

NEWCOAST VILLAGE BORACAY NEWCOAST

DESIGN GUIDELINES (DRAFT)

05 SEPTEMBER 2011



GLOBAL-ESTATE RESORTS, INC.

THEME: Spanish-Italian Mediterranean

• USE AND OCCUPANCY OF LOTS

- Individual lots shall not be subdivided. However, two (2) lots may be consolidated into one (1). Three (3) or more lots may be consolidated and subdivided into a lesser number of lots, provided that none of the resulting lots shall be smaller in area than the smallest lot before consolidation. Provided, further, that construction on these lots shall be subject to the easement and setback provisions provided herein.
- Only one (1) single-family dwelling-unit shall be constructed on a single lot.
- Back-of-the-house facilities such as laundry area, dirty kitchen, storage, etc. shall be located at the rear or sides of the house and should be properly screened from public view.
- Clothing or washed laundry shall not be aired or dried on any portion of the property or lot that is exposed or may be viewed from the road.

• BUILDING AND ARCHITECTURE

• Materials

All buildings and structures shall use first-class materials (e.g., reinforced concrete, structural steel, concrete hollow blocks, bricks, or their equivalent) with the intention of permanency. The cost of the building should at least not less than P 00,000,000.00.

• Cut & Fill

- Cutting or filling must be done within the designated setbacks only (i.e. original ground level between line of setback and the property line shall be respected)
- Filling should not exceed 2.0 meters above the original ground level fronting the road to the building line.
- Any cut or excavation beyond 1.0 meter should be provided with adequate shoring or support.
- Adequate drainage and other facilities are to be installed to prevent water from flowing or seeping into the adjacent lots

- Retaining walls or slope protection measures shall be constructed and provided by the OWNER to protect the unit and the adjacent lots from landslide or soil erosion, and to protect the drainage and utility lines. The cost necessary for the construction of any retaining wall or slope protection shall be for the sole account of the OWNER.
- **Building Height**
 - Downhill
Buildings shall not be higher than ten (10.0) meters measured vertically from the top of the sidewalk to the highest projection of the building proper.
 - Uphill
 - Two (2) reference points shall be used for measuring the ten (10) meters building height restriction on a longitudinal section (front and rear) of the Lot.
 - The first reference point shall be ten (10) meters high, as the case may be, measured from the top of the sidewalk at the midpoint of the Lot to the highest projection of the building proper. This height limit shall govern from the Lot front setback to the midpoint of the property.
 - The second reference point shall be ten (10) meters high, measured from the original ground level from the midpoint of the Lot to the highest projection of the building. This height limit will govern from the "centreline" of the Lot up to the rear setback of the building. "Original ground level" shall mean the configuration of the Lot or any part thereof at the time of its delivery to the Lot owner and without the benefit of fill or excavation.
 - For lots with sloping frontage (i.e. lots fronting uphill or downhill roads), the top of the sidewalk along the midpoint of the property line's frontage shall be the basis of establishing the maximum building height.
 - Basement may be constructed in cases wherein the natural level of the property is at least two (2.0) meters below the top of the sidewalk fronting its property.
 - For Lots with Two Frontages
For lots with two frontages (i.e. through lots or corner lots), the side where the driveway is located is considered the lot frontage and shall be the basis for establishing the maximum building height.
- **Building Footprint/Plot Ratio**

- Building footprints shall not exceed fifty (50%) percent of the lot area, but should not be less than thirty (30%) percent of the lot area.
- Every residential lot shall provide a green space, which shall be a percentage of the gross lot area. The green space shall be exclusively used for landscaping and which shall exclude the deck, walkway, pool, driveway, slope protection and other paved areas. The minimum area for landscaping for each lot shall be twenty-five (25%) percent of the gross lot area.

- **Building Setback**

The setback shall be measured from the property line to the exterior finished wall or column of the building.

- Building Setback (from the property line)
 - Front Setback 4.5 meters
 - Side Setback
 - Fronting a road 4.5 meters
 - Not fronting a road 2.0 meters
 - Rear Setback 2.0 meters
- Building Projections
 - Outside edges of roofs and/or eaves of the structure must observe the following minimum distance from the property line:
 - front 3.0 meters
 - sides and rear 1.0 meter
 - Roofs covering carports can abut along the side property line however, along the front facing the road, a one (1) meter setback from the front property line must be observed.
 - Carport roofs, trellises, canopies and other projections are not allowed to drain outside the Lot.

- **Auxiliary Structures**

The plans and specifications of the auxiliary structures of the building, including but not limited to pool, decks, underground water reservoir, pergola or trellis, or any subsequent additions thereto, constructed within the property, shall observe a minimum setback of 1.0 meter from the property line.

- **Fence**

- Frontage
Fences are not required along the front yard. However, should the OWNER wish to construct a fence, the height should not exceed 1.20

meters (0.30 meter of solid fence, the balance as see-through) measured from the top of the sidewalk.

- Sides and Rear

Side property walls will have a maximum height of 2.0 meters constructed of solid material, fully enclosed.

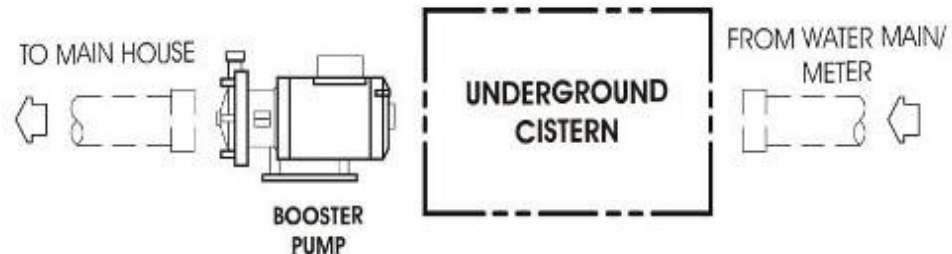
- **UTILITIES / FACILITIES**

- **Generators**

- Owners may be allowed to provide a generator for their homes provided it does not exceed 10KW, uses single phase connection, and housed in a sound proof structure. Its exhaust should not directly and adversely affect the neighboring house or its occupants.
- Generators should only be located at the rear portion of the house, near the electrical panel box.

- **Wells/Booster Pumps/Overhead Tanks**

- Deepwells are not allowed within the lot. All lots shall be connected to the main water facility of the subdivision.
- Booster Pumps shall not be allowed to tap from the main water line. No booster pump shall be allowed to be installed in the individual internal plumbing system without an underground cistern or reservoir of adequate capacity between the main water line and said booster pump and that the installations of said booster pump system shall have the prior written approval of the Developer. (refer to illustration below)



- The Developer shall not allow overhead tanks except those that would be constructed for common use.

- **Drainage**

No installation of any drainage line shall be allowed outside the property without the written approval of the Developer and/or the Association.

- **Boring or Cutting**

Boring or cutting through the concrete curb and gutter shall not be allowed unless approved by the Developer.

- **Antennae**

No televisions or other kinds of antennae tower are allowed. Satellite dish is allowed provided its located only along the sides or rear of the house structure.