

PLOT CONTROL SHEET

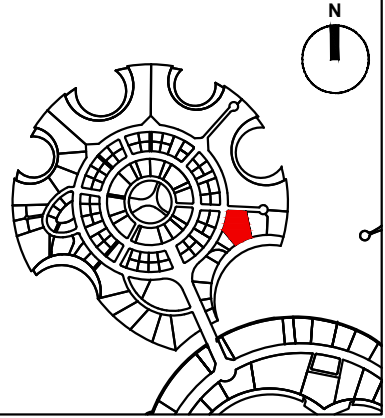
AL MARJAN ISLAND MASTER PLAN



ISLAND: 4

PLOT ID: BFR-04

Island Key Plan



Plot Coordinate Table

POINTS	EASTING	NORTHING
01	373905.640	2841775.365
02	373933.384	2841639.666
03	373852.094	2841599.988
04	373785.498	2841679.888
05	373809.262	2841775.095
06	373814.449	2841779.475

REV	DATE	DESCRIPTION	DRAWN BY	REVIEW BY
0	9/29/2016	DRAFT	DT/M	FK
1	3/13/2016	---	DT/M	FK
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Legend

- Plot Boundary
- Building Setback Line
- Ground Floor Setback
- Driveway Restricted Area
- Emergency Vehicle Access Zone
- Indicative Building Footprint
- Building Zone Footprint
- No Build Zone/Utility Easement
- Active Edge
- Boundary Coordination Point

Notes

- Refer to "Al Marjan Island Development Control Regulations and Guidelines (DCRG)" for all related design control information, limitations, codes and requirements.
- All dimensions and coordinates are approximate until final survey by the owner and verified by Al Marjan Island L.L.C. All dimensions indicated are in metres. Coordinate system applied is the UTM system. Datum: WGS 1984
- Confirm planned or existing road levels, utility networks and site access with Al Marjan Island L.L.C. for design and construction coordination.
- Waterfront Edge conditions (Crest Wall and Beaches) are subject to final engineering design and to be confirmed and approved by Al Marjan Island L.L.C.
- Emergency Vehicle Access and related emergency and safety requirements to and within the plot shall comply with the Department of Civil Defense and subject to Regulating Authorities Approval.

Plot Data

Land use Category:
MIXED USE (RESIDENTIAL / COMMERCIAL)
 Site Area(m2): 18444
 Max. Allowable Plot Coverage: 50%
 FAR: 2.75
 Max. Allowable GFA: 50721.00
 Residential GFA (%): 95%
 Commercial GFA (%): 5%
 Hospitality GFA (%): ----
 Community Facility GFA (%): ----
 Other GFA (%): ----

Levels:

Max. Building Height (Floors): 6
 Max. Building Height (m): 24.0

Floor to Floor Height (typ. flrs.): 3.6 (AVERAGE)
 Ground Level Height: 4.5M (AVERAGE)
 Min. Basement Clear Height (m): 2.4

Car Parking:

Max. Allowable Basements(Floors): 2
 Max. Allowable Surface Parking: 10% OF PLOT AREA
For Parking Rates and related guidelines refer to Section "C3 Parking" of the DCRG.

