

building specification

THE BUILDING

Floreasca Park incorporates open spaces which will improve the current street scape. This space will include areas of hard landscaping complemented by modern planting, seating and lighting and will feature contemporary works of art. The impact of the building and its effect on the environment has been significantly mitigated by design and construction with the goal of achieving a BREEAM "Excellent" rating. This will be achieved by enhancement of all aspects of the building design, including the installation of highly efficient heating and cooling systems using ground coupled ventilation and ground sourced water cooling.

ACCESS CONTROL

Access control systems utilise proximity readers and are installed at all vehicular and pedestrian entry and exit points. Access control is HID - RP40 compliant.

ACOUSTIC RATING

The design intent for the general office space is to achieve a noise criteria of NR 38.

BREEAM RATING

The building has a BREEAM target certification rating of "Excellent".

BUILDING FABRIC

The external elevations comprise top quality and highly efficient curtain and modular walling. The curtain walling is double glazed with dual seal construction with the outer pane manufactured to repel solar gains.

BUILDING MANAGEMENT SYSTEM

A fully automated intelligent Building Management System will switch, control and monitor the building's environmental services and associated back-up systems. The BMS is routed to a front end PC located in the building management suite. Individual tenants can request specific levels of temperature, fresh air, and lighting control; the system will fully monitor the status and performance of all M&E plant and essential services.

CCTV

A CCTV system will meet the security requirements of the overall development. Tenants are responsible for security of their own demises. The main building system is expandable and is capable of on-site and off-site management.

CLEAR FLOOR HEIGHTS

Floor Zone	Finished Floor to Ceiling	Floor void
Ground	3,700 mm	150 mm
1-6th floors	2,800 mm	150 mm
Basement	2,200 mm	N/A

CEILING FINISHES

Metal and mineral fiber suspended ceiling systems, nominal 600 x 600 and 1200 x 300 mm micro perforated tiles laid flush into semi-recessed tegular frame section grid. Metal panels with PPC finish and acoustic infill.

COMFORT COOLING / HEATING

4 pipe fan coil units are provided in all

general office areas. The system is designed to be split by tenants in up to 2 separate principal zones to assist division of the space. Modularity 1:27 m² perimeter 1:60 m² internally. All fan coil systems and controls to office areas are laid out for maximum flexibility and are capable of future adaptation by tenants complete with spare valved branch connections provided adjacent to the risers, capped for the future tenant's use. 2x10 kW IT cooling allowance per floor provided.

DATA TELECOMM / DATA WIRING FACILITIES, etc

Basement Communication Room is provided with dual entry available and additional entry for further service providers with local infrastructure.

DESIGN & PERFORMANCE PARAMETERS

The principal design parameters adopted for the mechanical and electrical services installation are:

External Design Conditions:

Winter -15°C 95% RH

Summer 35°C dry 40% RH

Internal Design Conditions:

Offices

Winter 21°C ± 1°C

Summer 24°C ± 2°C

Design Occupancy

Open plan offices 1 person:10 m² net

Fresh Air Provision

All office space 35m³/h

Extract Rates

Toilets 10 ac/hr

Internal Heat Gains

Occupancy (general)

10 watts/m², 5 watts/m²

Lighting

15 watts/m²

Equipment (offices)

25 watts/m² at terminals, 10 watts/m²

valved connections in adjacent risers

DESIGN OCCUPANCY

Design occupancy of:

10 m² per person for comfort cooling,

50%/50% split for sanitary provision,

10 m² per person: 80% occupancy

(14 m² per person: 100%) has been allowed for lifts

DISABLED PROVISION

All statutory regulations governing the design of office buildings for the use by disabled persons are met. Disabled WCs are provided at each level.

ENTRANCE

The main public entrances incorporate electric powered revolving doors with disabled access pass doors to either side.

Entrance foyer is 2 storeys high over half of the space. The floor is finished in ceramic tiles and reception desk will be modern and complimentary.

EXTERNAL LIGHTING

The surrounding public lighting makes the location welcoming and safe, day and night.

FIRE DETECTION ALARM SYSTEM

A fully addressable fire detection system, mains powered, with battery back-up, compliant with local fire regulations, is provided with automatic detection in all areas to meet the requirements of all appropriate authorities.

FLOOR LOADING

The following loading allowances are as follows:

Floors - 2.5 kN/m² plus an allowance of 1.0kN/m² for partitions, 0.25kN/m² for suspended ceilings, 0.35kN/m² for raised floors and 0.35kN/m² for services installations

5% of floor area will have an enhanced loading of 5.0 kN/m²

Knock out panels are provided to facilitate additional tenant risers.

Plant Rooms 5.0 kN/m²

Car parks and ramps 2.5 kN/m²

Basement storage 5.0kN/m²

FUTURE TENANT FACILITIES

Water and drainage connections are provided in two locations at each floor level to facilitate tenants' tea stations.

LIFTS

The bank of 4, 12 person lifts forms part of the central core. Operated on a Destination Control System and linked to security turnstiles in the entrance. A dual purpose passenger and goods lift, serving all office floors is provided, and is accessible from the loading

bay at basement level. Also known as a miconic system, it brings the nearest lift to the person and saves waiting time and electricity.

LIGHTING DESIGN

Light fittings are generally low brightness, energy efficient. Latest technology, high frequency ballast light fittings complete with T5 lamps and multiway control to all office areas. Installation design is to CIBSE LG 7 to provide a high quality environment achieving enhanced comfort use and wall washing where practical.

LIGHTING LEVELS

Intelligent lighting, designed to assist in achieving LG7 compliance.

General offices 400 - 450 lux

Lift lobbies 200 lux

Toilets / staircases 150 to 200 lux

Storage rooms 100 lux

Plant rooms/Car park 75-150 lux

MATERIALS

All insulations including wall, roof, floor, pipework and ductwork insulation to be CFC, HFC and HCFC free, with an ozone depletion of zero.

All internal and external timber either softwood or hardwood shall be, from certified, managed and sustainable sources. Calcium Plumbate, red lead or any paint or primer containing lead will not be used. Materials or substances generally known to be deleterious to health and safety

will not be used.

MECHANICAL & ELECTRICAL SERVICES

New incoming mains water service with boosted distribution service and local electric domestic hot water services for WCs.

New incoming 20 KV power supply with 2000 kVA maximum demand supply availability. New incoming gas service for the heating plant.

PARTITIONING

Office services, though installed to an open plan configuration, are designed to generally suit and reflect a planning grid of 1.5 metres, and be set out as far as is practicable to maximize space planning flexibility and an optimum degree of cellular occupancy.

RAISED FLOOR

The building has a 150 mm raised floor zone in all general office floors with the exception of the ground floor which has a zone of 600 mm. The vertical distribution busbar has low impedance with the appropriate rating.

STAIRCASES

The staircase balustrading shall be powder-coated galvanized steel with stainless steel / wood handrails. The main staircase with high quality ceramic skirting and ceramic treads is fully decorated to facilitate circulation by tenants.

STAND BY POWER GENERATION

Space is provided and allowance made for future adaptation within the basement.

The basement plant room allows the installation of standby power generation for major occupiers subject to technical compatibility and approval of the landlord.

TENANT POWER SUPPLY & DISTRIBUTION

Power and lighting supplies for all areas are provided and metered at low voltage from the landlord's supply network on each floor. Designed load is 25w/m² with 1 circuit every 85 m² and with 25% spare capacity.

WALL FINISHES

Fully skimmed, dry-lined, matt emulsioned decorated walls are provided throughout. Ceramic skirtings are provided to staircases.

WC & SHOWER FACILITIES

WC cubicle divisions are full height painted plasterboard or HPL panels with quality hardwood veneered, full height doors. Mirrors and white opaque glass panels adjacent to vanity units with grey laminate access panels below. Full height veneered cubicle doors and stop panels with stainless steel ironmongery. Floors shall be high quality ceramic tiles with skirtings to match floor finish. White vitreous china, under slung basins. Chrome finished mono block automatic mixer taps. Air blowers and/or towel feeders. Disabled toilets are provided adjacent to the main toilet cores and each includes a shower and changing facility.

A full technical pack is available on request.