Crown Home Consultants
كراون هوم للإستشارات الهندسية
Egypt - Dubai - Saudi Arabia - Sudan

1980

Residential Building (B+G+4+R)

Hassan Hamad ALI ALAMIR
IC3-E-35, International City 2 & 3, Dubai

LEED-NCv3

Points Achieved		**49**
Sustainable Site	26	8
Water Efficiency	10	5
Energy & Atmosphere	35	17
Material & Resources	14	5
Indoor Environmental	15	8
Innovation & Design	6	2
Regional Priority	4	4
Available Points	**110**	

FAST FACTS:

EHS In-House Certifications: **Certified, LEEDv3 NC**
BUA: **8,816.29 m²**
Location: **IC1-CBDG-02, International City 2 & 3, Dubai**
Approx. Construction Cost: **AED 18,877,830.00**
Construction Completion: **15-11-2023**
Date of Certification: **15-12-2023**

BENEFITS:

- **30.22%** Savings on Energy Use
- **35%** Savings on Potable Water Use by Water Fixtures
- **25.20%** Materials Use with Recycle Content
- **32.54%** Regional Materials Use
- **100%** Bldg Occupants is Access to Lighting Control
- **87%** of the Car Parking Provided are Covered

THE GREEN BUILDING TEAM

Owner: Mr. Hassan Hamad Ali Al Amir
Main Consultant: Noora Engineering Consultancy
Main Contractor: Abna Al Amir Contracting LLC
GB Consultant: Crown Home Engineering Consultants
Commissioning Authority: Crown Home Engineering Consultants

LEED APs:
Faiz Mohammad
Melanie Bacho

Commissioning Agent
Mohammed Zaheeruddin

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.

HASSAN HAMAD ALI ALAMIR
RESIDENTIAL BUILDING

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 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 Warsan FOURTH International City 2 & 3, 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 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 HASSAN HAMAD ALI ALAMIR Residential Building has provided car parking spaces in the basement & ground floor.
  - Assigned 4 Car Parking for low-emitting fuel efficient (LEFE) or hybrid car with one electrical charging point.
  - Dedicated area for Pick Up & Drop Off.
- **87%** of the car parking spaces provided within the plot are covered by the building.
- **100%** Roof material has been painted with coatings having SRI of 78.

WATER EFFICIENCY:

The project installed high efficient sanitary fixtures with low flush and flow rates which gives the project **35%** water savings.

ENERGY & ATMOSPHERE:

- The project is estimated to achieve **30.22%** annual energy savings through installation of the following:
  - Efficient building envelope. Wall, roof and glazing are having higher u-value.
  - Installation of highly efficient DX across all the apartment and service room, while VRF in common corridors with high EER value.
  - Installation of LED lights
  - Installation of lighting control such as motion/occupancy sensors in the common areas.
- The refrigerant of the DX and VRF type AC units are complying with the requirement.
- The project HVAC equipment & lighting control has been commissioned and tested and balanced.
- Additional energy meter has been added for FAHU & Landlord lighting load for monitoring and verifications purposes.

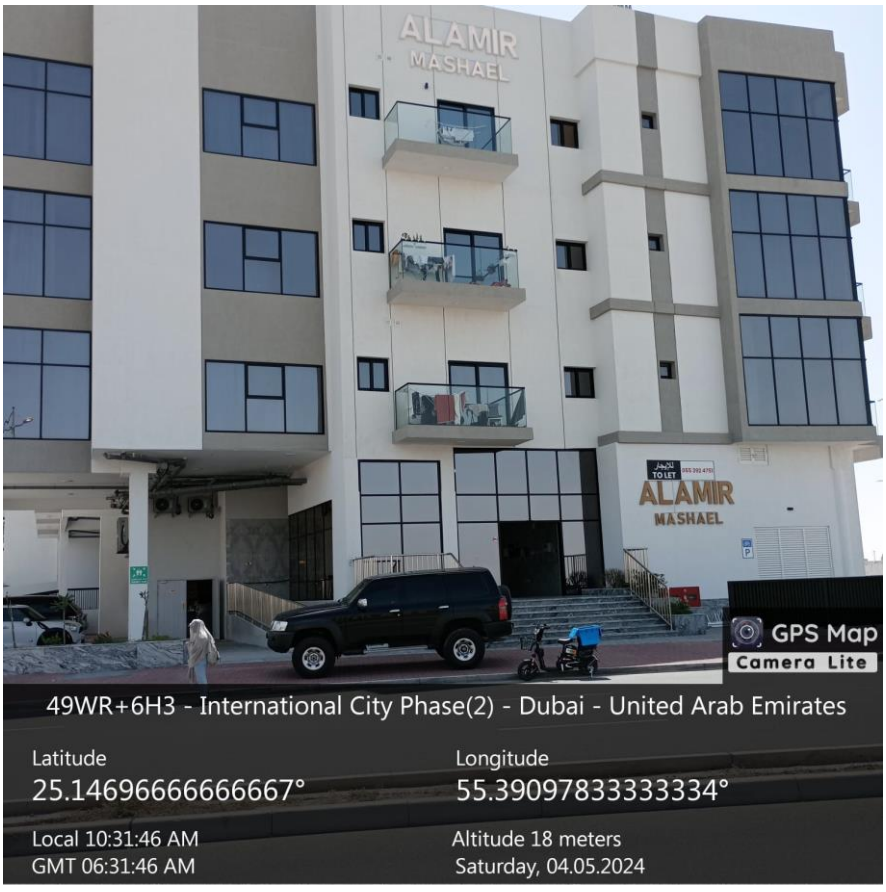
MATERIAL & RESOURCES:

- The building owner encourages recycling of recyclable waste which are derived from daily living by providing 5 recycle waste bins for paper, cardboard, metal-can, plastic & glass storage.
- The Construction Team has successfully monitored the construction materials used in the project:
  - **25.20%** Construction Materials are having Recycled Content.
  - **32.54%** 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).
- The FAHU 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 MERV 13 rated bag filters.
- 10ft Long rollmats are installed in the main entrance of the building to filter out dust from incoming building users.

PROJECT PHOTOGRAPHS




GPS Map
Camera Lite
49WR+6H3 - International City Phase(2) - Dubai - United Arab Emirates
Latitude
25.14690166666667°
Longitude
55.39213500000001°
Local 10:37:00 AM
GMT 06:37:00 AM
Altitude 18 meters
Saturday, 04.05.2024


GPS Map
Camera Lite
49WR+6H3 - International City Phase(2) - Dubai - United Arab Emirates
Latitude
25.146528333333336°
Longitude
55.391103333333334°
Local 10:33:19 AM
GMT 06:33:19 AM
Altitude 18 meters
Saturday, 04.05.2024