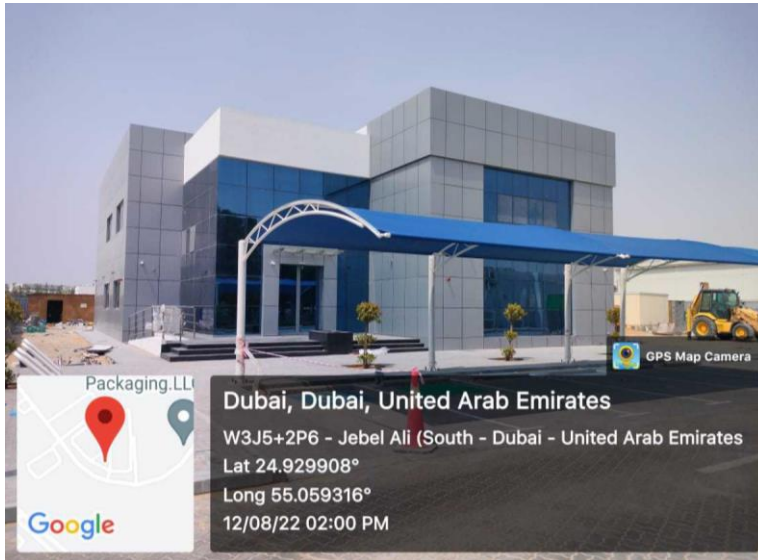


OFFICE G+1-Building M/S EATON FZE (Dubai Branch)

TP010505, Techno Park, Dubai



LEED-NCv3 NC

Points Achieved

47

Sustainable Site	26	9
Water Efficiency	10	6
Energy & Atmosphere	35	14
Material & Resources	14	4
Indoor Environmental	15	8
Innovation & Design	6	2
Regional Priority	4	4

Available Points

110

FAST FACTS:

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

BUA: **1428.23 m²**

Location: **TP010505, Techno Park, Dubai**

Construction Completion: **November 2022**

BENEFITS:

- **24.96%** Savings on Energy Use
- **51%** Savings on Potable Water Use by Water Fixtures
- **56%** Construction Waste diverted from landfill
- **12%** Materials Use with Recycle Content
- **26%** Regional Materials Use

THE GREEN BUILDING TEAM

Owner: M/S EATON FZE (Dubai Branch)

Main Consultant: POE Architects & Engineers

Main Contractor: Al Jawal Contracting LLC

GB Consultant: Crown Home

Electromechanical

LEED APs:

Faiz Mohammad

Melanie Bacho

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 CED-Trakhees, to follow the CED-Trakhees Green Building mandatory regulation and requirements, the project has registered for the Trakhees In-House Certification based on LEEDv3 NC.

M/S EATON FZE (DUBAI BRANCH) OFFICE BUILDING

DESIGN

The building owner has created sustainable facility by incorporating sustainable designs and measures which can help the occupants save energy throughout the building life span. The owner has envisaged tranquil and livable buildings dual with vitality or serenity and environmentally friendly residential building and have created the same.

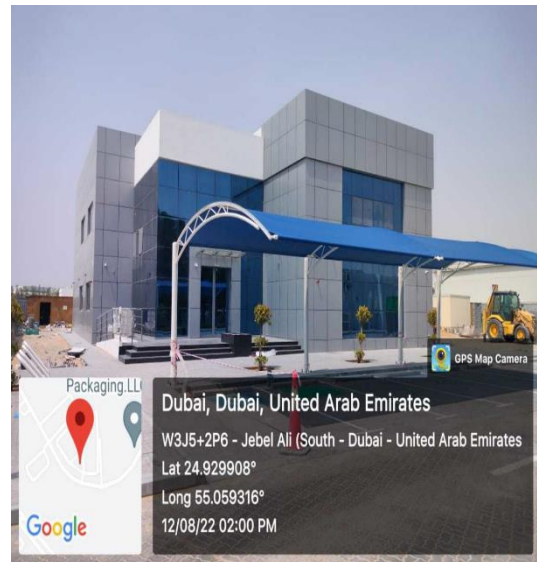
LIFESTYLE

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 Techno Park, Dubai, centrally located in commercial & industrial area with ready access to all the 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 construction, 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 Building has provided covered car parking spaces in ground floor.
 - Assigned one Car Parking space for low-emitting fuel efficient (LEFE) or hybrid car.
 - Assigned one car parking space for car / van pool.
- **50%** of the car parking spaces are covered by the car shade.
- **100%** Roof material has been painted with coatings having SRI of 80.



WATER EFFICIENCY:

The project installed efficient sanitary wares with low flush and flow rates which gives the project **51%** water savings.

ENERGY & ATMOSPHERE:

- The project is estimated to achieve **24.96%** annual energy savings through installation of the following:
 - Efficient building envelope. Wall, roof and glazing are having higher u-value.
 - Installation of Dx units with high EER value.
 - FAHUs with heat recovery having **80%** efficiency.
 - Installation of LED lights
 - Installation of automatic lighting controls such as motion/occupancy sensors in the common areas and timer control & photocell for external lighting.
- Dx units have environment friendly, R410 refrigerants.
- The project's HVAC equipment & lighting controls has been commissioned and tested and balanced.

- Additional energy meters were added for FAHU loads for monitoring and verifications purposes in addition to Main meters installed for whole building metering.

MATERIAL & RESOURCES:

- The building owner encourage recycling of recyclable waste which are derived from daily living by providing 5 recycled 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:
 - **12%** Construction Materials are having Recycled Content.
 - **26%** 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 requirements of ASHRAE 62.1-2007.
- **100%** Non-Smoking Building (inside and outside building).
- Densely occupied spaces have been provided with CO2 sensors and all FAHUs 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 **F7/ MERV 13** rated filter.
- **10ft** travel length roll mat has been installed in the main entrance of the building to filter out dust from incoming building users.