

Dragon Mart Expansion- Hotel



	48	106
SUSTAINABLE SITES	12	26
WATER EFFICIENCY	8	10
ENERGY AND ATMOSPHERE	15	35
MATERIALS AND RESOURCES	2	13
INDOOR ENVIRONMENTAL QUALITY	6	12
INNOVATION IN DESIGN	3	6
REGIONAL PRIORITY CREDITS	4	4

Points Achieved
 Points Available

Completed: February 2017
Date of Certification: 04 June 2018

BENEFITS

22% Savings on Energy Use
51% Savings on Potable Water Use
16% Materials Use with Recycled Content

FAST FACTS

EHS Certified Green Building
Area: 180,000 ft²
Neighborhood: Plot no. IC1- DM002, International city, Dubai

PROJECT BACKGROUND

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 on 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 “Dragon Mart Expansion-Hotel” Building at IC1-DM002 has been awarded with EHS Certification established by TRAKHEES.

The project has been leased to M/s Accor Hotels and the Owner of this Building is M/s. Nakheel PJSC, a pioneer real estate development company. M/s Nakheel endeavors to craft beautiful environments for exceptionally high-quality lifestyles. Inspired by art and reflective of their owners’ aspirations, the hotel is classic in feel but contemporary of vision, canvases to be filled with the experience and exuberance of life.

Dragon Mart Expansion-Hotel is a new construction project which was decided to target EHS certification during the design stage in 2012. The project is a Commercial (hotel) G+7 building in Plot No: IC1 – DM002, International City, Dubai, U.A.E. The approximate gross floor area of the project is 180,000 ft². Design development and construction completion happened during the period 2012-2017. The structure of the building consists of a ground floor and seven floors. The building uses energy from DEWA grid and uses water from a municipal potable water system.

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PROJECT PROFILE

SUSTAINABLE SITES AND TRANSPORTATION

- ❖ Provides parking capacity that tenders to local zoning requirements
- ❖ Preferred parking slots provided for car pool
- ❖ Roofing materials meet the SRI requirement avoiding heat island effect
- ❖ Provides landscaping with drip irrigation show casing the client's strong vision towards a sustainable future.

ENERGY, WATER AND MATERIAL RECOURSE CONSERVATION

Susnomics Engineering Systems FZ-LLC as a Sustainability Consultant for Dragon Mart Expansion, 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 tasks to ensure results of holistic building energy system design

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

- ❖ Low flow fixtures in faucets, sinks and showers and dual flush water closets
- ❖ Building materials contain recycled content to minimize dependence on virgin material
- ❖ More regional materials purchased thereby boosting the local market and reducing the foot miles
- ❖ Averda is the waste recycling agent for the occupational waste in this project.

INDOOR ENVIRONMENTAL QUALITY

- ❖ The IAQ performance complies with the minimum requirements of ASHRAE Std 62.1-2007
- ❖ Installed air flow monitoring device for each 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 and had installed 10ft long mat to maintain the indoor air quality as per the ASHRAE standards.

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THE TEAM

Owner	M/s Nakheel PJSC
Project Tenant	M/s Accor Hotels (IBIS Suits)
Architectural Consultant	M/s Dar Al Handasah
MEP Consultant	M/s Dar Al Handasah
Contractor	Kier Contracting
Green Building Consultant	Susnomics Engineering Systems FZ-LLC
LEED AP	Shyam Chandra V
Commissioning Authority	Susnomics Engineering Systems FZ-LLC