

LAYA RESIDENCE

Al Barsha South Fourth 681, Dubai



LEED-NCv3 School		
Points Achieve	52	
Sustainable Site	24	13
Water Efficiency	11	6
Energy & Atmosphere	33	13
Material & Resources	13	5
Indoor Environmental	19	8
Innovation & Design	6	3
Regional Priority	4	4
Available Points	110	

FAST FACTS

EHS In-House Certifications: Certified, LEEDv3 NC
 BUA: 22,492m²
 Location: JVC10DMRA600, Al Barsha South Fourth 681, Dubai
 Approx. Construction Cost: 51,658,869
 Construction Completion: March 2017
 Date of Certification: June 21, 2018

BENEFITS:

- 22.46% Savings on Energy Use
- 43% Savings on Potable Water Use by Water Fixtures
- 87.46% Construction Waste diverted from landfill
- 29% Materials Use with Recycle Content
- 35% Regional Materials Use

THE GREEN BUILDING TEAM

Owner: Akshara Global Real Estate Dev't LLC
 Design Team: HAO Architectural & Engineering Consultants
 Main Contractor: Dubai Wall Constructions LLC
 MEP Consultants: Specialized Engineering Consultant (SPEC)
 GB Consultant: Crown Home Engineering Consultants
 LEED AP:
Faiz Mohammad
Melanie Bacho
 Commissioning Authority: Crown Home

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-School.

LAYA RESIDENCES

DESIGN

Laya residences offers you to seek out hushed tranquil moments in silence, these coexist in spaces that fundamentally energise. Gauge your inclination to the dual vitality of serenity.

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 Jumeirah village, 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 Laya Residence 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.
- **100%** of the car parking are provided with shaded with car parking materials having SRI of 29.
- **100%** Roof final materials has been painted with coatings having SRI of 85.6



WATER EFFICIENCY:

The project installed efficient sanitary wares with low flush and flow rates which gives the project **43%** water savings.

ENERGY & ATMOSPHERE:

- The project is having **22.46%** energy savings through installation of the following:
 - Efficient building envelope. Wall, roof and glazing are having higher u-value.
 - Installation of efficient twin screw air cooled chiller with COP of 3.24
 - FAHU heat load is having 70% efficiency
 - Installation of LED lights
 - Installation of lighting control such as motion/occupancy sensors in the common areas and timer control for external lighting.
- **100%** Use of environment friendly refrigerant – R134A for the air-cool chillers.
- The project HVAC equipment's & lighting control has been commissioned and tested and balanced.
- BTU meter has been provided for each apartment and retails for cooling and monitoring purposes.

MATERIAL & RESOURCES:

- The Construction Team had formulated and implemented proper Construction Waste Management Plans in which the project has successfully diverted **87.46%** waste construction from landfill.
- The Construction Team has successfully monitored the construction materials used in the project:
 - **29%** Construction Materials are having Recycled Content
 - **35%** 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 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.