

- 4.2.3.5 Bright colors such as pink, orange, etc. will not be permitted.
- 4.2.3.6 Sustainable products shall be used in all the building construction.
- 4.2.3.7 All materials used in any construction shall be of a type and quality that fulfils the purpose for which they are used. They must be safe and durable. Where and to the extent that materials, products and workmanship are not fully detailed or specified, they are to be of a standard appropriate to the works and suitable for the functions stated in or reasonably to be inferred from the project documents, in accordance with good building practice.
- 4.2.3.8 Products must be new and previously unused. For products specified with approved standards, certificates of compliance shall be obtained from manufacturers. Where a choice of manufacturer or source of supply is allowed for any particular product, the whole quantity required to complete the work must be of the same type, manufacture and/or source.

4.2.4 Landscaping

All areas within the plot boundaries not covered by building must be adequately landscaped with appropriate planting/hard landscaping to provide visual interest, shade and circulation within the plot. This requirement applies to areas assigned for open air car parking which must be properly paved and shaded. Sustainable plants to the area to be significant part of landscaping..

- 4.2.4.1 Hard Landscaping:
- It is encouraged that these areas be further detailed using materials such as stone paving, decorative pavers, exposed aggregate, brick pavers, or approved alternatives.
- 4.2.4.2 Soft Landscaping:
- The proposed landscape plan for each plot should incorporate generous plantings of trees and shrubs both in attractive groupings. Water features and exterior lighting are encouraged. Large expanses of lawn, uninterrupted by plantings, will not be acceptable.
- 4.2.4.3 Vegetation maintenance:

Plots must be well maintained by the Developer at all times. Each Developer's maintenance responsibility will also include the strip of vegetation located between his/her front property line and the asphalt edge of the public roadway.

4.2.5 Parking

4.2.5.1 General:

On plot parking requirements must observe the minimum standards stated in Dubai Municipality building regulations and standards applicable to uses permitted in this zone which are:

- ✓ A minimum of one car parking space required for each apartment with a total area of 145 m2 (1600 ft2) or less.
- ✓ A minimum of two car parking spaces required for each apartment with a total area more than 145 m2 (1600 ft2).
- ✓ A minimum of one car parking space required for each studio apartment.
- ✓ One car parking place required for each 45 m2 of Gross commercial space.
- ✓ 5% of the total parking needed for visitors.

The Authority reserves its right to increase the above parking requirements as and when it deems necessary.

4.2.5.2 Basement Parking:

When a basement parking level is required, it is highly recommended to raise the ground floor of residential building up to a maximum of 1.20 meter above the mean ground level in order to ensure natural ventilation for the basement floor and to ensure privacy to the ground floor flats.

4.2.5.3 Ground Parking:

The periphery of all surface parking areas shall be designed to hide the major portions (i.e. height) of automobiles from view from the streets. No parking shall be permitted within the front setbacks of the plot. If the site doesn't allow any other alternative then a screening must be provided using walls and/or hedges of shrubs.