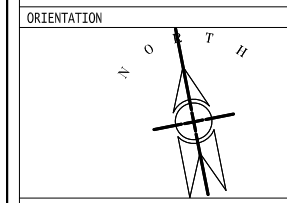


PLOT No.	IC3-E07	LOCATION / BLOCK NAME	NAD AL SHIBA
AREA OF PLOT	26439.39 sqft.	PROPERTY TITLE	
NO. OF FLOORS ALLOWED	G+3 MINIMUM (100% RES.)	NO. OF FLOORS PROPOSED	B+G + 4
LAND USE ALLOWED	LOW RISE .RES .BUILDING	LAND USE PROPOSED	LOW RISE .RES .BUILDING
PLOT COVERAGE ALLOWED	55% max.	PLOT COVERAGE PROPOSED	44.1%
FLOOR AREA RATIO ALLOWED	2.2	FLOOR AREA RATIO PROPOSED	2.19
BUILDING TYPE	HIGH RISE MED RISE LOW RISE		
SUBMISSION TYPE	PRELIMINARY FINAL NEW REVISION ADDITION URGENT		
WORK DESCRIPTION	PROPOSED (B+G+4) BIULDING		
PARKING REQUIRED	90	EXISTING BUILT UP AREA	Sq. ft. Sq. mt.
EXISTING PARKING	-	APPROVED AREA	
ADDITIONAL PARKING	-	NOT APPROVED AREA	
TOTAL PARKING PROPOSED	90	DEMOLISHED AREA	
		PROPOSED ADDITIONAL AREA	
		TOTAL BUILT UP AREA	9,021.52 SQ.M.

BUILDING DETAILS		
PROPOSED (B+G+4) BUILDING	NO. 1	
BASEMENT FLOOR AREA FOR PROPOSED BUILDING	2456.28 SQ.M.	
GROUND FLOOR AREA FOR PROPOSED BUILDING	1349.77 S.Q.M	
FIRST FLOOR AREA FOR PROPOSED BUILDING	1349.77 S.Q.M	
SECOND FLOOR AREA FOR PROPOSED BUILDING	1349.77 S.Q.M	
3 RD FLOOR AREA FOR PROPOSED BUILDING	1349.77 S.Q.M	
4 TH FLOOR AREA FOR PROPOSED BUILDING	1064.63 SQ.M.	
ROOF FLOOR AREA FOR PROPOSED BUILDING	84.03 SQ.M.	
PERGOLA ON ROOF	17.5 SQ.M.	
TOTAL BUILT-UP AREA	9,021.52 SQ.M.	97,107.00 SQ.FT.
TOTAL BUILDING HEIGHT	22.30 M	

BUILDING NOTES	
MECHANICAL VENTILATION TO	

01. THIS DRAWING IS A COPYRIGHT OF OSUS INTERNATIONAL ENGINEERING CONSULTANTS.
02. DO NOT SCALE THIS DRAWING.
03. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT ARCHITECTURAL, STRUCTURAL AND SERVICES, ID, LANDSCAPING DRAWINGS, SPECIFICATIONS, DETAILS AND CONTRACT DOCUMENTS.
04. PREPARE WORKING DETAILED DRAWING FOR APPROVAL IF REQUIRED BY CONSULTANT.
05. VERIFY ALL DIMENSIONS PRIOR TO EXECUTION.
06. THE CONTRACTOR AND HIS SUBCONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING ANY SHOP DRAWINGS AND BEFORE EXECUTING THE WORKS.
07. ANY DISCREPANCIES EITHER BETWEEN WRITTEN DIMENSIONS OR BETWEEN THIS DRAWING AND OTHER CONSULTANTS OR SUPPLIERS DRAWING SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF ALL CONCERNED BEFORE EXECUTING THE WORKS.
08. FOR ELEMENTS WITH INDICATIVE DESIGN, THE CONTRACTOR(S) SHALL PREPARE CONSTRUCTION DETAILS FOR CONSULTANT APPROVAL PRIOR TO EXECUTION OF WORKS.



IMPORTANT NOTE:
THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS CONTAINED IN TENDER AND CONTRACT DOCUMENTS VOLUME - . THE CONTRACTOR SHALL ENSURE COMPLIANCE TO DRAWINGS AND SPECIFICATIONS IN HIS LUMP SUM TENDER PRICE AND THE PRICES B.O.Q. THE WORK SHALL BE EXECUTED ACCORDINGLY IN COMPLETE COMPLIANCE.



01	FOR CLIENT	07-1-2017
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REV.	DESCRIPTION	DATE
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THIS DRAWING IS ISSUED FOR:

☐ CLIENT REVIEW / APPROVAL	☐ CONCEPT
☐ COORDINATION	☐ SCHEMATIC
☐ TENDER	☐ PRELIMINARY
☐ CONSTRUCTION	☒ FINAL DETAIL
☒ AUTHORITY	

CLIENT:

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LOCATION:	BLOCK NAME:	PLOT NO:
DUBAI	WARSAN FOURTH 624	IC3 -E-07

PROJECT:
PROPOSED RESIDENTIAL BUILDING
B+G+4 TYP.

BLOCK:

DRAWING TITLE:
TOP ROOF FLOOR PLAN

ARCH.	MAZEN	CHECKED BY
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