AOR PROFILE



Assuring Codes & Keen Design

Since 2004

www.ackdconsult.com

ACKD

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ACKD Overview

Extensive Local Expertise in Regulatory Approvals and AOR Services

With more than two decades of experience in the Saudi Arabian market, ACKD has developed extensive and continuously growing expertise in dealing with regulatory authorities, permitting entities, and relevant government agencies across the Kingdom. Our longstanding presence in the market has enabled us to build strong institutional knowledge and practical experience in navigating local regulations, approval processes, and authority requirements, including, but not limited to:



AOR, Regulatory Compliance & Permitting Services
Our Architect of Record (AOR) services cover comprehensive coordination with all relevant regulatory and approving authorities, facilitating the required approvals and supporting the issuance of building permits.

Our services include systematic and detailed design reviews and compliance assessments in accordance with the Saudi Building Code (SBC), applicable Fire and Life Safety Codes, and the regulations, guidelines, and requirements issued by the Ministry of Municipal, Rural Affairs and Housing (MOMAH), as well as the relevant municipalities and authorities across the Kingdom.

ACKD Overview

Extensive Local Expertise in Regulatory Approvals and AOR Services

In parallel, our engineering services cover the preparation, coordination, and development of all main engineering disciplines, including:

- Architecture
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Fire & Life Safety / Civil Defense

Our deliverables are developed to IFC (Issued for Construction) standards, incorporating the latest international practices and leveraging BIM methodologies in accordance with ISO 19650.

Extensive Project Sector Experience

Our experience covers a broad range of project types and uses, including:

- **Hospitality and Hotels**
- **Commercial and Retail**
- **Residential Apartments**
- **Office and Corporate Developments**
- **Private and Real Estate Villas**
- **Entertainment Developments**
- **High-Rise and Mixed-Use Towers**
- **Residential Communities and Compounds**
- **Airports**
- **Resorts**
- **Museums and Cultural Projects**

ACKD Overview

Multidisciplinary Coordination & International Design firm Support

Our services extend beyond conventional engineering and AOR responsibilities. ACKD provides comprehensive coordination with all specialist consultants involved in a project, including Acoustics, Lighting, Sustainability, Waste Management, and other specialist disciplines.

We also provide dedicated local design and regulatory support to international architects, engineers, and design consultants from around the world, helping them navigate Saudi regulations, codes, authority requirements, and local design practices.

Through this integrated approach, ACKD helps project teams minimize rework, identify regulatory and coordination issues at an early stage, streamline authority approvals, and accelerate the overall design and permitting process.
Our objective is to bridge the gap between international design expertise and local regulatory requirements, ensuring that projects progress efficiently from design development through approvals and ultimately to Issued for Construction (IFC) documentation.

Authority Having Jurisdiction (AHJ)

الهيئة الملكية لمدينة الرياض
ROYAL COMMISSION FOR RIYADH CITY

شركة الدرعية
Diriyah Company

Qiddiya

الهيئة الملكية لمدينة مكة المكرمة والمشاعر المقدسة
ROYAL COMMISSION FOR MAKKAH CITY AND HOLY SITES

المسار الرياضي
Sports Boulevard

GACA
الهيئة العامة للطيران المدني
General Authority of Civil Aviation

الهيئة الملكية لمحافظة العلا
ROYAL COMMISSION FOR ALULA

NEOM

أمانة منطقة الرياض
RIYADH REGION MUNICIPALITY

أمانة العاصمة المقدسة
HOLY MAKKAH MUNICIPALITY

Cluster 2
تجمع مطارات الثاني

شركة المياه الوطنية
National Water Company

أمانة منطقة جازان
Jazan Municipality

حديقة الملك سلمان
King Salman Park

Authority Having Jurisdiction (AHJ)









































Top clients and Lead architecture firms



Top clients and Lead architecture firms





































Projects

KSR Alramz Towers

- Served as the Lead Design Consultant for the LDC project.
- Reviewed the architectural designer's work and provided the necessary technical support to obtain Royal Commission approval and secure the building permit.
- Developed engineering design documents from the Concept Design stage through to Tender Documentation.
- Prepared detailed architectural, structural, mechanical, electrical, and Civil Defense drawings.
- Coordinated all specialist consultants involved in the project and integrated their deliverables into the project's BIM model.
- Followed up on the tendering process, addressed insurance-related comments, and provided technical support during the construction phase.



Projects

KAFD office projects

- Office Areas Fit-out and Interior Design, Engineering and AOR Review, including Civil Defense Drawings, in accordance with the Saudi Building Code, as well as following up on and obtaining the required permits from the relevant authorities.

  Stakeholders:

  Public Investment Fund (PIF) – Owner
  Saudi Sports Company – Owner
  Ernst & Young (EY) Global – Owner
  AAID – Lead Designer
  CUNDALL – Engineering Consultant
  JLL – Project Management Consultant (PMC)
  Saudi Building Code (SBC), Fire Codes, KAFD Design Guidelines, Balady – Authorities / AHJs



Projects

Aramak Infinity | Mixed-Use

- Architectural Design Review, and engineering design with AOR services, in accordance with the Saudi Building Code, and the follow-up and issuance of licenses with the relevant authorities.

1. Project Components
- Commercial Zone: Contains commercial spaces, restaurants, and offices.
- Residential Zone: Contains residential apartments along with their services and amenities.
- Hospitality Zone: Contains 5-star hotel rooms and apartments.

Note: The project consists of 3 main buildings

3. Number of Floors
- Commercial Zone: 2.5 floors, plus 2 basement levels.
- Residential Zone: 4.5 floors, plus 1 basement level.
- Hospitality Zone: 15 floors, plus 1 basement level.

4. Areas

Total Built-Up Area (BUA) for the Commercial Zone: 46167 sq. m.
Total Built-Up Area (BUA) for the Residential Zone: 18079.80 sq. m.
Total Built-Up Area (BUA) for the Hospitality Zone: 77682.5 sq. m



Projects

Saudi Arabian Museum for Contemporary Arts Diriyah

- Design Review, AOR in accordance with the Saudi Building Code, and the follow-up and issuance of licenses with the relevant authorities.

Project Components
The project consists of showrooms, administrative offices, in addition to supporting services.

Number of Floors
The building consist of 3 floors, with 2 basement levels.
Areas
Total Built-Up Area: 72000 sqm



Projects

Alrajhi Community Facilities KSP

SCHIATTARELLA ASSOCIATI

حديقة الملك سلمان
King Salman Park

- Design Review, AOR in accordance with the Saudi Building Code, and the follow-up and issuance of licenses with the relevant authorities.

Project Components
The project consists of 3 buildings: a police station building, a civil defense building, and a Red Crescent building.

Number of Floors
Police Station Building: Consists of 3 floors.
Red Crescent Building: Consists of 1 floor only.
Civil Defense Building: Consists of 4 floors.

Areas
Total Built-Up Area for all buildings 7030 sqm



Projects

Midtown Apartments

- Design Review and AOR services, in accordance with the Saudi Building Code, and the follow-up and issuance of licenses with the relevant authorities.

Project Components
The project is located at Qiddiyah city, district 11. The project contains 6 residential buildings with common podiums, and with a total number of 1098 apartments
Number of Floors
10 floors (G+9)
Areas
Total Built-Up Area (BUA): 105,000 sqm.



Projects

INFORMA offices
STC Smart Square

- Office Areas Fit-out and Interior Design, Engineering and AOR Review, including Civil Defense Drawings, in accordance with the Saudi Building Code, as well as following up on and obtaining the required permits from the relevant authorities.



Projects

Hittin Awfa

المسار الرياضي
Sports Boulevard

Gerber Architekten

أوفى للاستثمار
AWFA INVESTMENT



- The project is located on Prince Mohammed bin Salman Road, within the Sports Boulevard area.

  The project comprises an office/commercial building consisting of five above-ground floors, in addition to four basement levels dedicated to parking.

  Scope of Work: Obtaining the required permits, providing Architect of Record (AOR) services, and preparing multidisciplinary engineering drawings for all disciplines.

Projects

Development of Najran International Airport

- The development of the façades of Najran International Airport is one of the distinguished projects our team has worked on. The project was designed using precast concrete, extending 145 meters in length and 25 meters in height. It features columns fixed from the foundations and free at the top, with spacing between columns reaching up to 12 meters. These are topped with concrete panels spanning the entire length, in addition to a steel structural frame that connects the columns from bottom to top and supports the glass panels.

  Among the major challenges the team faced and successfully overcame were:
  - Logistical aspects and dividing the wall to facilitate transportation.
  - Avoiding existing foundations and infrastructure services on site.
  - Lifting and installing precast concrete blocks weighing up to 33 tons.
  - Managing the significant height while keeping the columns free at the top.
  -Designing and executing expansion joints for a project of this length.

  An achievement we are proud of at ACKD Company, reflecting the team's competence and its ability to overcome engineering challenges successfully.



Projects

Logistics Bonded Zone

SYNERGY CONSULTING ENGINEERS | Systematica | Samir Khairallah & Partners Architects Planners Engineers | matarat مطارات

- Logistic Area 3 million sqm
  Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, and AOR services



Projects

Workers and Staff Accommodation, AlUla Region

Contracting & Construction Enterprises

الهيئة الملكية لمحافظة العلا
ROYAL COMMISSION FOR ALULA

ALULA DEVELOPMENT COMPANY
شركة العلا للتطوير

- Design Review and AOR services, in accordance with the Saudi Building Code, and the follow-up and issuance of licenses with the relevant authorities.

Project Components
Commercial Zone: Contains commercial spaces, restaurants, and offices.
Residential Zone: Contains residential apartments along with their services and amenities.
Hospitality Zone: Contains 5-star hotel rooms and apartments.
Note: The project consists of 3 main buildings

Number of Floors
Commercial Zone: 2.5 floors, plus 2 basement levels.
Residential Zone: 4.5 floors, plus 1 basement level.
Hospitality Zone: 15 floors, plus 1 basement level.
Areas
Total Built-Up Area (BUA) for the Commercial Zone: 46167 sq. m.

Total Built-Up Area (BUA) for the Residential Zone: 18079.80 sq. m.

Total Built-Up Area (BUA) for the Hospitality Zone: 77682.5 sq. m.



Projects

Prince Sultan bin Abdulaziz Humanitarian City

- Prince Sultan bin Abdulaziz Humanitarian City

Prince Sultan bin Abdulaziz Humanitarian City contains more than 60 buildings (Medical buildings (Hospital), Annex services buildings, and Residential buildings) and is considered one of the leading cities in providing health care services and prosthetics.

Works:

Review the design of Fire Safety Systems .
Supervision on inistalation of Fire Safety Systems.
Testing and commissioning of Fire Safety Systems.
Handover the project to Civil Defense.



Projects

Services Buildings - Diriyah

Contracting & Construction Enterprises

Newfab

KBR

شركة الدرعية Diriyah Company

- Design Review and AOR services, and preparation of engineering drawings in accordance with the Saudi Building Code.

1. Project Components
- The project is located at diriyah. The project contains 5 temporary buildings

2. Number of Floors
- Building 01 (office building 1) – 2 floors
- Building 02 (clinic) – 1 floor
- Building 03 (warehouse) – 1 floor
- Building 04 (guard House) – 1 floor
- Building 05 (office building 2) – 1 floor

3. Areas
Total Built-Up Area (BUA): 11,480 sqm.



Projects

Owner Westwood

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

Oasis Residence

- Review of the architectural design and preparation of all engineering IFC drawings for the remaining disciplines, including AOR services.

The “Oasis Residence” project is located on Al Thumamah Road in the northeastern part of Riyadh, within the “Green Oasis” development. The project comprises 182 semi-furnished residential apartments with various unit sizes designed to meet different needs.

The development features landscaped green areas and a range of amenities, including a fitness center, a residents-only shared lounge, a children’s play area, a café, and private basement parking, in addition to fully integrated community facilities.



Projects

Cortoba Business Park

- Design Review and AOR services, in accordance with the Saudi Building Code, and the follow-up and issuance of licenses with the relevant authorities.

Project Components
Office Buildings: Constitute the majority of the project.
Retail/Commercial Cluster: Represented in the building, containing commercial spaces and restaurants.
The Oasis and Central Plaza: An open area situated centrally between the buildings.
Glass Atrium: Connects the buildings.
Car Parking: Expansive parking in the basement levels, in addition to surface parking surrounding the buildings.
The project consists of 8 main buildings.
Number of Floors
Basements: The project features 3 underground levels dedicated to car parking (B1, B2, B3).
Above-ground Floors: The office buildings consist of a ground floor (Ground Level) + 4 typical floors (Level 1, Level 2, Level 3, Level 4) + a roof level (Roof Level).
Areas
Total Built-Up Area (Total BUA): 212,821 square meters.
Total Basement Car Parking Area: 135,000 square meters.



Projects

CURVE OFFICES PROJECT

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

Commercial Building B1578

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

HMG Nurses' Housing
(Dr. Sulaiman Al Habib Hospitals)

- REVIEWING AND APPROVING THE ARCHITECTURAL PLANS ACCORDING TO THE SAUDI BUILDING CODE, ENSURING COMPLIANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY,

- DESIGNING AND PREPARING ENGINEERING DRAWINGS FOR ALL DISCIPLINES (STRUCTURAL-MECHANICAL-ELECTRICAL-FIRE)

- AOR SERVICES AND OBTAINING BUILDING PERMIT.



Projects

Hayez Project

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

Residential Complex Construction

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

Residential Complex Construction

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

Residential Complex Construction

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

Residential Complex Almohamdiah 3

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

AlMuhammadiyya real estate Project

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

Residential Complex

- Design Review, AOR services and preparation of the engineering drawings in accordance with the Saudi Building Code, and the follow-up and issuance of licenses with the relevant authorities.

Project Components
The project consists of 6 residential villas, in addition to the main villa building and a Diwaniyah building.

Number of Floors
Residential Villas & Main Villa: Consist of 2.5 floors plus a basement.
Diwaniyah Building: Consists of 1 floor plus a basement.
Areas
Total Built-Up Area for the Villas & Main Villa: 8,018.96 sq. m.
Total Built-Up Area for the Diwaniyah Building: 786.52 sq. m.



Projects

Larsa Villa – Qurtubah District

بنـدر المنصـور
معماريون
BANDAR
ALMANSOOUR
ARCHITECTS

VIEW
real estate

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

AlMalqa real estate Project

DEPTH OF FIELD

IQ Real Estate
آي كيو العقارية

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

Levant Townhouse Project

DEPTH OF FIELD

IQ Real Estate
آي كيو العقارية

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

Future Villa Project

DEPTH OF FIELD

IQ Real Estate
آي كيو العقارية

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

WAF Residential Complex

DEPTH OF FIELD

IQ Real Estate
آي كيو العقارية

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

Novalis 2 Project

DEPTH OF FIELD

IQ Real Estate
آي كيو العقارية

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



Projects

Novalis 3 Project

- Reviewing and approving the architectural plans according to the Saudi Building Code, ensuring compliance with the requirements of the municipality, preparing plans for all disciplines and obtaining a building permit.



THANK YOU

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