



مجموعة روشن
ROSHN GROUP

ALMANAR Plot Controls and Regulations

26/5/2025

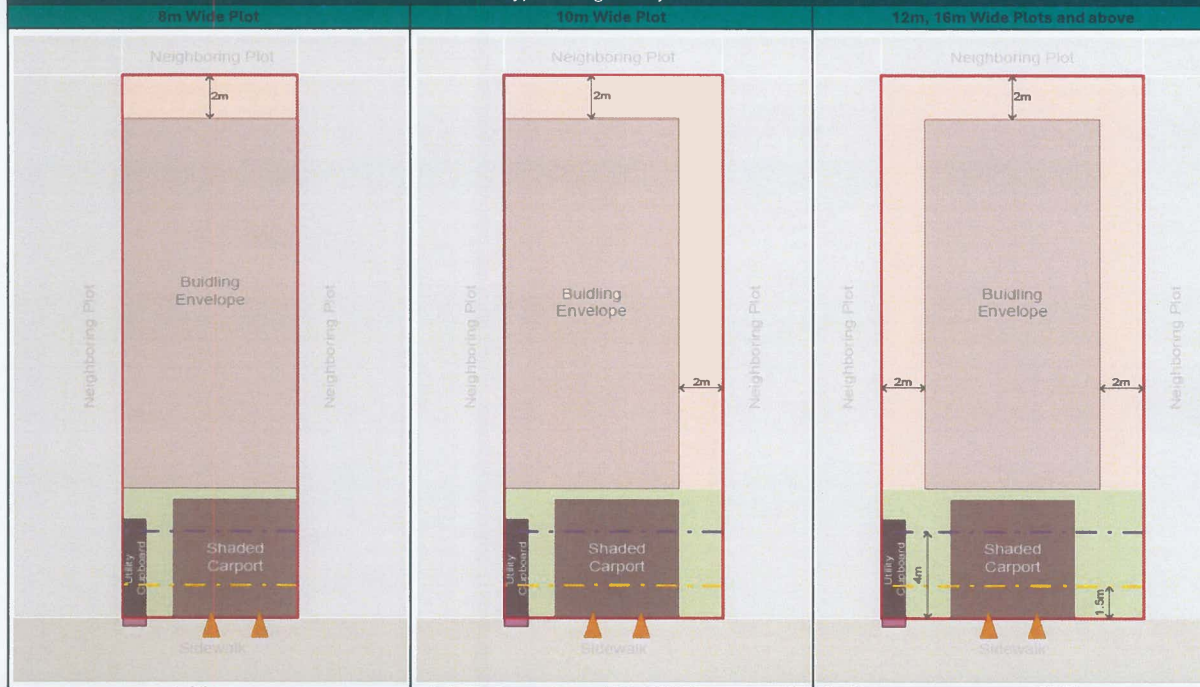
Rev 2



A PIF COMPANY

Restricted "R"

Typical Regulatory Plans

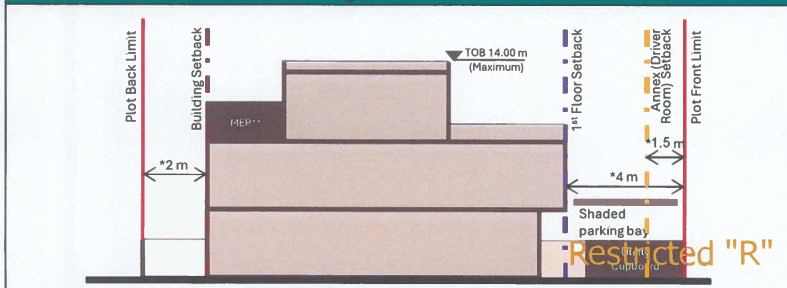


Plot Typology Details		Plot Typology Details		Plot Typology Details	
Applicable Typology	Townhouse	Applicable Typology	Duplex/Zero Lot/Standalone Villa	Applicable Typology	Duplex/Zero Lot/Standalone Villa
Typical Plot Width (m)	8 x 25	Typical Plot Width (m)	10 x 25	Typical Plot Size (m)	12 x 25 16 x 25
Typical Plot Area	200 sqm	Typical Plot Area	250 sqm	Typical Plot Area	300 sqm 400 sqm
Max. Permissible GFA	217 sqm	Max. Permissible GFA	258 sqm	Max. Permissible GFA	361 sqm 407 sqm
Max. Permissible BUA	257 sqm	Max. Permissible BUA	359 sqm	Max. Permissible BUA	425 sqm 499 sqm
Annex (Driver Room)	Not Permissible	Annex (Driver Room)	Permissible	Annex (Driver Room)	Permissible
Maximum Utility Demand		Maximum Utility Demand		Maximum Utility Demand	
Power (kVA)	24.25	Power (kVA)	24.25	Power (kVA)	24.25 34.64
Potable Water (CuM/Day)	1.43	Potable Water (CuM/Day)	1.43	Potable Water (CuM/Day)	1.43
Sewage (CuM/Day)	1.14	Sewage (CuM/Day)	1.14	Sewage (CuM/Day)	1.14
Tot. Telecom Connection	2 x 32	Tot. Telecom Connection	2 x 32	Tot. Telecom Connection	2 x 32

Revisions		
No.	Reason for Revision	Date

Approvals	

Typical Regulatory Section Longitudinal Section



* Minimum Setback ** Refer to Site Control Section within this PCR document Point 8.

Boundaries & Setbacks

- Plot Boundary
- Annex (Driver Room) Setback
- 1st Floor Setback

Plot Features (Indicative Locations)

- In-Plot Landscape/Front Yard
- Private Side/Backyard
- Utility Cupboard
- Shaded Carport
- Villa Number Sign
- Vehicular Access

General Plot Details

Plot Details			
Land Use	Residential Single-Family Villa		
Maximum Permissible FAR	-		
Maximum Number of Units Per Plot	1		
Total Number of Floors	2 + Roof Annex		
Minimum Setbacks			
Front/Annex (m)	Front/1 st Floor (m)	Sides (m)	Back (m)
1.5	4	2	2
Boundary Walls			
Maximum Height (m)	2.2		
Screening above the Maximum Height	Not Permissible		
Front Boundary Wall	Not Permissible		
Openings to the Side and/or Back	Not Permissible		
Parking Requirements			
Required Number of Parking	2 Shaded parking bays inside the plot		
Carport Dimension (m)	6 x 5.6		

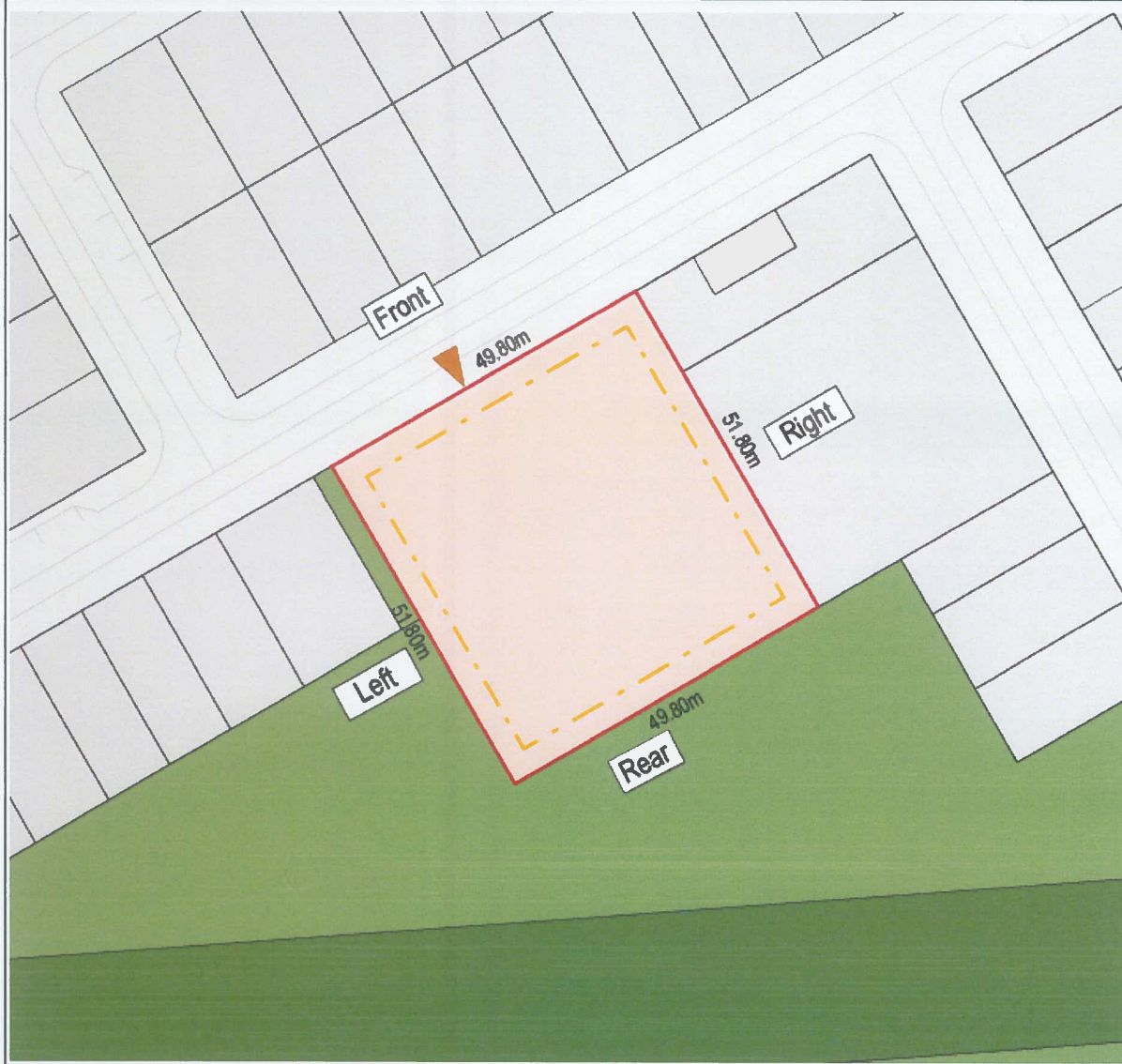
Design Control and Regulations Notes

- ### General Notes
- Supplemental Documentation:** ROSHN issues approved Detailed Master Plan (DMP), GFA calculations, BIM/GIS requirements, IFC drawings, infrastructure specs, utility/waste bins cupboards and villa number sign details post-SPA. These documents, with this Plot Control and Regulations (PCR), form a comprehensive package to guide Sub-developers.
 - Changes and Updates:** Changes to the Supplemental Documentation including this PCR sheet are at the sole discretion of ROSHN.
 - NOC Prerequisites:** Sub-developers must obtain a No Objection Certificate (NOC) from ROSHN (Which shall serve as the foundation for all subsequent approvals) then secure all necessary permits from authorities before proceeding with design or construction.
 - Guidelines Compliance:** Adhering to ROSHN's PCR and DMP does not exempt Sub-developers from meeting additional authority requirements. Responsibility lies with Sub-developers to align with their process, requirements and regulations, as applicable.
 - Plot Typology Compliance:** Follow DMP defined plot typologies. Amalgamation/subdivision requests outside approved types require ROSHN and authority approvals. Refer to Land Sales Packages and DMP for more details.
 - Villas Typologies Definitions:** Refer to the following different applicable typologies:
 - Townhouse:** An attached single-family residential unit sharing two side walls with the adjacent neighboring villas.
 - Duplex:** An attached single building containing two separate single-family units and plots, sharing a wall side-by-side.
 - Zero Lot:** A single-family residential units built adjacent to each other with zero setback from one side of the Plot Boundary, leaving a mandatory minimum of 2m setback on the other side as Private Sideyard, subject to authority approval.
 - Standalone Villa:** A detached single-family unit surrounded by a minimum of 2m setback from both sides as Private Sideyard, with no shared side wall.
 - Official Plot Reference:** Refer to the official Affection Plan (Krooki) issued by authorities for plot dimensions, extent and coordinates.
 - Design Coordination:** Align gate levels, utility connections, and designs inside the plots with the planned/executed public realm, referencing Road Profiles and conducting required studies per the related authorities.
 - Units of Measurement:** All dimensions are in meters and areas are in square meters (sq m) unless otherwise specified.
 - Utility Demand Limits:** Exceeding the Maximum Utility Demand as stated in this PCR, and any design and/or construction works required as a result of that excess, will be subject to availability at source. If granted any additional cost required for the excess utility will be borne by the Sub-developer. Refer to the Plot Allocation Plan for the 16m wide plots supplied with 24.25 kva and 34.64 kva.

- ### Site Controls
- Plot Access:** Sub-developers must adhere to the approved plot access locations and local standards. Changes might require Traffic Impact Assessments and approvals from ROSHN and authorities.
 - Infrastructure Works:** Infrastructure details including levels and tie-in points are subject to ongoing changes during design delivery.
 - Front Setback:** Permitted elements include In-Plot Landscape (Front yard), plot accesses, shaded carport, utility/waste bins cupboards, and Annex (Driver Room) not to exceed the Annex Setback Line, as per Regulatory Plans in this document.
 - Waste Management:** Waste bins within the cupboards to follow ROSHN Community Operations requirements including the provision of three streams bins, refer to the SPA for more information.
 - Ground Floor Extension:** To be allocated in relation to the adjacent neighboring plots, and to comply with the coverage percentages set by MoMAH. Its not allowed to extend to side Boundary Walls facing pedestrian corridors or roads. Subject to ROSHN approval.
 - In-Plot Landscape:** Its mandatory for each villa's Front Yard to include 1-2 semi-mature trees (With a minimum trunk girth of 150-200mm) and two shrub species from ROSHN's approved palettes (Refer to the Appendixes). Subject to ROSHN approval.
 - MEP Allocation:** MEP components (e.g., water tanks, AC units, water heaters, satellite dishes, solar panels, and elevator overruns) must be concealed with minimum visual and auditory noise impact in a dedicated accessible at the back side of the of the roof area with proper ventilation.

- ### Building Controls
- Architectural Identity:** Facades design must draw inspiration from the Architectural Identity established by the related authorities, including Holy Makkah Municipality, Royal Commission of Makkah City and Holy Cities (RCMC), and Makkah Region Development Authority (MRDA). It is the responsibility of the Sub-developer to source this information from the relevant authorities and obtain all necessary approvals.
 - Complementing Regulations:** The Sub-developer to adhere to MoMAH's/Amanah Building Regulation pertaining to, Building Total Height, Coverage, Floor to Floor height, etc.
 - Facade Variety:** The Sub-developers should introduce variety of articulations for the façade styles, treatment, massing, colors of the villas within the same street to avoid monotonous facades along any single Living Street. Subject to ROSHN approval.
 - Height Calculation:** Calculated from the Street Level up to the highest point of the top of the building, including MEP.

Typical Regulatory Plans Typical Plot



Legend	
Boundaries & Setbacks	
	Plot Boundary
	Plot Minimum Setback
Plot Features (Indicative Locations)	
	Plot Limits
	Vehicular Access

General Plot Details			
Plot Details			
Land Use	Commercial Mixed-use		
Typical Plot Area (sqm)	2,579.64		
Maximum Permissible GFA (sqm)	605		
Maximum Plot Coverage	25%		
	(35% for plots smaller than 1,950 sqm)		
Minimum Open Space Allocation	35%		
	(20% for plots smaller than 1,950 sqm)		
Total Number of Floors	1 (Including Mezzanine as applicable)		
Maximum Building Height (m)	6		
Minimum Setbacks			
Front	Rear	Right	Left
4.0m	4.0m	4.0m	4.0m
Parking Requirements			
Commercial/Retail	1 parking space for each 25 sqm		
Maximum Utility Demand			
Power (kVA)	62.35		
Potable Water (CuM/Day)	1.16		
Sewage (CuM/Day)	0.77		
Tot. Telecom Connection	1x110		

Design Control and Regulations Notes

General Notes

- Supplemental Documentation:** ROSHN issues approved Detailed Master Plan (DMP), GFA calculations, BIM/GIS requirements, IFC drawings, infrastructure specs, utility/waste bins cupboards and villa number sign details post-SPA. These documents, with this Plot Control and Regulations (PCR), form a comprehensive package to guide Sub-developers.
- Changes and Updates:** Changes to the Supplemental Documentation including this PCR sheet are at the sole discretion of ROSHN.
- NOC Prerequisites:** Sub-developers must obtain a No Objection Certificate (NOC) from ROSHN (Which shall serve as the foundation for all subsequent approvals) then secure all necessary permits from authorities before proceeding with design or construction.
- Guidelines Compliance:** Adhering to ROSHN's PCR and DMP does not exempt Sub-developers from meeting additional authority requirements. Responsibility lies with Sub-developers to align with their process, requirements and regulations, as applicable.
- Plot Typology Compliance:** Follow DMP defined plot typologies. Amalgamation/subdivision requests outside approved types require ROSHN and authority approvals. Refer to Land Sales Packages and DMP for more details.
- Official Plot Reference:** Refer to the official Affection Plan (Krooki) issued by authorities for plot dimensions, extent and coordinates.
- Design Coordination:** Align gate levels, utility connections, and designs inside the plots with the planned/executed public realm, referencing Road Profiles and conducting required studies per the related authorities.
- Units of Measurement:** All dimensions are in meters and areas are in square meters (sq m) unless otherwise specified.
- Utility Demand Limits:** Exceeding the Maximum Utility Demand as stated in this PCR, and any design and/or construction works required as a result of that excess, will be subject to availability at source. If granted any additional cost required for the excess utility will be borne by the Sub-developer.

Site Controls

- Plot Access:** Sub-developers must adhere to the approved plot access locations and local standards. Changes might require Traffic Impact Assessments and approvals from ROSHN and authorities.
- Surface Parking:** Screen parking areas with plantings or green buffers to soften their visual impact and providing shading for both vehicles as well as pedestrian to achieve a minimum Solar Reflectance Index (SRI) to further mitigate heat absorption.
- Infrastructure Works:** Infrastructure details including levels and tie-in points are subject to ongoing changes during design delivery.
- Waste Management:** Waste Management Strategy to follow ROSHN Community Operations requirements including the provision of three streams bins within the collection point near the main road, refer to the SPA for more information.
- In-Plot Landscape:** Following ROSHN's approved palettes, it's mandatory to allocate the following quantities within the allocated open space area. Subject to ROSHN approval:
 - Trees:** Allocate 1 semi-mature tree per 80 sqm of open space within the plot (With a minimum trunk girth of 150-200mm).
 - Shrubs:** 10% of the open space to be allocated with shrubs.
 - Ground Cover:** 15% of the open space to be allocated with shrubs.
- MEP Allocation:** MEP components (e.g., water tanks, AC units, water heaters, satellite dishes, solar panels, etc.) must be concealed with minimum visual and auditory noise impact in a dedicated accessible area with proper ventilation.

Building Controls

- Architectural Identity:** Facades design must draw inspiration from the Architectural Identity established by the related authorities, including Holy Makkah Municipality, Royal Commission of Makkah City and Holy Cities (RCMC), and Makkah Region Development Authority (MRDA). It is the responsibility of the Sub-developer to source this information from the relevant authorities and obtain all necessary approvals.
- Complementing Regulations:** The Sub-developer to adhere to MoMAH's/Amanah Building Regulation pertaining to, Floor to Floor height, Retail Spill-over requirements, Parking details, etc.
- Height Calculation:** Calculated from the Street Level up to the highest point of the top of the building, including MEP.

Approvals

Revisions

No.	Reason for Revision	Date

Restricted "R"



Appendixes

Plot Allocation Plan

Hardscape and Softscape Schedules

Restricted "R"

Plot Allocation Plan

16 m Wide Plot supplied with 34.64 kva




Plot Numbers

535	809	975	1197	1491	1693	1926	2241	2527	2715	2892	2966	3105
545	810	986	1198	1492	1696	1938	2249	2528	2767	2897	2981	3106
546	836	1023	1202	1509	1700	1966	2256	2539	2780	2898	2994	3107
556	837	1024	1206	1510	1713	1967	2257	2540	2781	2907	3004	3108
576	848	1037	1216	1519	1738	2035	2264	2549	2792	2908	3051	3109
592	849	1038	1217	1529	1796	2036	2273	2555	2798	2913	3062	3124
599	866	1052	1227	1533	1803	2040	2280	2569	2799	2914	3063	3136
613	867	1053	1231	1536	1804	2043	2281	2570	2805	2923	3064	3137
614	878	1068	1288	1618	1808	2051	2288	2680	2811	2924	3065	3138
622	879	1069	1321	1647	1813	2099	2325	2690	2829	2933	3074	3139
626	923	1176	1346	1651	1830	2118	2347	2693	2835	2934	3091	3146
627	934	1180	1365	1674	1868	2148	2348	2698	2840	2939	3100	3147
632	946	1189	1366	1681	1875	2159	2447	2699	2867	2940	3101	
633	947	1191	1378	1685	1895	2160	2448	2703	2880	2949	3102	
773	953	1193	1379	1686	1912	2171	2459	2705	2886	2950	3103	
774	958	1194	1388	1692	1925	2240	2516	2714	2887	2965	3104	

Restricted "R"



Trees Schedule

Image	Botanical Name	Image	Botanical Name
	Acacia gerrardii		Leucaena leucocephala
	Azadirachta indica		Melia azedarach
	Bauhinia variegata 'Alba'		Olea europea
	Bombax ceiba		Peltophorum pterocarpum
	Cassia fistula		Plumeria obtuse
	Cassia Glauca		Prosopis cineraria
	Cercidium floridum		Schinus molle
	Citrus limon		Tamarix aphylla
	Dalbergia sissoo		Ziziphus spina christii
	Delonix regia Restricted "R"		

Shrubs Schedule





SHRUBS SCHEDULE								
CODE	IMAGE	BOTANICAL NAME	COMMON NAME	OVERALL HEIGHT MM	TRUNK HEIGHT MM	SPREAD MM	MIN CALIPER MM	SPACING (NUMBER / SQM)
JSGAM		<i>Jasminum sambac</i>	Jasmin	500	N/A	500	N/A	3
AGA-ANG		<i>Agave angustifolia marginata</i>	Variegated Caribbean Agave	500	N/A	500	N/A	3
BOU-GLA		<i>Bougainvillea glabra</i>	Bougainvillea Paper Flower	500	N/A	700	N/A	3
COE-PUL		<i>Caesalpinia pulcherrima</i>	Peacock flower	700	N/A	1000	N/A	3
COE-NOC		<i>Ocimum nocturnum</i>	Night Jasmine	500	N/A	500	N/A	3
DOD-VS		<i>Dodonaea viscosa</i>	Hop Bush	600	N/A	400	N/A	3
LEU-FRU		<i>Leucophyllum frutescens</i>	Texas ranger	400	N/A	400	N/A	3
MUR-PAN		<i>Murraya paniculata</i>	Chinese box	500	N/A	500	N/A	3
PLU-ALB		<i>Plumbago auriculata</i>	Blue Plumbago, Cape Leadwort	500	N/A	500	N/A	3
RUS-EQU		<i>Ruscus episcifolius</i>	Firecracker Plant	500	N/A	500	N/A	6
SCH-FRU		<i>Scaevola taccsonia</i>	Beach Naupaka	500	N/A	500	N/A	3


Restricted "R"

Plant Mix and Grasses Schedules

FOR PLANT MIX DETAILS REFER TO SHEET (00101-PSN-ZZZ-ZZZ-DWG-LA-062004)














PLANT MIX SCHEDULE							
CODE	PLANT TYPE 1	PLANT TYPE 1 PERCENTAGE	PLANT TYPE 2	PLANT TYPE 2 PERCENTAGE	PLANT TYPE 3	PLANT TYPE 3 PERCENTAGE	PLANT TYPE 4 PERCENTAGE
MIX A	<i>Bougainvillea glabra</i>	50%	<i>Clerodendron inornate</i>	25%	<i>Carissa macrocarpa</i>	25%	-
MIX B	<i>Cathartanthus rasatus</i>	50%	<i>Clerodendron inornate</i>	25%	<i>Carissa macrocarpa</i>	25%	-
MIX C	<i>Clerodendron inornate</i>	20%	<i>Carissa macrocarpa</i>	20%	<i>Agave attenuata</i>	60%	-
MIX D	<i>Agave attenuata</i>	25%	<i>Clerodendron inornate</i>	25%	<i>Portulaca grandiflora</i>	50%	-
MIX E	<i>Contolipinto pulcherrima</i>	50%	<i>Jasminum sambac</i>	15%	<i>Pandanus bapsatis</i>	35%	-
MIX F	<i>Duranta surata</i>	60%	<i>Atropis aembaecata</i>	25%	<i>Sesuvium portulacastrum</i>	25%	-
MIX G	<i>Carissata regalisna</i>	50%	<i>Jasminum sambac</i>	25%	<i>Atropis aembaecata*</i>	25%	-
MIX H	<i>Yucca gloriosa</i>	25%	<i>Alca vera</i>	25%	<i>Portulaca grandiflora</i>	50%	-
MIX I	<i>Ostrum nocturnum</i>	25%	<i>Jasminum sambac</i>	25%	<i>Rosemarinus officinalis</i>	25%	<i>Coatum basilicum</i> 25%
MIX J	<i>Carissata regalisna</i>	25%	<i>Atropis helmutis</i>	25%	<i>Vitis rotundifolia</i>	25%	<i>Ochroneurus beccatus</i> 25%
MIX K	<i>Cathartanthus rasatus</i>	50%	<i>Clerodendron inornate</i>	25%	<i>Carissa macrocarpa</i>	25%	-

GRASSES SCHEDULE								
CODE	IMAGE	BOTANICAL NAME	COMMON NAME	OVERALL HEIGHT MM	TRUNK HEIGHT MM	SPREAD MM	MIN CALIPER MM	SPACING (NUMBER / SQM)
CEN-OL		<i>Cenchrus ciliaris</i>	Fortal buffalo grass	300	N/A	400	N/A	4
ALT-VER		<i>Alternanthera versicolor</i>	Joyweed	300	N/A	400	N/A	8
COR-SEL		<i>Cortaderia setacea</i>	Pampas grass	300	N/A	300	N/A	4
PEH-SET		<i>Pennisetum setaceum</i>	Fountain Grass	500	N/A	400	N/A	4

LAWN SCHEDULE								
CODE	IMAGE	BOTANICAL NAME	COMMON NAME	OVERALL HEIGHT MM	TRUNK HEIGHT MM	SPREAD MM	MIN CALIPER MM	SPACING (NUMBER / SQM)
PSV-AG		<i>Paspalum vaginatum</i>	Seashore Paspalum	0	N/A	N/A	N/A	N/A

Restricted "R"

Groundcovers Schedule

GROUNDCOVERS SCHEDULE								
CODE	IMAGE	BOTANICAL NAME	COMMON NAME	OVERALL HEIGHT MM	TRUNK HEIGHT MM	SPREAD MM	MIN CALIPER MM	SPACING (NUMBER / SQM)
ALDVER		<i>Aloe vera</i>	Medicinal Aloe	150	N/A	200	N/A	8
DAR-GR		<i>Carrisa grandiflora</i>	Natal Plum	500	N/A	400	N/A	4
CYMOT		<i>Cymbopogon citratus</i>	Lemon Grass	500-700	N/A	100	N/A	4
GAZ-WS		<i>Gazania rigens</i>	Treasure flower	150	N/A	200	N/A	8
VERTEN		<i>Verbena tenuisecta</i>	Mass Verbena	100	N/A	100	N/A	8
AGA-ATT		<i>Agave attenuata</i>	Fountain	500	N/A	500	N/A	3
MYR-COM		<i>Myrsine Communis</i>	True Myrtle	500-700	N/A	500	N/A	6
PAN-BAP		<i>Pandanus taptical</i>	Gold-striped screw pine	700	N/A	500	N/A	3
ASH-GAN		<i>Aegle marmelos</i>	Creeping fig	3000	N/A	400	N/A	5
DAR-MAC		<i>Carrisa macrocarpa</i>	Green Carpet Natal Plum	200	N/A	200	N/A	7
POR-ADR		<i>Portulacaria eria</i>	Elephant bush	500	N/A	400	N/A	8
RUE-OL		<i>Ruellia ciliosa</i>	Wild petunia	250	N/A	150	N/A	7
SES-POR		<i>Sesuvium portulacastrum green</i>	Sea Purslane	100	N/A	100	N/A	7

Restricted "R"

Hardscape Schedule

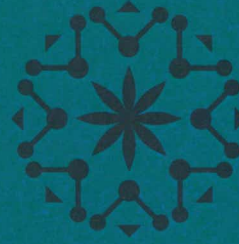
HARDSCAPE SURFACES											
CODE	DESCRIPTION	MATERIAL	PATTERN	SPECIFICATION	COLOR	FINISH	SRI VALUE	SIZE (LxWxH) mm	NOTES	JOINT	DETAIL REF.
P01	Pavers (Living Streets)	PRE CAST CONCRETE	RUNNING STACK	321400	LIGHT BEIGE	ROUGH	53	200x100x80mm	MODULAR	3MM SAND	081000 SERIES
P02A	Pavers (Walkways on Collector Roads)	PRE CAST CONCRETE	RUNNING STACK	321400	MIXED GREY	ROUGH	45	200x100x80mm	MODULAR	3MM SAND	081000 SERIES
P02B	Pavers (Walkways on Collector Roads Crossings)	PRE CAST CONCRETE	RUNNING STACK	321400	MIXED GREY	ROUGH	45	200x100x80mm	MODULAR	3MM SAND	081000 SERIES
P03	Pavers (Roads Crossings Ramps)	PRE CAST CONCRETE	RUNNING STACK	321400	MEDIUM GREY	ROUGH	45	200x100x80mm	MODULAR	3MM SAND	081000 SERIES
P04	Pavers (Shared Bicycle with Pedestrian Lanes)	PRE CAST CONCRETE WITH ACRYLIC MARKING	RUNNING STACK	321400	MIXED GREY PAVERS WITH FERN GREEN ACRYLIC MARKING (RAL 6022)	ROUGH	45	200x100x80mm	MODULAR	3MM SAND	081000 SERIES
P05	Pavers (Parking on Living Streets)	PRE CAST CONCRETE	HERRINGBONE	321400	GREY	ROUGH	45	200x100x80mm	MODULAR	3MM SAND	081000 SERIES
P06	Pavers (Open Space Primary Walkways)	PRE CAST CONCRETE	ARTESIO	321400	BEIGE	PLAIN / SHOTBLASTED	53	280x160x60mm	MODULAR	3MM SAND	081000 SERIES
P41	IN-SITU PAVING (Open Space Pathways in Natural and Urban Open Spaces)	INSITU CONCRETE	N/A	321313	LIGHT GRAY	TROWELLED	45	150mm THK	-	Control joint @ 3m	081000 SERIES
P42	IN-SITU PAVING (Green Spaces)	INSITU CONCRETE WITH EXPOSED AGGREGATE	N/A	321313	LIGHT BEIGE	TROWELLED	45	150mm THK	-	Control joint @ 3m	081000 SERIES
P43	IN-SITU PAVING (Green Spaces)	INSITU CONCRETE WITH EXPOSED AGGREGATE	N/A	321313	DARK BEIGE	TROWELLED	45	150mm THK	-	Control joint @ 3m	081000 SERIES
P61	SAND SURFACE (Kids Play Areas in Urban Open Spaces)	DOUBLE WASHED SAND	N/A	321400	NATURAL	NATURAL	75	REFER TO DETAILS	PERMEABLE	N/A	081000 SERIES
P62	RUBBER SURFACE (Kids Play Grounds in Natural Open Spaces)	EPDM	N/A	321816.13	VARIOUS COLORS	NATURAL	47	i) 10MM THK EPDM SURFACE ii) SBR BASE - DEPTH VARIES iii) COMPACTED SUB-BASE LAYER	-	N/A	081000 SERIES
P63	SPORTS COURT SURFACE (MUGA Courts, Climbing Areas in Natural and Urban Open Spaces)	ACRYLIC COATED ASPHALT	REFER TO DETAILS	321216	VARIOUS COLORS	SMOOTH SEALED	-	i) PUNCTURE PROOF SEALED SURFACE ii) 6MM EPDM iii) PRIMER iv) CONCRETE BASE	-	N/A	081000 SERIES
P71	GRAVEL SURFACE (Open Spaces in Green Spaces, Natural and Urban Open Spaces)	CRUSHED LIMESTONE	N/A	321400	NATURAL BEIGE	NATURAL	52	30-50mm (75mm DEPTH)	PERMEABLE	N/A	081000 SERIES
P81	COMPACTED DECOMPOSED GRAVEL SURFACE (Open Spaces in Natural and Urban Open Spaces)	MIX OF LIMESTONE CRUSHED GRAVEL & SAND	N/A	321500	NATURAL BEIGE / LIGHT GREY	COMPACTED, STABILIZED SAND & GRAVEL	65	30-40mm (100mm DEPTH)	PERMEABLE	N/A	081000 SERIES
P82	EXISTING SITE SAND (Sidewalks)	SAND	N/A	321400	NATURAL	NATURAL	-	300mm DEPTH	PERMEABLE	N/A	081000 SERIES
P88	CYCLE TRACK (Micro Mobility Path)	ACRYLIC COATED ASPHALT	N/A	321216	FERN GREEN (RAL 6022)	EPOXY PAINTED, SMOOTH SEALED	39	REFER TO DETAILS	-	N/A	081000 SERIES
P80	BOULDERS	COMBINATION OF LIMESTONE & GABBRO	N/A	321400	NATURAL BEIGE	NATURAL	-	-	-	N/A	081000 SERIES
P88	BUSTER TACTILE PAVERS (Collector Roads)	PRE CAST CONCRETE	STACKED	321400	GREY	PLAIN	53	300x300x80mm	MODULAR	3MM SAND	081000 SERIES
P98A	DIRECTIONAL TACTILE PAVERS (Living Streets)	PRE CAST CONCRETE	STACKED	321400	BEIGE	PLAIN	53	300x300x80mm	MODULAR	3MM SAND	081000 SERIES
P98B	DIRECTIONAL TACTILE PAVERS (Collector Roads)	PRE CAST CONCRETE	STACKED	321400	GREY	PLAIN	53	300x300x80mm	MODULAR	3MM SAND	081000 SERIES

HARDSCAPE SURFACES										
CODE	DESCRIPTION	MATERIAL	SPECIFICATION	COLOR	FINISH	SRI VALUE	SIZE (LxWxH) mm	NOTES	JOINT	DETAIL REF.
B01	BANDING (Living Streets)	PRE CAST CONCRETE	321400	BEIGE	ROUGH	53	200x100x80mm	MODULAR	3MM SAND	081000 SERIES
B02	BANDING (Collector Roads)	PRE CAST CONCRETE	321400	GREY	ROUGH	53	200x100x80mm	MODULAR	3MM SAND	081000 SERIES
B03	BANDING (Speedcheck Concrete Starter Block Ramp System, Collector Road Crossings)	PRE CAST CONCRETE	321400	GREY	ROUGH	53	200x100x80mm	MODULAR	3MM DRY	081000 SERIES

KERBS										
CODE	DESCRIPTION	MATERIAL	SPECIFICATION	COLOR	FINISH	SIZE (mm)	JOINT	DETAIL REF.		
K03	EDGE (Open Spaces)	PRECAST CONCRETE	321400	BEIGE	ROUGH FINISH	200x100x80mm	3MM SAND	081000 SERIES		
K21	ALUMINUM EDGE (Between Planting & Gravel)	ALUMINUM	321400	NATURAL	MILL	120mm HEIGHT	N/A	081000 SERIES		
K14	WHICH EDGE (AROUND WHICH BASIN)	LOCAL STONE BOULDERS	321400	NATURAL	ROUGH	1000-2000, D: 1000, H: 400-600 mm	N/A	081000 SERIES		

FENCE SCHEDULE										
CODE	DESCRIPTION	MATERIAL	SPECIFICATION	COLOR	FINISH	SIZE (mm)	DETAIL REF.			
F01	FENCE (MUGA COURT)	GALVANIZED STEEL (WELD MESH)	323116	MOSS GREEN (RAL 6005)	POLYESTER POWDER COATED	3000MM HEIGHT	083000 SERIES			
F10	GUARD RAIL	ALUMINUM	323119	GREY ALUMINUM (RAL 9007)	POLYESTER POWDER COATING	1100 MM HEIGHT, REFER TO DETAILS	083000 SERIES			
F21	GATE (MUGA COURT)	GALVANIZED STEEL (WELD MESH)	323116	MOSS GREEN (RAL 6005)	POLYESTER POWDER COATED	2000x3000MM HEIGHT	083000 SERIES			

Restricted "R"



مجموعة روشن
ROSHN GROUP



A PIF COMPANY

Restricted "R"