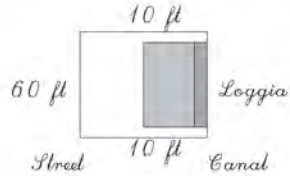


# THE OLD FORT BAY NEW HOUSE ARCHITECTURAL CODE

## Venetian

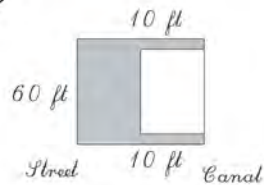
### BUILDABLE AREA

Area of the parcel where the house can be built. Loggia should be min. 30% along designated area and have a min. depth of 12'.



### YARDS

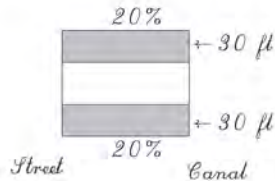
An open space free of structures. (Except Pavilions, Cottages, and Parking Structures)



### PAVILIONS AND COTTAGES

A "Pavilion" is a light, sometimes ornamental roofed structure, used for amusement or shelter.

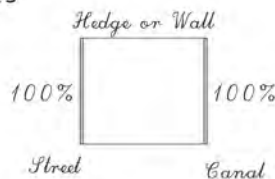
A "Cottage" is a small ancillary structure used for dwelling. (Allowable in hatched areas)



### GARDEN WALLS, FENCES AND HEDGES

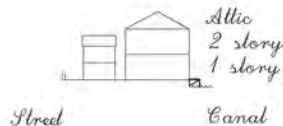
Walls built on property lines. (Allowable in hatched area)

Max. Vehicular Opening 12 ft.



### BUILDING HEIGHT

Vertical dimensions of buildings, excluding attics, are measured in number of stories.

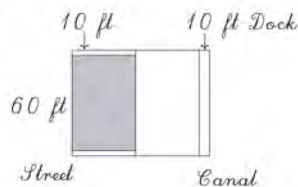


### PARKING, DRIVEWAYS AND DOCKS

"Parking structure" is where vehicles are stored.

A "Driveway" is a road leading up to a private house or parking structure.

(Allowable in Hatched Areas)



## INFLUENCES



OLD FORT BAY



## Specifications



1. *All building plans shall be submitted to the New Providence Development Company (N. P. D. Co.) for code review. (Please see last page for Architectural Approval Process.)*
2. *Variences to the code shall be granted on the basis of civic and architectural merit.*
3. *Preference should be given to indigenous plant species. Landscape designs which encourage shade and wildlife preservation are required.*
4. *Vertical proportions in building and fenestration are required. Proportional ratios are to be documented in house architectural drawings and submitted for review by the N. P. D. Co.*
5. *Chimneys and Bay Windows may encroach up to 3 feet into prescribed setbacks.*
6. *The areas of Pavilions and Cottages are measured as percentages of the total allowable building area.*
7. *Garden Walls shall be built on and along property lines to the designated percentage of the lot width or length.*
8. *Garden Walls shall have a minimum height of 3 feet.*
9. *Engaged pylons may exceed the height of the garden walls.*
10. *Pedestrian Gates shall be 3 feet wide unless otherwise stated.*
11. *Minimum and Maximum building heights shall be designated in number of stories.*
12. *Attics may be inhabited.*
13. *Docks will be subject to the same side yard setbacks as the building.*
14. *All 2 storey buildings should have a minimum footprint of 1800 square feet.*
15. *All 1 storey buildings should have a minimum footprint of 3000 square feet.*
16. *Construction timelines apply to all neighborhoods as established by the N. P. D. Co*
17. *Owners are responsible for providing a certified site plan prepared by a licensed surveyor showing the foundation plan in relation to the property lines. This plan must be submitted prior to pouring any concrete footings.*

## Permit Application

*All new construction must submit for approval a set of drawings of the project. The set should include a site plan, all floor plans, the four elevations and at least one wall section. The site plan should be at a 1/16 inch equals 1 foot or 1 cm equals 10 meters scale minimum and include all existing and proposed buildings, as well as all landscape and topographic features. All new construction must also submit specifications for materials of construction, finishes, windows and doors. House plan drawings and model should be submitted for review at the schematic stage of design. Owners are responsible for landscaping and maintenance of front and sideyard verges. Owners are responsible for the application and granting of any setback or code relaxations from the ministry of public works prior to commencing construction.*



## *Appendage - May 2006*

### *Landscaping*

- 1. Owners are responsible for submitting detailed landscape drawings prepared by a landscape professional.*
- 2. Trees, which will reach a minimum of roof height at maturity, are required to be placed along the perimeter of the lots, at a distance of no less than 25 feet apart.*
- 3. In addition to the trees that are to be placed on the lot perimeter, lots must have sod grass ground cover and hedging on three sides.*
- 4. Property owners must keep the gardens, grounds and other parts of the property in good order and in a proper state of cultivation. All hedges must be neatly and properly trimmed and lawns must be properly mowed trimmed and rolled.*
- 5. As per Clause 28 listed in the Fifth Schedule of the Restrictive Covenants, no chain-link wire or metal fence shall be erected on the Property except with the written approval of the Association*
- 6. Owners are responsible for pest control during construction and are advised to use methods that are not harmful to domestic pets*
- 7. Charlotte Island (South Side) - Owners are responsible to create a berm parallel to the canal to collect rainwater and build a "spillway" along the west property line to the canal. A 2foot wide stream bed using tabby rock is recommended. This should be reflected in landscape drawings. Please see drawing of above description on the following page.*



# *Architectural Approval Process*

*The Architectural Codes for each neighborhood in Old Fort Bay are available on the Old Fort Bay Website ([www.oldfortbay.com](http://www.oldfortbay.com)) for property owners and their architects to review.*

- 1. In the interest of efficiency, property owner’s architects must submit a preliminary sketch of the proposed architectural style along with a site plan to the New Providence Development Company (NPDCo) to the attention of the POA Executive Office, to screen out any early divergences that might be problematic.*
- 2. The POA Executive Office will submit the sketch and the site plan to NPDCo’s Design Consultant to review for general compliance with respect to setbacks.*
- 3. The Design Consultant will then submit the sketch and the site plan to Town Architect who will review the plans with an emphasis on proportion and architectural merit.*
- 4. Once The Developer’s Design Consultant and the Town Architect approve the conceptual plans, homeowners are asked to submit two full sets of scaled drawings, comprised of a site plan, floor plans, elevations and landscape plans to The Developer’s Design Consultant and the Town Architect for further review.*
- 5. Once approved, The Developer’s Design Consultant will forward the plans to the Homeowner’s Architectural Review Committee (HARC) who will review the plans as to general suitability.*
- 6. The Town Architect and HARC will submit their comments in confidence to The Developer’s Design Consultant who in turn will summarize these and contact the property owner’s architect with either an approval of their submission or with a request for changes.*

*Signature (confirming receipt) .....*

*Print Name .....*

*Date .....*