





**CONCEPT DESIGN FOR TWO TOWER VARIANTS  
IN DOWNTOWN DUBAI**

MARCH 2017

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**CONTEXT STUDIES & TYPOLOGY ANALYSIS**



DOWNTOWN DUBAI  
PHOTO FROM SOUTHRIDGE



DOWNTOWN DUBAI  
PHOTO FROM BURJ KHALIFA

<b>المعلومات التخطيطية لقطعة الأرض رقم 3450424 كما يلي :</b>	
<b>الاستعمال :</b> RC1/12 تجاري ، سكني/ شقق سكنية	<b>الارتفاع :</b> RC1/12 أرضي + ميزتين + طابقين لقاطعة الدرج + 8 طابق للدرج ، و نسبة طابقية = 3.4
<b>المواقف :</b> RC1/12 موقف لكل شقة و لكل استوديو و موقفين لكل شقة تزيد مساحتها عن 150 متر مربع وموقف لكل 70 متر مربع من الاستعمال التجاري	<b>الارتداد :</b> RC1/12 كما هو موضح في توصية إستعمالات الأرض
<b>ملاحظات :</b> RC1/12 الرواق في الطابق الأرضي يعطى 5 متر كما هو موضح في التوصية أعلاه ، نسبة التجاري = 3% من مجموع المساحة الطابقية ، مجموع المساحة الطابقية = 13580 متر مربع .	
راجع قسم التشريعات والإحصاء التخطيطي تجهيد (2)	هذه المعلومات التخطيطية سارية المفعول ما لم تتعارض مع القوانين التخطيطية المعدلة و يجب التأكد من صحتها و مرجعية إداري التخطيط و المساحة قبل البيع أو القراء . تجهيد (1)

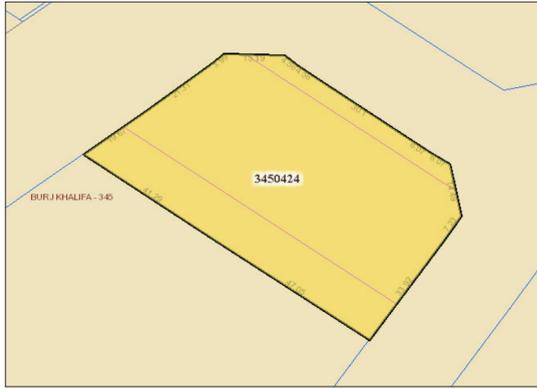
ZONNING REGULATIONS BUILT-UP (FAR)



SITE PHOTOS



PROJECTION OF PLOT SETBACK ON CURRENT AERIAL VIEW



**Zone Regulations for plot: 3450424**

Community	BURJ KHALIFA - 345
Area	3989.02 SQ. METERS
Height	RC1/12 G+M+2 + 8 , FAR = 3.4
Parking	RC1/12 Parking For Each Flat And Each Studio And Two Parking For Each Flat Exceed 150 sq.m And Parking For Each 70 Sq. m for Comm use
Remarks	RC1/12 Arcade in the ground floor depth of 5 m as shown in the of detailed above, max. Retail of GFA = 3%, GFA = 13,580 sq.m.
Setback	RC1/12 As indicated in the detailed land uses
Landuse	RC1/12 Residential , Commercial / Residential Apartments



**Zone Regulations for plot: 3450389**

Community	BURJ KHALIFA - 345
Area	3902.26 SQ. METERS
Height	RC1 G+M+3 , unlimited , FAR=9.53
Parking	RC1 Parking For Each Flat And Each Studio And Two Parking For Each Flat Exceed 150 sq.m And Parking For Each 70 Sq. m for Comm use
Remarks	RC1 commercial = 1.2% of GFA , NOC from Civil AviationI
Setback	RC1 As indicated in the detailed land uses
Landuse	RC1 Residential , Commercial / Residential Apartments

SITE ZONNING REGULATIONS



**Zone Regulations for plot: 3450423**

Community	BURJ KHALIFA - 345
Area	3376.59 SQ. METERS
Height	RC1/45 Tower:G+44,Podium: 20m or 5stories (whichever is less)
Parking	RC1/45 Parking For Each Flat And Each Studio And Two Parking For Each Flat Exceed 150 sq.m And Parking For Each 70 Sq. m for Comm use
Remarks	RC1/45 Max. coverage 60%, the front of the Podium Retail (1 +2) levels Residential (3 +4) levels and residential or parking at 5th level, Dubai civil Aviation NOC IS required.
Setback	RC1/45 As indicated in the detailed land uses
Landuse	RC1/45 Residential/Commercial/Service Apartment



**Zone Regulations for plot: 3450420**

Community	BURJ KHALIFA - 345
Area	4255.76 SQ. METERS
Height	RC1/25 G+M+4 + 19 , FAR = 6.278
Parking	RC1/25 Parking For Each Flat And Each Studio And Two Parking For Each Flat Exceed 150 sq.m And Parking For Each 70 Sq. m for Comm use
Remarks	RC1/25 max. Retail of GFA = 3%, GFA = 26,720 sq.m.
Setback	RC1/25 As indicated in the detailed land uses
Landuse	RC1/25 Commercial/Service Apartment

ADJACENT SITES



**Zone Regulations for plot: 3450422**

Community	BURJ KHALIFA - 345
Area	13268.64 SQ. METERS
Height	RC1 unlimited , FAR=7.32
Parking	RC1 Parking For Each Flat And Each Studio And Two Parking For Each Flat Exceed 150 sq.m And Parking For Each 70 Sq. m for Comm use
Remarks	RC1 GFA= 1044100 sq. ft. , Max. Commercial Area shall not exceed 5% of the (GFA)Max. Service Apartments shall not exceed 6 units of the total no. of Residential Units
Setback	RC1 Quarter of the Height From Neighbor And From Center Of Sikka - Maximum 7.5 m and a minimum of 3 m
Landuse	RC1 Residential/Commercial/Service Apartment

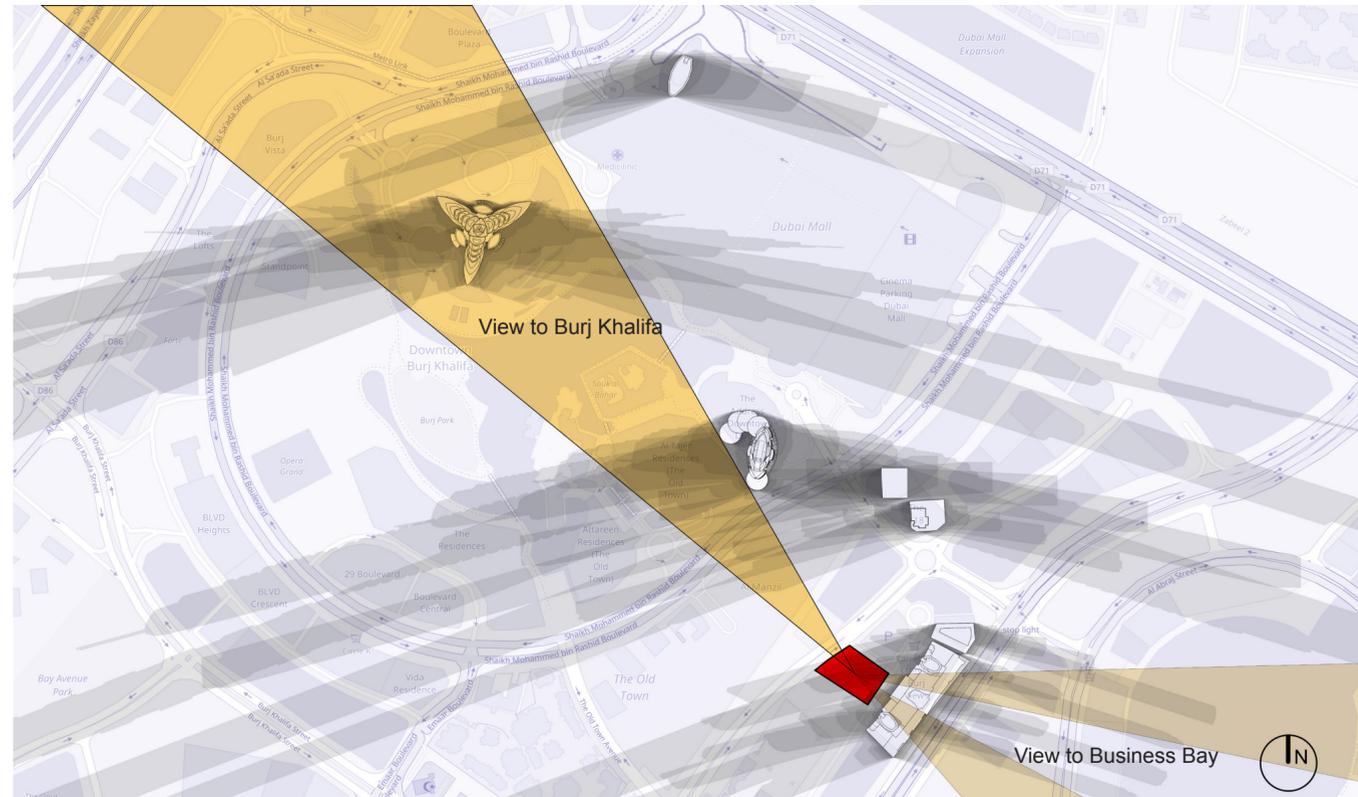


**Zone Regulations for plot: 3450421**

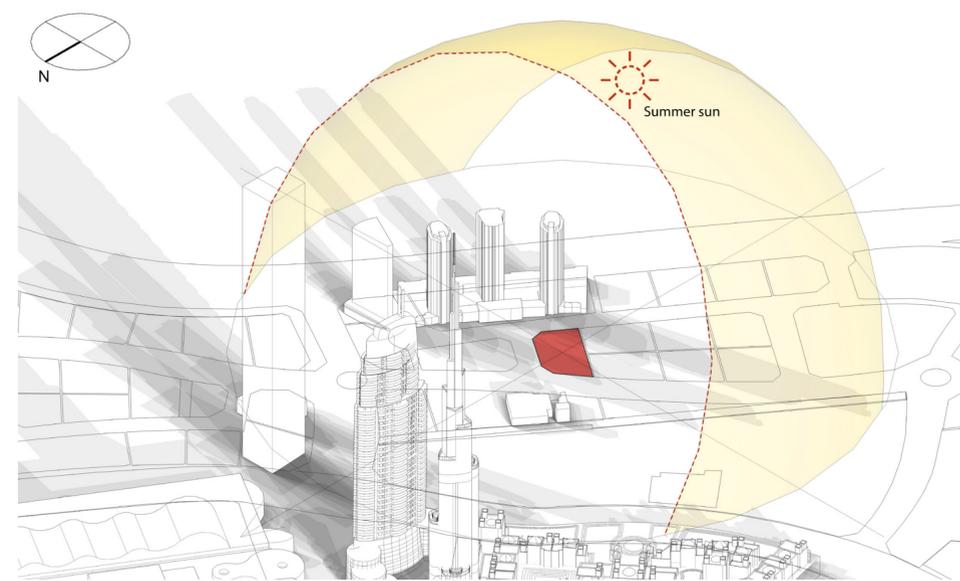
Community	BURJ KHALIFA - 345
Area	3672.69 SQ. METERS
Height	E3 G + 2
Parking	E3 Parking for each 50 sq.m of offices area
Remarks	E3 Unidentified
Setback	E3 3 Meters From All Directions Of Main Buildings
Landuse	E3 132KV Sub-station



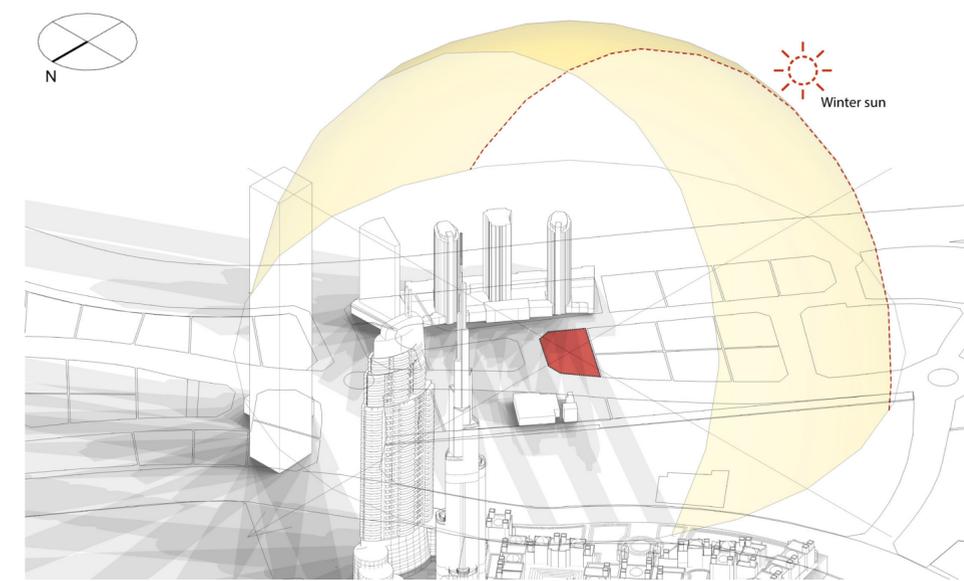
SITE PHOTOS



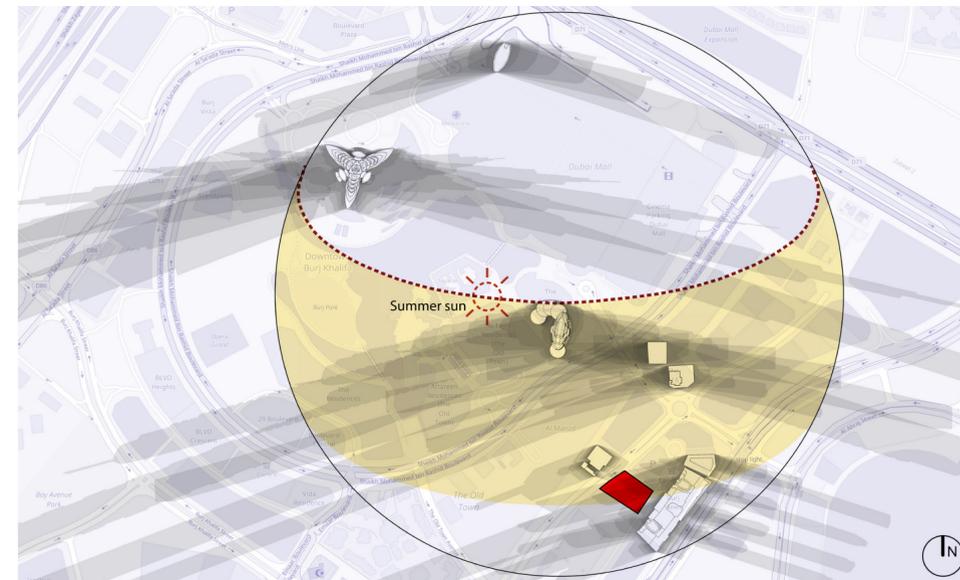
VIEW CORRIDORS



Solar study - Summer solstice

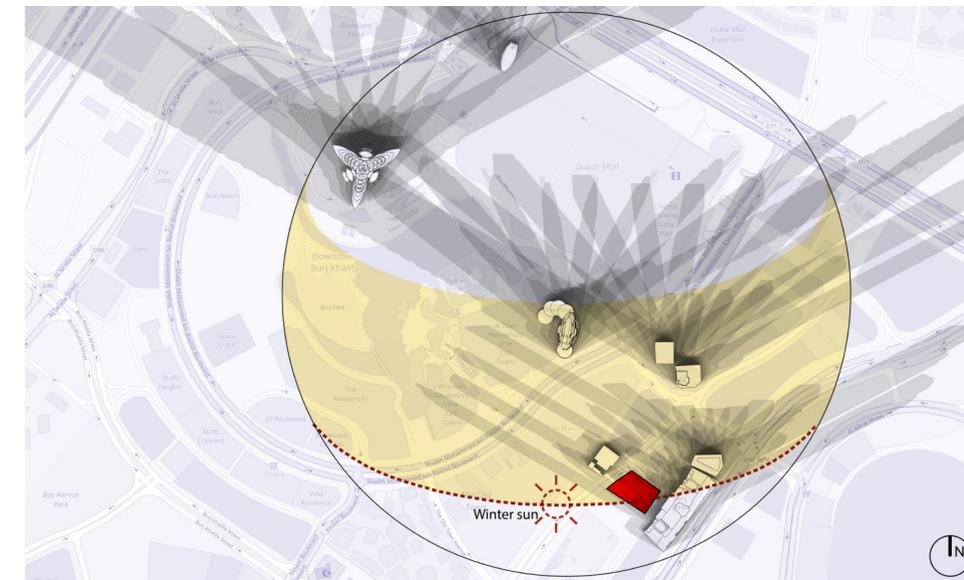


Solar study - Winter solstice

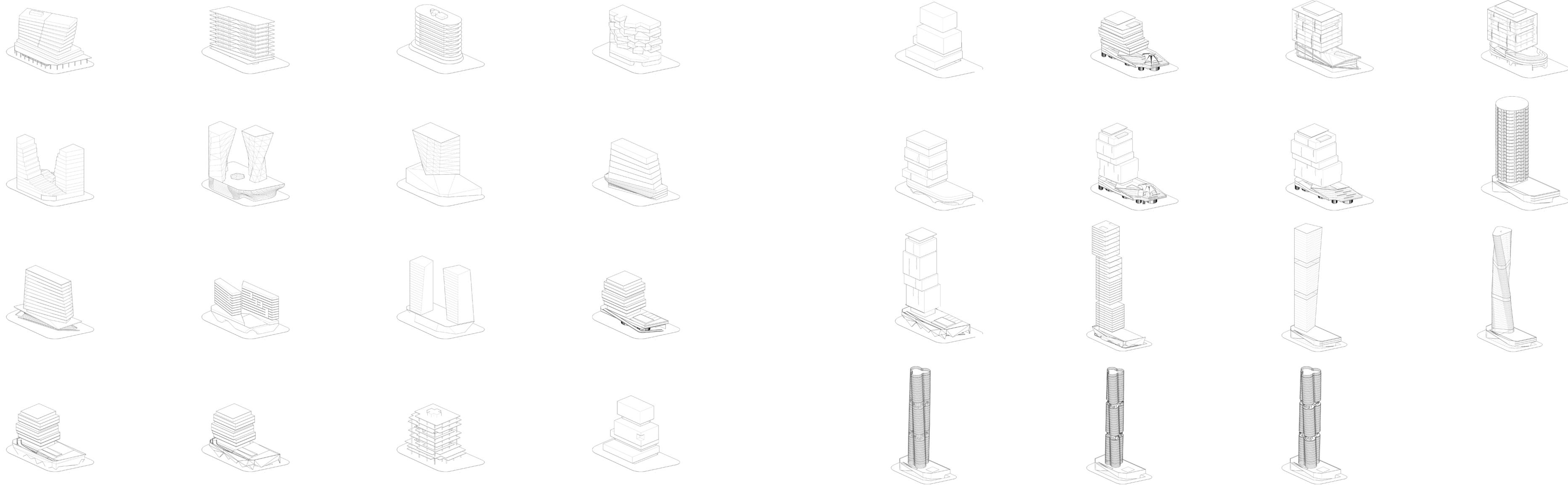


Solar study - Summer solstice

SOLAR STUDY



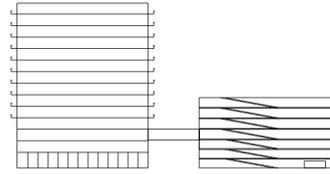
Solar study - Winter solstice



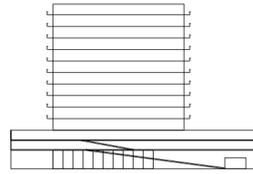
VOLUMETRIC STUDIES  
 LOW RISE-LR(G+M+2+8), HIGH RISE HR (G+M+2+25)

VOLUMETRIC STUDIES  
 LOW RISE-LR(G+M+2+8), SMALL HIGH RISE-HR (G+M+2+25), HIGH RISE ( G+M+2+40)

TYPICAL DUBAI TYPOLOGIES

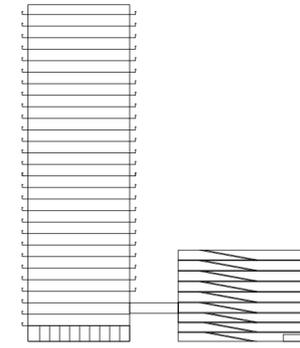


APPARTMENT BUILDING WITH CANTELIVERED BALCONIES, LOBBY AT STREET LEVEL AND PARKING SILO CONNECTED WITH A BRIDGE

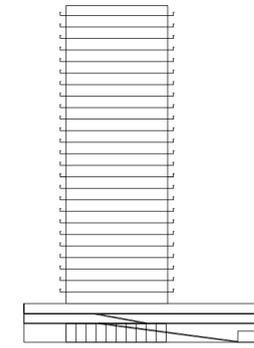


APPARTMENT BUILDING WITH CANTELIVERED BALCONIES, LOBBY AT STREET LEVEL AND PARKING PODIUM GENERALLY NO PUBLIC SPACE ON PODIUM ROOF

TYPICAL DUBAI TYPOLOGIES

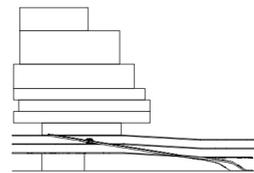


APPARTMENT BUILDING WITH CANTELIVERED BALCONIES, LOBBY AT STREET LEVEL AND PARKING SILO CONNECTED WITH A BRIDGE

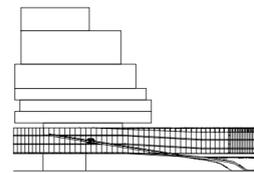


APPARTMENT BUILDING WITH CANTELIVERED BALCONIES, LOBBY AT STREET LEVEL AND PARKING PODIUM GENERALLY NO PUBLIC SPACE ON PODIUM ROOF

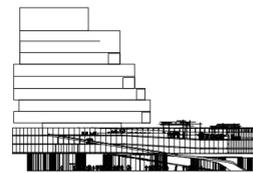
PROPOSED TYPOLOGY LOW RISE (G+M+2+8)



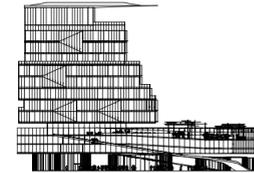
APPARTMENT BUILDING STACKED VOLUMES LOBBY ON TOP OF PODIUM WITH DIRECT CAR DROP OFF



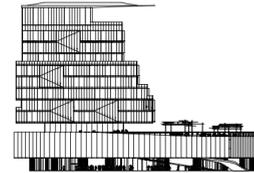
OPALINE FACADE PODIUM (OP-01) ROOF GARDEN WITH WATER FEATURES



RECESSED BALCONIES WITH OPENING DOORS AS AN INSIDE/ OUTSIDE LIVING SPACE SHADED PUBLIC SPACE FOR RETAIL AT STREET LEVEL, DUPLEX APPARTMENTS ON UPPER LEVELS

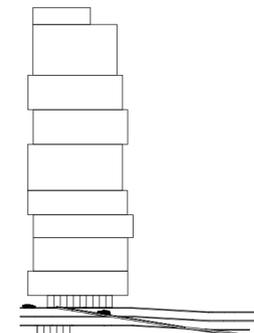


ROOF TOP FOR COMMON FACILITES SUCH AS INDOOR SWIMMING POOL, SPA&GYM MIRROR FINISH ON THE UNDERSIDE SURFACE

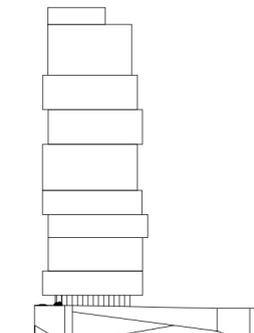


FACADE DEFORMATION (FONTANA) ON BOTH SIDES OF THE BUILDING FOR BURJ KHALIFA VIEW METAL FILIGREE FACADE LR01 OPALINE & CLEAR GLASS FACADE LR02

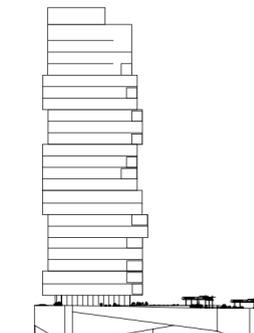
PROPOSED TYPOLOGY HIGH RISE (G+M+2+25)



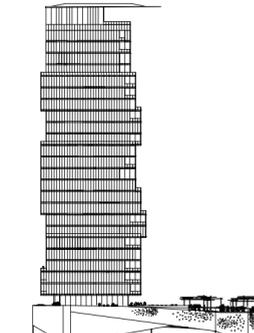
APPARTMENT BUILDING STACKED VOLUMES LOBBY ON TOP OF THE PODIUM WITH DIRECT CAR DROP OFF CAR SKY LIFT FOR UPPER LUXURY DUPLEX APPARTMENT (OPTION) ACCESSIBLE FROM STREET LEVEL



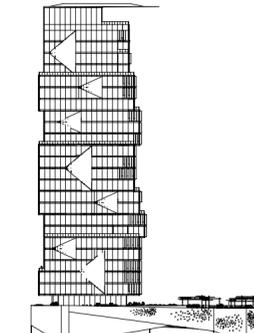
MINERAL FACADE PODIUM (MP-02) ROOF GARDEN WITH WATER FEATURES



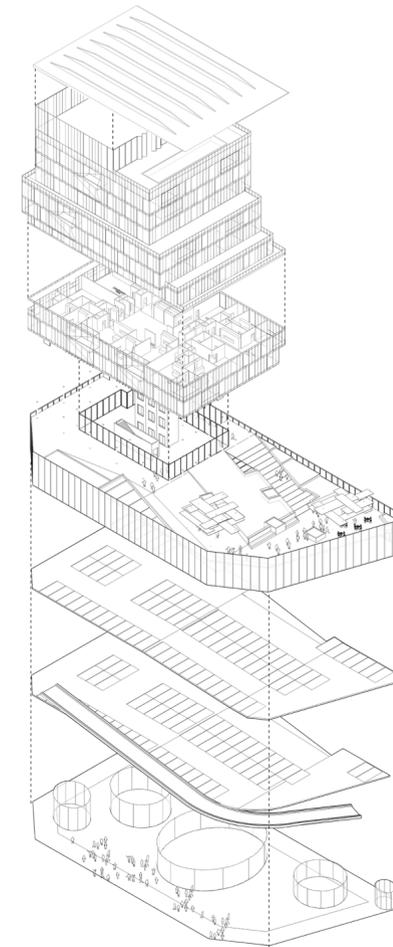
RECESSED BALCONIES WITH FOLDING DOORS AS AN INSIDE/ OUTSIDE LIVING SPACE SHADED PUBLIC SPACE FOR RETAIL AT STREET LEVEL, DUPLEX APPARTMENTS ON UPPER LEVELS



ROOF TOP FOR COMMON FACILITES SUCH AS INDOOR SWIMMING POOL, SPA&GYM MIRROR FINISH ON THE UNDERSIDE SURFACE



FACADE DEFORMATION (FONTANA) ON BOTH SIDES OF THE BUILDING FOR BURJ KHALIFA VIEW METAL FILIGREE FACADE HR01 OPALINE & CLEAR GLASS FACADE HR02



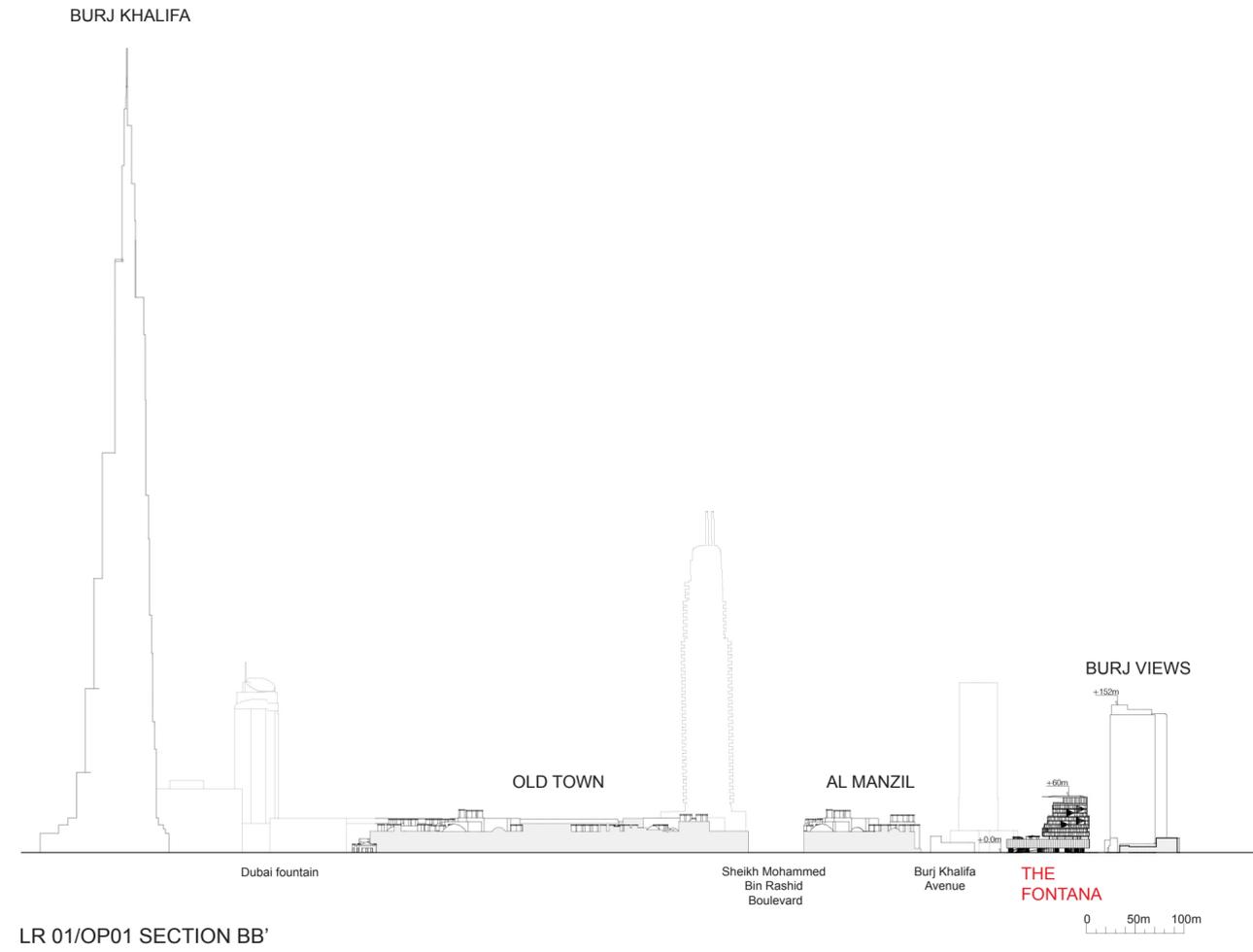
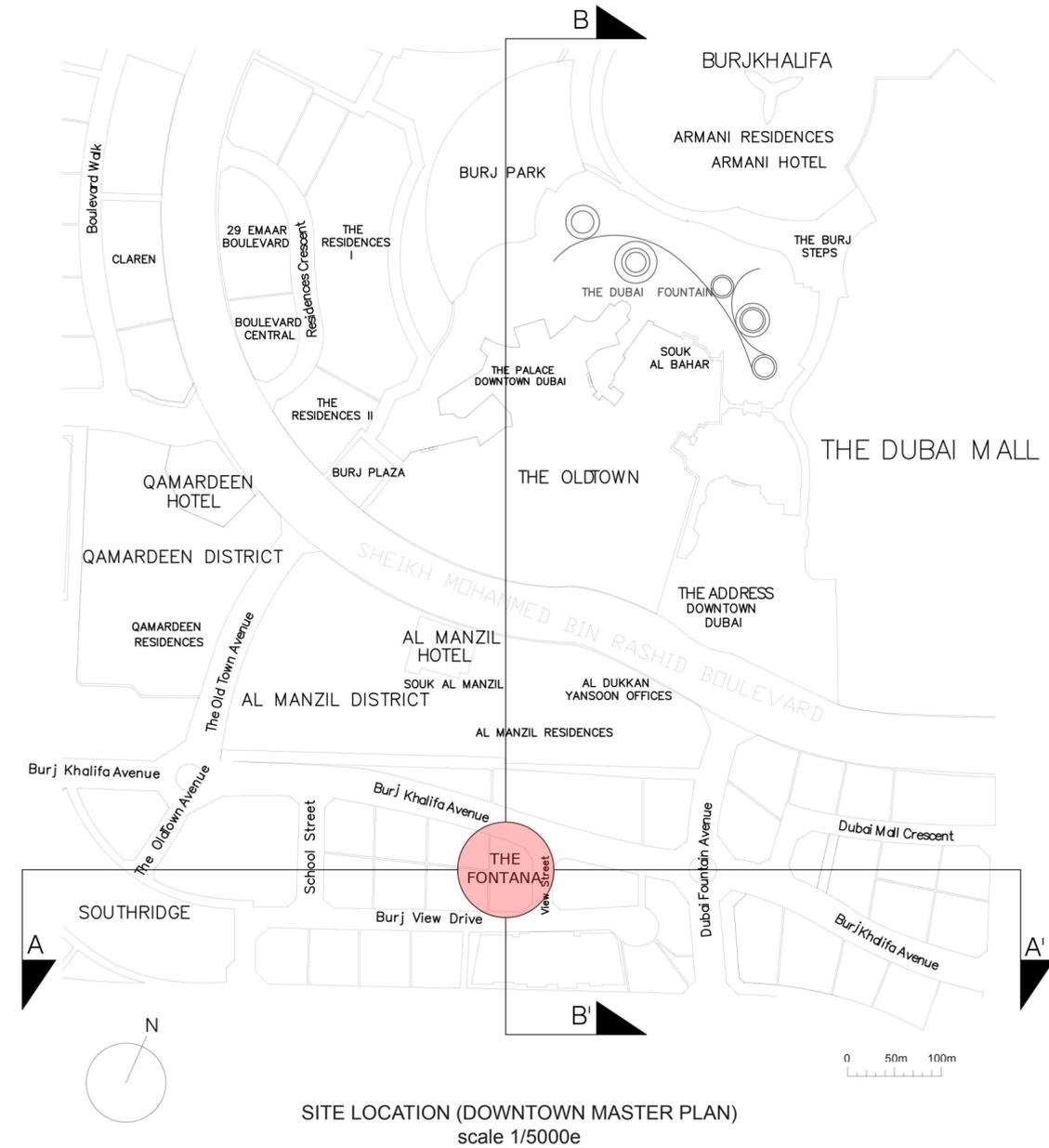
## LOW-RISE OPTION LR - 12 FLOORS TOWER

Plot Area ..... 3982sqm  
 Building Height..... 60m

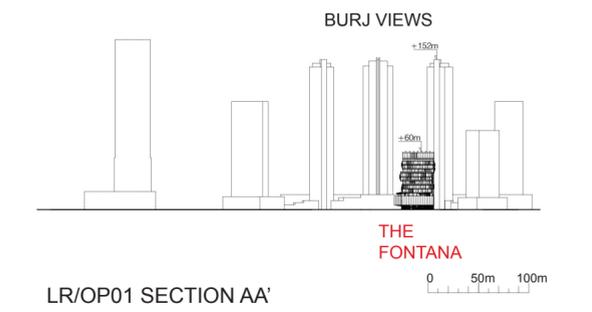
GFA ..... 13.580 sqm

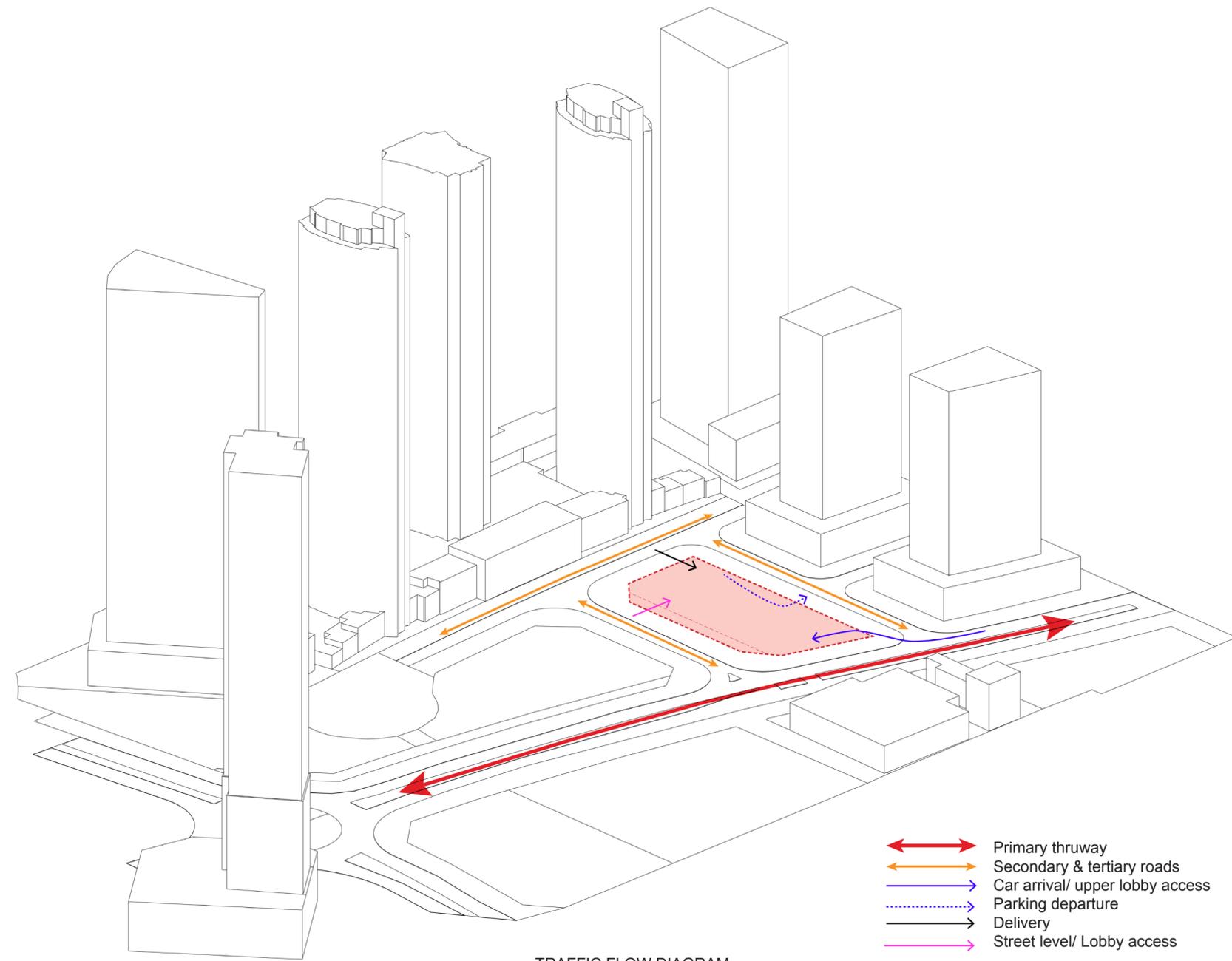
Appartments ..... 82  
 • Studios ..... 20  
 • 1 Bedrooms ..... 35  
 • 2 Bedrooms ..... 18  
 • 2 Bedrooms duplex ..... 04  
 • 3 Bedrooms ..... 04  
 • 3 Bedrooms duplex ..... 01

Retail ..... 410 sqm  
 Lobby ..... 400 sqm  
 Roof gym, roof swimming pool ..... 450 sqm  
 Parkings ..... 170 bays

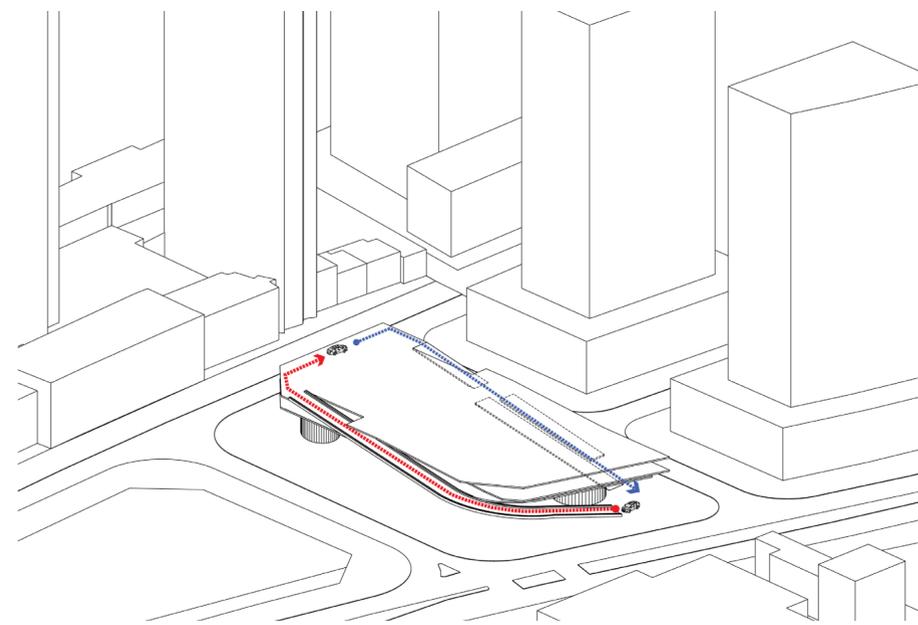
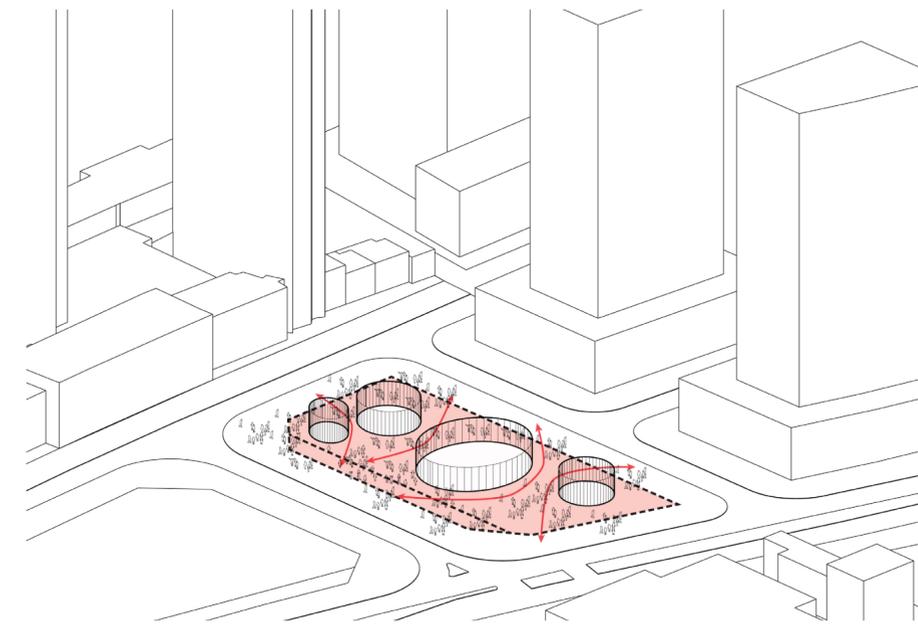
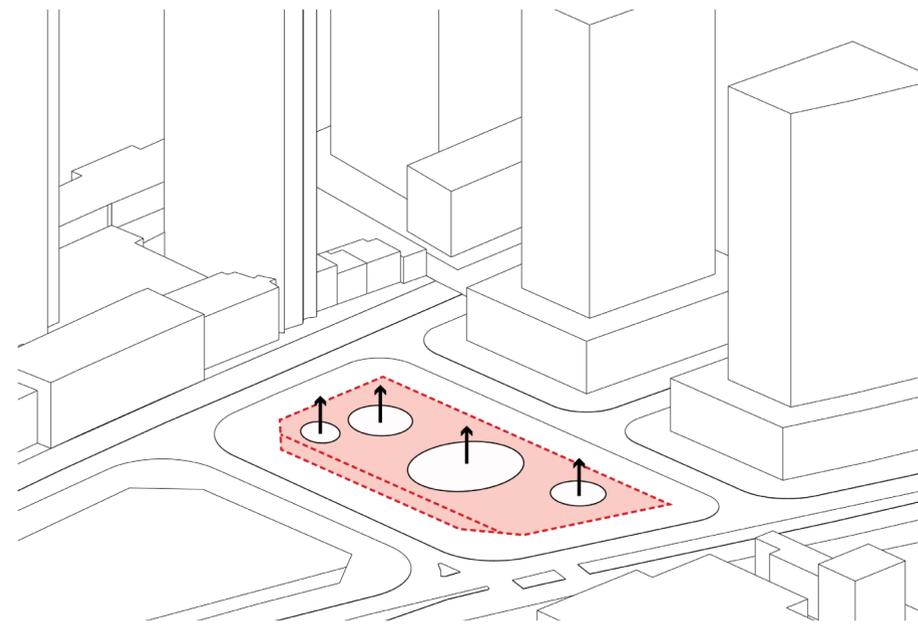


URBAN SECTIONS (LR /OP 01)  
scale 1/5000e

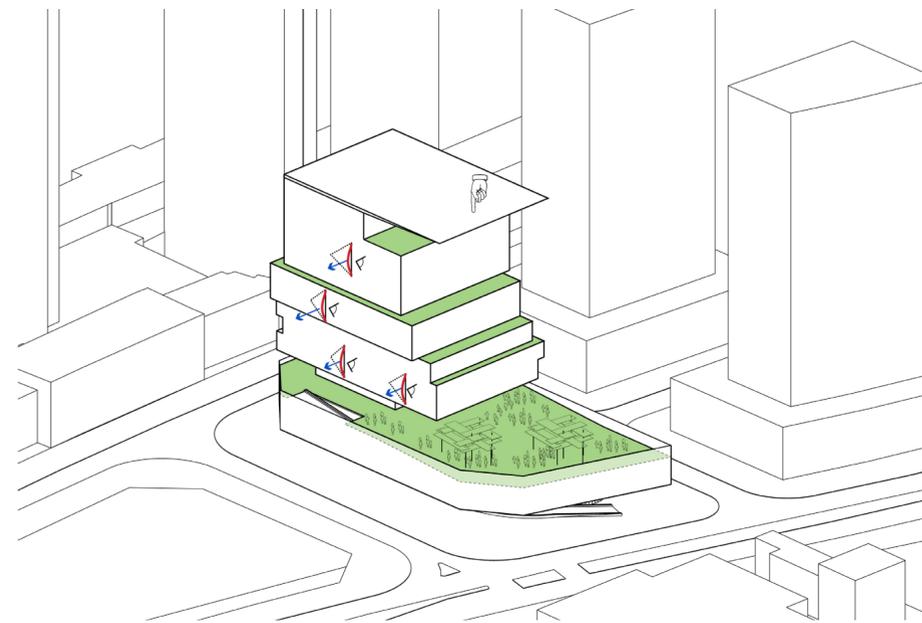
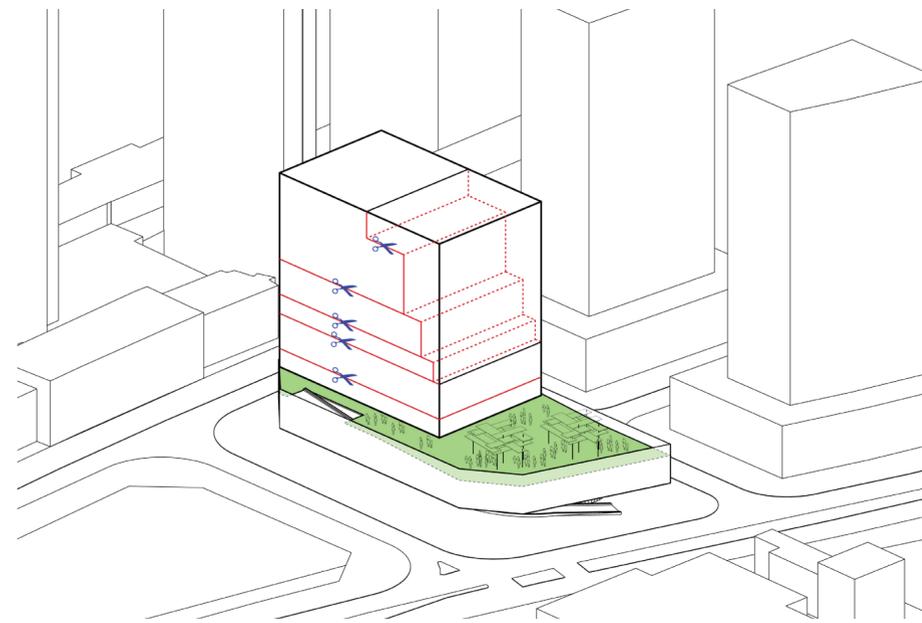
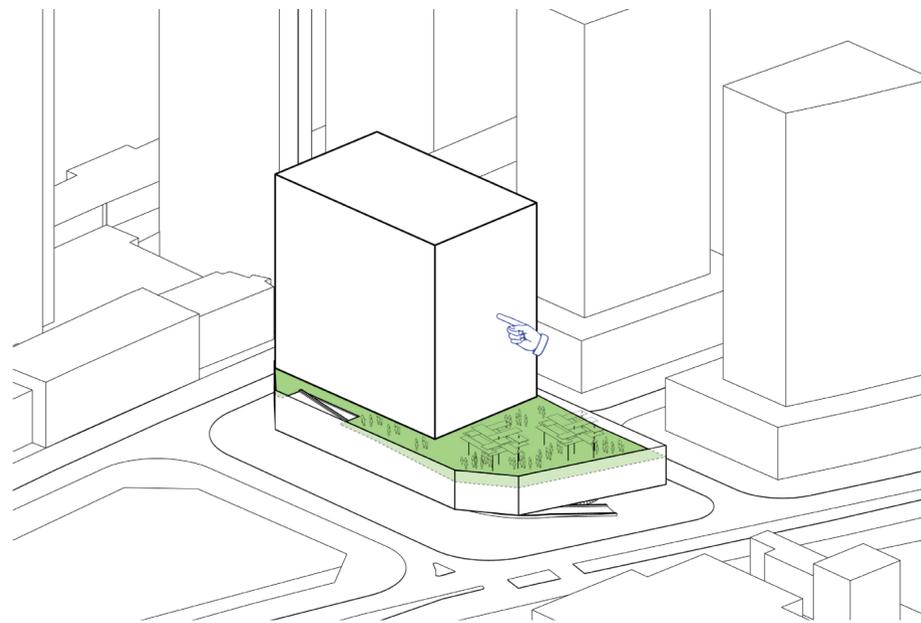
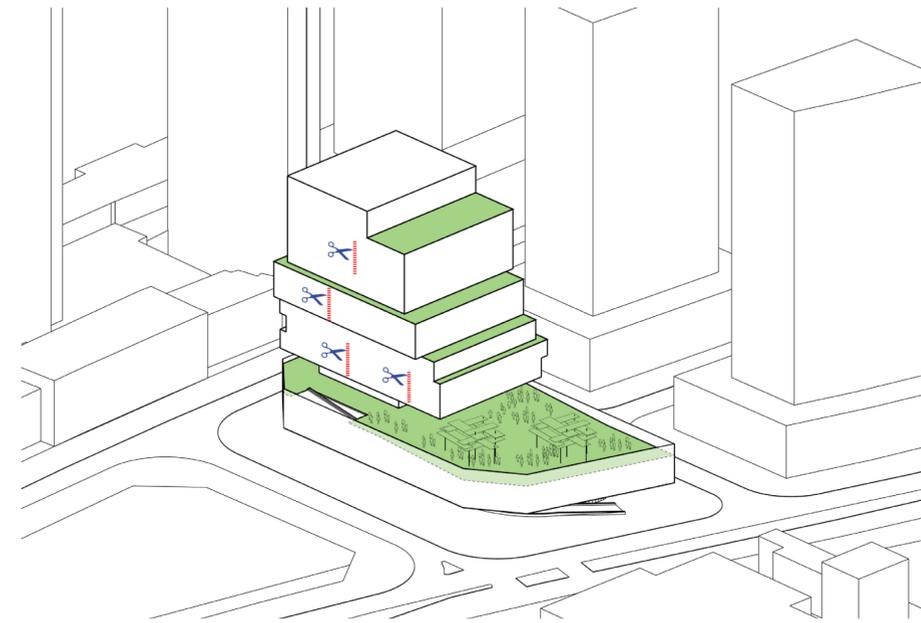
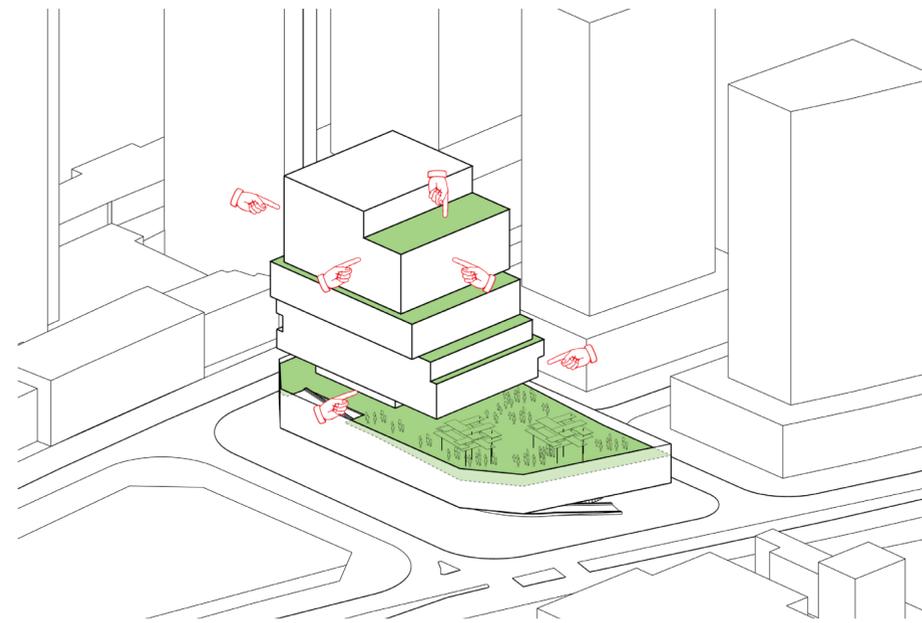
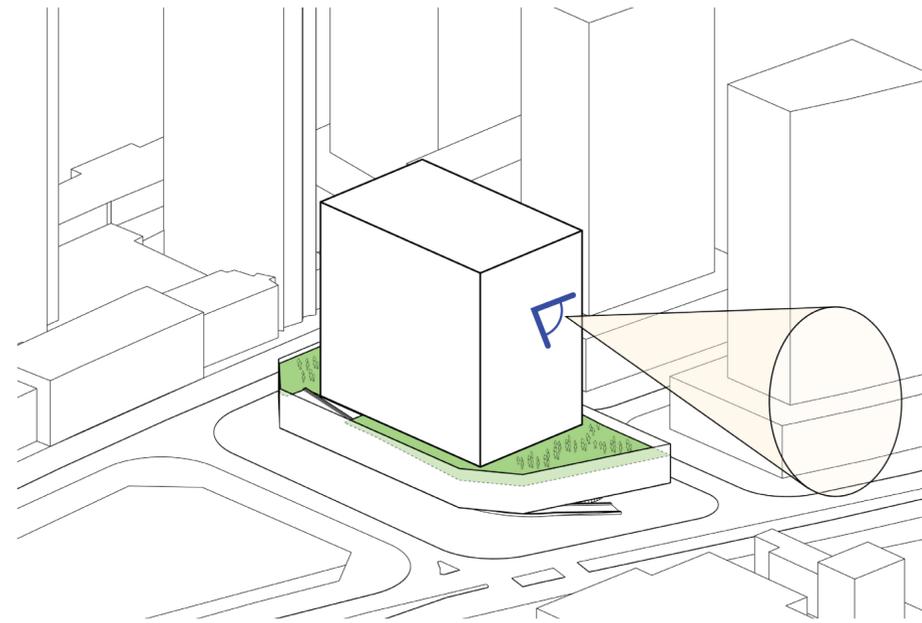
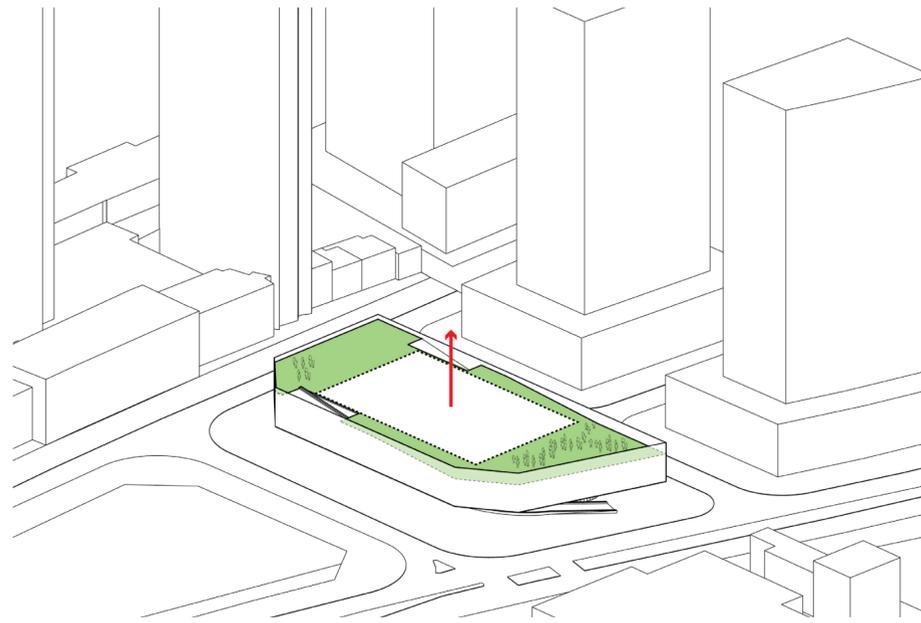




TRAFFIC FLOW DIAGRAM

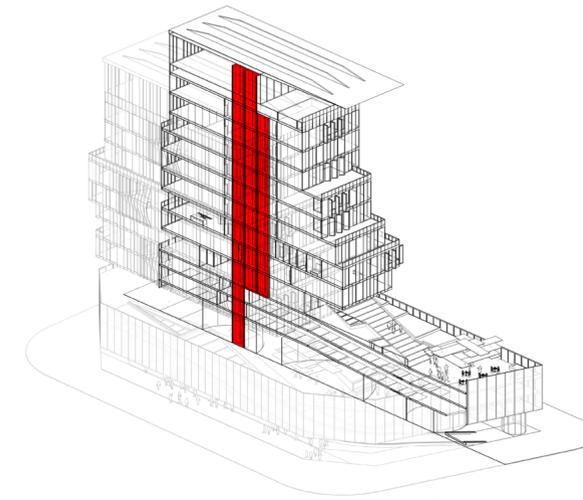
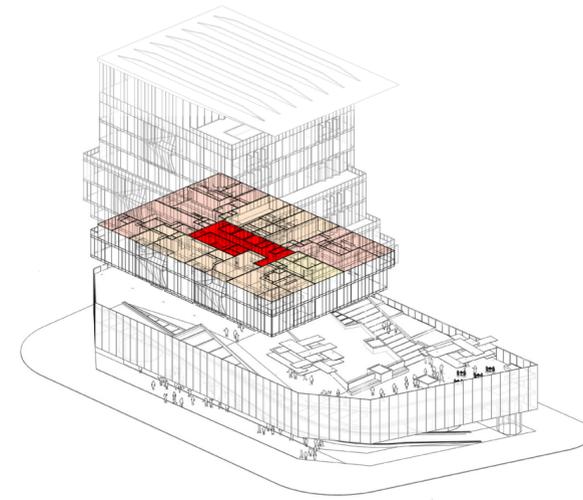
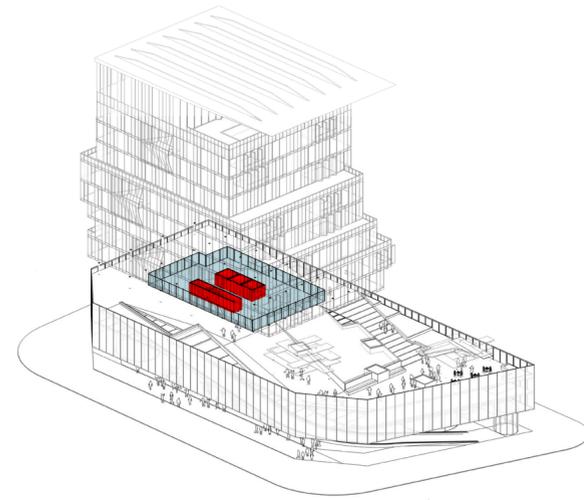
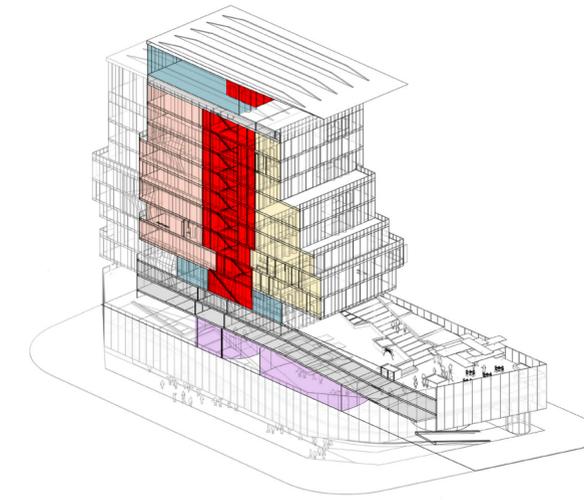
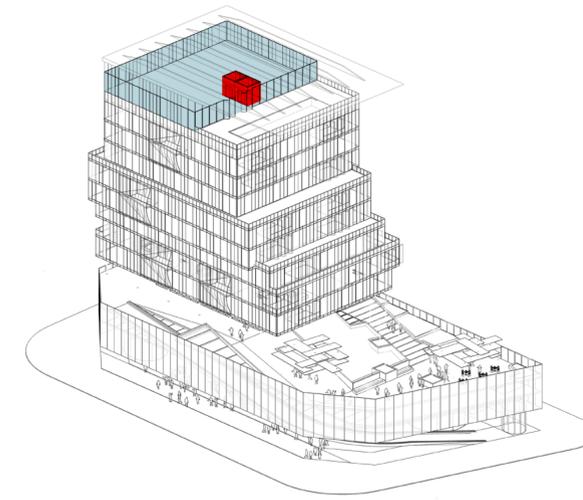
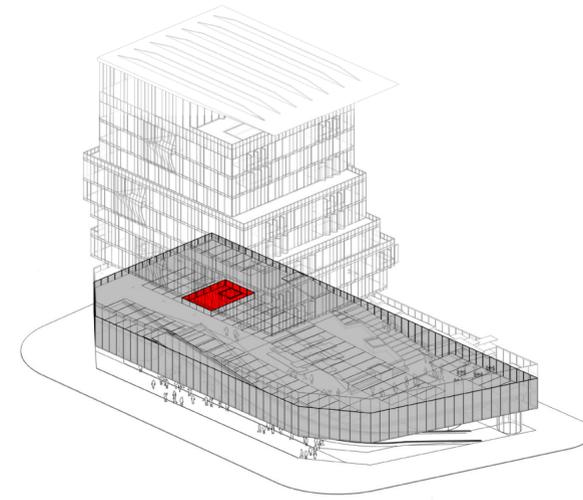
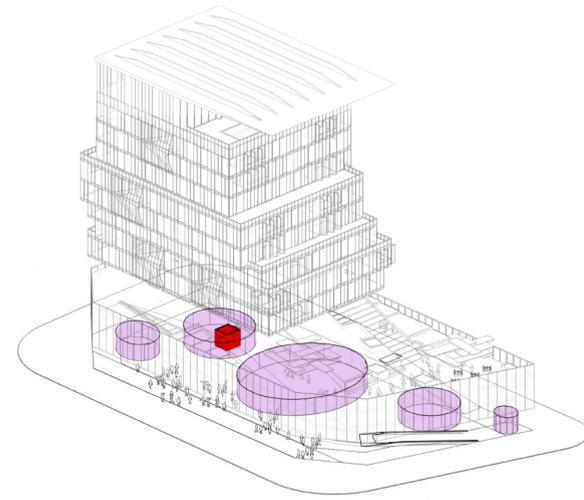


CONCEPT DIAGRAMS BY LEVEL (1)  
LOW-RISE (LR) OPALINE PODIUM (OP-01)



CONCEPT DIAGRAMS BY LEVEL (2)  
LOW-RISE (LR) OPALINE PODIUM (OP-01)

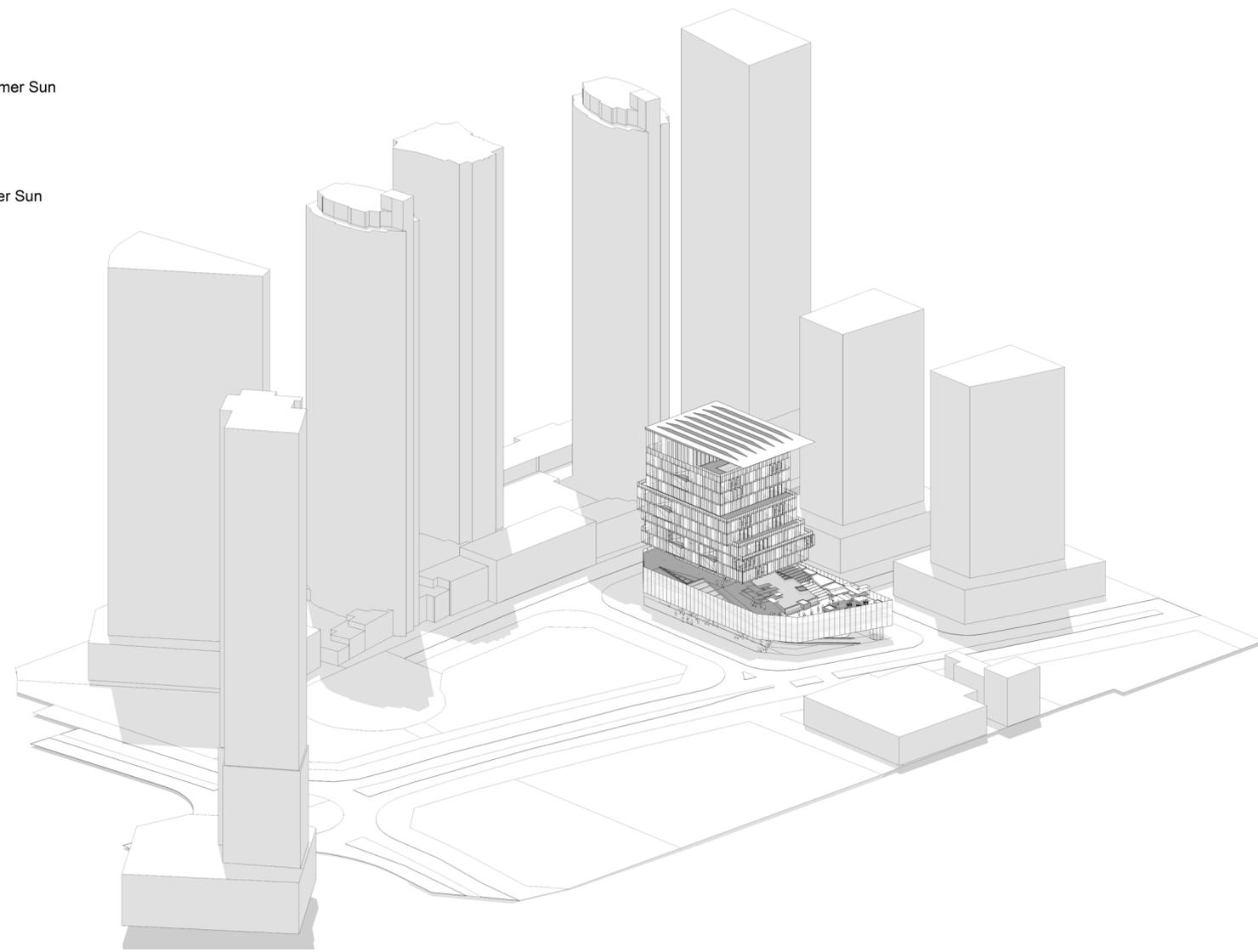
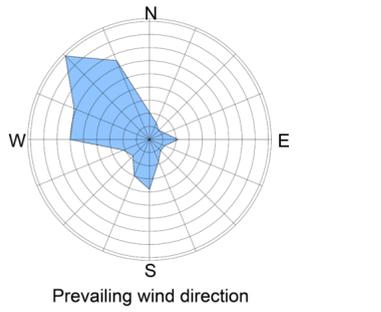
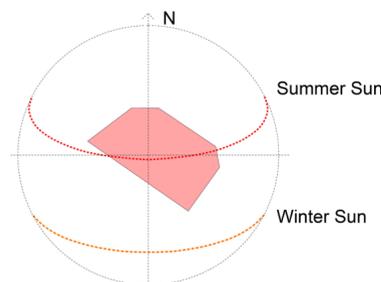
CONCEPT DIAGRAMS BY LEVEL (3)  
LOW-RISE (LR) OPALINE PODIUM (OP-01)



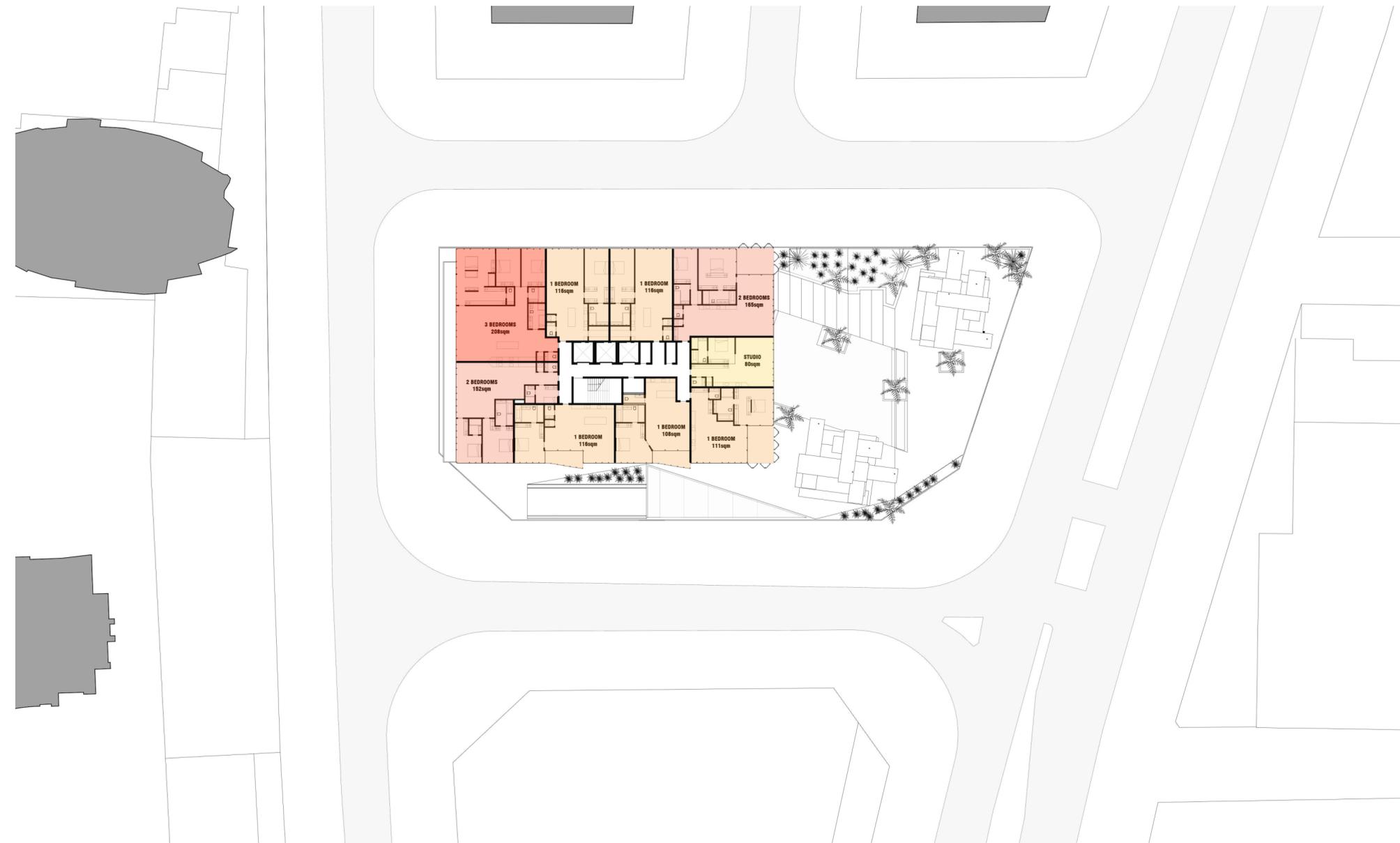
- Circulation
- 2 bedrooms
- 1 bedroom
- Studio
- 3 bedrooms & Duplexes apartments (option)
- Retail
- Facilities: Roof swimming pool, gym, Lobby
- Parking

PROGRAM DISTRIBUTION (LR/OP-01)

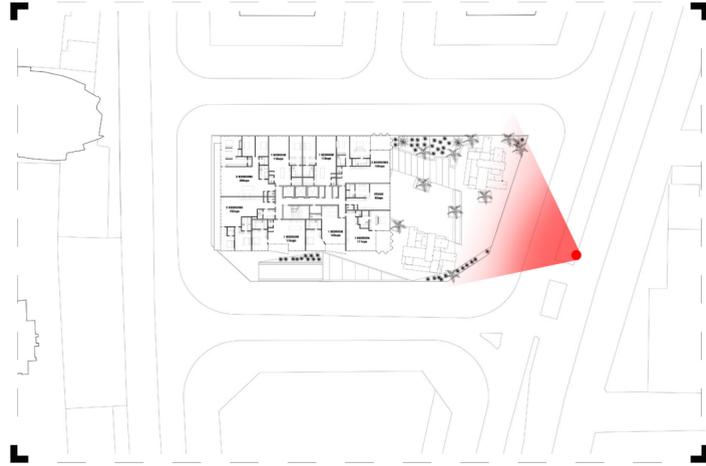
PROGRAM DISTRIBUTION (LR/OP-01)



ISOMETRIC INSERTION (LR/OP01) WITH ADJACENT HIGH RISES  
SOLAR & WIND DIRECTION DIAGRAM



LOW RISE - LR - TYPICAL FLOOR PLAN  
SCALE 1/500E



UPPER OPALINE PODIUM LANDSCAPE  
WATER & ROOF GARDEN FEATURES

Image on the right  
LOW RISE LR 01  
Metal filigree facade  
Opaline podium OP-01  
Morning street view from Burj Khalifa avenue

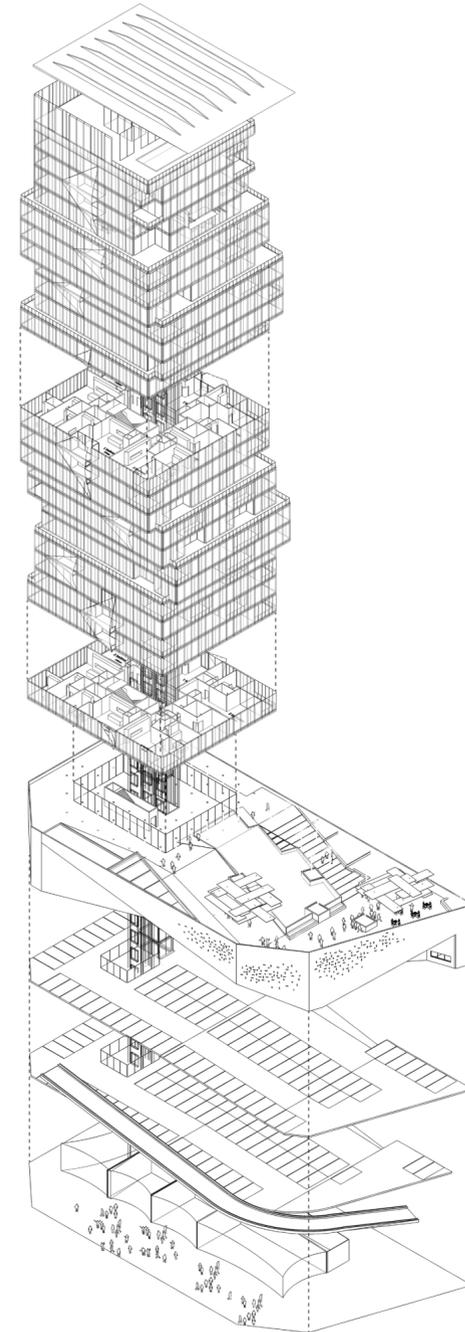


Image on the right  
LOW RISE LR 01  
Metal filigree facade  
Opaline podium OP-01  
Evening view towards Burj Khalifa



Image on the right  
LOW RISE LR 02  
Glass facade  
Opaline podium OP-01  
Evening view towards Burj Khalifa





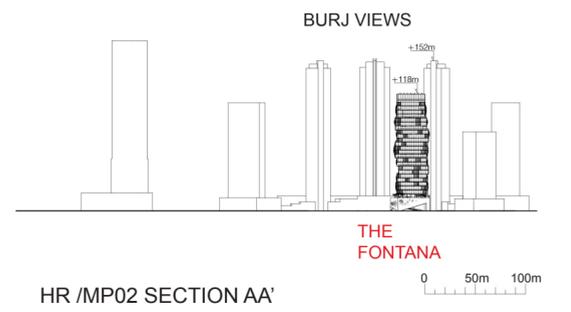
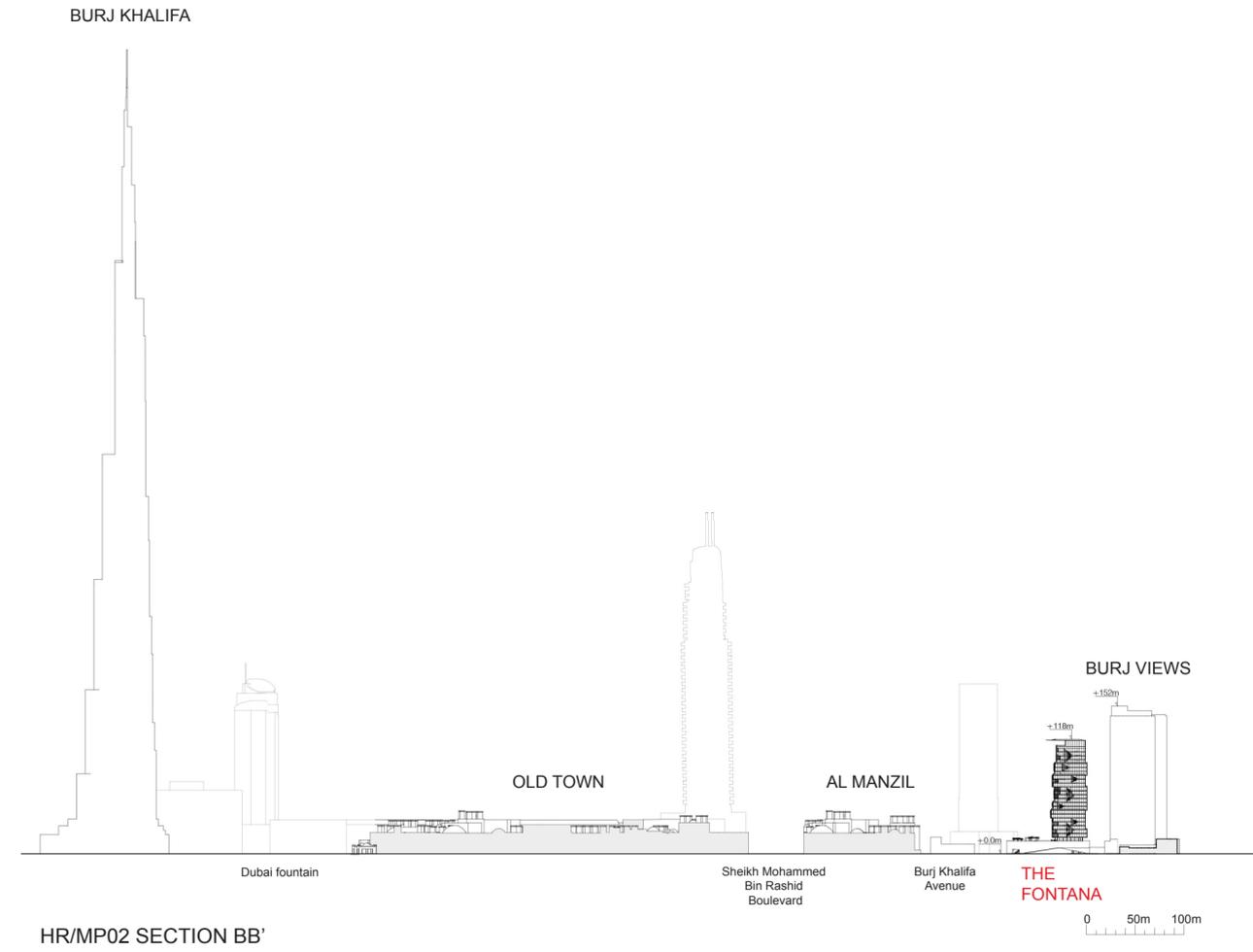
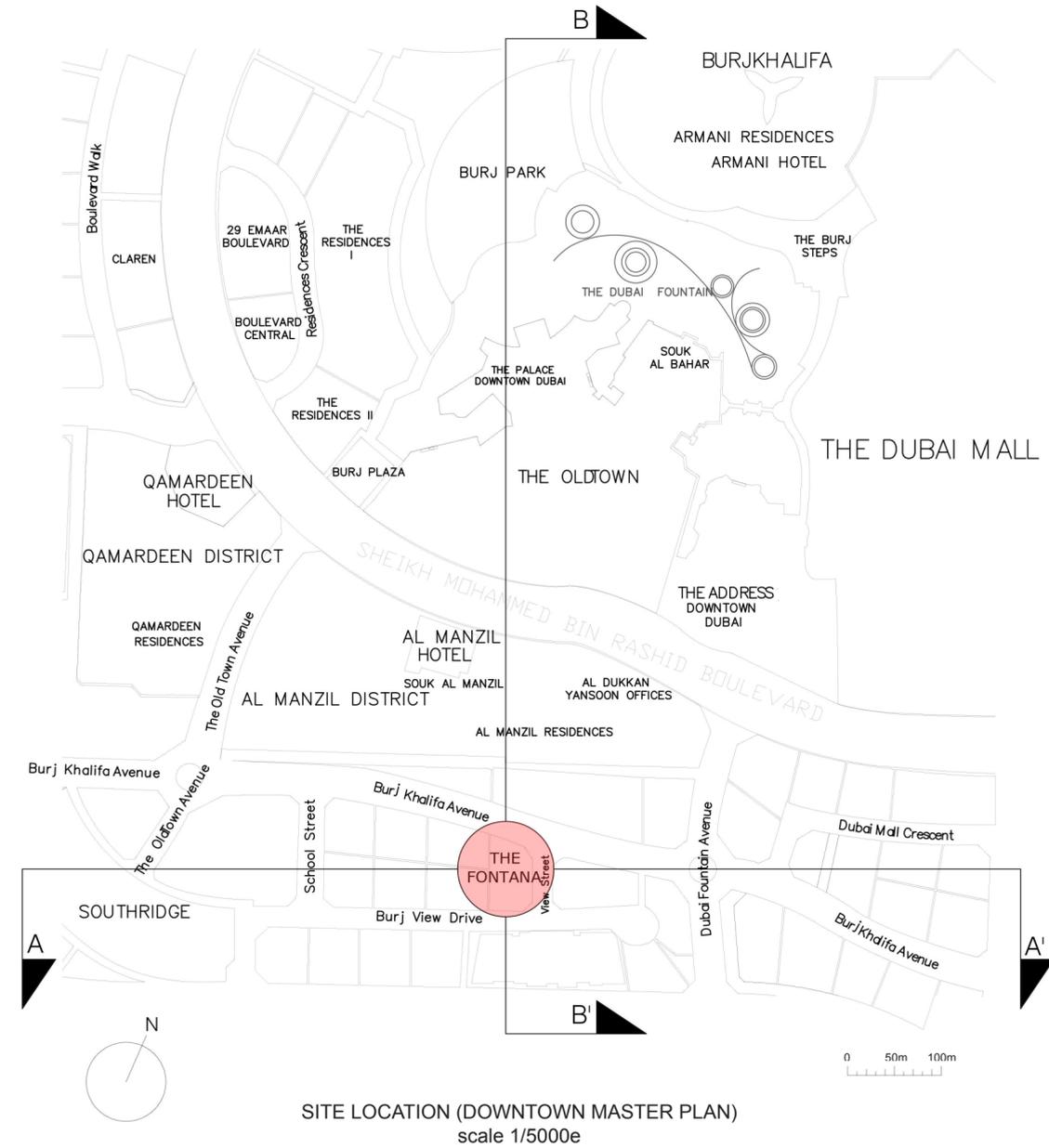
## HIGH-RISE OPTION HR - 29 FLOORS TOWER

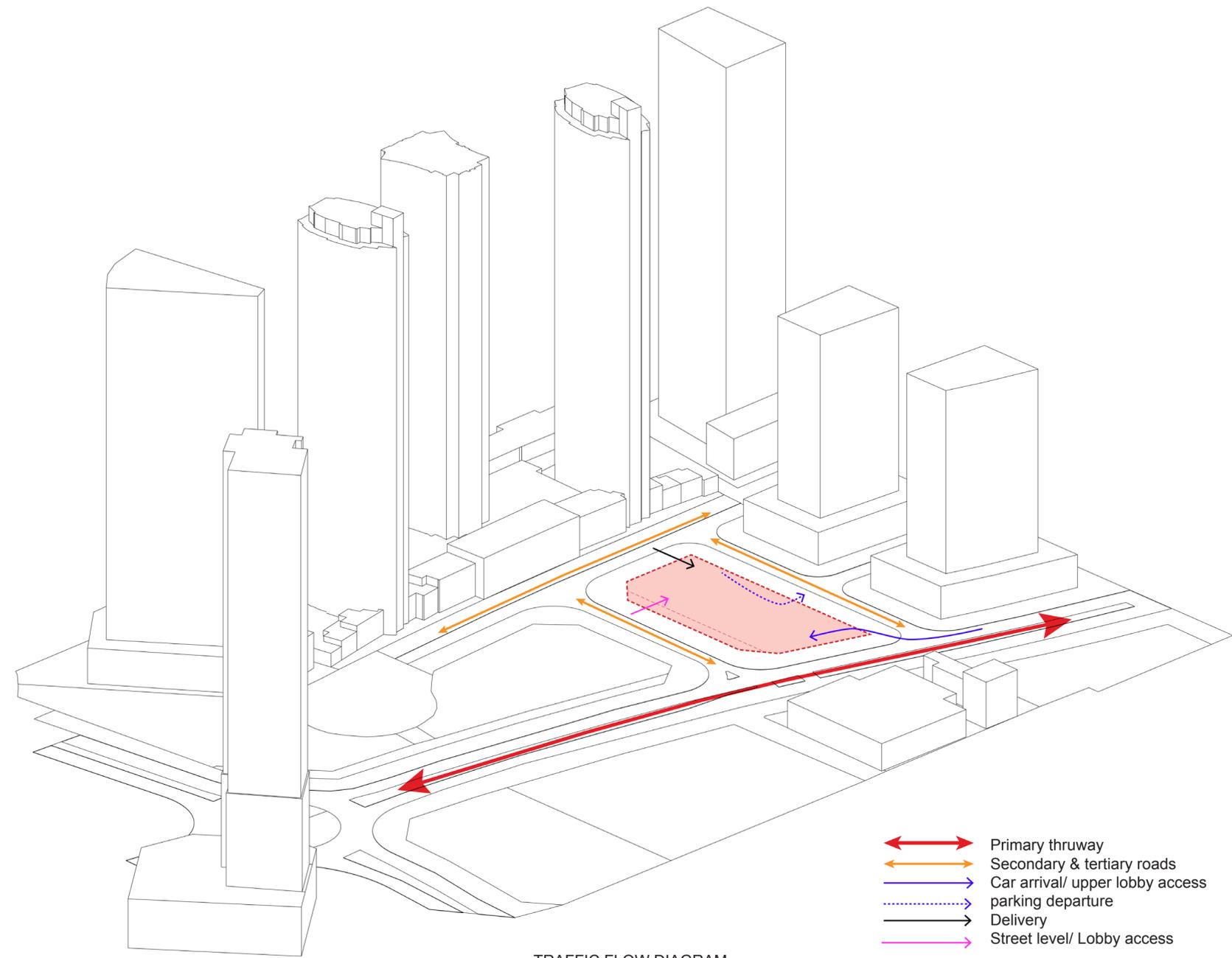
Plot Area ..... 3982sqm  
 Building Height.....118m

GFA .....18.750 sqm

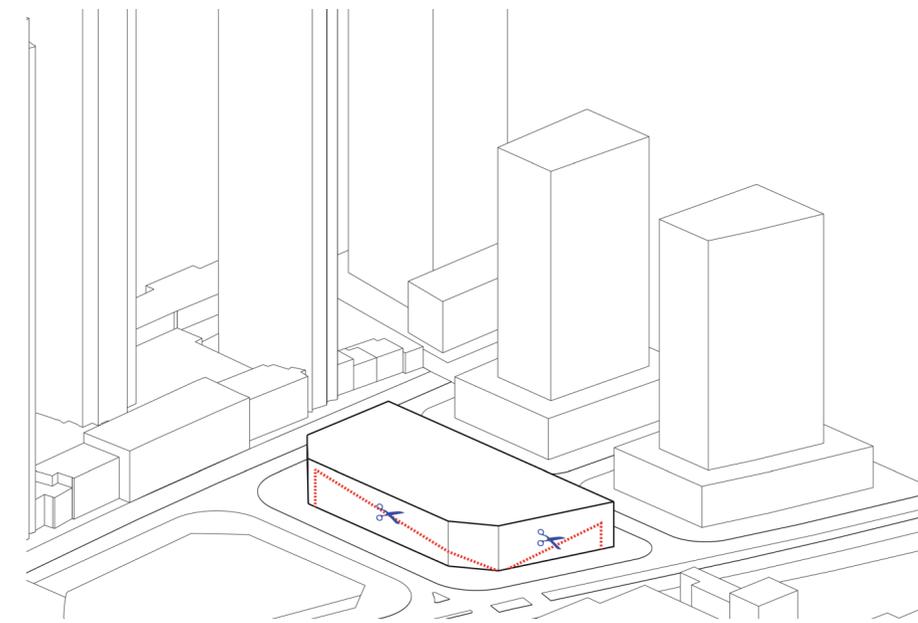
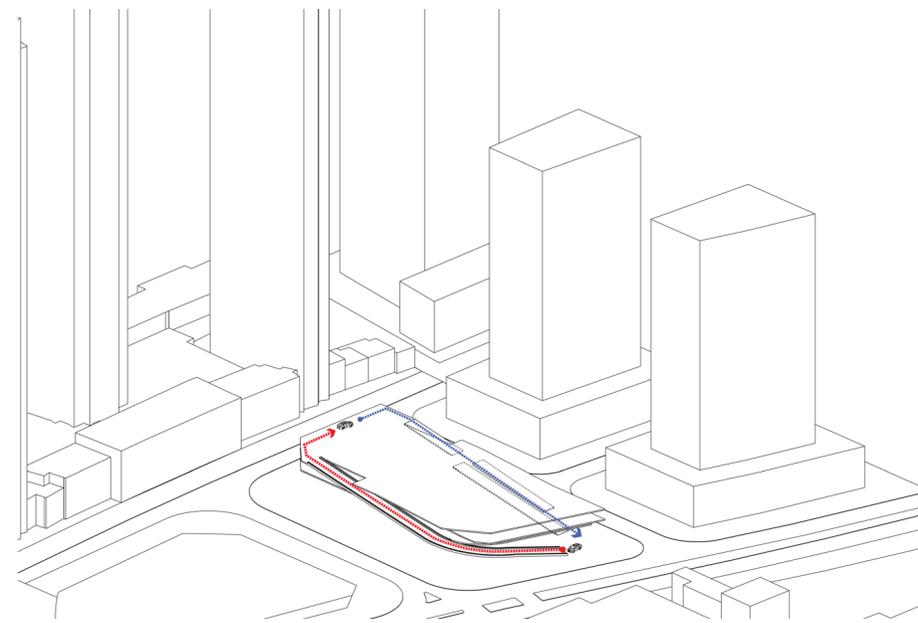
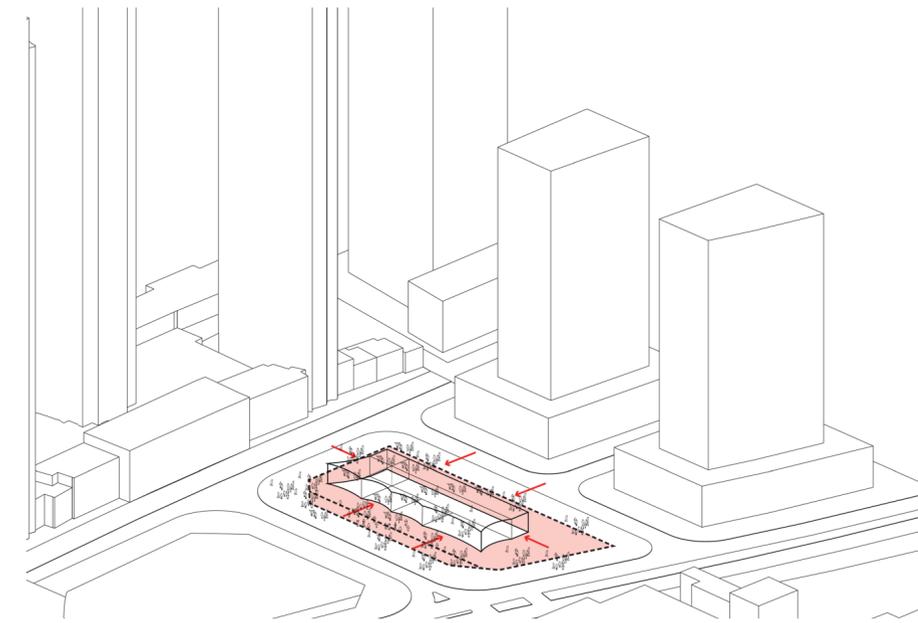
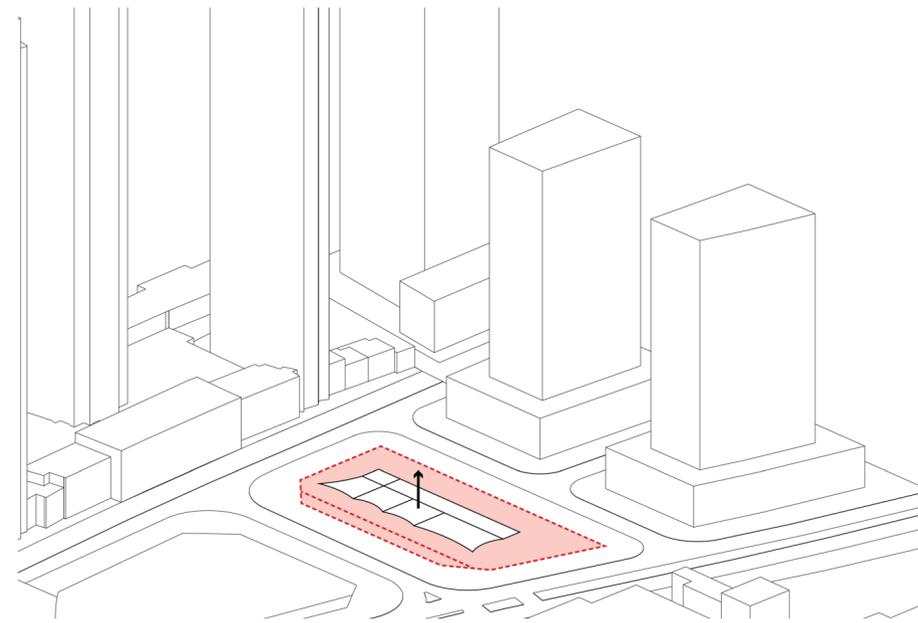
Appartments ..... 142  
 • Studios ..... 30  
 • 1 Bedrooms ..... 68  
 • 2 Bedrooms ..... 34  
 • 2 Bedrooms duplex ..... 04  
 • 3 Bedrooms duplex ..... 02

Retail ..... 560 sqm  
 Lobby ..... 380 sqm  
 Roof gym + collective space ..... 530sqm  
 Parkings ..... 180 bays  
 (+ optional underground level (+90 bays)  
 + technical room)

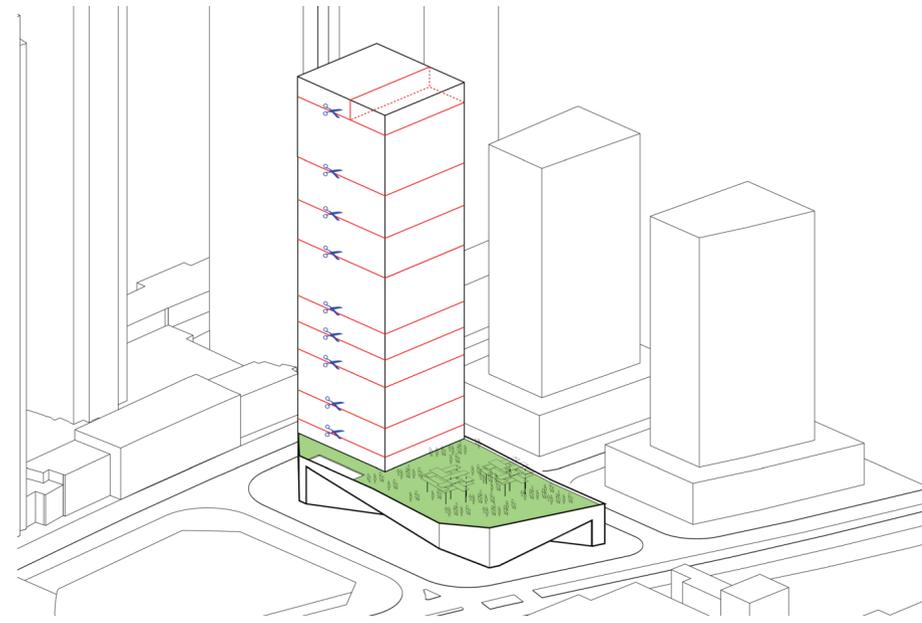
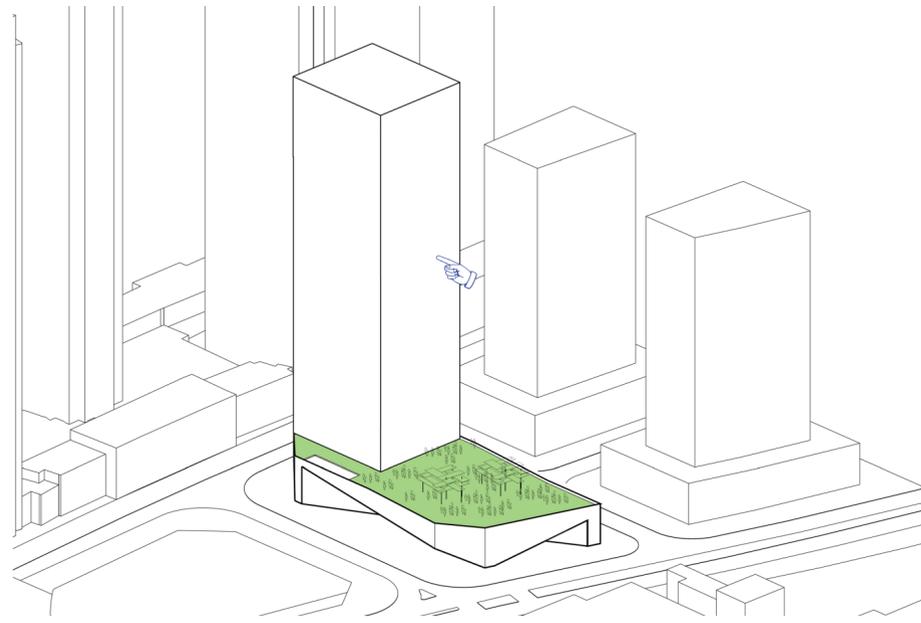
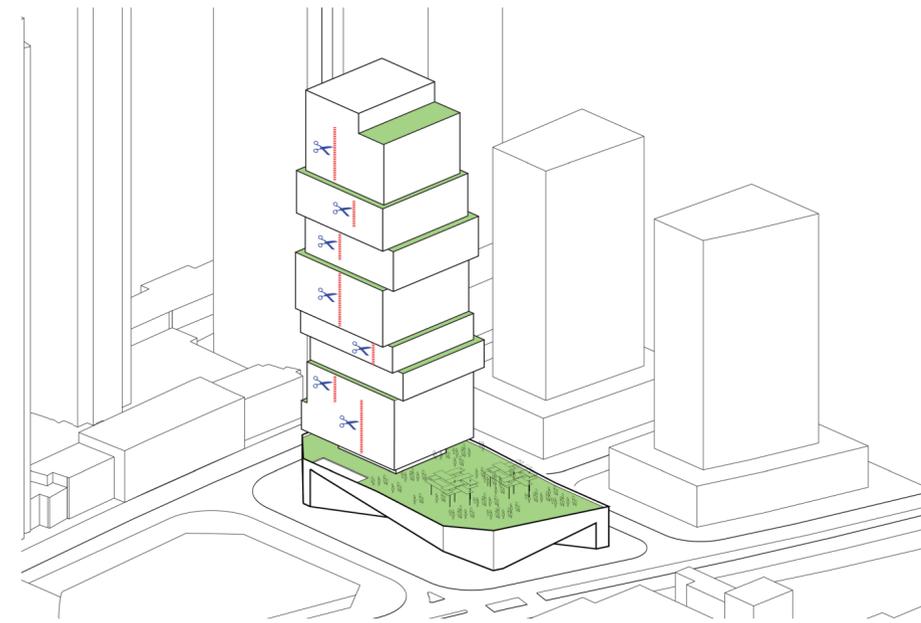
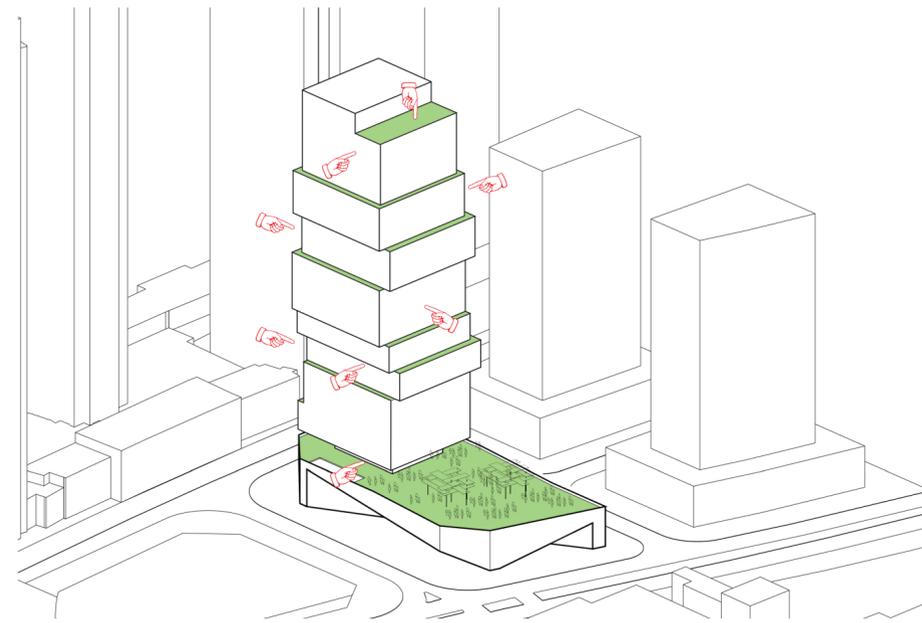
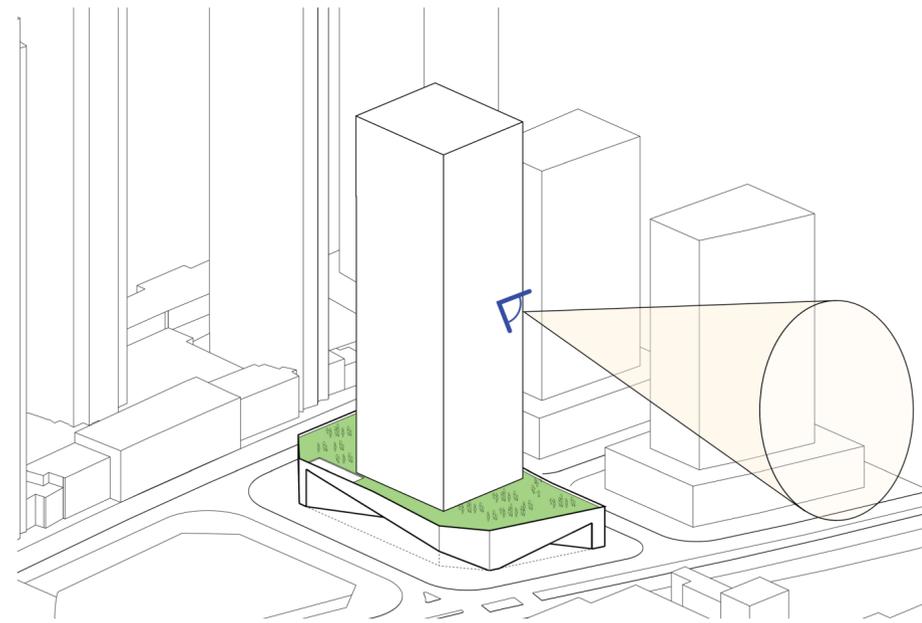
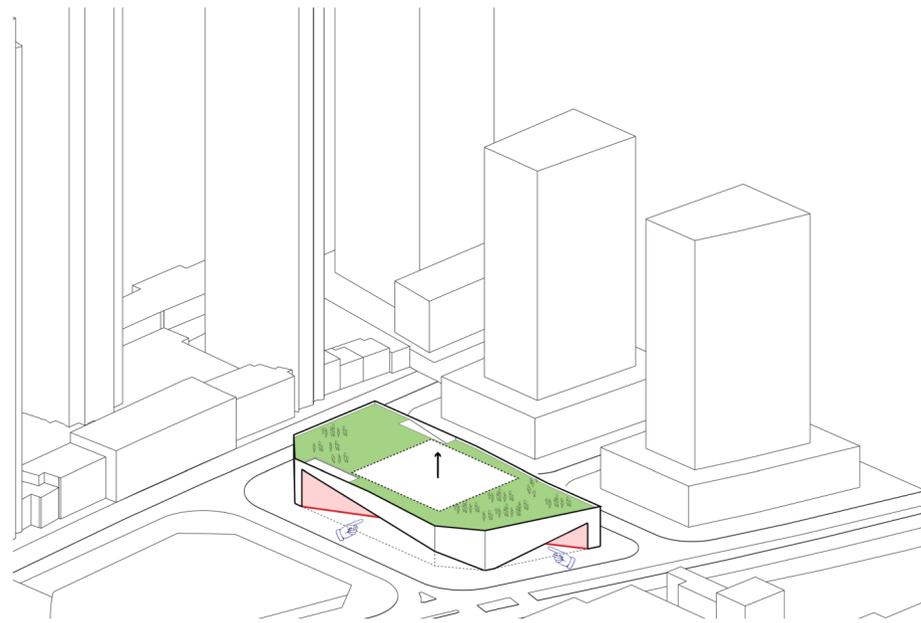




TRAFFIC FLOW DIAGRAM

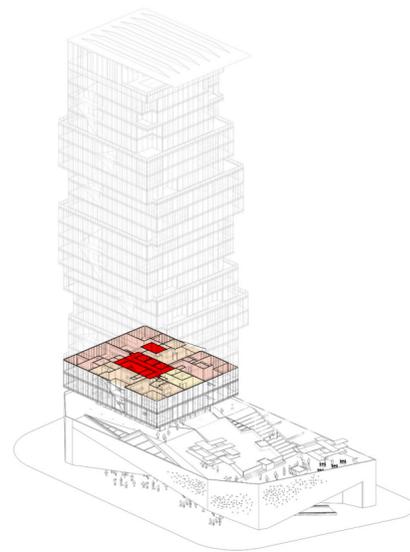
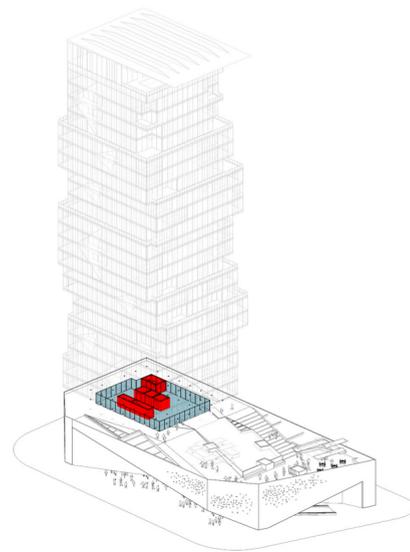
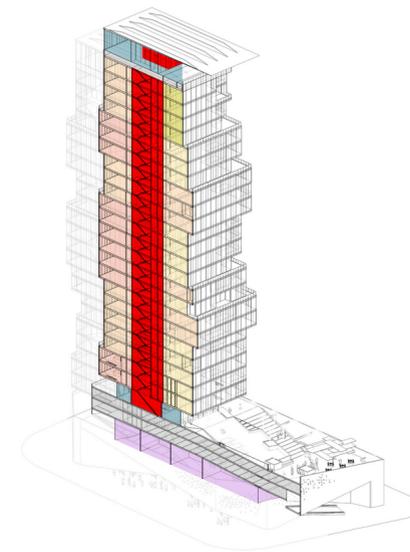
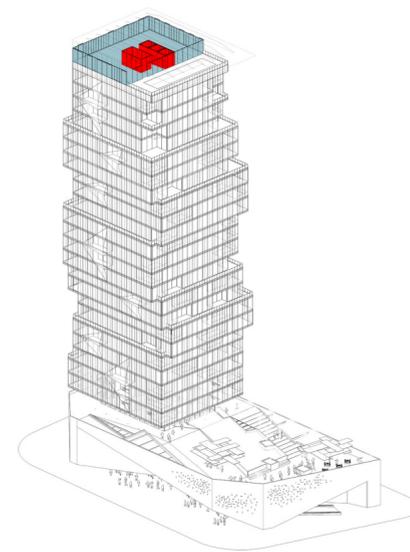
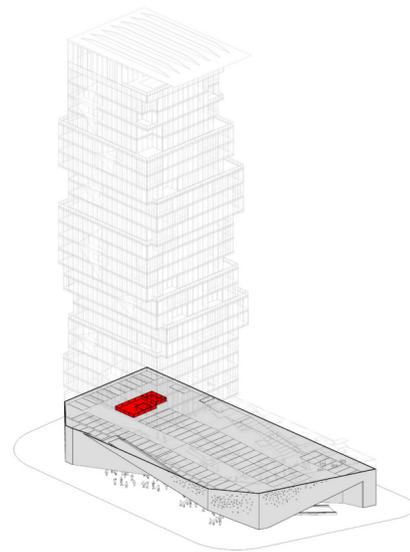
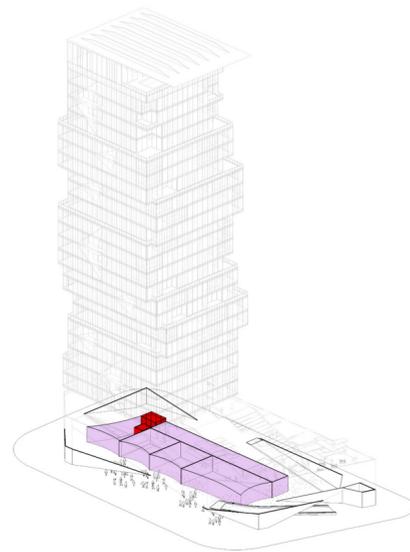


CONCEPT DIAGRAMS BY LEVEL (1)  
HIGH-RISE(HR) / MINERAL PODIUM (MP-02)



CONCEPT DIAGRAMS BY LEVEL (2)  
HIGH-RISE(HR) / MINERAL PODIUM (MP-02)

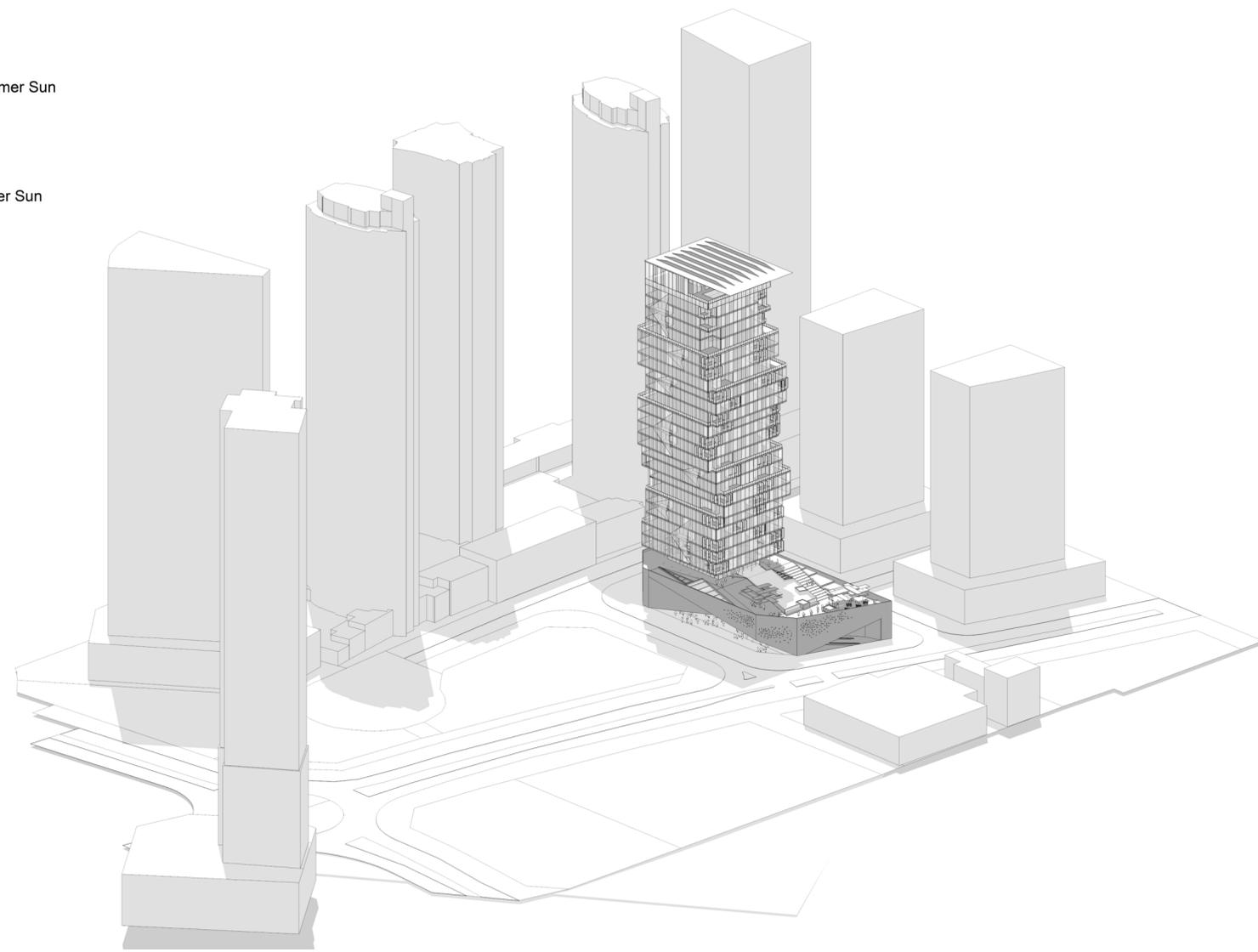
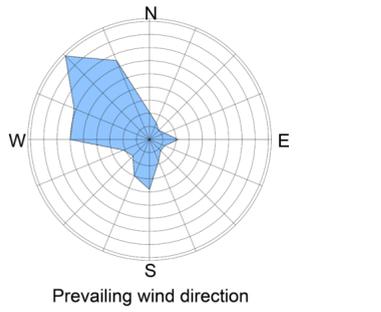
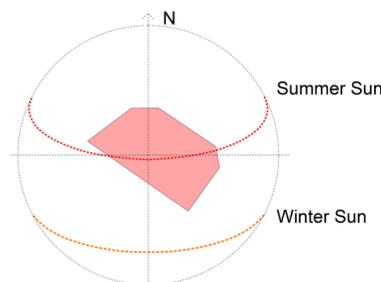
CONCEPT DIAGRAMS BY LEVEL (3)  
HIGH-RISE(HR) / MINERAL PODIUM (MP-02)



- Circulation
- 2 bedrooms
- 1 bedroom
- Studio
- Duplex apartments
- Retails
- Facilities: Roof swimming pool, gym, lobby
- Parking

PROGRAM DISTRIBUTION (HR/MP-02)

PROGRAM DISTRIBUTION (HR/MP-02)



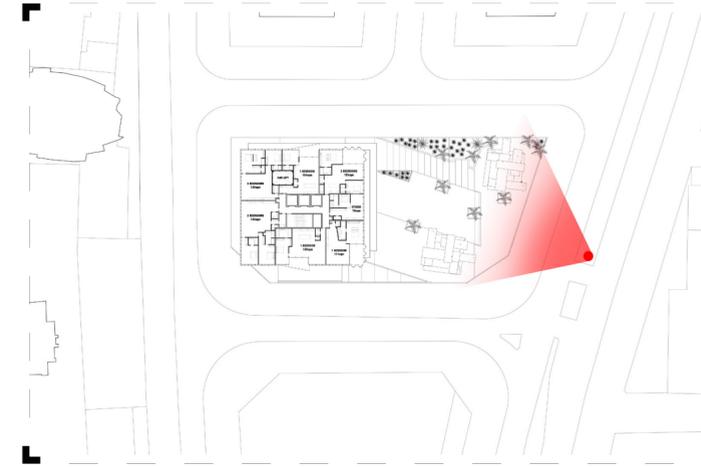
ISOMETRIC INSERTION (HR/MP02) WITH ADJACENT HIGH RISES  
SOLAR & WIND DIRECTION DIAGRAM



HIGH RISE - HR- TYPICAL FLOOR PLAN  
SCALE 1/500E



PODIUM DROP OFF LOBBY AND ROOF GARDEN



UPPER MINERAL PODIUM (MP02) LANDSCAPE  
WATER & GARDEN ROOF FEATURES



VIEW FROM LOBBY TOWARDS BURJ KHALIFA

Image on the right  
HR 01  
Metal filigree facade  
Mineral podium MP-02  
Morning street view from Burj Khalifa Avenue



Image on the right  
HR 01  
Glass facade  
Mineral podium MP-02  
Evening view toward Burj Khalifa



Image on the right  
HR 02  
Glass facade  
Mineral podium MP-02  
Morning street view from Burj Khalifa Avenue







DUBAI |

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Lucio Fontana - Italian Artist (1964)