Detailed Review

Detailed review for Projects involves detailed site and building review focusing on exterior building form (e.g. massing, character), site treatment (e.g. public realm, circulation routes, landscaping, shading and lighting), signage and infrastructure and utilities. Detailed review applications must be complete and in accordance with the “General Submission Requirements for Development Review Applications”.

Incomplete or Incorrect submissions will not be accepted by the UPC. For further information regarding the content of the submission items, please refer to the UPC Website (http://upc.gov.ae) under Development Review Forms. (3 x A3 hard copies and 15 soft copies are required for submission)

D1. Site Details

D1.1 Site Details: Plans and illustrations which indicate the development within the context of the surrounding area.

- D1.1.1) Affection Plan: Current Affection Plan of the project site including Geo-referenced coordinates.
- D1.1.2) Context Plan: Project site within the context of the local/neighborhood/district/regional area and/or master plan. The plan should include surrounding land uses, major transport and infrastructure, public realm elements (parks, pedestrian connections etc.) identifying the proposed linkages and integration between the site and the surrounding area.
- D1.1.3) Site Plan: Plan which shows in greater detail the building(s) and showing streets, open spaces, grade level changes within the site and the surrounding area.

D2. Development Design

D2.1 Development Detail: Plans and supporting illustrations demonstrating in greater detail the previously approved concept for the project and its compliance with the detailed regulatory controls.

- D2.1.1) Project Intent (1 page): Narrative demonstrating in greater detail the intent for the project.
- D2.1.2) Regulatory Compliance Table: Using the UPC template show the projects regulatory compliance with all relevant UPC plans and Policies and/or previously approved concept approval and/or Master Plan requirements. Where applicable, demonstrate compliance with relevant Development Control Regulations for the project site.
- D2.1.3) At grade/street level land use plan: Indicate in greater detail proposed activities at the pedestrian level including access by travel mode, and site landscaping.
- D2.1.4) Building Floor Plans: One plan each for basement, ground floor, each level in the podium and podium roof (where applicable), typical tower floor plan and overall roof plan. All plans should indicate changes in floor levels and/or any changes in grade.
- D2.1.5) Height and Massing Plan: Site plan showing building location, footprints and heights.
- D2.1.6) Building and Site sections: Sections showing in greater detail proposed development at grade level in the context of proposed and existing buildings within and external to the site. (Height levels to be shown)
- D2.1.7) Area Statement and Calculations Plan: Plan(s) provided for each building (or typical building) which shows a breakdown of all building floor levels with the areas that have been calculated as forming part of the gross floor area (GFA) shaded. The plan should also state the total GFA for each floor and the total of the entire building(s).
- D2.1.8) Axonometric Drawings: Views from all four compass directions showing in greater detail the project massing and scale within the context of the surrounding development. Floor levels should be indicated.
- D2.1.9) Building Elevations: Drawings showing all sides of each building on site. Drawings should show architectural characteristics, facade materials, colours, texture, building entrances and shading structures. Height and % of at-grade facade that is transparent material should be measured and shown.
- D2.1.10) Perspectives: Indicative streetscape perspectives from eye level showing in greater detail the new development in context including existing buildings, impact on views and, if applicable, impact on adjacent landmarks.

D2.2 Land Use and Development Summary: Indicates in greater detail the land uses and development statistics for the project (include previously approved Concept Development Statistics Summary noting any variances).

- D2.2.1) Land Use Plan: Plot-specific plan showing permitted land uses that is directly cross-referenced to the Development Statistics Summary in D2.2.2.
- D2.2.2) Development Statistics Summary: Using UPC template provide development statistics for all land use types (cross-referenced to the Land Use Plan D2.2.1) including: site area, total gross floor area (GFA), floor area ratio (FAR), GFA by specific land use type, FAR by specific land use type, building heights, % site coverage and % landscaped area and population. (Note: land uses should be aligned with governing land use classifications and approved development statistics at Concept Stage)
D3. Development Delivery (If applicable)

D3.1 Development Phasing: Indicates in greater detail the phasing of the development across the site (If applicable).

- D3.1.1) Development Phasing Plan: Site Plan which indicates ownership (Public and Private) and illustrates the proposed phasing of the development (where multiple phases are proposed).

- D3.1.2) Detailed Development Phasing Summary: Using UPC template and cross-referenced to the Development Phasing Plan (D3.1.1) provide expected commencement and final completion dates for the development (broken into phases where necessary). Note: Where phases are proposed each phase should include buildings, public open space and community facilities, transportation and utility infrastructure to be provided (where applicable).

D4. Environment for Estidama

D4.1 Environmental Compliance: Ensures that projects comply with necessary environmental assessment requirements.

- D4.1.1) Environmental Summary: Narrative and supporting environmental studies as requested and approved by EAAD demonstrating how environmental studies have informed and been incorporated into the development.

D4.2 Planning for Estidama: Provides detailed information confirming that Estidama requirements will be incorporated into the development in preparation for applying for the Estidama Design Rating.

- D4.2.1) PBRS Credit Confirmation Checklist (1 page): Updated table confirming compliance with each required credit, including the hiring of appropriate professionals and confirmation of Pearl Rating target. Is there a requirement to achieve 2 or more Pearls?

- D4.2.2) IDP Process Chart (2 pages): Updated chart of team members, and updated schedule of integrated multidisciplinary workshops and hand-off to between project stages.

- D4.2.3) Commitment to Commissioning (1 page): Letter of commitment from the owner to engage an independent commissioning agent in accordance with PBRS IDP-R3, including review of design documents.

- D4.2.4) Natural Systems Assessment (3 pages): Narrative, supported by site photos, identifying valuable or significant natural assets on site, as per definitions in PBRS credit NS-R1.

- D4.2.5) Natural Systems and Protection (1 page): Site Plan identifying areas to be protected in accordance with the requirements of PBRS NS-R2.

- D4.2.6) Outdoor Thermal Comfort (2 pages): Site Plan showing the project will achieve required shading percentages of priority areas, in accordance with PBRS LBo-R3.

- D4.2.7) Energy Performance (1 page): Narrative outlining the team’s strategy to achieve energy savings, including orientation, building envelope characteristics, and system efficiencies. For compliance with RE-R1, is the Performance Pathway (energy modelling) or Prescriptive Pathway proposed?

- D4.2.8) Waste Management (1 Page): Site plan demonstrating that the project’s operational waste collection and storage areas are sufficient for three separate waste streams, in accordance with PBRS SM-R3.

D5. Public Realm

D5.1 Public Realm Design: Describes and illustrates in detail how the public realm will be developed.

- D5.1.1) Public Realm Summary: Narrative with supporting illustrations describing in detail how the public realm will be developed and demonstrating compliance with the Public Realm Design Manual.

- D5.1.2) Landscape Site Plan(s): Plan(s) showing hard and softscape palettes and planting proposed within and immediately surrounding the site.

- D5.1.3) Street Furniture, Lighting and Signage Plan: Plan(s) with supporting illustrations showing the design and location of all street furniture, lighting and signage in the development and immediately surrounding the site.

- D5.1.4) Universal Access Plan: Plan(s) with supporting illustrations demonstrating how universal access (including ramps, disabled access foot paths, elevators and access points) will be incorporated within and immediately surrounding the site.

- D5.1.5) Shading Plan: Plan showing shading strategy with supporting narrative to demonstrate expected percentages achieved for the entire public realm.
D6. Community Facilities (if applicable)

D6.1 Community Facilities Analysis: Describes in detail how community facilities will be affected and/or required by the development.

- **D6.1.1** Community Facilities Detailed Analysis: Narrative demonstrating how the development will deliver community facilities in line with the UPC Community Facility Standards including providing a detailed composition of the number of a) residents; b) employees; and c) visitors upon completion. An assessment of the proposals impact on existing community facilities should also be included.

- **D6.1.2** Community Facilities Plan: Plan showing the location of any existing Community Facilities within the catchment area together with new Community Facilities proposed as part of the development. The plan should be cross referenced to the Development Statistics Summary (D2.2.2).

- **D6.1.3** Community Facilities Users Plan: Plan with supporting narrative explaining the types of access to all community facilities within and immediately surrounding the site using the following categories:
  a) free facilities
  b) user pay
  c) limited/controlled access

- **D6.1.4** Community Facility Management and Implementation Strategy: Narrative describing the responsibility for delivering, operating and maintaining all on-site community facilities.

D7. Middle Income Housing*

D7.1 Middle Income Rental Housing: Ensuring that developments with multi-unit residential land uses are providing appropriate middle income rental housing in accordance with the Middle Income Rental Housing policy.

- **D7.1.1** Middle Income Rental Housing Detailed Assessment: Plan for each plot with supporting UPC template to show -
  1) the specific unit numbers and size
  2) the proposed unit type and rent

D8. Transportation and Utilities (if applicable)

D8.1 Transportation Summary: Describes in greater detail the transportation aspects of the development including all roads, pedestrian and cycle paths and water based access and transit.

- **D8.1.1** DOT Confirmation: Copy of the Transportation Impact Study (TIS) approval or statement of progress.

- **D8.1.2** Site Circulation and Access Plan(s): Plan(s) showing in greater detail the location and dimensions of site access routes for the proposed pedestrian and cyclist network; access to the transit network (including: proposed transit provision to serve the development, show 350 metre radii from transit stops/stations), and vehicle network plan (proposed access and thoroughfares to serve the development, including service vehicles, e.g. delivery trucks, emergency services, refuse and recycling collection).

- **D8.1.3** Typical Right of Way and Utility Corridor Cross-Sections: Cross Sections showing in greater detail all proposed circulation and thoroughfares. Sections shall show building-to-building and include utility corridors and designed according to the Abu Dhabi Urban Street Design Manual and Utility Corridor Design Manual. All typical cross-sections should be identified on the relevant Site Circulation and Access Plans (D8.1.2) and Utility Corridor Plan (D8.2.3).

- **D8.1.4** Land and Water Access Plan: Plan for all waterfront sites (where applicable) showing in greater detail public and restricted foreshore access including pedestrian/cyclist linkage into adjoining waterfront sites, waterfront building setbacks and public promenade (widths), wet/dry vessel access/storage (recreational including non-motorised), location and configuration of public and private wharves/jetty, boat launching ramps, shoreline treatment (hard, soft, shoreline modification including reclamation and Highest Astronomical Tide and Lowest Astronomical Tide (if relevant).

D8.2 Utilities Summary: Details the projects demand for utilities including anticipated distribution networks.

- **D8.2.1** Detailed Utility Demand Calculations (1 Page): Updated UPC Template estimating proposal’s demand on utility infrastructure. Must also show water balance between wastewater production and Treated Sewage Effluent (TSE) required for irrigation and cooling make-up.

- **D8.2.2** Utility Plan(s): Plan(s) showing proposed utility lines and approximate diameter, location of proposed utility plots and tie-in points to existing utility network. Separate plan provided for each utility:
  - Potable Water & Fire Fighting
  - High/Medium/Low Voltage Electrical
  - Sewer Utility Plans
  - Stormwater
  - Irrigation
  - District Cooling (if Applicable)
  - Telecommunications (layout only)
D8.2.3) Utility Plot Plans (1 Page): Showing size, dimensions, geo-referenced coordinates and proposed ownership for each utility plot.

D8.2.4) Utility Corridor Plans (1 Page): Detailed site layout plan showing location of new utility service corridors. Reference Utility Cross-Section locations (Typical ROW and Utility Corridor Cross Sections D8.1.3). Must meet Utility Corridor Design Manual (UCDM) Standards.

D8.2.5) NOC’s (Pages as needed): Confirmation from all relevant utility agencies that existing utilities can supply the development demand or take expected discharge. Approvals from each agency should state:
- Approved demand and/or discharge capacity
- Approved utility locations and tie-in points
- Approved utility plot sizes and locations
- If deviations from UCDM are required.

D9. Safety and Security

D9.1- Safety and Security Summary: Ensure that all projects are planned and designed in an appropriate manner with regard to the Abu Dhabi Safety & Security Planning Manual (SSPM)

D9.1.1) If a development is Low Priority: there are no specific deliverables for Safety & Security. The planning submission shall demonstrate compliance with the Abu Dhabi Safety & Security Planning & Design Principles

D9.1.2) If a development is High Priority: there are specific safety & security deliverables for inclusion in the planning submission. Please refer to the SSPM (Chapter 3) for further details. These deliverables shall be prepared by safety & security specialists.

D10. Other

D10.1 Comments and Issues Tracking: Ensure that the recommendations and comments made during meetings and workshops with the UPC are being suitably tracked and managed and incorporated into submissions.

D10.1.1) Comments and Issues Tracking Sheet: Using the UPC template indicate a) Summary of all requirements (including outcomes from workshops) and any other recommendations or issues raised to date by the UPC and other review agencies, b) the applicant’s corresponding response or action and c) next steps and further actions (where applicable).

* Middle Income Rental Policy applicable in Abu Dhabi Municipality only– for projects proposing Multi-unit residential above 75,000sqm GFA (Refer to Middle Income Rental Housing Policy)

Note: Other specific items/further information may be requested by the UPC where additional supporting details are required.