

SPECIFICATION

STRUCTURE

- 8m x 8m column grid
- 4.0m floor to floor height
- 2.75m floor to ceiling height with 200mm raised access floor
- 1.2m office planning grid
- Ceiling zone of 500mm with ceiling void of 400mm (min.)
- Steel frame with composite steel/concrete floor slab

EXTERNAL FAÇADE

- Stone faced cladding
- Stone to solid walls, stair core and similar will be flame texture grey/white granite
- Frameless glass power assisted entrance revolving door and double-glazed SG pass doors with 3 wing internal layout and glass night security sliders
- Thermal broken structural glazed curtain wall system with toughened and float low iron high performance solar control glass

ENTRANCE LOBBY

- Natural stone floors and walls with a bespoke designed reception desk and specialist feature lighting
- Feature wall clad in stone or polished plaster and plaster finish walls
- Gyproc MF system suspended ceiling incorporating perforated acoustic plasterboard panel(s)

EXTERNAL & INTERNAL WALLS

- Paint finish to plasterboard linings, environmentally friendly to ISO 14001, incorporating increased light reflectivity

CEILING FINISHES

- Gyproc MF suspended ceiling system with moisture resistant white painted plasterboard and acoustic suspended metal tile

FLOOR SURFACES

- 600 x 600 x 26mm raised access floor in office and 600 x 300 x 12mm in toilet areas
- Porcelain ceramic floor tiles to lift lobby and bathroom areas

INTERNAL DOORS

- Solid core hardwood veneered flush doors architrave and skirting, fire safety rating with satin or stainless steel ironmongery
- Fire resistant glass (if required) and frames to comply with TGD: B- Fire and TGD-M Access and Use
- Painted steel riser doors

WELFARE FACILITIES

- High quality sanitary fittings with chrome plated taps and natural stone honed finish
- Full height mirrors
- Matt/plain porcelain tiles in bathroom and shower areas
- High quality lockers with timber benches
- 1 Person/8m², 60:60 Male:Female split, in accordance with BCO Guide to Specification and BS 6465-1:2006 + A1:2009
- Wheelchair accessible toilets provided on all floors complying with Irish Building Regulations – Technical Guidance Document (TGD) M Access

PASSENGER LIFTS

- Stainless steel doors
- Painted white glass wall panels
- Full height mirror to rear wall
- Natural stone floors to match the lobby
- Metal ceiling with feature lighting
- Stainless-steel control panel and handrails
- Lifts comply with TGD:M Building Regulations

STAIRS

- High quality carpet
- Stainless steel balustrade with low iron, clear, polished safety glass guarding and continuous hardwood handrail to main stairs
- Painted mild steel finished balustrade with hardwood handrails to escape stairs

BASEMENT

- The shared two-level basement provide for 1,377 cars (including accessible and fuel efficient), 316 bicycles and 154 motorbikes
- Basement facilities include 31 hotel-grade shower and changing rooms with underfloor heating and 316 storage lockers
- Painted light grey silical sand finish floor
- Waste room finished with slip resistant epoxy resin and stainless-steel Harmer floor drains
- Walls finished with smooth plaster with stainless steel protection to external corners on pillars
- Plant room finished with sealer to floors and painted finish to walls
- Painted board finish and mechanically attached insulation to soffit of car park

SUSTAINABILITY

Each building incorporates sustainable design principles to enhance the quality of indoor environments, limit energy consumption and optimise performance.

ENERGY SAVING STRATEGIES

Operational costs are reduced through the most energy efficient systems and technologies that reduce non-renewable energy consumption.

- BMS (building management system) to control systems
- Controlled water temperatures
- Controlled heat recovery ventilation system with low energy fans
- Variable speed drivers
- High efficiency motors
- Automatic and LED lighting for both general and emergency lighting

OFFICE BUILDING TARGETS

