LOS ISLOTES

VERAGUAS, PANAMA

ARCHITECTURAL GUIDELINES

AROSEMENA & SOUNDY ARQUITECTOS
www.asarq.com, info@asarq.com, (507)270-3098

ARCHITECTURAL GUIDELINES

PURPOSE

These guidelines intend to establish a set of required measures and standards for the design of all buildings in *Los Islotes*. Their main purpose is to specify solutions to typical conditions and provide essential recommendations and guidance to architects and builders, as well as residents.

In addition, they intend to create an overall cohesive concept and image of *Los Islotes*, where buildings share a common character, language, proportions, materials and tectonics. These guidelines will serve as the basis for the review and approval of all proposed buildings by the *Los Islotes* administration.

1. Entrance Door Detail, *Antigua*, Guatemala

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TYPOLOGIES

Buildings at *Los Islotes* must be sited according to their typology. In general terms, urban, more dense areas will mandate that buildings occupy a higher percentage of their lots and shape the street edge as much as possible.

Single family lots and less urban areas may permit buildings more freedom in how they sit on the lot and how they adapt to the existing topography. All buildings, however, should obey the sitting guidelines.

2. Linear Building, *Meson Panza Verde, Antigua*, Guatemala

3. Single Family Residence, *Antigua*, Guatemala

4. Single Family Residence, *La Ronda*, Spain

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TYPOLOGIES

COURTYARD BUILDINGS

Courtyard buildings may be either u-shaped or doughnut-shaped, with a courtyard at their core. The courtyard allows the surrounding volumes to have cross-ventilation, good lighting, intimate views toward the inside of the house, and privacy. Defined by covered exterior porches, the courtyard becomes the heart and hearth of the house, the meeting point, and its landmark feature.

Spaces around the courtyard should be arranged logically and efficiently to avoid interior corridors. Transition from space to space, and volume to volume should be direct, connected by thresholds and doorways, rather than interior hall-ways.

The exterior porches surrounding the courtyard should be wide enough to accommo-date patio furniture and allow circulation at the same time. The courtyards themselves may be paved or designed as gardens and may have the traditional fountain in its center or against one of the walls.

5. Main Courtyard, *Casa de las Sirenas, Antigua*, Guatemala

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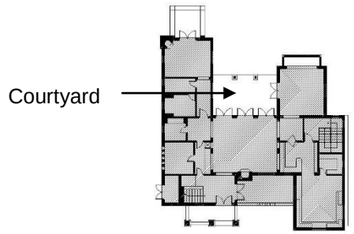
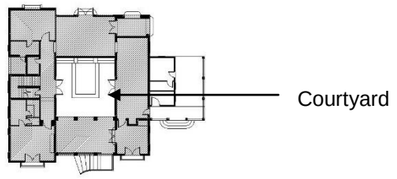
TYPOLOGIES

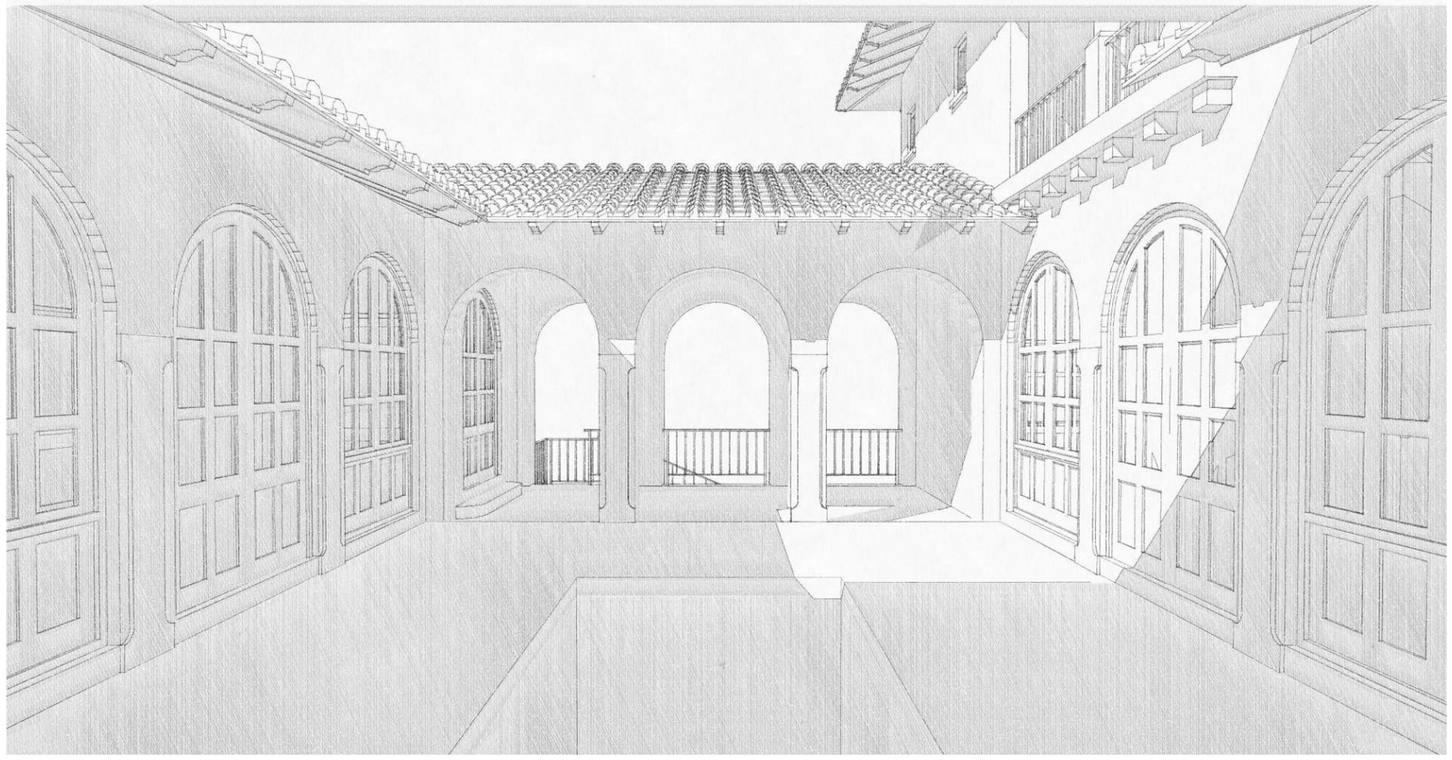
EXAMPLES OF COURTYARD BUILDINGS



6. U-shape Plan Diagram



7. Donut Plan Diagram



8. Courtyard View, House Type “A”, *Los Islotes*

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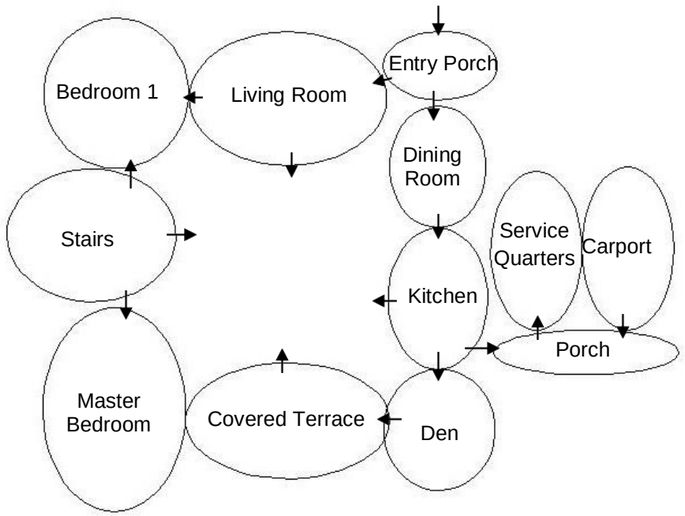
TYPOLOGIES

EXAMPLES OF COURTYARD BUILDINGS



9. Typical Distribution Diagram, Courtyard Building

10. Courtyard Residence Overview, *Antigua*, Guatemala

11. Ventilation and Light Diagrams, House Type “A”, *Los Islotes*

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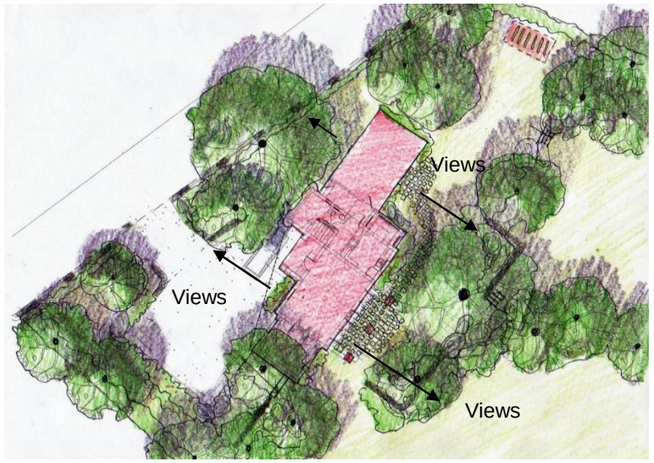
LINEAR BUILDINGS

Buildings sited in more rural and extensive properties may have a linear shape, instead of having an inward-looking courtyard. Buildings with linear shapes or l-shapes may have porches along any of their sides. Rooms in linear buildings should directly relate to each other and connect to each other through doorways and thresholds. The linear quality of single spaces linked together allows a building to have cross-ventilation, good lighting, and views toward the outside.



12. Linear Building Site Plan, *El Valle de Anton*, Panama


13. Linear Building, Beach Residence, Panama

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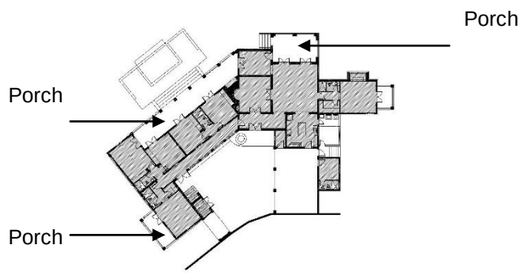
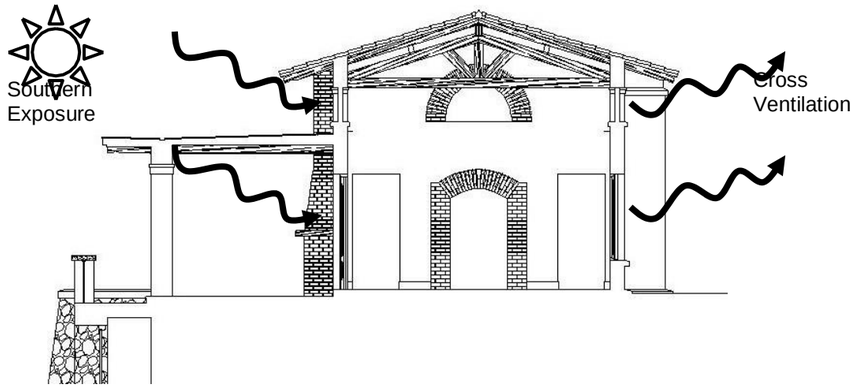
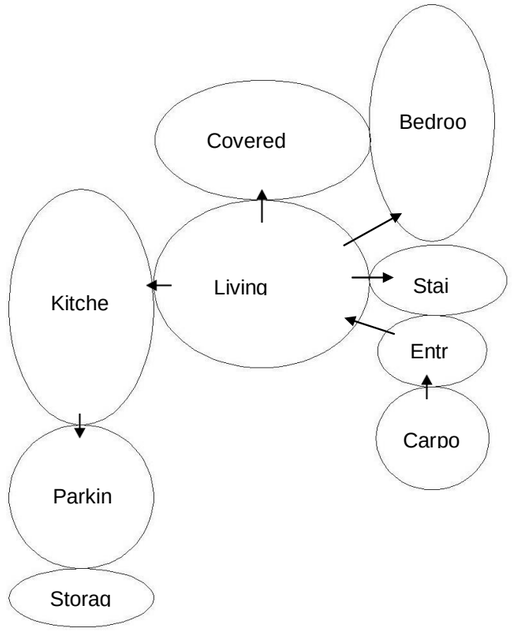
EXAMPLES OF LINEAR BUILDINGS



14. Linear Plan Diagram



15. Ventilation and Light Diagrams, Linear Buildings



16. Typical Distribution Diagram, Linear Building

17. Side Porch, *Antigua*, Guatemala

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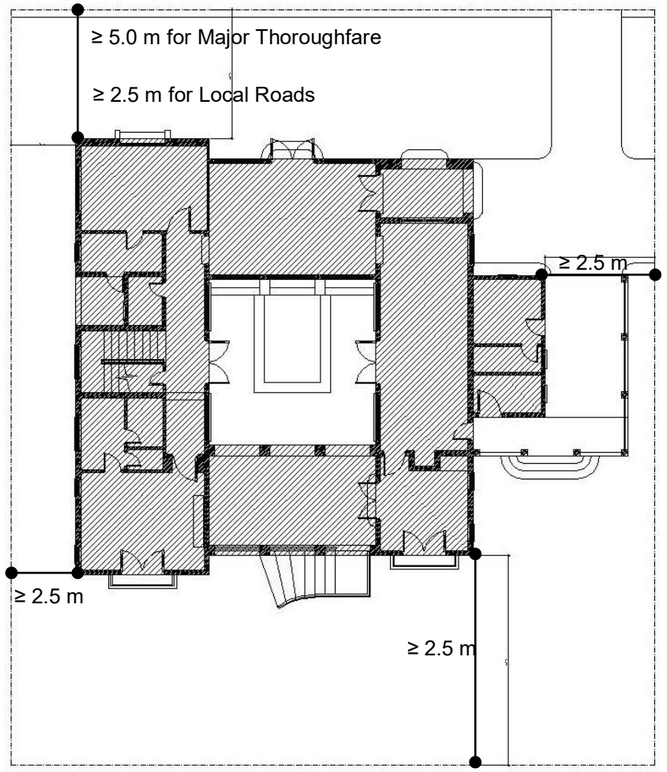
SETBACKS

Buildings should respect setbacks, according to the different typologies and sites:

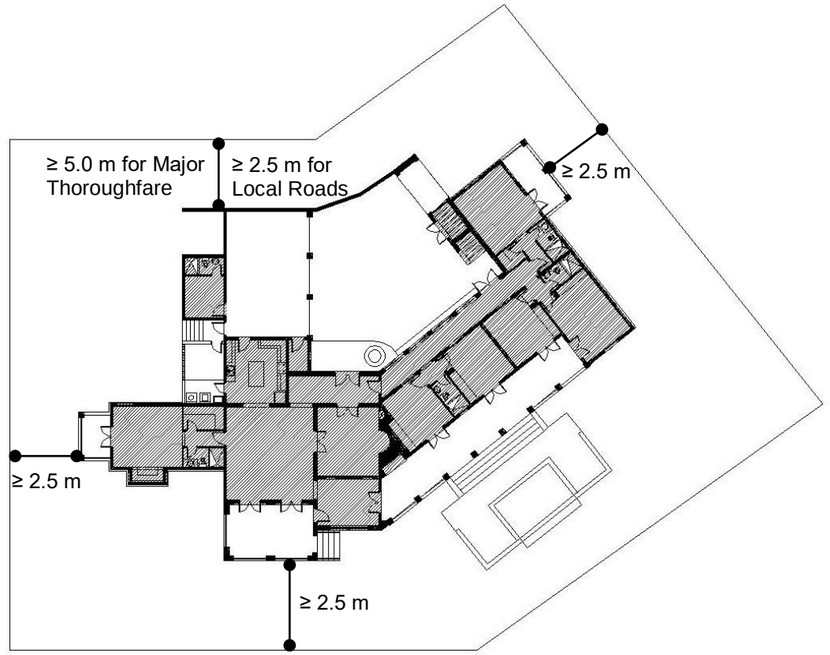
COURTYARD AND LINEAR BUILDINGS

Courtyard and linear buildings located on rural plots should comply with these general setbacks: All enclosed inhabitable spaces with windows should be set back at least 2.5 meters from the property line at the front, facing the major thoroughfare, and at least 2.5 meter when facing the local roads and back end of the property.

Lighter structures, such as porches, gazebos, pergolas, and trellises may be placed anywhere in the property, and may be attached to the front wall, side and/or back fences. Guard houses or caretakers' homes may be attached or separate structures but must comply with the set- backs above.



18. Courtyard Building Setbacks



19. Linear Building Setbacks

20. Linear Building Setback, *Antigua*, Guatemala

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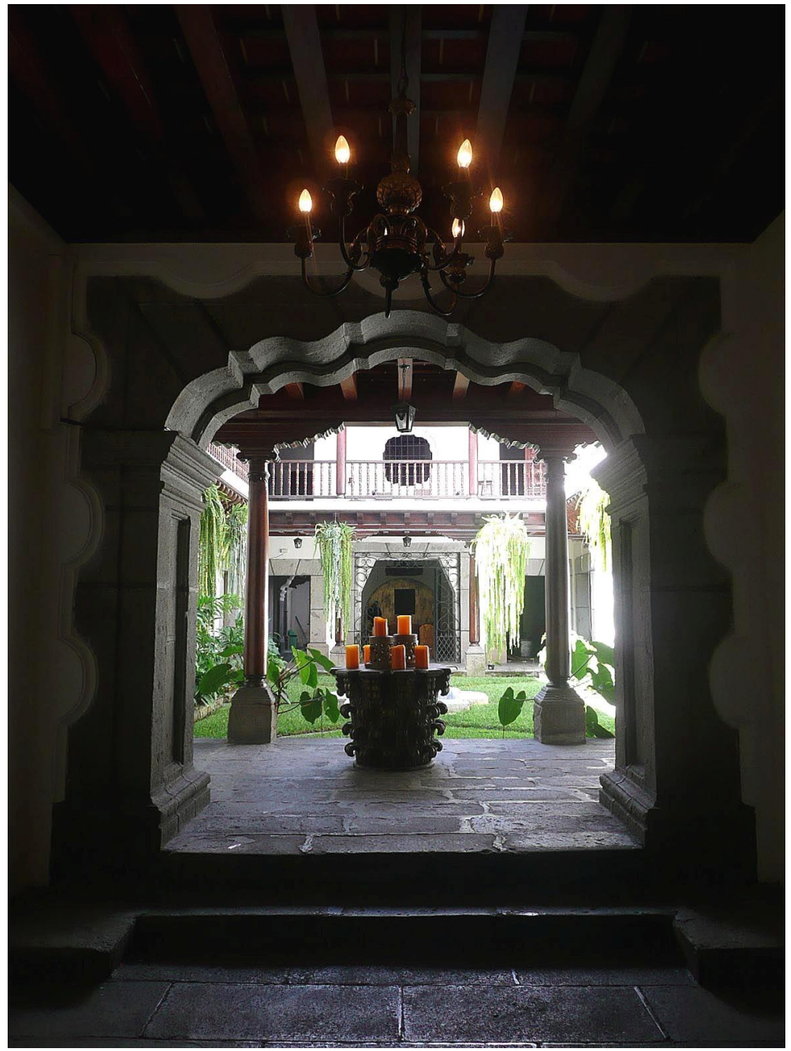
PARKING

Courtyard and linear buildings located on rural plots must have parking areas away from their main entrance. You are encouraged to have parking in an enclosed area. Your parking/garage entrance cannot face directly toward the street and should integrate with your house design. Your garage must be large enough to hold your vehicle and all recreational vehicles.

21. *Zaguan*, View Towards Entrance Doors, *Posada de Don Rodrigo*, *Antigua*, Guatemala



22.. *Zaguan*, View Towards Main Courtyard, *Casa de Las Sirenas*, *Antigua*, Guatemal

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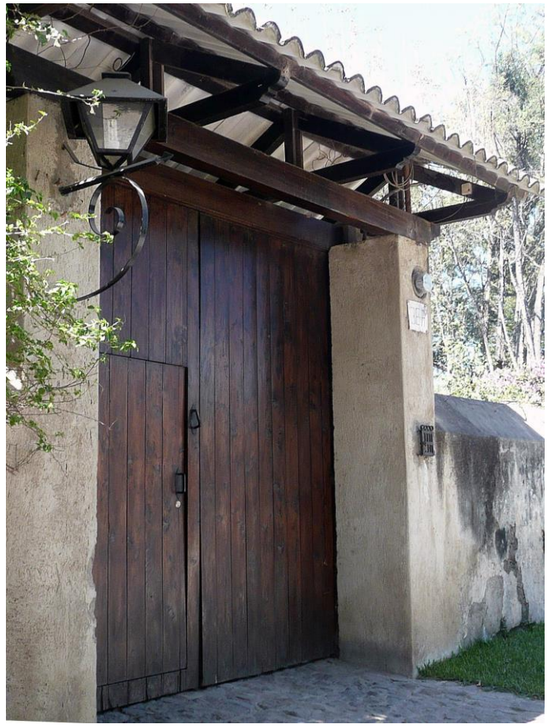
GATES

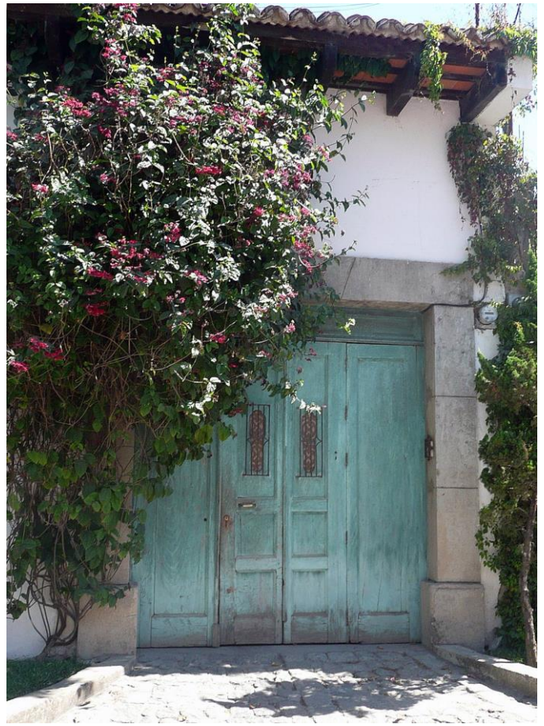
PEDESTRIAN AND VEHICULAR

Gates intended for pedestrians or vehicles should be a part of the wall. Gate openings may vary in width, from 1.00 m to 2.00 m, for pedestrian entrances, and from 2.50 m to 4.00 m, for vehicular entrances, with single or double doors, respectively.

Gates can be separate or designed together as one combined entrance. Gate doors may be designed with wood, iron or iron bars, or a combination. Gates may be painted black or have a natural finish. Gate doors should be simple in design, avoiding excessive decoration such as scrolls and floral motifs.



30. Combined Gate, *Antigua*, Guatemala



35. Folding Gate, *Antigua*, Guatemala

36. Iron Gate, *Antigua*, Guatemala

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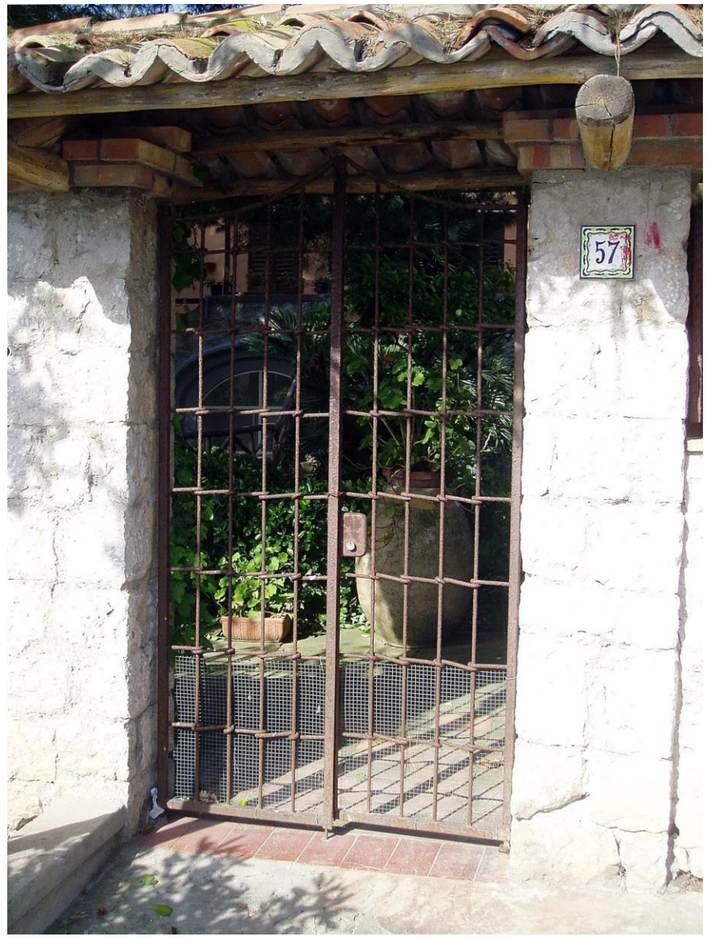
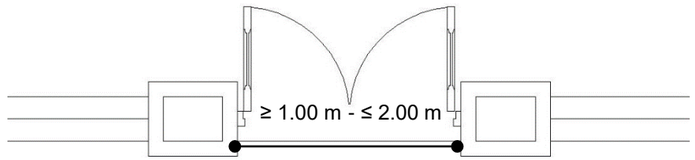
GATES

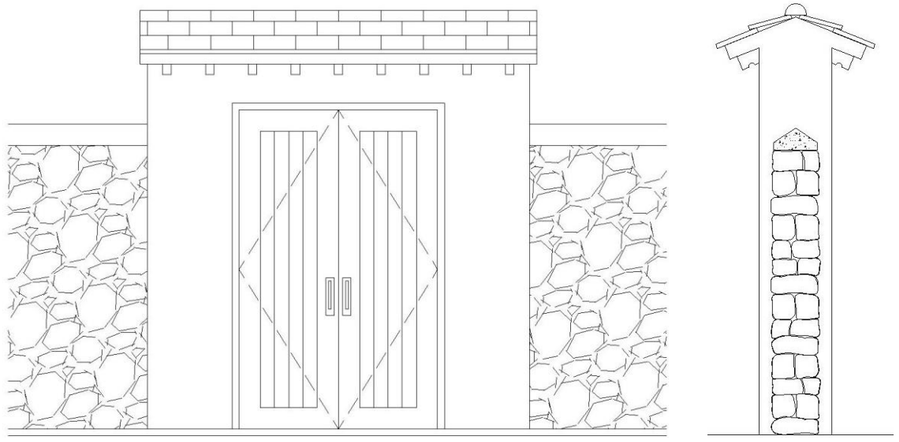
EXAMPLES OF PEDESTRIAN



37. Pedestrian Entrance Gate, *Capri*, Italy



38. Pedestrian Gate Plan



39.. Pedestrian Gate Elevations

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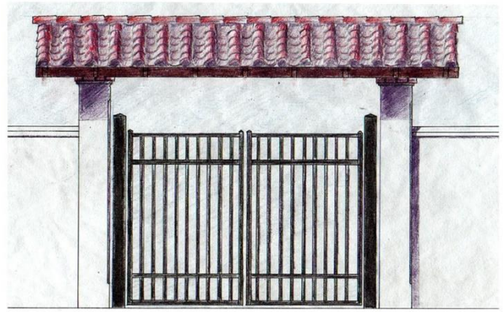
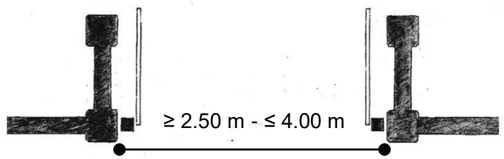
GATES

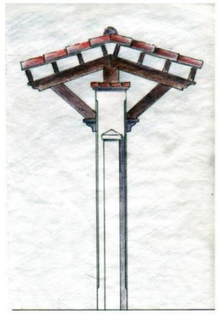
EXAMPLES OF VEHICULAR

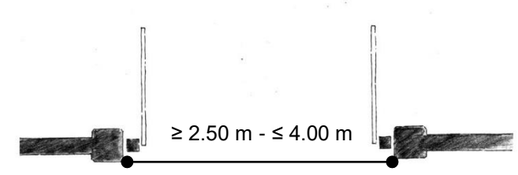
40. Vehicular Gate, *Antigua*, Guatemala





41. Vehicular Gate Type A





42. Vehicular Gate Type B

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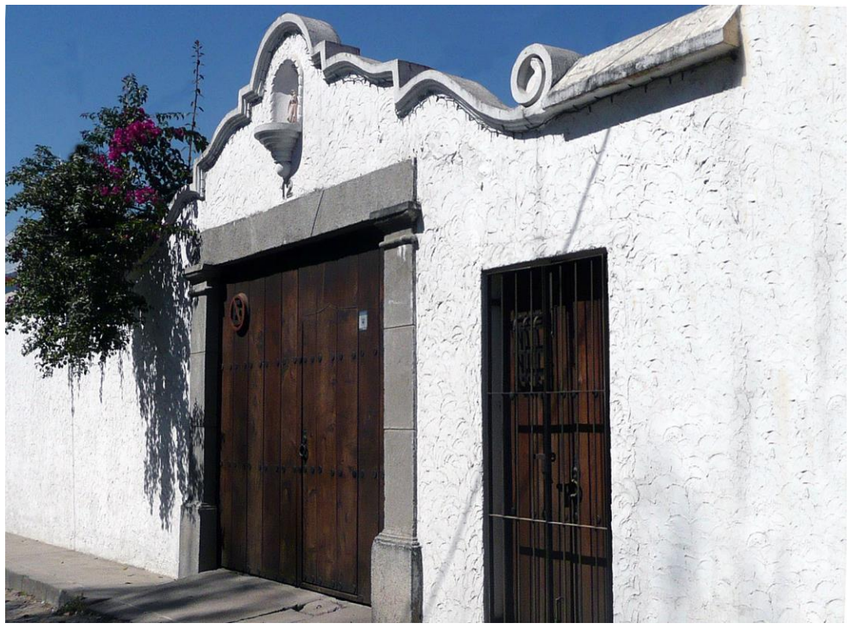
GATES

EXAMPLES OF
PEDESTRIAN AND VEHICULAR

43. Residential Gate, *Antigua,* Guatemala



44. Gate and Pedestrian Entrance, *Antigua*, Guatemala

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LIGHTING

Entrance gates, both pedestrian and vehicular, must be lit by pendants or sconces, depending on the gate's design. If landscaping and relevant trees are going to be lit, they should be lit with indirect lighting.

PENDANTS

A single simple metallic pendant or lantern may hang on center from the entrance gate ceiling. Pendants may be used in pedestrian or vehicular entrances, or both, or in combination with matching scones.

SCONCES

Sconces should be metallic lanterns fastened to the wall. All entrances may have one or two sconces flanking the gates. Sconces may be used as only source of lighting, or in combination with pendants.

45. Iron Lantern, *Antigua*, Guatemala

46. Iron Sconce, *Antigua*, Guatemala

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LANDSCAPE

HARDSCAPE

In addition to the softscape, gardens around the house may have built semi-permanent structures or hardscape to allow for living outdoor areas. These areas may be covered, paved, and may have a fountain or a pool.

47. Masonry Pergola, *Antigua*, Guatemala

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LANDSCAPE

HARDSCAPE

Paving

Outdoor designated areas may be covered simply with grass, plant groundcover, gravel, mulch, or sand. More formal paving may include clay tile, clay brick, stone, or concrete tile. The use of natural materials is encouraged for paving.

48. Grass

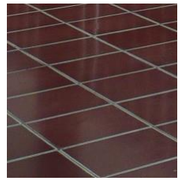
49. Plant Groundcover

50. Gravel

51. Mulch

52. Sand

53. Clay tile



54. Concrete tile

55. Stone

56. Clay Brick and Tile Paving, *La Ronda,* Spain

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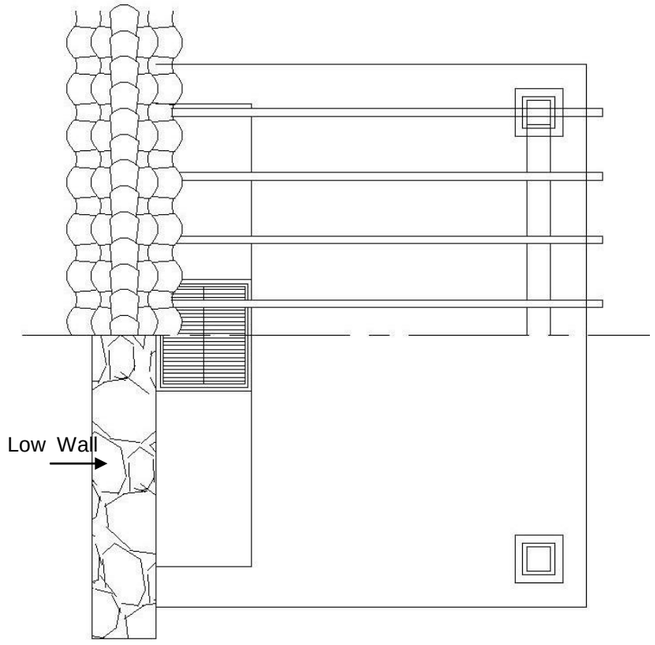
LANDSCAPE

HARDSCAPE

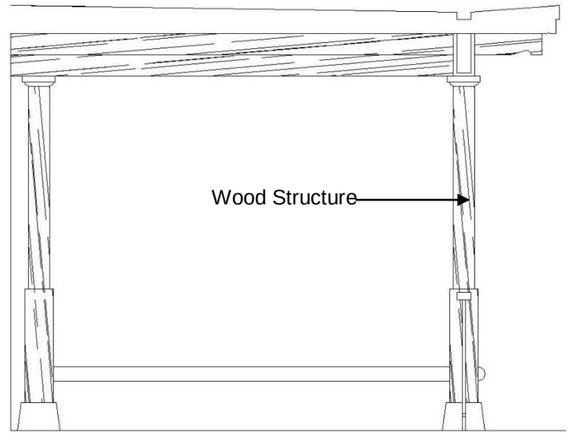
Pergolas

The use of attached or free-standing garden structures such as pergolas is encouraged. Pergolas may be built as semi-permanent structures entirely out of wood, or as more permanent stuccoed concrete block pillars combined with wood beams and rafters. Pergola dimensions may vary according to the garden.

57. Pergola, *San Michele*, *Anacapri*, Italy



58. Attached Pergola Plan



59. Attached Pergola Elevation

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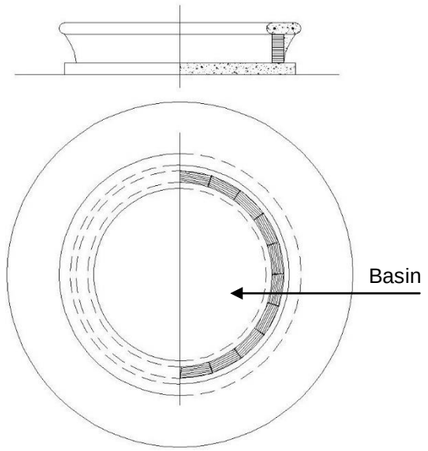
LANDSCAPE

HARDSCAPE

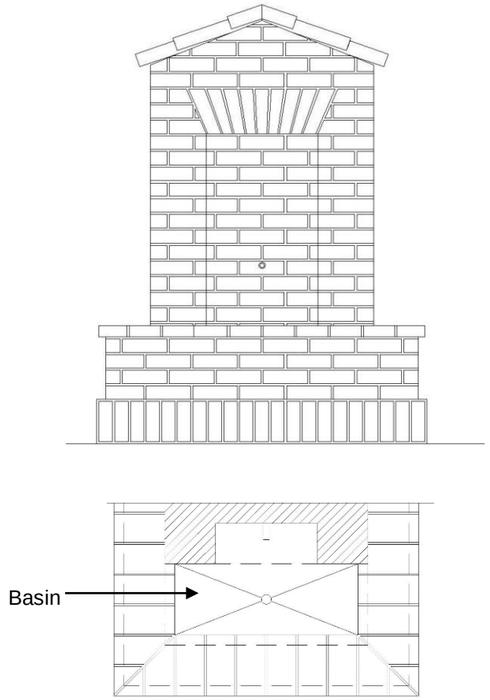
Fountains

Fountains may be attached to a wall, or may be free-standing, semicircular, circular, rectangular or square. They may be constructed with stucco covered concrete block, stone or clay brick.



60. Free-standing Fountain

61. Free-standing Fountain, *Antigua*, Guatemala



62. Attached Fountain

ARCHITECTURAL GUIDELINES

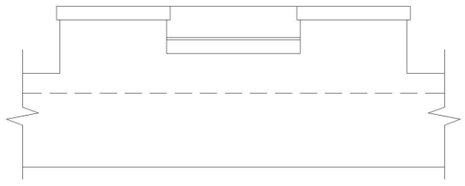
LANDSCAPE

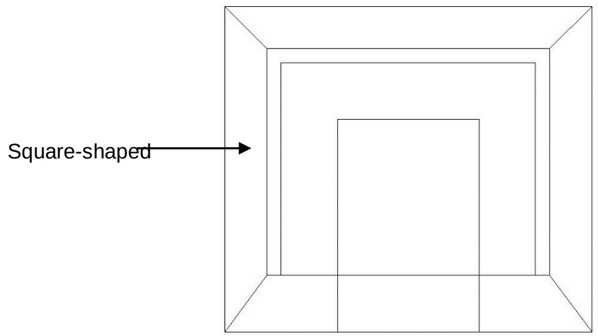
HARDSCAPE

Pools and Other Water Features

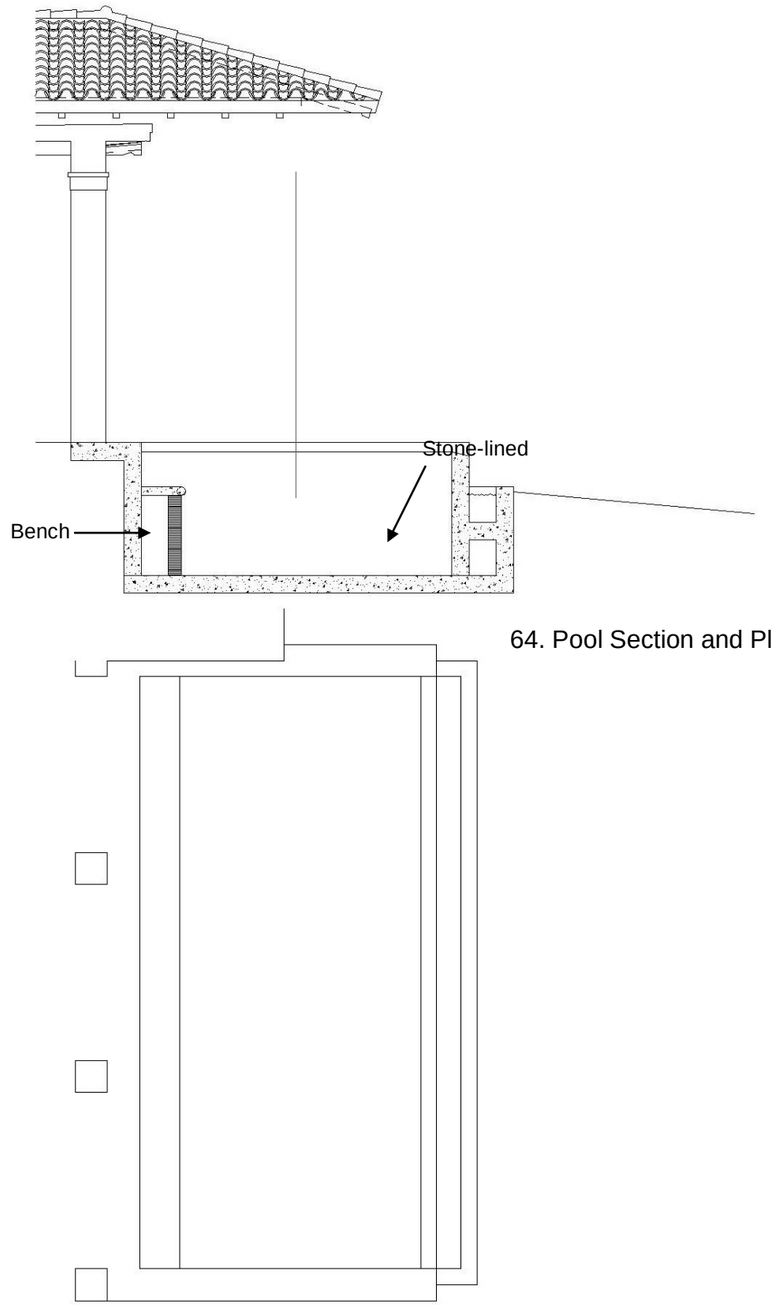
Gardens may have a pool, either adjacent to the house or further out in the garden. Pools should be lined with tile or stone and may be rectangular or oval-shaped or have one side be semi-circular and the other rectangular. Kidney shapes and other irregularly shaped pools are prohibited.

Pools may have steps or underwater benches for safety and convenience. Jacuzzis, whirlpools and hot tubs must be sunken and must have a paved area around them.





63. Hot Tub Elevation and Plan



64. Pool Section and Plan

ARCHITECTURAL GUIDELINES

BUILDING GUIDELINES

COLOR AND MATERIALS

Exterior walls of buildings are recommended to be painted white unless they are built with natural materials such as clay or stone. Los Islotes has an approved Spanish colonial color pallet for exterior walls if white is not your color of choice. Interior walls may be painted in any color. Walls that are exposed or visible from the exterior such as terraces, court-yards, balconies, etc. must be painted white or one of the colors from the approved Spanish colonial color pallet. Exterior wood elements such as columns, railings, eaves, doors, and windows must be finished in natural tones.

65. Wood Balcony Detail, *Antigua*, Guatemala

66. Street Facade, *Antigua*, Guatemala

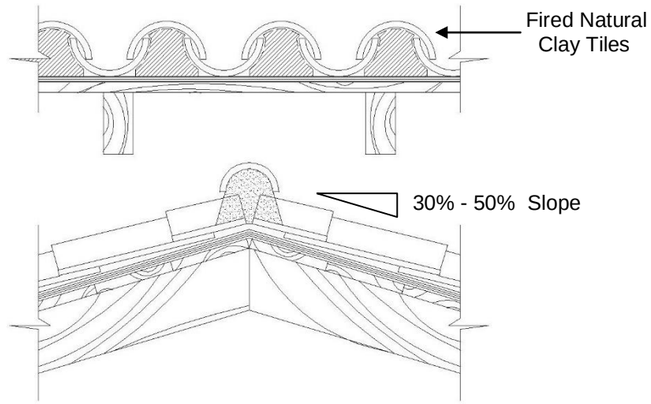
ARCHITECTURAL GUIDELINES

BUILDING GUIDELINES

ROOFING

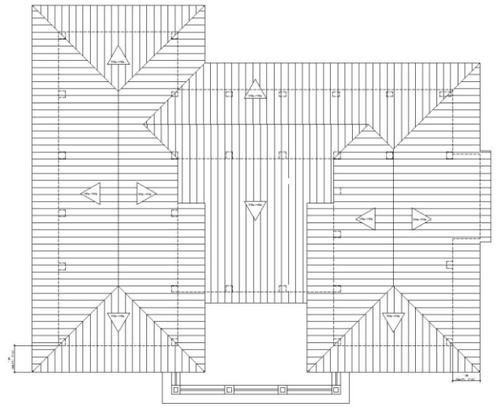
Roofs

Roofs should either be designed as gables or as hip roofs, or a combination of the two. All roofs must be finished with fired natural clay roof tiles. Roofs can have exposed wood rafters along their eaves. To prevent water leakage, all roofs should be sloped with a 30% to 50% in- cline. No flat roofs are allowed, except for upper level paved terraces. Flat roofs for terraces or air conditioning equipment may not surpass 15 sq. m. in area.

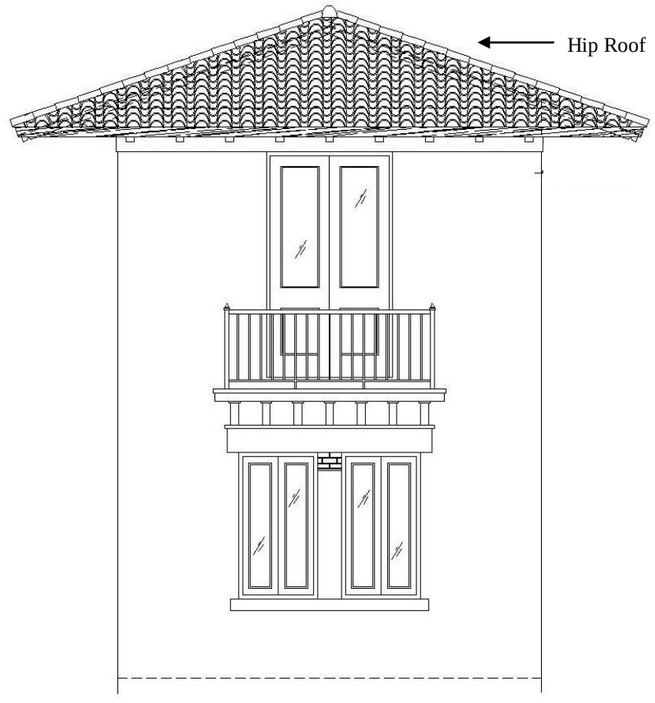


67. Clay Tiles Details

68. Clay Tiles, *Antigua*, Guatemala



69. Hip Roof Plan



70. Roof Elevation

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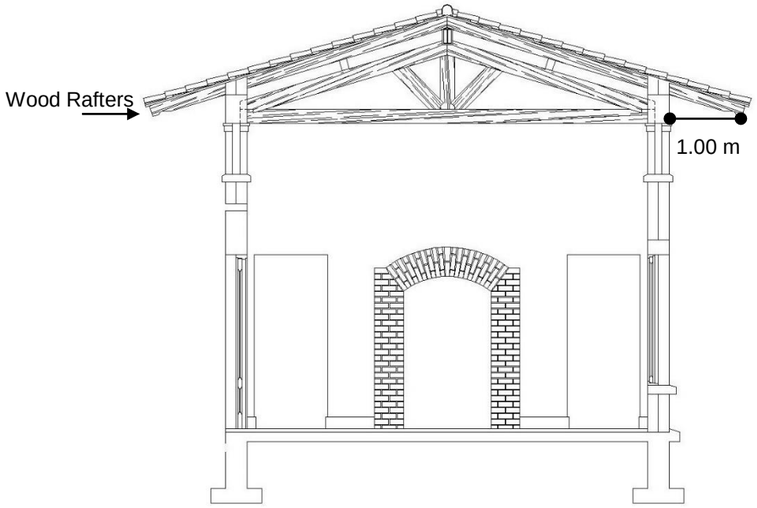
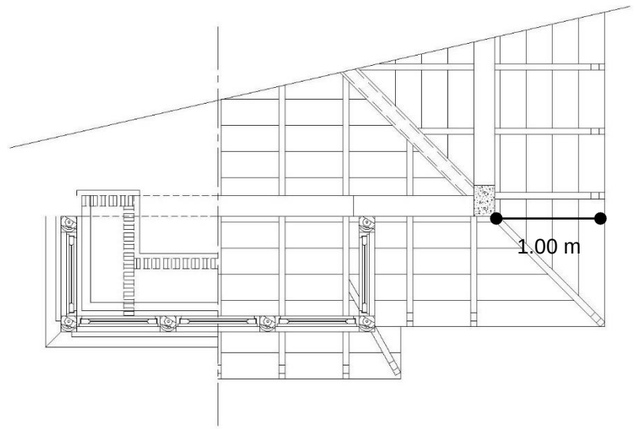
ROOFING

Eaves

All roofs should end with eaves that are at least 1.00m deep. Eaves can have exposed wood rafters that follow the roof slope. Exposed rafters may end with simple molding profiles if desired. Terraces should have an eave of no less than 0.15m to prevent water seepage and damage to lower-level windows

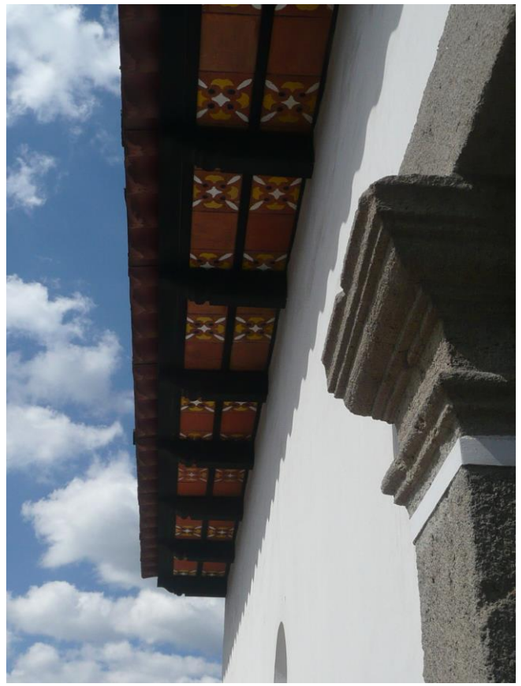


71. Roof Section



72. Reflected Ceiling Plan

73. Rafter Detail, *Antigua*, Guatemala



74. Eaves, *Antigua*, Guatemala

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ROOFING

Ceilings

Ceilings may vary according to the function and character of the specific room. Main living areas, like living rooms, dining rooms, dens and kitchens may have exposed wooden beams and rafters, and trusses. Wood clad decorative beams, rafters and trusses are also allowed, specially if they reflect the true structure of the roof and its orientation.

Vaults, either elongated or cross-vaults are also encouraged in main living spaces or transition spaces, like vestibules and galleries.

Flat ceilings may have wooden exposed beams, or decorative beams representing the true structure of the roof or floor slab. All flat ceilings may have a simple moulding in their perimeter to soften the transition of the walls to the ceiling.

75. Wood Beam Ceiling, *Antigua*, Guatemala

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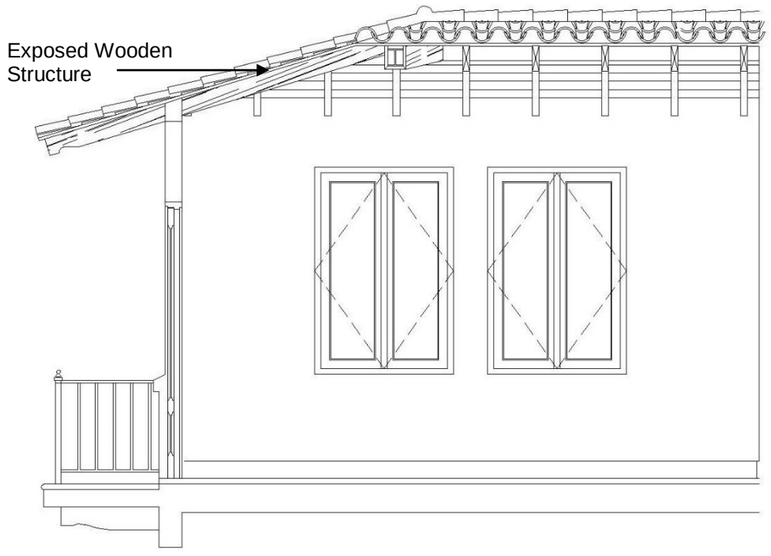
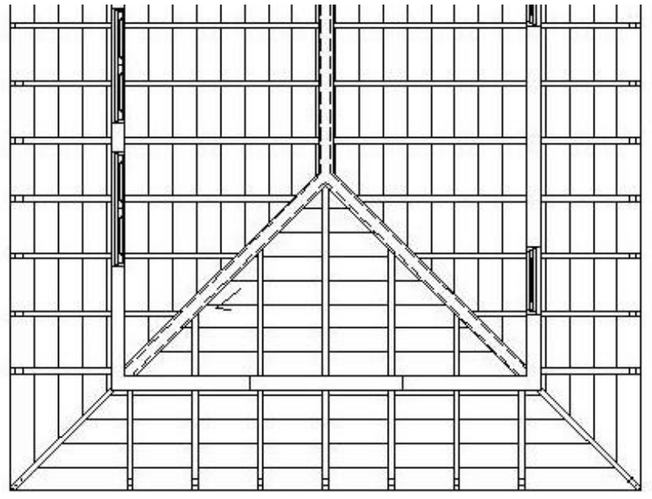
ROOFING

Examples of Ceilings



76. Reflected Ceiling Plan



77. Ceiling Detail Section

78. Wood Truss Ceiling, *Fornovo di Taro*, Italy

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BUILDING GUIDELINES

WALLS

Buildings should be designed with the thickest wall dimension possible to aid in the buildings' insulation as well as offer a solid, durable construction. Thick walls also contribute to the desired character of the buildings for *Los Islotes*. Wall thicknesses may be a minimum of .10 m on interior partition walls and .20m on exterior walls (8"). Double block thickness walls on exteriors are encouraged, .30m and .40m are ideal widths.

Exterior walls may be load-bearing, although reinforced concrete structures with concrete or clay blocks may also be used. Exterior walls must be finished with stucco, and preferably painted white or one of the colors from the approved Spanish colonial color pallet. Stone or brick walls are encouraged, either load-bearing or clad.

Exterior walls may have protruding decorative elements, or buttressing. Exterior walls may have a projecting base to accentuate solidity and grounding.

79. Exterior Wall, *Anacapri,* Italy

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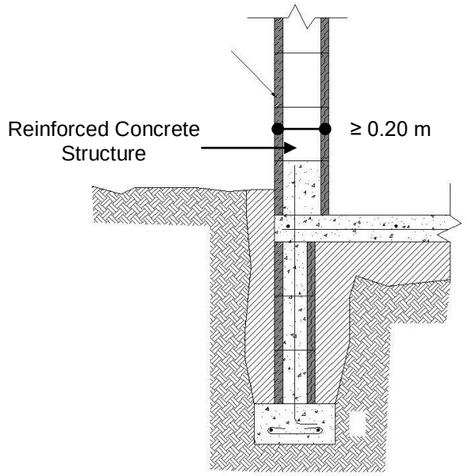
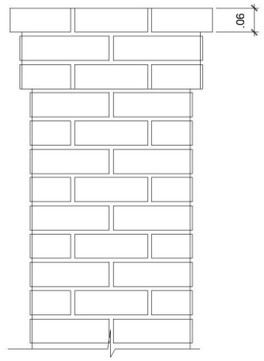
BUILDING GUIDELINES

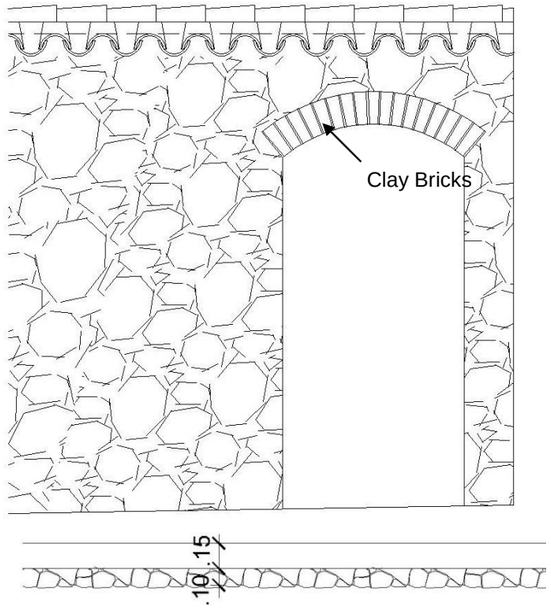
EXAMPLES OF WALLS



80. Exterior Concrete Wall



81. Brick Column



82. Stone Wall

83. Entrance Gate, *Antigua*, Guatemala

84. Stone Wall, *Cantabria*, Spain

ARCHITECTURAL GUIDELINES

BUILDING GUIDELINES

OPENINGS

Windows

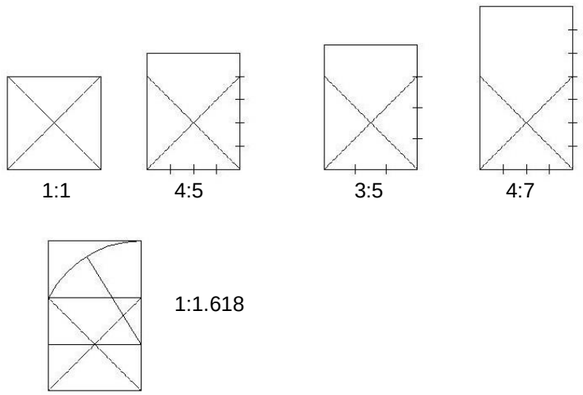
Buildings should have attractive operable windows designed in harmony with the overall façade design. Windows must be made of natural wood or wood simulated PVC in a wood color. White PVC windows are not allowed. Operable windows are encouraged, specially casement-types, but other types, such as sliding or double-hung are allowed.

To keep the desired character for *Los Islotes*, window openings must be designed with the following vertical proportions: 1:1, 1:2, 3:5, 4:5, 4:7 and the golden rectangle of 1:1.6. Windows must be taller than they are wide. To create the effect of a more horizontal window, individual, correctly proportioned windows, all except for the 1:1 may be repeated in groups of three, four or five consecutive windows that share one large opening.

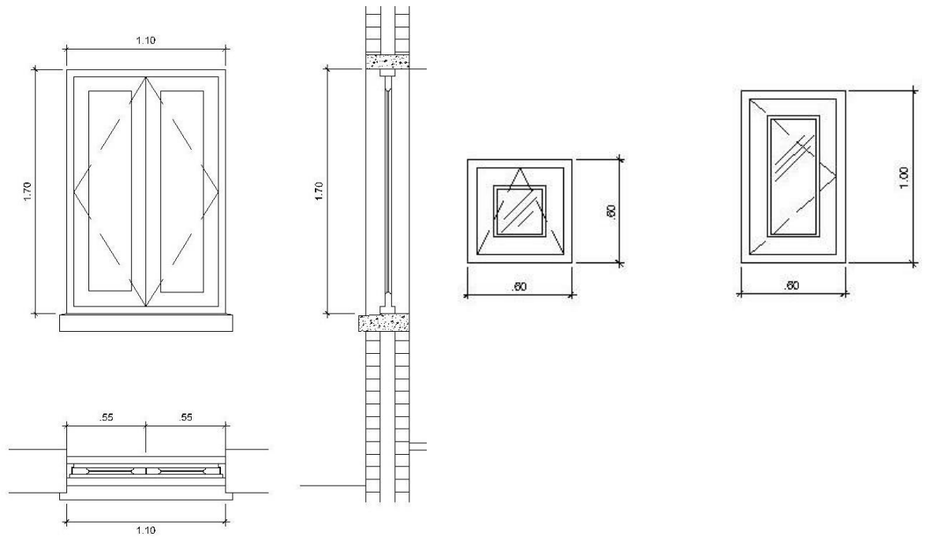
All windows must have a sill.

Windows may have paneled elements and shutters, as well as mullions separating glass panes. Windows should be designed in tandem with the building's doors, for a more cohesive façade.

30% of all window, exterior door openings and outdoor porch/patio spaces must be arched. For example, if you have 20 windows and 10 door openings, ten of these openings (30%) must be arched. The homeowner can choose to arch all 10 of the doors and no windows or a combination.



85. Proportion Diagrams



86. Operable Window Examples

87. Window Examples

ARCHITECTURAL GUIDELINES

BUILDING GUIDELINES

OPENINGS

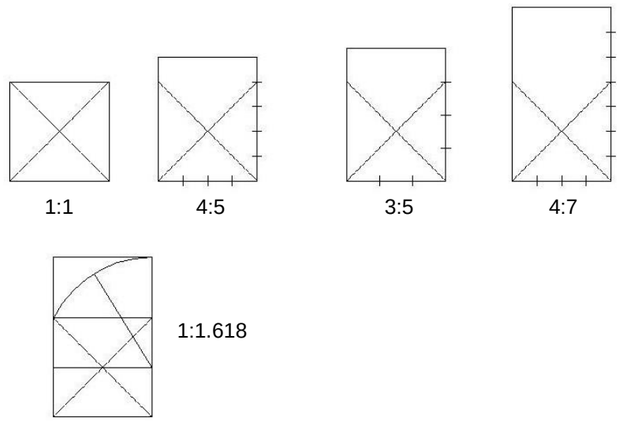
Doors

Buildings should have attractive doors designed in harmony with the overall façade design. Doors must be made out of wood or wood simulated product in a wood color, although wood doors are preferred. They may be solid, paneled, transparent, with clear or sand- blasted glass, or a combination of these.

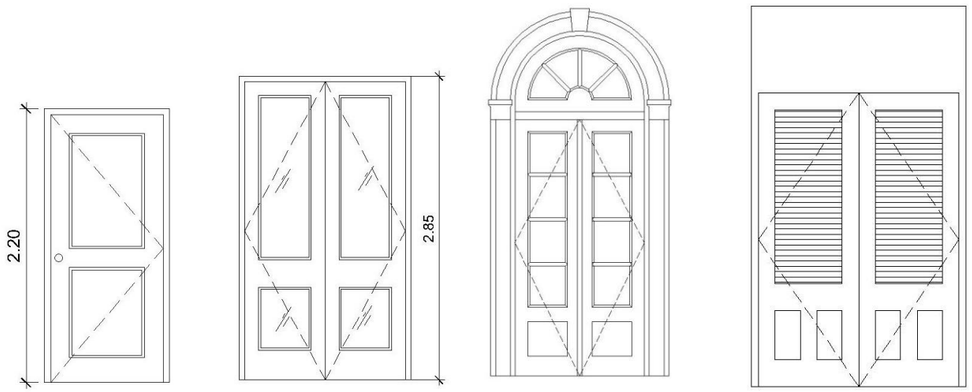
To keep the desired character for *Los Islotes*, door openings must be designed with the following vertical proportions: 1:2, 4:5, 4:7 and the golden rectangle of 1:1.618

Doors may have paneled elements and shutters, as well as mullions separating glass panes. Doors should be designed in tandem with the building's windows for a more cohesive façade.

30% of all window, interior door openings and outdoor porch/patio spaces must be arched. For example, if you have 20 windows and 10 interior/exterior door openings, ten (30%) of these openings must be arched. The homeowner can choose to arch all 10 of the interior/exterior openings or arch 5 of the window openings and 5 of the exterior/interior spaces.

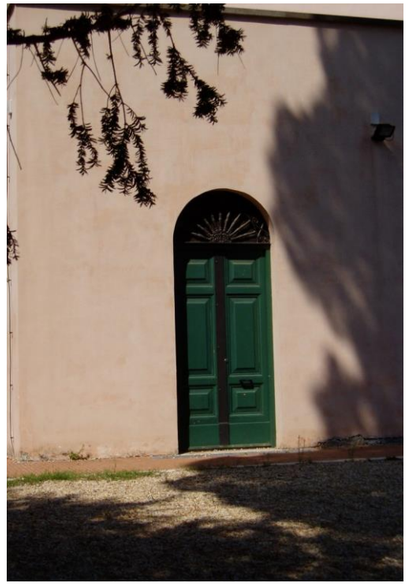


87. Proportion Diagrams



88. Door Examples

89. Wood Door, *Antigua*, Guatemala



90. Paneled Door, Rome, Italy

91. Wood Door, *Gubbio*, Italy

92. Shutters, Venice, Italy

ARCHITECTURAL GUIDELINES

BUILDING GUIDELINES

BALCONIES AND PORCHES

Balconies

Buildings are encouraged to have balconies, which allow for a more pleasant experience and vantage view. Balconies permit invaluable interaction and vistas towards the sea and the beautiful natural surroundings of *Los Islotes*. They also provide a more personal space for contemplation and relaxation.

Balconies contribute to the desired character for *Los Islotes*. They may be linear or may wrap around the building's corner. Overhanging balconies should not be wider than 1.40m, but may be as narrow as desired, granted its doors open inward.

Balconies may be designed in wood or masonry, and may be roofed or left uncovered, as desired. If roofed, balconies may have slender columns to support the roof. For safety reasons, balconies should always have a 0.90m-1.00m railing. Railings may be made out of wood or metal, and should be simple and elegant, without being too elaborate.

All balconies can have exposed beams or brackets underneath, either made of wood, or masonry. They should be paved with an exterior slip resistant type of flooring, such as treated wood, clay tiles or brick

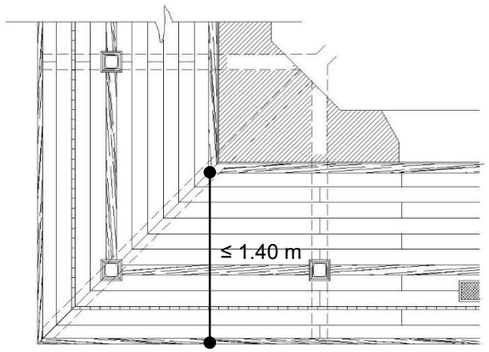
93. Balcony, *Casa de las Sirenas, Antigua*, Guatemala

ARCHITECTURAL GUIDELINES

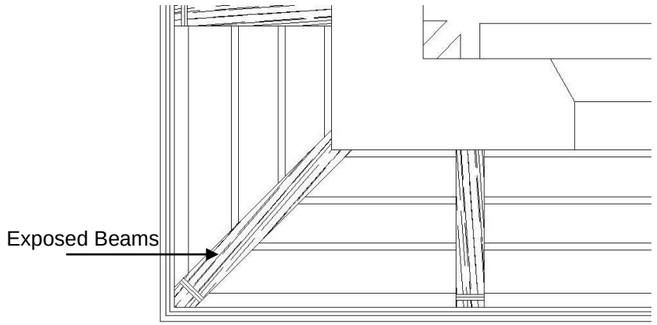
BUILDING GUIDELINES

BALCONIES AND PORCHES

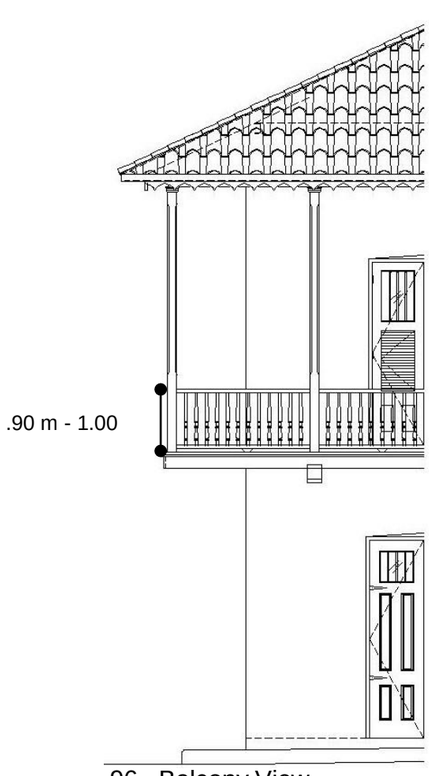
Examples of Overhanging Balconies



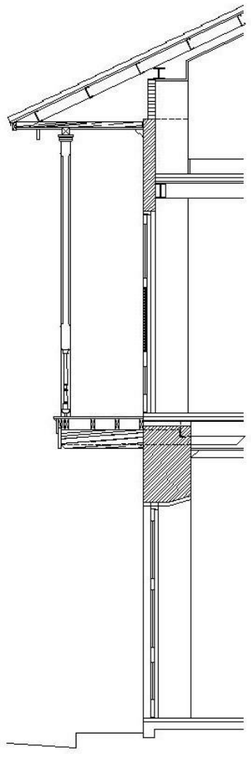
94. Balcony Plan



95. Balcony Reflected Ceiling Plan



96. Balcony View



97. Balcony Section

98. Balcony, *Casa de las Sirenas, Antigua*, Guatemala

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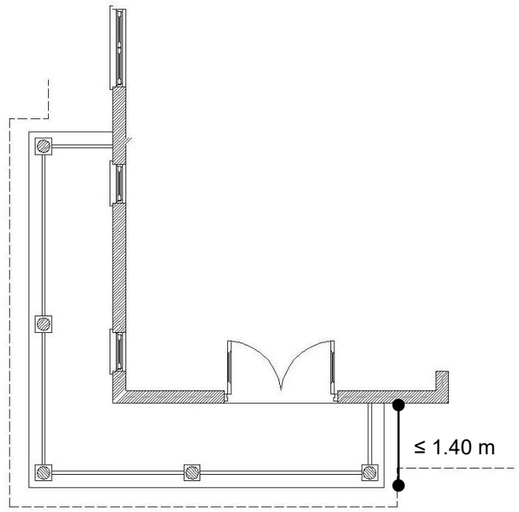
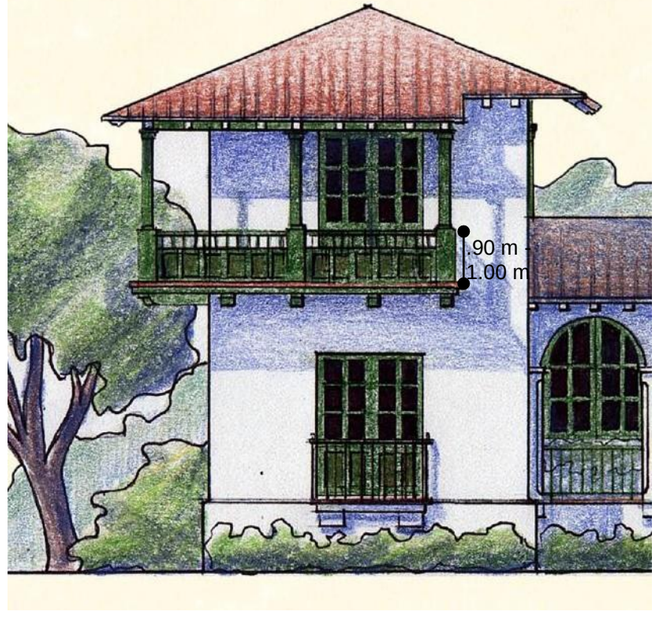
BALCONIES AND PORCHES

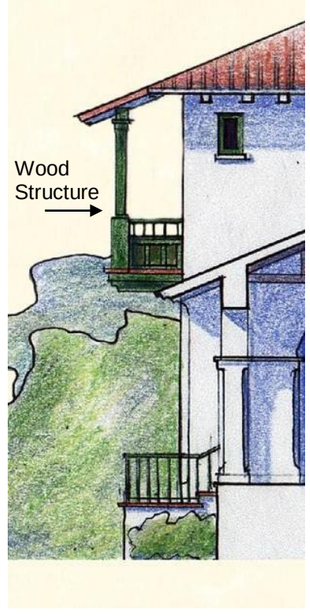
Examples of Corner Balconies



99. Corner Balcony Plan



100. Corner Balcony Elevation



101. Corner Balcony Section

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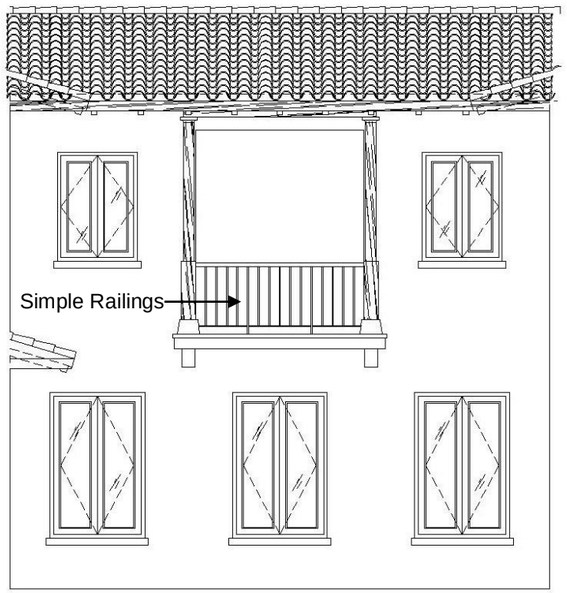
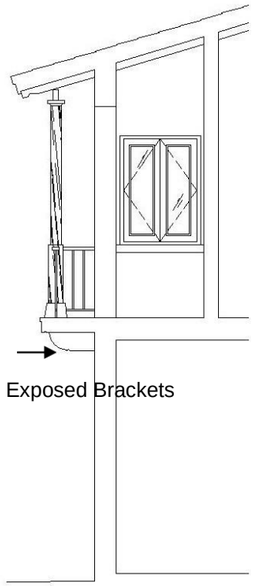
BALCONIES AND PORCHES

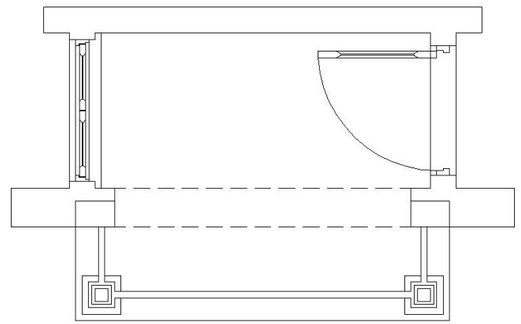
Examples of Embedded Balconies



102. Embedded Balcony Elevation



103. Embedded Balcony Section



104. Embedded Balcony Plan

105. Embedded Balcony, *Cantabria*, Spain

ARCHITECTURAL GUIDELINES

BUILDING GUIDELINES

BALCONIES AND PORCHES

Porches

Because of *Los Islotes* location, and proximity to the sea, buildings should have open porches to allow for shaded, breezy, and comfortable areas. Porches may vary in width, according to their use: Transitional porches, used solely for pedestrian connections, may be as narrow as 1.50m. Porches meant to have sitting areas and furniture should not be narrower than 2.00m and no wider than 4.00m.

Porches may line a building's courtyard in all four sides or less, they may be placed at the entrance to greet visitors, may be used to connect separate buildings, or may be oriented towards the main view for an even more enjoyable space.

Porches should have wood or masonry columns, preferably with a capital and base. These should have an intercolumniation of no less than 1.75m and no more than 3.00m. A column should always occupy all four corners of the courtyard. Porches should have exposed ceiling beams, made out of wood or metal, painted or enameled, and spaced consistently and in relation to the columns.

Porches must be paved with exterior slip resistant flooring, such as treated wood, clay tiles, clay brick, ceramic or concrete tiles, or stone.

30% of all window, interior door openings and outdoor porch/patio spaces must be arched.

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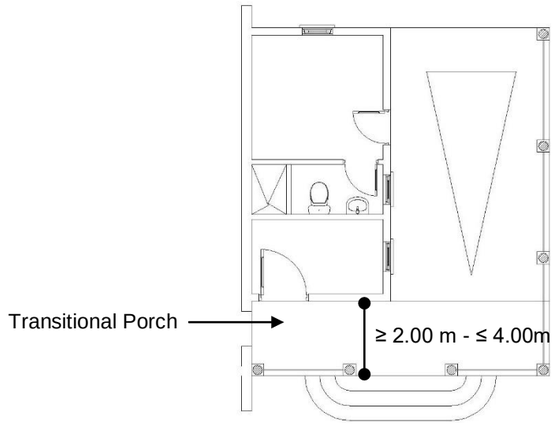
BUILDING GUIDELINES

BALCONIES AND PORCHES

Examples of Treviated Porches



107. Column Porch Plan

108. Column Porch Elevation

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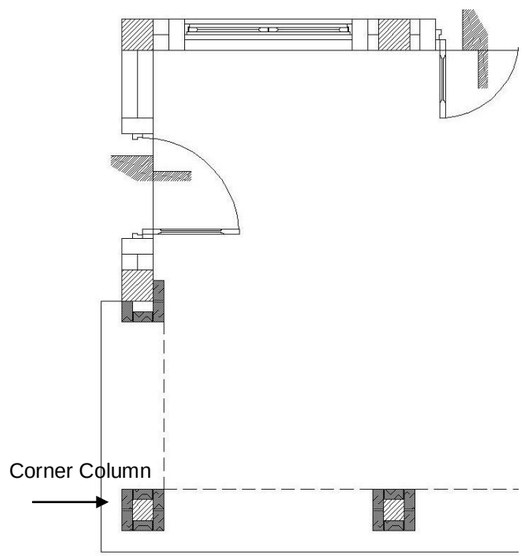
BUILDING GUIDELINES

BALCONIES AND PORCHES

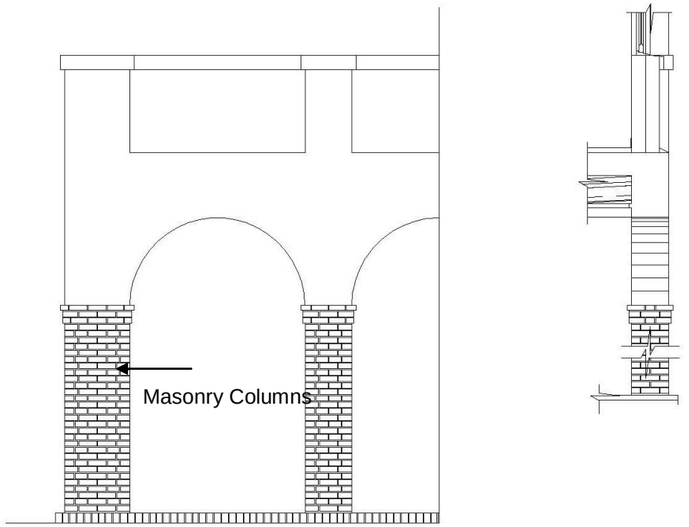
Examples of Arched Porches

109. Arches, *Antigua*, Guatemala

110. Vaulting, *Antigua*, Guatemala



111. Arched Porch Plan



112. Arched Porch Elevation and Section

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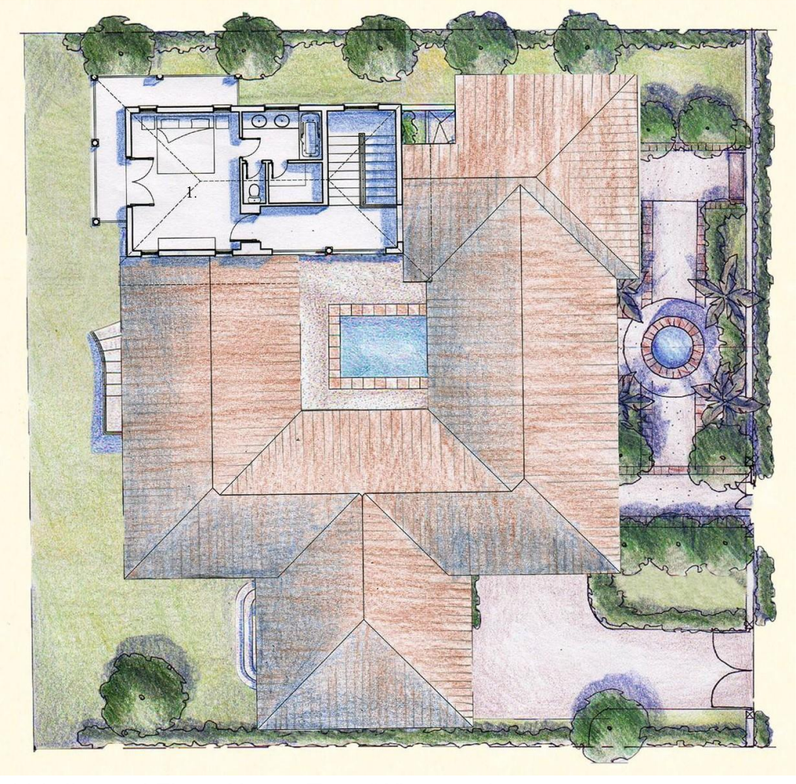
MODEL HOUSE TYPE “A”

113. Ground Floor, House Type “A”, *Los Islotes*



114. Second Floor, House Type “A”, *Los Islotes*

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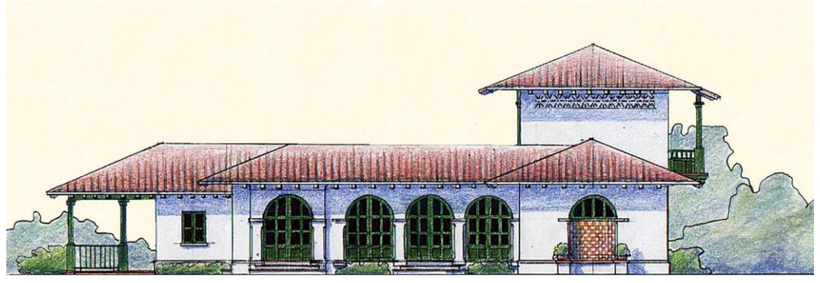
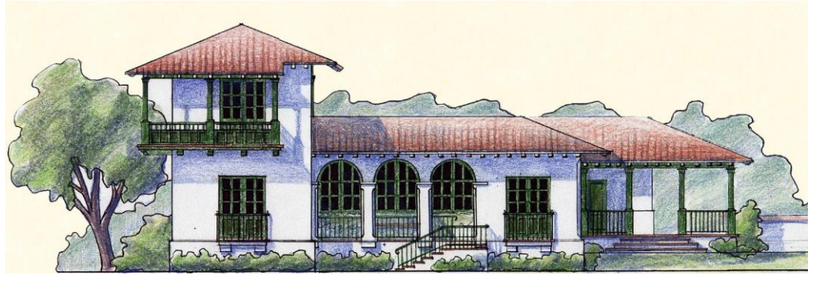
MODEL HOUSE TYPE “A”

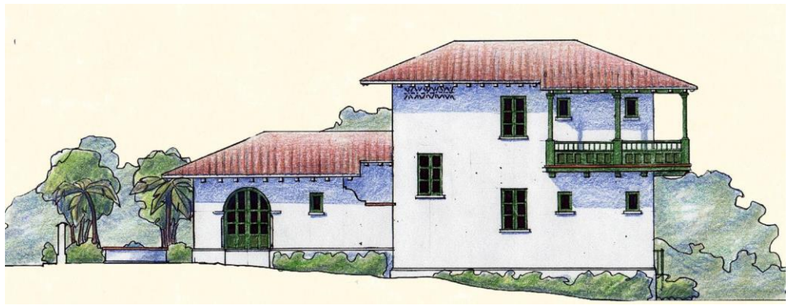


115. Front Elevation, House Type “A”, *Los Islotes*



116. Back Elevation, House Type “A”, *Los Islotes*

117. Courtyard Section, House Type “A”, *Los Islotes*



118. Side Elevation, House Type “A”, *Los Islotes*

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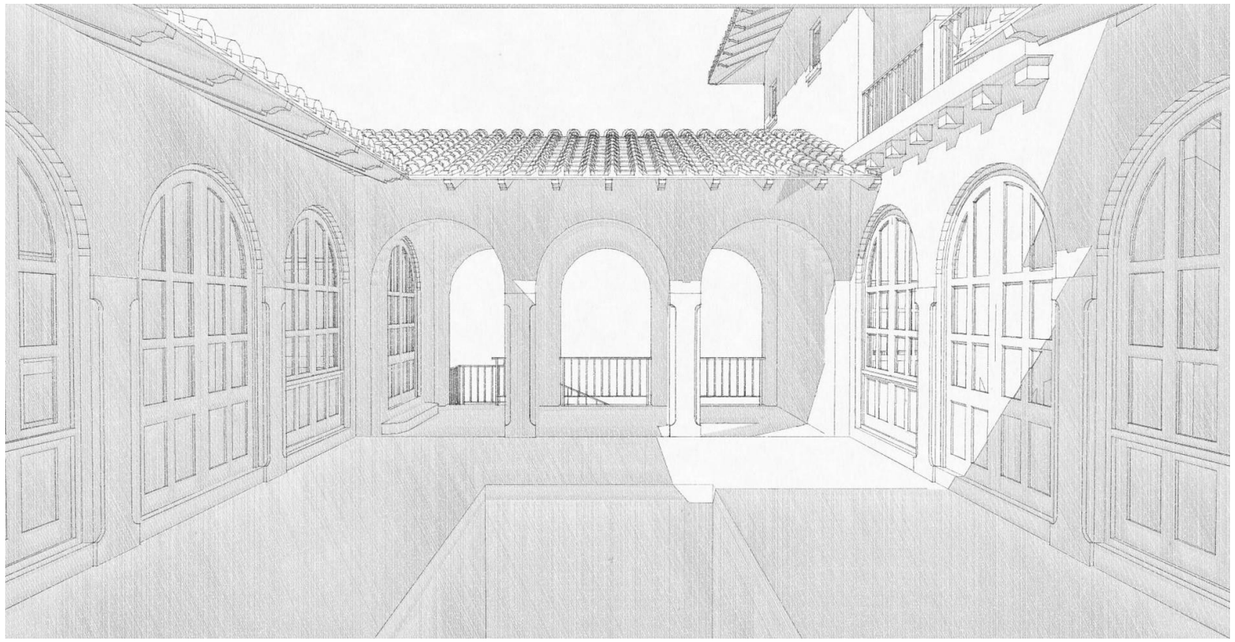
MODEL HOUSE TYPE “A”

119. Front View, House Type “A”, *Los Islotes*

120. Back View, House Type “A”, *Los Islotes*



121. Courtyard View, House Type “A”, *Los Islotes*