

# DUBAI HEALTHCARE CITY

## DHCC Phase II

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Development Guidelines for Architects,  
Developers & Contractors

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FOURTH EDITION  
2023



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# 01 INTRODUCTION



# Introduction

## 1.1 Purpose & Intent

This document sets out the Development Guidelines and Relevant Authorities Regulations for DHCC II Development.

The purpose of these guidelines is to provide prospective plot developers guidance on architectural thematic character and direction on various architectural elements. These guidelines will also provide prospective purchasers and current plot owners an indication of DHCC expectation of the design character of their buildings to be able to provide in their designs a unique and homogeneous Architectural Character in accordance with the DHCC approved postmodern style.

The Development Guidelines will define a clear aesthetic vision and specific design framework of how the DHCC II environment should be developed in such a way that keeps a link to the main theme of the whole DHCC Development.

These guidelines are not intended to define the building design, but rather to give a general indication and guidance of the development's overall architectural style & theme. The guidelines will supplement the Plot Development Guidelines (PDG) issued by the Master Developer to the developer/owner for each plot individually.

In case of any additional requirement or any deviation from these guidelines, special permission must be acquired from the Master Developer DHCC and other relevant authorities.

These guidelines will focus on Planning and Architectural guidelines, which the plot developers/owners must follow and apply as stated by the Master developer.





# Introduction

## 1.2 Vision & Principles

### VISION

Dubai Healthcare City (DHCC) was launched in 2002 by the UAE Vice President, Prime Minister and Ruler of Dubai, His Highness Sheikh Mohammed Bin Rashid Al Maktoum, to meet the demand for high-quality, patient-centered healthcare.

DHCC Aims to be an internationally recognized destination for quality healthcare and an integrated centre of excellence for clinical and wellness services, medical education, and research.

DHCC combines the leading expertise of medical institutions and pre-eminent healthcare providers to deliver the A-Z of medical services.

### GUIDING PRINCIPLES

Dubai Healthcare City has been developed as a holistic master plan, featuring medium to high density developments comprising a number of different communities designed and planned to complement Dubai's existing facilities and features.

It is held together within a well-conceived framework of luxuriant boulevards, parks with and interconnected network of walkable communities, waterfront living with a contemporary identity that creates a sense of place and informal spaces which lend character and appeal to each part of the plan.

The guiding principles relate to the communities the master plan will ultimately serve, as well as the networks underlying the master plan for site-wide access and utility provision. These are scaled to fit with the density of Dubai's urban form.





# Master Plan

## 1.3 Context Plan

### CITY WIDE CONTEXT

At a city-wide context, the expansion of Dubai is heading south and east from the traditional centers of Bur Dubai and Deira Dubai.

Several new development centers are situated outside of the traditional areas and connected to the rest of Dubai by the expanding road and metro networks.

As illustrated, the proposed Dubai Healthcare City Phase 2 site is strategically situated in the centre of the growth.

Its ideal location on the banks of the Dubai Creek will have a major impact on future development along this important waterway.

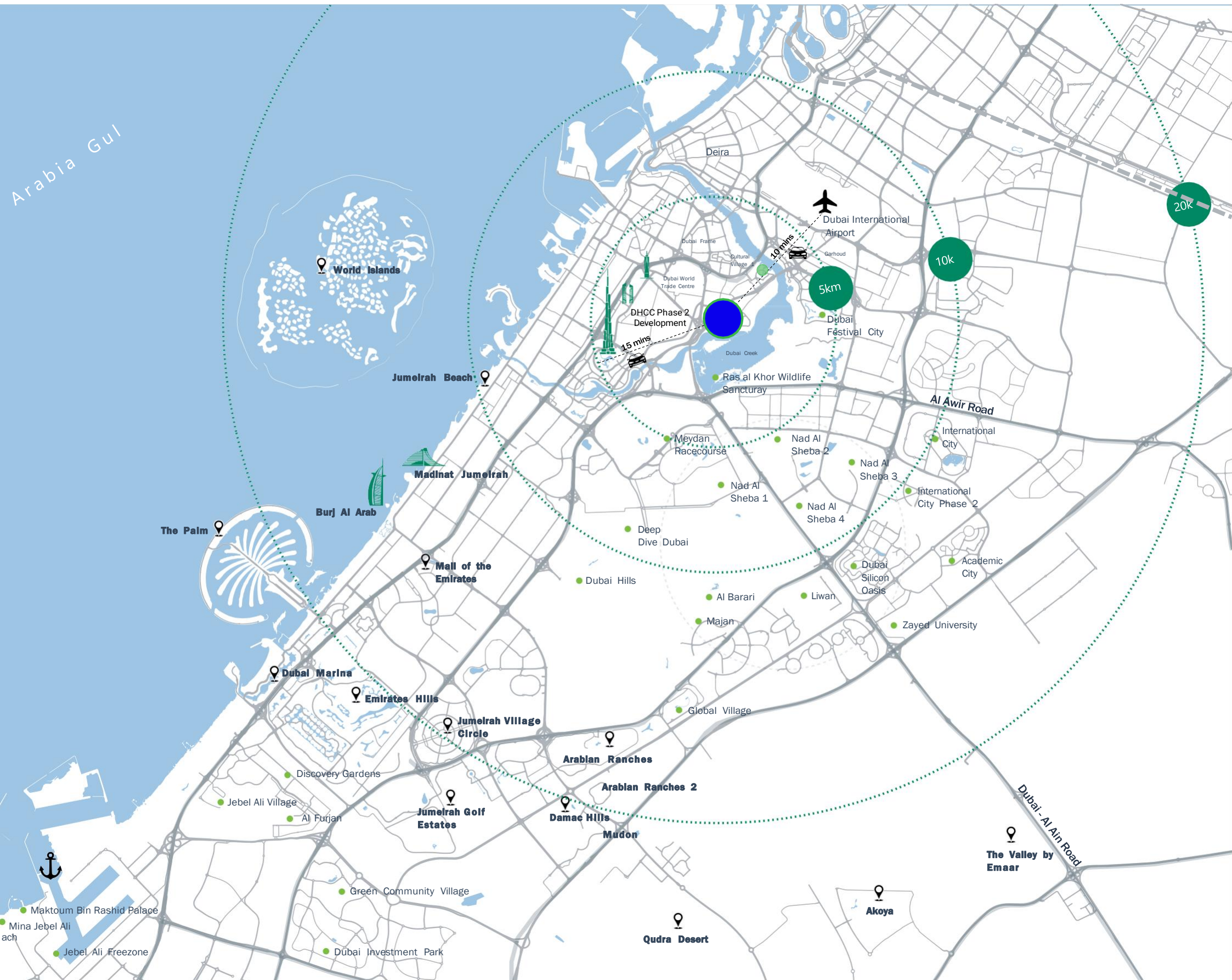
### LOCAL CONTEXT

At the local context, the nearby Culture Village Phases 1 will create a group of significant regional destinations along the Dubai Creek.

With the development of these cultural attractions along one of Dubai's major waterway, DHCC will leverage this opportunity to provide a world class mixed use development, medical and wellness treatment, along with lasting sustainable communities for living.

### KEY FEATURES INCLUDE:

- The proposed development site is bound and served by two major roads namely, Al Khail Road (D 68) and Oud Metha Road (E66).
- Internally, the site has a well-connected road network.
- The topography of the site varies with some natural undulating elevations and mostly brush vegetation and grasses associated with swamp areas.
- The site is bound to the South by Dubai Creek, which terminates into Business Bay. The existing Environmental Unit that monitors and takes care of the wetlands park is located on the bank of the Dubai Creek to the Eastern side.





# Introduction

## 1.4 Project Background

### DESCRIPTION

DHCC II is a development with a variety of land uses ranging from healthcare and wellness, commercial office and retail, residential, educational facilities and other community amenities and a range of open recreational spaces.

Parcel 2A of DHCC 2 features a seamless promenade by the Dubai Creek with a direct hard edge on the waterfront.

Parcel 2B features a strategic frontage between the interchanges of Al Khail Road and Al Ain - Dubai Road.

### LOCATION

The total development area of DHCC II is about 175 Ha. Combining both parcels of the site, located on the Northern side of Ras Al Khor, to the South - West of the Al Jaddaf Cultural Village, in the vicinity of the Lagoons. The site lies in proximity to some iconic landmarks in the area including Latifa Women & Children Hospital, Al Wasl Sports Club, Zabeel Stadium, Al Jaddaf Waterfront, Mohammed Bin Rashid Library, Jameel Art Center and Dubai Police Officer's Club.

The project area is divided in two clusters separated by Al Khail Road and both parcels are to be considered as a single holistic site as part of this guidelines project.

Al Ain - Dubai Road bounds parcel 2B from the West.



### LEGEND

- DHCC 2 PARCEL 2A
- DHCC 2 PARCEL 2B
- PROJECT BOUNDARY



# Introduction

## 1.5 Goals & Objectives

The project goals and objectives comprise of the following:

- Create a quality mixed-use community and a desirable place to live and relax, and to do business
- Create a financially viable and prosperous development
- Optimize GFA for each land use component considering land use changes, market requirements with minimal disruption to existing infrastructure



# Live, Relax and Work

A Quality Healthcare, Residential and Mixed-Use communities



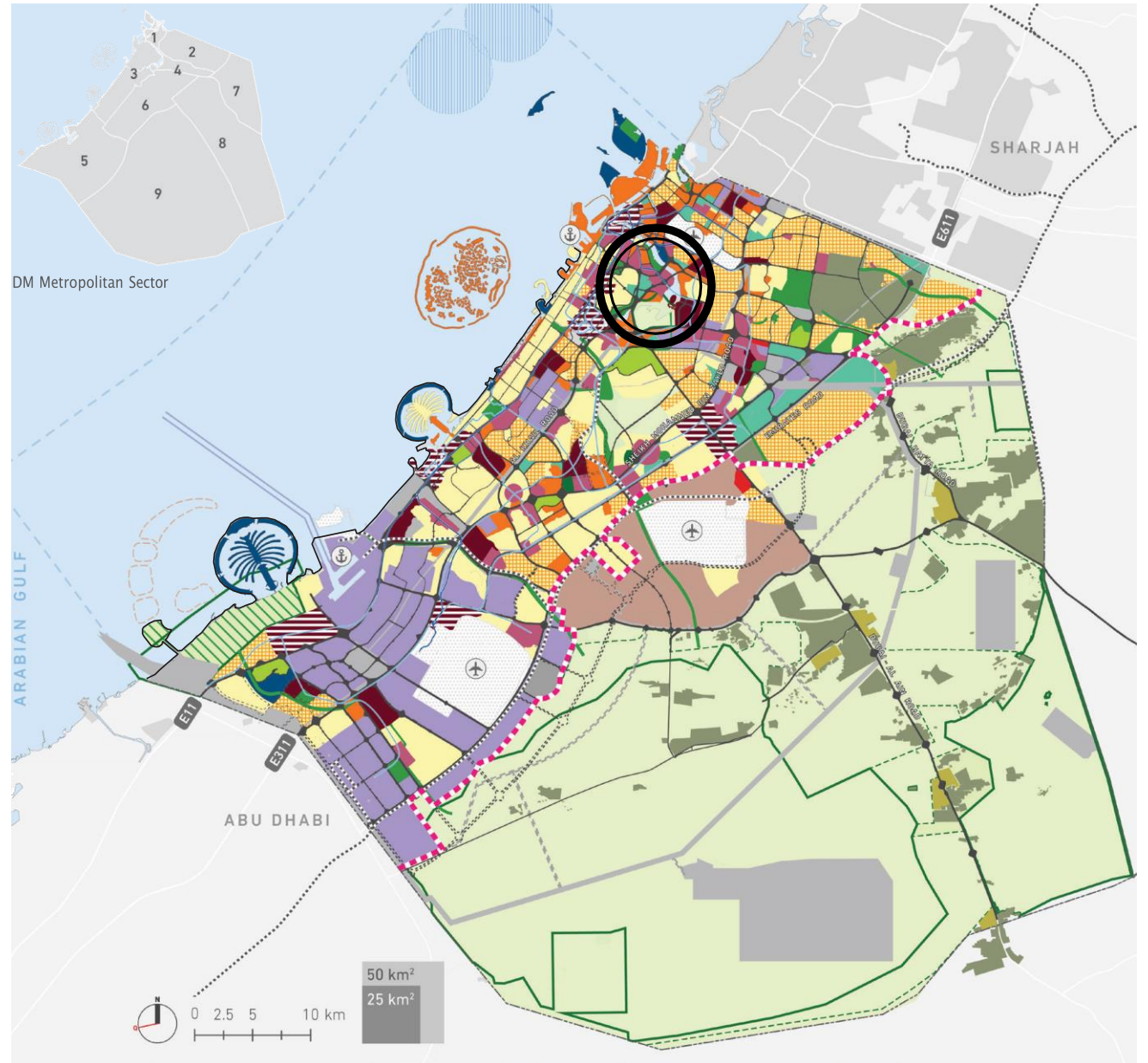
# 02 MASTER PLAN



# Master Plan

## 21 DHCC II Master Plan

The Dubai Healthcare City site aligns with the vision for Dubai 2040 Plan. The proposed mixed-use residential and healthcare development is consistent with Dubai's future development framework as it enhances and improves the city's urban fabric by contributing to the development of vibrant and inclusive communities, increasing green and leisure areas to provide a healthy environment for residents and visitors. As well as fostering economic activities, attracting investments and increasing the health & educational facilities and hospitality & commercial activities.



### LEGEND FOR DUBAI 2040 PLAN

- Urban centre
- Multi-sector centre
- Sector centre
- Land use**
- Mixed use
- Commercial
- National housing
- Residential
- Public services
- Tourism
- Industrial
- Open space / park
- Recreation
- Low intensity recreation/ tourism
- Farms
- Rural settlements
- Land bank
- Potential marine land bank
- Wilderness area
- Urban area extent
- Environment**
- Current designated natural conservation area
- Proposed sensitive area overlay (for future study)
- Fish protection zone
- Transportation**
- Existing road corridor
- Existing metro/ tram
- Existing port entry route
- Planned mobility corridor (roads)
- Future mobility corridor (metro/ tram)
- Etihad Rail
- Airport
- Seaport
- Utilities**
- Utilities
- Existing utilities corridor
- Future utilities corridor





# Master Plan

## 22 DHCC II Land Use

In the Master Plan layout, the structure, access and circulation and open space network have been conceived to provide an efficient layout to maximize site usage and balance the objective to provide a good quality environment.

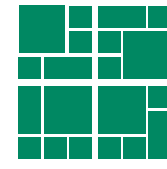
The proposed land uses are located optimally with connections to the existing and proposed road. A good quality environment is achieved with appropriately sized and spaced parks with connections to the proposed greenways.

The master plan is characterized by the following:

- A Hotel/Hotel apartment core with retail on the ground floor to help reinforce the continuous boulevard and the high street destination.

- Districts with differing identities and character that provide a local park in every district.
- Strategically proposed mixed-use development sites around traffic nodes and access points.
- Community facilities (Juma Mosque, Local Mosques, School and Kindergarten) are provided as per Standards.

There are districts with differing identities and character that provide with a local park in every district. The mixed-use development sites are proposed strategically around traffic nodes and access points.

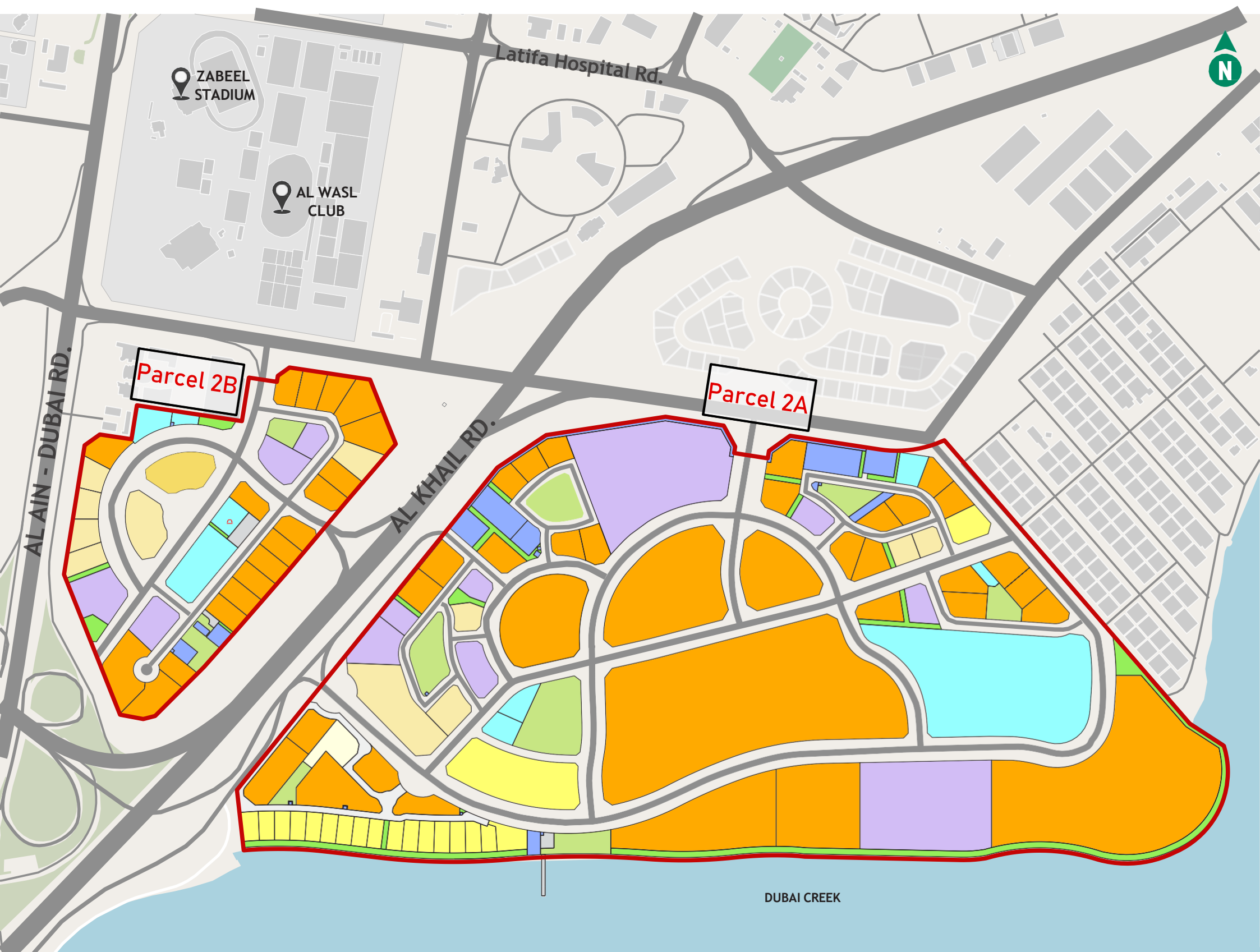


Land Area  
**1.75M Sq.m.**

2A: 1.5M sq.m.  
2B: 250K sq.m.



Total GFA  
**1.7M Sq.m.**



**LEGEND** RESIDENTIAL RESIDENTIAL / HOSPITALITY COMMUNITY FACILITY HEALTHCARE MIXED USE PARK OPENSOURCE CREEK UTILITIES



### Healthcare

Land Area: 91K Sq.m.  
GFA: Up to 233K Sq.m.



### Residential

Land Area: 116K Sq.m.  
GFA: Up to 219K Sq.m.



### Commercial

Land Area: 558K Sq.m.  
GFA: Up to 1.033M Sq.m.



### Hospitality

Land Area: 30K Sq.m.  
GFA: Up to 118K Sq.m.



### Community Facilities

Land Area: 99K Sq.m.  
GFA: Up to 83K Sq.m.



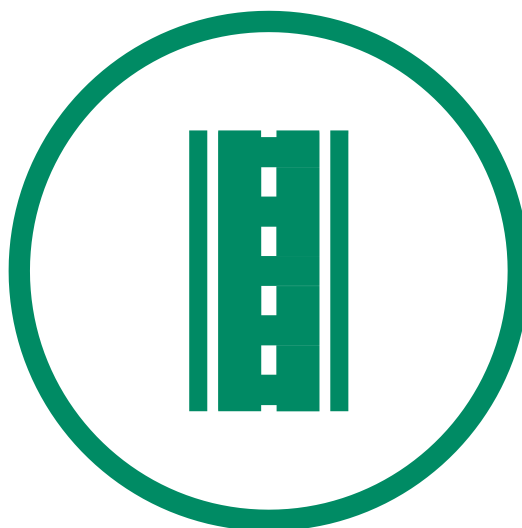
### Openspace

Land Area: 42K Sq.m.



### Recreational

Land Area: 55K Sq.m.



### Transportation

Land Area: 402K Sq.m.



### Utilities

Land Area: 33K Sq.m.

# Master Plan

## 24 Building Heights

Buildings height strategy can be summarized as follows:

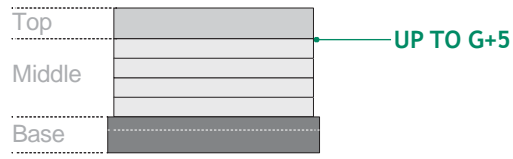
### SITE 2A:

- Mid-Rise buildings are located along the periphery of Al Khail Road and gradually descends to Low-Rise buildings along the creek edge.
- The main spine is accentuated by hospitality and retail uses with slightly higher buildings than the other communities to form a gateway to the development & frame the view towards the creek.

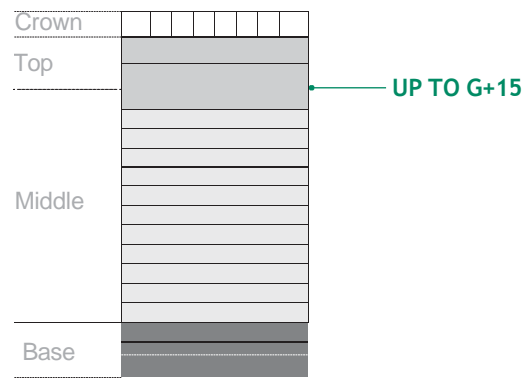
### SITE 2B:

- The High-Rise is located within the center of the parcel while it hosts Residential/ Hospitality developments.
- Height drops slightly along the edge of Al Khail Road with residential buildings.
- The building form strategy places the higher buildings on the corners facing Al Khail Road for an iconic site frontage, with the scale decreasing towards the center of the parcel.

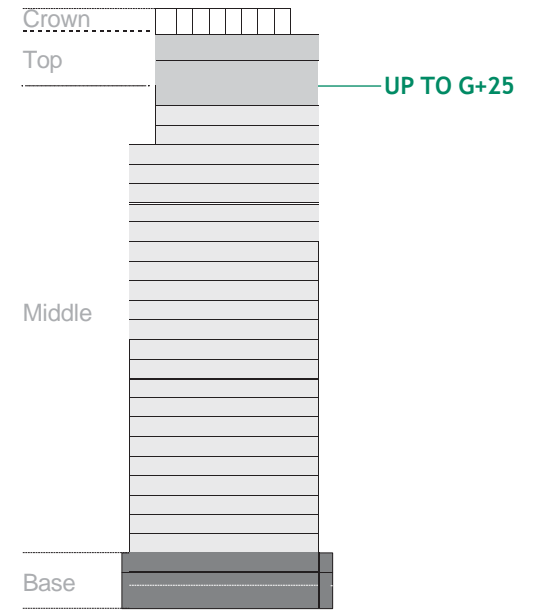
In addition to buildings uses, architectural treatment and massing of buildings, High-Rise Blocks shall help define the streets they occupy. A consistent Base shall be considered to provide visual continuity at the street level.



LOW-RISE BUILDING



MID-RISE BUILDING



HIGH-RISE BUILDING



Color	Height Range
Lightest Yellow	G+1 to G+2
Light Yellow	G+3 to G+5
Yellow	G+6 to G+8
Orange	G+9 to G+11
Dark Orange	G+12 to G+15
Brown	G+16 to G+19
Dark Brown	G+20 to G+25
Grey	Heights not applicable



# Master Plan

## 25 Character Districts

While most of the communities are of a mixed use and self-sufficient spatially, one use may dominate to assign identity of each district.

The zoning definition of each area is driven by the dominant land use across the zone where each is complimented by a percentage of other supporting services and land uses as shown below:

### Parcel 2B

- Zone 1 - Healthcare
- Zone 2 - Residential
- Zone 3 - Hospitality

### Parcel 2A

- Zone 1 - Healthcare
- Zone 2 - Residential
- Zone 3 - Wellness & Hospitality
- Zone 4 - Education
- Zone 5 - Mixed Use





# Master Plan

## Healthcare Zone

Healthcare zone will host a complex of regional & local hospitals, clinics, laboratories, pharmacies, health & wellness centers and a one of its kind major specialized Hospital.

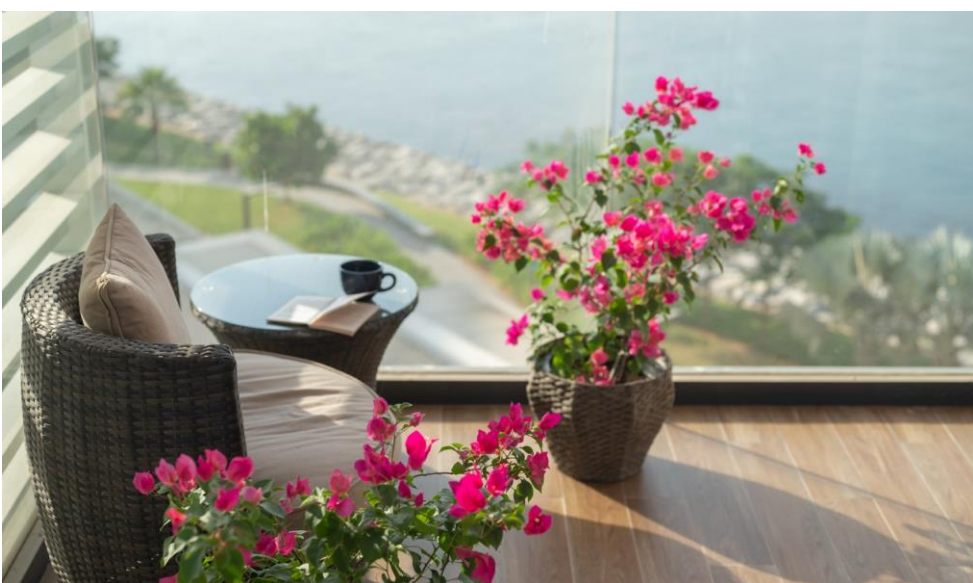
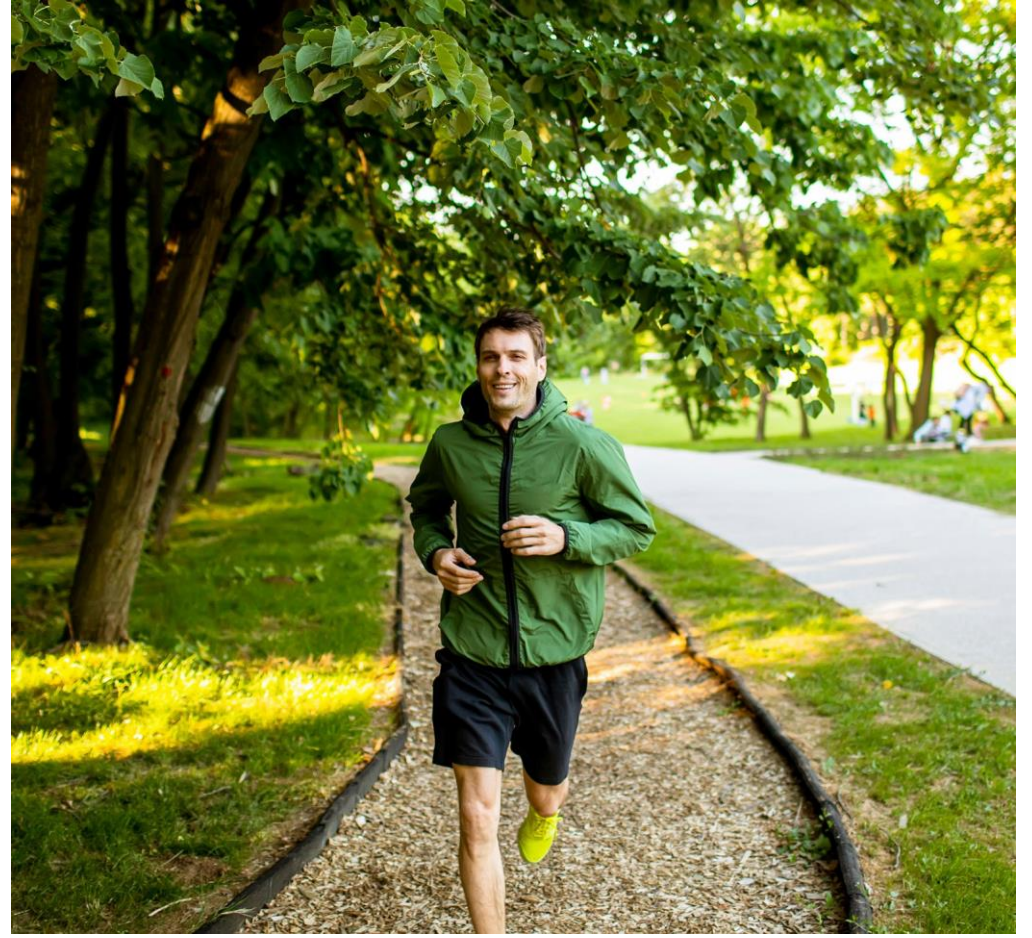




# Master Plan

## Residential Zone

The residential zone will house different communities between apartment blocks, villa communities, shared facilities, neighborhood parks and public realm activations.

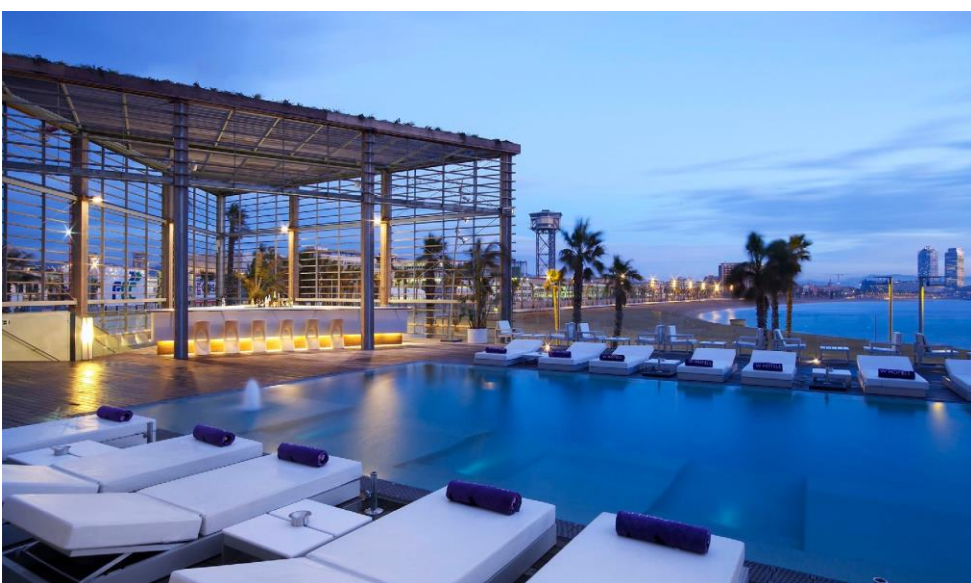
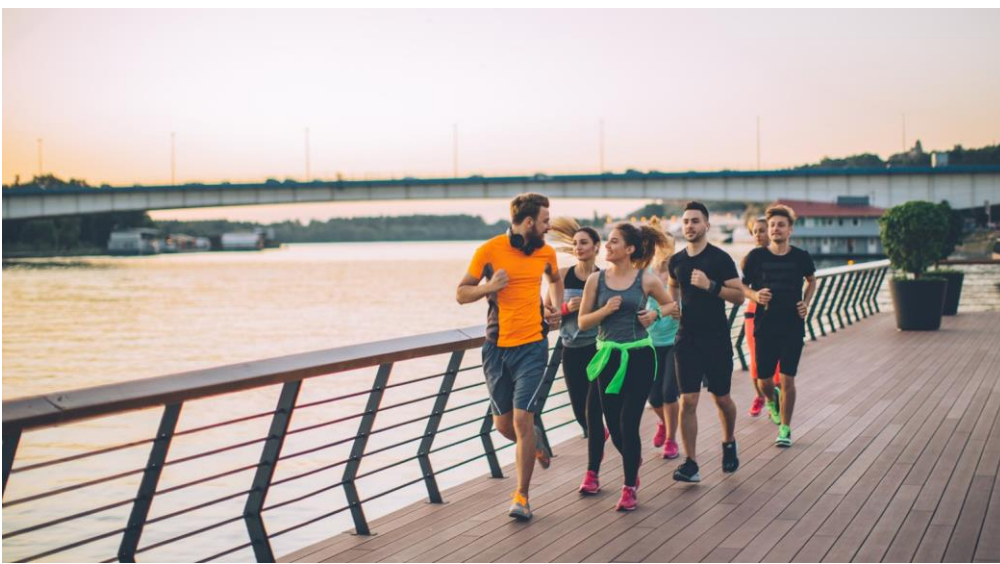




# Master Plan

## Wellness & Hospitality Zone

Wellness & Hospitality zone will accommodate for different scales of Hotels and services apartments, short and long term stays, Elderly wellness center and a resort.





# Master Plan

## Mixed Use Zone

Mixed Use zone will be cater for commercial business, offices, retail and initiative & institutes that are focused on giving for donations and charity to support the healthcare activity.





# Master Plan

## Educational Zone

Educational zone is hosting The Swiss International School, which is an award-winning eco-friendly campus, meeting the highest standards of energy consumption. The campus offers a range of facilities for the students







# 03 URBAN DESIGN GUIDELINES



# Urban Design Guidelines

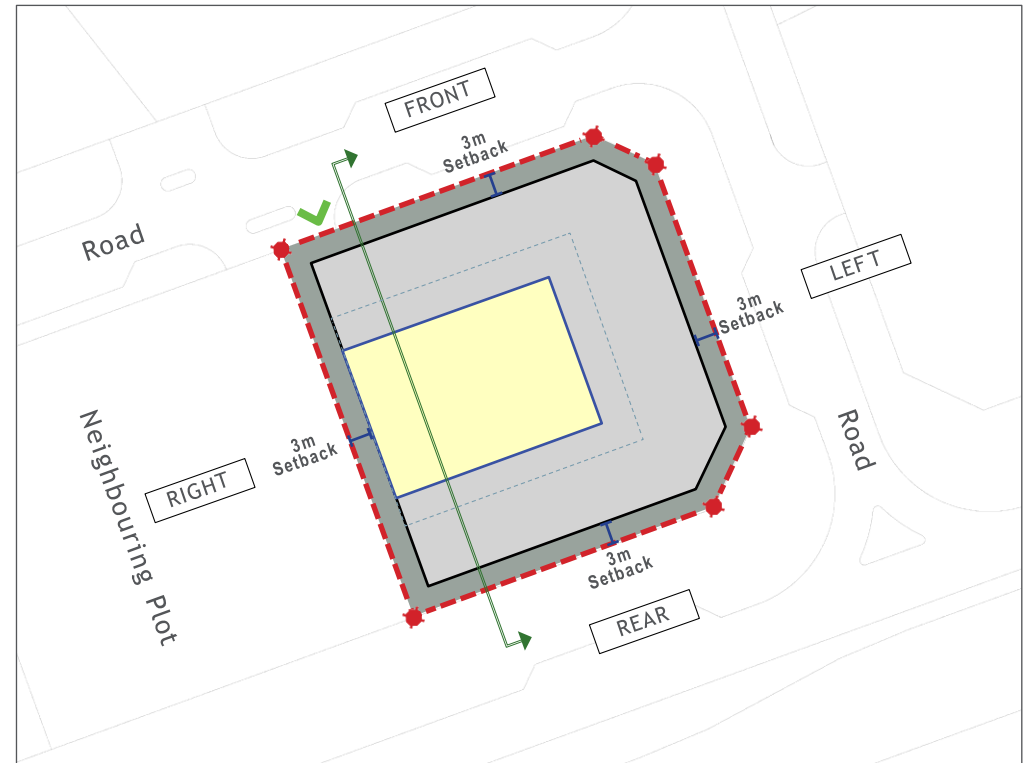
## 3.1 General Planning Guidelines

The Plot Development Guidelines define the main constraints including building heights, setback limits, relation with surrounding roads and context. These drawings are an integral part of a masterplan and compliance with these guidelines is compulsory. Below are examples of the most common constraints imposed by these guidelines:

- The plot developer shall comply with the master developer's plot development guidelines & relevant authorities' regulations as presented, inclusive of respecting the Architectural and Landscape guidelines.
- Master developer reserves the right to revise design control information any time as deemed necessary.
- It is the Plot owner responsibility to secure all governmental regulatory authorities on proposed design without any liability towards master developer.
- Master developer design NOC is compulsory in order to secure authority approvals and it's the developer's responsibility to obtain it.
- Plot owner to abide as per the planning authority's regulations for the setback of individual units & in case of more than 1 building. This also applies for plot coverage and build-to line.
- Plot owner shall comply with all utility tie-in and connection scheme as well as gate levels as provided by Master Developer.
- Building sections & number of basement levels are only indicative. It is the responsibility of the individual developers to undertake the plot topographical studies and mitigate any level differences within the plot & establish plot access at master developer assigned gate levels.
- Utilities Plots should be placed inside plot boundaries (if applicable) on internal road network for each Plot. A sufficient landscape buffer should be provided to visually screen the units.
- Plot boundary walls are permitted. Refer to design guidelines for plot edge treatment.
- The exact size & location of the plots and plot boundary are defined by the site plan issued by planning authority.
- The proposed roads inside the individual plots should be as per RTA standards and other applicable authorities.
- Maximum building height does not include the height of parapets, elevator machine rooms and building service equipment.
- Car Parking Requirements must be as per development guidelines.

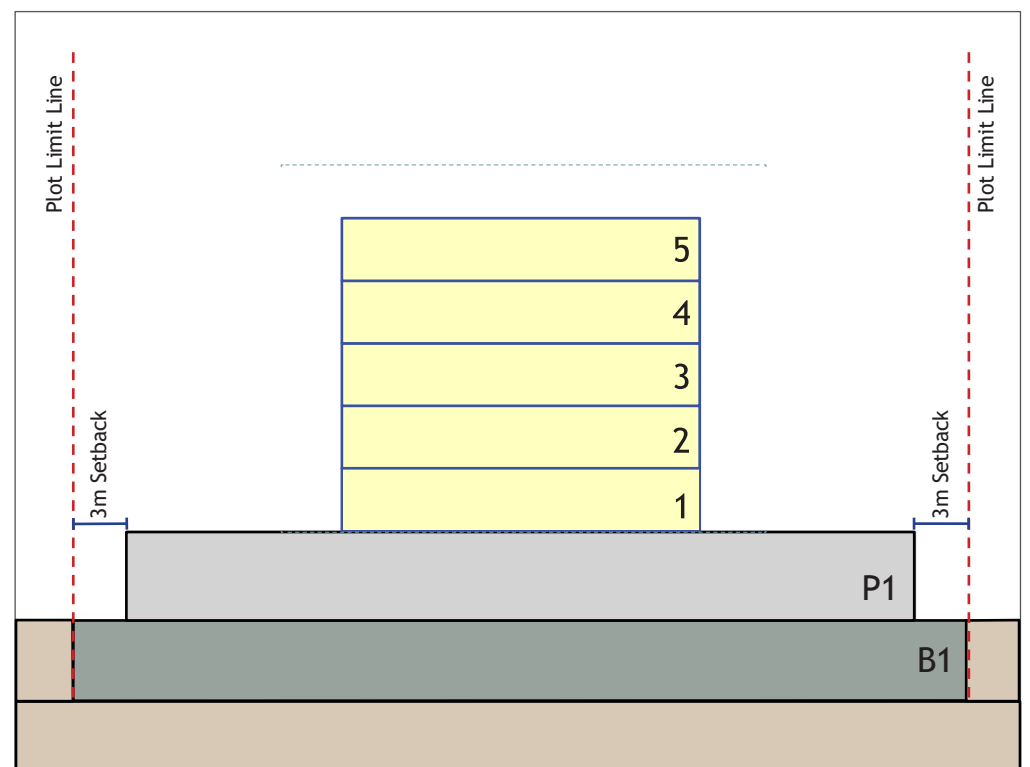
Sample Plot Details			
PLOT NUMBER		-	
LAND USE	LEVEL - 01	LEVEL - 02	Basement Parking
	Residential	Apartments	
LAND AREA		7,907.01 m <sup>2</sup>	85,110.34 ft <sup>2</sup>
MAXIMUM PLOT COVERAGE		50%	
MAXIMUM GFA		23,851.72 m <sup>2</sup>	256,737.78 ft <sup>2</sup>
Sample Development Details			
Maximum Building Height		G + P1 + 4	
Building Setbacks			
Front		3.0 m	
Rear		3.0 m	
Side A		3.0 m	
Side B		3.0 m	

### Indicative Plan



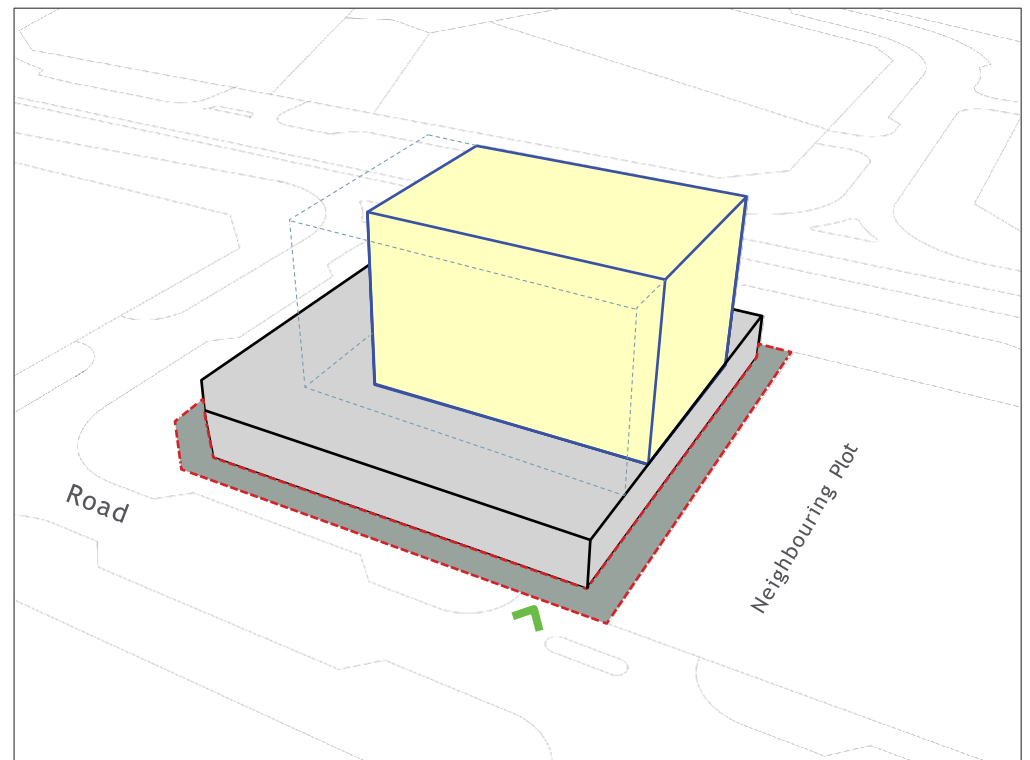
Indicative plan highlighting sample plot parameters, with plot offsets, access & building layout including podium, building envelope & footprint

### Indicative Section



Indicative section highlighting plot parameters with maximum height, podium level, basement level and indicative building envelope

### Indicative Building Massing



<b>LEGEND</b>	Plot Boundary	Indicative Podium	Plot Access
	Indicative Basement	Indicative Footprint	Indicative Envelope

\* Provided drawings and sketches within this document are for illustration purposes only. All dimensions, coordinates and massing intent as shown are approximate, not scaled and for information only.

# Urban Design Guidelines

## 3.2 Sample Plot Development Guidelines (PDG)

The Plot Development Guidelines (PDG) for each individual plot should be interpreted in conjunction with the rest of the Development Design Guidelines, as a collection of the key principles and design elements that constitute the minimum requirements to achieve a site-specific good quality planning. The directions described in the urban and architectural guidelines ensure the clear understanding of all urban components that combined, make up the different areas of DHCC II.

Furthermore, individual plot sheets provide a summary of the specific development guidelines for each individual plot and define elements such as massing, building coverage, entrance and setbacks, thus ensuring the consistent delivery of the design intent while benefiting the application and approval procedures with relevant Authorities.

The Plot Development Guidelines should be read as follows:

- STEP 1: Identify the actual development plot, by the Plot ID.
- STEP 2: Find the plot location through Zone Key Plan and General Zone Subdivision Plan.
- STEP 3: Understand the main plot land use.
- STEP 4: Interpret the plot dimensions & setbacks, surrounding context (plot subdivision, roads, open spaces), identify the plot's front, rear and sides.
- STEP 5: Have information about the plot specific urban parameters.
- STEP 6: Have knowledge of other relevant and applicable plot guidelines and technical data.

\* The plot sheet is subject to change. This PDG is for illustration purposes only. Final data can be obtained through the site plan provided by the Master developer.

**Step 5:**  
Have information about the plot specific urban parameters

**Step 1:**  
Identify Plot ID Number

**Step 4:**  
Interpret the plot dimensions & setbacks, surrounding context (plot subdivision, roads, open spaces), identify the plot's front, rear and sides.

**Step 3:**  
Understand the main plot land use

**BUILDING REGULATIONS**

PLOT DETAILS			
PLOT NUMBER: DHCC II.L.0X			
LAND USE	LEVEL 1	LEVEL 2	MANDATED: PERMITTED
		COMMERCIAL	RETAIL
	RESIDENTIAL	APARTMENTS	
LAND AREA		25,894.88 SQ. M.	278,729.94 SQ. FT.
MAXIMUM PLOT COVERAGE		60%	
MAXIMUM GFA		23,225.76 SQ. M.	250,000.00 SQ. FT.
GFA SPLIT			
	COMMERCIAL	3%	
	RESIDENTIAL	97%	
DEVELOPMENT DETAILS			
MAXIMUM BUILDING HEIGHT		G+1	
SETBACKS			
BUILDING		(METERS)	
	FRONT	5	
	REAR	7	
	SIDE A	10	
	SIDE B	10	
PARKING CONTROLS			
BASEMENT PARKING	ALL PARKING REQUIREMENTS SHOULD BE MET WITHIN UNDERGROUND PARKING LEVELS. BASEMENTS CAN COVER 100% OF PLOT AREA, UNLESS SPECIFIED.		
SURFACE PARKING	SURFACE PARKING IS PERMITTED.		
PODIUM PARKING	PODIUM PARKING IS NOT PERMITTED.		
PARKING RATES	REFER TO DUBAI BUILDING CODE CAR PARKING REGULATIONS.		

**ILLUSTRATIVE PLAN**

**ILLUSTRATIVE BUILDING ENVELOPE**

**ILLUSTRATIVE SECTION**

**LEGEND**

- PROJECT BOUNDARY
- PLOT BOUNDARY
- BUILDING SETBACK
- ACTIVE FRONTAGE
- INDICATIVE PLOT ACCESS
- RIGHT OF WAY/PARKING
- COMMERCIAL
- METRO CORRIDOR

**GENERAL NOTES**

1. THE EXACT SIZE & LOCATION OF PLOT BOUNDARY IS DEFINED BY THE SITE PLAN ISSUED BY THE PLANNING AUTHORITY.
2. CAR PARKING REQUIREMENTS ARE AS PER STANDARDS AS PER DUBAI BUILDING CODE.
3. EXACT LOCATION OF VEHICULAR PARKING ENTRY/EXIT TO BE DETERMINED BY THE ARCHITECT AND APPROVED BY THE PLANNING AUTHORITY AND OTHER RELEVANT AUTHORITIES.
4. ACCESS ROADS SHALL NOT CROSS UTILITY CONNECTION POINTS. AN NOC FROM THE RELEVANT AUTHORITIES SHOULD BE OBTAIN.
5. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL DEVELOPER TO OBTAIN NOCS FROM RELEVANT AUTHORITIES.
6. THE DEVELOPER SHALL COMPLY WITH THE MASTER DEVELOPER'S PLOT DEVELOPMENT REGULATIONS AS PRESENTED INCLUSIVE OF ARCHITECTURAL & LANDSCAPE GUIDELINES.
7. MAXIMUM BUILDING HEIGHT DOES NOT INCLUDE THE HEIGHT OF PARAPETS, ELEVATOR MACHINE ROOMS AND BUILDING SERVICE EQUIPMENTS.
8. GROUND FLOOR TO HAVE A MINIMUM HEIGHT OF 5.5M FFL TO FFL.
9. BUILDINGS THAT FRONT ONTO THE PUBLIC REALM SHOULD HAVE AN ACTIVE FRONT EDGE AT GROUND LEVEL AS INDICATED AND SHOULD BE NO LESS THAN 80% OF THE FACADE.
10. IN CASE OF MORE THAN 1 BUILDING, PLANNING AUTHORITY SETBACK REGULATIONS TO BE RESPECTED.
11. BUILDING SECTIONS AND NUMBER OF BASEMENT LEVELS ARE ONLY INDICATIVE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PLOT DEVELOPER TO UNDERTAKE THE PLOT TOPOGRAPHICAL STUDIES AND MITIGATE ANY LEVEL DIFFERENCES WITHIN THE PLOT AND ESTABLISH PLOT ACCESS AT AUTHORITY ASSIGNED GATE LEVEL. REAR BASEMENTS WHERE EXPOSED TO ALLOW BUILDING SETBACK REGULATIONS AND DEVELOPMENT DESIGN GUIDELINES.
12. PLOT BOUNDARY WALLS ARE NOT PERMITTED FOR THIS PLOT. REFER TO DESIGN GUIDELINES FOR PLOT EDGE TREATMENT.
13. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PLOT DEVELOPER TO OBTAIN RTA RAIL AGENCY CLEARANCE REGARDING THE DEPTH OF THE FOUNDATIONS.

**Step 2:**  
Find the plot location

**Step 5:**  
Have information about the plot specific urban parameters

**LOCATION MAP**

**Logo: مدينة دبي الطبية Dubai Healthcare City**

**PLOT DEVELOPMENT REGULATIONS**

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# Urban Design Guidelines

## 3.3 General Parking Applicable Regulations

- Car Parking Requirements are as per authority standards following Dubai Building Code.
- [Refer to Dubai Building Code car parking regulations for the most updated parking rates.](#)

Land Use		Parking Requirements
RESIDENTIAL	Apartments	Studio: 1-Bay per unit 1 Bedroom: 1-Bay per unit 2 Bedroom: 1-Bay per unit 3 Bedroom: 2-Bays per unit 4 Bedroom: 2-Bays per unit 5 Bedroom, duplex, penthouse: 3-Bays per unit
	Accommodation	<b>Staff Accommodation:</b> 1-Bay for every 450 sq.m. of residential unit NA 1-Bus parking bay for every 650 sq.m. of residential unit NA <b>Labor Accommodation:</b> Bus calculation based on total number of labours/2 shifts (depends on bus capacity) <b>Student Accommodation:</b> 1-Bay for every 40 residents & Bus parking for 50% of staff residing within complex
HEALTHCARE	Healthcare Centers	1-Bay per each patient bed 1-Bay per each 50 sq.m. for internal clinics, staff offices and all occupiable spaces
HOSPITALITY	Hotel	Rooms: 1-Bay for every 5 rooms Suites: 1-Bay for every 2 suites F&B, Management Office & Retail areas: 1-Bay for every 50 sq.m. of related spaces NA Hotel Meeting, Ballroom, Function Hall: 1-Bay per every 20 sq.m. NA
	Hotel Apartments	1-bay for every 1 apartment up to 150 sq.m. 2-bays for every 1 apartment above 150 sq.m.
COMMERCIAL	Offices	1-Bay for every 50 sq.m. of office
	Retail/Mall	1-Bay for every 70 sq.m. of retail NA 1-Bay for every 50 sq.m. of retail NA
EDUCATIONAL	School	1-Bay per classroom 1-Bay for every 50 sq.m. of office NA 1-Bus parking for every 3 classrooms
	University	1-Bay for every 50 sq.m. of classroom excluding sports hall 1-Bus parking for every 200 students 10% additional parking for visitors
	Educational Institute	Educational institute 1-Bay for every 50 sq.m. of classroom NA
FACILITIES	Mosques	1-Bay for every 18 worshippers





# 04 ARCHITECTURAL GUIDELINES

# Architectural Guidelines

## 4.1 Architectural Style & Character

### POST-MODERN STYLE

The Post-Modern theme will be the overarching theme for Dubai Healthcare City phase II. Variation in design approaches and features applicable to each use type are highlighted in these guidelines.

Postmodern features are:

- Modern, modular treatment of façades with an introduction of traditional elements related to local architecture
- Clear definition of building components: base, middle and top

The style must be interpreted in a contemporary way that reflects its historical roots, yet conforming to modern day building practices.

### CODE APPLICATION

The architectural principles cover the various building types within DHCC II districts. The massing study takes into consideration building typologies based on the uses of these buildings, and on height criteria. Accordingly, the following massing types have been provided:

Residential:

- Residential: Low-Rise
- Residential Mixed Use: Low Rise - Mid Rise - High Rise

Hospitality:

- Hotels - Low Rise - Mid Rise - High Rise
- Hotel Apartments - Mid/High Rise

Commercial:

- Offices - Mid/High rise
- Retail Mall
- Local Community Centre

Healthcare:

- Hospitals - Mid Rise
- Wellness

Public facilities:

- Mosques
- Schools
- Civil defence

The guidelines for the architectural style are broken down into separate components so that it is easy to identify relevant information quickly when designing buildings. The description of these elements applies to the development as part of the general principles, regardless of block type/ location.

1	Façades	<ul style="list-style-type: none"> <li>• Clear definition of building base, middle and top parts</li> <li>• Simple, reflecting the post-modern style</li> </ul>
2	Openings	<ul style="list-style-type: none"> <li>• Modular</li> <li>• Coordination of openings along façade components</li> </ul>
3	Projections	<ul style="list-style-type: none"> <li>• Requirements for balconies are related to buildings uses</li> <li>• To be aligned with the rest of the façade elements</li> </ul>
4	Shading and Screens	<ul style="list-style-type: none"> <li>• The purpose is to provide shading and privacy</li> <li>• Double skin is encouraged</li> </ul>
5	Arcades	<ul style="list-style-type: none"> <li>• Arcades are encouraged in the retail activated streets</li> <li>• The design should be compatible with the overall style and form of the building</li> </ul>
6	Roof components	<ul style="list-style-type: none"> <li>• Crowns are allowed in high rise buildings</li> <li>• Roof gardens are encouraged</li> <li>• All roof equipment should be screened</li> </ul>
7	Materials & Colors	<ul style="list-style-type: none"> <li>• Light natural colors and tones of beige and Gray</li> <li>• Locally sourced materials for sustainable reasons</li> </ul>

### STYLE INTERPRETATION

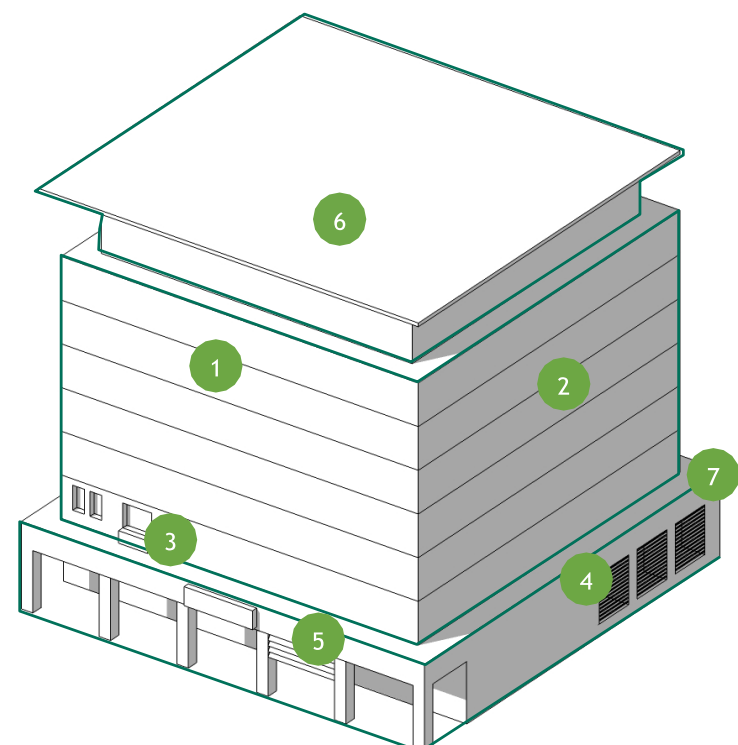
Positive Interpretation

- Modular, rhythmic elevations
- Clear building components
- Introduction of traditional design elements in the façade composition



Negative Interpretation

- Excessive classical decorative elements
- A hybrid style diluted from its historical precedents.
- “Out-of-scale” elements and loss of proportion
- Massive volumes and no clear definition of building parts





# Architectural Guidelines

## 4.2 General Architectural Guidelines

### 4.2.1 Approach to massing

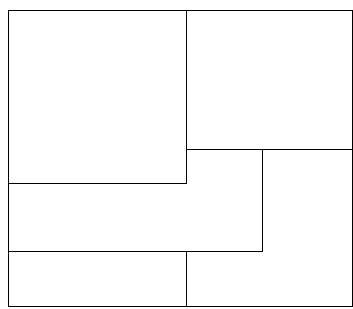
#### Stacking & Stepping of Forms

Approach to massing should be maintained with stacking of simple massing volumes. The facade planes should pull gradually away from the street front creating a dynamic flow and interest in the skyline, street identity and public realm experience.

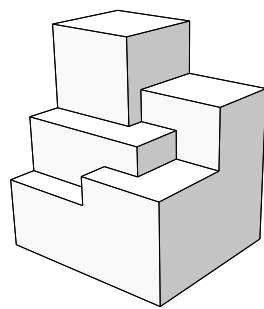
Some massing principles and approach to massing remain the most suitable aspect of design that allows stylistic integration of new buildings into the existing fabric.

Scales & volumes are broken down through massing play of the same tones. The breaking lines become a design feature that break the orthogonality of the facade and creates a mixed geometry of attached masses that compliments the façades.

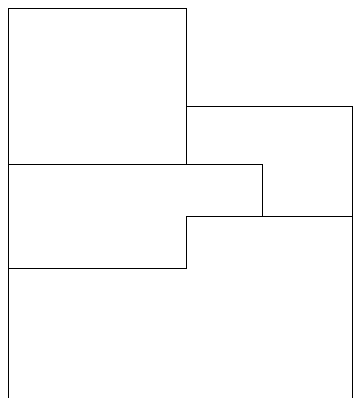
#### BREAK-DOWN OF AN INDICATIVE MASS



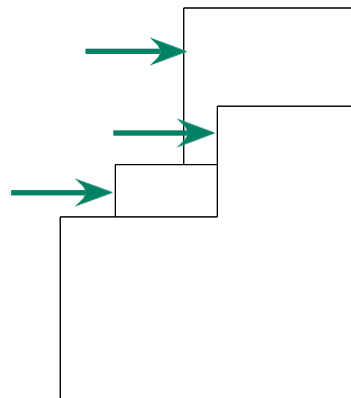
TOP



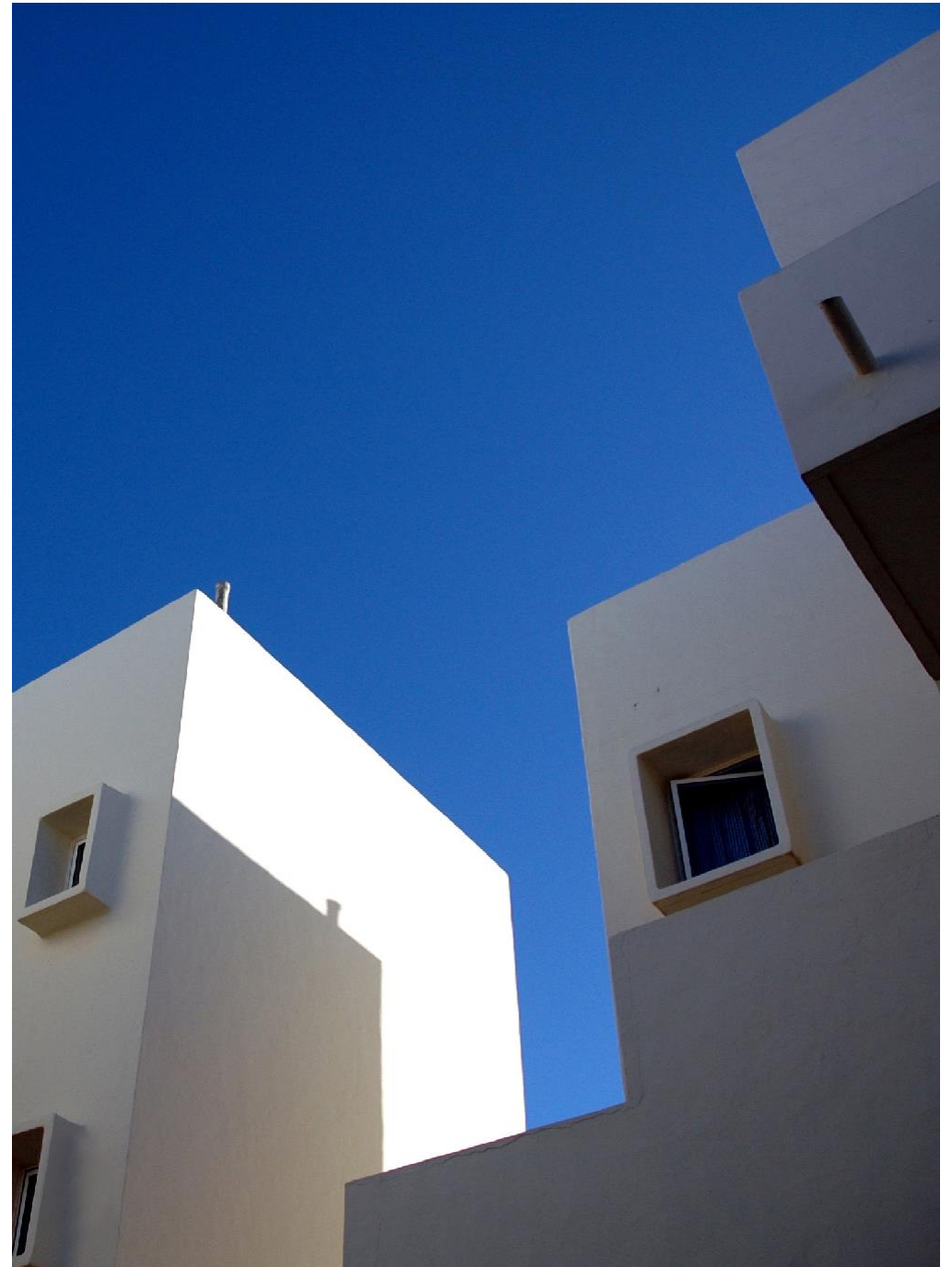
PERSPECTIVE



FRONT



SIDE

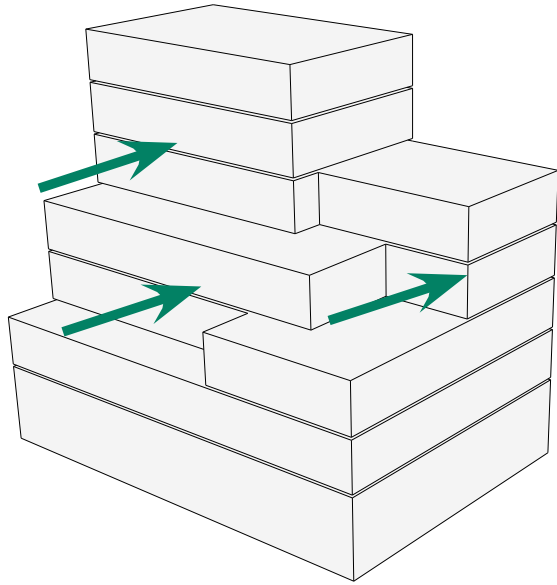




# Architectural Guidelines

## 4.2 General Architectural Guidelines

### 4.2.1 Approach to massing



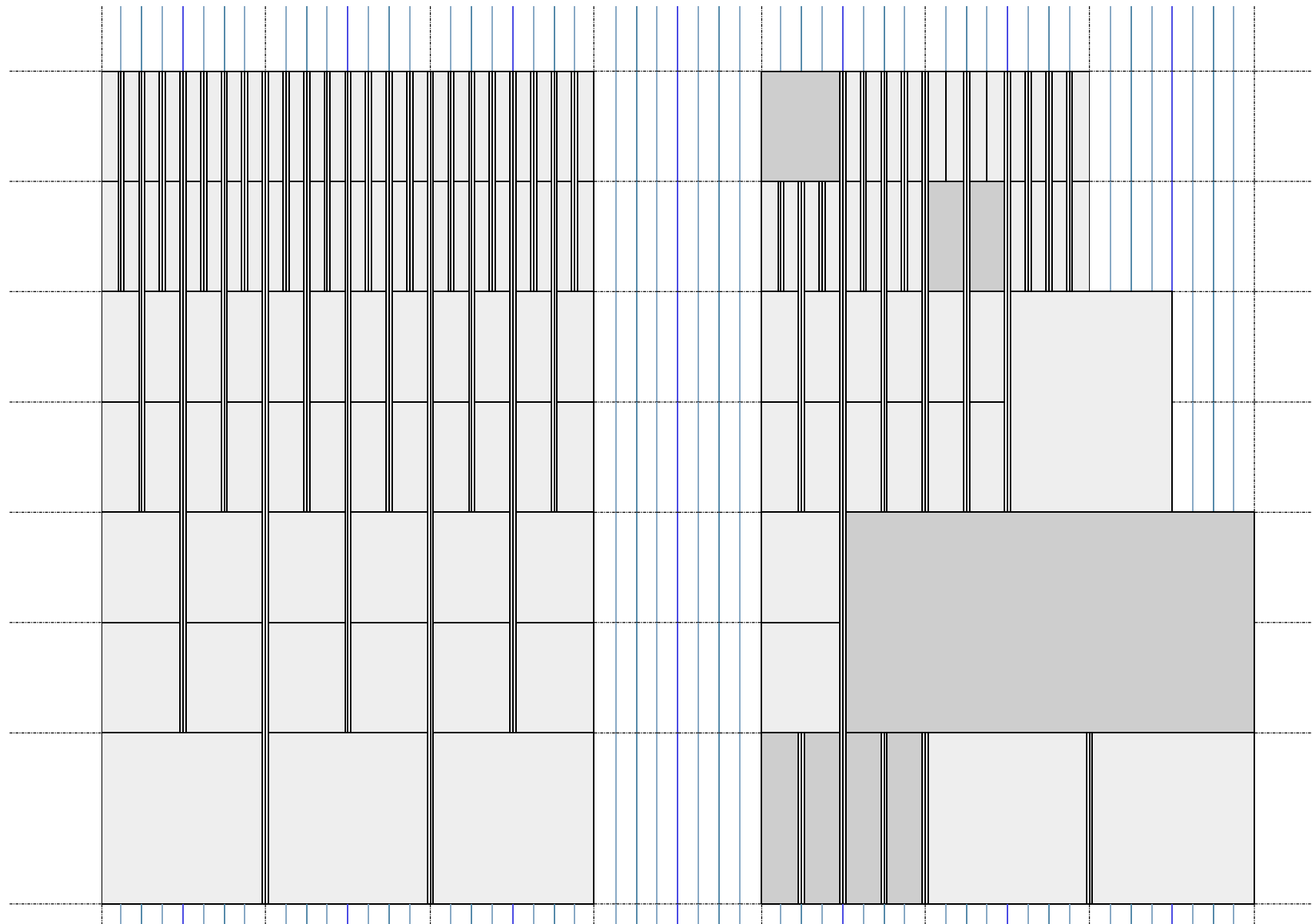
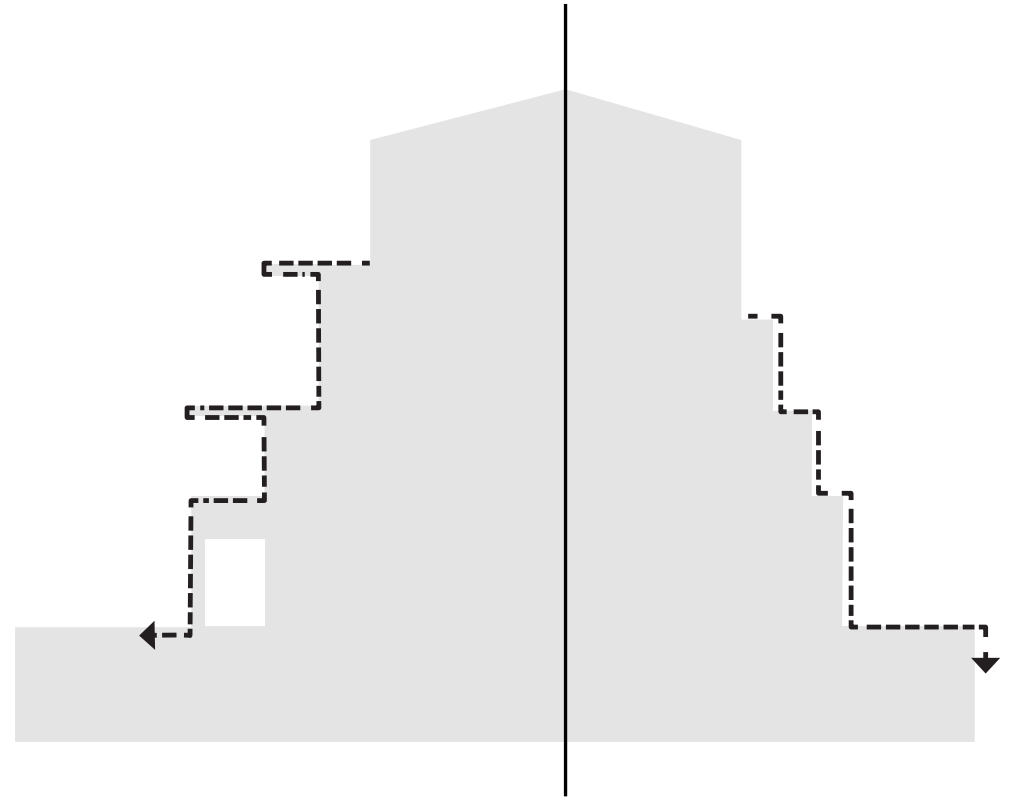
# Architectural Guidelines

## 4.2 General Architectural Guidelines

### 4.2.1 Approach to massing

The following should be considered in terms of building form:

- The intended character of the building or group of buildings is one of sculptural quality achieved by the artistic composition of simple geometrical forms.
- Buildings should have projected offsets on its external envelopes. These projections create terraces and climatic protection for the building.
- The massing of the buildings or group of building should be treated in a visually simple way with building masses articulated, where possible, by the expression of the various uses of volumes of the building.
- Building architecture with massing that forms a single rectilinear block should be avoided. Glazed curtain walls provide very little insulation against the summer heat and cold winter days. Occupants are not protected from direct sun light, heat, dust and noise. Indoor climate relies entirely on mechanical air conditioning.
- Massing should express the circulation & entrances
- Roof line: The scale of a project should not overwhelm adjacent buildings, the scale of the building should be in harmony with the adjacent development. The skyline of the building shall not be in one line.



MODULAR BUILDING FACADE

BUILDING FACADE WITH STEPPING MASSES

# Architectural Guidelines

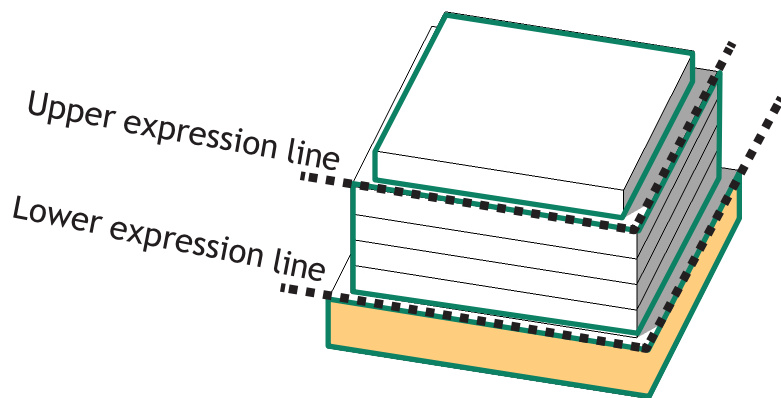
## 4.2 General Architectural Guidelines

### 4.2.2 Building Components

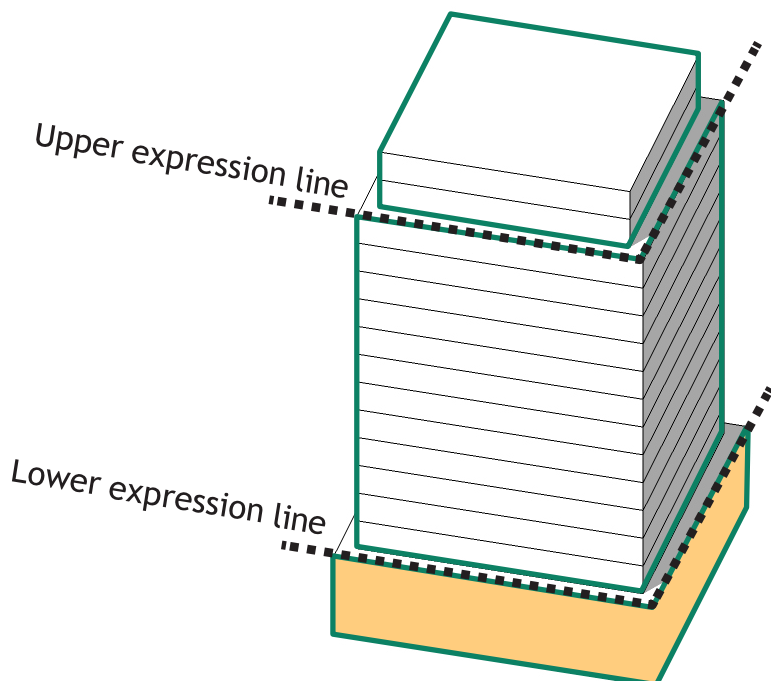
- Building massing should have defined building components: building base, building middle and building top
- For low rise buildings (G+1 to G+5), the base comprises the Ground floor (including the mezzanine if applicable). The top of the building comprises one floor.
- For mid-rise (G+6 to G+14) the base comprises the Ground floor (including the mezzanine if applicable), and either the first floor or the podium. Except for the hotels, for high rise buildings (more than G+14), the base includes, in addition to the Ground Floor, 2 podium levels. For both the mid-rise and the high-rise buildings, the building top comprises a minimum of 2 floors, and might include a crown for the building
- Upper and lower expression lines can be distinguished either through architectural features (color, material, openings, cornice, etc..) or by a façade recess
- Façades must have a solid design, with predominant vertical elements and volumetric definition of the façades
- Simple detailed façades, with more impact for the openings, and decorative elements related to the architectural style
- Symmetry and repetition must be used on the openings design and composition.



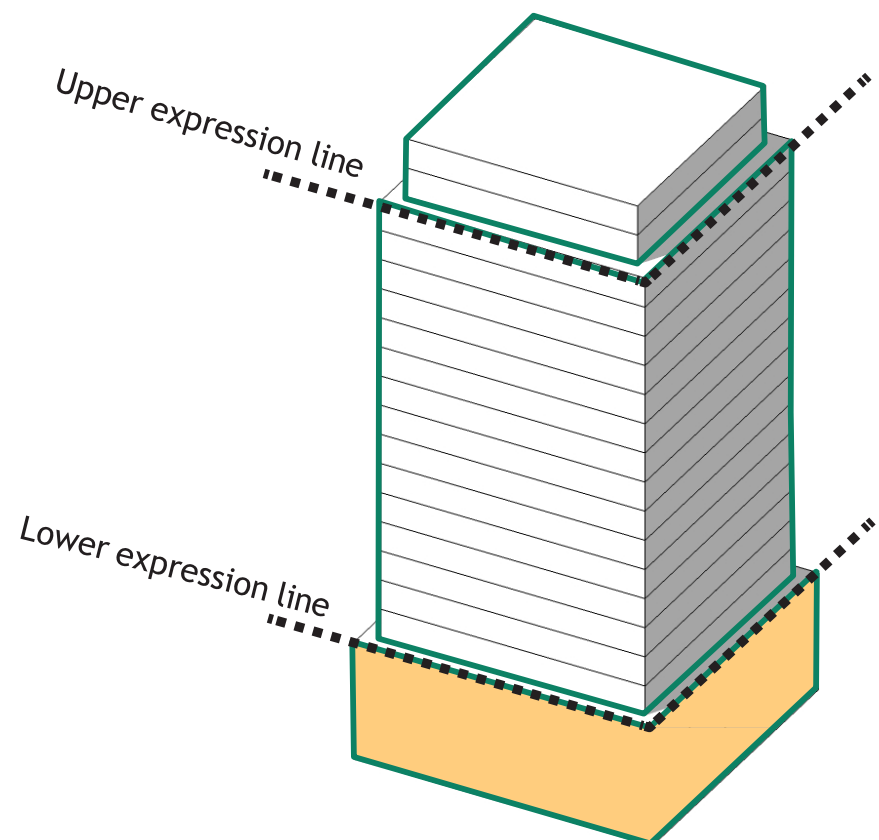
CLEAR BUILDING COMPONENTS



TYPICAL LOW RISE BUILDING MASSING



TYPICAL MID RISE BUILDINGS MASSING



TYPICAL HIGH RISE BUILDINGS MASSING



# Architectural Guidelines

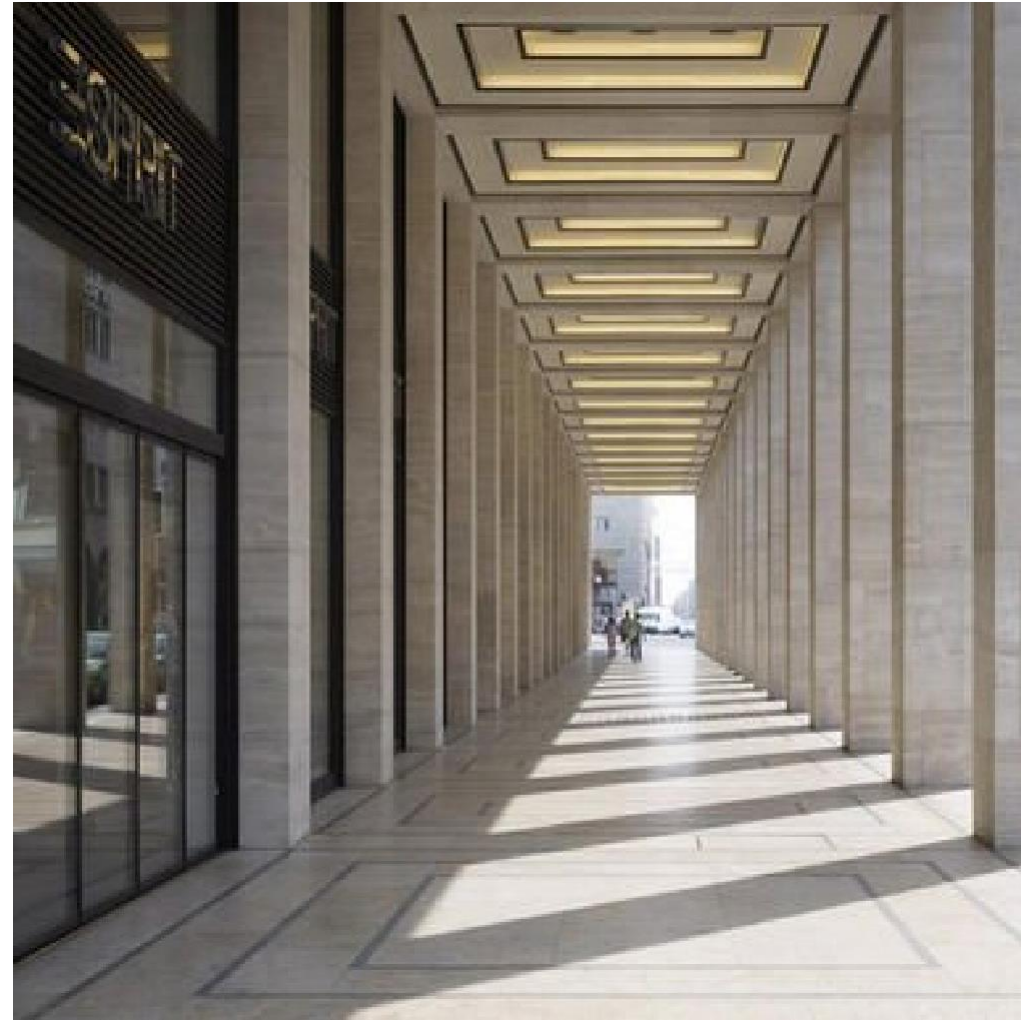
## 4.2 General Architectural Guidelines

### 4.2.3 Ground Floor Activation

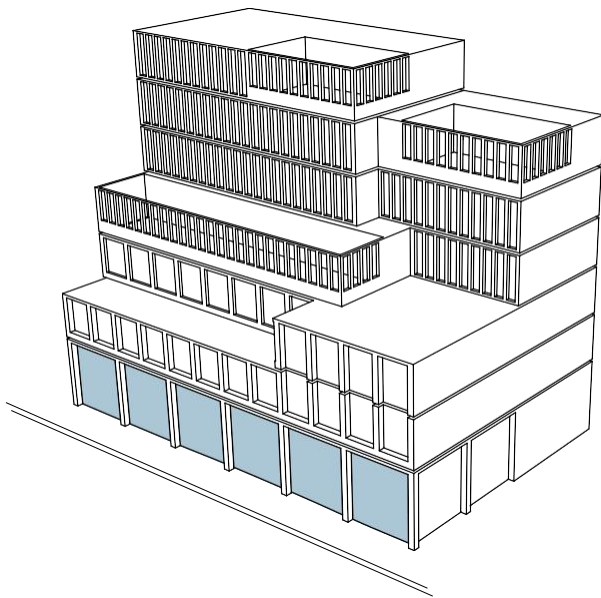
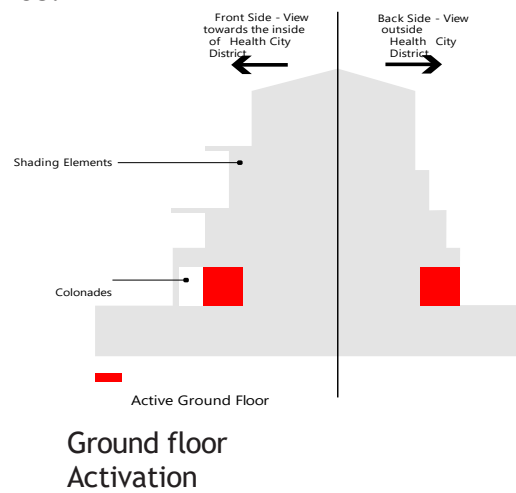
Colonnades can cover public spaces and provide shade but also can host spaces and contain window shops. The use of colonnade can be planned within design stages to act either as part of the public space, semi public or private. It creates a nice frontage with an intimate enclosure underneath it, yet hosting different can of activations like retail shops or F & B.

It provides shade for pedestrian routes, supports the smooth transition and connectivity between private and public spaces and contributes to creating active frontages.

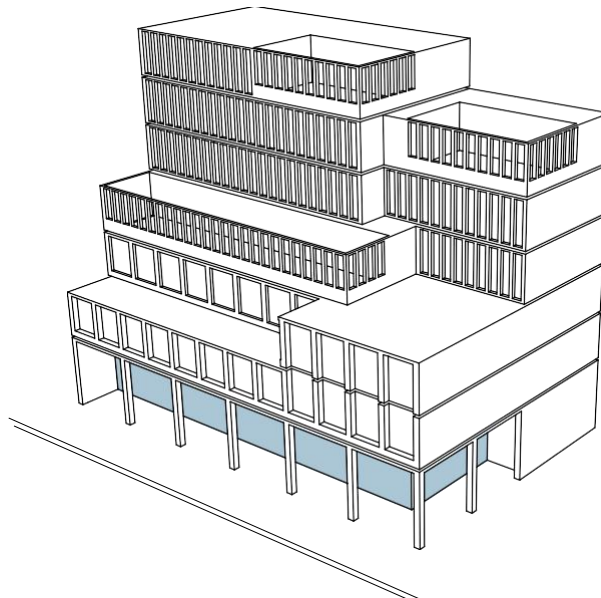
To maximize their efficiency, colonnades should be continuous and allow for multiple entry points that are not obstructed by any landscape feature or vegetation. Colonnades should not be obstructed at either ends.



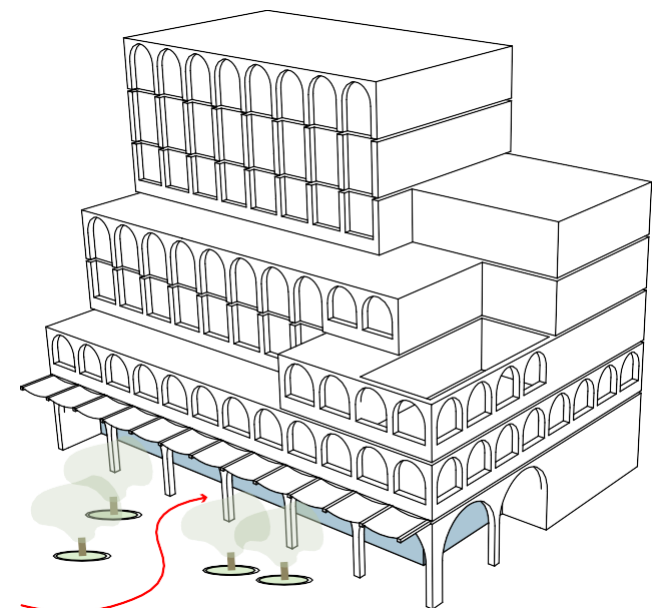
Shop display windows flush with a colonnade



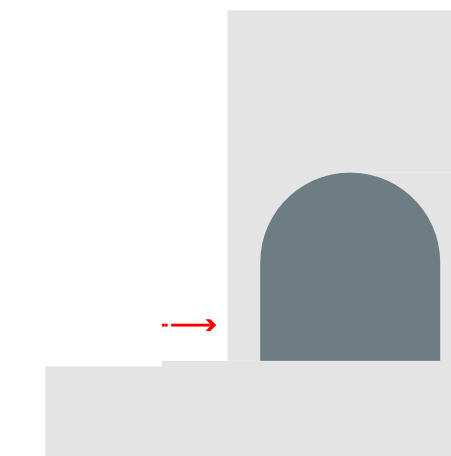
Shop display windows flush with a colonnade



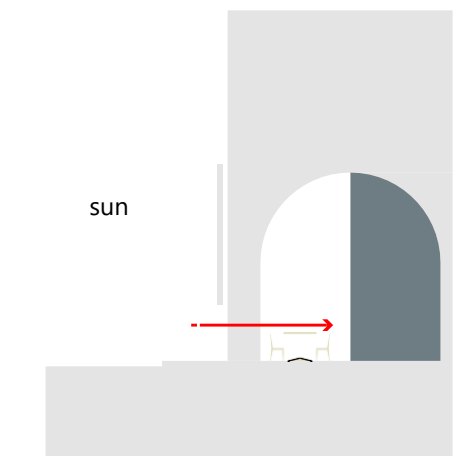
Set Back Frontage - Shaded Public Access



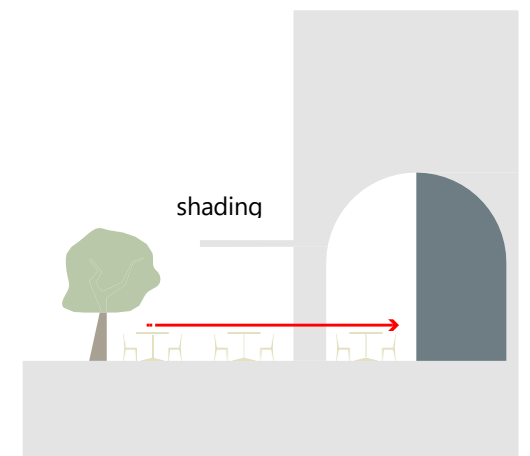
Colonnade + Shading for activated Fronts facing public spaces



Shop Windows and Direct Entrance



Access to Building through Colonnade



Active Front used for Restaurants

Restaurants and Shop facing public walkways activate street fronts

# Architectural Guidelines

## 4.2 General Architectural Guidelines

### 4.2.4 Boundary treatments

#### PRINCIPLES

Boundary walls are only allowed for schools and wellness plots. Walls and fences should be consistent with the building design and complementary to the streetscape character.

The following standards provide a guide on the treatment of each category of boundary walls.

#### 1. STREET WALLS:

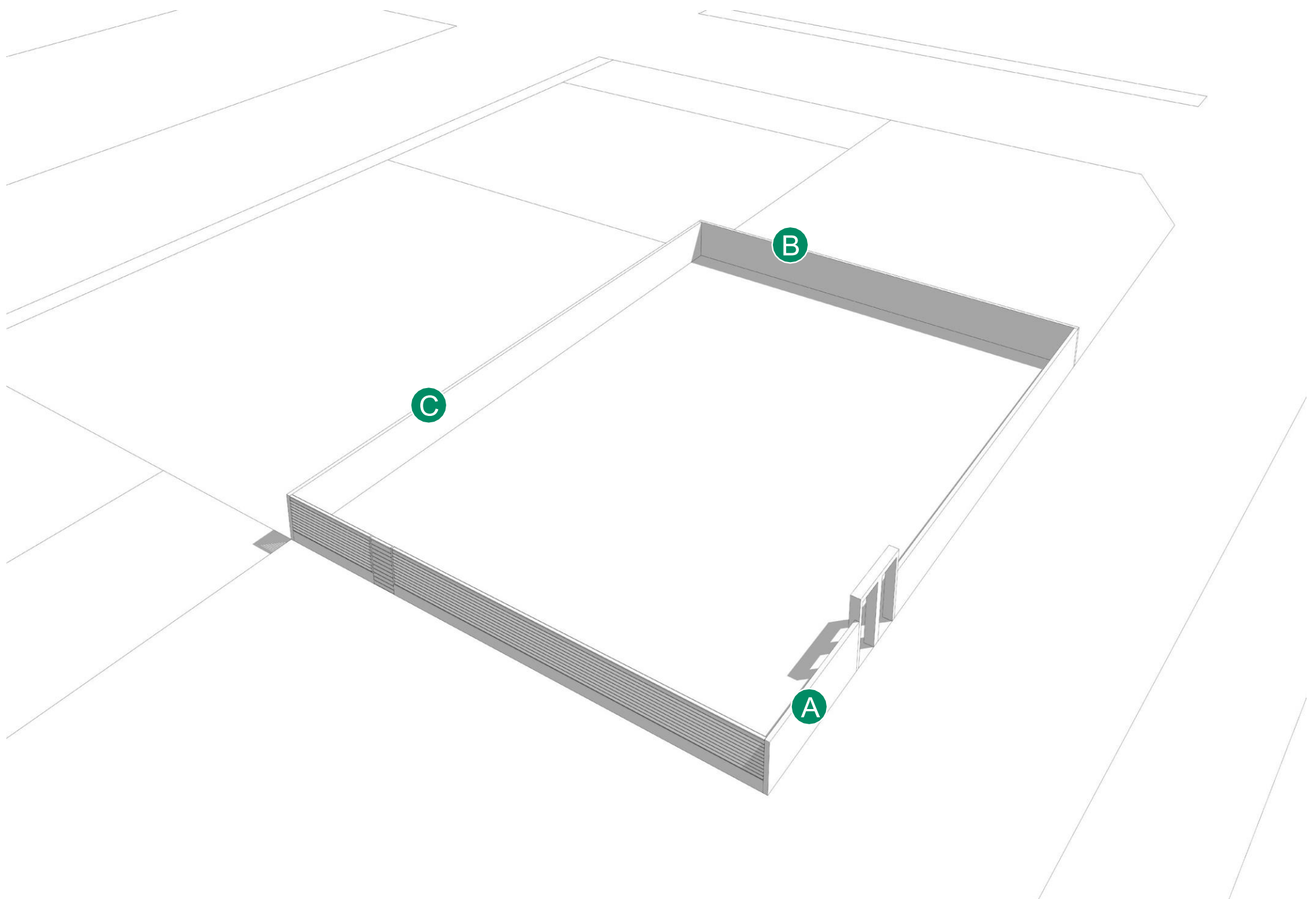
- Approved street walls comprise of : piers, plinths, coping, inset panels, pedestrian entrance, and vehicle entrance
- Maximum wall height 1.8m
- Pedestrian entrance located opposite main entry, separate from vehicle entrance to incorporate panel for building name
- Vehicular entrance aligned with access drive and garaging to incorporate utility service panel

#### 2. PARK/OPEN SPACE WALLS

- Maximum 1.8m high
- Optional inclusion of rear pedestrian entrance, if approved by master developer, to include park path access built at owners' expense

#### 3. PARTITION WALLS

- Approved wall to sit within and define plot boundary limit, before internal plot construction can start
- Maximum 1.8m high



- A** Street wall
- B** Park wall
- C** Partition wall



# Architectural Guidelines

## 4.2 General Architectural Guidelines

### 4.2.4 Boundary treatments - Educational Facilities

Schools and nurseries require controlled access to buildings and privacy from neighboring plots, while offering permeable access to park space. Drop-off facilities can be integrated into the street wall treatment at the front of the school, while enclosing the buildings and external spaces to the rear.

Walls and fencing shall be integrated into architectural designs to enhance and compliment campus character. Designers are encouraged to apply appropriate and innovative texture and colour to perimeter walls.

Service access for kitchens and ancillary functions to be located adjoining street access. Gates to match height of walls and open full width of access drives.

There are additional security measures which should be part of the design that enhance the boundary walls and access points such as security lighting, locks, CCTV monitoring systems, and signage.

The design of the boundary walls should allow for the provision of these items.



Visible entrance, drop off and pick up area



The upper part of the wall be transparent with greenery which provide street enclosure and shaded play space



Design can include an upper semi-transparent portion. Privacy can be reinforced through the use of soft landscape treatment.



COMPONENTS	GUIDELINES
<b>Street Wall</b>  <b>A</b>	<ul style="list-style-type: none"> <li>Max 1.8m high</li> <li>Open drop-off permissible if building entrances incorporate secure concierge</li> <li>Can be integrated with landscape and public realm solutions</li> <li>Boundary wall can be either a solid wall or a transparent comprising a 50cm high base and louvres with landscape for the upper part</li> <li>To facilitate privacy, security and to mitigate noise</li> </ul>
<b>Park Wall</b>  <b>B</b>	<ul style="list-style-type: none"> <li>Max 1.8m high</li> <li>Design consistent with school design, and with boundary walls within the district</li> <li>Optional pedestrian gates links facilitate informal access where approved</li> <li>Boundary wall can be either a solid wall or transparent comprising a 50cm high base and a transparent/green upper part</li> <li>Can be integrated with landscape and public realm solutions</li> <li>As boundary wall, to facilitate privacy, security and to mitigate noise</li> <li>Internal face can be decorated to school requirements</li> </ul>
<b>Partition Wall</b>  <b>C</b>	<ul style="list-style-type: none"> <li>Solid walls, Max 1.8m high</li> <li>Internal face can be decorated to school requirements</li> <li>Approved wall to sit within and define plot boundary limit</li> </ul>



# Architectural Guidelines

## 4.2 General Architectural Guidelines

### 4.2.5 Boundary treatments - Wellness Facilities

Wellness facilities require fences which provide security and safety. Boundary walls may be used to establish clear boundaries and impede elopement to a degree appropriate to the patient population being served.

Walls and fences should be consistent with the building design and complementary to the streetscape character. Street walls and partition walls should not be more than 1.8 meters high and shall be transparent in appearance, providing a visual connection to the waterfront.

Boundary walls along the waterfront to be avoided, and instead, privacy settings to be maintained through other means like difference of level between the wellness plots and the waterfront promenade, or other landscape solutions that maintain privacy without compromising on the waterfront connectivity.

The fence shall generally be transparent and may have a solid base wall not exceeding 50 cm above the finished ground level. Green walls are encouraged for street walls, park walls and waterfront walls, to create privacy and a sense of enclosure.

Additional security measures which can be part of the design that enhance the boundary walls and access points such as security lighting, locks, CCTV monitoring systems, and signage.

The design of the boundary walls should allow for the provision of these items.



Living walls can be created as individual pieces or in a modular fashion to allow for easy mounting to different surfaces



Boundary walls can be integrated with landscape and public realm solutions

COMPONENTS	GUIDELINES
<b>Street Wall</b>  <b>A</b>	<ul style="list-style-type: none"> <li>• Max 1.8m high</li> <li>• Open drop-off permissible if building entrances incorporate secure concierge</li> <li>• Can be integrated with landscape and public realm solutions</li> <li>• Boundary wall can be either a solid wall or a transparent comprising a 50cm high base and louvres with landscape for the upper part</li> <li>• To facilitate privacy, security and to mitigate noise</li> </ul>
<b>Park Wall</b>  <b>B</b>	<ul style="list-style-type: none"> <li>• Max 1.8m high</li> <li>• Optional pedestrian gates links facilitate informal access where approved</li> <li>• Boundary to be transparent or green. It can comprise a 50cm high solid base and a transparent/green upper part</li> <li>• Can be integrated with landscape and public realm solutions</li> <li>• As boundary wall, to facilitate privacy, security and to mitigate noise</li> </ul>
<b>Partition Wall</b>  <b>C</b>	<ul style="list-style-type: none"> <li>• Solid walls, Max 1.8m high</li> <li>• Partition wall to step along the slope at equal intervals. Steps not to exceed 50cm of height.</li> <li>• Partition walls to be orthogonal. No sloping edge is allowed</li> </ul>
<b>Waterfront Wall</b>  <b>D</b>	<ul style="list-style-type: none"> <li>• Waterfront walls are discouraged</li> <li>• If needed, boundary walls along the waterfront must be transparent</li> <li>• Height cannot exceed 1.8m, measured from the adjacent ROW or promenade</li> </ul>



# Architectural Guidelines

## 4.2 General Architectural Guidelines

### 4.2.5 Boundary treatments - Other Uses

Boundary walls are:

- Permitted for Hospitals and optional for Clinics
- Mandatory for Utilities
- Recommended for mosques

Except for utility plots, the general condition is to have high visibility boundary treatment with appropriate use of railings and/ or landscape. Boundary walls at all sides of the property cannot exceed 1.2m of height.

A solid base is allowed, with a height not exceeding 50cm. Landscape elements can be integrated with the boundary wall design.

For public facility plots, plot boundary walls shall be as per standard requirements of the relevant authority.



Landscape elements can be integrated in the design of the boundary walls

Design can include an upper semi-transparent portion. Privacy can be reinforced through the use of soft landscape treatment.

COMPONENTS	GUIDELINES
<b>Street Wall</b> <b>A</b>	<ul style="list-style-type: none"> <li>• Design consistent with facility design, and with boundary walls within the district</li> <li>• 1.2m high</li> <li>• Transparent or green; a solid base is allowed, with a height not exceeding 50cm</li> </ul>
<b>Park Wall</b> <b>B</b>	<ul style="list-style-type: none"> <li>• Design consistent with facility design, and with boundary walls within the district</li> <li>• 1.2m high</li> <li>• Transparent or green; a solid base is allowed, with a height not exceeding 50cm</li> </ul>
<b>Partition Wall</b> <b>C</b>	<ul style="list-style-type: none"> <li>• 1.2m high</li> <li>• Transparent or green; a solid base is allowed, with a height not exceeding 50cm</li> </ul>



# Architectural Guidelines

## 4.3 General Architectural Elements

### 4.3.1 Façades

#### FAÇADE ARTICULATION

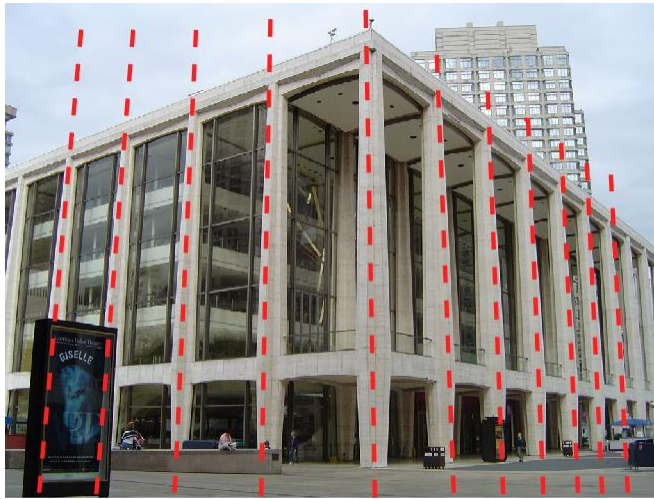
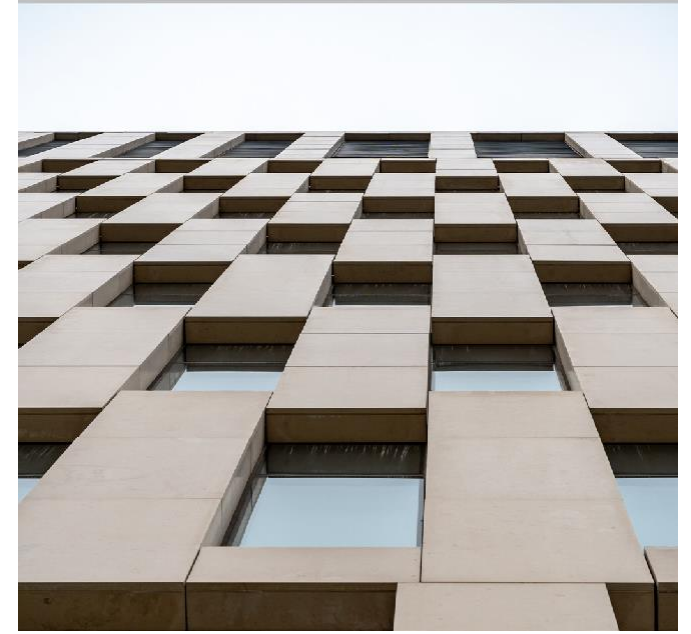
Building façades should be articulated to provide visual interest, while contributing to the character of the street.

Through the articulation of the façade design and specific elements, the following design parameters should be considered:

- Ratio of solids/voids, size, depth and orientation of window openings
- Offset or change in the direction of wall planes
- Stepping back of upper stories
- Feature windows, bay windows, pergolas, screens, overhanging roofs, trellis etc..
- Articulation in depth, detail and treatment of roof parapets
- Use of balconies for amenities and architectural detail
- Careful control of decorative elements, recesses, recessed patterns, beam or scupper extensions
- Window solid to void ratios vary depending on the use
- Where larger expanses of curtain walling are created screening, loggia, and recesses must be incorporated into the design solution



Building façades should be articulated to provide visual interest



Modular façade design



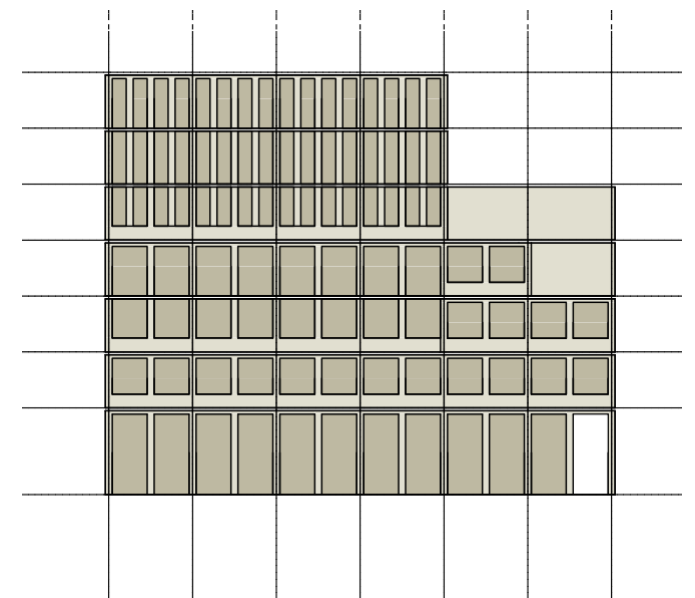
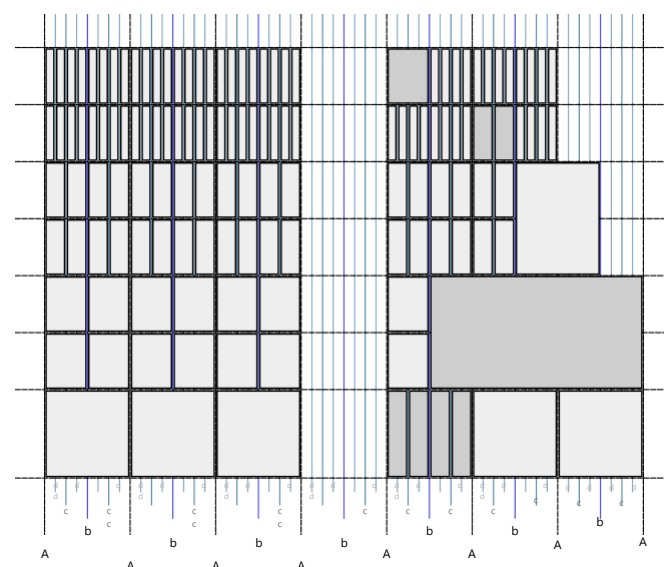
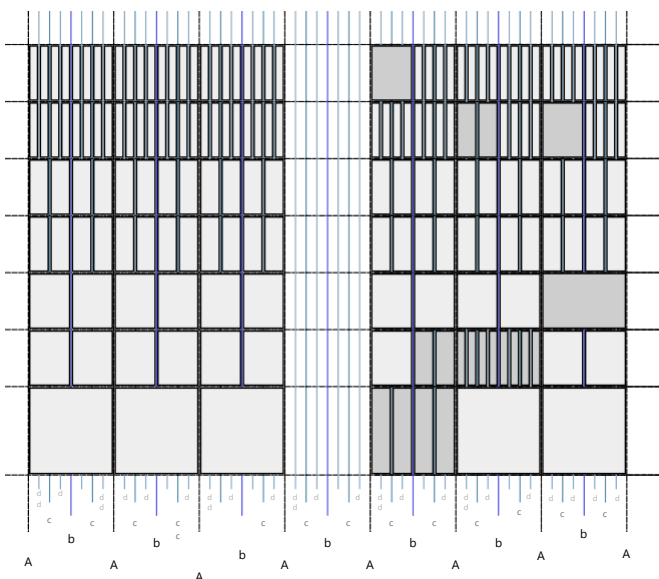
#### GRID, RHYTHM AND PROPORTION

Facade openings and volumetric definitions should be part of an overall geometrical system. Using grid system is encouraged but this should be used in a manner that creates variations. To maintain proportion the best is to establish a set of relationships that apply to the overall building form and then carefully articulate first any volumetric moves and then further detail articulations.

Some of the approaches can be such that the openings, arches, column grids, louvres or any other vertical division of form starts on a wider set of grid lines and with each floor the secondary and tertiary grid subdivision can be used.

#### FACADE MATERIALITY

Render is most used material on site currently and should be further used. However, the use of Stone is strongly encouraged as it is a durable material and overall appearance of buildings is of higher quality. Use of existing colours is recommended with emphasis to lighter tones and colors closer to white both to achieve lighter appearance of buildings but also to reflect as much sun as possible during the high heat season.





# Architectural Guidelines

## 4.3 General Architectural Elements

### 4.3.2 Openings

#### OPENINGS SOLID TO VOID RATIOS

- Residential - Max. 30% void;
- Hospitality - Max. 30% void;
- Healthcare - Max. 30% void;
- Commercial - Max. 60% void.
- Wellness - Max. 60% void

#### WINDOWS

##### Module:

Windows should be modular, taking into consideration the harmony with the rest of the building openings.

##### Proportions:

Careful consideration should be given to the design, size, shape and orientation of windows and window openings.

Where interior layouts do not permit or dictate the location of a window, architectural devices should be used to control the overall appearance and aspect of the design. Such devices such as, but not limited to the following:

- Window recess (border) to retain proportion to the façade
- Locate a window within a screen(s)
- Behind a perforated wall

##### General Conditions:

- Mirrored/reflected, coloured or black glass is not permitted in any typology
- Window proportion and ratios as per diagrams
- Where windows do not meet the desired opening dimensions, then screening may be permitted
- No false divisions are permitted
- Glazing must be recessed to the inside limit of the wall

#### Window Recess:

Where clear or opening windows are required outside the parameters stated above, these must be recessed in to the depth of the plan.

In the interest of privacy, such windows located above the ground floor, can have a perforated wall or screen on the perimeter wall.

#### ENTRANCE DOORS

##### Key principles are:

- Vertical orientation;
- Integration in larger recessed frames; use of stone frames is encouraged
- Careful composition of openings following proportion and symmetry principles;
- Façade composition integrating all openings as similar elements, maintaining proportions, materiality and design

#### Frames of opening and voids

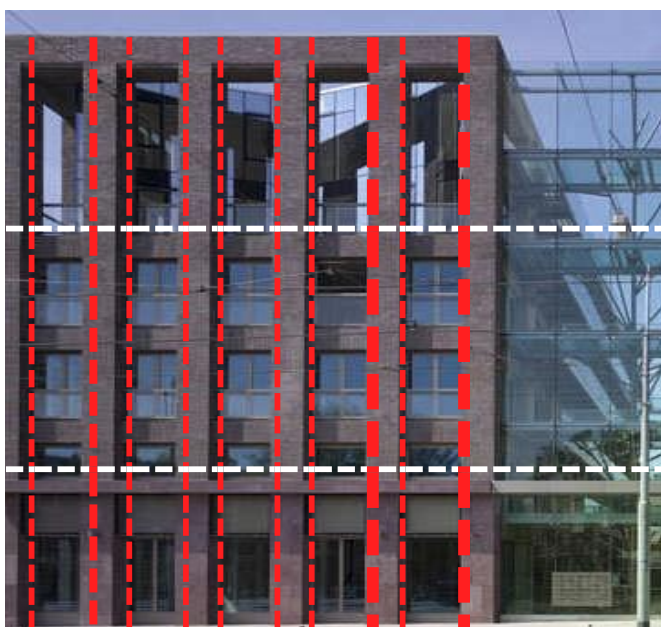
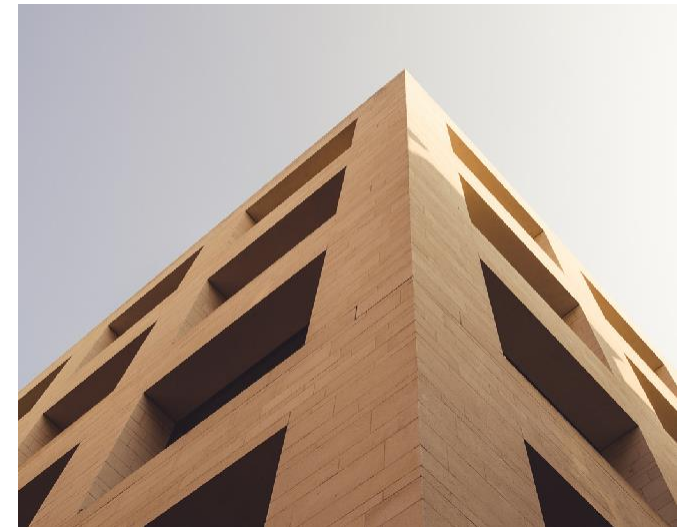
All openings should be understood as voids cut out of a solid building mass. Solid frames around windows and doors are encouraged not only as aesthetic elements but to provide additional shading. Also, simple cut outs including arches and colonnades are also encouraged.



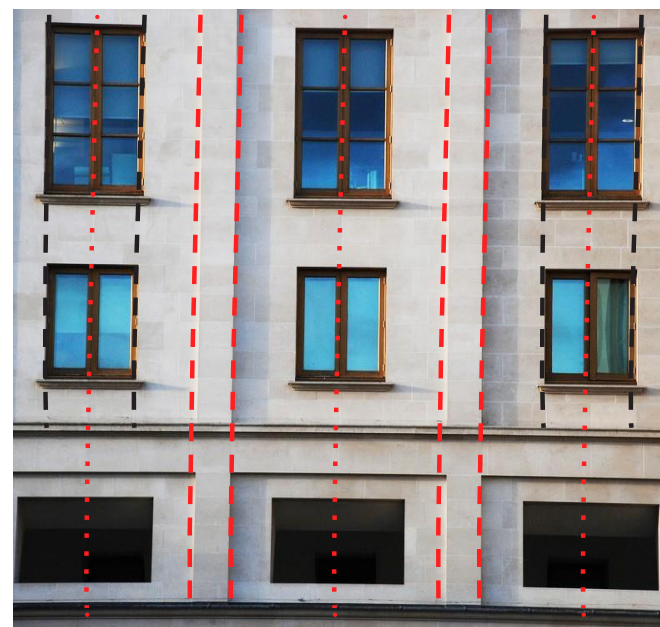
Recessed windows to add depth to the façade; perforated screen to provide shading and privacy



Modular openings; harmony between windows and the arcade at the building base



Alignment of openings along the various building parts



Vertical and horizontal alignment with various windows sizes



Symmetry & composition - horizontal & vertical alignment. Framed windows



# Architectural Guidelines

## 4.3 General Architectural Elements

### 4.3.3 Projections

#### BALCONIES

Requirement for balconies is related to the building use. In addition to their function, they add depth and interest to the building façade.

The design of balconies should reflect the architectural language of the building. These features and resultant outside space should be integral to the design, and not appear as hanged-on or an afterthought.

At least one side of the balcony should be open sided with a balustrade feature or screen.

#### Balcony Types:

- Projected balconies: projecting balconies shouldn't have supportive columns. Balconies that both project beyond the adjacent wall surface and recess into the building are partially recessed balconies.
- Recessed balconies
- Corner balconies: corner balconies shall be bound on either end by building mass and may project beyond the adjacent wall surface when adhering to partially recessed balconies

#### Balustrades:

- Balustrades to contrast to the building middle material and colours.
- Handrails can be in wood, metal, glass. Using a material matching with the rest of the façade is also allowed
- Height to comply with authorities' requirements
- The modulation must follow a vertical proportion. The cornering should avoid variations in the modulation.
- If glass balustrades are proposed (only allowed in modern designs), the fixing method must be invisible.

#### PARAPETS

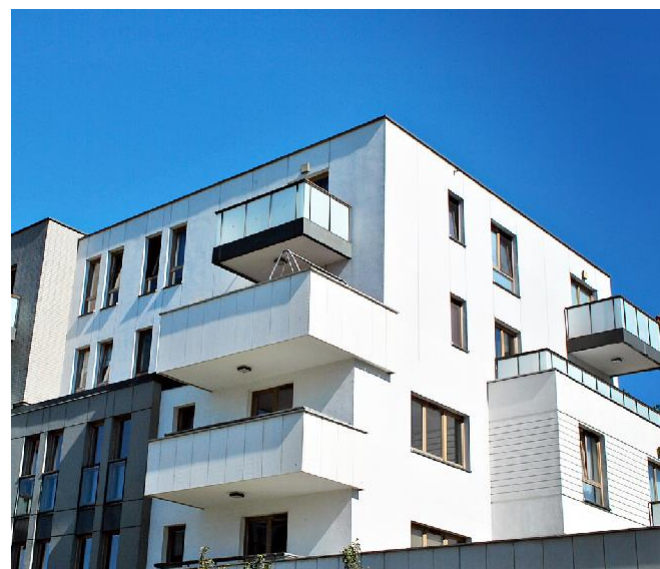
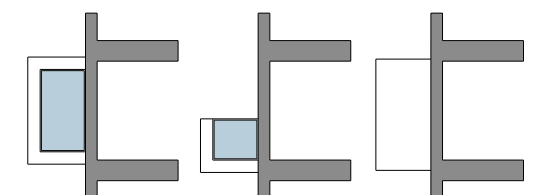
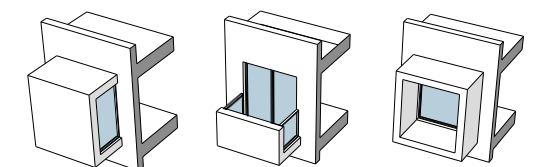
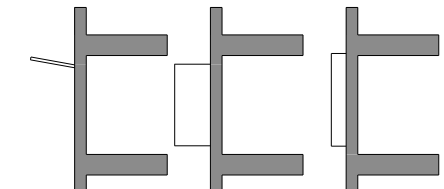
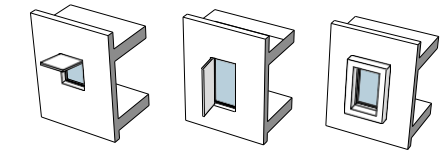
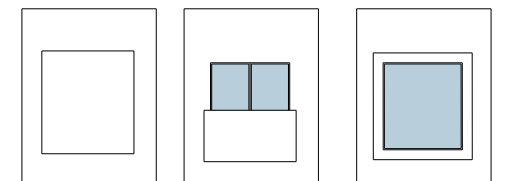
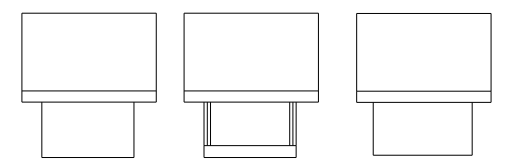
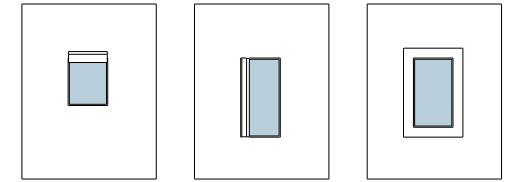
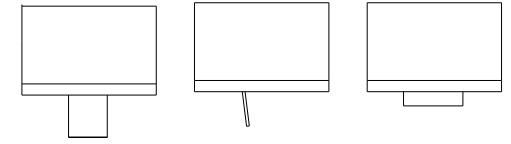
- Local regulations to prevail for safe height requirements.
- The design of the parapet should be a continuation of the building tower plane, and in the same materiality of the façade.

#### EXTERNAL STAIRWAYS

External stairways should be integral to the mass of the building, and compatible with the design of the building. Industrial metal (chequer plate) staircase will not be permitted.

#### KEY PRINCIPLES

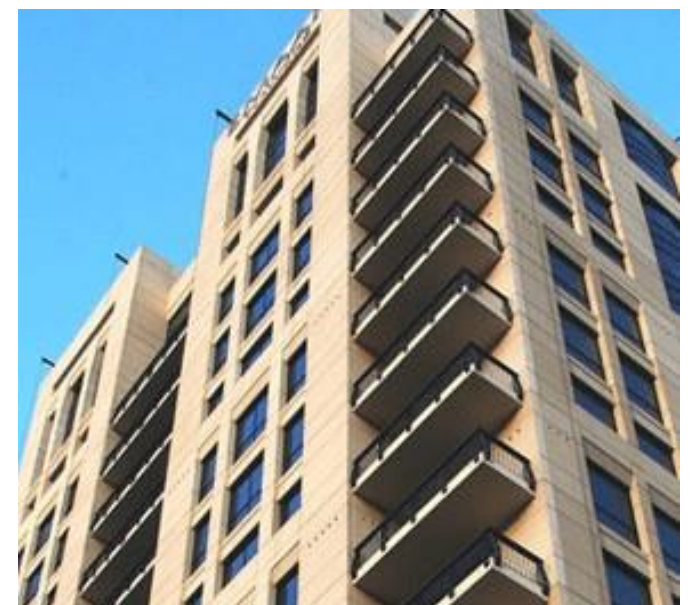
- Alignment with the rest of the façade elements
- Balustrades following the openings design and the shading patterns details
- Solid parapets with depth elements to add interest to the façades composition



Modular openings; harmony between windows and the arcade at the building base



Modular openings; harmony between windows and the arcade at the building base



Corner balconies may be either bound at the end of the building, or project beyond the adjacent wall



# Architectural Guidelines

## 4.3 General Architectural Elements

### 4.3.4 Shading & Screening

#### SHADING STRUCTURES

Shade structures are encouraged to provide shade and enhance the overall design of the building façade. They may be semi opened to allow/control varying amounts of sunlight to enter.

Shading devices/structures where possible to be permanent structures. Pull out/rolling awnings are discouraged in preference for a fixed system. Shading structure to reflect and complement the architectural language of the building.

If used, overhangs should be made from appropriate materials, including:

- Wood
- Canvas (with wood or metal framing) with permanent structures;
- Solid materials like concrete or GRC (Glass Reinforced Concrete)

Solar shading, projection and overhangs are encouraged to provide solar protection and increase the 3 dimensional effect on a given façade.

Windows, especially those with a high amount of sun exposure, balconies, porches, courtyards, and patios should be designed with measures to protect them from solar heat and prevailing winds.

Appropriate measures include:

- Screens
- Shutters
- Overhangs or trellises

Overhangs, trellises and other shading devices added to the building volume, should have a basic and simple colour that is compatible with the colour of the building façade, and in relation with the openings materiality/colour.

It is recommended to utilize a different color for the shade structures in order to add contrast to the building façade, except for the solid walls where the same material applied to the rest of the building façade can be considered.

#### SCREENS

Screen elements should be used to control privacy and views to the surrounding plots. The overlapping of planes/pieces is encouraged to control visibility.

The area of screening must comply with the sustainability considerations of shading and ventilation, maintaining the design used for visibility control. The overlapping of planes/pieces allows to increase the ventilation and light permeability.

Back lighting of screen walls is encouraged to create depth and interest in the façade during the hours of darkness.

Screens must be integrated in the arcade design as an identifiable element that produces sun control to the interior of the arcade and permits the application of the shop units logo.

#### DOUBLE SKIN

Applying double skin to the façades is encouraged. The two skins will be placed in such a way that air flows in the intermediate cavity and reduce the heat gain and contribute to the sustainable goals of the project.

#### KEY PRINCIPLES

- Vertical screens are preferred.
- Horizontal screens should only be used on pergolas, and should not connect with the building (should be independent structures).
- The patterns should relate to the building design.
- Contrasting material with the façade, preferable in wood or metal (dark colour), except for solid screens (GRC/ concrete) where the same façade pattern can apply to the screen
- Use of shading elements and application of double skin façades should contribute to the sustainable goals of the development, taking into consideration DM requirements for green buildings



Solid screens can have the same color of the building



Shading panels for commercial buildings



Double skin façade can reduce the heat gain



# Architectural Guidelines

## 4.3 General Architectural Elements

### 4.3.5 Arcades

Arcades are encouraged in retail active streets. The arcades should extend along the entire length of the building façade. On corner buildings, arcades should wrap and extend along the side. The arcade will act as a main identity landmark for the street.

The design of arcades, including all supporting components, should be compatible with the overall style and form of the building.

The openings of arcades may be arched or rectangular, but always in a secondary plan, maintaining the column as a defined and repetitive element through all the plots.

The column should always extend until the bottom of the lower expression line, without breaks, clearly marking the rhythm of the arcade. Screens can be added between the columns to provide shade and establish a more human scale.

The design of the arcade should always be the same in all the building. The columns must be all equal, with the same proportion, and must align with the building limits.

The openings must be equal, and relate with the building size (must be continuous along the all façade) and should align with the shopfronts inside the arcade.

Entrance Portals can be added to the arcade. This elements must follow the arcade design, but with a higher vertical scale (the Portal must trespass the building base expression line).

### Colonnades and Ground Floor Setbacks

Colonnades provide shaded places and allow people to spend pleasant time outdoors. If coupled with well-planned program at Ground Floor of buildings, spaces under the arches become places of interest that attract people.

Colonnades can be designed in various ways using arches or simple modern design approach with straight lines. Also if arranged in a grid, the rhythm can be translated further on the façades and upper portions of buildings. Use of arches is encouraged to maintain the stylistic character of the current developments but simple modern lines are also permitted but need to be used in conjunction with the right materials so they convey a sense of character that relates to the original style.

These colonnades can host a variety of uses, from restaurants, shops to office entrances or simply create a shaded space in front of a building providing additional space for pedestrians. Restaurants and shops should be placed close to public spaces.

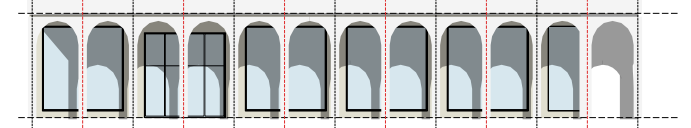
Arcades are only allowed in the ground floor along the street. On the upper floors, arcades are not allowed.

The arcade will be the major component in the buildings base.

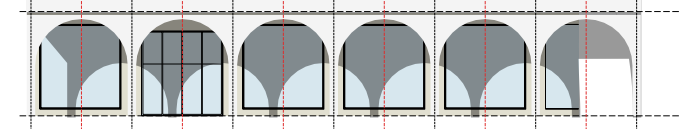
For low rise buildings, the expression line for the building base is the upper edge of the building arcade.

For mid-rise and high-rise buildings, the building base will include the first floor in addition to the ground floor where the arcade is located.

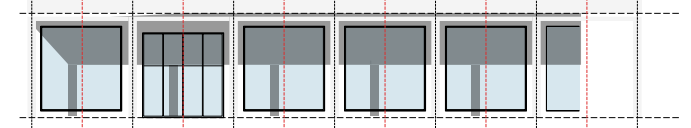
Dense Arches



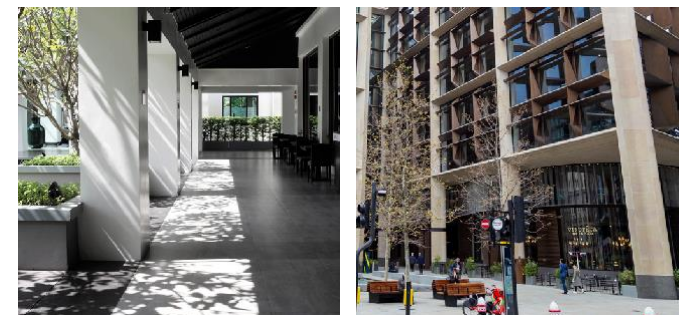
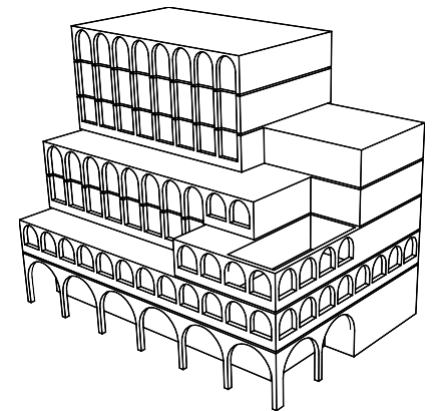
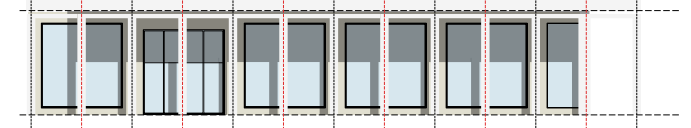
Wide Arches



Rectilinear Colonnade



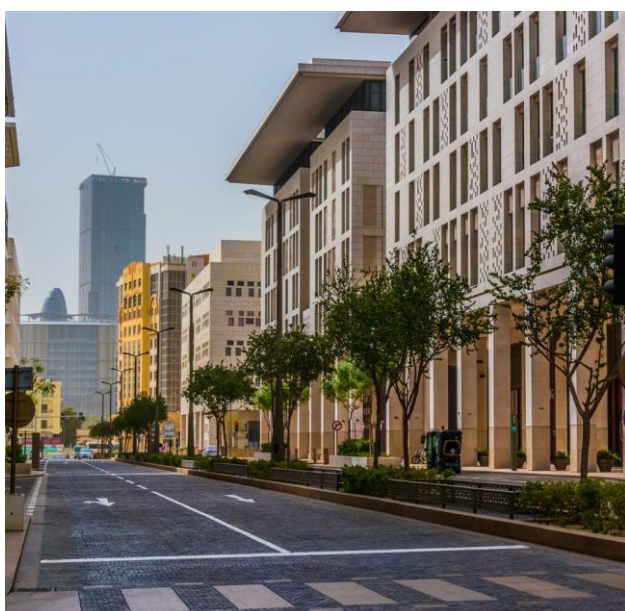
Dense Facade Grid



Restaurant in a shaded patio created by a colonnade



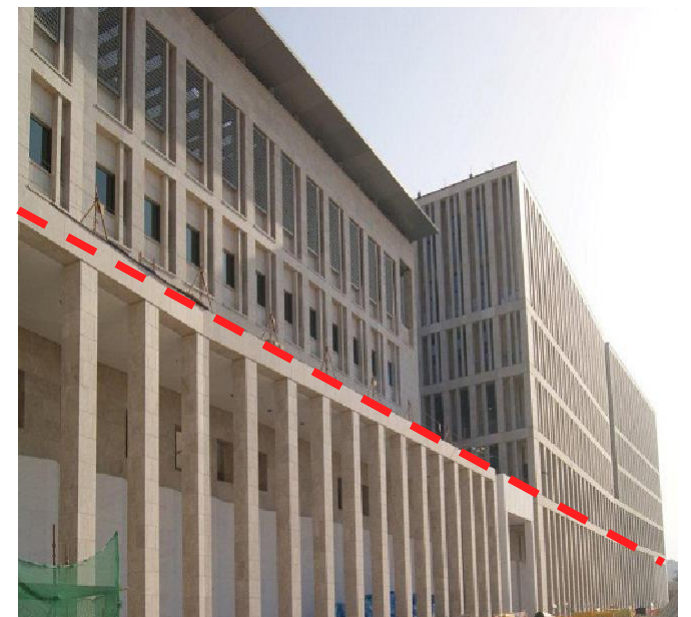
Arcades help define the streetscape character



Arcades help define the streetscape character



Arcade wraps and extends along the corner



Arcade in mid rise buildings is the major component of the building base



# Architectural Guidelines

## 4.3 General Architectural Elements

### 4.3.6 Roof Components

Roof components are considered but limited to the following conditions:

- Parapets, Pergolas, Cornice, Chimneys;
- The use cornice details are allowed to add interest to the design Roof gardens are encouraged.
- Gargoyles are not allowed.

#### PERGOLAS

- Pergolas to be timber or metal (or other contrasting material and colour to main building, as long as the material and colour guidelines are maintained)
- Structure to be a lighter construction in terms of dimension to the rest of the building as to separate this from the main mass of the building.
- Screens should be added to provide shading and privacy. Must comply with the screens definitions for each style.

#### BUILDING CROWN

Crowns are allowed in high rise buildings, provided that the crown is part of the building top, and it doesn't exceed the maximum allowed height including the crown.

#### PARAPETS

- Parapets are preferable in all roofs, and should be simple detailed, and in continuity of the façades. Decorative elements must follow the architectural style design.
- Cornice details below the parapet is permitted, matching the main body colour and or material of the façade
- Glass parapets are allowed in continuity of the façade design (following the balustrade design in other parts of the façade). Must follow the balustrade guidelines.

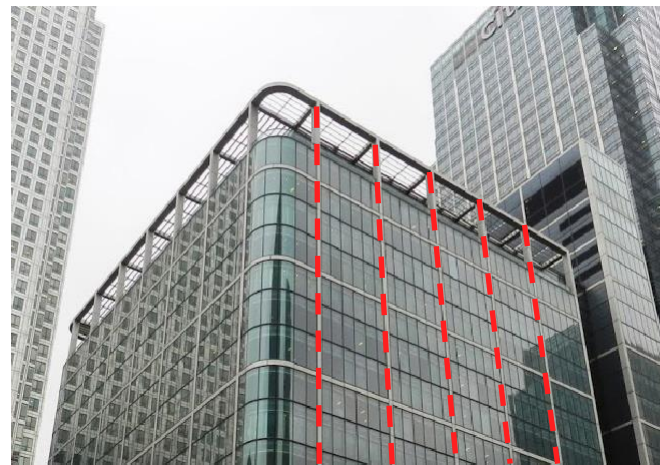
#### EQUIPMENT

- All the Equipment should be screened from public views from streets, walkways, sidewalks, and outdoor spaces. Equipment should always be recessed in the façade (min. 2m).
- Appropriate methods of screening should be used like roof parapets, pinch roofs, screening elements.
- Noise levels of mechanical equipment should be minimized.
- All utility and telecommunication lines should be concealed.

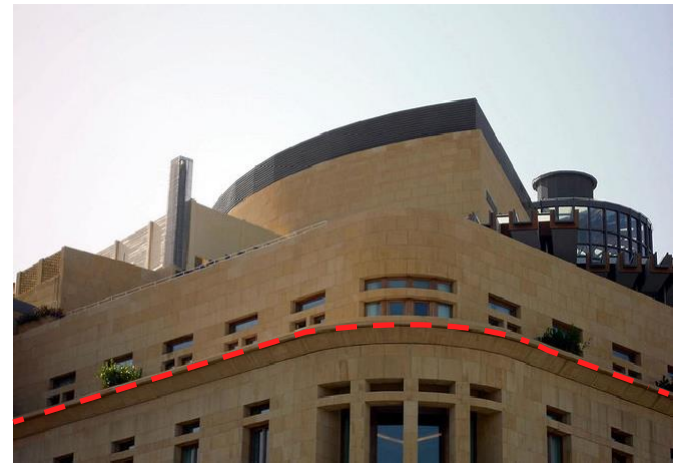
- Mechanical equipment, such as air conditioning units, should be located in shady areas to increase the energy efficiency and reduce the chance of overheating the equipment.
- Lift over runs should be integrated into the overall design of the building and not left as a protrusion-after thought.
- Water tanks or other mechanical plant placed on the roof or above stair towers must be fully screened, and must always be recessed in the façade by a minimum of 2m.



Distinguished top of building design, in harmony with the building components



Roof parapet in continuation of the building middle façade design



Cornice detail defining the building top expression line; upper roof top shows equipment screening



Equipment should be screened from public views from streets, walkways, sidewalks, and outdoor spaces



Building crown for high rise buildings is part of the building top



# Architectural Guidelines

## 4.3 General Architectural Elements

### 4.3.7 Materials & Colors

#### PRIMARY MATERIALS

##### RENDER

Plaster should be used as a primary building material on all building façades. The plaster should contain different textures and finish definitions. Where recessed patterns are incorporated into the design of the façade a secondary material is preferable. If plaster is used, then this should be a contrasting texture and or colour.

##### TEXTURE CLADDING

Textures: Smooth Texture; Light Sand texture; Course texture. Texture cladding that replicates existing colors and textures within the proposed color palette are allowed.

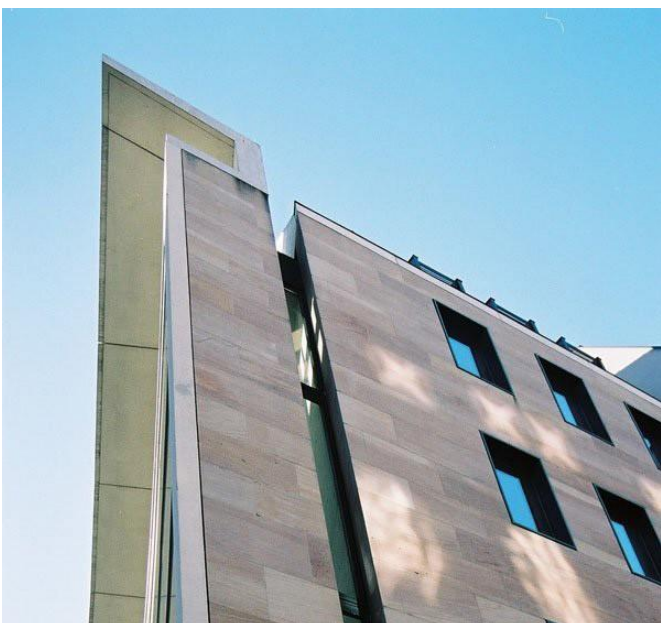
#### SECONDARY MATERIALS

Secondary materials that are consistent with the local vernacular architecture are encouraged, designed as a feature element. It is envisioned that the secondary materials will be designed as an accent to the main building material.

Appropriate building materials to include:

- Stone - natural and artificial
- Precast panels
- Wood
- Stucco
- Tiles (decorative reflecting cultural heritage);
- Metal (sheet or cast material non reflective).

A change in material on the same plane is not permitted unless broken by a recess detail to define a clear separation.



Stone façade - corner accentuation

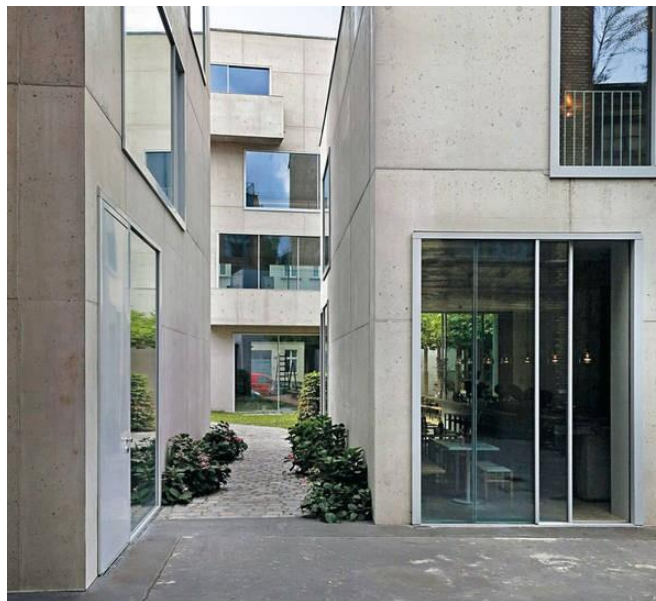
#### STONE - NATURAL AND ARTIFICIAL

Stone can be used as an alternative for Plaster as a primary building material.

Recesses and rebates within the stone façade must use a contrasting stone finish to the main body of the façade. Horizontal joints to be expressed while vertical joints to be (appear) abutted to obscure the vertical joint. Normally tolerances and expansion coefficient to manufacturer and suppliers recommendations. Open jointing to stonework to be invisible fixed, to be back painted to obscure substructure and fixing method. Filled joints to be matched to main body colour of stone.

#### PRECAST PANELS

Smooth concrete surfaces on buildings can be applied on façades. They can have a regular grid of joints, to emphasize the building grid and openings harmony. Exposed unfinished or unglazed masonry units and glazed masonry units are not permitted.



Concrete panels with regular joints

#### WOOD

Stained or painted wood of various types/species is permitted as accent elements of a façade. Precautions should be taken to mitigate against climatic damage.

#### STUCCO

The finish coat must have a color coat integral to the stucco.

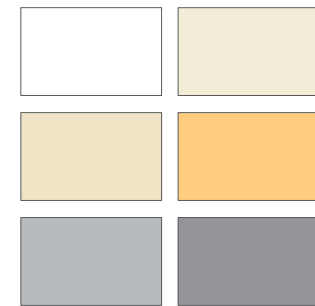
Only smooth or sandy stucco textures are permitted. Hard coating the finish coat (where additional materials such as glass chunks are mixed in) is not permitted.

#### SOLAR PANELS

Individual modular units attached to wall surfaces are prohibited. If modular solar panels are used, they must be installed on the roof.

#### COLORS

In addition to white, bright natural colors and tones of beige and Gray are encouraged.



- Muted earth tone colors in light shades of pale brown and pale yellow are allowed.
- Glazing for doors and windows in shades of grey, brown or clear.
- Reflective glass is not permitted



Various façades materials and colors varying between terracotta and Gray as primary colors



# Architectural Guidelines

## 4.3 General Architectural Elements

### 4.3.8 Parking Facade Treatment

In mid rise buildings, the parking can only be contained in the basement floors, and, if needed, in the ground floor. Parking in high rise buildings is allowed in basements, in ground floor and for some buildings within building podium. Vehicular entry point shall be discretely located on a smaller side street, at the corner of the plot, wherever possible.

#### PRINCIPLES

- Carpark structures are regulated by design and appearance.
- Parking type is determined to have an impact upon the visual character and overall efficiency of a plot or block: The ability to place parking below grade improves the efficiency of carpark structures.
- With the exception of on-street parking, all parking is to be screened from general view.
- Direct views into a garage are prohibited.

#### SCREENING

No parking structure may front on a street or plaza at the building's ground level. Above grade, the parking façade must have architectural treatments consistent with the building treatment. If screens are used they must be sight proof to ensure that cars are not visible from street or the occupied levels of adjacent buildings.

#### DESIGN OF LOADING AREAS

Loading areas shall be screened from the view of the general public and designed to fit appropriately into the design theme of the surrounding structure.

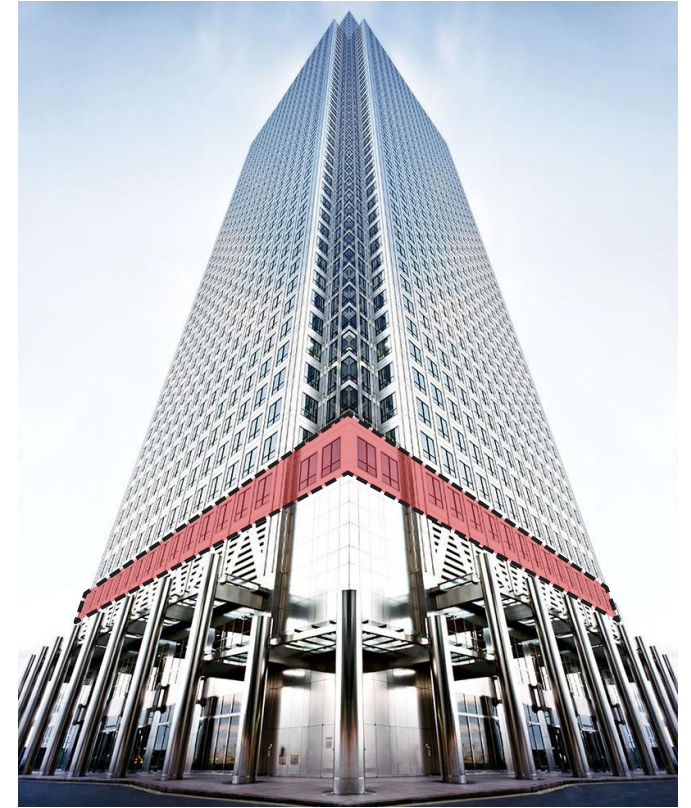
#### PEDESTRIAN ENTRIES

Pedestrian entry points shall occur along the street (not internal to a block) and may be combined with stairs or ramps, except at commercial uses which require accessible means of entry. Where arcades and walkable pathways transition from retail uses to residential use, they shall do so in an uninterrupted manner and may not abruptly come to a stop. This prevents the pedestrian from searching for the path's continuation.

#### EXPOSED PARKING WALLS

The parking wall in some instances where the site is sloping down against the street side, the basement walls, must contribute to the appearance of the entire building.

Whenever the walls of a podium conceal parking, the design should ensure that vehicles are not visible from the public right of way or adjoining buildings. The incorporation of facilities to face the street and screen the parking contained within the podium if applicable, or through screening to obscure the parking are recommended. Openings for parking ventilation should be designed so that they enhance the general appearance of the building, following the same rhythm of the building façade.



Podium parking openings to follow the building module



Parking within the podium to be screened. Openings to follow the building grid



Podium parking openings to be consistent with the façade treatment



Screening the parking with green walls








# Architectural Guidelines

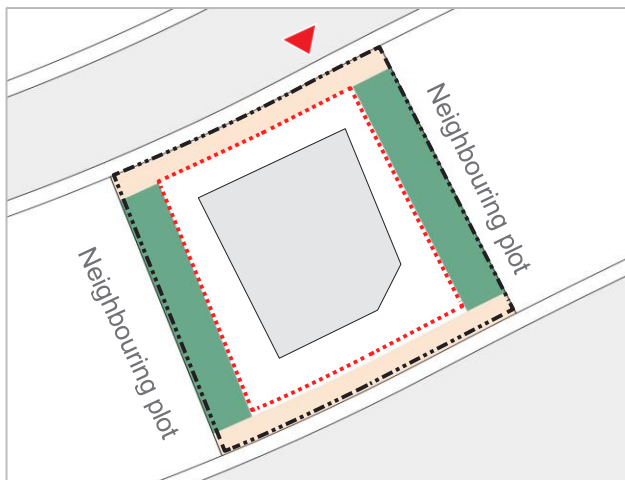
## 4.4 Building Typologies

### 4.4.1 Residential

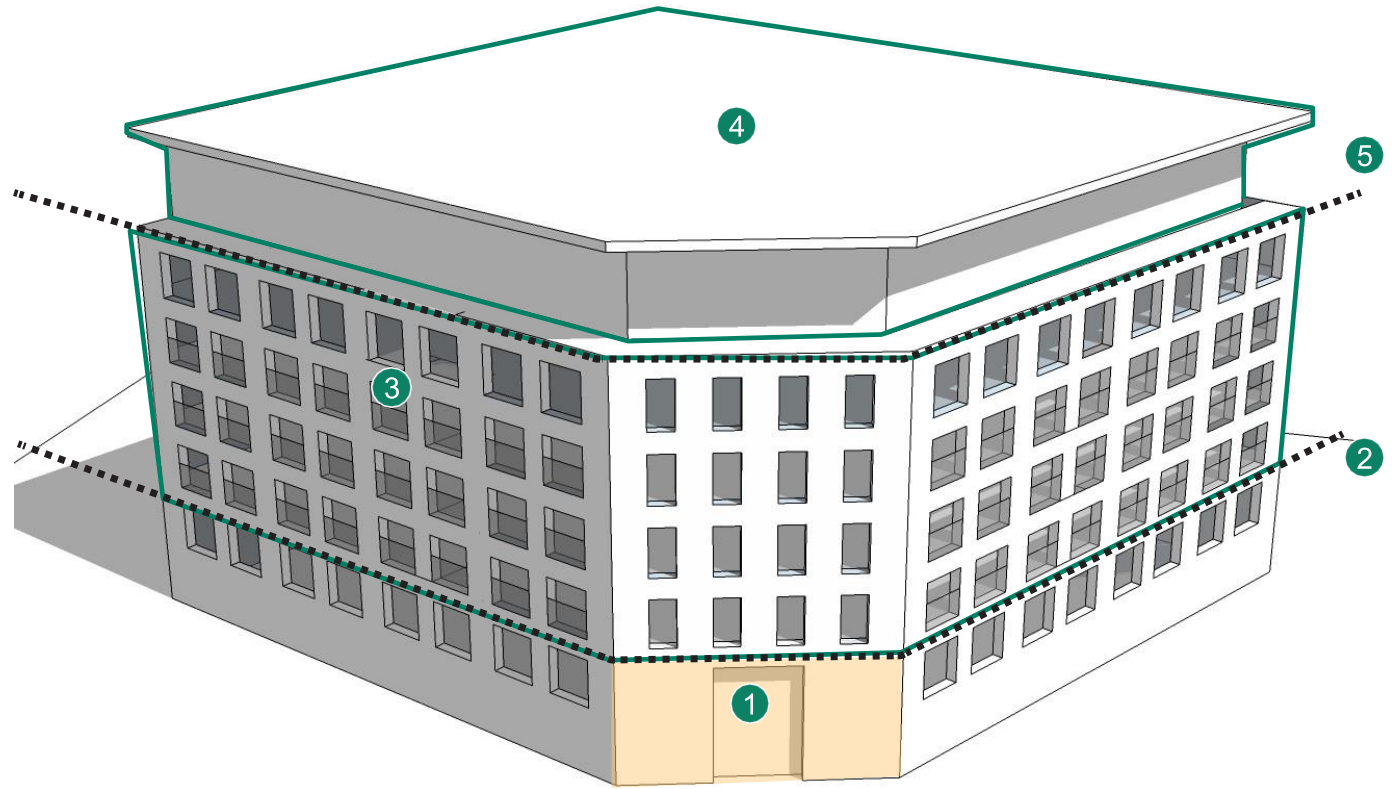
#### RESIDENTIAL - LOW RISE

The residential plots form a distinctive typology consisting in low rise and mid-rise buildings. Low rise buildings range between G+3 and G+5 floors. The design principles intent is to regulate the architectural character of the district, improve the streetscape and create a uniform group with a unified architectural theme.

-  Front setback from the road
-  Setback from side property line
-  Plot Boundary
-  Setback Line
-  Vehicular Access



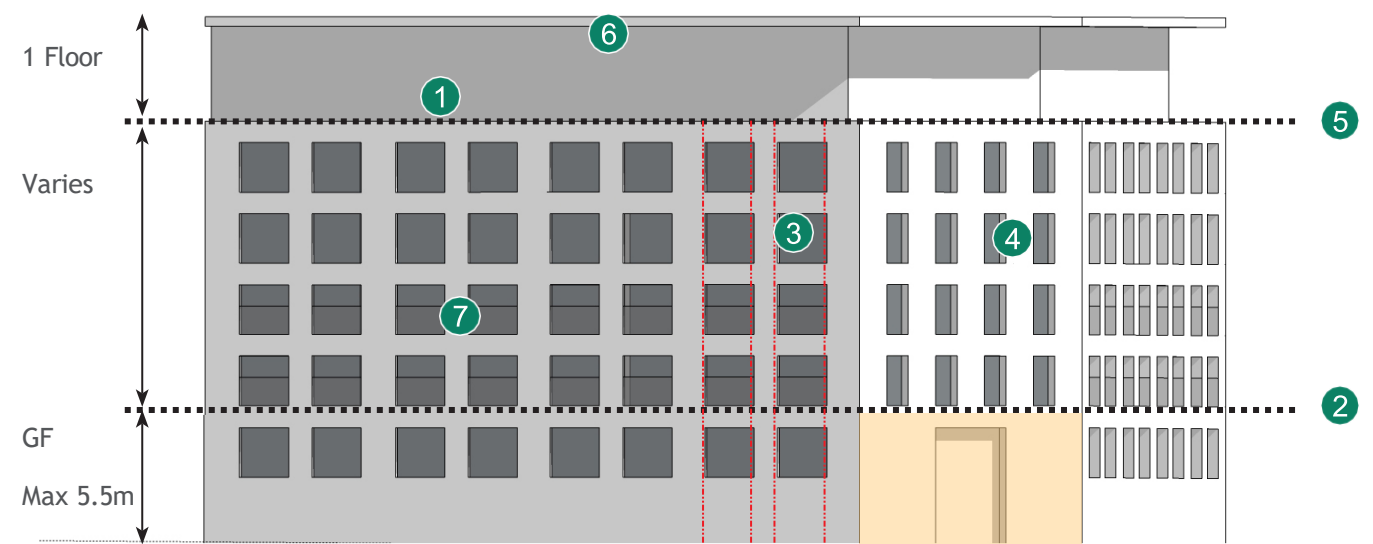
Residential Plot - Indicative Plan



- 1** Clear definition of the entrance
- 2** Lower expression line defining the building base, comprising the ground floor
- 3** Definition of volumes in the main façade (align with the set back) with vertical orientation. Depth variation in the recesses to add variety to the façade design.
- 4** Roof parapet
- 5** Upper expression line in the transition to the last floor - it can be accentuated through recessing the last floor, or by a change in openings sizes, materials etc..

- 1** Differentiation of volumes in the façade design
- 2** Lower expression line defining the building base, and including the ground floor
- 3** Modular openings. Frames and design details can be punch out from the façades integrating historical details to add visual interest to the façade
- 4** Corner differentiation is recommended for buildings located at an intersection
- 5** Upper expression line
- 6** Roof parapets is in continuation of the façade middle part
- 7** Composition integrating all openings as similar elements, maintaining materiality and design with different sizes

#### KEY PRINCIPLES










# Architectural Guidelines

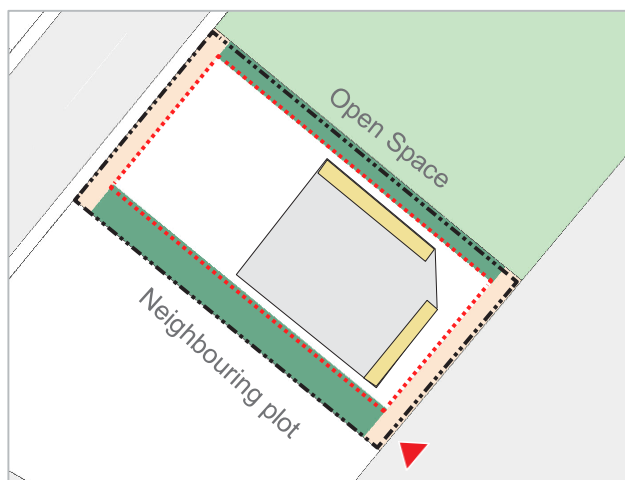
## 4.4 Building Typologies

### 4.4.1 Residential

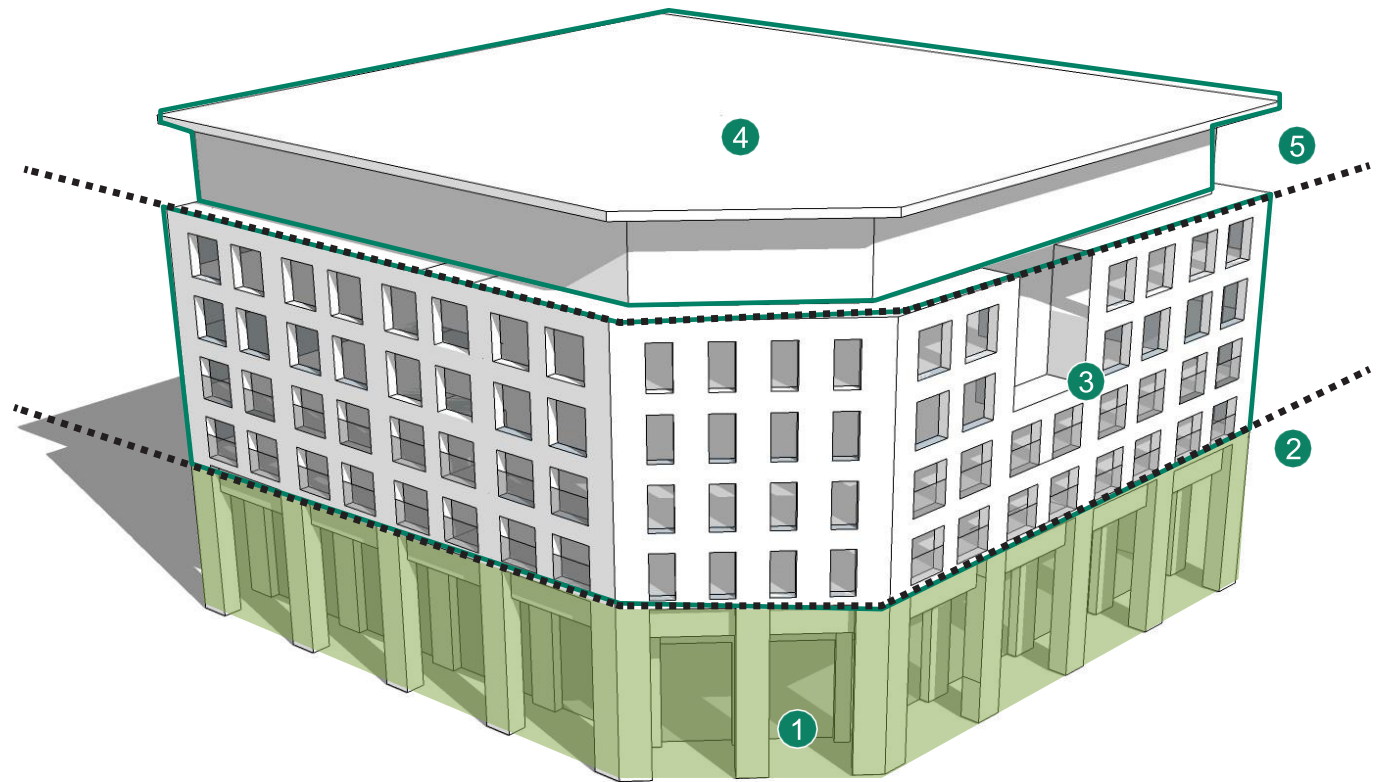
#### RESIDENTIAL / RETAIL - LOW RISE

These plots are characterized by a continuous arcade along the street connection. Low rise buildings range between G+3 and G+5 floors. The design principles intent is to regulate the architectural character of the district, with focus on the active street front which includes the retail and a continuous arcade, to improve the streetscape and create a uniform group with different architectural approaches.

-  Front setback from the road
-  Setback from side property line
-  Plot Boundary
-  Setback Line
-  Vehicular Access



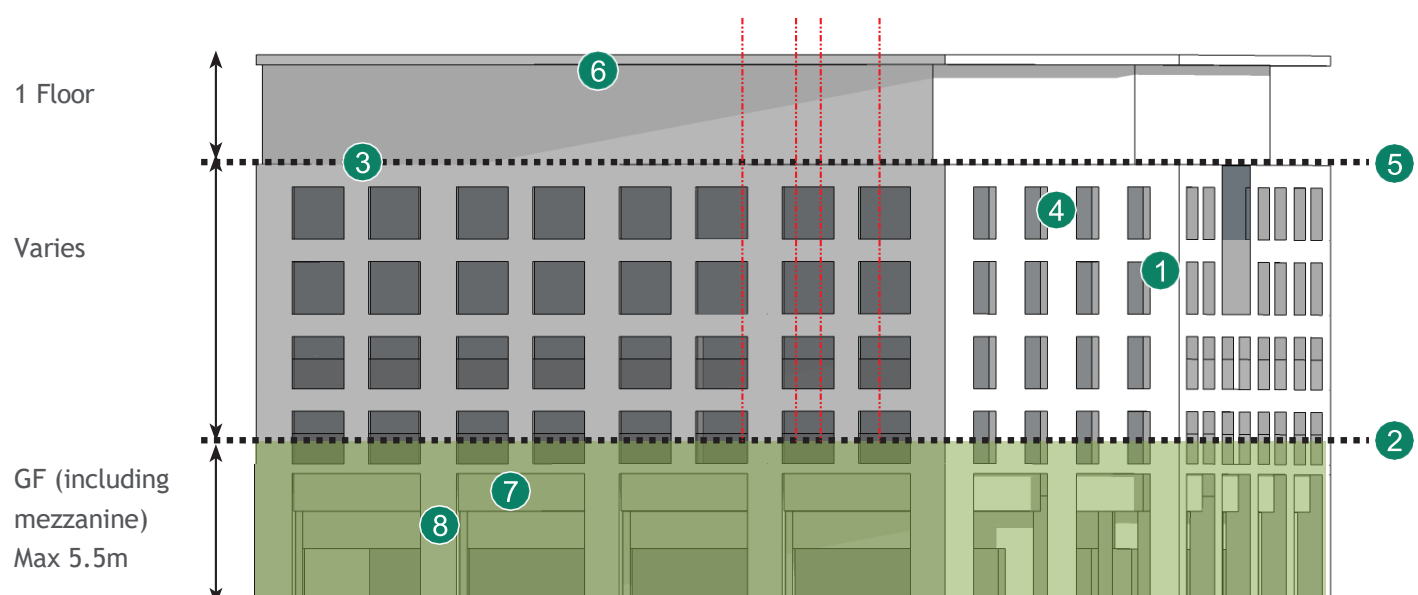
Residential/Retail Plot - Indicative Plan



- 1** 5m wide covered walkway at the building base is required wherever there is retail use, along the active retail edges
- 2** Lower expression line defining the building base, comprising the ground floor (including the mezzanine if applicable)
- 3** Definition of volumes in the main façade (align with the set back) with vertical orientation. Depth variation in the recesses to add variety to the façade design
- 4** Roof parapet
- 5** Upper expression line in the transition to the last floor - it can be accentuated through recessing the last floor, or by a change in openings sizes, materials of the façade, etc..

- 1** Differentiation of volumes in the façade design
- 2** Lower expression line defining the building base, and including the ground floor and mezzanine if applicable
- 3** Frames and cornice details can be punched out from the façades integrating historical details to add visual interest to the façade
- 4** Upper expression line
- 5** Parapets is in continuation of the façade middle part
- 6** If the building base will include a mezzanine within the ground floor, the mezzanine should be screened in the main façade
- 7** Covered walkway along the retail

#### KEY PRINCIPLES










# Architectural Guidelines

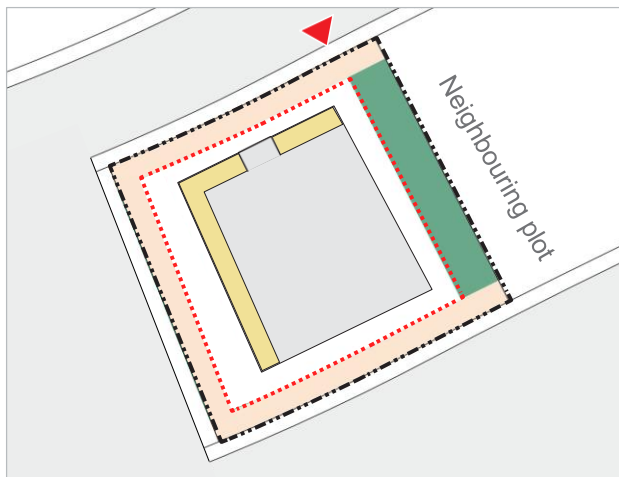
## 4.4 Building Typologies

### 4.4.1 Residential

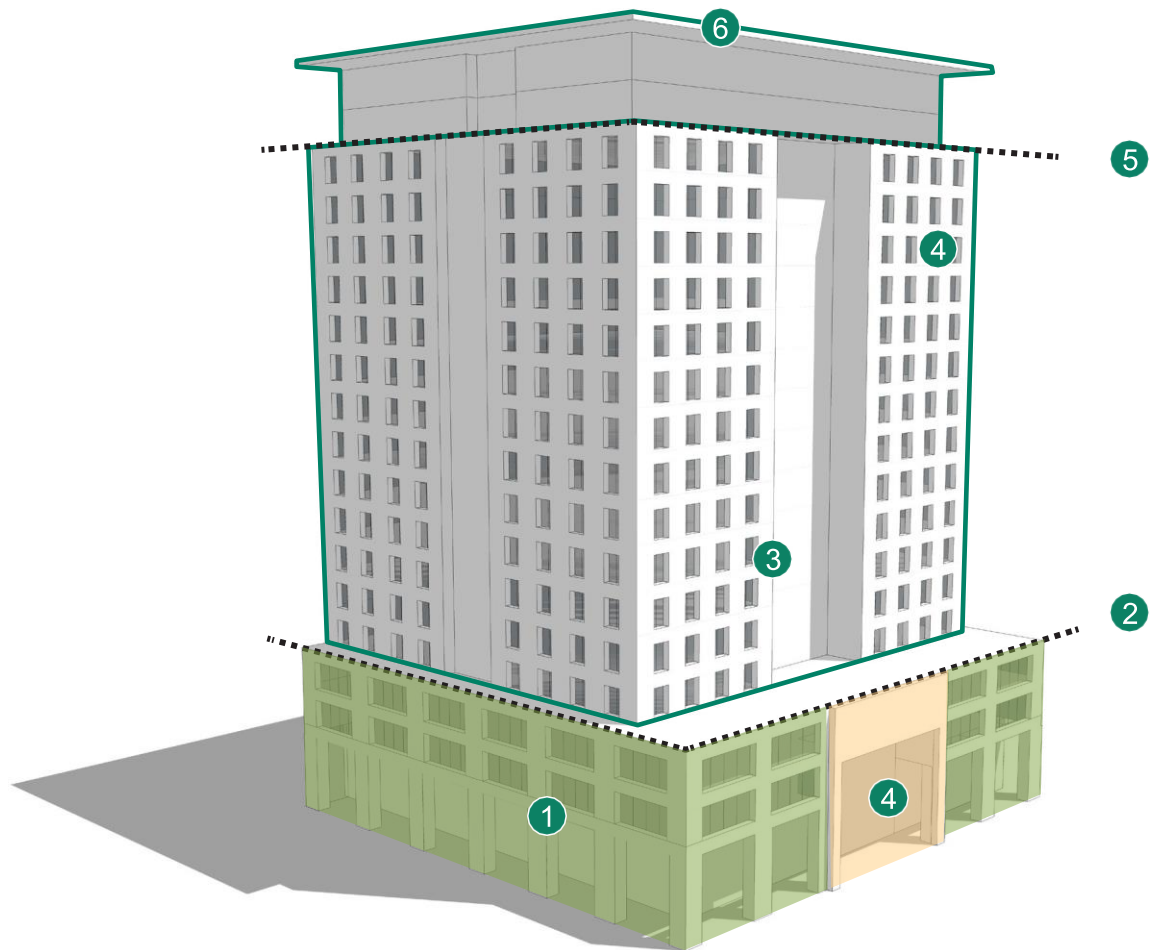
#### RESIDENTIAL / RETAIL- HIGH RISE

These plots are characterized by a continuous arcade along the street connection. The buildings vary in height, starting from G+15 floors.

-  Front setback from the road
-  Setback from side property line
-  Plot Boundary
-  Setback Line
-  Vehicular Access



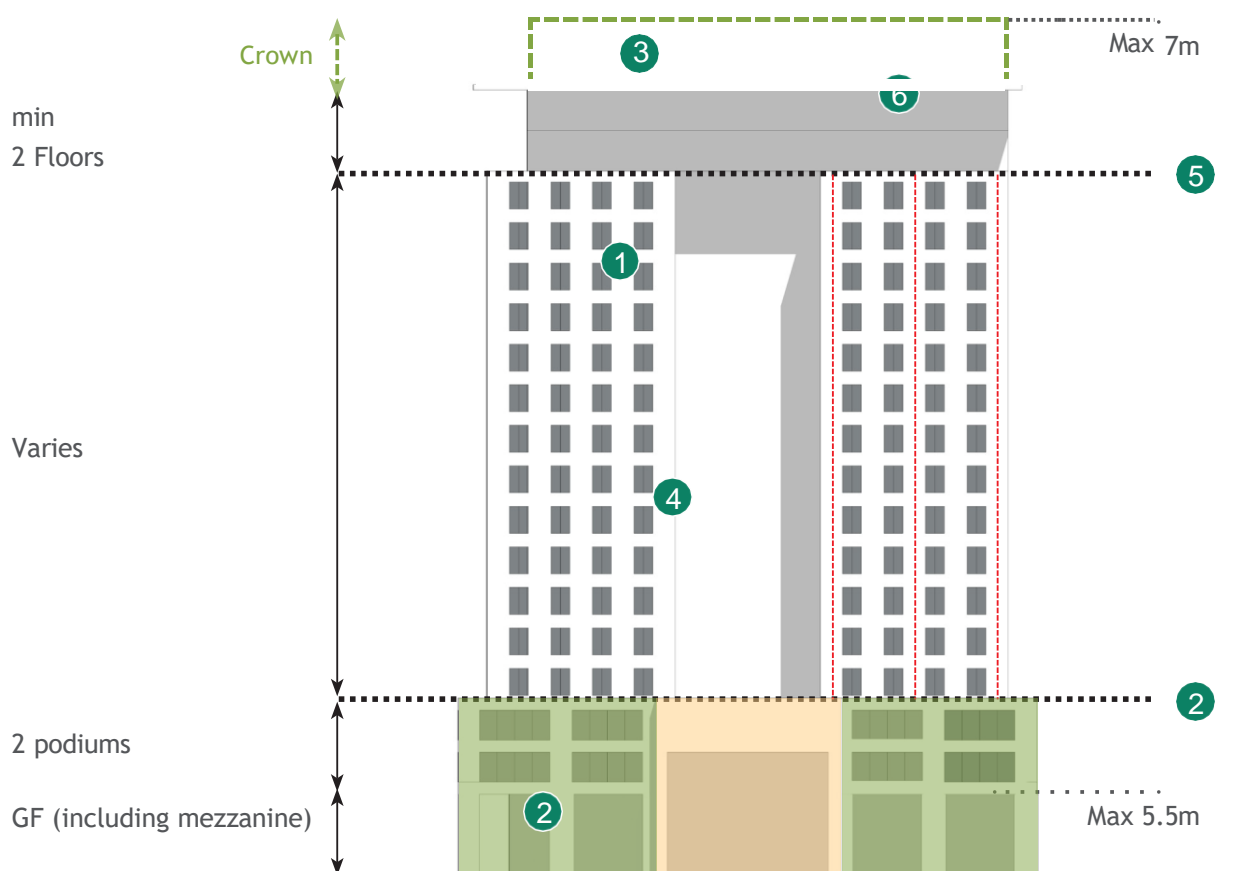
Residential/Retail Plot - Indicative Plan



- 1** 5m wide covered walkway at the building base is required along the active retail edges
- 2** Lower expression line defining the building base, including the ground floor and the podium. An arcade is required along the retail at the ground floor
- 3** Definition of volumes in the main façade with vertical orientation. Depth variation in the recesses to add variety to the façade design
- 4** Clear definition of the entrance
- 5** Upper expression line in the transition to the last floor - it can be accentuated through recessing the last floor, or by a change in openings sizes, materials etc.
- 6** Roof parapet

- 1** Large recess frames integrating openings - add depth to the façades.
- 2** Lower expression line defining the building base, including the ground floor and the first floor
- 3** Crown allowed within the allowable height
- 4** Composition integrating all openings as similar elements, maintaining materiality and design with different sizes.
- 5** Upper expression line defines the building top, comprising a minimum of 2 floors. It can also include a crown. The maximum allowed height for crowns is 7m (subject to compliance with Civil Aviation height restrictions)
- 6** Parapets to be continuation of the façade
- 7** Covered walkway along the retail

#### KEY PRINCIPLES

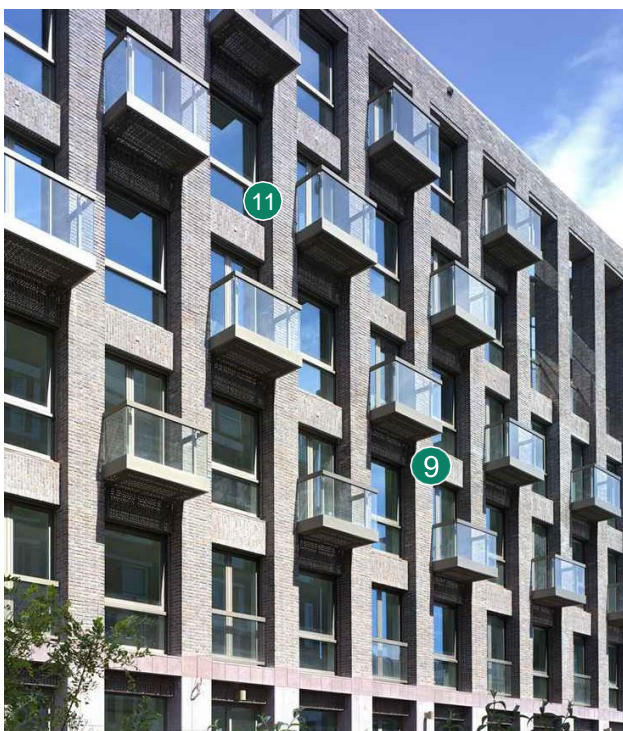
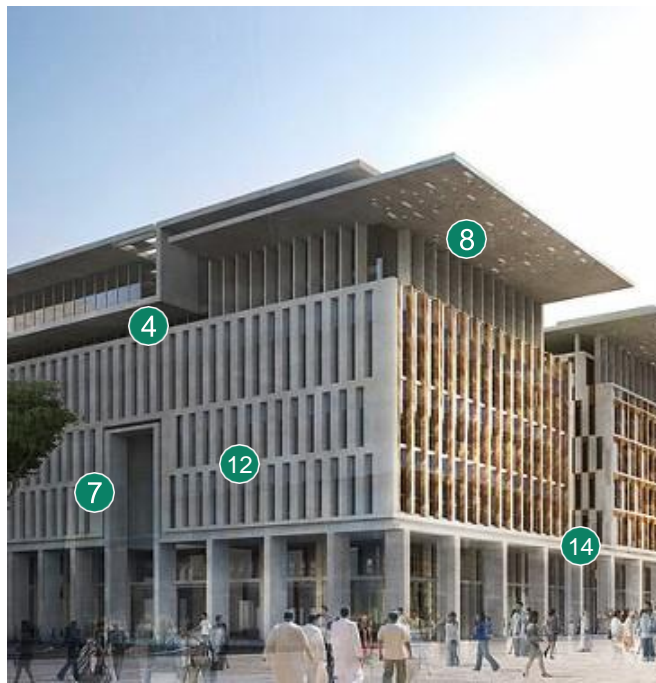




# Architectural Guidelines

## 4.4 Building Typologies

### 4.4.1 Residential - Mood Images



- 1 Differentiation of the building middle colour
- 2 Frames and design details can be punched out from the façades integrating classical details to add visual interest to the façade
- 3 Depth variation in the recesses to add variety to the façade design
- 4 Variations in the façade plan with recessed frames and volumes
- 5 Composition of openings with variation, but maintaining the same element
- 6 Design details, characteristic of the architectural style, added in the façade design integrating the volumetric definition and the openings composition
- 7 Entrance integrated in recessed frame to add sense of entry and monumental scale
- 8 Parapets and cornice details integrated in the design, following the architectural style
- 9 Protruding balconies, aligned with the openings
- 10 Façade composition with variation of vertical volumes integrating balconies
- 11 Use of detail elements to differentiate floors. Composition integrating solid and void
- 12 Openings design as a consequence of the façade geometry - Vertical orientation and recessed from the façade to add shading protection
- 13 Composition of openings following proportion and symmetry principles, integrating recessed decorative elements
- 14 Differentiation of volumes in the façade design maintaining the composition elements - openings and details (cornice)
- 15 Building crown for high rise buildings, as part of the building top, and including the building signage



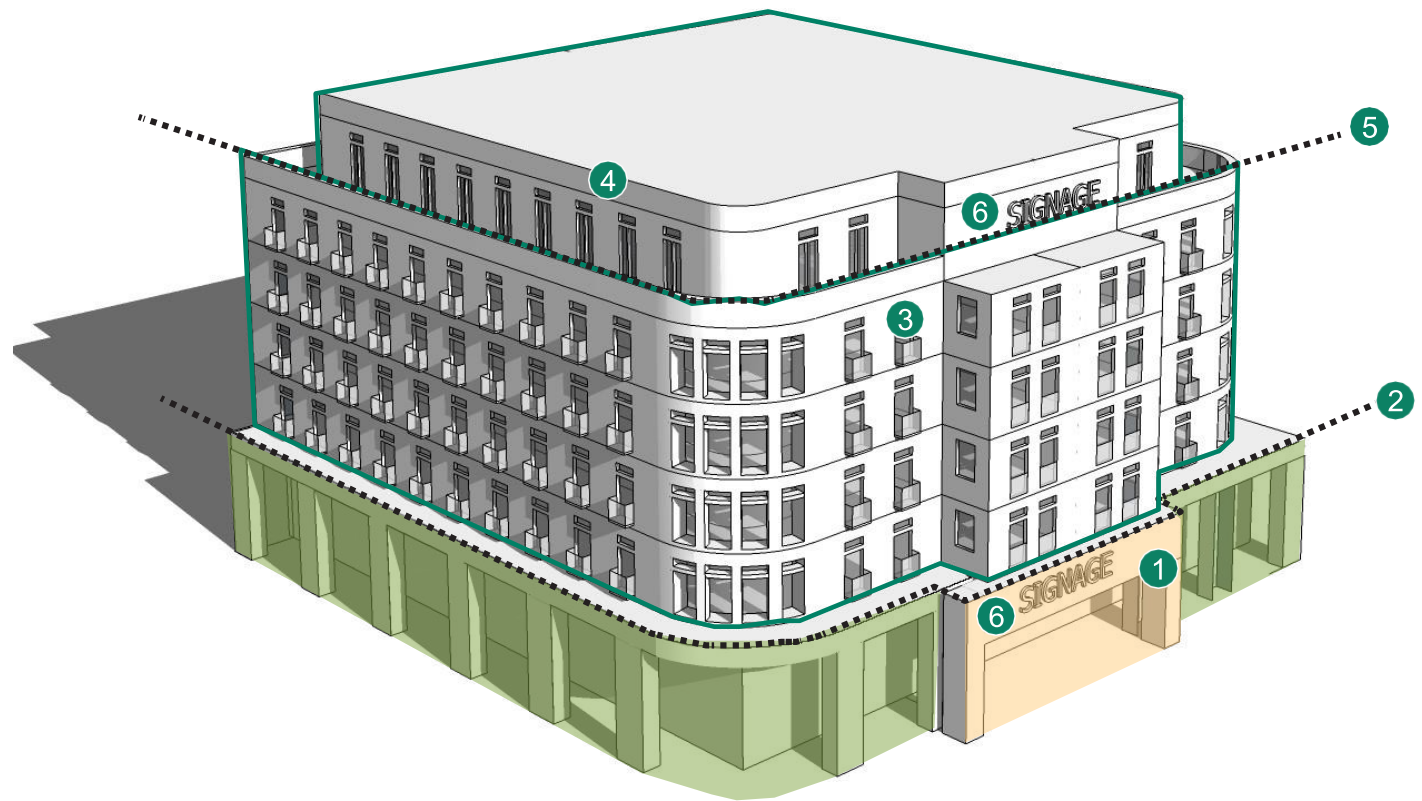
# Architectural Guidelines

## 4.4 Building Typologies

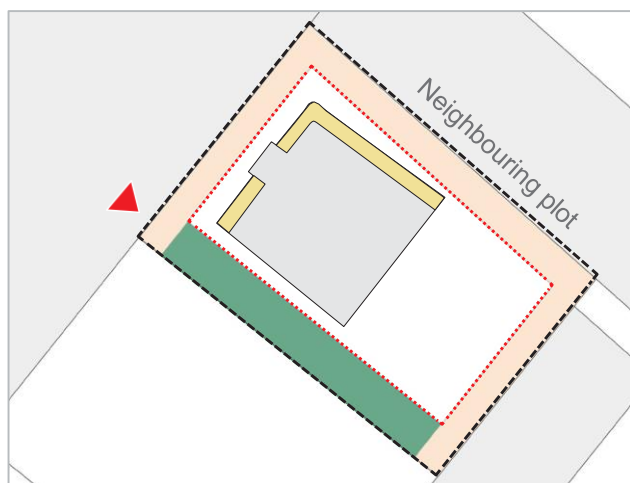
### 4.4.2 Hospitality

#### HOTEL APARTMENTS - LOW RISE

Hotel apartments have retail uses at the ground floor, and accordingly, a 5m deep covered walkway along the façade.



- Front setback from the road
- Setback from side property line
- Plot Boundary
- Setback Line
- Vehicular Access

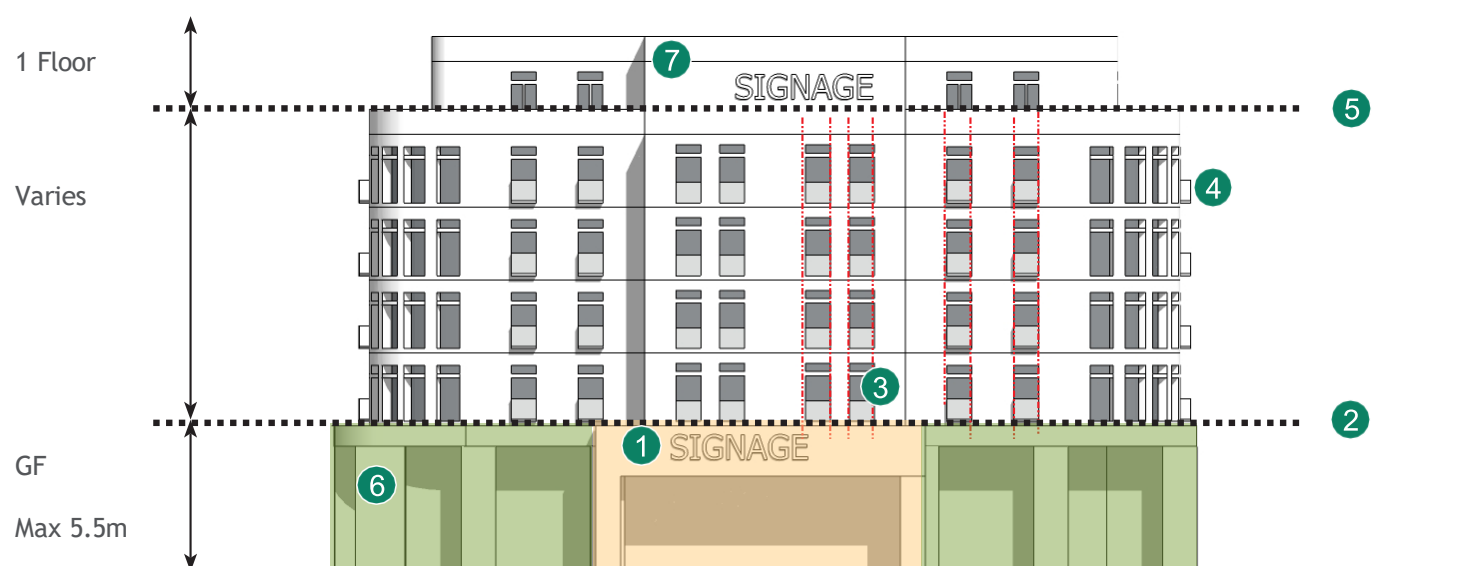


Hotel Apartments Plot - Indicative Plan

- 1 Volumetric definition of the entrance
- 2 Lower expression line defining the building base, including the ground floor
- 3 Definition of volumes in the main façade with vertical orientation. Depth variation in the recesses to add variety to the façade design
- 4 Recessed building top
- 5 Upper expression line: it can be expressed either through recessed upper floors or through a variation in the materials, openings, design elements
- 6 Building signage can be either on the building top, or within the building base

- 1 Entrance differentiation
- 2 Lower expression line defining the building base, and including the ground floor
- 3 Modular openings. Frames and design details can be punch out from the façades integrating historical details to add visual interest to the façade
- 4 Projected balconies in recessed plans (must comply with the plot setbacks). Not allowed in the ground floors
- 5 Upper expression line
- 6 Covered walkway along the retail
- 7 Building signage

#### KEY PRINCIPLES










# Architectural Guidelines

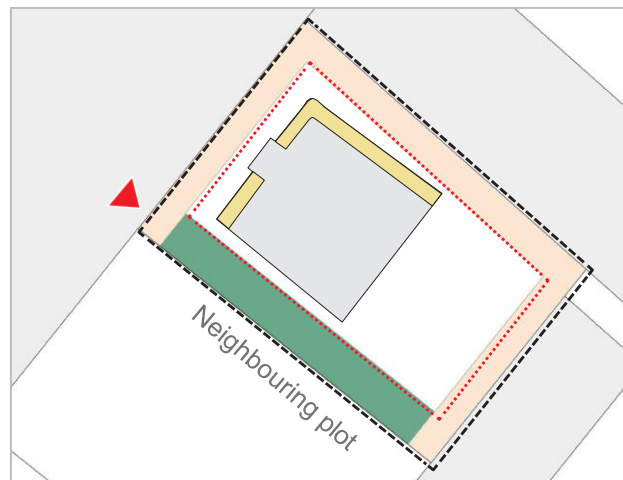
## 4.4 Building Typologies

### 4.4.2 Hospitality

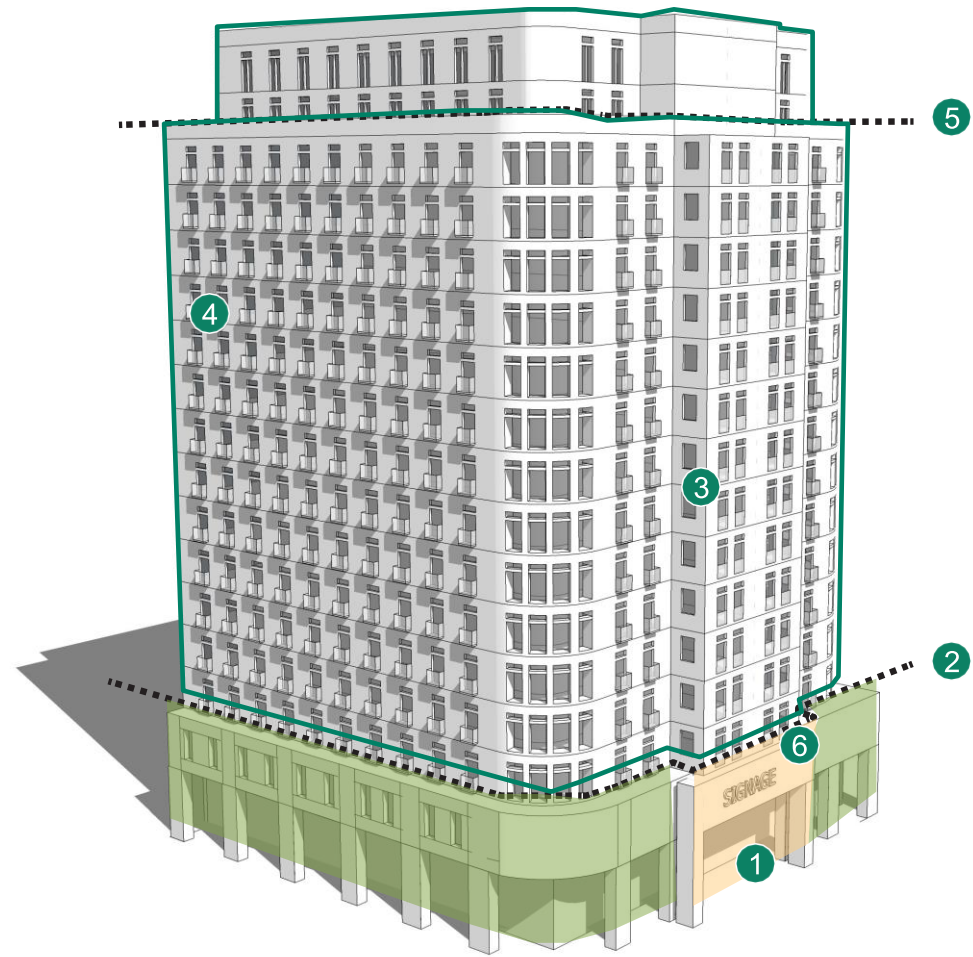
#### HOTEL APARTMENTS - MID/HIGH RISE

Hotel apartments have retail uses at the ground floor, and accordingly, a 5m deep covered walkway along the façade. Mid-rise and high-rise massing definition follows the general massing principles in terms of heights, definition of upper and lower expression lines.

-  Front setback from the road
-  Setback from side property line
-  Plot Boundary
-  Setback Line
-  Vehicular Access



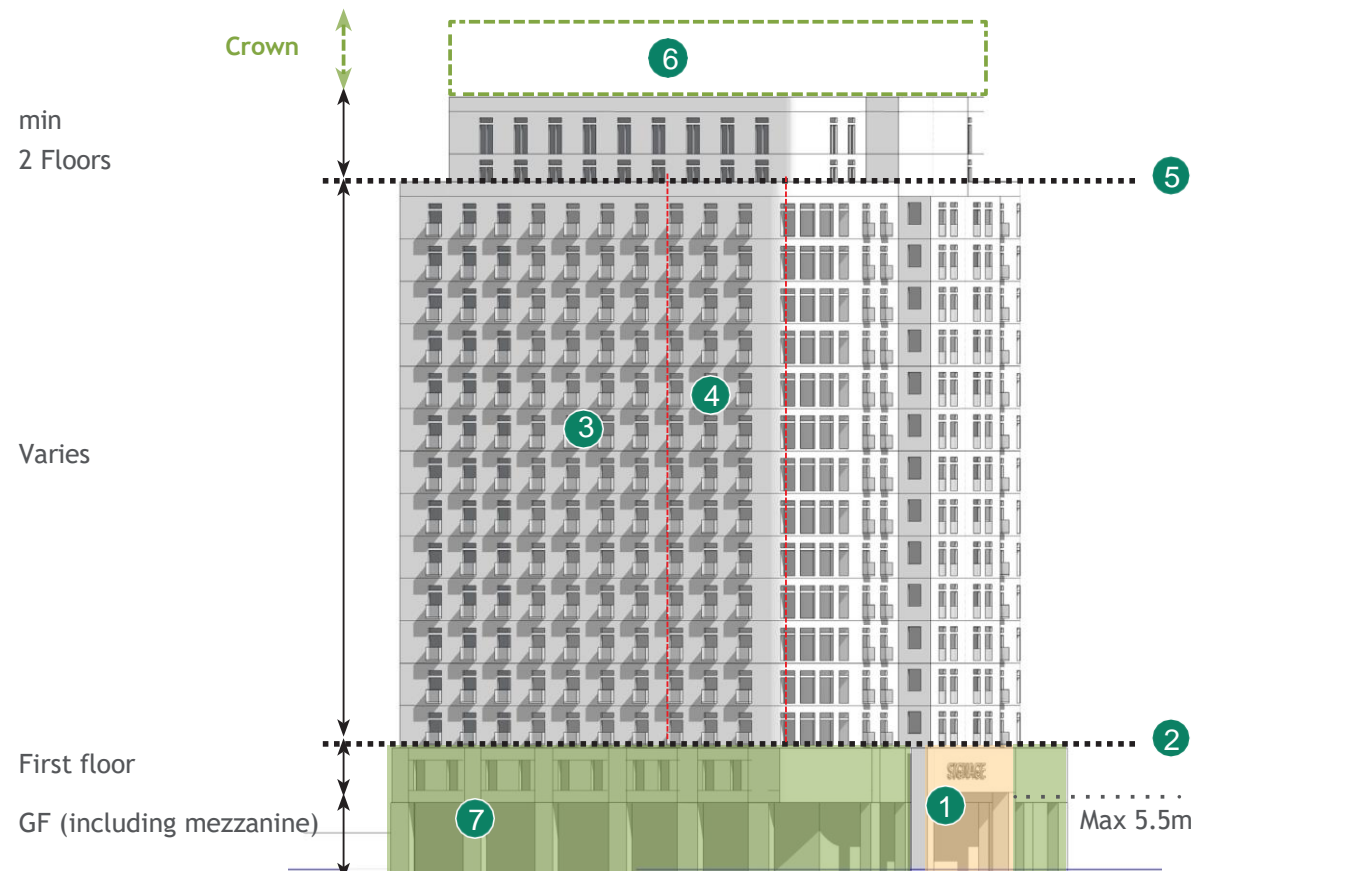
Hotel Apartments Plot - Indicative Plan



- 1** Volumetric definition of the entrance to add sense of entry
- 2** Lower expression line defining the building base, including the ground floor and the first floor
- 3** Definition of volumes in the main façade (align with the set back) with vertical orientation. Depth variation in the recesses to add variety to the façade design
- 4** Façade projections
- 5** Upper expression line: it can be expressed either through recessed upper floors or through a variation in the materials, openings, design elements
- 6** Building signage can be either on the building top, or within the building base

- 1** Entrance differentiation
- 2** Lower expression line defining the building base, including the ground floor and the first floor
- 3** Projected balconies in recessed plans. Not allowed in the ground floors
- 4** Composition integrating all openings as similar elements, maintaining materiality and design with different sizes
- 5** Upper expression line defines the building top, comprising a minimum of 2 floors. It can also include a crown. The maximum allowed height for crowns is 7m (subject to compliance with Civil Aviation height restrictions)
- 6** Crown allowed within the allowable height, subject to Civil Aviation approval
- 7** Covered walkway along the retail

#### KEY PRINCIPLES










# Architectural Guidelines

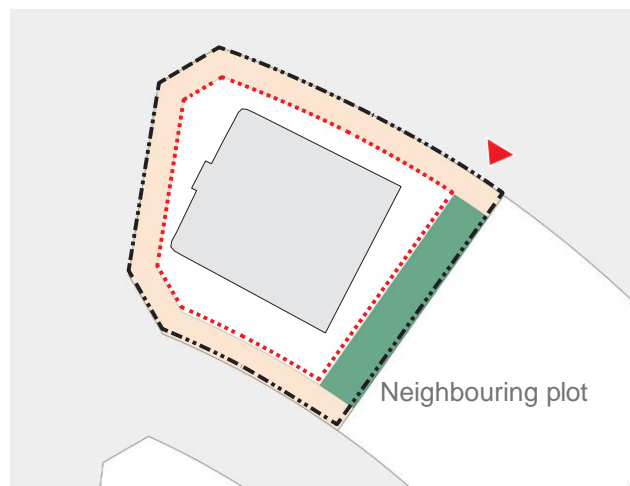
## 4.4 Building Typologies

### 4.4.2 Hospitality

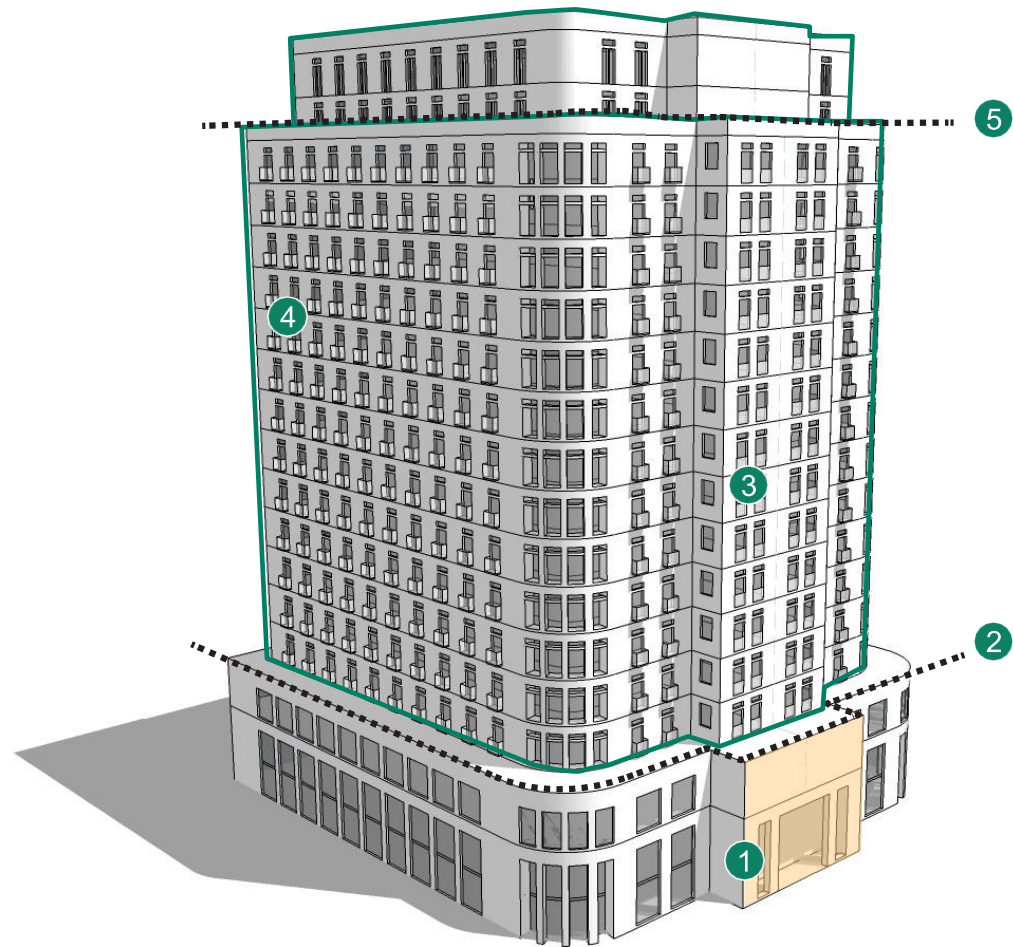
#### HOTEL APARTMENTS - MID/HIGH RISE

Mid-rise and high-rise plots massing follow the same principles outlined in the general parameters. The building base includes in addition to the Ground floor, the first floor. These blocks are characterized by a great number of openings and projections, depending on the rooms module.

-  Front setback from the road
-  Setback from side property line
-  Plot Boundary
-  Setback Line
-  Vehicular Access



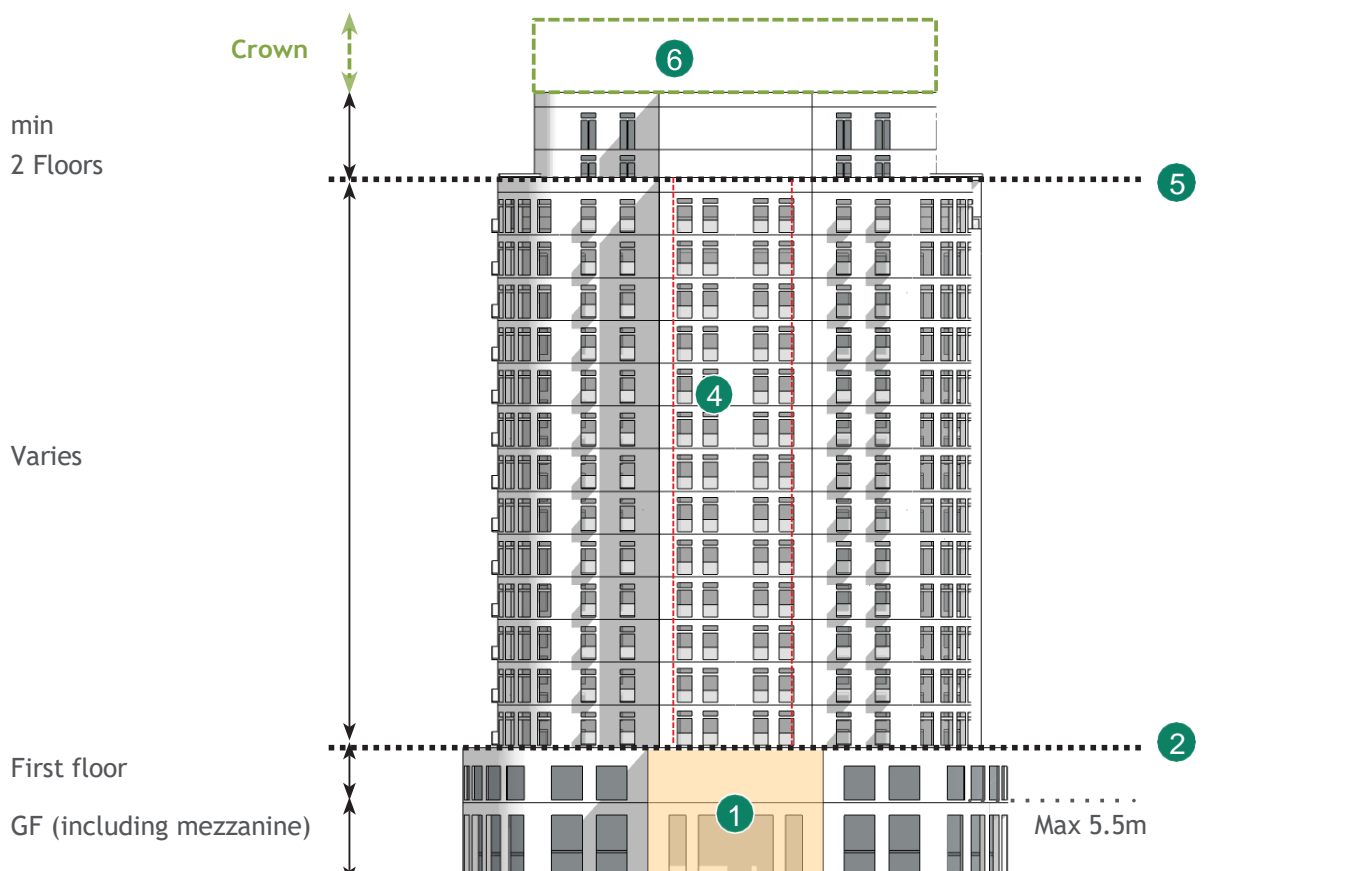
Hotel Plot - Indicative Plan



- 1** Volumetric definition of the entrance to add sense of entry
- 2** Lower expression line defining the building base, including the ground floor and the first floor
- 3** Definition of volumes in the main façade (align with the set back) with vertical orientation. Depth variation in the recesses to add variety to the façade design
- 4** Façade projections
- 5** Upper expression line: it can be expressed either through recessed upper floors or through a variation in the materials, openings, design elements
- 6** Building signage can be either on the building top, or within the building base

- 1** Entrance differentiation
- 2** Lower expression line defining the building base, including the ground floor and the first floor
- 3** Projected balconies in recessed plans. Not allowed in the ground floors
- 4** Composition integrating all openings as similar elements, maintaining materiality and design with different sizes
- 5** Upper expression line defines the building top, comprising a minimum of 2 floors. It can also include a crown. The maximum allowed height for crowns is 7m (subject to compliance with Civil Aviation height restrictions)
- 6** Crown allowed within the allowable height, subject to Civil Aviation approval

#### KEY PRINCIPLES

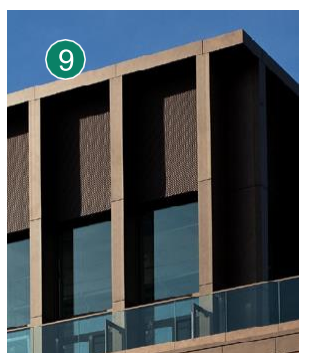




# Architectural Guidelines

## 4.4 Building Typologies

### 4.4.2 Hospitality - Mood Images



- 1 Clear building components: base, middle and top
- 2 Frames and design details can be punch out from the façades integrating classical details to add visual interest to the façade
- 3 Volumetric definition of the façades - Recessed volumes in the upper floors with continuous ground floor
- 4 Variations in the façade plan with recessed frames and volumes
- 5 Composition of openings with variation, but maintaining the same element
- 6 Arcade along the retail for hotel apartment buildings
- 7 Entrance integrated in recessed frame to add sense of entry and monumental scale
- 8 Parapets and cornice details integrated in the design, following the architectural style
- 9 Building top differentiation
- 10 Façade composition with variation of vertical volumes integrating balconies
- 11 Use of detail elements to differentiate floors. Composition integrating solid and void
- 12 Composition integrating all openings as similar elements, maintaining materiality and design with different sizes
- 13 Proportion and symmetry along façade components
- 14 Differentiation of volumes in the façade design maintaining the composition elements - openings and details (cornice)
- 15 Entrance differentiation



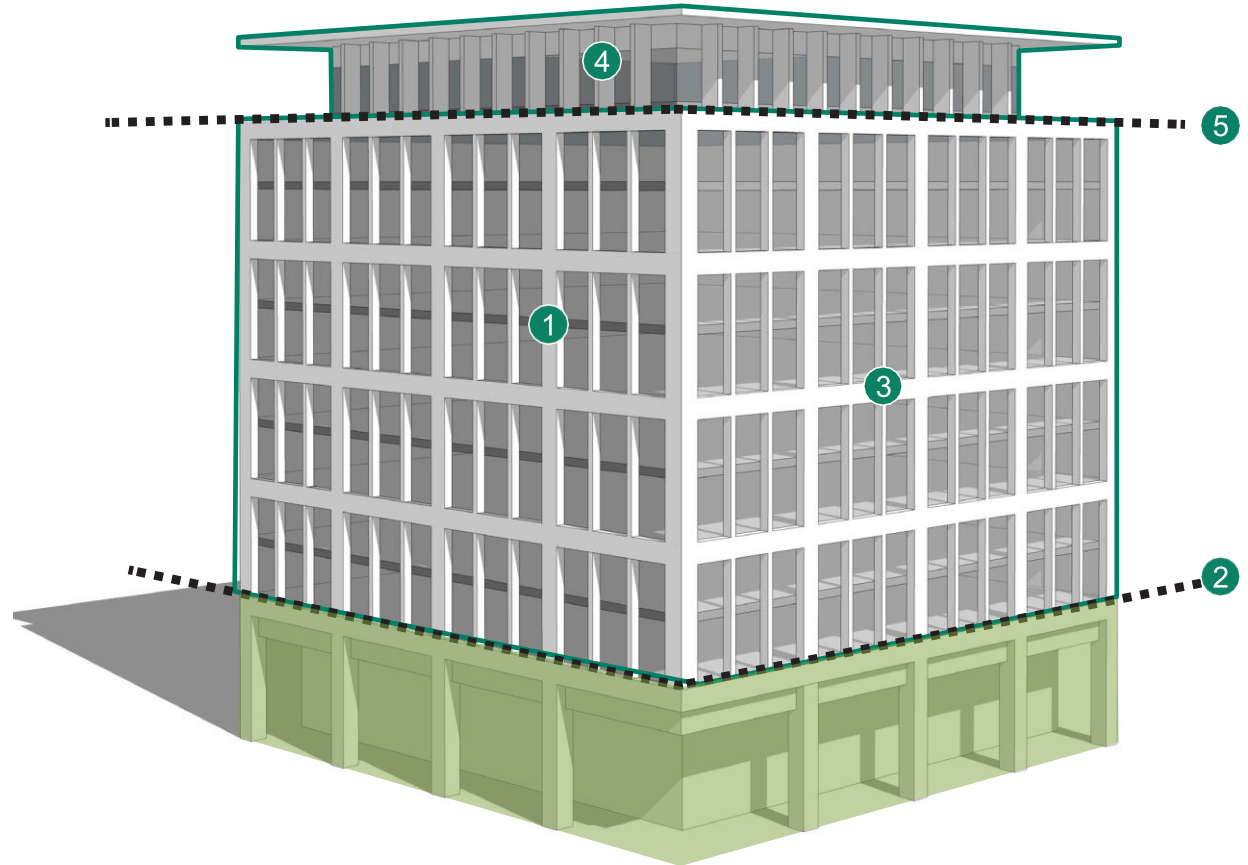
# Architectural Guidelines

## 4.4 Building Typologies

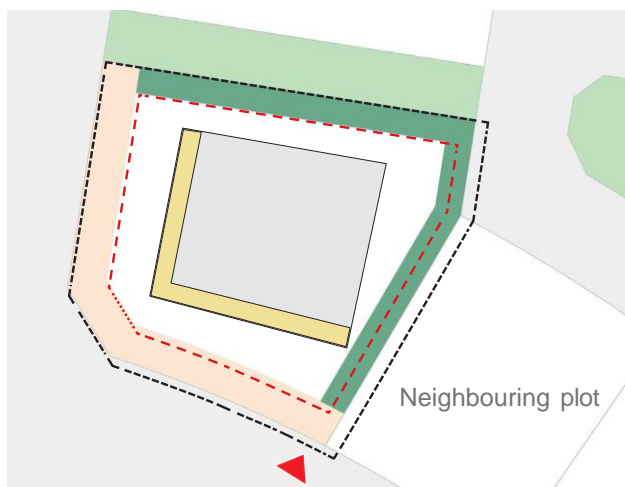
### 4.4.3 Commercial

#### OFFICES - LOW RISE

Office buildings are low rise and mid-rise buildings, mainly located at the main arterial road leading to DHCC 2. These buildings are located in a prime location and define the entry gateway to DHCC 2.



- Front setback from the road
- Setback from side property line
- Plot Boundary
- Setback Line
- Vehicular Access

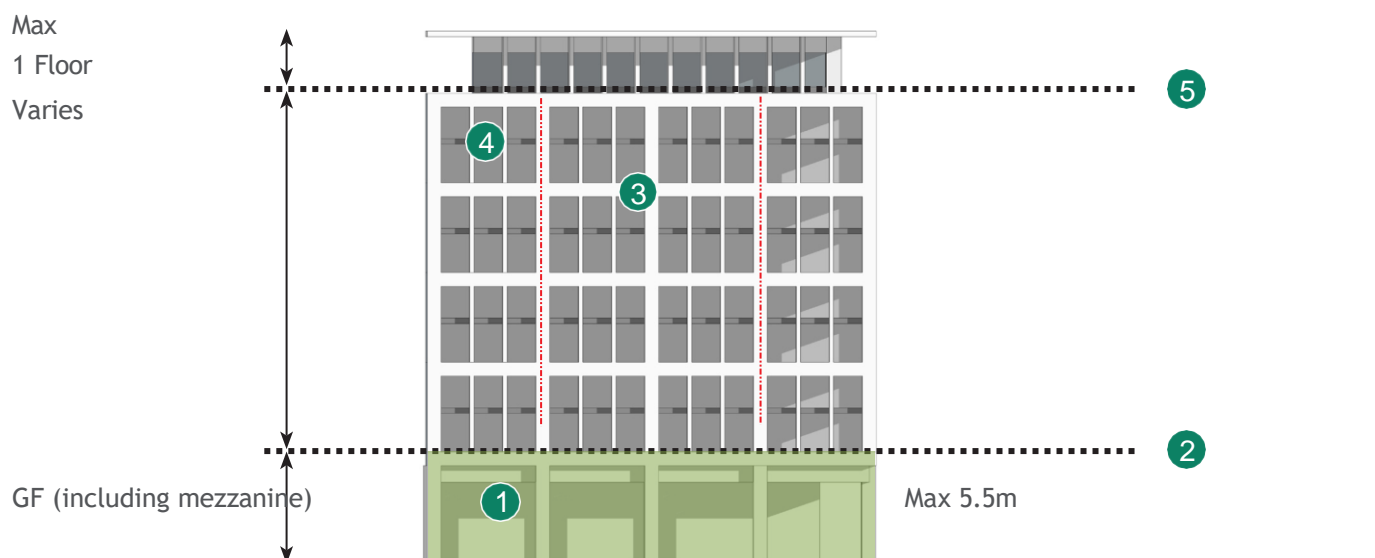


Office Plot - Indicative Plan

- 1** Simple massing
- 2** Lower expression line, defining the building base which comprises the ground floor
- 3** Definition of volumes in the main façade with vertical orientation. Depth variation in the recesses to add variety to the façade design
- 4** Recessed upper floor
- 5** Upper expression line: it can be expressed either through recessed upper floors or through a variation in the materials, openings, design elements

#### KEY PRINCIPLES

- 1** Covered walkway along the retail
- 2** Lower expression line defining the building base, including the ground floor
- 3** Symmetry in façade composition
- 4** Composition integrating all openings as similar elements, maintaining materiality and design with different sizes.
- 5** Upper expression line defines the building top

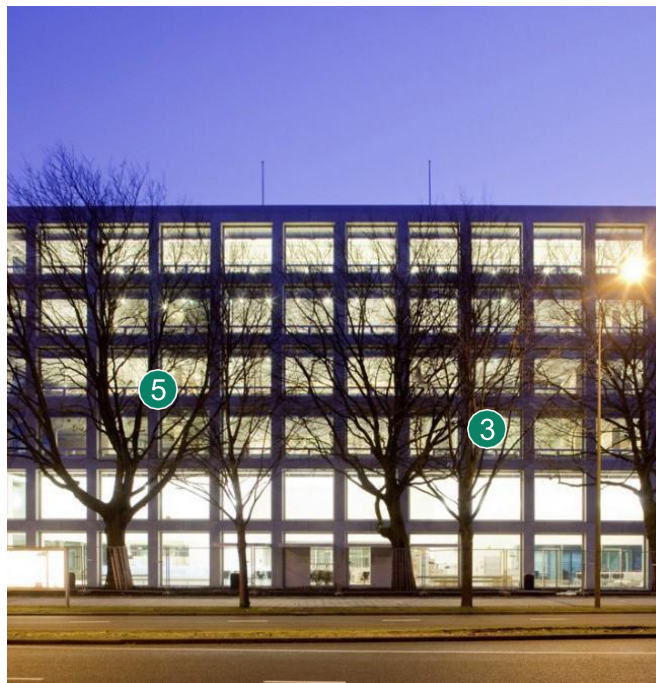




# Architectural Guidelines

## 4.4 Building Typologies

### 4.4.3 Commercial - Mood Images



- 1 Differentiation of the corner
- 2 Frames and design details can be punch out from the façades integrating classical details to add visual interest to the façade
- 3 Volumetric definition of the façades - Recessed volumes in the upper floors with continuous ground floor
- 4 Differentiation of volumes in the façade design maintaining the composition elements - openings and details (cornice)
- 5 Composition of openings with variation, but maintaining a consistent grid
- 6 Modular openings
- 7 Parapets and cornice details integrated in the design, following the architectural style
- 8 Symmetry in façade composition
- 9 Clear building components: base, middle and top
- 10 Use of detail elements to differentiate floors. Composition integrating solid and void
- 11 Openings design as a consequence of the façade geometry - Vertical orientation and recessed from the façade to add shading protection
- 12 Composition of openings following proportion and symmetry principles, integrating recessed decorative elements








# Architectural Guidelines

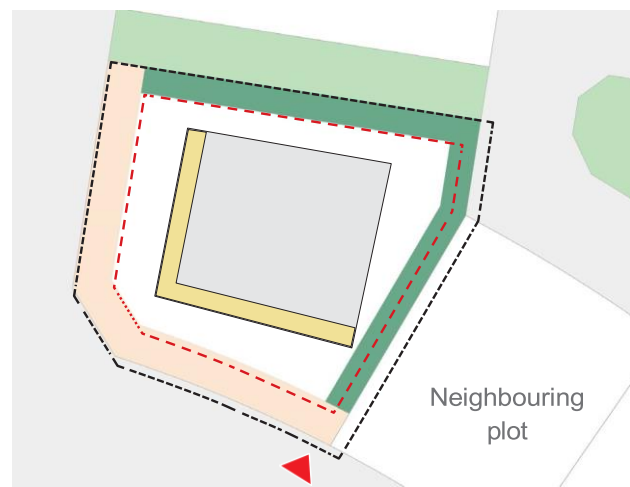
## 4.4 Building Typologies

### 4.4.3 Commercial

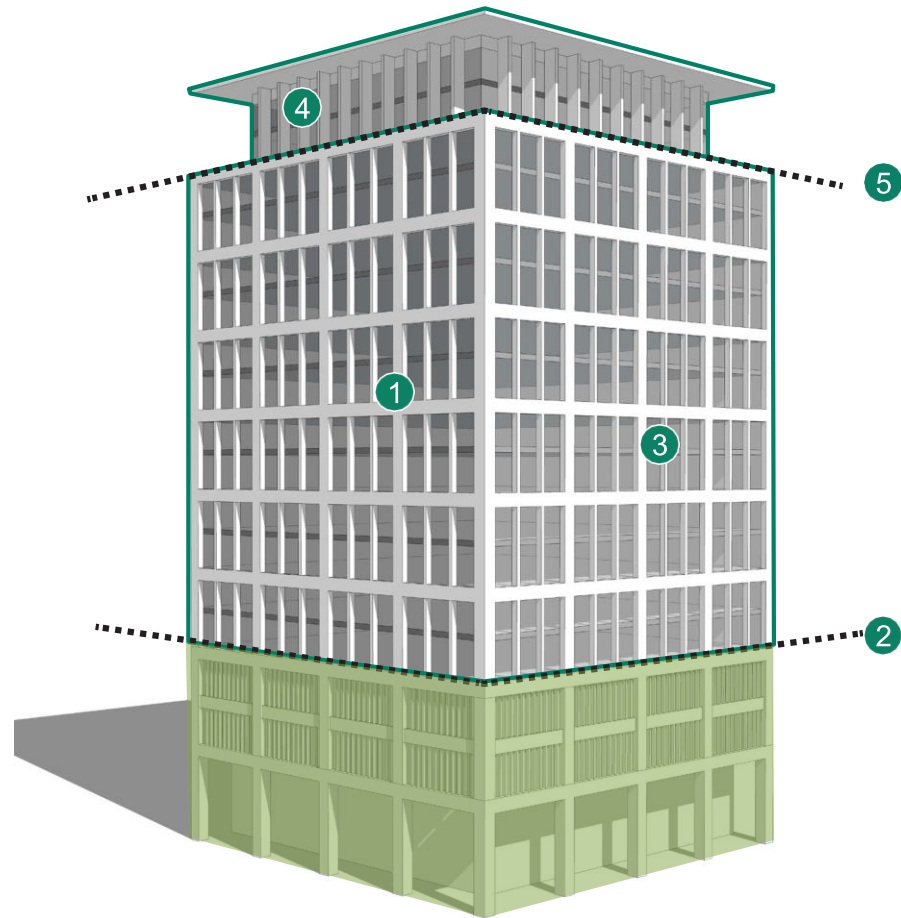
#### OFFICES - MID RISE

Office buildings are mid-rise and high-rise buildings, mainly located at the main arterial road leading to DHCC 2. These buildings are located in a prime location and define the entry gateway to DHCC 2.

-  Front setback from the road
-  Setback from side property line
-  Plot Boundary
-  Setback Line
-  Vehicular Access



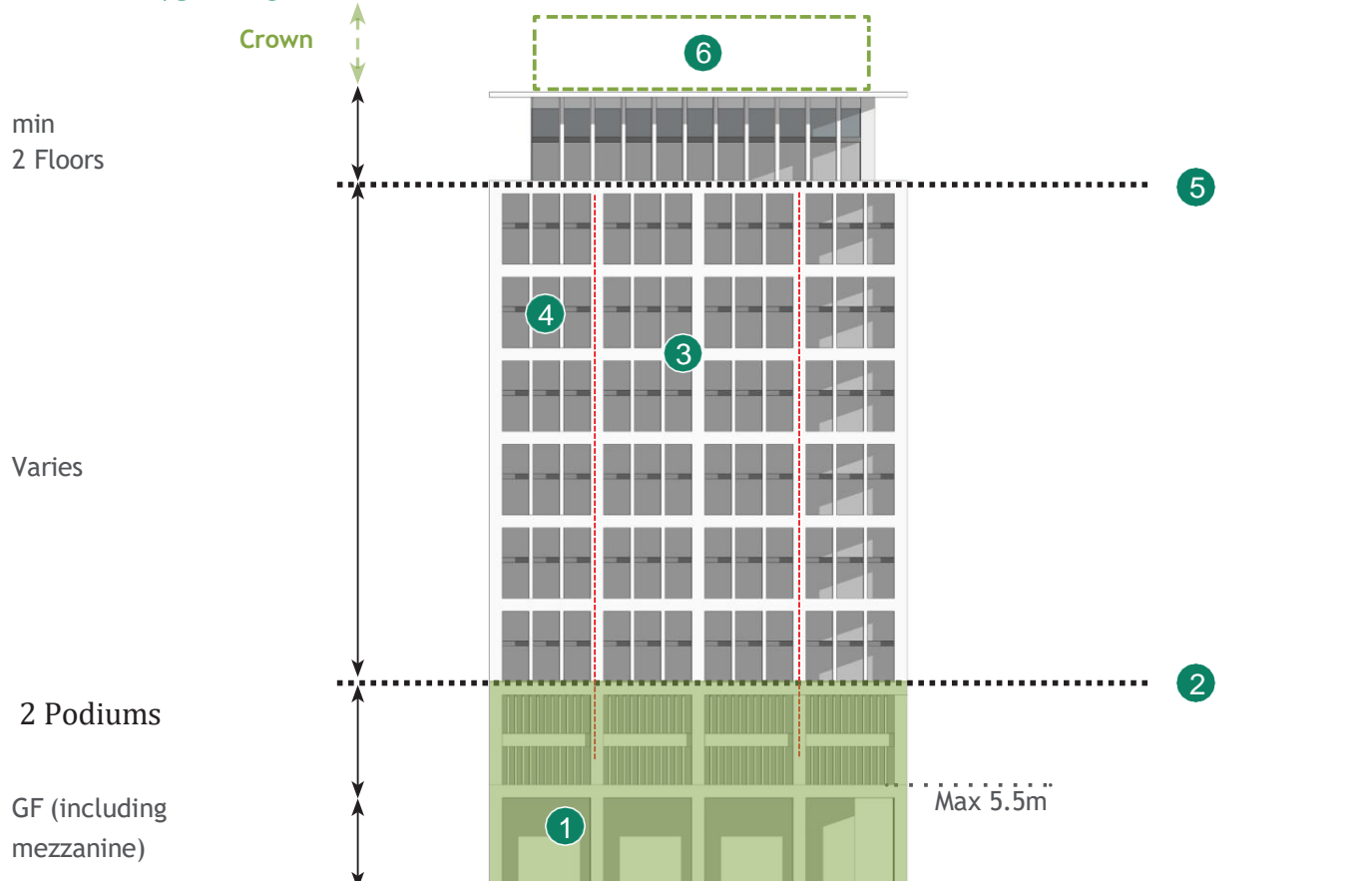
Office Plot - Indicative Plan



- 1** Simple massing
- 2** Lower expression line, defining the building base which comprises the ground floor and podiums
- 3** Definition of volumes in the main façade with vertical orientation. Depth variation in the recesses to add variety to the façade design.
- 4** Recessed upper floor
- 5** Upper expression line: it can be expressed either through recessed upper floors or through a variation in the materials, openings, design elements

- 1** Covered walkway along the retail
- 2** Lower expression line defining the building base, including the ground floor
- 3** Symmetry in façade composition
- 4** Composition integrating all openings as similar elements, maintaining materiality and design with different sizes.
- 5** Upper expression line defines the building top, comprising a minimum of 2 floors. It can also include a crown. The maximum allowed height for crowns is 7m (subject to compliance with Civil Aviation height restrictions)
- 6** Crown allowed within the allowable height

#### KEY PRINCIPLES

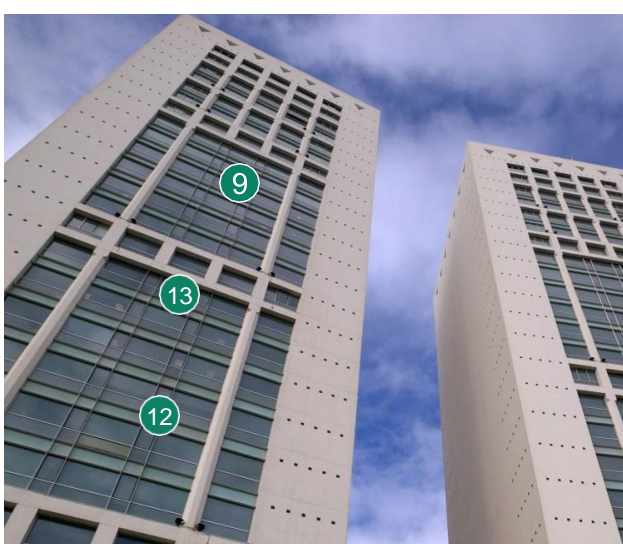
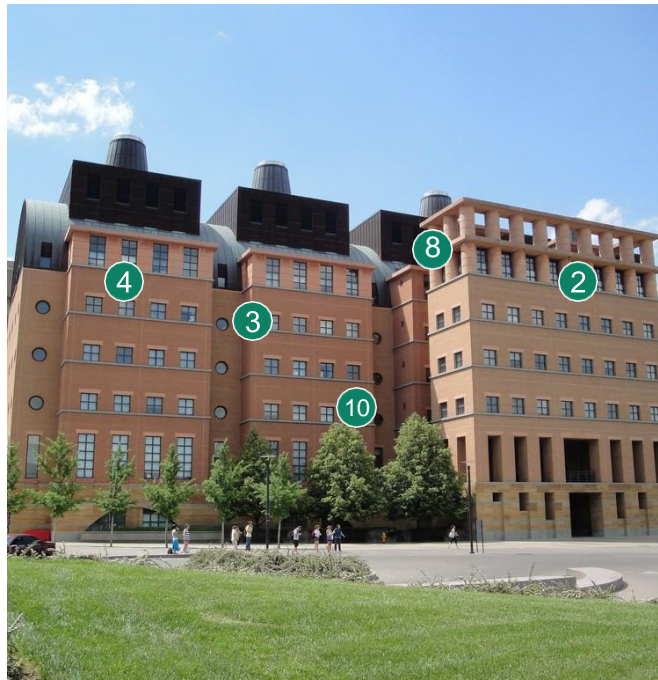
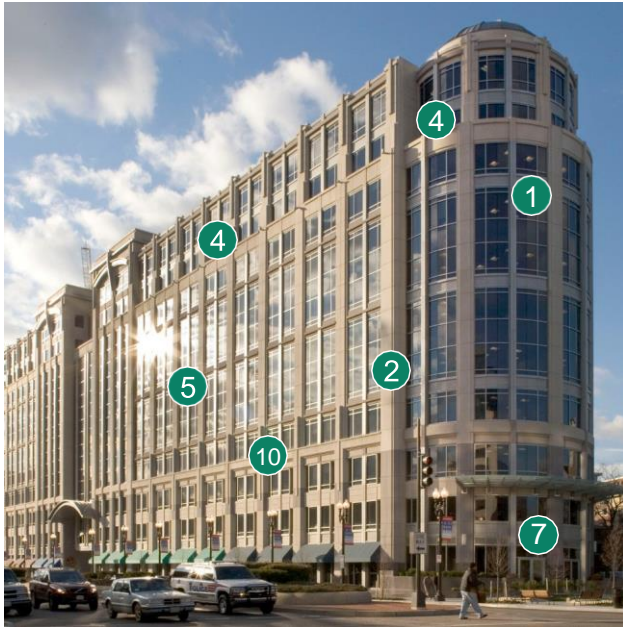




# Architectural Guidelines

## 4.4 Building Typologies

### 4.4.3 Commercial - Mood Images



- 1 Differentiation of the corner
- 2 Frames and design details can be punch out from the façades integrating classical details to add visual interest to the façade
- 3 Volumetric definition of the façades - Recessed volumes in the upper floors with continuous ground floor
- 4 Differentiation of volumes in the façade design maintaining the composition elements - openings and details (cornice)
- 5 Composition of openings with variation, but maintaining a consistent grid
- 6 Modular openings
- 7 Entrance integrated in recessed frame to add sense of entry and monumental scale
- 8 Parapets and cornice details integrated in the design, following the architectural style
- 9 Symmetry in façade composition
- 10 Clear building components: base, middle and top
- 11 Use of detail elements to differentiate floors. Composition integrating solid and void
- 12 Openings design as a consequence of the façade geometry - Vertical orientation and recessed from the façade to add shading protection
- 13 Composition of openings following proportion and symmetry principles, integrating recessed decorative elements
- 14 Parking screening while maintaining the overall façade openings module



# Architectural Guidelines

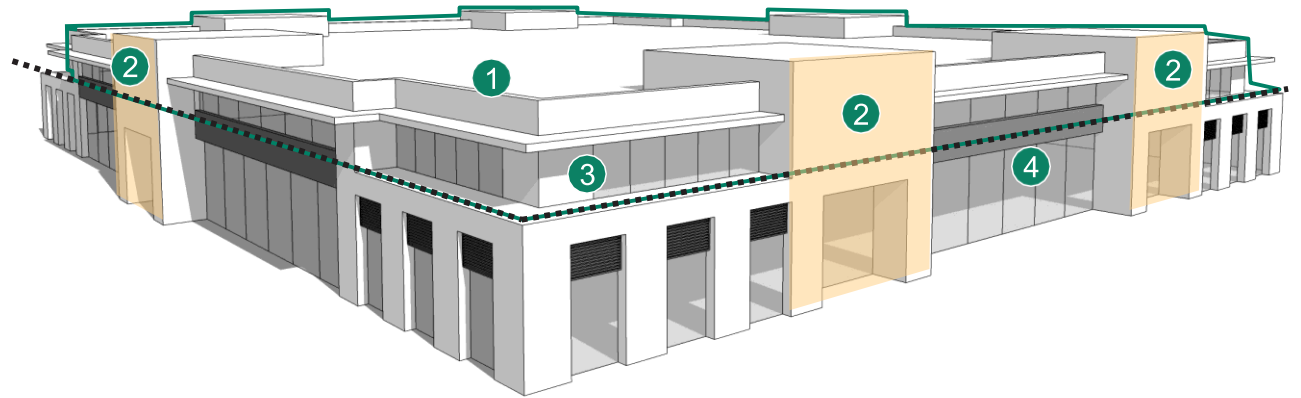
## 4.4 Building Typologies

### 4.4.3 Commercial

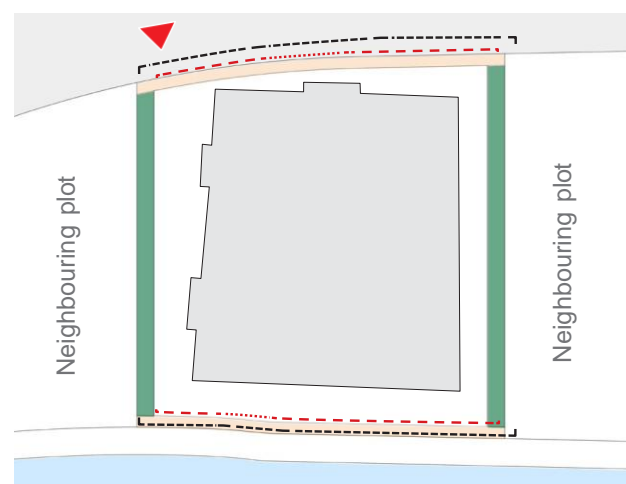
#### RETAIL / MALL

DHCC 2 includes two malls, one along the waterfront, and the other at the center of the project along the park.

While the waterfront mall activities will be more F & B oriented, both malls will follow the same architectural principles in terms of massing, accentuation of design elements especially the upper floor terraces and ground retail



- Front setback from the road
- Setback from side property line
- Plot Boundary
- Setback Line
- Vehicular Access

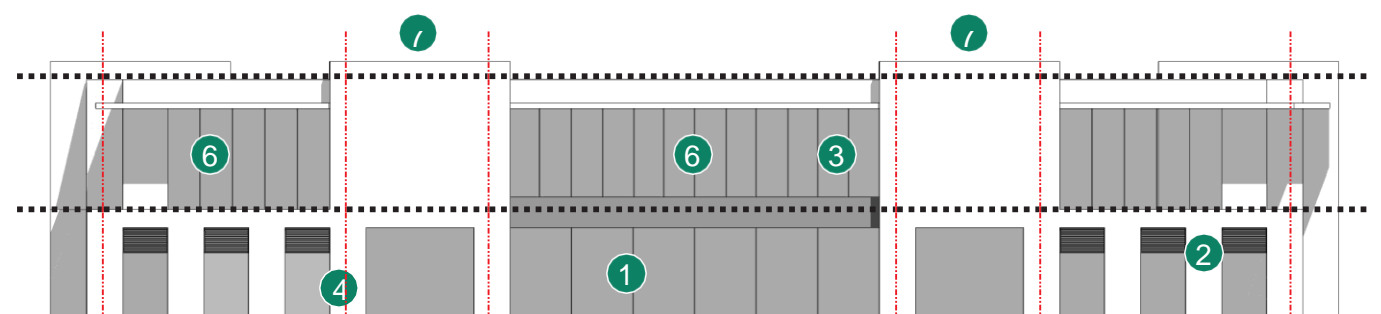


Retail/Mall Plot - Indicative Plan

- 1** Simple massing
- 2** Accentuation of the entries, with higher volumes and a differentiation in the façade design
- 3** Recessed upper floor - create clear definition of the ground floor in massing
- 4** Definition of volumes in the main façade (align with the set back) with vertical orientation. Depth variation in the recesses to add variety to the façade design

- 1** Large recess frames integrating openings - add depth to the façades
- 2** Frames and design details can be punch out from the façades integrating historical details to add visual interest to the façade
- 3** Recessed upper floor to create terraces, oriented towards the view
- 4** Canopies/roof parapets to provide shading and differentiation in the façade design
- 5** Composition integrating all openings as similar elements, maintaining materiality and design with different sizes
- 6** Maintaining the grid in the façade design
- 7** Symmetry in the façade composition
- 8** Lighting design is a key element to accentuate the façade features and create areas of interest

#### KEY PRINCIPLES

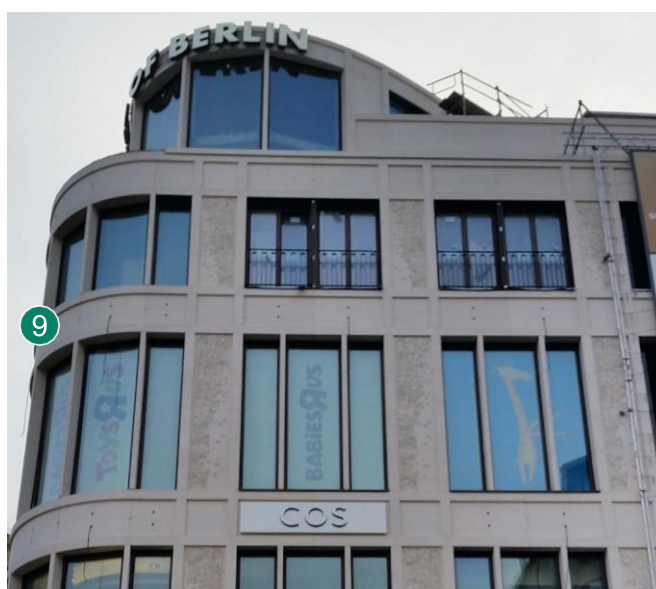
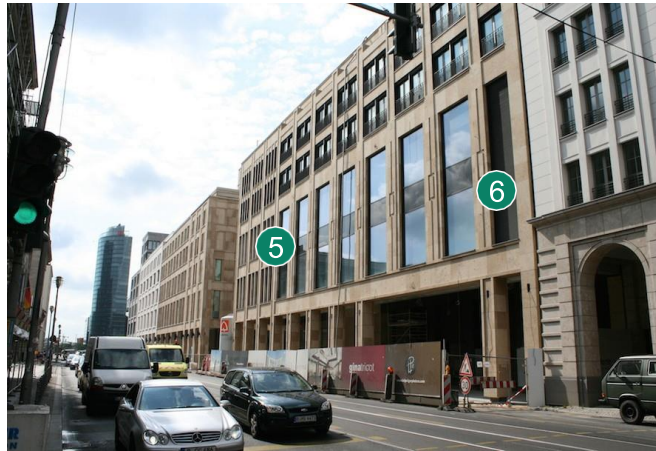




# Architectural Guidelines

## 4.4 Building Typologies

### 4.4.3 Commercial - Mood Images



- 1 Void to solid ratio 60%, allows for large glass openings
- 2 Reflective Glass shall be avoided, especially along the waterfront. Low-E glass to be used
- 3 Volumetric definition of the façades - Recessed volumes in the upper floors with continuous ground floor
- 4 Variations in the façade plan with recessed frames and volumes
- 5 Composition of openings with variation, but maintaining the same element
- 6 Design details, characteristic of the architectural style, added in the façade design integrating the volumetric definition and the openings composition
- 7 Entrance integrated in recessed frame to add sense of entry and monumental scale
- 8 Parapets and cornice details integrated in the design, following the architectural style
- 9 Corner differentiation
- 10 Façade composition with variation of vertical volumes integrating balconies
- 11 Shaded passageways
- 12 Lighting design is a key element to accentuate the façade features and create areas of interest
- 13 Composition of openings following proportion and symmetry principles, integrating recessed decorative elements
- 14 Differentiation of volumes in the façade design maintaining the composition elements - openings and details (cornice)
- 15 Canopies/roof parapets to provide shading and differentiation in the façade design
- 16 Recessed upper floor to create terraces, oriented towards the view



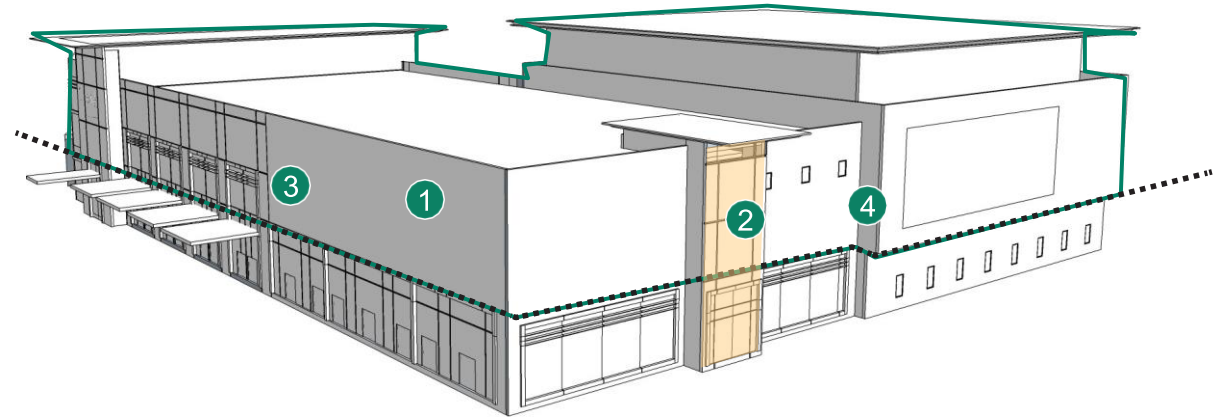
# Architectural Guidelines

## 4.4 Building Typologies

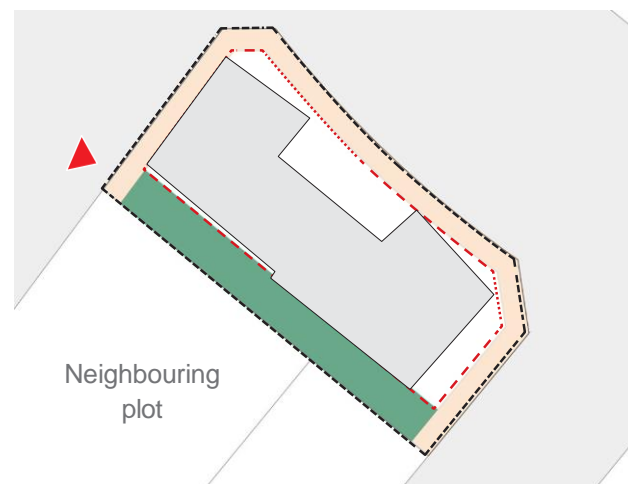
### 4.4.3 Commercial

#### LOCAL COMMUNITY CENTER

DHCC 2 includes two community centers, one in phase II A and the other in phase II B. General guidelines for these buildings are similar to those of larger malls, however these buildings might be more simple in massing and façade treatment.



- Front setback from the road
- Setback from side property line
- Plot Boundary
- Setback Line
- Vehicular Access

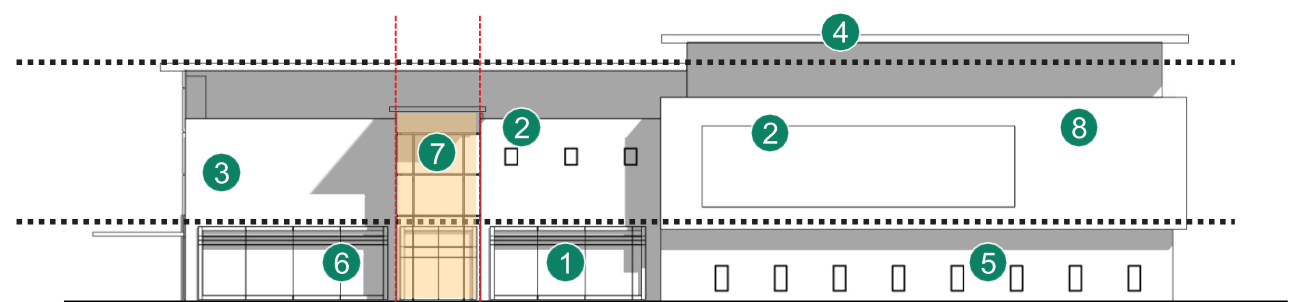


Local Community Center Plot - Indicative Plan

- 1** Simple massing
- 2** Accentuation of the entry, with a higher volume and a differentiation in the façade material
- 3** Differentiation in upper floor treatment - create clear definition of the ground floor
- 4** Definition of volumes in the main façade. Depth variation in the recesses to add variety to the façade design

- 1** Large recess frames integrating openings - add depth to the façades
- 2** Frames and design details can be punch out from the façades integrating historical details to add visual interest to the façade
- 3** Different treatment for the upper floor to create a clear definition for the ground floor
- 4** Canopies/roof parapets to provide shading and differentiation in the façade design
- 5** Composition integrating all openings as similar elements, maintaining materiality and design with different sizes
- 6** Maintaining the grid in the façade design
- 7** Clear entrance
- 8** Lighting design is a key element to accentuate the façade features and create areas of interest

#### KEY PRINCIPLES





# Architectural Guidelines

## 4.4 Building Typologies

### 4.4.3 Local Community Center - Mood Images



- 1 Void to solid ratio 60%, allows for large glass openings
- 2 Simple façade design, consistent shading and signage
- 3 Volumetric definition of the façades - Recessed volumes in the upper floors with continuous ground floor
- 4 Variations in the façade plan with recessed frames and volumes
- 5 Composition of openings with variation, but maintaining the same element
- 6 Modular façade integrating traditional elements
- 7 Entrance integrated in recessed frame to add sense of entry and monumental scale
- 8 Parapets and cornice details integrated in the design, following the architectural style
- 9 Corner differentiation
- 10 Differentiation of volumes in the façade design maintaining the composition elements - openings and details (cornice)
- 11 Shaded passageways
- 12 Lighting design is a key element to accentuate the façade features and create areas of interest
- 13 Composition of openings following proportion and symmetry principles, integrating recessed decorative elements
- 14 Canopies/roof parapets to provide shading and differentiation in the façade design
- 15 Lighting design to accentuate the massing components of the building
- 16 Differentiation in upper floor treatment - create clear definition of the ground floor








# Architectural Guidelines

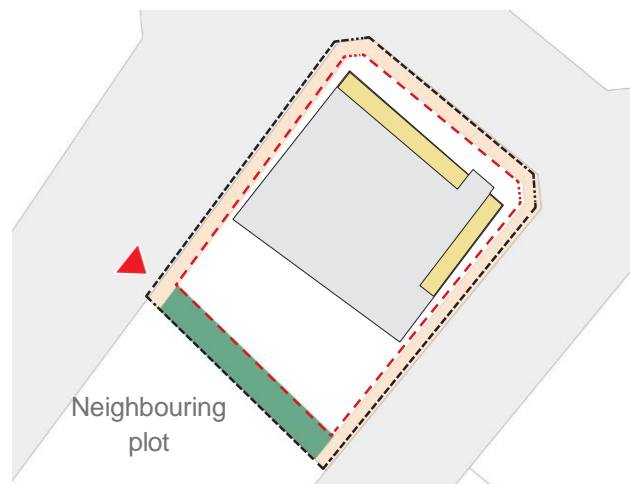
## 4.4 Building Typologies

### 4.4.4 Healthcare

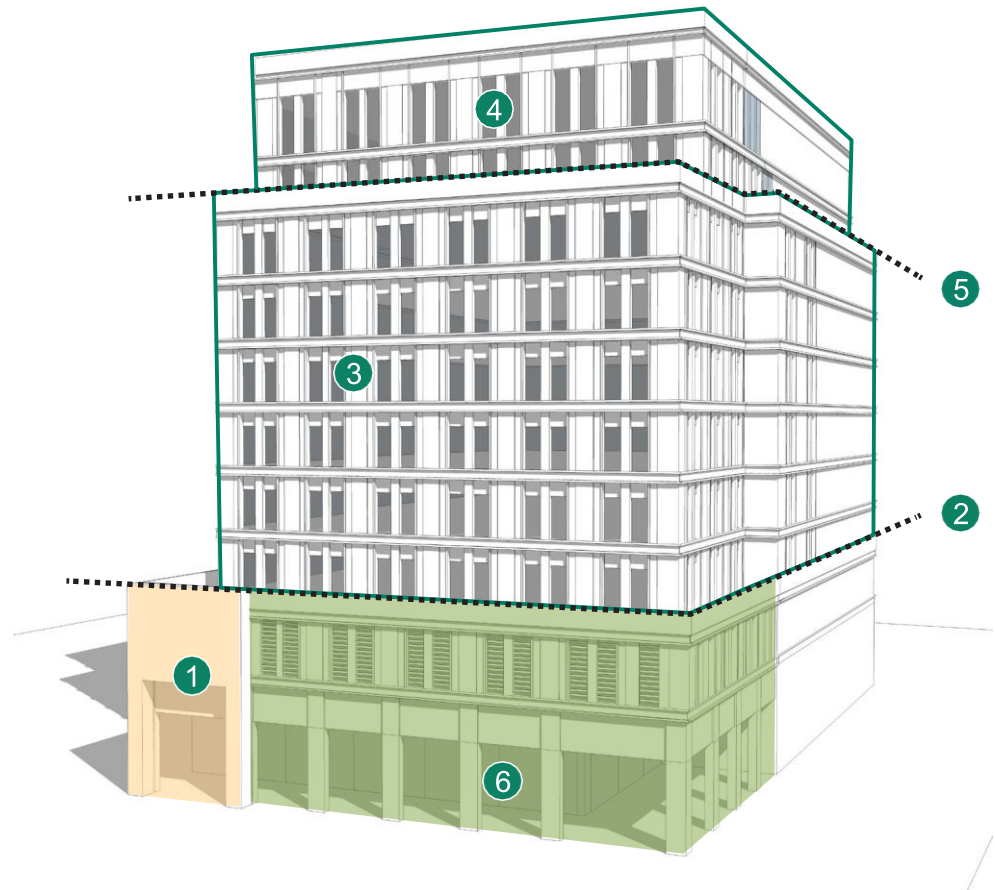
#### HOSPITALS

Hospitals are mid-rise blocks including Specialty Hospitals, Specialty Polyclinics, Elderly Care, Special Needs Center and support retail use. Retail is confined to ground floor level

-  Front setback from the road
-  Setback from side property line
-  Plot Boundary
-  Setback Line
-  Vehicular Access



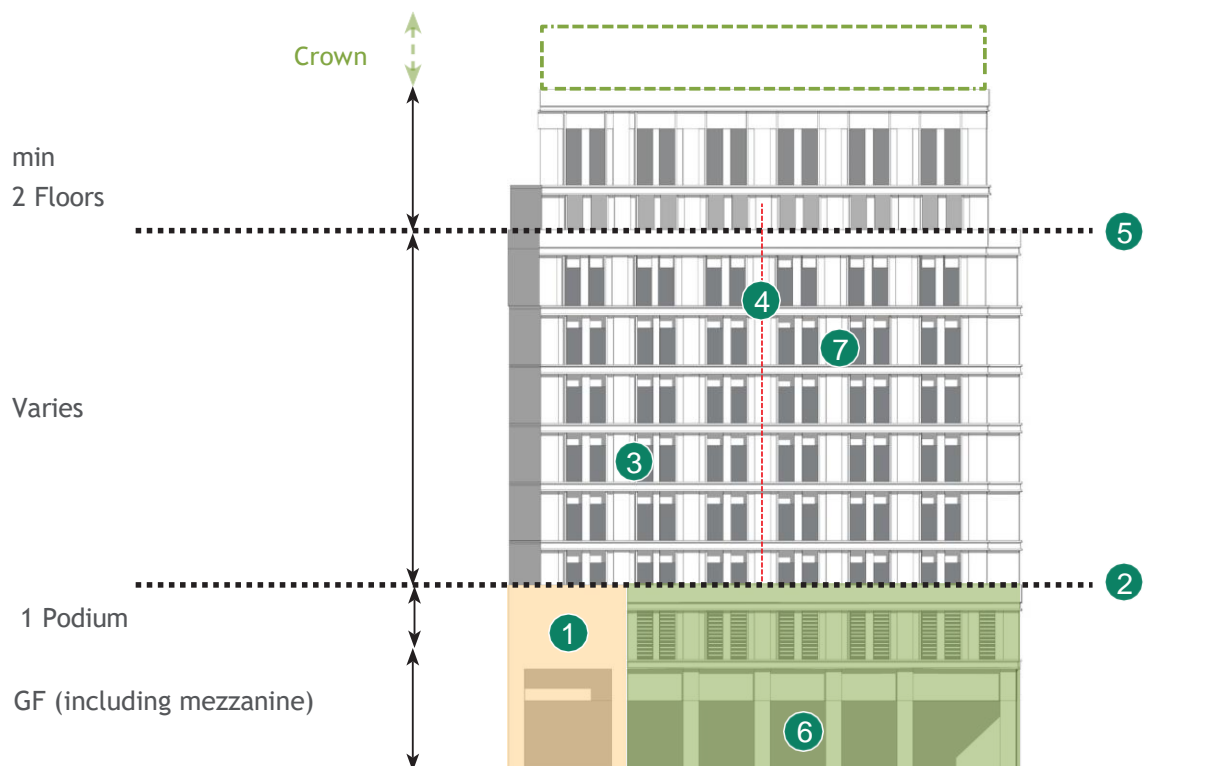
Clinic Plot - Indicative Plan



- 1** Volumetric definition of the entrance to add sense of entry
- 2** Lower expression line, defining the building base which comprises the ground floor and the first floor
- 3** Definition of volumes in the main façade with vertical orientation. Depth variation in the recesses to add variety to the façade design
- 4** Recessed upper floor
- 5** Upper expression line: it can be expressed either through recessed upper floors or through a variation in the materials, openings, design elements

#### KEY PRINCIPLES

- 1** Entrance Differentiation
- 2** Lower expression line defining the building base, and including the ground floor and the first floor
- 3** Modular openings. Frames and design details can be punched out from the façades integrating historical details to add visual interest to the façade
- 4** Symmetry in façade composition
- 5** Upper expression line
- 6** Covered walkway along the retail at the ground floor
- 7** Composition integrating all openings as similar elements, maintaining materiality and design with different sizes





# Architectural Guidelines

## 4.4 Building Typologies

### 4.4.4 Healthcare - Mood Images



- 1 Clear building components: base, middle and top
- 2 Frames and design details can punch out from the façades integrating classical details to add visual interest to the façade
- 3 Volumetric definition of the façades - Recessed volumes in the upper floors with continuous ground floor
- 4 Symmetry in façade composition
- 5 Composition of openings with variation, but maintaining the same element
- 6 Arcade along the retail
- 7 Cornice details marks the expression lines of the building
- 8 Parapets details integrated in the design, following the architectural style
- 9 Building top differentiation
- 10 Façade composition with variation of vertical volumes integrating balconies
- 11 Use of detail elements to differentiate floors. Composition integrating solid and void
- 12 Composition integrating all openings as similar elements, maintaining materiality and design with different sizes
- 13 Vertical alignment of openings
- 14 Differentiation of volumes in the façade design maintaining the composition elements - openings and details (cornice)
- 15 Entrance differentiation



# Architectural Guidelines






## 4.4 Building Typologies

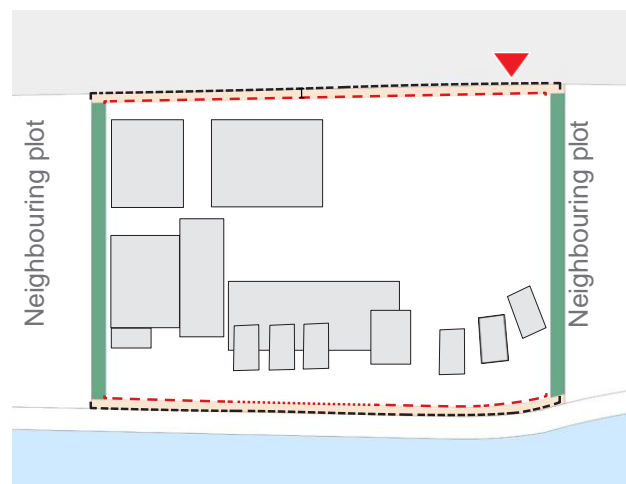
### 4.4.4 Healthcare

#### WELLNESS

Wellness Plots include low-rise plot buildings with wellness, resort and supporting retail uses. Wellness Centers Plots are positioned in central waterfront location and should leverage the prime waterfront location of the site.



-  Front setback from the road
-  Setback from side property line
-  Plot Boundary
-  Setback Line
-  Vehicular Access

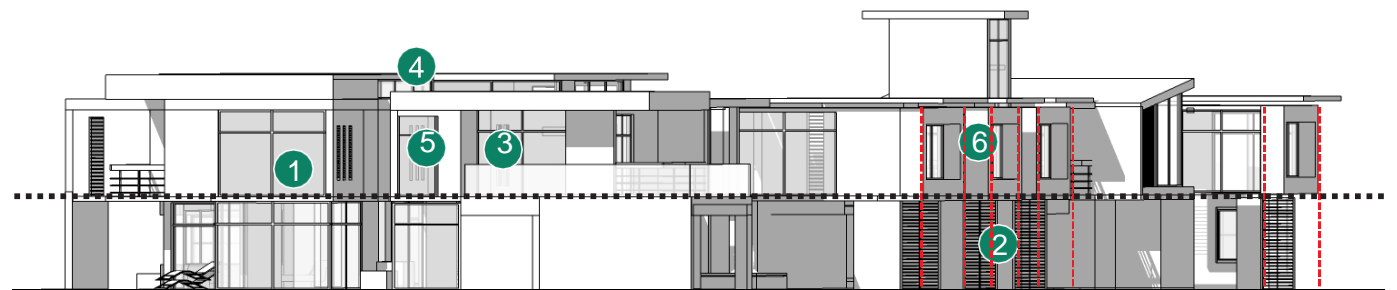


- 1 Resort style massing, making use of the wide plot and maximizing exposure to the waterfront
- 2 Components with simple massing
- 3 Differentiation in upper floor treatment - create clear definition of the ground floor

Front setback from the road

#### KEY PRINCIPLES

- 1 Large recess frames integrating openings - add depth to the façades
- 2 Clear grid for façade composition
- 3 Different treatment for the upper floor to create a clear definition for the ground floor activities
- 4 Canopies/roof parapets to provide shading and differentiation in the façade design
- 5 Maximized openings towards the waterfront
- 6 Maintaining the grid in the façade design
- 6 Lighting design is a key element to accentuate the façade features and create areas of interest
- 7 Provide differentiation in the fence design





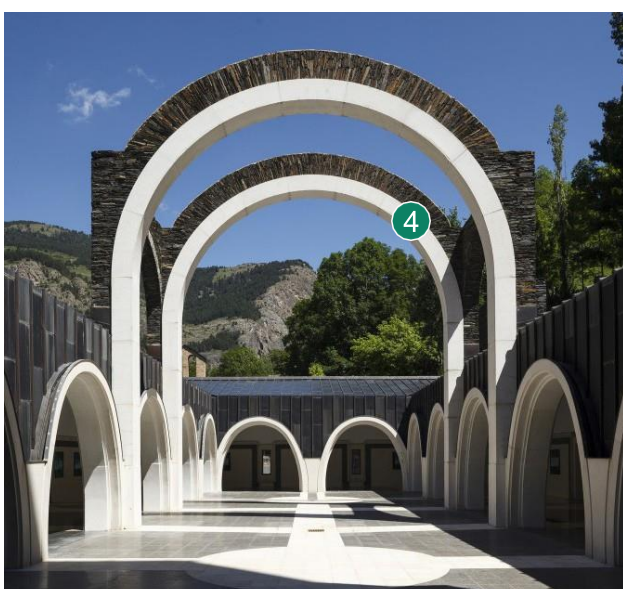
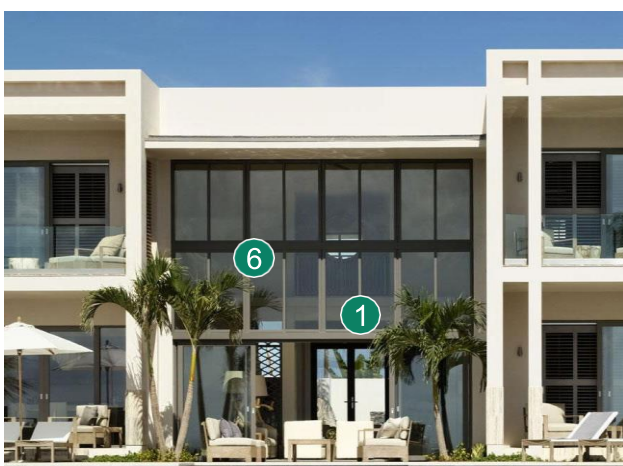
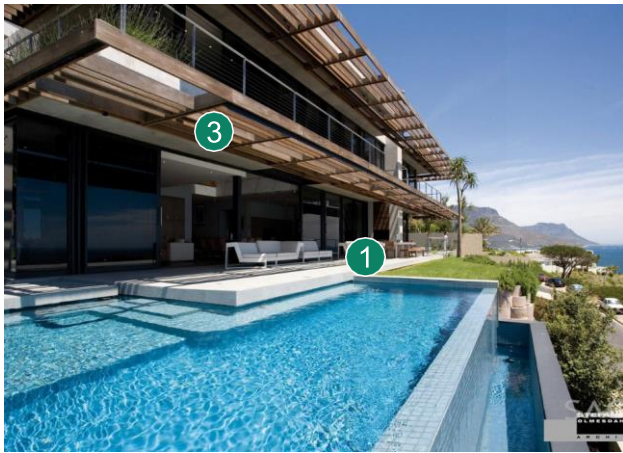
# Architectural Guidelines

## 4.4 Building Typologies

### 4.4.4 Wellness - Mood Images



- 1 Maximized openings towards the waterfront
- 2 Modular openings
- 3 Shading elements
- 4 Integration of classical elements in the design
- 5 Resort style massing
- 6 Symmetry in façade composition
- 7 Simple massing
- 8 Entrance differentiation
- 9 Composition integrating all openings as similar elements, maintaining materiality and design with different sizes





# Architectural Guidelines

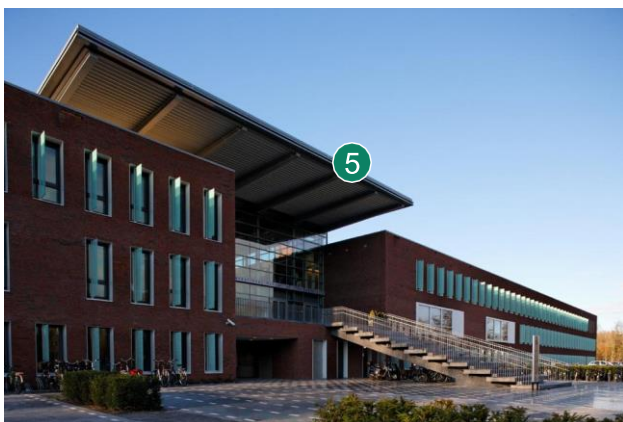
## 4.4 Building Typologies

### 4.4.5 Public Facilities: Mosques - Mood Images



- 1 Integration of traditional details
- 2 Modular openings
- 3 Rhythmic façade

### 4.4.5 Public Facilities: Schools - Mood Images



- 1 Modular building; rhythmic façade
- 2 Integration of traditional elements in façade composition
- 3 Clear definition of building entrance
- 4 Recessed ground floor to create shading passageways
- 5 Roof parapet





# Architectural Guidelines

## 4.4 Building Typologies

### 4.4.6 Utility Buildings

#### UTILITY BUILDINGS

The utility buildings are spread in major locations like parks, around residential plots, next to major recreational facilities and in between the souq plots. Therefore, the exterior treatment of these utility buildings should take into consideration the urban experience of the character areas around them.

As a general rule, no equipment or machinery should be left exposed. Roof of substations should be covered at all times.

A combination of materials and textures can help make the buildings appear rugged and elegant at the same time, and integrate it with the rest of the development.

The building façade treatment, forms, materials and texture should follow the principles of the proposed architectural theme for the development.

The following approaches are recommended for screening and façade treatments of utility buildings within DHCC 2 include:

- Primary Substation (132/11 kV Substations): massing to follow low rise buildings massing principles. Design to avoid long stretches of blank walls. Textures, materials, and design elements should comply with the architectural principles outlined in this section.
- District Cooling Plants: the building massing should follow low rise buildings treatment principles. Façade treatment and design elements should comply with the architectural principles outlined in this section.
- Pocket substations (11/0.4 kV Substations): Smaller pocket substations can be enclosed in a structure that conforms to the utility provider requirements for safety/ventilation. The structure can be metallic or solid (concrete/block works), and the treatment if the structure should be in line with the postmodern theme of the development



Enclosing utility building in a structure



Various samples of district cooling plants where the façade design is in compliance with its development architectural theme



Covering façades should incorporate different depths, materials, colours and lighting. In addition, Landscaping is encouraged as a complimentary aspect to the camouflaging process





# 05 LANDSCAPE & PUBLIC REALM



# Landscape & Public Realm

## 5.1 Introduction

This section addresses the various public realm design intents and guidelines. The aim is to enhance the character, quality & diversity of the landscape throughout the community. These guidelines form the basis of a coherent landscape vision that will crucially improve the quality of the design concepts and ensure a high-quality public and private landscape environment throughout Dubai Health Care City II Development.

The main objectives of this section are as follows:

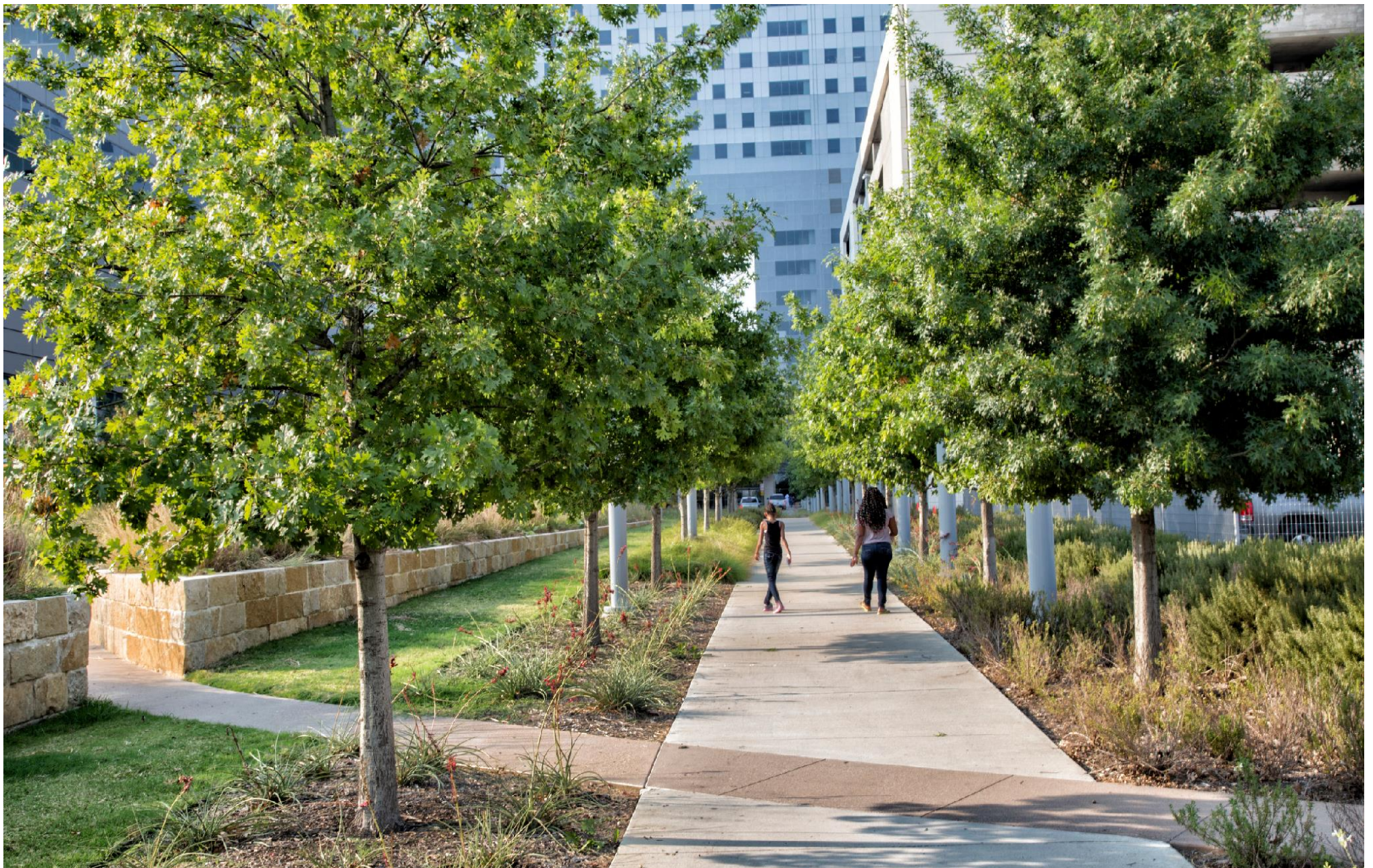
- The role of Landscape Design is to enhance the public realm and create lively connections between plots and open spaces.
- Design principles shall support the sustainability objectives of the Master Plan.
- Landscape design shall incorporate the use of native and drought tolerant, low water use plants.

- Landscaped areas shall be permanently irrigated and maintained. Planting shall create a healthy micro-climate condition by providing shade, windbreaks and reducing solar impact on buildings.
- Landscaping shall be completed prior to building occupation and shall be maintained to a high standard at all times.

Public realm guidelines are defined based on the following key design principles:

- Character - Articulates how the landscape presents a strong identity and sense of place.
- Ease of movement - A place that facilitates pedestrian mobility & connects different sides of the development through a network.

- Legibility - A place that people can intuitively navigate, read and move through easily.
- Safety - Create open spaces that feel safe to walk or cycle through, due to their orientation, lighting and natural surveillance.
- Quality - Apply best practice design principles adapted to the site, creating attractive outdoor spaces that reflect open space hierarchy and diverse public realm experiences and activations.
- Durability - Use of resilient materials to ensure low maintenance and a permanent quality image over time.
- Sustainability - Maximize the conservation of natural resources, and consider the use of local materials, including native, naturalized and adaptive plant species, to minimize maintenance and irrigation requirements.





# Landscape & Public Realm

## 5.2 Open Space Network & Hierarchy

### OPEN SPACE NETWORK

A network of open spaces has been carefully laid out on DHCC Phase II to increase livability, create a unique identity and promote activity, movement and interaction throughout the development. Public open spaces are categorized as follows:

- The right-of-way consists of links that connect an open space to another and thus, carefully consider the pedestrians, cyclists and transport in the design.
- The district park serves as the main green lung of the development. It is located in the heart of a mid-rise residential block and linked to the main road by sikkas and pedestrian paths. The district park offers a variety of features and facilities from passive use to active recreation.

- The community park is similar to a district park in function but only differs in size. It usually features play and fitness facilities, social gathering areas and open lawns.
- A neighborhood park, on the other hand, is an open space dedicated for recreation and respite on a neighborhood level.
- The local plaza's main purpose is to provide informal gathering spaces and help enhance the aesthetic value of its surroundings.
- The promenade links the rest of DHCC Phase II to the existing canal. It provides spaces for fitness & wellness such as jogging paths and exercise stations.
- Sikkas form the main green corridors that link different streets together. They serve as pedestrian walkways providing disconnection from the busy life city.

- Gateways are the main entrances to Dubai Health Care City Phase II. Those areas should be designed to attract and impress the visitors with their landscape and architectural elements.

The parks hierarchy ranges as follows:

- District parks, the largest in size, are about 20,000 sqm
- Community parks are about 6,000 to 9,000 sqm
- Neighborhood parks are 4,000 to 7,000 sqm

**“The public domain throughout the ROWs, plazas, and sikkas are designed to maintain pedestrian interactive nodes connecting parks and neighborhoods”.**



#### LEGEND

- |                |                   |                 |                      |
|----------------|-------------------|-----------------|----------------------|
| District Park  | Neighborhood Park | ROW Streetscape | Promenade            |
| Community Park | Local Plaza       | Sikka           | Gateway (Indicative) |



# Landscape & Public Realm

## 5.2 Open Space & Hierarchy

### SHADING STRATEGY

The shade strategy aims to establish an increase in outdoor thermal comfort through providing trees spaced in such a way that it will provide enough shade. For areas that cannot accommodate a tree, shade structures are provided.

Strategy ensures that maximum shade interventions are placed in the areas of highest footfall and encourages outdoor activity.

At key pedestrian linkages within community courts where pedestrian footfall is expected to be higher, there needs to be a higher degree of shading.

These priority links include the routes along activated culture walk, and connecting links between main squares, park and public transport. This enhanced shade will be provided by structures.

These priority links include the routes along activated culture walk, and connecting links between main squares, park and public transport. This enhanced shade will be provided by structures.


This strategy with the shading structures provided along with shady green trees will provide a comfortable outdoor environment for the pedestrians on the public realm using walkways in a safely shaded and naturally cooled space.



#### LEGEND

 Architectural Shade Structure

 Shade Tree

 Architectural Shade Structure & Shade Tree





# Landscape & Public Realm

## 5.2 Open Space & Hierarchy

### ACTIVATION PROGRAM

A program of activities has been carefully laid out on DHCC 2 Master Plan to maintain a variety of activities throughout the development.

Recreational activities are suggested in public open spaces such as the district, community, and neighborhood parks, and the promenade. These act as nodes that provide activities for the public.

The purpose is to encourage physical movement which is associated to the sustainability principles of the development.

The plan assures continuity of physical movement between the plots emphasizing a healthy lifestyle for the development.

The program ensures a variety of activities that cater for users of all ages and levels. The activities act as attraction nodes that invite people to visit the destination, stay and interact in a physical & playful sense.



#### LEGEND

Play Area

Interactive Water Play

Exercise Stations

Play Courts

Kickabout Lawn



# Landscape & Public Realm

## 5.2 Open Space & Hierarchy

### ACTIVATION PROGRAM

Public facilities are to be provided in public open spaces such as parks, plazas, and the promenade. The design of these facilities should follow the architectural main thematic character of the development being postmodern.

The facilities were distributed in consideration of the land use layout and expected footfall of visitors. Some were grouped in certain plots to maximize the offering for the visitors and ensure efficient holistic services to be provided.

Service facilities like Toilet blocks and Bicycle station should also take the overall theme in consideration. This includes small kiosks, pavilions and installations.



#### LEGEND

 Bicycle Parking

 Kiosk

 Toilet Block

 Vending Machine



# Landscape & Public Realm

## 5.2 Open Space & Hierarchy

### PARKS

The aim of these guidelines is to find principles that will aid in designing those parks in a sustainable, coherent, and safe manner maintaining diversity and variety of activities throughout the different areas.

Parks, divided into three main categories, form the main open spaces in DHCC 2. The district park being the largest, is conceived as the main green lung of the development.

Community parks serve same facilities as the district park but are smaller in size.

On the neighborhood level are the neighborhood parks, which are the smallest in size and offer recreational activities for the residents around them. The look and feel of those open spaces is illustrated in this section depending on the softscape and hardscape materials to be used while designing those parks.

### MOOD IMAGES



### SOFTSCAPE

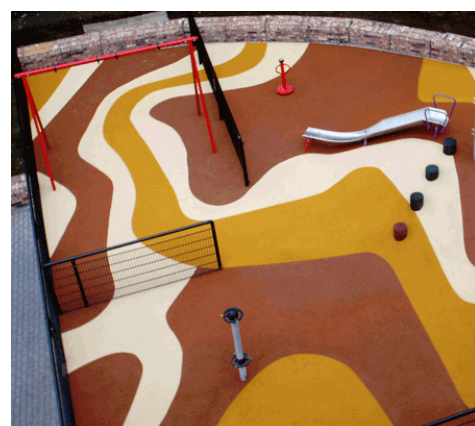
Trees



Shrubs & Ornamental Grass

Ground covers

### PAVING



Natural Stone Pavers

EPDM Surface

Rubberized Surface



# Landscape & Public Realm

## 5.2 Open Space & Hierarchy

### PARKS

- Plants used should complement the lively character of parks providing shade and color to the atmosphere (Please refer to the plant palette for more details about specific plants to be used).
- Landscape treatments shall include a variety of public facilities and outdoor activities.
- A minimum of 60% shade should be provided for all parks.
- Shrubs used are to maintain the lush character of the gulf region.
- Materials used are to address the natural feel of spaces and to reflect the sustainability principles of the development.
- Landscape furniture should include but are not limited to benches, bollards, shade structures, and water features. (Please refer to hardscape materials schedule for more details about furniture palette).
- All landscape materials are to be of high quality and suitable for the Dubai climate.

### DISTRICT PARK



### COMMUNITY PARK



### NEIGHBOURHOOD PARK





# Landscape & Public Realm

## 5.2 Open Space & Hierarchy

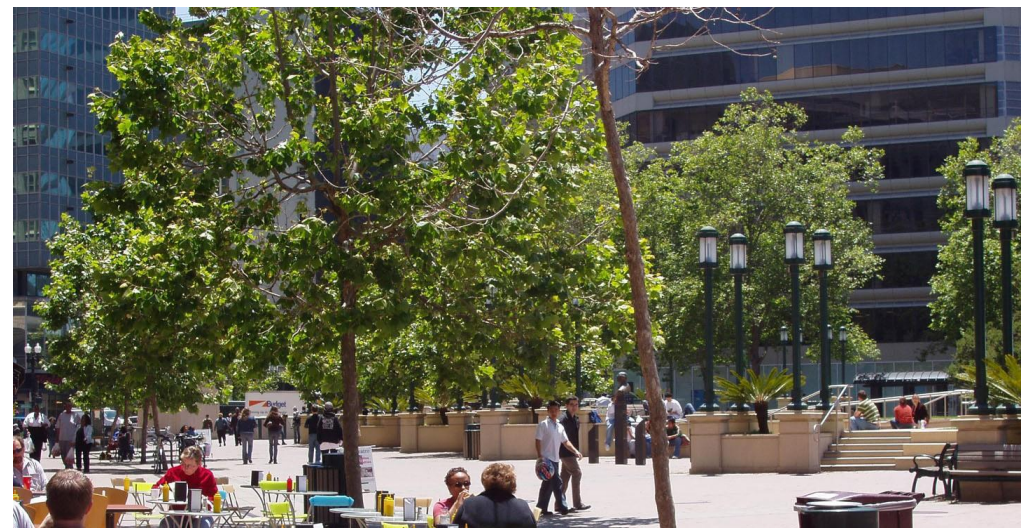
### LOCAL PLAZAS

Guidelines are to complement a unified character of the series of linked multi-functional public local plazas proposed throughout the development.

Plazas in DHCC 2 have been laid out to offer landscape links for public use between plots. Guidelines to design those plazas are as follows:

- Plants used should provide a consistent balance between the softscape and the hardscape of those areas (Please refer to the plant palette for more details about specific plants to be used).
- A minimum of 80% shade is to be provided for all plazas.
- Plazas are to cater for small group activities and interact with adjacent retail land uses (e.g. cafes).
- Furniture has to adhere to the minimal geometry of the surrounding. (Please refer to hardscape materials schedule for more details about furniture palette).

### MOOD IMAGES



SOFTSCAPE

Trees



Shrubs & Ornamental Grass

Ground covers



PAVING

Cobblestone Pavers

Concrete Pavers



# Landscape & Public Realm

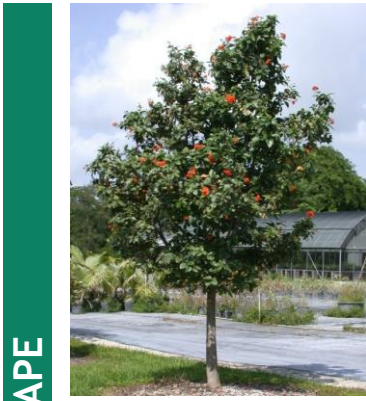
## 5.2 Open Space & Hierarchy

### SIKKAS

Sikkas serve as the main green connections between areas. The following principles should be taken into account while designing Sikkas:

- Choice of plants should depend primarily on size due to the narrow width of those pathways. Small trees, shrubs with a limited spread, and ground covers are to be thought of. (Please refer to the plant palette for more details about specific plants to be used)
- A minimum of 80% tree shade is to be provided.
- Pavement with smooth finishes is to be considered to maximize the comfort of walker.
- Minimum furniture is to be included only in areas where there is need for it.

### MOOD IMAGES



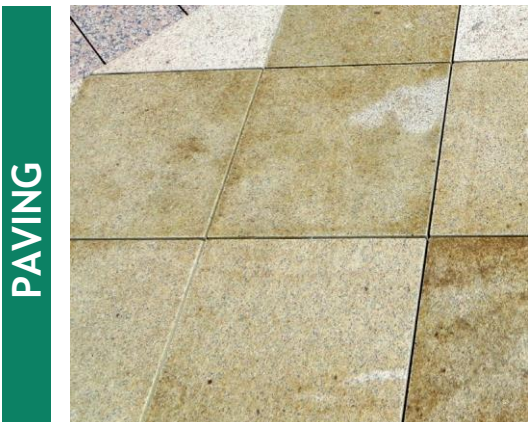
SOFTSCAPE

Trees

Ground covers



Shrubs & Ornamental Grass



PAVING

Stone Pavers



# Landscape & Public Realm

## 5.2 Open Space & Hierarchy

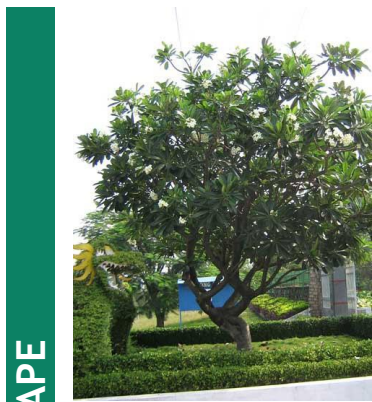
### PROMENADE

The promenade is one of the focal areas of the development which requires guidelines that address mainly the interactive character and weather conditions of the area.

The promenade, which is located on the southern part of DHCC 2, is to be designed with great care to the choice of salt tolerant materials. Guidelines are as follows:

- Only salt tolerant plants are to be considered for this area (Please refer to the plant palette for more details about specific plants to be used).
- A minimum of 60% shade is to be provided for the promenade.
- Continuous maintenance to the hardscape materials must be planned.
- Only furniture with very high quality in terms of salt tolerance to be chosen (Please refer to hardscape materials schedule for more details about furniture palette).

### MOOD IMAGES



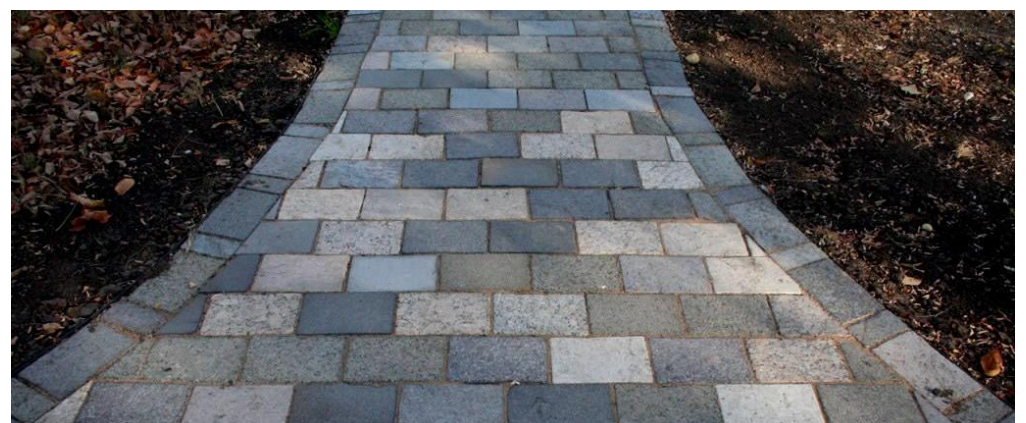
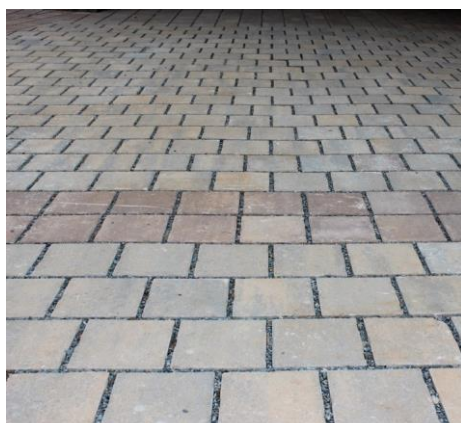
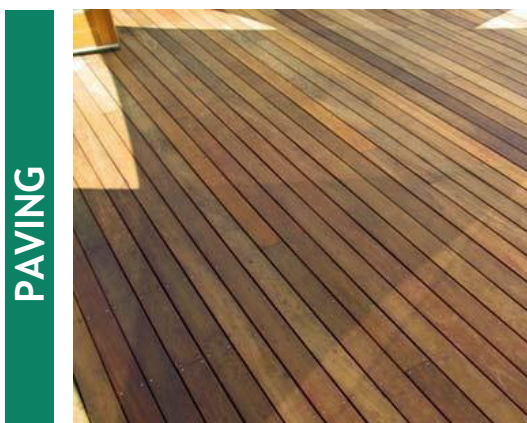
SOFTSCAPE

Trees

Ground covers



Shrubs & Ornamental Grass



PAVING

Timber Deck

Concrete Pavers

Granite Pavers



# Landscape & Public Realm

## 5.2 Open Space & Hierarchy

### GATEWAYS

Those guidelines aim to provide high quality standards for the main entrances to DHCC 2 giving it the highest standards as one enters the development.

The following guidelines are to be respected for gateway areas:

- Use of plants must aim to provide colorful attractive foliage's and textures (Please refer to the plant palette for more details about specific plants to be used).
- Palms to be concentrated in those areas to emphasize the linear perspective into the development.
- Gateways should include architectural elements that highlight the entrance to the development.
- Pavement material with details in texture is to be used on Gateways to maximize the aesthetics of the overall space.
- Minimum furniture is to be included only in areas where there is need for it.

### MOOD IMAGES



### SOFTSCAPE

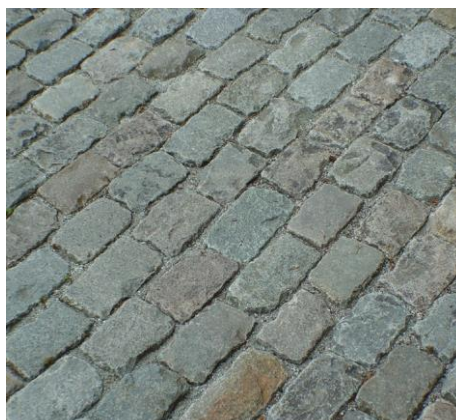
Trees



Shrubs & Ornamental Grass

Ground covers

### PAVING



Cobblestone Pavers

Concrete Pavers



# Landscape & Public Realm

## 5.3 Public Realm & Landscape Character

### PEDESTRIAN CORRIDORS

#### PRIMARY PEDESTRIAN CIRCULATION

Primary pedestrian circulation runs along the highly-traveled paths that link major destinations. These paths are usually located on the sides of a main road. These routes are often shaded with trees or shade structure and are buffered with a planting strip from the carriageway. It is usually segregated to a bicycle or jogging track but becomes shared when there are limits in space.

#### SECONDARY PEDESTRIAN CIRCULATION

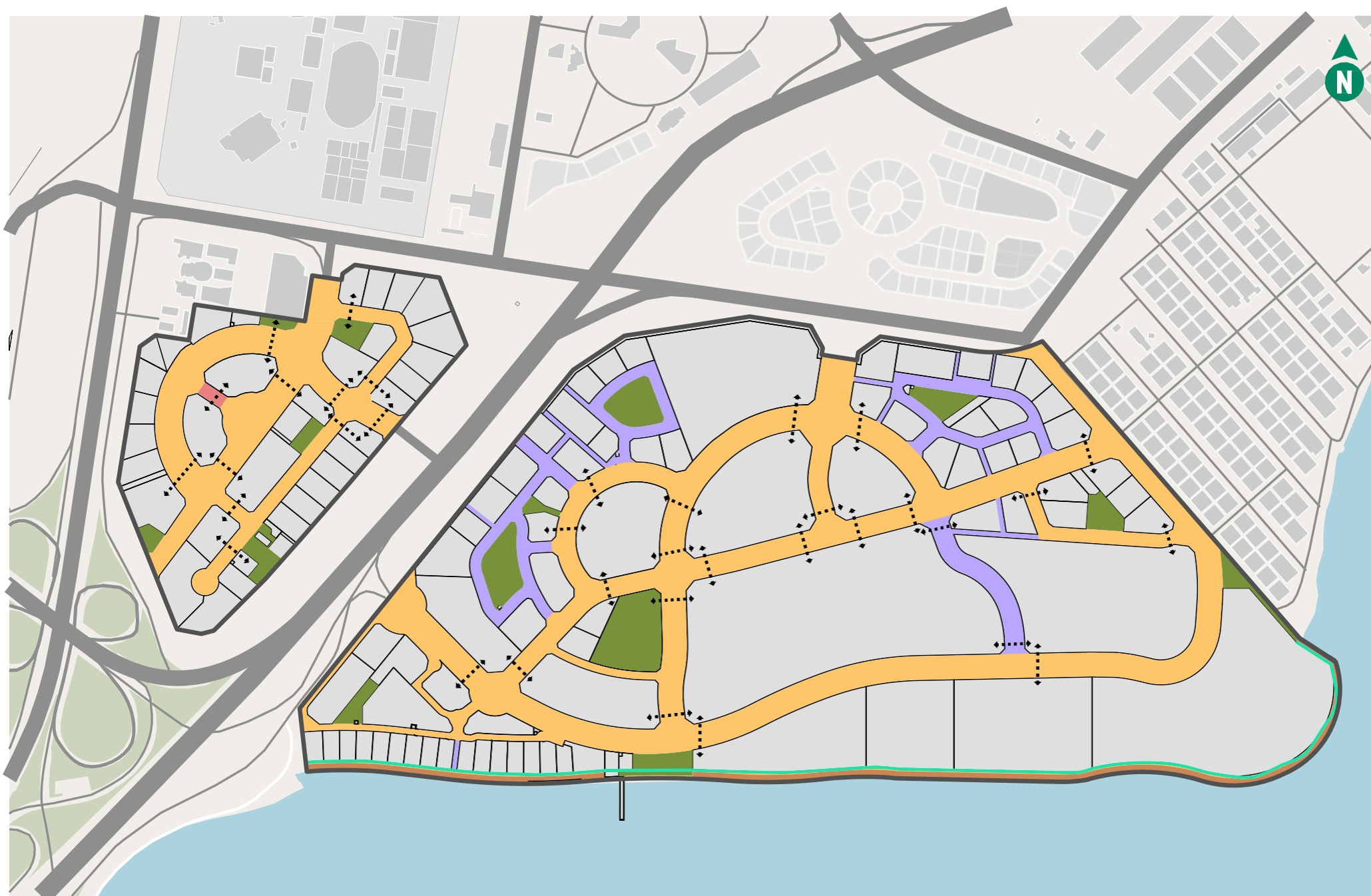
The secondary pedestrian circulation network is located along the smaller streets connected to the main roads. Secondary pedestrian paths are sometimes shared with a bicycle track.

#### BICYCLE TRAIL

A dedicated bicycle trail runs in one main loop along the major road.

#### PEDESTRIAN CROSSING

The pedestrian crossing, raised or otherwise, plays a vital role in the pedestrian circulation network. This connects the footpath from one side of the road to the other while keeping the pedestrians safe from vehicles.



#### LEGEND

Primary Pedestrian Circulation

Secondary Pedestrian Circulation

Promenade

Jogging Path

Indicative Pedestrian Crossing



# Landscape & Public Realm

## 5.3 Public Realm & Landscape Character

### PEDESTRIAN CORRIDORS

#### MOOD IMAGES

##### Sidewalks



##### Crosswalks



##### Bicycle Track



##### Jogging Track



##### Promenade





# Landscape & Public Realm

## 5.3 Public Realm & Landscape Character

### VEHICULAR CORRIDORS

The aim of these guidelines is to unify the streetscape character and provide basic principles for the planting along the side-walks of major ROW's.

A typical streetscape is composed of a shaded 2.0-m wide foot-path with occasional nodes for sitting and public art, buffered by a planting strip from the carriageway. In some instances, the ROW also has a jogging path and a dedicated bicycle track.

Five main ROW's were identified for the Master Plan.

#### Single Carriageway - 1x1 Lane - Narrow

- Narrow roads that form the main vehicular networks inside neighborhoods

#### Single Carriageway - 1x1 Lane - Wide

- The main connections between various ROW's

#### Dual Carriageway - 2x2 Lanes

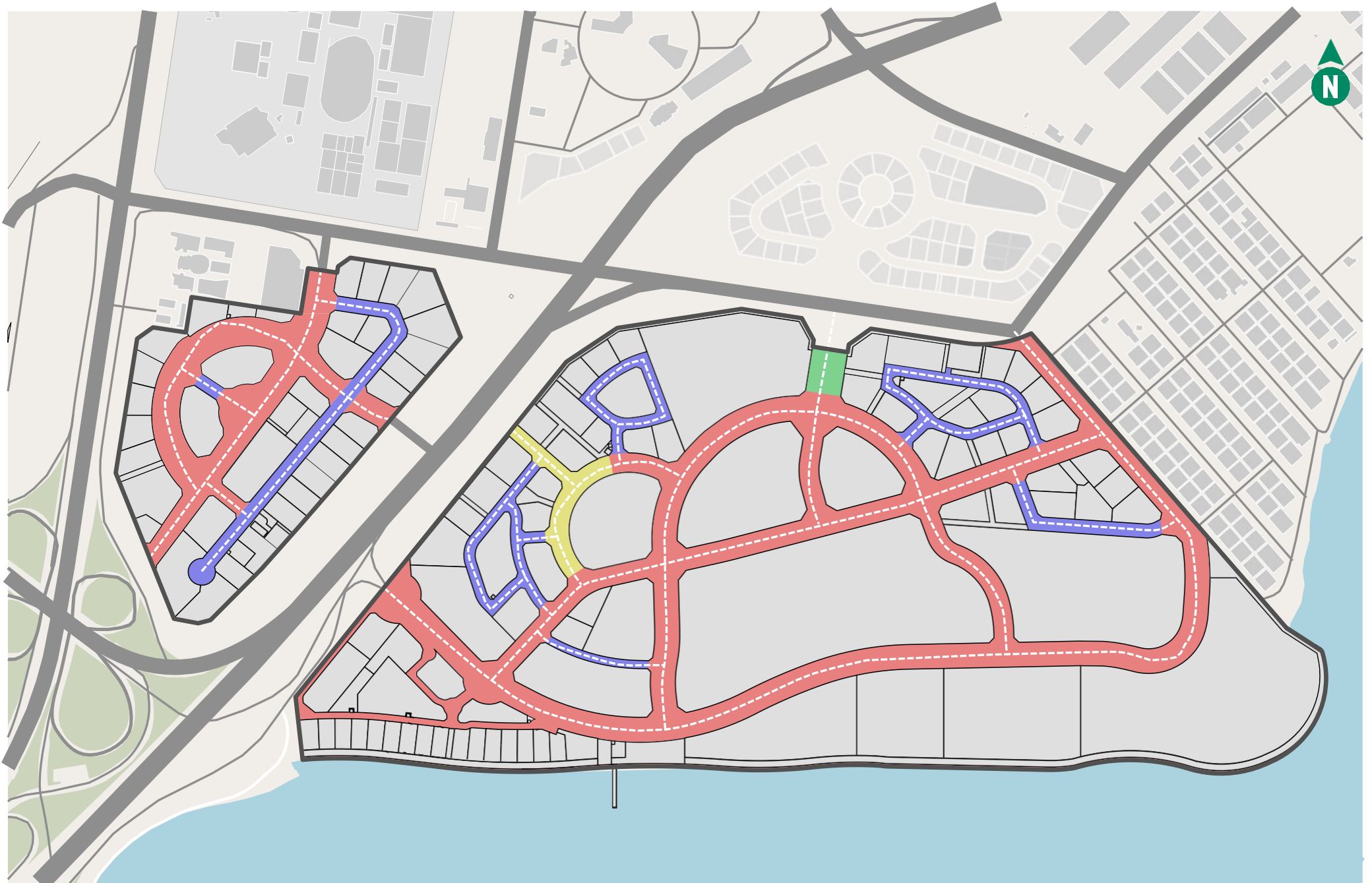
- The major vehicular spines connecting neighborhoods in the master plan

#### Dual Carriageway - 3x3 Lanes

- The main boulevard serving as the main entrance to the development

#### Dual Carriageway - 4x4 Lanes

- Widest streets that come between commercial plots



#### LEGEND

One-Way Carriageway  
2 Lanes

Single Carriageway  
1x1 Lanes

Dual Carriageway  
2x2 Lanes

Dual Carriageway  
3x3 Lanes

--- Project Boundary

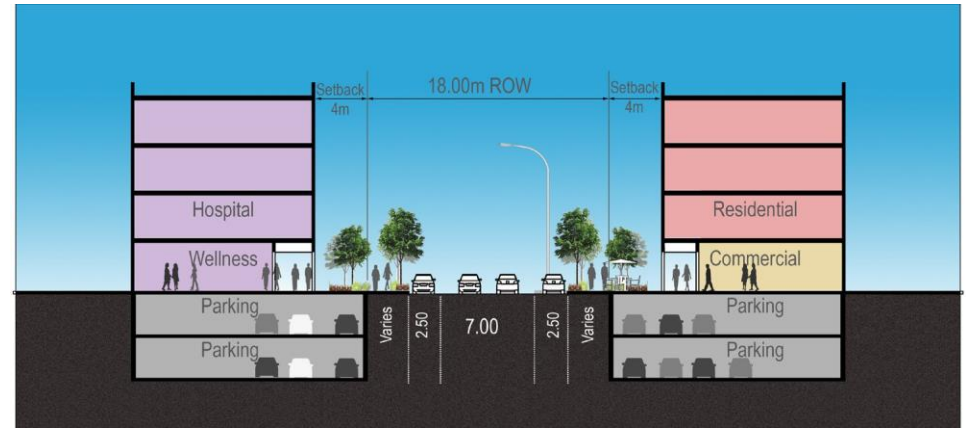


# Landscape & Public Realm

## Vehicular Corridors

### SINGLE CARRIAGEWAY - 1X1 LANE\_NARROW

The road corridor provides a main thoroughfare throughout the neighborhood community. It is conceived that this road will provide a double line of low level planting, creating a “green” marker throughout the community. Canopy tree planting will provide shade, enclosure and scale definition. Public domain provides opportunities for shared space for pedestrian movement.



SOFTSCAPE



Trees



Ground covers



Shrubs & Ornamental Grasses



PAVING

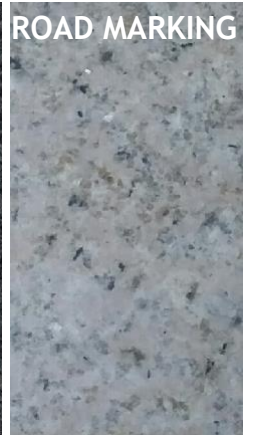
**PEDESTRIAN FOOTPATH**



**PARKING**



**ROAD**



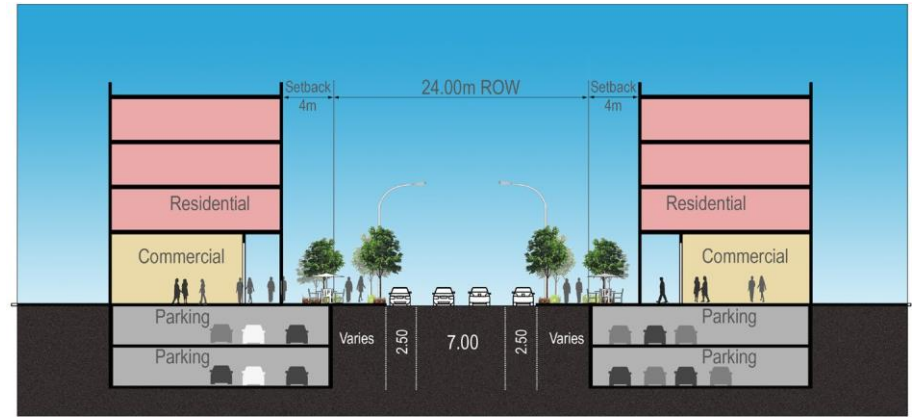


# Landscape & Public Realm

## Vehicular Corridors

### SINGLE CARRIAGEWAY - 1X1 LANE\_WIDE

The road corridor provides access and on-street parking areas to commercial areas within the development in addition to a link between the primary and secondary collector roads. The corridor provides a public domain on both sides of the road responding to the scale of the built form and providing an enlarged footpath to accommodate greater density of pedestrian movements. Trees will provide shade, enclosure and scale definition. Public domain provides opportunities for shared space for commercial spillover spaces, pedestrian and bicycle movement.



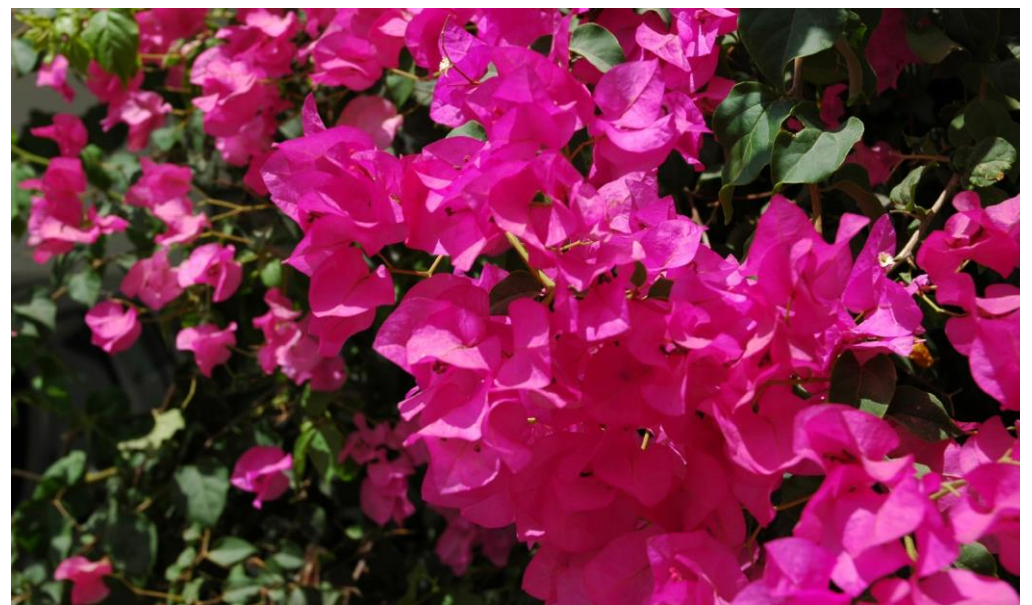
SOFTSCAPE



Trees



Ground covers



Shrubs & Ornamental Grasses

PAVING



BICYCLE TRACK



PEDESTRIAN FOOTPATH



PARKING



ROAD

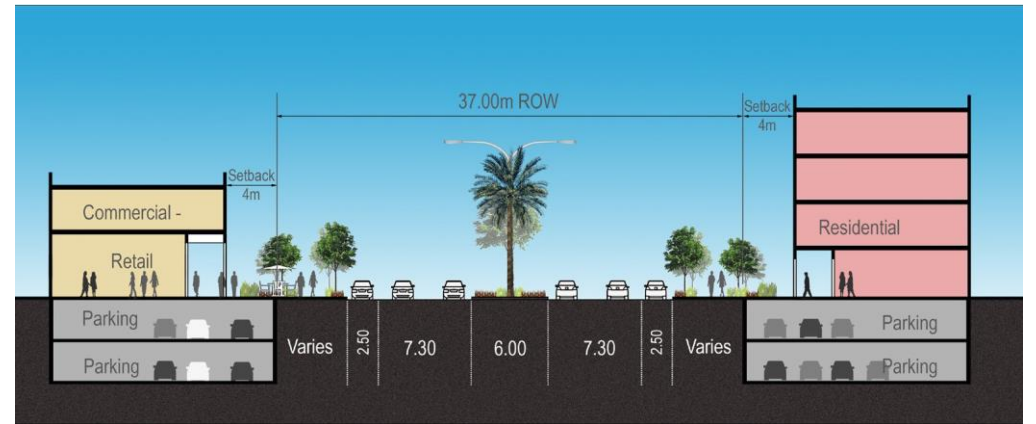


# Landscape & Public Realm

## Vehicular Corridors

### DUAL CARRIAGEWAY - 2X2 LANE

The road corridor provides the entry gesture and threshold to the premium plots. The road right-of-way is oversized to create a structured tree-lined boulevard, with generous tropical foliage planting. The corridor provides space for public domain on one side of the road. This area will be primarily filled with planting and organized for shared space for retail spillover spaces, pedestrian, and bicycle movement.



SOFTSCAPE



Trees



Ground covers



Shrubs & Ornamental Grasses



PAVING



BICYCLE TRACK



PEDESTRIAN FOOTPATH



PARKING

ROAD

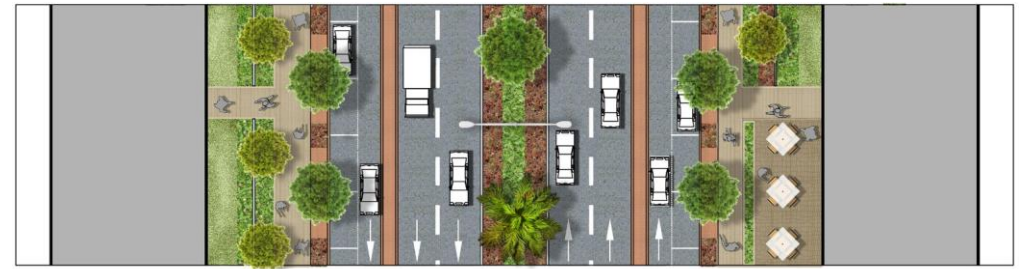
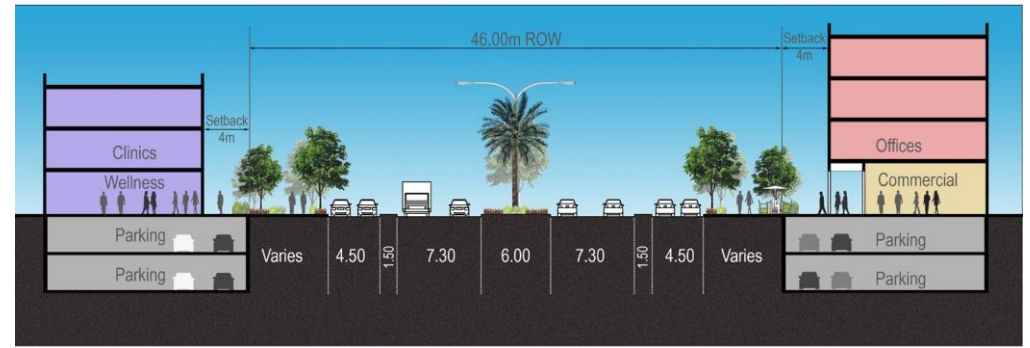


# Landscape & Public Realm

## Vehicular Corridors

### DUAL CARRIAGEWAY - 3X3 LANE

This right-of-way exists in one location, which is considered to be one of the main entrances to the development. The road corridor is marked with a line of palm trees in the median providing a linear perspective into the development. The sides of the road are highlighted with sculptural ground covers, seasonals, and shade trees allowing opportunities for public use by pedestrians.



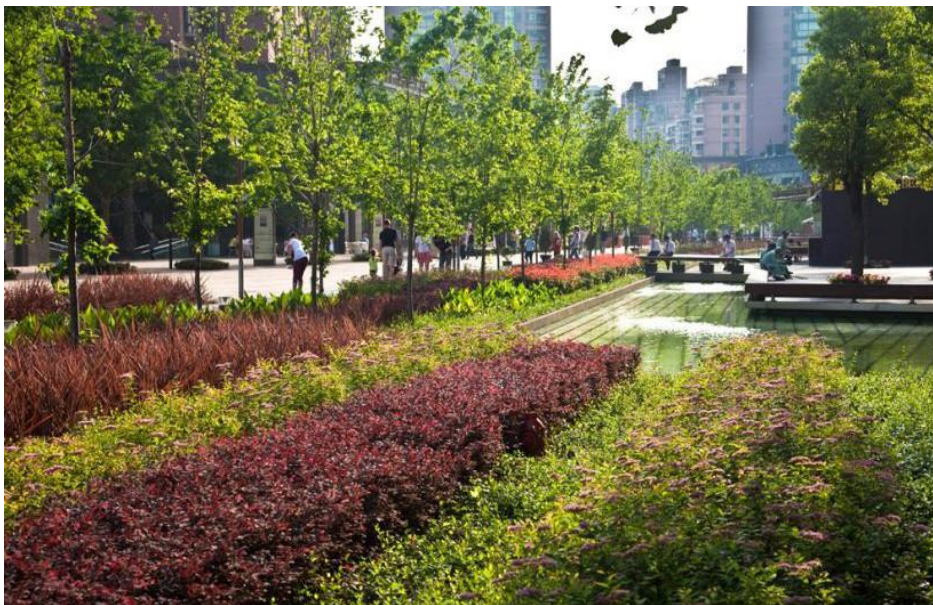
SOFTSCAPE



Trees



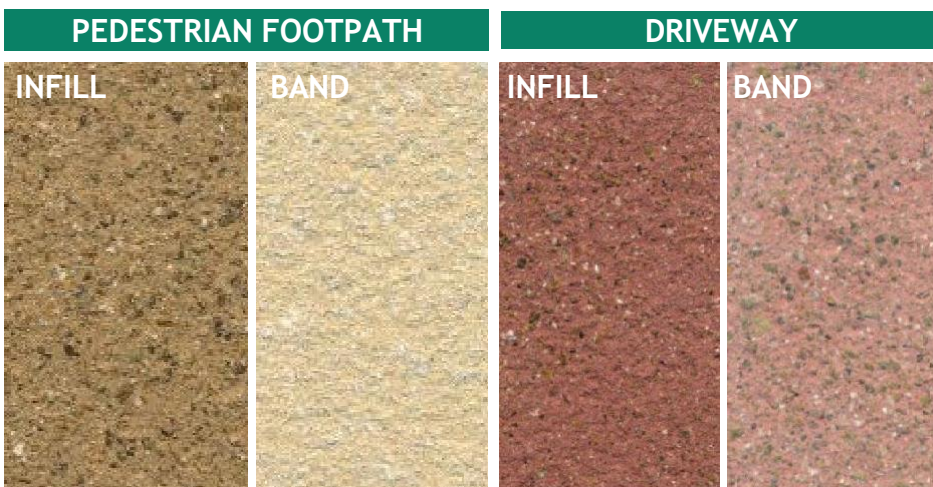
Ground covers



Shrubs & Ornamental Grasses



PAVING



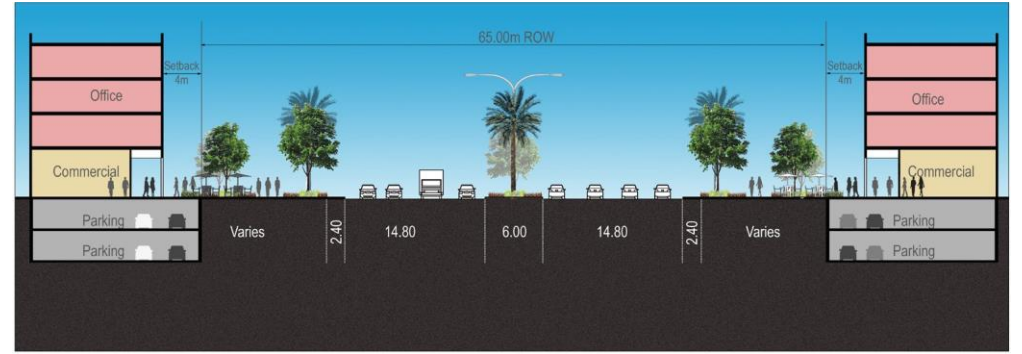


# Landscape & Public Realm

## Vehicular Corridors

### DUAL CARRIAGEWAY - 4X4 LANE

The widest right-of-way in the development is lined with three tree markings in the middle, and both sides of the road. The road corridor is highlighted with palms and generous foliage planting. The corridor provides space for public domain on both sides of the road. This area will be primarily filled with planting and organized for shared space for retail spillover spaces.



SOFTSCAPE



Trees



Ground covers



Shrubs & Ornamental Grasses



PAVING

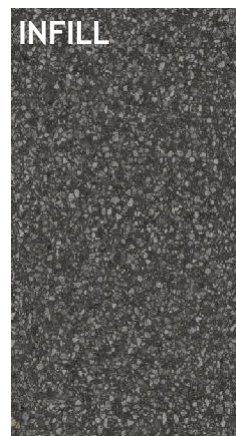
#### PEDESTRIAN FOOTPATH



#### PARKING



#### ROAD





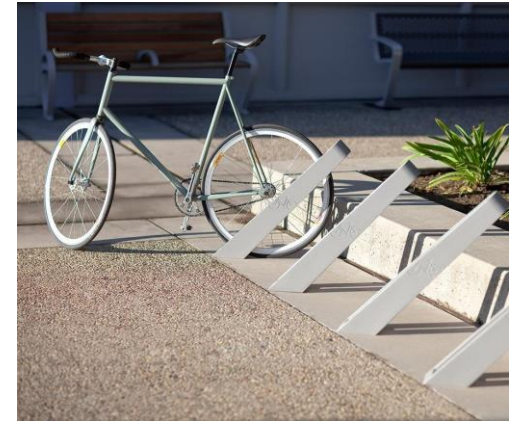
# Landscape & Public Realm

## 5.4 Hardscape General Guidelines

### STREET FURNITURE

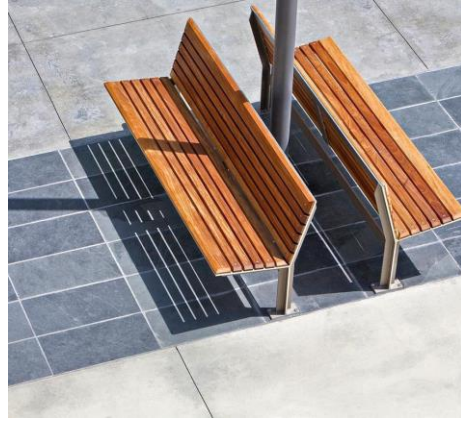
#### BICYCLE RACKS

Simple geometry bike racks with pale grey color



#### BENCHES

Materials used for benches have to endure extreme weather conditions. Advised materials: timber and steel.



#### BOLLARDS

Bollards should have a coherent material/color palette. Advised material: dark brown steel.



#### BINS

Bins with a smooth finish shall be made of timber or pale grey steel.



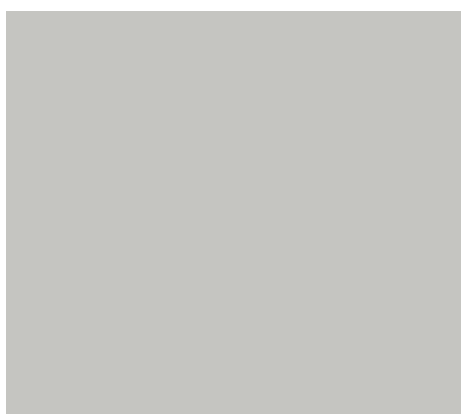
#### PLANTING PITS

Planting pits should be recessed in the ground and aligned with the pavement to maintain a fine look for the spaces.



#### COLOR PALETTE

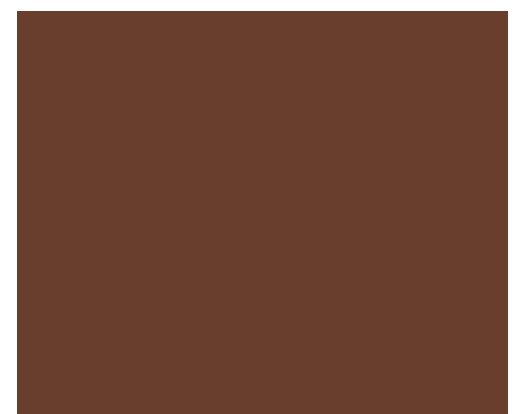
Color palette to be used for all Landscape Furniture to maintain a consistent look and feel of the public realm.



Shades of Grey



Shades of Camel



Shades of Brown



# Landscape & Public Realm

## 5.4 Hardscape General Guidelines

### SHADE STRUCTURES

#### FABRIC STRUCTURES

Fabric shade structures are to be used in small gathering spots and play areas.



#### PERGOLAS

Pergolas to be used in parks. Minimum height from ground level should be 4m.



#### ARCHITECTURAL

Architectural shade structures should be placed in main public areas such as the promenade or district park.

Their form should reflect simplicity and high standards of design.



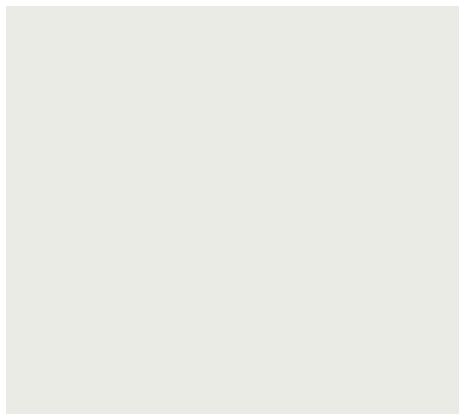
#### PARASOLS

Parasols are to be used in plazas for cafes and restaurants. They could be also used on the promenade if needed.



#### COLOR PALETTE

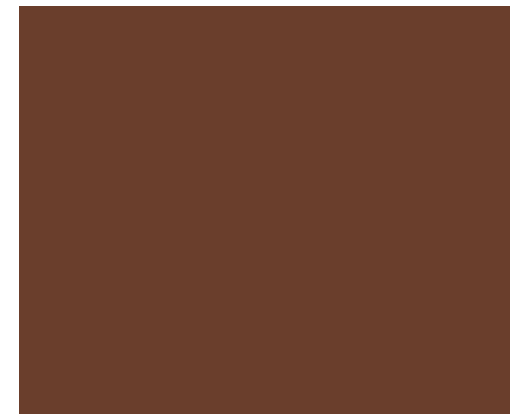
Color palette to be used for all Shade Structures to maintain a consistent look and feel of the public realm.



Shades of White-Beige



Shades of Red



Shades of Brown



# Landscape & Public Realm

## 5.4 Hardscape General Guidelines

### SIGNAGE & WAYFINDING

#### GENERAL STANDARDS

Signage will establish an image and identity for community while providing identification, direction and information. All signs will be appropriate to their context and location in terms of scale and manner. For example, signs on local streets shall be human-scaled and consistent with the nature of their surroundings. The requirements for the language, dimensions, illumination, design, and maintenance for all temporary and permanent signage will be established by the DHCC.

All buildings, roads, driveways and service areas must be clearly signed with clear and efficient way finding strategies.

- Signage shall establish a coordinated graphic system throughout the site.
- Site signage shall be consistent.
- Entry signage and building identification signage shall be well illuminated and free of planting and obstacles that might interfere with their visibility.
- Signage shall highlight appropriate access and circulation routes for emergency entry and exit.
- Neon signage shall be not permitted.

#### REQUIRED PERMIT

A Planning and Building Permit must be obtained from the DHCC prior to erecting, altering, displaying or relocating a temporary or permanent signage. Approval from the DHCC will be required for all advertising signage, directional and identification signage.

No signage, temporary or permanent, will be permitted on any plot, adjacent to any plot or on the structure of any plot without the prior approval of the DHCC. In granting approval, DHCC may impose any conditions it believes necessary and at its absolute discretion including but not limited to length of time, type, structure, design or lighting of signage and what can be displayed on the signage.

#### EXEMPTIONS AND PROHIBITIONS

The following signage shall be exempt from the requirement for Planning and Building Permits:

- Signage which are wholly within individual building enclosures and is viewed only by the occupants and visitors of that building; or
- Traffic, parking, warning, danger, street name, utility marker, directional, information, official signage and legal notices issued by DHCC.

It shall be prohibited, except by special permission by the DHCC, to erect, alter, display or relocate any signage which:

- Does not conform to the provisions of the guidelines.
- Constitutes a traffic hazard by reasons of its size, location, projection, content, color or manner of illumination;
- Affixes to utility poles, trees, stones, bushes or other natural features, or other signage;
- Is structurally unsafe or not kept in good repair or maintenance;
- Advertises a business or product no longer operated or sold;
- Is not related to the premises on which the sign is erected;
- Projects over a public right-of-way, is closer than 2.5 meters to the curb or is closer than 1 meter to any side property line, as measured from the farthest projection of the sign;
- Obstructs neighboring signage or pedestrian traffic, either physically or visually.
- Is mounted on a roof.

#### SIGNAGE CRITERIA

The content of all directional and information signage shall be displayed in both Arabic and English.

For the purposes of the relevant authorities' regulations, signage face shall be interpreted as follows:

#### FREESTANDING SIGNAGE:

- Signage face shall be the entire surface area of the signage on which a copy could be placed;
- Supporting structure or bracing of signage shall not be counted as part of a signage face area unless it constitutes part of the signage message;
- Where a signage has two display faces back-to-back, the area of only one face shall be considered the signage face area; and
- Where a signage has more than one display face, all areas which can be viewed simultaneously shall be considered the signage face area. Obstructs neighboring signage or pedestrian traffic, either physically or visually.
- Is mounted on a roof.

#### OTHER THAN FREESTANDING SIGNAGE:

- Where a message is fabricated together with the background which borders or frames that message, the signage face shall be the total area of the entire background; or
- Where a message is applied to a background, without a border or frame, the signage face shall be the area of the smallest rectangle, which can encompass all words, letters, figures, emblems, and other elements of the signage message.

#### SIGNAGE MAY BE ILLUMINATED IN THE FOLLOWING MANNER:

- Internal lighting - made of translucent material with internal lights
- Back lighting - lit in such a way that the external source of light illuminates the background
- Front lighting - lit by spotlights specifically directed at the signage.



# Landscape & Public Realm

## 5.4 Hardscape General Guidelines

### SIGNAGE & WAYFINDING

#### DIRECTIONAL SIGNS

Directional signs shall have an eye level height with easy fonts to be read.

#### INFORMATIVE SIGNS

A well-developed logical plan for informative signs should be laid out on the Master Plan locating them in focal areas.

It is advised that those signs have maps on them.

#### ENTRY SIGNS

Entry signs for main areas such as the district park or the promenade are to be designed with big fonts and large boards.

#### WALL SIGNS

Wall signs should have smaller fonts that could be read from a close distance.

#### WARNING SIGNS

Warning signs could be free standing or hanged on a wall.

#### COLOR PALETTE

Color palette to be used for all signage to maintain a consistent look and feel of the public realm with the postmodern thematic character.

\* Refer to Signage & Wayfinding guidelines document provided by DHCC master developer for the overall standards and requirements.



# Landscape & Public Realm

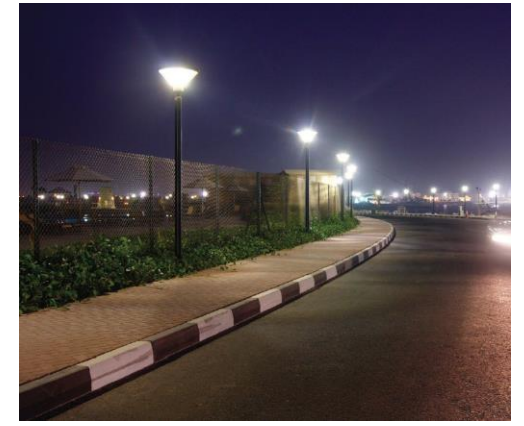
## 5.4 Hardscape General Guidelines

### LIGHTING

#### STREET LIGHTING

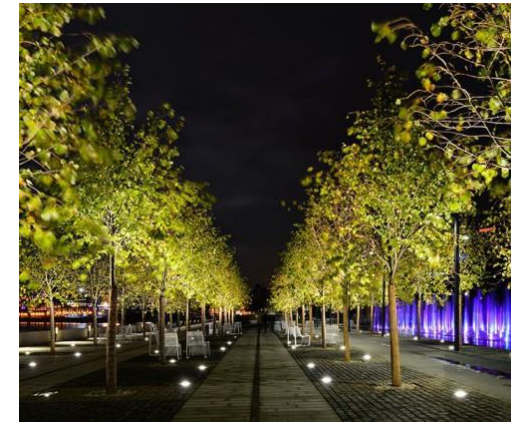
Heights to be considered:

- Minor roads: 4m to 6m
- Secondary roads: 6m to 8.5m
- Primary roads: 8.5m to 12.5m



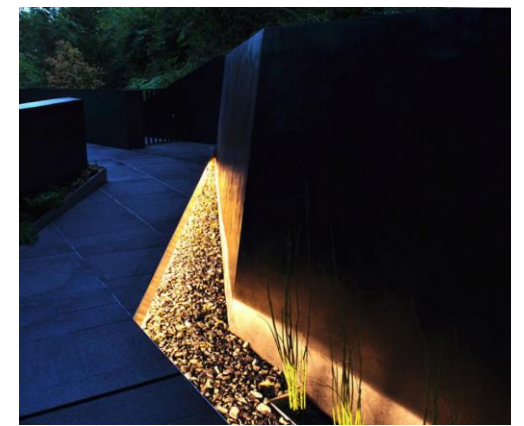
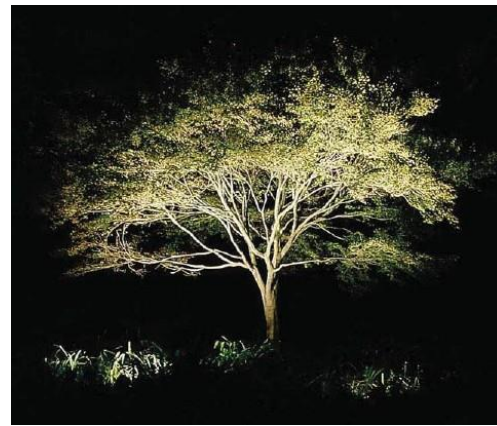
#### WAY FINDING

Way finding lights should be used on walkways in parks, sikkas, plazas, sidewalks, and the promenade.



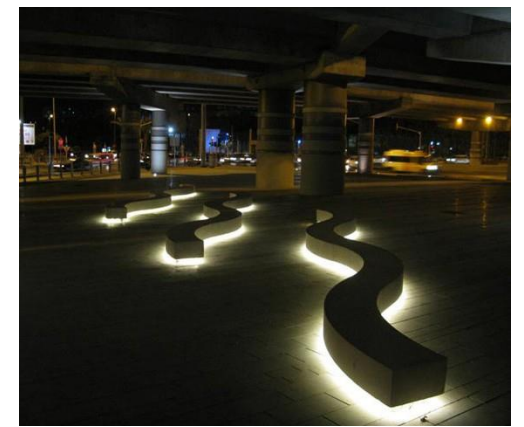
#### ACCENT LIGHTING

Ambience lighting shall be used in places to highlight landscapes, textures, and materials.



#### ARCHITECTURAL

Important architectural structures are to be emphasized through lighting.



#### PUBLIC ART

Color palette to be used for all Shade Structures to maintain a consistent look and feel of the public realm.



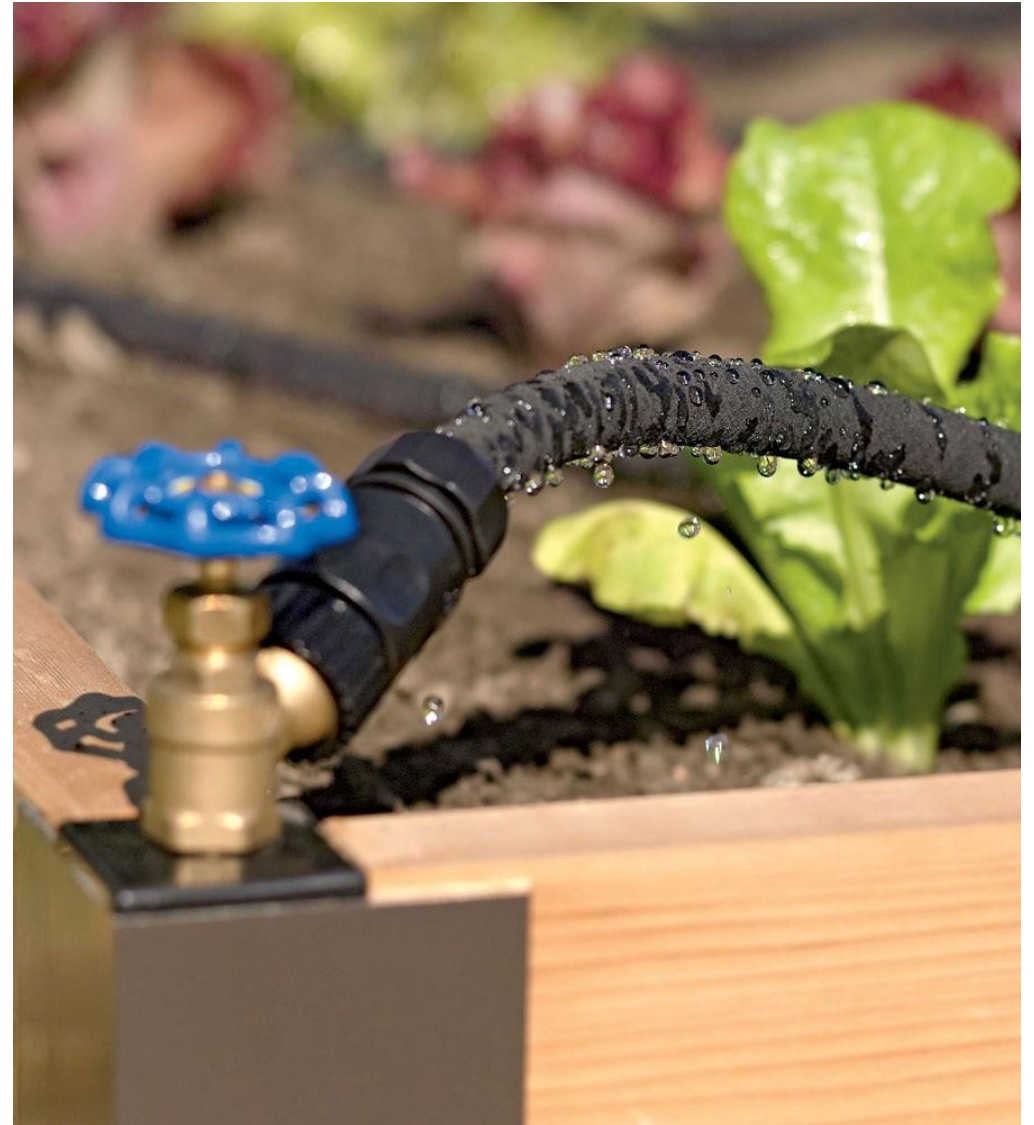


# Landscape & Public Realm

## 5.4 Hardscape General Guidelines

### IRRIGATION

- Irrigation systems are required for all planting areas, must be fed by a dedicated supply tank and operated automatically. Plans and proposals for utilizing potable/ or non-potable water for landscaping are to be included in the landscape design and submitted for review and approval.
- Provision of water irrigation storage should be considered for all plots - preferably located below the ground level. This should collect roof drainage, floodwater, and grey water from household waste systems. The quality of the water should be monitored and chemically balanced.
- Irrigation water consumption must be kept to an absolute minimum, as determined by the appropriate plant material and irrigation method/ system selection.
- Efficient drip irrigation systems are preferable, and should be employed and included in the landscape design. The use of spray and flood irrigation systems is discouraged, and should not be considered. Only in instances where drip and other water-efficient irrigation systems are proven not feasible, may spray and flood irrigation systems be proposed and reviewed as an exception. In such instances, the landscape architect must demonstrate that other systems are not feasible. Irrigation is not permitted within 65 cm of any building foundation.





# Landscape & Public Realm

## 5.5 Softscape General Guidelines

### PLANTING PALETTES FOR KEY ZONES

Plants which are to be used shall follow the approved plant palettes. New varieties should be proposed for pre-approval prior to planting design drawings are developed and demonstrated to be adoptable to the local Dubai climate conditions.

- Plant palettes are categorized according to the following criteria: plant type (trees, shrubs, and ground covers); landscape key zones; and water requirements.
- Irrigation demand is determined by peak water requirements of the proposed plant material.
- Proposed trees should provide adequate shade to the building, footpath and outdoor living spaces.
- Trees and palms should be utilized as focal points and primarily for visual effects.
- Mature specimens are to be planted as early as possible in the development of the site.
- Mature plant material with high, dense, evergreen canopies should be utilized in limited areas to add an established character and timeless quality.
- Mulch - Trees and Palms shall be installed with Coco Husk Chips and shrubs with Mulch Mat for water retention.

TREES AND PALMS	BOTANICAL NAME	COMMON NAME	LOCALLY OCCURRING SPECIES	INDICATIVE INSTALL HEIGHT (M)	INDICATIVE CALIPER @1M (M)	INDICATIVE CLEAR TRUNK (M)	INDICATIVE INSTALL SPREAD	IRRIGATION CLASSIFICATION	KEY ZONES						GENERAL GUIDELINES
									PARKS	LOCAL PLAZAS	SIKKAS	PROMENADE	GATEWAYS	STREETSCAPE	
	<i>Phoenix dactylifera</i>	Date palm	✗	15-20	0.4-0.5	10-15	6	High Irrigation Required	✓	✗	✗	✓	✓	✓	* Plant Palette considered to be located on the promenade and streetscape is to be considered as mandatory * Minimum soil depth to be considered for trees and palms is 1m.
	<i>Cocos nucifera</i>	Coconut palm		20-30	0.5	15-20	12	Medium-Low Irrigation Required	✓	✗	✗	✓	✓	✗	
	<i>Cycas revoluta</i>	King sago palm		1-2	0.3-0.5	0.5	3	Medium-Low Irrigation Required	✓	✓	✗	✗	✓	✓	
	<i>Washingtonia robusta</i>	Mexican fan palm		10-15	0.5-0.7	7-10	2-4	Medium-Low Irrigation Required	✓	✗	✗	✓	✓	✓	
	<i>Cordia sebestena</i>	Geiger tree		6-8	0.1-0.2	2.5	5-6	Medium-Low Irrigation Required	✓	✓	✓	✗	✗	✓	
	<i>Azadiracta indica</i>	Indian lilac		15	0.5	2	5-8	Medium-Low Irrigation Required	✓	✗	✗	✗	✓	✗	
	<i>Conocarpus erectus</i>	Button mangrove		4-6	0.3-0.5	2	6	Medium-Low Irrigation Required	✓	✓	✓	✓	✗	✓	

Landscape plans submitted are to be prepared by a qualified landscape architect and should include the following drawings:

- General layout plan in context with the public realm.
- Site plan inclusive of levels to match the boundary levels.
- Sections through the site indicating depths of soil.
- Hardscape details including planter walls, boundary walls, paving selection, lighting, and signage.
- Softscape details including planting plan and approved plant schedule and irrigation details.
- Staking of trees shall use stakes of 10cm diameter x 3m height; three stakes in a triangle, fixed together next to the upper end.
- Trees shall have clear trunk of 2.5 m.
- Minimum size of trunk shall be 12cm circumference measured at 1m trunk height.
- The following 'on-center' tree spacing minimum requirements are to be respected: palms at 5m; shade trees at 6m; ornamental trees at 3m.

TREES AND PALMS	BOTANICAL NAME	COMMON NAME	LOCALLY OCCURRING SPECIES	INDICATIVE INSTALL HEIGHT (M)	INDICATIVE CALIPER @1M (M)	INDICATIVE CLEAR TRUNK (M)	INDICATIVE INSTALL SPREAD	IRRIGATION CLASSIFICATION	KEY ZONES						GENERAL GUIDELINES
									PARKS	LOCAL PLAZAS	SIKKAS	PROMENADE	GATEWAYS	STREETSCAPE	
	<i>Delonix regia</i>	Royal poinciana		4 - 5	0.15	3	4	Medium-Low Irrigation Required	✓	✓	✗	✗	✓	✓	*Plant Palette considered to be located on the promenade and streetscape is to be considered as mandatory *Minimum soil depth to be considered for trees and palms is 1m.
	<i>Ficus infectoria</i>	White fig		10	0.5-1	3	5	Medium-Low Irrigation Required	✓	✗	✗	✗	✓	✗	
	<i>Millingtonia hortensis</i>	Indian cork tree		10-15	0.5-1	5	8	Medium-Low Irrigation Required	✓	✓	✓	✗	✗	✗	
	<i>Parkinsonia aculeata</i>	Jerusalem thorn		3-5	0.2-0.3	1-2	4	Medium-Low Irrigation Required	✓	✗	✗	✓	✗	✓	
	<i>Peltophorum inerme</i>	Yellow poinciana		10-15	0.5-1	3-5	10	Medium-Low Irrigation Required	✓	✗	✗	✗	✓	✗	
	<i>Prosopis cineraria</i>	Ghaf	✗	3-5	0.5-0.7	2-3	3	Medium-Low Irrigation Required	✗	✓	✓	✓	✗	✓	
	<i>Pongamia pinnata</i>	Indian beech		15-20	0.5-0.8	10	15-20	Medium-Low Irrigation Required	✓	✗	✗	✗	✓	✗	

#### IRRIGATION CLASSIFICATION:

Low Irrigation Required    
 Medium-Low Irrigation Required    
 Medium Irrigation Required    
 High Irrigation Required


































# Landscape & Public Realm




## 5.4 Softscape General Guidelines

### PLANTING PALETTES FOR KEY ZONES

- Drought-tolerant or evergreen desert succulent landscaping, which requires minimal maintenance is strongly encouraged.
- Maintenance is to be provided regularly for all landscaped areas to guaranty a healthy and attractive overall image for the development.
- Fragrant shrubs are encouraged in parks, sikkas, and plazas.
- Maximize similar water demand planting zones (do not combine high and low water planting beds in same irrigation zone)
- Softscape shall be typically lush and green, but restricted to limited areas for powerful contrast against hardscape.
- Plants with thorns should be planted at a minimum distance of 1.5m away from any pedestrian public space or walkway.
- Maximize use of shrubs with rich colors and foliage at focal areas and open spaces with high footfall.
- Climbers are to be provided with trellises or pergolas.

SHRUBS AND ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	LOCALLY OCCURRING SPECIES	INDICATIVE INSTALL HEIGHT (M)	INDICATIVE CALIPER @1M (M)	INDICATIVE CLEAR TRUNK (M)	INDICATIVE INSTALL SPREAD	IRRIGATION CLASSIFICATION	KEY ZONES						GENERAL GUIDELINES
									PARKS	LOCAL PLAZAS	SIKKAS	PROMENADE	GATEWAYS	STREETScape	
	<i>Leucophyllum frutescens</i>	Texas sage		0.4	N/A	N/A	0.3 0- 0.40		✓	✓	✓	✗	✓	✓	<p>* Plant Palette considered to be located on the promenade and streetscape is to be considered as mandatory</p> <p>* Minimum soil depth to be considered for shrubs and ornamental grasses is 0.6m.</p>
	<i>Ixora coccinea</i>	Jungle flame		2.5	N/A	N/A	1.5		✓	✓	✓	✗	✓	✗	
	<i>Jatropha integerrima</i>	Spicy jatropha		4-6	N/A	N/A	1.5-3		✓	✗	✗	✗	✓	✓	
	<i>Bougainvillea glabra</i>	Buganvillea		climber	N/A	N/A	indefinite		✓	✗	✗	✓	✓	✗	
	<i>Murraya paniculata</i>	Orange jasmine		3-4	N/A	N/A	2-3		✓	✓	✗	✓	✓	✗	
	<i>Tabernaemontana corymbosa</i>	Paper gardenia		2-3	N/A	N/A	1.5-2.5		✓	✓	✓	✗	✗	✓	
	<i>Caesalpinia pulcherrima</i>	Barbados pride		3-6	N/A	N/A	2-4		✓	✗	✗	✗	✓	✗	
	<i>Tecomaria capensis</i>	Cape honeysuckle		1.5	N/A	N/A	1		✓	✓	✓	✗	✗	✓	
	<i>Sanseveria trifasciata</i>	Snake plant		1.2	N/A	N/A	0.5		✓	✓	✓	✓	✓	✓	
	<i>Lampranthus spectabilis</i>	Trailing ice plant		0.3	N/A	N/A	indefinite		✓	✓	✗	✓	✓	✓	
	<i>Yucca aloifolia</i>	Spanish dagger		8	N/A	N/A	4-5		✓	✓	✗	✓	✓	✓	
	<i>Adenium obesum</i>	Desert rose	✗	1.5	N/A	N/A	1		✓	✓	✗	✓	✓	✗	
	<i>Agave angustifolia 'margi'</i>	Variegated caribbean agave		1	N/A	N/A	1.5		✗	✓	✗	✗	✓	✓	
	<i>Agave desmettiana</i>	Smooth agave		1	N/A	N/A	0.5		✗	✓	✗	✗	✓	✓	
	<i>Pennisetum cupreum</i>	Purple fountain grass	✗	1	N/A	N/A	0.40		✓	✓	✓	✓	✓	✓	
	<i>Pennisetum setoceanum</i>	Fountain grass	✗	1	N/A	N/A	0.40		✓	✓	✓	✓	✓	✓	

#### IRRIGATION CLASSIFICATION:

 Low Irrigation Required    
  Medium-Low Irrigation Required    
  Medium Irrigation Required    
  High Irrigation Required






























































# Landscape & Public Realm


## 5.4 Softscape General Guidelines

### PLANTING PALETTES FOR KEY ZONES

- Extensive grass and natural lawn areas should be avoided, and may be considered for approval as an exception, providing that there is a clearly defined use, purpose and minimal area.
- Creating geometries and textures with ground covers' colors and foliage's is encouraged at streets' medians and gateway markers.

GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	LOCALLY OCCURRING SPECIES	INDICATIVE INSTALL HEIGHT (M)	INDICATIVE CALIPER @1M (M)	INDICATIVE CLEAR TRUNK (M)	INDICATIVE INSTALL SPREAD	IRRIGATION CLASSIFICATION	KEY ZONES						GENERAL GUIDELINES
									PARKS	LOCAL PLAZAS	SIKKAS	PROMENADE	GATEWAYS	STREETSCAPE	
	<i>Carissa grandiflora</i>	Natal plum		0.50	N/A	N/A	0.40								<p>* Plant Palette considered to be located on the promenade and streetscape is to be considered as mandatory</p> <p>* Minimum soil depth to be considered for shrubs and ornamental grasses is 0.6m.</p>
	<i>Alternanthera ficoidea</i>	Slender joyweed		0.2-0.3	N/A	N/A	indefinite								
	<i>Alternanthera versicolor</i>	Amaranth red root		0.3	N/A	N/A	indefinite								
	<i>Canna</i>	Dwarf canna		1	N/A	N/A	0.4								
	<i>Portulacaria afra</i>	Elephant bush		1	N/A	N/A	1								
	<i>Tradescantia pallida</i>	Wandering jew		0.25	N/A	N/A	0.40								
	<i>Bougainvillea nana</i>	Buganvilla		0.2	N/A	N/A	indefinite								
	<i>Vinca minor</i>	small periwinkle		0.2-0.3	N/A	N/A	0.4								

#### IRRIGATION CLASSIFICATION:

 Low Irrigation Required    
  Medium-Low Irrigation Required    
  Medium Irrigation Required    
  High Irrigation Required





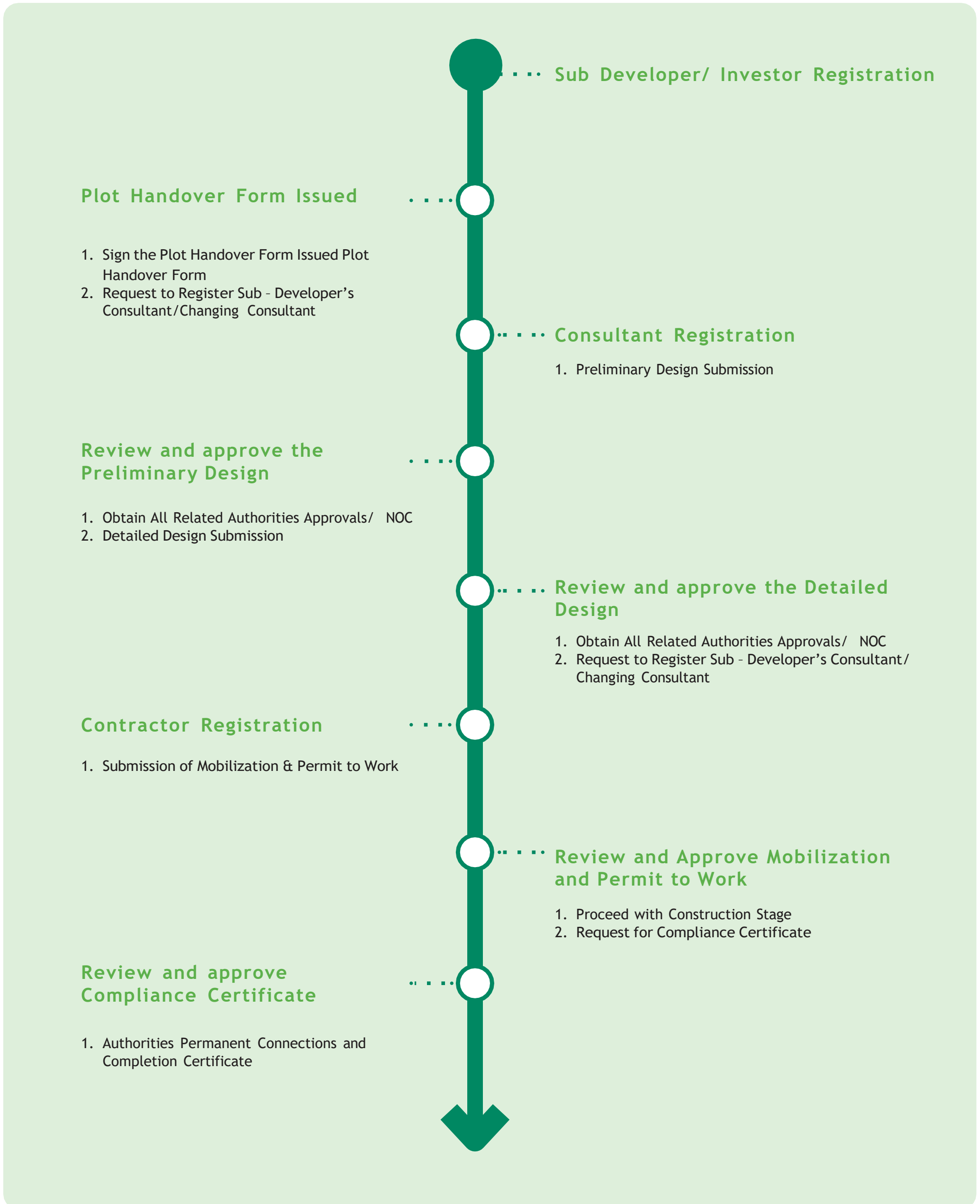
# 06 CODES, AUTHORITIES REGULATIONS, FORMS & PROCEDURES



# Codes, Authorities Regulations, Forms & Procedures

## 6.1 Submission & Approval Process

The details of the stages narrating the full process of Investor/Sub Developer's submission/approval process is shown in the following flow chart.





# Codes, Authorities Regulations, Forms & Procedures

## 6.2 General Codes & Authorities Regulations

### CODES & AUTHORITIES REGULATIONS:

- Application of these guidelines shall be undertaken by DDA which is also the permitting planning authority for Dubai Health Care City Development.
- The designs generated should comply to all the other necessary codes and guidelines required to achieve Building permit issued by DDA and other relative authorities.

### OTHER

- Dubai Municipality Green Building Regulations
- Additional guidelines pertaining to any architectural element can be obtained from the Developer or the Community Management upon request.

### LIST OF STANDARDS FORMS & NOCs to be submitted

- Site plan request
- Preliminary design approval request
- Final design approval request
- Building permit request
- Land demarcation request
- NOC request
- Completion certificate request
- Request to conduct soil investigation
- Temporary hoarding request
- Structural inspection request
- Structural inspection record
- Detailed Shoring & Piling Approval
- Request to Change Development Regulations
- Request for approval of Conditional Use
- Request for Zoning Exception
- Violation Notice
- NOC Request Dewatering Route
- Mobilization Permit Request
- Piling/Shoring/Excavation Permit Request
- Request to Change Consultant/Contractor
- Design Revision Approval Request
- Undertaking Letter
- Project Details Sheet



# Codes, Authorities Regulations, Forms & Procedures

## 6.3 Review Procedures

### PURPOSE

This part of the guidelines establishes procedures for the review of any and all development projects within DHCC. It includes but is not limited to:

- Preliminary screening of development projects to ensure development content and land use elements are consistent with the Master plan for the site and DHCC intentions, before detailed design work is carried out.
- Site plan review to ensure that designs reflect the planning and urban design requirements of the Master plan, and that the provisions of the guidelines are complied with.
- Final design review and DHCC permit issuance.
- Review to ensure that projects are in compliance with the DR of the DHCC.
- Review procedures for DR exceptions, variances and conditional uses.

It should be noted that any approval granted by DHCC for development on the Dubai Healthcare City site does not imply approval of technical aspects relating to the building - structural design, light and ventilation, health and safety, fire regulations, etc. Such aspects are the full responsibility of the developer of the lot. Refer to Approval Flow Chart.

### INTRODUCTORY MEETING

To expedite all project development and to assist developers and their design professionals in their work, a preliminary meeting is required between the applicant and DHCC. This meeting will allow the applicant to become familiar with the DHCC and its requirements.

It will also facilitate the understanding of a proposed project prior to investing in costly design hours.

### PRELIMINARY DESIGN REVIEW

DHCC shall review all preliminary plans for development within Dubai Healthcare City. This shall involve the submission of the following:

- Building concept plan
- Preliminary elevations, sections, and 3D sketches
- Site layout plan

The submission shall be accompanied by a fully completed Preliminary Design Approval Request Form. Preliminary designs shall be the work of an architect registered, classified and licensed to perform work in Dubai. All drawings shall be drawn to scale, establishing building heights, setback lines, property lines, general landscaping, and parking. Two copies shall be submitted of each drawing, along with all other attachments as listed on the submission form.

### PRELIMINARY DESIGN APPROVAL

Following review of the plans in accordance with the guidelines and applicable international, standards and within 7 working days the developer and his consultants will be invited to attend a review meeting to discuss the submission.

Following this meeting the plans may be rejected or approved, or the developer will be requested to proceed to final design with agreed modifications. All parties attending the meeting are to certify the decisions thereof by signing the Minutes of the meeting. Approval of the Preliminary Design allows the developer to proceed with Final Design.

### FINAL DESIGN REVIEW

Following approval of the Preliminary Design, the applicant shall submit an application for Final Design Review. This submission shall be accompanied by a fully completed Final Design Approval Request Form, and shall include detailed drawings of the project as well as all other attachments as listed on the submission form. The drawings shall be drawn to scale and contain the following information:

#### Site Plan to include:

- Property boundaries
- Location and dimensions of all buildings and structures
- Required setback lines
- Adjacent street right-of-way
- Driveways & parking spaces (numbered and to scale)
- Topography
- North orientation symbol
- Landscaping & irrigation
- Size and location of any free-standing signs

#### Building Information to include:

- Building floor plans
- Building elevation dimensions
- Building sections
- Exterior material indications
- Fencing or wall elevations

Three copies of the drawings shall be submitted for review. Compliance to all aspects of this ordinance will be determined, including DHCC site, architectural and urban design standards. Designs found to be in compliance will be issued a No objection to proceed from DHCC.

### FINAL DESIGN APPROVAL

Within 20 working days of receipt of an application the DHCC shall invite the applicant to attend a review meeting to discuss the submission. Following this meeting the plans may be rejected or approved, or the developer will be requested to re-submit with agreed modifications.

All parties attending the meeting are to certify the decisions thereof by signing the Minutes of the meeting.

One copy of all drawings will be returned to the applicant with either "No Objection" or "rejected" stamped on them. One similarly marked copy will be kept by DHCC.

A complete digital set of the approved drawings are to be submitted to the DHCC. These drawings are to be in MicroStation format or a similar format approved by the DHCC.



# Codes, Authorities Regulations, Forms & Procedures

## 6.3 Review Procedure

### EXPIRATION

Unless otherwise specified by DHCC when granting approval for a design, approvals which are not utilized (i.e., construction has not begun, or final plans and designs have not been filed) within a period of 12 months from the effective date shall become null and void. An extension of time may be granted by DHCC for finalization of designs or beginning of construction so long as such extension is requested prior to the end of the 2-month period.

### BUILDING AND SITE DESIGN MODIFICATION

Minor modification to approved preliminary design, site plan or building design may be permitted by DHCC if the modification does not result in:

- a) a change in the use or character of the development;
- b) an increase in site coverage;
- c) an increase in the amount of parking generated;
- d) an increase in parking or loading requirements; or
- e) a decrease in the amount of parking or loading provided.

Should any of the above occur, the applicant must resubmit the preliminary design for review and approval.

### DEVELOPMENT REGULATION EXCEPTIONS

Should an applicant find that the project they wish to develop in the PUD does not meet the criteria for the zone in which their property is located and that said project is not allowed in another zone, the applicant may apply for a zoning exception. Exceptions will be reviewed by DHCC on a case-by-case basis to determine if they are beneficial to the overall development of DHCC. Should DHCC find in favour of the applicant, the applicant may proceed with the preliminary design review process.

### VARIANCES

Should an applicant find that due to dimensional variations on the site undue hardship is presented for the completion of a project, the applicant may request a variance from the literal enforcement of the guidelines requirements.

The applicant should submit proposals to DHCC for approval. Approval must be issued from DHCC before the applicant is to proceed.

### CONDITIONAL USES

Any investor or developer interested in utilizing a property for a conditional use as permitted within the DHCC premises may file an application with DHCC. An application for a conditional use permit shall contain a site plan (in triplicate) showing the following information:

- a) property lines and dimensions
- b) vehicular access to the site
- c) use, height, location, and ground coverage of existing or proposed buildings.
- d) parking spaces, either existing or proposed
- e) proposed signage locations

DHCC shall review all submitted documents and make a determination as to the appropriateness of the use within Dubai Healthcare City. A letter stating approval or disapproval shall be sent to the applicant following said determination.



# Codes, Authorities Regulations, Forms & Procedures

## 6.4 Enforcement Procedure

### PURPOSE

The purpose of this section is to ensure that the quality and standards set forth by DHCC are carried out by all developers and contractors active on the site and that any violation of these standards be immediately corrected.

### RESPONSIBILITY

It shall be the duty of DHCC to monitor and ensure that all development, businesses, and operations within Dubai Healthcare City are in compliance with all aspects of the guidelines.

### CONSISTENCY WITH APPLICATION AND APPROVED

#### PLANS

All development within Dubai Healthcare City shall be consistent with the application and approved plans of said development. Any variation from the application or approved plans in terms of use, arrangement, or construction shall be construed to be in violation of the guidelines.

Any structure which has been constructed, altered, converted, remodeled, or maintained contrary to the provisions of the Dubai Healthcare City Development Regulation Guidelines, or any use of land or structure maintained or occupied contrary to the provisions of these Development Regulations is said to be contrary to the orderly development of Dubai Healthcare City, and is therefore deemed to be in violation of these Regulations.

### ENVIRONMENTAL REGULATIONS VIOLATIONS

Non-compliance with requirements of the DM Environmental Regulations shall be deemed a violation of the Dubai Healthcare City Development Regulations.

### RESPONSIBILITY FOR COMPLIANCE

It shall be the responsibility of all architects, engineers, contractors, applicants/leaseholders, and other persons responsible for individual development projects, their construction or alteration, to ensure that proper permits have been issued before such work is begun. Any architect, engineer, contractor or other person performing such work without the appropriate permits will be deemed to be in violation of these Regulations and shall be held liable in the same manner as the leaseholder of the property.

### COMPLAINTS REGARDING VIOLATIONS

Any complaint concerning a violation of this ordinance shall first be filed with DHCC. Such complaints shall fully and clearly state the nature of the alleged violation, the dates of the occurrence, and the alleged violating parties. DHCC will document all such complaints, investigate, notify DM when appropriate (if, for example, the violation impacts on surrounding properties or public areas), and take appropriate action.

### NOTICE OF VIOLATIONS

Any person or persons found to be in violation of these Guidelines and all Applicable Regulations shall be given notice in writing. Such written notice shall be issued by DHCC and shall indicate the nature of the violation and whatever course of action is necessary to rectify it. Such action may include discontinuance of illegal uses or structures, removal of illegal structures, additions, and alterations, or the discontinuance of illegal work as may be appropriate. DHCC will initiate enforcement proceedings for any failure to immediately comply with a notice of violation.

### ENFORCEMENT AGAINST VIOLATIONS

Appropriate actions and proceedings shall be taken to prevent unlawful construction, to recover damages, or to restrain, correct, or abate any violation of the DR. The DHCC shall assess the appropriate penalty as per Dubai Healthcare City Authority Rules and Regulations within 15 days of issuing a Violation Notice. DHCC shall also calculate any penalties assessed based upon the date of issuance of the Violation Notice.

### PENALTIES

The DHCC will assess penalties (in accordance with appropriate Dubai Healthcare City Authority applicable rules and regulations ) against any person or persons who violate the provisions of these Development Guidelines.



# Codes, Authorities Regulations, Forms & Procedures

## 6.5 Forms To Be Obtained

Required forms listed below can be obtained from the Master developer:

1. Sub-Developers Submission/Approval Process Flow Chart
2. Plot Handover Form (If Applicable)
3. Registration of Consultant or Contractor Application Form
4. Preliminary Design Application Form
1. Detailed Design Application Form
2. Mobilization- Permit to Work NOC Application Form
3. Compliance Certificate Application Form
4. Modification Design Application Form
5. General Request Application Form
6. Exception Request Application Form

Please note that the form along with required documents to be submitted via email to [Projects@dhcc.ae](mailto:Projects@dhcc.ae).



# Codes, Authorities Regulations, Forms & Procedures

## 6.5 Forms To Be Obtained

### PLOT HANDOVER FORM

PLOT HANDOVER CERTIFICATE		
Seller	Dubai Healthcare City	
Purchaser		
Phase		
Plot No.		
Hand Over Date:		
<b>Terms &amp; Conditions of Plot Hand Over:</b>		
<i>The Purchaser hereby accepts that:</i>		
a. The Purchaser is given possession and occupation of the Plot(s) on the date assigned above (the Hand-Over Date).		
b. The Purchaser acknowledges and understands that the Plot is being sold "as is" and is subject to the conditions contained in the SPA.		
c. On the Hand-Over Date all risk in and benefit in respect of the Plot shall pass to the Purchaser.		
d. The Purchaser shall from hand-over date indemnify and hold the Seller and its agents and contractors harmless against all claims, proceedings, costs, damages, expenses and losses arising out of any damage to property or existing infrastructure utilities and house connections.		
<b>Seller's Authorized Signatory</b>		<b>Purchaser's Authorized Signatory</b>
For Dubai Healthcare City		
Name :		Name :
Signature:		Signature:
Date:		Date:
Plot Affection Plan attached for Reference		








# Codes, Authorities Regulations, Forms & Procedures

## 6.5 Forms To Be Obtained

### PRELIMINARY DESIGN APPLICATION FORM


REGISTRATION OF CONSULTANT/ CONTRACTOR APPLICATION FORM					
					
PLOT INFORMATION					
Plot No. (As per Affection Plan)					
Phase		Land Use		Project Name	
APPLICATION INFORMATION					
Property Owner Name (Developer/ Purchaser)				Owner Sign/Stamp	
Power of Attorney/ Authorized Signatory Name					
Tel/ Mob Number		Email			
New Consultant's/ Contractor's Name				Owner Sign/Stamp	
License No.		Authorized Signatory Name			
Tel/ Mob Number		Email			
Old Consultant's/ Contractor's Name				Owner Sign/Stamp	
License No.		Authorized Signatory Name			
Tel/ Mob Number		Email			
REQUIRED DOCUMENTS					
<ul style="list-style-type: none"> <li>Identify Documents that are submitted by Tick Marking each Documents listed below.</li> <li>All Documents should be submitted in PDF Format.</li> <li>Documents should be submitted in a Digital format, organized into folder as identified by Folder Code against each Document Title as below. (GD): General Documents</li> </ul>					
The items listed below required for the new, resubmission unless otherwise specified for	Submission Type	Document's Size	No. of Sets	Folder Code	Submitted (Yes)
Consultant/ Contractor's Company profile	Appointing/ Changing	A4	1	(GD)	<input type="checkbox"/>
Authorization Appointment Letter	Appointing/ Changing	A4	1	(GD)	<input type="checkbox"/>
Valid Consultant/ Contractor's Trade License (New)	Appointing/ Changing	A4	1	(GD)	<input type="checkbox"/>
Valid Consultant/ Contractor's Trade License (Old- in case of changing Consultant / Contractor)	Changing	A4	1	(GD)	<input type="checkbox"/>
Professional Indemnity (Consultant)	Appointing/ Changing	A4	1	(GD)	<input type="checkbox"/>
FEE STRUCTURE AND PAYMENT DETAILS					
Refer to DHCA Pricing Schedule					
NOTES AND DECLARATION					
<ul style="list-style-type: none"> <li>The Applicant hereby confirms that all data provided in this Application/ Documents comply with DHCA Regulations and Standards. It is the Responsibility of the Applicant to ensure that Correct and Valid Information and Documents are provided.</li> <li>The Applicant shall be liable for any Legal Obligations which may occur due to Invalid Documents being submitted along with this Application.</li> </ul>					
Date :				Applicant's Authorized Name & Signature/ Stamp	
FOR DHCA USE ONLY					
Submittal's Registration Decision					
Completed Submission <input type="checkbox"/>		Incomplete Submission <input type="checkbox"/>			
Notes					
Date		Received By		Signature	
Application Ref. No					



# Codes, Authorities Regulations, Forms & Procedures

## 6.5 Forms To Be Obtained

### DETAILED DESIGN APPLICATION FORM


DETAILED DESIGN APPLICATION FORM						 مدينة دبي الطبية Dubai Healthcare City
SUBMISSION TYPE						
<input type="checkbox"/> New DD Submission						
<input type="checkbox"/> Re-submission DD (Specify DHCC Previous Ref. No)				Submission No.		
<input type="checkbox"/> Revision (Specify Previous DD Approval Ref. No)				Submission No.		
<input type="checkbox"/> Revalidation (Specify DD Expired Approval Ref. No)				Submission No.		
PLOT INFORMATION						
Plot No. (As per Affection Plan)						
Phase		Land Use				
APPLICATION INFORMATION						
Property Owner Name (Developer/ Purchaser)					Owner Sign/Stamp	
Power of Attorney/ Authorized Signatory Name						
Tel/ Mob Number			Email			
Consultant's Name					Owner Sign/Stamp	
License No.			Authorized Signatory Name			
Tel/ Mob Number			Email			
REQUIRED DOCUMENTS						
<ul style="list-style-type: none"> <li>Identify Documents that are submitted by Tick Marking each Documents listed below.</li> <li>All Documents should be submitted in PDF/ AutoCAD Format.</li> <li>Documents should be submitted in a digital format, organized into folders as identified by Folder Code against each Document Title as below. (GD): General Documents (ARCH): Architectural.</li> </ul>						
The items listed below required for the new, resubmission unless otherwise specified for revision/ revalidation	Submission Type	Drawing's Size	No. of Sets	Folder Code	Submitted (Yes)	
Set of Architectural Drawings (With Consultant/ Owner Signature)	New/ Resubmission	A2	1	(ARCH)	<input type="checkbox"/>	
Design Intent Reports	New/ Resubmission	A4	1	(GD)	<input type="checkbox"/>	
Sample Boards for External Material's Finishes	New/ Resubmission	A2	1	-	<input type="checkbox"/>	
Original Authorization Appointment Letter	All	A4	1	(GD)	<input type="checkbox"/>	
Valid Consultant Trade License	All	A4	1	(GD)	<input type="checkbox"/>	
Set of Revised Architectural Drawings	Revision	A2	2	(ARCH)	<input type="checkbox"/>	
Set of Latest DD approved drawings from DHCA	Revision/ Revalidation	A2	1	(ARCH)	<input type="checkbox"/>	
Least DD approval letter from DHCA	Revision/ Revalidation	A4	1	(GD)	<input type="checkbox"/>	
Electronic Copy (PDF/ AutoCAD) for the Above Items	All	Link/Email	1	-	<input type="checkbox"/>	
FEE STRUCTURE AND PAYMENT DETAILS						
Refer to DHCA Pricing Schedule						
NOTES AND DECLARATION						
<ul style="list-style-type: none"> <li>The Applicant hereby confirms that all data provided in this Application/ Documents comply with DHCA Regulations and Standards. It is the Responsibility of the Applicant to ensure that Correct and Valid Information and Documents are provided.</li> <li>The Applicant shall be liable for any Legal Obligations which may occur due to Invalid/ Tempered Documents being submitted along with this Application.</li> </ul>						
Date				Applicant's Authorized Name & Signature/ Stamp		
FOR DHCA USE ONLY						
Submittal's Registration Decision						
Completed Submission <input type="checkbox"/>			Incomplete Submission <input type="checkbox"/>			
Notes						
Date		Received By		Signature		
Application Ref. No						



# Codes, Authorities Regulations, Forms & Procedures

## 6.5 Forms To Be Obtained

### MOBILIZATION- PERMIT TO WORK NOC APPLICATION FORM


MOBILIZATION/PERMIT TO WORK NOC APPLICATION FORM				 مدينة دبي الطبية Dubai Healthcare City			
SUBMISSION TYPE							
<input type="checkbox"/> New Submission							
<input type="checkbox"/> Re-submission (Specify DHCC Previous Ref. No)				Submission No.			
<input type="checkbox"/> Revalidation (Specify Expired Approval Ref. No)				Submission No.			
PLOT INFORMATION							
Plot No. (As per Affection Plan)							
Phase		Land Use					
APPLICATION INFORMATION							
Property Owner Name (Developer/ Purchaser)			Owner Sign/Stamp				
Power of Attorney/ Authorized Signatory Name							
Tel/ Mob Number		Email					
Consultant's Name			Owner Sign/Stamp				
License No.		Authorized Signatory Name					
Tel/ Mob Number		Email					
REQUIRED DOCUMENTS							
<ul style="list-style-type: none"> <li>Identify Documents that are submitted by Tick Marking each Documents listed below.</li> <li>All Documents should be submitted in PDF/ AutoCAD Format.</li> <li>Documents should be submitted in a digital format, organized into folders as identified by Folder Code against each Document Title as below. (GD): General Documents (DWG): Drawings</li> </ul>							
The items listed below required for the new, resubmission unless otherwise specified for revision/ revalidation				Drawing's Size	No. of Sets	Folder Code	Submitted (Yes)
Mobilization Drawings (With Contractor Stamp & Signature)				A2	1	(DWG)	<input type="checkbox"/>
Logistic and Traffic Management Plan				A2	1	(DWG)	<input type="checkbox"/>
Construction Program				A3	1	(GD)	<input type="checkbox"/>
Insurances as per the SPA				A4	1	(GD)	<input type="checkbox"/>
Method Statement to Protect the Existing Roads & Infrastructure Utilities				A4	1	(GD)	<input type="checkbox"/>
Affection Plan				A4	1	(GD)	<input type="checkbox"/>
Trade License & organization chart showing contracts info. for Contractor & Consultant				A4	1	(GD)	<input type="checkbox"/>
Construction Security Deposit (DHCA Receipt)				A4	1	(GD)	<input type="checkbox"/>
Permit to Work Application Form				A4	1	(GD)	<input type="checkbox"/>
Electronic Copy (PDF/ AutoCAD) for the Above Items				Link/Email	1	-	<input type="checkbox"/>
FEE STRUCTURE AND PAYMENT DETAILS							
Refer to DHCA Pricing Schedule							
NOTES AND DECLARATION							
<ul style="list-style-type: none"> <li>The Applicant hereby confirms that all data provided in this Application/ Documents comply with DHCA Regulations and Standards. It is the Responsibility of the Applicant to ensure that Correct and Valid Information and Documents are provided.</li> <li>The Applicant shall be liable for any Legal Obligations which may occur due to Invalid/ Tempered Documents being submitted along with this Application.</li> </ul>							
Date				Applicant's Authorized Name & Signature/ Stamp			
FOR DHCA USE ONLY							
Submittal's Registration Decision							
Completed Submission <input type="checkbox"/>				Incomplete Submission <input type="checkbox"/>			
Notes							
Date				Received By		Signature	
Application Ref. No							



# Codes, Authorities Regulations, Forms & Procedures

## 6.5 Forms To Be Obtained

### COMPLIANCE CERTIFICATE APPLICATION FORM


COMPLIANCE CERTIFICATE APPLICATION FORM						 مدينة دبي الطبية Dubai Healthcare City
SUBMISSION TYPE						
<input type="checkbox"/> New Submission for (DHCA - CC)						
<input type="checkbox"/> Re-submission (Specify DHCC Previous Ref. No)				Submission No.		
<input type="checkbox"/> Revalidation (Specify MCD Expired Approval Ref. No)				Submission No.		
<input type="checkbox"/> Building		<input type="checkbox"/> Landscaping		<input type="checkbox"/> Infrastructure		
				<input type="checkbox"/> Others		
PLOT INFORMATION						
Plot No. (As per Affection Plan)						
Phase				Land Use		
APPLICATION INFORMATION						
Property Owner Name (Developer/ Purchaser)				Owner Sign/Stamp		
Power of Attorney/ Authorized Signatory Name						
Tel/ Mob Number				Email		
Consultant's Name				Owner Sign/Stamp		
License No.				Authorized Signatory Name		
Tel/ Mob Number				Email		
REQUIRED DOCUMENTS						
<ul style="list-style-type: none"> <li>Identify Documents that are submitted by Tick Marking each Documents listed below.</li> <li>All Documents should be submitted in PDF/ AutoCAD Format.</li> <li>Documents should be submitted in a digital format, organized into folders as identified by Folder Code against each Document Title as below. (GD): General Documents (ARCH): Architectural.</li> </ul>						
The items listed below required for the new, resubmission unless otherwise specified for revision/ revalidation	Submission Type	Drawing's Size	No. of Sets	Folder Code	Submitted (Yes)	
Set of as Built Drawings (With Contractor Stamp & Signature)	All	A2	2	(ARCH)	<input type="checkbox"/>	
Set of Latest approved drawings from DHCA/ DDA	All	A2	1	(ARCH)	<input type="checkbox"/>	
Electronic Copy (PDF/ AutoCAD) for the Above Items	All	Link / Email	1	-	<input type="checkbox"/>	
FEE STRUCTURE AND PAYMENT DETAILS						
Refer to DHCA Pricing Schedule						
NOTES AND DECLARATION						
<ul style="list-style-type: none"> <li>The Applicant hereby confirms that all data provided in this Application/ Documents comply with DHCA Regulations and Standards. It is the Responsibility of the Applicant to ensure that Correct and Valid Information and Documents are provided.</li> <li>The Applicant shall be liable for any Legal Obligations which may occur due to Invalid/ Tempered Documents being submitted along with this Application.</li> </ul>						
Date				Applicant's Authorized Name & Signature/ Stamp		
FOR DHCA USE ONLY						
Submittal's Registration Decision						
Completed Submission <input type="checkbox"/>		Incomplete Submission <input type="checkbox"/>				
Notes						
Date		Received By		Signature		
Application Ref. No						



# Codes, Authorities Regulations, Forms & Procedures

## 6.5 Forms To Be Obtained

### MODIFICATION DESIGN APPLICATION FORM


MODIFICATION DESIGN APPLICATION FORM				 مدينة دبي الطبية Dubai Healthcare City	
SUBMISSION TYPE					
<input type="checkbox"/> New MD Submission (Applicable for Modifications after Completion)					
<input type="checkbox"/> Re-submission MD (Specify DHCC Previous Ref. No)				Submission No.	
<input type="checkbox"/> Revalidation (Specify MD Expired Approval Ref. No)				Submission No.	
PLOT INFORMATION					
Plot No. (As per Affection Plan)					
Phase		Land Use			
APPLICATION INFORMATION					
Property Owner Name (Developer/ Purchaser)			Owner Sign/Stamp		
Power of Attorney/ Authorized Signatory Name					
Tel/ Mob Number		Email			
Consultant's Name			Owner Sign/Stamp		
License No.		Authorized Signatory Name			
Tel/ Mob Number		Email			
REQUIRED DOCUMENTS					
<ul style="list-style-type: none"> <li>Identify Documents that are submitted by Tick Marking each Documents listed below.</li> <li>All Documents should be submitted in PDF/ AutoCAD Format.</li> <li>Documents should be submitted in a digital format, organized into folders as identified by Folder Code against each Document Title as below. (GD): General Documents (ARCH): Architectural.</li> </ul>					
The items listed below are required for the new, resubmission unless otherwise specified for revision/ revalidation					
	Drawing's Size	No. of Sets	Folder Code	Submitted (Yes)	
Set of Architectural Revised Drawings (With Consultant/ Owner's Signature)	A2	2	(ARCH)	<input type="checkbox"/>	
Set of Approved Drawings from DHCA/ Trakhees	A2	1	(ARCH)	<input type="checkbox"/>	
Affection Plan	A4	1	(GD)	<input type="checkbox"/>	
Authorization Appointment Letter	A4	1	(GD)	<input type="checkbox"/>	
Valid Consultant/ Contractor Trade License	A4	1	(GD)	<input type="checkbox"/>	
Electronic Copy (PDF/ AutoCAD) for the Above Items	Link/ Email	1	-	<input type="checkbox"/>	
Describe the Modifications below:					
FEE STRUCTURE AND PAYMENT DETAILS					
Refer to DHCA Pricing Schedule					
NOTES AND DECLARATION					
<ul style="list-style-type: none"> <li>The Applicant hereby confirms that all data provided in this Application./ Documents Comply with DHCA Regulations and Standards. It is the Responsibility of the Applicant to ensure that Correct and Valid Information and Documents are Provided.</li> <li>The Applicant shall be liable for any Legal Obligations which may occur due to Invalid/ Tempered Documents Being Submitted Along with this Application.</li> </ul>					
Date				Applicant's Authorized Name & Signature/ Stamp	
FOR DHCA USE ONLY					
Submittal's Registration Decision					
Completed Submission <input type="checkbox"/>		Incomplete Submission <input type="checkbox"/>			
Notes					
Date		Received By		Signature	
Application Ref. No					



# Codes, Authorities Regulations, Forms & Procedures

## 6.5 Forms To Be Obtained

### GENERAL REQUEST APPLICATION FORM


GENERAL REQUEST APPLICATION FORM				 مدينة دبي الطبية Dubai Healthcare City	
SUBMISSION TYPE					
Plot No. (As per Affection Plan)					
Phase		Land Use			
<input type="checkbox"/> Preliminary Design Stage		<input type="checkbox"/> Final Design Stage		<input type="checkbox"/> Under Construction	
		<input checked="" type="checkbox"/> Completed Project		<input type="checkbox"/> Other	
PLOT INFORMATIONS					
<input type="checkbox"/> SPA Copy		<input type="checkbox"/> Plot Handing Over Certificate		<input type="checkbox"/> Affection Plan	
<input type="checkbox"/> Electrical Load Confirmation Letter		<input type="checkbox"/> Revalidation Certificate		<input type="checkbox"/> Site Information and Utilities	
<input type="checkbox"/> NOC ( Landscape NOC, Site Plan NOC, Lease Confirmation NOC, NOC for works outside plot limits...etc.)				<input type="checkbox"/> Other Specify :	
Request Details :					
APPLICATION INFORMATION					
Property Owner Name (Developer/ Purchaser)				Owner Sign/Stamp	
Power of Attorney/ Authorized Signatory Name					
Tel/ Mob Number		Email			
Requested by				Owner Sign/Stamp	
Power of Attorney/ Authorized Signatory Name:		Authorized Signatory Name			
Tel/ Mob Number		Email			
FEE STRUCTURE AND PAYMENT DETAILS					
Refer to DHCA Pricing Schedule					
FOR DHCA USE ONLY					
Submittal's Registration Decision					
Completed Submission <input type="checkbox"/>		Incomplete Submission <input type="checkbox"/>			
Notes					
Date		Received By		Signature	
Application Ref. No					



# Codes, Authorities Regulations, Forms & Procedures

## 6.5 Forms To Be Obtained

### EXCEPTION REQUEST APPLICATION FORM

EXCEPTION REQUEST APPLICATION FORM			 مدينة دبي الطبية Dubai Healthcare City	
SUBMISSION TYPE				
Plot No. (As per Affection Plan)				
Phase		Land Use		
<input type="checkbox"/> Preliminary Design Stage		<input type="checkbox"/> Final Design Stage		<input checked="" type="checkbox"/> Under Construction
<input checked="" type="checkbox"/> Completed Project				
PLOT INFORMATIONS				
<input type="checkbox"/> Plot (Subdivision, Amalgamation, Addition, Changing in Plot Limits)		<input type="checkbox"/> Request Additional GFA		<input type="checkbox"/> Change to Plot Development Guideline
<input type="checkbox"/> Land Use Change		<input type="checkbox"/> Change to Development Control Regulations		<input checked="" type="checkbox"/> Change to plot allocated Utilities
<input type="checkbox"/> Other, Specify:				
APPLICATION INFORMATION				
Property Owner Name (Developer/ Purchaser)				Owner Sign/Stamp
Power of Attorney/ Authorized Signatory Name				
Tel/ Mob Number			Email	
REQUIRED INFORMATION AND DOCUMENTS				
Description and Purpose of Proposed Change (In Details )				
Value and Benefits of Proposed Change				
<ul style="list-style-type: none"> <li>• Required Supportive Documents to be attached with the Application.</li> <li>• If the Exception Request is accepted by DHCA, Notification to pay the related fee/s will be sent by email to the respective applicant once the NOC is ready. NOC can be collected after clearing the related NOC Fee/s.</li> </ul>				
NOTES AND DECLARATION				
<ul style="list-style-type: none"> <li>• The Applicant hereby confirms that all data provided in this Application/ Documents comply with DHCA Regulations and Standards. It is the Responsibility of the Applicant to ensure that Correct and Valid Information and Documents are provided.</li> <li>• The Applicant shall be liable for any Legal Obligations which may occur due to Invalid/ Tempered Documents being submitted along with this Application.</li> </ul>				
Date				Applicant's Authorized Name & Signature/ Stamp
FOR DHCA USE ONLY				
Submittal's Registration Decision				
Completed Submission <input type="checkbox"/>		Incomplete Submission <input type="checkbox"/>		
Notes				
Date		Received By		Signature
Application Ref. No				





# 07 ABBREVIATIONS & DEFINITIONS



# Abbreviations & Definitions

## 7.1 General Abbreviations & Definitions

### DEFINITIONS:

#### A

**Access or Access Way:** A way of approaching or entering a property.

**Accessory Use:** Any purpose for which a building, structure, or a plot may be designed which is customarily incidental and subordinate in area, extent or purpose to the principal building which it serves. For example a car garage ... etc..

**Adjacent Land:** Land neighboring to an identified natural feature or function or resource.

**Advertisement:** Any device or representation visible to the public which is for the purpose of directly or indirectly promoting sales or drawing attention to an enterprise or undertaking.

**Advertising Structure:** A structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising sign may be placed.

**Alley (Sikka):** A pedestrian passageway or walkway usually framed by landscape or in between buildings.

**Amenity Area or Space:** The area either public or private situated within the boundaries of a plot or a development site intended for recreational purposes, such as landscaped areas, patios, swimming pools, play areas and similar uses.

**Arcade:** A covered passage or walkway covered over by a succession of arches or vault supported by column.

**Archaeological Heritage:** The remains of any building, structure, activity, place or cultural feature or object which, because of the passage of time, is on or below the surface of the land or water and is of significance to the understanding of the history of a people or place and is listed by the concerned authority.

**Architectural Concept:** The basic aesthetic idea of a building or group of buildings or structure, including the site and landscape development that produces the architectural character.

**Architectural Feature:** A prominent or significant part or element of a building, structure or site.

**Architectural Feature, Exterior:** Those features which are important to or expressive of the architectural quality and integrity of the structure and its setting and which include, but are not limited to, building material, detail proportion, rhythm, scale, setting, shape and Workmanship.

**Arterial Road or Street:** (see Road)

**Attached Building:** A building otherwise complete, which depends, for structural support or complete enclosure, upon a division wall or walls shared in common with adjacent building or buildings.

**Attic:** Shall mean the portion of a building situated wholly, or in part, within the roof and which is not a one-half storey.

#### B

**Back To Back Lots:** Lots which have at least part of their rear lot lines in common

**Balcony:** A small outdoor area, raised above the ground, directly accessible from within the building and open except for a balustrade on at least one side.

**Basement:** That portion of a building fully or partly underground.

**Bedroom:** A private room planned and intended for sleeping purposes, separable from other rooms by a door, and accessible to a bathroom.

**Bikeway:** A pathway separated from streets and sidewalks and designed to be used by bikers.

**Block:** Multiple plots contained within the boundaries of a set of public roads, right of ways, etc.

**Buffer Area/Strip:** Open spaces, landscaped areas, fences, walls or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights or other nuisances.

**Buffer Zone:** A strip of land established to protect one type of land use from another with which it is incompatible. Buffers are usually landscaped and may or may not have a wall or fence.

**Building:** A structure which has one or more floors and a roof and which is permanently affixed to the land.

**Built-up Area (BUA):** The sum of Usable Areas, Circulation Areas, Service Areas and Balcony Areas plus the area of all factored non- and semi-enclosed areas equal the built-up area of a building.

**Built Up Area Calculation:** Built up area or construction Area for cost calculation determined by the slab area measured to the exterior surface of the exterior walls, excluding all shaft openings and any type of slab void, balconies, terraces, arcades, porches, garages, open courtyards, and building surrounds within the plot boundary such as roads, landscape, and hardscape surfaces to included but each identified separately:

- > **Usable Area:** Total area of all enclosed spaces fulfilling the main functional requirements of the building for occupant use, including and not limited to service areas such as guard rooms, workshops, locker rooms, janitors, closets, storerooms, and the total area of all toilets and washroom facilities.
- > **Circulation Area:** Total area of all enclosed spaces which is required for physical access to subdivisions of space such as and not limited to corridors, elevator shafts, escalators, fire towers or stairs, stairwells, elevator entrances, public lobbies.
- > **Service Area:** Total area of all enclosed spaces designed to house mechanical and electrical equipment and utility services such as and not limited to mechanical and electrical equipment rooms, duct shafts, boiler rooms, fuel rooms, and mechanical service shafts.
- > **Balcony Area:** Total area of an open or covered platform attached to an upper floor of a building, projecting from or recessed into the face of the wall and protected by railing or balustrade; accessible from an adjacent room.

- > a building, projecting from or recessed into the face of the wall and protected by railing or balustrade, accessible from an adjacent room.

**Building Coverage:** see Plot Coverage.

**Building Frontage:** Shall mean that side of a building which contains the main entrance for pedestrian ingress and egress. If more than one main entrance exists, the one that more nearly faces or is oriented to the street of highest classification, shall be considered the building frontage. If all streets are of the same classification, the side of the building with the smallest lineal dimension containing a main entrance shall be considered the building frontage.

**Build-To-Line:** a type of building line used as means of enforcing the continuity of the building façades on a series of adjacent sites, in order to emphasize a street frontage or the definition of a public open space. The object is to achieve perceptual continuity.

**Building Setback:** The least horizontal distance permitted between a plot line of a plot and the nearest portion of any building envelope on such lot.

**Building Envelope:** The three-dimensional space within which a structure is permitted to be built on a plot defined by plot Guidelines such as permissible height, setbacks, building coverage, etc..

**Bus Bay:** An area at which passengers may board or disembark from a bus and may include bus bays and bus shelters.

#### C

**Canal:** An artificial waterway for transportation or other uses.

**Canopy:** A roof-like structure of a permanent nature that projects from the wall of structure and overhangs the public way sheltering a platform, sidewalk and entrance to a building.

**Change of Use:** A land use which is changed from one use to another subject to approval.

**City:** A large and densely populated urban area; may include several independent administrative districts.

**City Planning:** The decision-making process in which goals and objectives are established, existing resources and conditions analyzed, strategies developed and controls enacted to achieve the goals and objectives as they relate to cities and communities.

**Classification:** Division of uses or activities into groups or subgroups for regulatory purposes.

**Cluster Development:** A development design technique that locates buildings or related land uses in limited areas on a site to allow the remaining land to be used for a variety of other purposes.

**Cohesiveness:** Unity of composition between design elements of a building or group of buildings and the landscape.

**Collector Street:** See Road.

**Common Wall:** A vertical wall separating two dwelling units between the top of the footings to the underside of the roof deck, and shall be mutually common to both dwelling units.

**Community:** An area in a district that has distinctive characteristics and comprise of different land uses and neighborhood.

**Compatible:** A building, structure, activity or use that blend with, conforms to, or is harmonious with the surrounding ecological, physical, visual or cultural environment.

**Complementary Uses:** Additional uses in close proximity to a use that have the effect of supplying a use with services to accompany and complement the primary use.

**Concept Master Plan:** A document that describes briefly a project's vision, goals and objectives.

**Conditional Use:** A use may be permitted on a specific site within a zone provided that the use conforms to all regulations of that particular zone to which the use applies and provided ZA has given due consideration to adjoining land uses (search alternative definitions).

**Conforming:** A use which falls within the uses permitted in and conforms to all the regulations set out for the zone in which the use, building or structure is located.

**Consent Letter:** A letter issued by the Developer stating their no objection to what is being requested.

**Conservation:** The preservation, protection and improvement of the components of the natural environment.

**Conservation and Wildlife Sanctuary:** Land left in its natural state for the purpose of providing sanctuary, habitat and breeding grounds for wild birds, animals and plant-life.

**Conversion:** Changing the original purpose of a building to a different use with or without structural alteration requiring a building permit.

**Court:** Any open space, unobstructed from ground to sky, other than a yard, that is on the same plot with and bounded on two or more sides by the walls of a building.

**Courtyard:** A landscaped outdoor space surrounded by walls or fences Coverage: see plot coverage Cross Section: A drawing showing the different section of a road and service corridors.

**Curb Cut:** The opening along the curb line, exclusive of handicap ramps, at which point vehicles may enter or leave the street.

**Cul-de-sac:** A local street terminated at the end by a vehicular turn around.

**Curb:** A stone, concrete or other improved boundary, usually marking the edge of the roadway or paved area.

**Community Facility:** Facilities used by local communities for leisure and social purposes, including community centers and meeting places, community halls, community learning, adventure play centers and leisure centers.

**Chamfer:** A corner or edge that is cut at an angle or beveled.

#### D

**Delivery Space:** (see loading/unloading) An area provided for the temporary parking of vehicle delivering or picking up equipment, goods, materials or persons.



# Abbreviations & Definitions

## DEFINITIONS:

**Demand Calculation:** A table showing in details the demand calculation of each utility and which criteria it was based on.

**Density:** The ratio of intensity of developed area to total land area.

**Density, Low:** The ratio of the number of persons to the plot area in hectare. Low Density is established as less than 70 persons / hectare.

**Density, Medium:** The ratio of the number of persons to the plot area in hectare. Medium Density is established as between 70 - 220 persons/ Ha.

**Density, High:** The ratio of the number of persons to the plot area in hectare. High Density is established as more than 220 persons/Ha..

**Detached Building:** A freestanding building that does not adjoin any other building on an adjoining plot and where all sides of the building are surrounded by yards or open areas within the plot. Detached Building-Semi: See Semi-Detached Building.

**Detailed Master Plan:** A detailed master plan incorporates all of the findings at the preliminary stage. The document provides detailed data on all the required information and provides clear strategy on how to achieve the master plan goals.

**Development:** A general term used to describe the construction, erection or placing of a building or structure; the making of a significant addition or alteration to a building or structure; a significant change in use or in intensity of use of any building, structure or premises; activities such as site-grading, excavation, removal of topsoil or peat, or the placing of dumping of fill; and drainage works, excluding the maintenance of existing municipal and agricultural drains.

**Developer:** A person or entity who prepares raw land for building sites, constructs buildings, creates residential subdivisions or commercial centers, rehabilitates existing buildings, and performs similar activities.

**Developer, Master:** A single developer of a large site usually composed of many parcels, which is responsible over an extended period of time for bringing about the comprehensive, integrated development of the site.

**Developer, Third Party:** A single developer of a large site usually composed of many parcels, which is responsible over an extended period of time for bringing about the comprehensive, integrated development of the site and is not the Master Developer.

**Discharge, Storm-water:** The discharge to drains, ponds, lakes or streams of catchment runoff as a result of storm rainfall over the catchment.

**Discharge, Wastewater:** Liquid waste discharged from domestic, agricultural or industrial sources, or from associated treatment facilities.

**District:** a region marked off for administrative or other purposes within a city and comprises of several communities.

**Drive or Driveway:** See vehicle access.

**Duplicate Site Plan:** A copy of existing Site Plan to replace a lost or misplaced original Site Plan.

**Dwelling Unit:** One or more habitable rooms designed or intended for use by one or more individuals as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the exclusive use of such individual or individuals, with a private entrance from outside the building or from a common hallway or stairway inside the building.

**Demarcation:** The act of marking off a boundary or setting a limit.

## E

**Easement:** The right of a person, government entity, or public utility company to use public or private land owned by another for a specific purpose.

**Enclosed Walkway:** A structure with a roof connecting a detached accessory building and the main building on the plot.

**Environment:** Air, land or water, plant and animal life, including man; the social, economic and cultural conditions that influence the life of man or a community; any building, structure, machine, or other device or thing made by man; any solid, liquid, gas, odour, heat, sound, vibration, or radiation, resulting directly or indirectly from the activities of man; or any part or combination of the foregoing and the interrelationships between any two or more of them.

**Environmental Impact Assessment (EIA):** Environmental Impact assessment is a preliminary study of an area and the proposed development and what impact it may have on the area and its surroundings.

**Environmental Impact Study (EIS):** Environmental Impact Study approved by DM detailing the existing condition of an area and the expected impact of developing it on the area and its surroundings and the mitigation to minimize such impact.

**Excavation:** The space created by the removal of soil, rock or fill for the purposes of construction.

**Exception:** Is a reduction of the terms of zoning regulations where such variance will not be contrary to the public interest and where a literal enforcement of the ordinance would result in unnecessary and undue hardship.

**Expressway:** Road See Road.

**Encroachment:** the part of the structure that introduces into a setback or right of way or plot boundary.

## F

**Façade:** A structure's entire single elevation, including wall face, parapet, windows, doors, awning or canopy.

**Fence:** An artificially constructed barrier of any material or combination of materials, erected to enclose, screen, or separate areas.

**Final Master Plan:** It is a comprehensive report providing overall strategy to develop a particular project/area and provides final findings.

**Floor/Ground:** The floor of a building immediately above a basement, or where no basement exists, the ground floor shall be that floor at or above grade level.

**FAR (Floor Area Ratio):** The floor area ratio of a building or other structure on any lot is determined by dividing the gross floor area of such building by the area of the lot on which it is located. When more than one building or structure is located on lot then the floor area ratio is determined by dividing the total gross floor area of all buildings or structure by the lot area

**Front of Plot:** The front of any plot is the side which faces the widest road unless otherwise specified in the plot development guidelines.

## G

**Gate Level:** Is the elevation with respect to Dubai or city wide Datum at the plot boundary and at a point indicated at center of the vehicular access.

**GIS:** Geographic Information System is a system of hardware and software for storage, retrieval, mapping and analysis of geographical data.

**Gross Floor Area (GFA):** The sum of the floor area of all the floors of a building measured from the exterior walls or from the center lines of common walls joining two spaces.

**Gross Floor Area (GFA) for FAR Calculation:** The sum of usable areas and Circulation Areas equal the gross floor area of a building. For determining FAR the measurement of the GFA to be used shall include the floor area devoted to:

Attic space with headroom of 2.15 meters (7 feet) or more;

Mezzanines Floors;

Enclosed porches;

Floor area devoted to accessory use; and,

Fire exits staircases.

The floor area measured in case of two spaces with a common wall (usable/service): The gross floor area should be measured from the center of the wall. Floor area excluded from GFA includes:

Prayer rooms + ablution areas;

Balconies;

Basement if used only for parking, and mechanical services;

Elevator shafts (must be calculated once in GFA at ground floor);

Storage in basement floors;

Mechanical ducts or chases; and,

Garbage room and chute.

**Grade, Finished:** The final elevation of the ground surface after development.

**Grade, Natural:** The elevation of the ground surface in its natural state, before man -made alterations.

**Granting Plot:** The process of granting a plot within a project owned by one of DH entities by the order of H.H Ruler of Dubai either to an individual or a company (internal use only).

## H

**Hard-Surfaced:** Quality of an outer area being solidly constructed of pavement, brick, paving stone, tile, wood, or a combination thereof.

**Harmony:** A quality that represents an appropriate and matching arrangement of parts, as in an arrangement of varied architectural, landscape elements and adjacent land uses.

**Height, Building:** The vertical distance between the finished grade and the highest point of the building proper, exclusive of any accessory roof construction such as chimneys, steeple or antenna.

**Height, Maximum:** A horizontal plane above and parallel to the average finished grade of the entire plot at the height shown in the plot guidelines. No part of any structure shall project through this plane with the exception of chimneys, flues, gas holders, elevator enclosures, skylights, water towers, or similar roof structures needed to operate and maintain the building.

**Height above Sea Level:** The perpendicular distance measured from sea level to the highest point of a building or structure including any attachments thereto.

**High-Rise Buildings:** A building that exceeds 6 floors in height where on the other hand a building that exceed 38 floors in height is considered a skyscraper.

**Historic Site:** A land which marks or is associated with some event or person of historical importance and listed by the concerned authority.

**Hardscape:** the permanent, man-made features of a landscape made from stone etc., rather than plants such as patios, decks, driveways, paths and sidewalks that do not require irrigation.

## I

**Impervious Surface:** As a land use term, impervious surface means any surface such as roads, rooftops, patios, or parking lots that does not allow water to soak into the ground.

**Infrastructure:** Physical structures that form the foundation for development including public sewage and water systems, storm-water disposal systems, waste management facilities, electric power, communications and transportation corridors and facilities and oil and gas pipelines and district cooling facilities and corridors.



# Abbreviations & Definitions

## DEFINITIONS:

### L

**Lake:** An inland water body natural or man-made  
**Land Bank:** All the land information belonging to Dubai Holding.

**Land Department Registration:** Registration of land acquired within Dubai Holding Land Bank at the Land's Department by Zoning Authority.

**Land Information System (LIS):** A system developed for Zoning Authority to manage all information related to projects under its jurisdiction.

**Landmark:** An Iconic building, structure or landscape feature which by its architectural or historic merit or impact is worthy of special recognition and preservation.

**Land Proposal:** A drawing showing the area and location of the land is subject to acquisition.

**Landscape:** Some combination of grass, trees, hedges, shrubs, ground covers or flowers planted and maintained to enhance the appearance of a development including, but not limited to, walks, fountains, reflecting pools, art works, screens, walls, fences, benches and others.

**Landscape Plan:** A map showing all landscaped areas, buffers, open spaces and outdoor areas within a project and the interrelationship between them.

**Landscape and Urban Design Strategy:** A strategy detailing the goals and objectives of the developer in terms of the theme, landscaping and urban design.

**Land Use:** The activities, operations, or purposes that are employed in a particular geographic area; the specific manner in which a plot of land is utilized. Land use is usually regulated through zoning ordinances.

**Land Use Budget Summary:** It is table showing total area for each land use in a project and its percentage to the overall area.

**Land Use Code:** A code designating color and color code number for each land use.

**Land Use Plan:** A map showing the different plots in a project and their land uses each with a specific color as determined by the Land Use Code.

### M

**Main Building:** The building designed or used for the principal use on the plot

**Maintained:** Is to be kept in good working order or in a state of good condition. In the case of landscaping, to be trimmed, mowed, watered and weeded. In the case of buildings to be clean, in good repair, free from rust and other decay of materials.

**Maneuvering Space:** An open space in a parking area which is immediately adjacent to a parking space, is used for and/or is necessary for turning, backing, or driving forward a motor vehicle into such parking space but is not used for the parking or storage of motor vehicles.

**Massing:** The overall bulk or size of a building or project, its physical volume or magnitude.

**Master Developer:** See Developer.

**Master Plan:** A comprehensive plan to guide the long-term physical development of a particular area based on identified objectives, strategies, and timelines for implementation. Includes plans for land use, community facilities and utilities, transportation of goods and people, and energy use and conservation. Zoning ordinances and policies are developed for different areas or zoning districts based on the master plan.

**Master Plan Modification:** To modify an approved Master Plan to incorporate changes that may or may not have a significant impact on the overall project.

**Major Master Plan Modification:** to modify an approved Master Plan to incorporate changes which have significant impact on the project where such changes will have impact on the overall infrastructure networks.

**Minor Master Plan Modification:** to modify an approved Master Plan to incorporate changes which does not have an impact on the infrastructure networks of the project.

**Maximum Height:** See Height, Maximum.

**Maximum GFA:** The permissible GFA in a given plot shown on a site plan and not to be exceeded.

**Mechanical Equipment:** Equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.

**Merge of Plots:** To merge two or more adjacent plots into one plot in a way that will not have an impact on the overall Master Plan.

**Mezzanine:** An intermediate level between the floor and ceiling of any storey and counted as per GFA calculation (refer to GFA calculation)  
**Mixed-Use:** The development of a plot, or designation of a zoning district that provides for more than one classification of activities (i.e. allowing residential, retail, and/or office uses within the same building or plot or within the same district).

### N

**Nature Conservation Area:** An area set apart for the purpose of the conservation or preservation of natural and/or cultural values including natural landscapes or features of value for natural heritage protection.

**Neighborhood:** a small area within a city or town that has some distinctive features and is smaller than community.

**NOCs:** No Objection Certificates issued by concerned authorities.

**NOC, Information:** No Objection Certificates issued by concerned authorities/parties stating the status of services/utilities in the concerned area

**Planning NOCs:** No Objection Certificates issued by concerned authorities, approving the proposed or planned services or utilities distribution, corridor, allocation and network.

**Noise Attenuation Barrier:** A physical structure placed between a noise source and a noise sensitive area where reduced noise levels are required.

**Non-complying:** A permitted building, structure or use that does not meet the regulations set out for the zone in which such building, structure or use is located.

**Noxious:** When used with reference to any use or activity in respect of any land, building or structure or a use or activity which, from its nature or from the manner of carrying on same, creates or is liable to create, by reason or destructive gas or fumes, dust, objectionable odour, noise or vibration or unsightly storage of goods, wares, merchandise, salvage, machinery parts, junk, waste or other material, a condition which may become hazardous or injurious as regards to health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use of activity in respect of any land, building or structure.

### O

**Obnoxious:** A use which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust or objectionable odour, or by reason of the matter, waste or other material, and without limiting the generality of the foregoing shall include any uses which under the appropriate statute or regulations may be declared to be a noxious or offensive trade, business or manufacture.

**Occupancy:** To reside in as owner or tenant on a permanent or temporary basis.

**Open Space:** A portion of a plot that is set aside for public or private use and will not be developed. The space may be used for passive or active recreation, or may be reserved to protect or buffer natural areas.

**Owner:** person or entity who holds legal title to a piece of property.

### P

**Park:** A piece of open land for active or passive recreation use in an urban area.

**Parking Area:** An area or areas of land or a building or part thereof which is provided and maintained upon the same plot or plots upon which the principal use is located for the purpose of storing motor vehicles.

**Parking Area, Public:** A plot or part of a plot or a building for public, customer or employee vehicles.

**Parking Bay:** A space exclusive of driveway, ramps, columns, to park one vehicle.

**Parking Bay, Tandem:** A parking space which has access to a driveway used for vehicular traffic only over another parking space.

**Parking, Off-street:** The on-site parking allocation required for a given property.

**Parking, Basement:** An area that contains parking spaces and associated driveways and maneuvering aisles and is located within a building fully or partly underground.

**Party Wall:** A wall jointly owned and/or jointly used by two or more parties or an extension of such a wall which is erected on a line separating two parcels of land each of which is or is capable of being held in unity of ownership.

**Path:** A cleared way for pedestrians and/or bicycles that may or may not be paved or otherwise improved.

**Paved:** Use of blacktop, asphalt, concrete or other similar substance to create a smooth surface, including bituminous penetration, but not the use of dirt, clay, slag or stone.

**Phasing Plan:** A map showing the different phases of a project implementation and the expected dates of completion.

**Pedestrian Walkway:** An allowance designed exclusively for pedestrians other than a sidewalk and shall include nature trails and paths.

**Pedestrian-Oriented Uses:** Uses which generate pedestrian interest and activity, especially retail stores and restaurants, as well as entertainment, personal service businesses, arts and cultural uses, theatres, small open spaces or pedestrian amenity areas, tourist information centers, and other similar uses.

**Permissible Use:** Any use authorized in a particular zoning district, whether a permitted use, an as of right of conditional use or special permit or special exception use.

**Permitted Use:** A use by right which is specifically authorized in a particular zoning district.

**Podium:** The low-rise building out of which the high-rise tower projects, Podiums usually house lobbies, restaurants, retail and other amenities etc..

**Plaza:** An open or sheltered area other than part of a building, used principally for free pedestrian movement in which vehicular traffic is forbidden or limited.

**Plot:** It is a tract of land comprising a single property within a subdivision that complies with applicable regulations.

**Plot Area:** The total horizontal area within the plot lines of a plot.

**Plot Coverage:** A percentage referring to that portion of a plot or site covered or permitted to be covered by principal and accessory buildings or structures.

**Plot Detail:** A draft document that shows location of a plot and it's zoning regulations such as height, GFA, areas and others.

**Plot Development Guidelines:** a document that shows planning regulations such as height, land use, area, setbacks, building lines, and others for each plot in a subdivision plan.

**Plot Line:** The defined limits of any plot.

**Front of Plot:** The front of any plot is the side which faces the widest road unless otherwise specified in the plot development guidelines.

**Plot Line, Rear:** The plot line farthest from or opposite to the front plot line unless otherwise specified in the plot development guidelines.

**Plot Line, Side:** A plot line other than a front or rear plot line.



# Abbreviations & Definitions

## DEFINITIONS:

**Plot Statistics Template:** It is a table showing each plot's area, height, land use, setbacks, and car parking requirements, population, and other specification.

**Population Calculation:** The methodology on which a project demographic composition is based on.

**Population Characteristic:** The assumed demographic component of a project.

**Preliminary Master Plan:** A preliminary master plan is a document that describes in more details the vision of a project and how to achieve its goals. More information is provided in this stage such as the layout out of the project, land uses, roads, utilities, etc..

**Public Facilities:** All public buildings that are used by the general public to serve their needs for religious, education, health, entertainment, safety, etc..

**Public Facility Plan:** A map showing all plots that are allocated for public facilities within a specific project.

**Public Realm:** Refers to all of those private and publicly owned spaces and places which are freely available to the public to see and use, for example, streets and parks.

**Principal Building:** A building which occupies the major or central portion of a plot, is the chief or main building on a plot, or constitutes, by reason of its use, the primary purpose for which the plot is used.

## R

**Ramp:** A sloping walkway, roadway or passage used to join and provide a smooth transition between two levels of different elevations.

**Recycling:** A process by which non-hazardous solid waste or materials which would otherwise become solid waste, are collected, separated, or processed and revised or returned to use in the form of raw materials or products.

**Redevelopment:** To convert an area by demolishing old buildings and building new ones, or by renovating existing ones.

**Region:** an administrative area containing several towns and cities.

**Rehabilitation:** The act or process of returning a property or structure to a state of utility, through repair or alteration, which makes possible an efficient contemporary use, while preserving those portions or features of the property that are significant historically, architecturally, or culturally.

**Relocation:** Any relocation of a structure, utility, object or artefact on its site or to another site.

**Renovation:** The repair, strengthening or restoration of a building to a safe condition but does not include its replacement.

**Reservoir:** A pond, lake, tank or basin, natural or man-made, used for the storage, regulation and control of water.

**Retaining Wall:** A structure constructed to hold back or support an earthen bank  
**Rezoning:** A permanent change in zoning laws from one permitted land use type to another based on changing community dynamics or needs.

**Road:** An open way (generally public) for travel or transportation.

**Road Hierarchy:** The classification of roads into:

- > Freeway: Inter-regional divided highways connecting centers access is limited to interchanges designed for higher speed merging/diverging traffic.
- > Primary Arterial: Inter-community roadways connecting community centers or major facilities. They are generally intended to serve predominantly through traffic with minimum direct service abutting land uses.
- > Secondary Arterial: Provide for intra-community travel for areas bounded by primary arterial system. Secondary arterial serve trip of moderate length and provide more direct access to abutting properties than primary arterial.
- > Collector: Provides for movement within a community, including connecting neighborhoods with smaller community centers. Collectors also provide connections to secondary and primary arterial. Property access is generally a high priority for collectors, with a lower priority for through traffic movements. Collectors also provide access to commercial and industrial development.
- > Local Road: Primary function of local roads is access to abutting properties.
- > Sikka (Alley): A public or private way permanently reserved as a secondary means of access to a property.
- > Median: A paved or planted area separating a street or highway into two or more lanes of opposite direction of travel.

**Right-of-Way (ROW):** Public right of way or areas designated as public property for the location of roads, walkways or utilities.

**Roadway:** The part of the road that is improved, designed or ordinarily used for vehicular traffic, but does not include the shoulder, and, where a road includes two or more separate roadways, the term roadway refers to any one roadway separately and not to all of the roadways collectively.

## S

**Screening:** The physical separation (visual barrier) like a continuous fence, wall, compact evergreen hedge or combination thereof supplemented with landscape planting that would effectively screen the property which it encloses, and is broken only by access drives and walks.

**Semi-Detached Building:** A building that abuts or shares one side plot wall with another building on an adjoining planned plot and where the remaining sides of the building are surrounded by open areas or street lines.

**Service Line:** Any line, wire or cable used to distribute, transmit, or deliver a utility service from a feeder or lateral line to an end user of the utility.

**Setback, Front, Rear, or Side:** The horizontal distance measured at right angles to the boundary of the plot, between the nearest part of any building or structure on the plot and the plot boundary.

**Setback, Zero:** A building or a series of buildings no side yard on one side provided the wall of the dwelling on the side with zero setbacks contains no windows, doors or other openings.

**Sewage:** The waste water and matter from domestic, commercial or industrial uses.

**Sidewalk:** A hard-surfaced walk or raised path along and paralleling the side of the street for pedestrians.

**Signage, Advertising:** A name, identification, description, device, display, or illustration which is affixed to or represented directly or indirectly upon a building, structure, plot or right of ways, which directs attention to an object, product, place, activity, person, institute, organization or business.

**Signage, Traffic:** Signs directing and guiding traffic and parking on private property, but bearing no advertising matter.

**Sign-off Sheet Template:** A template used to show the final subdivision plan of a project. It shows a map of the project and the different sub plots. It also has a table showing each plot's area, height, land use, setbacks, etc.. This template is signed by the Developer, Consultant and Zoning Authority.

**Site Plan:** A document showing plot boundary, area, location, ownership as well as other planning regulations.

**Site Analysis:** The process of studying a specific site to determine its suitability for development. It may include but not limited to geographic, topographic, environmental survey and others.

**Site Plan Ownership Change:** To request the issuance of a new Site Plan to reflect the change of ownership.

**Storey:** The portion of the building other than the basement which lies between the surface of the slab and surface of the next slab above it

**Storm Sewers:** Sewers that carry storm water and surface water, street wash and other wash waters, or drainage, but not domestic wastewater or industrial wastes.

**Street Furniture:** Constructed above ground objects, such as outdoor seating, kiosks, bus shelters, sculpture, tree grids, trash receptacles, fountains and telephone booths, that have the potential for enlivening and giving variety to streets, sidewalks, plazas and other outdoor spaces open to and used by, the public.

**Subdivision:** The process (and the result) of dividing a parcel of raw land into smaller buildable sites, blocks, streets, open space and public areas and the designation of the location of utilities and other improvements.

**Subdivision Plan:** A map provided through the process of dividing a plot into smaller plots with different land uses and set of regulations.

The final product shows all plots boundaries, plot numbers, land uses, and right of ways.

**Survey, Land:** The process by which boundaries are measured and the locations or forms of land areas are determined; the on-site measurement of plot lines, dimensions, and position of structures on a plot including the determination of any existing encroachments or easements.

**Sustainable Development:** Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Shoreline:** A boundary line between land and water.

## T

**Temporary Building:** A building or structure intended for removal or demolition within a prescribed time not exceeding one year subject to renewal.

**Temporary Structure:** A structure without any foundation or underground footings and which is removed when the designated time period, activity or use for which the temporary structure was erected has ceased.

**Temporary Use:** A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

**Third Party Developer:** (See Developer).

**Title Deed:** Title deed is a legal document issued by Land Department for an owner's interest in a piece of property.

**Tower:** A structure or building characterized by its relatively great height as compared with its and is raised usually on a podium.

**Town:** A human settlement bigger than a village but smaller than a city.

**Traffic Impact Study (TIS) Report:** The Report which examines and details the transportation related implications of any development proposal, is called Traffic Impact study report. It includes following;

- > Overall demand for travel.
- > The geographical distribution of transport trips
- > The expected division of trips between private cars, public transport and non motorized modes.
- > Travel demand, at differing times of the day, on the development's proposed highway and public transport system;
- > The Implications that the development proposals may have on the wider highway, road network and public transport networks.

**Transportation System:** Transportation system defines the modes of transportation for people and goods movement via land, water or air.

**Transport and Road Networks:** The movement of different modes connected from each other via all roads in the area is called Transport and Road network.



# Abbreviations & Definitions

## DEFINITIONS:

### U

**Undeveloped:** Land that has not had improvements made either to the land or on the land.

**Urban Design:** The process of providing a design vision for the City or portions of the City. Urban design encompasses architectural treatments, landscaping, pedestrian circulation and traffic controls to provide a pleasant, harmonious, and livable public realm.

**Urban Growth Boundary:** An area, identified through official public policy, within which urban development will be allowed during a specified time period.

**Utility Allocation Plan:** A map showing all plots within a project dedicated for Utilities such as substations, district cooling, etc..

**Utility Facilities:** Any above-ground structures or facilities used in connection with the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, electronic signals, etc.

### V

**Visual Obstruction:** Any structure such as a fence or wall or natural features that limits visibility.

**Vehicle Access:** A roadway, usually paved, intended to provide ingress and egress of vehicular traffic from a public right-of-way to an off-street parking area.

**Variance :** To grant a property owner relief from certain provisions of the guidelines when because of the particular physical surroundings, shape, or topographical conditions of the property, compliance would result in undue hardship, as opposed to inconvenience or economic gain.

### W

**Waterscape:** Water features, either natural or impounded by structures, whose primary purpose is visual or aesthetic enhancement of the area.

**Water Body:** Any pond, lake, lagoon, channel, wetland, marina, or basin which ordinarily or intermittently contains water and which has a discernible shoreline or is the result of development.

### Z

**Zone:** A portion of the territory of a city, inclusive of streets, alleys, and other public ways, within which certain uses of land, premises and buildings are permitted and within which certain yards and open spaces are required and certain height limits are established for buildings.

**Zoning/Planning Authority (ZA):** A governmental body with the sole power of regulating and zoning of all land under their jurisdiction.

**Zoning Regulation:** Zoning controls, codes, or rules that provide guidelines for the development of a planned area.

**Zoning:** The control by ZA of the use of land and buildings, the height and bulk of buildings, the density of population, and the relation of a plot's building coverage to open space, the size and location of yards and setbacks, and the provision of any ancillary facilities such as parking.

**Zoning Exception:** (See Exception).

## ABBREVIATIONS:

**DHCC** - Dubai Health Care City

**DRC** - Design Review Committee

**DDA** - Dubai Development Authority (Zoning/Planning Authority)

**DM** - Dubai Municipality

**FAR** - Floor Area Ratio

**GFA** - Gross Floor Area

**BUA** - Built-Up Area

**BCC** - Building Completion Certificate

**NOC** - No Objection Certificate

**MD** - Modification Design

**DD** - Detail Design