



OMEGA AUTOMATED WAREHOUSE  
S60323, JAFZA SOUTH  
DUBAI, UAE

Trakhees-EHS In-House Certification  
Fact Sheet

## Project Brief

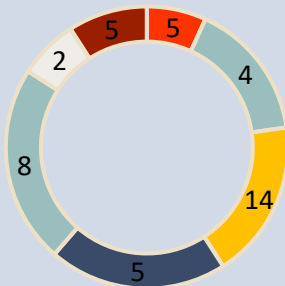
O-Mega Automated warehouse is a development by Landmark Group, located at S60323, Jafza South, Dubai. The total built-up area for the building is 159,780 m<sup>2</sup>.

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

The key sustainability goals for the project were to be energy efficient, have low operating costs and provide a healthy indoor environment for its occupants. Through meticulous approach implemented by the project team, the project was able to achieve - Trakhees In-House Certified rating level.

### Project Scorecard

Rating: Certified  
Total Score: 43 points



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

### Platinum's work for the project included:

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



### Platinum Sustainable Development International

Green Buildings | Estidama | LEED | Al Sa'fat | Building Commissioning | Environmental Services  
Waste Management | Envelope Testing | Acoustics | Energy Audits | Renewable Energy

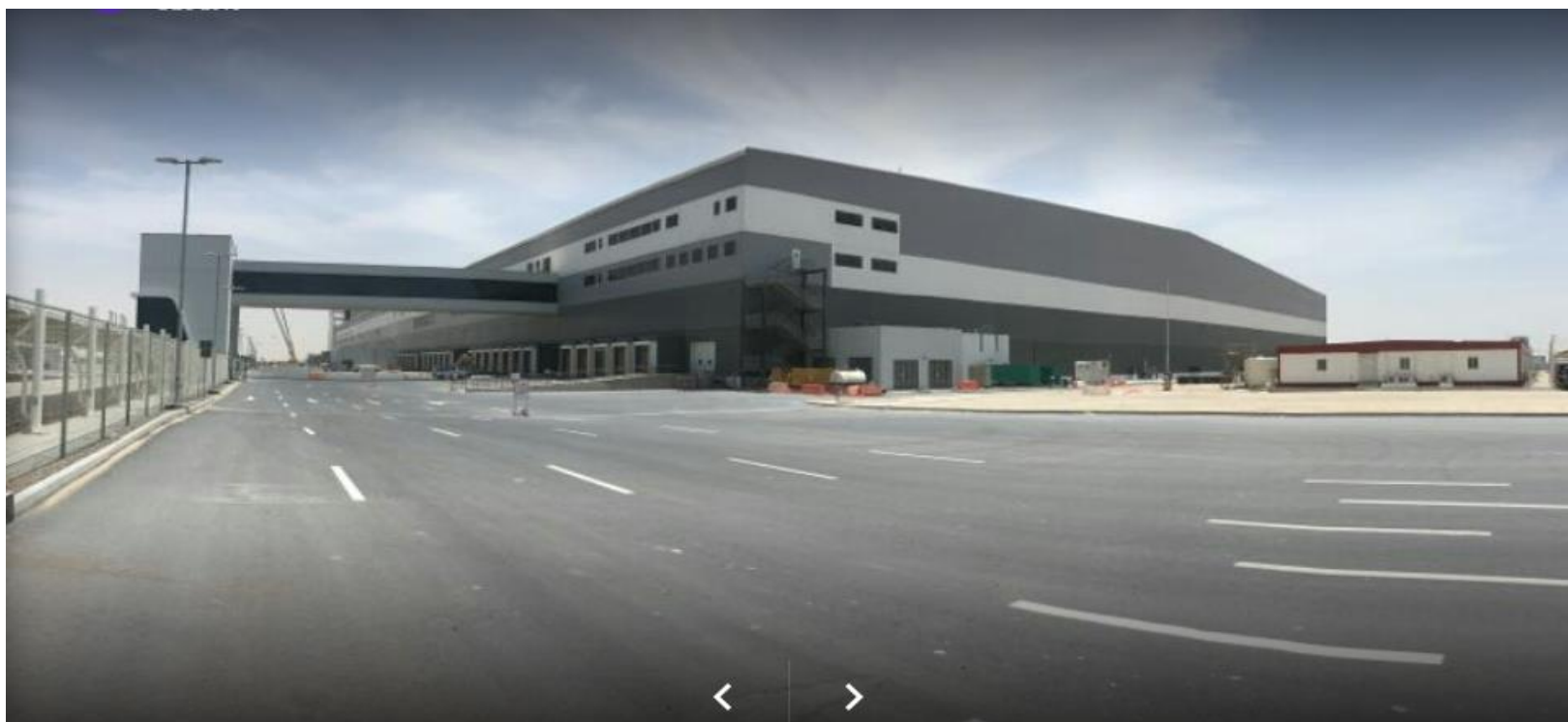
## Overview of Key Green Building Features

### 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 25% more energy efficient when compared to ASHRAE standards. This was achieved by:

- Insulated wall and roof elements with U- value of 0.050 Btu/hr ft<sup>2</sup> F and 0.040 Btu/hr ft<sup>2</sup> F respectively
- Thermally efficient glazing units with U- value of 0.30 Btu/hr ft<sup>2</sup> F and 0.22 SHGC
- Installation of energy efficient water-cooled centrifugal chillers
- Energy efficient LED 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 35%
- More than 72% of potable water savings in irrigation were achieved, through use of drip irrigation technologies and by planting native / adaptive plants

## Enhanced Indoor Environment

- To promote occupant well-being, low VOC contents paints, coatings, adhesives and sealants were used
- To ensure airborne contaminants are adequately removed, all fresh air handling devices are equipped with ultra-efficient MERV 13 rated air filters
- By ensuring ventilation systems are compliant to ASHRAE 62.1 standards, optimum thermal comfort level was achieved for occupant well-being

## 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
- To promote resource efficiency, 31% of the materials used in the project, included a combination of post-consumer and pre-consumer recycled content
- To reduce carbon footprint and to enhance local economy, 64% of the materials used in project, were regionally sourced
- 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 the use of high SRI value materials on roof and by having 100% of the covered car parking spaces
- To encourage sustainable transportation means, provisions were made for preferred car parking
- Environmental impacts from the operational wastes are being minimized by providing separate spaces for storage & collection of recyclables
- To promote sustainability measures, green education signage were prepared and incorporated into the project