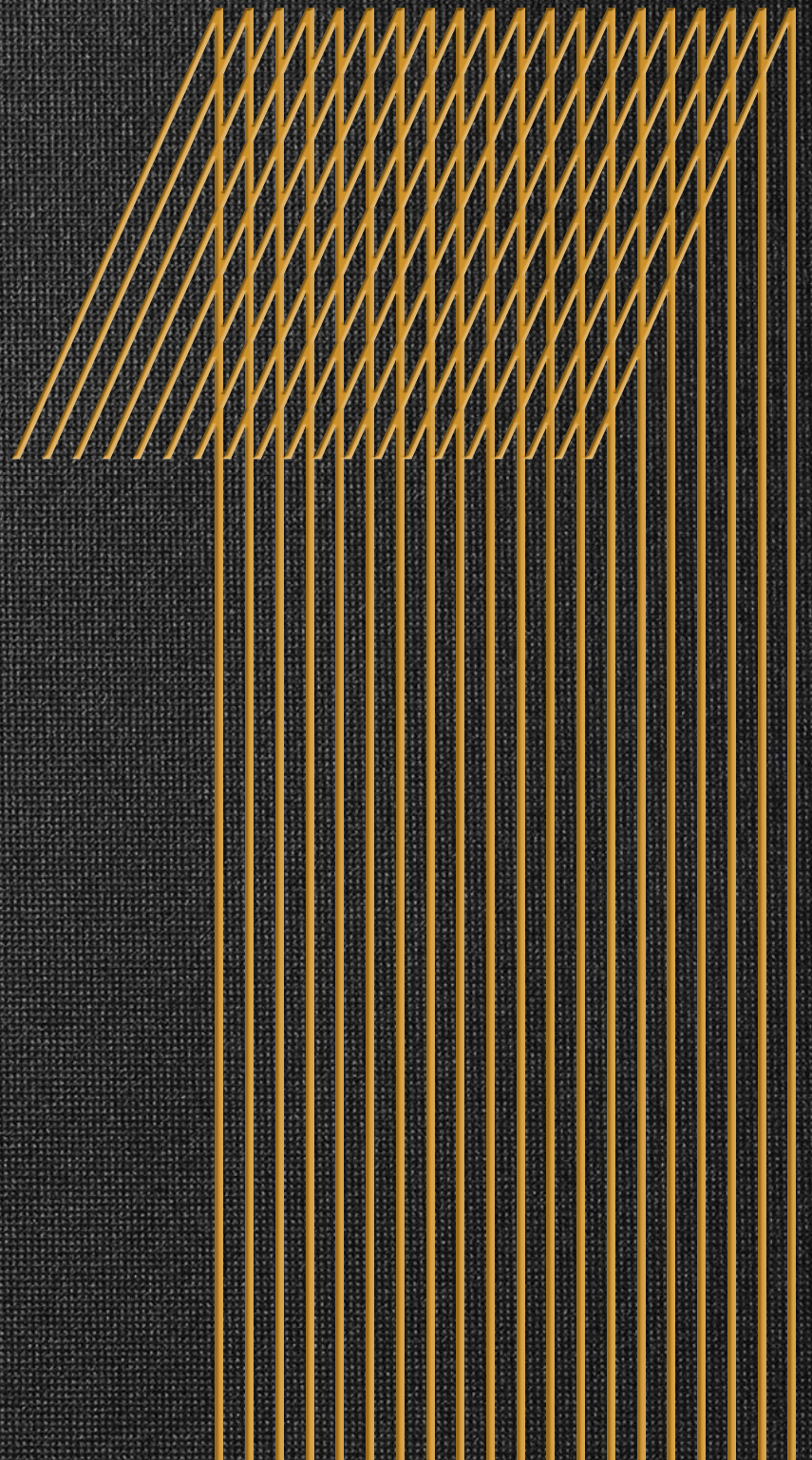




SPECIFICATIONS



DETAILED SPECIFICATION

Architectural Specification

BUILDING DIMENSIONS

Structural Grid

9m x 9m grid typically.

Planning Module

1.5m square generally throughout.

Floor Heights (Approximate)

Office floor-to-floor (Ground to First)
4.53m

Office Floor-to-ceiling (Ground)
3.45m

Office floor-to-floor (Typical)
3.85m

Office floor-to-ceiling (Typical)
2.80m

Raised access floor zone (Typical)
150mm

Raised access floor zone (7th level)
300mm

Ceiling Service Zone
450mm

Structural System

Reinforced concrete slab with reinforced concrete columns.

General Occupancy

Building services to accommodate 1 occupant per 8.0 sq m.

Means of Escape

1 occupant per 6.0 sq m.

Sanitary Accommodation

1 occupant per 8m² with 60 / 60 ratio of male / female toilets.

Reception Finishes

Ceilings

Ceilings to be formed with Gypsum ceiling system, with LED lighting throughout. All ceilings to have stepped floating bulkhead edge detail.

Wall Finishes

Reception walls to be clad with natural stone and feature real wood Veneer Panelling. Walls to be finished with Gypsum Dri-Wall system.

Doors

Doors to be single or double-leaf white veneer hardwood solid core flush panel with high-quality hardwood frames to match door veneer. Associated ironmongery to be high quality brushed stainless steel.

Reception Desk

Bespoke reception desk/ joinery to reception.

Floor Finishes

Ceramic tiled flooring (600x600) with matching grouted joints. Inset heavy duty matting to entrance within stainless steel matwell frame.

Lift Lobby Finishes

Ceilings

Ceilings to be formed with Gypsum ceiling system, with LED lighting throughout. All ceilings to have stepped floating bulkhead edge detail.

Wall Finishes

Walls generally will be finished in Gypsum Dri-Wall system. Stone cladding with sundry architectural features to office lift lobby walls on all floors. Stainless steel architraves and over panels to lift door openings.

Doors

Full-height glazed doors and side lights to office entrances from core. Secondary doors will be single, door and a half or double-leaf white painted veneer hardwood solid-core flush panel. Associated ironmongery will be high-quality brushed stainless steel.

Floor Finishes

Ceramic tiled flooring (600x600) with matching grouted joints.

Toilets

Ceilings

Ceilings to be formed with Gypsum ceiling system or equal approved. LED lighting throughout. Ceilings to have stepped floating bulkhead edge detail.

Lobby Doors

Doors to be single or double leaf white veneer hardwood solid-core flush panel with high-quality hardwood frames. Associated ironmongery will be high quality brushed stainless steel.

Toilet Cubicles

Cubicles to be proprietary toilet cubicle system or Venesta with a selected laminate / veneer finish to doors. Ironmongery to be high-quality brushed stainless steel.

Sanitary Ware & Fittings

- Wall mounted toilets with concealed cisterns, washbasins with infrared taps and urinals.
- Inset hand dryers and /or towel dispensers, soap dispensers, SS bin chutes, flush plates & urinal flush sensor controls to be provided.
- Natural Stone vanity unit with under counter waste disposal to be provided.
- Mirrors to be fitted over washbasins.
- Built in paper towel dispensers, towel bins and associated fittings to be provided.

Floor Finishes

Large format fully-vitrified porcelain 600 x 600mm ceramic tiles with matching grouted joints.

Wall Finishes

600 x 300mm ceramic tiles with matching grout.

Cleaner's Store

Cleaner's store to be provided on all above-ground levels.

Internal Finishes – Main Core

Walls

Walls generally will be finished in Gypsum Dri-Wall system.

Floors

Stair Cores: carpet tile or equal approved.

Ceilings

Ceilings to be formed with Gypsum ceiling system with LED lighting throughout.

Balustrade

Balustrades to consist of stainless steel posts and glass infill panels, stainless steel handrails.

Atrium Finishes

Atrium Glazing

Two atria are provided on a typical office plate, serving to provide natural daylight into the office environment. Clear fire-rated glazing to atriums. Aluminium spandrel at floor junctions.

Internal Office Area Finishes

Ceilings

- Armstrong / SAS powder coated metal suspended ceiling throughout with exposed grid.
- White lay-in perforated metal ceiling tiles complete with Class 0 wrapped mineral wool acoustic pads to 80% of area (20% assumed open for return air).
- Armstrong Dune regular edge fibre lay-in ceiling tiles, 600 x 600 x 8mm on standard Armstrong exposed suspension grid or equal approved.
- Plasterboard bulkheads to perimeter windows and wall abutments and edge conditions.

Wall Finishes

- Walls to be finished with Gypsum Dri-Wall system and skim and taped and fill finished.
- Proprietary corner beads/ plaster stop to be fitted at external corners, movement joints and changes in wall construction where necessary.
- Walls to be prepared and painted three coats of white silk emulsion.
- Walls to have MDF skirting with emulsion paint finish.

Doors

Doors to be either single or double leaf white veneer painted hardwood solid core flush panel with high-quality hardwood frames. Associated ironmongery to be high-quality brushed stainless steel.

Raised Access Floor

- Floors to be a proprietary medium grade encapsulated chipboard raised access floor of 150mm depth, Kingspan Torlock PSA or equal approved.
- Floor tiles to be screw-down type metal clad tiles capable of carrying UDL of 8.0kN/m², and point load of 3.0kN over 25mm square.

External Finishes – Elevations and Roof

Portuguese Limestone Cladding

- External cladding to be Portuguese Limestone panels fixed to steel cladding rail system or equal approved.
- System to incorporate EPDM and rigid insulation.
- Wall build-up to achieve a U-value in compliance with Building Regulations Part L/nZEB.

Curtain Wall System

Curtain walling to be thermally broken structural glazed stick system. Glazing to consist of toughened low-iron float glass. All edge fixings to be concealed at junctions with cladding material. System to be installed with U-value in compliance with Building Regulations Part L.

Glazed Balustrades to Terraces

Balustrades consisting of stainless steel rails and posts, and glass infill panels to be provided to external terraces.

Roof Grass and Planting

Where planting zones indicated on roof design drawings, Sedum or equal approved system to be installed. System to be installed with a U-value in compliance with Building Regulations Part L/nZEB.

Underground Car Park

Parking

- 56 car parking bays.
- Designated parking bays for wheelchair users.
- External lighting to be provided to all areas consistent with safety and security requirements.
- Automatic vehicle barriers to be provided at car park entry/ exit points. Speaker boxes to be provided at each barrier and wired to security hut.

Secure Bike Storage and Lockers

Secure bicycle and locker storage to be provided in selected locations throughout basement level -1.

- 259 bicycle spaces.
- 326 lockers.

DETAILED SPECIFICATION

Shower and Changing Facilities

Ceilings

Ceilings to be formed with Gypsum ceiling system or equal approved with LED lighting throughout. Ceilings to have stepped floating bulkhead edge detail.

Lobby Doors

Doors to be single or double leaf white veneer hardwood solid core flush panel with high quality hardwood frames. Associated ironmongery will be high-quality brushed stainless steel.

Shower Cubicles

Cubicles to be proprietary toilet cubicle system or Venesta with a selected SCL laminate / glass door system. Full-height drylined partitions with ceramic tiles. Ironmongery to be high-quality brushed stainless steel.

Sanitary Ware and Fittings

- Wall-mounted toilets with concealed cisterns, washbasins with infrared taps and urinals to be of high-quality and designed for low water-consumption.
- Inset hand dryers and /or towel dispensers, soap dispensers, SS bin chutes, flush plates & urinal flush sensor controls to be provided.
- Natural Stone vanity unit with under-counter waste disposal to be provided.
- Mirrors to be fitted over washbasins.
- Built-in paper towel dispensers, towel bins and associated fittings to be provided.

Floor Finishes

Large format fully vitrified porcelain 600 x 600mm ceramic tiles with matching grouted joints.

Wall Finishes

600 x 300mm ceramic tiles with matching grout where specified.

Drying Rooms

Separate drying rooms for male and female areas.

Mechanical and Electrical Services

MECHANICAL INSTALLATION

Heating and Cooling Installation

The primary heat source to serve the proposed office building will be from 3 No. high efficiency 4-pipe air source heat pumps located at roof level. These shall serve an energy centre within the block located at basement -2 level. LPHW (low pressure hot water) will be circulated and distributed up throughout Block 1 via individual risers.

Heating to all tenant areas will be provided by 4-pipe fan coil units (FCUs). The heating centres will also serve heat emitters throughout the landlord areas and the air handling units (AHUs).

Ventilation Installation

Fresh air shall be provided to the building via 4 No. supply and return air handling units complete with high efficiency heat recovery. These shall be located at basement -2 level. 2 No. separate air handling units with heat recovery shall be provided to serve the central toilet cores & basement shower/ changing areas.

Space allowance within services risers and at roof level shall be provided for future tenant plant. The basement car park shall be fully mechanically ventilated.

Domestic Water Services Installation

24-hour cold-water storage shall be provided. Water shall be stored at basement -2 level in insulated GRP tanks and shall be boosted under pressure to serve all levels. Domestic hot water storage shall be provided based on peak demand. Domestic hot water shall be heated via high temperature heat pumps. Each tenant office space shall be provided with a boosted meter supply for future fit-out.

ELECTRICAL INSTALLATION

Power Distribution

All landlord services shall be designed to achieve a minimum A3 BER rating and LEED Gold classification. A double ESB substation will be provided for Landlord and Tenant supplies. General Power Services sub distribution boards will be provided in each tenancy on each level. Power provisions in the tenancy areas will be supplied from an underfloor busbar system.

Communication Services

There shall be a minimum of 3 routes into the common basement which shall have containment routes to the Block 1 main comms room. Each route will have spare capacity to allow for the option of additional IT service providers in the future. WiredScore Platinum will be achieved.

Lighting Services

Recessed energy efficient LED luminaires will be provided on a 600 x 600mm modular layout to provide lighting levels in accordance with the SLL Code for Offices. The office lighting will be controlled based on occupancy and daylight. This system will be programmable for future tenants and fit-outs.

Vertical Transportation

- Manufacturer: Kone.
- Six 17 person lifts & Two 21 person high speed passenger lifts to be provided in the primary core.
- Dedicated goods lift to be provided in the primary core.
- 2.4m high doors, 2.5m high lift cars.
- One Fire-fighting lift to the southern core.

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