



## Architectural Guidelines

### Signage and Building Names

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#### Document Control

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Signage and Building Names	Version 02	2023

#### **Important notice**

The Development Control Company (DCC) reserves the right to amend or update any information contained in this document as and when necessary.

Only the “latest version” of this document will be valid to guide owners through the design, construction, and maintenance phase. Any previous versions of this document will be invalid and will not be acknowledged for new designs. Houses already built should not be used as a precedent, the revised set of guidelines was created to address architectural inconsistency, inappropriate colour choices, and lack of integrated landscape planning

All signage will require detailed scrutiny and approval by the Tatu City Development Control Company (DCC).

#### **1. Street names and directional signage**

Directional signs and street name signs are combined into the directional signs. The directional signs are to a prescribed design and will include the street name and the names of the developments concerned. The structure will be constructed by the Developer.

#### **2. Building signage**

These guidelines do not absolve the owners/ developers from complying with national building regulations and the requirements of the statutory authorities

Signage and development logos towards the external roads should be incorporated into the façade design or Gatehouse structure for multiple building lots and are restricted in size and location.

This ensures it creates a coherent element between different developments.

The size of the signage is restricted to 8.5 m long by 2.2 m tall or 2.4m wide by 7m tall, with no more than 10 percent deviation in size. The sign may only be located in the upper right-hand corner of the façade facing the external road. For residential developments, low-level 800mm wrought iron hanging plaques with painted plot number is recommended.

- i. No pylons are permitted.
- ii. Multiple signs facing the external road are permitted at the sole discretion of the DCC
- iii. The use of three-dimensional signage is recommended.
- iv. A sign attached to buildings within the site shall not exceed the height limit of the building profile.
- v. Signage may be backlit or down lit but not up lit; the signage shall be illuminated using electro-luminescent strips and fluorescent side-lit panels.
- vi. Signage lighting should not be so positioned that it shines directly into any public or service roads or in the direction of the airstrip or approaches to the airstrip.
- vii. Perspex or similar material shall be the only materials permitted for signage and shall compliment the main building architecture.
- viii. Any facility consisting of primary and secondary signage shall observe a text hierarchy that includes;
  - a. Primary signage strategically placed, limited but bold in size, can be observed from longer distances.
  - b. Secondary signage provides additional information at a smaller scale and can only be viewed at a closer distance/ pedestrian level.
- ix. Flags are only permitted in schools and hotels. They should be submitted to DCC for scrutiny.

These guidelines should be read jointly with the following guidelines:

- a) DCC Process.
- b) Building Design Architectural Drawings.
- c) Statutory checklist.
- d) Vehicular and Pedestrian Access.
- e) Siting controls.
- f) Relationship to street front.
- g) Architectural guidelines- vehicular and pedestrian access.

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