

5 General Architecture and Site Design Guidelines		
Element		Acceptable Solutions
5.2	Fencing (shall be constructed inside the plot boundaries including foundations and finished from BOTH sides)	<p><u>Roadside and Parkside fences:</u> It may have solid privacy fencing no more than 1.0m high, with a semi-transparent lattice up to 2.0m made of steel with min. 60% transparency.</p> <p>Front fences shall provide a letter box or similar with the development number clearly displayed.</p> <p><u>Side Boundary Wall:</u> A solid masonry wall must form the boundary between the plots and should be finished from both sides. The maximum height is 2.0m, with constant plain surface top.</p> <p>In case of existing side fence(s) (at one or both sides), and the plot owner intends to make use of the existing fence(s), a written approval from the neighbor plot owner MUST be obtained in order to be exempted from constructing his own adjacent fence wall</p>
5.3	Glass Insulation and Glazing	<ul style="list-style-type: none"> <li>• Minimum of 20% of front &amp; back façades to be glazed.</li> <li>• The Glass area shall not exceed 60% of the total area of any external wall.</li> <li>• Glass shall be of double glazed high performance and maximum reflection should not to exceed 15%.</li> </ul>
5.4	MEP / Utilities	<ul style="list-style-type: none"> <li>• The Utility box must be incorporated into the overall design of the building and be easily accessible to relevant service providers at all times.</li> <li>• Garbage bin storage and collection areas are located at the front of the site and are screened from view.</li> <li>• Services structures and mechanical plant are screened or designed as part of the building. Mechanical plant shall be acoustically treated.</li> <li>• Provision is made in the plot layout and building design for satellite dishes shall be visually screened and/or incorporated into the roof design to ensure minimal visual impact.</li> </ul>
5.5	Outdoor areas	<ul style="list-style-type: none"> <li>• The development must include landscaping that contributes to a pleasant and safe environment and integrates well with the neighbourhoods.</li> <li>• No drainage to neighbouring properties is permitted.</li> <li>• Automatic irrigation shall be installed. A sub-surface irrigation system is recommended.</li> <li>• Water tanks can be installed for re-use of grey water for landscaping purposes. This is only be used for sub-surface irrigation and must be stored for no longer than 48 hours. An inline ionizer may be required to be fitted to discharge side of storage tank. Irrigation tanks and any plant rooms shall be located underground.</li> <li>• Swimming pools setback minimum 1.00m from side boundaries.</li> <li>• Minimum 1.0 m setback from property walls shall be provided for any tree.</li> <li>• Toxic plants or plants that may harm the public are not allowed.</li> <li>• Trees with vigorous root growth shall not be planted near foundations and service lines.</li> </ul>
5.6	Pergolas	<p>Pergola's and or shade structures are to incorporate the following features:</p> <ul style="list-style-type: none"> <li>• It shall be located in the back garden with minimum setback of 1.00m from property limits. It should not exceed 5% of plot, with max. height of 3.2m.</li> <li>• Shall not exceed 10% of plot area if located at upper level and roof.</li> <li>• Shall be constructed of materials such as wood or appropriately treated steel for structural components and wood or canvas material for roofing material.</li> <li>• Shall be of natural color tones.</li> <li>• Shall be situated to ensure views from adjoining properties are not adversely impacted.</li> <li>• Pergola area shall not permanently be enclosed other than by lattice type screen for a maximum of 50% of the side area.</li> </ul>

## 6 Codes and Regulations

The following list of codes and regulations should be referred to for design compliance and further design guidelines.

### a. Trakhees regulations.

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**Nakheel Group** PO Box 17777 Dubai, United Arab Emirates T +971 4 390 3300 F +971 4 368 0558 [nakheel.com](http://nakheel.com)