

# DAFZA SQUARE

## MIX-USE BUILDING AT DAFZA, DUBAI



### FAST FACTS

**Project:** DAFZA SQUARE, Plot No 8W at DAFZ, Dubai, UAE  
**LEED Certification Level:** GOLD, New Construction (NC)v3  
**Gross Floor Area:** 352,353 sq ft / Office Mix-Use Building  
**Neighborhood:** Dubai Airport Freezone, UAE  
**Completed:** March 2015  
**Date of Certification:** 19 November 2015

### HIGHLIGHTS

- 14.42 % Overall Savings on Energy Use
- 78.01 % Savings on Potable Water Use by Water Fixtures
- 20.20 % Materials Used with Recycled Content
- 42.56 % Regional Materials Use
- 78.84 % Diverted on-site generated construction waste from landfill

### 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 healthy city that meets the demands of best practices and benchmarks of pollution-free sustainable development.

In response to this resolution, we are proud to inform that **“DAFZA SQUARE”** has been awarded with Prestigious **LEED GOLD Certification** established by the U.S. Green Building Council (USGBC)

DAFZA SQUARE is a two tower building with total 352,844 ft<sup>2</sup> area, the facility intends to set up a Hi-Tech and modern facility for their offices spaces and food court area. Two towers are B+G+M+7 and B+G+M+4 located at Plot No 8W, DAFZ Dubai, UAE. Both towers are connected via Basement, Ground floor and Mezzanine floor. DAFZA’s strategic location, comprehensive services, world-class facilities and above all the excellent investment incentives and tax exemptions are just some of the exclusivities offered to companies within DAFZA freezone enabling them to achieve greater functional efficiency at a lower operational cost.

### LEED POINT SUMMARY

61 out of 110

**61** Points Achieved **110** Points Available

Sustainable Sites	18	26
Water Efficiency	10	10
Energy & Atmosphere	9	35
Materials & Resources	6	14
Indoor Environmental	9	15
Innovation & Design	5	6
Regional Priority	4	4



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### SUSTAINABLE SITES & WATER EFFICIENCY

The project team sought to encourage sustainability. The following are strategies to support it:

- The Project was developed near urban areas with existing infrastructure.
- Provides preferred parking for carpool and low-emitting and fuel-efficient vehicles on-site
- High SRI value for Roofing material
- 100% of the car parking area are covered
- Installed water efficient landscaping
- Installed efficient water fixtures which consume less amount of potable water.
- Installed grey water recycling plant

### ENERGY EFFICIENCY

Project is designed as per ASHRAE Std. 90.1-2007 and following are the Energy Efficiency Measures incorporated in the project:

- Highly insulated mass Wall and Roof
- Optimized Glazing
- Efficient lighting and incorporating lighting control and timer control for the internal and external lighting
- Efficient HVAC systems – Efficient VAV driven AHUs and VFD driven Pumps
- Installation of Solar Water Heater
- Incorporating Building Management Systems to provide full automatic control for HVAC and Lighting

### MATERIAL AND RESOURCES

- 78.84% (by weight) of the construction waste diverted from landfill.
- 20.20% of construction material used has recycled content.
- 42.56% of construction material are regional materials – means those materials which are within 500miles radius from the DAFZA Square Site
- Provides appropriately sized dedicated areas for the collection and storage of recycling materials

### 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 VOC for adhesives, sealants, paints and coatings
- Dedicated Smoking area provision for occupants and visitors
- Project space is in compliance with ASHRAE Standard 55-2004.

### OTHER GREEN FEATURES INCLUDES

- Earned an exemplary performance in with Regional Construction Materials Use, Heat Island Effect for all Covered parking, and Maximize Open Space.
- Provided Green Education Program on Dafza Website and Green Cleaning Program



## PROJECT PROFILE

# DAFZA SQUARE, Plot No 8W at DAFZ, Dubai, UAE

### THE TEAM

Owner	:	Dubai Airport Freezone Authority (DAFZA)
Design Consultant	:	LACASA Architects & Engineering Consultants
Contractor	:	ASCON Construction CO. L.L.C.
Green Building Consultant	:	Middle East Centre for Sustainable Development (MECSD), Dubai, UAE
MEP Contractor	:	International Electro-Mechanical Services Co LLC (IEMS)
LEED APs	:	Mr. Thom Bohlen and Mr. Loveleen Raval