



# Suburbia A & B, Downtown Jebel Ali



LEED POINTS ACHIEVEMENT		
	Achieved	Available
Sustainable Sites	9	26
Water Efficiency	4	10
Energy & Atmosphere	15	35
Materials & Resources	6	14
Indoor Environmental Quality	11	15
Innovation & Design	1	6
Regional Priority	0	4
<b>Total</b>	<b>46</b>	<b>110</b>

## FAST FACTS

**EHS - Trakhees Certified Green Building** (Equivalent to LEED Silver)  
**Gross Floor Area:** 39,669 m<sup>2</sup> / Residential & Retail  
**Neighbourhood:** Downtown - Jebel Ali Free Zone, Dubai, UAE  
**Construction Cost:** \$94.45/ ft<sup>2</sup>  
**Completed:** February 2014  
**Date of Certification:** March 2014

## BENEFITS

- 22 % Savings on Energy Use
- 3.9% Energy off-set by On-site Renewable Energy
- 33% Savings on Potable Water Use
- 68.17% Savings on Irrigation Water Demand
- 28.85% Materials used with Recycled Content
- 22.08% Materials used sourced Regionally



Artist's Perspective View

## PROJECT BACKGROUND

A 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 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 "SUBURBIA" has been awarded with the Trakhees – EHS In-House Green Building Certificate, making it the first ever building to be reviewed and certified by Trakhees – EHS.

The project Suburbia is a two tower luxury service apartment development located at the South end of the Downtown Jebel Ali adjacent to Jebel Ali Port. The building comprises two 14 storey towers on a 4 storey podium with parking provided at basement level.



## **Project Profile – Suburbia, Downtown Jebel Ali**

### **Sustainable Sites & Transportation**

- ✓ Provides preferred parking space for low-emitting and fuel efficient vehicles.
- ✓ 100% of the on-site parking spaces have been located under cover.
- ✓ 22% of roof area covered with vegetation and 51% covered with roofing materials with high SRI value which reduces heat island effect.

### **Energy, Water and Material Resources**

- ✓ Salimus Consultancy JLT being the green building consultants for Suburbia – Downtown Jebel Ali carried out building energy modeling to evaluate the building's energy consumption in compliance with standard ASHRAE 90.1-2007, Appendix G resulting in 22% energy savings.

The following energy efficiency measures have been incorporated in the project:

- ⇒ Highly efficient building envelope insulation.
- ⇒ Glazing with high thermal efficiency and optimized shading coefficient.
- ⇒ Energy efficient lighting fixtures and lighting controls with day occupancy sensors installed in corridors.
- ⇒ Energy efficient HVAC systems
- ⇒ Quality assurance commissioning of all energy systems to ensure intended building operations.
- ✓ Use of low flow and flush fixtures in kitchens & bathrooms contributing to 33% savings in potable water use.
- ✓ Incorporation of native adaptive vegetation and highly efficient irrigation design reducing landscape water demand by 68%.
- ✓ Use of recycled materials such as concrete block work, steel bars, ceramic tiles, etc.
- ✓ Use of regionally sourced materials, thereby reducing carbon footprint.

### **Indoor Environmental Quality**

- ✓ Ventilation requirement meets and exceeds requirements of standard ASHRAE 62.1 – 2007 ensuring very good indoor air quality performance.
- ✓ CO2 sensors installed to monitor in all densely occupied spaces.
- ✓ Indoor air quality during and after construction maintained by implementing an Indoor Air Quality Management Plan in accordance with SMACNA guidelines.
- ✓ Use of building interior finishes materials such as paints, coatings, adhesives & sealants with low volatile organic compounds (VOC) which improves the indoor environmental quality and occupant productivity.

## **THE TEAM**

**Owner:** DAMAC Crown Properties

**Design Consultant:** Architecture & Planning Group

**Contractor:** Shapoorji Pallonji Mideast LLC

**Green Building Consultant:** Salimus Consultancy JLT, Dubai

**LEED AP:** Vladimir Limin & Amruta Kshemkalyani

**Commissioning Authority:** Global Engineering Systems FZC Dubai, UAE