

AMANI RIDGE BUILDING AND CONSTRUCTION GUIDE

Welcome, Amani Ridge Homeowner, to the exciting journey of construction!



We're here to make your experience smooth sailing by sharing our community guidelines in key areas. Take a moment to review these guidelines and pass them along to your Architect and Construction team.

HOW DO THE BUILDING AND CONSTRUCTION GUIDELINES SERVE YOU AS A HOMEOWNER?

Amani Ridge Building and Construction Guidelines play a crucial role in shaping the character and quality of life within our community, creating a harmonious and desirable living environment for current and future generations.

- **Uniformity and Aesthetic Appeal:** Guidelines ensure that all buildings within the community adhere to a certain standard of design and aesthetics, maintaining a cohesive look throughout the neighborhood and boosting property values.
- **Quality Control:** Guidelines include specifications for materials, construction methods, and architectural styles, ensuring all buildings meet a certain level of quality and durability.
- **Preservation of Property Values:** Consistent, high-quality development helps protect property values within the community, attracting buyers willing to invest in well-maintained neighborhoods.
- **Community Cohesion:** Building guidelines foster a sense of community pride and identity by promoting a shared vision for development, leading to stronger social connections among residents.
- **Legal Compliance:** Guidelines align with County Legal expectations, simplifying the approval process while minimizing the risk of non-compliance.
- **Safety and Livability:** Guidelines address safety issues such as setbacks, building height restrictions, and emergency access, creating a safer and more livable environment for residents.

BASIC DESIGN STANDARDS

1. Storeys

- a. All buildings should be Ground + 1 or less.

- i. Exceptions may be made for buildings with an attic roof design, thus having an additional 3rd storey (Ground +2) This will be judged on a case-to-case basis.
- ii. For buildings with a flat roof design, the 3rd storey (2nd floor) should not have any habitable spaces. Small lounges/recreational spaces may be allowed.

2. Setbacks

- a. All buildings should be set back at least 3m from any access road forming a boundary to the plot.
- b. Any wall/facade with a window directly facing a boundary should be set back at least 2.4m from said boundary, if the window ventilates a habitable space. If it ventilates a non-habitable space (Eg. Bath, toilet, store, etc), the setback should be at least 1.2m.

3. Biodigesters/Septic tanks/Underground water storage tanks/Swimming pools

- a. These should be set back at least 3m from any adjacent boundary/boundaries. This is to reduce the risk of contamination to/from neighbouring plot(s)

4. Use of registered professionals

- a. Ensure that the names and registration numbers of your Architect and Structural Engineer are indicated clearly on the drawings submitted.

Please note these requirements align with National Building Code, the Kiambu County and NCA approval bylaws. Your Architect will assist in interpreting these bylaws during the design process.

Requirements for design submission to the Amani Ridge Building and Construction Subcommittee for approval:

The drawings that will be submitted to Kiambu County for approvals. Including;

- 1. Fully dimensioned site plan. Clearly showing all structures on site, their dimensions and setbacks.
- 2. Detailed, labeled, and dimensioned floor plans
- 3. Detailed, labeled, and dimensioned elevations and sections
- 4. Exterior 3D images/Renders

Submit to amanicommittee@gmail.com as the home owner, and all correspondence will be between the committee and you, the homeowner NOT your team of consultants.

DURING CONSTRUCTION

1. Duty of care

- a. Ensure that construction and delivery of materials does not compromise the safety, security and convenience of your neighbours.
 - b. Ensure that you leave the infrastructure as it was before commencement. Any damage to roadways, culverts, drainages, and curbs should be repaired periodically and upon completion.
2. Setting out.
- a. You will be required to invite the Building & Construction subcommittee to attend the approval of setting out of your house. This is to ensure that the construction begins as indicated on the approved drawings. A representative will be sent to your site on the day.

Happy building!

Amani Ridge

THE PLACE OF PEACE

BY **Optiven**...

CONSTRUCTION GUIDELINES

1. HEIGHT RESTRICTIONS ALLOWED.



1. Minimalist/flat roof Maisonette - Ground + 1, with rooftop area for recreation

Note: Rooftop area must not exceed 30% of ground floor area. Bedrooms are not allowed on this level.



1. Pitched roof Maisonette - Ground + 1



1. Pitched roof Maisonette - Ground + 1 + Attic space

Note: Attic space must not exceed 30% of ground floor area. The highest point of the roof must not exceed 9m from the ground level.



1. Minimalist/flat roof Bungalow



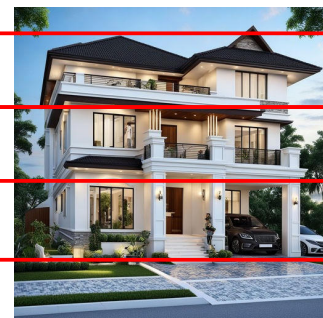
1. Pitched roof Bungalow

X

NOT ALLOWED.

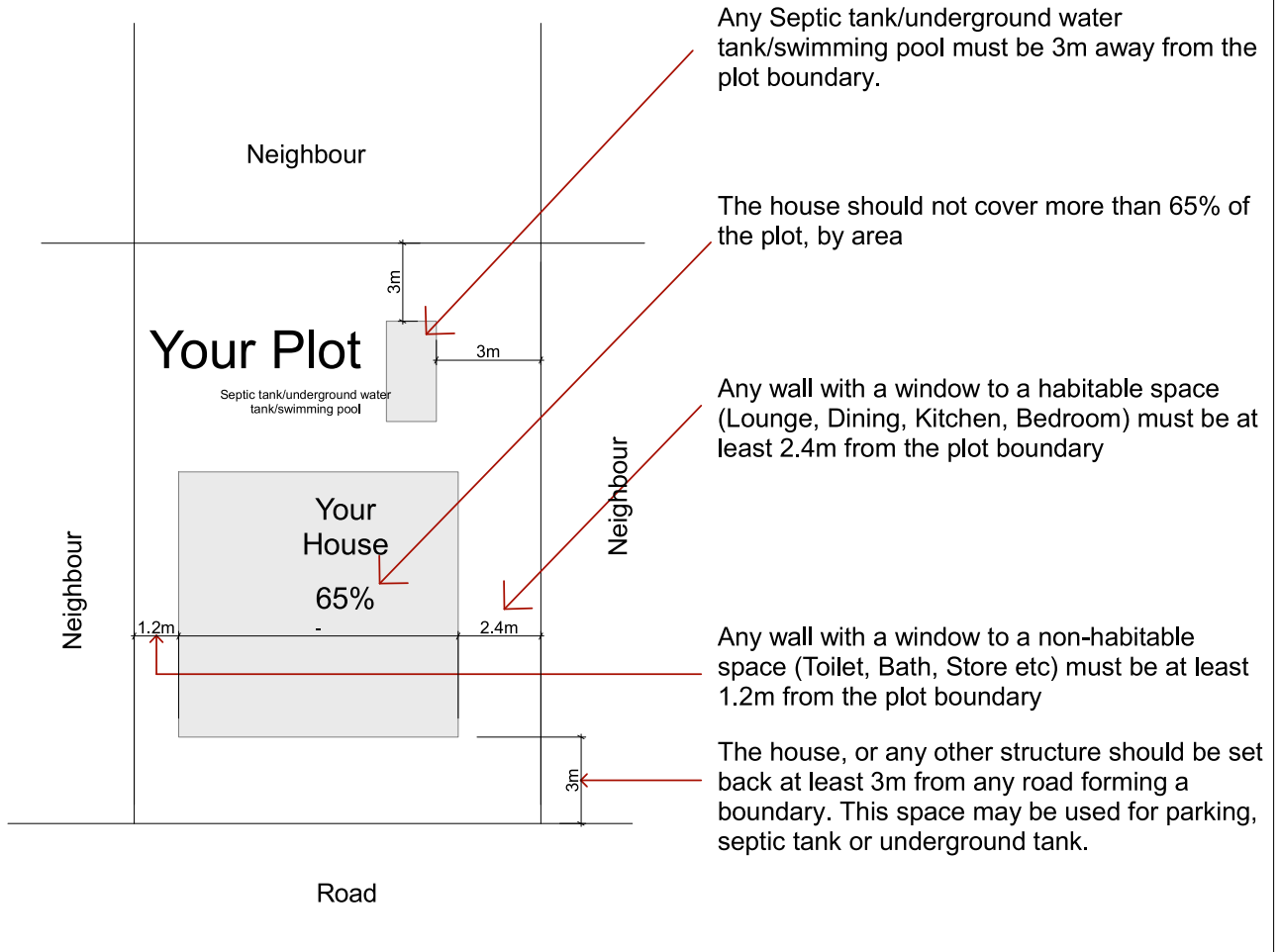


1. Maisonette exceeding Ground + 1, or with roof/terrace exceeding 30% of Ground floor area.



CONSTRUCTION GUIDELINES

2. PLOT UTILIZATION



3. BOUNDARY WALLS



Full Solid Boundary walls are NOT allowed.



Porous upper part, up to 2.8m height (Steel, wood or live hedge)

Masonry/concrete bottom part not exceeding 3 courses/700mm

**Chain link, live hedge and other porous fences also allowed. Height restricted to 2.8m maximum.