

Coordinated design brief — the record, recomposed

Design-brief record • 19 September 2013 • hospitality development, Nizwa

THE RECORD

On 19 September 2013, one brief went out for a hospitality development in Nizwa. It covered five spaces as a single system — and it asked the questions most projects ask months apart, in one document, before design began.

This page recomposes that record from the verified intake register (row 7). Email addresses, telephone numbers and individuals not required for the claim are redacted; the scope and the demands are the record’s own.

SPACES BRIEFED AS ONE SYSTEM

Basement bar	the licensed space, briefed with its service geometry
Ground-floor reception	arrival, orientation, first impression
Lounge	the dwell space between arrival and table
Waiting areas	capacity overflow, briefed rather than improvised
120 custom side stations	service furniture specified beside the rooms it serves

WHAT ONE BRIEF DEMANDED, TOGETHER

Bill of quantities & quotation	the commercial answer, priceable from day one
Reference imagery & 3D design	the visual answer, agreed before drawings hardened
Layouts	the spatial answer, coordinated across all five spaces
MEP provisions	the engineering answer — asked for at brief stage, not discovered on site

WHY THIS RECORD MATTERS

A design brief that demands BOQ, imagery, layouts and MEP provisions in the same breath is the signature of development coordination — commercial, visual, spatial and engineering questions held by one hand, so the answers can be held to each other.

It is the same discipline this estate now sells as the development mandate: the questions asked together, before capital hardens into concrete.

WHAT THIS RECORD DOES NOT CLAIM

This is a brief record — evidence of coordination scope and sequence, not of construction outcomes. Drawing sets associated with the wider development are held unpublished pending author and client rights; this recomposition cites them only as context.

Design-brief correspondence · 19 September 2013 · hospitality development, Nizwa · recomposed from the verified intake register record (row 7); contacts and individuals redacted · published anonymised · cleared by owner directive 2026-07-29

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