scale: 3/16" = 1'-0"

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ELEVATIONS

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LANDSCAPING PLAN
Scale: 1" = 10'-0"

ALL LANDSCAPING SHALL COMPLY WITH CHAPTER 1121 LANDSCAPING AND SCREENING OR AS APPROVED BY ZONING

TREE CANOPY MANAGEMENT SHALL COMPLY WITH CHAPTER 1122 TREE PRESERVATION OR AS APPROVED BY ZONING

LANDSCAPING

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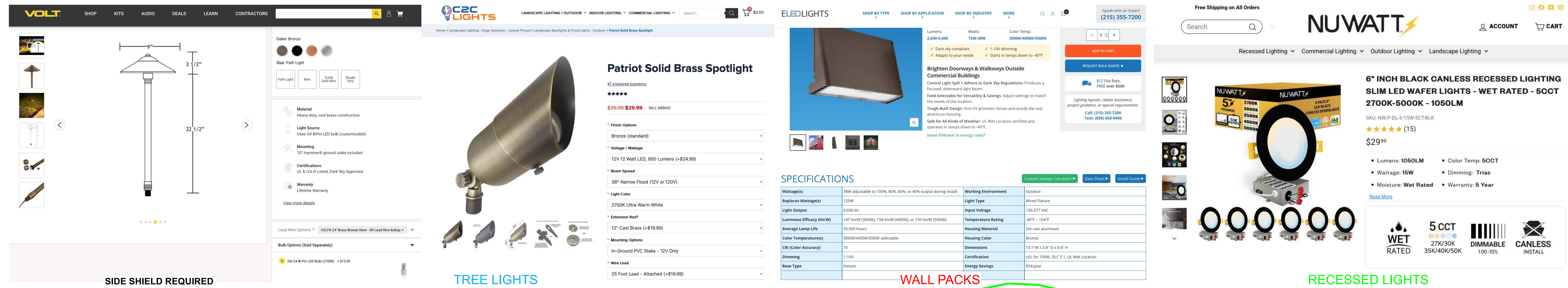

ALL SITE LIGHTING SHALL COMPLY WITH CHAPTER 1124 STANDARDS FOR EXTERIOR LIGHTING OR AS APPROVED BY ZONING

SITE PHOTOMETRICS
Scale: 1" = 10'-0"

Site Lighting

Site lighting shall follow, as much as possible, published outdoor lighting recommendations from the International Dark Sky Association in addition to City of Delaware zoning code.

PROPOSED LIGHTING STRATEGY: Comply with minimum Fc requirements, shielding, cut-off requirements, light quality (degrees Kelvin), etc. in primary areas.

This proposal also requests consideration of the following departures from Chapter 1124.

1. Substitute landscape lights on each side of the entry drive to clearly delineate the driveway perimeter in lieu of typical pole lights and higher Fc. We believe this will be a good transition from the street and a better visual cue when entering or exiting an night. The existing street lights provide ample lighting at the curb cut and into the proposed driveway.

2. Substitute landscape lights on two sides of the NE rear employee parking area in lieu of typical pole lights and higher Fc. The property to the east is multi-family residential with two buildings close to the property line. We believe the minimum light levels, and overall brightness on our property, should be kept low. We believe the landscape lights and uplighting on the two trees provide adequate illumination, and the softer lighting will be more appropriate for the adjacent residential apartments whose residents will be affected most.

Lamps, Lighting Fixtures and Locations

Lamps: All light fixtures shall be 'warm' LED with a color temperature not to exceed 3,000 degrees Kelvin. All lights shall be shielded.

LEGEND

- **Entry Drive:** Shielded landscaping light fixtures not to exceed 2'-0" high.
- **Driveway Along Building and Rear Parking:** Shielded wall packs.
- **Trees:** Shielded wall washer up lights as base of trees in front or property.
- **Underside of Second Floor Overhang aFront Entrance:** Concealed recessed LED light fixtures.
- **Existing Street Lights:** Existing cobra-type street lights near the curb cut.

INTERNATIONAL DARK SKY ASSOCIATION

http://darksky.org/

Outdoor Lighting Basics

Modern society requires outdoor lighting for a variety of needs, including safety and commerce. IDA recognizes this but advocates that any required lighting be used wisely. To minimize the harmful effects of light pollution, lighting should

- Only be on when needed
- Only light the area that needs it
- Be no brighter than necessary
- Minimize blue light emissions
- Be fully shielded (pointing downward)

The illustration below provides an easy visual guide to understand the differences between unacceptable, unshielded light fixtures and those fully shielded fixtures that minimize skyglow, glare and light trespass.

Types of Light

Most people are familiar with incandescent or compact fluorescent blubs for indoor lighting, but outdoor lighting usually makes use of different, more industrial, sources of light. Common light sources include low-pressure sodium ("LPS"), high-pressure sodium ("HPS"), metal halide and light emitting diodes ("LEDs").

LPS is very energy efficient but emits only a narrow spectrum of pumpkin-colored light that some find to be undesirable. Yet, LPS is an excellent choice for lighting near astronomical observatories and in some environmentally sensitive areas.

HPS is commonly used for street lighting in many cities. Although it still emits an orange-colored light, its coloring is more "true to life" than that of LPS.

In areas where it's necessary to use white light, two common choices are metal halide and LEDs. One of the advantages of LED lighting is that it can be dimmed. Thus, instead of always lighting an empty street or parking lot at full brightness, LEDs can be turned down, or even off, when they aren't needed and then brought back to full brightness as necessary. This feature both saves on energy and reduces light pollution during the night.

Because of their reported long life and energy efficiency, LEDs are rapidly coming into widespread use, replacing the existing lighting in many cities. However, there are important issues to consider when making such a conversion. See our LED Practical Guide for more information.

Color Matters

As the illustration above, it is crucial to have fully shielded lighting, but we now know that the color of light is also very important. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum. Because blue light brightens the night sky more than any other color of light, it's important to minimize the amount emitted. Exposure to blue light at night has also been shown to harm human health and endanger wildlife. IDA recommends using lighting that has a color temperature of no more than 3000 Kelvins.

Lighting with lower color temperatures has less blue in its spectrum and is referred to as being "warm." Higher color temperature sources of light are rich in blue light. IDA recommends that only warm light sources be used for outdoor lighting. This includes LPS, HPS and low-color-temperature LEDs. In some areas, the white light of even a low-color-temperature LED can be a threat to the local nighttime environment. In those cases, LPS or narrow-spectrum LEDs are preferred choices.

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Home » Lighting » Outdoor Lighting Basics

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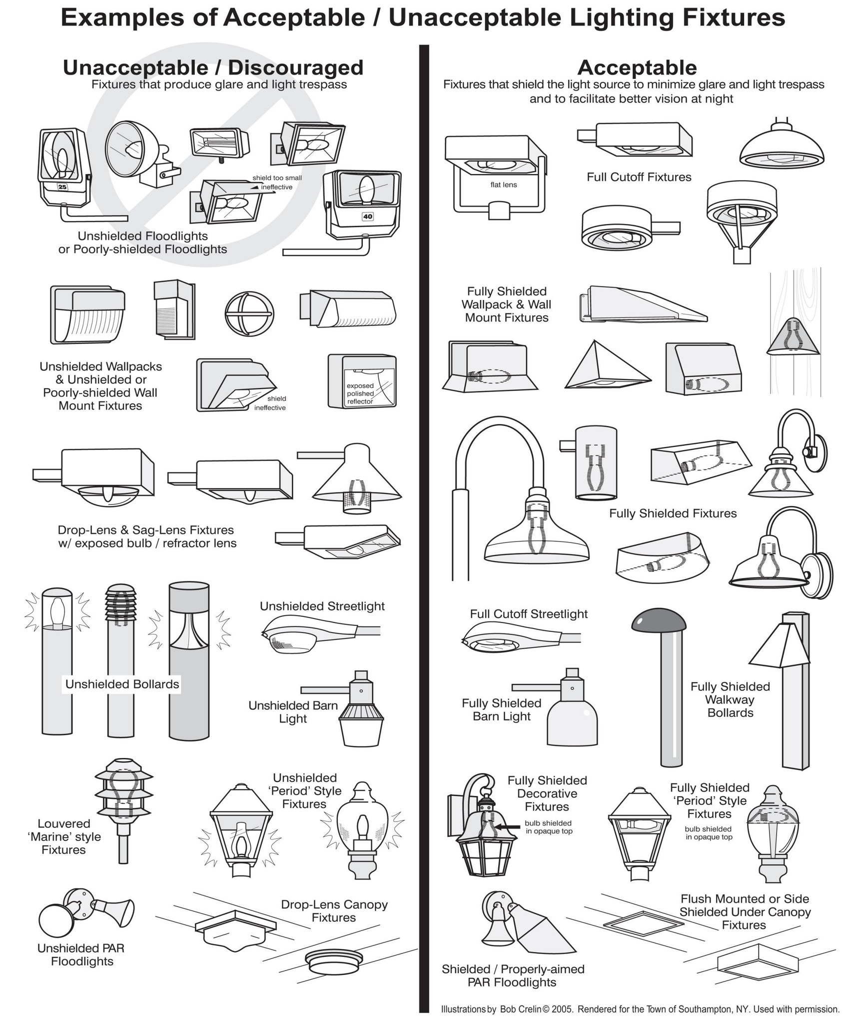
Examples of Acceptable / Unacceptable Lighting Fixtures



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SITE PHOTOMETRICS

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