



AVE MOANA

CONSTRUCTION COMITEE
CONSTRUCTION PROCEDURE AND DESIGN
GUIDELINE

Guanacaste, Costa Rica



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Welcome to our unique, modern-tropical community in Costa Rica! As part of this 29 residence condominium, we aim to maintain a harmonious architectural style that highlights natural surroundings, sustainability, and contemporary design. The following guidelines will help ensure that each home aligns with the overall aesthetic and community values.

CHAPTER ONE: DESIGN GUIDELINE:

ARCHITECTURE:

Architectural style: Tropical Contemporary architectural style. This style blends modern, minimalist design elements with features that suit tropical climates, such as open spaces, natural ventilation, and the use of local materials.

Roof Design: Skillion roofs are a signature of this community, promoting both style and practicality. Ensure a minimum slope that complements the tropical climate, aiding in rainwater runoff.

Roof Colors: It's recommended to choose shades of dark grey, dark brown, bronze, or other grey tones for roof colors. These options complement a variety of exterior color schemes and create a timeless, classic look for each home.

Design Aesthetic: The design should reflect a blend of modern and tropical elements, incorporating clean lines, open spaces, and seamless transitions between indoor and outdoor areas.

Exterior Finishes: Encourage the use of natural materials like stone, wood, and bamboo, alongside contemporary materials such as polished concrete or metal.

Paint Color Selection: Exterior colors should be selected from a palette of natural, earthy tones to blend seamlessly with the surrounding landscape. Consider shades like warm beige, olive green, soft browns, and sandy neutrals to complement the condominium's aesthetic and create a unified, tranquil look.

LANDSCAPING DESIGN:

A landscaping plan must be submitted for approval, with photos of the species to be planted and their distribution on the property. Native species with low water consumption and dry gardens must be used. Drip irrigation must be installed. Seventy five percent (75%) of the plants must be native to Costa Rica. It is recommended to plant lemongrass as a living fence along the perimeter. Lighting must be LED, warm (below 5W). Colored lights are not allowed. Each lot will have a maximum lawn area of 100 square meters

CONSTRUCTION LIMITATIONS:

- **Minimum construction size:** 160 square meters of indoor livable space.
- **Maximum footprint:** 75% of the lot.
- **Minimum number of bedrooms:** 3
- **Floors:** 2
- **Maximum Height:** The maximum construction height from the zero level of the first floor to the maximum roof height shall be nine meters and sixty centimeters (**9.60 m**).
- **Setbacks:** *All distances are counted from the property line.*
 - 1 story residences:
 - Lateral: 3 meters
 - Back: 3 meters
 - Front: 2 meters
 - 2 story residences:
 - Lateral: 5 meters
 - Back: 5 meters
 - Front: 3 meters

DRIVEWAYS AND GARAGES:



Driveway Material: All driveways must be constructed of solid materials, either concrete or block pavers, to ensure durability and a cohesive aesthetic throughout the community.

Garage & Driveway Compliance: Garages and driveways must comply with community architectural and design guidelines, ensuring they are in harmony with the condominium's tropical contemporary style.

COMMUNITY INTEGRATION:

Outdoor Living Spaces: Design for open, shaded outdoor areas, like patios or decks, to take advantage of the tropical climate.

Parking: Include space for a minimum of two vehicles per lot.

Privacy Considerations: Maintain natural privacy with landscaping, but avoid high walls or fences that block views and disrupt the community feel.

DRAINAGE REQUIREMENTS:

Connection to Main Drainage System: All drainage from each house must be connected to the main road drainage system. Drainage should flow to the main road through the use of underground pipes to ensure effective water management and prevent flooding on individual lots or neighboring properties.

SEPTIC SYSTEMS:

Septic System Requirement: All properties are required to use individual wastewater septic tanks is mandatory, they must be sealed and without ventilation. It is highly recommended that homes incorporate a combined septic and water treatment system, which allows for the reuse of treated water for gardening and landscaping purposes. This approach not only supports sustainability but also reduces water consumption in the community.

ENVIROMENTAL CONSIDERATIONS:

Sustainable Materials: Use locally sourced, eco-friendly materials when possible.



Rainwater Harvesting: We strongly recommend incorporating a rainwater catchment system. This will support landscape irrigation and is ideal for Costa Rica's seasonal rains.

Energy Efficiency: Homes should include energy-efficient appliances, windows, and doors. Solar panels are encouraged as part of the project's commitment to sustainable living.

ADDITIONAL REQUIREMENTS:

Roof water heating tanks: These must be painted a color similar to the roof. If stainless steel tanks are installed, painting is not required.

Antennas: These only permitted on the ground and may be concealed with vegetation. Air conditioning units are not allowed on roofs. They must be placed on the ground, on a slab, or on the wall at a maximum height of 50 cm from the ground. These elements must be covered with landscaping.

Signs: Signs, such as those with the house name or numbering, are not allowed within the setbacks. They may only be placed on the walls of the house, and the design must be approved by the Committee.

Perimeter gates: These are prohibited. If a gate is required, it must be approved along with the house design by the architectural committee.

Pets: If the property owner has pets in their yard, a dog fence will be necessary on the property, with a maximum height of 1.5 meters.

Garbage area: The location of the garbage area must comply with the property setback, be attached to one of the walls of the house and provide space for two containers: one for recyclable waste and one for non-recyclable waste. It must be easily accessible for collection.

Drying clothes: The area for drying clothes, if needed, must not be visible from the street and can be concealed with a lemongrass hedge.



Trees: All trees that are to be removed must have a felling or pruning permit, and an inspection must be requested from the committee. Trees within the setback must be preserved.

CHAPTER TWO: CONSTRUCTION STAGES:

FIRST STAGE: PRELIMINARY DESIGN:

This stage is optional, but we strongly encourage you to submit a rendering of the preliminary design for approval before investing in plans to ensure the architectural design aligns with the condominium requirements. The renders can be sent to avemoanacc@gmail.com and the Committee will reply in a term no longer than 12 business days.

SECOND STAGE: DESIGN AND PLAN REVIEW:

The Committee will provide an application form that must include:

1. Show the north orientation of the project.
2. Display all property boundaries and setbacks in compliance with the Condominium Regulations, along with the dimensions of the property.
3. The maximum height of each structure.
4. Indicate the building coverage.
5. Submit topographic information and details of existing trees.
6. Include the locations of all proposed structures around the building, such as eaves, canopies, and pergolas. Also, indicate the locations of pools, BBQ areas, gazebos, etc.
7. Show streets, access points, and parking areas, properly dimensioned.
8. Indicate all the planned surface materials (walkways, patios, covered areas).
9. Stormwater Evacuation Plan.

10. Garbage area location.

11. Renders of the project must be submitted, reflecting the colors, finishes, and other details. Additionally, a landscaping sheet must be presented, containing a detailed list of the plants and the quantities of each. At the time of the final inspection of the project, the completed work and landscaping will be compared to these renders. The renders must be complete and as close to reality as possible.

The plan review has a cost of US\$200.00 that must be paid when submitting the form, to the account provided by the Committee. An additional US\$200.00 will be charged as a cost for the Committee's inspections.

THIRD STAGE: BEFORE STARTING CONSTRUCTION:

1. Submit the digital plans with the CFIA stamp to the architectural committee.
2. The owner must pay a reimbursable deposit for possible damages equivalent of 2% of the construction value according to the CFIA approved plans, this deposit will be reimbursed once the final approval is given.
3. A sheet detailing provisional arrangements must be submitted, specifying the placement of the temporary restroom, a waste disposal area with designated spaces for separating recyclable/reusable construction materials and regular waste, a storage area, parking spaces for two visitors within the property, perimeter fencing, using black fabric, and the designated access point for construction entry. The perimeter fencing will be removed only when the construction is complete.

FOURTH STAGE: CONSTRUCTION:

1. The layout of the building must be drawn, and once ready, the committee must be informed to confirm the setbacks.



2. Neighboring properties or setbacks must not be touched without proper authorization. Access to the construction site through neighboring properties or using them for parking is not allowed.
3. A sanitary cabin must be rented for the construction workers. If a bathroom is to be built, it must have a temporary septic tank.
4. Garbage must be removed weekly.
5. At least 24 hours' notice must be given when machinery is to enter the property, providing the name and ID number of the driver.
6. Construction personnel lists must be updated monthly by the contractor.
7. An inspection must be requested for the approval of the exterior colors of the house.
8. Advertising of any kind is not allowed on the lots.

FIFTH STAGE: FINAL APPROVAL:

1. The contractor must request a final inspection to verify the completion of the project.
2. The return of the security deposit will be made after a final inspection verifies that there is no environmental or infrastructure damage to the condominium, that the project has been completed according to the plans.
3. The owner will be allowed to move in only after the final inspection verifies the project completion.