



# Royal Central Hotel Building B+G+9 Stories



	44	110
SUSTAINABLE SITES	8	26
WATER EFFICIENCY	6	10
ENERGY AND ATMOSPHERE	11	35
MATERIALS AND RESOURCES	4	14
INDOOR ENVIRONMENTAL QUALITY	9	15
INNOVATION IN DESIGN	2	6
REGIONAL PRIORITY CREDITS	4	4

 Points Achieved     
  Points Available

Completed: May 2018

Date of Certification: 03 July 2019

## FAST FACTS

EHS Certified Green Building  
 Built up Area: 172,147.2 ft<sup>2</sup>  
 Neighborhood: Plot of Land No. PJCRC38F –  
 Commercial Building  
 Construction Cost: \$107.55/ft<sup>2</sup>

## BENEFITS

**24.12%** Savings on Energy Use  
**43.54%** Savings on Potable Water Use  
**14.27%** Materials Use with Recycled Content  
**34.69%** Regional Materials Use  
**84.85%** Irrigation Potable Water Use Reduction

## 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 Makhtoum, 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 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 the “Royal Central Hotel B+G+9 Stories at Plot of Land No. PJCRC38F – Palm Jumeirah, Dubai” has been awarded with EHS Certification established by TRAKHEES.

New Dubai Properties L.L.C is a leading Property developer with over 20 years of experience, focused on delivering a high-end quality product. They are delivered a wide range of diversified properties in the most sought out areas of Dubai which will not only meet their needs financially, as well as their desired preference. New Dubai Properties Chairman Mr. Ahmad Ali Al Abdulla said about mission is “To continue to deliver first class service to they are clients in the highest level of client care and service as we continue to grow our team with the fundamentals of transparency, ethical, and consumer friendly environment”.

# Royal Central Hotel Building B+G+9 Stories

New Dubai Properties is a new construction Facility project which was decided to target EHS certification during the design stage in 2014. The project is a Royal Central Hotel B+G+9 Stories at Plot of Land No. PJCRC38F – Palm Jumeirah, Dubai, UAE. The approximate Built up area of the project is 15,993 m<sup>2</sup>. Design development and construction completion happened during the period 2015-2018. The structure of the building consists of a B+G+9 with roof. The building uses energy from electricity and uses water from a municipal potable water system.

## PROJECT PROFILE

### SUSTAINABLE SITES AND TRANSPORTATION

- ❖ Provides preferred parking for Electric Car
- ❖ Provides preferred parking for carpool
- ❖ Roofing materials meet the SRI requirement avoiding heat island effect

### ENERGY, WATER AND MATERIAL RECOURSE CONSERVATION

Susnomics Engineering Systems FZ-LLC as a Sustainability Consultant for New Dubai Properties, has created an energy model to evaluate the effectiveness of the building's energy conservation measures, in compliance with ASHRAE Std. 90.1-2007 Appendix G methodology.

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

- ❖ Giving the right orient for the building reducing the solar heat gain
- ❖ Highly insulated building envelope elements
- ❖ Efficient lighting design and controls with optimal power density
- ❖ Efficient HVAC systems
- ❖ Conducted enhanced commissioning to ensure results of holistic building energy system design

The following are the water and resource conservation measures incorporated in the project:

- ❖ Uses low flow fixtures in faucets, sinks and showers and dual flush water closets
- ❖ Provides landscaping with drip irrigation show casing the client's strong vision towards a sustainable future.
- ❖ Incorporated recycled content in the building materials
- ❖ Boosting the local market and reducing the foot miles by purchasing more regional 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 volatile organic compounds (VOC) for adhesives, sealants, paints and coatings.

# Royal Central Hotel Building B+G+9 Stories

## THE TEAM

Owner	New Dubai Properties L.L.C, Dubai
Architectural Consultant	Rimal Engineering Consultants, Dubai
MEP Consultant	Rimal Engineering Consultants, Dubai
Contractor	Al Habbai Contracting L.L.C. Dubai – U.A.E
Green Building Consultant	Susnomics Engineering Systems FZ-LLC Dubai, UAE
LEED AP	Shyam Chandra V
Commissioning Authority	Susnomics Engineering Systems FZ-LLC Dubai, UAE