

# North Dock

New Waterfront HQ Office Buildings

# SPECIFICATION

## Architectural Specification

Means of Escape	1 person per 6 sq m
Internal Climate	1 person per 8 sq m
Sanitary Accommodation	1 person per 8 sq m

## Planning Module

1.5m x 1.5m Typical throughout.

## Structural Grid

Nominal 15m x 6m grid with a nominal 15 meter clear span steel structure providing flexible, column-free office space.

## Floor Loadings

Office Floors	4.0 kN/m <sup>2</sup>	4.5 kN (Cat.B)
Reception Area	4.0 kN/m <sup>2</sup>	4.5 kN (Cat.B)
Car Parking Area	2.5 kN/m <sup>2</sup>	202 kN (Cat.F)
Roofs	0.6 kN/m <sup>2</sup>	1.0 kN (Cat.H)
Plant Areas	7.5 kN/m <sup>2</sup>	7.0 kN

## Floor Heights

Reception Ceiling Height	4.45m
Ground Floor Ceiling Height	4.45m
1st – 6th Floor Ceiling Height	2.95m
Typical Floor to Floor Height	4.0m

## Service Zones

Raised Access Floor Void	130mm
Typical Floor to Ceiling Height	2,950mm
Ceiling Zone	725mm

## Structure

The superstructure will comprise steel composite cellular beams with reinforced concrete composite metal deck floor slab solution. The steel columns will be set out on a nominal 15m x 6m grids and cellular beams will allow to integrate services within a minimal structural void.

## External Finishes

### FACADE

A Masonry screen to the elevations of the 9 storey south block are fabricated from high-quality bespoke precast concrete 'post and beam' construction.

Unitized Façade: Panels are fabricated from high-quality bespoke precast concrete with integrated polyester powder coated aluminium window.

Windows Generally: Typical glazing consists of high performance, thermally broken double-glazed aluminium window sections with polyester powder coated aluminium.

Curtain Walling: Curtain walling consists of high-performance, thermally-broken bronze polyester powder coated aluminium curtain walling with toggle-glazed, double-glazed low-emissivity glass.

### MAIN ENTRANCE DOORS

Main entrance consists of floor to ceiling glazed screens incorporating operated doors for disabled accessibility.

### ROOF

The roofs throughout are planted with a Sedum green roof of indigenous grasses to encourage biodiversity, assist in controlling surface water run-off and mitigate against urban heat build-up.

### LANDSCAPING & TERRACES

A bespoke landscape design has been developed for the pocket park to the northern end of the development. This will be planted with mature trees so as to provide a unique amenity and visual relief to occupants.

### U-VALUES

External Solid Wall:	0.27W/M <sup>2</sup> K
Floor:	0.22W/M <sup>2</sup> K
Roof:	0.22W/M <sup>2</sup> K
Glazing:	1.4W/M <sup>2</sup> K
Spandrels:	1.4W/M <sup>2</sup> K
Airtightness:	3M <sup>3</sup> /M <sup>2</sup> at 50Pa

### Internal Office Finishes

#### WALLS

Painted plasterboard.

#### FLOORS

600 x 600 metal floor tile.

#### CEILINGS

600 x 600 Mineral, lay-in ceiling tile range with imperforate body, smooth, acoustically transparent scrim and fine painted finish.

#### COLUMNS

Painted plasterboard on metal studs to steel columns.

#### JOINERY

Flush American White Oak doors and frames with painted MDF skirting.

### Reception

#### WALLS

Oak veneered panelling, painted plasterboard.

#### FLOORS

Self finished architectural polished concrete screed.

Selected tile flooring.

Oak end-grain flooring.

#### CEILING

Painted plasterboard.

#### RECEPTION DESK

Selected stone and oak reception desk.

### Stairs

#### WALLS

Painted plasterboard.

#### FLOORS

Vinyl.

#### CEILING

Painted plasterboard.

### JOINERY

Flush American White Oak doors and frames with painted MDF skirting.

### BALUSTRADES

Painted steel.

### Sanitary Accommodation

#### TOILET PROVISION

Toilet provisions are calculated on 1 person per 8 sq m.

Toilet requirements are calculated on a floor by floor basis.

#### WALLS

Painted plasterboard. Selected tiling.

#### CUBICLES

Venesta Infinity Oak veneered Washroom System.

#### FLOORS

Selected ceramic tiles.

#### CEILINGS

Painted plasterboard.

#### VANITY UNITS

Corian units.

#### SANITARY FITTING

High quality sanitary ware and fittings throughout.

#### JOINERY

Flush American White Oak doors and frames.

### Parking Provisions

Two independent car parks each containing 15 no. parking spaces will be provided at semi-basement level (30 no. spaces overall). Each car park has its own separate entrance accessed via the pocket park located to the northern end of the development. Landlord electrical distribution enabled for future provision of electric car charging.

### Disabled Car Parking

2 no. disabled spaces will be provided at semi-basement level, one per car park.

### Bicycle Parking

North Dock One 126 cycle spaces.

North Dock Two 140 cycle spaces.

### Shower and Changing Facilities

Shower and changing facilities are provided at mezzanine level, accessed from the main core.

## Shower Provision

Female	14
Male	14
Accessible	2
<b>Total</b>	<b>30</b>

## Mechanical Services

Air conditioning & fresh air provisions designed for an occupation of 1 person per 8 sq m.

### AIR-CONDITIONING SYSTEM

2 no. roof mounted Air Handling Units (AHU) per office block (east & west), mounted on 7th floor roof compound & 9th floor roof compound.

AHU's to deliver tempered air (18°C winter & 22°C summer) to tenant areas. Fresh air supply & extract systems to come complete with Variable Air Volume (VAV) dampers. Each VAV damper to control CO<sub>2</sub> levels within the open plan office area. Local heating and cooling to be provided by 4-Pipe Fan Coil Units (FCU's). 1 no. FCU per 45m<sup>2</sup> provided (typical provision. Final quantities may vary depending on floor plate arrangement).

All Ventilation supplies to tenant areas, to be sub-metered by Landlord Building Management System (BMS).

### HEATING SYSTEM

Heating supply to FCU's via central Low Temperature Hot Water (LTHW) system. Gas condensing boilers, located at lower ground floor level (within each block) will deliver LPHW throughout the development.

All heat supplies to tenant areas, to be sub-metered by Landlord BMS.

Weather compensated LPHW heating services provided to landlord / toilet core areas. All radiators in Landlord / toilet cores, also provided with local Thermostatic Radiator Valves (TRV's) to provide additional control.

### DESIGN PARAMETER

Winter Temperature

Outside:	-1°C
Internal Office:	21 +/- 2°C
Toilets:	21 +/- 2°C
Reception:	21 +/- 2°C

## SUMMER TEMPERATURE

Outside:	24°C DB / 19°C WB
Internal Office:	23 +/- 2°C
Toilets:	23 +/- 2°C
Reception:	23 +/- 2°C

## FRESH AIR SUPPLY

Offices:	10l/s.person
Toilets:	10Ac/hr

## ACOUSTICS LEVEL

Office Open Plan:	NR40
Toilets:	NR45
Reception Area:	NR40

## WATER SERVICES

All sanitary provision throughout the development will be provided with the following (as appropriate):

- Cold Water Supply (CWS)
- Hot Water Supply (HWS)
- Hot Water Services Return (HWSR)
- Recycled Rain Water Supply (RWS)
- Mains Water Supply (MWS)

All Water services feeds to tenant areas to be provided with flow meters connected to landlord BMS.

- Mains Water Services (MWS)

The incoming MWS feeds CWS & MWS break tanks at lower ground level, for local storage until utilisation. The incoming MWS also provides a back-up supply to the RWS storage tank, for top-up during periods of low rain fall.

A MWS break tank is also provided (15 mins at full run capacity) to allow for boosted MWS to the tenant areas.

- Cold Water Services (CWS)

Cold water stored in CWS Break Tank (located at lower ground level). The CWS break is designed to provide for 24hrs CWS supply to each block. All CWS will be boosted throughout the development.

- Hot Water Services (HWS)

HWS water stored in HWS Indirect Calorifiers fed from LPHW system (located at lower ground level). All HWS will be boosted throughout the development (VIA CWS booster sets).

- Recycled Rain Water Services (RWS)

Rain water run-off from roof level is initially stored in a buried "bulk" storage tank, below ground (underneath car park area). The recycled rain water is then pumped through filtration systems before being stored in RWS Break Tank (located at lower ground level). The RWS break is designed to provide for 24hrs RWS supply to each block. All RWS will be boosted throughout the development.



## Electrical Services

### DESIGN CRITERIA

The building shall be designed on the basis of 1 person per 8 sq m.

Lighting:	4.2w per sq m
General Power:	8w per sq m
Small Power:	6w per sq m

### LIGHTING

Offices:	600 x 600 LED
Reception:	Linear LED
Toilets:	IP44 Recessed Down lighters LED
Basement Car Park:	IP65 Surface mounted LED

### LIGHTING CONTROL

Dali lighting control system to tenant spaces.

### STANDBY POWER

160kVA Life Safety Generator.

### PROTECTIVE SERVICES INSTALLATIONS

Fire Alarm System.

L1 Addressable Fire Alarm System.

### SECURITY SYSTEMS

Intruder alarm complete with PIRs and keypad in landlord areas.

CCTV IP cameras externally and internally in landlord areas.

Access control in landlord areas and wiring for future access control in tenant spaces.

### COMMUNICATION

2 no. 42u comms cabinets, 10kVA UPS backup, CAT6 Cable.

### EARTHING

Accordance with ETCI National Rules for Electrical Installations ET101:2008.

## Passenger Lifts

- i. Manufacturer – Schindler.
- ii. Internal finishes – High grade stainless steel. Half height mirror on rear wall.
- iii. Floor – Natural stone flooring.
- iv. Contract speed – 1.6m/s.
- v. Waiting time – 16 seconds.
- vi. Lift will be provided with Destination Control System.

## Building Management System

Separate BMS systems to be provided to each Block. A BMS graphical front-end interface shall be provided to each block.

The BMS system shall monitor and control the following:

1. Tenant submetering for heating, ventilation & water services.
2. Plant operation.
3. Temperature & CO<sub>2</sub> control in tenant areas.
4. A local MMC panel shall be provided at each level for tenant connection during fit-out.

## Sustainability

Energy Rating: The development will be designed to achieve a LEED Gold Certification and BER of A3. The building will be designed to be NZEB compliant.

Roof: The roofs throughout are planted with a Sedum green roof of indigenous grasses to encourage biodiversity, assist in controlling surface water run-off and mitigate against urban heat build-up.

Façade: A façade treatment of deep columns and beams of high-quality pre-cast concrete provides shade to glazing and helps to mitigate any overheating from insolation.

The combination of good plan-depth and generous ceiling heights provides natural lighting without excessive glare in compliance with BCO recommendations.



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# THE TEAM

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## Developer



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## Design & Build Contractor



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## Architects



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## Project Managers / Quantity Surveyors



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## Civil & Structural Engineers



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## M & E Engineers / LEED Consultant



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## Facade Consultant



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## Planning Consultant



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## Fire Safety Consultant



**Fire Engineering Consultants**

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## PSDP Health & Safety



**INTEGRATED RISK SOLUTIONS**  
consulting engineers specialising in safety & environment

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## Landscape Architect



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## Branding & Marketing



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