

# HIGHMARK

DUBLIN DOCKLANDS

Specifications



# SPECIFICATIONS

## Car & bicycle parking

- Car parking spaces: 46 (including 6 EV charging spaces)
- Bicycle spaces: 31 secure spaces located at ground floor level

## Accessibility

- Step-free access is provided to the office accommodation from the internal circulation spaces
- Accessible wc's & shower rooms are provided on each floor

## Reception

- Walls: a mix of decorative bronze-coloured fins to frame the lift entrance lobby and a feature wall of brick acting as a backdrop to the reception desk
- Floors: tile with inset brass strip movement joints forming a decorative pattern
- Ceiling: Painted plasterboard with decorative lighting and concealing HVAC equipment and air grilles
- Reception desk: bespoke contemporary desk

## Internal office finishes

- Walls: emulsion-painted dry lining
- Floors: 600x600mm raised access flooring

- Columns: exposed steel (intumescent painted)
- Ceiling: metal suspended raft ceiling system to incorporate light fittings, diffusers, smoke detectors, illuminated signage as required to comply with the building regulations.

## Atrium glazing

- Three atria are provided on a typical office plate, serving to provide natural daylight into the office environment. Clear smoke-retardant glazing to atriums

## Showers

- 10 showers: 4 male, 4 female and 2 unisex accessible
- Walls: Large format porcelain wall tile, with colour matt finish
- Floors: Large format porcelain tiled floor with slip resistant finish and anti-bacterial and anti-fungicidal flexible grout
- Ceiling: Moisture resistant plasterboard ceiling incorporating access hatches, light fittings and service fittings
- Sanitary Ware: Brass plated shower head with thermostatic mixer

## Toilets

- Walls: Large format porcelain wall tile, with colour matt finish
- Floors: Large format porcelain floor tile with slip resistant finish and anti-bacterial and anti-fungicidal flexible grout
- Ceilings: Moisture resistant white painted plasterboard and perforated metal panel
- WC Cubicles: Wood veneered partition system with contrasting colour edge detail to doors and panels
- Vanity: Purpose made selected solid surface vanity top with ceramic under counter basins
- Sanitary Ware: High quality white sanitary ware. Plated brass, water saving, sensor operated taps. Concealed dual flush cisterns incorporated into IPS panel

## Building management system

- A BMS system will be installed which will incorporate the landlord and tenant infrastructure

- The system is capable of providing sustainability reporting on demand
- The technology will be open protocol to facilitate future tenant smart building IOT and smart building integration
- Tenant and Landlord M&E systems are fully metered (Water, lighting, small power & general power)
- MBD includes allowance for future PV integration (Subject to planning)

## Heating & cooling

- The CAT A design in the tenant space includes full heating & cooling VRF system
- Energy meters and valves at each riser location
- Electric heat pumps for heating, cooling and hot water
- CO2 sensors within tenant floor plates

## Domestic hot water

- High-efficiency air source heat pump with thermal storage on 3rd floor plant mezzanine area

## Air conditioning

- 3-pipe VRF system

## Ventilation

- Mechanical ventilation based on 12 l/s 1 per 8m<sup>2</sup> (occupancy)
- Showers and toilets @ 8 air changes per hour
- Heat Recovery Air handling units located on 3rd floor plant mezzanine area
- High efficiency/low energy air handling units with DX heating & cooling coils

## Lifts/ lift lobbies

- 2 high-speed 16-person passenger lifts (1250kg)
- Destination control on all floors
- Stainless steel finish to lift reveals and door
- Stainless steel ceiling finish with 6 spot lights
- Average wait time less than 25 seconds

## Lighting

- Low energy LED lighting through the development (5.5 W/m<sup>2</sup> in tenant area max allowance)
- Lighting is complete with automatic presence detection, daylight sensing and dimmer control
- Office areas: 420 lux
- Circulation areas: 200 lux
- WCs & Shower: 250 lux
- Plantrooms: 150 lux
- Emergency lighting is in accordance with I.S.3217
- Fire alarm is in accordance with I.S.3218

# HIGHMARK



Spear Street Capital

MDO ARCHITECTS



CBRE