PLANNING & DESIGN GUIDELINES

Qetaifan Island North District
Residential & Mixed-Use Plots

قطيفان للمشاريع
QETAIFAN PROJECTS

LUSAIL CITY

REV 2
MAY 2023

CONTENTS

INTRODUCTION

The masterplan for Lusail has evolved since 2006 and comprises detail proposals for a new coastal city quarter to the north side of Doha's city centre.

The Lusail Development covers 19 separate Districts with over 4,000 development parcels. It is a complex real estate construction project for 200,000 residents, overseen by Lusail Real Estate Development Company (LREDC) as Master Developer and involving many Agencies and Sub-Developers all with a mutual interest in delivering a vibrant and successful world class coastal city. The development will feature State-of-the-Art Mass Transit Networks, Infrastructure services and a range of Residential, Mixed-Use, Hospitality, Sports, Retail & Entertainment venues and districts. With an over-riding sustainability-driven development strategy Lusail is a key part of delivering Qatar's forward thinking, Global vision for a sustainable approach that befits our times.

To help guide and ensure integrated and high-quality delivery of all development, a suite of integrated design guidelines and controls has been prepared for each of the districts. These documents provide a single series of design codes and guidelines that explain the masterplan intent, its districts and respective parcels as well as the design guidelines for a variety of development typologies across the masterplan. Each District Document has its own brand colour to make the family of documents more legible to use.

Each of the documents, comprises 2 sections:

> Section 1: Masterplan Overview
> Section 2: District Overview / Design Guidelines & Controls

Document Organization

Section 1: Masterplan Overview

Section 1 introduces the project, its vision and development strategy and its overall significance to Doha and Qatar.

It confirms the status of the development within the national and municipal planning frameworks and shows how the guidance fits into the planning and construction process.

Section 1 sets out the rationale behind the overall masterplan for the Lusail development, including:

> The Vision for the area's development
> The character of its component parts, including retail and employment, centres, residential suburbs
> The transport and green space networks that link its different districts
> Overall guidelines applicable to all development within Lusail Masterplan.

Image by others

Section 2:
District Design Guidelines & Controls

Section 2 provides 2 layers of design guidance:

> District Wide: These guidelines set out a series of District wide urban design frameworks explaining the design context for individual or multiple plot development
> Parcel & Plot: These guidelines explain the design parameters and approach to be used by sub-developers at parcel and plot level.

The District wide guidelines explain the key development and planning principles for each neighborhood within a district, together with any District distinguishing features and treatments to be applied.

The sub-developer will need to carefully read and understand the District wide context to ensure that their parcel or plot developments are contributing to the overall success of the District.

The Parcel & Plot guidelines explain the typical & mandatory plot controls along with the guidance on the design intent such as the expected form, style and material treatments for a development.

Section 2 emphasizes the importance of the street composition and public realm design. It is important that all sub-developers consider the street and adjacent plots so that their development contributes to the overall District, Neighbourhood and Street intended sense of character.

The Section 2 guidelines cover:
> Character Guidelines
> Parcel Typology Design Guidelines
> Parcel Architectural Guidelines
> Parcel Landscape Guidelines

Plot Building Regulation Sheets

The Plot Building Regulation sheets provide the legal basis for development, setting the conditions of permissible development for each plot and parcel. These are issued to the plot owners at the time of purchase as separate documentation to the Design Guidelines & Controls

Section 1 and 2 of Design Guidelines & Controls are the supplementary documents to the Plot Building Regulation Sheets and provide additional information on the how the Plot Building Regulation conditions should be used and understood.

SECTION 1

MASTERPLAN OVERVIEW

CONTENTS

Aerial photo of the site area - October 2013

1.1 PURPOSE OF SECTION 1

PURPOSE OF SECTION 1

Section 1 sets out the broad principles for the Lusail Masterplan together with an overview of the Character and Design Framework for each District.

Section 1 is to be read in conjunction with Section 2 and the Plot Building Regulation sheets.

Together these sections provide all the development and design guidance required for Investors, Owners and Sub-developers to understand and comply with the design / development quality, aspiration and requirements of Lusail City.

The guidance ensures that there is sufficient scope for design and development expression so that each plot can meet sub-developer / owner expectations. Section 1 will help ensure that each plot within the Lusail Development meets the overall masterplan expectations.

Section 1 describes the significance of the Lusail Development along with the overarching principles and concepts within the city-wide masterplan.

Section 1 explains city-wide development aspects that integrate all the districts such as highway and utility infrastructure, key features and landmarks, principle boulevards and promenades, key amenities and overall open space network.

Section 1 sets out the general development rules, standards and constraints for the development, including general design principles to be observed at district, street / neighborhood and parcel / plot level.

OTHER REFERENCE PUBLICATIONS

It is expected and required that all Sub-Developers refer to and comply with other statutory documents / codes issued by The Ministry of Municipality and Urban Planning (MMUP) as well as other Government Departments and Agencies.

1.2 MASTERPLAN OVERVIEW

Lusail is a 38 square-kilometer development for 200,000 residents and planned by Qatari Diar Real Estate Investment Company (the "Master Developer") on land located just north of the city of Doha

1.2.1 LUSAIL LOCATION & CONTEXT

Figure 1), capital of Qatar. Lusail is one of the most significant developments planned for Qatar, providing a hub for new growth and a new waterfront setting for living, working, and recreation.

The city has a projected population of 200,000 with approximately 170,000 transit work force and 80,000 visitors. It includes land bounded by the sea to the East, the Al Khor expressway to the West, and extends approximately 7km North of the Ritz Carlton Hotel / Pearl Development Area (see Figure 1). The development will be a new, vibrant and world class master-planned city district and urban environment with a coherent and self-sustaining mix of residential, mixed-use, commercial, retail, recreation, sports, education, leisure and hospitality uses. Lusail city includes significant resorts and entertainment venues, that will attract international visitors and expatriate residents as well as Qatari nationals.

The existing coastal area will be transformed through a controlled development strategy that will create a range of waterfront, island and inland environments and characters. Lusail City will provide an environment for businesses and families. It will attract discerning investors seeking freehold property opportunities. Lusail City will be professionally managed and procured to the highest levels of quality via the Master Developer's property development & management company - Lusail Real Estate Development Company (LREDC).

Figure 1- location plan (Image by others)

Figure 2 (image by others)

1.2.2 VISION

The Vision for Lusail is for a complete 21st Century Capital City Quarter, offering a broad array of quality leisure facilities, with a range of well-planned neighborhoods designed to appeal to families, couples and individuals with different needs and aspirations.
The illustration above, Fig. 2 shows the extent of the development.

Lusail will provide a regional focus for sports and leisure entertainment, with shops and value-added employment activities providing unrivalled diversity across the 38 square kilometers of the site. Lusail will become one of Doha's most sought-after addresses with a range of villas, townhouses and apartments designed in a variety of styles. The development will be served by a comprehensive highways and path systems, integrated with engineered utility services, within a green network of parks, promenades and waterfront spaces which link the neighborhoods with destinations and community facilities. Each neighborhood cluster will have its own facilities, including shops, schools, parks, healthcare and places of worship, each scaled to suit its catchment.

Lusail will be sold as a series of serviced land parcels and plots, for corporations, development companies, families and individuals to purchase and develop to their own needs. In-addition to Plot Building Regulation Sheets, these needs will be guided through design codes in Sections **1** and **2**.

1.2.3 GUIDING PRINCIPLES

Lusail has been developed as a holistic masterplan, featuring low to medium density development comprising a number of different communities designed and planned to compliment Doha's existing facilities and features.

It is held together within a well-conceived framework of luxuriant boulevards, parks, waterside drives and informal spaces which lend character and appeal to each part of the plan.

The guiding principles relate to the communities the masterplan will ultimately serve, as well as the networks underlying the masterplan for site-wide access and utility provision. These are scaled to fit with the density of Lusail's urban form. The principles are reviewed in summary below:

> **Id**entifiable, self-contained clusters - ensuring each neighborhood and cluster has its own sense of place and special character, by virtue of its landscape and architectural form. Planned to operate in isolation, while contributing to the wider masterplan.
> Complete communities - providing the necessary facilities for each neighborhood including public transport facilities, local shops, estate management, schools, clinics, parks & recreation facilities and places of worship.
> Fixed densities - the capacity of the masterplan's infrastructure is finite and has been scaled to accommodate the profile of uses and densities proposed. For this reason the density limits of the Plot Building Regulation sheets must be strictly observed so that the completed development can operate within its means.
> Green communities - extensive use of soft landscape is made possible through the creative reuse of available recycled water. This relies upon the participation of developers & occupiers to plant and maintain low demand (xeriscape) species & adopt a conservative approach to water use.
> Hierarchical infrastructure - roads and access infrastructure have been designed as an efficient and legible series of connected routes designed to service the needs of residents, businesses and visitors.
> Landmark waterfront - world-class attractions and vibrant outdoor spaces connecting the marinas, promenades, beaches and waterfront residential areas as a cohesive edge to the development.
> Gateway identity - key vehicular entrances to Lusail and its districts are marked with high quality built form and landscape to promote the project.
> Cohesive urban design - a simple system of codes is applied to the built form and landscape of the development to ensure each parcel meets the masterplan's intent.
> Climatically responsive - planned and designed according to the national GSAS code for sustainable construction, ensuring resource and energy consumption is minimized while maximizing quality of life.

1.3 MASTERPLAN DISTRICTS

THE DISTRICTS

Lusail features a number of different districts, each placed to reinforce the next, and designed to reflect latest best practice

The masterplan shown in Figure 3, is made up of 19 Main Districts, each with their own character and purpose.

The 19 Districts are:

> GOLF DISTRICT

> NORTH RESIDENTIAL VILLAS + WATERFRONTRESIDENTIAL VILLAS

> AL KHARAEJ

> WATERFRONT COMMERCIAL – SEEF LUSAIL

> FOX HILLS NORTH

> FOX HILLS SOUTH

> AL ERKIYAH

> STADIUM DISTRICT

> BOULEVARD COMMERCIAL + LUSAIL TOWERS

> ENERGY CITY 1 - CORPORATE

> ENERGY CITY 2 - RESIDENTIAL

> ENTERTAINMENT CITY

> ENTERTAINMENT ISLAND

> MEDICAL EDUCATION 1 (SOUTH)

> MEDICAL EDUCATION 2 (NORTH)

> MARINA DISTRICT

> QETAIFAN ISLAND NORTH

> QETAIFAN ISLAND SOUTH

> WATERFRONT RESIDENTIAL

A description of each District is provided on the following pages.

Figure 3 - Illustrative Masterplan (image by others)

LUSAIL DISTRICT DESCRIPTIONS

GOLF DISTRICT

The Golf District comprises of one 18-hole golf course and luxury housing with large shaded patios, open gardens and landscaping, reflecting an outdoor, leisure oriented lifestyle.

Density/Height: Low

Development Summary

Land Area	366 Ha
Population	29,000
Total	22,000 Residents
GFA	1,800,000m²
Building Heights	2-5 levels

NORTH RESIDENTIAL VILLAS + WATERFRONT RESIDENTIAL VILLAS

Villas (North and West) is a planned community to serve the local population with large villas in high quality vernacular or contemporary style architecture. A total of 895 villas are planned.

Density/Height: Low

Development Summary

Land Area	126 Ha + 52 Ha
Population	7,100
Total	5,400 Residents
GFA	950,000m²
Building Heights	2 levels

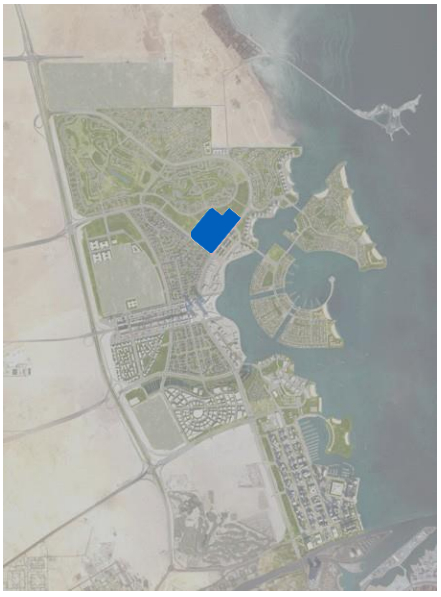
AL KHARAEJ

Located strategically between the Golf course and the Waterfront Residential area, the Al Kharaej Towers are designed to accommodate 42 residential towers. The architecture is a regionally influenced Arabic style blended with contemporary international design.

Density/Height: Medium - High

Development Summary

Land Area	29 Ha
Population	11,000
Total	10,500 Residents
GFA	550,000m²
Building Heights	15-20 levels



STADIUM DISTRICT

The Lusail Stadium District will be the host venue for the opening-closing ceremonies and centrepiece of the 2022 FIFA World Cup, Qatar. With a net capacity of 80,000 spectators, the stadium and support facilities with other mixed uses will occupy 100 Ha. of land within Lusail City. It will be served by the Lusail LRT system and have pedestrians links to the Doha Metro.
The architecturally innovative stadium design will incorporate latest sustainable technologies and maintain its sporting functionality beyond the main events. Other uses within the site will complement and fully integrate with the rest of Lusail City.

Density/Height: As required

Development Summary

Land Area	100 Ha
Total Population	87,000 Event Visitors
Expected GFA	750,000m²
Building Heights	TBD

WATERFRONT RESIDENTIAL

The Waterfront Residential District is an exclusive high-rise residential development with luxury towers and private beaches with outward views across the Gulf.

Density/Height: Low-High

Development Summary

Land Area	53 Ha
Population	19,000
Total	17,000 Residents
GFA	940,000m²
Building Heights	20-36 levels

ENERGY CITY 1- CORPORATE

Energy City 1 is the first energy business centre to exclusively fulfil the commercial, technical and human resource needs of the oil and gas industry in the region. All buildings in this development will be designed with GSAS criteria to achieve high quality and sustainable “Green Buildings”.

Density/Height: Medium

Development Summary

Land Area	72 Ha
Population	25,000 employees
GFA	1,000,000m²
Building Heights	4 levels

LUSAIL DISTRICT DESCRIPTIONS

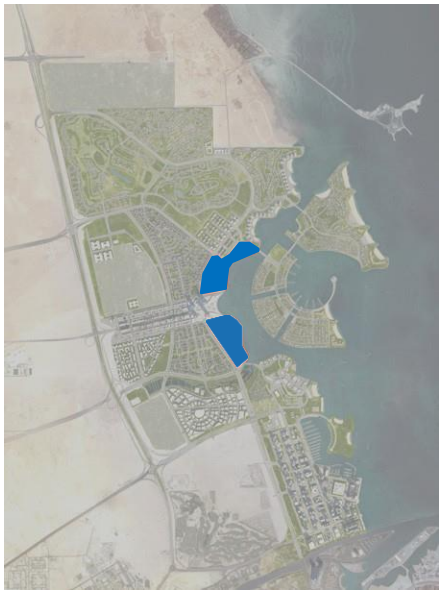
WATERFRONT COMMERCIAL – SEEF LUSAIL

The Waterfront Commercial District is a retail and entertainment destination with boutique and lifestyle shopping, combined with residential and office space. Pedestrian connectivity between the developments will lead to the contiguous waterfront public realm.

Density/Height: Medium - High

Development Summary

Land Area	54 Ha
Population	29,700
Total	9,600 Residents
GFA	690,000m²
Building Heights	3-15 levels



FOX HILLS (NORTH DISTRICT AND SOUTH DISTRICT)

The Fox Hills District is a medium density Residential Development intersected by a landscaped framework of linear parks radiating from the Crescent Park. The main commercial spine running North-South together with pocket parks organizes the district into smaller precincts. Mixed uses are located on the central axis and surrounded by residential blocks.

Density/Height: Medium

Development Summary

Land Area	168 Ha
Population	50,000
Total	38,600 Residents
GFA	2,100,000m²
Building Heights	5-8 levels

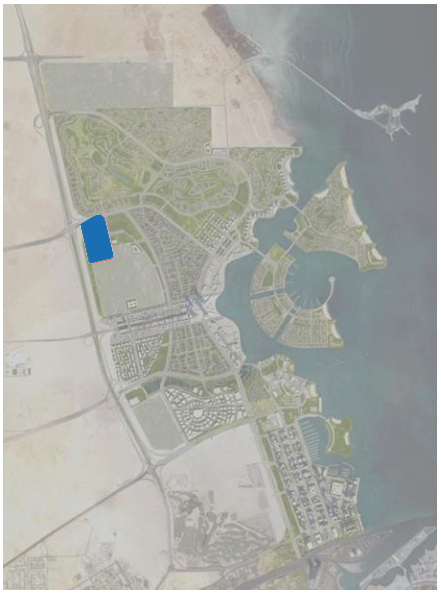
AL ERKYAH

The Al Erkyah master plan is an integration of a mixed-use residential district interlinked with open space networks and unique commercial and medical land use. The vision for this district is to maintain a healthy environment by minimizing internal traffic and congestion. This medium-density district will provide a unique landmark along Al Khor highway.

Density/Height: Medium

Development Summary

Land Area	26 Ha
Population	12,000
Total	10,600 Residents
GFA	640,000m²
Building Heights	8-10 levels



ENERGY CITY 2- RESIDENTIAL

Energy City 2 is a high density Residential Development to cater to the housing needs for the population working in Lusail and particularly in the Corporate District. Contemporary international design with a focus on harmony between users and its surroundings will hallmark this development.

Density/Height: Medium

Development Summary

Land Area	46 Ha
Population	20,700
Total	18,000 Residents
GFA	980,000m²
Building Heights	5-7 levels

ENTERTAINMENT CITY

The Qatar Entertainment City accommodates 2,000 residential units, 11 hotels, a cineplex, nightclubs, theme parks and shopping spaces.

Density/Height: Medium

Development Summary

Land Area	98 Ha
Population	32,400
Total	8,400 Residents
GFA	1,020,000m²
Building Heights	4-13 levels

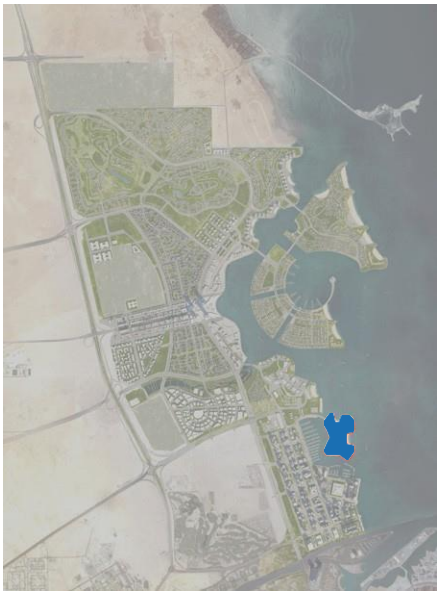
ENTERTAINMENT ISLAND

Linked to the Qatar Entertainment City, this island caters to providing entertainment facilities and hotels with a recreational theme.

Density/Height: Medium

Development Summary

Land Area	23 Ha
Population	4,200
GFA	220,000m²
Building Heights	2-12 (for hotel only)



LUSAIL DISTRICT DESCRIPTIONS

MEDICAL & EDUCATION (NORTH AND SOUTH)

A Community District with schools, hospitals and associated medical suites and staff accommodation nested amongst lineal parkland.
Lusail City and its neighbouring residents will be well catered for, with a range of amenities including schools, mosques, local retail establishments, state-of-the-art hospitals and medical facilities.

Also, medium density residential developments will be developed in a park-like setting with road connections that unite the 'green' surroundings; natural and man-made.

Density/Height: TBD

Development Summary

Land Area	164 Ha
Population	TBD
GFA	1,150,000m²
Building Heights	TBD

QATAR PETROLEUM DISTRICT

Within the 45 Ha. site, the district will be developed as a corporate office campus and regional headquarters of Qatar Petroleum, with numerous public and private spaces connecting the iconic forms of the buildings. The site will be served by the Lusail LRT system and is located in close proximity to Al-Khor highway and the Lusail Marina Interchange. The cluster of office buildings of Energy City-1 and Qatar Petroleum will together create renewed business synergy for the energy sector in Qatar.

Density/Height: TBD

Development Summary

Land Area	45 Ha
Population	TBD
GFA	447,550m²
Building Heights	TBD

MARINA DISTRICT

This is the Downtown of Lusail comprising high-rise towers for office, residential, mixed-use, hotel and retail uses connected to a continuous boardwalk.
Buildings will be designed in an international contemporary style and served by a Light Rail Transit Network.

Density/Height: High

Development Summary

Land Area	188 Ha
Population	103,900
Total	31,000 Residents
GFA	3,600,000m²
Building Heights	15-60 levels

QETAIFAN ISLANDS (NORTH DISTRICT AND SOUTH DISTRICT)

The Qetaifan Islands are a group of 4 islands just off the Lusail Waterfront. The islands are master planned to create the best natural beaches in Doha with a choice of resort type villa developments and medium density terraced apartments. Water park, Tourist resorts/ boutique hotels, traditional Souks anda marina for 400 large boats will be accommodated along its waterfront.

BOULEVARD COMMERCIAL + LUSAIL TOWERS

This is the heart of Lusail City comprising of a central boulevard with mixed use developments of high end retail at the lower levels and offices above. The scale of the street and the buildings are modelled on the Champs Elysées with a focus on branded mega stores and a range of commercial and cultural activities.

Density/Height: Low

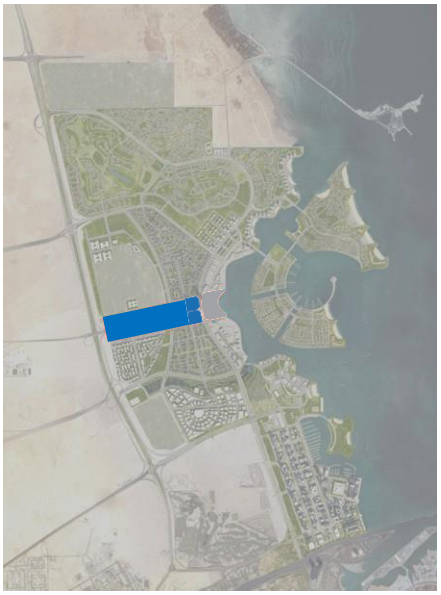
Development Summary

Land Area	256 Ha
Population	37,500
Total	15,000 Residents
GFA	1,980,000m²
Building Heights	2-4 levels

BC - Density/Height: Medium / Low

Boulevard Commercial Summary

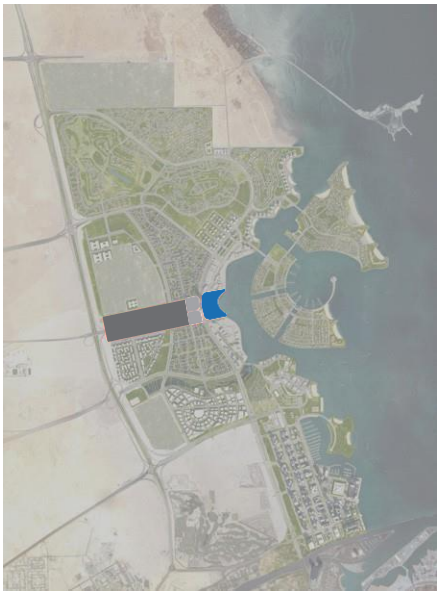
Land Area	52 Ha
Population	20,900
Total	5,500 Residents
GFA	760,000m²
Building Heights	3 - 6 levels (F.Center 7-12)



LT - Density/Height: High

Lusail Towers Summary

Land Area	16 Ha
Population	19,300
GFA	620,000m²
Building Heights	55-80 levels



1.4 MASTERPLAN STRATEGIES

The land use framework for Lusail Development has evolved since 2006. The latest land use framework incorporates new sporting attractions to accommodate World Cup events for 2022

1.4.1 LAND USE STRATEGY

The physical and economic impacts of the Lusail Development will be significant and strategic - it will be the home to more than 200,000 residents with further significant employment provided by a range of offices, leisure, entertainment, retail and education facilities.

In addition, Lusail City's Stadium District has been designated as the focal site accommodating the Premiere 2022 FIFA World Cup Flagship Stadium venue that will feature the 2022 World Cup Opening Ceremony and final play-off matches.

Strategically, this ensures that Lusail City will achieve an International destination status that will ensure positive implications for Lusail's residents, businesses and visitors alike.

Several World Cup stadia are in Lusail which will become an international destination for the city's visitors, businesses and residents.

The latest Land Use Strategy Plan for Lusail City is illustrated in Figure 4.

The development will incorporate the following elements:

> Residential: Luxury villas & apartments.

> Community services: Civic offices, schools, clinics, mosques, parks and open spaces.

> Hospitality: Hotels, residents' clubs.

> Entertainment: Arenas, stadia, theme parks and Water-related venue activities.

> Commercial Development: Open retail (boutique shops & restaurants), local/ neighborhood shops, corporate offices, mixed use development.

> Amenities: beaches, golf, marina berths.

Figure 4 - Land Use Plan

1.4 MASTERPLAN STRATEGIES

Lusail will be defined by its verdant open spaces network and the quality of its waterfront featuring sandy beaches, vibrant promenades and prestigious marina facilities

1.4.2 OPEN SPACE STRATEGY

Lusail has been planned with consideration for open space and access to parks, recreation areas and waterfront at its very heart. Lusail recognizes the importance of quality open space and public realm in the creation of superb livable Districts and Neighborhoods.

Lusail's open space network will not only provide public spaces for general outdoor enjoyment but is also critical to supporting a general sense of pride and place for residents and visitors alike.

Parks and open-spaces in the District will be provide for community focus and local identity and will support localized neighborhood activities.

The open space network is also an integral part of Lusail's sustainability-driven precepts and a fundamental part of the movement strategy across the City. A comprehensive system of walks and bicycle routes link all neighborhoods to all major parks and waterfront areas. This means all residents, workers and visitors will have easy access to Lusail's amenities without the need to rely on vehicles.

The Master Developer is investing in the overall open space and public realm. This means sub-developers and investors will have the benefit of a high-quality network of streets and open spaces that their developments can use.

The plan in Figure 5 sets out the respective open space components, with their relationship to their immediate context and the waters of the Gulf.

Figure 5 - Open Space Plan

1.4 MASTERPLAN STRATEGIES

The transport strategy makes provision for all modes and facilitates comprehensive access by road and by sustainable transport as well as fully integrated infrastructure

1.4.3 TRANSPORTATION STRATEGY

Lusail features a range of city-wide transport and infrastructure initiatives to ensure its seamless connection with greater Doha and elsewhere.

This includes LRT tram, bus and ferry networks, as well as facilities for cyclists and pedestrians. This transit network will provide for interconnected circulation between home, work, open space and recreation areas. The plan in Figure 6 illustrates the fully developed transport network that will serve Lusail generally and each district and parcel.

Lusail's proposed road network will form the spine for its utility infrastructure, by incorporating its electrical, water supply, surface water drainage, irrigation, sewerage and telecommunications distribution networks and systems. All services will be available at the boundary limits of each subdivision parcel.

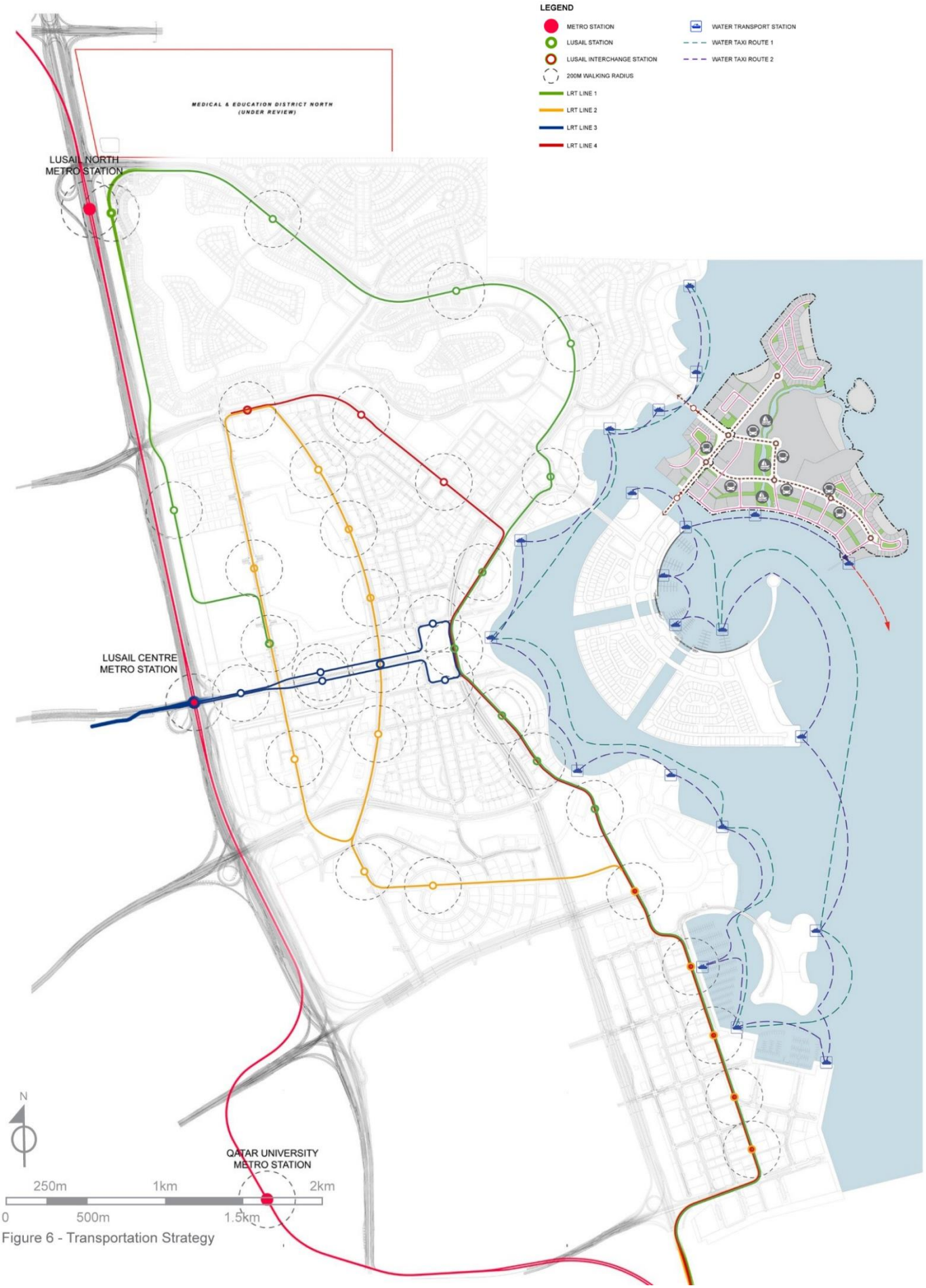


Figure 6 - Transportation Strategy

1.5 MASTERPLAN REGULATIONS

The requirements described in this section are mandatory and must be incorporated into all development proposals

1.5.1 LAND USE

Permitted Land uses

The land-use distribution and quantum for Lusail City has been carefully developed to ensure that the predicted resident and worker population are served by world class transit, infrastructure, amenities and open space networks. The overall masterplan land-use zoning and quantum of development is to be maintained and respected.
It is expected that all sub-developer proposals will be in accordance with the masterplan described in “1.4 Masterplan Strategies” above.

Permitted land-uses include mixed-uses, residential, offices, commercial, hospitality, entertainment, cultural, religious, health and education.
The zoning of the permitted Land use for Lusail City is shown in Figure 4.

Non permitted Land-Uses

These include, but are not limited to; industrial, manufacturing, warehousing activities and any use which produces excessive noise, odour, light or environmental nuisance.

1.5.2 GENERAL STANDARDS

Building Design

All building works must meet all local required and applicable building codes, submissions, approvals and permits.
It is a requirement that all development within the Master Community “Lusail” respects the architectural styles defined by the Master Developer for each district and land use and cultural traditions of the region.

All designs submitted as part of the statutory approvals procedure will be required to demonstrate conformity to the ideal which is intended to unify the whole development and to establish clear identity and distinctive character. Aesthetically pleasing developments of high quality shall be created, which is in harmony with the environment and local cultural traditions.

Innovative sustainable building design is encouraged. Buildings shall have a carefully considered identity and appearance, reflecting the character spirit and cultural background of Lusail with modern and contemporary building techniques.

Buildings should create at the pedestrian and street level a high-quality public and private landscape environment. Building design shall encompass all structures on site, including those for maintenance, storage and servicing.

Landscape and Public Realm Design

A high quality Private and Public Realm is a of great importance to the success of Lusail City. Developers are expected to prepare and deliver high quality landscape design.

In-addition to Architectural design all development proposals will be expected to include high quality landscape design showing detail of all landscaped areas to the parcel / plot not limited but including planting areas, hard areas, walls, landscape features, pools, lighting, shade structures must.

The landscape design must also indicate treatments for private plot to public area interfaces not limited to but including interfaces with side-walks, points of access, streets, open spaces and all other public areas.

Sustainable Design

All buildings and landscape areas are expected to meet GSAS requirements of GORD and Lusail City. This applies to building performance, that should be designed to minimize energy and to water consumption to landscape areas that should use native and drought tolerant plant species and low water use irrigation systems.

Where proposals better these minimums and can demonstrate significant sustainable improvements the Master Developer may offer incentives including GFA gains. These will be considered on a project by project basis.

Waterfront Design

Lusail City includes extensive areas of waterfront. All development that interacts or faces water or beach front must be of the highest quality. Significant investment has been made to all waterfront areas to meet the masterplan intent.

Completed and constructed beach and shoreline protection are not to be modified. Any modifications proposed will be required to meet all necessary Authority standards and permits as well as the design aspirations of the Master Developer. This includes any proposals which project beyond the waterfront boundary line such as jetties, walkways, pontoons or other boat landing and mooring facilities.

Boat maintenance, fueling or the storage of fuel and oil is strictly forbidden on the waterfront of any property except where designated for particular sites.

No waterfront development is permitted that will adversely impact on the privacy, use or character of adjacent plots or public areas.

1.5 MASTERPLAN REGULATIONS

Access, Servicing & Parking Design

Vehicle access to plots and building plots is permitted only from the access roads and points indicated in the Plot Building Regulation sheets unless otherwise agreed with Master Developer and subject relevant Authority standards and permits.

Access and service areas for delivery, garbage collection and other service traffic should be separated from other traffic movement.

Plot owners must provide all required parking on site. At least two parking spaces or 2% of the required parking shall be for the disabled.

Surface Parking areas shall be landscaped to a high quality and should include adequate shading to parking spaces. All parking areas are to connect with the local pedestrian path system. This connection must be clearly visible and accessible to all.

Typical Parking spaces are to be minimum 2.65m x 5.8m with minimum aisle width for perpendicular parking to be 6.7m unless otherwise agreed and subject to Authority requirements and standards.

Parking provision shall also be made for access and parking of bicycles, motorbikes, and motorcycles in appropriate locations.

Universal Access Design

The aspiration for Lusail City is to maximize opportunities for universal (disabled / handicapped) access for all disabilities. All proposals should provide for barrier-free access in-accordance with recognized best international practice. All development proposals will be expected to include and show universal access details including but not limited to access paths, ramps and building entrances.

Security Design

Security Design should be integrated into all development proposals as required. Where special high security measures are required such special gates, special boundary walls, special guard posts etc. these will be expected tobe well integrated into the overall designin such a way that they are not obtrusiveand do not adversely impact on adjacentplots and public areas.

Design of Levels and Drainage

All development proposals will be expected to integrate seamlessly into the levels of their surroundings and meet relevant Authority standards and permits. Site and context levels must be carefully checked and referenced.

At grade levels within the plots must be designed to integrate well with external levels, especially side-walk and street levels without the requirement for steps and ramps.

All plot generated surface water run-off, storm drainage and roof drainage must be disposed off within the site boundaries and not directed into adjacent roads or properties or beach, or into the sanitary sewer system.

Garbage / Refuse Storage Design

Storage areas for waste material must be carefully design to allow required access for waste collection whilst being screened from building users, adjacent buildings and public streets and areas. Provisions must also be made to minimize bad odours and control pests.

Integration of Services

All service connections will be subject to relevant Authority standards and permits. It is also of critical importance that service connections are well integrated into the overall building and site design. It is expected that all service connections design will be to a high quality so that services are not be visible and do not affect quality or appearance of the site or building.

Site Lighting Design

Development proposals will be expected to include high quality lighting design showing details of all lighting to the parcel / plot.

Exterior lighting fixtures including high intensity lighting shall be mounted such that light does not adversely affect adjoining sites and public spaces. Landscaped and parking area should be provided with adequate lighting so as to ensure safety and security.

1.5.3 BUILDING CODES

Qatar Building Codes & Regulations

All Design must be in accordance and compliant with applicable regulations and standards of all relevant Qatar Government Authorities and Agencies.

International Standards & Codes

Relevant International Codes and guidance documents for each design discipline maybe applied subject to Master Developer agreement and approval by relevant Qatar Government Departments and Agencies.

SECTION 2

DISTRICT GUIDELINES & CONTROLS

CONTENTS

2.1 HOW TO USE THE DESIGN GUIDELINES & CONTROLS

This document provides an overview of the Island, as a precinct level framework for plot owners, developers and their advisors, allowing compliant designs to be developed for individual plots.

The Design Guidelines document is a set of development rules and conditions established to ensure the intent of the master plan for Qetaifan Island North is maintained.

PURPOSE OF THE DESIGN GUIDELINES

The Qetaifan Island North design guidelines are meant to serve as an advisory document for the LREDC, other agencies and private parties on development aspects for public and private projects. Building on urban design principles and principles established in the master plan, these design guidelines are developed to help steward the development of Qetaifan Island North so that it can convey its significance for generations to come.The purposes and use of the design guidelines are to:

> Ensure that new construction is consistent with the overall vision and design intent
> Encourage designs that complement the existing development characteristics
> Promote context sensitive designs that create a sense of place and uniqueness to Qetaifan Island
> Provide property owners with an appreciation of the design intent for the built environment

AUGMENTATION OF BUILDING REGULATIONS

Site-Specific Planning Guidelines for areas, issued with the Sales and Purchase Agreement (SPA) at point of sale define mostly the general parameters. In turn, individual Plot Building Regulation sheets validate land use, boundaries, area, coordinates and access, in addition to the development parameters relating to building density, FAR, setbacks and heights. To support the above documents, each Precinct Planning and Design Guideline document further augments, clarifies issues in more narrative and details. The Guidelines clarify the overall urban design vision, key planning principles, objectives, building relationships, and specific building envelope and stylistic character guidance unique to each neighborhood and plot location.

Related documents germane to each precinct will enable:

> Cohesive approach to massing, form and materiality
> Appropriate distribution of uses and forms by cluster and within each plot
> Sound and considerate inter-plot relationships
> Appropriate strategies for access and utility infrastructure provision
> Flexibility to cope with contemporary needs and demands, including parcel aggregation and alternative approaches to design expression.

Mandatory status

For the purpose of this document, the term ‘‘Guidelines’’ is a suggested preference intended to assist the design process. The term ‘‘Controls’’ refers to mandatory rules which must be adhered to by the owners in order to obtain permission to build their proposals.

HOW DO THE DESIGN GUIDELINES & CONTROLS WORK?

The guidelines provide an authoritative source book of forms suitable for each available plot within the precinct. The Guidelines assist owners to identify and comply with the relevant design advice that best meet their needs.

Guide for plot owners

Existing title holders will have reviewed the master plan and wide context. The design guidelines detail the key features and clarify the rationale behind its subdivision into individual parcels and plots. The Guidelines & Controls provide help on a number of subjects such as privacy, treatment of boundary wall and advice on architectural styles, treatments and the application of materials.

2.2 DISTRICT OVERVIEW & KEY DESIGN STRATEGIES

2.2.1 LUSAIL MASTERPLAN CONTEXT & VISION

The Qetaifan Islands project is conceived to become the first choice to live, work, and relax. Envisioned to offer a globally unique style and character, this development will be the exemplar of Qatari lifestyle and a showpiece to the world. The islands will be family-oriented, highly exclusive, and embrace the leisurely quality of island lifestyle.

The Qetaifan Islands site, a jewel inthe crown of Lusail City, is located 7km north of Doha. Composed of 4, individually unique, integrated resort and residential islands oriented around an exclusive marina harbor just off the coast of Lusail. The 256 ha islands are Master planned to create the best natural beaches in Doha and will present a unique opportunity for an exemplary residential lifestyle incorporating aesthetic excellence and environmental sensibility.

The overarching design objective is to create an exclusive elegant and family-oriented lifestyle, distinctly different from any other community in Qatar. The site offers wonderful views to the mainland and to the sea, with the terrain providing the possibility of different local characters.

QETAIFAN ISLAND NORTH

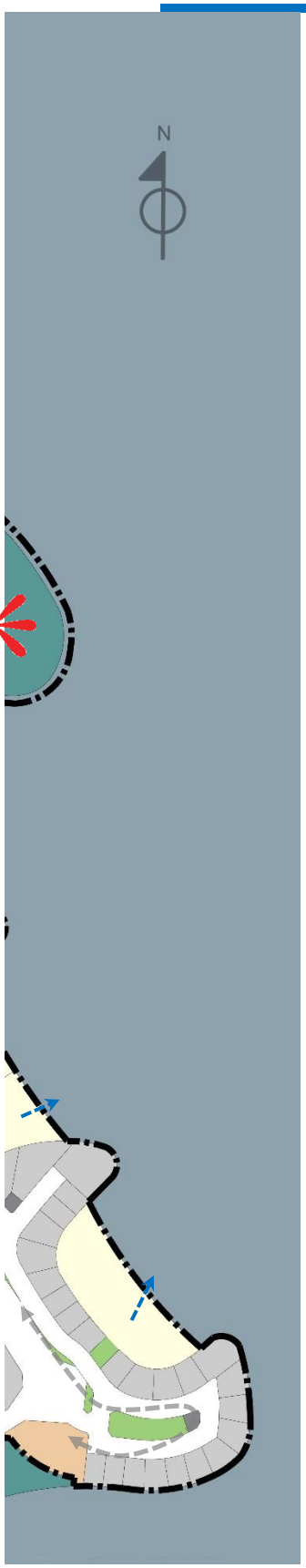
The Qetaifan Island North (QIN) development is envisioned to become a world-class island resort destination promoting hotel, retail and luxury residential lifestyle with the waterpark complementing as a key attraction. To be a high-end mixed-use island community with a primary focus on promoting it as unique destination for leisure, retail, entertainment, cultural experience and waterfront activities. The master plan proposes a harmonious mix of luxury residential villas and apartments, community facilities, civic spaces, retail opportunities, parks and open spaces, as well as mix of mid and high-end hospitality uses; all of which when combined creates a sophisticated and integrated community.

The North Island will primarily be occupied by a tourism-oriented, integrated resort anchored by large-scale, state-of-the-art Theme Park and Water Park supported by associated seaside integrated resort facilities, including: Boutique Hotels, Serviced Apartments, Holiday Villas, Beach Chalets and Retail. A Beach Club will independently anchor the Western waterfront and a Yacht Reception facility on the Southeastern tip.


QETAIFAN ISLAND NORTH DISTRICT
Under review
QETAIFAN ISLAND NORTH
SOUTH 1
SOUTH 2
SOUTH 3
Under review
Under review
N
250m
1km
500m

2.2.2 MASTERPLAN STRATEGIES

URBAN DESIGN FRAMEWORK



District Location Plan

- RESIDENTIAL
- RECREATION
- CIVIC
- PROMINENT SITES
- OPEN SPACES
- UTILITIES
- BEACH
- ROW
- MAIN DISTRIBUTORS
- LOCAL DISTRIBUTORS
- VISTAS
- WATERFRONT PROMENADE
- RETAIL AND F&B FRONTAGE
- LINEAR PARK
- GATEWAY
- LANDMARK
- LANDMARK FOCUS
- MAIN ATTRACTION (WATER PARK)
- TOWN CENTER
- JUMA MOSQUE
- HEALTH CARE
- RETAIL
- HOTEL
- SCHOOL K-12
- VIEWS
- SITE BOUNDARY

URBAN DESIGN FRAMEWORK

The urban design framework for the Island creates a distinctive, welcoming, legible environment for residents and visitors that looks to maximize the advantages offered by the waterfront location. Each of the various character districts will be distinctive and carefully consider the differing needs of visitors to the island as well as permanent residents, in particular in terms of security and privacy as well as access to community amenities and services.

The salient aspects of the urban design framework envisaged for QIN include:

> Integration with the Lusail City Qetaifan Island planning & Design Guidelines urban design framework.

> Creation of a strong relationship with the strategic approaches and gateways to the Island from the Lusail City Mainland and South.

> Proposed built form to create strong gateway introduction to the Island.

> Creation of a mixture of character precincts on the Island for both residents and visitors which is anchored by the waterpark.

> Proposing a main community hub which defines the ‘center edge’ of Qetaifan Island North by creating a major mixed-use precinct.

> Secondary hubs including neighborhood parks and facilities such as leisure uses for both residents and visitors.

> Connection of primary vistas and view corridors into and out of the Qetaifan Island North west and south waterfronts with areas of interest and anchors.

> Continuation of the South Island waterfront promenade into the Island which is animated with both retailed and F&B destinations.

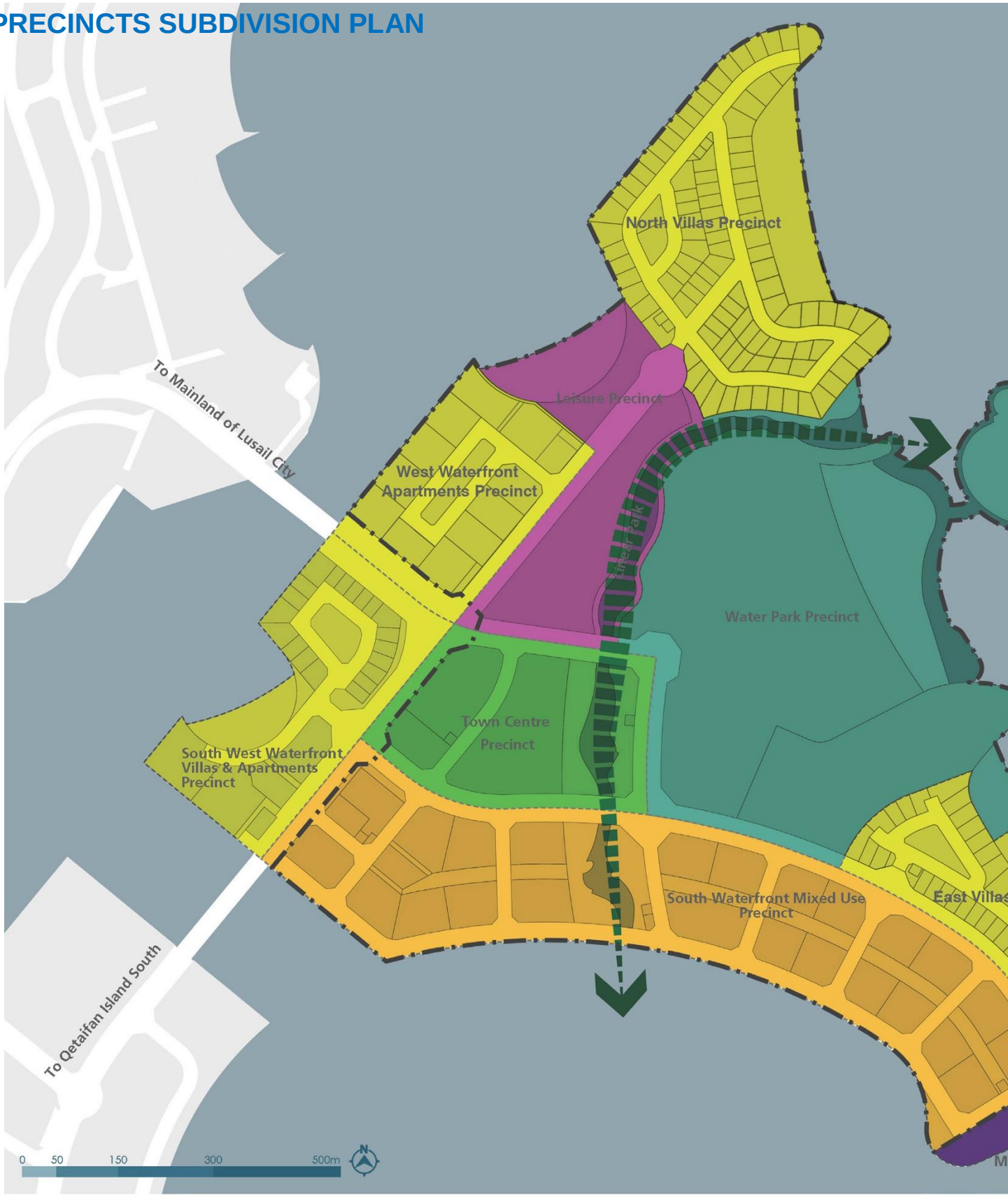
> An arrangement which helps to give clarity and identity to the urban structure and enhances wayfinding and community character.

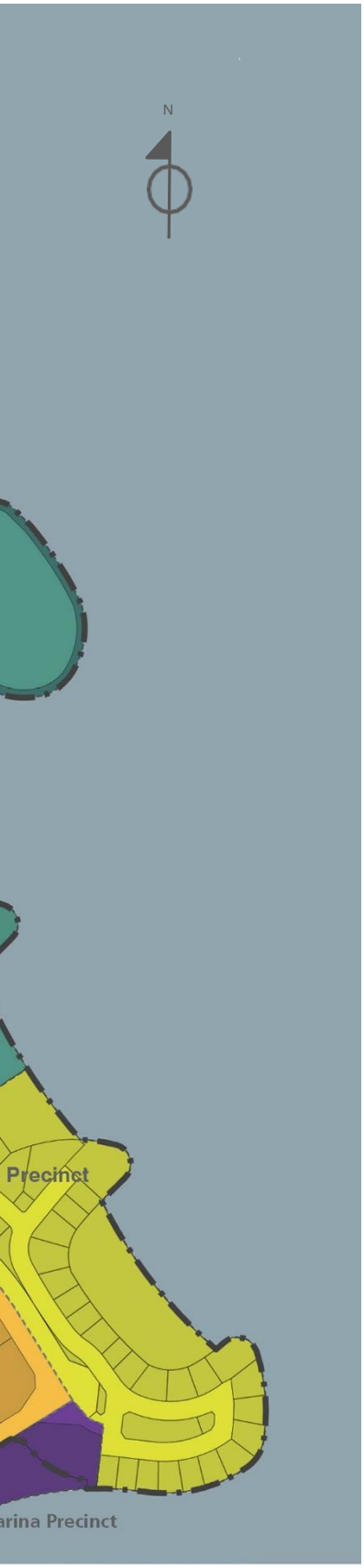
> Utilization of landmark locations on the Island to create focal points of interest with the waterpark, linear park, marina yacht club and other attractions, these focal landmarks will help to defines the island.

> The creation of a linear park centered on canal through the center of the Island which ties together each of the Attraction Precincts and creates a major public space for all of Lusail.

2.2.2 MASTERPLAN STRATEGIES

PRECINCTS SUBDIVISION PLAN





District Location Plan

- RESIDENTIAL PRECINCTS
- WATER PARK PRECINCT
- LEISURE PRECINCT
- TOWN CENTER PRECINCT
- MIXED USE PRECINCTS
- MARINA PRECINCTS
- SITE BOUNDARY

PRECINCTS SUBDIVISION PLAN

The Detailed Master Plan for QIN is comprised of 9 major thematic zones, represented as precincts, that collectively serve to address the overall development vision for the project.

At the very heart of the development and key to the QIN vision is the Waterpark Precinct defining the main leisure and entertainment components. These include the waterpark - the primary entrainment destination on the Island, surrounded by two hotels, the main 350 key resort hotel in the south and additional hotel in the north. The Precinct also offers variety of retail experiences for visitors such as Arabian Souq which provides traditional Arabian shopping experience and Canal Front Retail providing waterfront F&B experience. This retail experience serves as a Festival Plaza spreading through South Hotel to North Hotel and also acts as a foreground experience for Waterpark.

The Leisure precinct is comprised of Retail and entertainment plaza which animates the Linear Park, provides further diversity to the retail offering on the island and serves as a community amenity for residents. This precinct also includes the Beach Club.

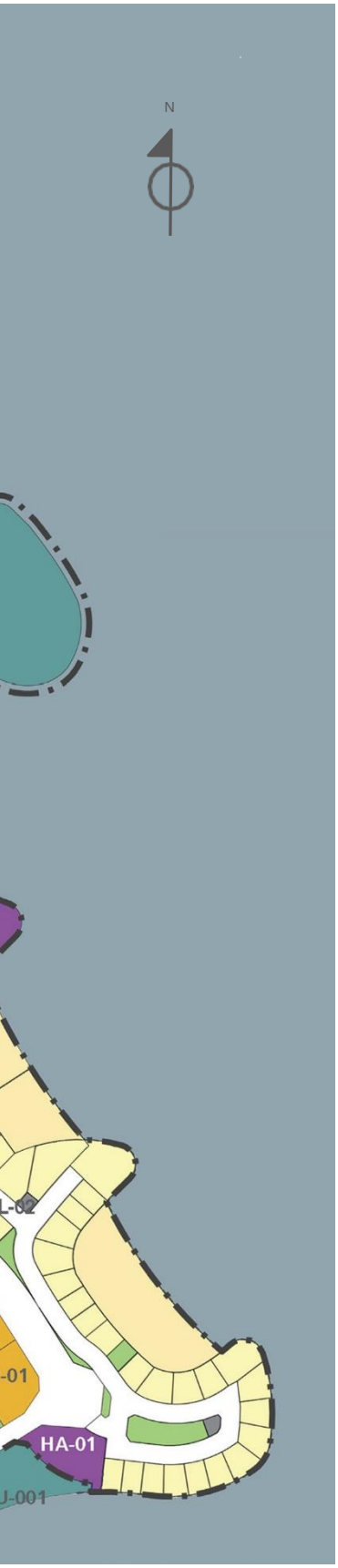
High quality waterfront living is key to the overall vision for QIN. The Island includes a range of Villas, Medium and High-Rise Apartment Buildings catering to a broad cross section of market demands and price points. All residential precinct on the Island benefits from sea views. Along with the waterfront residential offering, South Waterfront Mixed Use precinct also provides a Waterfront Retail Experience.

As a fully serviced, desirable residential, the Town Centre is located at the core of the island and provides key community facilities including an iconic Juma Mosque, a School and a Medical Centre.

The linear park provides the backbone of the Island. Connected to all areas of the island via a series of pedestrian and cycle corridors, the park provides a diverse range of all-weather leisure and entertainment offerings both the residents and visitors. The park includes a variety of active and passive spaces supported by smaller green spaces in other areas of the Island.

2.2.2 MASTERPLAN STRATEGIES

LAND USE STRATEGY



District Location Plan

- RESIDENTIAL - LOW DENSITY
- RESIDENTIAL - MEDIUM DENSITY
- RESIDENTIAL & MIXED USE HIGH DENSITY
- MIXED USE MEDIUM DENSITY
- RETAIL
- HOSPITALITY/HOTEL
- ENTERTAINMENT/RECREATION
- PUBLIC FACILITY
- HEALTHCARE
- OPEN SPACE
- UTILITY
- BEACH
- ROW
- SITE BOUNDARY

LAND USE STRATEGY

Qetaifan Island North master plan program includes three major land use zones including the Attraction, Residential, and Town Centre Zones.

Attraction plots include:

> Water Park (WP-01),
> 350 key 4 Star Hotel Resort (HT-01)
> North Hotel (HT-02)
> Beach Club & Sales Centre (BC-01)
> Marina & Yacht Club with Fine Dine Experience (QN-SU-001).

Residential plots include:

> North Residential Villas (VL-01)
> East Residential Villas (VL-02)
> Residential Apartments Mid Rise (QN-OC-001)
> Mixed Use Mid Rise (SM-01-SM-12)
> Residential & Mixed Use High-rise (SH-01-SH-11, W-01 - W-10).

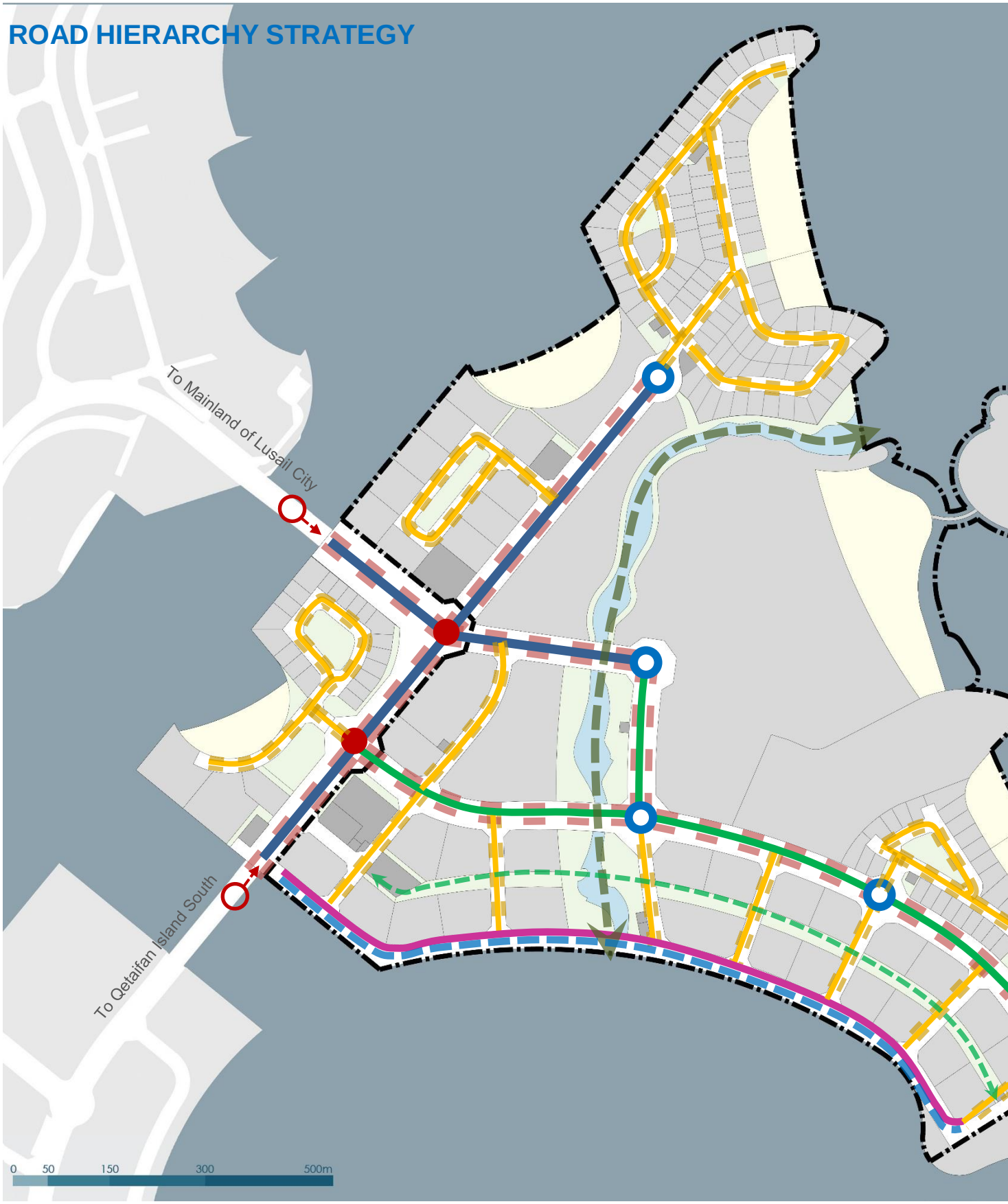
The Town Centre plots include:

> Juma Mosque (JM-01)
> Medical Centre (CL-01),
> Primary School (SC-01)
> Retail & Entertainment Plaza (RP-01).

These three zones are carefully connected through the Linear Park as the Green and Water recreational corridors.

2.2.2 MASTERPLAN STRATEGIES

ROAD HIERARCHY STRATEGY



District Location Plan

- MAJOR URBAN COLLECTOR (46.80m ROW)
- MINOR URBAN COLLECTOR PARKING ON BOTH SIDE (46.80m ROW)
- URBAN LOCAL ACCESS WITH PARKING (24.00m ROW)
- URBAN LOCAL ACCESS PROMENADE WITH PARKING (30.00m ROW)
- ROUNDABOUT
- SIGNALIZED JUNCTION
- GATEWAYS
- LINEAR PARK PEDESTRIAN & CYCLING ROUTE
- NEIGHBORHOOD GREED CORRIDOR PEDESTRIAN & CYCLING ROUTE
- WATERFRONT PROMENADE
- PRIMARY ROW PEDESTRIAN & CYCLING ROUTE
- SECONDARY ROW PEDESTRIAN & CYCLING ROUTE
- SITE BOUNDARY

ROAD HIERARCHY STRATEGY

The highway and access network consist of a simple hierarchy of roads to complement the land use. The district distributor links Lusail City with the North Island and then to South Island.

The design of the master plan for QIN was also influenced by the transportation needs of the various land uses and those of the potential future residents of and visitors to the Island and its attractions. The road network proposed for the Island aims to allow direct road access to each of the major land uses and functions whilst limiting movements into private and semi-private areas.

A comprehensive pedestrian and cycle network look to provide high levels of permeability of the entire island to facilitate and encourage non-vehicular movement. Whilst located away from the rail based public transport routes of the Lusail mainland, bus and water transport services provide comprehensive coverage of all areas of the Island.

Parking for each use is largely provided for within its respective plot via a mix of basement, at-grade and podium parking dependent upon location and the land use. Supplementary on-street parking is provided in key locations around the Island.

2.2.2 MASTERPLAN STRATEGIES

BUILDING HEIGHTS STRATEGY

District Location Plan

MAX. AMSL

- 117m AMSL ICON TOWER
- 85m AMSL
- 71m – 77m AMSL
- 57m – 69m AMSL
- 44m AMSL
- 35 AMSL
- 25m AMSL
- 20m AMSL
- UTILITY AND OPEN SPACE PLOTS
- SITE BOUNDARY

BUILDING HEIGHTS STRATEGY

High-rise buildings along the South Waterfront promenade create the main skyline of the northern island - up to 85m at its center - viewed from the southern island and Lusail Mainland. The high-rise skyline also creates a reflection play in the marina when viewed from the southern island creating an interesting distinctive skyline for the project.

Mid-rise apartments along the South Waterfront provide a transition of the scale along the when viewed from the Southern island, a staggering of height ensuring that sea views can be obtained from the large majority of units.

Along the western waterfront of the Island, the second area of high-rise apartments - up to 67m - largely blend with those long the edge of the Lusail mainland. Separation and staggering of buildings within the western waterfront allow for clear vistas from the Lusail mainland development into and beyond QIN.

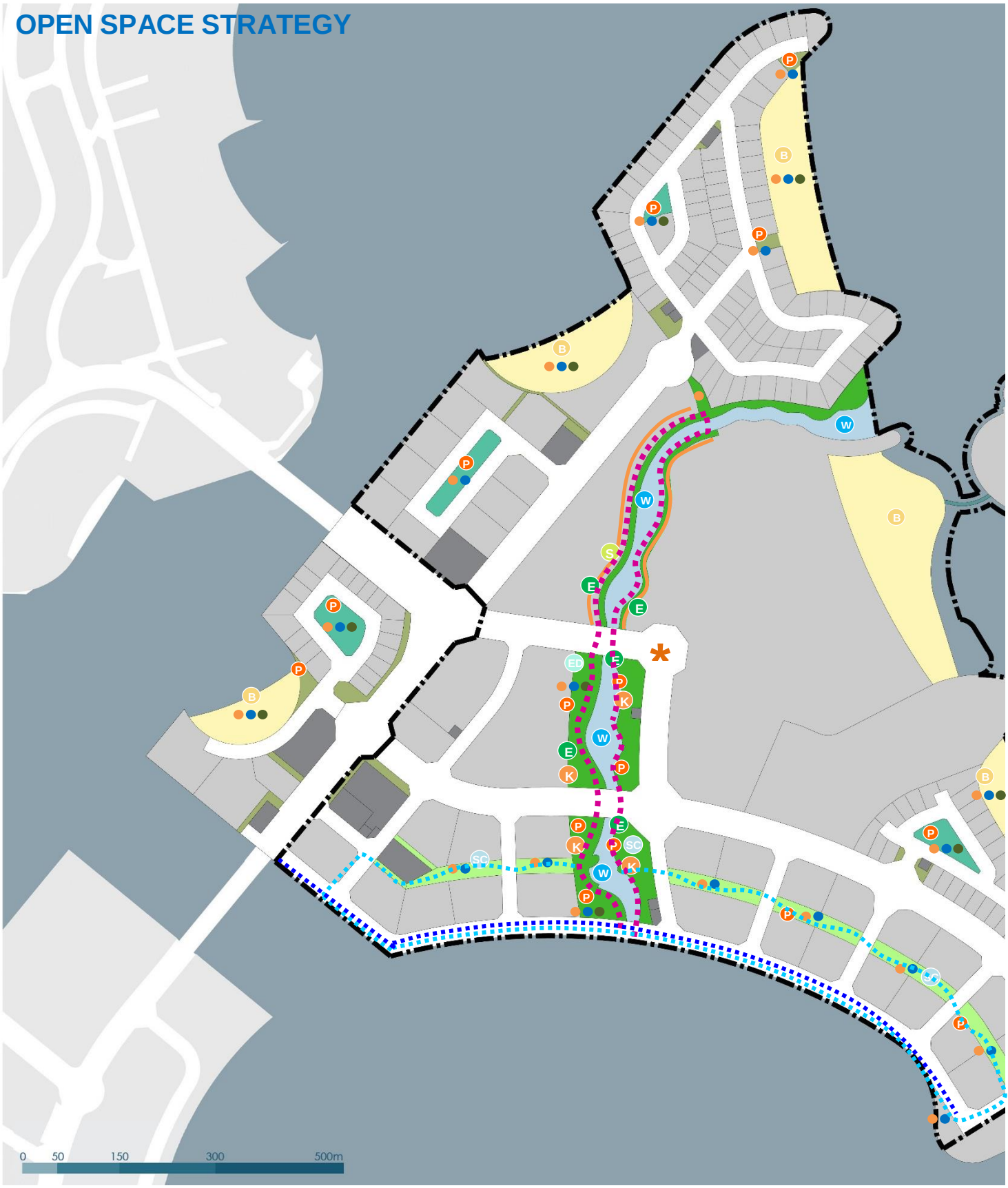
Set off the east coast of the Island by around 150m, the Icon Island feature of the Water Park is the tallest structure on QIN at approximately 117m.

The Maximum heights for the two hotels HT-01 and HT- 02 are 44m and 65m respectively.

Outside of the areas noted above, all over uses on the island are considered low-rise - less than or up to 35m in height.

2.2.2 MASTERPLAN STRATEGIES

OPEN SPACE STRATEGY



District Location Plan

- URBAN LINEAR PARK
- COMMUNITY GREEN LINK
- FAMILY PARK
- POCKET PARK, SIKKAS & BUFFER
- UTILITIES
- BEACH
- ROW
- WATER CANAL (CYCLING AND RUNNING EDGE)
- SEATING AREAS
- PICNIC AREAS
- BARBECUE AREAS
- SHARED PEDESTRIAN & RUNNING
- WATERFRONT WALK (CYCLING AND RUNNING EDGE)
- RETAIL F&B EDGE
- W WATER ACTIVITIES
- K KIOSK
- E EVENTS SPACE
- ED ENTERTAINMENT
- P PLAYGROUND
- B BEACH ACTIVITIES
- S SKATE PARK
- SC SPORTS COURTS AND ACTIVITIES
- GATEWAY
- SITE BOUNDARY

OPEN SPACE STRATEGY

The public open space design is based on function and use, general aesthetics and the provision for overall site amenity.

The island is epitome of an integrated community living with ample space of green parks and gardens, safe and shade streets and pedestrian pathways, vibrant waterfront promenade, healthy open spaces with jogging tracks and exercise is envisioned to be a high-end mixed-use island community with a primary focus on promoting it as unique destination for leisure, retail and entertainment, cultural experience and waterfront activities.

Aim is to create diverse and immersive parks and open spaces. Each park typology has a specific program and function related to its type, size and use.

The Urban Linear Park of Qetaifan Island North is considered as the key destination with majority of key attractions are located. A main feature of the Park will be the Water Canal which meanders through the landscape space and provides opportunities for water activities. The Water Canal is surrounded by wide lawn areas and lush green planting, various activities, and attraction pods. Canal promenade pathways allow the pedestrians to have a unique walking experience.

The community green link connecting the whole traverse of the residential apartments is the Community Green Link. The Community Green Link provides seating areas, play area, pathways, F+B and a designated jogging track that is connected to the outdoor gym of the linear park. This inter-connected open space encourages the residents to have a healthy lifestyle and provide the community a place for congregation and healthy interaction.

The Waterfront Walk is envisaged as a grand promenade largely pedestrianized with key activity nodes. It's a major link between the waterfront of Qetaifan Island North and the sea providing for a closer connection to the water. The promenade is integrated to the adjacent street creating one large plaza corridor.

The Family Parks are located within or in close proximity to the residential developments of Qetaifan Island North. Parks are programmed for active and passive recreation and to provide the local population with typical park amenities.

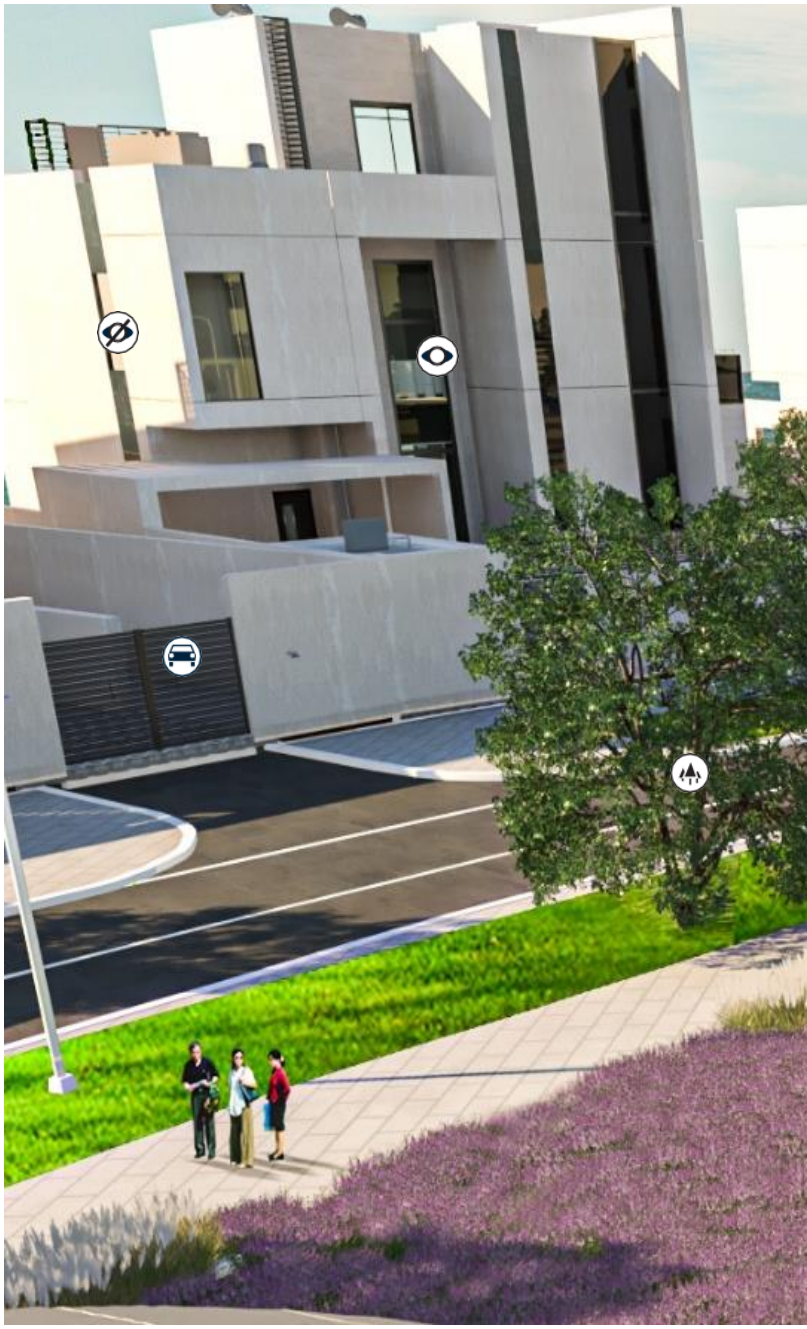
The Pocket Gardens are located within the residential developments of Qetaifan Island North. Gardens are programmed for active and passive recreation and to provide the residents with a space for gathering, play and exercising activities.

Four Residential Beaches are located in Qetaifan Island North optimizing valuable viewing position towards the open sea.

2.3 STREETSCAPE GUIDELINES

2.3.1 RESIDENTIAL STREET FRONTAGE

REF: LQND-RSF- Sheet 1/8



Managing the composition of different elements of residential streetscape is of foremost importance to ensure a high-quality development.

The streetscape character is governed by the quality and maintenance of planting along boundary walls, scale and style of the pedestrian and vehicular access and parking bays, the architectural features of villas and tree planting in the front gardens.

PLANTING

The tree corridor hosts the district's street trees providing useful shade. Streetscape planting comprises native and tolerant canopy trees that shade pedestrian paths. Parking bays end and margins are planted with drought-tolerant grasses and shrubs. The front gardens host a minimum number of selected mature trees, providing special character and a verdant foil to the apartment blocks facing the street. Tree species are referred to in the **landscape palette and schedule**.

LIGHTING

Streetlight columns are located at regular spaced intervals, staggered along both sides of each street and positioned along tree line in the planting areas at specific interval. This avoids street clutter, reduces night time glare and avoids tree canopy shade.

PLOT PRIVACY

Enclosing street walls and party walls create a privacy screen around each villa plot. Building setbacks also reinforce the sense of plot privacy.

STREET ARTICULATION

The boundary wall designs, tree planting, light column spacing, driveways and pedestrian and vehicular entrances combine as a series of spatial elements to provide a sense of articulation and rhythm along each street, as a cohesive and consistent language to aid legibility and sense of place.

REF: LQND-RSF- Sheet 2/8

GLOSSARY OF TERMS

VARIETY & INTEREST

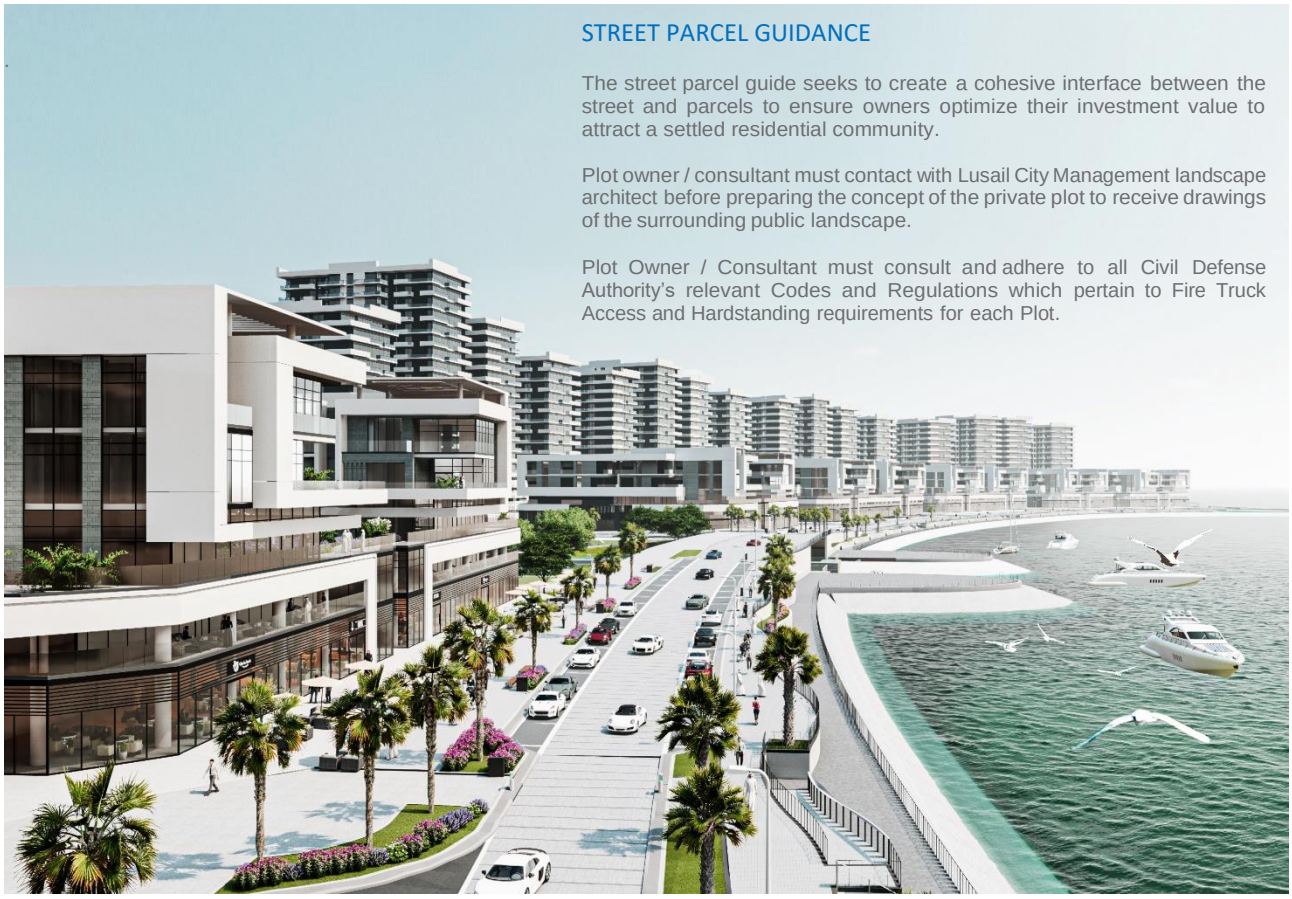
The architectural codes allow for modern interpretations of contemporary style and plot owners are free to work within these guidelines to create their own building designs, producing a range of possible streetscape elevations and maintaining an interesting urban environment.

PARKING PROVISION

Visitor parking bays are allocated to a predetermined layout. Access driveways are incorporated and owners are required to provide for general parking needs within their plot(s).

2.3.2 PUBLIC REALM CONTEXT

REF: LQND-PRC- Sheet 1/8



STREET PARCEL GUIDANCE

The street parcel guide seeks to create a cohesive interface between the street and parcels to ensure owners optimize their investment value to attract a settled residential community.

Plot owner / consultant must contact with Lusail City Management landscape architect before preparing the concept of the private plot to receive drawings of the surrounding public landscape.

Plot Owner / Consultant must consult and adhere to all Civil Defense Authority's relevant Codes and Regulations which pertain to Fire Truck Access and Hardstanding requirements for each Plot.

STREETSCAPE HIERARCHY

A clear hierarchy of road rights-of-way ensures that an appropriate level of service and spatial balance is provided for the development. Particular emphasis has been placed on correlating the road right-of-way width with the land use to ensure the design aligns with the specific purpose. Streets are important connective spaces and have been designed for pedestrians, public transport, cyclists and cars.

Streetscape open space refers to the public domain component within each right-of-way as well as buffer open space areas between the right-of-way and the adjacent development. The program of the road rights-of-way vary but typically incorporates:

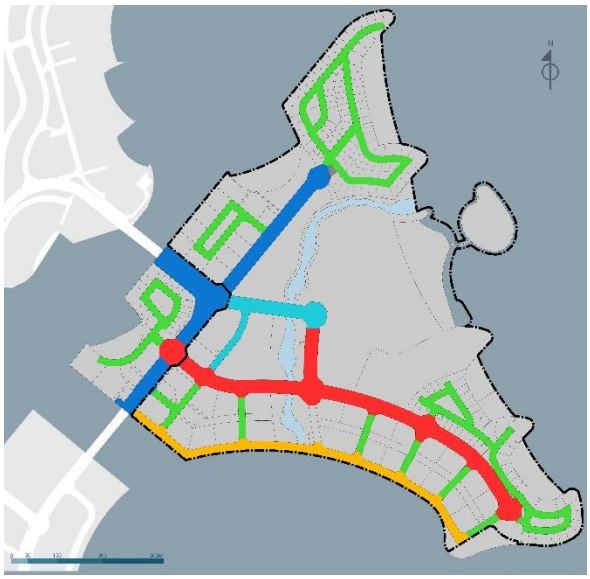
> Shared and / or separate pedestrian and bicycle circulation;

> Tree planting to provide visual amenity and shading;

> Passive rest areas within widened areas of the Rights-of-Way (ROW); and,

> Tree pits, with curb cut details designed to trap critical sediment loads and an inlet system devised to infiltrate water through tree pits and infiltration media.

The following pages detail the landscape treatment on the five road corridor types of Qetaifan Island North.



- Entrance High Street - 46.8 m ROW
- Central High Street - 46.8 m ROW
- High Street with Parking - 46.8 m ROW
- Residential Street with Parking - 24.0 m ROW
- Waterfront Promenade with Parking- 30.0 m ROW

REF: LQND-PRC- Sheet 2/8

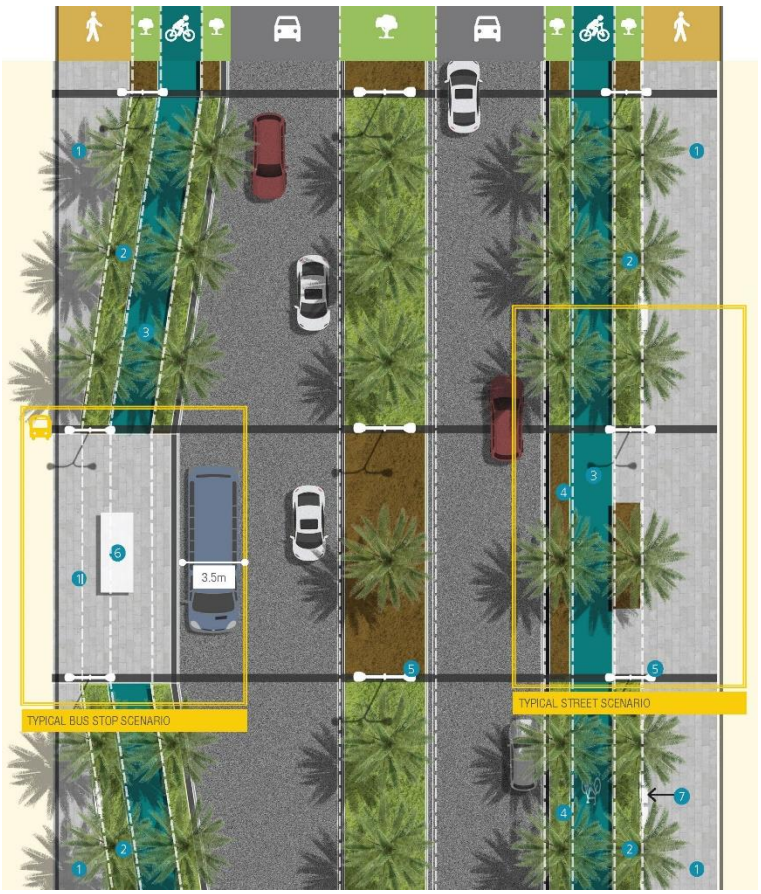
ENTRANCE HIGH STREET - 46.8m

The Entrance High Street is presented as the main connection into and from QIN, linking in a north-east direction across the island. This typology features a high-quality streetscape route whose main function is to accommodate wide route-ways, designed for use by safely separating the vehicles from the pedestrians and the cyclists. It is characterized by palm trees framed in the median and on the sides of the road. The 3.0m cycle way on both sides of the route-way is shaded by the palm trees planted. In addition, a 5.4m zone is dedicated for a pedestrian pathway and a total of 4.0m per side for Landscape and Furnishing.

Key Principles

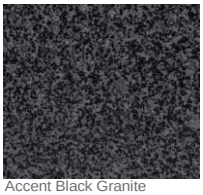
- Formal connective space that includes space for commuting, exercising and meeting.
- Furniture along pedestrian pathways and gathering areas.
- Hardscape includes high quality decorative paving.
- Softscape at the medians are designed to provide a buffer between the opposing lanes.
- Large scale palm trees and mature trees are used as street trees for both median and public realm planting.

KEY
1. Paved Footpath
2. Palm Trees in Planting Beds
3. Dedicated Cycle Path
4. Planting Beds
5. Street Lighting
6. Bus Stop / Shaded Seating
7. Concrete Bench
8. Granite Pave Banding




Pathways Grey Concrete


Pathways Light Grey Concrete


Accent Black Granite


Cycle Track Grey Asphalt


Washingtonia Robusta


Terminalia Catappa


Bougainvillea Glabra


Atriplex Halimus

2.3.2 PUBLIC REALM CONTEXT

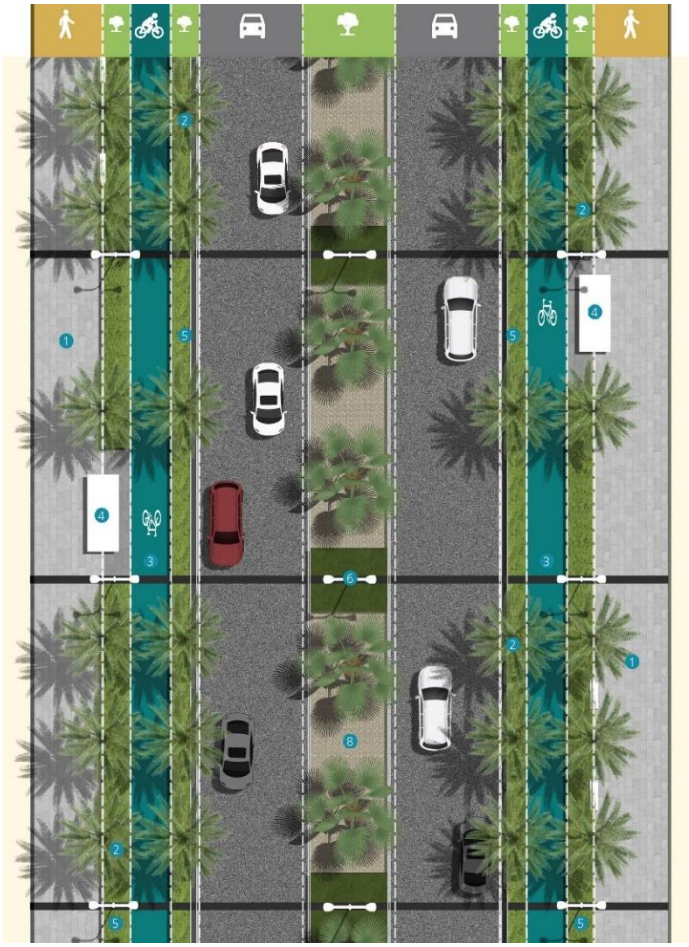
REF: LQND-PRC- Sheet 3/8

CENTRAL HIGH STREET - 46.8m

The Central High Street is the extension of the Entrance Street. This street typology features a high-quality streetscape whose main function is to accommodate wide route-ways, designed for use by safely separating the vehicles from the pedestrians and the cyclists. It is characterized by palm trees framed in the median and on the sides of the road.

Key Principles

> Formal connective space that includes space for commuting, exercising and meeting.
> Furniture along pedestrian pathways and gathering areas.
> Hardscape includes high quality decorative paving.
> Softscape at the medians are designed to provide a buffer between the opposing lanes.
> Large scale palm trees and mature trees, comprised of Phoenix Dactylifera and Cordia Subcordata are used as street trees.



KEY

1. Paved Footpath
2. Palm Trees in Planting Beds
3. Dedicated Cycle Path
4. Shaded Rest Stops
5. Planting Beds
6. Median Planting
7. Street Lighting
8. Gravel


Phoenix Dactylifera


Cordia Subcordata


Pathways Grey Concrete


Pathways Light Grey Concrete


Accent Black Granite


Cycle Track Grey Asphalt


Russelia equisetiformis


Caesalpinia pulcherrima

REF: LQID-PRC- Sheet 4/8

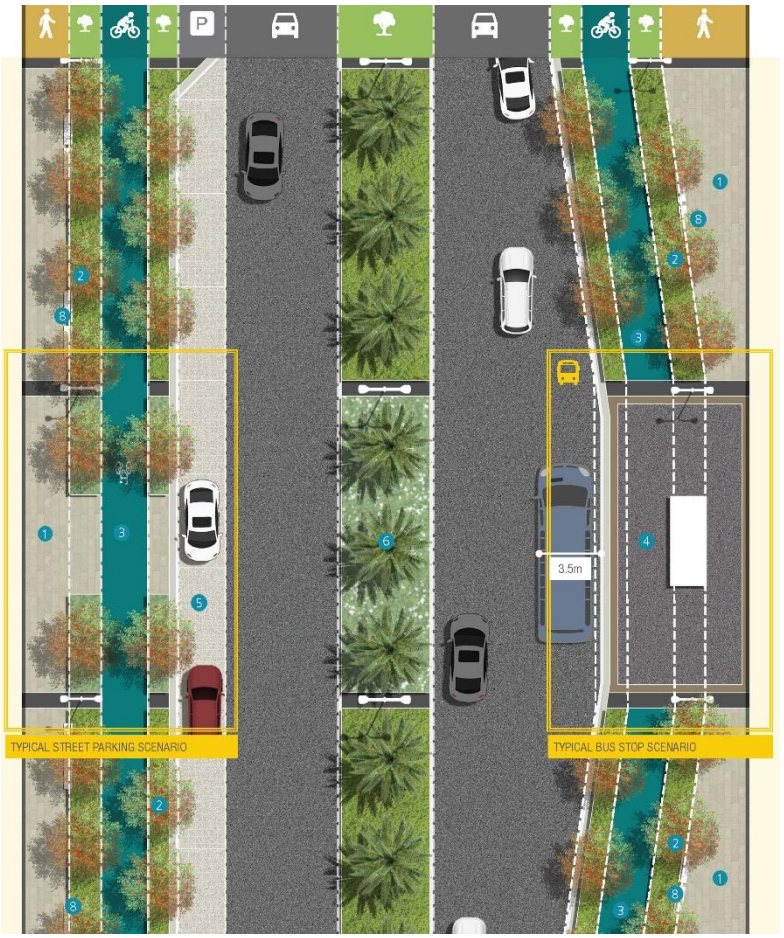
HIGH STREET WITH PARKING - 46.8m

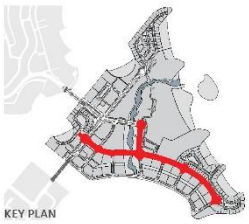
The Entrance High Street is the High Street which provides a high-quality public realm reflecting its prominent position at the heart of QIN. Minimum width of 10.6 m is provided for the public realm and for an active and buffered environment.

This Street presents an opportunity for features at grand scale, with a high-quality streetscape route whose main function is to accommodate large pedestrian spaces and is intended for flexible uses. This Street intersects with major urban thoroughfares and improves the connection to landmarks.

Key Principles

- Formal connective space that includes space for commuting, exercising and meeting.
- Furniture along pedestrian pathways and gathering areas.
- Hardscape includes high quality decorative paving.
- Softscape at the medians area designed to provide a buffer between the opposing lanes.
- Large scale palm trees and mature trees.





KEY

1. Paved Footpath
2. Flowering Trees in Planting Beds
3. Dedicated Cycle Path
4. Bus Stop
5. Parking Lane
6. Median Planting
7. Street Lighting
8. Seating Furniture


Pathways Grey Concrete


Pathways Light Grey Concrete


Accent Black Granite


Cycle Track Grey Asphalt


Phoenix Dactylifera


Cordia Subcordata


Russelia equisetiformis


Pennisetum Setaceum

2.3.2 PUBLIC REALM CONTEXT

REF: LQID-PRC- Sheet 5/8

RESIDENTIAL STREET WITH PARKING - 24.0m

The Residential Street are used as a connection between the residential zone with the rest of the QIN development where typically, motor vehicle speeds are very low and a level surface with some demarcation to designate use. These streets are shaded with mature and flowering trees to encourage pedestrian use during all seasons.

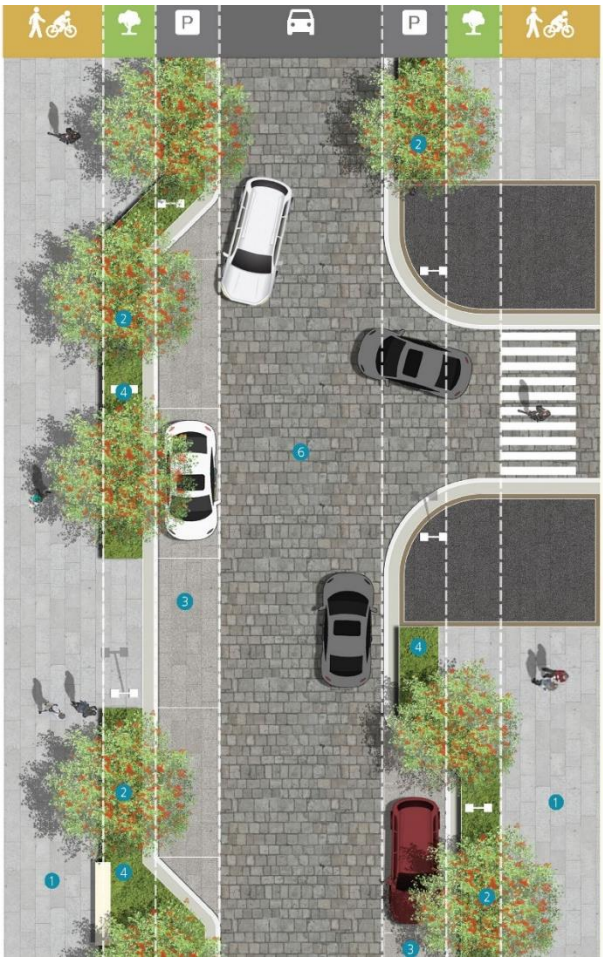
Principles of the Residential Street feature low volume, low speed local roads, to promote safe local street activity.

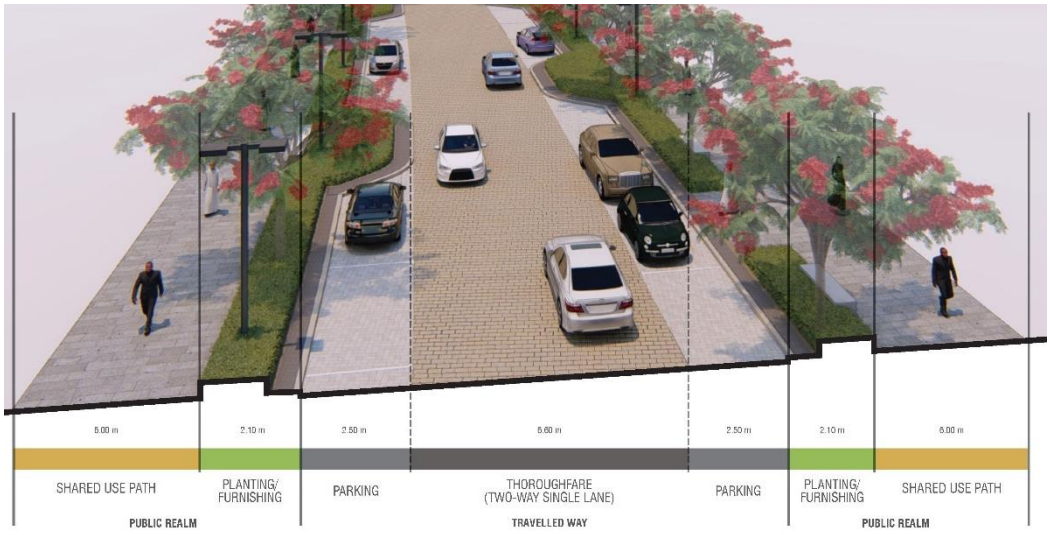
Key Principles

- Local routes with lower volumes vehicle traffic
- Continuous and obstacle-free pathway allowing for uninterrupted and safe travel for cyclists and pedestrians.
- Softscape used include large canopy, shade and flowering trees and low-maintenance, low-irrigation shrubs.
- Hardscape includes a contrast in materials, colours, textures and scale. The thoroughfare is softened by using cobblestone or concrete blockwork instead of asphalt pour.

KEY

1. Shaded Pedestrian & Cycling Path
2. Flowering Trees in Planting Beds
3. Parking Lane
4. Planting Beds
5. Street Lighting
6. Cobbled / Blockwork / Concrete Pavers






Cordia Subcordata


Limonium Axillare


Pennisetum Setaceum


Pathways Light Grey Concrete


Pathway Banding Brown


Car Parking Grey Cobbletsone


Crossings Grey Asphalt


Russelia equisetiformis


Wedelia Trilobata

REF: LQID-PRC- Sheet 6/8

WATERFRONT PROMENADE - 30.0m

The Waterfront Promenade connects the Entrance High Street to the Residential Streets while providing a view of the waterfront. This street is characterized by including various activities across, such as: food kiosks with seating, shaded seating areas, F&B frontage areas, shared cycle and pedestrian pathways and viewing decks.

Key Principles

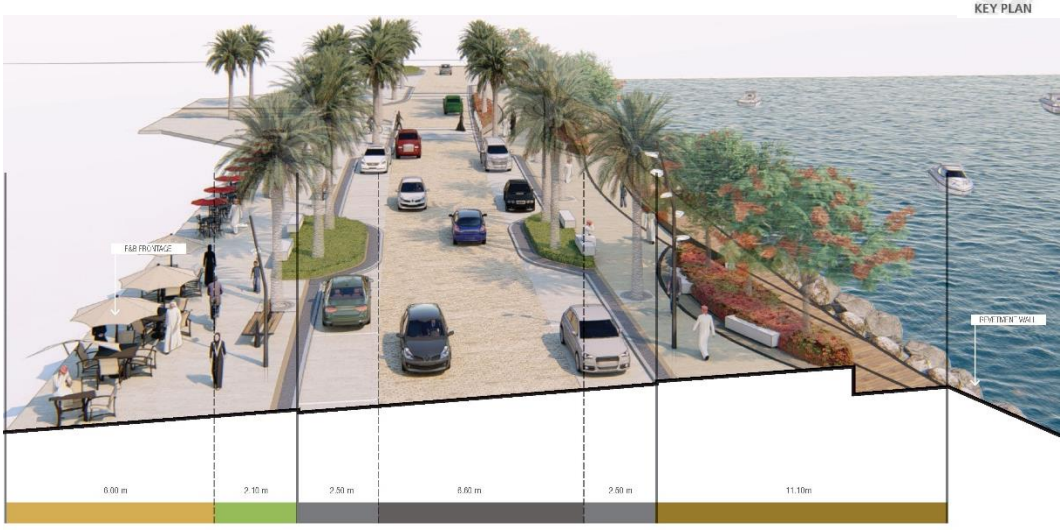
> Formal connective space that includes space for commuting, exercising and meeting.
> Furniture along pedestrian pathways and gathering areas.
> Hardscape includes high quality cobble stone paving.
> Softscape includes tall palm trees and large flowering trees for shade.

KEY

1. Upper Waterfront Promenade
2. Retail and F&B Frontage
3. Parking Lane
4. Palm Trees in Planting Beds
5. Flowering Trees in Planting Beds
6. Concrete Bench

Street and Promenade Lighting
Lower Waterfront Boardwalk


KEY PLAN




Washingtonia Robusta


Plumeria Obtusa


Caesalpinia pulcherrima


Brown Concrete


Light Beige Concrete


Timber Boardwalk


Crossings Grey Asphalt


Russelia equisetiformis


Wedelia Trilobata

2.3.2 PUBLIC REALM CONTEXT

REF: LQID-PRC- Sheet 7/8

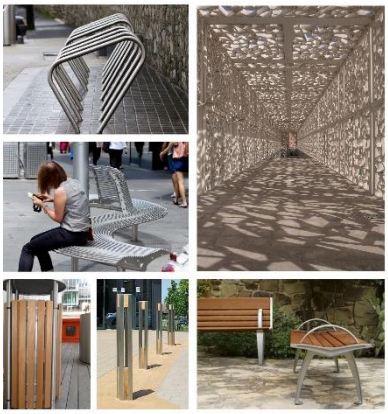
STREET FURNITURE

The street furniture chosen for the Qetaifan Island North development are selected for maximum durability, comfort, safety and security. The furniture selected is based on the anticipated use of each of the 4-character zones of the development, and the main purpose is to enhance the general quality of the area for the public users of these zones.

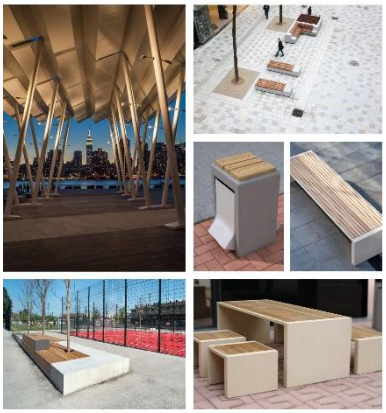
A coordinated range of street furniture is developed for common design elements within the Qetaifan such as:

> Bollards
> Litter Bins
> Cycle racks
> Drinking fountains
> Benches
> Planter Walls
> Shade Structure

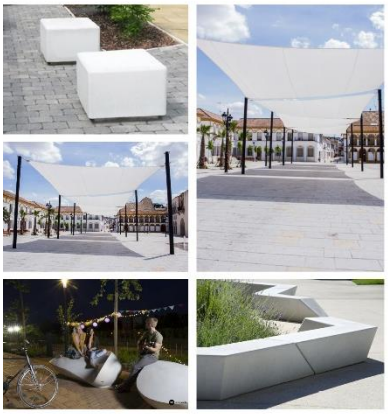
ENTRANCE HIGH STREET AND PROMENADE



HIGH STREET



RESIDENTIAL STREET



LIGHT POLES AND LUMINAIRES

Human scale pole light installed on the residential areas. The promenade lighting has typical street lighting and focal point lighting of the promenade, generating visual areas of interest making it more attractive and inviting to users.

Low level illuminance highlights the pathways for the community parks, from bollards and under bench lighting that are integrated into the hardscape elements. The landscape elements especially trees, act as a visual backdrop to the hardscape elements to accentuate the overall ambiance.

The Beach lighting has typical street lighting creating a well-lit space. Focal point lighting of the promenade generates visual areas of interest making it more attractive and inviting to users.

REF: LQND-PRC- Sheet 8/8

WAY FINDING

MASTER PLAN
MAIN SIGN TYPES

Master Plan Level

A Welcome Identification sign marks the entrance of the Island - City signs by Qatar roads authorities on roads and intersections are guiding inside the Island to different plots - for wayfinding purposes, Public Art is used as landmarks to help remember key intersections and locations - pedestrian signs encourage walking, and allow to identify and deliver information on specific areas of the public realm - floor markings encourage jogging and cycling - Transport identification signs mark the stop, inform on type of transport and on related information for taxi, bus, boats, buggy and possible water taxi.

Plot Level Arrival

- High level sign allows to identify the plot at a distance and at street level a Welcome Identification sign allows for identification when arriving at the plot. – vehicular directional signs guide users to the entrance(s) of the plot and parking(s).buggy and possible water taxi.

Inside the Plot

-dedicated design for private and semi-private plots such as: Beach Club and Hotel, Mosque. Each design is based on the architecture, landscape and specific identity of the plot. - One same design family for public realm throughout the Island as per the diagram below.

Interior of Buildings

- design of signage is based on Interior Design of the building.

3342mm x 8600mm
Welcome Identification

3330mm x 1200mm
Street Post Sign

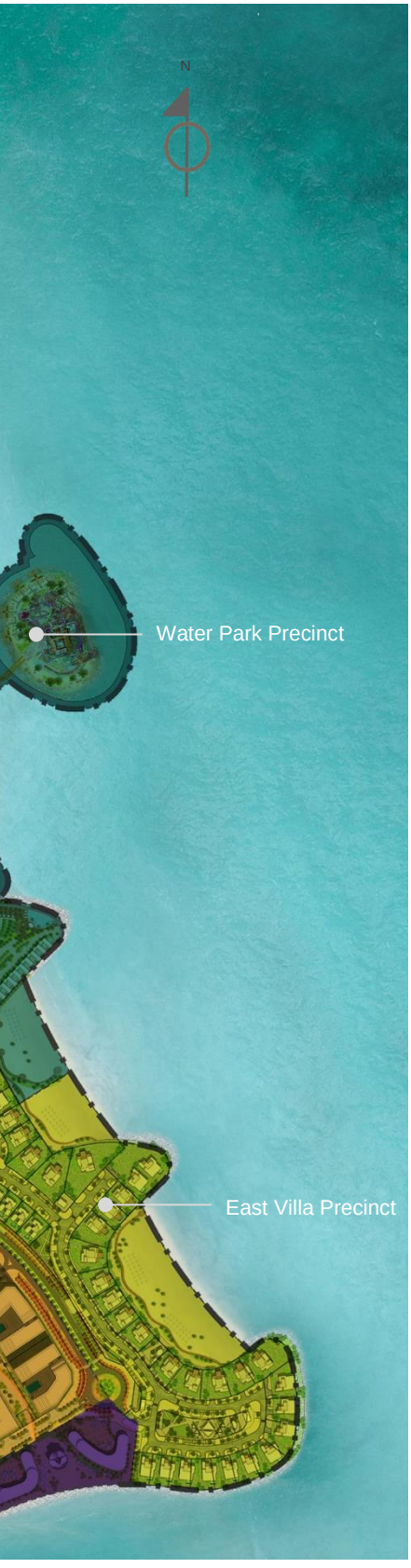
3500mm x 500mm x 90mm
Pedestrian Map Directional

2282mm x 250mm x 90mm
Destination ID, Transport ID, Rules

2525mm x 400mm
Fire Assembly Point

2.4 PLOT TYPOLOGY GUIDELINES & CONTROLS

2.4.1 OVERVIEW



District Location Plan

- RESIDENTIAL PRECINCTS
- WATER PARK PRECINCT
- LEISURE PRECINCT
- TOWN CENTER PRECINCT
- MIXED USE PRECINCTS
- MARINA PRECINCTS
- SITE BOUNDARY

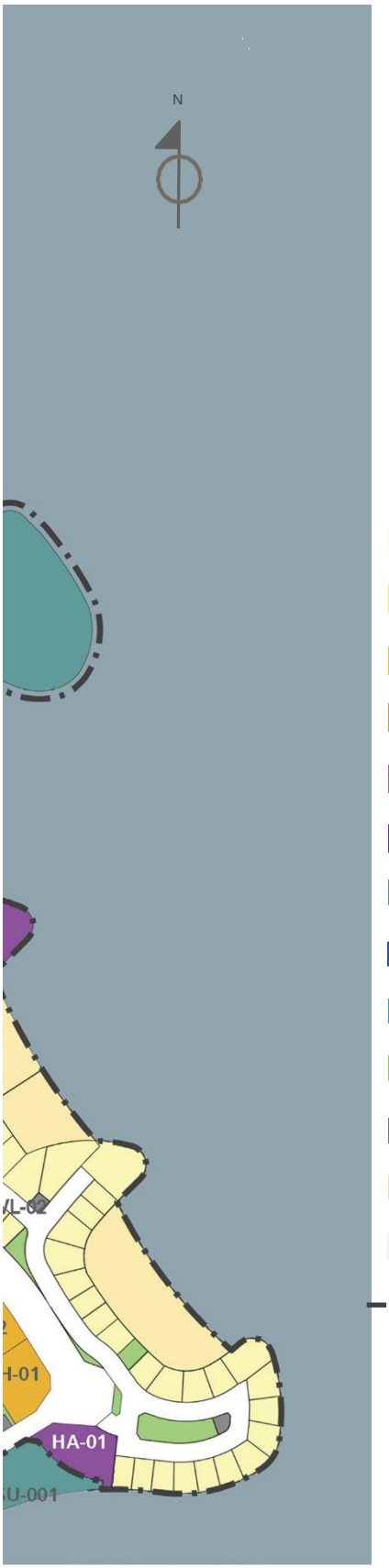
PRECINCTS

The master plan of the Island consists of 9 major thematic precincts, which include:

- North Villa Precinct
  - Villa Type A1
  - Villa Type A2
  - Villa Type A3
  - Villa Type B
  - Neighborhood Park
  - Community Building with Prayer Room
- East Villa Precinct
  - Villa Type A1
  - Villa Type A2
  - Villa Type B
  - Neighborhood Park
- West Waterfront Apartment Precinct
  - High-rise Mixed-Use Apartments
  - Neighborhood Park
- South Waterfront Mixed-use Precinct
  - High-rise Mixed-Use Apartments
  - Mid-rise Mixed-Use Apartments
  - Neighborhood Green Corridor
  - South Waterfront Promenade
  - Linear Park – South
- Southwest Waterfront Villa & Apartment Precinct
  - Waterfront Villas
  - Mid-rise Apartments
- Water Park Precinct
  - Water Park + Icon Tower
  - 4-Star Hotel Resort
  - North Hotel
  - Festival Plaza w/ Souq
- Leisure Precinct
  - Beach Club & Sales Centre
  - Retail & Entertainment Plaza
  - Linear Park North
- Town Precinct
  - Jumma Mosque
  - School K-12
  - Linear Park – Central
- Marina Precinct
  - Hotel/Service Apartments
  - Marine & Yacht Club + Fine Dining Experience

2.4 PLOT TYPOLOGY GUIDELINES & CONTROLS

2.4.1 OVERVIEW



District Location Plan

- RESIDENTIAL - LOW DENSITY
- RESIDENTIAL - MEDIUM DENSITY
- RESIDENTIAL– HIGH DENSITY
- MIXED USE RESIDENTIAL
- RETAIL
- HOSPITALITY/HOTEL
- ENTERTAINMENT/RECREATION
- PUBLIC FACILITY
- HEALTHCARE
- OPEN SPACE
- UTILITY
- BEACH
- ROW
- SITE BOUNDARY

PLOT TYPOLOGIES

Qetaifan Island North master plan program includes three major zones including the Attraction, Residential and Town Centre Zones.

Attraction plots include the Water Park (WP-01), 350 key 4 Star Hotel Resort (HT-01), Beach Club & Sales Centre (BC-01) and Marina & Yacht Club with Fine Dine Experience (QN-SU-001).

Residential plots include Villas (VL-01, VL-02), Residential Apartments Mid-rise (QN-OC-001), Mixed use High-rise (W-01 to W-10 and SH-01 to SH-11) and Mixed use Mid-rise (SM-01 to SM-12).

The Town Centre plots include Juma Mosque (JM-01), Medical Centre (CL-01), Primary School (SC-01) and Retail & Entertainment Plaza (RP-01).

These three zones are carefully connected through Green and Water recreational corridors.

2.4 PLOT TYPOLOGY GUIDELINES & CONTROLS

2.4.1 OVERVIEW

District Location Plan

VILLA TYPE A1 (BEACH ACCESS)

VILLA TYPE A2 (WATERFRONT)

VILLA TYPE A2 (WATERFRONT WITH BEACH ACCESS)

VILLA TYPE A3 (CANAL FRONT)

VILLA TYPE B (PARKSIDE)

SOUTH WEST WATERFRONT APARTMENTS

WEST WATERFRONT HIGH-RISE APARTMENTS

SOUTH WATERFRONT HIGH-RISE APARTMENTS

SOUTH WATERFRONT MID-RISE MIXED-USE APARTMENTS

SITE BOUNDARY

RESIDENTIAL PLOTS

This section integrates the volumetric codes alike held by Lusail Guidelines document. The regulations are supplementary to all other QIN design documents and provide clear, concise guidelines and requirements to residential plot owners and developers.
To ensure the application of best practice design to QIN and ensure the creation of a vibrant residential community, the mandatory guidelines and controls for plot developments are stated in the following sections.

The Residential plots are classified into below categories:

- Residential - Low Density
  - Villa Type A1 (Beach Access)
  - Villa Type A2 (Waterfront)
  - Villa Type A3 (Canal front)
  - Villa Type B (Parkside)

- Residential - Medium Density
  - Medium Density Apartments

- Residential- High Density
  - West Waterfront Apartments
  - South Waterfront High-rise Apartments
  - South Waterfront Mid-rise Mixed-Use Apartments

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2.4 PLOT TYPOLOGY GUIDELINES & CONTROLS

2.4.1 OVERVIEW

TOPOGRAPHY

Topographic conditions are typically flat, plain and open arid area within the Qetaifan Island North.

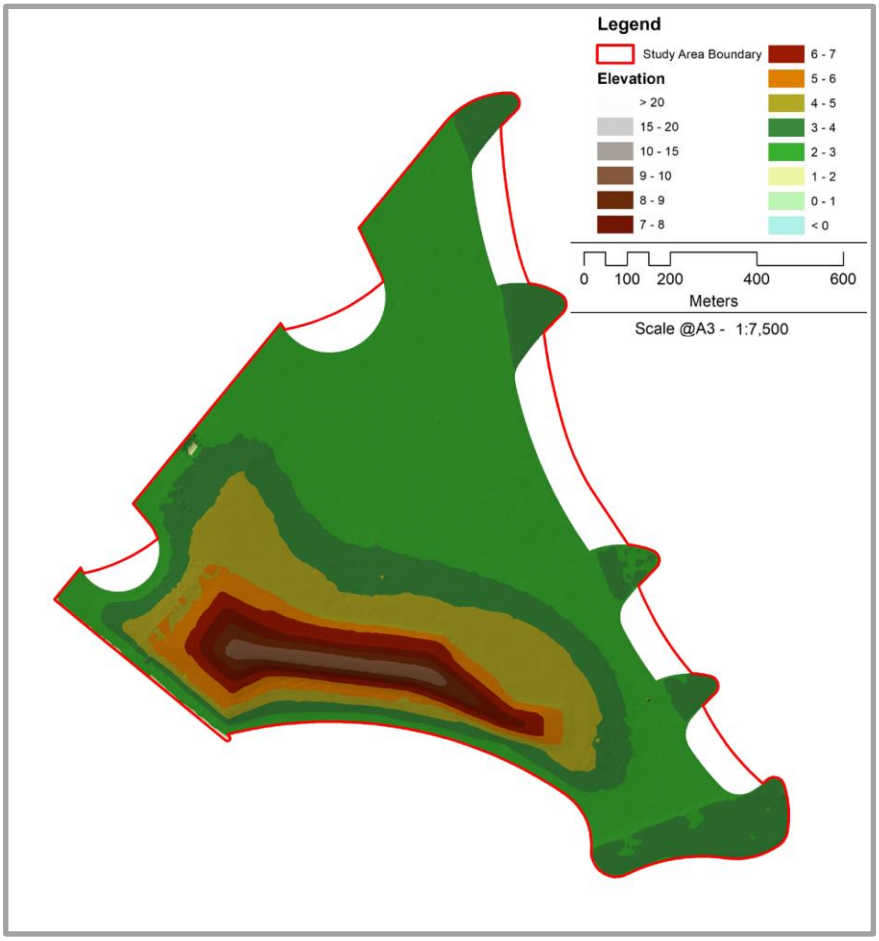
The plots have a gradual feature of topography, slope, drainage & access that should be considered in design process.

The intent is to minimize visual impact, while maintaining privacy of the villas nestled into the natural terrain, in harmony with nature, and with the overall character of the island.

Typically, any development should be nestled into the land remaining as close as possible to its natural topography to be part of the site rather than being perched on it. Wherever possible to follow existing contours and minimize cut and fill situations and thus reduce the height of the retaining walls, and allow for the villas to nestle into existing site and appear as an extension of the natural landforms.

Significant cut and fill conditions to be contained within retaining walls. Conditions to retaining walls between back-to-back plots, side plots, plots / park limits and plots / street limits are described in section 2.5 Boundary Treatment Guidelines and controls.

The finished grade around the villas and site walls should lie against the walls as nearly as possible to the original angle of slope as applicable.



Indicative Elevation Plan generated from Lusail Survey - January 2018

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2.4 PLOT TYPOLOGY GUIDELINES & CONTROLS

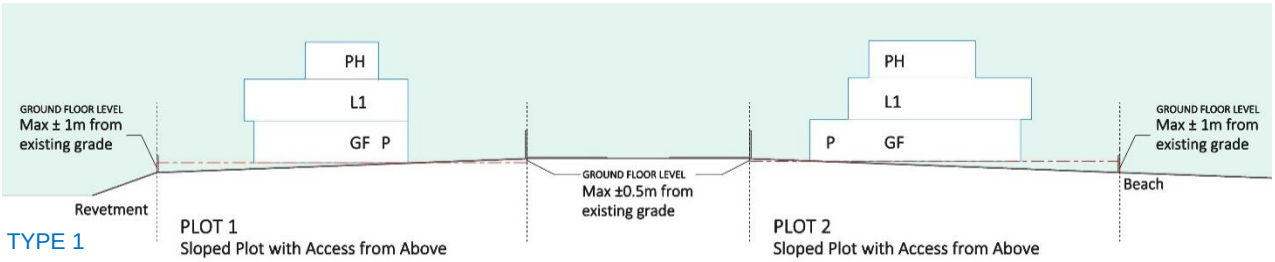
2.4.1 OVERVIEW

TOPOGRAPHY

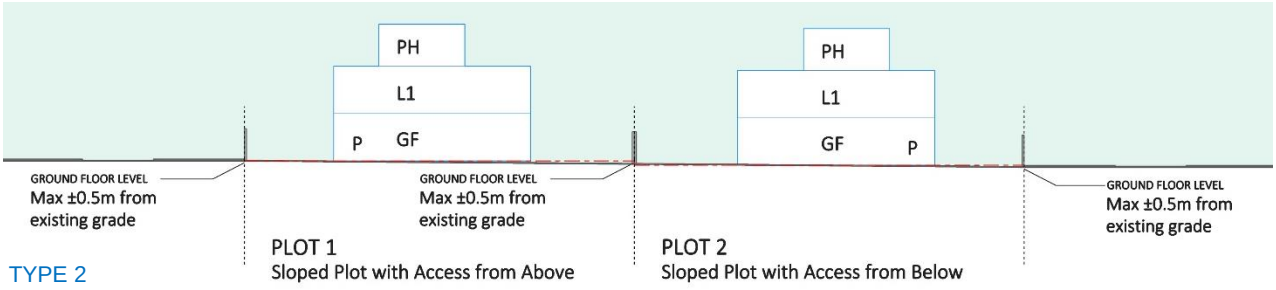
Terrain slope of villas vary between gentle slopes (0 - 3%) and major slopes (more than 3%).

TYPICAL PLOT WITH GENTLE SLOPE

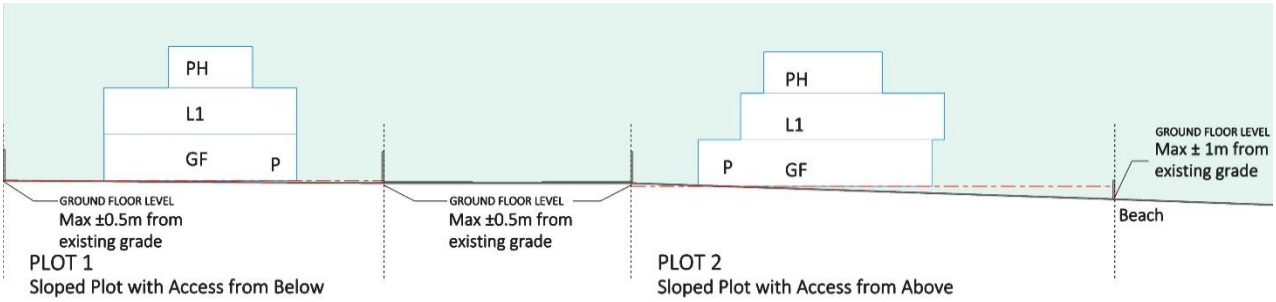
EXAMPLE OF A TYPICAL PLOTS



TYPE 1



TYPE 2

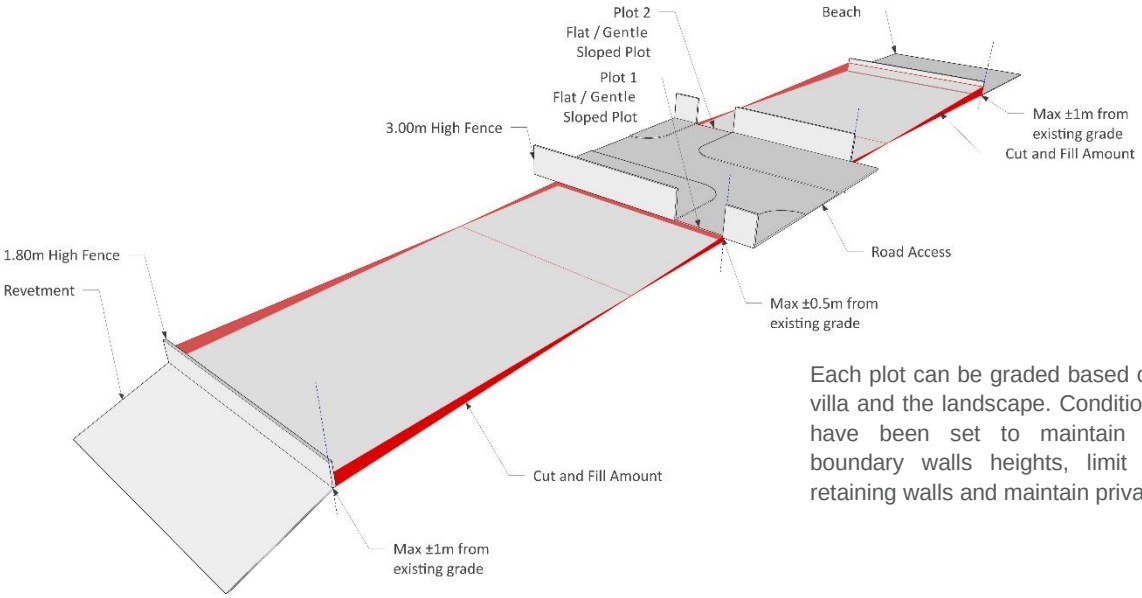


TYPE 3

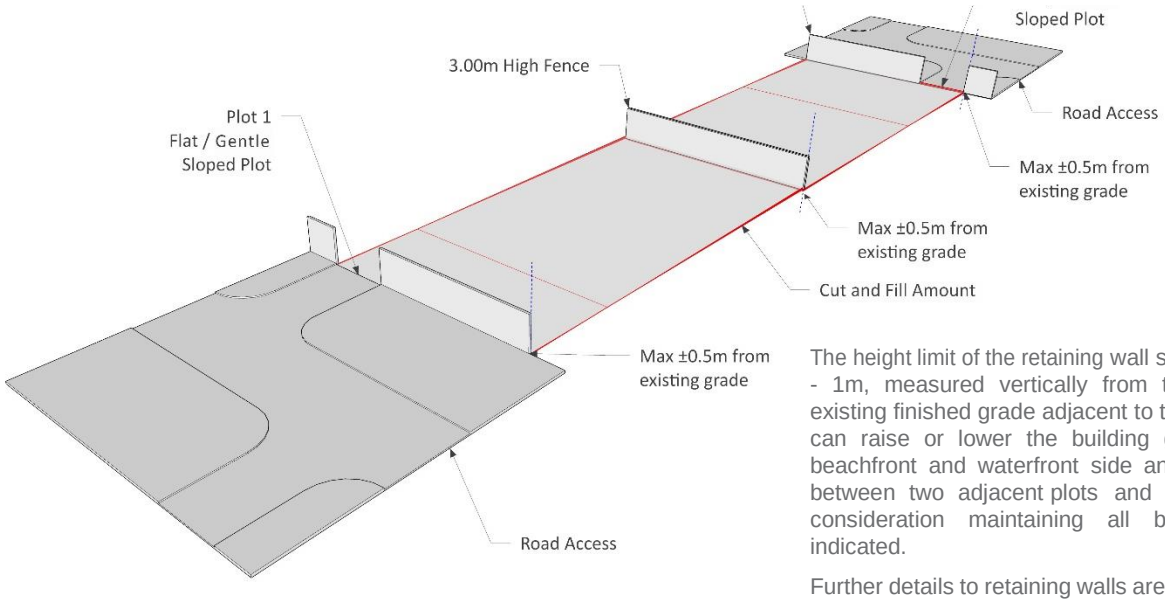
PLOT WITH GENTLE SLOPE.

A slope of less than 3% might be considered as flat. Retaining wall height for main building in these instances would be limited to ±0.5m max.

TYPICAL PLOT WITH GENTLE SLOPE



Each plot can be graded based on the design of the villa and the landscape. Conditions for plots grading have been set to maintain consistency along boundary walls heights, limit the height of the retaining walls and maintain privacy of each villa.



The height limit of the retaining wall shall be limited to 0.5 - 1m, measured vertically from the lowest point at existing finished grade adjacent to the wall. Each owner can raise or lower the building ground level facing beachfront and waterfront side and by half a meter between two adjacent plots and street sides taking consideration maintaining all boundary walls as indicated.

Further details to retaining walls are described in section 2.5. Boundary Treatment guidelines and Control.

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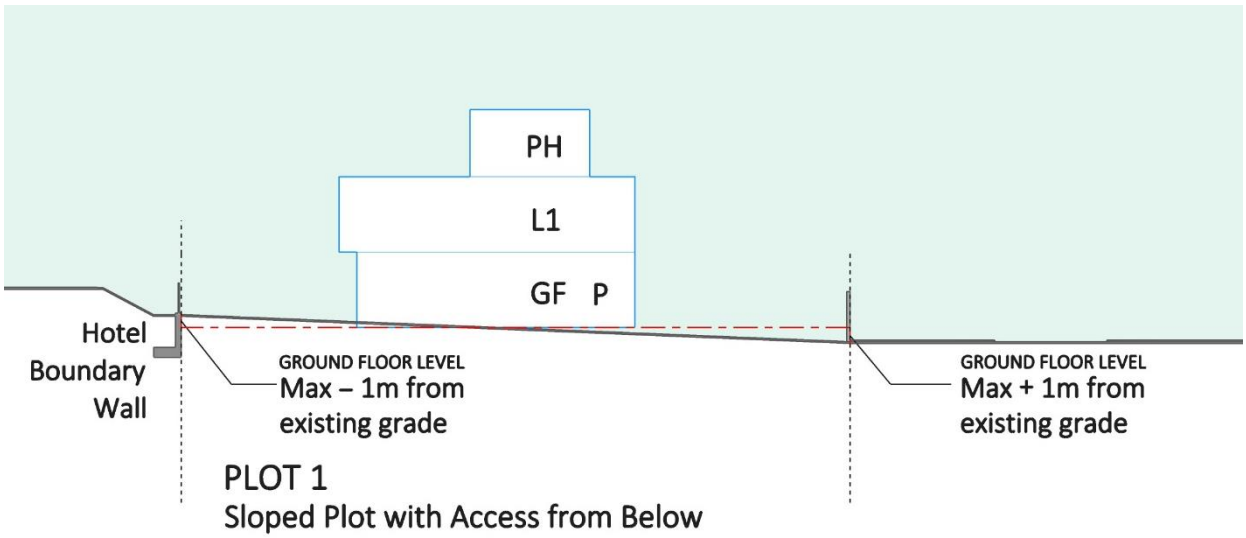
2.4 PLOT TYPOLOGY GUIDELINES & CONTROLS

2.4.1 OVERVIEW

TOPOGRAPHY

TYPICAL PLOT WITH MAJOR SLOPE

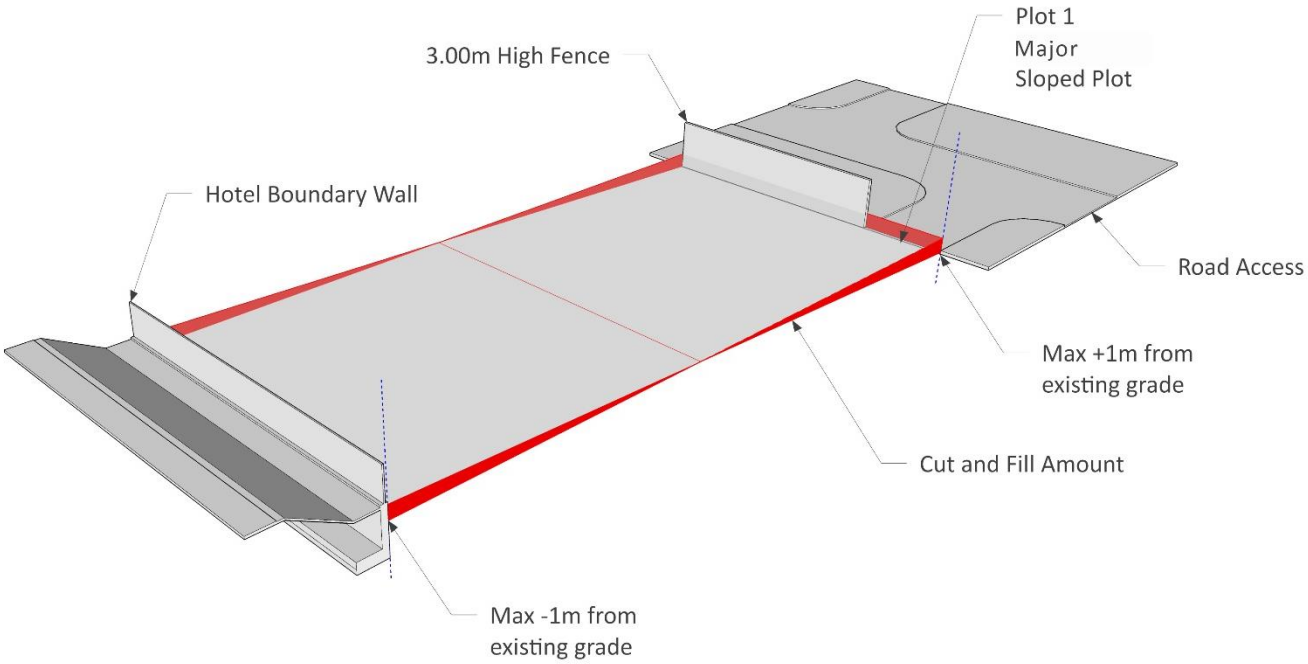


EXAMPLE OF A TYPICAL PLOT WITH MAJOR SLOPE

A slope within a plot greater than 3% would be regarded as a steep slope with different set of conditions to be applied in terms of buildings layout. In such instances, plots may be terraced with split-level buildings in order to maintain height conditions to ensure privacy of adjacent properties and to avoid unreasonably high retaining walls.

It's recommended to maintain the natural slope of the land and limit the grading in the building location. The diagram above is indicative of maximum grading in a plot.

TYPICAL PLOT WITH MAJOR SLOPE



The same conditions of retaining wall height limitation for a gentle slope site apply to steep sites.

In addition, those sites could have intermediate platforms, where the designers should take into consideration the regulations for boundary walls along steep sites.

If the site will be stepped, the interface between the boundary walls and the site platforms is critical. Further measures to reduce retaining walls heights and limit the amount of cut and fill are described in section 2.5. Boundary Treatment Guidelines and Control.

2.4.2 RESIDENTIAL PLOTS

REF: LQND-RPA1- Sheet 1/8

GLOSSARY OF TERMS

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A1 (BEACH ACCESS)

These sheets support and clarify the existing Building Regulations issued to the current plot owners and are supplemental to all existing documentation.
The sheets comprise mandatory controls and guidelines suggestions to assist plot owners and their advisors in preparing compliant proposals.

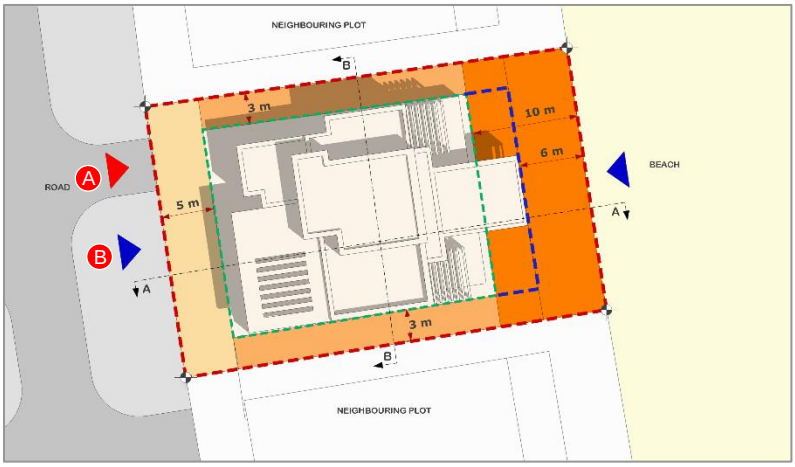
The objective is to foster best design practice for livable neighborhoods within Qatar's cultural context. The guidelines and controls are an outcome of a detailed review by the Lusail Planning Authority.

Villa Type A1 is the villa typology that backs directly onto beaches on QIN allowing for uninterrupted sea views and direct beach access.

A contemporary Miami architectural style is encouraged. The building massing should be oriented towards the sea to maximize the sea view.

In order to create a lively waterfront open space within the residential communities, the facade on the beach-front should also be simple and modern.

Villa Type A1 - Plan



5m min setback from the road

3m min setback from side property line

10m min ground setback from rear property line

6m min Cantilever setback

Building and Ground floor setback

A Vehicular access point (subject to built driveways)

B Pedestrian Access (Aligned with Villa main Entrance)

Vehicular Access

Pedestrian Access

The following conditions within Building Regulations sheets for individual villa plots remain unchanged:

To safeguard quality, the following regulations are amended to augment and add to the Building Regulations:

EXISTING REGULATIONS SUMMARY:

Permitted Land Use	Residential
Plot Area	As per individual Building Regulations Sheet
Max. FAR	60 %
Max. Plot Coverage	50 %
Penthouse Coverage	40% of first floor footprint with a minimum 3m from first-floor front and rear façade
Max. Number of Floors	G + 1 + P (Penthouse)
Basement	One level of basement is permitted following building setback. Deviations may be considered on a case-by-case basis
Max. Heights	15m to top of Penthouse roof
	3.5m for service block
	4.5m for majlis
	Boundary wall: 1.8m (Optional) on Beachfront and 3m on other sides
Min. Setbacks Criteria	5m from Access road
	3m from Neighbor sides
	10m from Beachfront
	6m Cantilever from Beachfront
	1.50 architectural elements only from neighbor side / no openings allowed
	All Ancillary buildings (except Driver or Guard room): 2m from the internal face of front boundary wall and can locate at side boundary walls without opening. Ancillary buildings are not permitted at rear setback
	Swimming pool minimum 2m from external plot boundary
Min. Car Parking Provision	Min 2 spaces per dwelling

ADDITIONAL REGULATIONS:

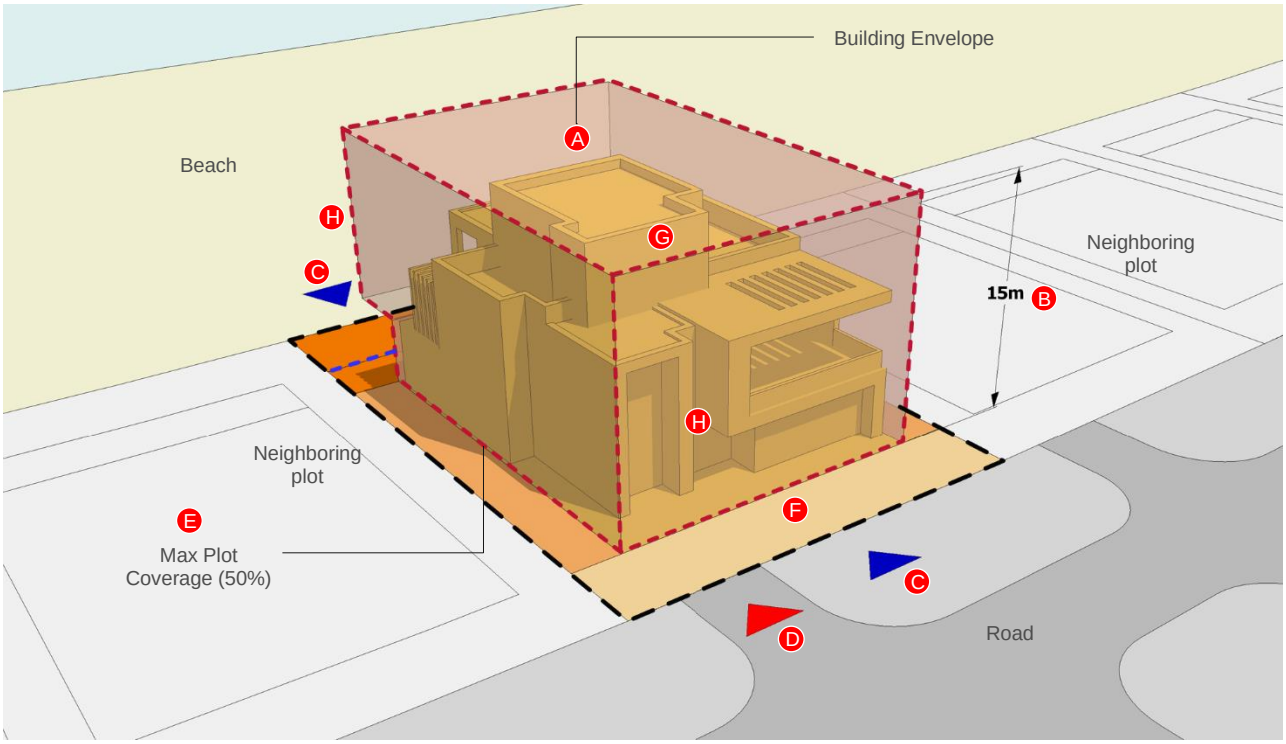
BOUNDARY WALL	Perimeter walls and entrances to comply with boundary wall design guidelines & controls. Boundary walls heights are variable due to slope conditions
OPENINGS	Side setback: openings (e.g. windows, balconies and terraces) are allowed in walls from 3.0m setback but recommended to be screened for visual privacy from neighboring properties
	Front setback: openings in front elevations must be setback min 5.0m and do not have to be screened
	Rear setback: openings are allowed in GF rear and above levels. Openings on all levels between 6.0m and 10.0m setback do not have to be screened
	Balconies & terraces: all balconies & terraces open to sky whose sides face neighboring plots must have 1.8m high solid screen parapet for privacy
	Penthouse openings: on facades facing neighbors, openings are not allowed in Penthouse unless it's minimum 6.0m from boundary wall except for small windows for the purpose of ventilating bathrooms.
ANCILLARY BUILDINGS	Refuse Alcove, Driver, Majlis or Guard building: can be located on front of boundary wall and side boundary walls; while no openings on the road side are allowed.
	Other Ancillary Buildings: must be with setback minimum of 2m away from the villa and must follow rear setback of the villa. Ancillary buildings are not permitted to attach at rear boundary.
	Car shade allowed within neighbor side setback with max. depth 6.00m
	Ancillary Structure length: Maximum cumulative length of all ancillary buildings must be less than 50% of front road side or 75% of neighbor side wall length.
	Basements of any type not allowed under any ancillary
ROOFTOP MECHANICAL EQUIPMENT	Rooftop mechanical equipment to be set to the rear of the building and screened from view from all sides
LANDSCAPE	Front gardens to incorporate at least 2 mature trees in line with landscape guidelines and controls as a contribution to streetscape character. Min. 5% of the plot to be soft landscape with irrigated vegetation

REF: LQND-RPA1- Sheet 2/8

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A1 (BEACH ACCESS)

Villa Type A1 - Volume



KEY PARAMETERS:

A The Building Envelope is the total area within which permissible construction may occur and is defined by the minimum setback lines and maximum height restrictions.

B Maximum Building Height: measured from the lowest side of the plot to top of parapet and must not exceed +15m including all parapets and roof structures.

C Pedestrian entrance may be aligned with villa main doorway or adjacent to vehicular access. Secondary pedestrian access allowed at beachfront villas. Refer to villa Plot Boundary Treatment Guidelines and Controls for further information.

D Vehicular access must be via defined driveway locations. Refer to Villa Plot Boundary Treatment Guidelines and Controls for further information.

E . Max. Plot Coverage: the portion of a plot that is occupied by any building or structure expressed as a percentage of occupied footprint area to total plot area. Must not exceed 50%.

F Front Setback: min setback 5m and max setback 10m for main villa building. This is to maintain a cohesive street alignment. Ancillary buildings (except majlis, driver, guard room, security and refuse alcove) must be setback 2m from the front plot boundary and must follow rear setback as far as the main villa. Ancillary buildings are not permitted at rear setback. .

G Penthouse position: penthouses must be within a minimum 3.0m from the first-floor front and rear façade or windows on the side. Penthouse sides with windows should be min. 6 m from boundary wall, except for small windows for the purpose of ventilating bathrooms.

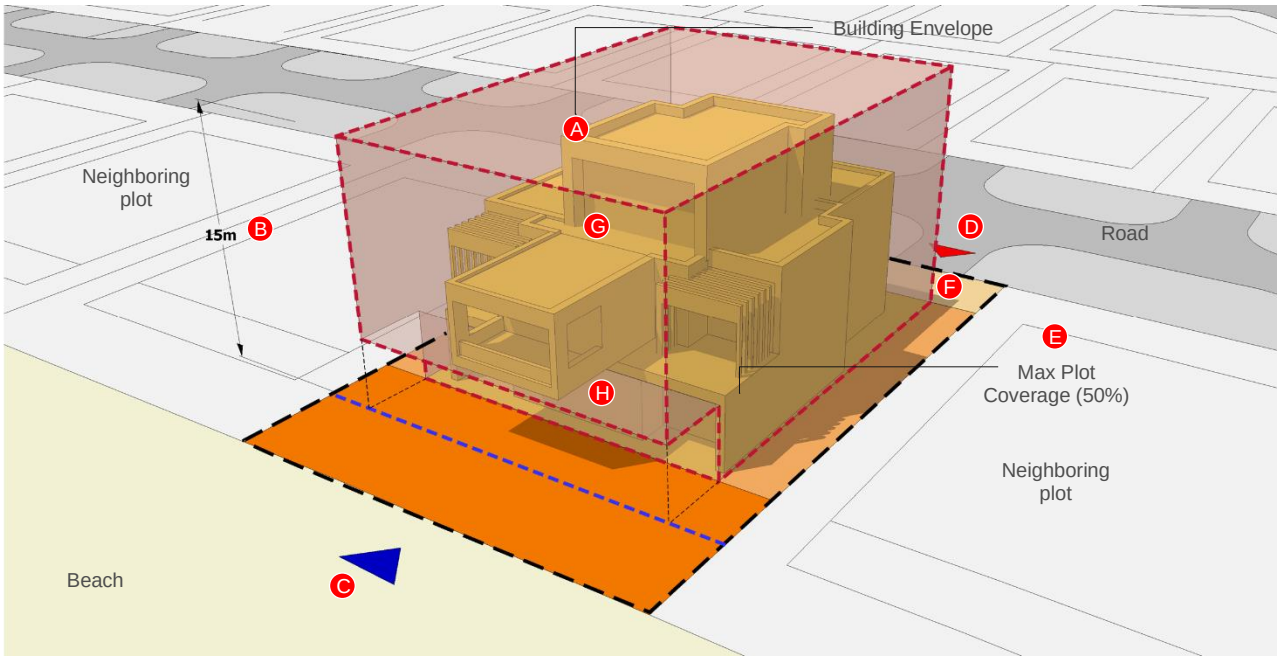
H Cantilevered projections such as balconies should remain within setback limits. 6m cantilever setback from beachfront and waterfront. Only architectural elements such as decorations, shades, canopies etc. can project 1.5m from neighbor side.

REF: LQND-RPA1- Sheet 3/8

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A1 (BEACH ACCESS)

Villa Type A1 - Volume



KEY PARAMETERS:

A The Building Envelope is the total area within which permissible construction may occur and is defined by the minimum setback lines and maximum height restrictions

B Maximum Building Height: measured from the lowest side of the plot to top of parapet and must not exceed +15m including all parapets and roof structures.

C Pedestrian entrance may be aligned with villa main doorway or adjacent to vehicular access. Secondary pedestrian access allowed at beachfront villas. Refer to villa Plot Boundary Treatment Guidelines and Controls for further information.

D Vehicular access must be via defined driveway locations. Refer to Villa Plot Boundary Treatment Guidelines and Controls for further information.

E Max. Plot Coverage: the portion of a plot that is occupied by any building or structure expressed as a percentage of occupied footprint area to total plot area. Must not exceed 50%

F Front Setback: min setback 5m and max setback 10m for main villa building. This is to maintain a cohesive street alignment. Ancillary buildings (except majlis, driver, guard room, security and refuse Alcove) must be setback 2m from the front plot boundary and must follow rear setback as far as the main villa. Ancillary buildings are not permitted at rear setback.

G Penthouse position: penthouses must be within a minimum 3.0m from the first-floor front and rear façade or windows on the side. Penthouse sides with windows should be min. 6 m from boundary wall, except for small windows for the purpose of ventilating bathrooms.

H Cantilevered projections such as balconies should remain within setback limits. 6m cantilever setback from beachfront and waterfront. Only architectural elements such as decorations, shades, canopies etc. can project 1.5m from neighbor side.

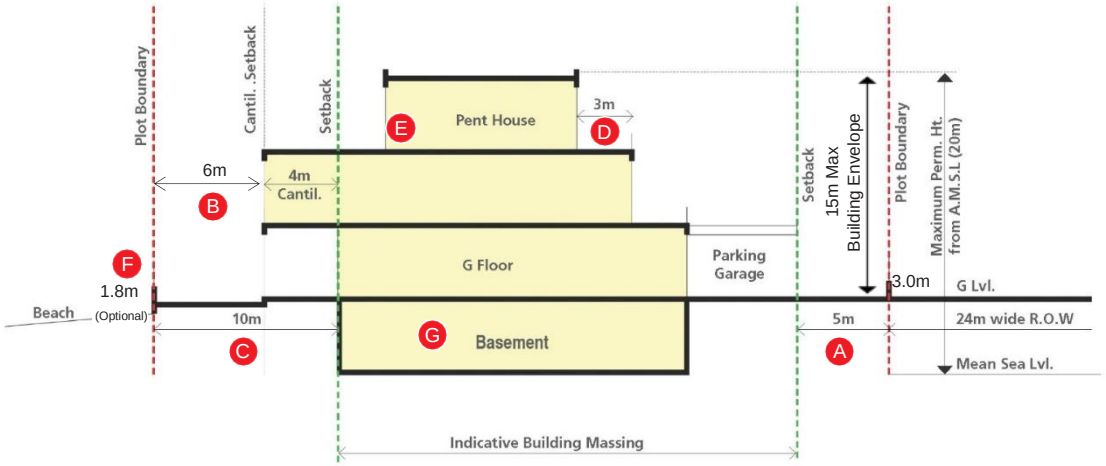
2.4.2 RESIDENTIAL PLOTS

REF: LQND-RPA1- Sheet 4/8

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A1 (BEACH ACCESS)

Villa Type A1 - Section A-A



A Min. 5m - Max 10m setback from front plot boundary

B Min. 6m cantilever setback from beachfront

C Min. 10m ground floor setback from beachfront.

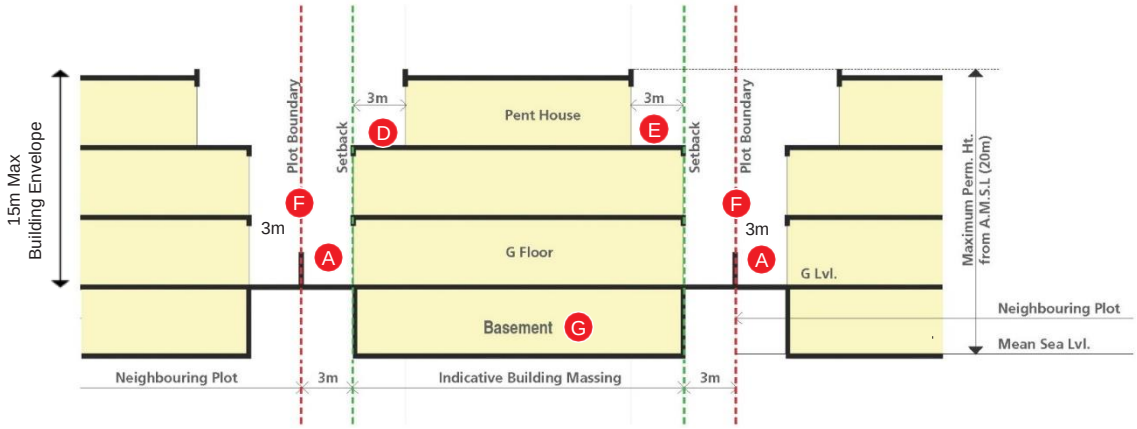
D Penthouses must be within a minimum 3.0m from the 1st floor front and rear side and 6.0m side setback from boundary wall with window.

E Roof top equipment should be adequately screened from view.

F Boundary wall: 1.8m (optional) on beachfront and 3m on other sides

G Basement: max 1 level is permitted following building setback. Area is excluded from GFA only if both naturally ventilated and non-habitable. Habitable spaces cannot collectively exceed a maximum 50% of basement footprint.

Villa Type A1 - Section B-B



A Min 3m setback from side plot boundary recommended to be screened for visual privacy from neighboring properties.

B Min. 6m cantilever setback from beachfront

C Min. 10m ground floor setback from beachfront

D Penthouses must be within a minimum 3.0m from the 1st floor front and rear side and 6.0m side setback from boundary wall with window.

E Roof top equipment should be adequately screened from view.

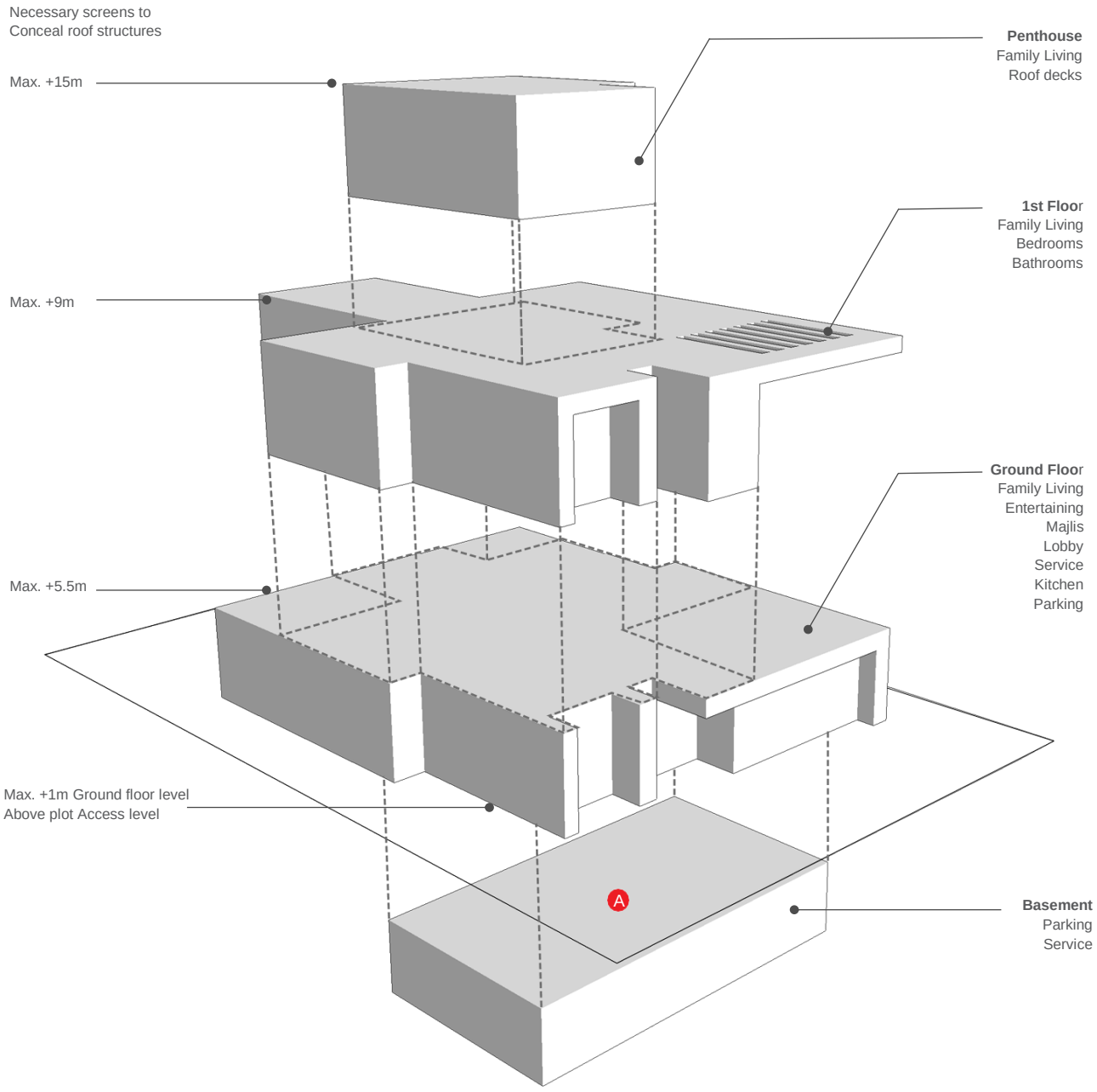
F Boundary wall: 1.8m (optional) on beachfront and 3m on other sides

G Basement: max 1 level is permitted following building setback. Area is excluded from GFA only if both naturally ventilated and non-habitable. Habitable spaces cannot collectively exceed a maximum 50% of basement footprint.

REF: LQND-RPA1- Sheet 5/8

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A1 (BEACH ACCESS)

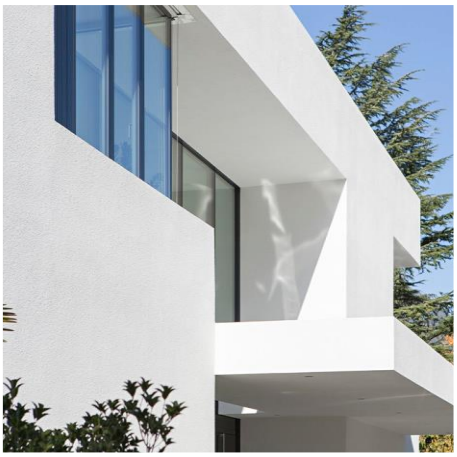


A Non-habitable spaces in basement are excluded from GFA.

REF: LQND-RPA1- Sheet 6/8

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A1 (BEACH ACCESS)

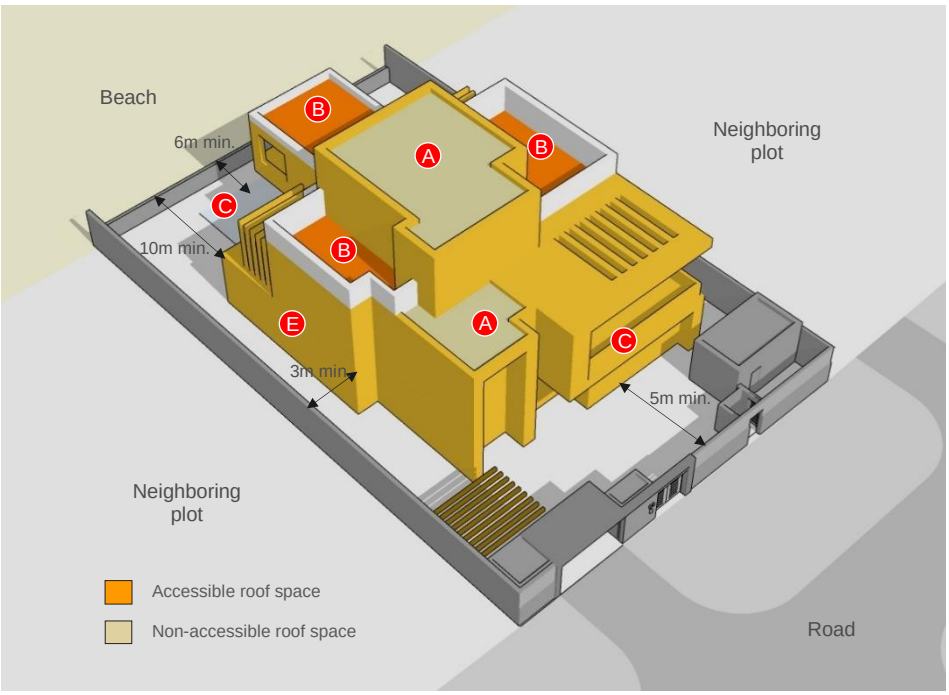


2.4.2 RESIDENTIAL PLOTS

REF: LQND-RPA1- Sheet 7/8

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A1 (BEACH ACCESS)



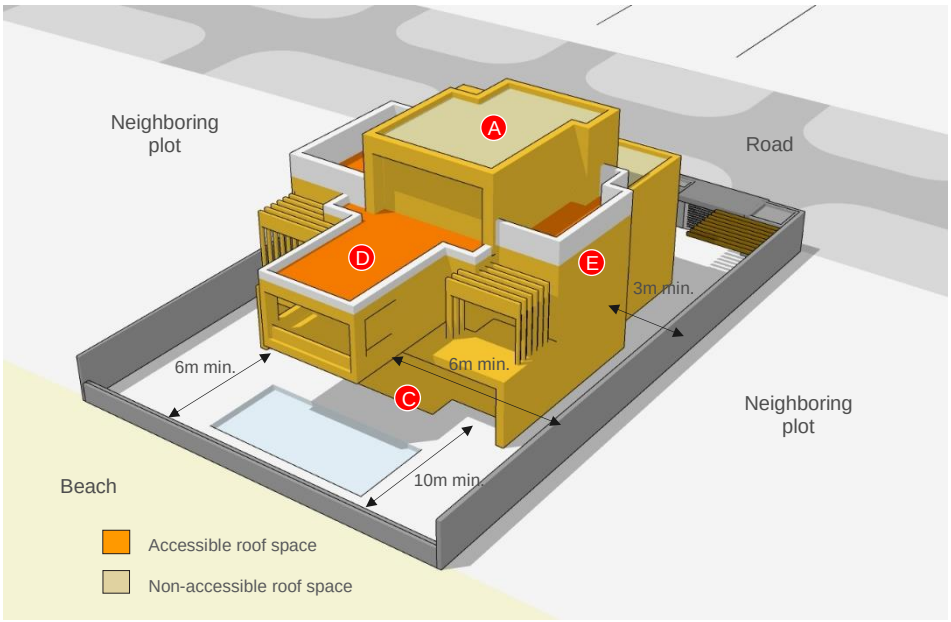
Privacy is an important issue for plot owners so controlling overlooking of neighboring plots needs particular attention.

Elevations that include openings (windows, balconies & terraces) are to adhere to 3m min. setback from the plot boundary. Windows may additionally be angled or recessed for additional privacy.

A No roof terrace is permitted in this area due to inadequate screening. Access to this roof space should be restricted.

B Roof terrace is permitted here as this elevation has adequate screening from neighboring plots

C No screening to windows or terraces is required on front and rear elevations for beachfront and waterfront villas



Roof areas created through the articulation of the building massing can only be accessible if appropriate screening requirements are in place.

If screening requirements do not apply, access should be restricted by prohibiting patio doors or full height windows from opening onto these spaces. Non accessible roofs should be designed with materials and finishes that discourage their habitable use.

D Roof terrace is permitted here as it is at least 6m away from side and rear plot boundaries.

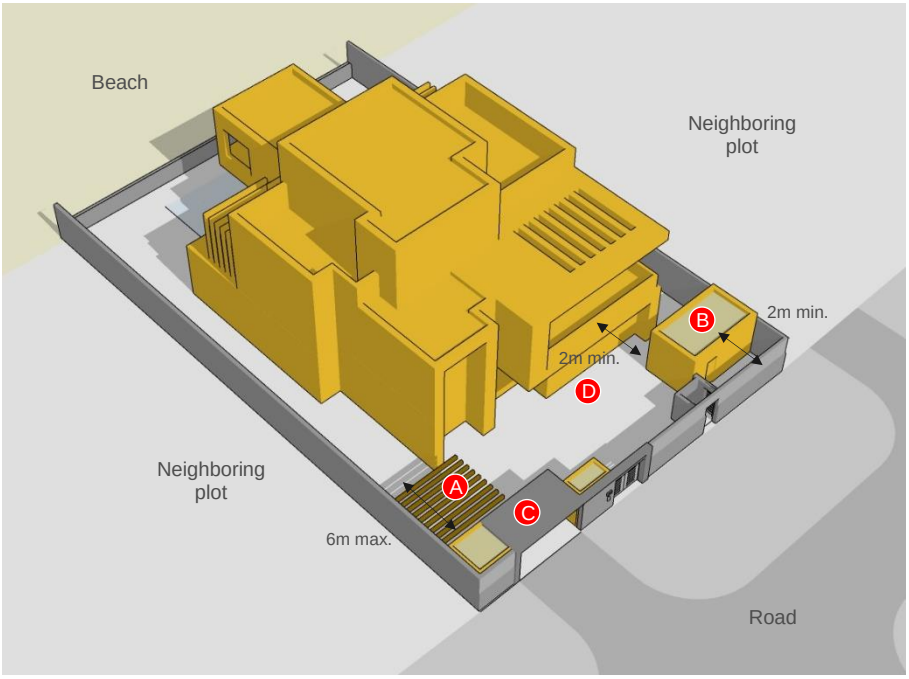
E Side openings on all levels at 3.0m setback recommended to be screened for visual privacy.

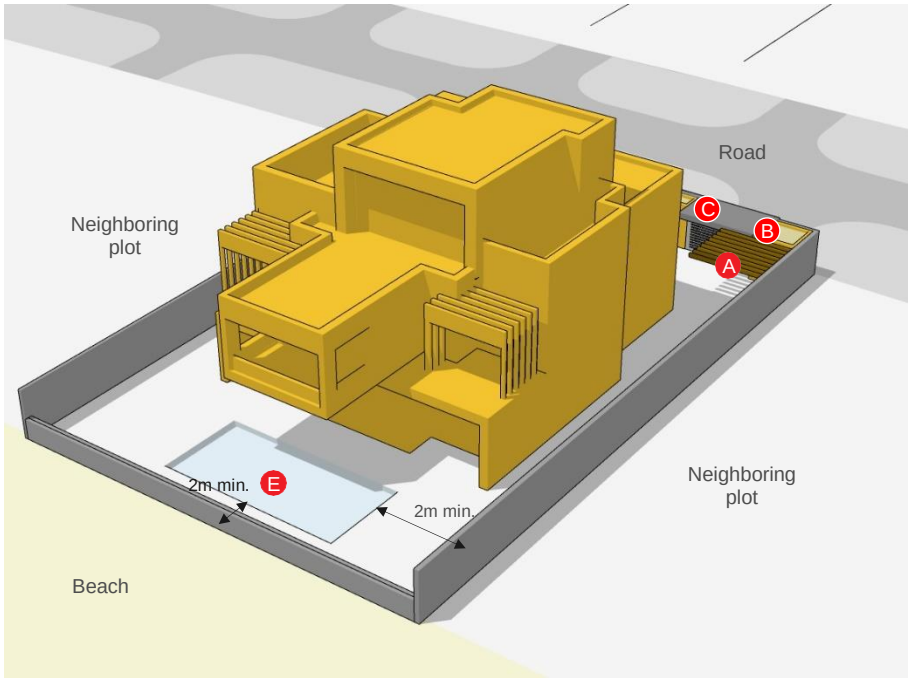
REF: LQND-RPA1- Sheet 8/8

RESIDENTIAL PLOTTYPOLOGY

VILLA TYPE A1 (BEACH ACCESS)

PARKING & ANCILLARY BUILDINGS





An ancillary building is a support building such as a Majlis, an outside kitchen, servant's quarters, driver's room, guard room, storage, pool room, etc. Ancillary buildings must be included in the overall GFA.

A Garage to be aligned with driveway. Minimum 2 parking spaces to be provided on-plot. Car shades allowed within the neighbor setback with max depth 6m.

B Ancillary buildings may abut side walls and maintain a 2 meters separation from the main villa. Fire hazard uses like kitchens should be referenced to local Civil Defense code requirements and other international standards that mandate proper fire-resistant construction between such uses and the main villa. Optional pedestrian Entrance is permitted refer to boundary guidelines.

C Max. parapet height for ancillary buildings is 0.4m. Only majlis, guard, refuse alcove, driver and security rooms can be placed within front and side setback attached to boundary wall with no openings on the roadside. Maximum parapet height for majlis is 4.5m.

Ancillary buildings may be incorporated as part of the main villa or built freestanding at the front of the plot, 2m min from the street wall and (if required) abutting the party wall. Only majlis, guard, refuse alcove, driver and security rooms can be attached to the front boundary wall.

D Ancillary buildings may be incorporated or placed outside the villa footprint. If placed outside the villa footprint:
> a minimum distance of 2m between the Ancillary and the main building.
> Minimum of 2m setback from front wall of Ancillary building.
> Ancillary buildings are not permitted at rear setback.

E Swimming pool minimum 2m from external plot boundary.

2.4.3 RESIDENTIAL PLOTS

REF: LQND-RPA2- Sheet 1/8

GLOSSARY OF TERMS

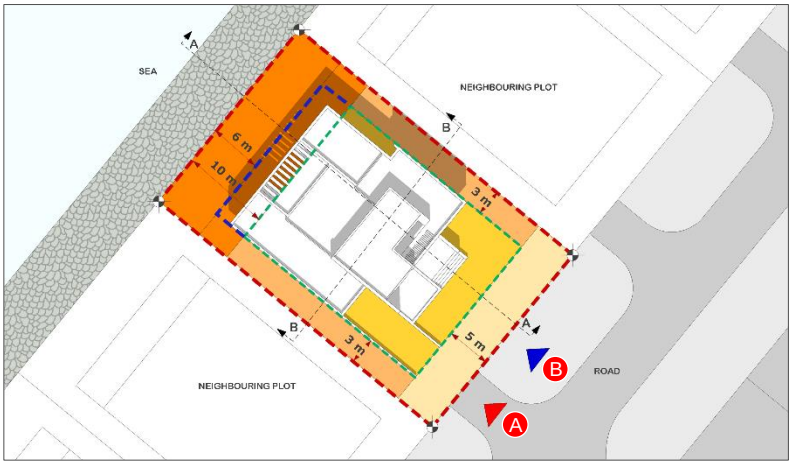
RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A2 (WATERFRONT)

Villa Type A2 rear side are directly onto the revetment edged sections of QIN allowing for uninterpreted sea views. No direct water access or mooring is permitted.

Contemporary Miami architectural style is encouraged. The building massing should be oriented towards the sea to maximize the sea view. A waterfront light structure boundary wall (Mashrabia) could be acceptable and subject to Lusail approval. Light waterfront structures, pool decks and other such amenities are permitted up to a maximum height of 1m from internal plot level.

Villa Type A2 - Plan



5m min setback from the road

3m min setback from side property line

10m min ground setback from rear property line

6m min Cantilever setback

Building and Ground floor setback

A Vehicular access point (subject to built driveways)

B Pedestrian Access (Aligned with Villa main Entrance)

Vehicular Access

Pedestrian Access

The following conditions within Building Regulations sheets for individual villa plots remain unchanged:

To safeguard quality, the following regulations are amended to augment and add to the Building Regulations:

EXISTING REGULATIONS SUMMARY:

Permitted Land Use	Residential
Plot Area	As per individual Building Regulations Sheet
Max. FAR	60 %
Max. Plot Coverage	50 %
Penthouse Coverage	40% of first floor footprint with a minimum 3m from first-floor front and rear façade
Max. Number of Floors	G + 1 + P (Penthouse)
Basement	One level of basement is permitted following building setback Deviations may be considered on a case-by-case basis
Max. Heights	15m to top of Penthouse roof
	3.5m for service block
	4.5m for majlis
	Boundary wall: 1.8m on Waterfront/Revetment wall and 3m on other sides
Min. Setbacks Criteria	5m from Access road
	3m from Neighbor sides
	10m from Waterfront/Revetment wall
	6m Cantilever from Waterfront/Revetment wall
	1.50 architectural elements only from neighbor side / no openings allowed
	All Ancillary buildings (except Driver or Guard room): 2m from the internal face of front boundary wall and can locate at side boundary walls without opening. Ancillary buildings are not permitted at rear setback
	Swimming pool minimum 2m from external plot boundary
Min. Car Parking Provision	Min 2 spaces per dwelling

ADDITIONAL REGULATIONS:

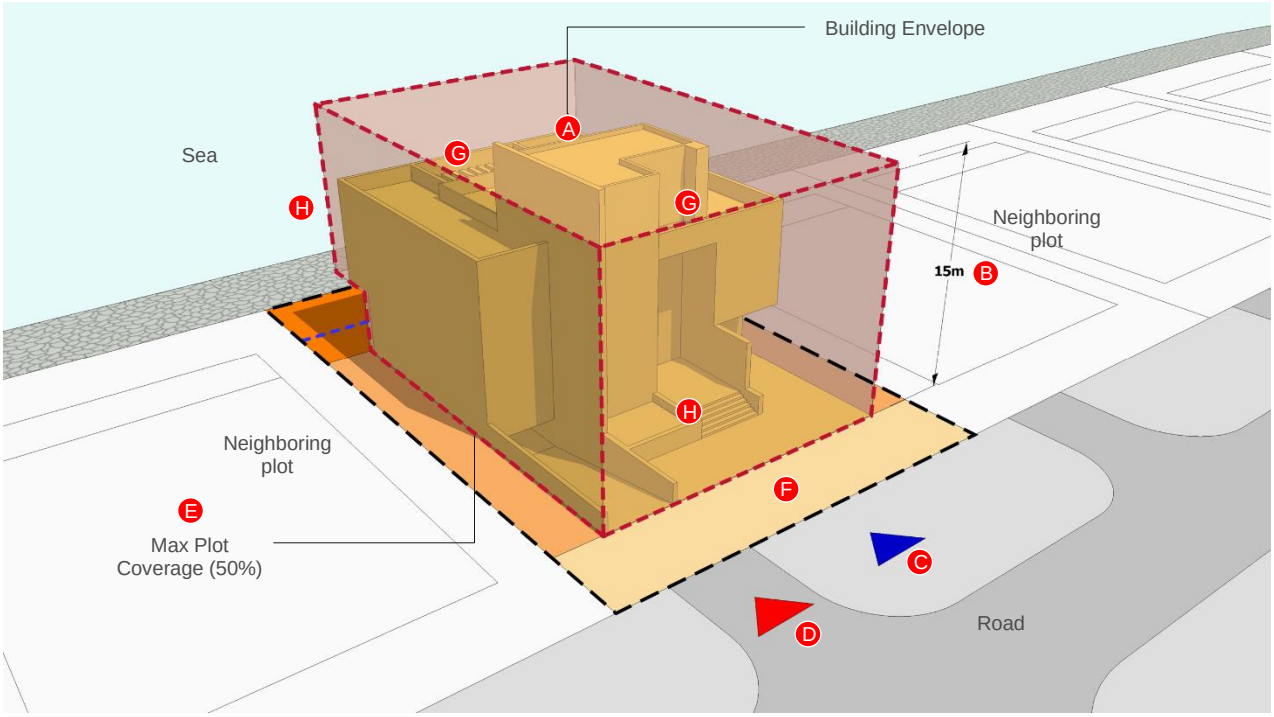
BOUNDARY WALL	Perimeter walls and entrances to comply with boundary wall design guidelines & controls. Boundary walls heights are variable due to slope conditions
OPENINGS	Side setback: openings (e.g. windows, balconies and terraces) are allowed in walls from 3.0m setback but recommended to be screened for visual privacy from neighboring properties
	Front setback: openings in front elevations must be setback min 5.0m and do not have to be screened
	Rear setback: openings are allowed in GF rear and above levels. Openings on all levels between 6.0m and 10.0m setback do not have to be screened
	Balconies & terraces: all balconies & terraces open to sky whose sides face neighboring plots must have 1.8m high solid screen parapet for privacy
	Penthouse openings: on facades facing neighbors, openings are not allowed in Penthouse unless it's minimum 6.0m from boundary wall except for small windows for the purpose of ventilating bathrooms.
ANCILLARY BUILDINGS	Refuse Alcove, Driver, Majlis or Guard building: can be located on front of boundary wall and side boundary walls; while no openings on the road side are allowed.
	Other Ancillary Buildings: must be with setback minimum of 2m away from the villa and must follow rear setback of the villa. Ancillary buildings are not permitted to attach at rear boundary.
	Car shade allowed within neighbor side setback with max. depth 6.00m
	Ancillary Structure length: Maximum cumulative length of all ancillary buildings must be less than 50% of front road side or 75% of neighbor side wall length
	Basements of any type not allowed under any ancillary.
ROOFTOP MECHANICAL EQUIPMENT	Rooftop mechanical equipment to be set to the rear of the building and screened from view from all sides
LANDSCAPE	Front gardens to incorporate at least 2 mature trees in line with landscape guidelines and controls as a contribution to streetscape character. Min. 5% of the plot to be soft landscape with irrigated vegetation

REF: LQND-RPA2- Sheet 2/8

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A2 (WATERFRONT)

Villa Type A2 - Volume



KEY PARAMETERS:

A The Building Envelope is the total area within which permissible construction may occur and is defined by the minimum setback lines and maximum height restrictions.

B Maximum Building Height: measured from the lowest side of the plot to top of parapet and must not exceed +15m including all parapets and roof structures.

C Pedestrian entrance may be aligned with villa main doorway or adjacent to vehicular access. Refer to villa Plot Boundary Treatment Guidelines and Controls for further information.

D Vehicular access must be via defined driveway locations. Refer to Villa Plot Boundary Treatment Guidelines and Controls for further information.

E Max. Plot Coverage: the portion of a plot that is occupied by any building or structure expressed as a percentage of occupied footprint area to total plot area. Must not exceed 50%

F Front Setback: min setback 5m and max setback 10m for main villa building. This is to maintain a cohesive street alignment. Ancillary buildings (except driver, guard room, security, majlis and refuse alcove) must be setback 2m from the front plot boundary and must follow rear setback as far as the main villa. Ancillary buildings are not permitted at rear setback.

G Penthouse position: penthouses must be within a minimum 3.0m from the first-floor front and rear façade or windows on the side. Penthouse sides with windows should be min. 6 m from boundary wall, except for small windows for the purpose of ventilating bathrooms.

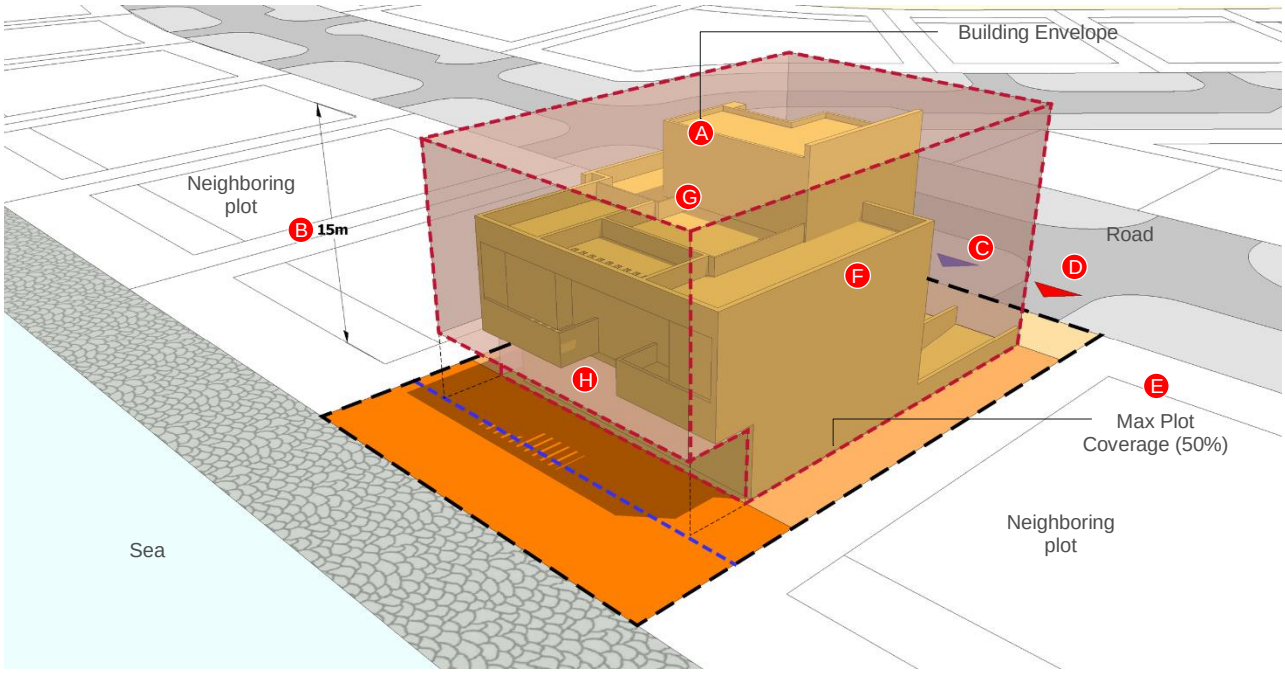
H Cantilevered projections such as balconies should remain within setback limits. 6m cantilever setback from waterfront. Only architectural elements such as decorations, shades, canopies etc. can project 1.5m from neighbor side.

REF: LQND-RPA2- Sheet 3/8

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A2 (WATERFRONT)

Villa Type A2 - Volume



KEY PARAMETERS:

A The Building Envelope is the total area within which permissible construction may occur and is defined by the minimum setback lines and maximum height restrictions.

B Maximum Building Height: measured from the lowest side of the plot to top of parapet and must not exceed +15m including all parapets and roof structures.

C Pedestrian entrance may be aligned with villa main doorway or adjacent to vehicular access. Refer to villa Plot Boundary Treatment Guidelines and Controls for further information.

D Vehicular access must be via defined driveway locations. Refer to Villa Plot Boundary Treatment Guidelines and Controls for further information.

E Max. Plot Coverage: the portion of a plot that is occupied by any building or structure expressed as a percentage of occupied footprint area to total plot area. Must not exceed 50%

F Front Setback: min setback 5m and max setback 10m for main villa building. This is to maintain a cohesive street alignment. Ancillary buildings (except driver, guard room, security, majlis and refuse alcove) must be setback 2m from the front plot boundary and must follow rear setback as far as the main villa. Ancillary buildings are not permitted at rear setback.

G Penthouse position: penthouses must be within a minimum 3.0m from the first-floor front and rear façade or windows on the side. Penthouse sides with windows should be min. 6 m from boundary wall, except for small windows for the purpose of ventilating bathrooms.

H Cantilevered projections such as balconies should remain within setback limits. 6m cantilever setback from waterfront. Only architectural elements such as decorations, shades, canopies etc. can project 1.5m from neighbor side.

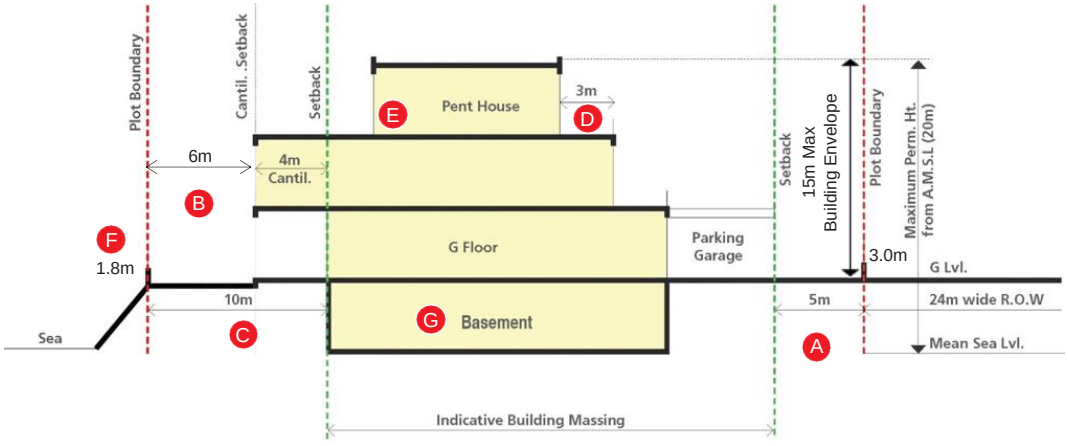
2.4.2 RESIDENTIAL PLOTS

REF: LQND-RPA2- Sheet 4/8

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A2 (WATERFRONT)

Villa Type A2 Plot - Section A-A



A Min 5m - Max 10m setback from front plot boundary

B Min. 6m cantilever setback from waterfront / revetment wall

C Min. 10m ground floor setback from waterfront / revetment wall

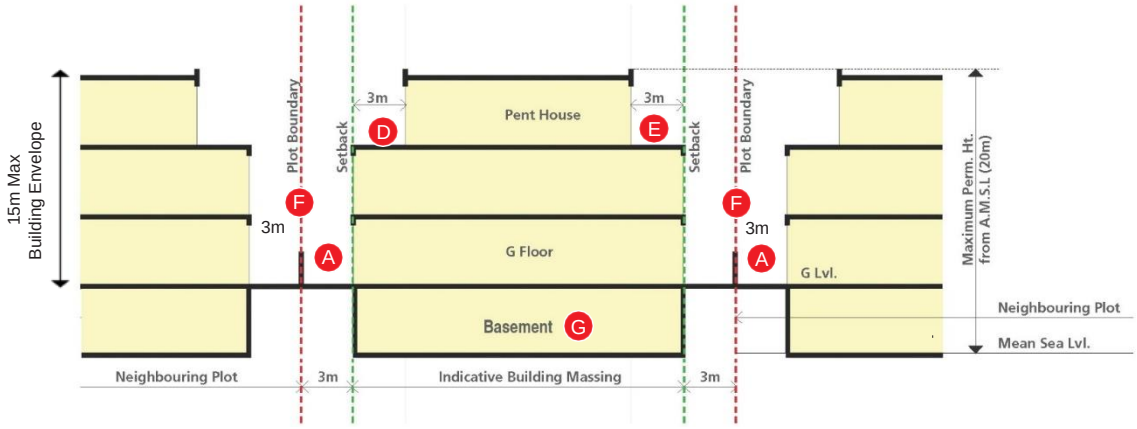
D Penthouses must be within a minimum 3.0m from the 1st floor front and rear side and 6.0m side setback from boundary wall with window

E Roof top equipment should be adequately screened from view

F Boundary wall: 1.8m on waterfront and 3m on other sides

G Basement: max 1 level is permitted following building setback. Area is excluded from GFA only if both naturally ventilated and non-habitable. Habitable spaces cannot collectively exceed a maximum 50% of basement footprint.

Villa Type A2 Plot - Section B-B



A Min 3m setback from side plot boundary recommended to be screened for visual privacy from neighboring properties.

B Min. 6m cantilever setback from waterfront/revetment wall

C Min. 10m ground floor setback from waterfront/revetment wall

D Penthouses must be within a minimum 3.0m from the 1st floor front and rear side and 6.0m side setback from boundary wall with window.

E Roof top equipment should be adequately screened from view

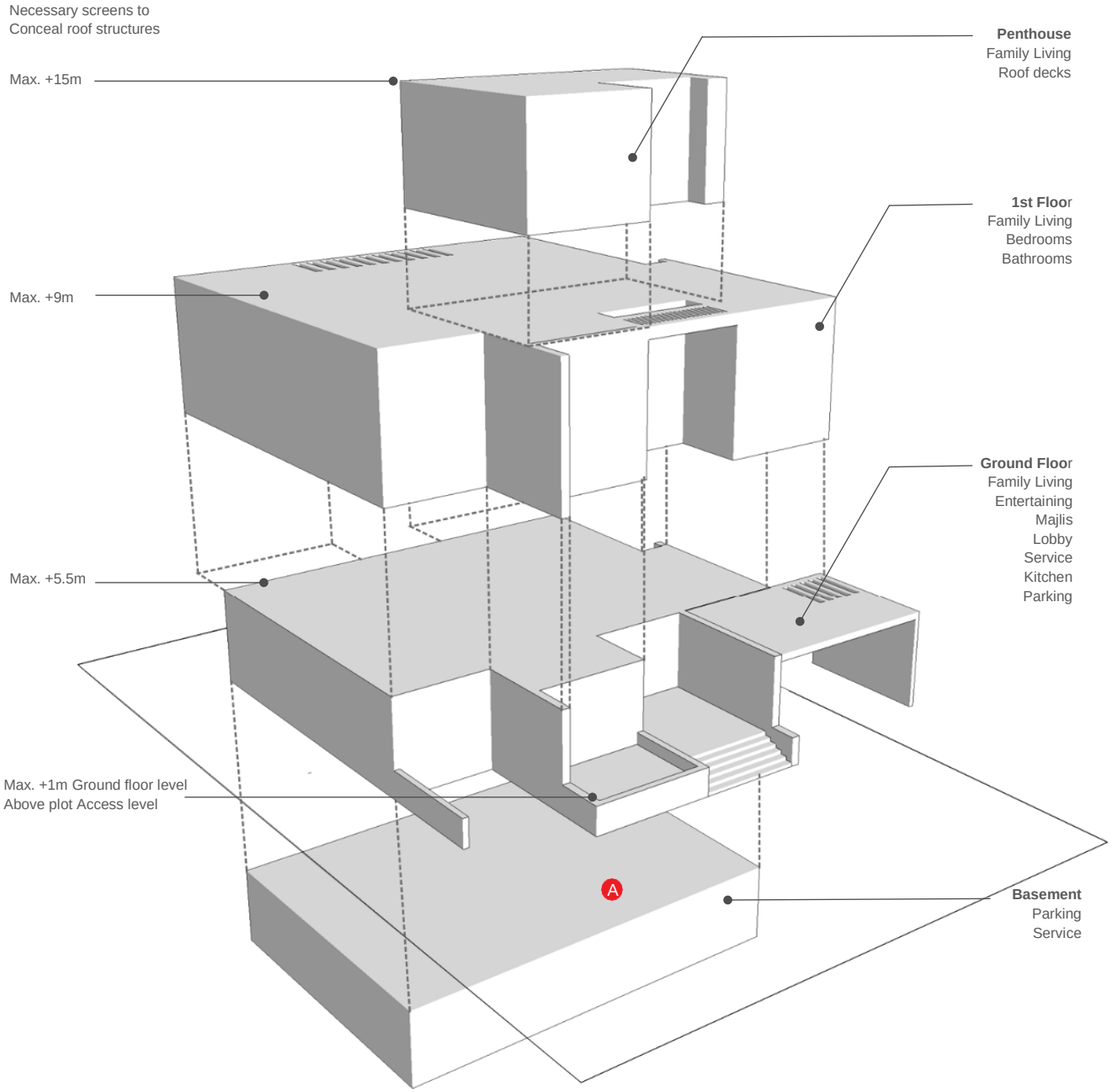
F Boundary wall: 1.8m on waterfront and 3m on other sides

G Basement: max 1 level is permitted following building setback. Area is excluded from GFA only if both naturally ventilated and non-habitable. Habitable spaces cannot collectively exceed a maximum 50% of basement footprint.

REF: LQND-RPA2- Sheet 5/8

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A2 (WATERFRONT)



A Non-habitable spaces in basement are excluded from GFA.

REF: LQND-RPA2- Sheet 6/8

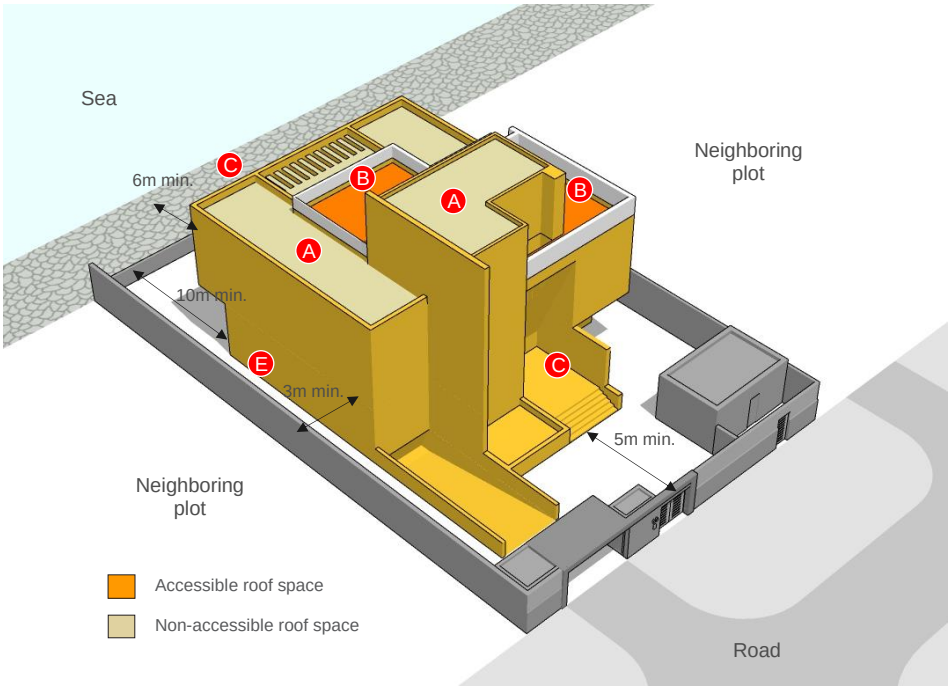
RESIDENTIAL PLOT TYPOLOGY
VILLA TYPE A2 (WATERFRONT

2.4.2 RESIDENTIAL PLOTS

REF: LQND-RPA2- Sheet 7/8

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A2 (WATERFRONT)



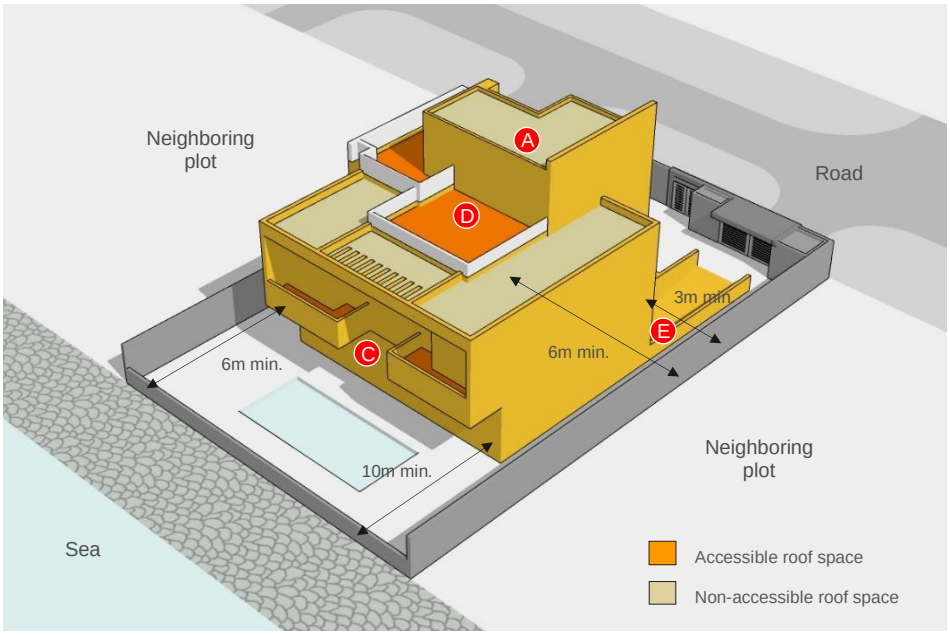
Privacy is an important issue for plot owners so controlling overlooking of neighboring plots needs particular attention.

Elevations that include openings (windows, balconies & terraces) are to adhere to 3m min. setback from the plot boundary. Windows may additionally be angled or recessed for additional privacy.

A No roof terrace is permitted in this area due to inadequate screening. Access to this roof space should be restricted.

B Roof terrace is permitted here as this elevation has adequate screening from neighboring plots

C No screening to windows or terraces is required on front and rear elevations for beachfront and waterfront villas



Roof areas created through the articulation of the building massing can only be accessible if appropriate screening requirements are in place.

If screening requirements do not apply, access should be restricted by prohibiting patio doors or full height windows from opening onto these spaces. Non accessible roofs should be designed with materials and finishes that discourage their habitable use.

D Roof terrace is permitted here as it is at least 6m away from side and rear plot boundaries.

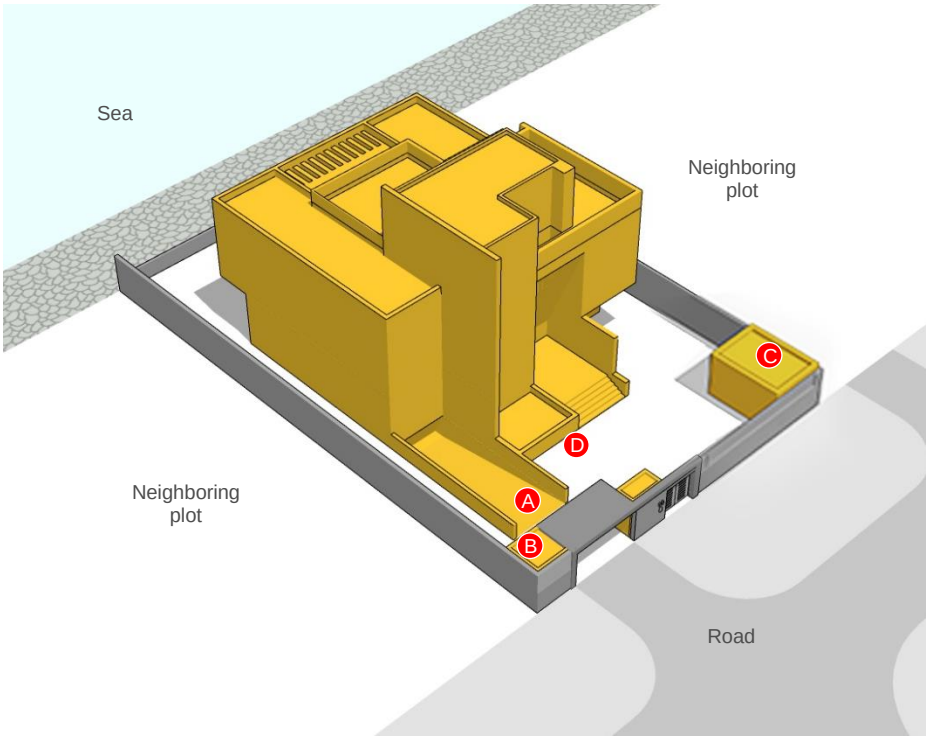
E Side openings on all levels at 3.0m setback recommended to be screened for visual privacy

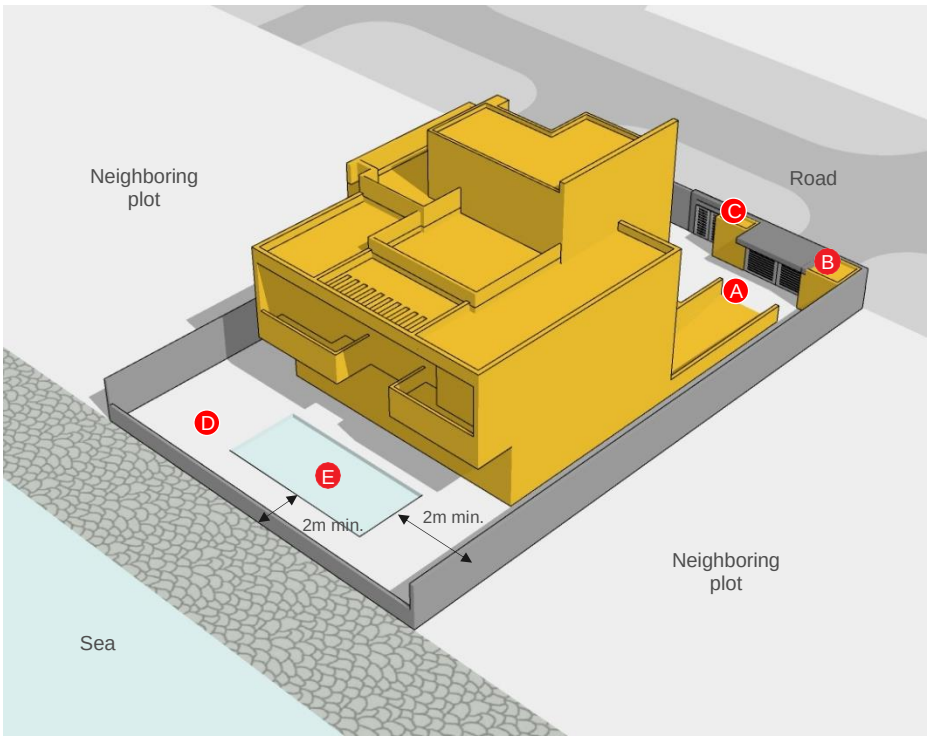
REF: LQND-RPA2- Sheet 8/8

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A2 (WATERFRONT)

PARKING & ANCILLARY BUILDINGS





An ancillary building is a support building such as a Majlis, an outside kitchen, servant's quarters, driver's room, guard room, storage, pool room etc. Ancillary buildings must be included in the overall GFA.

A Garage to be aligned with driveway. Minimum 2 parking spaces to be provided on-plot. Car shades allowed within the neighbor setback with max depth 6m.

B Ancillary buildings may abut side walls and maintain a 2 meters separation from the main villa. Fire hazard uses like kitchens should be referenced to local Civil Defense code requirements and other international standards that mandate proper fire-resistant construction between such uses and the main villa. Optional pedestrian Entrance is permitted refer to boundary guidelines.

C Max. parapet height for ancillary buildings is 0.4m. Only majlis, guard, refuse alcove, driver and security rooms can be placed within front and side setback attached to boundary wall with no openings on the roadside. Maximum parapet height for majlis is 4.5m.

Ancillary Buildings may be incorporated as part of the main villa or built freestanding at the front ofthe plot, 2m min from the street wall and (if required) abutting the party wall. Only majlis, guard, refuse alcove, driver and security rooms can be attached to the front boundary wall.

D Ancillary buildings may be incorporated or placed outside the villa footprint. If placed outside the villa footprint:
> a minimum distance of 2m between the Ancillary and the main building.
> Minimum of 2m setback from front wall of Ancillary building.
> Ancillary buildings are not permitted at rear setback.

E Swimming pool minimum 2m from external plot boundary.

2.4.4 RESIDENTIAL PLOTS

REF: LQND-RPB- Sheet 1/7

GLOSSARY OF TERMS

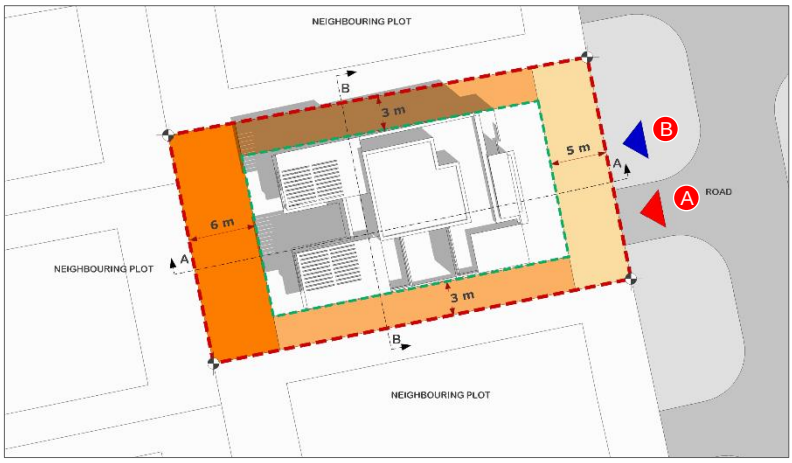
RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE B (PARKSIDE)

Villa Type B is the villa typology in the center of the North and East villa communities. It shares the convenient access to the residential beach and neighborhood gardens.

Contemporary Miami architectural style is encouraged. The building massing should be oriented towards the adjacent green open space.

Villa Type B - Plan



5m min setback from the road
3m min setback from side property line
6m min ground setback from rear property line
Building setback

A Vehicular access point (subject to built driveways)
B Pedestrian Access (Aligned with Villa main Entrance)
Vehicular Access
Pedestrian Access

The following conditions within Building Regulations sheets for individual villa plots remain unchanged:

EXISTING REGULATIONS SUMMARY:

Permitted Land Use	Residential
Plot Area	As per individual Building Regulations Sheet
Max. FAR	60 %
Max. Plot Coverage	50 %
Penthouse Coverage	40% of first floor footprint with a minimum 3m from first-floor front and rear façade
Max. Number of Floors	G + 1 + P (Penthouse)
Basement	One level of basement is permitted following building setback Deviations may be considered on a case-by-case basis
Max. Heights	15m to top of Penthouse roof top of parapet
	3.5m for service block top of parapet
	4.5m for majlis top of parapet
	Boundary wall: 3m on all sides
Min. Setbacks Criteria	5m from Access road
	3m from Neighbor sides
	6m from Rear Side
	1.50 architectural elements only from neighbor side / no openings allowed
	All Ancillary buildings (except Driver or Guard room): 2m from the internal face of front boundary wall and can locate at side boundary walls without opening. Ancillary buildings are not permitted at rear setback
	Swimming pool minimum 2m from external plot boundary
Min. Car Parking Provision	Min 2 spaces per dwelling

To safeguard quality, the following regulations are amended to augment and add to the Building Regulations:

ADDITIONAL REGULATIONS:

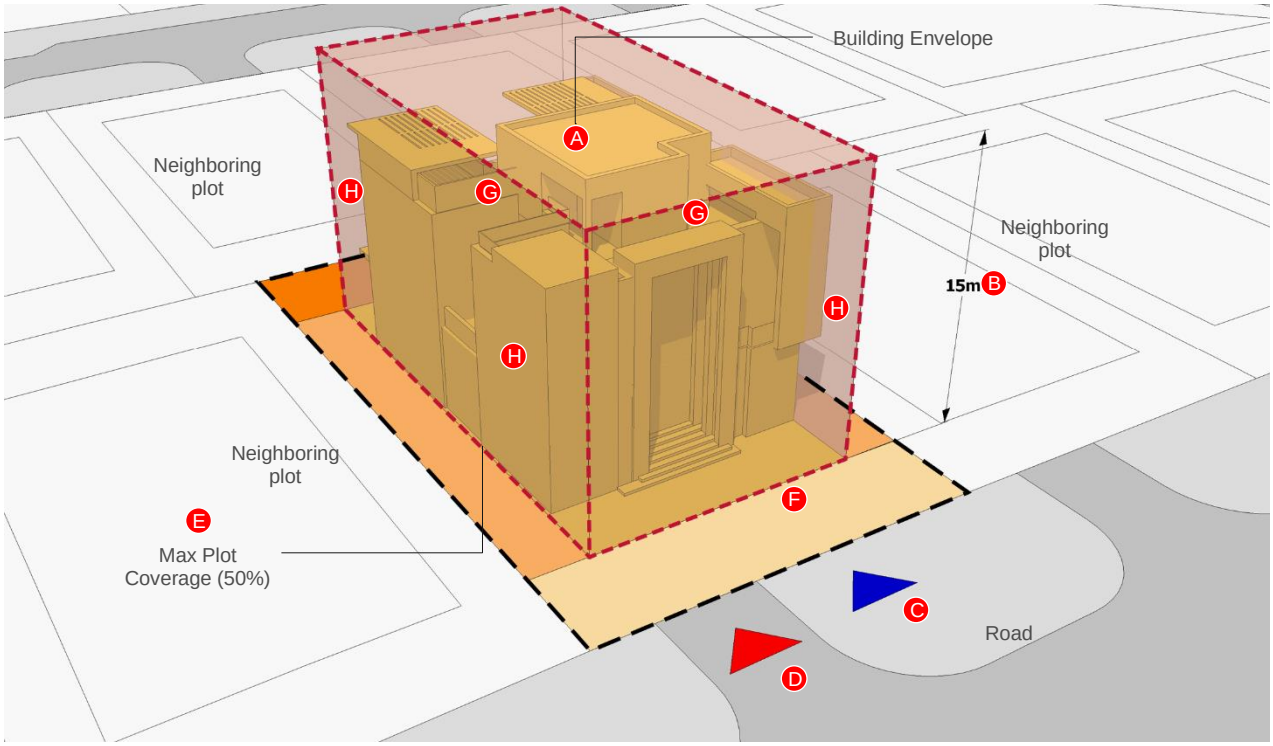
BOUNDARY WALL	Perimeter walls and entrances to comply with boundary wall design guidelines & controls. Boundary walls heights are variable due to slope conditions
OPENINGS	Side setback: openings (e.g. windows, balconies and terraces) are allowed in walls from 3.0m setback but recommended to be screened for visual privacy from neighboring properties
	Front setback: openings in front elevations must be setback min 5.0m and do not have to be screened
	Rear setback: openings are allowed in GF rear and above levels. Openings on all levels between 6.0m and 10.0m setback do not have to be screened
	Balconies & terraces: all balconies & terraces open to sky whose sides face neighboring plots must have 1.8m high solid screen parapet for privacy
	Penthouse openings: on facades facing neighbors, openings are not allowed in Penthouse unless it's minimum 6.0m from boundary wall except for small windows for the purpose of ventilating bathrooms.
ANCILLARY BUILDINGS	Refuse Alcove, Driver, Majlis or Guard building: can locate on front of boundary wall and side boundary walls; while no openings on the road side are allowed.
	Other Ancillary Buildings: must be with setback minimum of 2m away from the villa and might locate on rear boundary wall of villa. Ancillary buildings are not permitted to attach at rear boundary
	Car shade allowed within neighbor side setback with max. depth 6.00m
	Ancillary Structure length: Maximum cumulative length of all ancillary buildings must be less than 50% of front road side or 75% of neighbor side wall length
	Basements of any type not allowed under any ancillary
ROOFTOP MECHANICAL EQUIPMENT	Rooftop mechanical equipment to be set to the rear of the building and screened from view from all sides
LANDSCAPE	Front gardens to incorporate at least 2 mature trees in line with landscape guidelines and controls as a contribution to streetscape character. Min. 5% of the plot to be soft landscape with irrigated vegetation

REF: LQND-RPB- Sheet 2/7

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE B (PARKSIDE)

Villa Type B - Volume



KEY PARAMETERS:

A The Building Envelope is the total area within which permissible construction may occur and is defined by the minimum setback lines and maximum height restrictions.

B Maximum Building Height: measured from the lowest side of the plot to top of parapet and must not exceed +15m including all parapets and roof structures.

C Pedestrian entrance may be aligned with villa main doorway or adjacent to vehicular access. Refer to villa Plot Boundary Treatment Guidelines and Controls for further information.

D Vehicular access must be via defined driveway locations. Refer to Villa Plot Boundary Treatment Guidelines and Controls for further information.

E Max. Plot Coverage: the portion of a plot that is occupied by any building or structure expressed as a percentage of occupied footprint area to total plot area. Must not exceed 50%

F Front Setback: min setback 5m and max setback 10m for main villa building. This is to maintain a cohesive street alignment. Ancillary buildings (except driver, guard room, security, majlis and refuse Alcove) must be setback 2m from the front plot boundary and must follow rear setback as far as the main villa. Ancillary buildings are not permitted at rear setback.

G Penthouse position: penthouses must be within a minimum 3.0m from the first-floor front and rear façade or windows on the side. Penthouse sides with windows should be min. 6 m from boundary wall, except for small windows for the purpose of ventilating bathrooms.

H Cantilevered projections such as balconies should remain within setback limits. Only architectural elements such as decorations, shades, canopies etc. can project 1.5m from neighbor side.

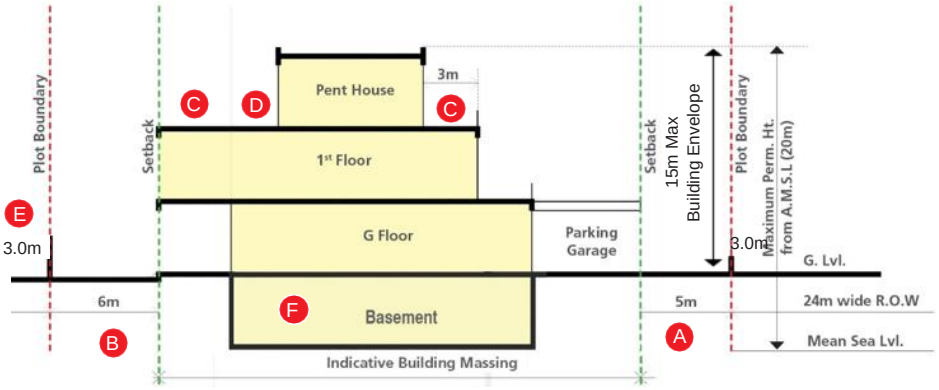
2.4.2 RESIDENTIAL PLOTS

REF: LQND-RPB- Sheet 3/7

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE B (PARKSIDE)

Villa Type B Plot - Section A-A



A Min 5m - Max 10m setback from front plot boundary

B Min. 6m setback from rear side

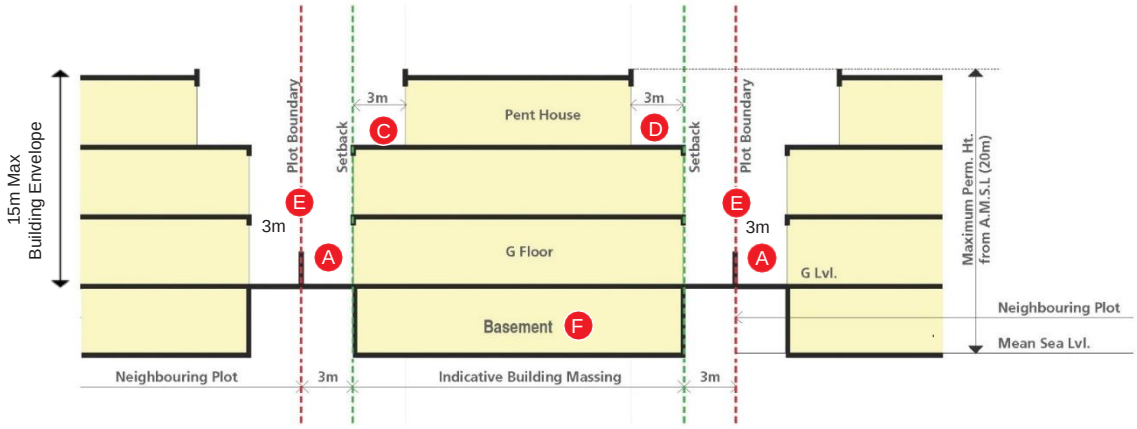
C Penthouses must be within a minimum 3.0m from the 1st floor front and rear side and 6.0m side setback from boundary wall with window.

D Roof top equipment should be adequately screened from view.

E Boundary wall: 3m on all sides

F Basement: max 1 level is permitted following building setback. Area is excluded from GFA only if both naturally ventilated and non-habitable. Habitable spaces cannot collectively exceed a maximum 50% of basement footprint.

Villa Type B Plot - Section B-B



A Min 3m setback from side plot boundary recommended to be screened for visual privacy from neighboring properties.

B Min. 6m setback from rear side

C Penthouses must be within a minimum 3.0m from the 1st floor front and rear side and 6.0m side setback from boundary wall with window.

D Roof top equipment should be adequately screened from view.

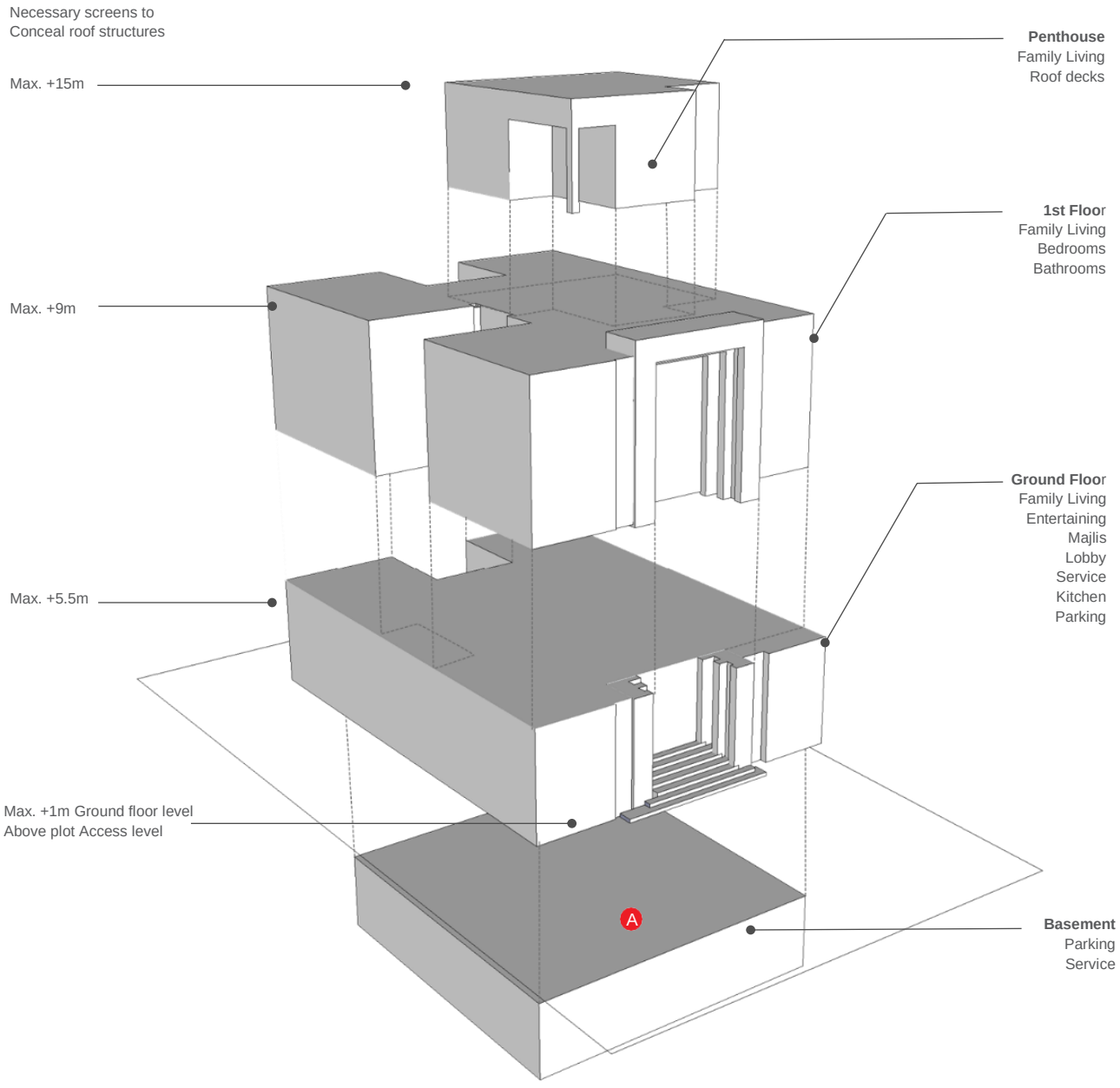
E Boundary wall: 3m on all sides

F Basement: max 1 level is permitted following building setback. Area is excluded from GFA only if both naturally ventilated and non-habitable. Habitable spaces cannot collectively exceed a maximum 50% of basement footprint.

REF: LQND-RPB- Sheet 4/7

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE B (PARKSIDE)



A Non-habitable spaces in basement are excluded from GFA.

RESIDENTIAL PLOT TYPOLOGY

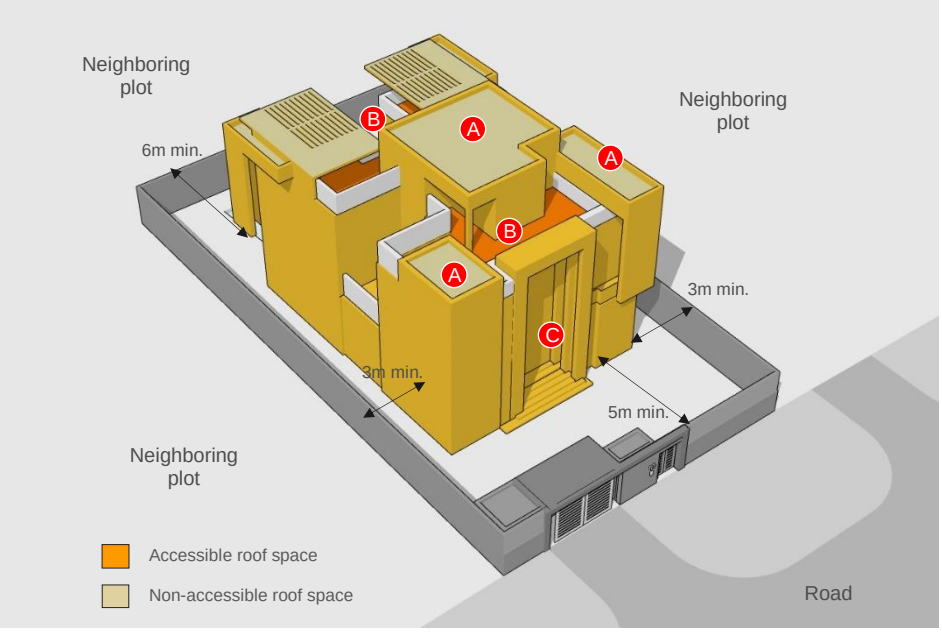
VILLA TYPE B (PARKSIDE)

2.4.2 RESIDENTIAL PLOTS

REF: LQND-RPB- Sheet 6/7

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE B (PARKSIDE)



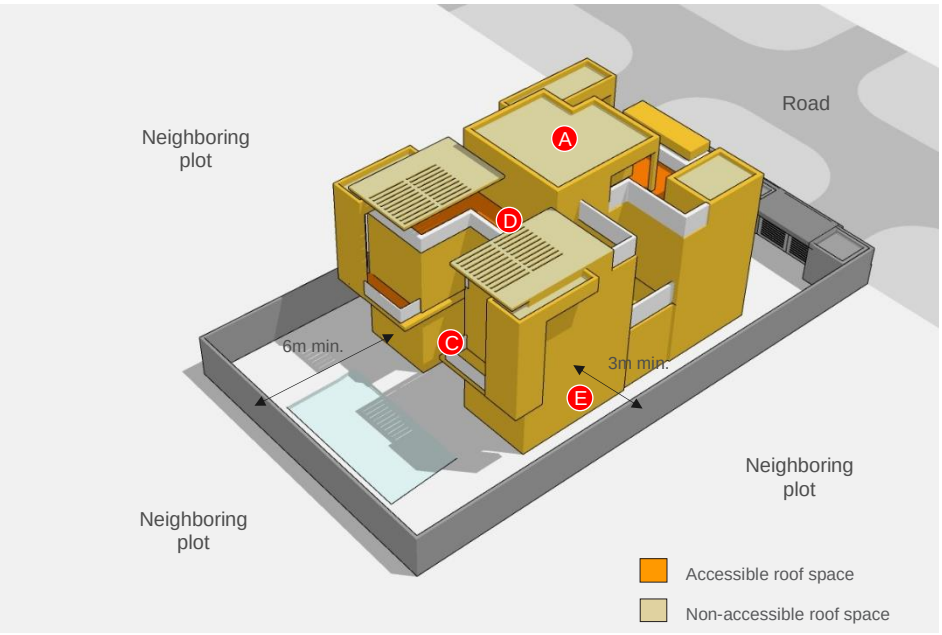
Privacy is an important issue for plot owners so controlling overlooking of neighboring plots needs particular attention.

Elevations that include openings (windows, balconies & terraces) are to adhere to 3m min. setback from the plot boundary. Windows may additionally be angled or recessed for additional privacy.

A. No roof terrace is permitted in this area due to inadequate screening. Access to this roof space should be restricted.

B. Roof terrace is permitted here as this elevation has adequate screening from neighboring plots

C. No screening to windows or terraces is required on front and rear elevations for beachfront and waterfront villas



Roof areas created through the articulation of the building massing can only be accessible if appropriate screening requirements are in place.

If screening requirements do not apply, access should be restricted by prohibiting patio doors or full height windows from opening onto these spaces. Non accessible roofs should be designed with materials and finishes that discourage their habitable use.

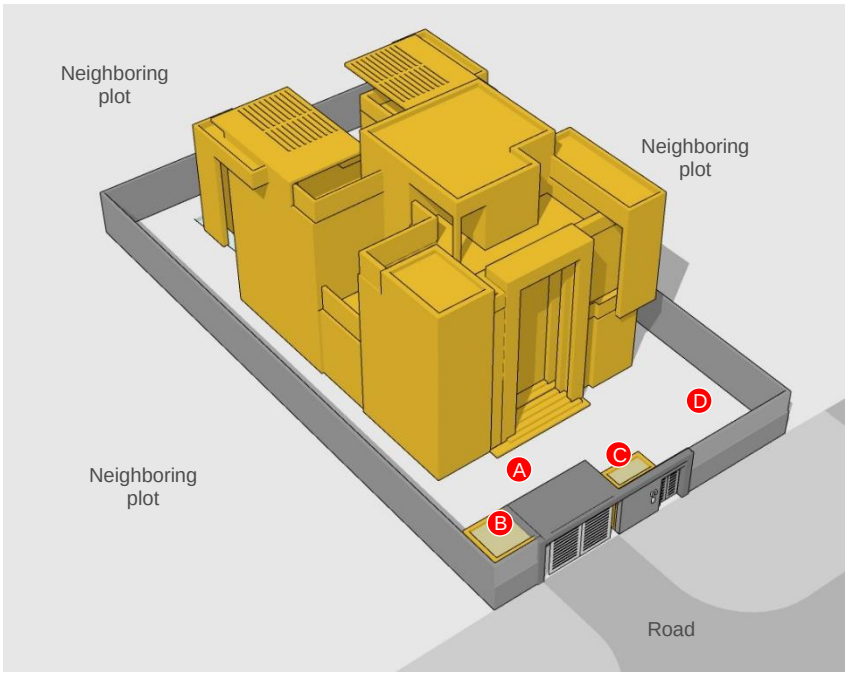
D. Roof terrace is permitted here as it is at least 6m away from side and rear plot boundaries.

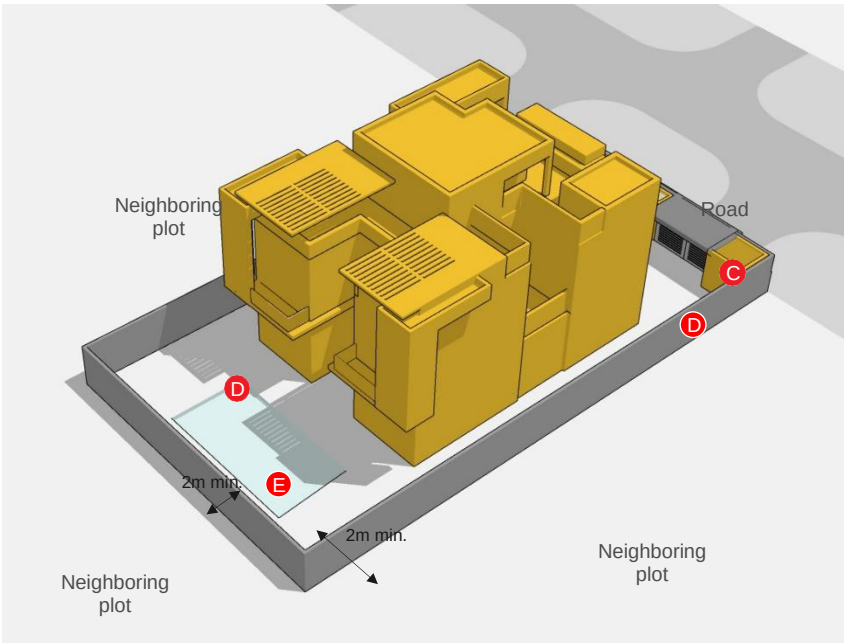
E. Side openings on all levels at 3.0m setback recommended to be screened for visual privacy

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE B (PARKSIDE)

PARKING & ANCILLARY BUILDINGS





An ancillary building is a support building such as a Majlis, an outside kitchen, servant's quarters, driver's room, guard room, storage, pool room etc. Ancillary buildings must be included in the overall GFA.

A. Minimum 2 parking spaces to be provided on-plot. Car shades allowed within the neighbor setback with max depth 6m.

B. Ancillary buildings may abut side walls and maintain a 2 meters separation from the main villa. Fire hazard uses like kitchens should be referenced to local Civil Defense code requirements and other international standards that mandate proper fire-resistant construction between such uses and the main villa. Optional pedestrian Entrance is permitted refer to boundary guidelines.

C. Max. parapet height for ancillary buildings is 0.4m. Only majlis, guard, refuse alcove, driver and security rooms can be placed within front and side setback attached to boundary wall with no openings on the roadside.

Ancilary Buildings may be incorporated as part of the main villa or built freestanding at the front of the plot, 2m min from the street wall and (if required) abutting the party wall. Only majlis, guard, refuse alcove, driver and security rooms can be attached to the front boundary wall.

D. Ancillary buildings may be incorporated or placed outside the villa footprint. If placed outside the villa footprint:
> a minimum distance of 2m between the Ancillary and the main building.
> Minimum of 2m setback from front wall of Ancillary building.
> Ancillary buildings are not permitted at rear setback.

E. Swimming pool minimum 2m from external plot boundary.

2.4.1 RESIDENTIAL PLOTS

REF: LQND-RPA3- Sheet 1/5

GLOSSARY OF TERMS

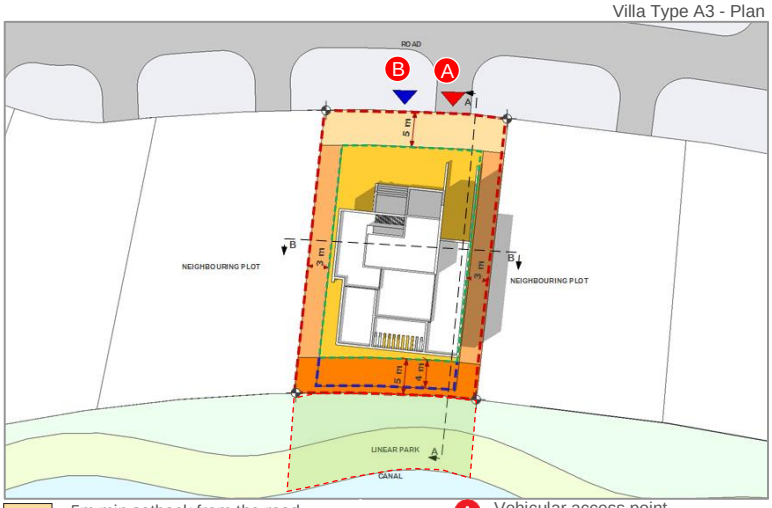
RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A3 (CANAL FRONT)

Villa Type A3 rear side are directly onto the Canal edged having the Linear Park view.

Contemporary Miami architectural style is encouraged. The building massing should be oriented towards the sea to maximize the sea view. A light structure boundary wall (Mashrabia) or planters is acceptable and subject to Lusail approval. Light waterfront structures, pool decks and other such amenities are permitted up to the building area of the plot.

Villa Type A3 - Plan



- 5m min setback from the road
- 3m min setback from side property line
- 5m min ground setback from rear property line
- 1m min Cantilever setback
- Building and Ground floor setback
- A Vehicular access point (subject to built driveways)
- B Pedestrian Access (Aligned with Villa main Entrance)
- Vehicular Access
- Pedestrian Access
- Non-developable Area Landscape buffer

The following conditions within Building Regulations sheets for individual villa plots remain unchanged:

To safeguard quality, the following regulations are amended to augment and add to the Building Regulations:

EXISTING REGULATIONS SUMMARY:

Permitted Land Use	Residential
Plot Area	As per individual Building Regulations Sheet
Max. FAR	60 %
Max. Plot Coverage	50 %
Penthouse Coverage	40% of first floor footprint with a minimum 3m from first-floor front and rear façade
Max. Number of Floors	G + 1 + P (Penthouse)
Basement	One level of basement is permitted following building setback Deviations may be considered on a case-by-case basis
Max. Heights	15m to top of Penthouse roof
	3.5m for service block
	4.5m for majlis
	Boundary wall: 3m on other sides and Planters maximum 1.8m on Canal Front / Linear Park
Min. Setbacks Criteria	5m from Access road
	3m from Neighbor sides
	5m from Canal Front / Linear Park
	1m Cantilever from Linear Park / Canal Front
	1.50 architectural elements only from neighbor side / no openings allowed
	All Ancillary buildings (except Driver or Guard room): 2m from the internal face of front boundary wall and can locate at side boundary walls without opening. Ancillary buildings are not permitted at rear setback
	Swimming pool minimum 2m from external plot boundary
Min. Car Parking Provision	Min 2 spaces per dwelling

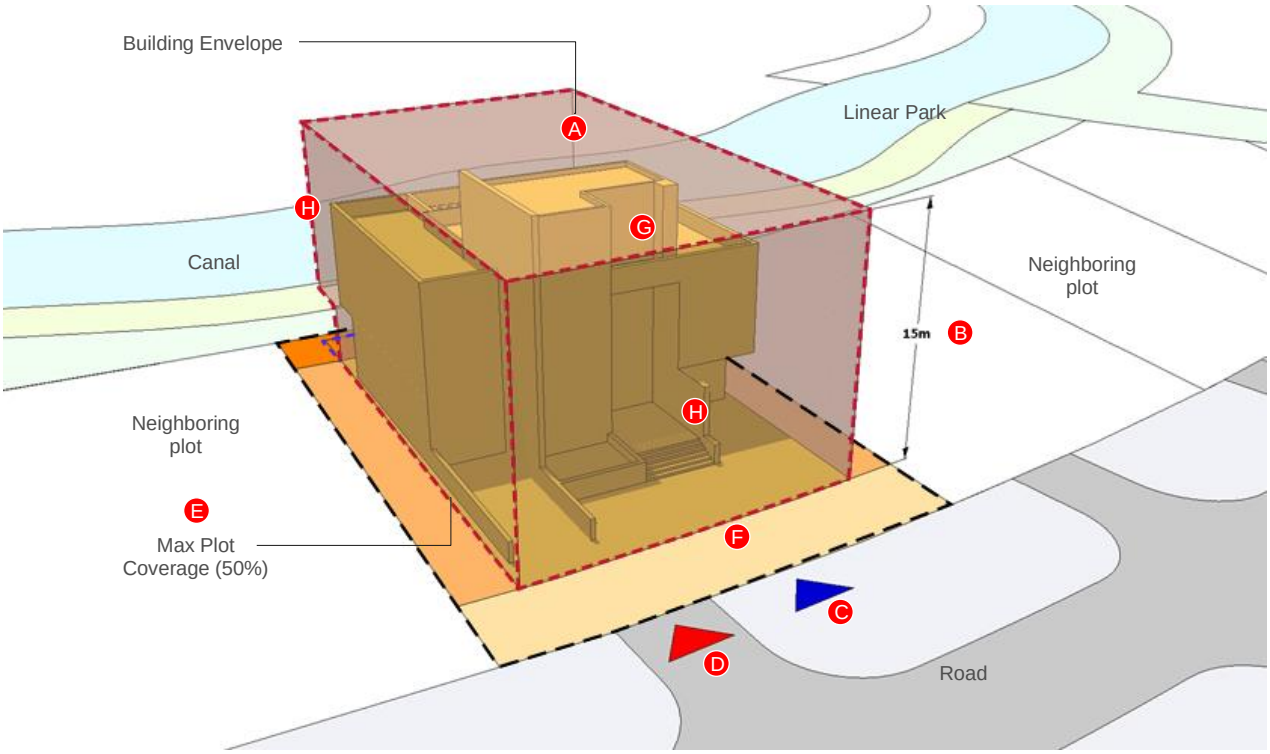
ADDITIONAL REGULATIONS:

BOUNDARY WALL	Perimeter walls and entrances to comply with boundary wall design guidelines & controls. Boundary walls heights are variable due to slope conditions
OPENINGS	Side setback: openings (e.g. windows, balconies and terraces) are allowed in walls from 3.0m setback but recommended to be screened for visual privacy from neighboring properties
	Front setback: openings in front elevations must be setback min 5.0m and do not have to be screened
	Rear setback: openings are allowed in GF rear and above levels. Openings on all levels between 6.0m and 10.0m setback do not have to be screened
	Balconies & terraces: all balconies & terraces open to sky whose sides face neighboring plots must have 1.8m high solid screen parapet for privacy
	Penthouse openings: on facades facing neighbors, openings are not allowed in Penthouse unless it's minimum 6.0m from boundary wall except for small windows for the purpose of ventilating bathrooms.
ANCILLARY BUILDINGS	Refuse Alcove, Driver, Majlis or Guard building: can be located on front of boundary wall and side boundary walls; while no openings on the road side are allowed.
	Other Ancillary Buildings: must be with setback minimum of 2m away from the villa and must follow rear setback of the villa. Ancillary buildings are not permitted to attach at rear boundary
	Car shade allowed within neighbor side setback with max. depth 6.00m
	Ancillary Structure length: Maximum cumulative length of all ancillary buildings must be less than 50% of front road side or 75% of neighbor side wall length
	Basements of any type not allowed under any ancillary.
ROOFTOP MECHANICAL EQUIPMENT	Rooftop mechanical equipment to be set to the rear of the building and screened from view from all sides
LANDSCAPE	Front gardens to incorporate at least 2 mature trees in line with landscape guidelines and controls as a contribution to streetscape character. Min. 5% of the plot to be soft landscape with irrigated vegetation

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A3 (CANAL FRONT)

Villa Type A3 - Volume



KEY PARAMETERS:

A The Building Envelope is the total area within which permissible construction may occur and is defined by the minimum setback lines and maximum height restrictions

B Maximum Building Height: measured from the lowest side of the plot to top of parapet and must not exceed +15m including all parapets and roof structures

C Pedestrian entrance may be aligned with villa main doorway or adjacent to vehicular access. Refer to villa Plot Boundary Treatment Guidelines and Controls for further information.

D Vehicular access must be via defined driveway locations. Refer to Villa Plot Boundary Treatment Guidelines and Controls for further information.

E Max. Plot Coverage: the portion of a plot that is occupied by any building or structure expressed as a percentage of occupied footprint area to total plot area. Must not exceed 50%

F Front Setback: min setback 5m and max setback 10m for main villa building. This is to maintain a cohesive street alignment. Ancillary buildings (except majlis, driver, guard room, security and refuse Alcove) must be setback 2m from the front plot boundary and must follow rear setback as far as the main villa. Ancillary buildings are not permitted at rear setback.

G Penthouse position: penthouses must be within a minimum 3.0m from the first-floor front and rear façade or windows on the side. Penthouse sides with windows should be min. 6 m from boundary wall, except for small windows for the purpose of ventilating bathrooms.

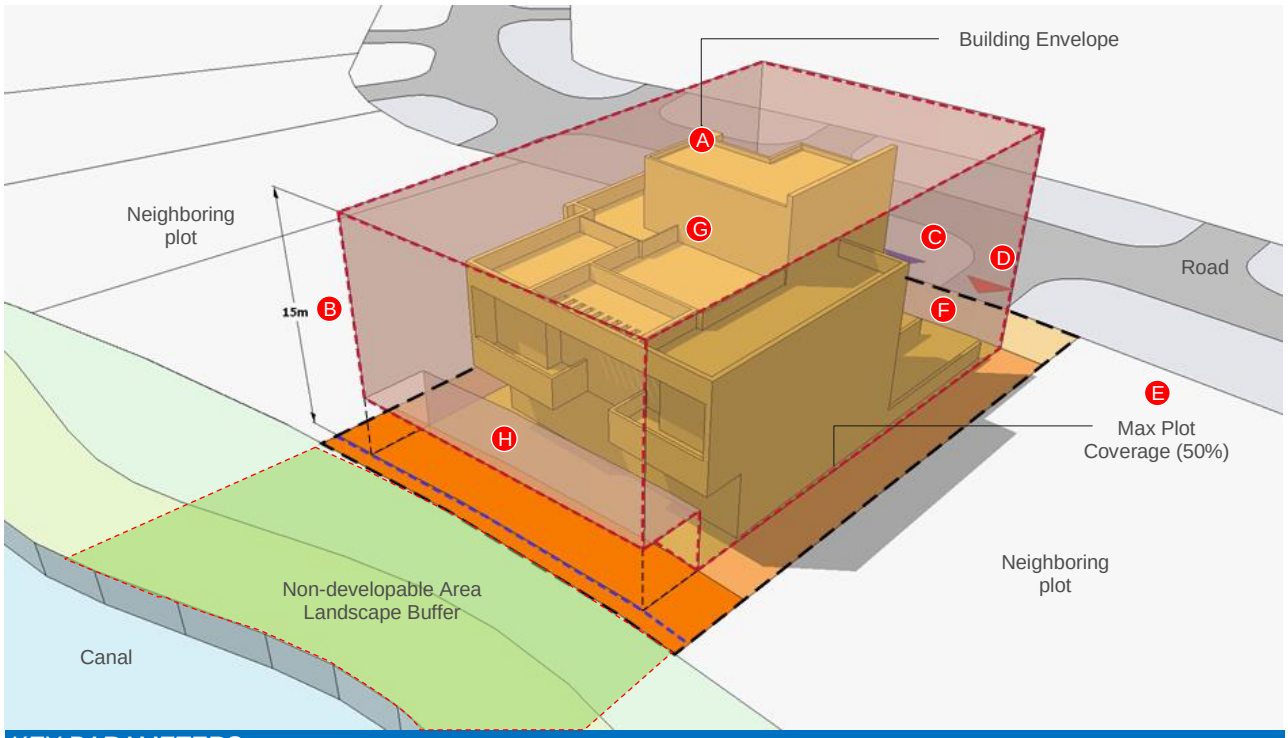
H Cantilevered projections such as balconies should remain within setback limits. 1m cantilever setback from Linear Park facing Canal. Only architectural elements such as decorations, shades, canopies etc. can project 1.5m from neighbor side.

REF: LQND-RPA3- Sheet 3/5

RESIDENTIAL PLOT TYPOLOGY

VILLA TYPE A3 (CANAL FRONT)

Villa Type A3 - Volume



KEY PARAMETERS:

A The Building Envelope is the total area within which permissible construction may occur and is defined by the minimum setback lines and maximum height restrictions

B Maximum Building Height: measured from the lowest side of the plot to top of parapet and must not exceed +15m including all parapets and roof structures

C Pedestrian entrance may be aligned with villa main doorway or adjacent to vehicular access. Refer to villa Plot Boundary Treatment Guidelines and Controls for further information.

D Vehicular access must be via defined driveway locations. Refer to Villa Plot Boundary Treatment Guidelines and Controls for further information.

E Max. Plot Coverage: the portion of a plot that is occupied by any building or structure expressed as a percentage of occupied footprint area to total plot area. Must not exceed 50%

F Front Setback: min setback 5m and max setback 10m for main villa building. This is to maintain a cohesive street alignment. Ancillary buildings (except majlis, driver, guard room, security and refuse alcove) must be setback 2m from the front plot boundary and must follow rear setback as far as the main villa. Ancillary buildings are not permitted at rear setback.

G Penthouse position: penthouses must be within a minimum 3.0m from the first-floor front and rear façade or windows on the side. Penthouse sides with windows should be min. 6 m from boundary wall, except for small windows for the purpose of ventilating bathrooms.

H Cantilevered projections such as balconies should remain within setback limits. 1m cantilever setback from Linear Park facing Canal. Only architectural elements such as decorations, shades, canopies etc. can project 1.5m from neighbor side.

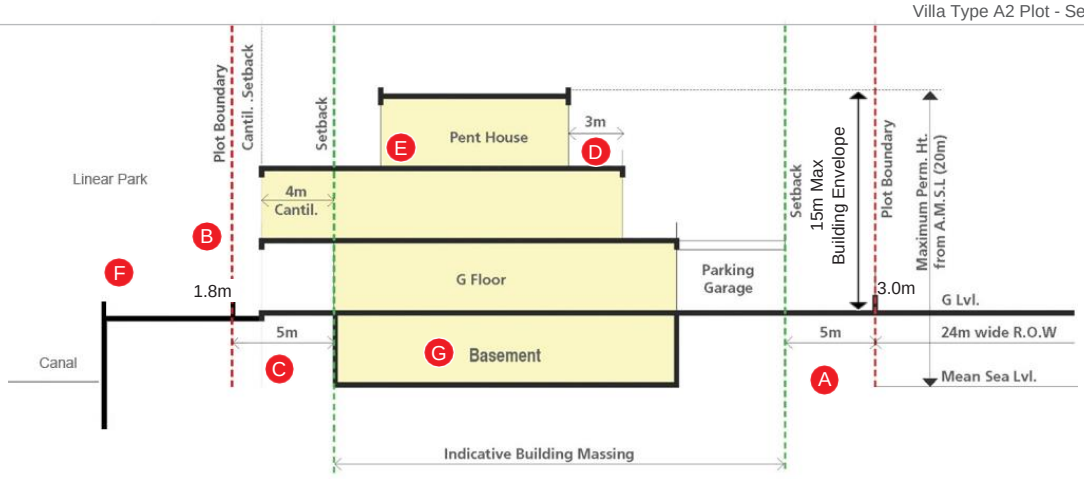
2.4.2 RESIDENTIAL PLOTS

REF: LQND-RPA2- Sheet 4/5

RESIDENTIAL PLOT TYPOLOGY

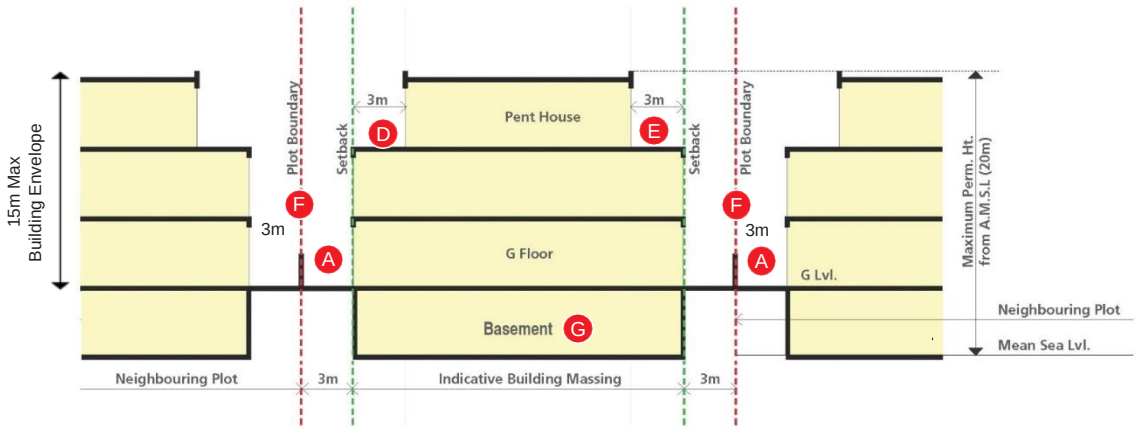
VILLA TYPE A3 (CANAL FRONT)

Villa Type A2 Plot - Section A-A



- A Min 5m - Max 10m setback from front plot boundary
- B Min. 1m cantilever setback from Canal front / Linear Park
- C Min. 5m ground floor setback from Canal front / Linear Park
- D Penthouses must be within a minimum 3.0m from the 1st floor front and rear side and 6.0m side setback from boundary wall with window
- E Roof top equipment should be adequately screened from view
- F Boundary wall: 3m on other sides and Planters maximum 1.8m on Canal Front / Linear Park
- G Basement: max 1 level is permitted following building setback. Area is excluded from GFA only if both naturally ventilated and non-habitable. Habitable spaces cannot collectively exceed a maximum 50% of basement footprint.

Villa Type A2 Plot - Section B-B

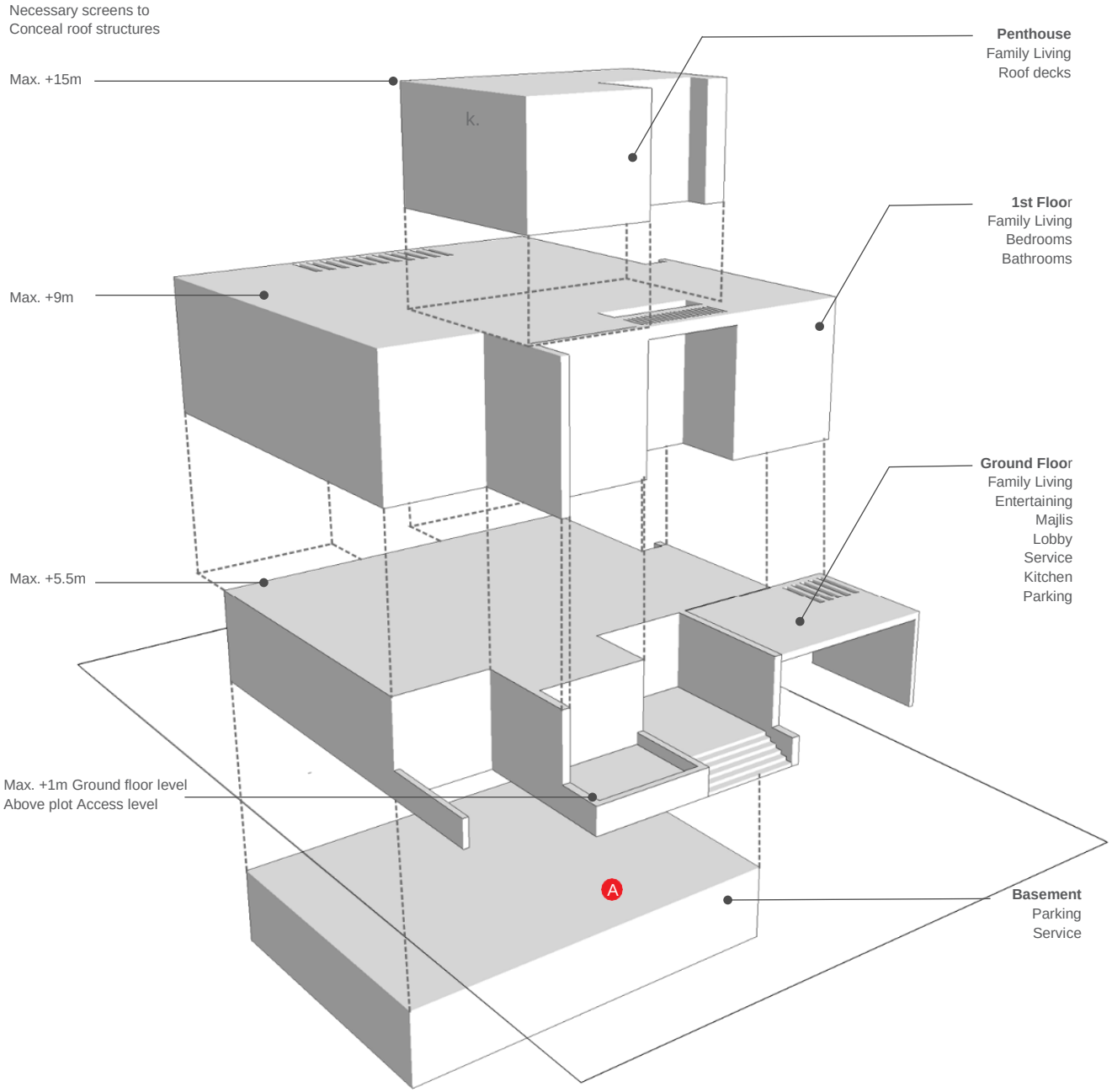


- A Min 3m setback from side plot boundary recommended to be screened for visual privacy from neighboring properties
- B Min. 1m cantilever setback from waterfront/revetment wall
- C Min. m ground floor setback from waterfront/revetment wall
- D Penthouses must be within a minimum 3.0m from the 1st floor front and rear side and 6.0m side setback from boundary wall with window
- E Roof top equipment should be adequately screened from view
- F Boundary wall: 3m on other sides and Planters maximum 1.8m on Canal Front / Linear Park
- G Basement: max 1 level is permitted following building setback. Area is excluded from GFA only if both naturally ventilated and non-habitable. Habitable spaces cannot collectively exceed a maximum 50% of basement footprint.

REF: LQND-RPA2- Sheet 5/5

RESIDENTIAL PLOT TYPOLOGY

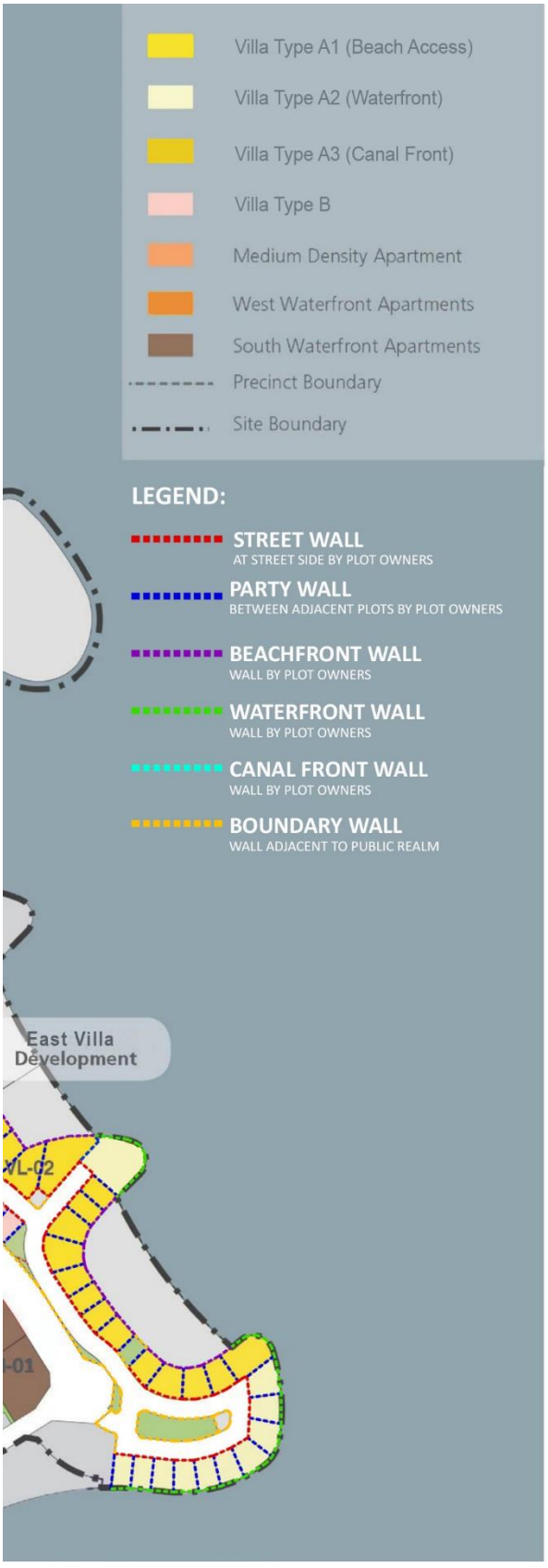
VILLA TYPE A3 (CANAL FRONT)



A Non-habitable spaces in basement are excluded from GFA.

2.5 BOUNDARY TREATMENT GUIDELINES & CONTROLS

BOUNDARY WALLS LOCATION PLAN



District Location Plan

The Boundary Treatment Guidelines & Control Sheets clarify the Boundary wall regulations.

In this section, boundary wall heights specified in relation to residential villa plots have been further detailed.

BOUNDARY TREATMENT GUIDELINES & CONTROLS

GATES LOCATION PLAN

District Location Plan

Gates locations are predefined for allplots. The following are the various types of gates within Qetaifan Island North Residential:

> Parking Gate Entrance

> Main Pedestrian Entrance Gate

> Park Access

> Beachfront Access

2.5.1 RESIDENTIAL PLOT BOUNDARY TREATMENT GUIDELINES & CONTROLS

REF: LQND-RPBT- Sheet 1/2

RATIONALE

The Boundary Treatment Guidelines & Controls Sheets support the existing Building Regulations to provide privacy, security, safety, visual amenity

Key Principles:

- **Establish a cohesive modular rhythm in terms of height and width**
- **Provide privacy and security**
- **Ensure adequate structural capacity**
- **Reflect architectural theme**
- **High quality, durable, prestige finishes**

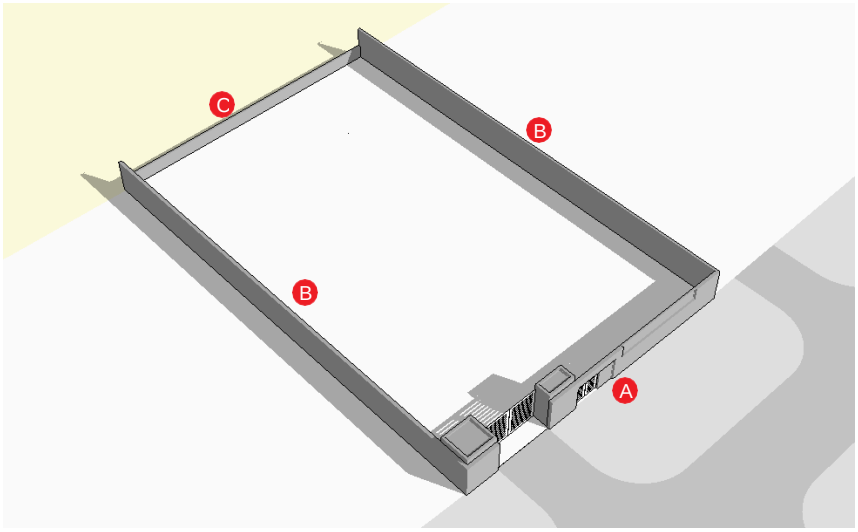
As a way of demarcating the plot limit in residential areas, the upper portion of the wall is allowed to have an ornamental character. Tenants will also have the freedom to design the entrance gate, park gate, waterfront gate and parking gate blocks, to match with the building's design.

The design of these elements should take into consideration the design principles related to the project theme.

It's important to note that, regardless of the site slope, all boundary walls' top should be orthogonal.

The layout of boundary walls will need to take into consideration site topography and privacy of adjoining buildings. The following are indicative arrangements for each boundary wall type.

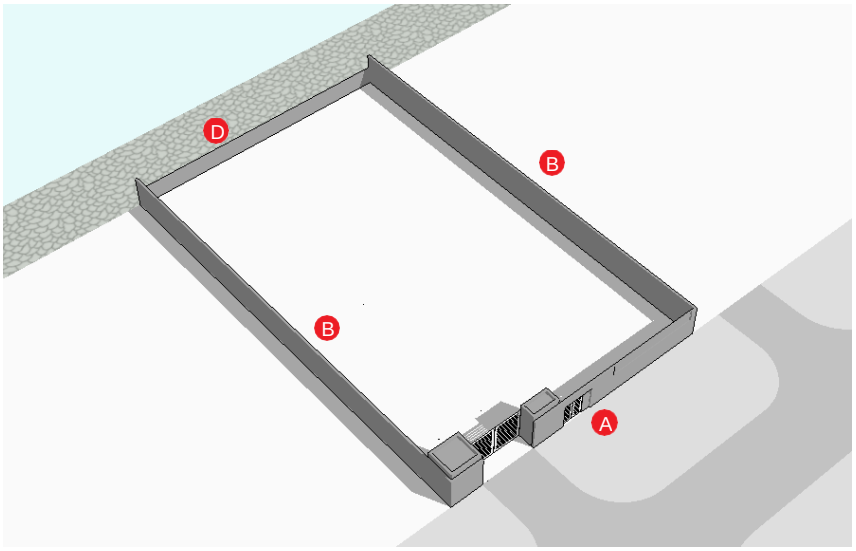
TYPICAL RESIDENTIAL – VILLA TYPE A1 (BEACH ACCESS)



Villa Type A1 (Beach Access) - Key Components

- A Street Wall
- B Party Wall
- C Beachfront Wall
- D Waterfront Wall
- E Landscape Buffer Only
- F Boundary wall by Main Developer

TYPICAL RESIDENTIAL – VILLA TYPE A2 (WATERFRONT)



Villa Type A2 (Waterfront) - Key Components

- A Street Wall
- B Party Wall
- C Beachfront Wall
- D Waterfront Wall
- E Landscape Buffer Only
- F Boundary wall by Main Developer

REF: LQND-RPBT- Sheet 2/2

The fence design and construction for villa have different restriction and require different types of perimeter. They are varying accordingly to street walls, party walls, beach front walls, water front walls, park walls and highway walls. Each component has their own requirement regarding heights, requirement for additional access, site grading, and construction.

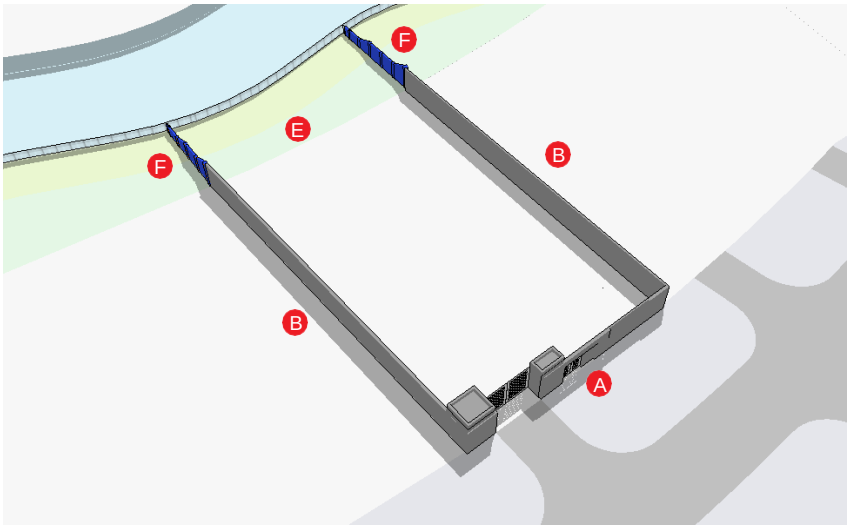
Privacy screening can be used to ensure privacy between and neighbors. These can be built on the ground, on a rooftop terrace or on a platform structure, such as a balcony or a deck.

Generally, fencing material normally should be made of metal or other decorative metals suitable for construction of fences, concrete masonry, stone, metal tubing, wood planks, chain link and vinyl composite manufactured specifically as fencing materials. The fence shall be constructed that it can be structurally support fencing materials as required.

Avoid fence material made of rope; string; wire products including but not limited to chicken wire, hog wire, wire fabric, and similar welded or woven wire fabrics; chain; live bamboo; netting; cut or broken glass; paper; unapproved corrugated metal panels; galvanized sheet metal; plywood; or fiberglass panels in any fence or any other material that are not manufactured specifically as fencing materials.

Fencing of the residential villas should not encroach beyond the property line and shall abide height restriction required. Fences may be built on private property, so long as they meet certain height and setback requirements. Front setback is usually larger than the side and rear setbacks Residential villa design fence and walls should align on the overall design of the villa itself.

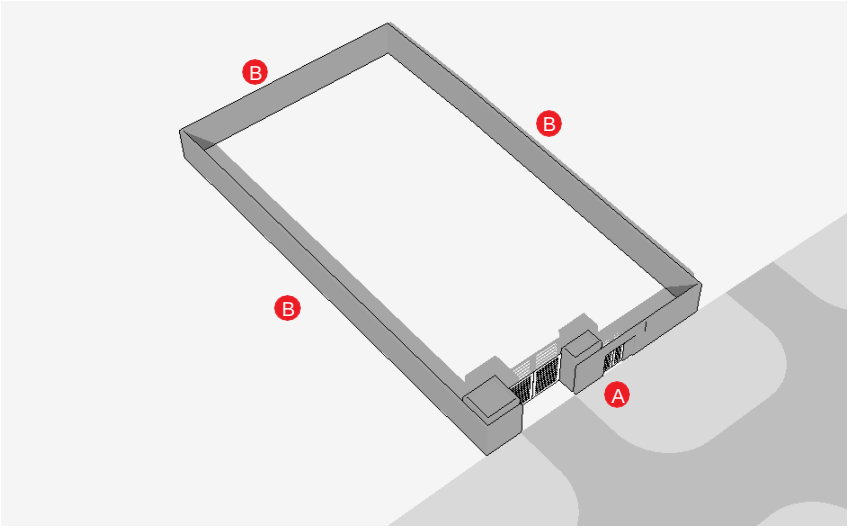
TYPICAL RESIDENTIAL – VILLA TYPE A3 (CANAL FRONT)



Villa Type A3 (Canal Front) - Key Components

- A Street Wall
- B Party Wall
- C Beachfront Wall
- D Waterfront Wall
- E Landscape Buffer Only
- F Boundary wall by Main Developer

TYPICAL RESIDENTIAL – VILLA TYPE B (PARKSIDE)



Villa Type B (Parkside) - Key Components

- A Street Wall
- B Party Wall
- C Beachfront Wall
- D Waterfront Wall
- E Landscape Buffer Only
- F Boundary wall by Main Developer

2.5.1 RESIDENTIAL PLOT BOUNDARY TREATMENT GUIDELINES & CONTROLS

REF: LQND-RPBT- Sheet 1/2

SUMMARY OF BOUNDARY WALLS

	Components	MANDATORY CONTROLS
A	STREET WALL - AT STREET SIDE BY PLOT OWNERS	> Approved street walls comprise are of piers, plinths, coping, inset panels, pedestrian entrance, vehicular entrance. > Boundary wall maximum height 3m and minimum height 2.5m to be measured from sidewalk road. > Vehicle and pedestrian entrance location are predefined by master developer. Minimum 1.2m and maximum 1.4m width for pedestrian. > Pedestrian main entrance is located in the middle of the plot and separate from vehicular entry. > Optional pedestrian entry for driver/majlis room entrances. > Boundary design to match with the villa architecture design. > Vehicular entry gate recessed area setback of minimum 1.5 and maximum 2 m. and minimum width of 5m up to maximum 6m wide and to incorporate refuse alcove and utility service panel. > The height of the refuse alcove and utility service to merge with the boundary wall and entrance height. To be Minimum 1.5m x 2.5m > Driver room can have a pedestrian access from the street through a recessed area. The width and the depth of the recession min. 1.4m. The access door to the driver room should not face the street. Driver, guard and security room can be located on front boundary wall with no openings on the road side. > Majlis can have a pedestrian access from the street on the front side of plot with min. 1.2 and max 1.4m and a minimum 2m setback between the majlis and the front boundary wall. Majlis can be located on front boundary wall with no openings on the road side. > The vehicular and pedestrian entrance height to be minimum 1.8m and maximum 3.4m for decoration. > Base portion of the wall to be consistent as minimum 1m. and max. 2m. The remaining body of the wall to be kept min. 0.8m and max. 1.5m > Design and finish to be strictly implemented as per the allowed architectural style and theme to keep the harmony from the street side
B	PARTY WALL – BETWEEN ADJACENT PLOTS BY PLOT OWNERS	> Approved wall to sit within and defined plot boundary before internal plot construction can start. > Boundary walls are considered Straight when no grading is provided at the upper part of the wall. > The tops of all boundary walls should be orthogonal. > The height of the wall shall be of minimum of 2.5m and a maximum of 3.0m from original plot levels. > Overall slope party wall to step along the natural gradient with fixed step height/length. > Wherever retaining walls are needed, their height shall be excluded from the maximum height of the party wall.. > Design and finish to suit parcel owner requirements.

C	BEACHFRONT WALL BY PLOT OWNERS	> Boundary wall is optional if provided design to match with the villa design. > All boundary wall if provided to sit within the define plot boundary behind revetment/crest block, including footings / foundations. > Boundary wall over all height minimum 1.2 and maximum 1.8m. > Base portion of the wall to be consistent as 1m to be measured from existing Revetment wall/Crest block > Minimum 1.2m high glass baluster is allowed or a maximum 1.8m complete glass balustrade is allowed. > Planters is allowed. > Optional Pedestrian entrance Height should not exceed the boundary wall height; shall vary between a minimum of 1.2 m and a maximum 1.8 m high; minimum 1.2 m to maximum 1.4 m wide.
D	WATERFRONT WALL BY PLOT OWNERS	> Boundary wall height max 1.8m and to be measured from existing Revetment wall/Crest block > Base portion of the wall to be min. 1m and to be measured from existing Revetment wall/Crest block > Remaining body of the wall to be kept max. 0.8m. > Glass baluster is allowed above base portion or a maximum 1.8m complete glass balustrade is allowed. > Design to match with the villa design.
E	CANAL FRONT LANDSCAPE BOUNDARY BY PLOT OWNERS	> Landscape buffer with minimum height 1m and maximum 1.8m. > Planters with built-in/freestanding ornamental screen and High perimeter hedges only. > Lightweight structures and shades permitted. > Concrete structure and excavation works are prohibited. > No boundary wall permitted at Non-developable area. > No swimming pools permitted at Non-developable area. > Boundary wall and Canal edge to be constructed by Developer.
F	BOUNDARY ADJACENT TO PUBLIC REALM (COMMERICAL)	> Boundary walls are not encouraged along the shared plot boundary for public pedestrian linkage and use. > Boundary along the row is integrated with the public realm of the row by means of landscaped elements. Only serve the need of plot boundary guidance and not as the physical barrier.

Villa Fontage Open to road is not permitted

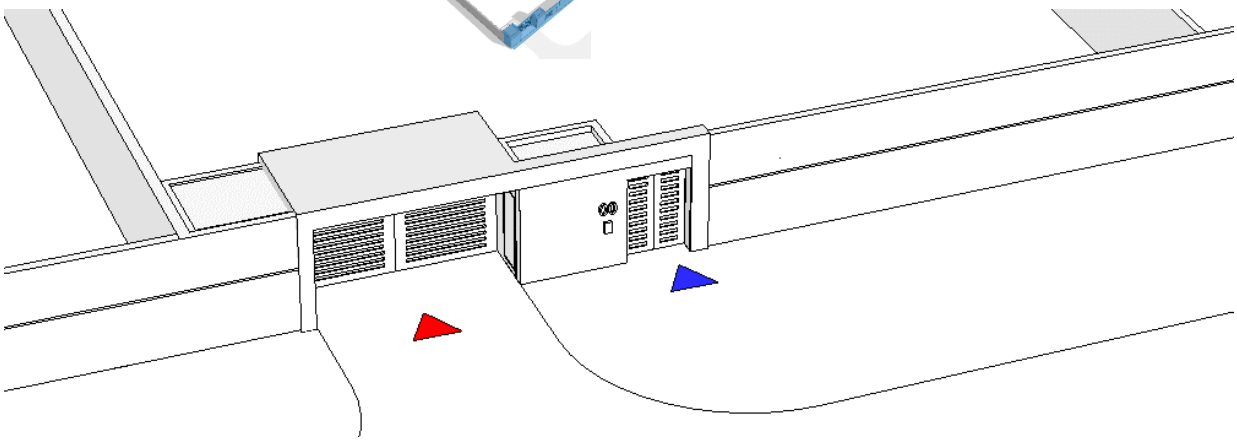
Villa Frontage open to space road is not permitted

2.5.1 RESIDENTIAL PLOT BOUNDARY TREATMENT GUIDELINES & CONTROLS

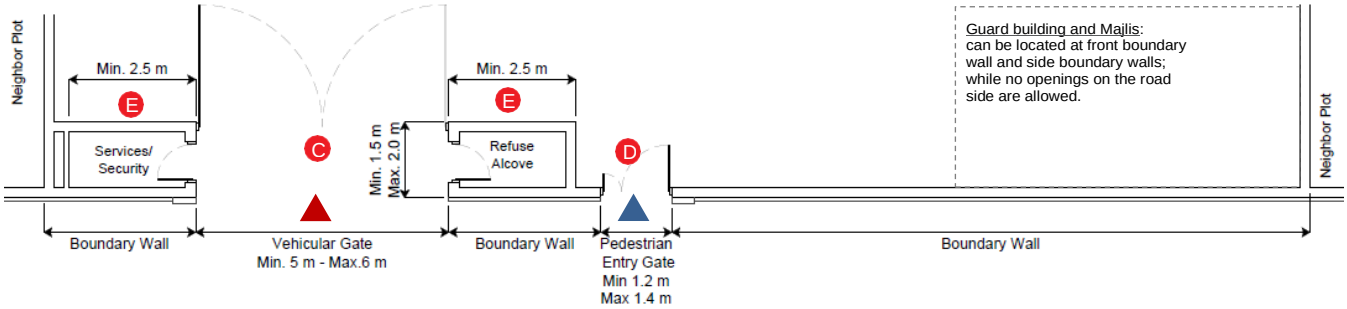
REF: LQND-RPBT- Sheet 1/3

STREET WALL - AT STREET SIDE BY PLOT OWNERS

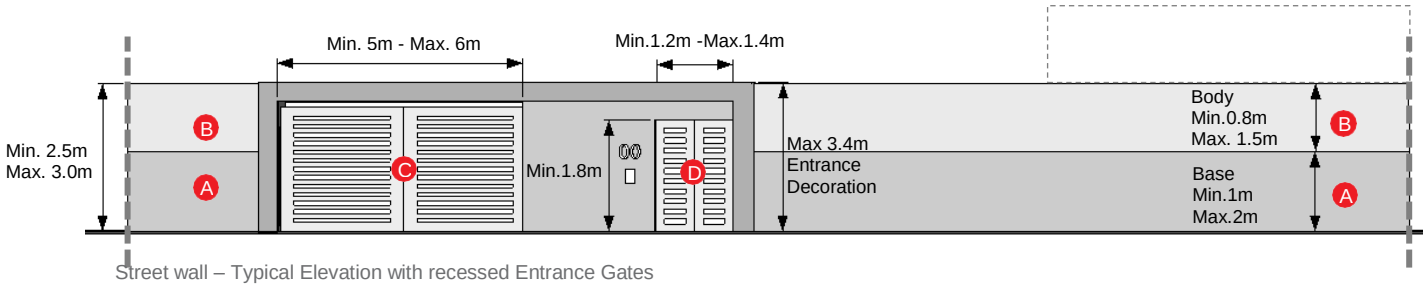
The below figures illustrate boundary treatment guidelines and controls of Street Wall applicable to all Residential Villas typologies.



Street wall – Typical Design with recessed Entrance Gates



Street wall – Typical layout with recessed Entrance Gates



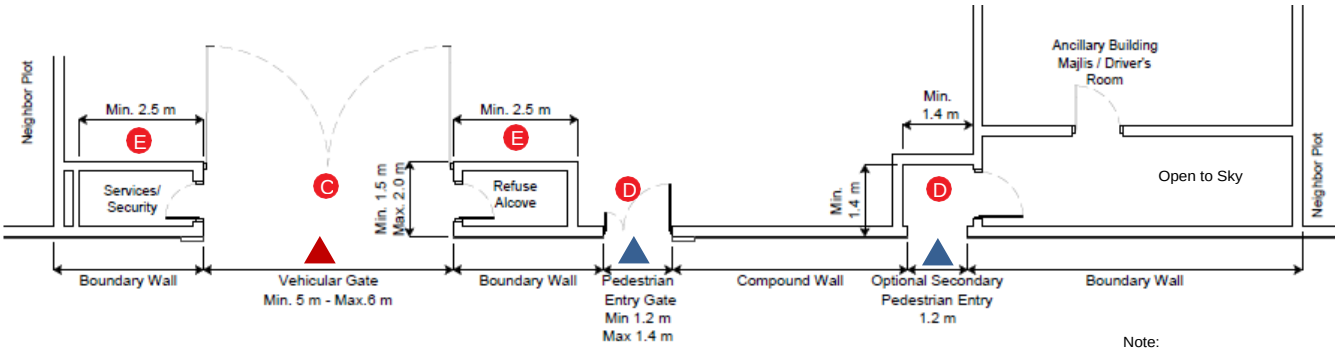
Street wall – Typical Elevation with recessed Entrance Gates

	Components	GUIDELINES	MANDATORY CONTROLS
A	Wall Lower Part - Base	> Linear recess along wall separates upper part from lower part > Incorporate utility technical point > Incorporate lighting design	> Boundary wall overall height max. 3m and min. 2.5 to be measured from sidewalk road. > Base portion of the wall to be consistent as minimum 1m. and max. 2m. > Design to match with the villa design. > Design to be simple contemporary.

B	Wall Upper Part-Body	> Linear recess along wall separates upper part from lower part > 30% Permeable or Green treatment > Architectural treatment to be applied to attached ancillary.	> Boundary wall overall height max. 3m and min. 2.5 to be measured from sidewalk road > The remaining body of the wall to be kept min. 0.8m and max. 1.5m. > Design to match with the villa design. > Design to be simple contemporary.
C	Vehicular Access	> Reserved area dedicated for vehicle access (and service access) > Incorporate refuse collection point > Incorporate utility technical point	> Vehicular entrance location is predefined by master developer. > Entrance gate height to be min. 1.8m and max. 3.4m. for decoration with min. width 5m and max 6m. > Recessed area setback min. 1.5 and max 2m. > Design to match with the villa design and to be simple contemporary.
D	Pedestrian Entrance	> Distinctive feature > Range of optional elements styled and finished to suit villa design type - up lit address panel, mailbox, bench planter and tree; porch canopy etc.	> Pedestrian entrance minimum 1.2m to 1.4m wide and height to be min.1.8m and max.3.4m. for decoration. > Pedestrian entrance located in the middle of the plot, separate from vehicular entry. > Location predefined by master developer. > A canopy over the pedestrian entrance gate may be provided. > Driver room can have a pedestrian access from the street through a recessed area. The width and the depth of the recession shall be minimum 1.4m. The access door to the driver room should not face the street. Driver, guard and security room can be located on front boundary wall with no openings on the road side. > Majlis can have a pedestrian access from the street on the front side of plot with min. 1.2 and max 1.4m and a minimum 2m setback between the majlis and the front boundary wall. Majlis can be located on front boundary wall with no openings on the road side. > Villa number and intercom to be placed beside main pedestrian entrance gate. > Design to match with the villa design and to be simple contemporary.
E	Refuse Alcove & Utility Panel	> To be defined to give clear access to meters and bins	> Refuse alcove cannot be higher than adjacent Boundary wall height. > Refuse alcove to be enclosed, ventilated and covered with a constructed roof. > Material & finish consistent with the Boundary wall Must have a self-closing door to visually screen refuse bins and be accessible from outside the gate or wall enclosure. > Alcove dimensions to be Minimum 1.5m x 2.5m clear, to accommodate multiple bins. > Flooring should be an appropriate epoxy or tiled surface with a slope or drain connection to prevent dirty water egress into public realm. > The alcove should be appropriately lit to allow correct material placement and safe bin emptying. > The required bins will be of standard 240L design and dimensions, and supplied by the builder/resident. > Utility Technical Meter location needs to be coordinated with Authority Metering & Equipment, according to standard installation parameters.

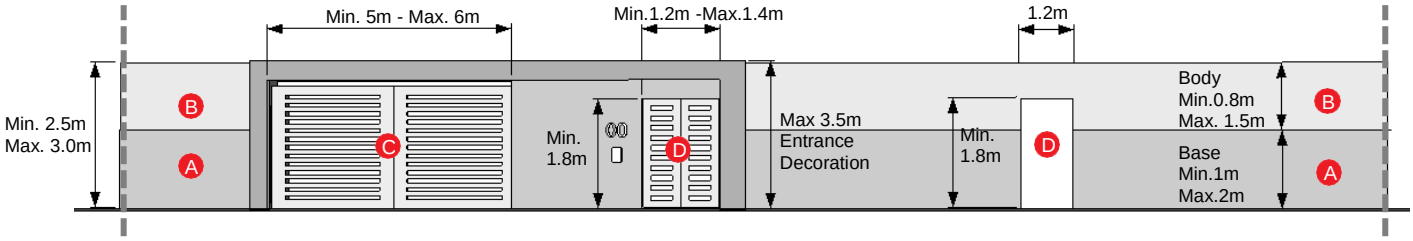
REF: LQND-RPBT- Sheet 3/3

STREET WALL - AT STREET SIDE BY PLOT OWNERS

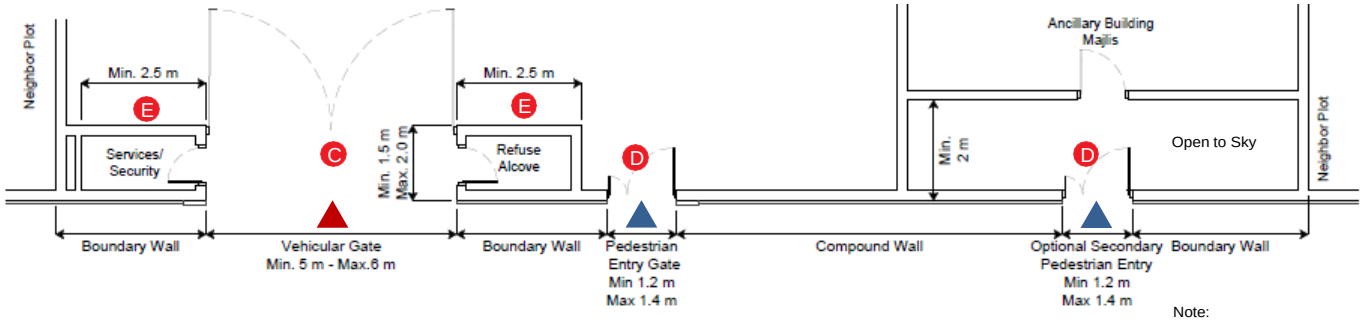


Street wall 2 – Typical Layout with Secondary Pedestrian

Note:
Ancillary building with Secondary Pedestrian entrance at front boundary to have min. 2m setback

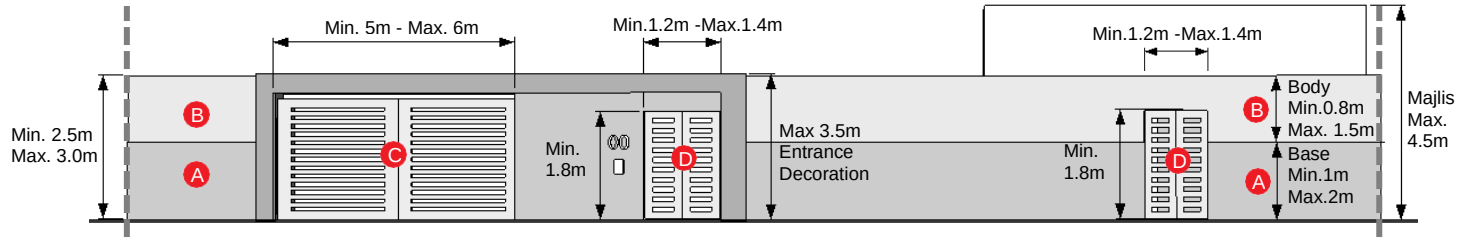


Street wall 2 – Typical Elevation with Secondary Pedestrian



Street wall 3 – Typical Layout with Secondary Pedestrian for Majlis

Note:
Ancillary building with Secondary Pedestrian entrance at front boundary to have min. 2m setback

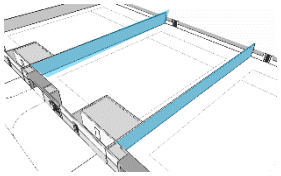


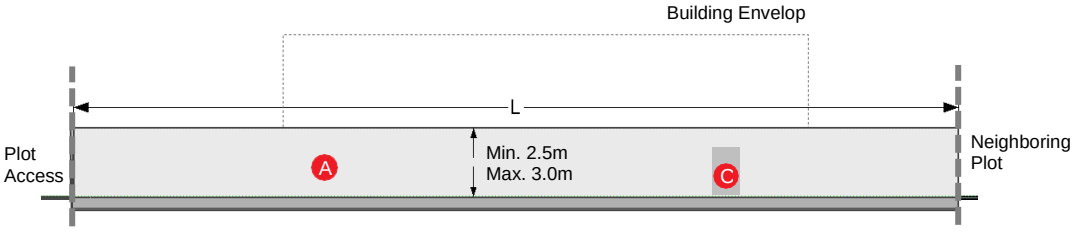
Street wall 3 – Typical Elevation with Secondary Pedestrian for Majlis

REF: LQND-RPBT- Sheet 1/1

PARTY WALL - BETWEEN ADJACENT PLOTS BY PLOT OWNERS

The below figures illustrate boundary treatment guidelines and controls of Street Party Walls applicable to all Residential Villas typologies.

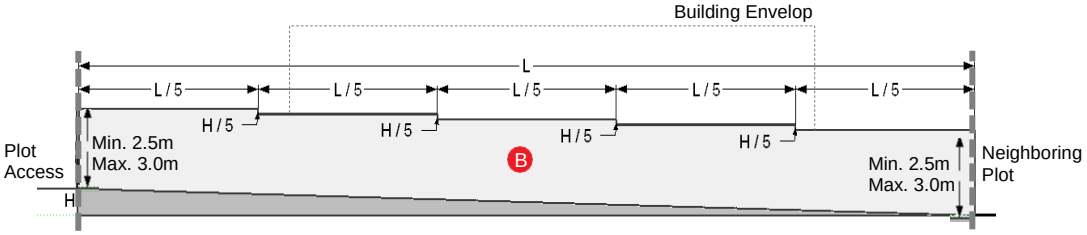




Typical design of Straight Party Wall

The Height (H) is the difference in level between the highest level and the lowest level of the natural grade.

The length (L) is the length of the plot.



Typical design of Graded Party Wall

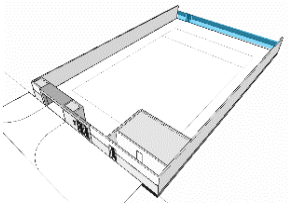
	Components	GUIDELINES	MANDATORY CONTROLS
A	Straight Party Walls	> Design and finish to suit plot owner requirements. > Inward finish to match the villa design theme	> Party walls to comprise single wall on each adjacent plot, to sit within the define plot boundary, including footings / foundations. > Boundary walls are considered Straight when no grading is provided at the upper part of the wall > The height of the wall shall be of minimum of 2.5m and a maximum of 3.0m measured from the original plot levels. > The tops of all boundary walls should be orthogonal
B	Graded Party Wall	> Design and finish to suit plot owner requirements. > Inward finish to match the villa design theme	> Party walls to comprise single wall on each adjacent plot, to sit within the define plot boundary, including footings / foundations. > Overall slope party wall to step along the natural gradient with a fixed step height/length. > The tops of all boundary walls should be orthogonal > The height of the wall shall be of minimum of 2.5m and a maximum of 3.0m from original plot levels > The lower part of the wall follows the site topography. > Wherever retaining walls are needed, their height shall be excluded from the maximum height of the party wall.
C	Pedestrian Entrance	> Optional for party wall facing public realm- Subject for approval	> If the location is modified and approved by the master developer, include park path access and be built at the owner's expense. > Height should not exceed boundary wall height.

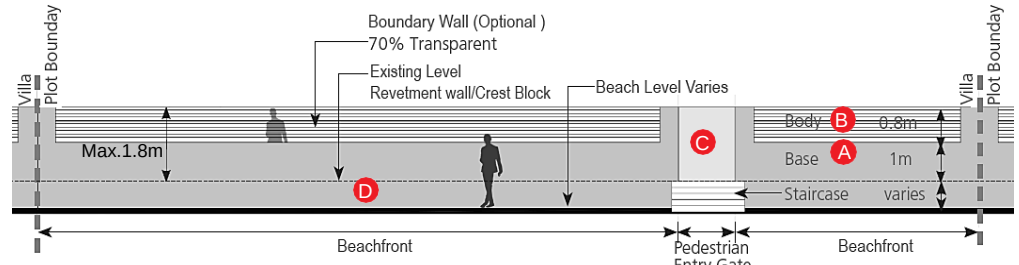
2.5.1 RESIDENTIAL PLOT BOUNDARY TREATMENT GUIDELINES & CONTROLS

REF: LQND-RPBT- Sheet 1/1

BEACHFRONT WALL- BY PLOT OWNERS

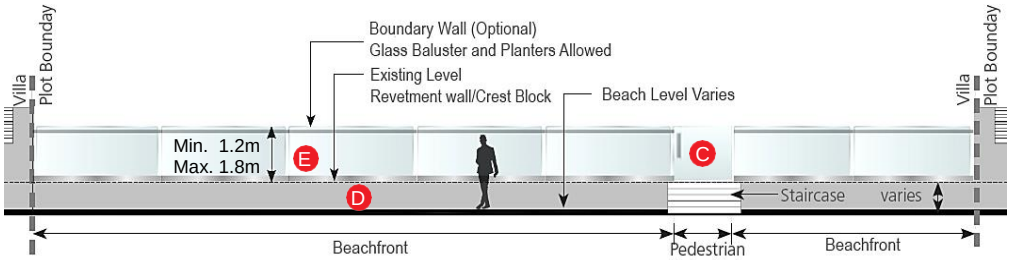
The below figures illustrate boundary treatment guidelines and controls of beachfront wall applicable to Type A1 Villas typologies.





Typical design of Beachfront Boundary wall

Min.1.2m -Max.1.4m



Typical design of Beachfront with Glass Baluster

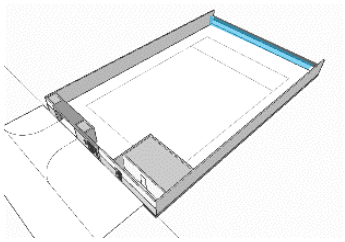
Min.1.2m -Max.1.4m

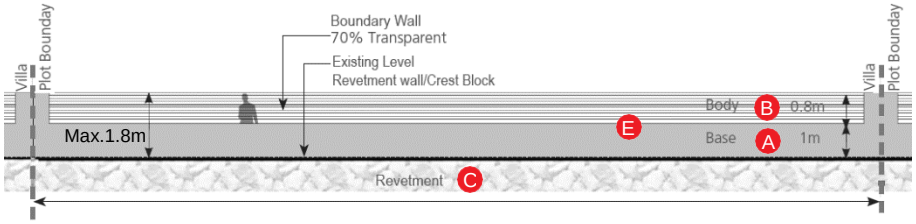
	Components	GUIDELINES (IF PROVIDED)	MANDATORY CONTROLS (IF PROVIDED)
A	Wall Lower Part (Optional)	> Linear recess along wall separates upper part from lower part	> All boundary wall if provided to sit within the define plot boundary behind revetment/crest block, including footings / foundations. > Boundary wall over all height minimum 1.2 and maximum 1.8m. > Base portion of the wall to be consistent as 1m to be measured from existing Revetment wall/Crest block > Design to match with the villa design. > Design to be simple contemporary.
B	Wall Upper Part (Optional)	> Linear recess along wall separates upper part from lower part > Upper part comprises wooden louvres; distances between bars should not allow visibility to the inside of the villa garden from the public realm > 70% transparent	> Remaining body of the wall to be kept max. 0.8m. > Design to match with the villa design. > Design to be simple contemporary. > Linear/horizontal louvres; materials as specified in the architectural section; subject to master developer approval.
C	Pedestrian Entrance (Optional)	> Optional inclusion of pedestrian access gate to the beach.	> Design to match with the villa design. > Height should not exceed the boundary wall height; shall vary between a minimum of 1.2 m and a maximum 1.8 m high; minimum 1.2 m to maximum 1.4 m wide
D	Revetment Wall/ Crest block	> Existing level to maintain existing structure	> Beachfront external level is variable depending on location. > Plot owners may provide steps/stairs maximum 5 steps connecting beach level. > Any concrete structure and excavation works are prohibited. > Finishes to match with wall lower part.
E	Glass Baluster (Optional)	> Tempered Glass frameless or with steel frame allowed	> Complete glass balustrade with minimum 1.2m to maximum 1.8m height is allowed > Anti-corrosion material required.

REF: LQND-RPBT- Sheet 1/1

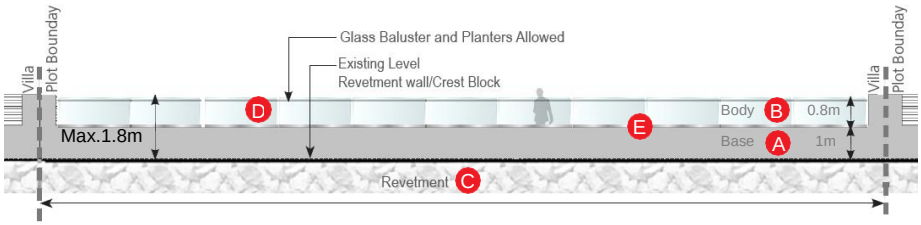
WATERFRONT WALL- BY PLOT OWNERS

The below figures illustrate boundary treatment guidelines and controls of waterfront wall applicable to Type A2 Villas typologies.





Typical design of Waterfront boundary wall



Typical design of Waterfront boundary wall with glass baluster

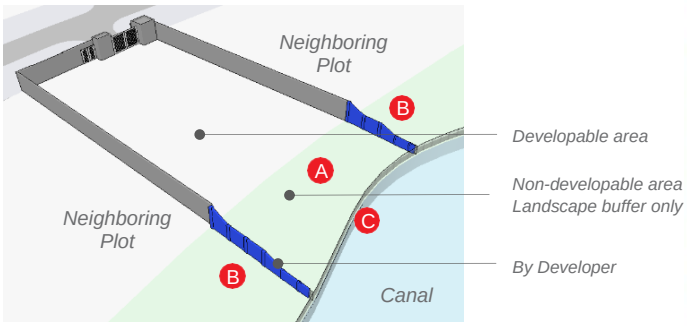
	Components	GUIDELINES	MANDATORY CONTROLS
A	Wall Lower Part	> Linear recess along wall separates upper part from lower part	> All boundary wall if provided to sit within the define plot boundary behind revetment/crest block, including footings / foundations. > Boundary wall height max 1.8m to be measured from revetment wall/crest block. > Base portion of the wall to be consistent as 1m to be measured from revetment wall. > Design to match with the villa design. > Design to be simple contemporary.
B	Wall Upper Part	> Linear recess along wall separates upper part from lower part > Upper part comprises wooden louvres; distances between bars should not allow visibility to the inside of the villa garden from the public realm > 70% transparent	> Remaining body of the wall to be kept max. 0.8m. > Design to match with the villa design. > Design to be simple contemporary. > Glass and linear/horizontal louvres; materials as specified in the architectural section; subject to master developer approval.
C	Revetment Wall/ Crest block	> Existing level to maintain existing structure	> Any concrete structure and excavation works are prohibited to be placed at revetment wall rock armor.
D	Glass Baluster	> Tempered Glass frameless or with steel frame allowed	> Baluster height max 0.8m with base a maximum over all boundary wall height 1.8m. > Complete glass balustrade with maximum 1.8m height is allowed. > Anti-corrosion material required.
E	Waterfront Access	> Subject for approval	> To be approved by the master developer and be built at the owner's expense.

REF: LQND-RPBT- Sheet 1/1

CANAL FRONT BOUNDARY

The below figures illustrate boundary treatment guidelines and controls of waterfront wall applicable to Type A3 Villas typologies.

Canal Front Villas



Typical boundary wall at Canal Front.

Steel Screen Planters

Boxwood hedges

	Components	GUIDELINES	MANDATORY CONTROLS
A	Canal front landscape Buffer	> Height requirements > Landscape and planters only > Ornamental Character	> Landscape buffer with minimum height 1m and maximum 1.8m and Planters with built-in/freestanding ornamental screen and High perimeter hedges only is permitted at non-developable areas. > Lightweight structures and shades permitted. > Concrete structure and excavation works are prohibited. > Plot owners are not permitted to construct boundary walls at non-developable areas. > Swimming pools are not permitted at non-developable area.
B	Boundary wall	> Only Main developer is permitted to construct boundary walls/party walls at Landscape buffer at canal front.	
C	Canal Edge	> Canal Edge is constructed and maintained by Main developer. > Handrail at edges to retain and to be maintained by Main developer.	

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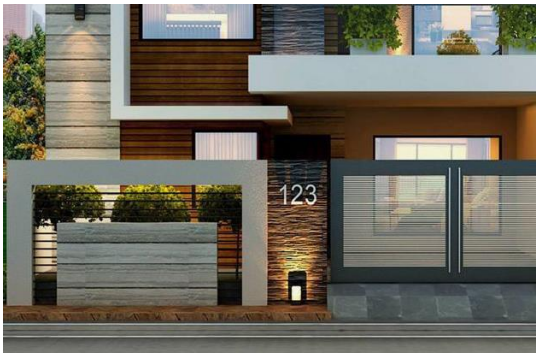
2.5.1 RESIDENTIAL PLOT BOUNDARY TREATMENT GUIDELINES & CONTROLS

REF: LQND-RPBT- Sheet 1/2

STREET WALL



PARTY WALL

REF: LQND-RPBT- Sheet 2/2

WATERFRONT WALL AND BEACHFRONT

2.6 ARCHITECTURAL GUIDELINES & CONTROLS

OBJECTIVE AND PURPOSE

These guidelines form the basis of a coherent architectural vision that will inform and drive the design process, and improve the quality of the architectural language and environment throughout Qetaifan Island North District.

The intent of the Architectural Form and Character Guidelines is to give the individual plot developers a set of regulations and guidelines, based on the principles established on the original QIN Master Plan. This section intends to provide controls on the architectural and style of the development.

There are 9 precincts in QIN Master Plan Development. Varying approaches are applied to the architectural forms and character for each precinct. For the main attraction Precincts such as Water Park Precincts, Leisure Precincts and Lifestyle Precincts, varied design elements combine to create an iconic, vibrant and welcoming destination. For the residential precincts, the contemporary and minimalism design is encouraged to showcase modern and serene living community.

This section of the document serves as a point of reference for the architectural DNA of a development. Its aim is to improve the character of new projects and reinforce the architectural character of the district.

Good urban design principles and massing controls will ensure a high-quality streetscape environment.

As a way of dissecting a building down to its components, pattern books and guidelines have been prepared for each typology and should be read in conjunction with the Plot Typology Guidelines & Controls section of this document and the urban regulations defined in each plot's regulation sheet.

The following list of elements have been defined as the key design elements for designing a building in QIN residential Plots:

Façades

LQND-DGC- Sheet 1/9

Materials and Colors

LQND-DGC- Sheet 3/9

Openings

LQND-DGC- Sheet 4/9

Projections

LQND-DGC- Sheet 5/9

Shading and Privacy Structures

LQND-DGC- Sheet 6/9

Arcade and Courtyard

LQND-DGC- Sheet 7/9

Roof Components

LQND-DGC- Sheet 8/9

Lighting Design

LQND-DGC- Sheet 9/9

PREFERRED ARCHITECTURAL CHARACTER TYPE

STYLE DESCRIPTION

Qetaifan Island North district have 5 residential precincts these are North villa Precinct, East Villa Precinct, West Waterfront Apartment Precinct, South Waterfront Apartment Precinct and South Waterfront Precinct Southwest Waterfront Villas & Apartment Precinct.

The selected theme for these residential precincts is

“Contemporary Miami architectural style and modern elegant façades”

Qetaifan living should also reflect a maritime architecture with maximized views towards the waterfront.

NORTH AND EAST VILLA PRECINCNT

The North Villas Precinct and East Villas Precinct both contain three types of villas. Villa plots are going to be developed individually by the plot owners, while the building character in this zone must adhere to the following principles:

- Building style should be contemporary with utilization of modern and elegant architectural element
- Geometric patterns are encouraged to apply on the building facade, while clean vertical and horizontal lines are recommended
- Maximize views towards the waterfront, beach and the neighborhood park
- The building material should be simple and it is recommended to have no more than two materials within a single building structure.

2.6.1 RESIDENTIAL AND MIXED-USE DISTRICTS – DESIGN GUIDELINES & CONTROLS

REF: LQND-DGC- Sheet 1/9

FACADES

GENERAL

Building façades should be articulated to provide visual interest, while contributing to the character of the street.

The following design parameters shouldbe considered:

> Number, size, depth and orientation of window openings

> Offset or change in the direction ofwall planes

> Stepping back of upper stories

> Feature windows, bay windows, pergolas, screens, overhangingroofs, trellis etc.

> Articulation in depth, detail andtreatment of roof parapets

> Use of balconies for amenities and architecture details

> Careful control of decorative elements, recesses, recessed patterns, beams or scupper extensions

> Façades facing private or semi-private spaces and public parks can contain floor to ceiling windows; covering a minimum of 40% of the glazed area of that facade.

> Where larger expanses of curtainwalling are created, screening, loggia, and recesses must be incorporated into the design solution

FACDE ORNAMENTATION

Façades may accommodate historical details where appropriate to add visual interest and depth to the façade. These may include:

> Contemporary recessed geometrical Patterns and relevant to Gulf Heritage is accepted however the design as a whole should be cohesive.

> Clean, simple and modern architecture elements are encouraged.

> Screens including geometrical Patterns.

BUILDING ILLUMINATION

> The night image of the building should be a coherent composition in which are clearly recognizable the architectural components of thestructure

> Lighting fixture typology should be carefully chosen in order to minimize the visibility of fixtures andcabling on the façades

> Lighting of façades is encouraged to accentuate architectural featuresand reinforce the architectural language.

> High level illumination to the roofline ‘crowns’ the structure and provides a point of recognizable visual destination for the long view.

> Structural illumination to key elements of the façade reinforces the architectural intent and providesa visual statement of the building

> Ground level illumination provides lighting in scale to the observer thatdraws the eye toward key elementsin the façade such as points of access, balconies etc.

> Site and building lighting should be located and directed to preventimpact of glare to adjacent buildings, streets, properties and open spaces

> For further detail on architecture lighting levels, refer to Lusail Nightscape Master Plan Strategy

MASSING

> QIN development is generally contemporary ‘Miami style’. Modern architectural design language and geometry should be applied in the building massing design.

> White box and simple lines should be adapted to create modern contemporary but chic design suitable for the high-end local community. Due to its simplicity, design and construction time will be minimized and costs should be reduced.

> The building massing should respond to the climate conditions of Doha as discussed on the building massing sustainability. The building layout shall also respond to the site topography.

> Due to a prominent location near to the sea, the building massing and orientation should look to maximize views towards the waterfront.

Building façades should be articulated to provide visual interest

Building illumination

Facade openings – simplified details

Separation of floors with balconies

REF: LQND-DGC- Sheet 2/9

FACADES

Vertical design with prominent horizontal balcony variation to provide diversity and interest.

Lobby opened to the main street to increase building presence in the street ambience.

Mid-rise and tower with the same facade detail - legibility - with a clear separation of volumes.

BUILDING FAÇADE

The architectural quality of a building's facade contributes to the overall character of the master plan character area. The intent of the following guidelines is to promote high architectural quality for building facade.

Building facade material must have a minimum Solar Reflectance Index (SRI) of 29.

Primary and front facades shall be designed in a manner to distinguish them from other facades in order to easily define the building entrances.

All other facades whether facing the public roads or abutting properties shall be designed to match the main entrance facade. Blank facades are prohibited.

Variation in facade articulation of buildings is encouraged to provide visual interest. The proportions of elevations should be in balance, breaking down large surfaces into smaller elements using setbacks, materials, projections and relief.

> On east and west facing building facade, where sun angles are lower, the extent of glazing on the facade should be: Less than 25% of the total facade area and windows should be set back within the façade; or,

> Facade with glazing of more than 25% of the total façade area should be adequately screened. This will ensure that the total glazed area exposed to the sun at any time is not more than 25% of the total facade area.

Ground floors of apartments facing public spaces or streets must be animated with retail, F&B and other permissible uses wherever applicable as shown on the Plot Regulation Sheet. Minimum 75% of the façade length should contain floor to ceiling openings with a minimum 5m of floor to ceiling height.
Façades facing private or semi-private spaces and public parks can contain floor to ceiling windows; covering a minimum of 40% of the glazed area of that façade.

Facade proportions and features relate to the overall composition of façades, including horizontal and vertical setbacks and protrusions as well as any large element such as a frame or bay element, attached to the facade.

For building envelope and setback controls see individual Plot Regulation Sheets. The themes covered include: Vertical division of façade into shorter segments. Modular or gridded approach to subdivision of facade surface.

Horizontal segmentation between base and upper floors, for example, the utilities of horizontal shape timber façade etc. Terracing of upper most floors, creating varied roof line and creation of roof top terraces are encouraged

Building bases must be accentuated by setting back either the base or the building above, creating a shift in the massing. Exposed roofs of base floors must be used for recreational purposes, as communal or private terraces. The length of façades above base levels should be divided into shorter segments of a maximum length equal to the height; by applying vertical separation either as a setback or protrusion.

A modular, gridded approach must be adopted segmenting façades into equally sized rectangles of maximum one-storey height and 9m width. The grid can be accentuated by markings in the surface, as set back or protruding volumes or as columns and slabs in front of setback balconies.

Building facade should be contemporary in design, high in quality and available on the local community. The facade elements should be advised as different but should be design as cohesive.

Cleaning and maintenance strategy to be considered during the selection of architectural façade system.

REF: LQND-DGC- Sheet 3/9

MATERIALS & COLOURS

GENERAL

Selection of materials and colors will be influenced by the overall theme of the island (Modern contemporary, Miami Island feel) High quality, light colored and environmentally compatible materials shall be adopted. Materials that create intense glare shall be avoided.

The development shall allow for new materials, technology and construction methods that enhance the urban character and in turn contribute to energy and resource efficiency as well as environmental sustainability. However, the new specifications, catalogues and drawings shall be submitted to Lusail Authorities for approval.

The following materials are permitted to be used for building façades:

> Natural Stone (Cladding)
> Glass
> Rendered Concrete
> Prefabricated Concrete Panels
> Glass Fiber Reinforced Concrete (GFRC)
> Aluminum Composite Panels and Screens
> Smooth finished Granite
> Smooth finished Sand stone
> Simulated Natural Stone, Smooth Granite and
> Sandstone finish

The following materials are permitted to be used as accent materials:

> Steel (Stainless or painted)
> Natural Stone (Cladding)
> Timber

The following building materials are discouraged:

> Exposed concrete block / aggregate block
> Corrugated Metal / Steel siding
> Snap-on metal grills
> Asbestos and chromated copper arsenate (CCA) treated timbers and other hazardous materials shall not be used.

Material Changes

A change in material on the same plane is not permitted unless this is broken by a recess detail, column as to define a clear separation.

PRIMARY MATERIALS

The predominant facade material should be a heavy stone like material of either natural stone, rendered material or glass fiber reinforced concrete (GRC). Light warm, off-white or beige colors not too yellow or dark terracotta color. The texture should be smooth and fine grained and not use artistic or rustic imprints. Render aggregates should appear uniform in color when viewed from street.

STONE

Stone can be used as a primary to plaster. As the primary building material this can be as an integral structural component or applied as surface finish cladding tiles. Recesses and rebates within the stone façade must use a contrasting stone finish to the main body of the façade.
Finishes: Bush hammered; Honed; Riven; Chiseled; Punched; Polished is not permitted

CLADDING

Cladding systems can be used as Secondary / alternative materials to accent the main building material.
Appropriate building materials to include:
- Precast Concrete;
- Glass fiber reinforced concrete (GRC).
- Wood (imitation wood effect materials are not permitted);
- Metal (sheet or cast material non reflective);

RENDER

Plaster can be used as an alternative building materials on all building façades. The plaster should contain different textures and finish definitions. Plain walls without decorative joints are encouraged. Where recessed patterns are incorporated into the design of the façade, a secondary material is preferable. If plaster is used then this should be a contrasting texture and/or color. Textures: smooth; light sand and course.

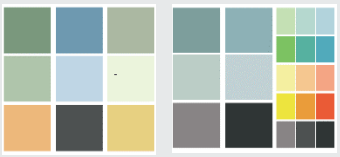
GLASS

Glass should be transparent or semi-transparent from outside, and not use a reflective coating. Green or grey tinted glass is accepted. Blue and green mirrored glass/Glass curtain wall with high level of reflectivity is prohibited.

COLOURS

Shades of pale and pastel colors are encouraged and should be applied in all main building components.

Acceptable color palette for facades



Acceptable color palette for accents in limited amount.

> Use of shades of white should be the dominant colors of Qetaifan Island North.
> There shall be careful use of vibrant colors. The number of base colors used in any one (1) structure must be limited to no more than three, these colors should be of complementary hues.
> Muted earth tone colors in light shades of pale brown and pale yellow are allowed with limited use
> A maximum of two secondary accent colors will be encouraged, within the architectural detailing, external signage, feature lighting and elements
> Bright and dark colors should generally be avoided, darker accent colors may be used but shall not exceed 15% of the building façade, and should stay within the range of the balcony or fenestration of the building.
> Glazing for doors and windows in shades of grey, brown or clear.
> The use of fluorescent, brightly toned, high intensity colors is not allowed.

REF: LQND-DGC- Sheet 4/9

OPENINGS

WINDOWS

The size, placement and style of facade openings have a large role in creating the architectural character of buildings. Facade openings should be carefully considered to create rhythm, harmony and variety in the overall elevational composition whilst relating closely to the functional requirements of the internal spaces including privacy, shading and ventilation.

The design of windows and openings shall provide a connection between indoor spaces and outdoor environments through the introduction of sunlight and views into the occupied areas of the building.

Larger and plentiful windows are encouraged to allow light-filled interiors while taking advantage of sea views. However, privacy for the residents and neighbors must be respected. Clean, crisp window details and well-designed facades are encouraged that are devoid of any decoration.

A well composed façade with vertical and horizontal modulation of windows, designed in accordance with the functional requirements of the building, is encouraged.

DOORS

Quality and sense of entry are the main premises to consider- public entrances with higher hierarchy; service access to be screened.

Doors should be in solid color matching the window frames or in glass to increase the permeability of the public spaces

Vertical orientation is mandatory.

The top of the door can never be lower than the top of the adjacent openings in the facade.

When part of the entrances, doors must be defined with a differentiation on the vertical scale and integrated in the lobby design.

GENERAL CONDITIONS

As a standard and where applicable,all buildings shall be designed with the following:

> Percentage of total openings should not exceed 40% of building façades for Villas and 50% of building façades for Apartments

> Varied contemporary facade fenestration to be used and simple and Modern architecture element should be encouraged

> An innovative and contemporary treatment to solids and voids of the building form, that remains legible and coherent with the architectural character of the building.

> Windows shall follow a proportioning system consistent with the overall building mass and layout.

> Shading devices over windows to reduce glare yet still allow sufficient air circulation are allowed.

> Windows to be placed in a way to ensure cross ventilation.

> Use of high performance, low reflectivity, selective low emissivity glazing on exposed windows to reduce heat gain/loss and noise transmission. All external glazing shall be double glazed.

> Use of operable windows to allow breezes and night time cooling of floors and walls is encouraged.

> Use of highly reflective mirrored glazing is prohibited.

> Glazing must be recessed to the inside limit of the wall.

> All windows and door openings shall be in scale with the façade. Large display windows of commercial retail or restaurants are encouraged. Curtain walls are allowed especially on commercial offices. If shutters are used, they should be sized to fit the opening.

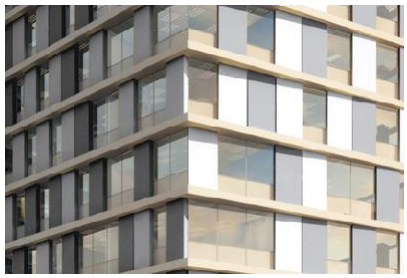
MATERIAL

Dark framed windows are encouraged. White window frames are only permitted if the main body material of the facade is also white.

Large Glazing Windows for Residential to maximize sea view

Opening integrated with larger recesses

Shading devices over windows



Same modular Vertical opening with different composition

Clean vertical and horizontal lines of Architecture elements

PROJECTIONS

BALCONIES AND TERRACE

Balconies and terraces are important elements to provide scale and character to building designs, alongside providing valuable private access to an outdoor space for the inhabitants.

> Balconies and terraces should be contrasting to the heavy nature of the facade surfaces. Therefore, light structures of metal, glass or wood should be used or variation of solid parapet walls and screens of the same stone material as the facade.

> All apartments facing the Waterfront or open space must have a segmented balcony, enclosed balcony or terrace per unit in a residential building. The requirement can be overlooked and private access to a rooftop terrace is provided or for ground floor units with access to private terraces on podium.

> Avoid providing balconies that significantly increase physical and visual building mass. The design of the residential balconies should be an extension of an interior living space.

> Balconies shall have a minimum depth of 1.2m to ensure that it is a usable space.

> Balconies or terraces should be segmented in height preferably in varying heights, to provide variation on the façades. The screens must be of a modern nature and provide operable segments to allow for balcony type experience.

> Connection between the public terrace and the waterfront promenade is encouraged.

> Provision of external dinning terrace is encouraged

> Utilize sun screens, pergolas, shutters and opening walls on balconies and terraces to control sunlight and wind.

> Consider the most appropriate balcony type (recessed, cantilevered or semi-recessed balcony) according to available daylight, wind, acoustic privacy and visual privacy.

> Aim for recessed balconies where possible as they provide better privacy, better weather protection and better architectural articulation and façade depth than cantilevered balconies.

BALUSTRADES

Glass balustrades are preferred facing waterfront views. Fixing method should be invisible, clamping systems, bolts, channels are not encouraged.

Handrails can be in wood or metal as an alternative however to be cohesive in overall design.

Balustrades must be at least 1.20m high.

The modulation should follow a vertical proportion. The cornering should avoid variations in the modulation.

External Stairways

External stairways should be integral to the mass of the building, and compatible with architectural vernacular to the building.

Stairways must not have a tacked on appearance, or feel like the design was an addition or after thought. Industrial metal (chequer plate) staircase will not be permitted. Can be integrated in the landscape.

Key Principles

> Simple & elegant architecture elements to be used.

> Combination of clean vertical and horizontal lines of architecture elements to be use.

> Balustrades following the openings design and the shading patterns details (contemporary geometric patterns)

> Solid parapets with depth elements to add interest to the facade's composition.

Residential glazed balcony

Segmented balcony facing waterfront

Balconies facing courtyards

Provision of functional Balconies and Terraces

Combination of solid and glass balustrade

REF: LQND-DGC- Sheet 6/9

SHADING AND PRIVACY STRUCTURES

Screening as part of building facade

Roof tops technical feature covered with Screens as part of façade treatment

Vertical elements integrated in to the building facade

Perforated metal screens at podium parking

SHADING STRUCTURE

Shading structures are encouraged to provide shade and enhance the overalldesign of the building facade. They maybe semi opened to allow/control varying amounts of sunlight to enter.

Shading devices to be permanent structure where possible.
Pull out/rolling awnings are discouraged giving preference to a fixed system.
Shading structure to reflect and complement the architectural language of the building.

If used, overhangs should be made fromappropriate materials, including:

> Metal;
> Canvas (with wood or metal framing)as permanent structures;
> Wood;

Solar shading, projection and overhangs are encouraged to provide solar protection and increase the 3-dimensional effect on a given facade.

Windows, especially those with a high amount of sun exposure, balconies, porches, courtyards and patios should be designed under measures to protect them from solar heat and prevailing winds.

Appropriate measures include:

> Screens;
> Shutters;
> Overhangs or trellises.

Overhangs, trellises and other shading devices added to the building volume,should have a basic and simple color that is compatible with the color of thebuilding facade, and in relation to the opening's materiality/color.
Materials should differ from the main building material and color with the exception of white, which can only be used if the main building is also finished in white (refer to color palette for specific white references).

SCREENING

Screens should have modern designs; contemporary, simple geometric patterns are encouraged.

Screen elements should be used to control privacy and views to the surrounding plots.

Screen treatment to be integrated into building design to hide visual mess and clutter caused by technical features such as MEP services.

All other usage such as parking podiums and utility areas on ground level or roof should be screened and cohesive with the overall design of the building facade and use.

The overlapping of planes/pieces is encouraged to control visibility and giving 2 layered depth of the façade.

The area of screening must comply with the sustainability considerations of shading and ventilation, maintaining the design used for visibility control.

Back lighting of screened walls is encouraged to create depth and interest in the façade during thehours of darkness.

Screens must be integrated in the arcade design as identifiable element that produces sun control to the interior of the arcade and permits the applicationof the shop units' logo. The screens mustcomply with the arcade design rules.

Key Principles

> Simple and modern architecture elements should be encouraged.
> The use of screens, louvres and other shading devices is encouraged as an aesthetic feature in the façade design.
> The textures and shadowing resulting from these elements enrich the image of a building. Aluminum sheet laser cut or perforated metal sheet may be used.
> Shade and Color of the louvres and screens should be aligned on the preferred color and texture of the palette. Avoid dark colors as necessarily.
> Overhangs and slab projections used as shades is encouraged to enhance overall building design.

ARCADES

Arcades can be of special importance in the main facade that addresses the street. They can act as screens for parking podiums, while adding shade to pedestrians. They are also useful in controlling downward wind flows and provide pedestrians a choice of calm or more windy areas.

The design of arcades, including all supporting components, should be compatible with the overall style and form of the building. Arcades should not have a tacked-on appearance or look like they were and addition or afterthought. The openings of arcades should be orthogonal keeping consistency with the contemporary style

Screens can be added between the columns to provide shade and establish a more human scale. Openings should be equal and relate to the building size and should align with the primary facade.

Arcades are only allowed in the ground floor along the street and with commercial frontage. On the upper floors arcades are not allowed. Entrance Portals may be added to the arcade. These elements should follow the arcade design although with a higher vertical scale. Canopies may be added to enhance the entry feeling and provide shading.

Proportion columns for colonnades shall maintain a clear view of the uses behind, providing high levels of transparency and allowing easy pedestrian flow to and from the street.

Large extends of blank walls in the facade should be avoided even in the parking dedicated areas (this perception should be reduced) – architectural details should be included like screens and overlapping of different layers of materials or the use of landscaped areas as to provide relief.

Arcade facing Waterfront

Arcade emphasizing entrance and amenity spaces

Arcade linking amenity spaces - privacy and shade

Courtyard as intermediate zone

COURTYARDS

Qetaifan buildings should take climatic and social factors into consideration.

Courtyards, as intermediate zones, differ greatly from the outer environment and represent one way of responding to the context.

In addition to providing an enjoyable semi-private space, they allow excellent ventilation and natural light all year round.

Open courtyards should avoid opening to the North-west quadrant (prevailing wind direction) for protection from sand and dust.

If open courtyards need to face the non- optimal orientation due to plot conditions or other, protection should be provided at the opening by architectural or landscape elements

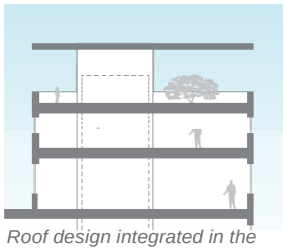
Courtyards are encouraged to create internal Landscape views for all zones and adds value for the property.

Courtyards within the commercial areas are encouraged at the intersections with the outdoor pedestrian network or at locations where anchor retail providers are envisaged.

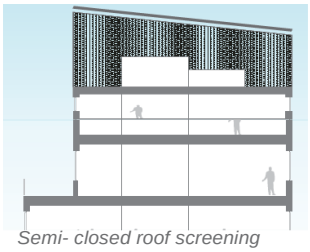
Courtyard with amenities as internal view

REF: LQND-DGC- Sheet 8/9

ROOF COMPONENTS



Roof design integrated in the building design



Semi- closed roof screening Technical Equipment

Accessible roof with landscape.
No installations should be seen from the street level, nor should they be obtrusive when overlooked from higher building.

ROOF DESIGN

A variety of roof and plane lines shall be provided, especially in the tops, as this should be designed as feature elements that create logical conclusion to the building's form.

Roof-top elements should have a formal integrity with the overall tower structure and not simply be arbitrary additions, and shall be consistent in material and visual quality to the rest ofthe development. Roof lines should be varied to reduce the apparent scale. Plinth tops provide ideal outdoor spaces for residential amenities and landscaping and thus can enhance the living conditions and the aesthetic of the buildings.

If plinth tops are not used for amenities such as pools or roof terraces, they should have surfaces and materials which are well designed, clearly ordered and visually pleasant when viewed from the above.

Roof components are considered but not limited to the following conditions: Parapets, Pergolas, Cornice and Chimneys; Flat roofs are mandatory with the use of parapets to conceal the roof(flat roofs may not be visible from the street).

Gargoyles or other elements offacade ornamentation are not allowed. Pediments and other classical designs are not allowed.

Pergolas

Pergolas shall be timber or metal (or other contrasting material and color to the main body of the building, as long as the material and color guidelines are maintained).

Structure to be a lighter construction in terms of dimension than the rest of the building as to separate it from the main mass. Screens should be added to provide shading and privacy.

Spires, Pinnacles

Spires, pinnacles and other extended structures can surpass the maximum height allowed on the high-rise element, subject to the approval off LREDC

Skylights

Skylights must be in line with the architectural language of the building. In all cases solar protection should be provided, following the sustainability considerations of shading and ventilation. Skylights should not be visible from the exterior

Parapets

Parapets are preferable in all roofs, should be simply detailed and in continuity of the facades. Decorative elements must follow the facade design. Cornice details below parapet are permitted, matching the main body color and/or material of the facade. They may overhang the facade between 40 and 60cm with parapet.

Glass parapets are allowed as a continuation of the facade design (following the balustrade design in other parts of the facade where they must follow the balustrade guidelines).
On accessible roofs with leisure activities, glass parapets are encouraged to maximize views.

Equipment

All the Mechanical Equipment should be screened from public views from streets, walkways, sidewalks and outdoor spaces Cleaning and maintenance strategy should be considered as required for all buildings.

Appropriate methods of screening should be used like roof parapets, pinch roofs or screening elements. Noise levels of mechanical equipment should be minimized. All utility and telecommunication lines should be concealed.

Mechanical equipment, such as air conditioning units, should be located in shaded areas to increase the energy efficiency and reduce the chance of overheating the equipment.

Lift over runs should be integrated into the overall design of the building and not left as an afterthought protrusion.
Water tanks or other mechanical plant placed on the roof or above stair towers must be fully screened and have always a minimum setback of 3m on at least 2 sides of the building edge.

Landscape

Accessible roofs, especially on mid- and low-rise elements should be landscaped and activated – used for recreation, entertaining or as an additional landscaped outdoor living space for the residents.

Leisure activities are encouraged with great potential to the design of pools, sitting areas, BBQs, common bars, open air gyms, planters, dining and lounging furniture as well as outdoor structures such as pergolas, etc.

All elements must respect maximum heights and be treated as penthouse components, adding to the GFA in case of being enclosed (bars, gyms). All fixtures should be made of durable and light materials (solar, wind and rain resistant), of easy maintenance and properly secured to the buildings, especially on mid-rise elements. Roof terraces require waterproofing, automated irrigation and lighting systems.

2.6.2 GENERAL DESIGN GUIDELINES & CONTROLS

REF: LQND-DGC- Sheet 9/9

LIGHTING DESIGN

All plot owners must refer to requirements of their plot under Lusail Nightscape Strategy.

Below is a brief excerpt that does not exclude the need to consult and oblige the referred document

Building Articulation:

Building Illumination and Lighting Design within the plots should follow the Lusail Nightscape Lighting Strategy, which defines the Lighting Design Guidelines and Parameters for each plot according to the Ambient Mood of each street.

All Sub-Developers have the responsibility to follow the parameters established for the designated Ambient mood.

The design should consider:

> Distinctive lighting design should catch the visitor's attention.

> Luminance contrasts, colour temperature and lighting directions are some of the tools which can be applied to enhance the architectural volumes.

Roof Tops:

> The lighting of the landmark buildings' roof tops is one of the key aspects of their night image.

> The special crowning of the building becomes protagonist in the night skyline, giving reference and orientation to visitors from a distance becoming a distinctive element of the entire site.

Breaks and Setbacks:

> Breaks along the facade in the form of vertical building modulation and setbacks are important elements to be considered in the lighting project.

> The use of light allows to make the characteristic volumetric composition of the facades readable at night.

Corner Treatments:

> Corner treatments are important elements to assist in building identification while they contribute to place making.

> Special lighting concepts should be applied in order to enhance these elements making them distinctive for that specific building

Entrances:

> Pedestrian and vehicular entries should be easily identifiable along the facades.

> Appropriate luminance differences between the overall base of the building and the entrance areas mark the location of the access and catch the attention of the visitors.

> Lighting should be applied to create an interesting and pleasant scene which will attract people by creating a welcoming atmosphere.

> Main entries should be lighted differently from individual unit entries.

Fenestration:

> Lighting deep recessed windows enhances the distinct pattern and the special rhythm of the building's architecture.

> Backlit illuminated windows communicate the positive impression of active spaces.

Building Shading:

> Appropriate lighting design to shade fenestration should be adopted and be specific to the different configuration of the elements that enhance the special character of the building.

> Horizontal canopy covers, both at ground or top levels (tower or podium), become recognizable elements from the distance and must be properly illuminated at night.

> The special interaction between the light and the different materials of the canopies requires specific study approaches

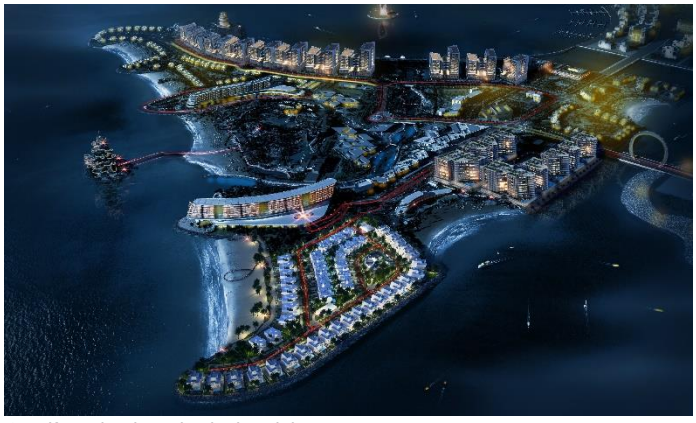
Colours, materials & fixtures:

> Lighting fixture typology should be carefully chosen to minimize the visibility of fixtures.

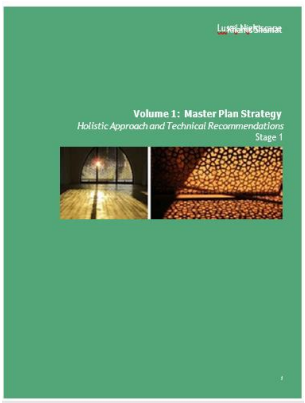
> Maximum integration between fittings and architecture is highly encouraged.

> Different colours, shades and properties of the materials should be taken into account in the overall lighting concept.

> Grazing light is recommended when special textures materials are present.



Qetaifan Island North District Nightscape



Refer to Lusail Nightscape strategy

2.7 LANDSCAPE GUIDELINES

OBJECTIVE AND PURPOSE

The purpose of the landscape guidelines is to provide a comprehensive overview of landscape standards for development of the private plots. These guidelines will help in a seamless amalgamation of the overall landscape character of the public realm and privately-owned residential spaces within Qetaifan island North. Note: these guidelines describe overall strategy for residential and mixed-use plots.

The guidelines should conform with the following basic landscape approach:

- Seamless Interface: Develop well connected hierarchy in open spaces with required discern ability.
- Design character: strengthen overall neighborhood landscape character and a sense of place by adopting established design elements.
- Privacy and safety: create safe and pedestrian friendly open spaces without compromising visual and physical privacy.
- Quality: use of durable landscape materials along with adopting best practices and maintenance guidelines to ensure permanence of these materials.
- Sustainability: maximize use of trees as shading device for outdoor thermal comfort and reduction in maintenance by selecting naturalized, native and adaptive plant materials.
- Landscape details to show all the tie-in points with public realm.

Private Landscape Requirements:

MINIMUM DRAWING SUBMITTALS:
GENERAL ARRANGEMENT PLAN
GRADING AND DRAINAGE PLAN
HARDSCAPE LAYOUT
SOFTSCAPE LAYOUT
FIXTURE & FURNITURE LAYOUT
LIGHTING LAYOUT
IRRIGATION PLANS
ELEVATIONS
CROSS SECTIONS WITH LEVELS
HARDSCAPE DETAILS
SOFTSCAPE DETAILS
FIXTURE DETAILS
LIGHTING DETAILS
IRRIGATION DETAILS

- A qualified landscape architect (LA) should be employed for the landscape design of the plot, the preparation of plans and for the submission to Lusail City Management.
- Adjoining public realm drawings to be referred to by the landscape architect before commencement of a concept design for the private villa plot. Landscape architect to also consult with Lusail City Management before commencement of design.
- All Civil Defence Authority's rules and regulations and relevant codes to be adhered to while designing, with special care given to fire truck access.
- Landscape details to show soil depths. Minimum soil requirement for trees and palms on slabs is 1.2m, 600mm for shrubs and 400mm for lawns.
- Grading and levels of the private plots to match with the public realm achieving a seamless interface with the same.
- Landscape materials to follow typology presented in the following pages.
- Driveways and entrances in the plots to be coordinated with the public domain

PUBLIC AND PRIVATE INTERFACE

LANDSCAPE FRAMEWORK WITHIN THE DEVELOPMENT

General Remarks

The open spaces developed within the neighborhood units maintain a stylish and contemporary landscape character that serves to reinforce the Qetaifan Island North identity.
These open spaces act as primary pedestrian links across each precinct providing safe, walkable access to the community and recreational spaces. Walkways and cycle tracks form the main mode of movement.

Streetscape

Landscape elements along residential and commercial streetscape should be carefully controlled and coordinated to maintain required landscape character and design standards.

These landscape element:
> Street lighting
> Signage and way finding elements
> Water features
> Hardscape and softscape materials
> Street Furniture such as:
Benches and seating, litter bins, bollards, cycle racks etc.
> Waste collection points
> Road Markings

Landscaping should provide a positive response to the functionality of open spaces. For example:

Streetscape within neighborhood should provide pedestrian friendly environment by introducing safe pedestrian crossings, well shaded walkways and resting areas with sufficient width and buffer.

Landscape elements along road network should enhance easy perception, navigation and movement from moving vehicle without compromising the privacy and safety of residents.

Public Realm and Community Open Space Landscapes

All public open space landscaping must be carefully controlled and coordinated to meet the approved design standards, and shall be subject to approved product selection and design.

These landscape elements include:
> Parks;
> Promenades;
> Hard and soft landscaping;
> Walkways;
> Cycle ways;
> Playgrounds;
> Sports pitches etc.

Public open spaces should provide a clear hierarchy of types and uses while creating unique places that facilitate pedestrian mobility and activity, and foster ease of movement.

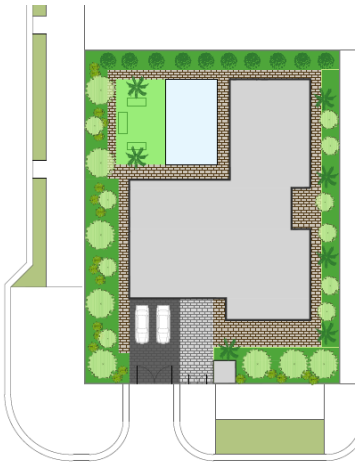
The primary typologies forming the basis of the public realm & open space framework include:
> Urban Linear Park
> Waterfront walks
> Community green link/ Neighborhood green Corridor
> Family Park / Neighborhood park
> Pocket parks, Sikkas & Buffer Areas
> Beach

Private Landscapes

The master developer (CAC) shall review and approve all landscape plans, proposed hardscape materials, softscape materials and site furnishings. The master developer shall provide appropriate guidance for coordinating the landscape design within private plots. This should include direction regarding acceptable hard and soft landscape palettes, irrigation systems,shading provision, landscape lighting, screening and buffering strategies, boundary wall treatments and signage.

Example of coordinated interface between the Public realm and Private Plot Landscape is illustrated in the diagram below.

RESIDENTIAL



MIXED USE

Key:

Public

Semi-Private

Private

2.7.1 LANDSCAPE ZONING

RESIDENTIAL AND MIXED USE

GLOSSARY OF TERMS

REF: LQND-LZ- Sheet 1/2

RATIONALE

The key objective of the Landscaping Zoning is to influence towards an overall cohesive streetscape ambiance, providing privacy to the residents as well as a pleasant and high quality street environment. Landscape buffering solutions work as secondary layers of privacy opportunity, by creating natural screenings.

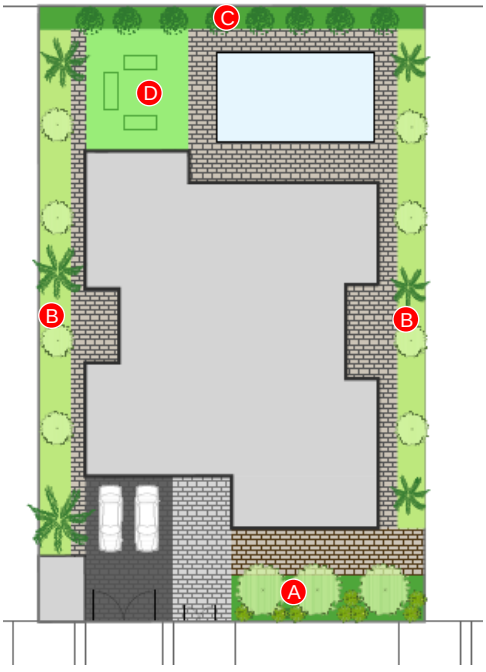
Key objectives are to provide:

- **privacy,**
- **screening to avoid overviewing of the private gardens,**
- **unifying streetscape through the control of private front buffers.**

- Landscape buffers work as secondary layers of privacy, in addition to boundary walls, by creating natural screens
- Defined landscaped zones respond to function and privacy issues, as well as aesthetic aspects
- Proposed landscaped solutions reflect a sustainable approach, attend to climate / water sensitive design solutions, by reinforcing the use of native materials and endemic plants. Plant palettes to be defined for all zones
- Front and rear buffer planting must create a quality visual amenity when facing the park or other facilities. The objective is to create a pleasant streetscape experience for residents and visitors.
- When plots are adjacent to other plots, side and rear buffers should reinforce privacy.
- Private gardens to be located on the most visually controlled part of the plot, allowing for private living areas. May include facilities like swimming pool, playground area, or any external seating/dining or children's playground areas.

SUMMARY OF TYPICAL RESIDENTIAL PLOT LANDSCAPE ZONES

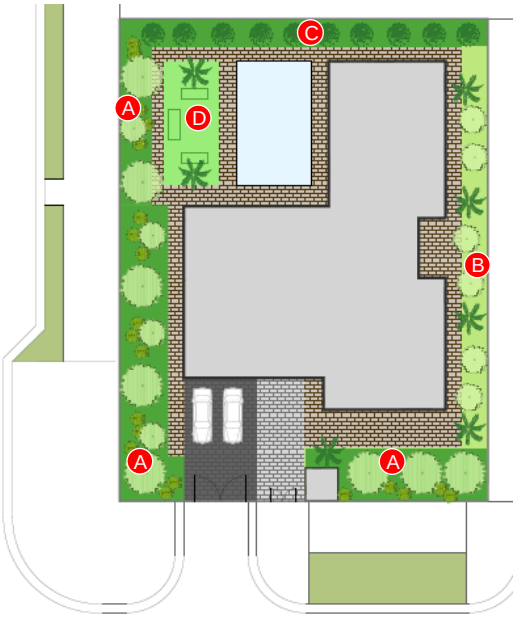
	Compounds	Guidelines and Controls
A	Front Buffer	Refer to indicative plant palette LQND-LCG-Sheet 1-6/12
B	Side Buffer	Refer to indicative landscape palette LQND-LCG-Sheet 1-6/12
C	Rear Buffer	Refer to indicative landscape palette for abutting plots LQND-LCG-Sheet 1-6/12 Refer to landscape guidelines for preferred landscape styles LQND-LCT-Sheet 1-3/3
D	Private Garden	Refer to indicative landscape palette Refer to landscape guidelines for preferred landscape styles LQND-LCT-Sheet 1-3/3



REF: LQND-LZ- Sheet 2/2

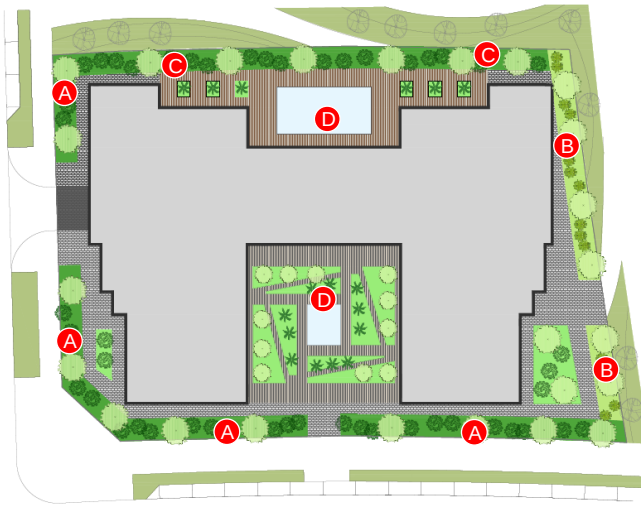
SUMMARY OF CORNER RESIDENTIAL PLOT LANDSCAPE ZONES

	Compounds	Guidelines and Controls
A	Front Buffer	Refer to indicative plant palette LQND-LCG-Sheet 1-6/12
B	Side Buffer	Refer to indicative landscape palette LQND-LCG-Sheet 1-6/12
C	Rear Buffer	Refer to indicative landscape palette for abutting plots LQND-LCG-Sheet 1-6/12 Refer to landscape guidelines for preferred landscape styles LQND-LCT-Sheet 1-3/3
D	Private Garden	Refer to indicative landscape palette Refer to landscape guidelines for preferred landscape styles LQND-LCT-Sheet 1-3/3



SUMMARY OF MIXED USE PLOT LANDSCAPE ZONES (BOULEVARD, SQUARE AND OTHER)

	Compounds	Guidelines and Controls
A	Front Buffer	Refer to indicative plant palette LQND-LCG-Sheet 1-6/12
B	Side Buffer	Refer to indicative landscape palette LQND-LCG-Sheet 1-6/12
C	Rear Buffer	Refer to indicative landscape palette for abutting plots LQND-LCG-Sheet 1-6/12 Refer to landscape guidelines for preferred landscape styles LQND-LCT-Sheet 1-3/3
D	Private Rooftop Garden	Refer to indicative landscape palette Refer to landscape guidelines for preferred landscape styles LQND-LCT-Sheet 1-3/3



2.7.2 PREFERRED LANDSCAPE CHARACTER TYPES

REF: LQND-LCT- Sheet 1/3

CONTEMPORARY STYLE

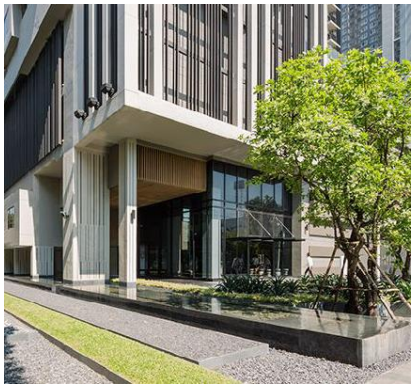
A modern contemporary of style should reflect a refined opulence, utilizing the very highest quality materials in their most simple and raw forms. Modern gardens should rely on hardscaping and structural elements to achieve a minimalist look, with plants used as accents to provide contrast and colour.

Key Design Elements:

- Highest quality materials;
- Stonework including walls and paths;
- Richness of design detailing;
- Introduction of art and sculpture as focal points in the landscape;
- Lush vegetation and shade;
- Privacy walls and gates;
- Integration of water and water features;
- Minimal use of traditional forms, details or elements.

TYPICAL HARDSCAPE TREATMENT

- Extensive use of natural stone – both honed and aggregate;
- Bold, interpretive geometric patterns;
- Sophisticated, well-crafted detailing;
- Shading and outdoor thermal comfort achieved with structural elements more than softscape;
- Controlled and subtle use of water and water features.

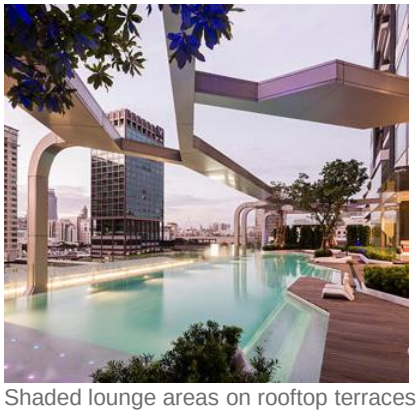


Controlled use of Water

Private pools and amenity spaces

Sophisticated, well-crafted detailing

Landscaped podium parking



Shaded lounge areas on rooftop terraces

REF: LQND-LCT- Sheet 2/3

GLOSSARY OF TERMS

TYPICAL SOFTSCAPE TREATMENT

> Trees and palms utilized as focal points, and primarily for visual effects;

> Careful selection of plant materials for desired colour and textural effects;

> Softscape is typically lush and green, but restricted to limited areas for powerful contrast against hardscape;

> Mature plant material utilized in limited areas to add an established character and timeless quality.

Powerful planting contrast

Mature trees as focal points

Controlled use of lawns

Raised Planters on podium gardens

Textural planting effects

Water sensitive planting

Contemporary and Leisure gardens on podium

Green boundary wall at mixed use

REF: LQND-LCT- Sheet 3/3

TYPICAL LANDSCAPE LIGHTING TREATMENT

> Stands out patterns and shapes

> Increases security sensation avoiding large dark areas

> Enhances materiality and colour

> Mature plant material highlighted to produce ambient light helps to recognize spaces

> Enhances architectural structures

> Points out key landscape elements

Highlighted mature trees as landscape markers

Enhancing texture, colour and elements

Stands out shapes and forms

Night scenery enrichment

Highlight key architectural structures

Point out key landscape elements

Lighting focal point for users

2.7.3 LANDSCAPE COMPONENTS GUIDELINES

REF: LQND-LCG- Sheet 1/12

GLOSSARY OF TERMS

PLANTING PALETTES FOR KEY ZONES

> The master developer Qetaifan Projects and Lusail City Management shall review and approve all landscape plans, proposed hardscape materials, plant materials and site furnishing. Qetaifan Projects and Lusail City Management may approve the use of alternative softscape materials if such materials would result in a superior design and/or improve the appearance of the overall district;

> The Plant Palette is categorized by the Landscape Zone type and the Plant type (trees, shrubs, groundcovers and grasses and their respective water requirements);

> The proposed trees should provide adequate shade to the building, footpaths and outdoor living spaces. Mature specimens with high, dense, evergreen canopies should be considered, and planted as early as possible in the development of the site;

> Drought-tolerant or evergreen desert succulent landscaping, that requires minimal maintenance is strongly encouraged;

> All landscapes should be adequately maintained in a healthy and attractive state and, if necessary, replaced by the propertyowner, to guarantee the overall quality image of the district;

> Extensive grass and natural lawn areas should be avoided, and may be considered for approval as an exception, providing that there is a clearly defined use, purpose and minimal area;

> Irrigation demand is determined by peak water requirements for plant material arranged in groupings;

Tress & Palms	Botanical Name	Common Name	Locally Occurring Species
	*Albizia lebbeck*	*Lebbeck*	
	*Ficus cordata*	*Wadi cordata salicifolia*	*
	*Millingtonia hortensis*	*Indian Cork Tree*	
	*Phoenix dactylifera*	*Date Palm*	*
	*Plumeria obtusa*	*White Frangipani*	
	*Punica granatum*	*Pomegranate*	
	*Spathodea campanulata*	*AfricanTulip Tress*	

REF: LQND-LCG- Sheet 2/12

Irrigation Classification:

Indicative Install Height (m)	Indicative Calliper @ 1m (cm)	Indicative Clear Trunk (m)	Indicative Install Spread (m)	IndicativeNo Plantsper m2	Irrigation Classification	Key Zones			General Guidelines
						Front Buffer	Side Buffer	Rear Buffer	
4-5	14-16	3	4	NA	●●●○	(only for plots along distributor roads)			Plant palette considered to be located on Front Buffers is to be considered as mandatory; Trees theminum calliper indicated are to be full−bodied trees with a shape characteristicof the species; Minimum number of trees to be considered are 3 − a minimum of 1 tree per 10m should be considered; Minimum soil depth to be considered for planting is 1.0m
4	14-16	2,5	4	NA	●●○○				
4	14-16	2,5	3	NA	●●○○				
6	30-32	3,5	3	NA	●●●●	(only to be used as feature tree)		(only to be used as feature tree)	
4	12-14	2,5	3	NA	●●●●	(only for plots along local roads)			
3	12-14	2,5	3	NA	●●○○				
4-5	14-16	3	4	NA	●●●○	(only for plots along local boulevard)			

Low Irrigation Required | Medium-Low Irrigation Required | Medium Irrigation Required | High Irrigation Required

REF: LQND-LCG- Sheet 3/12

PLANTING PALETTES FOR KEY ZONES

- Mulch - Trees and Palms shall be installed with Coco Husk Chips and shrubs with Mulch Mat for water retention;
- Plants to be used shall follow the updated and approved Lusail particular plant palette. New varieties (suggested by consultants) should be proposed and pre-approved prior to planting design drawings are developed and demonstrated to be adoptable to the local Qatar climate condition;
- Similar Water demand planting zones should be maximized (high and low water planting beds should not be combined in the same irrigation zone);
- Quality of plants has to follow International standards (e.g. European technical & quality standards for nursery stock);
- Trees shall have clear trunks of 2.5 m; minimum size of the trunk shall be 120 mm circumference measured at 1 m from ground;
- General minimum 'on-center' tree spacing requirements: Palms @ 5 m, Shade Trees @ 6 m, Ornamental Trees @ 3 m, Conical trees @ 3 m. Succulents shall be minimum 800 mm centre of plant to edge of pedestrian pavement, seat walls, lawn areas, etc.
- Staking of trees shall be of stakes 100 mm Ø x 3 m; three stakes in a triangle, fixed together next to the upper end.

Shrubs & Ornamental Grasses	Botanical Name	Common Name	Locally Occuring Species
	*Agave americana*	*Century Plant*	
	*Caesalpinia pulcherrima*	*Dwarf poinciana / Peacock flower*	
	*Carissa macrocarpa*	*Natal Plum*	
	*Dodonaea viscosa*	*Desert hobseed/ hopbush*	*
	*Pennisetum setaceum*	*African Fountain Grass*	*
	*Pennisetum Rubrum*	*Purple Fountain Grass*	
	*Yucca recurvifolia*	*Yucca / Adams Needle*	
	*Zamia furfuracea*	*Cardboard Cycad*	

REF: LQND-LCG- Sheet 4/12

Irrigation Classification:

💧♢♢♢ Low Irrigation Required 💧💧♢♢ Medium-Low Irrigation Required 💧💧💧♢ Medium Irrigation Required 💧💧💧💧 High Irrigation Required

Indicative Install Height (cm)	Indicative Calliper @ 1m (cm)	Indicative Clear Trunk (m)	Indicative Install Spread (m)	IndicativeNo Plantsper m2	Irrigation Classification	Key Zones			General Guidelines
						Front Buffer	Side Buffer	Rear Buffer	
40-50	NA	NA	60-80	1	💧♢♢♢	✗	✓	✓	Plant palette considered to be located on Front Buffers is to be considered as mandatory; Minimum soil depthfor planting 0,60m
40-50	NA	NA	40-50	3	💧💧♢♢	✓	✓	✓	
20-30	NA	NA	30-40	8	💧💧💧♢	✓	✓	✓	
40-50	NA	NA	40-50	5	💧💧♢♢	✗	✓	✓	
30-40	NA	NA	30-40	6	💧💧♢♢	✓	✓	✓	
30-40	NA	NA	30-40	6	💧💧♢♢	✓	✓	✓	
50-60	NA	NA	50-80	2	💧💧♢♢	✓	✓	✓	
30-40	NA	NA	40-50	5	💧💧♢♢	✓	✗	✓	

REF: LQND-LCG- Sheet 5/12

PLANTING PALETTES FOR KEY ZONES

> Landscape plans submitted to Lusail City Management are to be prepared by aqualified Landscape Architect.

> Plants with any poisonous leaves or fruits are prohibited across the development;

> The standard list of drawings for approval are to include:

- General arrangements plan in context with the public realm;
- site plan inclusive of levels to match theboundary levels;
- sections through the site indicating depths of soil;
- hardscape details including planter walls, boundary walls, paving selection, lighting and signage;
- softscape details including planting plan and approved planting schedule and Irrigation details.

Ground Covers	Botanical Name	Common Name	Locally Occuring Species
	*Adenium obesum*	Desert rose	
	*Jasminum sambac*	Arabian jasmine	*
	*Perovskia atriplicifolia*	Russian sage	

REF: LQND-LCG- Sheet 6/12

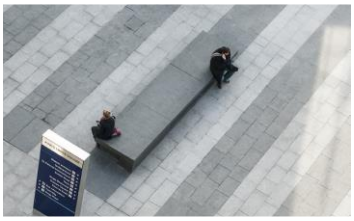
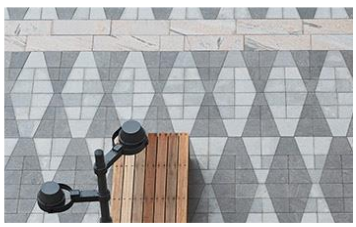
Irrigation Classification:

💧♢♢♢ Low Irrigation Required 💧💧♢♢ Medium-Low Irrigation Required 💧💧💧♢ Medium Irrigation Required 💧💧💧💧 High Irrigation Required

Indicative Install Height (m)	Indicative Calliper @ 1m (cm)	Indicative Clear Trunk (m)	Indicative Install Spread (m)	Indicative No Plants per m^2	Irrigation Classification	Key Zones			General Guidelines
						Font Buffer	Side Buffer	Rear Buffer	
20-30	NA	NA	30-40	8	💧💧♢♢	✓	✓	✓	Plant palette considered to be located on Front Buffers is to be considered as mandatory; Minimum soil depth for planting 0,40m
30-40	NA	NA	30-40	8	💧♢♢♢	✓	✓	✓	
20-30	NA	NA	30-40	10	💧💧♢♢	✓	✓	✓	

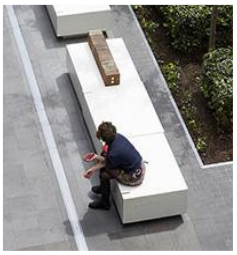
REF: LQND-LCG- Sheet 7/12

HARDSCAPE MATERIALS

Components	Guidelines	Reference Images
Hardscape Materials	> Paving should relate to paving selected for adjacent public areas > The paving material should provide a sense of unity and visual order with the functionality of the space determining the type of material used. > All surface materials must achieve a minimum Solar Reflectance Index (SRI) of 29. > Modular pavement and hardscape cover should be used to minimize waste associated with upgrades and maintenance. > Materials proposed should be hard wearing and durable, preferably locally occurring (e.g. gravel) or manufactured locally (concrete pavers etc.). > Paving of pedestrian, bicycle, and vehicle areas shall comprise a common palette of colours and materials to allow for a pedestrian prioritized neighborhood and to promote overall walkability. > Where used, timber decking should have the following characteristics: Low shrinking and swelling, Good/attractive colour with age, naturally decay resistance and long-term durability. > Tactile paving routes, that assist the visually impaired, should be provided across QIN, where required. > Play area surfaces shall be constructed of a non-slip EPDM surface, as recommended by play specialists for safe fall zones and shall be suitable for all weather conditions and accidental punctures	           

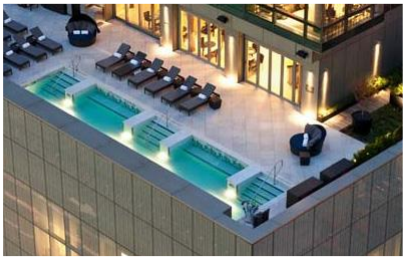
REF: LQND-LCG- Sheet 8/12

STREET FURNITURE

Components	Guidelines	Reference Images
Landscape Furniture	> Landscape furniture for spillout spaces can be selected from the indicative material and character palettee. > Landscape furniture elements (benches, bollards, bins, bicycle rack, play equipment etc.) should relate to street furniture selected for adjacent public areas. > Street furniture shall be spaced at regular intervals. Must not be visually obtrusive and does not impede free pedestrian circulation. > Street furniture must be constructed of high-quality materials that can withstand adverse climatic conditions, heavy use, and potential vandalism. > Street furniture should be constructed with nonreflective materials to limit heat conductivity	              

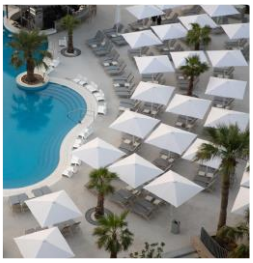
REF: LQND-LCG- Sheet 9/12

WATER FEATURES / POOLS

Components	Guidelines	Reference Images
Pools	> Pools shall be located within private plots. > Pools located above ground to be treated as balconies – screened for privacy, enclosed > Consideration to be given to swimming pool plant location and noise control with regard to adjacent buildings.	     
Water Features	> Water features are beneficial to create visual impacts and cooling ability.	   

REF: LQND-LCG- Sheet 10/12

SHADING STRUCTURES

Components	Guidelines	Reference Images
Shading	> Shade structures should be visually elegant and appropriate to the architecture of the buildings and be durable to withstand the Qatar's typical climatic conditions; > Shade structures must be light in design so as not to obscure views; > The locations of shade structures and their supports shall be such that they do not interfere with free pedestrian and cycling circulation; > All surface materials on shade structures, must achieve a minimum Solar Reflectance Index (SRI) of 29; > A minimum of 2.2 meters clearance between ground level and the shade canopy itself shall be provided; > Whenever there are good planting conditions, trellises should be covered with climbers or vines; > A minimum of 80% of continuous shade should be provided to all primary walkways as week for formal gathering areas such as parks and courtyards; > A minimum of 60% of continuous shade should be provided to secondary walkways; > A minimum of 80% of car park spaces within private plots should have shade structures; > 90% of shade coverage should be considered for all primary play areas; > A minimum of 40% of shade coverage should be providedto informal play areas; > Parasols and pergolas on the spill-out spaces can be selected from indicative materials and characters palettee.	              

REF: LQND-LCG- Sheet 11/12

LIGHITNG

Components	Guidelines	Reference Images
Lighting	External light fixtures may be required and shall accord with the overall design intent. These include: > Street Light Poles > Tree up-lighting, > Recessed step lighting, > Under-water and water feature lighting, > Recessed pavement lighting, bollards, and > Miscellaneous feature lights associated with railings, shade structures and landscape features, such as the lighting used in the streetscapes and waterfront areas. External lighting within plots should consider the following elements: > help to recognize spaces like external living areas, driveways, entrances, stairs, steps and walls considering privacy and security. > Enhance materiality texture and colour of Architectural and Landscape elements avoiding light pollution. External lighting along waterfront development should consider the following elements: > help to enrich night scenery by highlighting plot boundaries, entrances, viewing decks, andlandscape focal points The following lighting types are prohibited: > Drop-down lenses; > Mercury vapour lights; > Outdoor floodlighting by flood light or spot light projection above the horizontal; and > Searchlights, laser lights, or any other lighting that flashes, blinks, alternates or moves. Lighting fixtures within private plots should follow the approved LUSAIL materials. Use of low-level or pedestrian lighting such as bollards, in-ground lights, steps and wall lights are encouraged. Treats, risers and any other differences of level along pathways should be illuminated. Use of LED and high efficiency lighting should be prioritized.	                 

REF: LQND-LCG- Sheet 12/12

IRRIGATION

Components	Guidelines	Reference Images
Irrigation	> Irrigation systems are required for all planting areas and must be fed by a dedicated supply tank and operated automatically. Plans and proposals for utilizing potable / or non-potable water for landscaping are to be included in the landscape design and submitted for review and approval. > Provision of water irrigation storage should be considered for all plots - preferably located below the ground level. This should collect roof drainage, floodwater, and greywater from household waste systems. The quality of the water should be monitored and chemically balanced. > Irrigation water consumption must be kept to an absolute minimum, as determined by the appropriate plant material and irrigation method / system selection. > Efficient drip irrigation systemsare preferable, and should be employed and included in the landscape design. The use of spray and flood irrigation systems is discouraged, and should not be considered. Only in instances where drip and other water-efficient irrigation systems are proven not feasible, may spray and flood irrigation systems be proposed and reviewed as exception. In such instances, the landscape architect must demonstrate that other systems are not feasible. > Encourage to use applicable management tools, such as an ET gauge, to adjust water applications according to climatic conditions. Quality emission devices with high C.V.'s (coefficients of variations in manufacture) to ensure even distribution of water. > Proper installation, testing and maintenance of the system to ensure no leaks and constant monitoring of the same. > Irrigation is not permitted within 65 cm of any building foundation.	    

2.8 SUSTAINABILITY GUIDELINES

OBJECTIVES AND PURPOSE

This section provides the basis of best practice environmental sustainability guidelines to the design of resource and energy-efficient buildings and thermally comfortable outdoor spaces

Sustainability guidelines are defined based on the following design Principles:

This section provides best practice advice for the design of sustainable buildings. The advice given is indented to minimize the energy demand, CO2 emissions and the environmental pollution associated with building construction and operation.

It focuses primarily on the bioclimatic design of the architectural components that have the greatest impact on building energy efficiency and human thermal comfort, and secondly on the wider principles regarding selection of sustainable building materials, water conservation and waste management.

The bioclimatic design advice is based on the analysis of the climate in Doha, using the standard historical weather data for building thermal performance simulation available for that location.

The climate analysis includes the psychrometric chart, the solar trajectory, daily temperature variation, seasonal solar radiation intensity and wind frequency.

The design advice provided is intended to reduce the thermal stress associated with solar radiation exposure, maximize the potential for natural ventilation and daylight of buildings and maximize comfort in outdoor spaces, using passive strategies.

The sustainability advice relating to building materials, water and waste is based on international building sustainability standards.

CLIMATE

General

The climate of Doha is hot and mostly dry with solar radiation excess all year round. There is a need for cooling from April to mid-November and a mild need for heating in January and February. The temperature is above the comfort zone from mid-May to October. During this period shading of buildings and open spaces can greatly reduce the need for mechanical cooling and promote thermal comfort. During the transition seasons, when the Relative Humidity rises above average for this location, natural ventilation can also partly offset the need for mechanical cooling.

Wind is predominantly from Northwest all year round. The south-westerly continental winds bring the highest temperatures.

Passive Design Strategies

There is a significant potential to use passive design strategies to offset the need for mechanical cooling in this climate.

A degree of thermal mass combined with night-time purge ventilation can be used to reduce indoor peak temperatures. This strategy is effective all year round except during the hottest summer months (July - August).

Natural ventilation can provide comfort in the mid-season, mainly in March, April, May, October and November.

Passive solar heating is applicable in January and February. This strategy is effective if south-facing glazing combined with a degree of thermal mass for heat storage is provided.

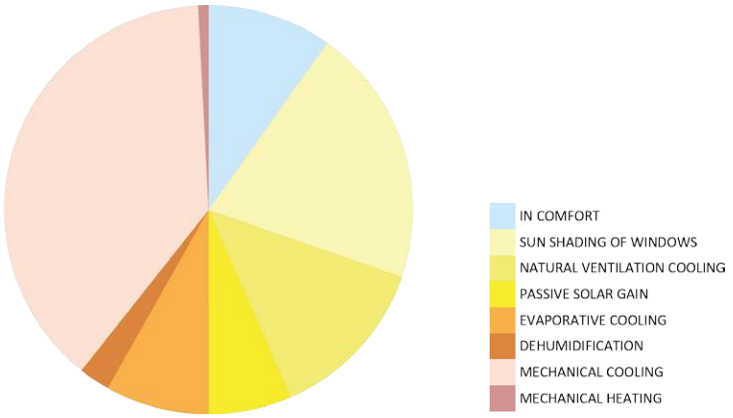
Evaporative cooling, the reduction of the ambient temperature by the addition of water, can effectively increase comfort in the mid-season particularly in April, May, June, October and November.

Finally, the significant temperature difference between night and day in this location can be used to promote night-time radiative and convective cooling.

HOW TO READ THE SUSTAINABILITY GUIDELINES

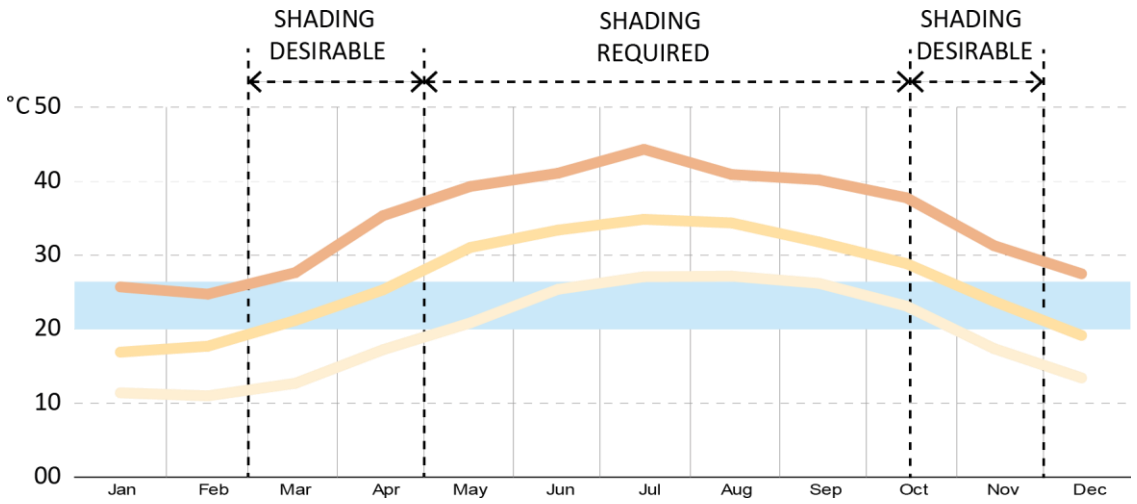
DESIGN COMPONENT

This section describes design requirements and strategies for an architectural component to meet best practice energy and environmental targets.



Active and Passive cooling strategies for Doha

This chart shows a summary of the psychrometric analysis, and illustrates that passive design strategies (shading of windows, passive solar gain and natural ventilation) can provide comfort for 40% of the year in this climate. Strategies such as evaporative cooling and dehumidification that can be provided by active or passive means can deliver comfort during 11% of the year. There is a need for active cooling during 39% of the year.

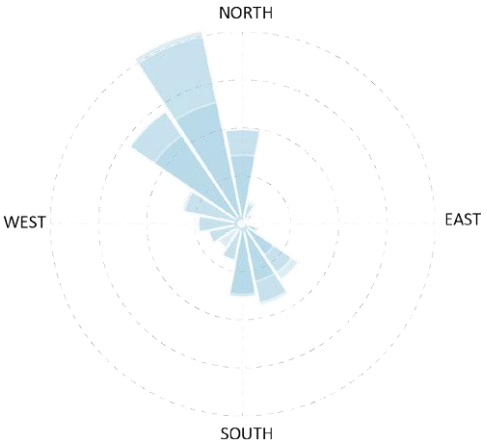


Temperature and shading requirements

In Doha, the average temperature is above the comfort zone from March through November. Shading should be provided particularly when the maximum temperature is above the comfort zone (the critical period).

DIAGRAM

Illustrative diagram showing the design requirements and strategies for an architectural element.



Annual Wind Frequency in Doha

PLEASE ALSO SEE:
PLOT TYPOLOGY
ARCHITECTURE DESIGN
LANDSCAPE DESIGN

2.8.1 SUSTAINABILITY GUIDELINES & CONTROLS

REF: LQND – SG - Sheet 1/6

GLOSSARY OF TERMS

BUILT FORM

Orientation

> Building position and orientation within each plot is defined by plot size and by the architectural guidelines of this document.

Massing

> Promote compact building forms, with low surface envelope to building volume ratio. (Fig.1).
> Courtyards, basements, pools and wind catchers can be used to provide passive precooling and reduce convective heat gains from ventilation.
> Building form can be used to increase permeability to sea breezes, and provide protection of outdoor spaces from solar radiation, adverse winds and sand storms.

DIAGRAM

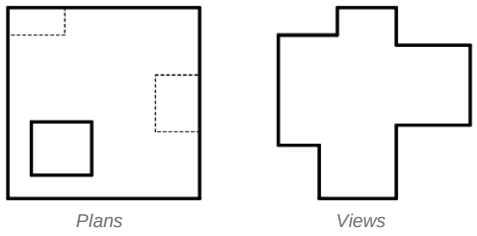


Fig. 1 - Compact form.

PLAN DEPTH

Daylight and natural ventilation

Typically, rooms can be naturally lit and naturally ventilated up to a 6m plan depth. To maximize daylight penetration and natural ventilation, the building's maximum plan depth should not exceed the plan depths recommended in Fig.2.

> 9m -13m for double-sided buildings, and
> 8m for single-sided buildings.

When the building plan depth exceeds the above values, consider creating a courtyard to increase the penetration of daylight and natural ventilation.

Examples of possible massing options for the recommended building's plan depth are provided in Fig.3

Plan depth for views out

In order to maximize the opportunity for views looking out, the highest percentage of regularly occupied floor space should be within the building's 7m perimeter zone (measured from the façade).

DIAGRAM

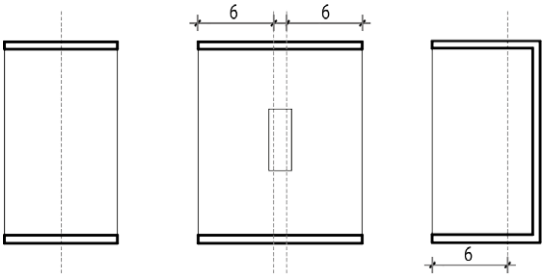


Fig. 2 Recommended building's floor depth.

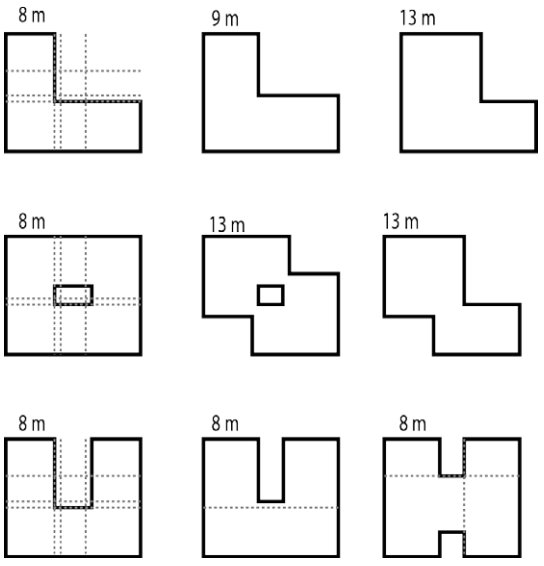


Fig.3 Possible massing options for recommended building's floor depth.

FACADES

Building façades should be designed primarily to avoid solar gain at all times, for all building types.

Additionally, the façades of residential buildings should be designed to take advantage of the benefit of passive solar gain in wintertime.

> Whenever possible, preference should be given to minimize south, southeast, and southwest facade surface area.
> Whenever possible, blind walls to prevent overlooking should be located west and/or south, to reduce overall building façade exposure to sun.

REF: LQND – SG - Sheet 2/6

WINDOWS

Windows have a significant impact on the thermal, daylight and natural ventilation performance of buildings.

Percentage of window to wall

To reduce the need for mechanical cooling, the percentage of window to wall area should be defined based on the window glassproperties and the presence of shading devices.
A smaller window area can have the same performance as a larger window area with a lower G- value (solar transmittance) and lower U-value (thermal transmittance). A smaller window area can also have the same performance as a larger window, as the later is protected by a shading device (Fig.4).
For this location, non-shaded window area is preferred not to exceed the following values, for a medium quality double-glass with a G-value of 0.3 for 2-stars villas and 0.19 for 3-stars villas.

> South = 35%
> North = 40 %
> West = 25 %
> East = 35%

These percentage values can be used as a reference of best practice for Doha's local climate.

Daylight and views out

When combined with the recommended building plan depths, the percentages of window glazing recommended above will allow reasonable levels of daylight.
Due to the coastal location of several of the Lusail districts, an increase of window area is expected to maximize views out. Shading of windows should be provided whenever the window area is increased above the levels recommended above

Table 1 provides information regarding the degree of shading required for different glazing percentages and the percentages of glazing to avoid, per façade orientation. For a building's maximum window area, maximum infiltration rate, window G-value and window U-value refer to the requirements established in GORD, 2019, Lusail City GSAS 2 Star Rating.

DIAGRAM

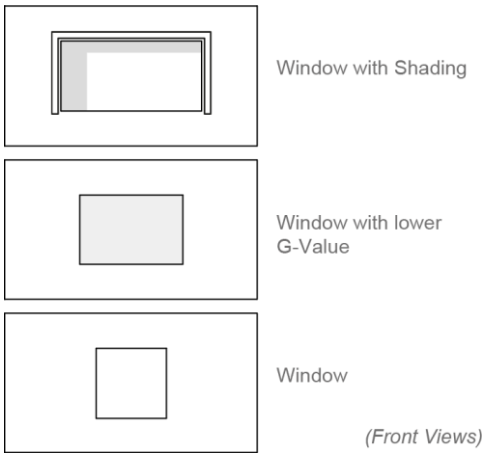


Fig. 4 - Possible variations of window size for the same performance

Orientation	Glazing Ratio																			
	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%	55%	60%	65%	70%	75%	80%	85%	90%	95%	100%
North																				
Northwest																				
West																				
Southwest																				
South																				
Southeast																				
East																				
Northeast																				

Possible without shading
Provide shading
Provide higher degree of shading
Avoid

Table 1 - Shading requirement based on glazing percentage and façade orientation

SUSTAINABILITY GUIDELINES

REF: LQND – SG - Sheet 3/6

SHADING DEVICES

Shading devices can greatly reduce the need for mechanical cooling of buildings in Lusail City.

Need for shading

> Solar protection should be provided to all window orientations by shading devices or by window encroaching (balconies, loggias).

> All façades should have some degree of vertical shading, to protect from low sun angles.

> All façades, apart from north-facing, need horizontal shading. Exposed balconies are not recommended.

> A degree of frontal shading (screens) should be provided when the vertical and horizontal shading devices, or the degree of encroaching of a window, can't provide adequate protection (Fig. 5).

Type and size

> East and west windows need detached frontal shading (screens, mashrabiyas or louvres etc.). These can be fixed or movable.

> South-facing windows need horizontal and vertical shading. Depth of horizontal elements should be 0.3H (min) to 0.5H (best), where H is the height of the window. Alternatively, provide frontal shading with movable screens and louvres.

> North-facing windows should have vertical shading with depth of W/3, where W is the width of the window (Fig.6).

Daylight and natural ventilation

> All frontal-shading devices (screens) should be permeable to light and air. Porosity to light and air should be defined according to the size of any other shading elements and the room plan depth.

DIAGRAM

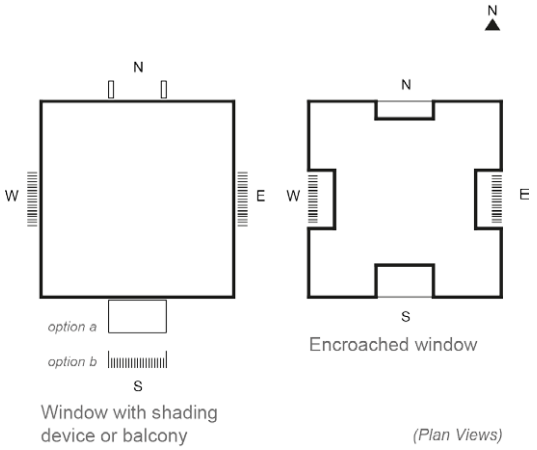


Fig.5 - Recommended shading device type per orientation

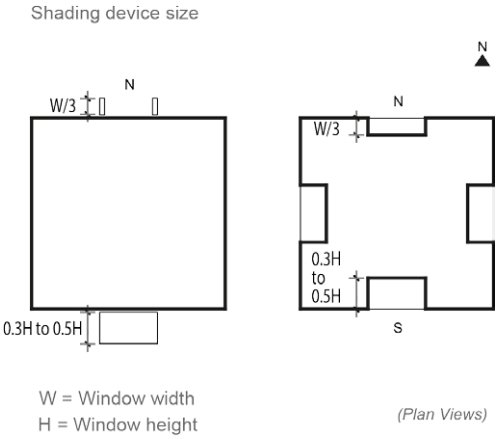


Fig.6 - Recommended shading device sizes

REF: LQND – SG - Sheet 4/6

ROOFS AND ROOF TERRACES

Roof shading

Roofs are the building surfaces that are the most exposed to solar radiation, and for that reason they have a significant impact on the thermal performance of buildings and on the local microclimate.

Roofs also assist in the building's night time radiative cooling process by releasing long-wave radiation to the cold sky. Ideally rooftop surfaces should be protected from sun to prevent heat gain.

However, shading devices at roof level should also be permeable to allow for night time radiative cooling (e.g. pergolas, trellises) (Fig.7).

Materials and finishes

In order to minimize heat island effect, roof materials and finishes should be reflective, particularly in non-shaded areas (Fig.7). However, care should be taken to avoid glare, particularlyin areas that are directly visible from other buildings.

The ground and rooftop surfaces reflectance should be higher than the reflectance of the building pre-development site condition (estimated as 29% for desert soil). This is generally achieved with light-coloured paints and finishes.

For roof U-values and absorption coefficients refer to the requirements established in GORD, 2019, Lusail City GSAS 2 Star Rating.

DIAGRAM

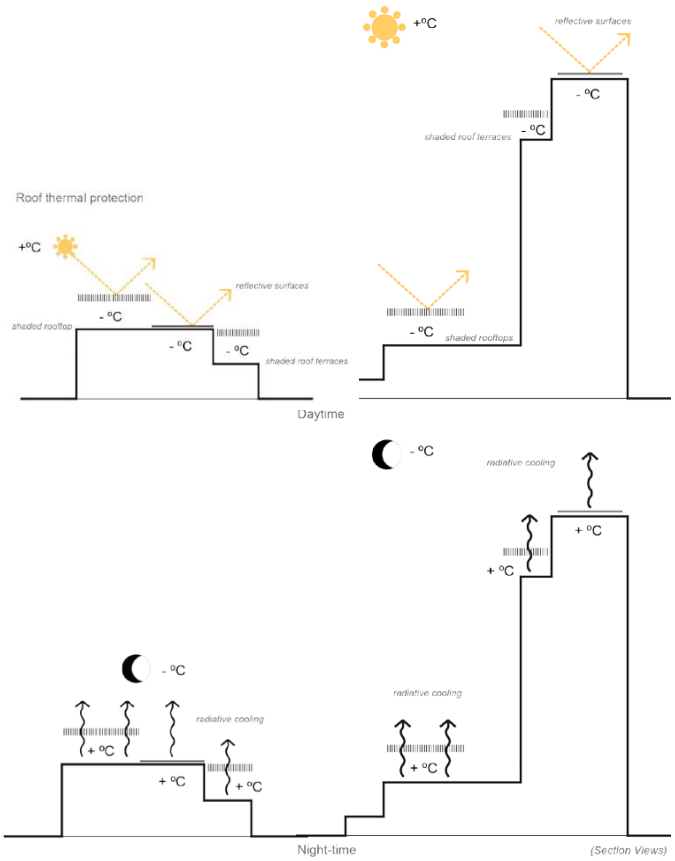


Fig.7 - Roofs and roof-terraces.

LANDSCAPING

DIAGRAM

Landscape design has a significant impact on the thermal performance and water consumption of buildings, and on thecomfort of outdoor spaces.

Irrigation

Using of native plant species, low-water demand adaptive vegetation and limiting natural turf lawn areas significantly reduces irrigation demand and water consumption.

Shading

Landscape elements should be articulated along with the building massing, in particular, to assist in the protection of outdoor areas from sand movement, dust and solar radiation. Along with shade structures, broadleaf canopy shade trees should be planted responding to the solar trajectory in order to provide shading to pedestrian walkways and outdoor spaces, especially in spaces where some permanence is expected (Fig. 8).

Wind protection:

Whenever possible, the landscape design should be articulated to function as a barrier to the northwest prevailing wind direction.

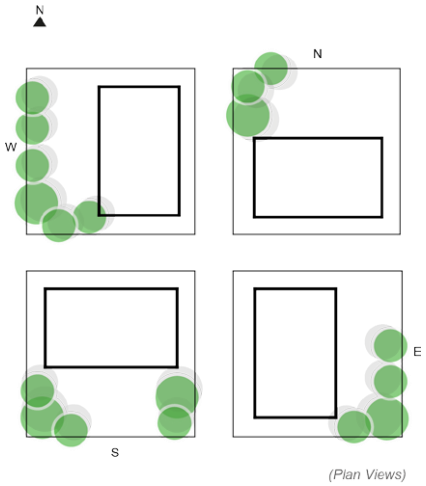


Fig.8 Outdoor space: providing shading with Trees

SUSTAINABILITY GUIDELINES

REF: LQND – SG - Sheet 5/6

MATERIALS

Building material extraction, manufacture, transport, maintenance and disposal have a significant impact on the environment. Materials selected and specified should not contribute to the depletion of natural resources, particularly of non-renewable natural resources.

Extraction and manufacture

> Use regionally manufactured and assembled materials and building elements. Materials should be preferably sourced from within a 200 kilometre distance from project site (Fig.9).

> Use responsibly sourced materials for primary infrastructure elements in order to minimize the depletion of non-renewable materials. Responsibly sourced materials follow the standards established in ISO 26000, originate from sources with ISO 9001 accreditation and adhere to the principles covered by ISO 14001.

> Use materials made from recycled content in order to reduce the need for virgin materials. Aim at a minimum 15% (of the total materials cost) of recycle content and at a desirable > 20%, for best performance.

DIAGRAM

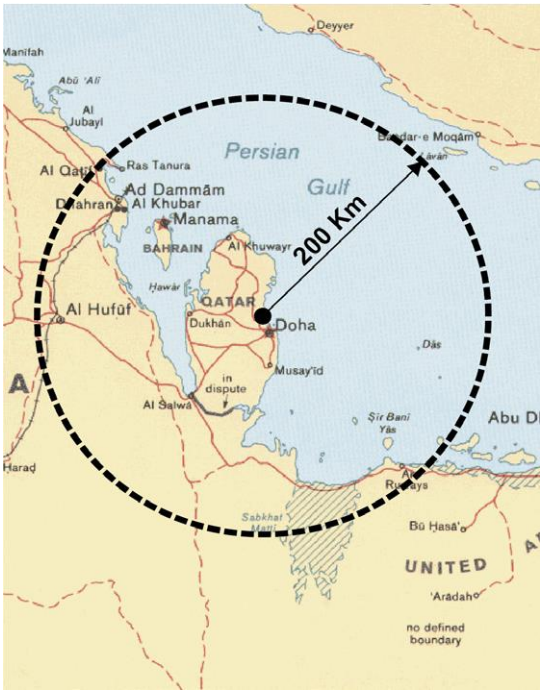


Fig.9 - Regional Materials.

ISO 26000
ISO 9001

ISO14001

Fig.10 Responsible sourced material standards.

REF: LQND – SG - Sheet 6/6

OTHER RECOMMENDATIONS

Other design recommendations to be considered during the design and planning of buildings that will promote sustainability include:

External Lighting

The design strategy for external lighting has an impact on the energy consumption of buildings and on the visual quality of the local night-sky.

> External lighting fixtures should be oriented to the elements to illuminate and be of limited power density (w/m2).

Water

> Specify water efficient equipment and fixtures (e.g. low-flush and dual flush toilets).
> Consider collection and re-use of non-potable water for irrigation.
> Consider treating sewage on-site.
> Use native & adaptive plant species for landscaping (with low to very low irrigation requirements).
> Minimize use of potable water for irrigation by recycling rainwater and/or grey-water, and by using water-efficient and low-water irrigation systems.

Waste

> It is preferred to provide capacity to compost or recycle on-site.
> It is preferred to provide a location for composting/recycling facilities withadequate capacity.
> Create and implement a waste collection system.

Rainwater

> Design all external pavement for improved drainage/ infiltration (including external parking).
> Create and implement a rainwater drainage and storage plan.
> Create and implement a rainwater treatment and reuse plan.

2.9 GLOSSARY OF TERMS & CHECKLIST

The Design Guidelines & Controls contain a number of diverse specialist terms the definition of which is clarified in alphabetical order below

ACCESS POINT

Place or way by which pedestrians and / or vehicles have a safe access ingress and egress to a Plot / Parcel.

ACCESSIBLE AREA

Accessible area/s are any built area whether internal or external that is intended for use and occupation by residents, workers or other users.

ARTICULATION

An expression given to architectural component/s (including windows, balconies, façades layering, height variations etc.) brought together to create a complementary & variety of massing, rhythm or pattern, modulation and detail of building façades.

ARCHITECTURAL FEATURE

An architectural component/s (including windows, balconies, façades, height variations or other devices) used for emphasising the landmark position or status of a building or structure subject to the satisfaction of LREDC.

ACTIVE STREET FRONTAGE

The portion of a building at ground floor that is occupied by visible active uses (such as retail, food & beverage, lobby areas, community facilities and other publicly accessible uses) and faces onto a public space and/or public street.

AMALGAMATED PLOTS

A group of individually purchased plots collected to form a single development plot.

ANCILLARY BUILDING

An ancillary building is a support building, such as: outside kitchen, Majlis, servant's quarters, storage, gate house etc.
Please note: Different setback rules apply to varied ancillary buildings (see individual Guidelines Sheets).

AREA

The surface extent, measured in square units, of a building, a site or a neighbourhood. In residential design this term is used to indicate function, as work area, recreation area, etc.

ASPECT

Compass orientation of building or plot in relation to due south.

AUTHORITY

The local body having jurisdiction over the matter referred to.

BALCONY

An accessible open platform enclosed by a parapet wall or balustrade that extends out from a building elevation, with access from a door or window.

BASEMENT

A room or rooms or area, under a building, in part or wholly below ground level. Habitable room or rooms or area are permitted in a basement, subject to natural lighting and conditioning provisions. All habitable areas are included in the GFA unless stated otherwise (see GFA description).

BOUNDARY LINE (PLOT)

The line or plane indicating the limit or extent of the plot area.

BAY WINDOW

A window forming a bay, which projects outwards from the wall of the room.

BOUNDARY WALL

A structure that defines an area, demarcating the property line and providing security.

BUILDING ENVELOPE

The building envelope is the total 3-dimensional area in which the buildings are permitted and defined by the minimum setback lines and the maximum building height restrictions.

BUILDING HEIGHT

Building height is the vertical distance measured from the base of the elevation defined within each plot's regulation to the top of roof slab above the building's highest habitable level.

BUILDING LINE

The line formed by the main external face of the building, excluding any balcony or bay window projects.

BUILDING ROOF

Accessible and / or Non Accessible areas forming part of a structure that cover over the highest point of the building that is above any habitable area.

BUILDING SETBACK

The minimum required distance between a plot line and the furthermost projection of a building or a structure.

BUILD-TO LINE

An alignment established by a certain distance from the right-of-way line to a line along which a designated façade of a building must be built on.

BUILT-UP AREA (BUA)

Sum of horizontal area of each floor in a building above and below grade measured to exterior face of exterior façade walls. This differs from GFA calculations in that no exclusions are considered in the BUA calculation (see definition of GFA).

CANOPY

A roofed shelter projecting over an outdoor parking space, driveway, entry zone, window, or similar area that may be wholly or partially supported by columns.

COMMUNITY FACILITIES

Facilities provided either by government or non-government agencies for the benefit of, and use of, the community (such as schools, places of worship, hospitals and theatres).

DESIGN CONTROLS

Set of mandatory rules provided by Master Developer to Purchaser and their design team. These might be at overall Masterplan, District or individual Plot level.

DESIGN GUIDELINES

Set of guidelines provided by Master Developer to a Purchaser and their design team, to assist, guide and ensure development proposals meet best design practice in line with the high-quality development vision of LREDC and whether at overall Masterplan, District or individual Plot level.

EASEMENT

A non-possessory right to use land owned by others for purposes of pedestrian, emergency or other access, providing publicly accessible open space, of providing utility equipment, reserves and access and any other provision required by the Master Developer, Utility Provider, and/or Government Agency.

FLOOR AREA RATIO (FAR)

Ratio used to determine the amount of Gross Floor Area permitted on a particular plot based on the plot's size. This ratio is represented as a percentage in Lusail City. For instance, on a 5.000 m2 plot with FAR of 200%, a building with a maximum Gross Floor Area of 10.000 m2 (5.000x2) would be permitted.

GLAZING RATIO

Is the percentage of the building facade taken up by glazing surfaces, including windows and translucent surfaces such as glass bricks. It does not include glass surfaces used ornamentally or as cladding, In general it should not exceed 50%.to limit full glazed curtain wall facades, not consistent with the architectural heritage of Qatar.

GROSS FLOOR AREA (GFA)

Sum of horizontal area of each floor in a building above and below grade measured to exterior face of exterior façade walls:

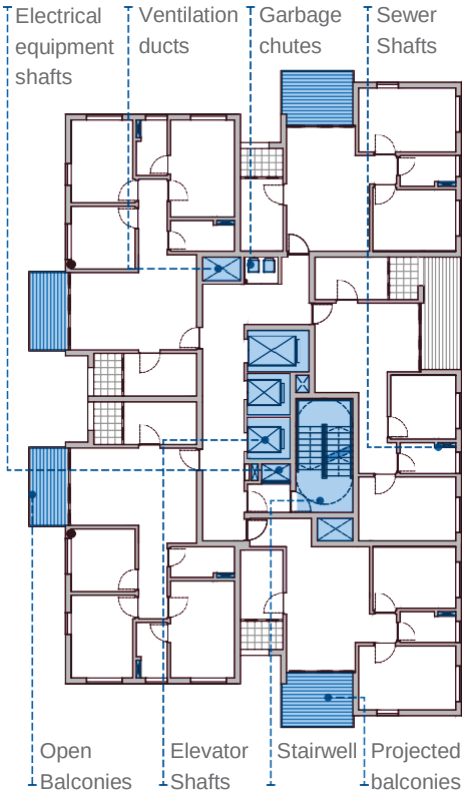
Included in Gross Floor Area:

- Any enclosed habitable space above or below finished grade that is used by residents, customers, or employees;
- Enclosed habitable areas on rooftops, such as a penthouse or similar enclose space used by residents, customers, or employees; customers, or employees;
- Balconies enclosed on three sides.

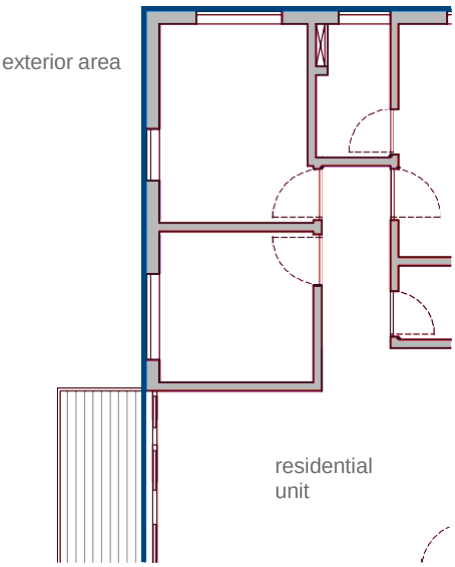
Excluded from Gross Floor Area:

- Projected balconies or terraces that are open on three exterior facing sides;
- Parking areas above and below Grade;
- Open Vent riser shafts;
- Stairwells Elevator shafts;
- Areas for mechanical or electrical services;
- Garbage chutes;
- Open Atrium floor openings.

For clarity please check schematic illustration of GFA exclusions and measurement line on image to the right.



GFA measured from exterior face of exterior walls



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GLOSSARY OF TERMS & CHECKLIST

GSAS

Global Sustainability Assessment System.

HABITABLE ROOMS

Any enclosed room, area or space intended for use and occupation by residents, workers or other users.

LATTICEWORK

A panel consisting of a crisscrossed pattern of strips of building material, typically wood, metal or stone. The main purpose of the latticework is ornamental as well as privacy screening.

MASHRABIYA

Type of projected bay window enclosed with carved wood latticework. It is a component of traditional Arabic architecture style, mainly associated with residential but also public buildings. The key objective of Mashrabiya is to provide the privacy.

MEZZANINE

An elevated, partial floor of a preferred maximum of 60% of the ground floor area immediately below; and, within whose volume it is fully contained. The Mezzanine should be set back a preferred minimum of 6m from the front façade, to orient the higher volume space outward. Counted as GFA, its allowable uses are same as ground floor.
Mezzanine floor heights are not limited, provided finished ceiling heights meet the minimum allowable by local code.
A Mezzanine's means of egress and fire-resistive construction must, at the minimum, comply to prevailing local building codes and best practice standards of life safety design.

PARKING SPACE

A physical space used exclusively for parking of vehicles.

PARTY WALL

A dividing partition between two adjoining plots that is shared by the tenants of each residence or business. The wall is positioned along a property line dividing two plots, so that one half of the wall's thickness lies on each property. This type of wall is usually structural

PENTHOUSE

An apartment built on a portion of the roof or top floor of a building. Typically, such units are larger and more luxurious than most apartments.

PIER (IN THE CONTEXT OF THE BOUNDARY WALL)

A pier is an upright support for a structure.

PLINTH (IN THE CONTEXT OF THE BOUNDARY WALL)

Plinth is the base or platform upon which a column or structure (panel) rests. The plinth usually rests directly on the ground.

PLOT

A single or multi-ownership parcel of land.

PLOT COVERAGE RATIO

Ratio used to determine the maximum total amount of area on a plot that can be occupied by a building(s) versus area open to the sky.
For example, a plot coverage ratio of 50% would permit the building(s), as viewed from above, to occupy no more than half of the plot area.
.

RIGHT OF WAY (ROW)

A strip of land that is granted, through an Easement or other mechanism, for transportation purposes. A right-of-way is reserved for the purposes of maintenance or expansion of existing services within the right-of-way.

REGULATIONS

Set of mandatory rules provided by Master Developer to Purchaser and their design team. These might be at overall Masterplan, District or individual Plot level.

SETBACK

Regulated, minimum required distance between a plot boundary line and the furthermost projection of a building or a structure.

SURFACE PARKING (WITHIN THE PLOT)

Parking spaces provided within a parameter of the plot at ground level

STREET FRONTAGE

The linear extent of the front of the buildings helping to visually definite street's edge

TERRACE

An accessible and purpose-built enclosed platform above ground level that is open to the air and accessible from a door or window.

UTILITIES

Public service infrastructure including the supply of: Electricity, telecommunications, potable water, chilled water for air-conditioning, drainage, gas (if applicable), garbage clearance system (if applicable) or other similar services.

DESIGN GUIDELINES CHECKLIST

The checklist is to be used by any owner, developer and / or design team to review their proposals against the specific planning and design guidance in Section 2.

Before completing the Checklist, it is expected that the guidance will have been reviewed and, where required, adjustments made to the proposal to ensure compliance. If the proposal is compliant please "tick" the box, if non-compliant please provide a comment indicating the reason for not following the guidance.

This checklist should be submitted to the CAC Planning Review team in-accordance with the Proposal Review procedures indicated in Section 1.

PLOT REF:	
OWNER/DESIGN TEAM:	
PLOT DESCRIPTION:	
DATE:	
SIGNATURE:	

DESIGN GUIDELINES CHECKLIST

SECTION	GUIDELINE SHEET	COMPONENT	COMPLIES
2.4	**PLOT TYPOLOGY GUIDELINES & CONTROLS**		
2.4.2	LQND-RPA1- Sheets 1/8	GENERAL PARAMETERS	
	or LQND-RPA2- Sheets 1/8	Set backs	
	or LQND-RPB- Sheets 1/7	Building Height	
		Built Up Area (BUA)	
		Plot Coverage	
		Site Levels	
		Access and Servicing	
		Basement and Parking	
2.5	**BOUNDARY WALL TREATMENT GUIDELINES & CONTROLS**		
2.5.1	LQND-RPBT-Sheets 1-10	BOUNDARY TREATMENT	
		Street wall (height & appearance)	
		Side/Rear wall (height & appearance)	
		Highway Wall (height & appearance)	
2.6	**PLOT ARCHITECTURAL GUIDELINES & CONTROLS**		
2.6.1	LQND-DGC-Sheets 1-9	GENERAL DESIGN GUIDELINES	
		Facades	
		Material & Colours	
		Openings	
		Projections	
		Shading & Privacy	
		Arcades and	
		Courtyards	
		Roof Components	
		Lighting Design	
2.7	**LANDSCAPE GUIDELINES**		
2.7.1	LQND-LZ-Sheets 1-2	LANDSCAPE ZONING	
2.7.2	LQND-LCT-Sheets 1-3	LANDSCAPE CHARACTER	
2.7.3	LQND-LCG-Sheets 1-12	LANDSCAPE COMPONENTS	
2.8	**GLOBAL SUSTAINABILITY ASSESSMENT SYSTEM (GSAS)**		
2.8.1	LQND-SG-Sheets 1-6	SUSTAINABILITY GUIDELINES	

قطيفان للمشاريع
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