

# **REGULATIONS**

**TO GOVERN**

**DESIGN, BUILDING AND**

**CONSTRUCTION**

**AT JOLLY HARBOUR**

**ANTIGUA**

**MARCH 2006**

**FIRST EDITION**

**These regulations may be amended from  
time to time at the discretion of CDAL**

## **1. GENERAL:**

It is the intention of Caribbean Developments (Antigua) Ltd. (CDAL) to achieve a well designed and built residential development. In order to do this, certain controls are essential. Some of these controls are in the form of normal planning regulations that are encountered in an organized development environment. Others are the Developer's requirements to ensure a high quality development. The controls are intended to be instructive rather than restrictive. There is no 'permitted' development at Jolly Harbour. **ALL** construction is subject to approval by CDAL and competent scale drawings of any proposal must be submitted in duplicate.

## **1. APPROVAL OF PLANS**

Different types of Approval in principle are:

- (a) New Building
- (b) Extensions or exterior modifications to a Building or Structure
- (c) Deck
- (d) Dock
- (e) Swimming Pool

A typical submission for "New Building" should include the following

- (a) Two copies of the drawings
- (b) Land documents
- (c) Site Plan
- (d) Location Plan
- (e) Floor Plan
- (f) Four elevations
- (g) Section & Details

A typical submission for Extension to a Building or Structure should include the following:

- (a) Two copies of the drawing
- (b) Land Documents
- (c) Location Plan
- (d) Floor Plan
- (e) Two elevations
- (f) Section & Details

A typical submission for “Deck” should include the following:

- (a) Two copies of the drawing
- (b) Land Documents
- (c) Site Plan
- (d) Location Plan
- (e) Deck Plan
- (f) Elevation
- (g) Details
- (h) Methods & Materials

A typical submission for a Dock should include the following:

- (a) Two copies of the drawing
- (b) Land Documents
- (c) Site Plan
- (d) Location Plan
- (e) Plan of Dock
- (f) Elevation
- (g) Details
- (h) Methods & Materials

A typical submission for a Swimming pool should include the following:

- (a) Two copies of the drawings
- (b) Land Documents
- (c) Site Plan
- (d) Location Plan
- (e) Plan of Swimming pool and pump housing
- (f) Elevation
- (g) Details
- (h) Methods & Materials

Design sketches and proposals should be submitted to the CDAL, via the General Manager’s office for approval in principle by the Jolly Harbour Planning Committee prior to the production and submission of construction drawings. It is recommended that professional help is sought in the preparation of all drawings.

Application for construction of a dock should be submitted separately. Docks and decks cannot bear on the seawall and must be at seawall level only.

A typical submission for “Approval in Principle” for a New Residence should include the following drawings and information:

- a. Site plan showing the overall size of the residence and its relationship to boundaries, setbacks and with car parking for a minimum of two vehicles. Location of buildings on adjacent plots should be shown if applicable. Application for construction of a dock should be submitted separately.

- b. Floor plan(s) confirming room designations and sizes.
- c. Elevation views of the building.
- d. A typical section through the building in sufficient detail to show roof heights and the relationship of floor levels to the natural grade of the land and sea wall if applicable.
- e. A brief description, preferably on the drawings, indicating the proposed construction material of walls, roof, windows and finishes.

**Please note that all drawings should be drawn to a minimum scale of 1/8" = 1'0" or 1/4" = 1'0" (1:00). Please note also that the Planning Committee will not accept any plans for approval unless the relevant property has been paid for in full.**

After approval in principle, construction drawings must be prepared for Development Control Authority (D.C.A), submission. DCA is the Town and Country Planning Authority of the Government of Antigua and Barbuda.

After approval by D.C.A, a full set of stamped approved drawings and forms must be submitted to CDAL for their final approval prior to commencement of construction.

### 3. SET BACKS

Minimum set backs from the property boundary to the roof fascia (or wall face if no fascia) of the residence are as follows:

<b>Address or Location</b>	<b>Water Front Beach Front Back of lot</b>	<b>Sides</b>	<b>Road Side</b>
<b><u>Without the use of Piles:</u></b>			
Marina Vista	16'	8'	3'
HarbourLookout	8'	8'	3'
Lower Hillside	8'	8'	3'
<b><u>With Piles</u></b>			
Marina Vista	0'	8'	3'
Course Way	0'	8'	3'
Light House	25'	8'	15'
Palm Beach	25'	8'	15'
HarbourLookout	8'	8'	3'
Lower Hillside	8'	8'	3'

Note: use of piles see point 4(h)

#### 4. GENERAL RULES, APPEARANCE AND STYLE

- a. CDAL requests that each residence be of high quality design and consistent style.

Generally accepted styles are: Caribbean, Mediterranean, Georgian, Spanish, and Italian Colonial, although all designs will be considered on their merits.

- b. The roof shape of the residence should be hip, gable or variations thereof. A shed roof is permitted over verandahs etc. The minimum pitch of the main roof should be no less than 25 degrees although, as in 4a, designs will be considered on their merits.

- c. The roof finishes may be concrete or clay tiles, asphalt shingles, colour coated steel, wooden shingles or shakes. Samples and specification of roofing materials to be used must be submitted to CDAL for approval. Colour should compliment the currently used colour scheme. Profiled metal roofing is allowed in step-down and trapezoidal format only.

- d. External walls may be of stones, brick, reinforced concrete, concrete block, wood or steel. All residences must be engineered to withstand hurricanes and earthquakes in compliance with the Antigua and Barbuda Building Code. The exterior wall finishes are restricted to natural stone; painted rendered concrete or block work; trowel plastics; coral render or wood siding. No restrictions are imposed on colour although CDAL recommends pastel shades.

All timber used in construction must be treated and constructed to avoid termite infestation and deterioration due to weather. All foundations must be treated for termites during the construction phase.

Materials used for siding **cannot include** galvanized corrugated sheet, steel cladding or plywood.

- e. CDAL has no restrictions concerning window type but would suggest the following as preferable:

Full framed, Caribbean with louvers or wooden louvers. Louvered windows may be equipped with protective bars (but internally only). Fly screening is recommended as a standard feature on all doors and windows.

Fixed wooden louvers.

Vertically adjustable wood louvers.

Other window types, which, are used on the island of Antigua, are PVC, steel or aluminum framed casement and awning windows.

All windows must also be protected by shutters of an acceptable type (unless they are hurricane resistant in design) and are subject to approval by CDAL.

- f. In the area of Marina Vista, Course Way, Harbour Lookout and Lower Hillside the maximum number of residence per parcel is limited to two. (e.g. house with an apartment or a duplex.)

In the areas of Light House and Palm Beach the maximum number of residences per parcel is limited to one.

- g. Height Requirements: It is a mandatory requirement that the minimum elevation of the ground floor of any residence on Marina Vista, Course way, Light House, and Palm Beach is 2.5 feet above seawall height in those locations. The ground floor elevation of residences on Harbour Lookout and Lower Hillside should be a minimum 1.0' above the abutting roadway.

**Height – building....** The vertical distance from grade to the highest finished roof surface of a flat roof or to the average level to a gable or hip roof.

**Height – storey....** The vertical distance from top of two successive floor and roof.

**Height – structure...** The height of a structure erected on the ground shall be the vertical distance from grade to the highest point thereof, and for roof structures shall be the vertical distance from the mean level of the roof to the highest point of such structure. In general the height of a structure shall be its overall height.

Maximum permitted height for buildings are as follows: (heights are measured from seawall to the highest point of the roof except on Harbour Lookout and Lower Hillside where height is measured from ground floor elevation).

Marina Vista	32'
Course Way	32'
Light House	22'
Palm Beach	22'
Lookout	22'
Lower Hillside	22'

There shall be no walls between plot/properties. Boundaries should be designated by fence of max 6' height, reinforced with landscaping on either or both sides.

Construction of new homes must be completed in max 12 months from commencement on site.

An engineered, breakwater wall is recommended on all beach parcels and its design should respect the walls of adjoining properties. A separate approval is required for this wall.

- h. Due to the nature, of the subsoil condition soil tests are mandatory for all plots. Foundations and the whole structure must be engineered by a competent professional and proof of such must be provided.
- i. Carports may not be used for open storage. The minimum number of on site parking spaces is two car parking spaces per residence.
- m. Swimming pool or tubs may not exceed two (2) feet above ground level unless they are screened.
- j. Satellite dishes, aerals, antennas and solar panels are to be screened. The installation and type must first be approved by CDAL.
- k. Liquid Propane Gas and garbage bins must be screened from outside view.
- l. All residences must be connected to the Jolly Harbour utility systems (water, electricity and sewer). Use of back-up power systems are permitted only during emergencies. All such systems must meet noise abatement and screening criteria.
- m. The use of water cisterns is mandatory and the minimum size is four imperial gallons per square foot of roof coverage.
- n. A landscaping plan is to be submitted in order to assure that no damage may result to the utility system and seawall from plants that have extensive root system and to ensure that all sites are suitably completed. The plan must be submitted at the time of final approval by CDAL and must include hard and soft finishes.

No existing trees may be cut down or removed unless approved. Any trees that are to be removed for construction or otherwise are to be removed by CDAL's ground personnel.

- o. Prior to commencement of construction work on site the contractor must obtain approval of the setting out by CDAL. All seawall anchors and the location of utilities must be confirmed prior to excavation.

- p. The availability of Duty Free concessions on materials, equipment, furniture etc, is dependent on Government policy and practices. No guarantee is given by CDAL that such will be available.
- q. The owner of the property shall meet with the Project Manager from CDAL prior to the start of construction to discuss the Regulations, covenants and the construction process. The Owner shall provide to the Project Manager a list containing the name(s) of the general Contractor (site supervisor) and all subcontractors who will be working on the site (e.g. plumbing, electrical, etc.)
- r. Construction of new homes must be completed, including landscaping in a maximum of 12 month after starting on site.
- s. A time limit and daily working hours will be agreed between the owner and CDAL for alteration/addition work to existing villas to minimize disruption to adjoining owners. No construction may commence until setting out of the building(s) is approved by CDAL.
- t. There is no designation of 'permitted development' at Jolly Harbour. All construction is subject to approval by CDAL.
- u. The erection of gates, fences, walls or other means of enclosure, adjacent to the road or sea is subject to approval from CDAL.
- v. Any extensions or exterior modifications to a villa or residential building should seek approval from CDAL.
- w. Any maintenance or alterations to the interior of a building do not need CDAL approval. (With the exception of structural walls.)

## **5. CONSTRUCTION SITE RULES:**

- a. The property owner shall maintain insurance coverage for the construction of the residence as well as third party liability and must lodge a copy of the insurance documents with CDAL Security prior to commencement of construction.
- b. Due to the (Resort) nature of Jolly Harbour being a Resort, construction work is limited to 8.00am to 5.00pm Monday through Saturday.
- c. All vehicles of the owner and contractors must be registered with CDAL to ensure access to the residential areas.
- d. Construction workers must park their vehicles in areas designated by CDAL (e.g. South Finger parking lot).



- e. All building materials for the site must be stored within the site boundaries.
- f. CDAL will provide utility (electricity, water and sewer) connections to the site upon receipt of the relevant fee. Electricity and water will be charged at the current Jolly Harbour rate.
- g. It is mandatory that provision is made for temporary on-site washroom facilities for the workers. This is to be in the form of a screened toilet, which will be connected to the Jolly Harbour sewer system, or an accepted portable chemical toilet.
- h. All construction waste and rubble must be removed from the site on a timely basis. The site must be kept clean at all times.
- i. The owner/contractor must fence, secure and screen the site. During the construction phase, CDAL takes no responsibility for the security of the site.
- j. The owner/contractor must at all times avoid pollution of the waterways.
- k. The seawall anchors cannot be moved or loosened. When applicable during construction, CDAL should be advised when seawall anchors are exposed so that inspection and any necessary maintenance work can be carried out.
- l. The property shall not be graded in such a manner as to direct storm water on to an adjoining land or property.