



TRAFALGAR CENTRAL



	39	69
Sustainable Sites	8	14
Water Efficiency	3	5
Energy & Atmosphere	6	17
Materials & Resources	6	13
Indoor Environmental	11	15
Innovation & Design	5	5

Points Achieved
 Points Available

LEED POINT ACHIEVEMENT

FAST FACTS

- LEED Certification:** GOLD, New Construction (NC) V2.2
- Square Feet:** 214,059 sq. ft. / Residential Building
- Neighborhood:** International City, Dubai, UAE
- Construction Cost:** \$73.5 / square foot
- Completed:** July 2011
- Date of Certification:** 18 August 2012

BENEFITS

- **17.9%** Savings on Energy Use
- **41.3%** Savings on Potable Water Use by Water Fixtures
- **34.38%** Materials Use with Recycled Content
- **41.24%** 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 "TRAFALGAR CENTRAL" 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 fourth residential project in the UAE to achieve the LEED NC v2.2 GOLD Certification.



PROJECT PROFILE

TRAFALGAR CENTRAL, International City, Dubai, UAE, Developed by Fakhruddin Properties (Mohammed Husain & Brothers)

THE NEW BUILDING

Trafalgar Central – The project is setting in a plot area of about 34,201 ft² located at International City, Dubai. The project is situated in residential area. The building comprises of 2 Basements, Ground and 10 floors with a built-up area of 214,059 ft². Trafalgar Central comprises 160 exclusive units, including studios, 1-BR, 2-BR and 3-BR premium apartments. The tower rises elegantly to over 10 levels, each living level offering a unique but sustainable experience of the sky life.

The Trafalgar Central is a tasteful blend of traditional art and state-of-the-art technology and incorporates all the comforts of modern day living. With prime location, prime placement & prime features, the building lives up to everybody's prime expectations.

Trafalgar Central was constructed in accordance with the management vision and principles to work with the environmental sustainability.

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 several community services and on an existing residential district
- Provides preferred parking for low-emitting and fuel-efficient vehicles on-site
- 81.77% On-site covered parking spaces
- 81.87% of roofing materials meet the SRI requirement
- Installed water efficient landscaping which reduces potable water consumption by 60.3%

ENERGY EFFICIENCY

MECSD as a Sustainability Consultant for Trafalgar Central, 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 building envelope
- Operable and highly insulated glazed windows
- Reduced interior lighting power density
- High efficiency heat pumps
- Efficient HVAC systems

INDOOR ENVIRONMENTAL QUALITY

- The IAQ performance complies with the minimum requirements of ASHRAE Std 62.1-2004, Ventilation for Acceptable IAQ
- 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 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 93% of all regularly occupied areas

OTHER GREEN FEATURES INCLUDES

- Earned exemplary performance in water use reduction, regional materials use and recycled content
- Diverted 78% of on-site generated construction waste from landfill
- Provides appropriately sized dedicated areas for the collection and storage of recycling materials

THE TEAM

Owner: Fakhruddin Properties

Design Consultant: BH-NS Engineering Consultants

Contractor: Derby Contracting

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

Chief Technical Officer: Thom Bohlen LEED AP BD + C

LEED AP: Mr. Nowfal Kunju Muhammed & Mr. Loveleen Raval

Commissioning Authority: Pacific Control Systems LLC

Photograph Courtesy of: Fakhruddin Properties

Prepared By: Rosemarie R. Amoroso, LEED AP