

Residential/ Commercial Building (G+4P+15+Roof)

Plot No. JVT17TCP002B, Al Barsha South Fourth - 681, Dubai



FAST FACTS:

EHS In-House Certifications: **Certified, LEEDv3 NC**

BUA: **18,024.20 m²**

Location: **Al Barsha South Fourth - 681, Dubai.**

Approx. Construction Cost: **AED 46.5 million**

Construction Completion: **11 Nov 2023**

Date of Certification: **26 Dec 2023**

BENEFITS:

- **38.7%** Savings on Energy Use
- **50%** Savings on Potable Water Use by Water Fixtures
- **60%** Exterior Water Use Reduction by native vegetation and drip irrigation
- **56%** Construction Waste diverted from landfill
- **23.64%** Materials Use with Recycle Content
- **15.49%** Regional Materials Use
- **100%** Individual spaces & **95.5 %** Multi-Occupant Spaces are with Lighting Control

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.

LEED-NCv3

Points Achieved

57

Sustainable Site	26	9
Water Efficiency	10	8
Energy & Atmosphere	35	21
Material & Resources	14	4
Indoor Environmental	15	8
Innovation & Design	6	3
Regional Priority	4	4

Available Points

110

THE GREEN BUILDING TEAM

Owner: Sohail Admani

Main Consultant: Model Engineering Consultants

Main Contractor: ATCON Constructions LLC

GB Consultant: Crown Home Engineering Consultants

Commissioning Authority: Crown Home Engineering Consultants

LEED APs:

Melanie Bacho

Commissioning Agent

Faiz Mohammad

RESIDENTIAL/ COMMERCIAL BUILDING (G+4P+15+ROOF) DESIGN

The building owner has developed a sustainable facility by integrating eco-friendly designs and measures that enable occupants to save energy throughout the building's lifespan. The owner envisioned vibrant yet serene residential and commercial spaces, emphasizing environmental sustainability, and successfully brought that vision to life.

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 Barsha South Fourth-681, 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 project has provided car parking spaces in the ground floor, Podium 1-4.
 - The project has provided 2 Bicycle Racks.
 - Assigned 9 no's of Car Parking for low-emitting fuel efficient (LEFE) or hybrid car.
- **100%** of the car parking spaces provided within the plot are under the building which is considered as covered parking.
- **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 **50%** water savings.
- Project has considered native and adaptive and are drought tolerant plant species and has installed drip irrigation system. By considering these strategies, the project was able to conserve **60%** of water irrigations.

ENERGY & ATMOSPHERE:

- The project is estimated to achieve **38.7%** annual energy savings through installation of the following:
 - Efficient building envelope. Wall, roof and glazing are having higher u-value.
 - The project is cooled with District Cooling System with high EER value.
 - Installation of LED lights
 - Installation of lighting control such as motion/occupancy sensors in the common areas.
- Use of refrigerants with low Ozone Depletion & Global Warming Potential
- The project HVAC equipment & lighting control has been commissioned, tested and balanced.
- Additional energy meter has been added for FAHU-1 for monitoring and verifications purposes.

MATERIAL & RESOURCES:

- The building owner encourage 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 had formulated and implemented proper Construction Waste Management Plan and has successfully diverted **56%** waste construction from landfill.
- The Construction Team has successfully monitored the construction materials used in the project:
 - **23.64 %** Construction Materials are having Recycled Content.
 - **15.49 %** 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 (F7) rated bag filters
- 10ft Long roll mats are installed at all the exterior entrances of the building to filter out dust from incoming building users.
- 100% of Common Space has been provided with lighting control.

PROJECT PHOTOGRAPHS





 GPS Map
Camera Lite

Jumeirah Village - Jumeirah Village Circle - Dubai - United Arab - قرية جميرا الدائرية -
Emirates

Latitude
25.06036166666667°

Longitude
55.215515°

Local 02:43:16 PM
GMT 10:43:16 AM

Altitude 15 meters
Thursday, 17.10.2024



GPS Map
Camera Lite

3668+76F Jvc - Jumeirah Village - Jumeirah Village Circle - Dubai - United Arab Emirates

Latitude
25.060581666666668°

Longitude
55.21562166666666°

Local 02:42:06 PM
GMT 10:42:06 AM

Altitude 15 meters
Thursday, 17.10.2024



GPS Map
Camera Lite

Jumeirah Village - Jumeirah Village Circle - Dubai - United Arab - قرية جميرا الدائرية -
Emirates

Latitude
25.06015666666664°

Longitude
55.215914999999995°

Local 02:44:31 PM
GMT 10:44:31 AM

Altitude 15 meters
Thursday, 17.10.2024



GPS Map
Camera Lite

Jumeirah Village - Jumeirah Village Circle - Dubai - United Arab - قرية جميرا الدائرية
Emirates

Latitude
25.060176666666667°

Longitude
55.21617500000001°

Local 02:44:37 PM
GMT 10:44:37 AM

Altitude 15 meters
Thursday, 17.10.2024



3668+76F Jvc - Jumeirah Village - Jumeirah Village Circle - Dubai - United Arab Emirates

Latitude

25.060575000000004°

Longitude

55.215620000000001°

Local 02:42:01 PM

GMT 10:42:01 AM

Altitude 15 meters

Thursday, 17.10.2024