

Residential building in JVC10WMRA006, Jumeirah village circle



	46	110
SUSTAINABLE SITES	6	26
WATER EFFICIENCY	6	10
ENERGY AND ATMOSPHERE	13	35
MATERIALS AND RESOURCES	5	14
INDOOR ENVIRONMENTAL QUALITY	9	15
INNOVATION IN DESIGN	4	6
REGIONAL PRIORITY CREDITS	3	4

Points Achieved Points Available

FAST FACTS

EHS Certified Green Building
Site Area: 2377.03 m²
Construction Cost: \$25.10/ft²
Completed: December 2016
Date of Certification: 6 April 2017

22% Savings on Energy Use
45% Savings on Potable Water Use
32% Materials Use with Recycled Content
41% Regional Materials Use
50% Reduction in sewage conveyance

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 Makhtoum, 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 "Residential building in JVC10WMRA006, Jumeirah village circle" has been awarded with EHS Certification established by EHS TRAKHEES.

The Organization who is the Owner of this Building is a Private Entity, M/s Rambyk properties has constantly been evolving over the course of its history. The organization is committed to being a responsible corporate and to managing its business in a way that creates value for customers, and the communities in which it operates.

The project is a new construction facility project which was decided to target EHS certification during the design stage in 2015. The project is a B+G+5 Residential Building on plot no JVC10WMRA06, JVC, Dubai, UAE. The approximate build up area of the project is 10,900 m². Design developments and construction completion happened during the period 2015-2016. Net air conditioned area of the project is 5530m². The structure of the building consists of a five floors with single basement. The building uses energy from electricity and uses water from the municipal potable water system.

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PROJECT PROFILE

SUSTAINABLE SITES AND TRANSPORTATION

- ❖ Provides car/van pool parking
- ❖ Provides complete shading to all car parkings
- ❖ Roofing materials meet the SRI requirement avoiding heat island effect

ENERGY, WATER AND MATERIAL RECOURSE CONSERVATION

Susnomics Engineering Systems FZ-LLC as a Sustainability Consultant for Residential building in JVC10WMRA006, 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 orientation for the building reducing the solar heat gain
- ❖ Highly insulated building envelope elements
- ❖ Optimized glazing and incorporation of skylights
- ❖ Efficient lighting design and controls with optimal power density
- ❖ Efficient HVAC systems
- ❖ Conducted enhanced commissioning to ensure results of holistic building energy system design

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

INDOOR ENVIRONMENTAL QUALITY

- ❖ The IAQ performance complies with the minimum requirements of ASHRAE Std 62.1-2007
- ❖ 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

THE TEAM

Owner	Abdullah H Yabroudi (M/s. Rambyk Properties)
Architectural Consultant	Erga Progress Engineering Consultants
MEP Consultant	Erga Progress Engineering Consultants
Contractor	Dubai Contracting Company (DCC)
Green Building Consultant	Susnomics Engineering Systems FZ-LLC Dubai, UAE
LEED AP	Shyam Chandra V, Aswin Madhusoodanan
Commissioning Authority	Susnomics Engineering Systems FZ-LLC Dubai, UAE

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SOP-GB-06

Department of Planning & Development
Ports, Customs & Free Zone Corporation
Government of Dubai



SGF-066
إدارة التخطيط والتطوير
مؤسسة لوائح والمصارف والمنطقة الحرة
حكومة دبي

To
M/s RAMBYK PROPERTIES LIMITED
Dubai
UAE

Ref : EHS/GB/17/2125
Date : 06.04.2017

Attn: Mr. Abdullah Hasan Abdullah Yabroudi, Director

Sub: EHS Review Report - Green Building Certification Submission
Project: Residential building in JVC10WMRA006, Jumeirah village circle

Project Name	(B+G+5+R) Residential Building + Retail at Ground floor
Registration No	EHSCN2053
Submission Ref	Consultant email on 30.03.2017

This is further to the various submissions and reviews on the above project and the site visit made by EHS team to your premises on the 27 March 2017 to ascertain the site level compliance and the preparedness of the team. Taking into consideration all the reviews carried out by EHS and the clarifications provided by you in the course of the above, EHS has consolidated the outcomes into a finalized review report. The FINAL REVIEW SUMMARY is attached herewith for your confirmation and acceptance.

You are hereby asked to revert within 5 working days failing which the final review summary would be deemed to have been accepted by the client.

EHS-Trakhees is committed to providing quality regulatory services to our business units and clients in protecting the environment, human health and safety. As always, we look forward to your cooperation, support and a very successful working relationship.

Should you have any queries, please feel free to approach the Green Buildings department or contact us at EHS.GreenBuilding@trakhees.ae

We wish the project team all the best.

Regards,

P.R. Jagannathan
Sustainability Manager
Trakhees - Environment, Health & Safety

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Revision: 00

May 2012

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Note: Please refer to www.dubai.ae to ensure that this document is correct and applicable

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FINAL REVIEW SUMMARY

S.No	Credit Reference	Credit Description	Points Targeted	Status
1	SS P1	Construction Activity Pollution Prevention		Awarded
2	SS C1	Site Selection	1	Awarded
3	SS C4.4	Alternative Transportation - Parking Capacity	2	Awarded
4	SS C7.1	Heat Island Effect - Non - Roof	1	Awarded
5	SS C7.2	Heat Island Effect - Roof	1	Awarded
6	SS C8	Light Pollution Reduction	1	Awarded
7	WE P1 & WE C3	Water use Reduction: 20% & 30%	4	Awarded
8	WE C-2	Innovative Wastewater Technologies	2	Awarded
9	EA P1	Fundamental Commissioning of Building Energy Systems		Awarded
10	EA P2, EA C1	Minimum Energy Performance & Optimize Energy Performance	6	Awarded
11	EA P3	Fundamental Refrigerant management		Awarded
12	EA C3	Enhanced Commissioning	2	Awarded
13	EA C4	Enhanced Refrigerant management	2	Awarded
14	EA C 5	Measurement and Verification	3	Awarded
15	MR P1	Storage and collection of Recyclables		Awarded
16	MR C-2	Construction Waste Management	1	Awarded
17	MR C-4	Recycled Content - 10% & 20% (Post consumer + 1/2 Pre-consumer)	2	Awarded

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Department of Planning & Development
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S.No	Credit Reference	Credit Description	Points Targeted	Status
18	MR C 5	Regional Materials - 10% & 20%, Extracted, Processed & manufactured regionally	2	Awarded
19	EQ P 1	Minimum IAQ Performance		Awarded
20	EQ P 2	Environmental Tobacco Smoke Control		Awarded
21	EQ C 1	Outdoor Air delivery monitoring	1	Awarded
22	EQ C 3.1	Const. IAQ Management - During construction	1	Awarded
23	EQ C 3.2	Const. IAQ Management - Before Occupancy	1	Awarded
24	EQ C 4.1, 4.2	Low Emitting materials - Adhesives & Sealants, Paints & Coating	2	Awarded
25	EQ C 5	Indoor Chemical & Pollutant source control	1	Awarded
26	EQ C 6.1	Controllability of Systems-Lighting	1	Awarded
27	EQ C 7.1	Thermal Comfort - Design	1	Awarded
28	EQ C 7.2	Thermal Comfort - Verification	1	Awarded
29	ID C 1.1	Innovation in Design - 100% Parking spaces in basement	1	Awarded
30	ID C 1.2	Innovation in Design - Recycled content more than 30%	1	Awarded
31	ID C 1.3	Innovation in Design - Regional Materials more than 30%	1	Awarded
32	ID C 2	LEED Accredited Professional	1	Awarded
33	RP C 1.1, 1.2, 1.3	EA C 3 ,EA C 5 , WE C 3	3	Awarded