

Architecture, Landscaping and Construction Rules

ZONE 4 · PLOTS

01 PLOT PARAMETERS

Plot	Plot area sqm	Footprint sqm	GFA sqm	Units max.
PLOT 4.01	2 388	696	696	2
PLOT 4.02	2 012	586	586	2
PLOT 4.03	1 350	393	393	2
PLOT 4.04	1 019	297	297	1
PLOT 4.05	1 276	372	372	2
PLOT 4.06	1 029	300	300	1
PLOT 4.07	1 282	373	373	2
PLOT 4.08	834	243	243	1
PLOT 4.09	1 274	371	371	2
PLOT 4.10	1 279	373	373	2
PLOT 4.11	1 487	433	433	2
PLOT 4.12	1 175	342	342	1
PLOT 4.13	1 175	342	342	1
PLOT 4.14	1 168	340	340	1
PLOT 4.15	1 326	386	386	2

COMMON PARAMETERS

Use **Single-family housing**

Maximum height **6.5 m**

Storeys above ground-floor level (max.) **2**

Storeys below ground-floor level (max.) **1**

- Permitted / required
- ✗ Not permitted

02 FOOTPRINT

- Construction must fully comply with the footprint area defined for the plot.
- All buildable zones must be respected.
- The architecture must contribute to the aesthetic and functional value of the development and to its proper landscape integration.

03 MATERIALS AND FINISHES

- Rendered façades painted in colours integrated with the surroundings.
- Limited/accent use of natural stone in white, cream or grey tones permitted.
- Limited/accent use of natural or painted wood cladding permitted.
- ✗ Exposed cement render is not permitted.
- ✗ Brick imitations are not permitted.
- ✗ Stonework imitations are not permitted.
- ✗ Marbled paint finishes are not permitted.
- ✗ Decorative elements with no architectural or structural function are not permitted.

04 OPENINGS AND WINDOW/DOOR FRAMES

- Natural wood frames.
- Painted wood.
- Painted metal.
- PVC.
- Lacquered aluminium.
- ✗ Anodised aluminium is prohibited.
- Exterior openings more than 3 m from boundaries between plots.
- Habitable rooms with openings more than 5 m from neighbouring plots.

05 SOLAR PROTECTION

- Wooden shutters.
- Painted metal shutters.
- PVC.
- Lacquered aluminium.
- ✗ Exterior roller blinds are not permitted.

06 ROOFS

- Pitched roofs.
- Flat roofs.
- Flat roofs finished with gravel.
- Green (planted) roofs.
- ✗ Mansard roofs are not permitted.
- ✗ Exterior access to roof voids/attics is not permitted.

07 SWIMMING POOL

- Permitted within the plot.
- Counts towards sealed/impermeable area, but does not count as built area.
- Technical equipment must remain hidden and have no visual or acoustic impact on neighbouring plots.

08 GARDENS AND LANDSCAPE

- Preferential use of native species.
- Maximum preservation of existing vegetation.
- Non-native species allowed provided they are suited to the location.
- ✗ Invasive and pest species are prohibited.
- Unnecessary destruction of existing vegetation should be avoided.

09 EXTERIOR PAVING

- Natural stone.
- Wood.
- Tile/brick paving.
- Pigmented cement.
- Permeable paving.
- Decking over natural ground.

10 WALLS AND FENCING

- Rendered walls painted white.
- Natural or white wooden palisades.
- Maximum height of 1.50 m.
- Integration with vegetation wherever possible.
- ✗ Metal sheeting is not permitted.
- ✗ Netting/mesh on top of walls is not permitted.
- ✗ Barbed wire is not permitted.

11 GATES

- Natural wood.
- Painted wood.
- Painted metal.
- Metal with a natural finish.
- ✗ PVC gates are not permitted.
- ✗ Anodised aluminium gates are not permitted.
- ✗ Powder-coated (thermo-lacquered) aluminium gates are not permitted.

DISCLAIMER

The information contained in this document does not replace consultation of the Subdivision Summary Plan (*Planta Síntese do Loteamento*), the Aldeia da Muda Detailed Plan Regulation, and the Architectural and Landscape Discipline and Fire Prevention/Emergency Regulation forming part of the Aldeia da Muda Subdivision Permit (*Alvará de Loteamento*), as well as current applicable legislation and municipal standards.

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