

الغابة الخضراء
green
Swood

NAKHEEL



QUALITY INFORMATION

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Contents

01

INTRODUCTION

1.1 Introduction and User Guide

1.1.1 Purpose and Objectives

1.1.2 Report Structure

1.1.3 Limitation and Notes

1.1.4 Customer Journey Map

1.1.5 Trakhees Approval

02

MASTER PLAN

2.1 Site Context

2.1.1 Regional Context

2.1.2 Local Context

2.2 Project Vision

2.3 Illustrative Master Plan

2.4 Land Use Plan

2.5 Road Hierarchy

2.6 Green Spaces

2.7 Pedestrian and Cycling Network

2.8 Building Heights

2.9 Community Facilities Provision

2.9.1 Community Facility Distribution

011

03

PLANNING GUIDELINES

012

3.1 Development Fact Sheet: Land Use Summary

012

3.2 Land Use Plan

012

3.3 Development Fact Sheet: Community Zoning

012

3.3.1 Boulevard Neighbourhood

014

3.3.2 Central Park Neighbourhood

016

3.3.3 TOD Zone and Pond Park Apartments

019

3.4 Community Characteristic

020

3.4.1 Apartment Zone

020

3.4.2 Villas & Town House Zone

021

3.4.3 Villa & Townhouse Neighbourhood Guidelines

022

3.4.4 Vehicular Access Plan

024

3.4.5 Pedestrian Entry Points

026

3.4.6 Plot Amalgamation Plan

028

3.4.7 Plot Ownership Plan

031

3.4.8 Fence Design Development

036

3.4.9 Fence Design Details

038

3.4.10 Guard House Design Guidelines

041

3.4.11 Utility Plot & Solid Waste Collection Access

041

3.4.12 Plot Amalgamation

045

046

048

049

049

049

049

050

051

051

052

056

057

058

059

060

060

066

068

069

04

DEVELOPMENT GUIDELINES

4.1 Architecture Guidelines

4.1.1 General Guidelines

4.1.2 General Architectural Guidelines

4.1.3 General Architectural Elements

4.1.4 Contemporary Style

4.2 Landscape Guidelines

4.2.1 General Landscape Guidelines

4.2.2 Planting & Irrigation

072

074

074

078

080

084

084

087

05

CODES & REGULATIONS

5.1 General Codes & Regulations

094

95

06

ABBREVIATIONS & DEFINITIONS

6.1 General Abbreviations & Definitions

6.1.1 Abbreviations

6.1.2 Definitions

98

99

100

100

List of Figures

Figure 2.1	Regional Context	020
Figure 2.2	Local Context	021
Figure 2.1	Illustrative Master Plan Green Wood	025
Figure 2.2	Land Use Plan	026
Figure 2.3	Road Hierarchy Plan	028
Figure 2.4	Proposed Road Cross Sections	029
Figure 2.5	Open Space Plan	031
Figure 2.6	Green Spaces Images	032
Figure 2.7	Pedestrian and Cycling Network Plan	036
Figure 2.8	Pedestrian and Cycling Network Images	037
Figure 2.9	Building Heights Plan	038
Figure 2.11	Townhouse Typology Perspectives	039
Figure 2.10	Apartment Typology Perspectives	040
Figure 2.12	Community Facilities Provision Plan	041
Figure 2.13	Community Facilities Images	042
Figure 3.1	Land Use Plan	048
Figure 3.2	Zone Characters Plan	050
Figure 3.3	Indicative Town houses Test-Fit	052
Figure 3.4	Section	052
Figure 3.5	Road Hierarchy Plan	056
Figure 3.6	Pedestrian Entry Points	057
Figure 3.7	Amalgamation Plan	058
Figure 3.8	Plot Ownership Plan	059
Figure 3.9	Development Fence Plan	060
Figure 3.10	Periphery Fence	062
Figure 3.11	Fence Type 1	063
Figure 3.12	Fence Type 2	064
Figure 3.13	Fence Type 3	065
Figure 3.14	Guard House Design View	066
Figure 3.15	Amalgamation Scheme	069
Figure 4.1	General Architectural Elements	079
Figure 4.2	Architectural Elements	081
Figure 4.3	Other Architectural Elements	083
Figure 4.4	General Landscape Elements	085

List of Tables

Table 3.1	Land Use Summary and GFA	047
Table 3.2	Boulevard Neighbourhood	049
Table 3.3	Central Park Neighbourhood	049
Table 3.4	TOD Zone and Pond Park Apartments	049
Table 4.1	Green Wood Landscape - Planting Pallets	087



Introduction

1.1 Introduction and User Guide

1.1.1 Purpose and objectives

The Development Guidelines establish a means to implement the development vision for Green Wood Master Plan. They provide a clear set of planning and design parameters in order to effectively communicate and manage built form expectations.

The purpose of the Guidelines is to convey a site-wide design approach for achieving the vision of Green Wood. It details guidelines on site-wide themes such as access, façades, heights, streetscapes, building masses, boundary walls, architectural and landscape character etc.

Objectives of the Development Guidelines are threefold:

- To guide developers and owners in the development of individual plots, inclusive of ongoing modifications.
- Ensure that the built form within development is coherent and of a high quality standard in accordance with overall vision.
- To provide a tool to direct, control and monitor development process based on agreed principles and guidance.

The Development Guidelines also ensures:

- A tangible criteria to achieve the intended land use, character, public realm and built form outcomes for the entire site.
- An efficient approvals framework to inform land owners, developers and stakeholders of the development aspirations of Green Wood.
- Integration of the built environment with the non-built environment to create a public realm that is safe, attractive and user-friendly.

The guidelines support and build on existing authority regulations. When using the guidelines, it is essential for the reader to also refer to the content and requirements enclosed within the Detailed Master Plan report.

1.1.2 Report Structure

- 01 **Introduction** - Provides a brief overview of the Development Guidelines and the overall structure of the document. It also describes the Vision and Goals for Green Wood Development.
- 02 **Master Plan** - Summarises the Green Wood Concept Master Plan along with location and context of the development. It describes the overall Master Plan for the area, key figures in a snapshot and future illustration for Green Wood.
- 03 **Planning Guidelines** - Outlines the site wide Planning Guidelines, including land use summary, plot typologies, plot ownership, pedestrian entry points, boundary types, guardhouse design guidelines and plot amalgamation plan for Green Wood.
- 04 **Development Guidelines** - Outlines the Architecture theme and Building Typology for the development. The guidelines focus on providing a holistic architectural development approach of high quality. It also outlines the Landscape and Utilities connections and services for Green Wood.
- 05 **Codes & Regulations** - Outlines the general codes and regulations applicable to Green Wood Development.
- 06 **Abbreviations & Definitions** - Outlines the key terminology used within this document.

1.1.3 Limitations and Notes

Compliance with the Development Guidelines does not substitute or override the obligation of development to comply with all mandatory Building Codes and Laws. It is the sole responsibility of the plot owner to be familiar with the latest laws, regulations and guidelines.



1.1.4 Customer Journey Map



For any further clarifications please reach out to respective teams as stated below based on the requirements;

- Design and planning related NOC Services – planning.approvals@nakheel.com
- Logistics and site access permits - DCPA.TPDLogisticsServices@nakheel.com
- Master planning and Amalgamation services – UPCD.enquiry@nakheel.com
- Other Site / Infrastructure / CAR access related NOCs – NOC.center@nakheel.com

1.1.5 Trakhees Approval



02



Master Plan

2.1 Site Context

2.1.1 Regional Context

The project site is located only 15km away from the heart of Business Bay in Dubai, and it can be conveniently accessed by two major east - west running express highways, Al Awir Road and Al Ain Dubai Road.

At the same time, the site directly engages Emirate Road, an outer periphery road of Dubai, along its southern site boundary, and Sheikh Mohammed Bin Zayed Road is also situated within a very close proximity. In summary, the site can be well accessed by various vehicular means, and in future along the project site boundary, there will be an introduction of a future metro station linked with metro blue line making the site more accessible for residents and visitors.

LEGEND

Metro Red Line

Metro Green Line

Metro Blue Line

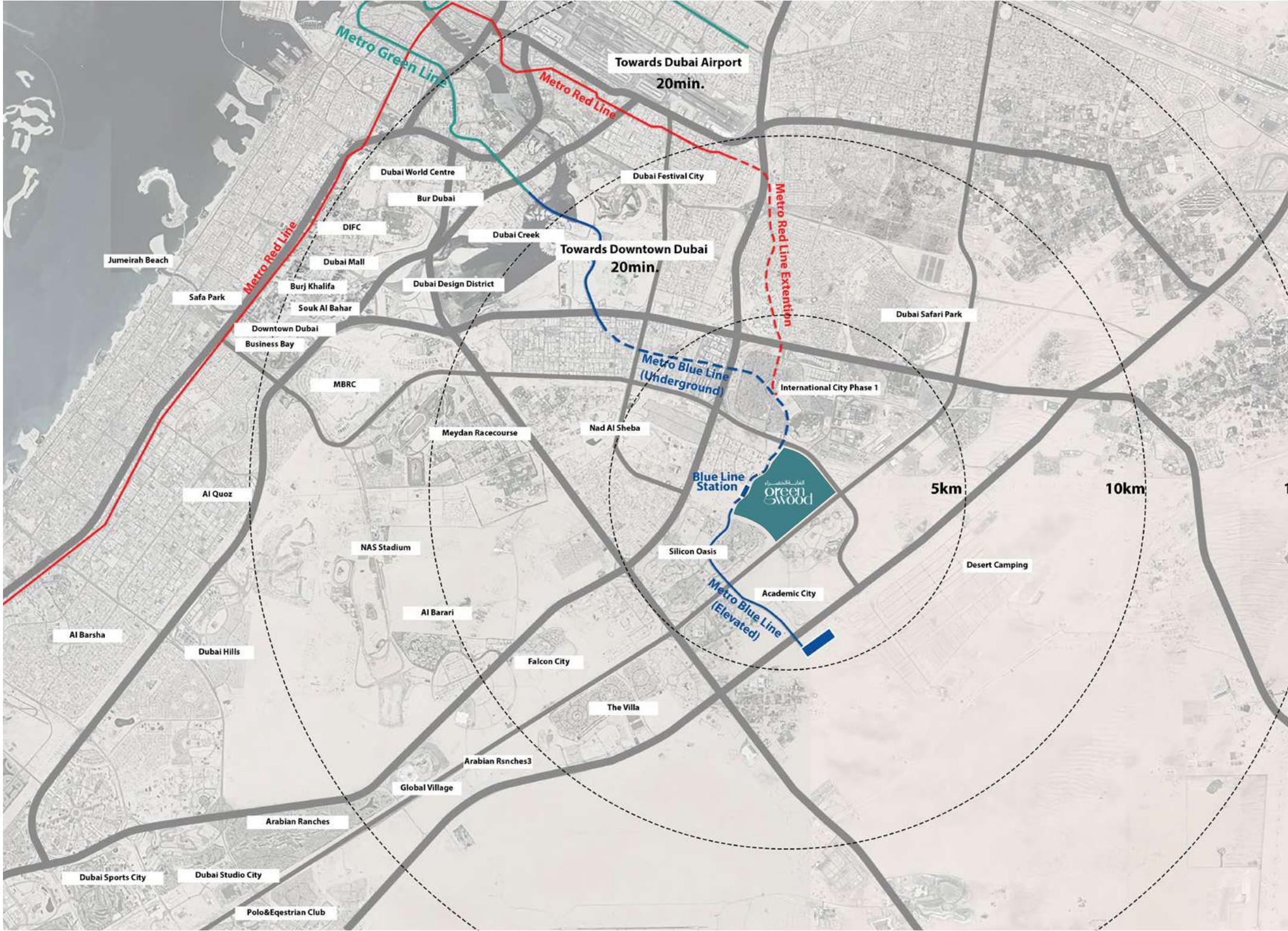


Figure 2.1 Regional Context

2.1.2 Local Context

PROJECT SIZE

The project site is 3,865,293m2 one of the largest in terms of size among the other phases of development.

CONNECTIVITY

The project site is in close proximity to Silicon Oasis, including direct access by both the existing and future vehicular roads; thus providing a great advantages in terms of the vehicular accessibility. The site also has pedestrian and cycling tracks, connecting the project site to it's surrounding areas. There will also be an introduction of a future metro station along the northern west site boundary, providing ease of public transportation access and a great opportunity to create a transit-oriented plaza integrated with the metro station.

EXISTING COMMUNITY

The project site is well surrounded by mixture of residential communities, academic and high tech cluster which makes it a favourable condition and a great reason to create a focal public amenity that can be reached and enjoyed by larger community audiences.

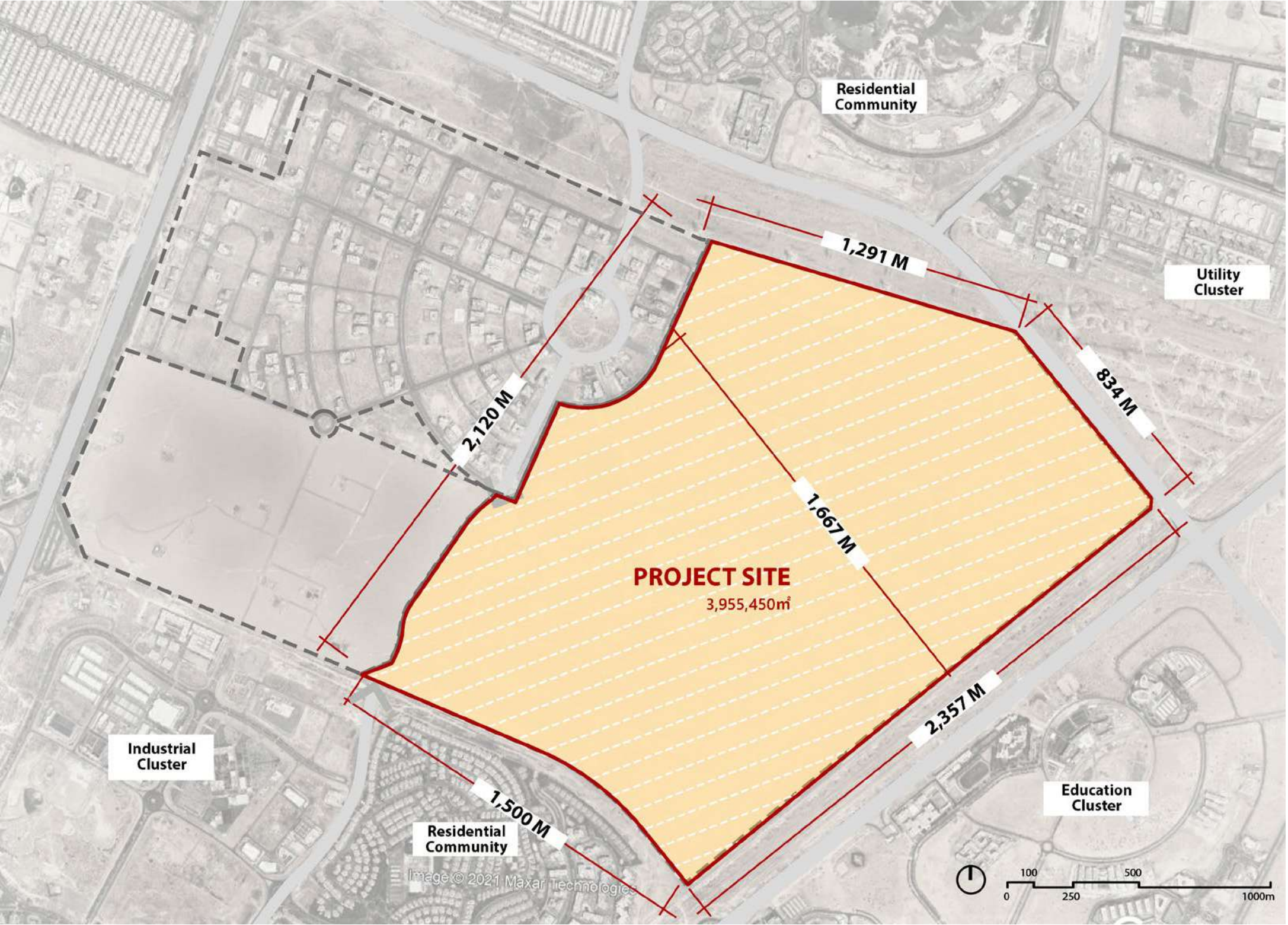


Figure 2.2 Local Context

2.2 Project Vision

A self sufficient, resilient & vibrant new community for families, Created with walkable urban neighbourhoods featuring lush green open space.



2.3 Illustrative Master Plan

Green, communal
and diverse lifestyle community

395ha
LAND AREA

3.0km
CENTRAL PARK TRAILS

UCAA MOSQUE

9.9ha
CENTRAL PARK

SCHOOLS

7
ACCESS POINTS TO MAIN ROADS

30,745
SQ.M RETAIL GFA

46ha
OPEN SPACE AREA

12.5km
JOGGING TRACK
CYCLING TRACK

251ha
RESIDENTIAL AREA

6.1km
CENTRAL PARK FRONTAGE

24/7
SECURED GATED COMMUNITY

- Key Destinations**
- 01 Apartment Zone
 - 02 Apartment Zone with TOD and Pond Park
 - 03 Community Amenity
 - 04 School
 - 05 Boulevard Neighbourhood (outer ring)
 - 06 Central Park Neighbourhood (inner ring)
 - 07 Central Park
 - 08 Utility Plots



2.4 Land Use Plan

There are three major zones: The TOD Zone with Pond Park Apartments, Boulevard Neighbourhood (Outer Ring), and Central Park Neighbourhood (Inner Ring).

TOD Zone with Pond Park Apartments

The TOD Zone comprises of mixed use buildings and Pond Park Apartments. This zone has the benefit of being served by a new metro station in the future. The apartments in this area will primarily be of the low to mid rise apartment typologies, i.e., (G+5, G+9 and G+12).

Boulevard Neighbourhood

The Boulevard Neighbourhood (Outer Ring) is the townhouse zone which is located between the outer and inner ring road. The vehicular access to these plots is through the inner ring road, however pedestrian connectivity to this neighbourhood will be through extensive green loop system in addition to the inner and outer ring roads.

Central Park Neighbourhood

The Central Park Neighbourhood also comprises of townhouses that loop within the inner ring road along with access to a large central green park, and amenities within the neighbourhood.

All the utility plots are located along the north-east site boundary allowing for a convenient accessibility from the existing external expressway.

LEGEND

Project Boundary

Mixed Use

Residential Apartment

Residential Townhouses

Amenities

Utilities

Open Spaces

Green Buffer

Figure 2.2 Land Use Plan

026

027

2.5 Road Hierarchy

There are four different categories of road types proposed for Green Wood Master Plan as highlighted below,

Major Arterial Road

The major arterial road runs outside the site boundary, at the periphery providing access and movement from the site to the other areas.

Minor Arterial Road, ROW - 60m

The main arterial road for the site providing access to both mixed use development and townhouses.

Collector Road, ROW - 50m

The collector road loops around the two townhouse type superplots and runs across the site.

Local Road Type 1, ROW - 20m

The local road type 1 caters to the services, utility plots and community facilities within the site.

Local Road Type 2, ROW - 18.3m

The local road type 2 provides access to various townhouses within the superplots.

Note: The internal roads within superplots are to be developed by the superdeveloper.

LEGEND

- Major Arterial Road
- Minor Arterial Road (ROW 60m)
- Collector Road (ROW 50m) - By Main Developer
- Local Road Type 1 (ROW 20m)
- Local Road Type 2 (ROW 18.3m) - Tentative by Sub Developer
- Entrance

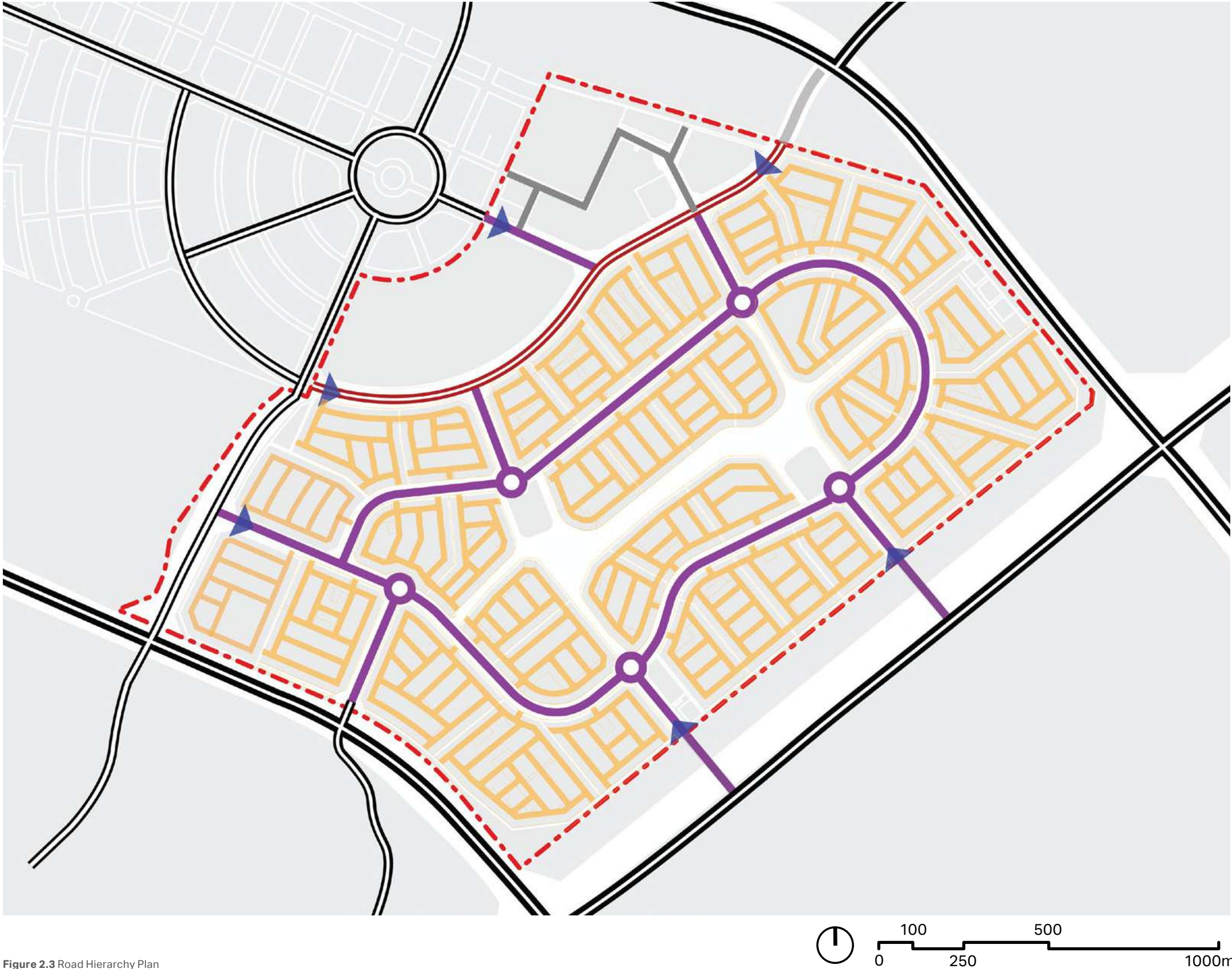


Figure 2.3 Road Hierarchy Plan

Minor Arterial Road (ROW 60m)

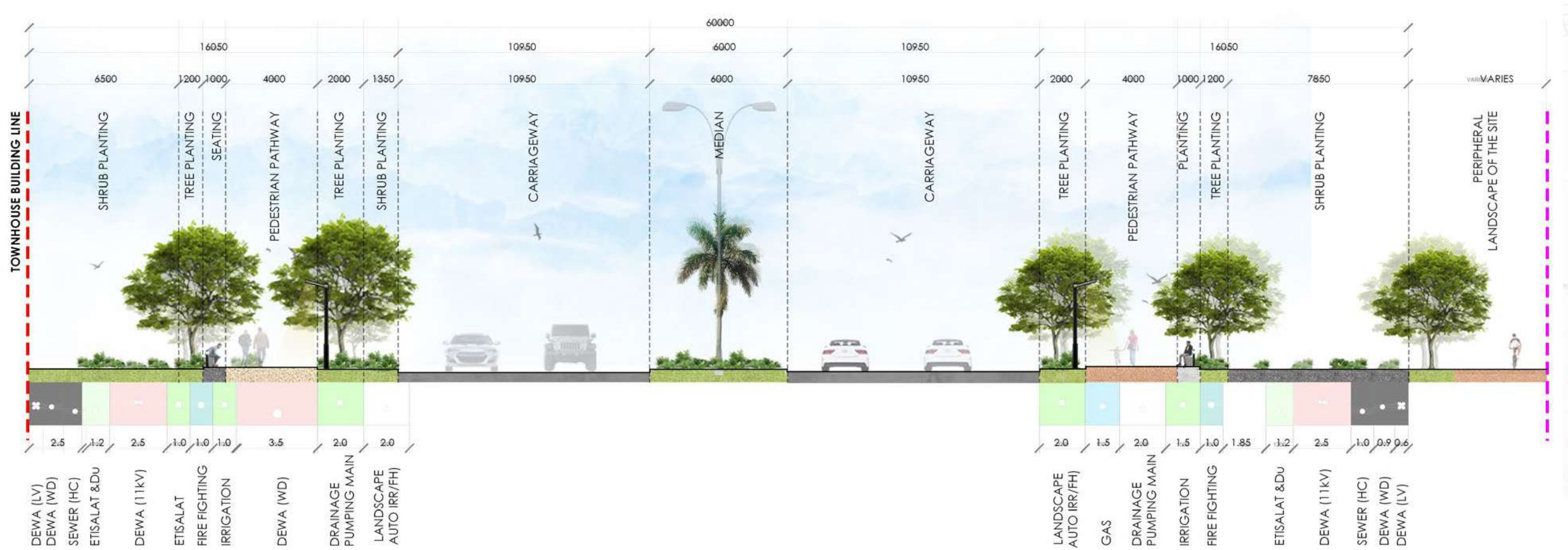


Figure 2.4 Proposed Road Cross Sections

Collector Road (ROW 50m)

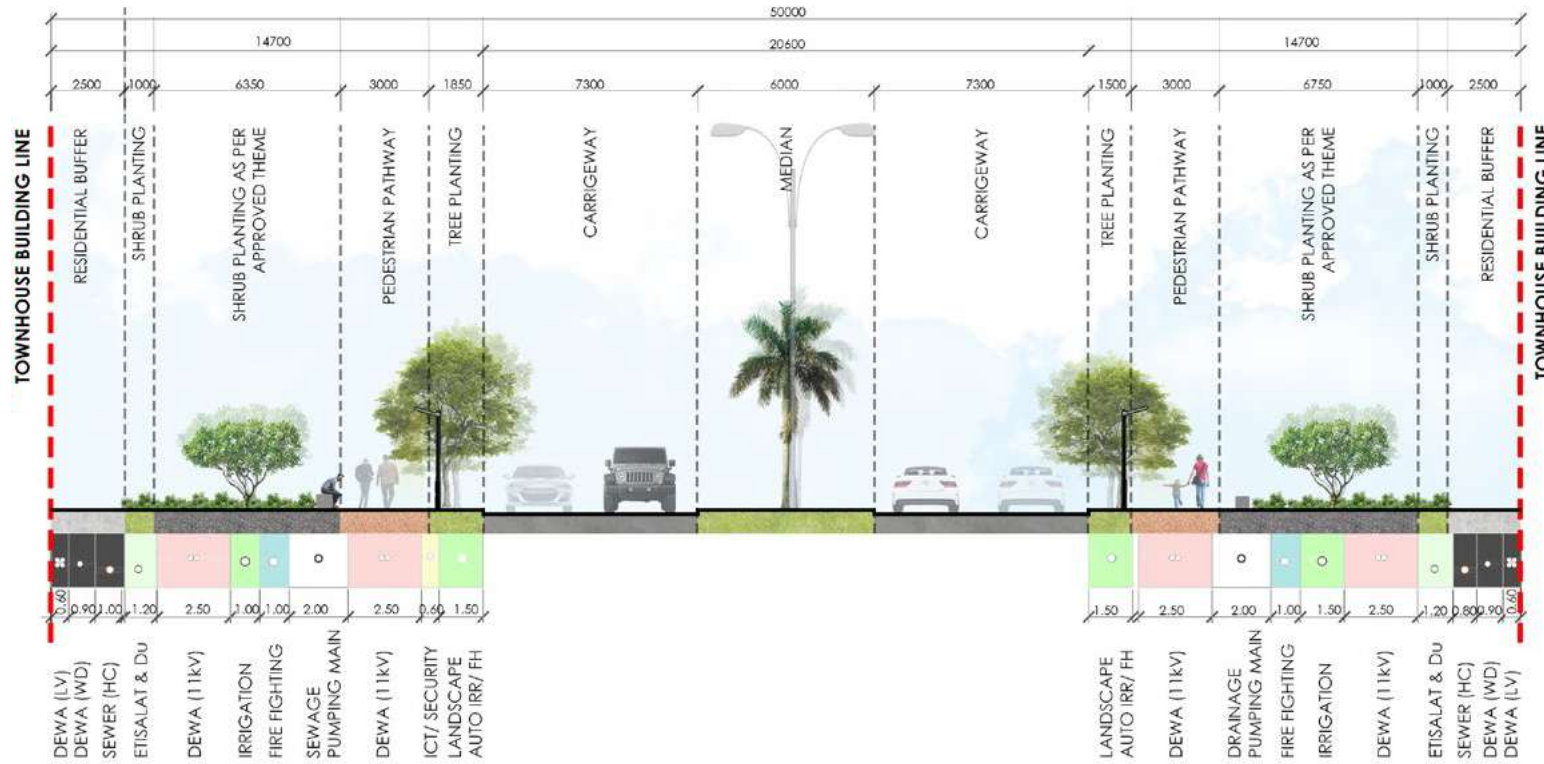
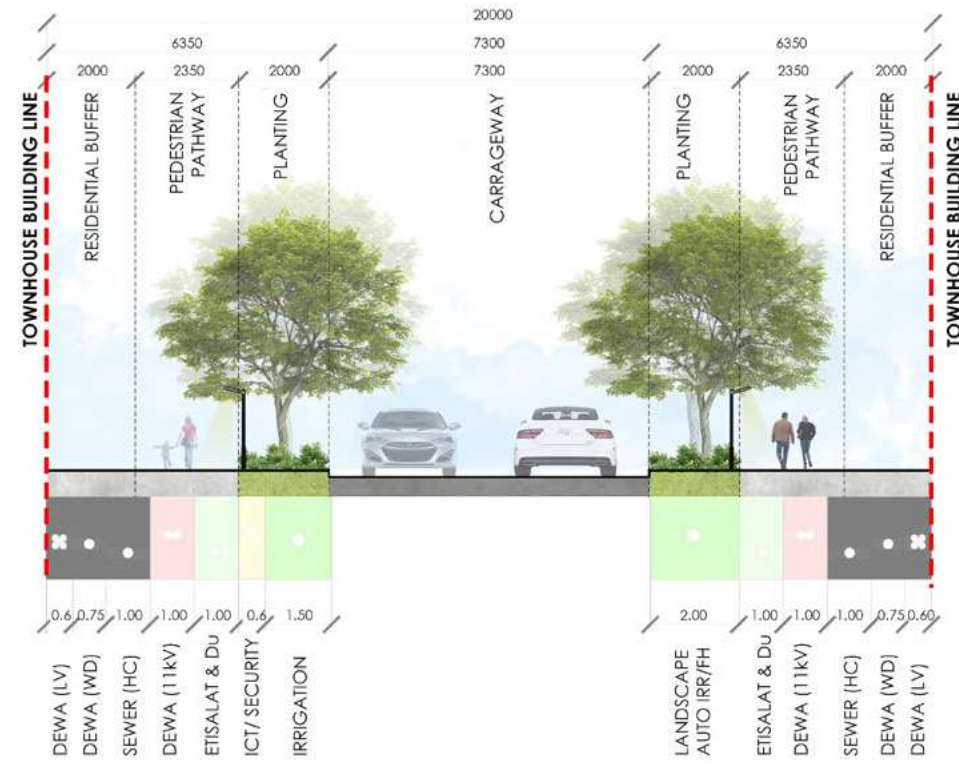


Figure 2.4 Proposed Road Cross Sections

Local Road Type 1 (ROW 20m)



2.6 Green Spaces

There are four different types of green and open spaces proposed for Green Wood,

- 01. Central Park Green
- 02. Pond Park
- 03. Buffer Green, and
- 04. Street Landscape

The most crucial one is the central park green located within the inner loop community that ties together the townhouses around it's surrounding. It is the main green open space filled with ample amount of greeneries and programmed features which residents can visit, relax and enjoy.

Another important feature is the extensive green loop system that ties all the townhouses located outside the loop road. Like the central park green, it is linked with a series of the pocket parks with varying sizes, offering residents with a green amenity where they can walk, run, play, and rest. There is a comfortable amount of green buffer all around the site periphery and along the loop road as well.

The street landscape is detailed as part of the ROWs within the landscape and public realm chapter of the masterplan.

- LEGEND
- Central Park
 - Pond Park
 - Green Buffer
 - Street Landscape
 - Park Entrance



Figure 2.5 Green and Open Space Plan



Figure 2.6 Green Spaces Images



Figure 2.6 Green Spaces Images



Figure 2.6 Green Spaces Images



Figure 2.6 Green Spaces Images

2.7 Pedestrian and Cycling Network

The Green Wood is proposed to have a comprehensive cycling and pedestrian (jogging track) network that offers not only an internal pedestrian network within the project site, but also integrated with the existing and future residential communities surrounding the site. This will allow residents to navigate through the active mobility network, aligning with the large green network, to get to their desired destination. This network can serve multiple functions; such as for walking, running, exercising, and resting.

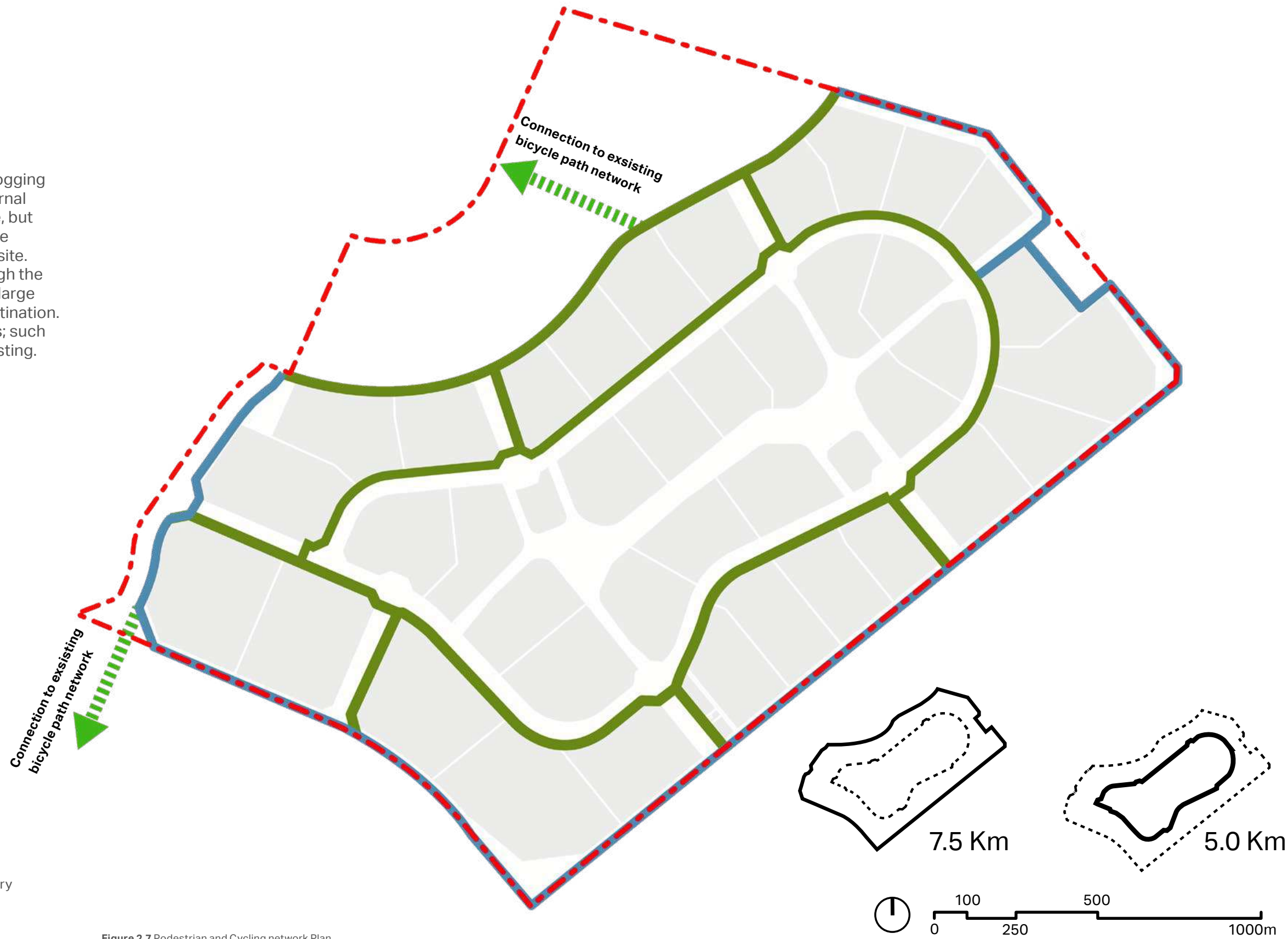


Figure 2.8 Pedestrian and Cycling network Images

2.8 Building Heights

The overall urban form transition from low rise in the town house zone to mid and high rise towards IC3 and proposed metro station.

Building heights for Town houses is G+2 and for apartment zone varies from G+5 to G+12. The max. heights for mixed use buildings adjacent to the proposed metro.



Figure 2.9 Building Heights Plan

- LEGEND
- G
 - G+2
 - G+5 to G+9
 - G+5 to G+30

Townhouse Typology perspectives

4 UNIT TOWNHOUSE

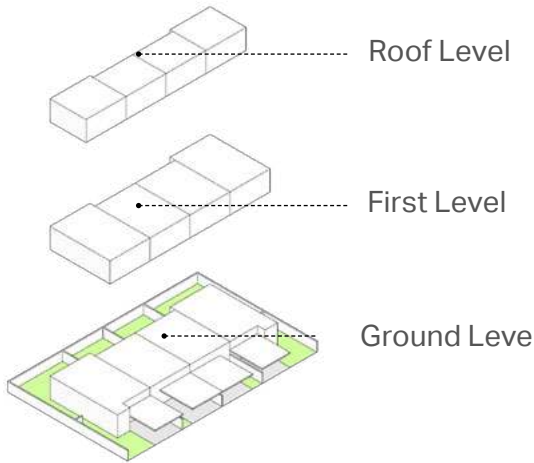
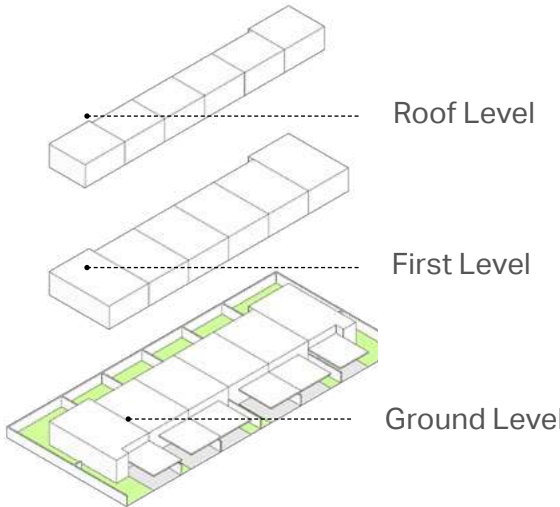
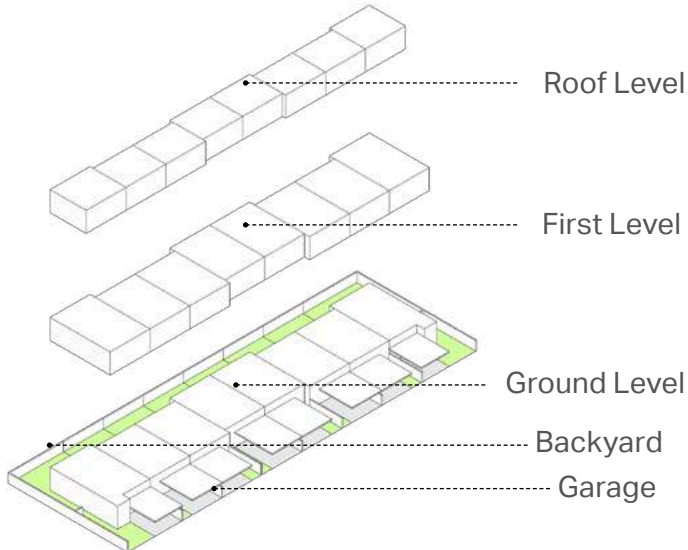


Figure 2.11 Townhouse Typology Perspectives

6 UNIT TOWNHOUSE



8 UNIT TOWNHOUSE



Apartment Typology perspectives

G+5 APARTMENT TYPE

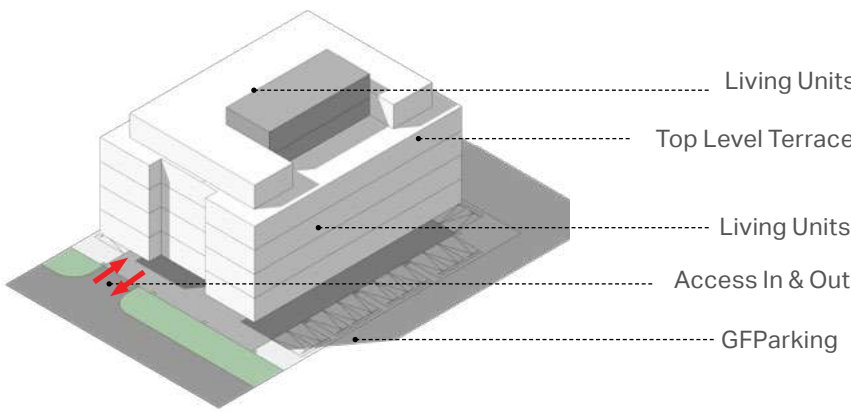
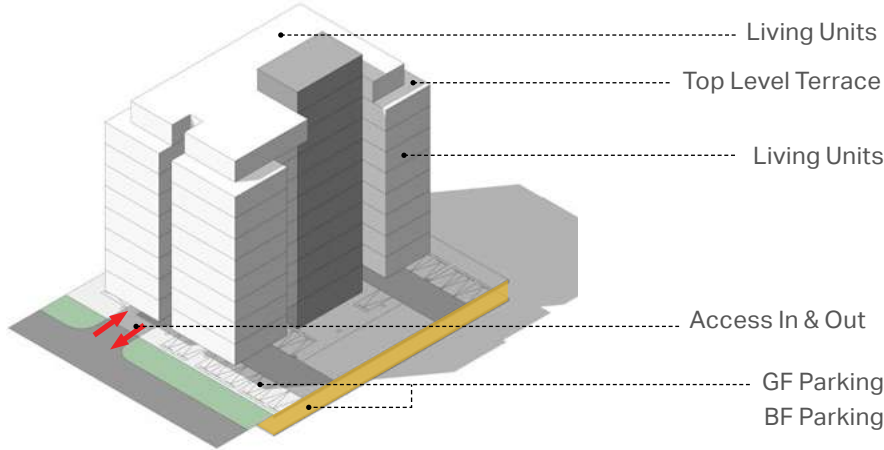
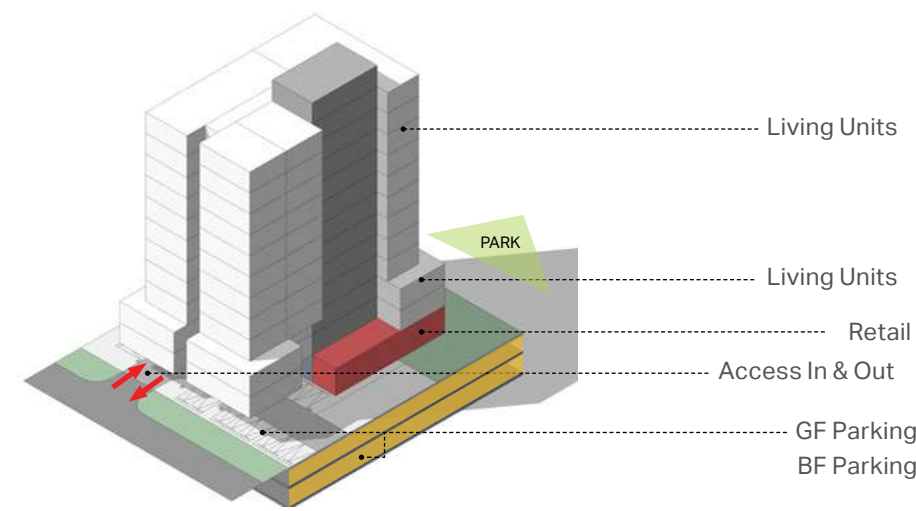


Figure 2.10 Apartment Typology Perspectives

G+9 APARTMENT TYPE



G+12 APARTMENT TYPE



2.9 Community Facilities Provision

2.9.1 Community Facility Distribution

- LEGEND**
- School**
 - Private School (K-12)
 - Private School (Primary+Kindergarten)
 - Integrated Community Facility**
 - Private Specialty Clinic
 - Children Nursery
 - Retail Center
 - Juma Mosque
 - Healthcare Facility**
 - Private Hospital
 - Health Center
 - Ambulance Point



Figure 2.12 Community Facilities Provision Plan



Figure 2.13 Community Facilities Images



Figure 2.13 Community Facilities Images

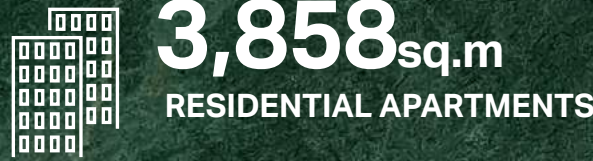
03



Planning Guidelines

3.1 Development Fact Sheet: Land Use Summary

LAND AREA



Land Area Summary			
	Sqm	Ratio	AVG. FAR
Land Area (sqm)	3,955,450		
PUD	310,935	8%	1.44
Residential Apartment	3,858	0%	3.27
Residential Town House	2,476,881	63%	0.57
Public Facility	91,582	2%	1.09
Public Park, Openspace	333,304	8%	
Utility	115,205	3%	
Roads Right of Way	623,685	16%	
Total Land Area	3,955,450	100%	

GFA Summary			
	Sqm	Ratio	No. of Units
Total GFA (sqm)	2,158,569	100%	
Residential Apartment	497,727	23%	4,127
Residential Town House	1,411,822	65%	6,496
Retail	43,945	2%	
Office	73,457	3%	
Public Facility	101,400	5%	
Hospitality	29,545	1%	197
Others	672		
Total GFA (sqm)	2,158,569	100%	

3.2 Land Use Plan

There are three major zones: Apartment Zone, Townhouse Zone 1 (Outer Ring), Townhouse Zone 2 (Inner Ring), and Utility Zone. Apartment and Mixed Use Buildings Zone shares the same radial road networks of the previous ICP development and primarily consists of the low to mid rise apartment typologies (G+5, G+9 and G+12).

This zone is where a new metro station is located. Located below the apartment zone is an integrated townhouse district organized around a ring road system. There are two different types of the townhouse zones, the outer ring zone and the inner ring zone. The inner zone accommodates a spacious central green park, and the outer zone is linked through an extensive green loop system.

All the utility plots are located along the north-east site boundary allowing for a convenient accessibility from the existing external expressway.

LEGEND

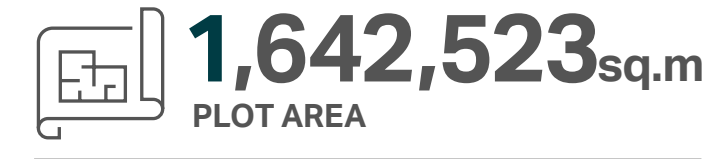
- Project Boundary
- Mixed Use Buildings
- Residential Apartment
- Townhouses
- Amenities
- Utilities
- Open Spaces
- Green Buffer



Figure 3.1 Land Use Plan

3.3 Development Fact Sheet: Community Zoning

3.3.1 Boulevard Neighbourhood

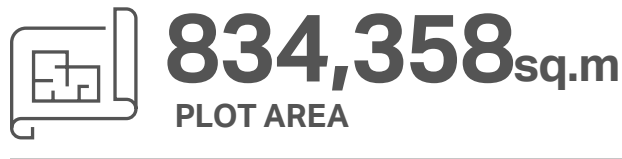


S No.	Plot Type	Land Use		Plot Area (sq.m)
		Land Use	Description	
1.	GW-VP-01-1	Residential	Villa/Townhouse	81,343.00
2.	GW-VP-01-2	Residential	Villa/Townhouse	73,031.40
3.	GW-VP-01-3	Residential	Villa/Townhouse	62,216.83
4.	GW-VP-02-1	Residential	Villa/Townhouse	53,885.15
5.	GW-VP-02-2	Residential	Villa/Townhouse	54,618.45
6.	GW-VP-02-3	Residential	Villa/Townhouse	64,695.54
7.	GW-VP-02-4	Residential	Villa/Townhouse	61,807.16
8.	GW-VP-03-1	Residential	Villa/Townhouse	51,201.46
9.	GW-VP-03-2	Residential	Villa/Townhouse	56,427.54
10.	GW-VP-03-3	Residential	Villa/Townhouse	53,675.03
11.	GW-VP-03-4	Residential	Villa/Townhouse	41,672.48
12.	GW-VP-04-1	Residential	Villa/Townhouse	54,061.83
13.	GW-VP-04-2	Residential	Villa/Townhouse	90,082.97
14.	GW-VP-04-3	Residential	Villa/Townhouse	55,742.15
15.	GW-VP-04-4	Residential	Villa/Townhouse	64,971.53
16.	GW-VP-05-1	Residential	Villa/Townhouse	47,932.41
17.	GW-VP-05-2	Residential	Villa/Townhouse	57,109.78
18.	GW-VP-05-3	Residential	Villa/Townhouse	64,604.80
19.	GW-VP-05-4	Residential	Villa/Townhouse	52,330.67
20.	GW-VP-06	Residential	Villa/Townhouse	71,349.26
21.	GW-VP-07	Residential	Villa/Townhouse	113,313.49
22.	GW-VP-08	Residential	Villa/Townhouse	116,241.32
23.	GW-VP-09	Residential	Villa/Townhouse	102,931.68
24.	GW-VP-10	Residential	Villa/Townhouse	97,277.53

In case there is more than one plot required by the developer, a separate application can be made to Nakheel. However, the decision for allowing such amalgamation is subject to availability.

The plots that are available for amalgamation are highlighted by sub numbers in Table 3.2 and Table 3.3 above.

3.3.2 Central Park Neighbourhood



S No.	Plot Type	Land Use		Plot Area (sq.m)
		Land Use	Description	
1.	GW-VP-11-1	Residential	Villa/Townhouse	67,659.71
2.	GW-VP-11-2	Residential	Villa/Townhouse	59,220.52
3.	GW-VP-12-1	Residential	Villa/Townhouse	57,608.96
4.	GW-VP-12-2	Residential	Villa/Townhouse	49,672.61
5.	GW-VP-12-3	Residential	Villa/Townhouse	47,577.60
6.	GW-VP-12-4	Residential	Villa/Townhouse	58,732.16
7.	GW-VP-13-1	Residential	Villa/Townhouse	56,486.86
8.	GW-VP-13-2	Residential	Villa/Townhouse	44,565.57
9.	GW-VP-14-1	Residential	Villa/Townhouse	44,347.31
10.	GW-VP-14-2	Residential	Villa/Townhouse	49,519.68
11.	GW-VP-15-1	Residential	Villa/Townhouse	58,375.75
12.	GW-VP-15-2	Residential	Villa/Townhouse	53,179.15
13.	GW-VP-15-3	Residential	Villa/Townhouse	54,783.95
14.	GW-VP-16-1	Residential	Villa/Townhouse	74,483.03
15.	GW-VP-16-2	Residential	Villa/Townhouse	58,145.14

3.3.3 TOD Zone and Pond Park Apartments



S No.	Plot Type	Land Use		Plot Area (sq.m)
		Land Use	Description	
1.	PUD-1	Commercial (Mixed-use)	Retail, Residential	239,816.76
2.	PUD-2	Residential	Residential	71,118.10
3.	RS – 6	Residential	Apartment	3,858.30

3.4 Community Characteristic

There are three major zones: TOD Zone and Pond Park Apartments, Boulevard Neighbourhood (Outer Ring), Central Park Neighbourhood (Inner Ring), Amenity and Utility Zone. TOD Zone shares the same radial road networks of the previous ICP development and primarily consists of the low to mid rise apartment typologies (G+5 ,G+9 & G+12).

This zone is where a new metro station is located. Located below the apartment zone is an integrated townhouse district organized around a ring road system. There are two different types of the townhouse zones, the outer ring zone and the inner ring zone. The inner zone accommodates a spacious central green park, and the outer zone is linked through an extensive green loop system.

All the utility plots are located along the north-east site fencing allowing for a convenient accessibility from the existing external expressway.



Figure 3.2 Zone Characters Plan

3.4.1 Apartment Zone

The apartment zone is in proximity to the proposed metro station. The population and employment density in this TOD zone is aligned with Dubai 2040 requirements.

This zone primarily consists of the low to mid rise apartment typologies (G+7, G+9 & G+12) and a mixed-use plot.

All the utility plots are located along the north of site boundary allowing for a convenient accessibility from the existing express-way.



3.4.2 Villas & Town House Zone

There are two different types of townhouse zones, the outer ring zone and the inner ring zone. The inner zone accommodates a spacious central green park, and the outer zone is linked through and extensive green loop system. There are six entrance gate with guard house for the town house zone and a card access gates for each town house cluster.

The utility plots are located on east and south of the town house zone.



3.4.3 Villa & Townhouse Neighbourhood Guidelines

Guidelines

- 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.
- Unless otherwise stated else, master developer design control regulation is taking precedent on other guidelines.
- Master developer reserves the right to revise design control information from time to 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 side.
- The provided number of units are fixed. The unit to be used for a single family only. The max. number of townhouses allowed in one block are 8 units.

- Master developer design NOC is compulsory in order to secure authority approvals.
- The max. building height is 16m and the second floor is allowed to have a max. of 50% of first floor coverage.

- “GFA” means the maximum allowable gross floor area on the plot specified in the particulars calculated in accordance with the Dubai Building Code issued by the relevant authority and the Development Control Regulations. In the event of discrepancy, contradiction or inconsistency between the Dubai Building Code and the Development Control Regulations, the later shall prevail.

- GFA (Gross Floor Area) to be calculated as per below:

- Maximum permissible area is calculated by multiplying the total plot area by the FAR.
- Maximum permissible area is defined as all horizontal floor areas of the building measured from the exterior surfaces of the outside walls, enclosed air-conditioned spaces and half of the areas of covered balconies and terraces.

- The maximum permissible area excludes: car parking and vehicular circulation, all utilities required by authorities and service providers, escape staircase, shafts, garbage rooms, uncovered/unenclosed terraces and balconies, all plant equipment and service areas on roof and Telecom installations
- The allocated pocket substation (if required by authority) shall be accommodated within the allocated plot limits.
- Underground unconnected utility network might be utilized or removed by plot owner.
- Subdivisions are not allowed and amalgamation will be subject to Master Developer’s Approval.
- The boundary wall and it’s foundation must be strictly contained and constructed within the plot limits.

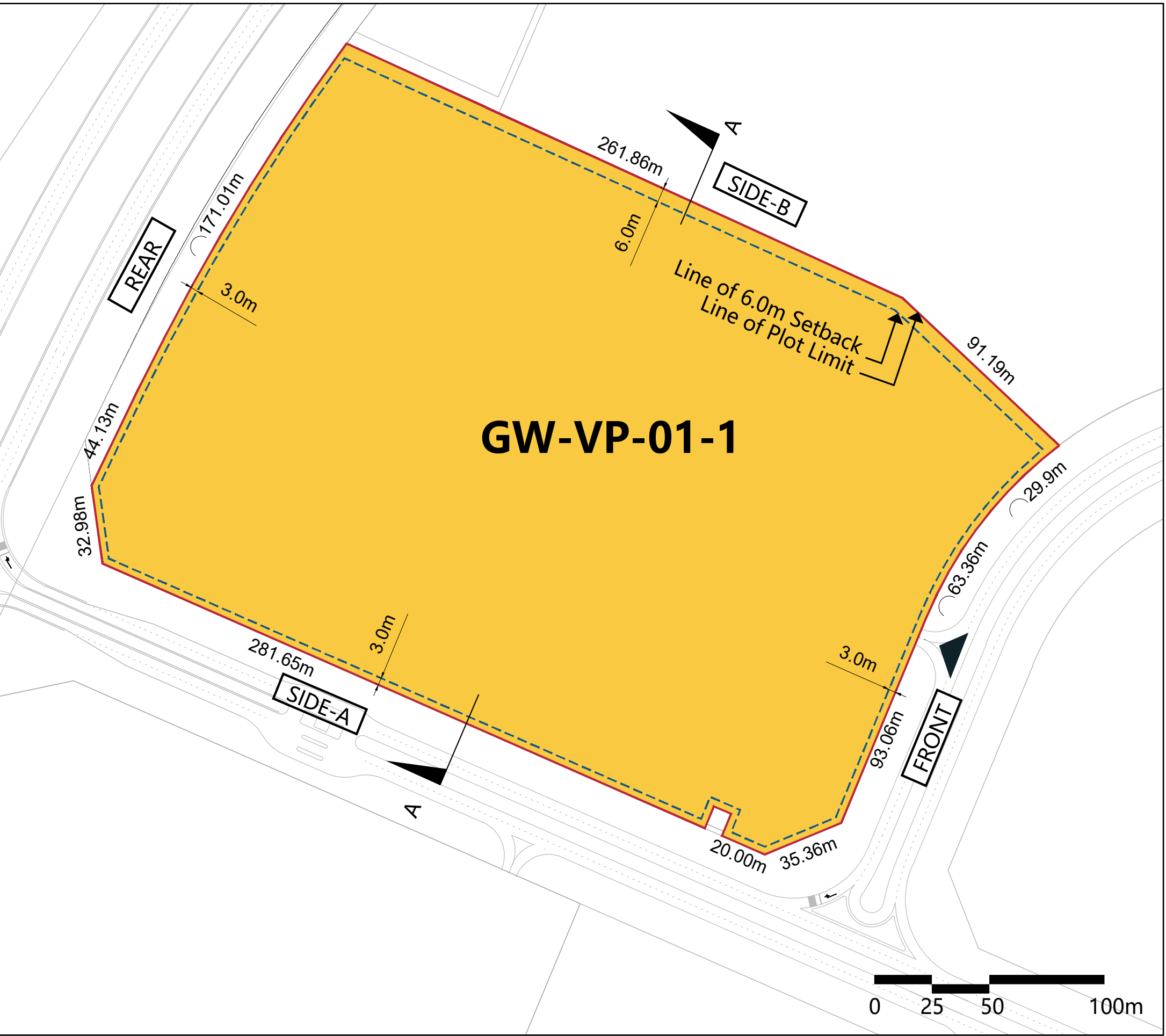
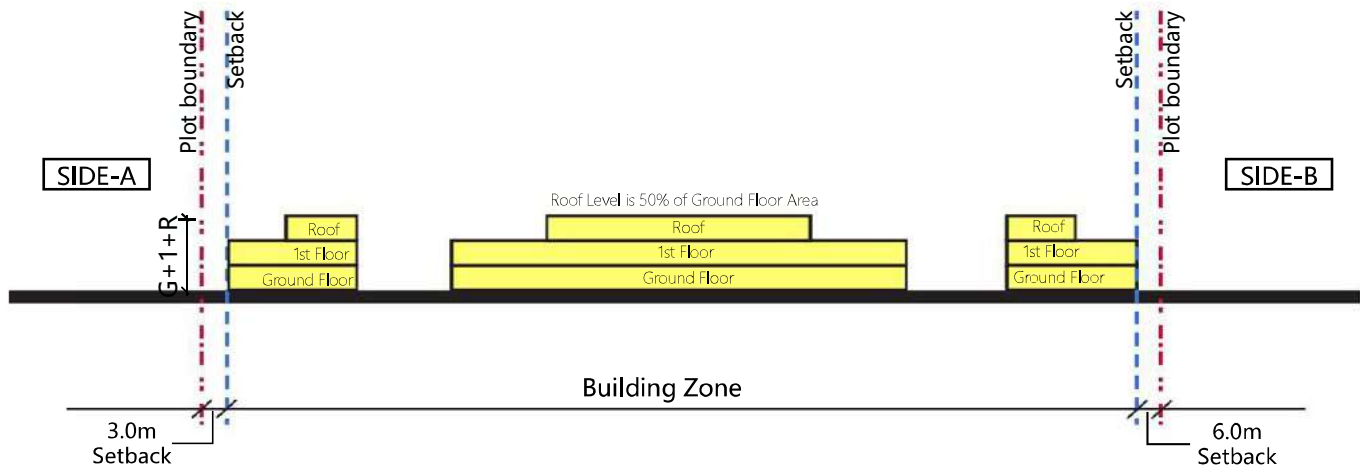
Infrastructure Provisions

- Developer shall not exceed the allocated utility values to the plot and shall comply with connection scheme as provided by Master Developer.
- It is the plot developer’s responsibility to ensure coordination and connection between internal plot design levels and external levels, where the plot interfaces with ROW, open spaces, or park conditions.
- The provided car access is fixed as shown on provided plot layout with a minimum permissible shift subject to master developer approval.
- For Fence wall design refer to fence type section in the subsequent section of this report.
- The electrical load is reserved within the respective 132/11kV substation; the plot owner must liaise with DEWA for the 11kV cables laying works from the 132/11kV substation to the pocket substation.
- All related DEWA estimates to the plot would be borne by the plot owner, as per DEWA’s standard regulation and Bands rates.

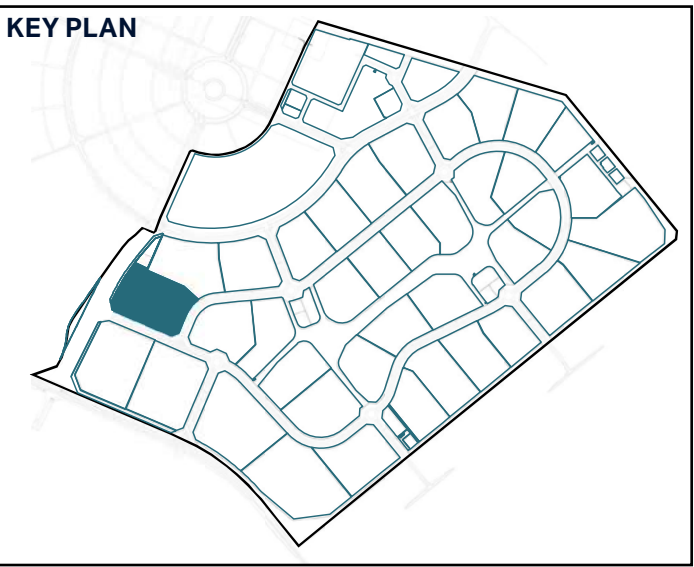


Figure 3.3 Indicative Town Houses Test-Fit

Figure 3.4 section



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Plot Data			
Plot Data			
Plot NO.	GW-VP-01-1	Plot Area	SQ.M
			81,343
Land Use	Residential (Villas/Town Houses)	Massing Control	Max. Floors Allowed
			G+1+Roof (Max. Height - 16m)
		Max. Allowable Plot Coverage	60%
		Max. Number of Units	220
GFA Breakdown			
Maximum Total GFA		%	SQ.M
		100.0%	46,365.51
GFA Split	Residential	100.0%	46,365.51
Parking Controls		Building Setbacks (m)	
Parking Rates	As per DM Standards	FRONT	3.0
		REAR	3.0
		SIDE-A	3.0
		SIDE-B	6.0

Maximum Utility Demand*	
Electrical (TCL)	9,041 KW
Potable Water	343 Cu.m/ day
Sewerage	320 Cu.m/ day
Irrigation	45 Cu.m/ day
* Utility demand mentioned in the above table are based on the latest land use plan and subject to the authorities approval	

Trip Generation		
A.M peak	LT peak	PM peak
180	122	133

LEGEND	
— PROJECT BOUNDARY	— SECTION LINE
— PLOT BOUNDARY	▲ VEHICLE ACCESS
- - - SETBACK LINE	◀ MASSING VIEW ANGLE
■ RESIDENTIAL	



3.4.4 Vehicular Access Points



3.4.5 Pedestrian Entry points



3.4.6 Plot Amalgamation Plan



3.4.7 Plot Ownership Plan



3.4.8 Fence Design Development (Masterdeveloper)

- KEY
- Nakheel Owned Boundary
 - Periphery Boundary by Masterdeveloper
 - Gates



3.4.8 Fence Design Development (Sub-Developer)

- KEY
- Project Boundary
 - Type 1
 - Type 2
 - Type 3
 - Gates



Figure 3.9 Development Fence Plan

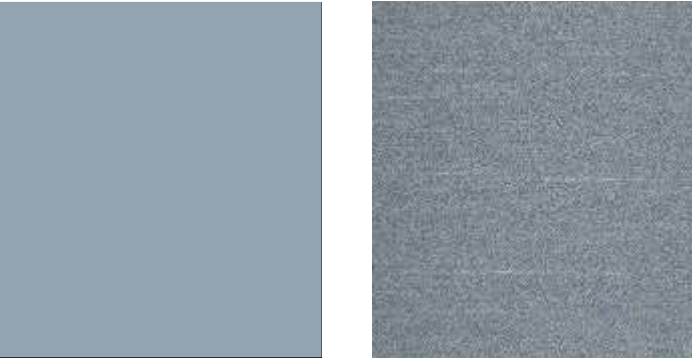
3.4.9 Fence Design Details

EXTERNAL PERIPHERAL BOUNDARY (MASTER DEVELOPER)

Guidelines

- External peripheral metal see through boundary is recommended and high solid-wall fence is prohibited
- Avoid planting trees next to utility corridors along the buffer where applicable
- Fence design shall be kept simple and free of embellishments
- Grillwork, when used shall have interesting meshing or simple linear elements finish in signal gray, matte finish or relevant
- High solid-wall fencing is prohibited

Aluminium Fence Color & Texture



Signal Gray Matt Finish

Key Plan



Figure 1.1 External Peripheral Boundary Type

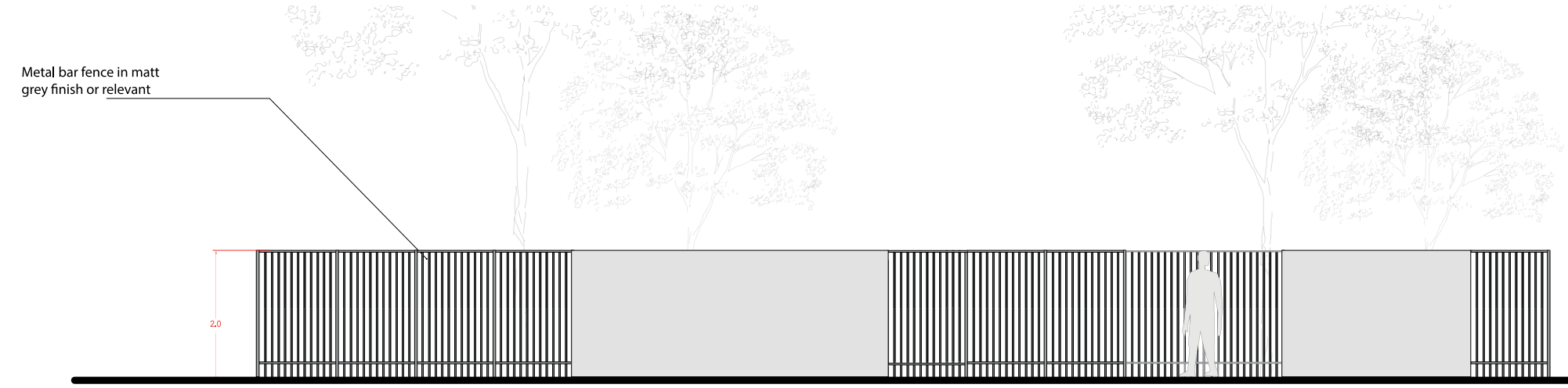


Figure 1.2 External Peripheral Boundary Elevation

3.4.9 Fence Design Details

BOUNDARY TYPE 1

Facing External Buffer and Facing Adjacent Plot

Guidelines

- Solid boundary wall of height 2 meter to be provided between the super plots
- The boundary wall to be made of precast panels or block work walls
- The boundary facing the external buffer should be consistent with the design language of adjacent plots in order to achieve a continuity in the perimeter
- The wall finishes should match with the architectural style of the super structures
- The external face shall be coarse finish
- No bright colours to be used for wall finishes, preferred colour is white
- Use of exposed concrete finish and cladding is prohibited
- Avoid planting trees next to utility corridors along the buffer where applicable
- Access points to peripheral landscape from the super plots to be given at certain intervals
- Super structures should not be attached or fixed to the boundary wall
- No lighting fixtures, decorative elements and CCTV cameras are permitted to be installed at the outer side or on top of the boundary wall

Key Plan



Figure 1.3 Boundary Type 1

Concrete Wall Colour and Texture



White Coarse Finish

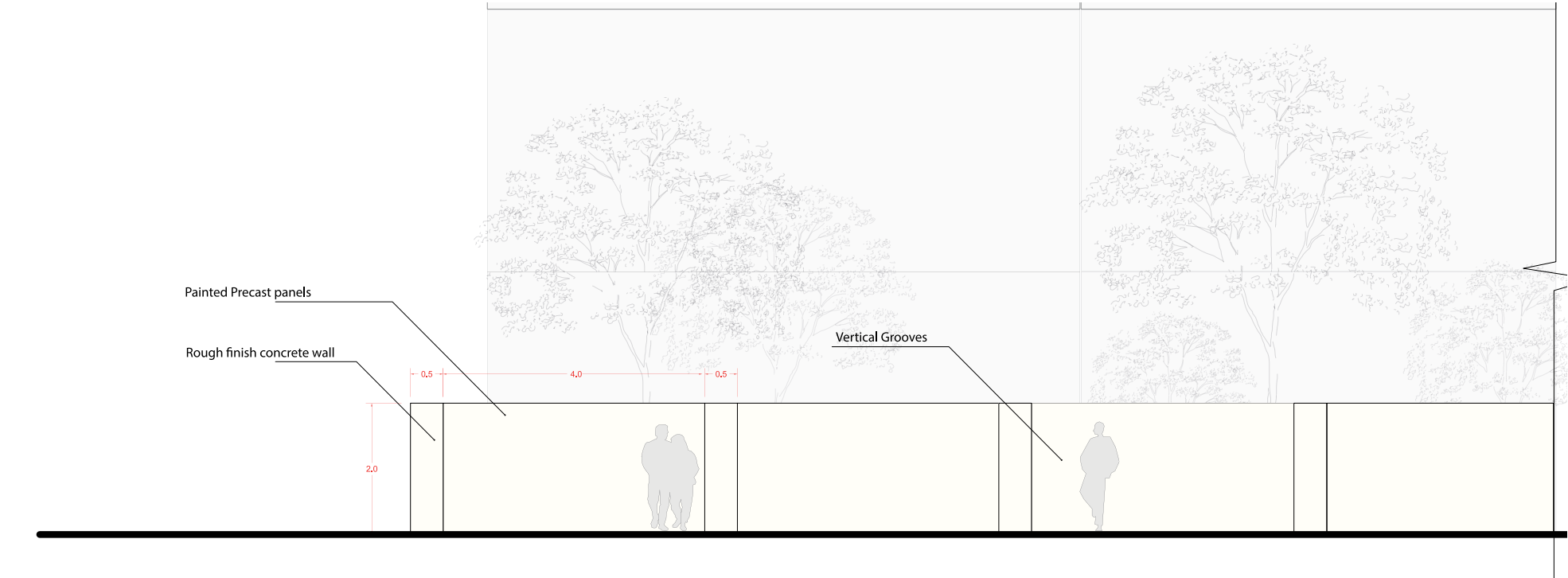


Figure 1.4 Boundary Type 1 Elevation

3.4.9 Fence Design Details

BOUNDARY TYPE 2

Facing Roads

Guidelines

- Solid boundary wall with vertical grooves are encouraged
- Lighting to be provided as seen in the reference image
- Fence design shall be kept simple and free of unnecessary embellishments. Vertical grooves to be randomised and finished in beige accent shade within the primary matte finish wall
- Provision of access points to super plots at certain intervals. Provision of buffering plantation from common pedestrian pathways
- No bright colours to be used for wall finishes
- All boundary including foundation shall be executed within plot limits and no projections shall be permitted outside the plot limit
- No decorative elements and CCTV cameras are permitted to be installed at the outer side or on top of the boundary

Fence Color & Texture



Key Plan



Figure 1.5 Boundary Type 2



Figure 1.6 Boundary Type 2 Elevation

3.4.9 Fence Design Details

BOUNDARY TYPE 3

Facing Park

Guidelines

- Boundary design allowing 90% visibility to be provided
- No trees are allowed adjacent to the plots within 6 meter
- Limited access points from super plots to the central park
- Fence design shall be kept simple and free of embellishments
- No lighting fixtures, decorative elements and CCTV cameras are permitted to be installed at the outer side or on top of the boundary
- A solid wall 1m height and porous fencing above is recommended to maintain privacy to the plots. The town house plot level to be higher than the central park level.
- Grillwork, when used shall have interesting meshing or simple linear elements finish in signal gray, matte finish or relevant

Aluminium Fence Color & Texture



Key Plan



Figure 1.7 Boundary Type 3

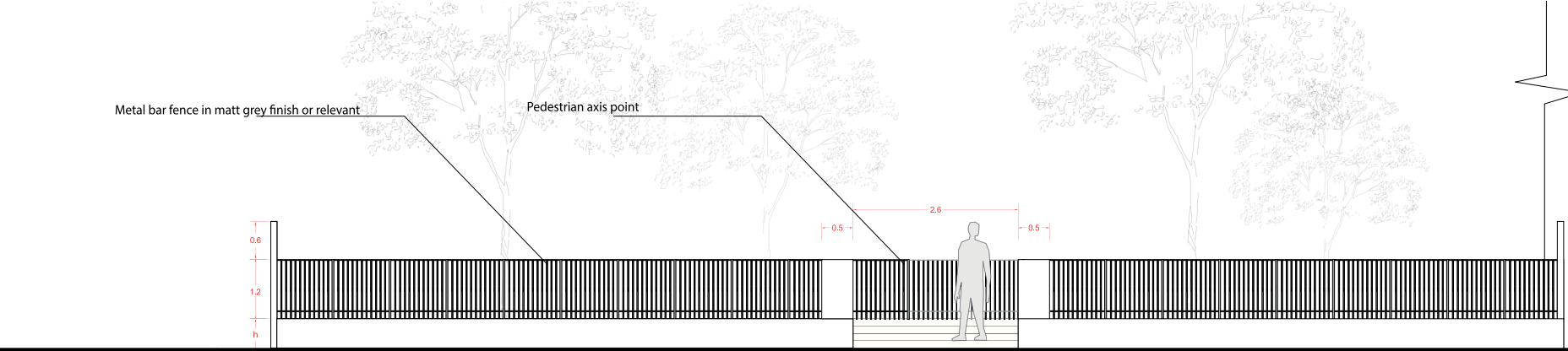
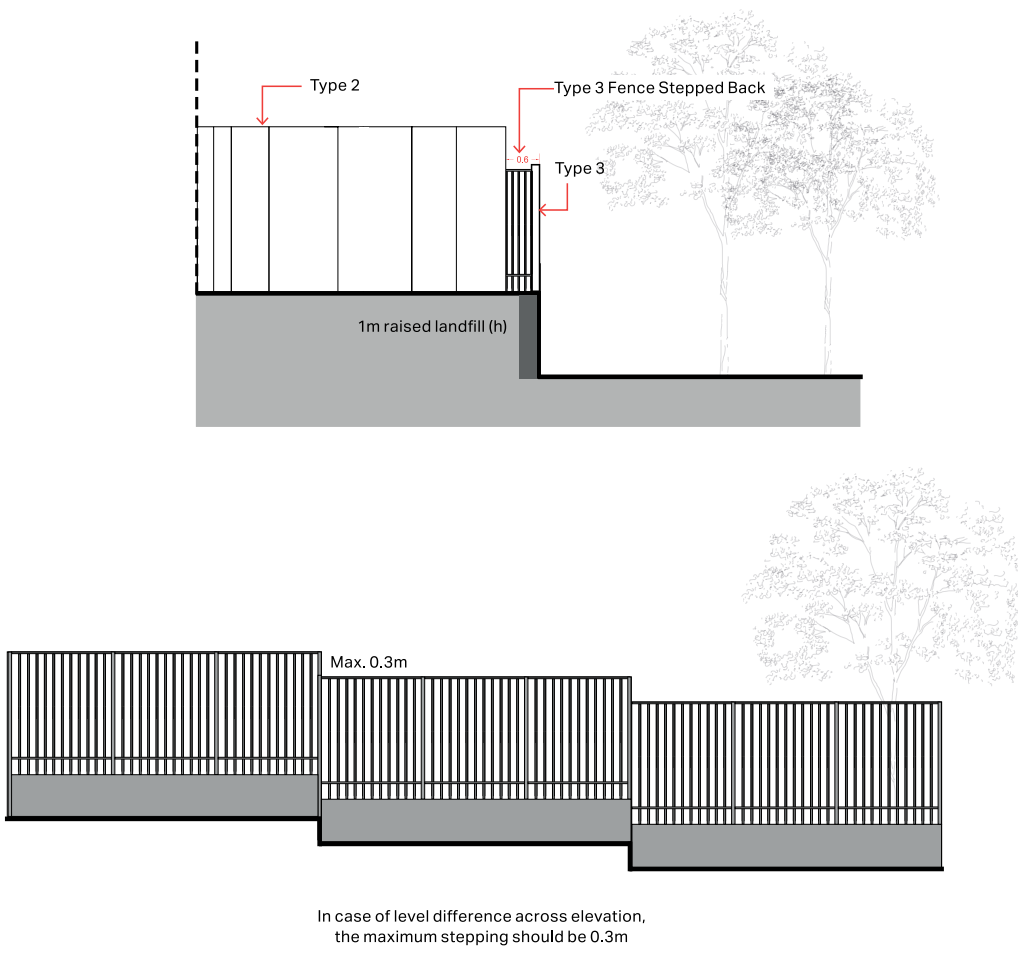


Figure 1.8 Boundary Type 3 Elevation



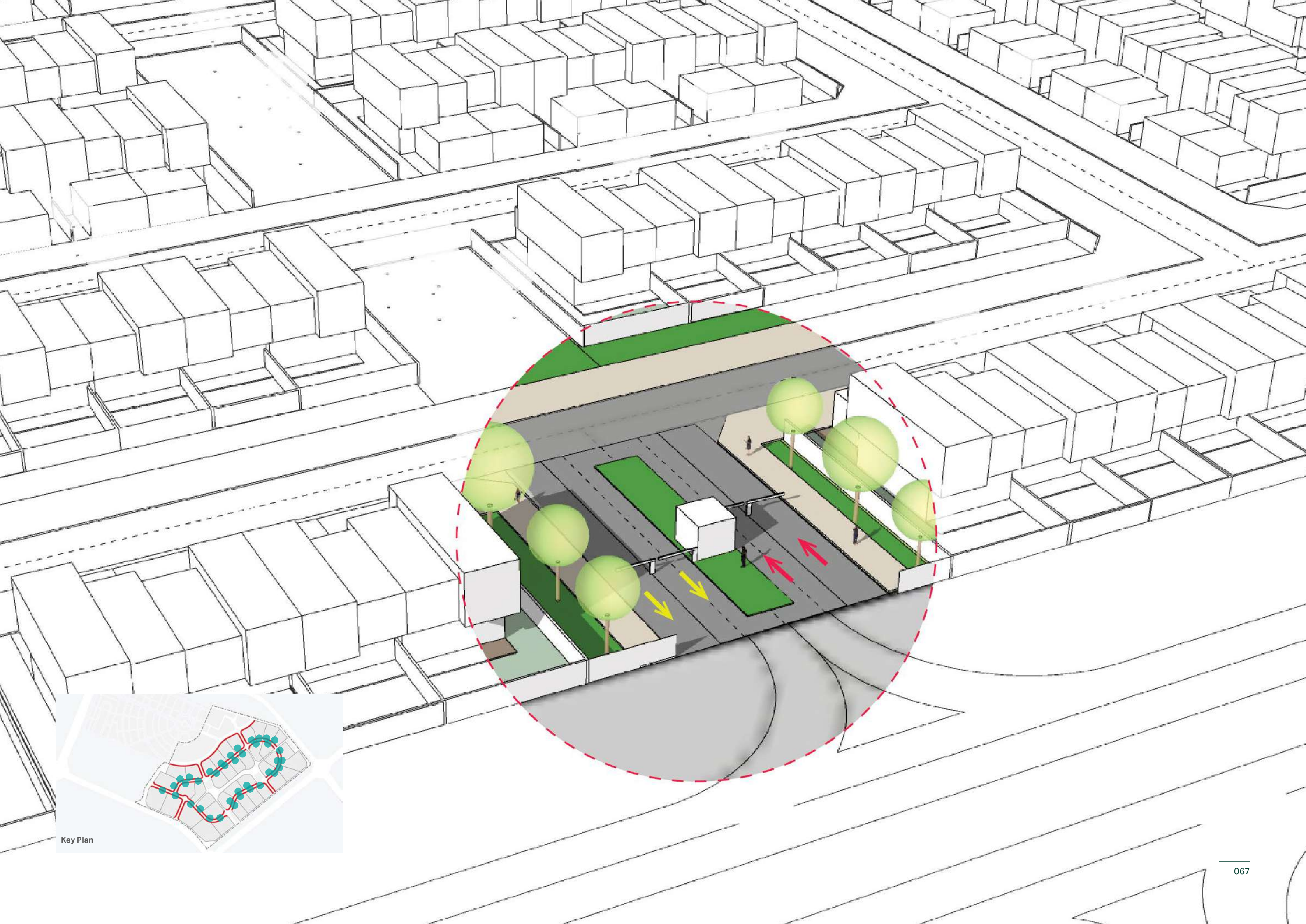
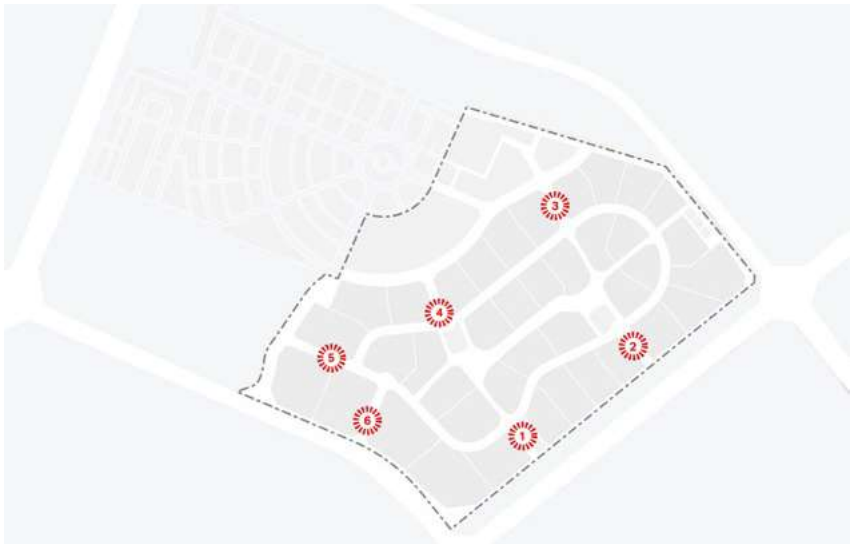
3.4.10 Guard House Design Guidelines

- For any vertical element it should be simple and not excessive much higher than roof edge.
- Guardhouse design should follow the contemporary architectural style, colour and finishes to match Boundary Fence and Townhouse design.
- Guardhouse design should be neat, simple and cost effective.
- Internal layout for security room, pantry and toilet must be in compliance with local authorities standards and regulations.
- Only one Guardhouse/Security Room is allowed at the entrance per PUD (Optional).
- Maximum area for Guardhouse should be 14 m2 including pantry and toilet.
- Maximum allowable total height is 3.5m.
- Maximum internal clear height is 2.7m.
- All component of the structure including foundation shall be executed within plot limits and no projections shall be permitted outside the plot limit.
- No MEP equipment/tanks are allowed on the guardhouse roof.
- All equipment and/or AC units shall be at grade and concealed and not visible from all sides.
- Toilet/Pantry to be accommodated inside the Guardhouse.
- Any Special Approvals or Exemptions required by the Authorities are the responsibility of the plot owners.
- Road Signage and Marking to be included.



Figure 3.14 Guard House Design View

Key Plan



Key Plan

3.4.11 Utility Plot & Solid Waste Collection Access

- Solid waste collection is prohibited to happen from the community collector roads.
- Solid waste bays/facilities should not be visible from the community collector roads, and should be screened with green landscape buffer/behind fencing.
- Collection of solid waste should be only through internal road network of each townhouse superplots.



Collection from the community collector road is prohibited.

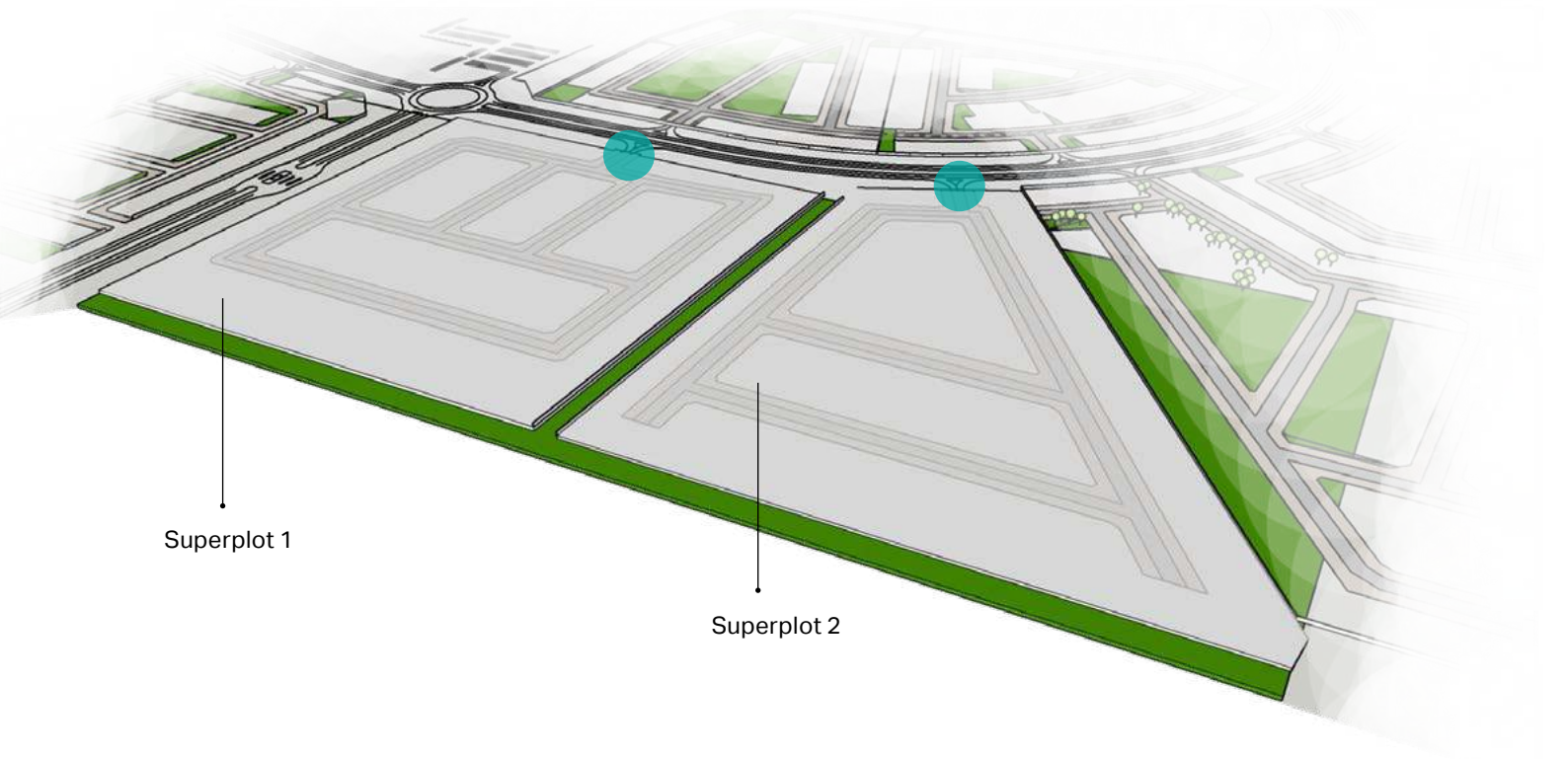


Services and waste collection from internal road network only.

3.4.12 Plot Amalgamation

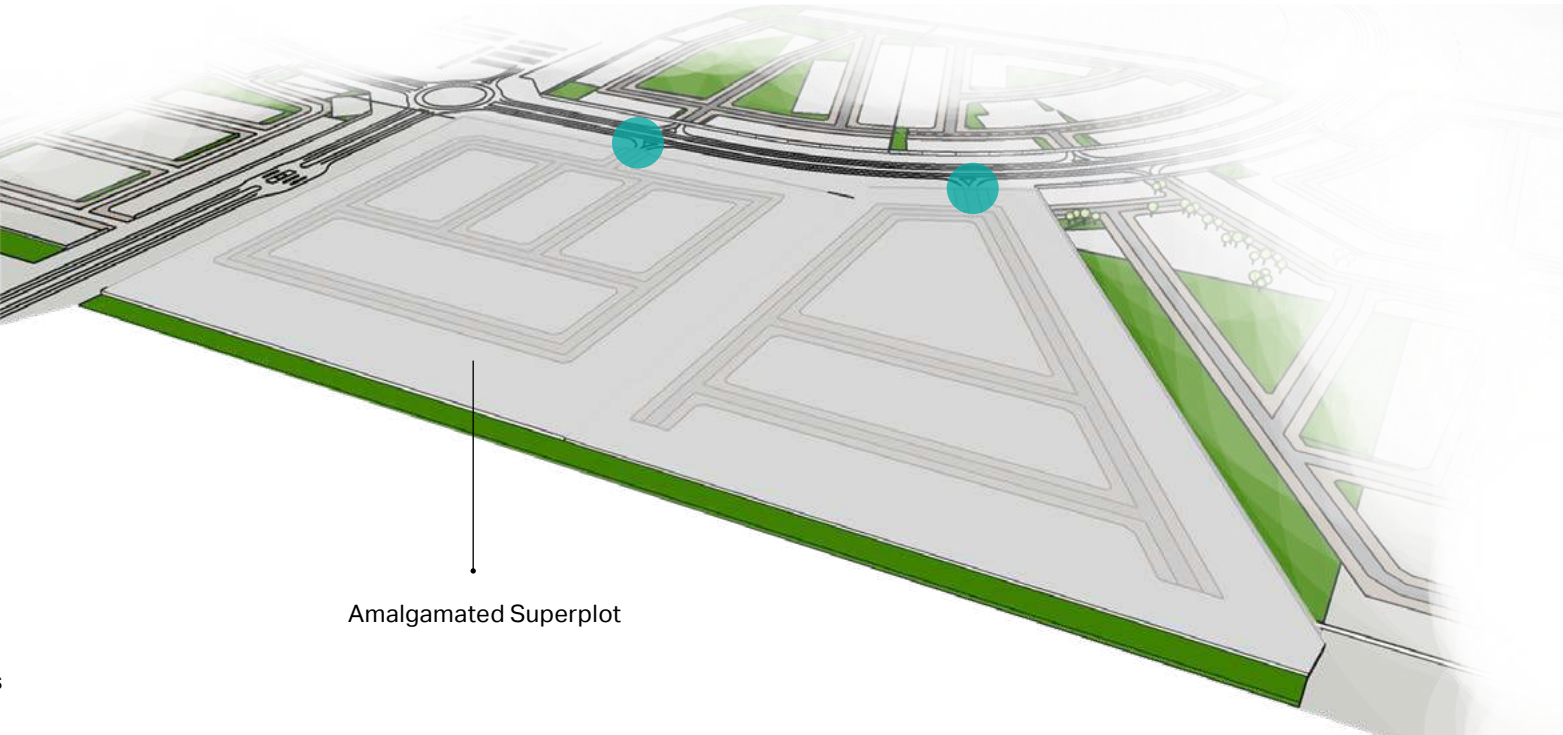
- In the event a Purchaser elects to buy two or more adjacent plots with the intent to amalgamate these plots into one single plot, the following shall be considered:
- Application for PUD amalgamation shall be submitted by the Purchaser’s appointed Consultant to Trakhees.
- Trakhees planning department after obtaining a written NOC from the Developer.
- All guidelines and parameters shall apply to the amalgamated PUD. All costs and charges applied by the utility providers & Authorities due to the amalgamation shall be borne by the Purchaser.
- The GFA of the resulting PUD shall not exceed the total of the combined GFA of the amalgamated PUD.
- Access and connection to the amalgamated PUD shall be based on the approved entrances of the separate PUDs.
- Sikka in between PUDs will be accommodated within amalgamated PUDs. Open space of same area should be compensated within PUD.
- Amalgamation of plots is upon Master Developer approval and the applicable fees; Original development controls remain applicable.
- The number of trips in resulting PUD shall not exceed total of the combined number of trips of the amalgamated PUD.
- Including the sikka in between the plots is considered extra land purchase, even if the total GFA does not increase.
- Infrastructure team should verify that there is no utilities running through the sikkas in-between merged plots.

The diagram shows all plots that can be amalgamated, however, the highlighted Sikka and Linear Park must be maintained and are not to be amalgamated for the purpose of not impacting the pedestrian network.



Superplot 1

Superplot 2



Amalgamated Superplot

● Vehicular Entry/Exit Points

Figure 3.15 Amalgamation Scheme





Development Guidelines

4.1 Architecture Guidelines

4.1.1 General Guidelines

This chapter provides guidelines focused on the architectural aspect of Green Woods Development. The objective of the guidelines is to:

To provide architectural guidelines that will ensure external appearance and architectural style, theme and concept are compatible and harmonious with the vision of the project.

To illustrate consistent architectural styles and character that developers and architects must adhere to when developing plots within the site.

These guidelines will help,

- Encourage residential development that provides a pleasant living environment for its occupants.
- Respect and integrate local culture values into the design of the residential buildings.
- Encourage attractive buildings of a size and appearance consistent with the nature of the development.

Plot Amalgamation

- Two or more adjacent plots can be amalgamated into a single plot only if:
- Application for plot amalgamation is submitted by the Purchaser's appointed Consultant to Trakhees planning department after obtaining a written NOC from the Developer.
- Purchaser acknowledges that the impact on the public realm due to any necessary adjustments to existing utility connections and to entrances to the plot shall be charged to the Purchaser due to such amalgamation.
- All costs and charges applied by the utility providers & Authorities due to the amalgamation is borne by the Purchaser.
- The Purchaser will abide by the condition to achieve minimum GFA for the design of the townhouses on the amalgamated plot.
- Amalgamation of plots is upon Master Developer approval and the applicable fees; Original development controls remain applicable.
- The total connection loads, and unit number resulted from the amalgamation should be aligned with the the DCR of individual plots.

Plot Subdivision

- In no circumstances, Purchaser is allowed to subdivide a plot in to two of more plots. In case of required subdivision of a previously amalgamated plot, only subdivision to original plot configuration is allowed. Such proposal shall be submitted by the Purchaser's appointed Consultant to Trakhees planning department after obtaining a written NOC from the Developer.

Building Layout

- Major internal spaces shall be situated away from public views and preferably facing private and semi-private areas.
- Adequate storage space should be provided entirely within buildings.
- Layouts and dimensions for rooms and openings enable the placement and removal of standard furniture and equipment.
- Habitable rooms (i.e. bedrooms and living rooms, kitchens, and bathrooms) must have windows to the exterior.
- The façade openings and internal arrangements capture natural light and prevailing breezes.
- Continuous areas of blank wall (i.e. walls without fenestration or openings) at ground level for buildings overlooking streets, avenues or boulevards shall be avoided.
- Setback should be in accordance with DCR at all time.





4.1.2 General Architectural Guidelines

Site Layout

- The site layout guidelines address the basic aspects of plot development with the intention of bringing harmony and cohesiveness to the Green Wood Development despite the greater degree of flexibility allowed to the individual plot owners.
- The following elements must be considered in the development of site plan.

Setbacks and Open Spaces

- Minimum setback requirements must be respected, effort must be made to make setback areas into active part of the site development and not mere left-over spaces.
- Relationship of usable open spaces to the built environment within the project and to the adjacent properties needs to be well considered.

Privacy

- The aspect of privacy is to be given due consideration in line with the exclusive nature of the Green Woods Development.
- It is incumbent on the Purchaser that the Townhouses are planned in such a way that privacy of the project and that of adjacent dwelling units is protected. Window and door placement must be such that the privacy and security is maintained. Trees can be planted along the boundary walls to ensure privacy factor.
- Balcony, terraces facing neighbouring plots not permitted.

Relationship Between Permitted Structures

- In cases, where two or more buildings of varied heights are to be designed, they should be placed together in a fashion that it provides a visibly coherent composition of architectural design that enhances the significance and relevance of the individual components.
- Also, the treatment and scale of the space between the buildings should be designed to become a part of the overall design theme. The composition of open and shaded areas and their relationship with the building structures should be carefully studied and designed to create a homogeneous architectural composition.

Refuse Collection

- Refuse collection areas shall be placed in such a way that no disturbance is caused to the residents within the project or of the neighbouring properties.
- Refuse room shall be located at site front, integrated with the boundary wall and designed in such a way that it is screened from view. Trees can be planted as an additional screening measure. Direct access from road for service is to be provided. Grading, Topography & Views
- A maximum of 600mm change in the elevation from the original site grade is permitted. The site should be graded to create a natural drainage towards the front of the plot and to the street and then to the permitted storm water drainage inlet.
- The views towards the park, and surrounding landscaped areas are the prime land features that should be considered while designing and placement of the building structures within a plot.
- Grading for the plot should be done by Plot owner.
- The grading drawings should be submitted for approval.

Materials

- Exterior walls with high insulation values and use of lightweight thermal insulating blocks or insulating wall cavities is encouraged.

Lighting

General

- Lighting design shall comply with user performance requirements and Local Authority regulations in terms of consumption and fixtures used.
- Lighting must be contained within the plot limits and boundaries with no spillage or glare to neighbouring property or public spaces.
- Home Lighting
- Home lighting must be located carefully to avoid shining directly into habitable room windows or into private outdoor space associated with adjacent dwelling units.
- All light direct sources are to be so located or screened so as not to be visible from outside the plot.
- Low Level Lighting: Low level lighting shall include bollard type path lights, step lights and wall lights
- Typically used along pedestrian ways. Light sources must be mounted below eye level to control glare.Finishes and Colours
- Tones ranging from white to beige only are preferred for the townhouse facade. For paint finishes, use of environmentally friendly water based paints is encouraged.
- Glass facades should be of colors as per the existing architectural themes. These would be subject to Review and approval by the Developer as part of the overall design approval process.

Screening of External Equipment

- Exterior components of mechanical or plumbing should be screened from view
- All outdoor mechanical equipment, roof top equipment, shall be screened on all sides from public view and adjacent properties by a perimeter wall, screen, fence, parapet, or landscaping.
- All satellite dishes and antennas should be screened from view.
- This screening shall be architecturally compatible with other buildings on the site in terms of color, material and detailing.
- Any equipment room related to water bodies shall be strictly below surface structure or semi-buried but fully enclosed.
- Noise level and acoustic requirements of external equipment should be as per DM guidelines.

4.1.3 General Architectural Elements

- The townhouse should fit comfortably into the natural contours. All of the structures on a single plot are expected to follow one single style of architecture and colour scheme for a unified character.
- Finished floor level of the Ground Floor shall not be raised higher than 1.2m from the gate level as applicable.
- Driveways are to be shared with the main pedestrian walkway and will be clay tiles, stone, brick or other natural materials for paving treatment.

Walls

- Walls should be decorated with openings and mostly plain or grooved as per design requirements. The use of projections that cast shadows and provide visual relief to the buildings are recommended. The use of overhang Projections, cantilevers, pergola shades is permitted as per design requirements.
- The townhouse design should emphasize the linearity of the structure.
- The parapet should not be higher than 1.2 m measured from last layer of roof finish to the top of the parapet.

Doors

- Doors should have vertical proportions; (width as per design requirements) and two leaf double door for entrances (preferably timber door) are permitted with detailing as per design.
- Use of large panels of glass for doors and openings is preferred. Recessed or projected details around the doors are permitted.

Windows

- Upper floor windows shall be located and designed to avoid any overlooking views into the adjacent properties.
- Window openings could be of vertical or horizontal proportions as per design intent.
- Frame-less windows & Large panes of glazing are permitted.
- Bay windows on the sides facing the adjoining plots are not permitted.

Balconies

- Balconies create interesting outdoor living spaces. They are referred to be shaded and screened. They are only permitted on the sides of the townhouses designed in a way avoiding overlooking to adjacent townhouses.
- Base height of 40cm maximum and a metal or glazed grill of 100cm maximum height are recommended. The overall height for balcony railing should be 1.2m.

External Stairways

- External stairway should be integrated with the building and landscape design and follow same colour and finish of the main townhouse building. The design of External stairway should not feel like an afterthought addition to the building.



Figure 4.1 General Architectural Elements

4.1.4 Contemporary Style

Contemporary style Town houses in the development are intended to offer an ‘everything in its place’ design, featuring designs that are high on function and simplicity and low on collections and fuss.

Design Elements

- Shading devices are permitted to be used as an element in the design with matching colour of the colour schemes shown.
- Avoid exhibiting excessive decorative elements, recesses, recessed patterns.
- Sloped / pitched roofs are not allowed in this architectural style.
- Contain articulated windows, pergolas, trellis, screens and overhangs.
- Pergolas & Trellis should be from Natural materials in order to relate to its surroundings.
- Hide all mechanical & Satellite equipment within camouflaged boxes recessed from the flat roof parapet.
- Open floor plan to embrace outdoor space, extensive use of natural light through large full height window openings, clerestory windows and skylights.

Building Appearance & Massing

- Avoid mix hybrid styles loosing its Contemporary feel.
- Avoid being massive and flat in appearance.
- For a ground floor use, the minimum floor-to-floor height and upper floors must be according to Trakhees standards.
- Stepping and recessing of the built form, and the use of balconies, fenestrations, canopies, and similar features shall be utilised in order to reduce the bulky appearance of the development.
- Surface detailing shall not serve as a substitute for well integrated and distinctive articulation.
- Sloped / pitched roofs are not allowed but should be places such that they are hidden. Garage roofs can be used too.
- Have volumetric breaks to emphasize the internal functional composition by applying concept of massing and void which creates delicate visual balance.
- Use strong geometrical shapes and asymmetrical facade.
- The facade should be designed to optimise the buildings orientation to the street and to key views.

Roofs and Balconies

- To be considered as part of the BUA following DCR definition.
- Roof parapets are allowed up to 1.8m height in accessible roof areas.
- Solar panels are allowed on the roof.
- They are encouraged to add depth and interest to the building facade.
- They should be integral to the design and not appear as an appended structure.
- MEP equipment are allowed on the roof. Proper screening should be provided to screen any equipment.
- Balustrades are preferred to be made out of toughened glass.
- Metal and climate appropriate stained or painted wood can be used with consideration to safety.

Access & Parking

- Vehicular parking must be in accordance with the DM standards, while car access point location for each PUD to follow DCR sheet.
- All parking shall be provided within the plot. Covered parking garages can be built to plot boundary and parking to be closed by garage door.
- The number of parking spaces must be calculated based on the rates provided by the DM.
- Parking areas must be integrated within the landscape in order to minimise the visual impact.
- Driveway access on corner plots must be located away from intersections.
- Minimum accomplished parking shade coverage (Min 80%)

Passive Surveillance

- Views and outlook from primary rooms are maximised without compromising the privacy of the dwelling occupants.
- Views and outlook from primary rooms shall be maintained and maximised without compromising visual privacy.
- Residences with level change and landscape treatment allows for more privacy to the residence.



Figure 4.2 Architectural Elements

Holistic Design

- Natural colors, similar in appearance to ‘aged’ materials should be used.
- Glossy and shiny color materials should not be permitted.

Walls

- Combinations of different color shades could be used to emphasize massing.
- Shouldn’t use exposed pre-cast concrete aggregates, textured pre-cast concrete surfaces nor unfinished concrete masonry blocks.
- The façade should read uniform with no visible joints unless it serves to overall aesthetics.
- Balcony balustrades are preferred to be made out of toughened glass. Metal and climate appropriate stained or painted wood can be used with consideration to safety.

MEP

- Water efficient and time-controlled irrigation systems shall be provided within landscaped areas.
- Any external mechanical electrical, and plumbing related plant shall be incorporated into the design.
- Small-scale renewable energy systems such as solar hot water heating shall be incorporated into the design.

Colours

- Combinations of different color shades could be used to emphasize massing.
- The use of white colour is the main domain of the contemporary with the use of external stone cladding that is either beige or grey.
- Muted earth tone colours in light shades of pale brown and pale yellow are allowed with limited use.
- Glazing for doors and windows in shades of grey, brown or clear.
- Dark grey stone or stucco textures can be used in limited areas to enhance volumetric expressions.
- Natural tone colors are recommended.
- Glossy and shiny color materials should not be permitted.

Doors & Windows

- Glossy, shiny materials are not permitted however silver colour materials are permitted.
- Mirrored glass is not permitted and only use of light grey or light silver grey colours are permitted.

Lighting

- Coherent composition clearly recognizing the architectural components of the structure.
- Appropriate lighting fixtures in terms of luminosity and appearance.
- Considerations to glare to adjacent buildings, streets, properties and open spaces.
- Use of chandeliers which make the space look elegant and imposing ,but should match the style chosen for the room, also spotlights embedded in the ceiling allow to position the light in key areas.

Material

- The façade should read uniform with no visible joints unless it serves to overall aesthetics.
- Shouldn’t use exposed pre-cast concrete aggregates or textured pre-cast concrete surfaces.
- Use of climate appropriate stained or painted wood, smooth or sandy stucco textures.
- Avoid the use of hard coating finish coat (where additional materials such as glass chunks are mixed in).
- Pergolas & Trellis should be from Natural materials in order to relate to its surroundings.
- A mix of stucco and stone cladding volumes is recommended.

Ornaments & Screens

- Decorative metal screens & louvres are permitted. Use of Aluminium panels, metal decorations & projections is recommended.
- Decorated solid wall panels or patterned grills are permitted.
- Aluminium, glazed or similar look material could be used for balconies, fences and other necessary areas.
- Hanged suspended and mounted elements to be designed as per applicable codes.

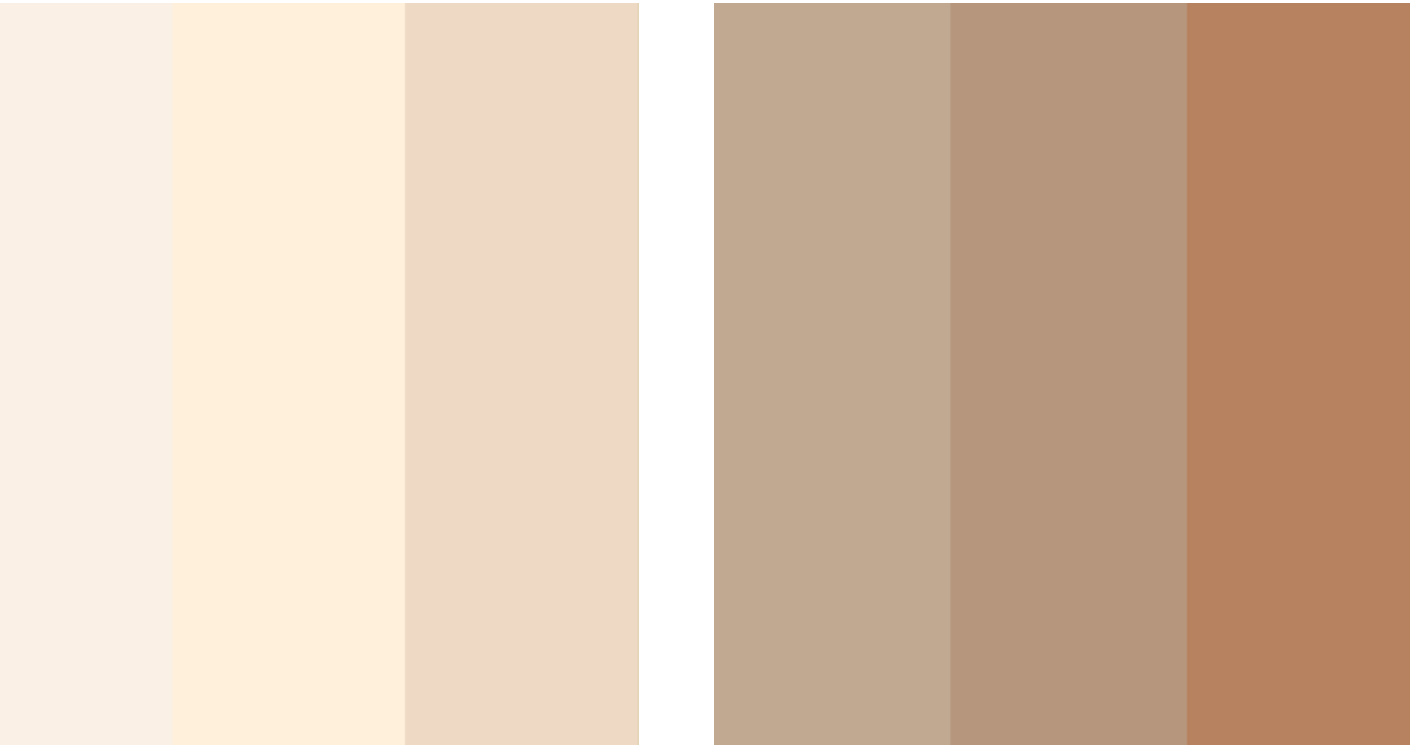


Figure 4.3 Other Architectural Elements

4.2 Landscape Guidelines

4.2.1 General Landscape Guidelines

Landscape guidelines form the basis of a coherent landscape vision that will crucially improve the quality of the design concepts and ensure a high quality private landscape environment throughout Green Wood Development. Landscape guidelines are defined below following key design principles.

Garden Structures and Hardscape Elements

- Water Fountains or other Water Bodies:**
- Shall be located in the rear or side of the garden
 - Works shall not impact structural integrity of property or boundary walls and shall be built minimum of 1 to 2 Meter offset from Boundary wall
 - Pathway of 5 meter wide to be provided all around the proposed water body
 - Plant Equipment shall be enclosed or located underground to prevent from nuisance to neighbouring properties
 - Water Features maximum depth shall not exceed 0.3 Meter. Still water bodies are prohibited
 - Water features shall not be adjacent to boundary wall
 - No stagnant water bodies are allowed other than proposed water bodies
 - The pump rooms and other equipments has to be buffered from public areas in the central park, if provided. The equipments has to placed in the respective spaces, separate from eachother.

Shade Structures (Pergolas, Canopies, Tensile Structures and Gazebos)

- Structures shall not exceed 6% of the open area of the plot
- Free standing structure shall not exceed height of 3.2m
- Structure offset from Boundary wall shall not be smaller than 1.0m
- Structures must not obstruct visibility from neighbouring properties or result in loss of light.
- Design and materials should follow architectural style of dwelling.
- Permanent build outdoor structures (Play Equipment, Kennels, BBQ counters, Seating's or Grills)
- Structures shall not be located within front of property
- Structures shall maintain minimum offset of 1 to 2 Meter from boundary wall
- BBQ counter to be built on a double wall and not direct on the side boundary wall
- Window openings could be of vertical or horizontal proportions as per design intent

Landscape Elements

- Hardscape shall not exceed 60% of the plot area excluding the area of the building foot print
- Hardscape works are to be carried out with respective utility corridor
- Non slippery paver tiles to be used
- Paving shall be a minimum of 50 mm above planting beds. Paving and paving bases shall be permeable
- Paving materials shall comply with the Dubai Municipality Solar Reflective Index (SRI) values
- All hardscape falls shall be constructed towards planting areas and away from dwelling structures
- Furniture and fixtures should be of easy maintenance durable and thematic
- Furniture and fixtures should have light coloured finishes and can be in contemporary style
- Grading and drainage shall allow for water collection within plot through distribution to softscape/ planting areas

Irrigation

- Irrigation systems shall be underground automatic watering systems utilizing drip emitters or sprayers, as appropriate
- Irrigation system planning and its execution shall incorporate appropriate water proofing to prevent the water saturation of adjoining structures
- Water tanks of sufficient capacity for maximum 3 days peak supply shall be provided for irrigation needs
- Landscaping should be designed to allow maximum of 6 liters per/m2 of landscape area for water consumptions of plants at the maturity during peak season
- No drainage to neighbouring properties is permitted

Other

- Lighting should meet minimum lux level and avoid dark areas
- Seating areas to be lit during the night time
- Safety bollards to be used where ever there are pedestrian crossing and especially in the main primary vehicular routes.



Figure 4.4 General Landscape Elements



4.2.2 Planting & Irrigation

Planting Principles

- Planting shall comprise predominantly evergreen plant species which are disease and insect attack resistant as well as being considered tolerant to droughts and salinity
- Native and adaptive flowering trees and shrubs shall be used to enhance biodiversity
- High maintenance plant species shall be limited to use within the high profile and feature locations such as entries or driveways, etc
- Palms, trees, shrubs and ground covers should be selected from the preferred species list provided
- Minimum spacing to be maintained for tree placement to avoid clashing after maturity
- Palms to be considered only 20% from the overall tree count
- Softscape and hardscape works are to be carried out with respective utility corridor
- Fruiting species such as Phoenix dactylifera (Date Palm), shall be set back from hard landscape areas to avoid potential staining of paved surfaces from fallen fruit
- The placement of plant species with thorns (such as Acacia), shall be avoided in areas of pedestrian movement such as walkways and cycle ways to prevent potential injury to pedestrians
- Planting shall be restricted to a selection of shallow rooting species. Specified plants should not: - Encroach (by its roots or canopy) into neighbouring properties; - Cause uplift or damage to adjacent paved surfaces; - Invade underground utilities;

Description	Red Color	Purple Color	Yellow Color	Pink Color	White Color	General Category
Tree	Delonix Regia	Jacarnda Mimosifolia	Peltophorum Inerme	Lagerstoemia Specipsa	Millingtonia Hortensis	
Tree	Spathodea Campanulata	Bauhinia Purpurea	Cassia fistula	Tabebuia Heterophylla		
Tree	Cordia Sebestenia	Bauhinia Blackeana	Cassia suranthesis	Cassia Javanica		
				Bauhinia Purpurea		
Shrubs	Dodenia Viscosa		Plumeria Acutifolia	Plumeria Rubra	Tabernaemontana Divaricata	
Shrubs	Caesalpineia Pulcherrima	Lignum Vitae	Tecoma Smitti		Crinum Asiaticum	
Shrubs	Jatropha Integerrima	Plumbago Capensis	Tecoma Stans		Muraya Paniculata	
Shrubs	Ixora Coccinea	Vitex Agnus Castus	Allamanda Cathartica			
Shrubs			Cassia Alata			
Shrubs			Ixora Coccinea			Padanus Baptistii
Shrubs						Padanus Veitchii
Shrubs						Pseuderanthum Reticulatum
Hedges					Clerodendrum Inerme	
Hedges	Bougainvillea Glabra	Leucophyllum Frutencies	Bougainvillea Glabra	Bougainvillea Glabra	Bougainvillea Glabra	
Hedges						Atriplex Halimus
Ground Cover					Carissa Grandiflora	Alternanthera Varigata
Ground Cover						Alternanthera amonea
Ground Cover						Asystasia Gangetica
Ground Cover						Dianellia tasmica Varigata
Ground Cover						Lantana Camera
Ground Cover						Rhoeo Discolor
Ground Cover						Setcreasea Purpurea
Ground Cover						Sesuvium Portulacastrum
Ground Cover						Ruellia Ciliosa
Ground Cover						Pennisetum Setaecium
Ground Cover						Pennisetum Rubrum
Ground Cover						Cymbopogon Citratus

Table 4.1 Green Wood Landscape - Planting Pallets

- Planting of trees shall not obstruct or impact the views available from neighbouring properties at any time. Trees with a height of 4 meters and above should not be planted within 3 meters of the boundary wall.
- Trees shall be planted with minimum 2 meters offset and shrubs with 1 meter offset from wall and structures.
- Trees and shrubs with aggressive root growth (species like Ficus, Conocarpus etc.) shall not be planted and in case of damage to neighbouring property (Structure, Foundation or Utility), the home owner will be liable.
- The Planting of Damas, Conocarpus, Ficus religiosa or Eucalyptus trees is strictly prohibited, any guidelines issued by the authorities in this regard should be adhered to.

Description	Red Color	Purple Color	Yellow Color	Pink Color	White Color	General Category
Succulents						Adenium Obesium
Succulents						Aloe vera
Succulents						Agave americana
Succulents						Agave attenuata
Tree						Ficus Nitida
Tree						Ficus Microcarpa
Tree						Acacia Farnesiana
Tree						Acacia Arabica
Tree						Prosopis Cinaeria
Tree						Ficus Bengalaris
Tree						Tamiranda Indica
Tree						Azadirachta Indica
Tree						Prosopis Cinaeria
Tree						Mangifera Indica
Palm						Phoenix Dectylifera
Palm						Washingtonia Filifera
Palm						Washingtonia Robusta

General Category

Trees

- Ficus Panda
- Ficus Microcarpa
- Acacia Farnesiana
- Acacia Arabica
- Prosopis Cinaeria
- Ficus bengalaris
- Tamiranda indica
- Azadirachta indica
- Prosopis Cinaeria
- Mangifera in:dica

Palm

- Phoenix Dectylifera
- Washingtonia Filifera
- Washingtonia Robusta

Shrubs

- Padanus Baptistii
- Padanus Veitchii
- Pseuderanthum Reticulatum
- Atriplex Halimus

Hedges

- Atriplex Halimus

Ground cover

- Alternanthera Varigata
- Alternanthera amonea
- Asystasia Gangetica
- Dianellia tasmica Varigata
- Lantana Camera
- Rhoeo discolor
- Setcreasea Purpurea
- Sesuvium Portulacastrum
- Ruellia ciliosa
- Pennisetum setaecium
- Pennisetum Rubrum
- Lemon grass

Succulents

- Adenium Obesium
- Aloe vera
- Agave americana
- Agave attenuata

SOFTSCAPE PALETTE

Palm



Phoenix Dactylifera

Clear Trunk : 4.5-6.5 / 2.5-4.5 m
Water Requirement : 100-120 L / Day

Palm



Washingtonia Filifera

Clear Trunk: 4.5-6.5 / 2.5-4.5 m
Water Requirement : 100-120 L / Day

Palm



Washingtonia Robusta

Clear Trunk: 4.5-6.5 / 2.5-4.5 m
Water Requirement : 100-120 L / Day

Tree



Delonix Regia

Color: Red
Clear Trunk: 2.0-2.5 / 2.5-3.0 m
Water Requirement : 60-80 L / Day

Tree



Spathodea Campanulata

Color: Red
Clear Trunk: 2.0-2.5 / 2.5 - 3.0 m
Water Requirement : 60-80 L / Day

Tree



Cordia sebastiana

Color: Red
Clear Trunk: 2.0-2.5 / 2.5-3.0 m
Water Requirement : 60-80 L / Day

Tree



Jacaranda Mimosifolia

Color : Purple
Clear Trunk: 2.0-2.5 / 2.5-3.0 m
Water Requirement : 60-80 L / Day

Tree



Peltophorum Inerme

Color : Yellow
Clear Trunk: 2.0-2.5 / 2.5-3.0
Water Requirement : 60-80 L / Day

Tree



Cassia Fistula

Color: Yellow
Clear Trunk: 2.0-2.5 / 2.5-3.0 m
Water Requirement : 60-80 L / Day

Tree



Cassia Suranthesis

Color: Yellow
Clear Trunk : 2.0-2.5 / 2.5-3.0 m
Water Requirement : 60-80 L / Day

Tree



Lagerstoemia Specipsa

Color : Pink
Clear Trunk : 2.0-2.5 / 2.5-3.0 m
Water Requirement : 60-80 L / Day

Tree



Tabebuia Heterophylla

Color : Pink
Clear Trunk: 2.0-2.5 / 2.5-3.0 m
Water Requirement : 60-80 L / Day

Tree



Cassia Javanica

Color : Pink
Clear Trunk : 2.0-2.5 / 2.5-3.0 m
Water Requirement : 60-80 L / Day

Tree



Bauhinia Purpurea

Color: Pink
Clear Trunk : 2.0-2.5 / 2.5-3.0 m
Water Requirement : 60-80 L / Day

Tree



Ficus Microcarpa

General Category
Water Requirement : 60-80 L / Day

Tree



Acacia Arabica

General Category
Clear Trunk : 2.0-2.5 m
Water Requirement : 60-80 L / Day

Tree



Prosopis Cinaeria

General Category
Clear Trunk : 2.0-2.5 m
Water Requirement : 60-80 L / Day

Tree



Tamiranda indica

General Category
Clear Trunk : 2.0-2.5 m
Water Requirement : 60-80 L / Day

SOFTSCAPE PALETTE

Tree  Azadirachta indica General Category Clear Trunk : 2.0 - 2.5 m Water Requirement : 60-80 L / Day	Tree  Mangifera indica General Category Clear Trunk : 2.0 - 2.5 m Water Requirement : 60-80 L / Day	Shrub  Dodonia Viscosa Height: 0.5-0.6 m Spread: 0.4-0.5 m Water Requirement : 14-15 L / sqm	Shrub  Caesalpinea Pulcherrima Height: 0.5-0.6 m Spread: 0.4-0.5 m Water Requirement : 14-15 L / sqm	Shrub  Jatropha integerrima Height: 0.5-0.6 m Spread: 0.4-0.5 m Water Requirement : 14-15 L / sqm	Shrub  Ixora Coccinea Height: 0.4-0.5 m Spread: 0.35-0.4 m Water Requirement : 14-15 L / sqm
Shrub  Ixora Coccinea Height: 0.4-0.5 m Spread: 0.35-0.4 m Water Requirement : 14-15 L / sqm	Shrub  Lignum Vitae Height: 0.4-0.5 m Spread: 0.35-0.4 m Water Requirement : 14-15 L / sqm	Shrub  Plumbago Capensis Height: 0.4-0.5 m Spread: 0.35-0.4 m Water Requirement : 14-15 L / sqm	Shrub  Vitex agnus Castus Height: 0.4-0.5 m Spread: 0.35-0.4 m Water Requirement : 14-15 L / sqm	Shrub  Plumeria Acutifolia Height: 2.0-2.5 m Water Requirement : 14-15 L / sqm	Shrub  Tecoma smittii Height: 0.5-0.6 m Spread: 0.4-0.5 m Water Requirement : 14-15 L / sqm
Shrub  Tecoma stans Height: 0.5-0.6 m Spread: 0.4-0.5 m Water Requirement : 14-15 L / sqm	Shrub  Allamanda Cathartica Height: 0.5-0.6 m Spread: 0.4-0.5 m Water Requirement : 14-15 L / sqm	Shrub  Cassia Alata Height: 0.5-0.6 m Spread: 0.4-0.5 m Water Requirement : 14-15 L / sqm	Shrub  Turnera ulmifolia Height: 0.5-0.6 m Spread: 0.4-0.5 m Water Requirement : 14-15 L / sqm	Shrub  Ixora Coccinea Height: 0.5-0.6 m Spread: 0.4-0.5 m Water Requirement : 14-15 L / sqm	Shrub  Plumeria Rubra Height: 2.0-2.5 m Water Requirement : 14-15 L / sqm

LEGEND

Water Requirement

High

Medium

Low

Tree Colors

Red Avenue Plantation

Purple Avenue Plantation

Yellow Avenue Plantation

Pink Avenue Plantation

White Avenue Plantation

General Category Plantation

LEGEND

Water Requirement

High

Medium

Low

Tree Colors

Red Avenue Plantation

Purple Avenue Plantation

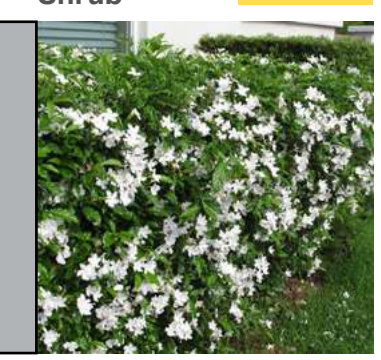
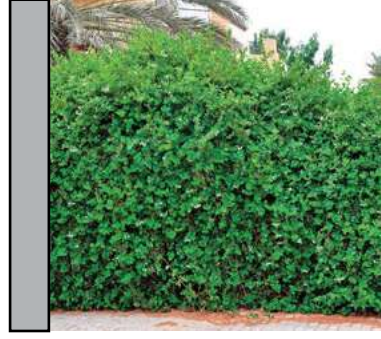
Yellow Avenue Plantation

Pink Avenue Plantation

White Avenue Plantation

General Category Plantation

SOFTSCAPE PALETTE

Shrub  Ixora Coccinea Height: 0.5-0.6 m Spread: 0.4-0.5 m Water Requirement : 14-15 L / sqm	Shrub  Tabernaemontana divaricata Height: 0.6-0.7 m Spread: 0.6-0.7 m Water Requirement : 14-15 L / sqm	Shrub  Crinum asiaticum Height: 0.4-0.5 m Spread: 0.4-0.5 Water Requirement : 14-15 L / sqm	Shrub  Muraya Paniculata Height: 0.5-0.4 m Spread: 0.4-0.5 mv Water Requirement : 14-15 L / sqm	Shrub  Ocimum basilicum Height: 0.5-0.6 m Spread: 0.5-0.6 m Water Requirement : 14-15 L / sqm	Shrub  Padanus Baptistii Height: 0.4-0.5 m Spread: 0.5-0.6 m Water Requirement : 14-15 L / sqm
Shrub  Padanus Veitchii Height: 0.5-0.6 m Spread: 0.5-0.6 m Water Requirement : 14-15 L / sqm	Shrub  Pseuderanthum Reticulatum Height: 0.35-0.4 m Spread: 0.35-0.4 m Water Requirement : 14-15 L / sqm	Hedge  Bougainvillea Glabra Height: 0.35-0.4 m Spread: 0.35-0.4 m Water Requirement : 14-15 L / sqm	Hedge  Leucophyllum frutencies Height: 0.35-0.4 m Spread: 0.35-0.4 m Water Requirement : 14-15 L / sqm	Hedge  Bougainvillea Glabra Height: 0.35-0.4 m Spread: 0.35-0.4 m Water Requirement : 14-15 L / sqm	Hedge  Bougainvillea Glabra Height: 0.35-0.4 m Spread: 0.35-0.4 m Water Requirement : 14-15 L / sqm
Hedge  Clerodendrum Inerme Height: 0.35-0.4 m Spread: 0.35-0.4 m Water Requirement : 14-15 L / sqm	Hedge  Bougainvillea Glabra Height: 0.35-0.4 m Spread: 0.35-0.4 m Water Requirement : 14-15 L / sqm	Hedge  Atriplex Halimus Height: 0.4-0.5 m Spread: 0.25-0.35 m Water Requirement : 14-15 L / sqm	Ground Cover  Alternanthera Varigata Height: 0.35-0.4 m Spread: 0.35-0.4 m Water Requirement : 12 L / sqm	Ground Cover  Alternanthera amonea Height: 0.35-0.4 m Spread: 0.35-0.4 m Water Requirement : 12 L / sqm	Ground Cover  Asystasia Gangetica Height: 0.25-0.35 m Spread: 0.25-0.35 m Water Requirement : 12 L / sqm

LEGEND

Water Requirement

High

Medium

Low

Tree Colors

Red Avenue Plantation

Purple Avenue Plantation

Yellow Avenue Plantation

Pink Avenue Plantation

White Avenue Plantation

General Category Plantation

LEGEND

Water Requirement

High

Medium

Low

Tree Colors

Red Avenue Plantation

Purple Avenue Plantation

Yellow Avenue Plantation

Pink Avenue Plantation

White Avenue Plantation

General Category Plantation

SOFTSCAPE PALETTE

LEGEND

Water Requirement

High

Medium

Low

Tree Colors

Red Avenue Plantation

Purple Avenue Plantation

Yellow Avenue Plantation

Pink Avenue Plantation

White Avenue Plantation

General Category Plantation

Ground Cover



Dianella tasmanica Variegata

Height: 0.35-0.4 m
Spread: 0.35-0.4 m
Water Requirement : 12 L / sqm

Ground Cover



Lantana Camera

Height: 0.35-0.4 m
Spread: 0.35-0.4 m
Water Requirement : 12 L / sqm

Ground Cover



Rhoeo discolor

Height: 0.25-0.35 m
Spread: 0.25-0.35 m
Water Requirement : 12 L / sqm

Ground Cover



Setcreasea Purpurea

Height: 0.25-0.35 m
Spread: 0.25-0.35 m
Water Requirement : 12 L / sqm

Ground Cover



Sesuvium Portulacastrum

Height: 0.25-0.35 m
Spread: 0.25-0.35 m
Water Requirement : 12 L / sqm

Ground Cover



Ruellia ciliosa

Height: 0.4-0.5 m
Spread: 0.35-0.4 m
Water Requirement : 12 L / sqm

Grass



Stipa tenuissima

Height: 0.5-0.6 m
Spread: 0.5-0.6 m
Water Requirement : 12 L / sqm

Grass



Pennisetum setaceum

Height: 0.35-0.4 m
Spread: 0.35-0.4 m
Water Requirement : 12 L / sqm

Grass



Pennisetum Rubrum

Height: 0.35-0.4 m
Spread: 0.35-0.4 m
Water Requirement : 12 L / sqm

Grass



Muhlenbergia Capillaris

Height: 0.5-0.6 m
Spread: 0.5-0.6 m
Water Requirement : 12 L / sqm

Grass



Cymbopogon Citratus

Height: 0.5-0.6 m
Spread: 0.5-0.6 m
Water Requirement : 12 L / sqm

Succulent



Adenium Obesum

Height: 0.5-0.6 m
Spread: 0.5-0.6 m
Water Requirement : 12 L / sqm

Succulent



Aloe vera

Height: 0.35-0.4 m
Spread: 0.35-0.4 m
Water Requirement : 12 L / sqm

Succulent



Agave americana

Height: 0.35-0.4 m
Spread: 0.35-0.4 m
Water Requirement : 12 L / sqm

Succulent



Agave attenuata

Height: 0.35-0.4 m
Spread: 0.35-0.4 m
Water Requirement : 12 L / sqm





Codes & Regulations

5.1 General Codes & Regulations

CODES & REGULATIONS:

- Application of these guidelines shall be undertaken by Trakhees which is also the permitting authority for Green Wood Development.
- The design generated should comply to all the other necessary codes and guidelines required to achieve Building permit issued by Trakhees.

NOCS & APPROVALS TO BE OBTAINED:

- Gate level approval
- Electrical NOC
- Water NOC
- Substation drawings approval (not mandatory for building permit)
- Telephone NOC
- RTA NOC for entry and exit
- RTA NOC for Shoring if applicable
- Civil Defence approval
- Civil Aviation NOC, if applicable
- Environment Impact Assessment NOC
- Approval of Drainage connection fee voucher
- Site Investigation
- Site office, fencing and signage board
- Shoring NOC
- Dewatering NOC
- DEWA Electrical load approval
- Any other NOC or approval, if applicable

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. The Developer or the Community Management reserve their right to release such information based on their sole discretion
- Full complaint with Al Sa'fat Sustainability Guideline



Abbreviations & Definitions

6.I General Abbreviations & Definitions

This section provides definitions of abbreviations, terms and phrases including definitions of land use categories to be used consistently in the Hessa Gardens Master Plan and Development Guidelines which are in line with standard definitions.

6.1.1 Abbreviations

- BUA** - Built up Area
- BCC** - Building Completion Certificate
- DM** - Dubai Municipality
- FAR** - Floor Area Ratio
- GFA** - Gross Floor Area
- PUD** - Planned Unit Development
- NOC** - No Objection Certificate
- SPA** - Sale Purchase Agreement

6.1.2 Definitions

A

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

Amalgamation of Plots: A group of individual plots collected to form a single development plot.

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.

Annex: An independent or connected single-storey ancillary structure allocated for a use secondary or complimentary to the townhouse. Examples of accessory uses are majlis, gymnasium, spa, service kitchen, maid/ servant rooms, storage, etc. GFA of such ancillary building is taken into consideration while calculating the total GFA consumed within the plot.

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

B

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. It should be surrounded by a railing (metal, wooden or glazed), balustrade or solid parapet of secure height. It must not be enclosed.

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.

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

Boundary Wall or Fence: Artificial boundary wall constructed from any approved material(s) in order to surround a Plot of land, intended either for concealing view or for any other acceptable reason.

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.

Building Coverage: see Plot Coverage definition.

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.

Building Height: The vertical distance measured from the gate level to the top of the highest roof structure, e.g. parapet or any architectural feature that comprises the top of the structure. Maximum height of accessory use in case of zero setback is the same as what is allowed for garage and service block. In case accessory use requires more height then it needs to follow the same setbacks as townhouses.

Building Line: The line formed by the main external face of the building, excluding any balcony or bay window projections.

C

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.

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.

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

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

Covered Passages: Covered passages with columns supporting a roof or trellis, connecting the buildings or a particular activity area such as swimming pools, accessory use buildings provided the openings should not be less than 50% of the total passageway area. This shall be used to provide shade and climatic relief over pedestrian areas.

Cross Section: A drawing showing the different section of a road and service corridors.

D

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

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.

Dwelling Unit: One or more habitable units designed or intended for use by one or more individuals as an independent and separate housekeeping establishment in which separate 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.

DM: Dubai Municipality.

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.

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 vehicular access 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.

Gross Floor Area (GFA): GFA” means the maximum allowable gross floor area on the Plot specified in the particulars calculated in accordance with the Dubai Building Code issued by the relevant authority and the Development Control Regulations. In the event of discrepancy, contradiction or inconsistency between the Dubai Building Code and the Development Control Regulations, the later shall prevail.

GFA is also the sum of all horizontal floor areas of a building measured from the exterior surface of the outside walls, including all enclosed air-conditioned spaces and half of the areas of covered/enclosed balconies and terraces. The maximum permissible GFA excludes the following:

- Car parking and vehicular circulation
- All utilities required by the authorities and service providers
- Escape staircases
- Shafts
- Garbage rooms
- Uncovered/enclosed terraces and balconies
- All plant equipment and service areas on roof
- Telecom installations.

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.

Ground Floor: The level of the building at the natural ground surface which is between 450mm (1ft 6in) and 1.2m (4ft) above gate level.

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 Gate Level and the highest point of the building proper, exclusive of any accessory roof construction such as chimneys, steeple or antenna.

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

I

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.

L

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.

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.

M

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

Master Developer: The Master Developer of Green Wood Development is Nakheel.

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.

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

Mezzanine: An intermediate level between the floor and ceiling of any story and counted as per GFA calculation (refer to GFA definition)

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

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 and/or the Master Developer.

O

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

Parapet: A parapet is a barrier / wall at the edge of a roof, terrace, balcony or other structure.

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

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.

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

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, parking, etc.

Plot: A piece, parcel or area of land occupied or to be occupied by one principal owner, allocated for construction of building for intended use along with its ancillary buildings.

Plot Area: The total extent of surface, measure in horizontal plane within the defines boundary lines of a plot as mentioned on the plot affection plan. (as issued by Development Authority)

Plot Boundary Line: The demarcation line marking the outer edge of the plot area as shown on the plot affection plan. (as issued by Development Authority)

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

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.

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.

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.

R

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

Retaining Wall: A structure constructed to hold back or support an earthen bank.

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

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 or Townhouse: 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.

Plot Coverage: The percentage of the area of a plot or parcel of the land which is occupied by buildings or structures. This percentage is strictly regulated by the development authority.

Screen: A barrier to hide or limit visibility of something from the line of sight of public viewing.

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

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.

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

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.

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.

T

Terrace: An accessible and purpose-built enclosed platform above ground level that is open to the air and accessible from a door or window.

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.

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.

U

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.

Utilities: 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. These utilities are generally provided as public service infrastructure.

V

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.

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.

