

BUFTEA, ROMANIA

ARCHITECTURAL GUIDELINES BOOK 2 OF 5



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THE ORIGINS OF A LIVING TRADITION

Under Communism, architectural style was directed towards an international socialist modern, with little or no reference to Romanian history or tradition. Today, many Romanians, especially young couples are searching for their traditions and culture. Of particular interest is the rediscovery of the Brâncoveanu Style of architecture. The Brâncoveanu Style is named after the Elector Constantin Brâncoveanu (1688-1714) who commissioned many religious buildings and several palaces under his reign. The style reflected the mixture of political cultures that were prevalent at the time: Ottoman, Venetian, and Italian. During the periods of 1714-1877, many "foreign" architectural styles were imported from Europe: Classicism, Neo-Romanticism, and Eclecticism. In 1877 after gaining independence from the Ottoman Empire, Romanian architects began to search for and develop a "National Style". This style was intended to express the spirit of the place that represented the traditions of the Romanian people. There emerged a new interpretation of the Brâncoveanu Style, that combined and emphasized the romantic and individualistic with emphasis on decorative elements. Such elements included arched and pointed windows, large overhanging eaves, loggias with columns, and facade ornamentation using plant motives. The influence of Ottoman/Byzantine decorations was prevalent, reflecting the fact that Romania had always been at the crossroads between Europe and Asia. The new town at Buftea will have an architecture based upon the Brâncoveanu Style, as well as a master plan based upon traditional Romanian towns. Together, the architecture and town planning will give the residents what they are searching for: to live in a place which they can identify with and be proud of.



PURPOSE OF GUIDELINES

For a development as large as Buftea New Town, a variety of building types need to be developed. These building types will also need to have different architectural expressions in order to avoid monotony and repetition.

The following guidelines provide architects with a “direction” which if followed will lead to buildings with diverse facades, but that will still harmonize with one another.

This aspect is critical if a real “new town” is to be created, one filled with variety yet harmony. These architectural guidelines will revive a style of architecture that belongs to this region of Romania bringing to life a traditional style - not one that is frozen and nostalgic but a living tradition that evolves over time.

The guidelines are broken down into various elements, presented as photographic and drawings of what to do (do’s) and what not to do (don’ts). The guidelines are not a “pattern book” which must be copied. Instead, these examples are intended to give architects a direction in their interpretation of the Brâncoveanu Style.

DO’S



DON'TS



Volumes that don't belong



Lack of harmony of elements and juxtaposition of materials and color



Inappropriate monumental scale of arches



Grand building, arbitrary volume shape, material could be anywhere

BUILDING AND FACADE COMPOSITION

Building volumes, shapes and facades are simple, topped with prominent pitched roofs or flat roofs with a strong cornice and parapet.

Buildings are horizontally defined with a clear base, middle, and top expressed through a change of material and/or color, and string courses.

Buildings express a vertical logic of construction where openings and structural elements are aligned from one floor to the next. Heavier materials support lighter materials, and lighter colors are placed above darker ones.

Buildings shall be designed so as to be attractive from all vantage points and shall be oriented toward the street so as to provide a continuous and interesting streetscape.

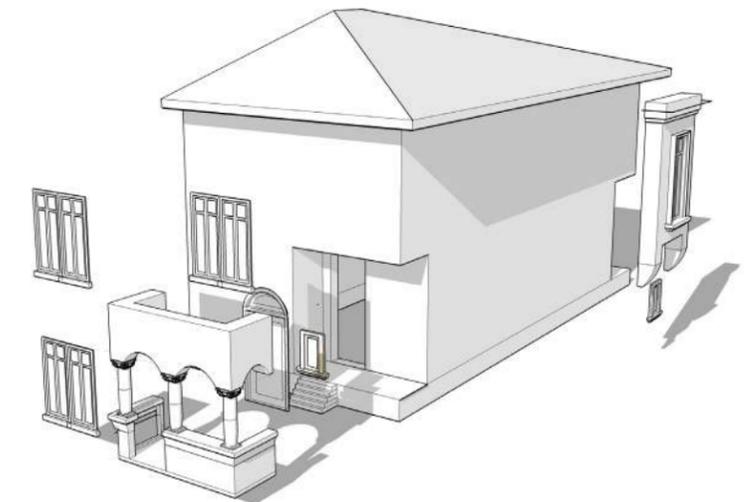
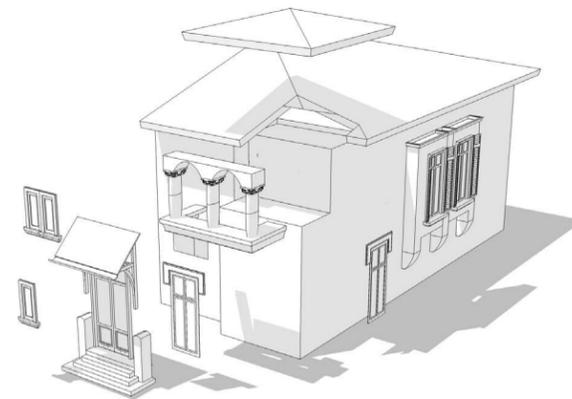
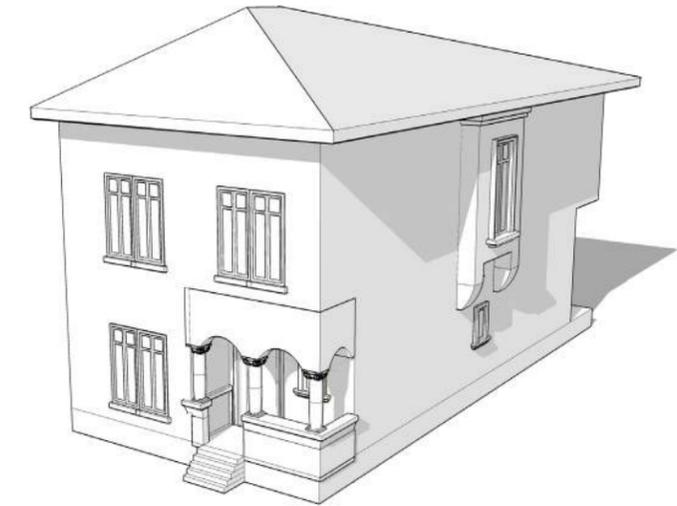
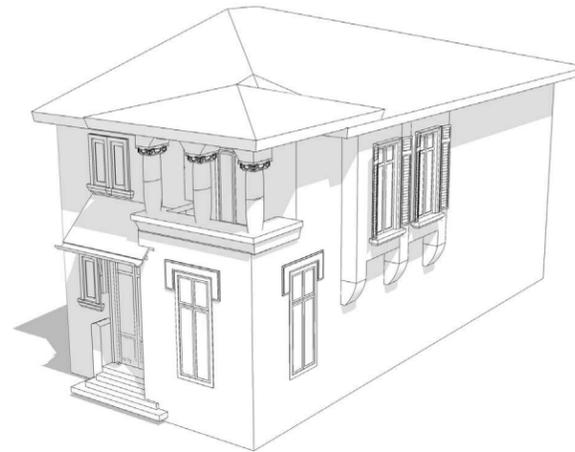
Buildings shall be designed such that their facades create a continuous street frontage.

“Scattered-window” facades are not allowed. Each facade shall present a unified, rational composition.

The building base must be expressed, typically one meter above ground level. This area must be different from the middle of the building and express support and stability.

Expansion joints must correspond to the logic of the facade composition and match the color of the surrounding wall.

The major articulation of facades should be confined to the corners of the urban block, the area around entries, and at designated vista terminations.



ROOFS

PITCHED ROOF

Pitched roofs are the most dominant type and characterize the skyline. One building may have multiple roof volumes, all must be symmetrical and of similar pitches. They may be flared at the eaves. All pitched roofs must be clad in natural clay tile, metal or wood shingles. Whenever possible, local materials should be used.

Decorative finials and eave edge with vernacular motifs are encouraged.

CLAY TILE

Clay tile roofs should have traditional shapes and colors in the brown and red tones.

METAL ROOFING

Metal roofs must have natural metal finish and look like metal, not imitation of clay tile. Artificial materials or other substitutes are not permitted. Metal roofs are appropriate for tower pitches. Lightweight and durable, metal roofing has its advantages, but also its drawbacks: it conducts heat and can be noisy under downpours. The metal edge must be decorative and detailed in harmony with the décor of the building.

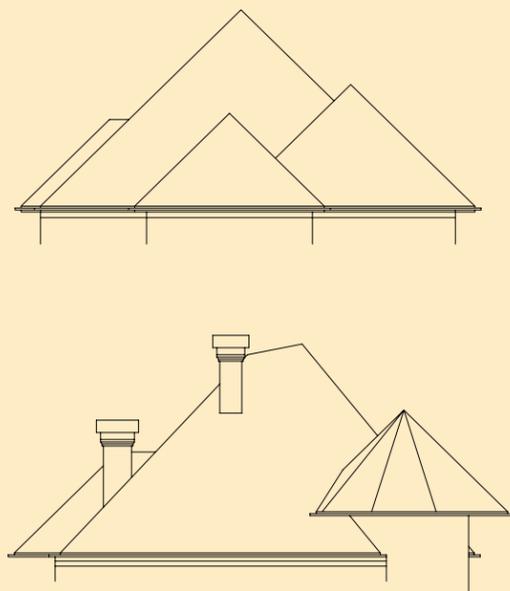
WOOD SHINGLES

Wood is reserved for the more rural areas. They must be traditional in size and form as well as in the way they are placed.

Gutters may be concealed in roof or attached to eaves. Exposed gutters and leaders shall be rounded in profile and blend or complement the roofing material and color. No flashing is permitted at roof valleys, instead the roofing material must itself form the valley. Plastic materials are not permitted.

Access walkways, boards, and tiles to chimneys are not to be located along the main street façade. No technical equipment, pipes, etc. are to protrude through the roof surface along the street facades.

Skylights and lanterns are not permitted on pitched roofs along the street facades.



DO'S



DON'TS



Asymmetrical arbitrary roofs



Mansard roof, velux color, material not permitted



Roofing out of scale, color too bright



Roofing color and material not appropriate

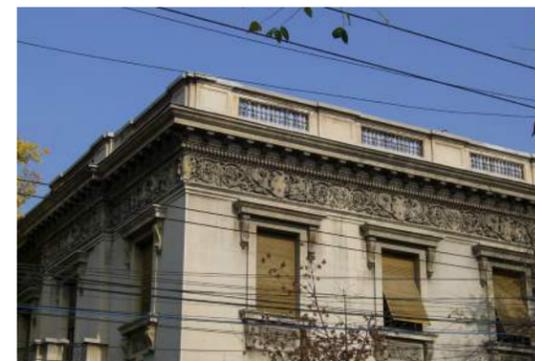
LOW PITCHED & FLAT ROOFS AND PARAPETS

Flat roofs are not typical of this style. They are more appropriate for more dense urban areas and must provide rooftop terraces.

Buildings with flat roofs must be terminated with cornices and solid parapets in the same material as the facade, clearly delineating the top of the building.

Rooftop terraces must be easily accessible and should be covered with permanent pergolas that are designed to harmonize with the overall building design.

DO'S



DON'TS



Flat roof pretends to be pitched



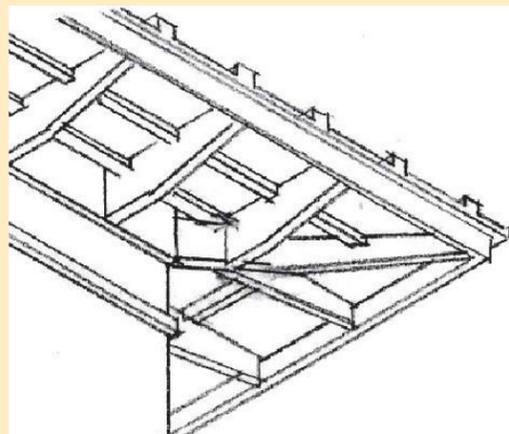
Afterthought parapet messes up the facade

SOFFITS, EAVES, BRACKETS

Hipped roofs should be designed with generous eave overhangs (at least 90 cm) to shade and protect façades. These eaves must be decorative with exposed rafters.

Wherever under-eave vents are needed, they should be inconspicuous or decorative to enhance the design of the eave.

DO'S



DON'TS



Poorly finished eaves



Eave and roof out of character



Soffit must be articulated with brackets

DORMER WINDOWS

Dormer windows can be of many shapes and sizes. Constructed of timber, their sides can be faced with wood slats, wood or metal shingles, or unpainted sheet metal. Their roofing shall be of the same material as the main roof clay tiles or unpainted sheet metal or slats.

Dormers must be designed functionally as well as decoratively. They must be evenly spaced, corresponding to the rhythm of the facade below, and proportioned to the roof and the overall building. All dormers must emerge seamlessly from the roof; no flashing of valleys is permitted.

Single dormers should be vertical in proportion and have either a sloping roof towards the street (shed dormer), or a gable or hipped roof form.

Horizontal dormers made up of several windows are allowed, but the individual windows must have a square or vertical proportion.

All dormers may have overhanging eaves if this enhances the appearance of the facades.

Eyebrow dormers are appropriate for wood shingle roofs. They must be relatively small and elongated and emerge seamlessly from the roof.

DO'S



DON'TS



Flashing is out of proportion



Flashing too obvious



Dormers are oversized



Windows without mullions are out of character

CHIMNEYS

Chimneys may be constructed of materials permitted by law, but must be rendered in the same color as the main façade or be clad in brick or stone, the same used on the façade

The form may range from simple to more ornate, but in scale and proportion with the roof design and must hide any pipes or other technical equipment from view.

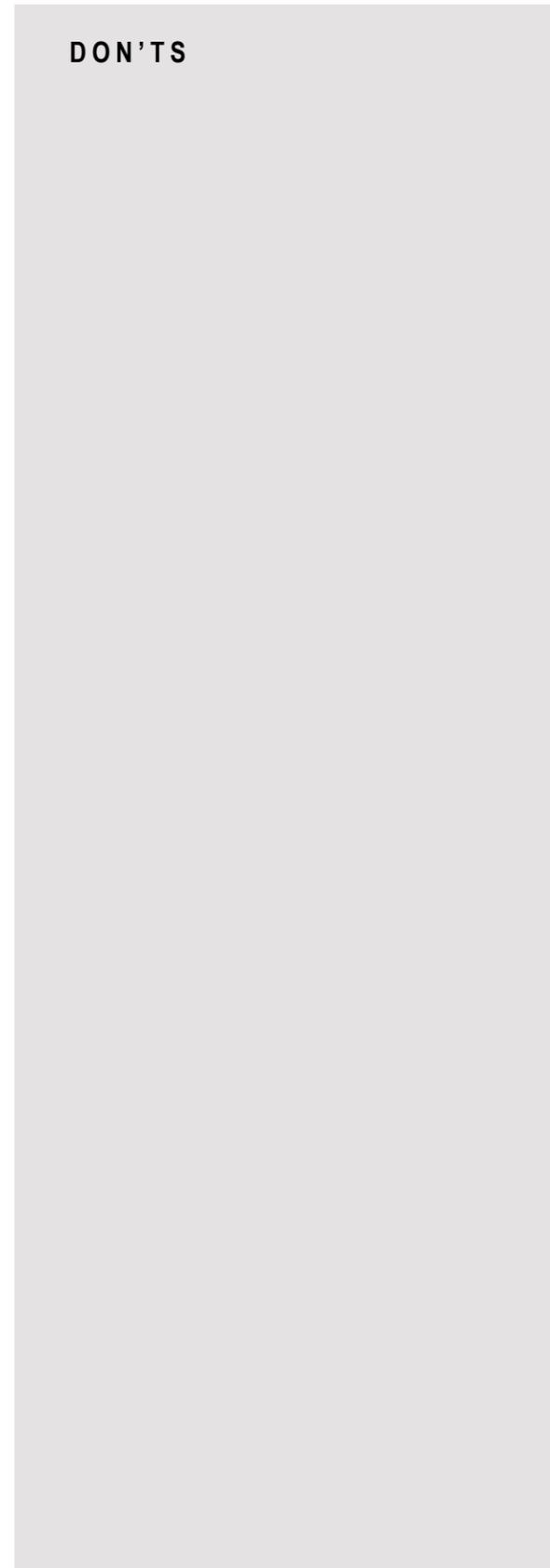
The position of the chimneys should relate harmoniously with the composition of the façade. In addition, care should be taken in designing access to the chimneys for inspection and maintenance: access hatches or dormer windows of required sizes should be located to the rear face of the roof, not visible to the street. Access walkways, boards, and tiles should also not be located along the main street façade.

Roof penetrations other than chimneys shall be located on interior-facing slopes wherever possible and shall be painted to match roof color.

DO'S



DON'TS



WALLS

Walls are the main elements of the façade. The solid (wall) to void (openings) ratio should be at least 51-49% in order to give the appearance of solidity.

Walls can be constructed of a variety of materials, but must have a rendered finish. This finish can be smooth or rough. Except for ornament such as friezes, the render may not be surface painted; instead the paint must be mixed into the last coat of render, thus preventing color disparities when damage occurs. The base must be defined with a different render or composed of stone or brick laid to appear as a structural support for the wall above. Joints must be minimal, subtle and in the same color range as the brick or stone. No artificial materials are allowed.

A base of minimum 90 cm and must be delineated along all facades. Walls may contain openings such as windows, doors and loggias. They may have projecting elements such as balconies and porches. These elements may be made of other materials such as wood or stone but must appear to belong to the building and facade and not as attached afterthoughts.



POSTS & COLUMNS

All posts and columns must be composed of a base, shaft, and top. The choice of columns must be appropriate for the building type and location, and position on the building. Each type has proportions and rules.

POSTS

Posts must be constructed of wood of a single timber and appropriate for balconies and loggias in the more rural areas. They should be of natural wood finish, therefore substitute materials are not permitted. Wood columns must have a base in masonry if set on the ground. Carved wood columns are encouraged. For simpler building designs, posts can be straight wood columns and must have chamfer corners.

COLUMNS

Stout columns are characteristic of this style and may be used in all settings, both rural and urban. They may be made of stone or masonry finished with stucco. They may be smooth depending on the quality of the plaster or stucco, paint may or may not be necessary. Twisted shafts and decorated capitals and bases are encouraged in contrast to the simple render of the facade. Metal columns do not frequently appear in this vernacular. If used, they must have an aesthetic reason in the overall design, such as for pergolas.

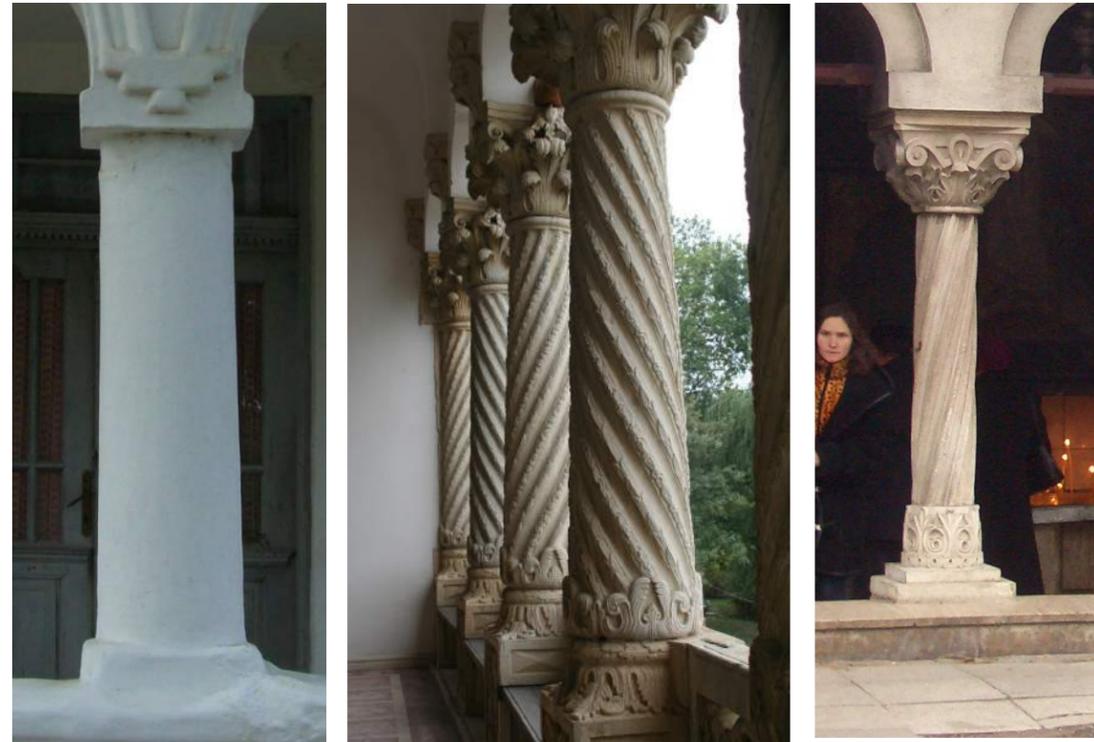
PILASTERS

Pilasters are structural and decorative elements that form a cadence along the facade and are aligned with corresponding columns. A pilaster must be three dimensional with a simple proportioned base, shaft, and capital, detailed to reflect those of the columns.

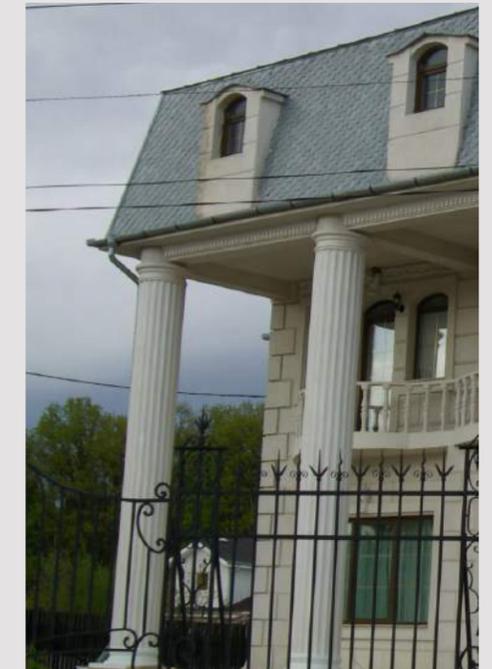
**DO'S
TIMBER COLUMNS**



SIMPLE COLUMNS MORE DECORATED COLUMNS



DON'TS



Oversized Columns

ARCHES

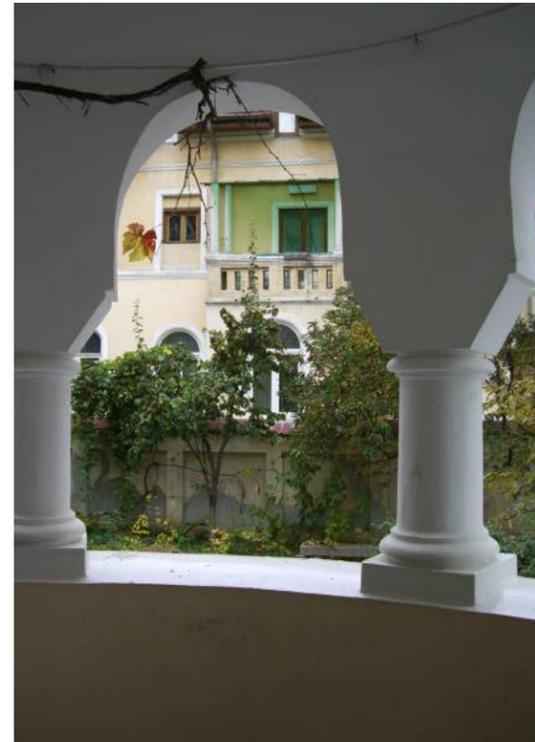
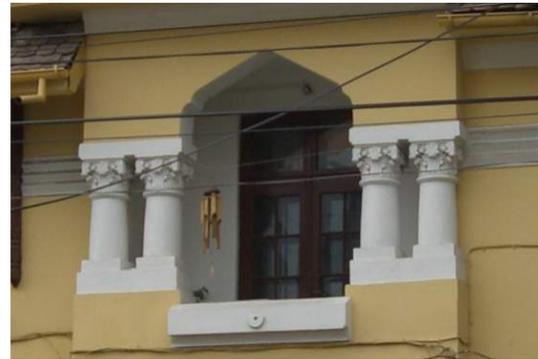
With a rich mix of oriental and western shapes, arches are a dominant feature, topping windows, doors and loggias.

The full arch and segmented arch are appropriate for windows. To achieve proper proportions, the diameter of the full arch should be the width of the opening. The segmented arch is more informal. It must be carefully constructed so that the radius of the segment is equal to the width of the opening.

The clover arch or other more oriental design must be reserved for loggias.

Arcades can be simply cut out of the wall, being supported on articulated columns. They can also be supported on stout and/or carved columns.

A corner entrance arch may have one corner column.



WINDOWS

In this vernacular, fenestration consists of casement windows and french doors, with some special window types reserved for specific locations. Most important, all windows, except some special shapes, must be vertically proportioned and designed in tandem with their shutters or ironwork. The placement, size, number, and type of windows should be carefully considered, as they greatly impact the comfort and energy-efficiency of any building.

Special windows can be square, rectangular (vertical), and round. They should be used sparingly at special locations such as along the ground level façade.

Windows should be made of wood with natural finish. Substitute materials are prohibited. Exceptions are accepted for commercial windows that may be of metal.

Windows and exterior doors shall be mounted within the wall thickness at centerline or toward interior face.

GLAZING, SILLS & MULLIONS

Window mullions shall be traditionally profiled. Mullions must have an exposed profile to the interior and exterior. If double or triple glazing is used and the glazing panes are larger than the area defined by the mullions, then a spacer must be inserted between the panes to give the appearance of continuity of the mullion.

Glass must be clear. Tinted or mirrored glass is not permitted. Translucent or patterned glass is not acceptable on the street façades - use on other façades may be considered only for privacy reasons. Solar protection adhesives must be fully transparent.

Panes must be vertically and consistently proportioned throughout the entire building.

Sill Emphasis: Window sills should be emphasized more than window headers. The bottom of the window can use the emphasis of the shadow line, while the top already has one.

Sills must be of stone, composite stone, or masonry and minimum of 5 cm thick. They must project a minimum of 6 cm beyond the facade with a drip edge, and extend 5 cm beyond the opening on either side.

**DO'S
STRAIGHT WINDOWS**



DON'TS



Transom too high. Wrong material. Wrong color.



Horizontal shapes are not appropriate



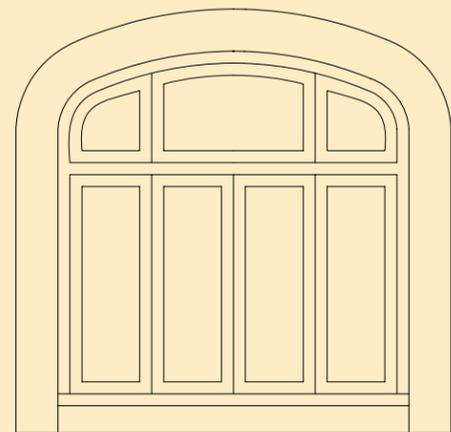
Bright colored window frames are not permitted

ARCHED WINDOWS

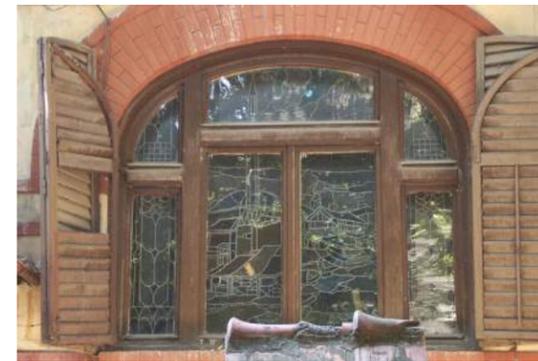
The arched window is an integral part of this architectural tradition. The segmented arch being the most informal and the simple half arch the most prevalent. The more decorative clover or oriental shapes should be reserved for the more formal facades.

Different shapes project different characters. Though two different shaped arches can be integrated on the same façade, it must be done with discretion and harmony.

Windows shall be mounted within the wall thickness at centerline or toward the interior face.



DO'S



DON'TS



Operable sash is too large

SHUTTERS

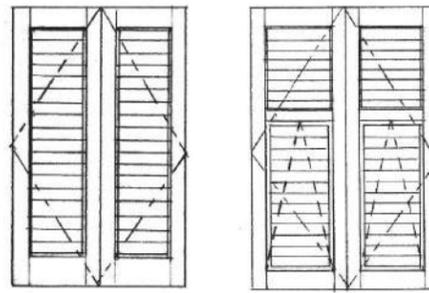
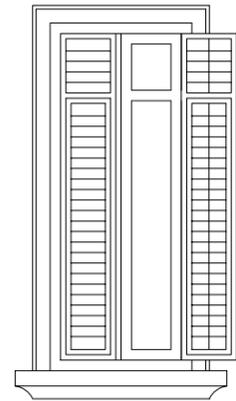
Shutters must be operable and provide shade and ventilation, while ensuring security and privacy.

Shutters should be side-hinged and made up of slated, inlaid, fixed and operable panels. When closed, shutters must sit within the thickness of the wall or be recessed from the face of the trim.

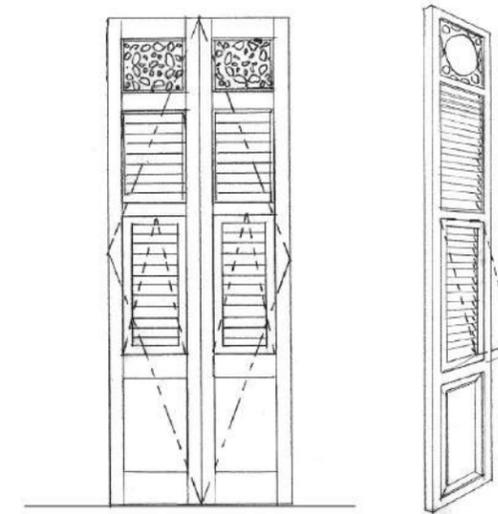
Roll down shutters are permitted if inlaid within the thickness of the wall and made of wood slats.

All shutters should be of wood with natural finish. No substitute materials are permitted.

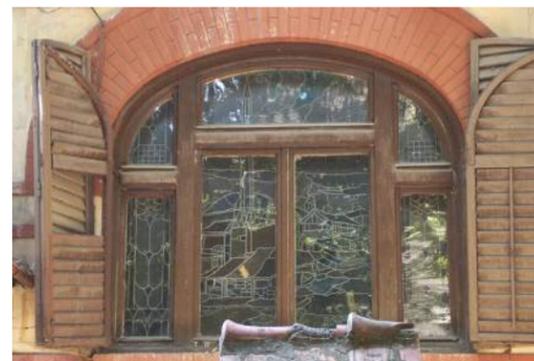
DO'S



Casement shutters swing outward. Ideally panels should also operate as awnings.



Middle panels should operate as awnings, the top panel may be decorative.



DON'TS



Color and plastic material is not appropriate



Exterior casing not appropriate

DOORS

The front door of all buildings must have presence and character, elegant proportions and be in harmony with the rest of the building. On side yard houses the gate to the sidewalk must have the welcoming quality of a front door.

The position and scale of the front door should be welcoming and convenient for regular use. The front door must not be reserved for guests and grand occasions, leaving a service, secondary, or - worse - a garage door for daily use. Main entry doors must be solid wood and have a solid wood finish so they acquire a charming patina over the years. Since natural wood finish is prescribed, no substitutes are possible.

A double door with transom is recommended to give prominence and scale to the front door.

Hollow steel frame or extruded aluminum may only be used for commercial doors. In no case, except for residential garage doors, should metal doors be stamped to resemble wood.

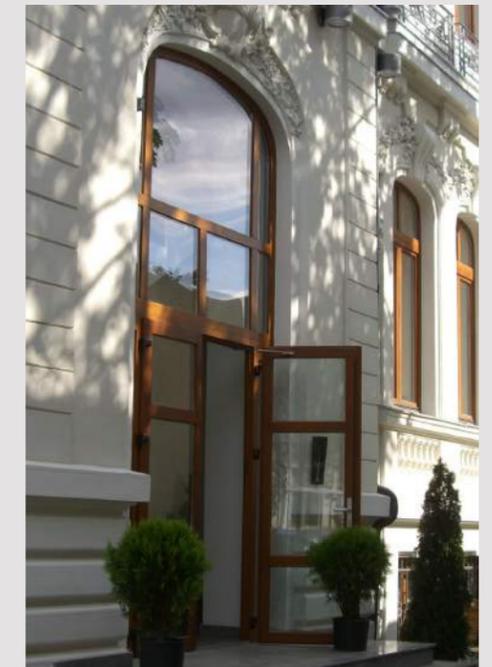
Exterior doors shall be mounted within the wall thickness at centerline or toward the interior face.

Door mullions shall be traditionally profiled. Mullions must have an exposed profile to the interior and exterior. If double or triple glazing is used and the glazing panes are larger than the area defined by the mullions, then a spacer must be inserted between the panes to give the appearance of continuity of the mullion.

DO'S
FRONT DOORS AND ENTRANCES



DON'TS



Transome too high. Mullions too flat. Not in harmony with facade.



Transome too high. Mullions too flat. Not in harmony with facade.

COVERED ENTRANCES AND STOOPS

Small roof structures may be located above entrance doors to protect the entry area from rain and other inclement weather. While being functional these entry awnings must be designed in proportion to the door and overall façade as it also welcomes and celebrates entry to the building.

These roof structures can be made of wood in the more rural areas and masonry in the more urban areas. They can be covered in wood tiles or sheet metal or clay tile, and if visible must harmonize with or compliment the main roofing material. Entrance awings can be supported on decoratively carved brackets, columns or pilasters.

They may be shed or hipped, round arch or pointed arch in shape.

Stoops are permitted at all building entries except for retail entries that should be flush with the sidewalk. They may be covered by roofs or canopies.

Exterior stairs shall be made of concrete/ masonry with all vertical surfaces stucco to match the stucco of the building wall. Treads and landings shall be made of exposed concrete, concrete pavers, brick, or natural stone.



DO'S



DON'TS



Shapes and finishes are not welcoming

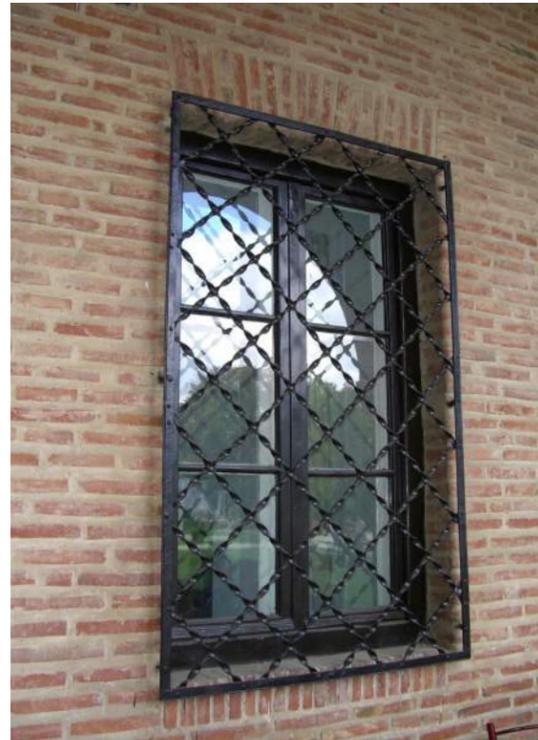
**IRONWORK FOR WINDOWS
& DOORS**

Security grills are permitted on the ground-floor as long as their decorative quality enhances the design of the openings.

Gates and grills must not be a tight grid; the spacing should be no less than 12 cm.

Storefront security grills must be decorative and transparent, allowing passersby to see in at all hours.

All ironwork shall have a handmade appearance and be designed and manufactured in the art of the craft with traditional motifs and black finish.



ORNAMENT & COLOR

Traditional, façade ornamentation may be very decorative in contrast to the simple volumes and surfaces. Decoration must be applied sparingly and limited to specific locations. Ornamentation is used to accentuate façade proportions and architectural elements.

Traditional ornamental motifs are applied and confined to certain elements of the facades, such as, but not limited to the building base, string courses, entablatures, columns, arches, windows and door trims.

The ornamentation should have a three-dimensional quality in the form of carved friezes and geometric moldings. The motifs must be traditional in design and where appropriate can be a simplified interpretation.

String Courses

These elements are used to enhance the proportions of the façade as well as to unite various elements together into a harmonious composition. String courses also create shadow lines which help to give the façade more three-dimensional quality.

Friezes

These are bands of ornament which may be used at various locations on the façade to enhance other elements or may be used as stand alone elements in themselves.

Typical locations for friezes are:

1. under the cornice soffit or eave overhang (often the frieze has the same depth as the brackets supporting the overhanging eaves)
2. around individual windows
3. around groups of windows uniting them into a single compositional element
4. around doors

Friezes may:

1. be painted directly onto the rendered façade
2. have a low relief profile and rendered over
3. be of carved stone inlaid into the façade

Columns

An important decorative element is the Column. The shaft and/or the capital and base may have a decorative quality accenting the column against a simple façade treatment and finish. The most traditional is the twisted motif but other traditional patterns can be used.

Base

Traditionally the base, though it is not intended to be decorative, must be differentiated from the rest of the stucco façade. Bases are constructed of or clad with stone or brick, in both cases expressing structural support. The base may have the same stone and pattern as the perimeter wall along the property's edge. Joints must be subtle, never calling attention. Alternatively, it can be rendered with a darker shade of color than the wall above.

Color

While ornament can be rich in contrast to the simple facades it decorates, colors are subtly used to accent façade ornamentation, elements and proportions.

Façade colors shall be shades of white and shades of earth tones (browns, reds and yellows). Facades can have a maximum of three tones, one for the facade, one for the base, and one for the ornamental elements.

DO'S



DON'TS



Too much decoration and not in the style



Ornament accented with too much color



Colors too strong

TOWERS

Towers are a prominent feature in the traditional Romanian skyline. The three typical types are all clearly articulated elements projecting from the main volume of the building. They may terminate on the upper floor with a loggia.

Towers From The Ground

The most prominent type starts from the ground with the main building entrance at the base and projects substantially above the main roof volume. Entrance towers must be limited to one per main façade unless the façade is long enough to need several main entrances.

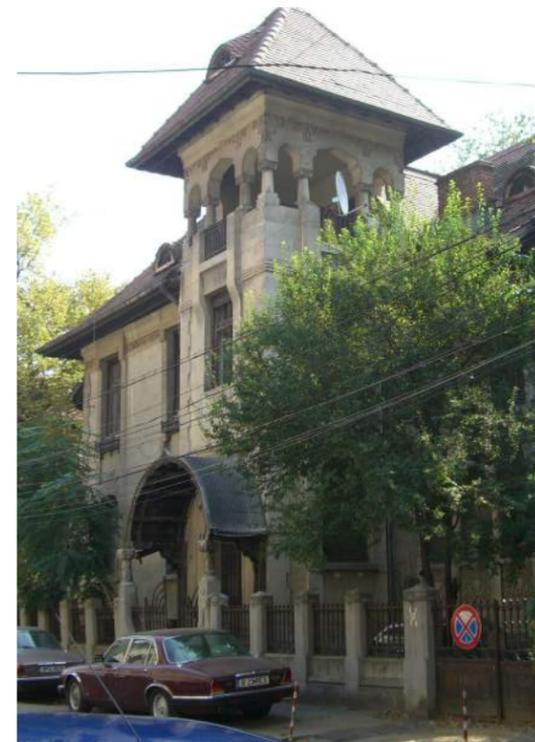
Towers On Supports

Held up on brackets, the second type of tower projects from the façade above the ground floor and frames windows at each level. Large buildings can have more than one such cantilevering tower.

Towers Extending From The Roof

The third and smaller type projects from the façade at cornice level. These towers can provide loggias.

DO'S
TOWERS FROM THE GROUND

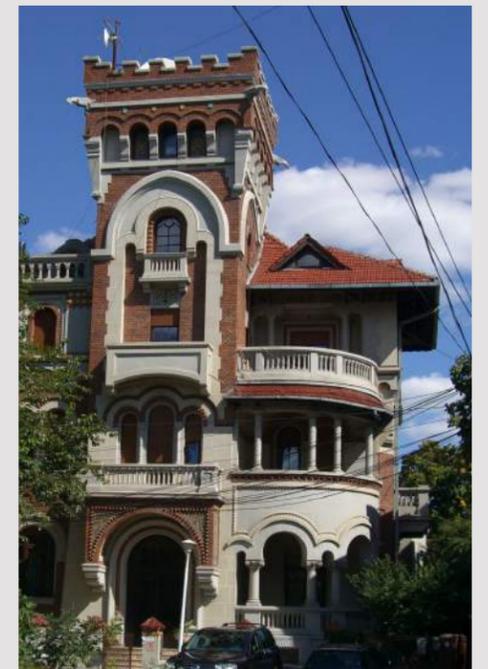


DON'TS

DO'S
TOWERS ON SUPPORTS



DON'TS



Too heavy. Too elaborate.
Not in the style.

TOWERS EXTENDING FROM THE ROOF



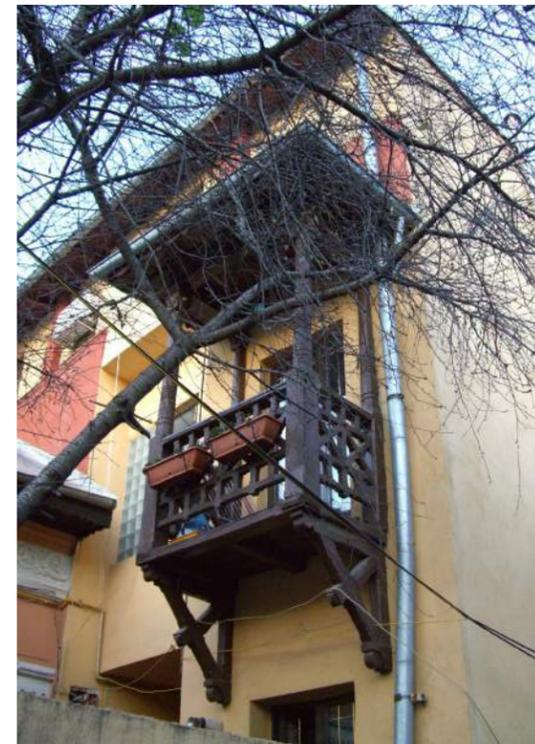
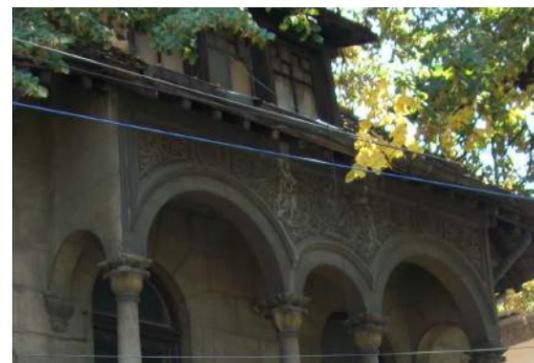
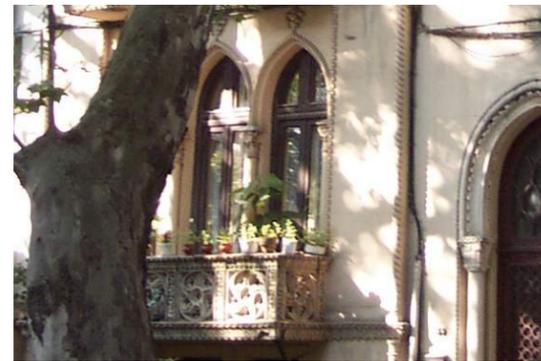
BALCONIES

PLAIN BALCONY

The balcony provides space to step out and take in the air and view. A balcony may project a maximum of 1 m from the façade and must be visibly supported on brackets.

They may be provided with a permanent roof or pergola on which grape vines can grow.

DO'S



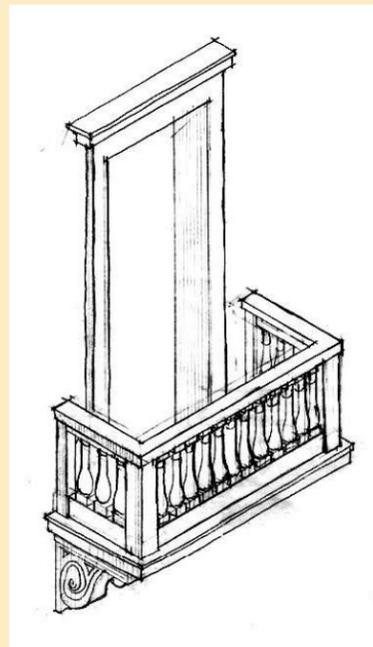
DON'TS



Railing too transparent and out of style



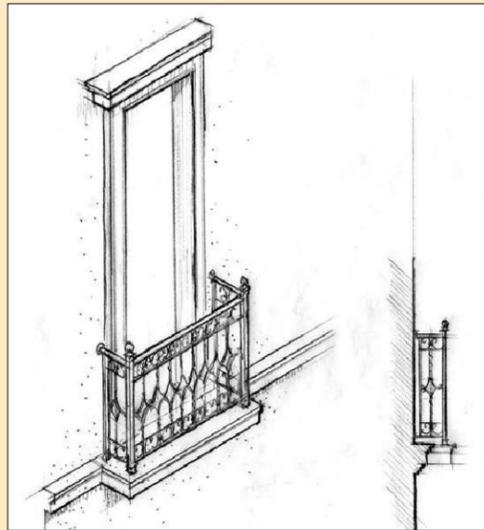
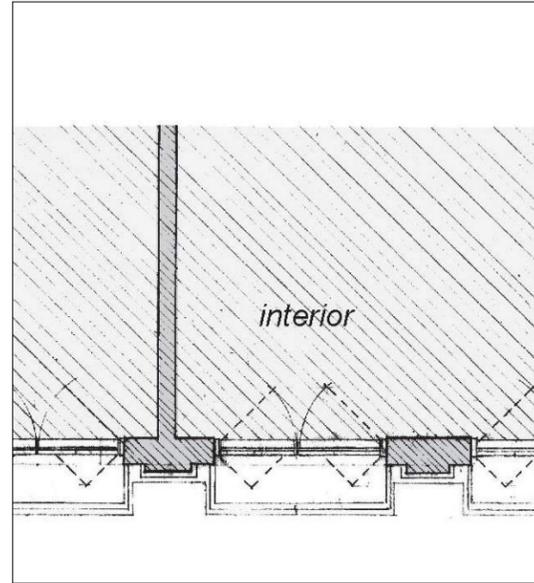
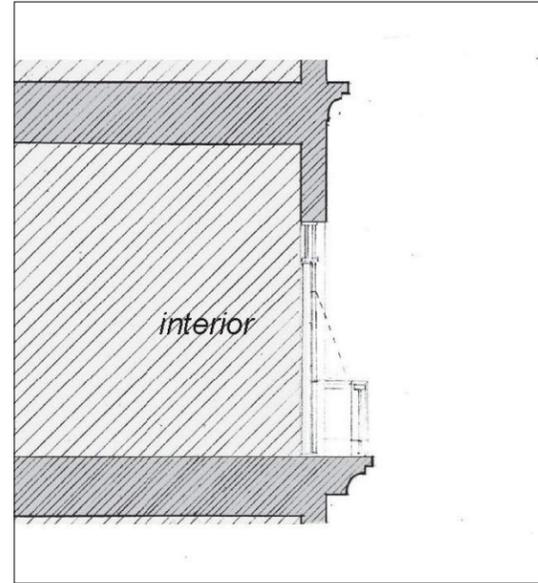
Balconies must have sufficient brackets and articulation of ornament



FAUX BALCONY

The faux balcony projects minimally beyond the facade. Its French doors open in and in effect turn the room behind into a loggia, bringing the feeling of being outdoors to the interior space.

The faux balcony extends a maximum of 30 cm, resting on an entablature below or on brackets. To give a feeling of protection, its railing must be made of stone or masonry finished with stucco as the facade. Alternatively, ornate ironwork can be used.



LOGGIAS

Loggias are important architectural elements, providing protected outside space directly off the living quarters. Loggias are lined with solid parapets, colonnades or arcades providing an enclosed atmosphere and intimacy. They are a more traditional element than balconies because they offer more privacy than open balconies.

As useable outside space, when replacing private gardens and courtyards, loggias must be generous, a minimum of 2.4 m deep to provide ample space for lounging and dining.

Narrower loggias, between 1.2 m and 1.8 m can provide protected outside corridors and vestibules to units.

There are three different configurations:

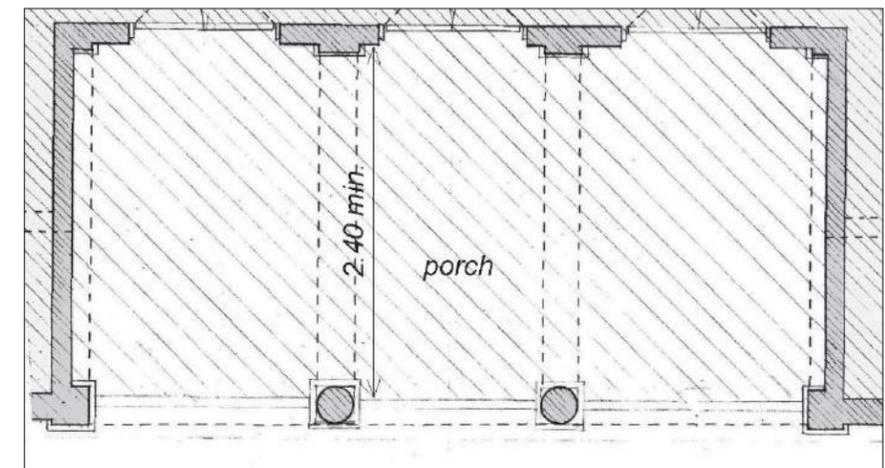
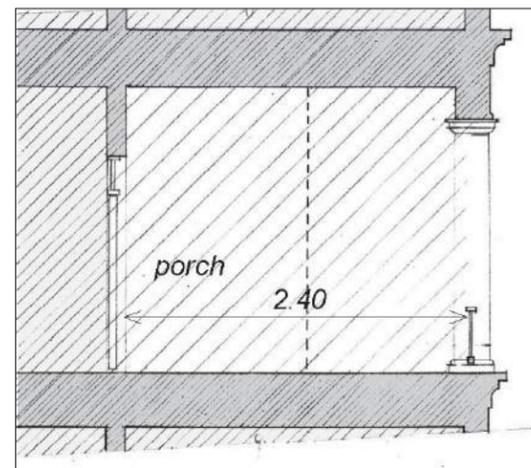
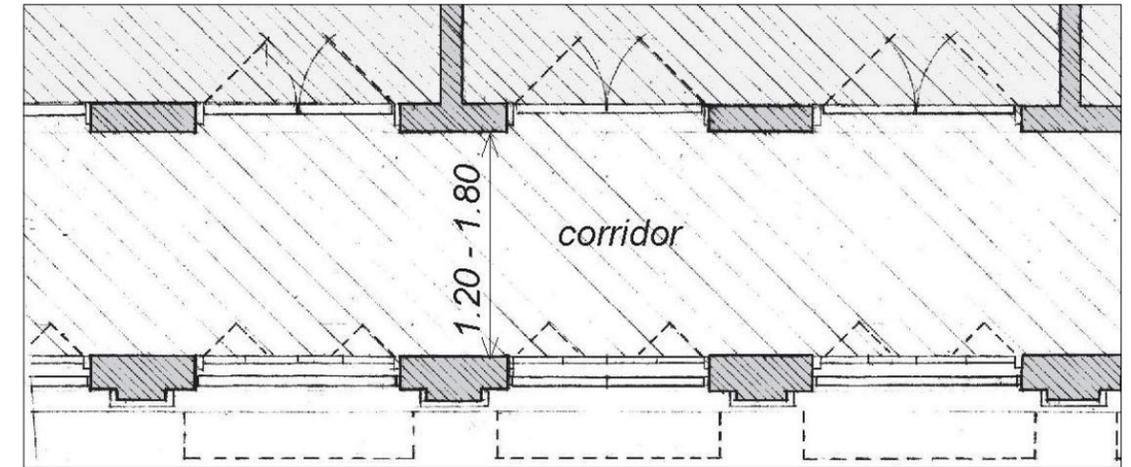
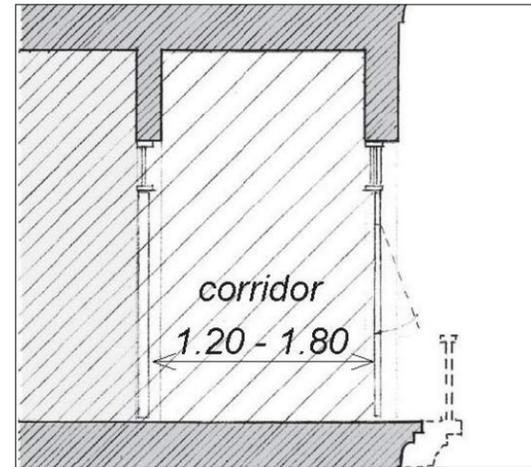
1. carved out of the building volume
2. carved space with a balcony projecting beyond the façade in the same material as the façade
3. attached to the façade in the same material as the façade or out of natural wood against a stucco façade

LOGGIAS AS CORRIDORS

Narrow continuous loggias function as open air corridors accessing rooms and separate apartments. To ensure that the space functions properly, its depth should be a minimum of 1.2 to 1.8 meters, depending on the grandeur of the building.

LOGGIAS

Loggias can provide a protected outdoor living and dining space. They should be a minimum of 2.4 meters deep and preferably much deeper.

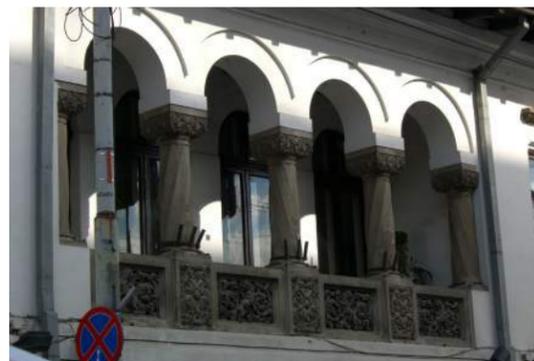


There are also different types of loggias:
 1. entrance loggias offer a transition space from the public space to the private space.
 2. corner loggias with views in two directions
 3. center loggias providing more enclosure
 4. tower loggias with roof top vistas.

ENTRANCE LOGGIA



CENTER



CORNER



TOWER



GARDEN WALLS, FENCES, GATES AND IRON SCREENS

Garden walls and piers, where required by the masterplan, are to consist of a base wall, approx. 30-60 centimeters in height, with piers of minimum 30 x 30 centimeters x 2.0 meters in height that are spaced in a rhythmic pattern. The base walls and piers are to be of the same material and be of concrete or masonry with stucco finish, or of natural stone. Stucco finish shall match the building wall finish. The area between the piers shall contain a wrought iron screen in a decorative pattern, painted black.

Garden walls and piers may be capped with a coping made of stucco, concrete or stone. Wall tops without a coping may be flat, beveled or rounded in section. Piers may be capped with finials.

Garden walls that are required along adjoining property lines shall be 2.0 meters minimum in height, measured from interior court grade, for attached building types and 1.5 meters minimum in height for detached building types.

Openings for pedestrian access in garden walls are permitted only in walls facing a public way and must be closed with a gate.

Gates in garden walls shall be made of wrought iron in a decorative pattern, painted black.

Driveway gates are required for driveways or parking courts accessed from a street. Gates shall be inswinging, made of wrought iron in a decorative pattern, painted black, and shall not exceed 3.0 meters in width.

DO'S



DON'TS



Avoid masonry top element



Tile covering and opaque quality not appropriate



Too opaque



Too transparent. Though elegant, masonry posts are required.

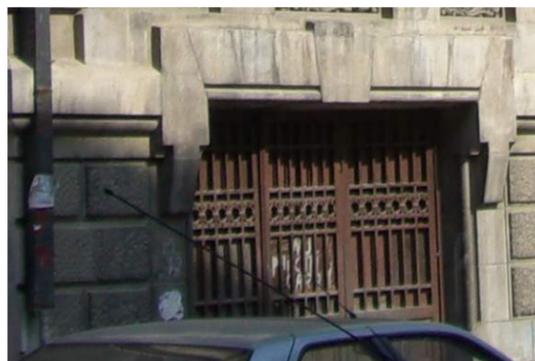
GARAGES

Garage doors must be positioned with respect to the structural logic of the building and spacing of its bays. Their design should reflect the doors and shutters of the façade. Garage doors can only be one car wide - one large door is not permitted for a two-car garage.

As a general design guideline, garages are to resemble closed, shuttered shop fronts in appearance and proportion.

Garage doors are not allowed to face the street unless the garage is located deep into the property behind the house.

DO'S



DON'TS



Plastic materials are not allowed



Flat simplistic pattern of door is not appropriate



Door is too large

SHOPFRONTS AND SHOPFRONT SIGNAGE

The shopfront door, signage and lighting shall be designed as a unified design.

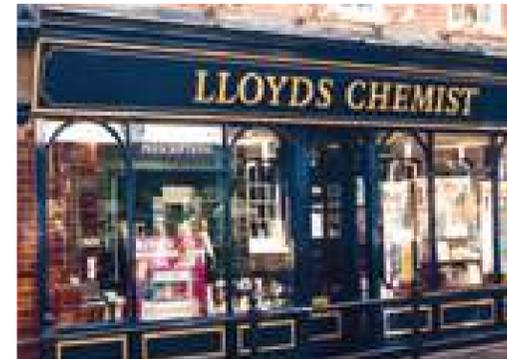
Shopfronts' glass shall be clear, as any saturation will cause the display to become invisible behind the resulting reflection. Neither reflective (mirror) nor colored glass shall be permitted on any shopfront or windows above.

Successful shopfronts should be painted with high-gloss paint. Adjacent stores should have their fronts designed individually rather than according to a repeated template.

Signage for shopfronts shall be permitted within the following constraints:

- A. Buildings may have a postal number applied anywhere in the entrance area.
- B. One two-sided blade sign is permitted for each business with a door on the sidewalk level. The blade sign shall be securely affixed to the facade or storefront and may project over the sidewalk so long as it does not interfere with pedestrian flow. The blade sign may not exceed 1 square meter in area (including mounting hardware) and may not be translucent.
- C. Each building may have a single sign band 60 percent of the width of the building frontage, with a height not to exceed 1 meter. The sign shall be integrally designed with the building or the associated storefronts in material and paint color. The sign band may only be externally lit.
- D. A logo inscribed on the storefront glass is permitted.
- E. An awning may have an inscription on its flap, so long as it does not exceed 15 centimeters in height. Awnings shall be colored canvas. Awnings shall be straight and shall be open at their ends (without triangular panels), and they may be fixed or retractable. Awnings shall overlap the sidewalk as much as possible, the encroachment being confined only by street lamps, street trees and potential interference with parked vehicles at the curb.

**DO'S
LONG SIGNS**



BLADE SIGNS



DON'TS



Amateur lettering and glass cluttered with words



Signs should be independent from other street furniture



Excessive signage



Oversized and floating signs are not appropriate

SECURITY GRILLS

When placed in front of the glass, security grills must disappear within the thickness of the wall when open. When closed they must be decorative, open grate style, and transparent to allow window shopping and to encourage pedestrian passage after hours and passive security control.

Whenever possible grills should be placed behind the display.

DO'S



DON'TS



Opaque security screens prohibit window shopping



Grill is not decorative



Grill pattern is too dense

GENERAL SIGNAGE

Signs and window graphics other than those specified herein are prohibited.

Under no circumstances shall fluorescent or glowing paint be permitted for any signage.

Rooftop, flashing, moving or intermittently illuminated signs or advertising devices are prohibited, as are signs that may be mistaken for traffic control devices.

Freestanding signs are prohibited.

Signage for properties other than shopfronts is limited to the following:

1. Residential Houses: a house number, clearly visible from the street, in accordance with local fire department requirements. Preferably the number should be front lit if allowed and consist of individual metal numbers, minimum in height, painted black, mounted directly to the façade or onto a perimeter wall post where available.

2. Residential/Commercial Premises: where a house is also live/work, a small brass plaque engraved with the business' name may be mounted onto the façade near to the entrance door (preferably in the reveal), or mounted onto the perimeter wall post where available. This plaque may not be lit except for residue lighting from the main entrance.

3. Signage for commercial properties other than shopfronts is limited to a sign mounted onto the façade, maximum 60 percent of the width of the building frontage, with a height not to exceed 1 meter, and total exterior signage shall not exceed five square meters. The sign shall be integrally designed with the building in material and paint color. The sign may only be externally lit. Each use shall be permitted one sign. Buildings with multiple uses shall have not more than one sign per use and the aggregate area of all signs shall not exceed the maximum area permitted.

DO'S



DON'TS



Floating, overscaled signs are not permitted

MAILBOXES AND ENTRANCE TELECOMMUNICATIONS

Apartments: Mailboxes are to be located within lobbies of apartment buildings and apartment villas. Telecommunication entrance devices are to be fitted in to the main entrance door reveal where possible.

All mailboxes and telecommunication devices for apartment buildings are to be the same in type and color. The actual design and color are to be determined by the developer. No exceptions are to be allowed.

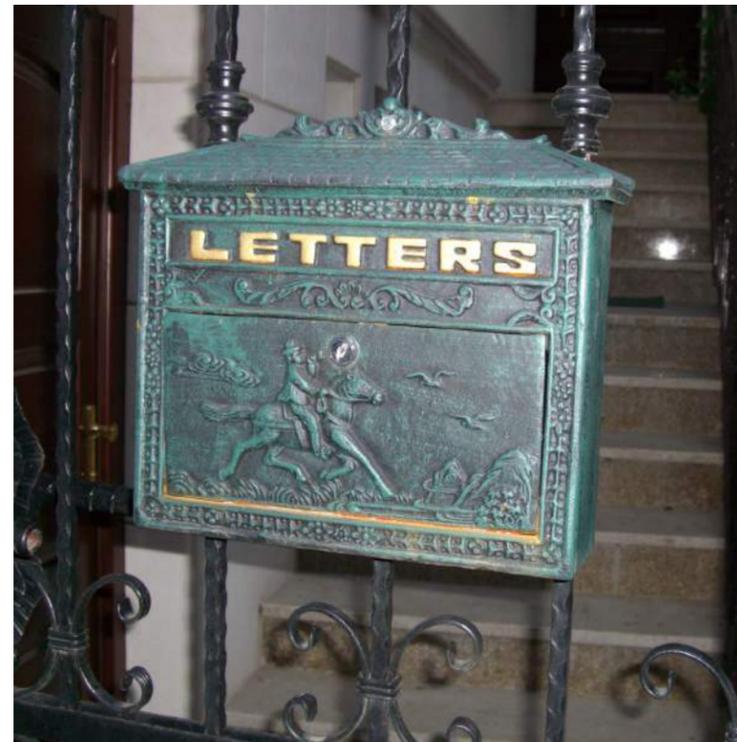
Town houses, semi-detached and detached houses: Mailboxes and entrance telecommunication devices are to be located within a post of a perimeter wall/fence where available, preferably to a side, not facing directly to the street.

Where no such perimeter walls exist, then mailboxes and telecommunication devices are to be located near to the front door, preferably in a reveal, not facing directly the street.

All mailboxes and telecommunication entrance devices are to be the same in type and color for all town houses, semi detached, and detached houses. The actual design and color are to be determined by the developer. No exceptions are to be allowed.

All mailboxes and telecommunication entrance devices for other building types are to be in harmony in proportion, color and design with the building's façade. Such mailboxes and devices are to be determined by the developer. No exceptions are to be allowed.

DO'S



DON'TS

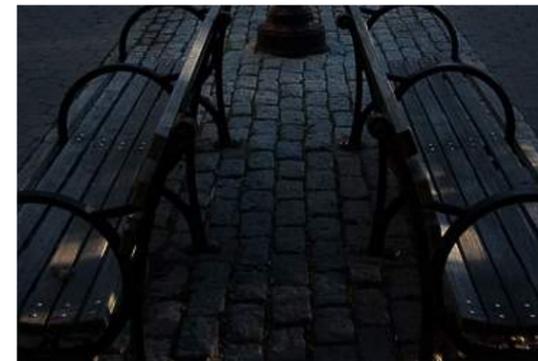


STREETLAMPS, POSTS, BOLLARDS AND BENCHES

Street lamps, posts, bollards, benches, and other street furniture are to be selected in relationship to one another in order to create a harmonious whole.

The actual pieces are to be traditional in appearance, robust, and require little or no maintenance. Their colors should be subdued: black or gunmetal tones are preferred. Benches are to be of wood with metal supports and rails.

DO'S



DON'TS



Cobra heads are not permitted



Inappropriate scale and height

**SATELLITE DISHES,
ANTENNAS, AND AIR
CONDITIONERS**

It is highly recommended that the developer provide underground cable television lines to each building in order to eliminate the need for satellite dishes altogether. If this is not possible, then locations for a common, large dish should be identified to eliminate the need for numerous individual small dishes. This common dish needs to be screened by planting or walls and should not be located in a prominent place.

Satellite dishes are not permitted to be attached to the facades of the buildings regardless of orientation to the signal. The same applies to antennas and other technical equipment (solar collectors, air conditioners, hot water tanks, etc.).

Satellite dishes may be mounted at grade to the rear of the building but must be screened by a wall or landscaping.

An exception for solar panels within the slope of the roofing material can be made for integrated systems (Eternit) which minimize the visual effects.

Air conditioners of any type may not be mounted in or onto any facade of the building. Roof mounted units are allowed if screened by parapet walls. Units may be located at grade to the side or rear of the building but must be screened by a wall or landscaping.

DO'S



DON'TS



RECOMMENDATIONS

When searching for an “identity of place” it is important to re-evaluate styles that seemed and still seem to belong to a place. This traditional style that appears to capture an essence that is meaningful today, can become the basis once again of a living style and can evolve over time.

These guidelines are set to do just this. However, a whole city block is too large to be designed by one designer. Therefore, in order to achieve the required variety necessary, no architectural firm shall complete the schematic design of more than one adjacent apartment or mixed-use building or more than three adjacent houses. However, a single firm may prepare construction drawings consolidating the schematic designs and supervise construction of a number of independent design firms.

To avoid mistakes in the interpretation of the code, it is recommended to appoint a town architect to judge the design of the individual architects before building permission is applied for. The town architect is to make any recommendation he deems necessary in order for the design to adhere to the guidelines.

