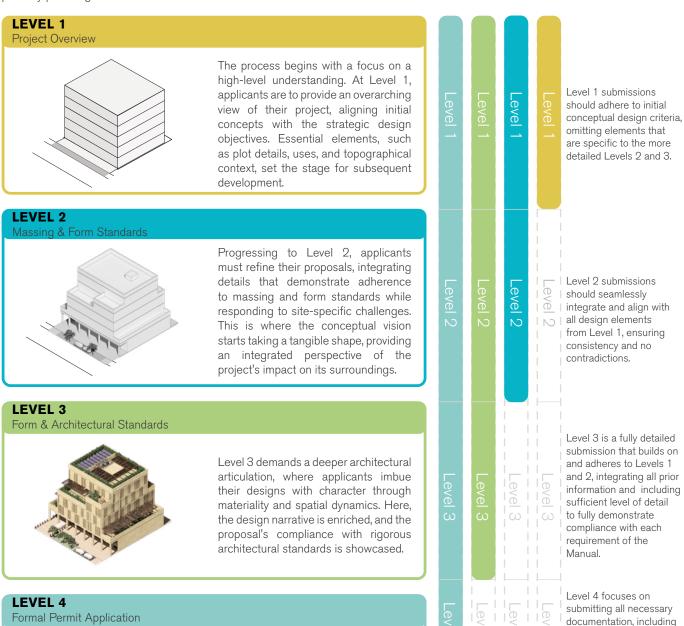
# Submission Levels & Requirements Levels Overview



### Submission Levels: A Four-Tiered Framework for Application Submission

Applicants are invited to engage in a streamlined, four-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 level.



# permit, including final design review and approval. Applicants must present all detailed designs, specifications, and necessary compliance documents.

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.

Level 4 involves the complete and formal submission of the project for a building

- Information submitted at different times are not read in conjunction, therefore each submission is assessed individually and shall be exhaustive. All submitted materials automatically supersede 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 level.

forms and architectural

full compliance with the

Design Code standards.

standards to demonstrate

# **Submission Levels & Requirements**



Notes:

- Plans must indicate plot boundary line.
- Any visuals shall illustrate all the relevant site conditions, 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:
  - 01. Completed SBF Design Approval Form نموذج اعتماد التصميم متطلبات التقديم الرقمية 02. Digital Submission Requirements
  - יבק תמטבי Digital Commission (אינטבי Digital Commission (אינטבי בי המנון משובה עונים 3. Detailed Plot Survey נقرير ملخص التصميد 04. Design Summary Report تقرير ملخص التصميد 05. Location Plan مخطط الموقع

  - الموقع العام العالم الموقع المام الموقع الموقع (OS. Site Plan المائطير 13. Visuals المناظير 14. Drawing Schedule جدول بيانات الرسومات
  - اخر*ت -* 15. Other

| Submission<br>Document  | Required Items   | <b>✓</b> |
|---|--|----------|
| SBF Design<br>Approval Form   | The Design Approval Form is available for download on the Sports Boulevard Foundation website:  * Design Approval Form Link  |          |
| Design Summary Report  Design Summary Report Template Residential  Design Summary Report Template Mixed Use | Level 1: Project Overview  The Design Summary Report's 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 levels) - Is the plot flat or sloped? d. Plot size and dimensions e. Photos of the site and surrounding context f. Land deed (optional)  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 Transect Manuals) e. Plot consolidation strategy (if applicable)  3. Project Overview a. Application details |          |
|   | <ul><li>b. Brief description of the project</li><li>c. Intended use(s)</li><li>d. Preliminary drawings or concept sketches or vision boards (optional)</li></ul>   |          |



Design Summary Report Template Mixed Use

### **Design Summary Report Template**

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



Link



### **BIM Template** (Optional)

Please familiarise yourself with the BIM Template and BIM Template User Guide.

1. BIM Template User Guide

<u>Link</u>



## **Submission Levels & Requirements** Level 2: Massing & Form Standards



Level 2 Level 1

- 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 conditions 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
- Drawings must contain plot boundary, north arrow, scale, drawing number, drawing name, revision number and date.

- The folders must be organised in the following structure:
  - 01. Completed SBF Design Approval Form סָבֶּנֹג ְ בּזֹבֵּטוֹג װֹבּיבְעַבָּּוּ 02. Digital Submission Requirements מַּבֹּשְׁנִיטוֹ װְעַבְּּבְּיַבּ 03. Detailed Plot Survey יבונען משנה בינען משנה בינען משנה בינען משנה בינען משנה בינען משנה בינען מעברים וליביען לפרים בינען מעברים בינען מעברים בינען מבביען בינען מביען בינען מבביען בינען מבביען בינען מבביען בינען מביען בינען מבביען בינען מבביען בינען מביען בינען מביען בינען מביען בינען מביען בינען מביען בינען בינען מביען בינען מביען בינען מביען בינען מביען בינען מביען בינען בינען בינען בינען בינען בינען בינען מביען בינען בינען בינען בינען בינען בינען בינען בינען מביען בינען מביען בינען מביען בינען מביען בינען מביען בינען בינען בינען בינען מביען בינען בינען בינען מביען בינען בינען

  - 05. Location Plan مخطط الموقو. 106. Site Plan الموقو العام 106. Site Plan الموقو العام 107. Basement Floor Plans فساقط الدوار السفلية 108. Floor Plans المسقط السطر 109. Roof Plan المسقط السطر 10. Elevations نالمهاليا 11. Sections نالمهاليا 12. Landscape Plan قلسلان البستان مخططان البستان 12. Landscape Plan قلسلان 13. المعلقات 13.

| Submission Document   | Required Items   | <b>✓</b> |
|---|--|----------|
| SBF Design<br>Approval Form   | The Design Approval Form is available for download on the Sports Boulevard Foundation website:  * Design Approval Form Link  |          |
| BIM Submission Requirements Please familiarise yourself with the BIM Template and BIM Template User Guide BIM Template User Guide Link BIM Template Link  | <ol> <li>The 3d model of the proposed design in BIM format shall include:</li> <li>Context with correct topography, streets/driveways, massing of adjacent buildings, existing/proposed built volumes/streets/vegetation within the plot boundary if retained</li> <li>Plot boundary indication</li> <li>All external walls (no openings required), including garden walls</li> <li>All slabs, including below ground floors and ramps (if applicable)</li> <li>Parking access strategy (e.g. driveways, ramps)</li> <li>Main frontage types and additional frontage types</li> <li>Courtyards and pedestrian passages (if applicable)</li> <li>Area schedule of use(s)</li> <li>A Revit Template aligned with the Design Code is available via the link below. Use of the Template is optional, however submitting a BIM 3D model is required.</li> </ol> |          |
| Pesign 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  Link Link  Link  Link | Level 2: Massing & Form Standards  1. Land deed 2. Authorisation letter authorising the engineering office to initiate the approval process 3. Site topography 4. 3D massing diagram 5. Building heights 6. Plot coverage calculation 7. Open space calculation 8. Courtyards (if applicable) 9. Building setbacks 10. Area schedule of proposed use(s) 11. Parking calculation 12. Frontage types (if applicable) 13. Additional frontage types (if applicable) 14. Pedestrian passage(s) strategy (if applicable) 15. Evidence of appointment of Accredited Professional (AP) 16. Evidence of Mostadam / LEED platform account creation  |          |
| General<br>Arrangement<br>Drawings  | <ul> <li>Location Plan Scale 1:1250 - 1:2500</li> <li>Site Plan Scale 1:500</li> <li>Basement Floor Plans Scale 1:200 - 1:100</li> <li>Floor Plans Scale 1:200 - 1:100</li> <li>Roof Plan Scale 1:200 - 1:100</li> <li>Elevations Scale 1:200 - 1:100</li> <li>Sections Scale 1:200 - 1:100</li> <li>Landscape Plan Scale 1:200 - 1:100</li> </ul>   |          |

## **Submission Levels & Requirements** Level 3: Form & Architectural Standards



- 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 conditions 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.
- Drawings must contain plot boundary, north arrow, scale, drawing number, drawing name, revision number and date.
- The folders must be organised in the following structure:
- نموذج اعتماد التصميم O1. Completed SBF Design Approval Form 02. Digital Submission Requirements - متطلبات التقديم الرقوبية
- 03. Detailed Plot Survey تقرير مساحب للأرض تقرير ملخص التصميم O4. Design Summary Report
- مخطط الموقع 05. Location Plan
- 06. Site Plan الموقع العام مساقط الادوار السغلية O7. Basement Floor Plans مساقط الادوار No. Floor Plans
- 09. Roof Plan مسقط السطح الواجهات 10. Elevations القطاعات 15. Sections
- 12. Landscape Plan مخططات البستنة
- المناظير 13. Visuals المناظير

### Submission **Required Items SBF Design** The Design Approval Form is available for download on the Sports Boulevard Foundation website: Approval Form Design Approval Form <u>Link</u> **BIM Submission** The 3D model of the proposed design in BIM format shall include: Requirements Context with correct topography, streets/driveways, massing of adjacent buildings, existing/proposed built volumes/streets/vegetation within the plot boundary (if retained) A Revit Template aligned Plot boundary indication with the Design Code 3. External walls with all openings, garden walls, balustrades, screening and shading systems. is available via the All slabs, including below ground floors and ramps (if applicable) link below. Use of the Parking accessibility strategy (e.g. driveways, ramps) Template is optional, however submitting a BIM Main frontage types and additional frontage types 3D model is required. Courtyards and pedestrian passages (if applicable) Facade openings shown on elevations BIM Template User Materials and colours shown on colour coded elevations Guide Link 11. Gates (if applicable) BIM Template Link 12. External equipment including publicly accessible utilities and their integration into the facade 13. Landscaping 14. Lighting elements 15. Area schedule of use(s) Level 3: Form & Architectural Standards 1. Land deed Visuals 2. Signage **Design Summary** Ground floor datum (if applicable) Report Parking gate and bollards (if applicable) Access the Design Solid to glazing ratio Summary Report 7. Openings proportions Template to Glazing setback guide your design 9. Privacy strategy 10. Parapets and balustrades presentation in 11. Materials with corresponding colour coded elevations accordance with the 12. Colours with corresponding colour coded elevations SBF Design Code. 13. Rooftops services and screening Design Design 14. Locations, dimensions and facade integration of external equipment, including publicly accessible utilities Summary Report 15. Division wall and utilities Report Template 16. Lighting 17. Open space components: shaded areas and hardscape/softscape areas 18. Details of hard and soft landscaping Link Link 19. Public pavement strategy (if applicable) 20. Evidence of Mostadam/LEED project registration 21. Mostadam/LEED Scorecard with brief description of proposed approach to achieving each targeted credit 22. Evidence of proposed district cooling connection/adaptability for future connection (if applicable) Location Plan Scale 1:1250 - 1:2500 • Roof Plan Scale 1:200 - 1:100 General Site Plan Scale 1:500 Elevations Scale 1:200 - 1:100 **Arrangement** Basement Floor Plans Scale 1:200 - 1:100 Sections Scale 1:200 - 1:100 **Drawings** • Floor Plans Scale 1:200 - 1:100 Landscape Plan Scale 1:200 - 1:100 The visuals should depict all key external elements of the development with high-quality digital Visuals representations, aligning with all other submittals in all detail and consistently including the surrounding

context

# **Submission Levels & Requirements** Formal Permit Application



- 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 conditions 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.
- Drawings must contain plot boundary, north arrow, scale, drawing number, drawing name, revision number and date.
- The folders must be organised in the following structure:
  - 01. Completed SBF Design Approval Form סָבֶּנֹג ְ בּזֹבֵּטוֹג װֹבּיבְעַבָּּוּ 02. Digital Submission Requirements מַּבֹּשְׁנִיטוֹ װְעַבְּּבְּיַבּ 03. Detailed Plot Survey יבונען משנה בינען משנה בינען משנה בינען משנה בינען משנה בינען משנה בינען מעברים וליביען לפרים בינען מעברים בינען מעברים בינען מבביען בינען מביען בינען מבביען בינען מבביען בינען מבביען בינען מביען בינען מבביען בינען מבביען בינען מביען בינען מביען בינען מביען בינען מביען בינען מביען בינען בינען מביען בינען מביען בינען מביען בינען מביען בינען מביען בינען בינען בינען בינען מביען בינען מביען בינען מביען בינען מביען בינען מביען בינען מביען בינען בינען מביען מביען בינען מביען בינען בינען מביען בינען מביען בינען מביען בינען בינען

  - رة. Location Plan يوقوع الفلكة (66. Site Plan ولوقا للموقع الموقع الموقع

| Transon, arawing mame              | 15. Other - <i>a</i> ysi   |   |
|------------------------------------|--|---|
| Submission<br>Document             | Required Items   | ✓ |
| SBF Design<br>Approval Form        | The Design Approval Form is available for download on the Sports Boulevard Foundation website:  * Design Approval Form Link  |   |
| Land deed                          | Land deed(s) for all relevant plots  |   |
| BIM Submission<br>Requirements     | Fully detailed BIM model that aligns with drawings and visuals  * BIM Template User Guide Link  * BIM Template Link  |   |
| Design Summary<br>Report           | Include the Design Summary Report with all completed Submission Levels and ensure complete alignment with all other submittals & plans in every detail   |   |
| General<br>Arrangement<br>Drawings | Location Plan Scale 1:1250 - 1:2500 Location plan on an up-to-date map with clear indication of plot number, adjacent buildings and streets, orientation, plot boundary, plot size.  Site Plan Scale 1:500 Site plan on an up-to-date map with clear indication of: Plot boundary, North arrow All buildings, roads and footpaths on land adjoining the site, including access arrangement Basement Floor plans Scale 1:200 - 1:100 Basement Floor plans can be diagrammatic, for all levels: All usels with their GFAs Plot boundary, North arrow and all setbacks annotated Key dimensions including parking spaces length and (if applicable) Floor plans Cale 1:200 - 1:100 Floor plans Cale diagrammatic (openings and internal partitions not required) but shall include, for all levels: Parking access strategy with key dimensions including driveways, ramps and numbered parking spaces Key dimensions including facade width, bay width and frontage of the portions of roof are accessible Plot boundary, North arrow and all setbacks annotated Elevations Scale 1:200 - 1:100 Annotated floor to floor heights Site level variations (if applicable)  Sections Scale 1:200 - 1:100  Minimum two sections (longitudial and transversal), located to capture existing/proposed site level changes, building height differences, ramps, courtyards, pedestrian passages. The sections shall include: All frontage types with annotated key dimensions (depth, height) Landscape Plan Scale 1:200 - 1:100  Indication of landscape design to be read in conjunction with landscape specimens schedule. |   |
| Drawings<br>Schedule               | A drawing schedule table which includes all submitted drawings with information such as: drawing number, drawing type, sheet title, scale, date and revision   |   |
| Visuals                            | The visuals should depict all key external elements of the development with high-quality digital representations, aligning with all other submittals in all detail and consistently including the surrounding context  |   |
| Sustainability                     | <ul> <li>Mostadam: Design Rating Compliance Letter</li> <li>LEED: Evidence of Design Stage Review</li> </ul>   |   |
| Other                              | Any other relevant information for the project demonstrating Design Code compliance  |   |
| Amanah<br>Requirements             | Indication of Civil Defence Plan, Traffic Study, Utility Drawings with access, Basement Ventilation Technicalities, and Universal Accessibility  |   |