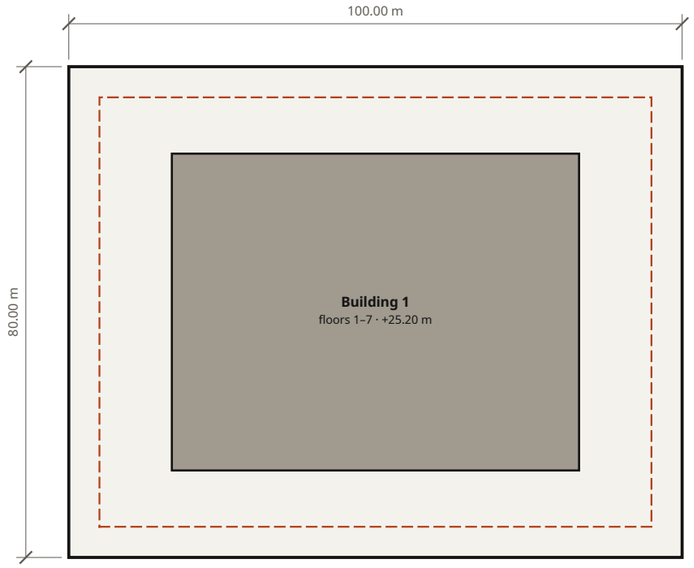
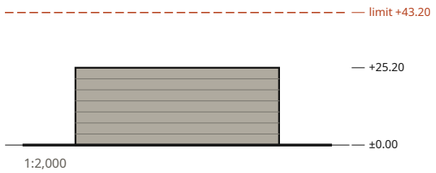


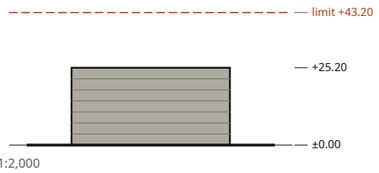


SITE PLAN 1:1,000 at A3 · grid north up · EPSG:32640 (WGS 84 / UTM zone 40N)

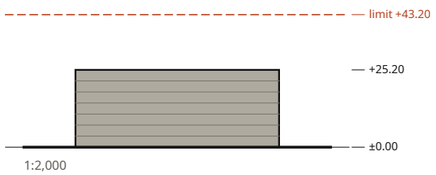




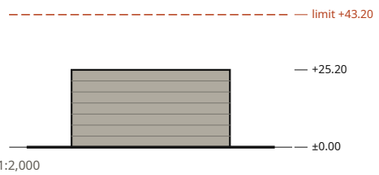
SOUTH ELEVATION 1:2,000



EAST ELEVATION 1:2,000



NORTH ELEVATION 1:2,000



WEST ELEVATION 1:2,000

AREA SCHEDULE

No.	Building	Uses	Floors	Footprint m²	GFA m²	Top m
1	Building 1	Residential, Office, Retail	1–7	3,429	24,000	25.20
	Total			**3,429**	**24,000**	**25.20**

Site 8,000 m² · building footprint 3,429 m² · coverage 42.9 % · open space 57.1 %
GFA 24,000 m² against a target of 24,000 m²
Areas are gross. The total footprint counts stacked buildings once.

PROGRAMME

Programme use	Target m²	Achieved m²	Variance m²
Residential	13,200	13,200	0
Office	7,200	7,200	0
Retail	3,600	3,600	0

PLANNING CONTROLS

Control	Proposed	Limit	Result
FAR (plot ratio)	3.00×	max 3.00×	Pass
Site coverage	42.9 %	max 45.0 %	Pass
Floors	7	max 12	Pass
Height	25.2 m	max 45.0 m	Pass
Open space	57.1 %	min 30.0 %	Pass
Floor-to-floor	3.6 m	3.6 m	Pass
GFA against target	24,000 m²	24,000 m²	Pass
General setback	—	min 5.0 m	Pass
Permitted uses	—	—	Pass

Massing status: Feasible

LEGEND

- Site boundary
- Building, darker is taller
- Buildable envelope
- Height limit (12 floors × 3.60 m)

NOTES

A feasibility massing copied from the saved calculation; not an architectural, structural or code-compliance drawing.
Floors are numbered from 1 at the ground. Heights run from the ground to the top of each building at 3.60 m floor-to-floor.
Coordinates in EPSG:32640 (WGS 84 / UTM zone 40N), metres. The plan has grid north up and the arrow shows true north; elevations face grid north, east, south and west.
The IFC, Rhino and glTF exports measure from E 321,150.00, N 2,773,440.00; the DXF uses grid coordinates.
Export engine 3 · evidence 73e7e615

URBN Strategy
a Heirstone Ventures company

Sheet
A3 landscape · 1 of 1

Project	**Al Barsha Mixed-Use (demonstration)**		
Scenario	**Base case — residential-led · version 20**		
Drawing	**Massing: site plan, elevations, areas and controls**		
Scale	**1:1,000 plan · 1:2,000 elevations**	Date	**2 Nov 2026, 21:45 UTC**
Status	**Feasibility study · not for construction**		
Evidence	**SHA-256 73e7e6158c65a199845f8d5855e1720ace0a28bfa682415a611196bca0a7fe8a**		