

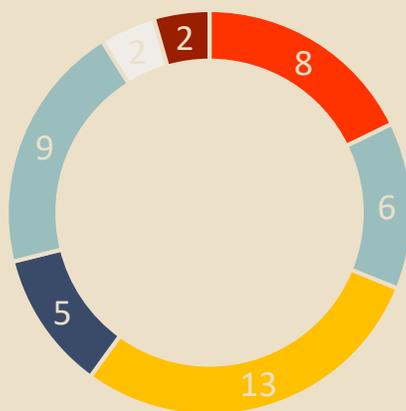


AL BASHA 5 JUMEIRAH VILLAGE CIRCLE DUBAI

Trakhees-EHS In-House Certification

Project Score Card

Rating : Certified
Total Score : 45 Points



- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Air Quality
- Regional Priority
- Innovation in Design

Project Brief

Al Basha 5, a development by Mr. Isam Abdul Rahman Ba Yasein Al-Amoudi, is a B+G+5 Residential Development located at Plot No. IC3-F12, Dubai, UAE. Total built up area for the project is 8,698 m².

Platinum Sustainable Development International were entrusted to meet the sustainability requirements for the project.

The key sustainability goals for the project were: Energy efficiency to achieve low operating costs, water savings and use of environmentally friendly materials in construction. The project was able to achieve - EHS In House Certified rating level.

Platinum's work for the project included:

- Green Building Facilitation (Design and Construction)
- Independent Commissioning services
- Energy Modeling services



Platinum Sustainable Development International

PLATINUM Green Buildings | Estidama | LEED | Building Commissioning | Environmental Services

Overview of Key Green Building Features

Energy Efficiency

Platinum's team facilitated various design charrettes with Client, Architects & MEP Engineers, to ensure the green building requirements and high-performance features are effectively incorporated for the project.

By carrying out energy modeling simulation and analysis, various energy conservation measures were explored. These measures were further optimized, to ensure the project was **22.94% more energy efficient** when compared to ASHRAE standards. This was achieved by:

- Highly insulated wall and roof elements
- Thermally efficient glazing units
- Installation of Energy efficient Air Conditioning System
- Energy efficient LED and CFL lamps



Water Conservation

On water management front, features considered were:

- Selection of water efficient fixtures like ultra-low flow mixers, urinals and water closets, by which the overall fresh water consumption was reduced by 42.24%.
- More than **67.40% of potable water savings** in irrigation were achieved using drip irrigation technologies and by planting native / adaptive plants.

Enhanced Indoor Environment

- Use of low VOC contents paints, coatings, adhesives and sealants
- All fresh air handling devices are equipped with ultra-efficient MERV 13 rated air filters
- Optimum thermal comfort level & fresh air supply for entire building
- Ventilation requirements were compliant to ASHRAE 62.1 standards

Building Materials, Construction Practices & Green Features

- Construction practices were enhanced by proper implementation of construction activity pollution prevention measures, waste management methods and indoor air quality measures
- 13.57% of the materials used, included a combination of post-consumer and pre-consumer recycled content
- 40.09% of the materials used, were extracted and manufactured within 500 miles of the project location
- More than 50% of construction wastes generated were re-used / diverted from landfill, by adopting efficient waste management strategies.
- Heat island effects were reduced by use of high SRI value materials on roof
- 100% of the car parking space are covered
- Provision were made for preferred car parks for carpool vehicles
- Spaces were provided for storage & collection of recyclables
- Non-CFC based HVAC and fire suppression systems were provided