

DESIGN GUIDELINES

	Items	Guidelines
1	Building lines	
1.1	From Road	4.5 metres from the edge of the road, including road reserve.
1.2	From adjacent and rear plots	2 metres setbacks from the boundary limit for all vertical walls.
2	Plot Area Ratio	
2.1	Plot coverage	A maximum coverage of 40% of the plot area will be allowed.
3	Height	
3.1	Structural ground floor level	A maximum of 700mm above road entry level.
3.2	Height of building	Height is measured from the upper ground level of a plot.
3.2.1	For all plots	Maximum of 7m for houses with flat roofs and 10m for houses with pitched roofs
4	Storeys	All houses to be on ground plus one floor maximum.
5	Externall walls	
5.1	Parapet or screen walls	Parapet walls should be simple vertical walls with concrete copings.
5.2	Color paint codes	Color code for walls allowed externally :
	Mauvilac chart	Ivory white, Eggwhite, broken white, gardenia pale mushroom, honey suckle and silver birch.
	Permoglaz chart	Offwhite, mushroom, pale mushroom and magnolia
6	Roof	
6.1	Overhangs	A minimum setback of 1000mm must be allowed between boundary walls and roof overhangs or canopies.
6.2	Materials	Roofs to be either in metal sheeting, stone slates, timber or concrete tiles.
6.3	Description	Metal sheeting should be either in prepainted galvanized corrugated steel, aluminium or zincaluminum. Concrete tiles to be flat or curved.
6.4	Color	Metal sheeting color RAL code: Gris pierre 9002, Vert menthe 4288, Terre de sud 1207, Beige Siam 1019, and Jaune sahel 1014. Concrete tiles color code: Light grey and Beige
7	Boundary walls	
7.1	Height	Side and road: 1.8 m Maximum Road: 1.8 m Maximum
7.2	Description	Boundary walls can be: (a) green hedges - full height, (b) Block wall - full height, (c) Low block wall (1.2 m maximum) and light structure/green hedge, (d) Mesh fence with hedge/creeper planting as a 'reinforced hedge', to 1.8m in height. Blockwalls and columns to be of simple design, rendered and painted with the same color code as the external walls and finished with a concrete coping.
8	Services	
8.1	Solar water heater	For flat roofs: Solar water heater and water tank to be hidden by screen parapet walls. For pitched roofs: water heaters should be either fixed on the plane of the pitched roof with water tank completely hidden from views or on ground floor.
8.2	Water tanks	To be located in the service yard. Height must not exceed boundary wall height.