

Glossary of Terms	
Context Plan	It is a plan that likely illustrates the schematic locations of neighborhoods, principal land uses, infrastructure network, road and rail corridors and utility infrastructure.
Cross section	A drawing showing the different section of a road and service corridors.
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.
Environmental Impact Assessment (EIA)	A preliminary study of an area and the proposed development and what impact it may have on the area and its surroundings.
Expressway	A multi-lane, divided road designed to move large volumes of traffic at speed under free flow conditions. Expressways have full control of access, with grade separated intersections, but some access to major frontage uses may be provided by means of service roads connected by free-flow ramps.
Facade	The exterior front plane of a building; it sets the visual tone and contains many of the identifiable architectural features that are typically used to classify architecture.
Final Master Plan	A comprehensive report providing overall strategy to develop a particular project/area and provides final findings.
Flexible	Able to be easily modified to respond to altered circumstances.
Freeway	A multi-lane divided road, designed to the highest standards to move large volumes of traffic at speed under free flow conditions. Freeways are provided with shoulders and have a full control of access, with all intersections being grade separated.
Frontage Zone	An uninterrupted space between the building and the through-zone and can be part of a plot.
Furnishing Zone	Is located between the kerb and the through-zone, creating an important buffer between pedestrians and vehicles

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G+1	The ground floor at ground level, usually having no number, and identified sometimes as “G” or “0”. The next floor up is assigned the number 1 and is the first floor.
Gate Level	The elevation with respect to Dubai or a city-wide datum at the plot boundary and at a point indicated at the center of the vehicular access.
Guideline	The required practice to be complied with, including advisory statements on how to be applied.
Geographic Information System (GIS)	A system of hardware and software for storage, retrieval, mapping and analysis of geographical data.
Gross Floor Area (GFA)	<p>The sum of the floor area of all the floors of a building measured from the exterior walls (including cladding) and from the centerlines of common walls joining two spaces. The following areas are excluded from GFA:</p> <ul style="list-style-type: none"> • Prayer rooms + ablution area; • Balconies; • Basement if used only for parking, and mechanical services; • Elevator shafts (must be calculated once in GFA at ground floor); • Storage in basement floors; • Mechanical floors/ducts/chases; • Utilities (i.e. RMU, substation, etc.); and • Garbage room and chute.
Hardscape	The permanent, man-made features of a landscape made from stone etc., rather than plants such as patios, decks, driveways, paths and sidewalks that do not require irrigation.
Hierarchy	An organizing system where each element is ranked as subordinate or superior to another element.
Incompatible Land Uses	An existing or committed land use or activity that cannot co-exist with a neighbouring use/activity or uses/activities, without either creating or experiencing one or more off-site ‘adverse effect(s)’.