

# THE WATERMARQUE BUILDING

## Specification Summary



### **Structure**

- Office areas generally have 130mm deep composite slab using CF 51/1.2 on composite steel beams.
- Office floors are designed for imposed loading of 5kn/m<sup>2</sup>
- Roof areas under plant are designed for imposed loading of 7.5kn/m<sup>2</sup>

### **External Cladding**

The external facades comprise of 3 main materials:

- (1) Curtain walling:
  - Bi modular aluminium framed double glazed system with openable windows.
- (2) Stone cladding :
  - Proprietary stone cladding system (uniclad system by Eiregramco Ltd.) consisting of aluminium transom and rail structure.
- (3) Brick cladding:
  - Selected areas are finished in traditional cavity construction.
  - The external face is a mixture of buff and smooth recessed brick.

### **Internal Finishes**

#### **Office Areas**

- Walls: RC and concrete block walls
- Floors: Generally a floor-to-floor height of 3,895mm with a 200mm overall raised access floor at all levels. Functional height of the office space is 2,850mm, which results in a ceiling void of 500mm.
- Ceilings: Proprietary grid ceiling system
- Roofs: Office area are roofed over with an insulated reinforced concrete slab and finished in a high performance, built-up roof membrane.
- The south facing elevation is punctuated with large panels of glass block finished clear externally and sandblasted internally to combat to levels of south facing glare.
- Balustrades to the main stair are high quality polished stainless steel.

#### **Entrance Lobby**

- The lobby is flanked by two banks of lifts and service cores.
- The lobby floor is finished in marble polished tiles and the south lobby wall is a mix of cherry and beech panelling and glass block.
- The ceiling to the lobby space is a suspended plasterboard ceiling with a coffer detail, which mimics the lobby shape.

#### **Lift**

- 5 no. Ten (10) person passenger lifts are provided. Speed is 1.6m/sec.
- Interior car finishes include proprietary vaulted ceiling, stone floor, mirrored sidewalls and stainless steel back wall.
- Tactile control console and voice synthesis are provided.
- Lift doors are stainless steel finish full height.

## **Toilets**

- Floor and walls are finished in a high quality ceramic tile. (Wall tiles are polished).
- Ceilings are finished in a high quality moisture resistant suspension system.
- Vanity shelves are formed in high quality 'Sony' Black granite with recessed washbasin.
- Cubicle system is a high specification laminate finished system.
- Disabled toilets: Finished in the same manner as the main toilet areas and equipped with all requisite grab rails in accordance with current regulations Document "M".

## **Main Access Stairs**

This stair is finished with proprietary wall trim with flush skirting string. Flights are precast concrete with in situ concrete landings. Walls are plastered and painted 3 coats vinyl emulsion. Handrail and Balustrade are of stainless steel with toughened glass inset panels.

## **Secondary Access Stairs**

These stairs are finished in a concrete floor finish with separate nosings wall and edge trim. Flights are of precast concrete with in-situ landings. Balustrades are of mild steel painted with timber handrail.

## **Joinery**

All doors comprise of hardwood frames and plywood faced leaves. Skirtings are medium density fibre board (MDF) painted. All main lobby doors and all lift lobby doors are a wood finish with glass vision panels.

## **Ironmongery**

Ironmongery is provided to all doors in the building. Satin stainless steel "Trapex " range is one of the highest specifications available on the market.

## **Entrance**

The general entrance to the building is accessed off Ringsend Road via two ramps (one east and one west) leading onto a feature steel external bridge over a landscaped forecourt. Entrance is via a glass revolving door set into a planar glazed screen with adjacent pass door.

## **External Landscape**

- The building perimeter treatment comprises of paths of "Tegula" paving laid to falls.
- Feature lighting
- The approach to the main entrance is softened by well maintained box hedging and Ash trees laid out in stainless steel planters.

## **Water Services**

- A bulk meter will monitor the entire water usage for the building and this will be administered by the management company.
- Hot and cold water services are provided in accordance with the building regulations and BS 6700 and Local Authority Standards.
- All hot and cold water pipework to all sanitary ware and a valved mains water connection on each floor for future tea stations.
- Local electrical pressure type water heaters on each floor complete with secondary return pump and pipework.

### **Power Supply**

- Dedicated ESB double substation providing circa 1.1 – 1.2 MVA supply for building.
- Capacity to draw 1600 amps

### **Standby Power**

- Both the tenants and landlords main switchgear are provided with a changeover facility to facilitate application of future generator power.
- For individual tenants requiring their own dedicated generator a changeover panel should be provided as part of their generator fit-out package.
- An 80 kVA generator has been provided to power standby power to miscellaneous essential services

### **Metering Details**

The electrical distribution system within the overall building is metered as follows:

- Dedicated CT meter for landlord services located in the landlords main switch room.
- Meters for the lettable areas. These meters are located in the tenants' main switchroom.

### **Communication Services**

- Diverse entry points are provided in the basement for local telecom utilities.
- Miscellaneous tenant ELV risers have been provided with vertical cable tray containment for conveyance of future backbone cabling.
- Broadband internet/telephone
  - Bandwidth Capabilities – from 2Mb up to 10GbE
  - Current Service Providers – Colt Broadband
  - Currently single entry into the building but a second diverse entry of a different loop can easily be accommodated

### **Heating Installation**

- Hot water for heating is generated using four gas-fired boilers which are located in the roof plant rooms.
- The boilers are designed to be low nitrogen dioxide emission and will maximise the energy efficiency of the boiler plant.

### **Air Conditioning Services**

This element includes the following services:

- A four pipe fan coil system comprising in-ceiling units integrated with fresh air supply, extract air, chilled water system, heating system and a Building Management System which controls temperature.
- The air conditioning system is designed as 'open plan' to the floor plates but unit selection and grille distribution will allow the installation of cellular offices. Tenants will be individually billed for air conditioning usage.
- A ventilation extract system to all toilet areas complete with ductwork, grilles, dampers, fire dampers and twin extract fans. System design in accordance with CIBSE Guide on ventilation. Supply air is provided to all toilet lobbies.

## **Distribution Services**

A tenant main switchroom is at upper basement level and houses the main tenants' switchboard comprising outgoing devices to each tenant. ESB meters for all lettable areas will also be located within this room.

## **Lighting Installation**

This lighting installation includes the following services:

- Recessed modular fluorescent fittings to all office areas complete with local switching to all areas.
- Compact fluorescent downlights in toilet areas, core areas, etc.
- Decorative external feature lighting around the building perimeter.
- Decorative lighting to entrance concourse.
- Roof top lighting installation.
- An emergency lighting installation to comply with IS 3218.

Switching of tenant office lighting shall be via multi-gang switches at the entrance to each tenant zone.

## **Fire Alarm Installation**

The building contains a fire alarm installation comprising fire alarm panels, strobes, bells, break glass units and heat and smoke detectors. The systems classification is to IS 3218 L1.

## **Fire Protection**

- Wall mounted fire extinguishers provided complete with signage in the common areas
- The building has been fire insulated to a high standard throughout, meeting all current fire regulations. Each of the four stairwells has a one hour insulation and integrity to ensure safe and adequate escape routes for all occupants.

## **Intruder Alarm System**

The building contains a dedicated intruder alarm system and comprises protective devices for all external doors and landlord plantroom areas.

The main system comprises 1 No. Multi-zone expandable control panel with battery back-up and associated software, intruder alarm protective devices, internal sounder, external self-activating bell, remote keypads, digital communicator, power supply units, and maintenance stations.

## **CCTV Installation**

A CCTV installation has been installed to provide coverage of entrance points to the building and also the upper and lower basement car parks.

## **Access Control System**

A card access control system has been provided to cover the main entry points to the building.