

Form - 03 Detailed Design Form

* IT IS MANDATORY TO COMPLETE ALL INFORMATION AS REQUESTED IN THE FORM *

TIP use only

Date of Receipt of Application: _____

Decision: _____

Date: _____

1. Project Information

Project Title: _____

Project Number: _____

Zone #: _____

Plot #: _____

Temporary Power Requirements: _____

Total Plot Area (m2): _____

Temporary Water Requirements: _____

Total Built-up Area (m2): _____

Construction Duration: _____

Electricity Requirements: _____

Water Requirements: _____

2. Architect/Designer

ARCHITECT/DESIGNER

Principal architect or designer

Contact Person: _____

Telephone (Office) _____

Alternate Tel. (Mobile) _____

Organization or Company _____

P.O. Box, City _____

Municipality or Region _____

Country _____

E-mail address _____

Name of Applicant: _____

Signature: _____

Official Company Stamp _____

Official Company Stamp

Disclaimer

TIP accepts no liability for non-compliance in design, construction and project execution or negligence or breach or contractual obligation by the developer / consultant / contractor.

Confidentiality of Information

TIP acknowledges that all the information received within and attached to this application is considered confidential and may not be used for purposes other than this application and the operation of building to which this application relates.

4. Detailed Design Submission Requirements

Submission Format

Drawings and reports shall be clearly labeled (D1.1 "Site Plan", D1.2 Development Statistics Summary, etc.) in the lower right hand corner for the drawings and on the cover page for the reports and shall contain all required information set out herein sufficient to indicate compliance with these Regulations. All plans shall be folded to A-4 size with the drawing titles and the relevant identification number clearly visible (e.g. 1 Plot Site Plan, etc.).

D.1 Site Details, Development Summary & Delivery

- D.1.1) Site Plan: Plan which shows streets, building footprints, and open spaces within the project boundary. (scale 1:200) - The plot Site Plan shall contain all information submitted at Concept Plan stage, but modified to incorporate any changes to the proposal made at the instigation of the developer and approved by Tawazun Industrial Park.
- D.1.2) Development Statistics Summary: provide development statistics for land use including: site area, total gross floor area (GFA), floor area ratio (FAR), building heights, % site coverage and % landscaped area.
- D.1.3) Development Delivery & Phasing Plan: Site Plan which illustrates the proposed phasing of the development (where multiple phases are proposed) and the expected commencement and final completion dates for the development (broken into phases where necessary).

D2. Architectural Drawings

- D.2.1) Narrative explanation of the design and architecture proposed for the improvements stating the design intent, the construction techniques to be applied, and the type and color of material to be used in exterior finishes:
- D.2.2) Plans (Scale 1:100), showing all the floors including roof plan, and indicating the proposed uses and dimensions for all indoor and outdoor spaces together with linkages to adjoining development or areas where appropriate. The roof plans shall be clearly annotated to show areas of public use and/or accessibility, and the location and type of any proposed roof top equipment (A/C units, tanks, telecommunication antennae, etc.).
- D.2.3) Elevations (Scale 1:100), showing all elevations of all the buildings (including ancillary structures).
- D.2.4) Sections: At least two sections (Scale 1:100), at right angles through the buildings showing the internal-external floor levels, window sill heights, parapet heights, and the relationship of the proposed Improvements to existing neighboring development and the pavement levels contiguous to the development.
- D.2.5) Subordinate Structures: All elevations, plans (including roof plans) and sections (Scale 1:200), as applicable, for all subordinate structures including transformer station, guard house, if applicable, garbage storage receptacle, Landscape features, car parking shade structures signs, and lights, radio transmission and other aerials and any other structures that will be visible from public areas.
- D.2.6) Fences and Walls: Detail drawings, including elevations for the whole site (Scale 1:100) and sections (Scale 1:20) of proposed transparent fences and solid boundary walls. The drawings shall show all openings (e.g., garbage storage receptacles if to be included) together with details of meter boxes, letter boxes, lighting and any other wall mounted object.
- D.2.7) Samples of all external finishing materials showing size, proposed color,

D.3 Circulation/Parking/Landscaping and Utilities

D.3.1 Transportation Summary: Describes in detail the Vehicular Circulation & Parking Arrangement

- D.3.1.1) Site Circulation and Access Plan(s): Plan(s) showing in greater detail the location and dimensions of site access routes for the vehicle network plan (proposed access and thoroughfares to serve the development, including service vehicles, e.g. delivery trucks, emergency services, refuse and recycling collection).
- D.3.1.2) Typical R.O.W & Utility Corridor Cross-Sections: showing in detail all proposed circulation and thoroughfares. Sections shall show building-to-building and include utility corridors designed according to the A.D. Urban Street Design & Utility Corridor Design Manuals. All typical cross-sections should be identified on the relevant Site Circulation & Access Plans (D.3.1.1) and Utility Corridor Plan (D.3.2.2)
- D.3.1.3) Parking Arrangement: Plan showing the parking strategy within the developed plot. Parking requirements must comply with Abu Dhabi Department of Transportation (DOT) requirements and design guidelines.
- D.3.1.4) Landscaping layout (Scale 1:200) and relevant details at appropriate scale, indicating the numbers, species, sizes and positions of all trees, shrubs, ground cover plants and lawn areas, such planting to be related to the estimated irrigation water demand calculations. The Landscape plan shall also identify and describe hard Landscape surfaces and sculptures and water features..

D.3.2 Utilities Summary: Describes the development's demand for utilities and distribution networks.

- D.3.2.1) Domestic Water: Provide estimations on the proposal's demand on water. Note that the submission must also show water balance between wastewater production and Treated Sewage Effluent required for irrigation and cooling make-up (if applicable).
 - A potable Water and Fire Fighting Plan (1:200) showing the location and capacity of the potable water and fire fighting tank and the incoming and outgoing connection there to; the potable water distribution system and fire fighting distribution system; the Civil Defense approval on the fire fighting system
- D.3.2.2) Irrigation calculations and drawings as follows:
 - Irrigation Water Demand Calculations relating to the proposed planting shown on the Landscape Plan. The calculations shall show:
 - The Peak Daily Plant Water Consumption figure presented in liters per day calculated on the irrigation needs in the peak season (the peak being an average day in July).
 - Monthly Projected Irrigation Water Consumption figures covering the effect of leaching and other off-season practices.
 - An Irrigation Plan (Scale 1:200) showing:
 - The location and capacity of the irrigation water storage tank(s) and the incoming and outgoing connections thereto.
 - The irrigation water distribution system(s) related to the landscaping plan, including information on timing sequence, emitter rates, valves, sprinklers, etc. A timetable for the timing sequence shall also be provided showing that irrigation requirements at maturity are met.
- D.3.2.3) A Utility Layout Plan (Scale 1:200), showing proposed utility lines and tie-in points to existing utilities networks:
 - The coordinates, depths, and levels and sizes of all pipes, conduits and connections in respect to potable, irrigation and fire fighting water, domestic & industrial sewage, telephone, District Cooling (if Applicable), electricity, from the points of entrance to the site to the centers of distribution, including location of transformer station, switch room and meters.
 - The location of any proposed standby generator.
- D.3.2.4) Electricity Calculations and Diagrams: Final electricity load calculations for the development expressed in KVA not exceeding the load previously approved pursuant to the Concept Plan, together with a single line diagram showing details of circuit breakers.
- D.3.2.5) Garbage Calculations and Plans: A calculation showing the anticipated garbage generation in cubic meters (M³), together with plans showing the provision to be made for garbage storage and disposal.
- D.3.2.6) Grading and Surface Water Drainage drawings and calculations: Two cross-sections (Scale 1:200) through the site in each main direction showing proposed finished levels in relation to the existing surface level with areas of cut and fill emphasized by shading. Drainage flow must be shown to an approved storm water inlet.

D.4 HSE

- D.4.1) Narrative explaining the safety procedures of the facility, implemented by the developer. The procedures should comply with the overall Safety guidelines of TIP.
- D.4.2) Developer has to present proof that materials used for production, storage, and other components relevant to the development's operations are not hazardous for the people and the environment. The hazard classes are identified by the UN -IATG 02.50
- D.4.3) Air Pollution & Noise: Narrative showing how the Investor has dealt with the Air Pollution and Noise emissions to protect the environment
- D.4.4) D.4.4) Outdoor Thermal Comfort: Site Plan showing the project will achieve required shading percentages of priority areas.
- D.4.5) Energy Performance: Narrative outlining the team's strategy to achieve energy savings, including orientation, building envelope Characteristics and system efficiencies.
- D.4.6) Waste Management: Site plan demonstrating the project's operational waste collection and storage areas.

D.5 Security

- D.5.1) Narrative explaining how the security management plan and procedures comply with the overall Security guidelines of TIP.
- D.5.2) Security layouts, sections, elevations, details to explain the security systems (CCTV, access control, etc.), security operations in the facility and the overall security management plan.

D.6 IT Department

- D.6.1) Availability of Backbone or Fiber Connection from the new building to IT Network.
- D.6.2) A properly designed Structured Cabling System covering both Data and Facility Networks including the IDF Room

D.7 Overall Integrity of the Development

- D.6.1) The applicant will be required to submit documents to confirm the adequacy of the structural design of the proposed improvements and their structural integrity, the conformity of the design with the Authorities (ADM, ADDC, CD) Regulations, Building regulations and other applicable, plumbing, electrical, telecommunications and water systems standards and regulations and the adequacy of all other technical provisions to guarantee the safety and security of users of the development and the Tawazun Industrial Park community. TIP Department of Planning must be notified prior to every pouring of concrete on date, time and quantity of the pouring. No concrete is poured without the approval and presence of TIP inspector. The applicant must obtain any required authorities approvals for the design, if and when required.
- D.6.2) Certificates: Certificates issued by a duly qualified engineer attesting to the matters specified hereunder. In addition, Tawazun Industrial Park may require the submission of all architectural and engineering documents, including structural calculations, drawings and detailed service.

D.8 Management

- D.7.1) Construction Time Schedule: A proposed construction time schedule shall be prepared and submitted by the applicant.
- D.7.2) Management Plan: A management plan specifying how the Construction work will be organized and managed shall be submitted with the site plan, both with respect to the storage of material on the site(s) and qualified supervisory personnel to ensure consistency with the Site Plan.

Each of the above Design Documents shall be prepared by a duly licensed architect. Approval of the proposed detailed design shall not be deemed to have occurred until such time as all of the foregoing Design Documents have been approved and stamped by Tawazun Industrial Park. In the event that local codes, regulations and standards with regard to this subsection are not available for any facilities of specialized nature, the equivalent international standards will apply and the Developer shall indicate which type of standards has been used in the design.

All the above documents are required for any plot development project. For other works, the requirements are as follow:

Utilities:	D1.1 - D3.1.2 - D3.2.3 (as relevant) - D.7
Roads:	D1.1 - D3.1.2
Landscaping:	D3.2.2 - D3.1.4
Modification:	D2.2 - D2.3 - D.2.4

Submission Requirements (Please refer to the number of copies for each set - each copy has to be clearly labeled and submitted in a separate package)

Discipline/Packages	Set 1 For Record (1 Hard Copy & 1 Soft Copy)	Set 2 For Stamping (1 Hard Copy)	Set 3 PD (3 Hard Copies)	Set 4 HSE (1 Hard Copy)	Set 5 Security (1 Hard Copy)
D.1 Site Details, Development Summary & Delivery	X	X	X	X	X
D.2 Architectural Drawings	X	X	X		
D.3.1 Circulation/Parking	X		X	X	X
D.3.2 Utilities	X	X	X		
D.4 HSE	X			X	
D.5 Security	X				X
D.6 Overall Integrity of the Development	X		X		
D.7 Management	X		X		

*Notes: - Other specific items/further information may be requested by the TIP where additional supporting details are required.
- The applicant is required to approach all authorities to get the necessary approvals and NOCs.*

Detailed Design Application Approval Form

Project Name: _____

Review Stage: _____

Ref. No.: _____

Reviewing Department: _____

Comments:

Approved

Approved with Comments

Rejected

Department Signature, Stamp & Date