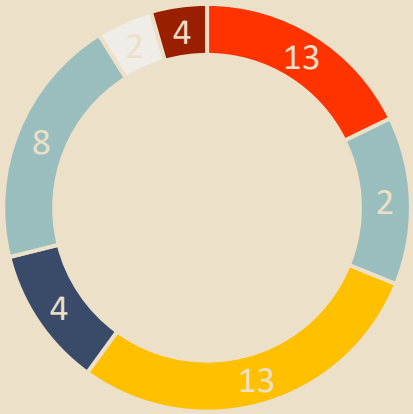
HOTEL APARTMENTS (2B+G+7+R)

AFC 016, AL FURJAN
DUBAI

TRAKHEES-EHS IN-HOUSE CERTIFICATION

Project Score Card

Rating : Certified
Total Score : 46 Points



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

Project Brief

A new resolution on the implementation of green building specifications and standards in the emirates of Dubai has been issued by H.H. Sheikh Mohammed bin Rashid Al Maktoum, Vice- President and Prime Minister of UAE and ruler of Dubai. As per the new resolution, effective in January 2008, all owners of residential and commercial buildings and properties in the emirates of Dubai must comply with the internationally recognized environment friendly specifications to turn Dubai into a sustainably developed city that meets the demands of best practices and benchmarks of environment friendly growth pattern. In response to this resolution, we are proud to inform that the "Hotel Apartments Building (2B+G+7+R) at Plot No. AFC016, Dubai" has been awarded with TRAKHEES Certification.

The Owners of this project M/s. Merwiss Abdul Aziz decided to target TRAKHEES certification during the design stage in 2017. The project is a Residential Building (2B+G+7+R) at Plot No AFC016, Dubai, UAE. The approximate Built-up area of the project is 23,011.32 m2. Design development and construction completion happened during the period 2017-2024.The structure of the building consists of a 2B+G+7 with roof. The building uses energy from electricity and uses water from a municipal potable water system.

Overview of Key Green Building Features

Energy Efficiency

Platinum Sustainable Development Intl as a Sustainability Consultant has created an energy model to evaluate the effectiveness of the building's energy conservation measures, in compliance with ASHRAE Std. 90.1-2007 Appendix G methodology.

The following are the Energy Efficiency Measures incorporated in the project:

- Giving the right orient for the building reducing the solar heat gain
- Highly insulated building envelope elements
- Efficient lighting design and controls with optimal power density
- Efficient HVAC systems
- Conducted enhanced commissioning to ensure results of holistic building energy system design

Water Conservation

The following are the water and resource conservation measures incorporated in the project:

- Uses low flow fixtures in faucets, sinks and showers and dual flush water closets
- Incorporated recycled content in the building materials
- Boosting the local market and reducing the foot miles by purchasing more regional materials

Enhanced Indoor Environment

- The IAQ performance complies with the minimum requirements of ASHRAE Std 62.1-2007
- Installed air flow monitoring device for mechanical ventilation to monitor the fresh air
- Developed and implemented a Construction Indoor Air Quality (IAQ) Management Plan in reference to SMACNA guidelines
- Use of building finishes materials with low emission of volatile organic compounds (VOC) for adhesives, sealants, paints and coatings.

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
- 55.09% of the materials used, included a combination of post-consumer and pre-consumer recycled content
- 55.09% 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 was 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