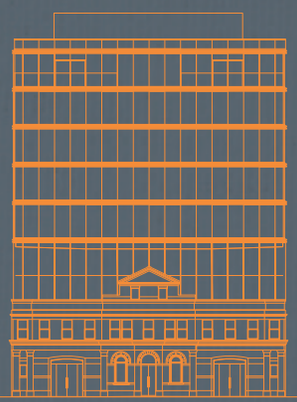

THE HEYSHAM

73 NORTH WALL QUAY, DUBLIN 1

SPECIFICATIONS

SPECIFICATION

SPECIFICATION SUMMARY

- Restored Historic façade from ground to 1st floor
- High performance thermal glazing from 2nd to 8th floor
- Private terraces on 2nd & 8th floors
- 3.4 m floor-to-ceiling height to reception area
- 2.7 m to upper floor offices
- 4 pipe fan coil unit air conditioning
- Flexible planning grid
- 1:10 base occupancy (person/m^2)
- 4.0 kN/m^2 office floor loading
- 25 W/m^2 small power base load
- 2 no. passenger lifts serving all upper floors
- 1 no. firefighting / goods lift
- Lift waiting time <25 seconds
- 60 no. bicycle storage spaces
- 7 no. self-contained shower/changing rooms including a wheelchair-accessible shower
- Locker & drying room facilities
- Target LEED Gold & BER A3

OCCUPANCY

Means of escape:	1 person per 6 m^2
Internal climate:	1 person per 8 m^2
Lift provision:	1 person per 8 m^2
Sanitary provision:	1 person per 10 m^2

PLANNING MODULE

1.5 m square generally throughout

FLOOR LOADINGS

Office floors:	4.0 kN per m^2 (+ 1.0 kN per m^2 partitions)
Ground floor:	4.0 kN per m^2
Lift lobby & toilet areas:	4.0 kN per m^2
External terraces:	4.0 kN per m^2
Plant rooms:	7.5 kN per m^2
Areas of roof outside plant areas:	1.5 kN per m^2
Bicycle storage:	2.5 kN/m^2
Shower areas:	5.0 kN per m^2

FLOOR HEIGHTS

Ground to First Floor:	4.3 m
General Office Floor to Floor:	3.6 m
Raised Access Floor Zone:	Nominal 150 mm
Floor Construction:	Reinforced concrete flat slab

STRUCTURE

The new structural elements consists of reinforced concrete lift and stair core walls, reinforced concrete columns, and reinforced concrete flat slabs. Internal non-load-bearing walls will either be solid concrete blockwork or lightweight block. The façade on upper levels will consist of structured glazing and curtainwall glazing. On lower levels, the façade is a mixture of the retained heritage southern brick façade and new east and west brick facades with galvanised steel (SFS) framing system inner leaf.

EXTERNAL FINISHES

The building façades are composed of a combination of high quality materials consisting of brick, double-glazed aluminium windows, curtain walling, powder coated aluminium cassette cladding, concrete cladding.

Windows will be polyester powder coated, thermally broken, pressure equalised, discretely self-draining double-glazed aluminium windows.

Glazing will be high efficiency double-glazed units with solar control coatings.

The main entrance lobby will consist of full-height frameless glazing with a frameless glass door.

INTERNAL OFFICE FINISHES (CAT A FLOORS)

Walls: Emulsion painted dry lining generally

Floors: 600 mm x 600 mm raised access flooring

Doors: Painted timber doorsets

Columns: Fair faced concrete

Ceiling: Exposed ceilings at central entry point and circulation areas, with suspended rafts over desks that include lighting, ventilation and safety systems. The soffit is acoustically treated to reduce noise, and suspended lighting highlights the main circulation routes.

INTERNAL OFFICE FINISHES (CAT B FLOOR - L01)

Walls: Retained exposed brick with bespoke joinery elements

Floors: Transitional carpet tile throughout with high performing modular vinyl to tea station

Doors: Glazed system to meeting room, crafted timber entry with discreet concealed door to the boardroom

Columns: Fair faced concrete

Ceiling: Open acoustic ceiling design with suspended panels that integrate modular lighting over workstations

RECEPTION & LIFT LOBBY

Floors: A mix of engineered oak plank and chevron flooring

Internal Walls: Walls finished with a blend of dark timber panelling, fluted timber detailing, and rich fabric acoustic panels for warmth and sound control

Ceilings: Acoustically treated ceilings with a combination of suspended spot and track lighting

Doors: Fire rated doorsets with bespoke sliding doors to the boardroom

TOILETS

Walls: Large format terrazzo/porcelain/stone tiles, inset mirrors and painted plasterboard

Floors: Large format terrazzo/porcelain/stone tiled floor

Ceilings: Metal mesh suspended ceiling system

Doors: Painted timber doorsets

WC Cubicles: Tiled full-height toilet cubicles

Vanity Units: Bespoke vanity unit with integrated basins & flush mounted mirror over

Sanitaryware: Wall hung WC pans and urinals with concealed cisterns

SHOWER & CHANGING FACILITIES

7 no. self-contained shower/changing rooms are being provided including 1 no. Universal Access shower room.

ACCESSIBILITY

Universal access is provided to the building from all entrances. All parts of the office accommodation are accessible from the internal circulation spaces. Accessible WCs are provided at each floor level. Additionally, ambulant disabled accessible cubicles are provided at each floor level. An accessible shower and changing room is provided at Basement Floor level.

BICYCLE PARKING

Bicycle spaces: 60 no. secure spaces located at basement level.

PASSENGER LIFTS

Manufacturer: To be confirmed.

Size: 2 no. 13 person – serving all floors

1 no. 13 person firefighting/goods lift

Passenger lift access control system

Waiting time: Passenger lift peak average interval is less than 25 seconds.

SPECIFICATION

MECHANICAL & ELECTRICAL INSTALLATION

TELECOM PROVISION
Numerous Telco providers are located close to the proposed development. Telco access to the building will be at basement level and via two diverse locations.

ESB
A dedicated ESB Sub Station is located at ground floor level with the building main switchroom located adjacent.

GAS SERVICES
A new incoming gas supply shall be installed by GNI from their existing underground main on North Wall Quay Street. Gas will be made available for potential use by tenants.

DISTRICT HEATING SCHEME
A connection will be left available within the basement plantroom for future connection to the proposed Covanta District heating scheme.

DESIGN HEATING
- The heating requirement for the building will be provided by a Multipurpose Unit Compressor Heat Pump) located at roof level.
- Low pressure hot water will be pumped to the fan coil units, the AHU heating coils and the core area radiators.
- The LPHW pipework shall be distributed through the building in the core.
- Space heating shall be provided to the core areas via a steel panel radiator located at ground floor level.
- Variable speed low-energy pumps on all circuits.

COOLING
- Heating and cooling shall be provided to the office space via four pipe fan coil units.
- Each fan coil unit will have water side control, via a 2-port valve. Each fan coil unit will be provided with LPHW and chilled water services as described above.
- Each fan coil will also have a condensate drain piping system with is also routed through the false ceiling.
- Each fan coil unit shall consist of three/four, ducted branches, which shall supply heated/chilled air to the office space, via a plenum box and supply grille with variable speed low-energy pumps on all chilled water circuits.

VENTILATION
- Fresh air requirement min 12 l/s per person @ 1 person per 8 m². Fresh air is to be supplied to the office from an air handling unit located on the roof.
- The AHU will consist of a supply and extract unit complete with a heat recovery section. The supply air unit shall be complete with heating and cooling coil. Attenuation shall be installed on the ductwork.
- Heat Recovery in heating and cooling mode, Variable speed driven roof mounted AHUs.

BEMS
- An intelligent building energy management system with cloud based connectivity will be provided to control and monitor all functions of the HVAC and water systems within the building. The BEMS will interface with the building life safety systems.
- A standby generator is provided to give electrical backup to the fire lift and the building life safety systems.

LIGHTING
Energy Efficient LED lighting throughout, control of the lighting systems will be by means of an intelligent lighting control system which will provide occupancy / presence control and daylight harvesting.

DESIGN PARAMETERS:
Winter Temperature
Outside: -3°C dB saturated

Internal Office: 21°C ±2°C. No RH Control

Toilets: 19-21°C. No RH Control

Reception: 1°C ±2°C. No RH Control

Summer Temperature
Outside: 26°C db 19.5°C wb

Internal Office: 22°C ±2°C. De-humid control only

Toilets: 22°C ±2°C. No RH Control

Reception: 21°C ±2°C. De-humid control only

Fresh Air Supply
Offices: 10 litres / sec / person at 1 person per 8 m^2

Toilets: 10 Air Change / hr / Extract plus make-up air

Acoustics Level
Office: NR35

Toilets: NR40

Staircores: NR45

Reception: NR40

Water Services
24 hour Water Storage at 45 l/person

The building has an ESB Substation and provision for Multi-Tenant metered LV Power Supply – 1 meter per floor.

One Sub-Distribution Board is provided on each floor for Tenant use

ELECTRICAL INSTALLATIONS

DESIGN CRITERIA
One Person per 8 m^2

Lighting: 7 W per m^2

Small Power: 23 W per m^2

Misc. Small Power: 20 W per m^2

LIGHTING
Offices: Energy efficient LED modular recessed

Luminaires selection to comply with the design intent of CIBSE Lighting Guide LG7

Reception: Bespoke Lighting Design to reflect high quality Reception Area

Toilets: Low-energy lighting scheme provided

LIGHTING CONTROL
The main tenant lighting control system will be provided with presence / day light sensors.

Landlord areas will be controlled via standalone presence sensors.

Emergency Lighting to IS 3217.

BUILDING MANAGEMENT SYSTEM
Building Management System will control all primary Mechanical Plant and Environmental Systems on each floor. The system will be open network to allow interfaces with other systems.

PROTECTIVE INSTALLATION

FIRE ALARM SYSTEM
The proposed fire detection and alarm system to be provided will be designed, installed and commissioned in accordance with IS 3218: 2013 such to achieve minimum L1 category coverage.

SECURITY SYSTEMS
An IP based CCTV system will monitor external areas, entrance foyer and back stair. Wiring will be provided at tenancy doors, for future tenant access control system to interface with base build access control / security system at the reception.

COMMUNICATION
Incoming Eircom telecommunication services will be provided to each tenant floor. Spare underground ducts and cable tray distribution within the service risers will be provided to allow diverse connections to the building.

LEED & BER
Target LEED Gold & BER A3.

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