

G+2P+7F+Roof Residential-Retail Building M/S ICE INVESTMENTS LTD.

AFC002B Jabal Ali First 591, Dubai



FAST FACTS:

EHS In-House Certifications: **Certified, LEEDv3 NC**
 BUA: **14,239.1 m²**
 Location: **AFC002B Jabal Ali First 591, Dubai**
 Approx. Construction Cost: **AED 41,000,000.00**
 Construction Completion: **January 2019**
 Date of Certification: **March 26, 2019**

BENEFITS:

- **27.73%** Savings on Energy Use
- **34%** Savings on Potable Water Use by Water Fixtures
- **51%** Construction Waste diverted from landfill
- **31%** Materials Use with Recycle Content
- **60%** Regional Materials Use

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 has registered for the EHS In-House Certification based on LEEDv3 NC.

LEED-NCv3 NC

Points Achieved

48

Sustainable Site	26	8
Water Efficiency	10	4
Energy & Atmosphere	35	15
Material & Resources	14	5
Indoor Environmental	15	8
Innovation & Design	6	4
Regional Priority	4	4

Available Points

110

THE GREEN BUILDING TEAM

Owner: **M/S ICE INVESTMENTS LTD.**

Main Consultant: **Emsquare Engineering Consultants**

Main Contractor: **MZOON Building Contracting Company**

GB Consultant: **Crown Home Engineering Consultants**

LEED APs:

Faiz Mohammad

Aike Fatima Palagawad

M/S ICE INVESTMENTS LTD. RESIDENTIAL BUILDING / RETAIL BUILDING

DESIGN

The building owner has created sustainable facility by incorporating sustainable designs and measures which can help the occupants save energy throughout the building life span. The owner has envisaged tranquil and livable buildings dual with vitality or serenity and environmentally 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 Al Furjan Dubai, centrally located with ready access to all the amenities and facilities to make your leisure moments memorably enjoyable and fulfilling.

G R E E N B U I L D I N G F A C T S H E E T

SUSTAINABLE SITE:

- During construction, 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 Residential-Retail Building has provided covered car parking spaces in ground and podium floors.
 - Assigned several Car Parking spaces for low-emitting fuel efficient (LEFE) or hybrid car.
 - Assigned several car parking spaces for car / van pool.
- **100%** of the car parking spaces are covered by the building.
- **100%** Roof material has been painted with coatings having SRI of 93.



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 estimated to achieve **27.73%** annual energy savings through installation of the following:
 - Efficient building envelope. Wall, roof and glazing are having higher u-value.
 - Installation of Dx units with high EER value.
 - FAHUs with heat recovery having 66% efficiency.
 - Installation of LED lights
 - Installation of automatic lighting controls such as motion/occupancy sensors in the common areas and timer control for external lighting.
- Dx units have environment friendly, R410 refrigerants.
- The project's HVAC equipment & lighting controls has been commissioned and tested and balanced.
- Additional energy meters were added for FAHU loads for monitoring and verifications purposes in addition to Main meters installed for whole building metering.

MATERIAL & RESOURCES:

- The building owner encourage recycling of recyclable waste which are derived from daily living by providing 5 recycled waste bins for paper, cardboard, metal-can, plastic & glass storage.
- The Construction Team had formulated and implemented proper Construction Waste Management Plan and has successfully diverted **51%** waste construction from landfill.
- The Construction Team has successfully monitored the construction materials used in the project:
 - **31%** Construction Materials are having Recycled Content.
 - **60%** 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 requirements of ASHRAE 62.1-2007.
- **100%** Non-Smoking Building (inside and outside building).
- Densely occupied spaces have been provided with CO2 sensors and all FAHUs has been provided with air flow monitoring devices with alarm system.
- **100%** Building flush-out has been done simultaneously with commissioning.
- **100%** of the Adhesives & Sealants and Paints & Coatings use in the project is complying with LEED requirements.
- FAHUs are installed with **F7/ MERV 13** rated filter.
- **10ft** travel length roll mat has been installed in the main entrance of the building to filter out dust from incoming building users.