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# REAL ESTATE

## HOUSE STYLE MANUAL

Real Estate **house style** finds expression in our parking facilities by application of house style characteristics, and especially the design of these characteristics.

Design as important contribution to house style characteristics

- | Colour concept
- | Parking layout & routing
- | Transparency
- | Lighting concept

House style characteristics

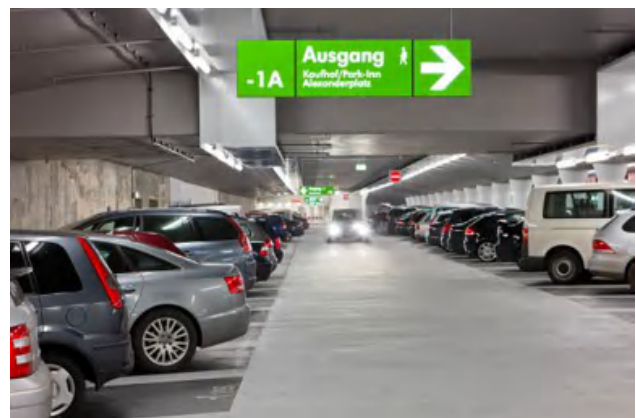
- | Entry car park
- | Parking equipment
- | Internal signage
- | Pedestrian signage
- | Typical house style elements

### Colour concept

Our colour concept is characterised by the application of a limited amount of neutral colours.

- | Floors (floor coating and lineation on concrete, asphalt or brick pavement) : white, grey or anthracite.
- | Floor coating, in house style colours, contributes strongly to the house style characteristics, but the application is not a condition: it strongly depends on the underground and the need to protect the construction.
- | Columns / walls / ceilings : white, grey or natural concrete.

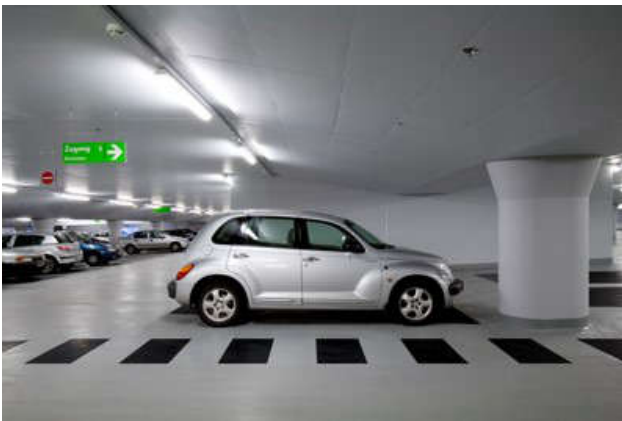
The use of these calm colours contrasts well with the parking equipment, internal signage and striking house style elements and finally contributes to a better orientation.



### Parking layout & routing

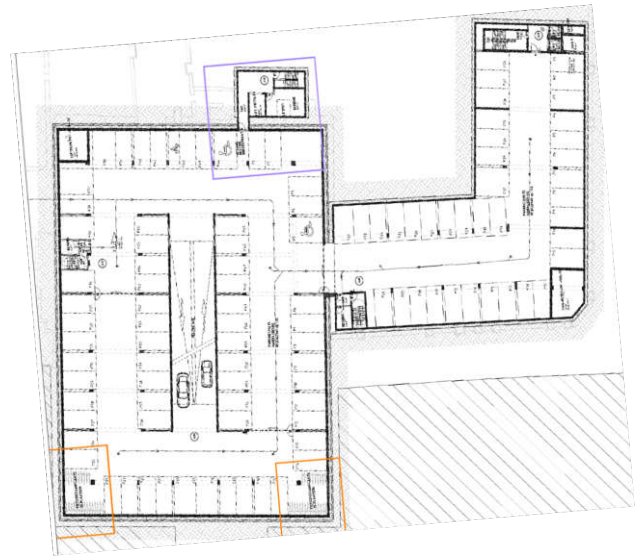
- | Width of parking bays minimum of 2.50m.
- | One way direction and anti-clockwise = good overview, more convenient and safer.

- | Angled parking as a goal = parking spaces easier and faster accessible & supporting one way direction. The added value and thus realisation, however, depends on the available dimensions, such as the width of driving aisle.
- | Circulation = maximum number of spaces on entry route, minimum number of spaces on exit route & recirculation options.
- | Good visibility is vital where pedestrian routes cross principal traffic routes.

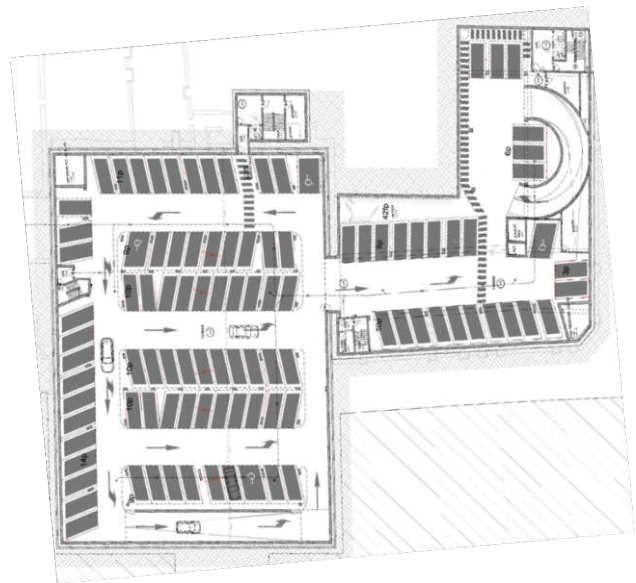


Construction in relation to parking layout

- | Design of car park structure should support angled parking = clear spans and no obstructing structural elements.
- | Angled parking has less wide driving aisles = reduces the construction span compared to 90 degrees parking.



Before



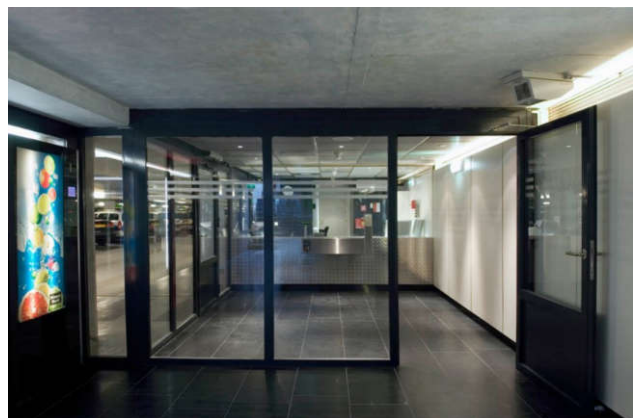
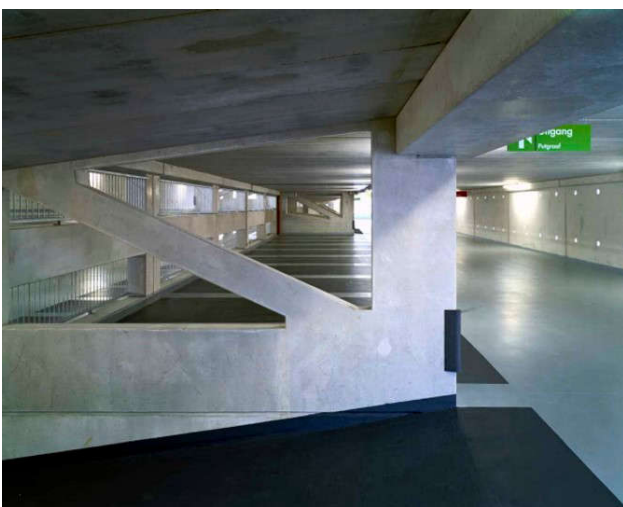
After



## Transparency

Clear lines of sight and social safety

- | Minimise construction: clear span, less columns, concrete walls with openings.
- | Avoiding fire compartments or realised with good transparency.
- | Glasdoors in public areas and lifts.



## Lighting concept

M&E installations have a major impact on the design and experience in the parking facility.

- | Good coordination of M&E installations is essential » lighting concept is an important element.