

4.2.2 Building Character

- 4.2.2.1 The building mass, exterior materials and elements shall create aesthetically pleasing building that will follow the harmony or will be an upgrade from the surrounding buildings.
- 4.2.2.2 Architectural creativity is encouraged but design integrity must be maintained.
- 4.2.2.3 Architecture (where adjacent to pedestrian walks and paths) should complement the pedestrian environment to create an aesthetically pleasing image and should be of human scale. There must be attention to detail and materials and colors should relate to the surroundings.
- 4.2.2.4 All sides of a building that are open to public view (including views from adjacent residential plots) shall receive equal architectural design consideration (i.e. windows, doors, architectural treatments, etc.). No building shall have blank, flat walls. Large uninterrupted expanses of a single material are prohibited.
- 4.2.2.5 Massing forms should reflect building functions. Entrances must be well defined from access drives, pedestrian links, public plazas and major parking areas.
- The apparent mass of large buildings shall be reduced and a varied street appearance created by manipulating the building form using: offsets, recesses, changes in plane, changes in height, windows, trellis.
- 4.2.2.6 Acceptable railing designs and materials must be presented. It should match the architectural theme. Height must correspond to Dubai Municipality and Dubai Civil Defense regulations.
- 4.2.2.7 Fencing must be decorative and should be constructed of durable materials. The design must follow the integrity of the building architecture. Transparent fencing such as modern wrought iron or aluminum is permitted and the design must be aesthetically pleasant. The maximum height allowed is 2.4 m.
- 4.2.2.8 The height of the roof parapet in general, measured from the finished roof level to the top of the roof parapet can vary between 0.90 meters (min.) and 1.10 meters (max).

If roof mounted mechanical units (including evaporative coolers, HVAC units, vents, etc.) are necessary to be placed on the roof, they shall be located or screened so as not to be visible from adjacent public and private streets as well as from adjacent properties.

Screens shall be aesthetically incorporated into the design of the building and have screen materials that are compatible with those of the building. All secondary roof equipment screens shall have continual maintenance.

In no case shall wooden or vinyl fences or chain link fencing with slats be used as a roof top equipment screen.

Satellite dishes must not be visible from the streets.

4.2.3 Materials and colors

- 4.2.3.1 Primary building materials shall be limited to no more than four types of materials per building. The use of paint shall be limited to architectural accent elements only and shall be limited to no more than 20% of each exterior building elevation.
- 4.2.3.2 Color of exterior building materials (excluding accent colors) shall be limited to no more than four major colors per development and shall be composed predominately of neutral tones to encourage buildings to blend into the environment. Color tones may vary if found to be compatible with surrounding developments.
- 4.2.3.3 The following list of materials is acceptable for the building facades:
- ✓ Stone cladding
 - ✓ Ceramic façade cladding
 - ✓ Composite façade cladding
 - ✓ Wooden façade cladding
 - ✓ Concrete façade cladding
- All materials must be 2 hours fire resistant and must comply with DCD and DM regulations.
- 4.2.3.4 Attention to the main entrances materials must be taken into consideration. Wall foundation cladding (ground floor) must be of a high resistance such as granite or stone.