

**MR. HELAL MOHAMMED ABDULKAREEM  
 ABU AL HASSAN ALZAROUNI  
 RESIDENTIAL BUILDING**

IC3-59.03, Warsan Fourth 624, International City, Dubai



<b>LEED-NCv3</b>		
<b>Points Achieve</b>		<b>45</b>
Sustainable Site	26	9
Water Efficiency	10	4
Energy & Atmosphere	35	16
Material & Resources	14	3
Indoor Environmental	15	8
Innovation & Design	6	1
Regional Priority	4	4
<b>Available Points</b>	<b>110</b>	

**FAST FACTS**

**EHS In-House Certifications:** Certified, LEEDv3 NC  
**BUA:** 7009.97 m<sup>2</sup>  
**Location:** IC3-59.03, Warsan Fourth 624, International City, Dubai  
**Approx. Construction Cost:** AED 22,200,00.00  
**Construction Completion:** November 20<sup>th</sup>, 2018  
**Date of Certification:** July 18, 2019

**BENEFITS:**

- 29.67% Savings on Energy Use
- 34% Savings on Potable Water Use by Water Fixtures
- 64% Construction Waste diverted from landfill
- 16% Materials Use with Recycle Content
- 14% Regional Materials Use

<b>THE GREEN BUILDING TEAM</b>	
<b>Owner:</b>	Mr. Helal Mohammed Abdulkareem Abu Al Hassan Alzarouni
<b>Main Consultant:</b>	Za'abeel Consulting Engineers
<b>Main Contractor:</b>	Jeikor Contracting Co. LLC
<b>GB Consultant:</b>	Crown Home Engineering Consultants
<b>Commissioning Authority:</b>	Crown Home Engineering Consultants
<b>LEED APs:</b>	Faiz Mohammad Melanie Bacho

**PROJECT BACKGROUND:**

As per the resolution issued by H.H. Sheikh Mohammed bin Rashid Al Makhtoum, Vice-President and Prime Minister of UAE and ruler of Dubai on January 2008, that all owners of residential and commercial buildings and properties in the emirates of Dubai must comply with the 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.

In response to the above resolutions and as mandated by EHS-Trakhees, to follow the EHS-Trakhees green building mandatory regulation and requirements, the project registered for the EHS In-House Certification which was based on LEEDv3 NC.

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### DESIGN

The building owner has created sustainable facility by incorporating sustainable designs and measures which can help the occupant's saves energy throughout the life of the building. The owner has envisage tranquil and livable buildings dual with vitality or serenity and environmental friendly residential building and have created the same.

### LIFESTYLE

Welcome to a world of style and elegance combined with comfort and accessibility of Dubai, one of the fastest growing modern metropolis of the region. Exceptionally designed and laid out apartments located at the Warsan Fourth, International City, centrally located with ready access to all the amenities and facilities to make your leisure moments memorably enjoyable and fulfilling.

## GREEN BUILDING FACT SHEET

### SUSTAINABLE SITE:

- During constructions, the Construction Team has formulated an appropriate plan and implemented erosion control measures relevant to the site. Such as stabilization of site entrance, dust control by watering, temporary fencing, protection of excavated soil, proper storing of construction materials and proper segregation of constructions waste, etc. for preventing the site erosion.
- The Al Zarouni Residential Building has provided car parking in the basements and ground floor which are considered as under the building.
  - Assigned several Car Parking for low-emitting fuel efficient (LEFE) or hybrid car.
  - Assigned several car parking for car / van pool.
- **More than 50%** of the car parking are covered in basement floor.
- **100%** Roof final materials has been painted with coatings having SRI of 94.63 (medium wind).



### WATER EFFICIENCY:

The project installed efficient sanitary wares with low flush and flow rates which gives the project **34%** water savings.

### ENERGY & ATMOSPHERE:

- The project is having **29.67%** energy savings through installation of the following:
  - Efficient building envelope. Wall, roof and glazing are having higher u-value.
  - Installation of efficient Dx- systems with EER 11.99 or higher.
  - FAHU heat load is having 89.0% efficiency
  - Installation of LED lights
  - Installation of lighting control such as motion/occupancy sensors in the common areas and timer control for external lighting.
  - Installation of solar water heater and PV panels for public areas.
- **100%** Use of environment friendly refrigerant –R407C refrigerant for split and decorative ducted AC.
- The project HVAC equipment's & lighting control has been commissioned and tested and balanced.
- Additional energy meter has been added for FAHUs & CUs load for monitoring and verifications purposes.

#### **MATERIAL & RESOURCES:**

- The building owner encourage recycling of recyclable waste which are derived from daily living by providing 5 recycle waste bins for paper, cardboard, metal-can, plastic & glass.
- The Construction Team had formulated and implemented proper Construction Waste Management Plans in which the project has successfully diverted **64%** waste construction from landfill.
- The Construction Team has successfully monitored the construction materials used in the project:
  - **16%** Construction Materials are having Recycled Content
  - **14%** Construction Materials has been harvested, manufactured and procured locally.

#### **INDOOR ENVIRONMENTAL QUALITY:**

- **100%** of the project indoor space has been provided with fresh-air meeting requirement of ASHRAE 62.1-2007.
- **100%** Non Smoking Building (inside and outside building)
- Densely occupied spaces has been provided with CO2 sensors with alarm system and all FAHUs has been provided with air flow monitoring devices with alarm.
- **100%** Building flush-out has been done simultaneous with commissioning.
- **100%** of the Adhesives & Sealants and Paints & Coatings use in the project is complying with LEED requirements.
- FAHUs bag filter is MERV 14 rated and 10ft travel length rollmat has been installed in the main entrance of the building.