



SEVEN TIDES

# CLARENCE

*island retreat*

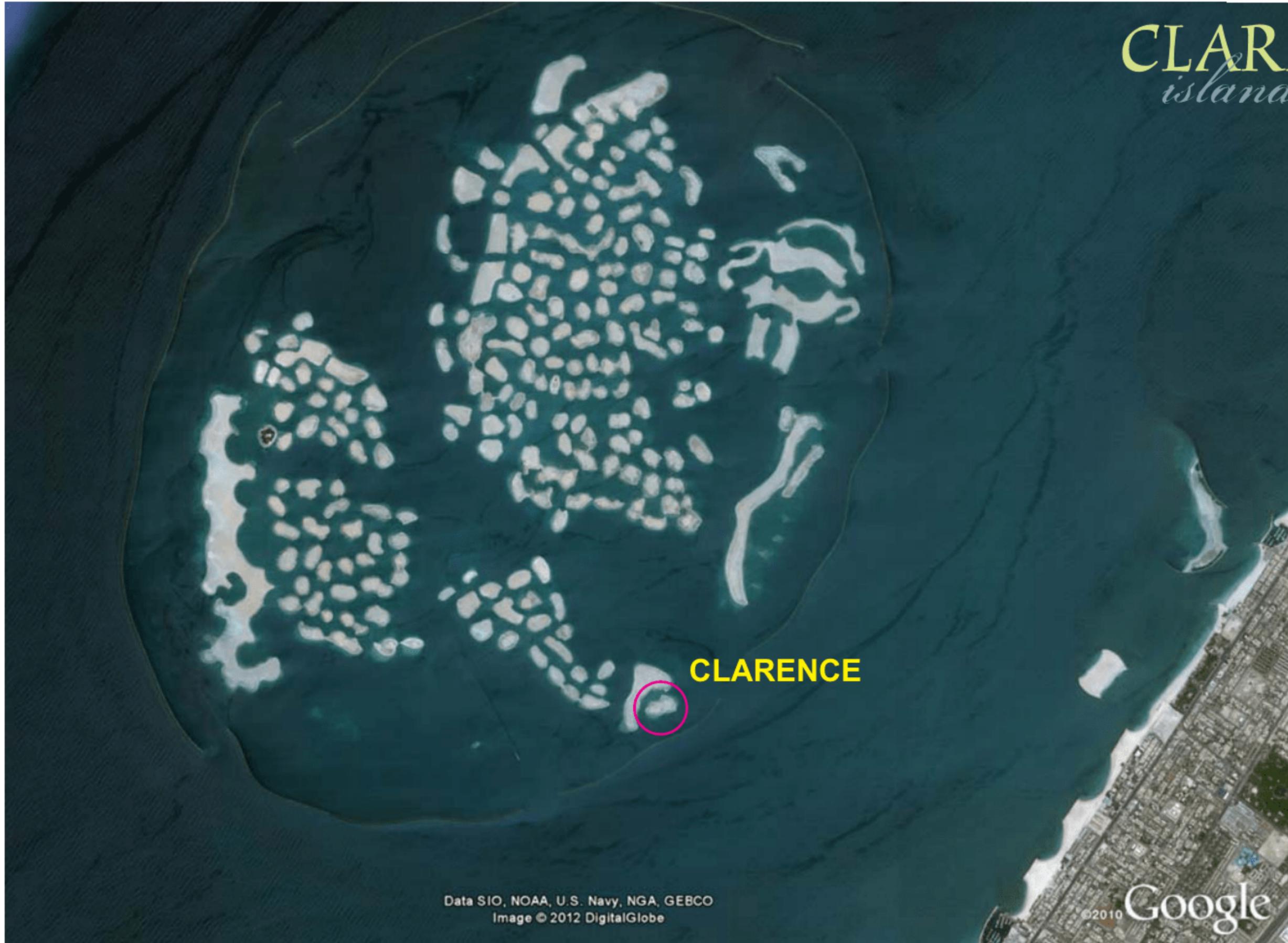




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**CLARENCE**

Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Image © 2012 DigitalGlobe

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Location



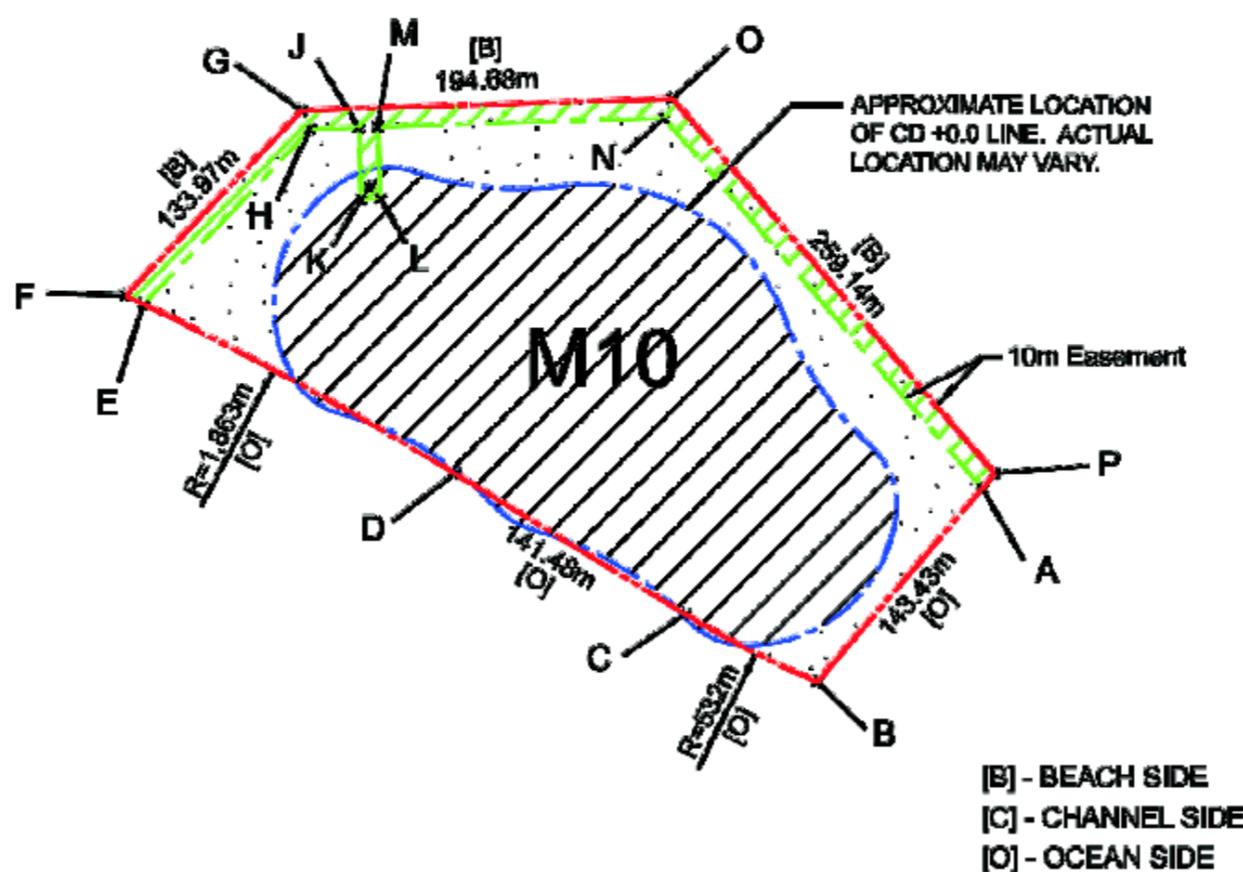


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BOUNDARY COORDINATES		
POINT	NORTHING	EASTING
A	2,787,868.6518	484,731.8073
B	2,787,738.7952	484,761.7952
C	2,787,705.2254	484,682.0202
D	2,787,851.8488	484,680.8529
E	2,787,873.3977	484,382.3849
F	2,787,868.4553	484,383.0824
G	2,787,700.4572	484,380.2100
H	2,787,698.1295	484,370.7628
J	2,787,718.3853	484,385.3882
K	2,787,897.8798	484,410.2012
L	2,787,708.0849	484,421.8871
M	2,787,727.4486	484,381.0821
N	2,787,860.8483	484,470.8950
O	2,787,860.4672	484,471.0864
P	2,787,878.5197	484,729.5811



<b>LAND USE DESIGNATION:</b> RESORT		<b>LEGEND</b> UPLAND AREA SUBMERGED AREA CD +0.0 PLOT BOUNDARY UTILITY EASEMENT	
			<b>ISLAND PLOT PLAN</b>
UPLAND AREA = 643,341 S.F. (50,478 SQ.M.) SUBMERGED AREA = 282,155 S.F. (24,355 SQ.M.) PLOT AREA = 805,496 S.F. (74,833 SQ.M.)	<b>NAME: CLARENCE</b>	<b>ID: TW-S-M10</b>	<b>DATE: 21-10-07</b>

# Original Island Plot Plan





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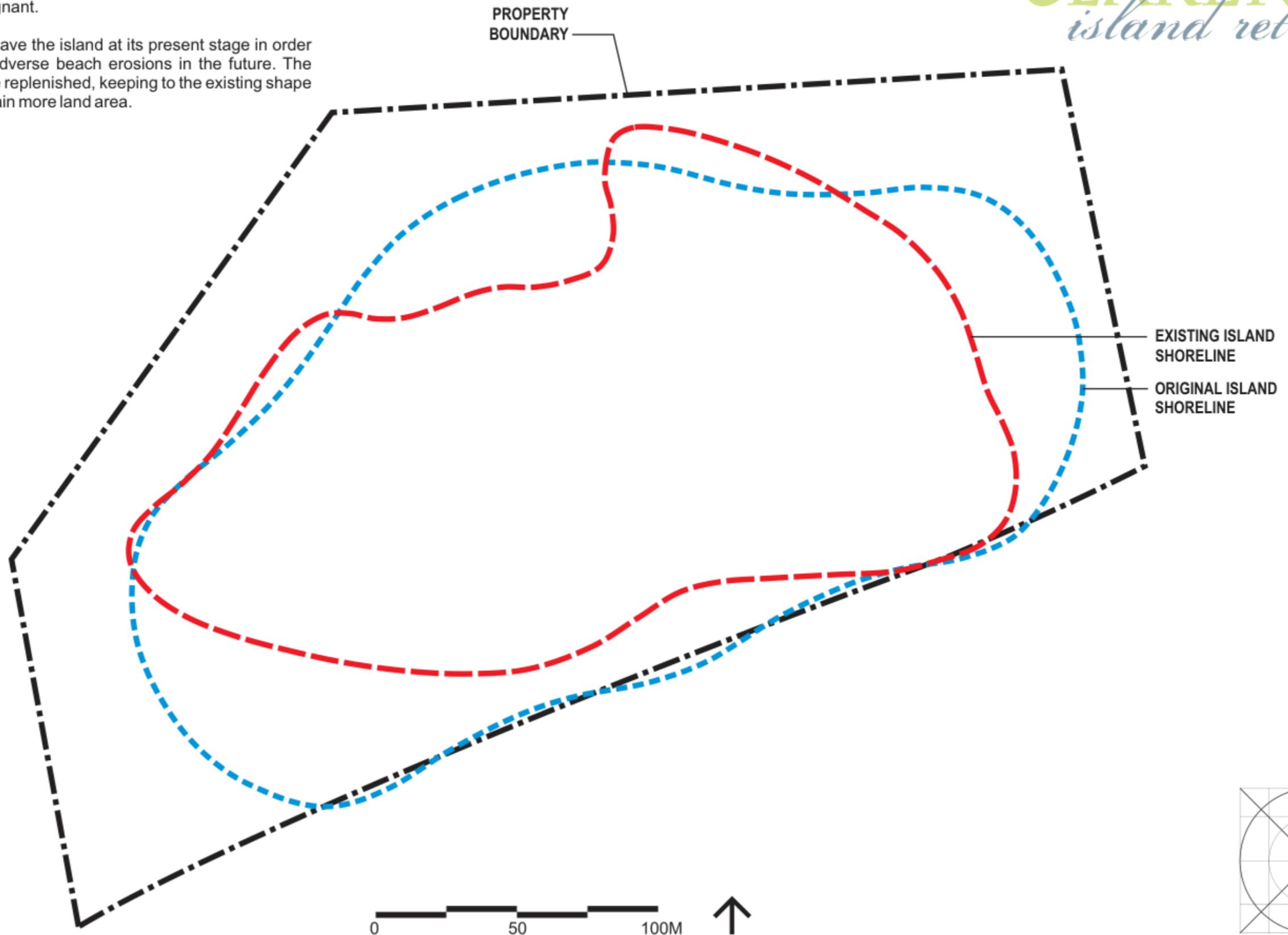
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The original island had an area of 50,478 sqm while the existing island has an approximate area of 36,830 sqm.

The island has reshaped since it was reclaimed through currents, waves and the settlement of sand and is now seem to be relatively stagnant.

It is advisable to leave the island at its present stage in order not to have any adverse beach erosions in the future. The beach still could be replenished, keeping to the existing shape of the island to regain more land area.



# Island Status





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EXISTING ISLAND SHORELINE  
ORIGINAL ISLAND SHORELINE

# Masterplan



# AREA STATEMENT

## TROPICAL VILLAGE

JORDAN ISLAND - DUBAI WORLD



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ITEM	BUILDING / FACILITY	NO	UNIT	UNIT AREA		AREA	
				QTY	UNIT	QTY	UNIT
<b>1.00 GUEST LODGING</b>							
1.1	Beach Villa	18	rooms	77.40	sqm	1,393.20	sqm
1.2	Semi Beach Villa	16	rooms	77.40	sqm	1,238.40	sqm
1.3	Water Villa	16	rooms	77.40	sqm	1,238.40	sqm
	<b>TOTAL</b>	<b>50</b>	<b>ROOMS</b>				
<b>2.00 PUBLIC AREA</b>							
2.1	Reception Lobby, Boutique, Library & Front Office	1	unit	276.48	sqm	276.48	sqm
2.2	Recreation Centre (Games Rm, Gym & Cinema)	1	unit	267.84	sqm	267.84	sqm
2.3	Pool Bar	1	unit	359.42	sqm	359.42	sqm
2.4	Restaurant & Kitchen	1	unit	661.83	sqm	661.83	sqm
2.5	Swimming Pool	1	unit	661.38	sqm	661.38	sqm
2.6	Grill Restaurant	1	unit	222.15	sqm	222.15	sqm
2.7	Signature Restaurant & Kitchen	1	unit	299.58	sqm	299.58	sqm
2.8	Lagoon Bar & Wine Cellar	1	unit	156.06	sqm	156.06	sqm
2.9	Spa Main Building	1	unit	424.13	sqm	424.13	sqm
2.10	Spa Treatment Rooms	6	unit	28.96	sqm	173.16	sqm
2.11	Watersports Centre	1	unit	148.21	sqm	148.21	sqm
2.12	Roundabout Pavilion (Water Villa Entry)	1	unit	28.27	sqm	28.27	sqm
2.13	Arrival Pavilion	1	unit	5.76	sqm	5.76	sqm
<b>3.00 SUPPORT FACILITIES</b>							
3.1	Staff Quarters	1	unit	260.04	sqm	260.04	sqm
3.2	Stores	1	unit	250.24	sqm	250.24	sqm
3.3	Service Building	1	unit	208.84	sqm	208.84	sqm
<b>TOTAL BUILT UP AREA</b>						<b>8,273.39</b>	<b>sqm</b>
<b>TOTAL AREA OF ISLAND (SHORELINE)</b>						<b>36,830.00</b>	<b>sqm</b>
<b>TOTAL LENGTH OF SHORELINE</b>						<b>823.67</b>	<b>m</b>
<b>MINIMUM OPEN SPACE</b>		<b>50</b>	<b>%</b>	<b>77.54</b>	<b>%</b>	<b>28,556.61</b>	<b>sqm</b>
<b>MIN COMMON OPEN SPACE (NON BEACH)</b>		<b>30</b>	<b>%</b>				<b>sqm</b>
<b>MINIMUM BEACH FRONTAGE (ISLAND PERIMETRE)</b>		<b>20</b>	<b>%</b>	<b>20.71</b>	<b>%</b>	<b>170.60</b>	<b>m</b>
<b>MINIMUM CHANNEL FRONTAGE (ISLAND PERIMETRE)</b>		<b>70</b>	<b>%</b>				
<b>MAXIMUM ADDITIONAL LEVEL SURFACE</b>							
<b>MAXIMUM COMMERCIAL AREAS</b>							

**NOTE:** All areas are measured from the existing size and shape of the island.

Area Statement

