



al barari
dubai

Design Guidelines For The Residences Plot

Architectural and Landscape Design Guidelines for The Residences Plot

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Design Guidelines

Technical Guidelines for The Residences Plot

Purpose

This manual of objectives, guidelines and standards serves two basic purposes. First, it provides design guidelines that need to be adopted by the owner's designer/architect. It is the intention of the master developer, by establishing and enforcing such standards, to assure continuity of design and appearance throughout the community that will enhance and preserve the overall value of all residences. Second, it assists villa owners in designing a new home and in determining how to apply for approval.

The following document outlines the Architectural Design Guidelines for the community. These guidelines establish a "Level of Quality" approach with high standards of appearance for the entire neighbourhood. The underlying goal of the Architectural Design Guidelines is to allow reasonable variety within the individual neighbourhood while achieving visual continuity for all project areas within this project site.

By following these guidelines, it will establish continuity and consistency throughout the neighbourhood, thus creating an aesthetically pleasing community to live in. Applicants are to submit the required documentation to the developer for review and approval. The application will be reviewed in terms of their adherence to these guidelines. The developer reserves the right to make an exception to these guidelines where it is deemed appropriate. Applicants may provide alternative details to those outlined in the guidelines providing that it is demonstrated that conformity to the overall objectives for the quality of the area is being maintained.

It shall be the responsibility of the Owner to become familiar with these guidelines before designing their housing projects. Conformance to these guidelines will facilitate the creation of a high quality built environment.

*Note: This document shall be read in conjunction with the **General Architectural & Landscape Guidelines**, the **Community Rules and Regulations**, and all **applicable local government regulations and requirements**.*

Developmental Theme and Design Harmony

The objective of the development is to create a high-quality and visually cohesive neighborhood while **preserving the existing architectural character, design identity, and original development theme**. Any new development, renovation, or enhancement should complement the established character of the community rather than introduce architectural elements that are visually inconsistent or unrelated to the existing design.

The primary design inspiration shall continue to be nature and the surrounding landscape, incorporating light, earthy, and natural tones with contemporary architectural elements to create a refined and harmonious environment. While modern and contemporary architectural styles may be considered, proposals should be carefully integrated with the existing architectural language of the community, including Arabian-inspired architectural features where applicable.

The overall design approach should maintain a balance between traditional character and contemporary simplicity. Clean architectural lines, balanced proportions, natural materials, generous glazing, and minimal decorative elements should be encouraged, provided they remain compatible with the existing villas and surrounding streetscape. Materials such as stucco, smooth plaster, natural stone, wood-look finishes, and other complementary natural textures may be incorporated to enhance visual quality while maintaining consistency with the established palette.

Existing architectural features, façade proportions, roof forms, shading elements, boundary treatments, and other defining characteristics of the development should be retained wherever practical. Alterations should be designed as an extension of the existing architectural language, ensuring that additions and modifications appear intentional, integrated, and consistent rather than visually contrasting with the original villa design.

The villa design should also promote functional, open, and light-filled living spaces, with appropriately proportioned windows and openings that maximize natural daylight while responding to the local climate. Sun-shading elements, roof overhangs, recessed openings, landscaping, and other passive design features should be incorporated where appropriate to improve comfort and energy performance.

Overall, the design philosophy is to evolve rather than replace the existing character—allowing homeowners to introduce contemporary improvements and personalized elements while maintaining the original architectural identity, visual harmony, and overall character of the development.

Classic roman or traditional neoclassical style and other similar styles with heavy ornament columns, pediments and moldings are **not allowed**.

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Architectural Guidelines

(For full architectural technical guidelines refer to **General Architectural & Landscape Guidelines**).

Important Notes:

Limitations of Concrete Structures in Gardens

- Concrete structures shall be limited and used only where functionally or structurally required.
- Large exposed concrete slabs, platforms, walls, or built-up features are not permitted unless approved.
- Concrete elements shall not dominate the garden or reduce the natural softscape character.
- Exposed concrete shall be properly finished, cladded, painted, or softened with planting.
- Concrete works shall not obstruct drainage, irrigation, utilities, maintenance access, or tree root zones.

Building Elevations

All housing elevations shall contain architectural details specific and/or interpreted to the housing style of this project. Detail requirements are the same for front, side and rear elevations.

The charm, harmony of design, balance design, and character. This project will be determined by building elevations that are asymmetrical and varied in their arrangement, and built with a good composition of mixed materials (plaster painted wall, natural/composite stone and/or composite wood)

All residences shall be designed with 4- sided architecture as the rule. This is particularly important for residential units that are back or side onto a street.

All parapets, roof features, and vertical architectural elements shall not exceed the approved maximum building height and shall be subject to review and approval. (*Refer illustration to **General Architectural & Landscape Guidelines***)

Color Selections

- Color selections for all materials listed within the Architectural Design Review Application must be approved by the developer.
- Color selection should complement the streetscape. When approving colors, the developer will consider the overall look and design of the home.
- Complementary accent colors can be used to highlight building features (such as doors) in a subtle way. Areas proposed for accent color(s) shall be clearly indicated on the architectural plans. Accent colors still need to adhere to the color palette.

Environmental Consideration

While not required, the Developer encourages all Owners to adopt the principle of Sustainable Design/Green Building principles.

- Homes built should utilize insulation, house wrap and roofing materials that meet approved thermal insulation material regulated by Dubai Municipality.
- Home build and appliances should utilize Energy Star materials and products whenever feasible.
- Homes should utilize low-flow toilets and water conserving faucets.
- Use of LED lights for internal and external purposes is greatly encouraged.
- Architectural planning and design should take full advantage of energy efficiency (i.e. natural heating and/or cooling, sun and wind exposure, solar energy properties, etc.)
- Solar collection panels, if used, shall be designed into the roof and camouflaged so as not to be visible from public view.
- Sustainable design shall conform to the approved design character of Al Barari.

Material Palette (*Refer illustration to **General Architectural & Landscape Guidelines***)

Exterior elements and materials chosen should be compatible with one another and appropriate to the home's architectural theme.

- Maximum 2-3 materials may be used to create visual interest. Owners may wish to consult with the developer to ensure that too many materials are not used.
- All surface treatments or materials shall be designed to appear as an integral part of the design and not applied.
- Each house plan submitted must identify the different materials that are to be used on the exterior of the home.
- Cladding: GFC/GRC Cladding, Concrete or Wood. Aluminum Cladding is not allowed.
- Roofing: concrete flat roof or pitch roof as a feature/accent. Partial roof skylight is permitted.

(Recommended Roofing Materials – Al Barari Guidelines)

- Natural clay or terracotta roof tiles in warm earthy tones to complement the natural landscape character.
- Natural slate or stone-look roof tiles in beige, grey, taupe, or earth-tone finishes, subject to approval.
- Matte standing seam metal roofing in bronze, beige, taupe, charcoal, or other approved non-reflective natural tones.
- Windows: powder coated aluminum in solid RAL color. Glass shall be clear and non-reflective and conform to local authority standard.
- Main entrance doors: solid wood or high-quality insulated panel with/without glass vision panel and no heavy architectural relief.
- Roof downspouts shall not be visible.
- Garage doors: insulated aluminum sandwich panel with no heavy architectural relief. Glass is allowed but not Clear and should be frosted or tinted, NOT reflective or black. Refer Ral color for White, Beige and Grey combinations.

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FAR	Floor area ratio is determined by dividing the total gross floor area of villa by area of the plot on which it is located. In other words, FAR is a deciding factor to allow the Calculate how much maximum allowable Gross Floor Area (GFA) can be built in the plot.	Up to 0.60 subject to authority approval. Example: if plot size is 20,000 sq.ft; maximum allowable GFA is 0.6 x 20,000 = 12,000 square feet.
GFA	Gross floor area is total floor area inside the building envelope measured from the exterior walls.	The following area is not included in GFA calculation subject to DM approval: • Enclosed garage • Storage and bathroom at roof level • Basement
Site coverage ratio	Ratio of building footprint against landscape/open area inside the plot.	40: 60 (building footprint: open/landscape area).
Setback line	Horizontal distance extending from any front or side or rear line of any plot and the nearest wall or (used) projection of the building constructed thereon.	3.0 meter from all sides of plot boundary.
Floor to floor height	Measured from finish floor to finish floor level.	Maximum 4.2 meter.
Building Height	Basement, G+1+ Roof level	Maximum 16 meter total building height. Basement level as per Dubai Municipality regulation.
Roof level	Only allowed for storage and bathrooms.	Maximum area is 10% of total roof area.
Roof level setback	Horizontal distance extending from any front/side/r rear line of nearest wall to edge of the roof line.	Room at roof level is required to have a setback of 1.5 meter from edge of roof line.
Service block	Maid's, driver's room, guest room, playroom, store, laundry, service kitchen.	• Required setback 3.0 meter to plot boundary line if attached to main villa • Not required any setback to plotline if it is detached min. of 3.0-meter way from main Villa.
Garage	Building or structure or portions thereof used or allocated for vehicle parking or storage. It could be covered or uncovered.	Not required any setback to plotline.
Basement	One of the floors in the building, part of it of a height not less than half its height shall be underneath the road surveying level and having a ceiling height not higher than (4.5) feet above the road surveying for private villas.	• Not required any setback to plotline. • Only for storage / not habitable area. • Will require min. 10% opening for natural light and ventilation if designed for habitable Rooms.
Natural Ventilation	All habitable rooms require window opening for natural light and ventilation.	Min. 10 % of window opening.
Pergola	Allowed.	Allowed within the setback line from the plot boundary (refer to additional Guidelines of Pergola).
Decorative projection	Allowed.	Allowed Maximum 1 foot inside 3.0 m building setback line

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Landscape Guidelines

(For landscape technical guidelines refer to **General Architectural & Landscape Guidelines**).

Important Notes on Landscaping

- All excavations must be conducted in accordance with the Geotechnical Guidelines restrictions. (*DM/DNID Section 21 Geotechnical Investigation*)
- All tree / palms shall be offset at least 1.5 meters to the boundary; this can be adjusted if tree has small root balls even in full maturity to ensure wall footing and pipe work remains intact.
- All garden structures to be offset from the boundary wall by 1.5 meters and not to exceed 3.0 meters in height.
- The boring of wells within or outside the plot limits for the extraction of underground water for irrigation or similar purposes is prohibited.
- Restricted plants are Bambusa sp. (allowed if applied with root barrier), Conocarpus sp., Ficus nitida, Ficus microcarpa, Eucalyptus, Nerium oleander, Thevetia peruviana, Lantana camara and all restricted plants banned in UAE. <https://medicinalplants.doh.gov.ae/en/Toxic-plants-in-UAE>
- Allowed driveway paving materials. E.g. Pavers, Natural Stone, Cast-in concrete (white) and or approved equivalent. Paving must not have any artificial / plastic paving.
- Safety measures and precautions must be Strictly followed.
- Artificial grass shall not be permitted in front of villas, external frontage areas, or private garden areas, unless otherwise reviewed and approved by the Master Developer.
- All construction, renovation, maintenance, and improvement works shall be carried out in full compliance with the Community Rules, Design Guidelines, approved drawings, and all applicable regulations and authority requirements. Residents, Unit Owners, contractors, and subcontractors are responsible for ensuring that all work is performed safely, does not adversely affect neighboring properties or common areas, and comply with all conditions of the approved No Objection Certificate (NOC), where applicable. Any non-compliant work may be subject to suspension, rectification, removal, and/or enforcement action at the Unit Owner's sole expense.

Reason for Restricting Artificial Grass

- Artificial grass does not support natural soil health or living landscape growth.
- It reduces biodiversity and does not provide habitat for insects, birds, or natural ground organisms.
- It increases surface heat, especially during hot weather.
- It reduces natural rainwater absorption into the soil.
- It may affect proper drainage if not installed with suitable base layers.
- It does not contribute to natural cooling compared to real grass and planting.
- It is not environmentally sustainable due to plastic-based materials.
- It does not align with Al Barari's natural, green, and soft landscape character.
- It emits toxic fumes, un-healthy for the environment.
- Artificial grass lacks natural soil microbes to break down waste, making it highly susceptible to trapped and absorb liquid that cause odors, pet urine accumulation, trapped bacteria and harmful organic matter.
- Synthetic turf absorbs and retains heat and can reach surface temperatures 20-60°C (36-108°F) higher than natural grass, making it uncomfortable for recreational use, play activities, or pets during hot weather without cooling systems. Additionally, synthetic turf materials may be flammable and can present a fire risk when exposed to heat sources or open flames.

Disclaimer: Should the owner choose to proceed on installing artificial grass against the landscape recommendation, all risks related to heat build-up, drainage, deterioration, maintenance, and future removal shall be the full responsibility of the owner. The Client must submit an undertaking letter for Community approval.

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Approval Procedure

Submission Requirements

Applicants are to submit the required documentation to the developer for review and approval. The developer reserves the right to make exceptions to these guidelines where it is deemed appropriate.

Applicants may provide alternative details to the guidelines so long as the overall objective for the quality of the area is achieved.

Applicants shall prepare and submit online or by the paper-based application package to the developer for formal review.

Application packages shall include the following documents:

1. Two (2) copies of the Architectural Design Review Application form;
2. Two (2) sets of house plans delineating:
 - Exterior Building Elevations. Views of all typical building surfaces must show architectural detailing, materials, colors, finishes and any other visible features.
Elevations shall indicate proposed grade lines and be at a working scale;
 - Building Floor Plans. All floor plans shall show room, window and door locations
 - Site plans must show front, rear and side setbacks.
 - Building 3D rendering image visualization showing color and type finish of all exterior materials will help developer to review in timely manner.
 - Landscape design layout which is a distinctive feature of this development especially when it comes to the choice of plants and trees.
 - Specifications – The plan should list all materials used, all dimensions of such materials and the finish. Indicate method of installation or application of material.

2. Application Submittal. Prior to making application for municipal building permits, the Owner/Builder shall submit their Architectural Design Review Application for design approval in writing and

submit by hand to:

Al Barari Corporate Office, P.O. BOX 74429, Dubai, UAE

Attention: Design Review Team

ABWAB Real Estate reserves the right to notify the Owner of changes to its address. Al Barari Architectural Design Guidelines shall expire 12 months after the last lot is sold in the Development

Architectural Design Review Sequence

Review of Home Design

The developer will review the application and will recommend approval or rejection based on compliance with the guidelines. If approved, one (1) copy of the approved submission will be made available to the Owner and the developer will keep the other approved set on the file. If the application is rejected, the developer will provide a written description of changes to be made or issues to be addressed. The Owner is to address any said issues and resubmit the application for approval.

Plan Approvals

The master developer's approval of plans and specifications shall apply only to the specific plans and specifications submitted. Any deviations therefrom shall require approval from the master developer.

If the master developer disapproves of any plans, specifications or materials, a notice of such disapproval will be sent to the unit owner who is applying for approval, stating the reasons for the disapproval.

Plans will be approved or disapproved within 14 working days of the date received. If the master developer or his experts ask for additional information, the time frame may be tolled while the information is provided.

Design Review Fees

Included in the purchase price of each lot are the review fees associated with these design guidelines. The Developer reserves the right to waive or increase applicable fees on a case-by-case basis if determined the fee to be inappropriate based on the scope of the application submission.

Design Compliance

In addition to these Architectural Design Guidelines, all building designs must comply with the Dubai Municipality Building Code Regulations & Construction Specifications and all applicable Building Code Regulations.

Site Inspection Before Construction

It is up to the lot Owner to inspect the condition of the local improvements installed by the developer including, but not limited to the curbs, gutters, sidewalks, street lamps, fencing, etc., in, on or around the lot before the commencement of construction to determine if any damage has been done to these improvements. Written notice of any damages must be submitted at this time, otherwise the costs for repairing damages for same shall become the sole responsibility of the Owner/Builder according to the Offer to Purchase Agreement and Agreement for Sale, where applicable.

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Appearance during Construction

The Owner is required to follow the procedures listed below. Those found negligent will be back-charged for cleanup carried out by the Developer.

- Liaise with community management department for all logistical matters related to construction i.e. working hours, storage of material, waste management and any other relevant community rules and regulations.
- Owners are prohibited from dumping or burying trash anywhere on the Lot, parcel or covered property. All trash should be removed regularly.
- Owners are responsible for communicating with concrete workers. No excess concrete should be left on any construction or adjacent site at any given time.
- Construction crews shall not park in any open space. Vehicles shall be parked so as not to damage any landscaped and/or constructed areas.
- The contractor shall be responsible for controlling dust and noise in the construction site.
- Damage and scarring of other property including, but not limited to, open space, other lots, roads, driveways, and/or other improvements, shall not be permitted. If any such damage occurs, it must be repaired and restored promptly at the expense of the person causing the damage.
- Upon completion of construction, each Owner/Contractor shall clean the construction site and repair any damaged property including, but not limited to, restoring grades, repairing streets, driveways, pathways, drains, culverts, ditches, signs, lighting, landscaping and related watering systems, fencing, and other improvements or utilities.
- Owners/Contractors should follow all applicable safety standards.
- No work will be allowed before obtaining the required authority approval i.e. building permit and community approval such as gate passes.

Neighbor Awareness

If the proposed constructions may have an adverse impact on adjacent properties, the master developer may ask that copies of the plans be submitted to all potentially affected neighbours. The requestor will be informed if the plans are denied or modified due to neighbour comments, however, the source of the comments shall remain confidential.

Right of Entry

Community road usage as the right of entry is permitted.

To ensure the health and safety of the general public, hoarding or fencing around the perimeter of construction sites must be erected by the owner's contractor.

Safety Guidelines

(For detailed safety guidelines refer to **General Architectural & Landscape Guidelines** and **The Community Rules & Regulations**).

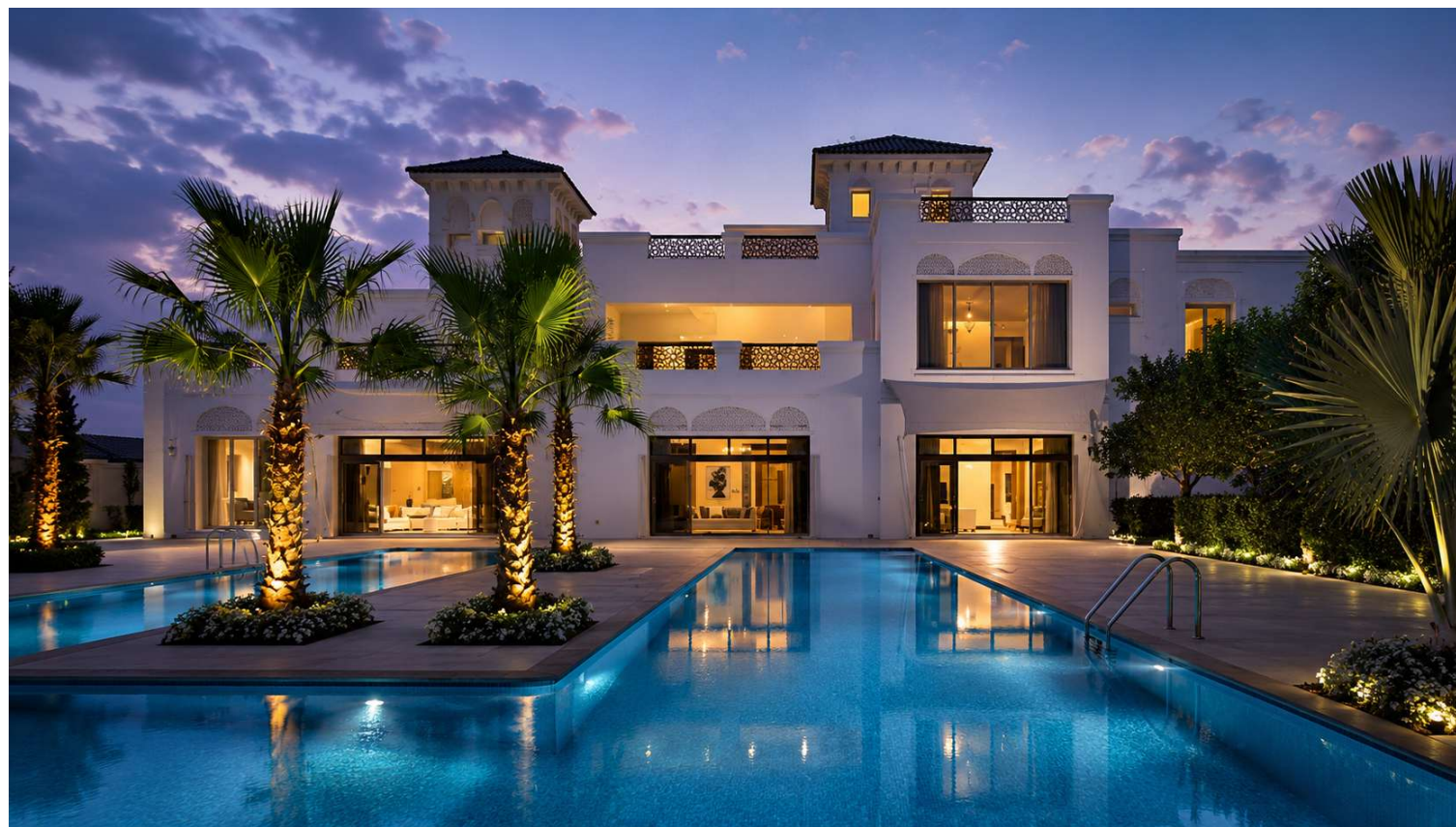
Penalty Framework

(For violations & enforcement refer to **General Architectural & Landscape Guidelines**).

Villa Style Image Reference for The Residences Plot



Villa Style Image Reference for The Residences Plot



Website Reference

Al Barari

Customer Service (Community Department)

Email: customerservice@albarari.community

Contact No. : +971 58 297 5486



Dubai Land Department - RERA

Government of Dubai

Site: <https://dubailand.gov.ae/en/rera>

Contact No. : +971 800 4488



Dubai Development Authority - DDA

Government of Dubai

Site: <https://dda.gov.ae/en/planning-development/codes-and-guidelines>

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