

PRIME RESIDENCY II



FAST FACTS

LEED Certification: GOLD, New Construction (NC) V2.2
Square Feet: 251,176 sq ft / Residential Building
Neighborhood: International City, Dubai, UAE
Construction Cost: \$78 / square foot
Completed: March 2011
Date of Certification: 21 October 2011

BENEFITS

- 38.6% Savings on Energy Use
- 35.4% Savings on Potable Water Use by Water Fixtures
- 20.9% Materials Use with Recycled Content
- 43.9% Regional Materials Use

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.

Implementing this resolution, Dubai becomes the first city in the Middle East to adopt green building specifications and requirements. The resolution falls in line with Sheikh Mohammed's keen interest in dealing with the current environmental challenges.

In response to this resolution, we are proud to inform that "PRIME RESIDENCY II" has been awarded with **Prestigious LEED GOLD Rating Certification** established by the U.S. Green Building Council and verified by the Green Building Certification Institute (GBCI). It is the first residential project in the UAE to achieve the LEED NC v2.2 GOLD Certification.



PRIME RESIDENCY II, International City, Dubai, UAE

THE NEW BUILDING

Prime Residency II – is a new construction residential building project comprises of four floors with 41 flats in each floor with a total built-up area of 251,176 sq ft. It is a freehold apartment block, located in International City enjoys a prime spot within a Spanish environment. Sporting Spanish architecture, the residency evokes a contemporary living environment within a breathtaking ambience of landscaped garden.

The new residential construction is designed to have access to the best health and leisure facilities, from landscaped gardens to children's recreation area. It is also sports an exclusive retail area comprising of boutiques, cafes and restaurants.

SUSTAINABLE SITES AND TRANSPORTATION

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

- The project site is located within 0.5 miles of 193 community services and an existing residential district
- Provides preferred parking and low-emitting and fuel-efficient vehicles on-site
- Provides car/van pool parking for 19% of the total provided non-residential parking spaces
- 100% of non-roof impervious surfaces on-site have been paved with highly reflective materials
- 100% of roofing materials meet the SRI requirement
- Installed water efficient landscaping

ENERGY EFFICIENCY

MECSD as a Sustainability Consultant for Prime Residency II, has created an energy model to evaluate the effectiveness of the building's energy conservation measures, in compliance with ASHRAE Std. 90.1-2004 Appendix G methodology.

The following are the Energy Efficiency Measures incorporated in the project:

- Highly insulated mass walls
- Optimized glazing
- Efficient lighting
- Efficient HVAC systems

INDOOR ENVIRONMENTAL QUALITY

- The IAQ performance complies with the minimum requirements of ASHRAE Std 62.1-2004, Ventilation for Acceptable IAQ
- Increase in fresh air by 30% above minimum rates ASHRAE for healthy and good Indoor Environmental Quality
- Installed air flow monitoring device for each mechanical ventilation to monitor the freshair
- Installed CO2 sensors to monitor the carbon dioxide concentration in the densely occupied spaces
- Developed and implemented a Construction Indoor Air Quality (IAQ) Management Plan in reference to SMACNA guidelines
- Use of building finish materials with low emission of volatile organic compounds (VOC) for adhesives, sealants, paints and coatings
- Lighting and thermal controllability are available for all shared occupant spaces
- Provide direct line of sight views for 99.83% of all regularly occupied areas

OTHER GREEN FEATURES INCLUDES

- Earned an exemplary performance in regional materials use
- Diverted 80.00% of on-site generated construction waste from landfill
- Provides appropriately sized dedicated areas for the collection and storage of recycling materials

THE TEAM

Owner: Prescott Investments Ltd.

Design Consultant: National Engineering Bureau

Contractor: Sobha Contracting

Green Building Consultant: Middle East Centre for Sustainable Development (MECSD), Dubai, UAE

Chief Technical Officer: Thom Bohlen

LEED AP: Ashraf Ali Khan Patan & Melanie Bacho

Commissioning Authority: Pacific Control Systems

Photograph Courtesy of: Prescott & MECSD