Submission Stages & Requirements Levels Overview



Submission Levels: A Three-Tiered Framework for Application Submission

Applicants are invited to engage in a streamlined, three-tiered submission process aimed at improving Design Proposal quality and depth. This structured approach promotes a smooth review and ensures systematic advancement from basic sketches to detailed architectural plans by providing clear criteria at each stage.

LEVEL 1 Project Overview

The process begins with a focus on a high-level understanding. At Level 1, applicants are to provide an overarching view of their project, aligning initial concepts with the strategic design objectives. Essential elements, such as plot details, uses, and topographical context, set the stage for subsequent development.

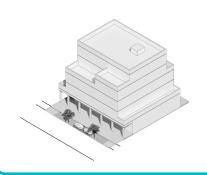
Level 1 submissions should adhere to initial conceptual design criteria, omitting elements that are specific to the more detailed Levels 2 and 3.

Level 1

Level

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LEVEL 2Massing & Form Standards



Progressing to Level 2, applicants must refine their proposals, integrating details that demonstrate adherence to massing and form standards while responding to site-specific challenges. This is where the conceptual vision starts taking a tangible shape, providing an integrated perspective of the project's impact on its surroundings.

Level 2 submissions should seamlessly integrate and align with all design elements from Level 1, ensuring consistency and no contradictions.

LEVEL 3

Form & Architectural Standards



Level 3 demands a deeper architectural articulation, where applicants imbue their designs with character through materiality and spatial dynamics. Here, the design narrative is enriched, and the proposal's compliance with rigorous architectural standards is showcased.

Level 3 is a fully detailed submission that builds on and adheres to Levels 1 and 2, integrating all prior information and including sufficient level of detail to fully demonstrate compliance with each requirement of the Manual.

Notes:

- If a transect manual does not include a requirement corresponding to a Required Item, compliance with that item is not necessary
- Sports Boulevard Foundation reserve the right to request additional information for any submission received.
- Informations submitted at different times are not read in conjunction, therefore each submission is assessed individually and shall be exhaustive. All submitted materials automatically supersedes the previous submissions.
- All details in different drawings shall match.
- Design Summary Report to be provided as PDF file.
- Should the submitted application fail to adequately demonstrate compliance with the specified criteria at each level, Sports Boulevard Foundation reserves the right to suspend the review process until the applicant submits a comprehensive and exhaustive resubmission, sufficiently showcasing compliance with the outlined requirements for each stage.

Submission Stages & RequirementsLevel 1: Project Overview



Level 2 Level 3

Notes:

- Plans must indicate plot boundary line.
- Any visuals shall illustrate all the relevant site condition, capturing all the features listed in the submission requirements.
- Drawings should be submitted on A3 pages. For larger projects, the scale of the drawings should be discussed and agreed upon.
- The folders must be organised in the following structure:
 D2. Digital Submission Requirements تقرير المقوية
 D3. Detailed Plot Survey تقرير مسادم للأرض
 D4. Design Summary Report تقرير ملخص التصويم
 D5. Location Plan الموقع الموام
 D6. Site Plan الموقع الموام
 D7. Basement Floor Plans مساقط الادوار السفلية
 D8. Floor Plans مساقط العوام
 D9. Roof Plan المساقط العرام
 D9. Roof Plan المالية السفل
 D1. Elevations تالواچها

مخططات البستنة - 12. Landscape Plans

Submission Document	Required Items	✓
Design Summary Report Design Summary Report Template Residential Design Summary Report Template Residential Mixed Use	Level 1: Project Overview The Design Summary Report purpose is to illustrate the design intent, in line with the SBF Design Code. It shall include, in the form of text, diagrams, drawings: 1. Site Information a. Location plan b. Site plan c. Site topography (mandatory at later stages) - Is the plot flat or sloped? d. Plot size and dimensions e. Photos of the site and surrounding context 2. Transect and Building Information a. Applicable transect(s) based on Design Code Transects Plan b. Building heights (number of storeys)	✓
	c. Plot boundary classification (primary street, side street, side, rear) d. Building form types (as outlined in the urban code guidelines) e. Plot consolidation strategy (if applicable) 3. Project Overview a. Application details b. Brief description of the project c. Intended use(s) d. Preliminary drawings or Concept sketches or vision boards (optional)	





Design Summary Report Template

Access the Design Summary Report Template to guide your design presentation in accordance with the SBF Design Code.



BIM Submission Requirements (Optional)

For the subsequent stage, submissions must align with BIM standards. Please familiarize yourself with the BIM Template and BIM Submission Guidelines.



1. BIM Submission Guidelines

<u>Link</u>

2. BIM Template

Link

Submission Stages & Requirements Level 2: Massing & Form Standards



Level 1 Level 2 Level 3

Notes:

- All drawings must include relevant dimensions related to the subject being discussed in the report.
- Plans must indicate plot boundary line and include setbacks dimensions.
- Any visuals shall illustrate all the relevant site condition capturing all the features listed in the submission requirements.
- Drawings should be submitted on A3 pages. For larger projects, the scale of the drawings should be discussed and agreed upon.
- Floor plans can be diagrammatic (openings and internal partitions not required)

- The folders must be organised in the following structure:
 - متطلبات التقديم الرقمية D2. Digital Submission Requirements
 - تقرير مساحي للأرض 03. Detailed Plot Survey
 - تقرير ملخص التصميم 04. Design Summary Report
 - مخطط الموقع 05. Location Plan
 - الموقع العام 06. Site Plan
 - مساقط الادوار السفلية 07. Basement Floor Plans
 - مساقط الادوار D8. Floor Plans
 - مسقط السطح 09. Roof Plan
 - لواجهات 10. Elevations
 - القطاعات 11. Sections
 - مخططات البستنة 12. Landscape Plans

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Submission Document	Required Items	✓
BIM Submission Requirements	 The 3d model of the proposed design in BIM format shall include: Context with correct topography, streets/driveways, massing of adjacent buildings, eventual existing built volumes/streets/vegetation within the plot boundary if retained; Plot boundary indication; All external walls (no openings required), including garden walls; All slabs, including below ground floors and ramps (if applicable); Parking accessibility strategy (i.e. driveways, ramps); Main frontage types and additional frontage types Courtyards and pedestrian passages (if applicable) Area schedule of use(s) A Revit Template aligned with the Design Code is available via the link below. Use of the Template is optional, even if submitting a BIM 3D model is required. BIM Submission Guidelines Link BIM Template Link 	
Design Summary Report Summary Report Template Residential Design Summary Report Template Mixed Use	Level 2: Massing & Form Standards 1. 3D massing diagram 2. Building heights 3. Plot coverage calculation 4. Open space calculation 5. Courtyards (if applicable) 6. Building setbacks 7. Area schedule of proposed use(s); 8. Parking calculation 9. Frontage types (if applicable) 10. Additional frontage types (if applicable) 11. Pedestrian passage(s) strategy (if applicable).	
General Arrangement Drawings	 Location Plan Scale 1:1250 - 1:2500 Site Plan Scale 1:500 Basement Floor Plans Scale 1:200 - 1:100 Floor Plans Scale 1:200 - 1:100 Roof Plan Scale 1:200 - 1:100 Elevations Scale 1:200 - 1:100 Sections Scale 1:200 - 1:100 Landscape Plans Scale 1:200 - 1:100 	





Design Summary Report Template

Access the Design Summary Report Template to guide your design presentation in accordance with the SBF Design Code.



BIM Submission Requirements

1. BIM Submission Guidelines Link



2. BIM Template Link

Submission Stages & RequirementsLevel 3: Form & Architectural Standards



Level 1 Level 2 Level 3

Notes:

- All drawings must include relevant dimensions related to the subject being discussed in the report
- Plans must indicate plot boundary line and include setbacks dimensions
- Any visuals shall illustrate all the relevant site condition capturing all the features listed in the submission requirements.
- Drawings should be submitted on A3 pages. For larger projects, the scale of the drawings should be discussed and agreed upon.
- The folders must be organised in the following structure:
 - متطلبات التقديم الرقمية 02. Digital Submission Requirements
 - تقرير مساحى*ي* للأرض 03. Detailed Plot Survey
 - تقرير ملخص التصميم 04. Design Summary Report
 - مخطط الموقع 05. Location Plan
 - الموقع العام 06. Site Plan
 - مساقط الادوار السفلية 07. Basement Floor Plans
 - مساقط الادوار 08. Floor Plans
 - مسقط السطح 09. Roof Plan
 - لواجهان 10. Elevations
 - القطاعات 11. Sections

	ا 11. Sections - الدينية 12. Landscape Plans - مخططان البيستة	
Submission Document	Required Items	✓
BIM Submission Requirements A Revit Template aligned with the Design Code is available via the link below. Use of the Template is optional, even if submitting a BIM 3D model is required. BIM Submission Guidelines Link BIM Template Link	 The 3D model of the proposed design in BIM format shall include: Context with correct topography, streets/driveways, massing of adjacent buildings, eventual existing built volumes/streets/vegetation within the plot boundary (if retained); Plot boundary indication; External walls with all openings, garden walls, balustrades, screening and shading systems. All slabs, including below ground floors and ramps (if applicable); Parking accessibility strategy (i.e. driveways, ramps); Main frontage types and additional frontage types Courtyards and pedestrian passages (if applicable) Facade openings showed on elevations Materials and colours showed on colour coded elevations Signage (if applicable) Publicly accessible utilities facade integration (if applicable) Landscape Lighting elements Area schedule of use(s) 	
Design Summary Report Access the Design Summary Report Template to guide your design presentation in accordance with the SBF Design Code. Design Summary Report Template Residential Design Summary Report Template Mixed Use	Level 3: Form & Architectural Standards 1. Final visuals 2. Signage (if applicable) 3. Ground floor datum (if applicable) 4. Parking gate and bollards (if applicable) 5. Solid to glazing ratio 6. Openings proportions 7. Glazing setback 8. Privacy strategy 9. Parapets and balustrades 10. Materials with corresponding colour coded elevations 11. Colours with corresponding colour coded elevations 12. Rooftops services and screening. 13. Publicly accessible utilities location and dimensions 14. Division wall and utilities 15. Lighting 16. Open space components: shaded areas and hardscape/softscape areas 17. Details of hard and soft landscaping 18. Public pavement strategy (if applicable)	
General Arrangement Drawings	 Location Plan Scale 1:1250 - 1:2500 Site Plan Scale 1:500 Basement Floor Plans Scale 1:200 - 1:100 Floor Plans Scale 1:200 - 1:100 Roof Plan Scale 1:200 - 1:100 Elevations Scale 1:200 - 1:100 Sections Scale 1:200 - 1:100 Landscape Plans Scale 1:200 - 1:100 	