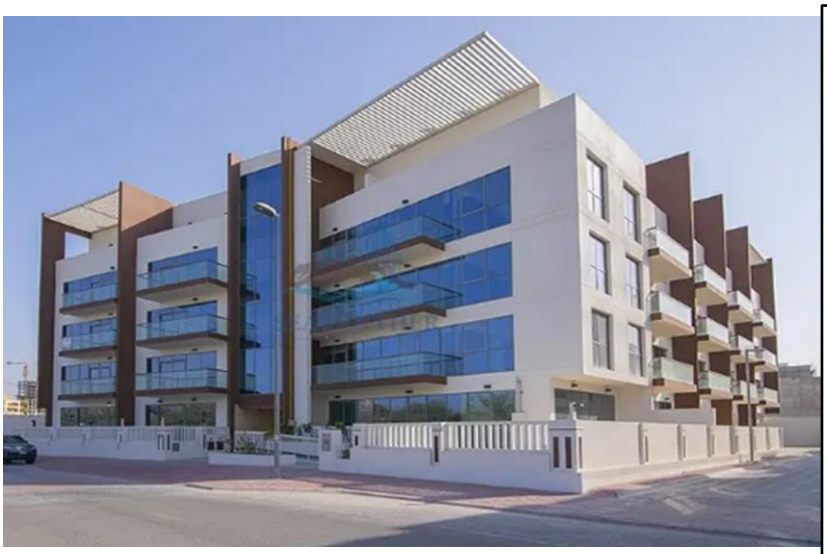
Crown Home Consultants
كراون هوم للإستشارات الهندسية
Egypt - Dubai - Saudi Arabia - Sudan

FAHAD Y S ALSABAH (AL JAZIAH) RESIDENTIAL BUILDING

JVC13KMRP003, Al Barsha, South Fourth (681), Jumeirah Village Circle, Dubai



LEED-NCv3		
Points Achieve		**50**
Sustainable Site	26	8
Water Efficiency	10	7
Energy & Atmosphere	35	17
Material & Resources	14	3
Indoor Environmental	15	9
Innovation & Design	6	2
Regional Priority	4	4
Available Points	**110**	

FAST FACTS

EHS In-House Certifications: Certified, LEEDv3 NC
Building floor Area: 5,190.01m^2
Location: JVC13KMRP003, Al Barsha, South Fourth (681), JVC, Dubai
Approx. Construction Cost: AED 26,115,000
Construction Completion: March 19th, 2019
Date of Certification: October 17, 2019

BENEFITS:

- **29.91%** Savings on Energy Use
- **36%** Savings on Potable Water Use by Water Fixtures
- **57%** Construction Waste diverted from landfill
- **12%** Materials Use with Recycle Content
- **10%** Regional Materials Use

THE GREEN BUILDING TEAM

Owner: Mr. Sheikh Fahad YS Al Sabah
Main Consultant: Al Gurg Consultants
Main Contractor: BECON Construction Co. LLC
GB Consultant: Crown Home Engineering Consultants
Commissioning Authority: Crown Home Engineering Consultants

LEED APs:
Faiz Mohammad
Melanie Bacho
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.

AL JAZIAH 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 envisage tranquil and livable buildings dual with vitality or serenity and environmental 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 the Warsan Fourth, International City, 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 Al Jaziah Residential Building has provided car parking in the basements and ground floor which are considered as under the building.
  - Assigned several Car Parking for low-emitting fuel efficient (LEFE) or hybrid car.
  - Assigned several car parking for car / van pool.
- **100%** of the car parking are covered in basement floor.
- **100%** Roof final materials has been painted with coatings having SRI of 93.45 (medium wind).

WATER EFFICIENCY:

The project installed efficient sanitary wares with low flush and flow rates which gives the project **36%** water savings.

ENERGY & ATMOSPHERE:

- The project is having **29.91%** energy savings through installation of the following:
  - Efficient building envelope. Wall, roof and glazing are having higher u-value.
  - Installation of efficient LG VRF systems with higher EER value.
  - FAHU heat load is having 78% efficiency
  - Installation of LED lights
  - Installation of lighting control such as motion/occupancy sensors in the common areas and timer control for external lighting.
- **100%** Use of environment friendly refrigerant –R410A refrigerant for both VRF AC system and decorative ducted AC.
- The project HVAC equipment's & lighting control has been commissioned and tested and balanced.
- Additional energy meter has been added for FAHUs & CUs load 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.
- The Construction Team had formulated and implemented proper Construction Waste Management Plans in which the project has successfully diverted **57%** waste construction from landfill.
- The Construction Team has successfully monitored the construction materials used in the project:
  - **12%** Construction Materials are having Recycled Content
  - **10%** 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)
- All FAHUs has been provided with air flow monitoring devices with alarm.
- **100%** Building flush-out has been done simultaneous with commissioning.
- **100%** of the Adhesives & Sealants and Paints & Coatings use in the project is complying with LEED requirements.
- FAHUs bag filter is MERV 14 rated and 10ft travel length rollmat has been installed in the main entrance of the building.
- **100%** of all the residential spaces is having accessible lighting control.