

# EUROLEAF TABAK CORP.



	36	69
Sustainable Sites	10	14
Water Efficiency	4	5
Energy & Atmosphere	8	17
Materials & Resources	5	13
Indoor Environmental	5	15
Innovation & Design	4	5

Points Achieved     Points Available

**LEED POINT ACHIEVEMENT**

## FAST FACTS

**LEED Certification:** Silver, New Construction (NC) V2.2  
**Square Feet:** 3,361 sqft (office only) / Office & Warehouse  
**Neighborhood:** Jebel Ali Free Zone, Dubai, UAE  
**Construction Cost:** \$ 47.25 / square foot  
**Completed:** December 2009  
**Date of Certification:** September 2010

## BENEFITS

- 28.1% Less Energy Use
- 53.6% Reduction in Potable Water Use
- 76% Of Construction Waste Diverted from Landfill
- Use of Solar Photovoltaic for Lighting

## PROJECT BACKGROUND

A new resolution on the implementation of green building specifications and standards in the emirates of Dubai has been issued by H.H. Sheikh Mohammed bin Rashid Al Maktoum, Vice-President and Prime Minister of UAE and ruler of Dubai. As per the new resolution, effective on January 2008, all owners of residential and commercial buildings and properties in the emirates of Dubai must comply with the internationally recognized environment friendly specifications to turn Dubai into a healthy city that meets the demands of best practices and benchmarks of pollution-free sustainable development.

Implementing this resolution, Dubai becomes the first city in the Middle East to adopt green building specifications and requirements. The resolution falls in line with Sheikh Mohammed's keen interest in dealing with the current environmental challenges.

In response to this resolution, we are proud to inform that "EUROLEAF TABAK CORP." has been awarded with **Prestigious LEED Silver Certification** established by the U.S. Green Building Council and verified by the Green Building Certification Institute (GBCI). It is the fifth project in the UAE to achieve the LEED NC 2.2 Silver Certification.





## PROJECT PROFILE

### EUROLEAF TABAK CORP., JAFZA, Dubai, UAE

#### THE NEW BUILDING

The project is office and warehouse building, which achieved “Silver LEED Certification” for regularly occupied office area of 3,361 sqft. attached with a non-regularly occupied warehouse area of 185,352.90 sqft, encompasses a total build-up area of 188,714 sqft in Jebel Ali Free Zone (JAFZA), Dubai.

**Euroleaf Tabak Corp.** is a trader of smoking requisites, tobacco and cigarettes in the Middle East region. The new building is comprise of a new office and warehouse for storage of raw materials.

The new building construction is planned in accordance with the management principles and thus has the following targets: Safety of the workers, healthy indoor environmental quality for the office and warehouse staff.

#### INDOOR ENVIRONMENTAL QUALITY

Euroleaf Tabak Corp. intend to construct and use as environmentally friendly office and warehouse facility. To establish a minimum indoor air quality performance, the project use building finishes with low VOC, like paints and coatings, adhesives and sealants,CRI certified carpets. Optimizing day light through huge windows and in-between the offices to reduce artificial lighting. 90% of daylight harvested in the office area. The project install CO2 sensors to determine need for outside air, thus contributing to the comfort and well-being of the occupants.

#### ENERGY EFFICIENCY AND RENEWABLE ENERGY

The following are the Energy Conservation Measures incorporated in the Euroleaf Tabak Corp.

- Utilization of the renewable resources like Solar PV Panels for exterior lighting
- Superior building envelope insulation
- Occupancy sensors for energy savings to reduce the lighting load
- Large windows to provide daylight in the entire office area
- Install energy efficient heating, ventilation and air-conditioning systems that can monitor occupancy levels.

The project offsets 2.76% of its energy consumption from Solar PV panels for lighting – an on-site renewable energy source.

#### OTHERS GREEN FEATURES INCLUDE

Euroleaf Tabak Corp. earn an exemplary performance in water efficiency credit by using high efficient water fixtures. The project provide 100% covered parking and light colored roofing material to reduce heat island effect and also achieve exemplary performance in the maximize open space by providing landscape area with native plants more than 25% of the local zoning requirements. In addition, 76% of onsite generated construction waste was diverted from landfill.

#### LESSONS LEARNED

- Teamwork plays a vital role to achieve the certification
- Make sure the stakeholders like Architects, MEP & Contractor of the building should understand the green building requirements
- Understand the Energy Conservation Analysis of the building in earlier stage
- Design a building with more daylight, it will reduce the energy consumption of the building

#### THE TEAM

**Owner:** Mr. Liam Hamilton Potts, Euroleaf Tabak Corporation

**Design Consultant:** Architectural Corner

**Contractor:** City Diamond

**Landscape Designer:** Al Shahama Agriculture

**Green Building Consultant:** Middle East Centre for Sustainable Development (MECSD), Dubai, UAE

**LEED AP:** Mr. Mohamed Ravuthar

**Commissioning Authority:** Pacific Control Systems

**Photograph Courtesy of:** MESCD & Euroleaf