

### General requirements:

- Letter from Manateq contains land use, investor name and the appointed consultant.
- Company name as per reservation agreement to be indicated on all drawings.
- Land use as per Manateq letter to be indicated on all drawings.
- PIN and plot area to be indicated on the site plan drawing for BIRKATE AL-AWAMER & ABA SALEEL.
- Plot coordinates, accesses and area to be indicated on the site plan drawing for AL WAKRAH A & B.

### Coverage Area:

- Maximum ground floor area is 60% of plot area, minimum coverage area is 25% of plot area.

### Setbacks:

- Front 6 m.
- Back 3 m.
- Sides 3 m.
- Between Building 3 m.

### Floor Area Ratio (FAR):

- Maximum 1.3 for plots with area of 2000 m<sup>2</sup> and less.
- Maximum 1 for plots with area above 2000 m<sup>2</sup>.

### Parking:

- One place for 65 sq. m. of the total built up area of offices and showrooms.

### Warehouses:

- Floors: (G + M).
- Height: maximum 20 m.
- Basement is acceptable and its area to be counted within F.A.R if used for the main land use purpose, however it will not be counted within F.A.R if used for car parking. Basement should be built within the building boundaries.
- Basement can be extended under offices and showroom area in case they are attached to warehouse building, access stairs is permitted from warehouse building only.
- Investor to provide undertaking letter to utilize basement space as approved in plot land use letter. (To be attached to building permit file).

- Mezzanine area should not exceed 80% of ground floor area for plots with area of 2000 m<sup>2</sup> and less. Mezzanine area should not exceed 50% of ground floor area for plots with area above 2000 m<sup>2</sup>.
- **Number of warehouse allowable for each plot:**
  - Plots with area up to 2,000 sq. m. are eligible for one warehouse building.
  - Plots with area 2,500 sq. m. up to 5,000 sq. m. are eligible for maximum two warehouse buildings.
  - Plots with area 5,500 sq. m. up to 10,000 sq. m. are eligible for maximum three warehouse buildings.
  - Plots with area 10,500 sq. m. up to 20,000 sq. m. are eligible for maximum four warehouse buildings.
  - Plots with area 20,500 sq. m. up to 40,000 sq. m. are eligible for maximum six warehouse buildings.
  - Plots with area more than 40,000 sq. m. are eligible for six warehouse buildings, in addition to one warehouse building for each 20,000 sq. m. above its area.
- **Interior partitioning allowed for each building:**
  - Interior partitioning is allowable as per design needs, subject to comply with standard guidelines and regulations.
  - Minimum allowable area for interior partitioning is around 1000 m<sup>2</sup>.

#### Offices:

- Floors: (G + M) or (G + F).
- Maximum BUA area is 10% of plot area for plots with area of 2000 m<sup>2</sup> and less. Maximum BUA area is 10% of total built up area for plots with area above 2000 m<sup>2</sup>.
- Mezzanine area should not exceed 80% of ground floor area.
- Height: maximum 10 m.

#### Showrooms:

- Floors: (G + M).
- Maximum floor area is 5% of plot area.
- Mezzanine area should not exceed 80% of ground floor area.
- Height: maximum 10 m.
- One showroom space or can be divided as per the applicable number of warehouses, subject that its total floor area shall not exceed the allowable floor area of 5% of plot area.

#### Labor accommodation:

- Floors: (G + F + S).
- Maximum floor area is 6% of plot area.
- Height: maximum 13.75 m including the staircase.
- Labor bedroom area: 6 sq. m. per worker, maximum 4 per room.

- Toilets to be provided at each floor of labor accommodation as follows:
  - Shower to be separated from toilet.
  - Toilet for each 6 workers.
  - Shower for each 6 workers.
  - Washbasin for each 3 workers.
  - Urinal for each 10 workers.
- Kitchen to be provided at each floor of labor accommodation less than 25 workers. Central kitchen, restaurant, rest hall, clinic, prayer room and laundry for labor accommodation more than 25 workers.

#### **Guard room:**

- Maximum floor area is 10 sq. m., attached or detached from the main building.

#### **Substation:**

- Maximum height is 4.5 m and to be allocated as per KAHRAMAA regulations.

#### **Entrances:**

- Accesses as per approved road layout to be followed.

#### **Boundary wall:**

- Maximum height is 2.5 as per Manateq prototype design.

#### **Landscape (Green areas):**

- Minimum 3.5% of plot area.

#### **Allocate proper place for waste collection, not exposed to external.**

#### **General note;**

- Plot subdivision is not permissible in case of building more than one warehouse.
- Design power load should not exceed the total allocated load by KAHRAMAA.

## Al Wakra Logistic Park (A&B) Centralized Firefighting Network QCDD Requirements and Manateq Guide Lines

**Al Wakra Logistic Park project is provided with centralized firefighting network.**

- The plot sheets provided to investors identify the firefighting network tie-in diameter, coordinates, and total fire water supply allocated to each plot. The Qatar Civil Defense Department (QCDD) requirements to connect to the centralized network are provided herein.
- Project Consultant is requested to review the fire system design of the project in sight of the provided data and submit the drawings and supporting calculations report to QCDD accordingly. The consultant is advised to do all what is necessary to connect to the provided centralized firefighting network. In case the project size and demands requires a standalone firefighting system then the consultant needs to provide calculations supporting the need of a standalone system.
- The firefighting system approval is granted solely by QCDD and all submissions should comply with QCDD guidelines and procedures.
- The following list of plots are excluded; hence it cannot connect to the centralized firefighting network:

Parcel B	Parcel A
AW-LP-B-46, 50 & 54	AW-LP-A-47, 60, 66, 74, 87, 97, 102 & 135

## QCDD DESIGN CRITERIA FOR INVESTOR PLOTS FIRE FIGHTING SYSTEM

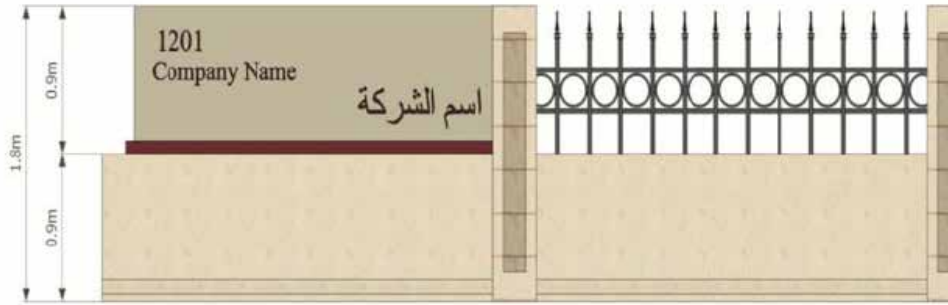
### BUILDING DESIGN LIMITATIONS FOR THE PLOTS:

Occupancy Classification	STORAGE
Hazard Classification	ORDINARY
Maximum Ceiling Height	9.10 meters
Maximum Storage Height	7.6 meters
Type of Commodities	Class I, II, IV, (NFPA 13)
Sprinkler K Factor	14
Sprinkler Type	ESFR (Early Suppression Fast Response)
Design Reference	NFPA 13 Chapter 14 Table 14.4.1 (2016 ed.) ESFR Protection of Palletize And Solid-pile Storage.

### HYDRAULIC CALCULATION INPUT REQUIREMENTS:

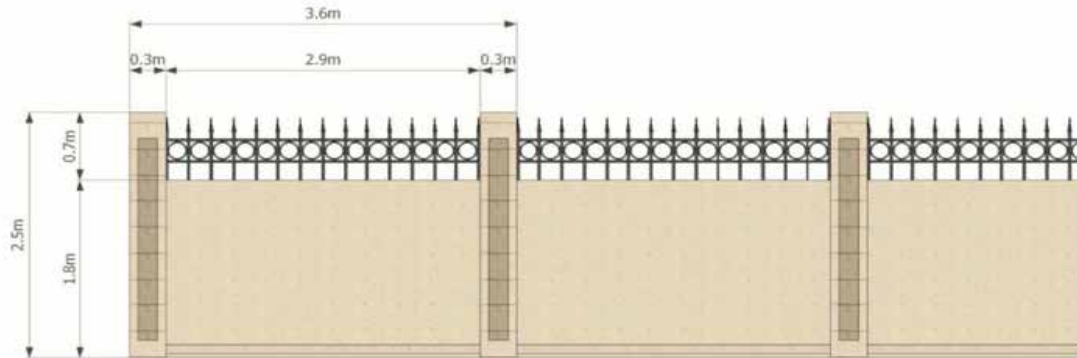
Design Area of water Application	: 150 sq.ft.
Sprinkler K factor	: 14
Inside Hose Stream Allowance	:50.00 gpm
Maximum Area Per Sprinkler	:130 sq. ft.
Calculation Mode	: Demand
Minimum Residual Pressure	: 50.00 psi
Minimum Desired Flow Density	: 0.20 gpm/sq. ft.
Default Pipe Material	: SCHED 40 wet STEEL
Available Pressure at Most	
Remote Area (Node 230)	: 8 Bars (Minimum)

## Approved Fence Specification Manateq Logistic Parks



### Front Fence Shape

- Total Height: 1.80 meter
- Solid Part (Brick or Concrete): 0.90 meter - Ferreforje Part: 0.90 meter
- Color: Color to be Light Brown (Beige) or close



### Side and Rear Fence Shape

- Total Height: 2.50 meter
- Solid Part (Brick or Concrete): 1.80 meter - Ferreforje Part: 0.70 meter
- Color: Color to be Light Brown (Beige) or close

#### Note:

It is permissible to have the side and rear fence solid completely (without ferreforje part) when plot is adjoined by a neighbor plot. If the plot is overlooking a street or sika then it must comply with the original shape