



KILDARE STREET
DUBLIN 2

DETAILED SPECIFICATIONS

OCCUPANCY

Means of escape: 1 Person per 6 sqm

Internal climate: 1 Person per 8 sqm

Lift provision: 1 Person per 8 sqm

Sanitary provision: 1 Person per 8 sqm

Toilet ratio: 60% male & 60% female provision to BS6465-12006 + A1 2009

PLANNING MODULE

1.5 sqm generally throughout

STRUCTURAL GRID

9.9m x 9m generally, providing large column free open spaces

FLOOR LOADINGS

Office floors: 5kN per sqm (plus 1kN per sqm partitions)

Lift lobby & Toilet areas: 5 kN per sqm (plus 1 kN per sqm partitions)

External terraces: 5kN per sqm

Plant rooms: 5kN per sqm

Areas of roof outside plant areas: 5kN per sqm

Car park & Bicycle Store: 20kN per sqm

Basement Shower area: 20kN per sqm

FLOOR HEIGHTS

Reception floor to ceiling: 3.95m at front entrance, 3.7m at the reception desk and 11m at three storey glazed atrium

Office slab-to-slab: 3.94m

Office floor to ceiling generally: 2.85m (2.75m on Sixth Floor)

Raised floor zone: Nominal 150mm (top of structural slab to top of finished floor level)

Ceiling zone: Nominal 640mm (under side of structural slab to finished ceiling level)

Structure generally: 275mm Post-Tensioned Slab

STRUCTURE

The structure for the proposed office development will comprise a reinforced concrete frame with post tensioned slabs constructed to the rear of 4 No. heritage protected buildings which are to be refurbished as part of the proposed works

EXTERNAL FINISHES

Kildare St. facades to be fully restored and non-original finishes to be removed to reveal the original brickwork. Brickwork to be repaired and joints to be wiggled pointed with a lime mortar. All existing double hung window sashes & timber entrance doors and fanlights to be repaired and draught proofing systems to be installed to improve thermal performance. Where original windows have been previously replaced with a PVC alternative, new timber framed double hung sash windows to match the existing windows will be installed. The main entrance to the new building will be through a new glazed revolving door to be installed within the existing entrance to No. 20 Kildare Street.

The new building to the rear of the existing buildings along Kildare Street will be clad in a high performance structurally glazed unitised curtain walling system with no visible external capping. The unitised system will be made up of a mixture of flush aluminum solid panels and high-performance double-glazed panels with a solar control coating on the outer glass. At level 6 the building is set back from the level below to create a generous terrace to the perimeter of the building. The unitised system at this floor will be fully glazed to capitalise on the panoramic views across Dublin city and county. External horizontal aluminum brise soleil will be installed at this level to provide additional solar control.

The new building circulation cores are located to provide the most efficient use of the floor plate and minimise the visual impact when viewed from key locations. The cores will be clad with a horizontal aluminum extruded rainscreen panel with channel profiles to produce striking lines on the building, creating a unique and bespoke elevation.

The new building is connected to the rear of the existing Kildare Street building via a three storey high glazed atrium. The atrium glazing is formed from double-glazing mounted onto a gasket net and toggle system.

EXTERNAL LANDSCAPING

2 No. external courtyards at ground floor level to either side of the glazed atrium of 377 sqft and 301 sqft, with high quality planting and natural stone finishes. Generous stone paved roof terraces at 6th floor level with a total area of 1,250 sqft.

INTERNAL OFFICE FINISHES

Walls: Diamond matt emulsion paint with stain repellent technology for dirt repellency and cleanability properties. Recessed skirting boards and shadow gaps will be painted to match wall paint.

Floors: 600 x 600mm raised access flooring medium duty

Columns: Transparent wall dust-proofer, clear, acrylic, water-based sealer

Ceiling: Suspended metal clip-in perforated ceiling tile, 600 x 600mm with swing down function. Stepped plasterboard bulkhead to perimeter glazing. System to incorporate light fittings, diffusers, smoke detectors, sprinkler heads, illuminated signage, etc. System achieves a Class A sound absorption rating.

RECEPTION

Floors: Terrazzo floor finish with natural slate borders. Carpet finish behind reception desk.

Internal walls: Bespoke glazed and fluted tiles behind reception desk with recessed inlay lettering on black metal panel

Ceilings: White-painted plasterboard ceiling with suspended bespoke feature lighting installation

Reception desk: Bespoke reception desk primarily in black steel with carrara marble transaction element and bronze trim to base. Reception seating is provided in a bespoke leather-upholstered booth. This is designed to merge into the side of the reception 'street' but provides an inviting nook in the arrival space.

LIFT LOBBIES

Walls: White 3D 'triangle' tiles to walls, brushed bronze panels for lift controls and black steel recessed skirtings

Floors: Terrazzo floor finish with slate-inspired porcelain tile finish to lift entrances

Ceiling: Slabbed plasterboard ceiling with recessed lighting to centreline and soft concealed lighting to perimeter

Doors: Solid Core timber door with rift cut black oak veneer face with matching hardwood lipping & bronze bead to vision panels

TOILETS

Walls: Slender white matt rectangle wall tile with 3D version on feature walls. Black steel recessed skirting.

Floors: Slate-inspired large format porcelain tile

Ceilings: Suspended metal clip-in perforated ceiling tile, 1200 x 300mm with swing down function with a painted plasterboard margin

Doors: Solid Core timber door with rift cut white oak veneer face with matching hardwood lipping

WC cubicles: Propriety full-height cubicle/panelling system faced in a high-pressure laminate black oak-look finish

Vanity units: Minimalist, monochrome language expressed in white solid surface countertop and wash hand basins, with contrasting matt black oak effect floating base, forming a band of black and white in elevation. Matt black wall mounted sensor operated taps and soap dispensers. Bespoke black framed mirrors with integrated lighting.

Sanitary ware: Wall hung WC pan and urinals with concealed cisterns

SHOWERS

9 No. showers adjacent the lift lobby at basement level, split as follows: 4 No. male and 4 No. female including 1 universal accessible shower with associated lockers and toilets

PASSENGER LIFTS

Manufacturer: Kone

Size: 4 No. 14 person lifts

Lift speed: 1.6m per second

Internal lift finish: Black glass interior walls with a half-length mirror to rear wall and a porcelain tiled slate-look floor with blackened stainless steel skirting and handrail, brushed stainless steel to car front and door with large high-resolution LED Control panel. Ceiling brushed stainless steel with white LED downlighters

Waiting time: Passenger lift peak average interval is less than 25 seconds. Destination control included. One of the four passenger lifts performs as a fire fighting lift

MECHANICAL INSTALLATIONS

Design Parameter

Winter Temperature

Outside: -3°C db 100%RH

Internal Office: 21°C db (+/-1.00C)

Toilets: 180C db (minimum)

Reception: 210C db (+/-1.00C)

Summer Temperature

Outside: 270C db 65%RH

Internal Office: 220C db (+/-1.00C)

Toilets: 180C db (minimum)

Reception: 220C db (+/-1.00C)

Fresh Air Supply

Offices: 12 litres/second/person at 1 per 8 sqm

Toilets: 10 air changes/hour/extract plus make-up

Acoustics Level

Office Open Plan: NR35

Toilets: NR40

Staircores: NR45

Reception Area: NR40

Water Services

24 hour water storage at 45 litres/person

DETAILED SPECIFICATIONS

ELECTRICAL INSTALLATIONS

Design Criteria: One Person per 8m²

Lighting: 7W per sqm

Small Power: 25W per sqm

Misc. Small Power: 10W per sqm

Mechanical Plant: 35W per sqm

LIGHTING

Offices: Energy efficient LED lighting throughout complete with automatic dimmable/daylight control and combined PIR detection

Reception: Bespoke lighting design using LED lighting throughout to reflect high quality reception area and combined PIR detection

Toilets: LED lighting throughout to provide a low energy lighting solution using and combined PIR detection

Lighting Control: The main tenant lighting control system will utilize lighting control modules connected on a communication network to allow dimmable/daylight and occupancy control. The system will be programmable for reasonable modern fit-out requirements. Smaller landlord areas will be provided with stand alone presence/lighting control sensors. Emergency lighting will be provided in compliance with IS 3217.

Standby Power: A life safety generator will provide back up electrical supply to the life safety systems including fire fighting lift, sprinkler pumps, and smoke shaft ventilation

BUILDING MANAGEMENT SYSTEM

A complete building management system will control and monitor all primary mechanical plant and environmental systems within the building. The system will be capable of communicating with other systems

PROTECTIVE INSTALLATION

Fire Alarm System: Fire detection and alarm systems are in accordance with IS 3218 and designed to L2/L3MX standard in line with the fire certificate. There are individual loops to each tenant floor.

Security Systems: An IP based CCTV system will monitor external areas, car park, bicycle park, lift lobbies and the entrance foyer. Access control will be provided at main access points to the building and main core, and containment will be provided for the installation of access control solutions at points of access to tenant areas. Provision is made for the installation of turnstiles in the reception by the tenant

Communication: Multiple incoming connection points from universal communication chamber (UCC) open access infrastructure allows for multiple providers to supply the building

ACCESSIBILITY

Step-free access is provided to the office accommodation from the internal circulation spaces

Universally accessible WC's are provided on each floor

A universally accessible shower and changing room is provided at basement level adjoining the lift lobby

CAR & BICYCLE PARKING

Car parking spaces: 14 (including 1 No. accessible spaces and 2 No. electrical charging spaces)

Bicycle spaces: 84 secure spaces located at basement level
