



Landmark Structure

Table 2.1 - Development Control Assumptions

Nett Building Area	75%	
Residential in Mixed Use areas	47.5%	
Offices in Mixed Use areas	50%	
Retail in Mixed Use & Commercial areas	2.5%	
Residential unit size	1,500	ft2
Residential population per unit	4.00	
Office workers per 1000ft2	4.00	
Retail workers per 1000ft2	2.00	
Office & Retail parking bays per 1000ft2	2.00	bay
Residential parking per 1000ft2	1.00	bay

## 2.1.5 Landmarks and Gateways

Business Bay is characterised by major landmark elements at key locations, and by the high degree of continuity of development along the Creek edges.

Certain key locations also act as gateways to the project by providing access to Business Bay as a whole and to specific parts of the site. They also mark a transition from the outer public realm of Dubai and the Emirates to the inner public realms of the site.

Building massing and height is used extensively to assist with the perceptual definition of landmarks and gateways.

## 2.2 Distribution of Development

The Land allocation Tables that define the type and quantity of development for each plot are derived from a number of assumptions (these also assist with the calculation of utilities demand and traffic flows). These assumptions are listed in Table 2.1.

The Table makes adjustments to the quantity of land that will be made available for each land use, according to what is considered to be appropriate for the plot.

## 2.3 Primary Definitions

This Section provides descriptions and definitions for the following terms:

- Building Types
- Gross Land Area
- Floor Area Ratio (FAR)
- Gross Floor Area (GFA)

- Built-up Area (BUA)
- Coverage
- Building Height
- Building Lines and Setbacks
- Build-to Lines
- Arcades
- Parking provision
- Off-street Parking

### 2.3.1 Building Types

The approach to plot sizing and building profiles in Business Bay has been defined as a series of building types. These demonstrate in a simplified manner the general and acceptable distribution of the building mass on a particular plot. Section 4 of this document defines and describes the standard types. Certain special cases are also identified - these apply where the site layout and urban design requirements dictate that a standard type is not applicable.

### 2.3.2 Gross Land Area

This is simply the overall area of a development site, and is expressed in the Land allocation Table (see each Character Zone) in hectares and square feet.