

Building Type

Office Building

Size:

7,000 m2 of lettable office space

Project Highlights

- 4 basements with total forced air supply & extract
- Energy recovery for ventilation air pre-cooling via common general exhaust
- DDC controls
- 400 TR cooling load
- Positive smoke management system for life safety
- CFD analysis used for basement ventilation in normal & fire modes
- CCTV & access control

Architect / Client :

BSBG / DUTCO Group



This building located opposite Deira City Centre, a prime location, has many passive thermal load reduction features.

The top 4 floors are Landlord (DUTCO) occupied with tenants on levels below.

The building has 2 air cooled chillers with a primary variable chilled water system for optimal energy consumption.

Fan coil units provide individual space zone temperature control. Central ventilation fresh air, pre-cooled via total enthalpy heat wheels, provided via energy recovery from general and common toilet extract system

Smoke management with pressurization of staircase & egress pathways provided.

Mario Associates provided the complete engineering design for full MEP including air conditioning, ventilation, plumbing, fire fighting, power & lighting distribution, ELV system to meet Landlord requirements as well as tenant provisions. Post Contract supervision including DLP services included and provided as part of MA services.

