Architectural Guidelines

09

9.0 Architectural Guidelines

9.1 Introduction

Brief

The Guidelines for Desired Architectural Character as set out within this Chapter are to be read in conjunction with the Urban Planning Guidelines and the Urban Design Guidelines. Together, these guidelines provide direction regarding land use, form and design of development in Duqm within the framework provided by the Detailed Master Plan.

The vision and flexibility embedded within the development standards outlined in these Guidelines facilitate a wide variety of development opportunities to come forward, that will ensure the creation of a diverse and vibrant City that meets the needs of its current and future residents.

Purpose

The goal of the Architectural Guidelines is to assist in creation of a built environment which is attractive for its residents, visitors and investors thus resulting in an enduring and valuable City.

These Guidelines organise the City into five different architectural zones across the eight (8) urban districts to add richness, variety and interest to Al Duqm City.

Furthermore, thess Guidelines should be read within the context of the overall Detailed Master Plan (DMP) set out in Volume 1 of this Report with particular reference to the City Form and Urban Design in Chapter 3. The Guidelines for Desired Architectural Character will provide guidance to home owners, developers, designers, and project managers who are taking part in the Development of Al Duqm City.

Design consultants and developers will be expected to refer these Guidelines to justify their building designs within the various districts as detailed in the Master Plan.

How to use the Guidelines

These Guidelines have been created to define the architectural language for each "Architectural Character Zone" across the master plan districts in the following order:

- Introduction of the various Architectural Character Zones and General Principles
- Description of individual Architectural Zone with detailed guidance on the following:
    - o Geographical boundary of the Architectural Character Zone
    - o Guidelines for the desired Architectural Character

The Architectural Guidelines must not be seen as a prescriptive set of rules, but rather as catalysts for creating context sensitive built environment that allow for some flexibility and individuality in designs coming forward to ensure a lasting design legacy, quality and success of Al Duqm City.

9.2 Sustainability Design

Climate & Building Orientation

The building orientation should be done according to the climatic zone in which buildings will be positioned. The main aim of correctly orientating the building is to provide comfortable living/working spaces throughout the year, in any conditions.

In the case of Duqm's hot and humid climate, it would be preferable if the buildings minimise solar radiation during the summer season. Non-habitat rooms may be located on the outer faces in order to act as thermal barrier, whereas longer walls of buildings should face North & South to obtain minimum solar exposure.

Large openings or windows are advised to be on the northern and western faces of the façade to offer diffused and indirect natural light. Also, to bring in the west breeze into the buildings. The traditional window area of 15 to 20 percent of the floor area is advised for the designs.

The wall thickness is a vital aspect which helps in minimizing heat radiating into the building. Thicker outer walls are preferred to act as an insulating barrier. Walls constructed with blockwork and cavity walls can be provided due to their very good thermal insulation. Vegetation such as large trees and planting is also a simple solution which can be used near external walls to provide shade.

Materials & Shading

The use of shading devices is an important aspect in providing an energy efficient building. Shading can be provided using natural landscaping, or by introducing architectural elements such as overhangs, trellises, recessed windows, under crofts, shaded walkways, and traditional Omani shading techniques.

Interior techniques such as blinds or adjustable louvers can also be used to control glare.

The use of such elements is mainly dependable on the building orientation and climate, as they interconnect together to provide an overall efficient and sustainable building design.

Courtyard Design

The introduction of courtyards can be an integral component in maximising light and ventilation into the inner spaces. The use of courtyards can also be a socio-cultural piece of space which provides ground space for families while also offering open-to-sky privacy away from the public eye.

The courtyards provide an environmental balance for the building, by ventilating the inner spaces, and assists in the escape of hot air through court. Creating an energy efficient building can also be achieved by minimising artificial light due to the well-lighted conditions courtyards can provide during the daytime.

Colour

External use of light colored render will also help the heat reduction process due to its reflective quality and minimal absorption of heat. Shades of white are mainly used in Oman and specifically Muscat due to the properties mentioned, while also being linked to the Omani culture.

To maintain a relationship between the context and the architecture, Omani architecture also looks at light shades of brown which resemble the Omani landscape and colors.

The same color palette will be used within the area, due to their sustainable properties and to relate back to the local context.

Strong accent colours should be reserved to building details, such as windows or entrances, or to special buildings such as minarets, domes or other landmark buildings.

9.3 Architectural Character and General Principles

The Architectural Character Zones for Al Duqm City have been identified to add richness, variety and interest to the urban districts included in the master plan.

This will ensure the development of a vibrant and interesting City, which simultaneously respects it's unique climate and local culture.

The "Architectural" Character refer to the language of design that encompasses elements of building form and design including fenestration design, materials, finishes, colour schemes, etc.

The purpose of these guidelines with regards to architectural character is to describe a clear design intent for the proposed architectural styles in relation to the function and location of the proposed development, to encourage locally relevant design and to discourage pastiche of architectural styles that have no local relevance.

The focus is to create a diverse and vibrant city. Inspirations from regional or international architecture are allowed as long as it is locally relevant and not detrimental to the local context.

In general an innovative use of local building materials is encouraged with a minimum requirement of 30% applied to all buildings. However, these must conform to international standards and building codes in terms of strength, performance, durability, erosion resistance, pest/insect infestation, etc. The innovative use of local building materials and proven construction technologies and practices are to be applied in such a way that the resulting buildings are:

- Aligned with the objectives of applicable Architectural Character zones where they are placed
- Appropriate to local climatic conditions
- Relevant to the modern building standards, to meet occupants' aspiration for better quality and comfort
- Meet International building standards, especially requirements related to thermal comfort, safety and environmental health

The following five (5) Architectural Character Zones have been identified in the Master Plan as shown in Figure 9-1:

Contemporary Traditional

- Applies to Rock Garden and Defense Districts

Contemporary

- Applies to Boulevard and Civic Districts and the Western part of the Airport District

Futuristic

- Applies to the Commercial District and the Commercial Frontage of the Airport District fronting Road 2 and the Eastern part of the Airport District, including the Block 61 area

High-End

- Applies to Duqm Heights

Omani Maritime Architecture

- Applies to the Coastal District

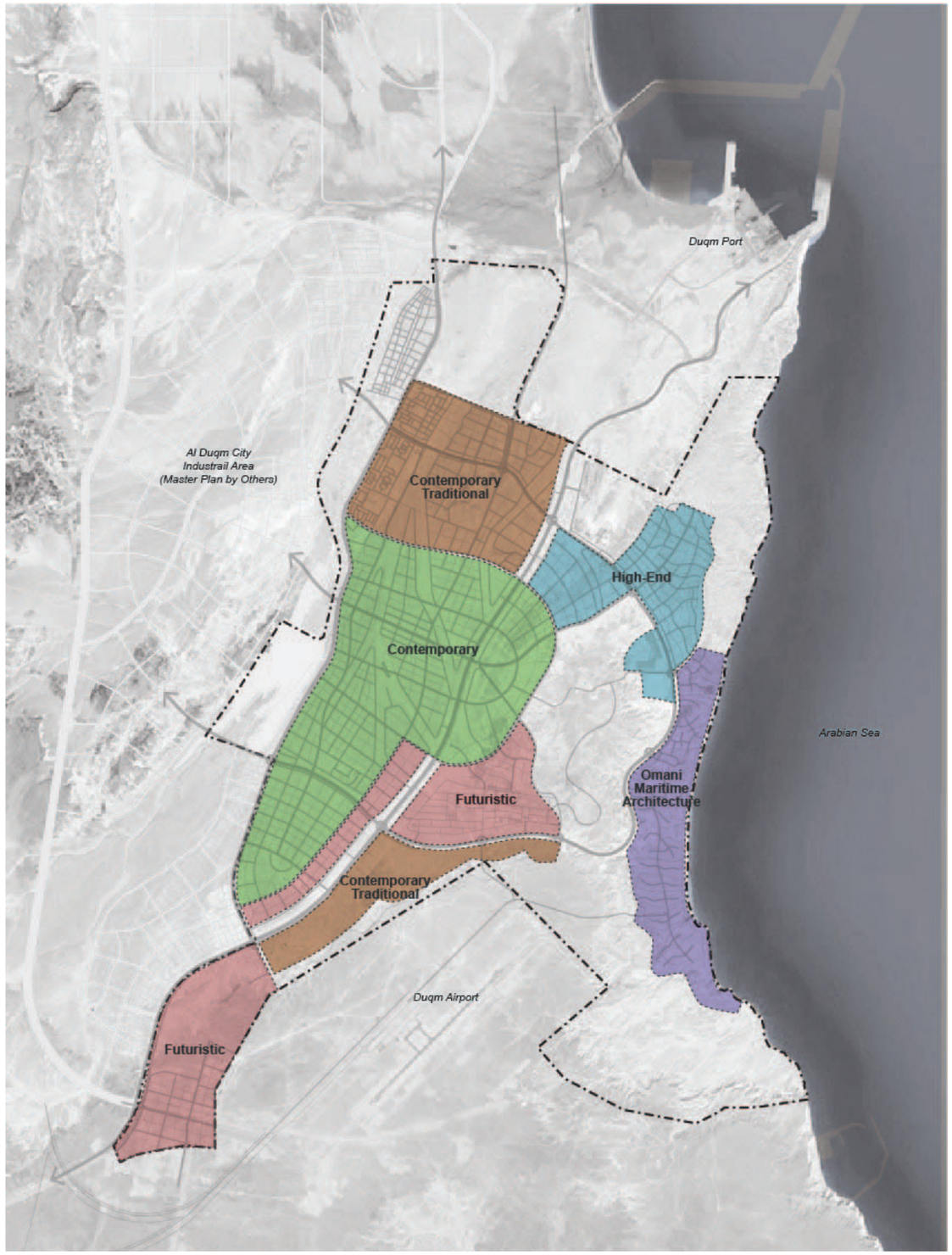


Figure 9-17: Architectural Character Zones

9.3.1 Materials & Facades

Respond to Local Omani Culture

The design character of the Pilot Project should reflect a balance between traditional Omani and current contemporary design influences. This helps define a contemporary vision that is rooted in its local context. The functional, historical and modern influences should be reinterpreted to create an expression that responds to current lifestyles and aspirations of the people whilst embracing local culture and heritage.

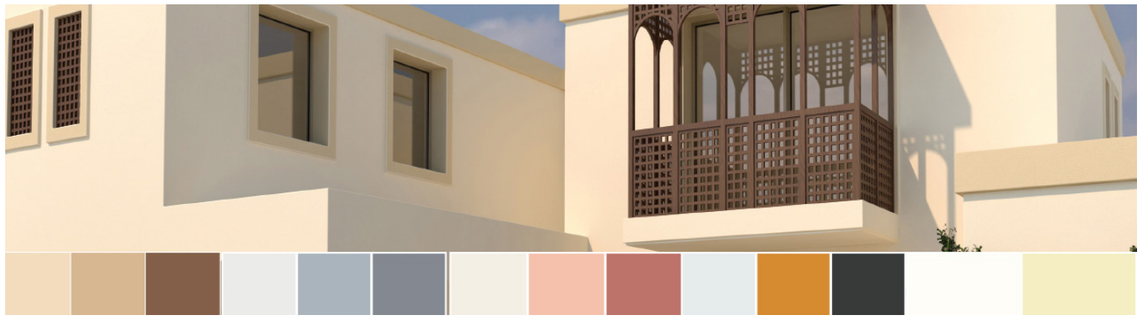
Fenestration

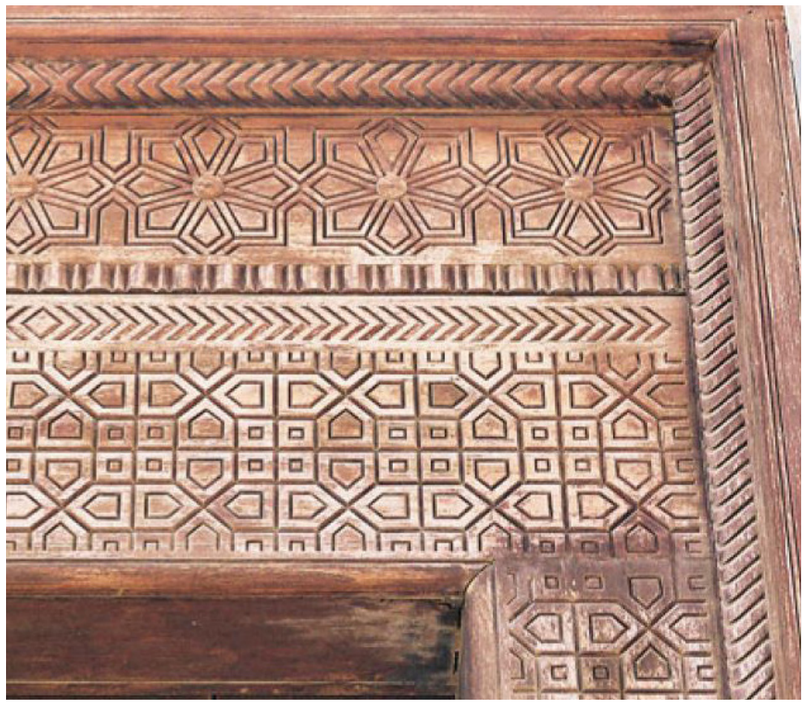
The size, placement and style of facade openings have a large role in creating the architectural character of buildings. Facade openings should be carefully considered to create rhythm, harmony and variety in the overall elevational composition whilst relating closely to the functional requirements of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

Curtain wall windows and reflective glazing should be minimised. In order to optimise thermal performance of the buildings the window areas should be minimised throughout the development which is also in keeping with traditional Omani and Arabic architecture. Wherever possible, the placement of facade openings should been carefully considered to ensure year round solar behaviour.

The key materials and finishes that are recommended for the external elements of buildings within the community include the following:

- Concrete block with rendered and painted texture finish;
- Stone or pre-finished materials which have a natural look;
- Colours should reflect traditional Omani custom of providing earthy colours with wood and stone accent features. Colours should be sympathetic to neighbouring buildings;
- The use of strong colours is not desirable;
- Glazing should not be a dominant element of external finishes;
- External finishes such sand/cement render, applied texture coatings and paint should be used to create a traditional yet contemporary character for the buildings;
- Long lasting materials that require little maintenance should be used; and
- Buildings should minimize the use or large glass facades in place of the more energy-efficient sand-stone cladding (or equivalent locally sourced stone or contemporary equivalent applied finishes).
- Buildings should incorporate traditional features or contemporary equivalents such as Mashrabiya, Louvers and screens to add traditional geometric patterns and textures to the buildings; and
- Louver, screens and other shade features should be used in conjunction with facade openings where appropriate to enhance the building character and thermal performance.
- Landscape
- Private landscape areas should contribute positively to the streetscape and the pedestrian environment;
- Private landscape design should consider the following:
- Incorporate plant species for environmental benefit by means of:
- Shade providing plants;
- Drought-tolerant and low-water usage species;
- Plants with low fertiliser requirements;
- Coordinate private landscaping with public landscape designs;
- Planting layout and plant selection should be designed to achieve:
- Privacy whilst not impeding visual contact with the street;
- Plants should be positioned to allow access for maintenance; and
- Sufficient space should be allowed at the time of planting to accommodate the spread of branches and roots likely to occur as a plant matures. This will safeguard the plant against felling or excessive cutting-back as well as preventing any overpowering or damaging effects on nearby buildings or other structures.





9.4 Frontages & Elevation Control

To achieve a stimulating and exciting highway experience in the neighbourhoods of Duqm, the streets should be aligned with active retail frontages to create public engagement and density.

Commercial Buildings Elevation Control:

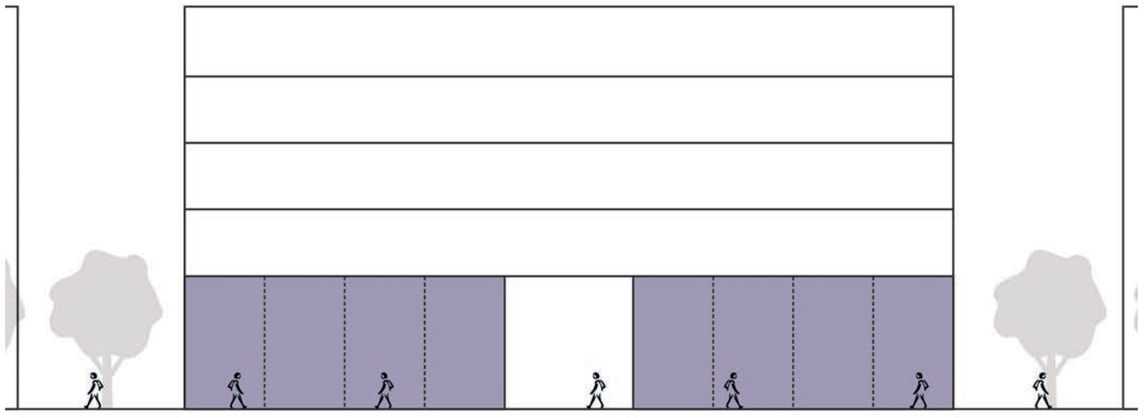
- Retail on the ground floor is advised for the primary streets and boulevards.
- To allow pedestrians to see the retail shops, all ground floor shops should be transparent and visible to the public street by having display windows, signs, and main entrances.
- Retail shops should have an elevation control to allow the public to engage with the indoor shops. atleast 80% of ground floor is to be transparent, in order to maximise the engagement and create a vibrant link between the outdoor and indoor spaces. Doors are strongly encouraged to be transparent as well.
- Inset doors will be an option to consider for retail shops, although with a depth limit to control the facade and create consistency for the street.

Glazing

- Glazing percentages which can also be referred to as window area or window-to-wall ratio plays an important role in determining the energy performance of a building.
- this relates to the lighting, cooling, and heating of the internal spaces, including daylight factors, ventilation and the external views.
- Glazing percentage relies on the performance and quality of the glazing used for the building where the performance can influence the percentage of glazing while also improving the building's external and internal aesthetics.
- These design specifications reduce solar gains through large glazing percentages while still creating a naturally lit space that reduces the use of artificial lighting.
- The window-to-wall ratio is calculated by dividing the total glazing area by the total wall area of a building. This calculation provides the users with a percentage which indicates the amount of glazing used.
- A maximum 40% window to wall ratio is permitted, as over 40% promotes excessive daylighting and effects thermal comfort.

Building Elevation Checklist

- ✓ % of opening (Ground + Above ground)
- ✓ Provide shelter at ground floor from direct heat gain (Canopy / Colonade)
- ✓ Orientation treatment (Opening setback, extrusion, Vertical or Horizontal louver)
- ✓ Materials and Colour
- ✓ Services location and screening (down water pipe / air conditioning / water tower)
- ✓ Signage and lighting allocation.



Commercial Building
80% Transparency


LOVE
PEACE
PRETTY GREEN


ازياء الاناقة
FASHION
FABRICS
LLC
LG
شركة زهرة الحناء للتجارة ش.م.م
ZAHRAT AL - HANA TRADING CO LLC

9.5 Contemporary Traditional

The desired architectural character in the Contemporary Traditional zone is contemporary yet influenced by the architectural principles that underlies the essence of the indigenous architectural styles of Al Duqm city and the wider region.

The Contemporary Traditional Architecture Zone applies to Rock Garden and Defense Districts. This character is considered well suited to the Rock Garden district as it is adjacent to existing Saay Village to the West and the Rock Garden site to the North. The Defense district predominantly houses ROP, Defense and Government offices and facilities. These are traditionally inclined organisations with similar traditional urban fabric throughout the country, hence the Contemporary Traditional Architectural style is considered well suited with the Defense District.

OBJECTIVES:

- To apply principles of traditional architectural character to contemporary built forms to reinforce identity and context sensitive architectural expression.
- To encourage innovation while maintaining an abstract reference to the indigenous and deep-rooted and traditional architectural form
- To encourage innovative interpretation of traditional decorative details while discouraging inept repetition of decorative details and pastiche architectural aesthetics
- To form a visual identity for Contemporary Traditional architectural zone which is distinct and can be easily differentiated from other Architectural Character Zones of the Al Duqm city.

APPLICATION:

Fenestration Design
The placement and proportion of windows in Contemporary Traditional zone must be aligned with the objectives of the zone. Extensive use of glass, use of full glass facades and curtain walling is generally discouraged.

Innovative architectural expression that make abstract reference to regional wooden window and external door designs will be encouraged. Windows and doors may be emphasized with traditional arch forms where necessary however it is up to the discretion of the Designer how to relate the building envelope to the Indigenous architecture.

Percentage of glass – generally not more than 10% of individual room area.

Architectural Elements
Innovative use of traditional geometric patterns is encouraged on facades as screens, mashrabiya, etc. This also includes use of decorative elements such as corner details, drainage spouts and parapet motifs mainly to add local character to the architectural form.

Traditional elements that are not indigenous to the area and have no functional relevance such as wind-towers, non-local arch forms are generally not encouraged. Sloping, pitched and gable-end roof forms are discouraged. Structures with huge overhangs and cantilevers are also discouraged.

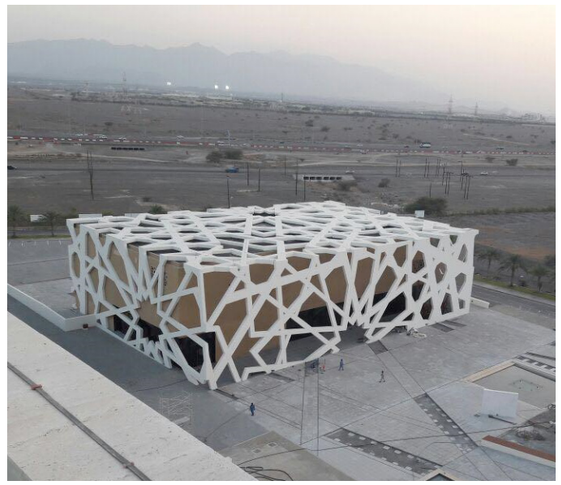
Materials & Finishes
External material and finishes in the Contemporary Traditional zone are encouraged to have a strong relevance to the local context. Use of local natural building materials and stone cladding is encouraged. Use of traditional sun shading devices, pergolas and mushrabiya are encouraged. Use of Aluminium Composite Panel (ACP) cladding and Industrial aesthetics are generally discouraged. Use of pneumatic forms, steel sheds, sail structures, spaceframes, etc. are also generally discouraged.

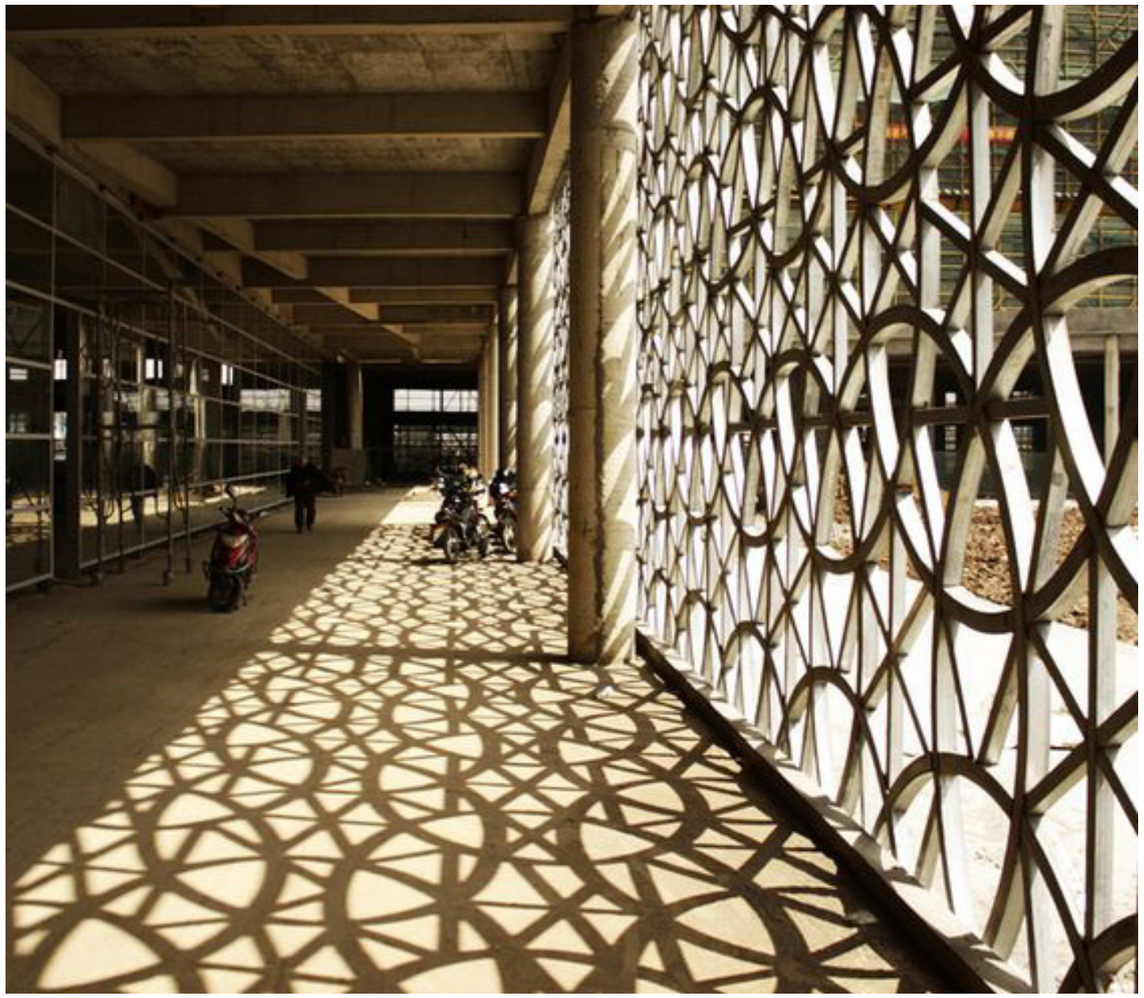
Materials & Finishes
Earthy and neutral external colour schemes are encouraged.

Lighting

Subdued and subtle lighting to building exteriors is encouraged

Figure 9-18: Contemporary traditional architectural character zone





9.6 Contemporary

The Contemporary architectural character refers to an innovative and forward-looking approach to design which embodies current approaches to building forms and materiality aiming to achieve timeless architectural designs. Design of Contemporary Architectural Character should consider the following:

- Simplicity in architectural form
- Simplicity in detailing devoid of decoration
- Innovative use of materials for visual interest, texture, and architectural expression

The Contemporary Architecture zone applies to Boulevard District, Civic District and the Western part of the Airport District. Since these districts comprise the core of the city, the architectural style here defines the identity of the whole city, therefore, a contemporary and forward-looking style is in line with the development vision of Al Duqm.

Boulevard district - main concentration on the mixed use commercial buildings facing the boulevard.

Civic district – includes the main public facilities such as the University, Hospital, Grand Mosque, Stadium, City Park, however the Grand Mosque is to have a unique architectural character, which is akin to the Grand Mosques for the individual cities in Oman.

Western part of the Airport District – Most of the land belongs to Ministry of Housing and the MoH guidelines are to comply with the Contemporary Architectural character.

OBJECTIVES:

- The architectural forms to represent contemporary architecture character yet flexible to accommodate the varying uses of the buildings.
- To provide variety in the architectural form, yet keeping a consistent contemporary architectural theme.
- To form a visual identity for the Contemporary architectural zone which is distinct and can be easily differentiated from other Architectural Character Zones of the Al Duqm city.

APPLICATION:

Fenestration Design
Larger and plentiful windows are encouraged to take advantage of natural light and to capture views in and around the site. However, privacy for the residents and neighbours must be respected. Ribbon or strip windows are generally discouraged.

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.

Percentage of glass – higher percentage of glazing is allowed; however, thermal performance should not be compromised. Suitable shading devices to be provided over glazing where there is direct sunlight.

Architectural Elements
A well composed façade with vertical and horizontal modulation of windows, designed in accordance with the functional requirements of the building, is encouraged. A combination of overhangs and facade treatments are encouraged to create variety and richness.

Arch forms are generally not encouraged; if used they must not compromise on the contemporary aesthetics of the building. Sloping, pitched and gable-end roof forms are also discouraged.

Rainscreen cladding systems are encouraged, if relevant to the building design and form.

Materials & Finishes
Contemporary materials such as steel, glass, polished concrete are encouraged.

Lighting
Sophisticated and subtle building lighting to building exteriors is encouraged, which accentuate the simplicity of forms.

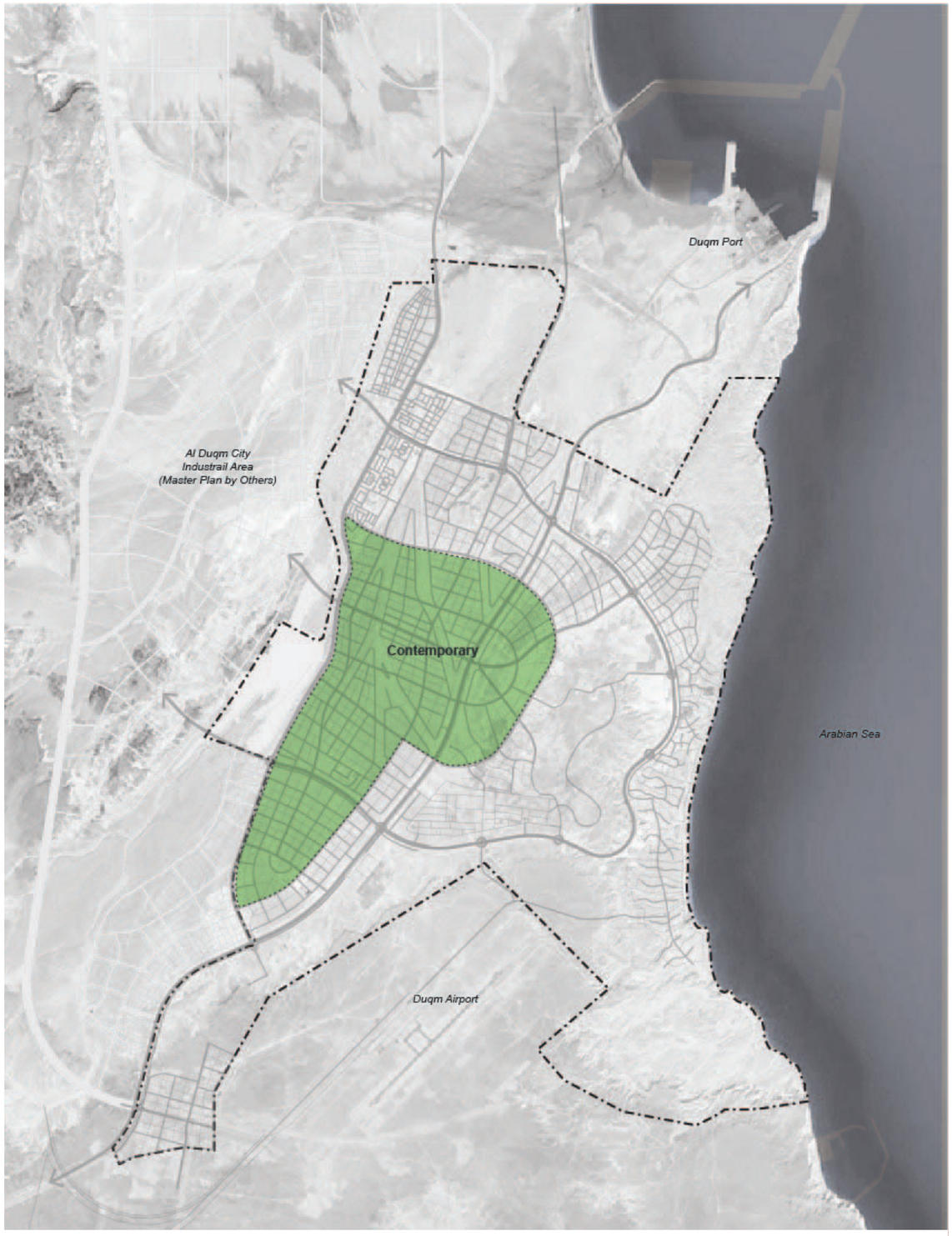
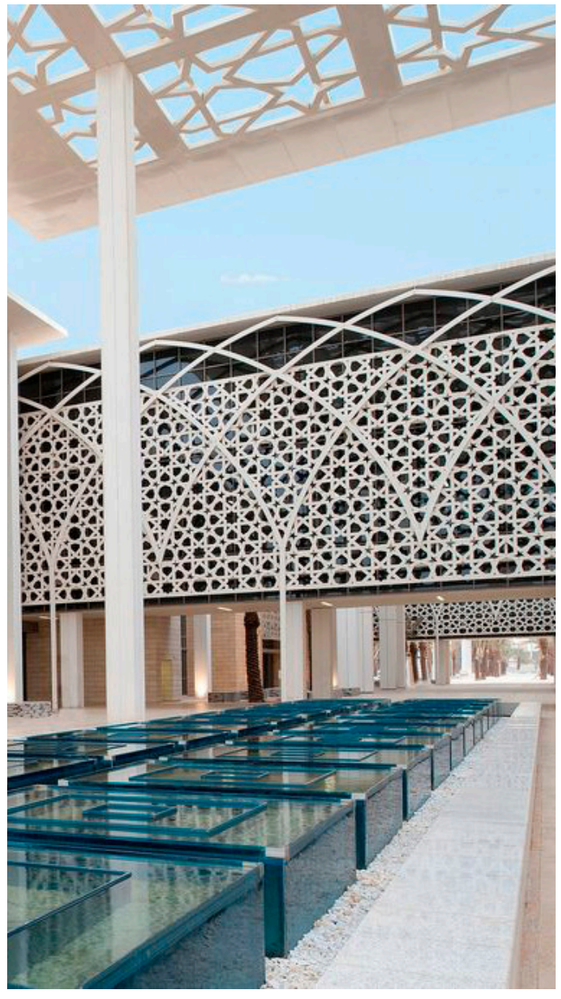
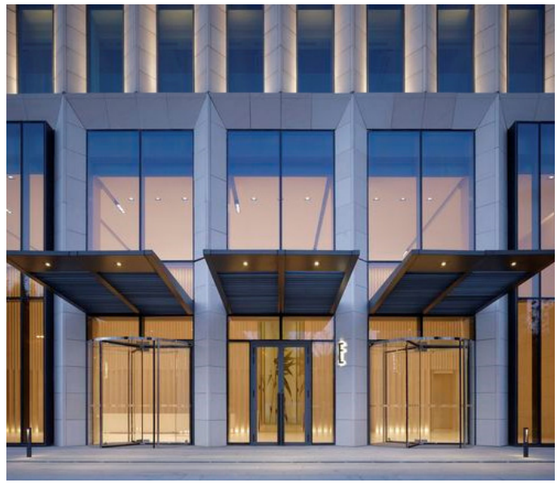
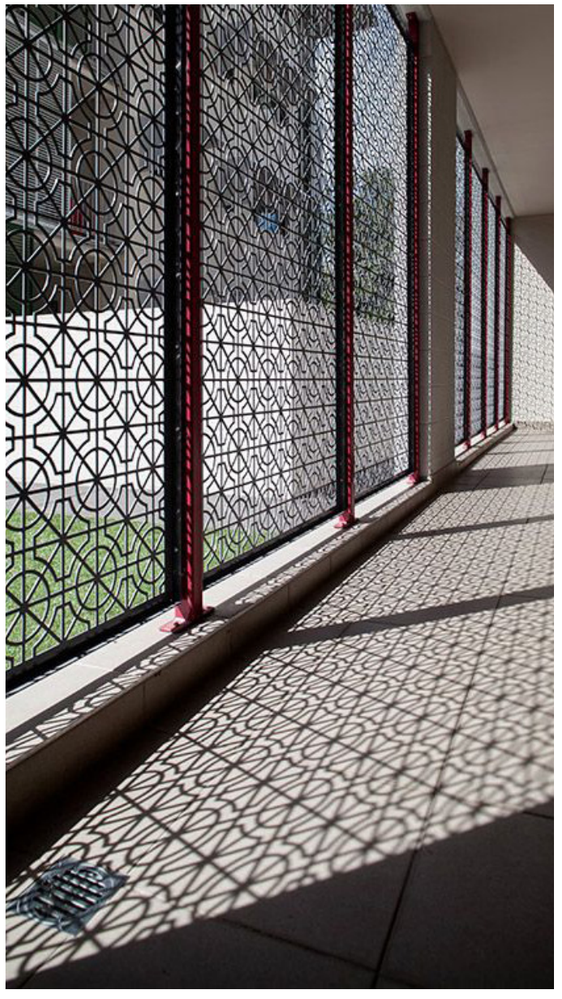
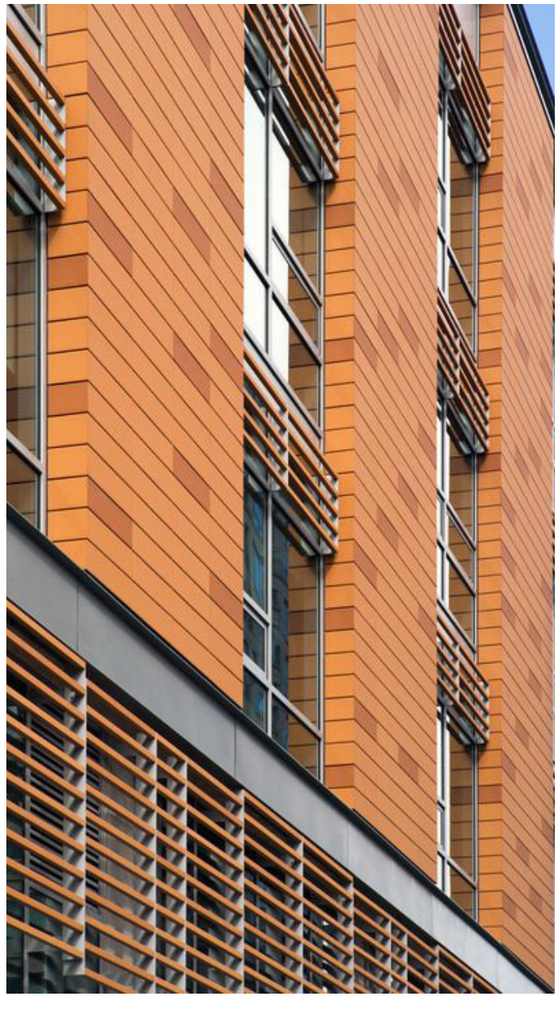


Figure 9-19: Contemporary architectural character zone









9.7 Futuristic

The buildings within the futuristic architectural character zone are encouraged to use the most current and forward-looking technologies in their architectural forms and expression. These technologies include the use of parametric design, 3D prefabricated building elements and similar high-tech methods.

This architectural zone covers the Commercial District in addition to the Commercial Stretch of the Airport District fronting road 2. The futuristic style was specifically selected for these districts on the basis that mentioned districts since showrooms and commercial buildings (especially retail) are generally associated with the latest trends and technologies to promote their forward-looking vision and futuristic thinking. This character is also complementary to a number of compelted and planned structures within this area, most notablly the SEZAD HQ and other mixed use buildings fronting Road 2.

OBJECTIVES:

- The architectural forms to express new materials and technologies while accommodating the varying uses of the buildings.
- The architectural forms of the buildings to be clear/ explicit
- To form a visual identity for the Futuristic architectural zone which is distinct and can be easily differentiated from other Architectural Character Zones of the Al Duqm city.

APPLICATION:

Fenestration Design
Facades are encouraged to be more interactive, innovative and environmentally responsive. Building envelope are encouraged to integrate multiple materials and systems into a singularly performing skin.

Well-designed façade with increased aesthetic appeal will be encouraged to control heat, light and sound to improve the comfort of the occupants.

Larger performance glazing components are encouraged to take advantage of natural light and to capture views in and around the site. However, privacy for the occupants and neighbours must be respected.

Percentage of glass – higher percentage of glazing is allowed; however, thermal and acoustics performance should not be compromised. Suitable shading devices to be provided over glazing where there is direct sunlight.

Architectural Elements
The buildings within the futuristic architectural character zone are encouraged to use bold architectural expression, where appropriate, using unique angles, hanging slopes, sharp edges, triangles, ovals and domes, etc. However, the buildings must be designed to accommodate the functional requirements and must cater for the comfort of the occupants. A combination of overhangs and facade treatments are encouraged to create variety and richness.

Arch forms are generally not allowed; if used they must not compromise on the futuristic aesthetics of the building. Sloping, pitched and gable-end roof forms are also discouraged.

Innovative cladding systems and composite facades are encouraged, if relevant to the building design and form.

Materials & Finishes
Use of technologically advanced materials such as substitutes of wood, stone, and brick allowing maximum flexibility and lightness are encouraged. Innovative use of the raw material as final finishes is also encouraged.

Lighting
Sophisticated building lighting to building exteriors that emphasise the forms and accentuate the details is encouraged. Interactive lighting projections on façades are also encouraged.

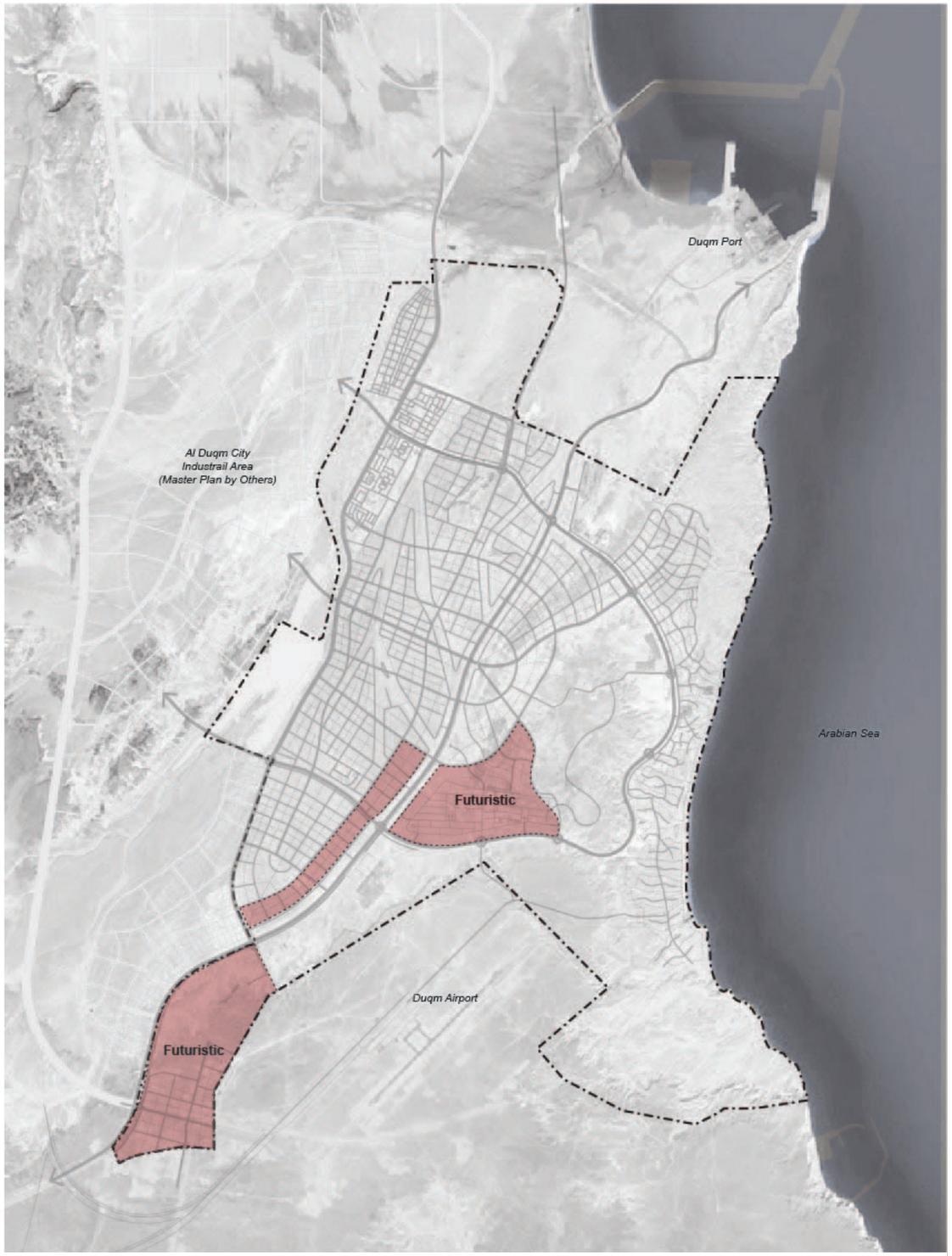
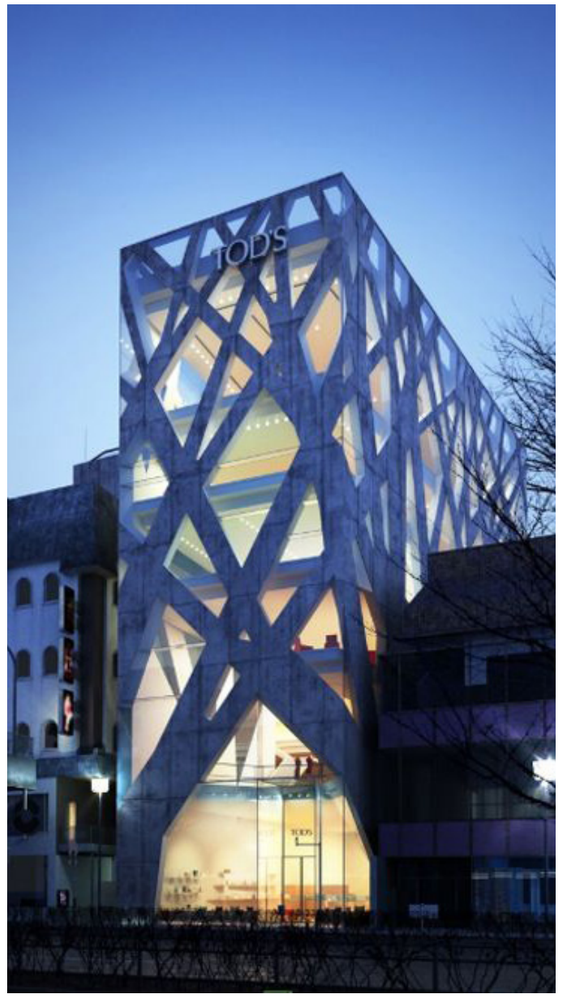


Figure 9-20: Futuristic architectural character zone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9.8 High End

The high end style is intended to be implemented mainly on residential buildings, using a minimalistic and light architectural style, with special emphasis on capturing the views. This architectural style zone covers Duqm Heights and the Eastern part of the Airport District.

The two districts are set on high ground, which is ideal for capturing views towards the sea and the rest of the city. Moreover, the majority of the buildings within this zone are low to medium density residential buildings.

OBJECTIVES:

- The architectural forms to create minimalistic, contemporary high-end architectural style
- To promote a luxurious lifestyle for the residents of this zone

APPLICATION:

Fenestration Design
Larger and plentiful windows are encouraged to allow light-filled interiors while taking advantage of sea views. However, privacy for the residents and neighbours must be respected.

Clean, crisp window details and well-designed facades are encouraged that are devoid of any decoration.

Percentage of glass – higher percentage of glazing is allowed; however, thermal performance should not be compromised. Suitable shading devices to be provided over glazing where there is direct sunlight.

Architectural Elements
Well composed façades are encouraged with simplicity of form, space, materiality, detail, and colour. Arch forms are generally not encouraged; if used they must not compromise on the high-end and minimalistic aesthetics of the building. Sloping, pitched and gable-end roof forms are also discouraged.

Simple, uncomplicated cladding & wall finishes are encouraged which are devoid of decoration.

Architectural forms are encouraged to use basic shapes, flat surfaces, neat and straight components, clean and crisp finishes to create high-end and minimalistic aesthetics.

Materials & Finishes
Contemporary materials such as steel, glass, polished concrete are encouraged, however keeping the focus on simplicity of form, surfaces, pure shapes, colour and texture of the materials and spaces.

Lighting
Sophisticated and subtle building lighting to building exteriors is encouraged, which accentuate the simplicity of forms.

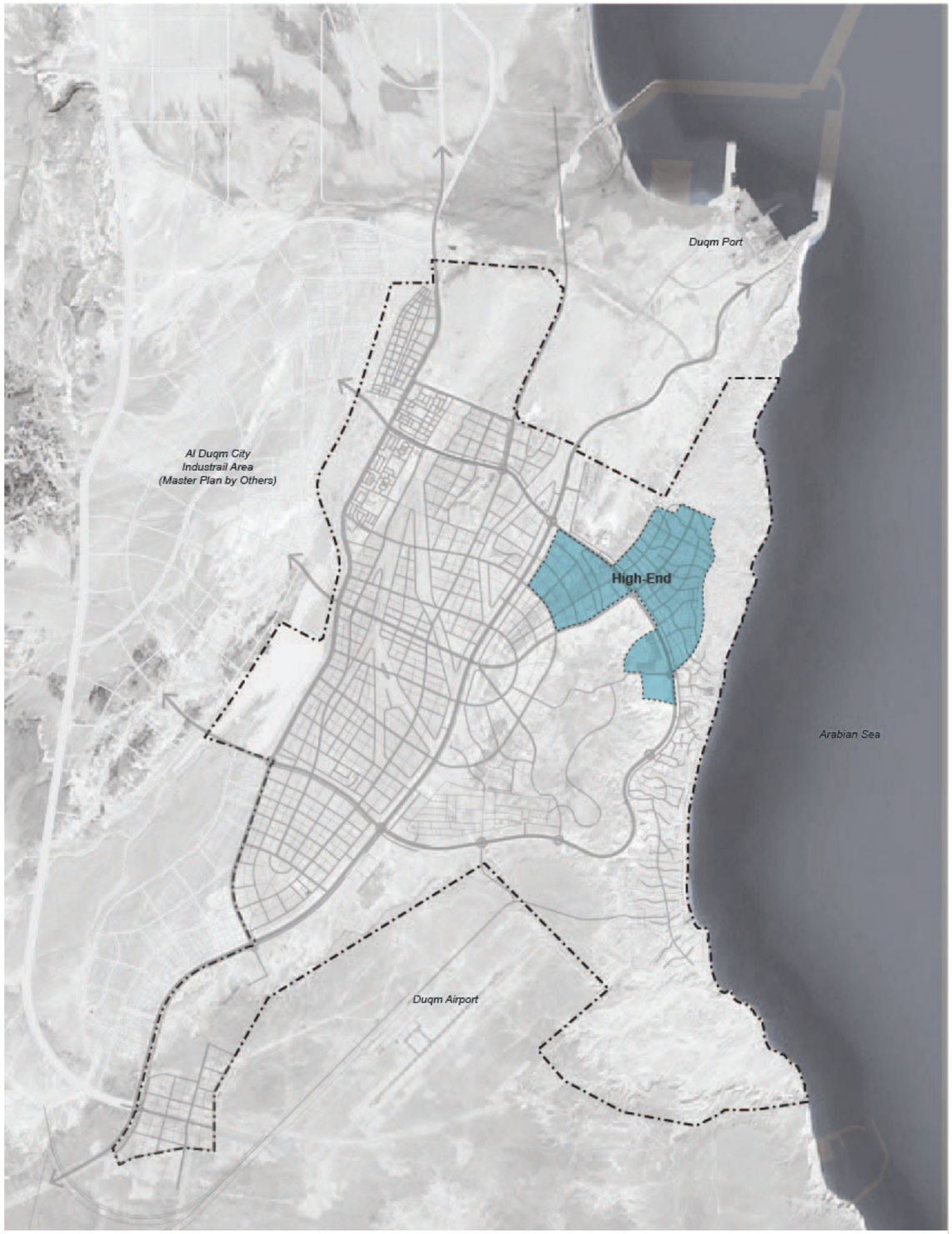

Figure 9-21: High-end architectural character zone

9.9 Omani Maritime Architecture

The Omani Maritime architectural style is designated for the coastal district. The buildings that are within this district are touristic. Therefore, the intention is to showcase a wide variety of architectural forms and materials which suit to tourism and hospitality related uses, however a strong connection to Oman's maritime context must be maintained within the buildings' external and internal designs.

Omani Maritime Architecture takes inspiration from traditional ship construction, traditional fishing village architecture, as well as connection to the natural elements found near or within the sea such as mountains, coral reefs, shells etc. However, only abstract and well though-out architectural references to these elements are encouraged – Literal copying of maritime elements and forms are very much discouraged.

OBJECTIVES:

- Create tourist destinations along the coastal strip with distinct Omani Maritime Architecture
- Relate to the natural and cultural wealth related to Omani maritime zones
- Provide tourists and visitors with a richer maritime experience.

APPLICATION:

Fenestration Design
Larger and plentiful windows are encouraged to allow light-filled interiors while taking advantage of sea views. However, privacy for the residents and neighbours must be respected.

Clean, crisp window details and well-designed facades are encouraged that are devoid of any decoration.

Percentage of glass – higher percentage of glazing is allowed; however, thermal performance should not be compromised. Suitable shading devices are to be provided over glazing where there is direct sunlight.

Architectural Elements
Well composed façades are encouraged with simplicity of form, space, materiality, detail, and colour. Arch forms are generally not encouraged; if used they must not compromise on the high-end and minimalistic aesthetics of the building. Sloping, pitched and gable-end roof forms are also discouraged.

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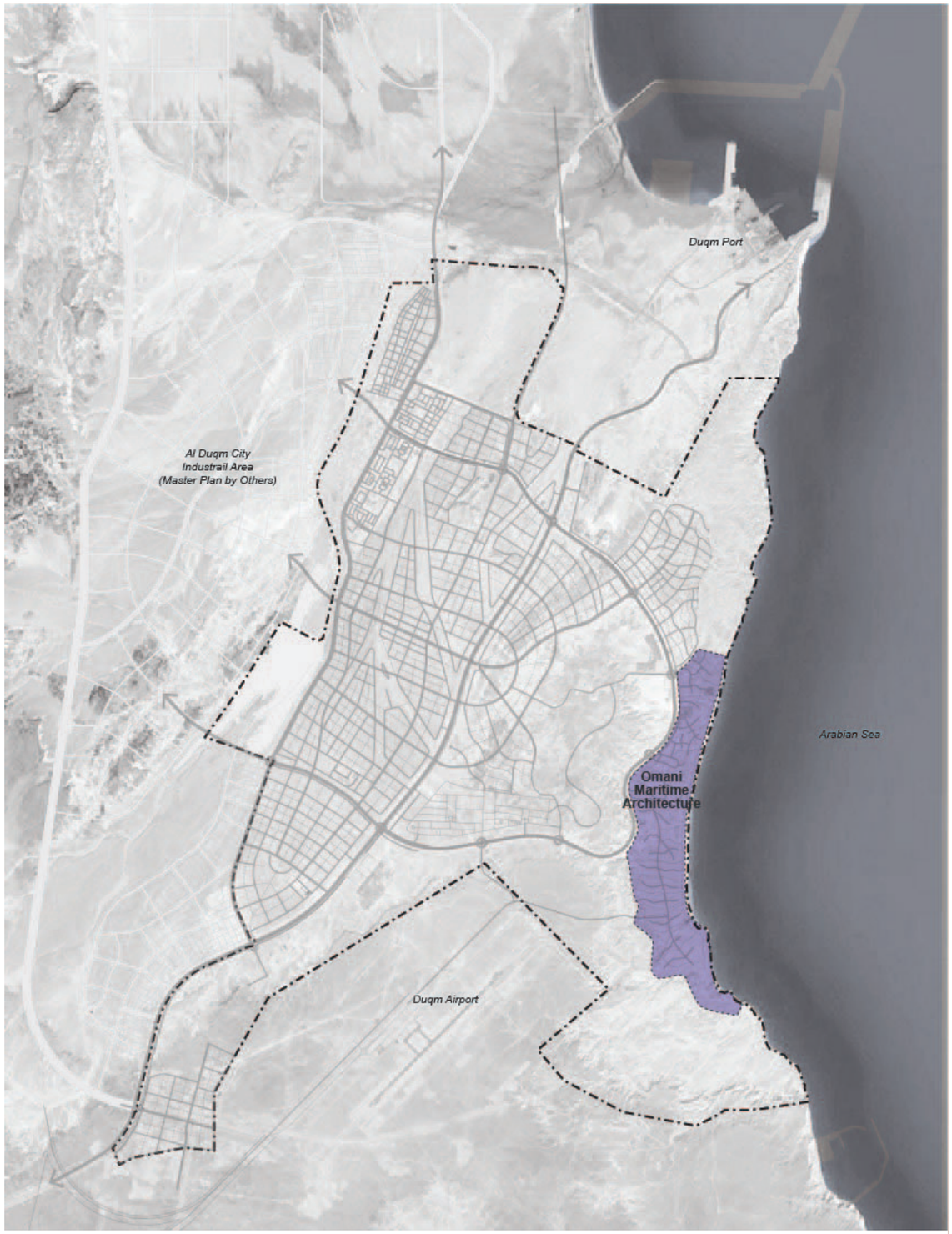


Figure 9-22: Omani Maritime architectural character zone

9.10 Supplementary Architectural Guidelines - Development Standards

9.10.1 Waste Management and Bin Stores

The purpose of these guidelines is to ensure that the arrangements for storing, collecting and managing waste are appropriate. These guidelines do not cover the requirements for managing construction and industrial waste.

Villas and Townhouses

- The design of the front garden or yard shall enable the bins to be stored in a shaded position away from windows.
- Bins should not intrude on the street scene and should be contained within an appropriate front boundary wall, fence or hedge or within a dedicated and suitably designed bin store.
- Bin stores should be located to minimise nuisance to adjoining properties.
- A clearance of 150mm around and between all bins should be provided to ensure that occupants can easily access their refuse and recycling bins and all lids can be fully opened.
- New developments shall take steps to encourage a reduction in the amount of waste that is presented for collection and implement strategies for maximising recycling, such as making internal and external space available for segregation of recyclable items from other waste.
- To enable and encourage occupants of new residential units to recycle their waste, developers are encouraged to provide adequate internal storage, usually within the kitchen, for the segregation of recyclable materials from other waste. Providing separate space for recyclable waste is also encouraged with waste stores/ bin stores.

Apartment Buildings

- For apartment buildings, Communal bin storage areas must be located within the footprint of the development, and ideally be at ground level. However, if an underground storage solution is planned for standard wheeled bins (such as in a basement car park) then an appropriate collection point for the containers at ground level must be provided and clearly shown on the plans.
- An appropriate external storage area shall be provided for refuse and recycling containers. These must be an integral part of any new development, with appropriate design, capacity, layout, access and signage. Communal bin storage areas should be clearly identified on plans, and the space allocated to them must be guaranteed for the purposes of waste storage.
- For larger developments it may be necessary to provide several bin storage areas to ensure an adequate distribution across the site.
- The size and layout of each bin storage area must be designed to accommodate a sufficient quantity of refuse and recycling bins for the number of dwellings that the storage area is likely to serve. Furthermore, developers shall give consideration to the flexibility of the storage capacity required so that the facilities manager can respond effectively to rising levels of resident participation in recycling schemes and/or the increased range of materials becoming accepted in Duqm for recycling.
- The location of communal bin storage areas should have regard to the impact of noise and smell on the occupants of neighbouring properties, both existing and proposed.
- A clearance of 150mm around and between all bins should be provided to ensure that occupants can easily access their refuse and recycling bins and all lids can be fully opened. Where there is more than one bin within a storage area, there should be a 2m clearance in from of each bin to ensure it can be accessed and moved safely without needing to move any of the other containers.

Design

- Bin storage areas should be contained within a suitable enclosure to prevent nuisance from the spread of waste, odour or noise.
- The walls should be constructed of materials that are non-combustible, impervious, easy to keep clean, and able to withstand impacts from fully-loaded bins being moved.
- Where necessary, the installation of a suitable buffer can prevent contact between the bins and the inside faces of the walls. It is also recommended that any switches, plugs or other similar installations are placed above or well below the height of the rim of the bins.
- The external faces of the enclosure walls should be constructed or clad in material that is in keeping with the visual style of the surroundings. It is recommended that the use of appropriate screening or soft landscaping is considered to make bin storage areas more aesthetically pleasing.
- The enclosures must be suitably designed to prevent entry by vermin.
- Where a roof is being placed over the bin storage area or it is located indoors, the enclosed space must be well ventilated. The roof must be constructed of non-combustible, robust, secure and impervious material.
- There should be adequate lighting in the bin storage area.
- The use of doors or gates can help to reduce the potentially detrimental visual impact of a bin storage area, and can also enable site manager to reduce the risk of bin theft or vandalism. Such doors must not open outward over a public footway or road, and should not cause an obstruction to other access when in an open position. They should be able to remain or be secured in the open position so that access for collection staff is unimpeded when the bins are being emptied.
- Designers of larger residential developments may consider the installation of chute systems to make it easier for tenants to deposit their waste:
    a. Waste chutes must be designed to fit in with the architectural aesthetics of the buildings.
    b. The internal surfaces of the chutes should be completely smooth to minimise snagging of waste sacks and subsequent blockages.
    c. Chute systems will only be permitted if there are two separate chutes provided at each installation point, to enable the segregation of refuse and dry recycling.
    d. The receptacles on each floor into which tenants deposit their waste must be clearly labelled to encourage recycling and minimise the risk of contamination.
    e. It will be the responsibility of the site management to cleanse and maintain chute systems, and clear any blockages which may arise. SEZAD will expect to see details of how this will be managed.
    f. A fully enclosed and secured bin storage area must be provided at the base of each chute, designed in accordance with the requirements set out above.

Commercial and Mixed-Use Development

- Commercial and mixed use developments shall provide sufficient storage for all waste arising, whether commercial or residential in origin.
- The design and layout of waste storage areas or chambers will be consistent with that for apartment buildings therefore the guidance set out above should be followed in the first instance.
- External storage areas for waste on mixed-use developments must be segregated, so that domestic and commercial waste bins are in separate secured areas.
- Access to the domestic bins should only be possible for residents of the development and site management. It is also good practice to secure the commercial bin storage area to prevent residents from misusing these for disposing of household waste.
- All storage areas must be easily identifiable using clear and appropriate signage.


Bin Store &
Post Room

9.10.2 Permitted Projections above Height Limits

All elements of all buildings and structures shall comply with the building height limitations as outlined in the zoning guidelines.

The following items are conditionally permitted to project above the specified maximum building height limitations, unless otherwise permitted by SEZAD:

- Railings Parapets up to 1.1 meters;
- Elevator bulkheads;
- Stair bulkheads;
- Chimney stack;
- Solar panel;
- Window washing equipment;
- Mechanical equipment;
- Heating/ventilation equipment; and
- Screen enclosures and structures.

The following conditions must be met, for the above items to be permitted:

- Roof-top structures, as defined above, shall be concealed from public view;
- All external equipment, including air conditioning, water tanks, and ducts, shall be screened from view;
- The maximum height of the top of such elements does not exceed the maximum height permitted on the plot by more than six (6) meters;
- The aggregate floor area of all elements, including the area contained within an enclosure, measured at the maximum height level, does not exceed twenty-five (25) percent of the total area of the roof of the building;
- The width of such elements, including the width of any enclosure, located within six (6) meters of the front plot line, does not exceed twenty (20) percent of the width of the main wall of the building facing that plot line, measured parallel to the plot line; and
- For rooftop equipment, screens or parapet walls shall be of sufficient height to conceal the equipment from public view.

The maximum building height limits do not apply to the structures listed below or to any other similar structures that may require a height in excess of maximum height limits to serve their intended purpose, unless otherwise specified in subsequent by-laws and provided these structures are erected only to such height or area as is necessary to accomplish the purpose they are to serve:

- Clock tower, or mosque minaret;
- Ornamental dome, skylight, cupola, or parapet;
- Flag pole; and
- Hydro transmission tower;
- Solar panels or solar collectors, television, radio, or telecommunication antenna, excluding a satellite dish or amateur radio antenna accessory to a permitted use in a residential zone;
- Water tower; and/or
- Wind turbine and tower on a plot greater than 0.8 hectares in area.

9.10.3 Building Projections

Any south facing façades of new or existing buildings within Duqm will be subject to excessive and direct sunlight. Architectural elements will therefore be regulated to enhance the pedestrian friendly principles set out within the Detailed Master Plan.

The following design elements and building projections help to provide a weather protection system along pedestrian ways and sidewalks. As such, these building components are encouraged to be integrated into the design of new buildings:

- Arcades and Colonnades;
- Overhangs;
- Awnings; and
- Canopies.

These elements, if appropriately designed, each create attractive and distinctive pedestrian environments with continuous sun protection.

Arcades will be encouraged as an architectural solution to providing shelter from the sun and an identified pedestrian footway. They can extend through the entire street frontage of a block, or for pedestrian amenity where they provide an accessible area for active pedestrian use.

- Arcades can be the shelter below cantilevered floors;
- Large openings shall maintain visual access to the active store-front;
- Arcades may be climatically controlled with retractable glass panels;
- 3-meter minimum depth from face of active store-front to exterior face of arcade shall be maintained;
- Signage for tenants may not be located on face of arcade (Refer to signage guidelines); however, signage may be located within the arcade opening at the face of the exterior wall.

Overhangs

Overhangs provide both building facade articulation and protection from the sun. These projections include, but are not limited to, such architectural elements as cornices, eaves, sills, mullions and architraves. They may project beyond the plot line, if the projections:

- Do not extend more than 0.3 meters beyond the plot line;
- Are not less than 3 meters above the pedestrian way;
- Not less than 1.5m from the inside face of the curb line; and
- Are constructed of approved non-combustible material.

Balconies and Verandas

Balconies should allow for casual overlooking and connection with the street. They should be provided above the ground floor of dwellings to incorporate a functional outdoor living space, whilst integrating and enhancing the architectural articulation of buildings.

Balconies may be provided for residential and office buildings in accordance with the following guidelines:

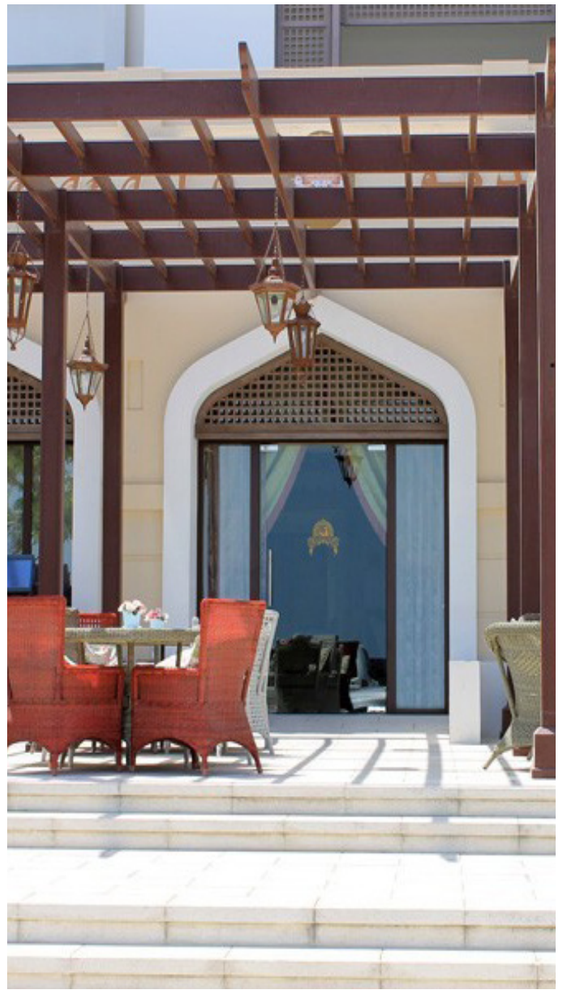
- Balconies should be encouraged and maximised where appropriate;
- Developers and designers shall integrate primary balcony areas and verandas with main internal living spaces;
- Balconies and projections should be contained within the building envelope, extending no more than 1.5 meters from the primary building face;
- Balconies shall extend to not more than 50% of any street setback of the building, at any level;
- Balconies shall not to result in adverse implications upon the amenity of an adjoining property. It shall be ensured that balcony design (i.e. cantilevered, semi-cantilevered or recessed) responds to acoustic/visual privacy, lighting and climatic considerations;
- Balconies shall not be less than 6 meters above the pedestrian way;
- Balconies shall not be less than 1.5m from the face of the curb line;
- Balconies and front verandas shall comprise sufficient area to be usable by the dwelling occupants (i.e. for dining/leisure);
- Balconies and verandas shall be integrated with the building by using complementary construction materials and design; and
- Must be constructed of approved non-combustible material.

Canopies and Awnings

Canopies and Awnings are generally horizontal architectural elements, of a light weight construction, that project over a pedestrian way from a building, to provide weather protection from the sun or other elements.

Awnings and canopies shall adhere to the following requirements:

- They may project beyond the plot line if the projections are cantilevered;
- They shall be temporary in terms of construction and may be dismantled if required;
- They shall project a maximum of 1.25 meters beyond the Plot line;
- They shall extend to a minimum of 3.0 meters although always being one meter away from the plot boundary whether it is front, back or side; and a maximum of 4.5 meters above sidewalk level at building edge;
- They shall have regard to the height and location of any adjoining awnings;
- Continuous awnings are not permitted;
- They shall be a minimum of 2 meters in width;
- Only 25% of the ground floor façade is permitted to receive awnings; however, retail locations may have awnings and do not need to be included in the summation of this restriction;
- They shall be not less than 0.5 meters from the face of the curb line.

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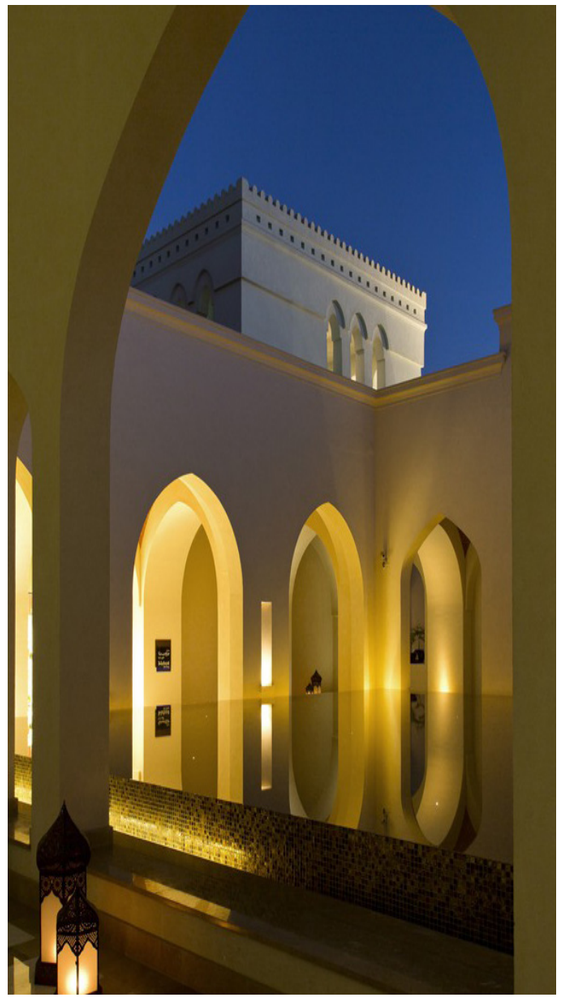


9.10.4 Basements

Basement development within plots shall comply with the following:

- The basement shall only be utilised for parking services, water tanks, mechanical, electrical room, and storage. No habitable places mechanically ventilated or otherwise shall be allowed.
- The basement shall not extend beyond the plot limit line and shall not encroach into easements.
- Driveways providing access for emergency and service vehicles shall have a minimum clearance height of 5.5 meters.
- A staircase to the main building shall connect with the basement and a secondary exit shall be provided for emergency exit.

9.10.5 Openings and Fenestration

All developments will incorporate fenestration in their properties for sunlight, ventilation, and views. These regulations are developed to assist in the control of these features. A major concern is privacy which will be ensured by minimum requirements for window to wall distances.

Minimum Setback Distances Required

The minimum horizontal distance between a legally required window and any wall opposite such a window on the same zoning plot shall not be less than 15 meters. Nor shall any such wall be nearer to such window than a distance equal to one half the total height of such wall above the sill level of such window. Such minimum distance need not exceed 20 meters.

Minimum distance shall be measure in a horizontal plane at the sill level of, and perpendicular to, the legally required window, between window and opposite wall. A legally required window is any window or portion thereof that:

- Opens into any room used for living or sleeping purposes;
- Is required to provide adequate light or ventilation to such room.

Windows

- All windows and openings shall have air seals.
- Shading devices over windows to reduce glare yet still allow sufficient air circulation is encouraged.
- Shuttering on windows receiving direct light to reduce heat transfer is encouraged.
- The placement of windows and appropriate area of window openings will be provided to ensure compliance with ventilation requirements.
- Use of high performance, low reflectivity E glazing on exposed windows to reduce heat gain/loss and noise transmission.
- All external glazing shall be double glazed and use low thermally conducive window materials.

The use of operable windows in residential building is required for cleaning and ventilation purposes. Refer to Sustainability Guidelines for opening areas and percentage requirements. Buildings with all development plots are prohibited from using:

- Highly reflective mirrored glazing;
- Windows with unreasonable overlook into adjacent properties.

9.10.6 Lighting

The presence of external artificial lighting can very beneficial. For example, it enhances public safety of the streets and properties, as lighting improves security, and so encourages movement, contributes towards safer roads therefore influencing a reduction in accidents, encourages people to participate in outdoor working and sports activities in the evening and is actively used to advertise commercial enterprises. Essentially, lighting improves our opportunities giving us a higher quality standard of life.

Despite this, proposals for external artificial lighting - often in sensitive locations - has potentially negative impacts on the environment, for example light pollution or obtrusive light. Therefore the following guidelines should be followed.

- Lighting proposals that are near to areas of nature conservation importance, e.g. Sites of Special Scientific Interest, Nature Reserves and other Wildlife Sites will only be permitted in exceptional circumstances. External artificial lighting can have severer implications for the natural diurnal rhythms in a range of animals and plants and therefore sites, which are deemed important in terms of their provision of wildlife, should not be in anyway affected.
- Lighting proposals that are within or adjoining residential or commercial areas will only be permitted if the applicant can demonstrate that the scheme proposed is the minimum needed for security and /or working purposes and that it minimises the potential obtrusive light from glare or light trespass to an acceptable level. Obtrusive light can have a significant impact on amenity of residential areas in towns and villages.
- For all lighting proposals, the applicant will identify the purpose and use of lights, the potential users of the lighting scheme (e.g. for recreation facilities) and the hours the lights will be in operation. All lighting schemes hours of operation will be expected to be kept to a minimum. Keeping the use of the lighting to a minimum will reduce the impact the lighting may have on the environment.
- Lighting shall be directed downwards wherever possible to illuminate its target. If there is no alternative to up lighting, then the use of shields and baffles will help reduce light spill to a minimum. Up lighting is a particularly bad form of obtrusive light and contributes to sky glow.
- Lighting shall be designed so as to minimise the spread of light near to, or above the horizontal. Again any light that shines above the horizontal line of the light adds to the sky glow effect.
- Lighting should be designed to the correct standard for the task and should not over light. ‘Over’ lighting is a cause of obtrusive light and also represents a waste of money and energy.
- The main beam angle of all proposed lights directed towards any potential observer should be kept below 70 degrees. It should be noted that the higher the mounting height, the lower the main beam angle could be. This will help reduce the effect of glare and light spill on neighbouring dwellings, passing motorists, pedestrians, etc. Lighting should be directed to minimise and preferably avoid light spillage onto neighbouring properties. Wherever possible use floodlights with asymmetric beams that permit the front glazing to be kept at or near parallel to the surface being lit.
- The lights used should be the most efficient required taking into account cost, energy use, colour rendering, and the purpose of the lighting scheme required.
- All lighting schemes should meet British Standards.

Commercial Developments

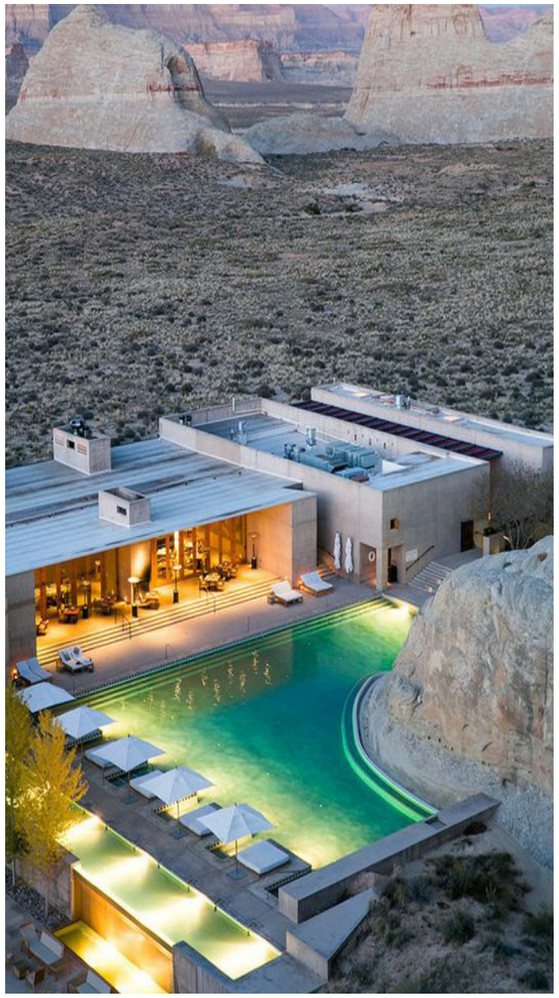
1. All lighting should have a clear purpose – avoid use of lights simply to create a ‘presence’ at night;
2. Concentrate lights where they are needed and establish a clear hierarchy, with minimum lighting around the outer, more rural, perimeter of the complex;
3. Reduce the scale of street/road lighting (from usual standards for roads) and consider height and spacing of lights in relation to buildings, if other requirements like visibility, glare, etc. permit it.
4. Position promotional lighting/signs so that they are not visible from open countryside i.e. Concentrate at public entrance to buildings;
5. Direct all floodlights carefully to where they are most needed and design equipment to minimise light pollution;
6. Encourage a `rural’ image, with low key lighting in small developments and on the edges of larger sites and design lighting to be in harmony with the building styles;
7. Use a unified lighting scheme, so that the different types of lighting are not intrusive in daytime;
8. Consider timing of lights - avoid any lights being left on during daytime and turn off all lights after working hours; and
9. Consider design of overall site to minimise use of lighting e.g. segregate pedestrian and vehicular traffic and introduce traffic calming measures.

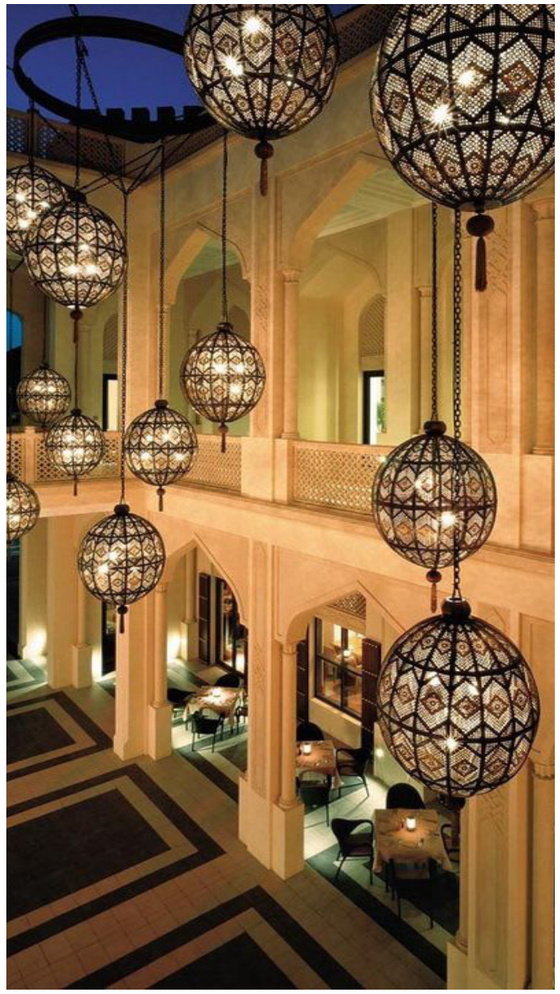
Decorative Building Lighting

1. Keep lighting understated and aim to enhance rather than swamp architectural character.
2. Consider timing of lighting - only on special occasions?
3. Direct light carefully, minimising up lighting where it distorts architectural detailing and design lighting scheme to prevent light pollution.

Petrol Filling Stations

1. Canopy lights should be positioned to avoid light spill from the sides of the canopy;
2. The use of dish diffusers causes some additional glare and should be avoided in undeveloped areas;
3. Reduce lighting or avoid it during daylight hours;
4. Integrate design for promotional signage with that of the canopy, but ensure signs on canopies do not cause additional light spill;





5. Avoid lighting internal fascia around canopy;
6. Design and position signs so that they are visible only from the carriageway and not from the surrounding landscape;
7. Co-ordinate security lighting to minimise accumulation of daytime structures; and
8. Direct lighting to where it is needed and design apparatus to control levels of light spill and glare.

Residential Development

1. Consider whether lighting is required at all, and where it will be most effective;
2. Keep lighting in new residential areas in balance with that of the District as a whole and lighting on adjacent road junctions;
3. Consider views from surrounding areas and avoid a line of lights, defining the edge of a District.

Road Junctions and Access

1. Keep number of columns to a minimum - a single column may be sufficient on many small roundabouts;
2. Consider colour of lighting columns in relation to surrounding landscape, i.e. use a dark colour if the columns are set against backdrop of vegetation;
3. ive priority to the use of high pressure sodium lights which give some degree of colour rendition, and to the use of luminaires with full horizontal cut-off, wherever a lit junction is necessary; and
4. Carry out a visual appraisal and design lighting scheme to minimise visual intrusion of light at night and of structures by day.

Security Lighting

1. Lighting should be controlled by photoelectric switches and should be on the minimum time setting - avoid sensors, which can be tripped by road or footway users.
2. Lighting should be directed down and mounted below the property boundary height.
3. Develop an integrated approach to security lighting, balancing levels of light with other lighting in and around the site to avoid glare and light spill as well as dark spots.
4. Consider the use of alternative security measures, such as an inside light that is on a time switch, or CCTV.

9.10.7 Retail Storefronts

It is assumed that the landlord of the retail developer would design and construct the exterior store-fronts systems. Therefore:

A. The architecture of the base building and the retail façade components shall be maintained; and
B. Tenants will not be allowed to modify or adjust the storefront construction systems or alter the spacing of the mullions and/or structural members.

There shall be emphasis on individual cutting-edge storefront design as an architectural statement:

A. Structural piers and columns shall be minimized as an expression;
B. Theme or historicist architecture will be prohibited – unless otherwise required by SEZAD; and
C. Ninety (90%) percent of the storefront shall be transparent vision glass; translucent elements within this zone will be allowed as accents or shading elements.

Consistency within the storefront zone for signage and lighting will be strongly encouraged;

A. Primary Signage will be limited to a band of 1.5 meters in height measured 3.5 meters from the finish floor of each floor;
B. Store designs by tenants shall use the interior display of merchandise and display fixtures/backdrops as a storefront image; and
C. Opaque storefront designs shall be prohibited.

9.10.8 Outdoor Seating (cafes and restaurants)

Outdoor seating areas are provided within the plot boundary for use by patrons of cafés, restaurants and other such establishments. The following objectives apply to outdoor seating:

1. To provide semi-public seating areas for use by patrons of food and drink establishments.
2. Separation of the semi-public outdoor seating areas from the public space along footpaths and walkways to reduce potential disruption to passers-by, and to provide a measure of security and enjoyment for the café patrons and operators.
3. Provide a pleasant environment within semi-public areas for the quiet enjoyment of the boulevard streetscape.

General Requirements

1. Seating areas of cafés and restaurants should be located within the boundary of the plot. Use of the public footpath for seating areas for cafés and restaurants may be permitted, subject to a special use permit from SEZAD.
2. Outdoor seating areas should be enclosed along sides facing public footpaths plazas, or along any edges elevated more than 150mm above the surrounding surfaces, other than the access points to the area. Such enclosure should be in the form of a low fence or barrier in keeping with the overall theme and design language of the development.
3. Access to all such elevated areas should be in accordance within the Disabled Access guidelines provided in earlier sections of this document.
4. Shading of café areas should be provided in accordance with the guidelines relating to shading.
5. Café areas should be located to avoid areas likely to experience heavy pedestrian congestion, such as subway entrances or pedestrian crossings.
6. Café areas should be located to avoid areas adjacent to vehicle access points or nearby transit stops.
7. Outdoor seating areas are encouraged to be elevated above any adjacent public footpath area 300-600mm to ensure adequate separation of the uses and imbue such areas with a sense of privacy and separation.

9.10.9 Security

1. Every building in the Commercial Zone shall comply to regulations adopted by the Royal Oman Police and/or additional security regulations by SEZAD.
2. Every building in a resident zoning district shall be provided with CCTV cameras to monitor the following areas to comply with prevailing security requirements:
    - o Car park entry and exit;
    - o Car park lift lobby to identify the people entering; and
    - o All external entrances to the building to identify the people entering the building.
3. All mixed-use buildings shall have CCTV recording features as specified by the Royal Oman Police and/or additional security regulations by SEZAD
4. All residential buildings shall have CCTV recording for a minimum of 31 days at minimum of 7 frames per second and CIF resolution.
5. Adequate lighting shall be provided at field of camera so that people/picture is identifiable at any time of the day.
6. Developers of commercial or residential buildings shall provide their own CCTV management system or provide only IP CCTV Cameras.

9.10.10 Signage

Purpose

The purpose of regulating existing and proposed signs is to promote and protect the public health, safety, convenience and general welfare by assuring that signs:

- Do not reduce the value or amenity of their surroundings;
- Are appropriate to the type of activity to which they relate; and
- Are placed in a safe manner and do not create any hazardous conditions.

Types of Sign

There are numerous types of advertising signs. Common classification systems based on location, duration, and content are as follows:

Location

- Freestanding: these are signs that are not attached to a building or structure other than their own support. Large advertising billboards are the main freestanding signs as well as pole signs along highways which are another common freestanding sign.
- Attached: any sign that is attached to a building or structure. Most signs fall into this category.

Duration

- Permanent: Permanent signs are fixed in location to either the ground or to a building, and are intended to remain for an extended period of time. Signs painted on buildings are also considered to be permanent.
- Temporary: Temporary signs may include posters, banners, stickers on windows and inflatable balloons. Many have time-sensitive content. Construction signage is also temporary signage.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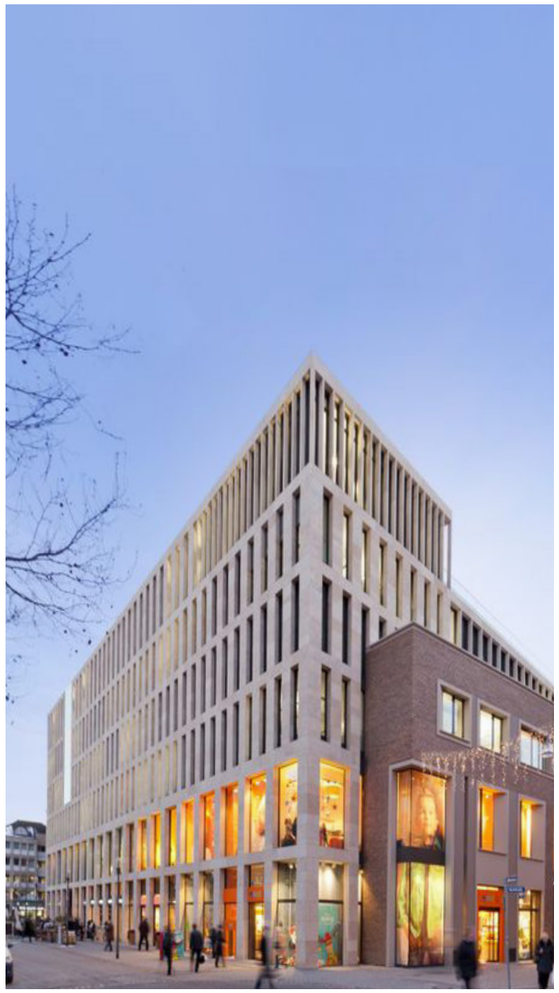


STARBUCKS COFFEE


MANFREDI
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MOLESKINE Café

Content

- Commercial/Advertising: Commercial signs generally contain messages that are either logos or lettering that directly or indirectly advertise a commercial activity. most signs in this category are typically advertisements for a business, service or product.
- Non-commercial: Non-commercial signs include address and historical markers, government flags, and political signs, among many others. Regulatory signs, such as a speed limit or a no parking sign, warning signs informing of hazards like a rail crossing or falling rocks, and guide or wayfinding signs that illustrate distances, places, and destinations, are all examples of non-commercial signs.
- On-site: Specific type of sign content portraying information found at that location, such as the businesses name or logo.
- Off-site: Content advertises information that is not found at another location or venue. Traditional billboards with advertising campaigns fall into this category, as do some wall wraps and street furniture.

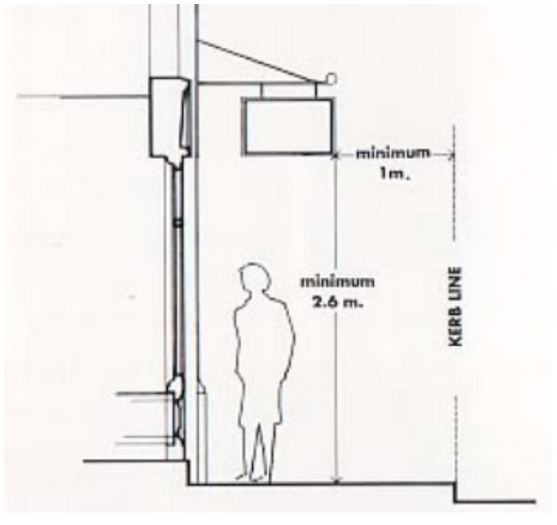

Figure 9-23: Recommended positioning of projecting signs in relation to the ascia, pavement and kerb lines

Design Guidance

Advertisements can be visually good or bad irrespective of how much they cost and regardless of whether the firm or product they advertise is big, small, long established, new, traditional, modern, expensive or cheap. A particular design may be appropriate in one location, on a particular building, but the same design may appear discordant on a different building or in a different place. Excessive and un-coordinated advertising creates visual disorder and can easily defeat its own purpose, which is to attract attention to a particular product, service or place.

In general terms, the quality of advertisements depends primarily on whether they show concern for the buildings and the areas which they affect and, through this, respect for the public to whom they are directed. Therefore, following these fundamental principles of good design will lead to visual and commercial success:

Respecting the Character and Appearance of the Building and Area

- Advertisements should respect the character or appearance of the District in which they are located. In predominantly residential areas, advertisements will principally be restricted to business premises, and the minimum amount of advertising should be used.
- In commercial areas of the City, SEZAD will use is powers flexibly, taking into account the principles listed in these guidelines and seeking to ensure that advertisements, either individually or cumulatively, are not damaging to the character and appearance of individual buildings, streets or areas of the City.
- Fixed advertisements should be designed to suit the scale, proportions, architectural detailing and use of the building (Figure X). Advertisements shall not harm the character of the building or obscure architectural features.

Positioning within the Façade or within the Street

- Advertisements should be confined to the ground floor or basement area of buildings.
- Projecting signs should be fixed to the pilasters or columns between buildings, or the fascia above the ground floor window, if one exists. This will ensure that there is minimal visual clutter and the signage can be easily read and understood.
- Advertisements fixed above the ground floor will not normally be allowed, unless they cannot reasonably be fixed at a lower level, or if it can be demonstrated that they make a positive contribution to the character of an area or a building.
- Attention will be paid to the potential impact of the advertisement upon pedestrian and vehicular safety.
- Advertisements will not normally be allowed to be fixed to street furniture.

Number of Advertisements on a Building or in a Street

- The number of advertisements should be kept to the minimum necessary to convey essential information, even in commercial areas.
- Only one advertisement, or one projecting and one fascia sign on each principal frontage will normally be permitted. The appearance of a large number of advertisements on a building or in a street is often counter-productive because it becomes difficult to pick out one individual advertisement and can be very disruptive to the appearance and architectural character of an area.
- When preparing designs for new advertisements, the opportunity should be taken to reduce the number of signs on the building or structure and remove those which are redundant.

Materials, Illumination and Detailed Design

- Signage may only be illuminated in the following manner:
  i. Internally lit: made of translucent material with internal lights.
  ii. Back lit: Lit in such a way that the external source of light illuminates the background of the sign.
  iii. Front lit: Lit by spotlights specifically directed at the front of the signage.
- In considering applications for illuminated advertisements SEZAD will also be concerned to control any unreasonable intensity of light and its dazzling effect on drivers. Similarly, any illumination or signage lighting shall be directed in such a way that it does not impact negatively on the living or working conditions of the surrounding building occupants.
- Within residential areas, illuminated signs will only be permitted where their design is well related to the buildings on which they are to be fixed.
- Rotary signs are another type of signage which have interchangeable sign faces and digital video display signs that have a digital face (similar to a television screen) that can change messages or images. Images can be static or moving, or even a video. These types of sign that move, flash, blink and play videos will be prohibited in the residential communities and in all other areas except along the Boulevard at key nodes, subject to the approval of SEZAD.
- Internally illuminated signs should preferably take the form of individually mounted and lit letters or symbols on a background made of appropriate materials.
- External illumination is generally preferable; it should be discreetly fixed and the minimum to allow the sign to be seen at night.
- Harsh and gaudy fluorescent colours, unsympathetic to the host building, should be avoided.
- The colour and brightness of the illumination and its ability to distract or confuse passing drivers will be taken into account.
- The size of lettering and logos should be in proportion to the detailing of the building.

Fascia Signs

- In the Civic Boulevard, the retail shopfronts should incorporate the retailers name/the nature of the business within the fascia, in a uniform manner and in accordance with the architecture of the host building.

Projecting or Hanging Signs

- Signs on hanging boards of modest size and good proportions are a traditional feature of commercial streets.
- Projecting signs should normally be located at fascia height and preferably on the pilaster, unless this would damage important architectural features.
- The minimum height from the pavement and distance from the kerb line are shown in Figure -9-7.
- It is suggested that hanging signs may be illuminated by a ‘picture’ strip-light fixed above or below the sign, covered by a metal cowl or by a light fixed to the sign.


مصلى
Prayer room
دورات المياه
Toilets
حجرة التدخين
Smoking room


Shared Pathway
North Adelaide 2.5 km 10 mins
Hindmarsh Square 850 m 4 min
Norwood Parade 1.7 km 7 mins


World Square
Toilets
Information
Spectator medical
Lost and found


مرسى دبي
MARSA DUBAI
مارينا بروميناد
Marina Promenade
دبي مارينا مول
Dubai Marina Mall
ممشى المارينا
Marina Walk
فيري دبي
Dubai Ferry
دبي مارينا مول
Dubai Marina Mall


AREA
C
Skating Rink
Bicycle/Skate Rental Station
Raintree Cove
Dalbergia Green
C3 Carpark
Underpass to Marine Terrace
BBQ Pits 28-32
BBQ Pits 21-27
Fitness Station
BE CONSIDERATE
USE THE RIGHT TRACK
BE CONSIDERATE
USE THE RIGHT TRACK


720
MEDIBANK PLACE
MEDIBANK RECEPTION
720 BOURKE RECEPTION


طابق البلازا للتسوق
Plaza Level Shopping
صدف
SADAF
المصاعد الى البلازا
Lifts to Plaza
مرجان
MURJAN


طابق البلازا للتسوق
Plaza Level Shopping
بحر
BAHAR
المصاعد الى البلازا
Lifts to Plaza
رمال
RIMAL

Signs Unrelated to the Host Building

- Permanent advertisements or structures fixed to a building for the display of advertisements unrelated to the business being carried on in the building, are discouraged.

Advertisements on the Pavement and Forecourts

- Free-standing signs, such as 'A' boards on the public highway (which includes the pavement) will be discouraged, because of the obstruction they cause to pedestrians.
- Non-illuminated signs on private forecourts are normally allowed, subject to their size and positioning.

Signs on Blinds and Awnings

- Blinds and awnings are not the best means for permanent display of advertisements, because they require permanent maintenance and tend to obscure the front of the building and other signs beneath them. A traditional fascia sign or hanging board, is generally a more effective advertisement than one appearing on a blind or awning.
- Blinds and awnings containing signage will only be allowed at ground floor level.

Hoardings and Posters

- Regulations for temporary hoardings and posters is covered within the guidelines set out below.
- Permanent hoardings or posters must relate to the land or its development. Where they do not relate to the land or its development, they are not likely to be approved by SEZAD.

Language

- All signs shall be displayed in both Arabic and English, with equivalent translations of all signage content.

Temporary and Construction Signage

The guidelines in Table 9-1 set out the regulations for temporary signage.

Permanent Signage

The guidelines in Table 9-2 set out the regulations for permanent signage.

Prohibited Signage

It is prohibited to erect, alter, display or relocate any of the following signage which:

1. Does not confirm to the provisions of these Regulations.
2. Constitutes a traffic hazard, by reasons of its size, location, projection, content, colour or level of illumination.
3. Is fixed to utility poles, trees, stones, bushes, other natural features, or to other signs.
4. Obstructs light, air, access or egress from a required door, window, or other opening.
5. Is structurally unsafe or not kept in good repair or maintenance.
6. Advertises a business or product no longer operated or sold.
7. Projects over a public right-of-way more than 1 meter, is closer to the curb line than 2.5 meters or closer than one meter to any side property line, as measured from the farthest projection of the sign.
8. Obstructs neighbouring signs or pedestrian traffic, either physically or visually.
9. Is mounted on a roof, except with clear SEZAD approval.

Approval Required

A temporary or permanent sign may be erected, altered, displayed or relocated only after first obtaining an approval from SEZAD as part of the development approval process under these Regulations. Approval is required for all advertising signs, directional and identification signs visible from outside the plot.

The following signs are exempted from this requirement:

1. Signs displayed on enclosed land. These would include those signs which are wholly within individual building enclosures and which are able to be viewed only by the occupants and visitors to that building. For example, within a sports stadium or shopping mall.
2. Advertisements displayed on or in any vehicle or vessel which is normally moving. For example, a bus.
3. Signs in the form of price tickets or markets, or those displayed on petrol pumps or vending machines. These signs must not be illuminated and must not exceed 0.1sqm in area.
4. Traffic, parking, warning, danger, street/road name, utility marker, official signs and legal notices issued or erected by SEZAD.
5. A national flag of Oman.

Required Drawings and Specifications

As part of the Final Design Submission described in Chapter 3 – Planning and Permitting, if signage is required as part of the development, a site plan shall be submitted showing the location of the proposed signage, along with details of the dimensions, proposed colour, materials, copy, and method of illumination and lux levels (if any).

The following drawings and specifications shall be submitted for approval.

1. A dimensioned, to scale, drawing of the proposed sign(s).
2. In the case of a building wall sign(s) (attached signage), dimensioned elevations drawn to scale, of the building showing the location of the proposed sign(s), including details of any projection.

Three copies of drawings will be required to be submitted unless otherwise indicated by SEZAD.

Maintenance and Removal

Signage shall be maintained in a secure and safe condition, be kept clean and tidy, and shall be subject to the following:

1. If SEZAD considers that a signage is not secure, safe or in a good state of repair or maintenance, written notice shall be given to the person or entity responsible for the signage setting out a given period within which this should be rectified;
2. If the defect is not corrected within the time specified, the approval for the signage may be revoked and the necessary action taken for it to be removed.
3. The cost of removal, storage and disposal shall be recovered from the owner by SEZAD.
4. Signs pertaining to activities or occupants that are no longer using a property shall be removed from the premises within 30 days after the activity has ceased or the premises have been vacated.

Non-Conforming Signs

A non-conforming sign may not be expanded or structurally altered or improved so as to extend its useful life, unless it is brought into conformity with these Regulations.

Class	Type	Maximum Number	Maximum Size	Highest Point Above Ground	Other Requirements	Illumination
Advertising Real Estate	Ground, Wall, Window	1 per street frontage	Plots up to 2,000sqm - 1.0sqm 0.5% of the plot for plots <2,000sqm Up to a maximum of 4.0sqm	2.5m	Must relate to the property on which it is located. Must be removed on or before sale is completed.	None permitted
Advertising Construction or Contractor	Ground, Wall, Window	1 per plot	Plots up to 2,000sqm - 1.0sqm 0.5% of the plot for plots <2,000sqm Up to a maximum of 10.0sqm	3.5m	Must advertise only the name, address and other similar data concerning the architect, builder or owner, the job, facility or project. Must be removed no later than 10 days after construction ends.	Internally illuminated
Temporary Advert	Displayed to advertise a forthcoming event or to advertise a short-term use of the subject site.	1 per building	2sqm or if two signs are joined together, a total area of 2.3sqm	N/A	Must not project further than 1m from the building's façade	No
Advertisements	Balloon	1 per building	As approved by SEZAD	As approved by SEZAD	Must not be displayed for more than 10 days in any one calendar year	As approved by SEZAD

Table 9-1: Temporary signage

Class	Type	Maximum Number	Maximum Size	Highest Point Above Ground	Other Requirements	Illumination
Identification Address Nameplate	Wall / boundary wall	1 per street address	1.0sqm in open space and community facilities zones 0.5sqm in residential zones	3.0m 1.5m	Shall be permanently displayed above or adjacent to the main entrance of the building. Shall be permanently displayed above or adjacent to the main driveway or pedestrian gateway.	Front internally lit individual letters Front lit / back lit / internal
Identification Free standing Single tenant (non-residential uses only)	Ground pedestal	1 per plot	2.0sqm for plots up to 2,000sqm 3.0sqm for multi-tenant sign 0.1% of the plot area for plots in excess of 2,000sqm Not to exceed 10sqm	2.5m	Shall not be located within any driveway or roadway. Shall be sited at a minimum of 3 meters behind the property line.	Front lit / back lit / internal illumination
Directional	Ground	As approved by SEZAD	0.2% of plot area	3.5m	Shall bear no advertising message	Front lit/back lit/internal
Advertisements	On premises	As approved by SEZAD	TBD	TBD	TBD	
Advertisements – billboards	Off-site / freestanding		20sqm	6m		As approved by SEZAD

Table 9-2: Permanent signage

Duqm
Special Economic Zone Authority

Duqm City, Sultanate of Oman

Stage 4 Report: Final Master Plan and Development Framework, Schematic Engineering Design and Governance Strategy

ATKINS
Member of the SNC-Lavalin Group