

THREE

PARK  PLACE
DUBLIN

THREE PARK PLACE, HATCH ST. UPPER, DUBLIN 2



THREE



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WWW.THREEPARKPLACE.COM

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WELCOME TO THREE

PARK PLACE
DUBLIN



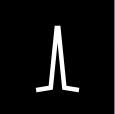
- > Headquarter office building of 15,878 sq.m
- > 200m from St. Stephen's Green
- > 9 floors of next generation office space
- > Premium quality, energy efficient office space
- > Floor plates ranging from 1,414 sq.m to 1,961 sq.m
- > Panoramic views over Iveagh Gardens
- > Staff bicycle and shower facilities
- > 45 secure basement level car parking spaces
- > Available for tenant fit out Quarter Three 2017





**EXCEPTIONAL LOCATION,
UNRIVALLED VIEWS**





EXPERIENCE THE NEXT GENERATION

Situated in Dublin's most established office quarter, Three Park Place will form the second phase of the highly successful Park Place Development on Hatch Street Upper, Dublin 2. On completion, Three Park Place will deliver 15,878 sq.m (170,908 sq.ft) of the highest quality, energy efficient office space on the market, constructed with superior quality materials and workmanship.

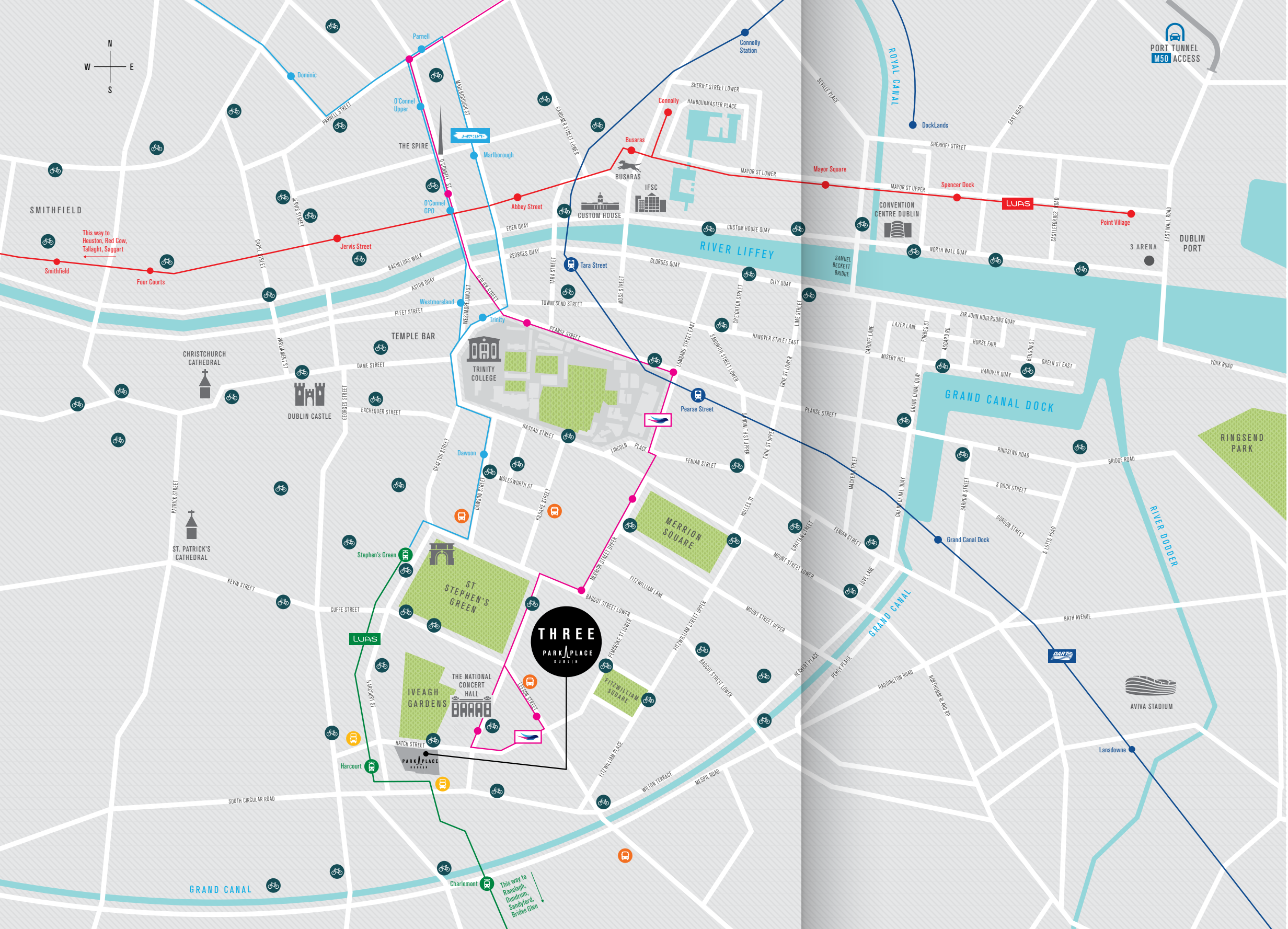
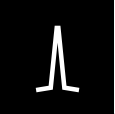
Park Place has set the benchmark for office development in Ireland since the completion of Phase One in 2006 and will be available for Tenant fit out from Quarter Three 2017 for Three Park Place, the development will continue to lead the way in delivering an enhanced working environment.

The importance of the location has been recognised by Dublin City Council's decision to designate the area surrounding Park Place - The "National Concert Hall Quarter" - in the current Dublin City Development Plan. As a result, the area will be enhanced further by improved accessibility and linkages with Iveagh Gardens as well as public realm and streetscape improvements. Park Place is positioned in the heart of this connected commercial, cultural and residential urban quarter.

**THE MOST ANTICIPATED
OFFICE SCHEME IN OVER
A DECADE, WHERE THE
VIEWS NEVER CHANGE.**

















TRANSPORT

With the Luas Green Line station at your door step on Harcourt Street, numerous Dublin Bike hubs and a vibrant network of Dublin Bus serving the immediate area, Three Park Place benefits from unrivalled transport connections.

	Luas Green Line	1 min walk
	Luas Cross City	3 min commute
	Luas Red Line	8 min commute
	Dublin Bus	3 min walk
	Dublin Bikes	On your doorstep
	Irish Rail & DART	15 min walk
	Taxi Rank	On your doorstep
	Aircoach	5 min walk
	Port Tunnel	15 min drive
	Swiftway Bus Rapid Transit	2 min walk



NEIGHBOURS

- 1 Convention Centre Dublin
- 2 Facebook
- 3 Google
- 4 Trinity College
- 5 Maples Fund Services
- 6 The Shelbourne Hotel
- 7 Government Buildings
- 8 Shire Pharmaceuticals OPW
- 9 Qualtrics
- 10 Indeed.com
- 11 Aralez Pharma
- 12 Permanent TSB
- 13 LinkedIn
- 14 KPMG
- 15 Byrne Wallace
- 16 Standard Life
- 17 Maples Cantor Fitzgerald
- 18 AerCap
- 19 National Concert Hall
- 20 Conrad Hotel
- 21 Lone Star Funds
- 22 Eversheds
- 23 Arthur Cox
- 24 MetLife Covidian Medtronic
- 25 Deloitte
- 26 The Dean Hotel
- 27 Yelp L'Oreal Bank of China
- 28 Aviva Bank of America Merrill Lynch Dropbox Pepper Barclays Clancourt HedgeServ
- 29 Capita Prudential
- 30 Regeneron
- 31 Investec Bloomberg
- 32 EY
- 33 Camden Court Hotel
- 34 Regus SMT



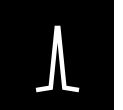
LIFESTYLE & ENTERTAINMENT

THREE PARK PLACE: CREATING THE RIGHT WORK/LIFE BALANCE

Be at the centre of city life in Dublin. St. Stephen's Green and Grafton Street are a short walk away. Concert venues, museums, galleries, parks, universities and colleges are all close by, with a wide range of exclusive hotels, restaurants, cafés and bars on your doorstep.

In the heart of the prestigious National Concert Hall Quarter, Three Park Place is a location for others to be envious of and from where companies will be best placed to attract and retain key staff.





LIFESTYLE & ENTERTAINMENT

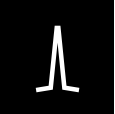
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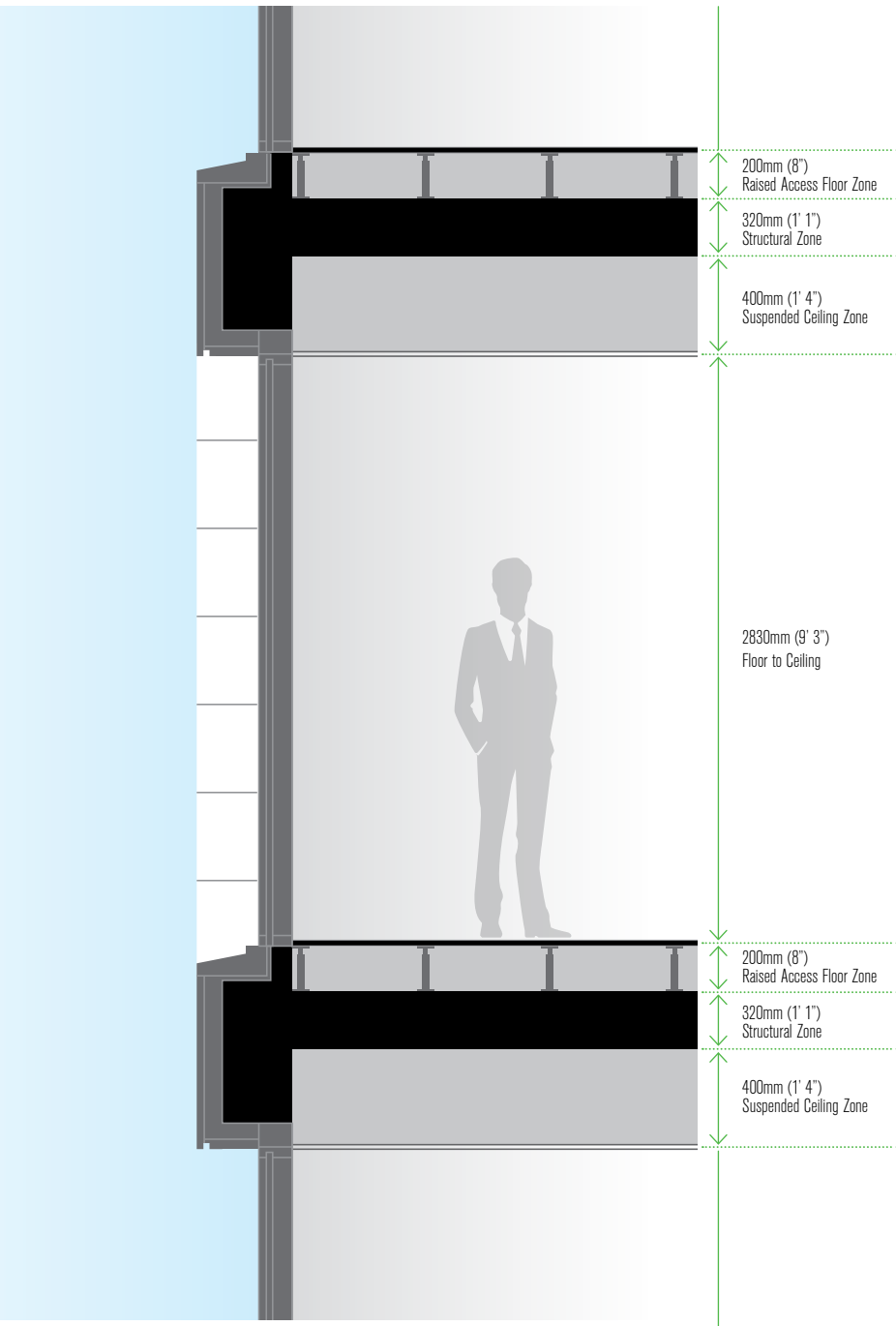






FLOOR PLANS

CROSS-SECTION



OUTLINE SPECIFICATION

- > HQ office building
- > Full Grade A specification
- > Highly efficient and flexible floor plates
- > Impressive double height reception
- > LEED Platinum targeted
- > Wired Certified Platinum
- > Reception, lobby, toilet and shower facilities finished to the highest corporate standard
- > Bike and shower facilities
- > Excellent natural light to all floors
- > Raised access floors
- > Perforated metal ceiling tiles
- > Efficient LED PIR lighting
- > 4 pipe air conditioning system with thermal storage bank (occupancy density 1:7m²)
- > 6 high speed 17 passenger lifts (1 Goods Lift)
- > Rain water harvesting system
- > Raised access floor void 200mm (8")
- > Suspended ceiling void 400mm (1' 4")
- > Floor to ceiling height of 2.83m (9' 3")
- > Standby generator



Not to scale: for indicative purposes only.

BASEMENT FLOOR

SCHEDULE OF ACCOMMODATION

Areas

FLOOR	SQ.M	SQ.FT
Ground	1,576	16,964
First	1,625	17,491
Second	1,961	21,108
Third	1,961	21,108
Fourth	1,889	20,333
Fifth	1,889	20,333
Sixth	1,820	19,590
Seventh	1,743	18,761
Eighth	1,414	15,220
TOTAL	15,878	170,908

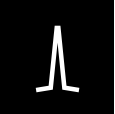
The above areas are based on single occupancy.

45 Basement Level Car Parking Spaces



- CORE
- 183 BICYCLE SPACES
- 45 CAR PARKING SPACES
- 19 SHOWER FACILITIES

Not to scale: for indicative purposes only.



SECOND FLOOR

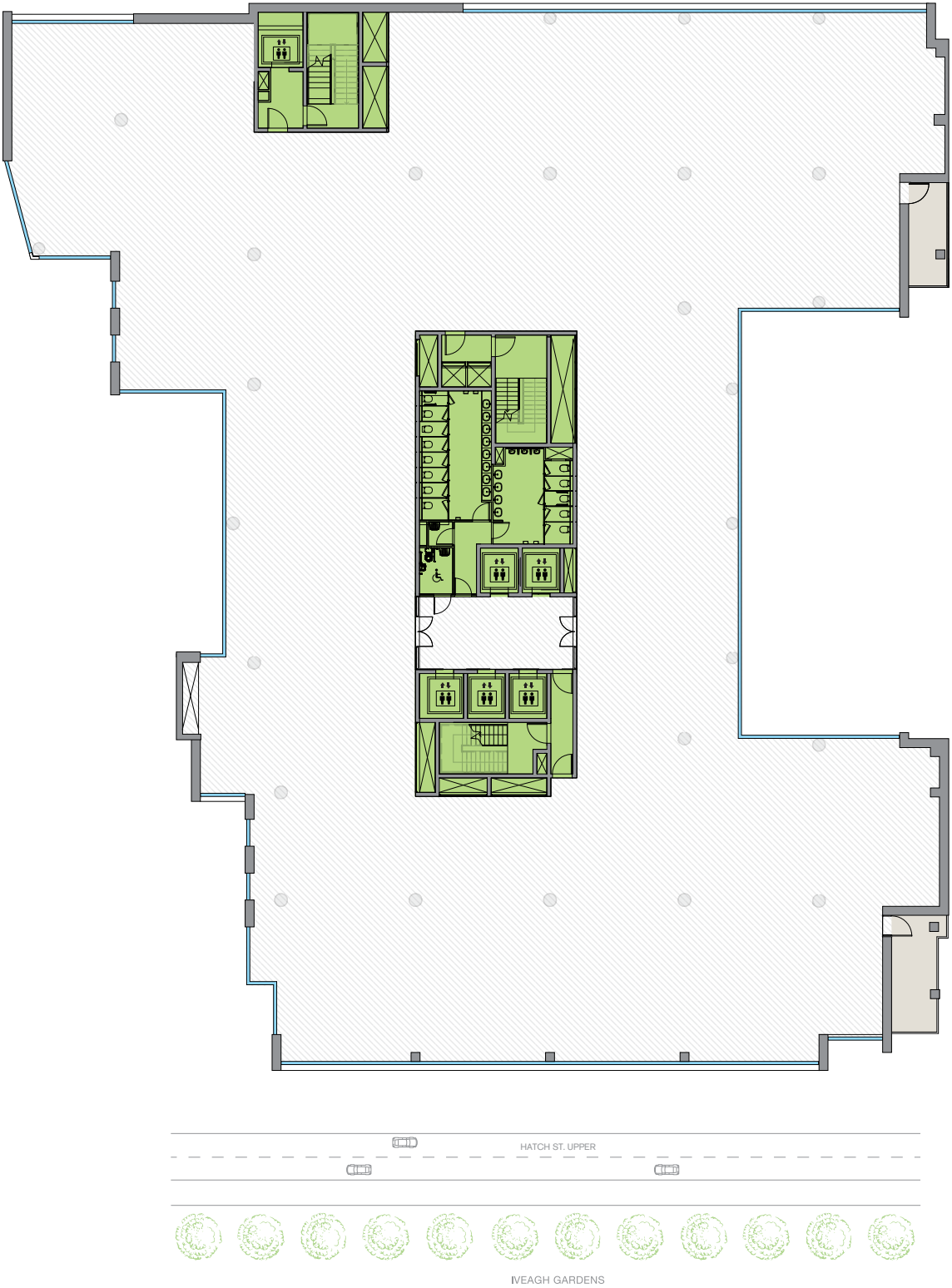
1,961 SQ.M | 21,108 SQ.FT



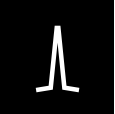
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THIRD FLOOR

1,961 SQ.M | 21,108 SQ.FT



Not to scale: for indicative purposes only.



FOURTH FLOOR

1,889 SQ.M | 20,333 SQ.FT



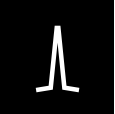
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FIFTH FLOOR

1,889 SQ.M | 20,333 SQ.FT



Not to scale: for indicative purposes only.



SIXTH FLOOR

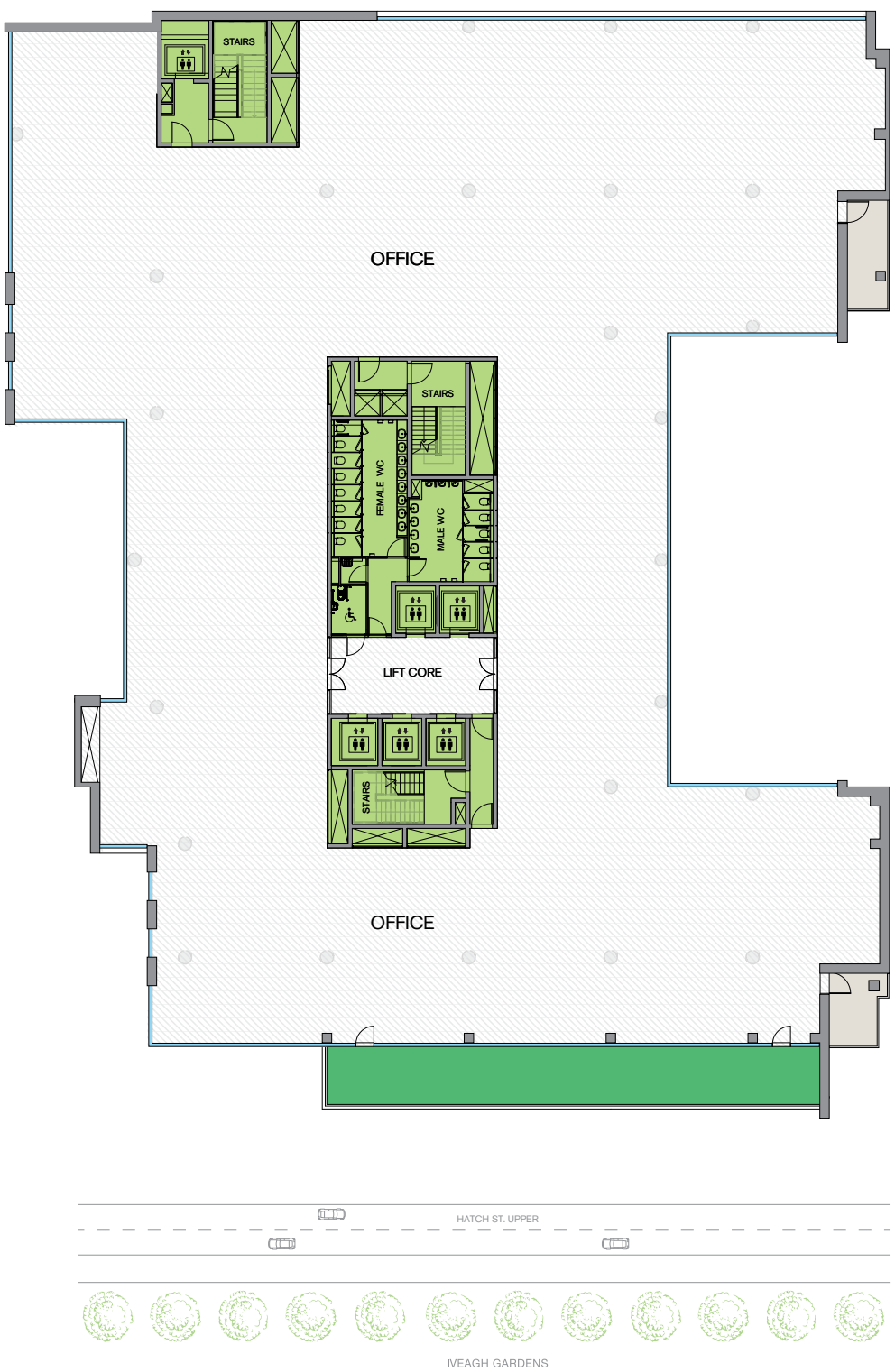
1,820 SQ.M | 19,590 SQ.FT



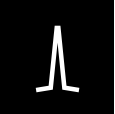
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SEVENTH FLOOR

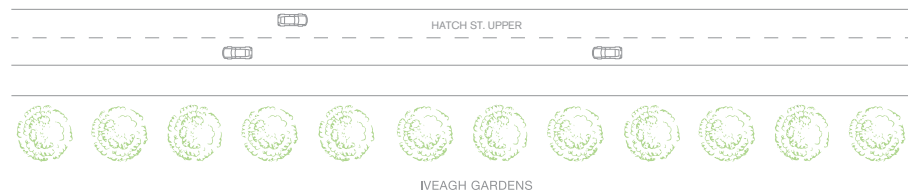
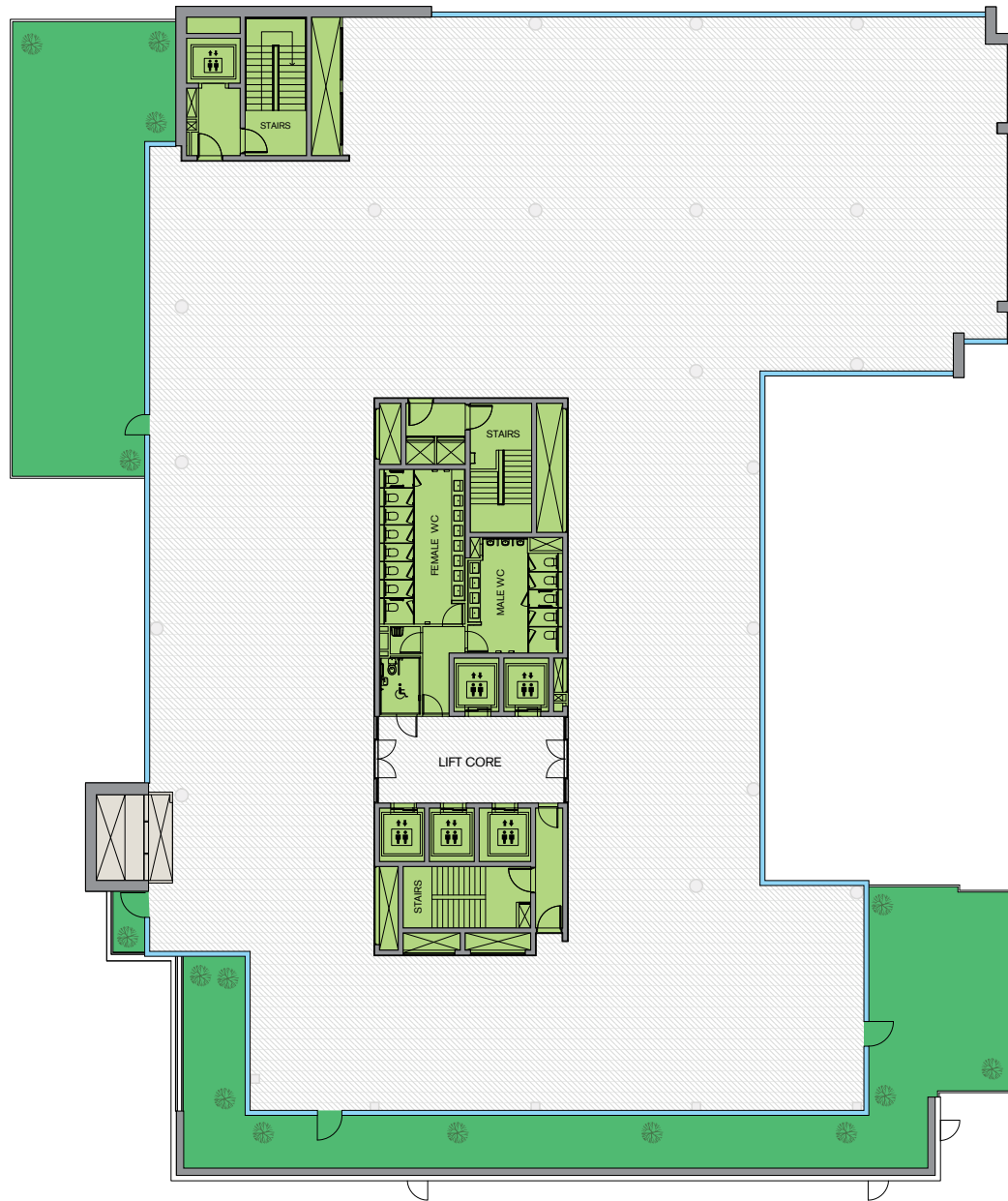
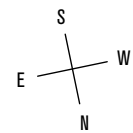
1,743 SQ.M | 18,761 SQ.FT



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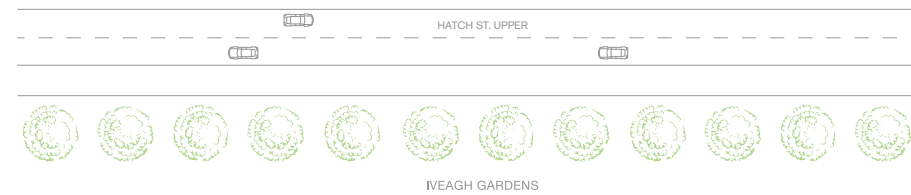
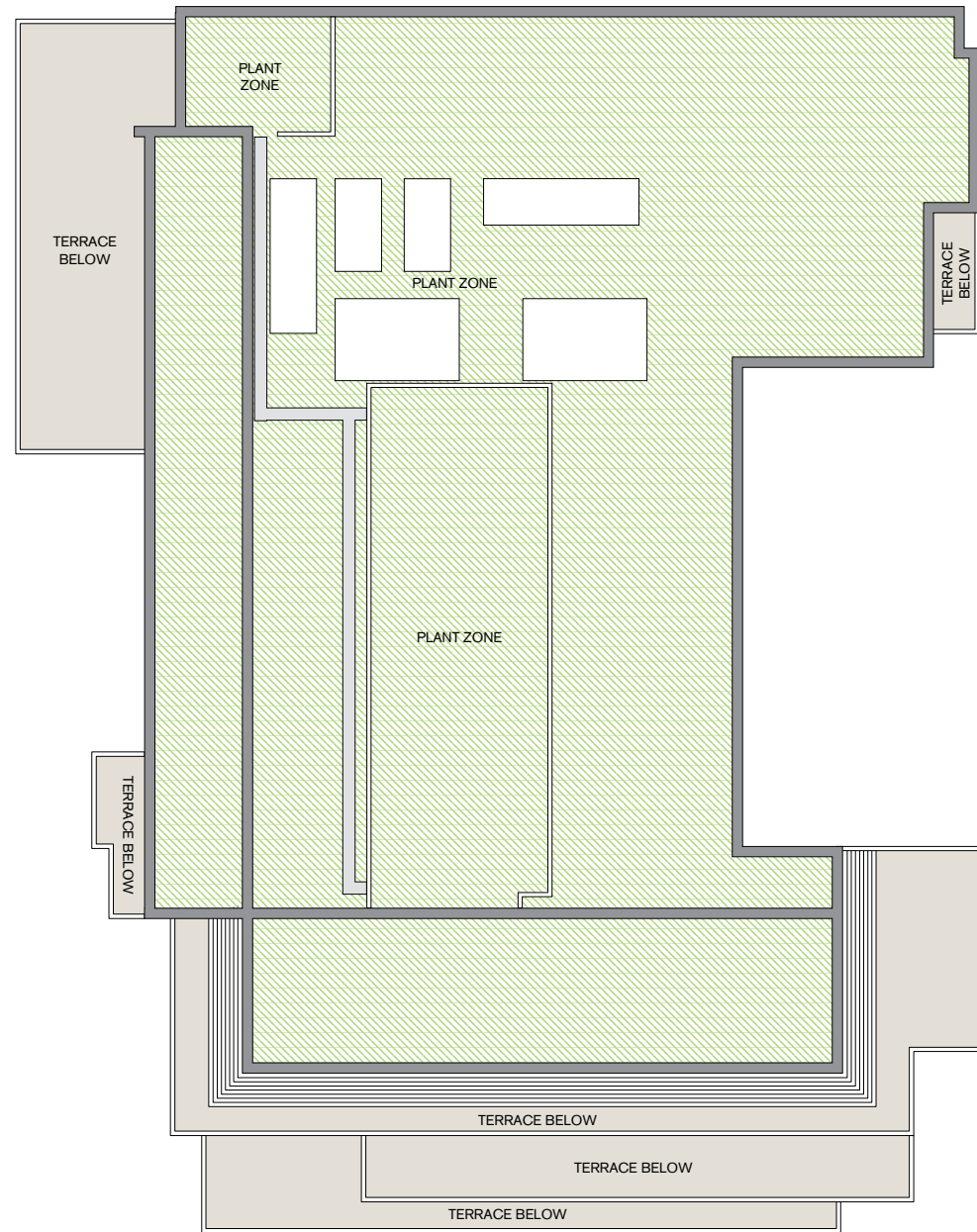


EIGHTH FLOOR
1,414 SQ.M | 15,220 SQ.FT

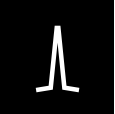


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ROOF LEVEL



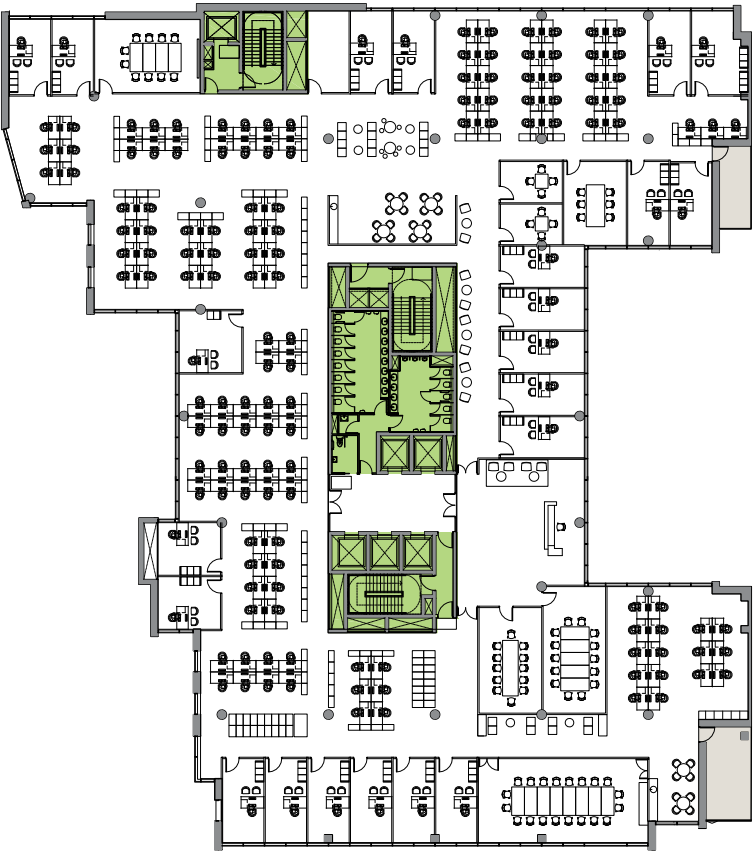
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SPACE PLANS

FLOOR PLATES ALLOW FOR
MAXIMUM FLEXIBILITY AND
EASE OF CONFIGURATION
FOR ALL OCCUPIER TYPES

PROFESSIONAL SERVICES LAYOUT



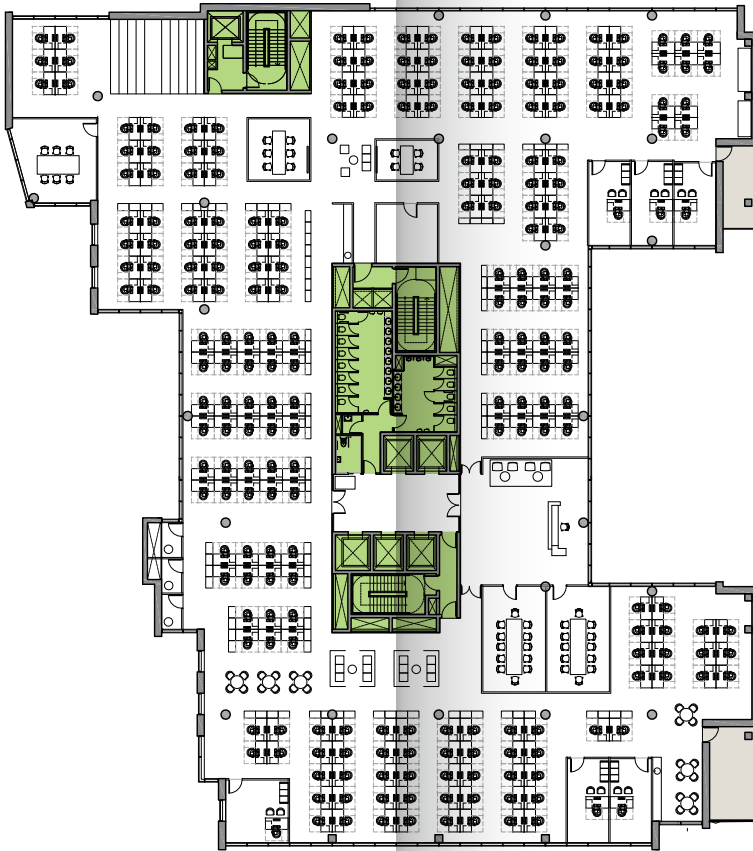
Open Plan Workstations 137
Work Stations within cellular offices 22
Total 159

DENSITY 1:12 SQ.M

Meeting Rooms/ Video Conference
4 person room x 2
6 person room x 1
10 person room x 1
12 person room x 1
14 person room x 1
20 person room x 1

Ancillary space includes
Reception area with seating
Large comms room
Large kitchen area
Large breakout space
Filing facilities throughout the floor plan

FINANCE LAYOUT



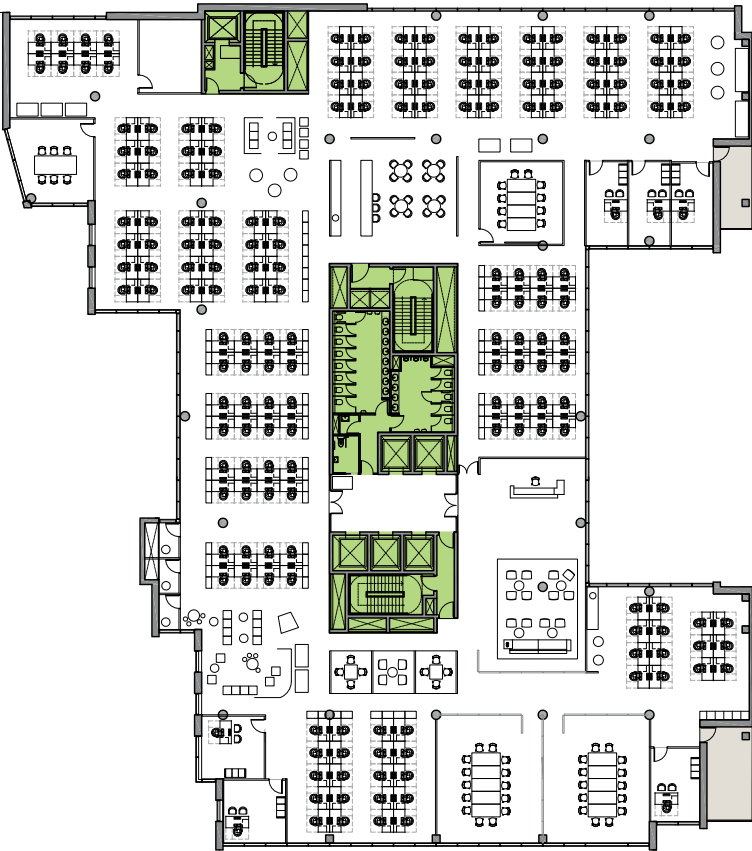
Open Plan Workstations 234
Work Stations within cellular offices 6
Total 240

DENSITY 1:8 SQ.M

Meeting Rooms/ Video Conference
4 person room x 1
6 person room x 2
12 person room x 2
Telephone booths x 3

Ancillary space includes
Reception area with seating
Large comms room
Kitchen breakout areas
Large filing facilities

ICT LAYOUT



Open Plan Workstations 182
Work Stations within cellular offices 6
Total 188

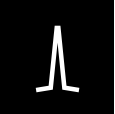
DENSITY 1:10 SQ.M

Meeting Rooms/ Video Conference
4 person room x 3
6 person room x 1
10 person room x 1
14 person room x 1
Telephone booths x 3

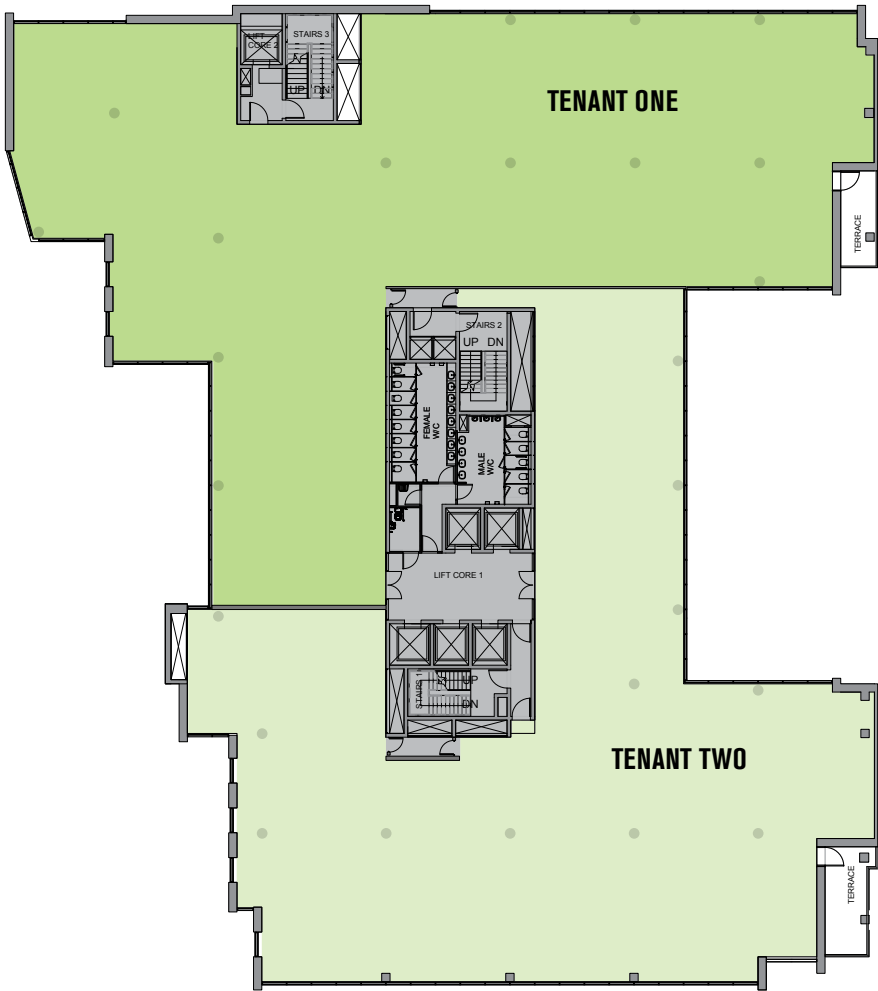
Ancillary space includes
Reception area with seating
Large comms room
Large kitchen area
Large breakout areas

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* Meeting rooms could be designed to have flexible wall construction to allow for formation of large "town hall" type meeting space

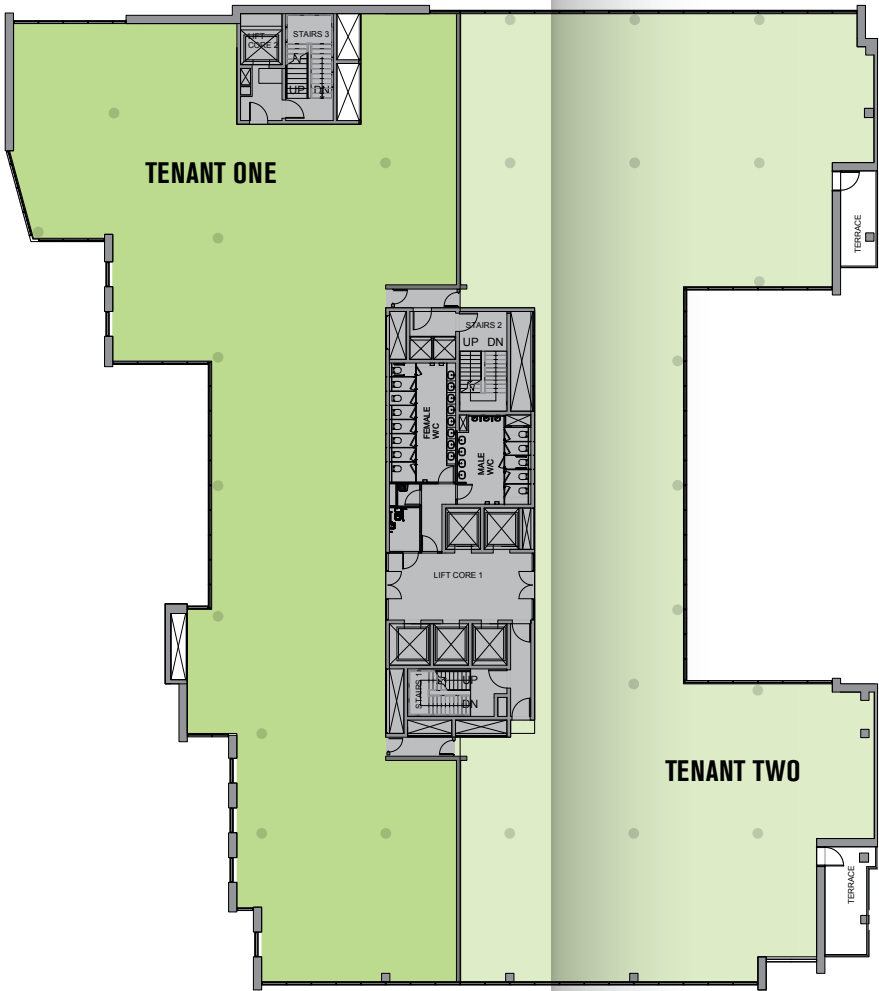


FLOOR PLATE FLEXIBILITY



TWO TENANTS PER FLOOR OPTION 1

- TENANT ONE (Third Floor Area: 1001 sq.m)
- TENANT TWO (Third Floor Area: 910 sq.m)



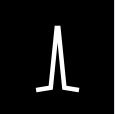
TWO TENANTS PER FLOOR OPTION 2

- TENANT ONE (Third Floor Area: 885 sq.m)
- TENANT TWO (Third Floor Area: 1025 sq.m)



**POSSIBLE EXPANSION INTO EXISTING
PARK PLACE DEVELOPMENT**





ARCHITECTURAL SPECIFICATION

1.0 STRUCTURE AND EXTERNAL FINISHES

1.1 SUBSTRUCTURES

- Insitu concrete walls with full grade 2 waterproofing and piling to form Basement including associated drainage and water proofing.
- Basement facilities, such as showers and security room space to have additional Grade 3 full drained waterproofing systems.
- Ground floor slab 320mm thick reinforced concrete flat slab.

1.2 STRUCTURE

- Insitu concrete frame, including smooth circular concrete columns.
- 320mm flat slab insitu concrete floor slabs.
- Precast concrete stairs and landings.
- Reinforced insitu concrete walls to stairwells and lift core areas.

1.3 EXTERNAL WALLS

- 'Branco Michaela' Granite cladding with flamed finish and polished plinth stones.
- Internal leaf walls behind stone works to consist of heavily insulated 'Metsec' proprietary partition system.
- High quality double glazed proprietary curtain walling system with modular silicone frameless external joint, and opacified glass insulated spandrel panels to Hatch Street elevations.
- High quality double glazed proprietary curtain walling system with polyester powder coated aluminium cap to external joints, and opacified glass insulated spandrel panels to side and rear elevations.
- All glazing systems are full height clear glass, with thermal insulation and solar control to achieve high quality environmental standards.
- 'Boom Edam Crystal Tourniket' fully glazed, 2.9 meter high, revolving door to main entrance, with automatic push assist for additional ease of use.

1.4 ROOF FINISHES

- Proprietary green roof water attenuation system throughout, on 'Bauder' modified bitumen insulated roof system.
- Gravel walkways provided within green roof to allow for services access.
- Full stairs access to roof.
- Roof fall-arrest system allowing safe access to all roof areas for maintenance.
- Raised plinths and proprietary roof footing systems for all roof plant.
- Insulated uPVC rainwater pipes within building non-insulated to basement. Cast iron pipework in basement.

1.5 SITEWORKS & DRAINAGE

- Granite stone paving slabs to widened footpath to front of building.
- Stone and cast iron railing features to mark entrance points to the car parking and building courtyards.
- Access control, to car park and all main entrance doors.
- 2no. Landscaped courtyards to each side of the ground floor, incorporating high quality paving, feature seating and planting.

2.0 INTERNAL FINISHES

2.1 OFFICE FLOOR FINISHES

- Proprietary galvanised metal medium grade raised access floors (screw down type) to all office areas.
- Rockwool or similar fire barriers to floor voids and ceiling voids.
- Proprietary dust sealer to all concrete slabs below raised access floor.

2.2 OFFICE CEILING FINISHES

- 'Armstrong Orcal' perforated metal suspended ceiling system to office areas including fleece backing for enhanced acoustic performance.

- Perimeter plasterboard bulkheads to edges of suspended ceilings and structural column surrounds.

2.3 INTERNAL OFFICE WALL FINISHES

- Plasterboard and paint finish to all internal office walls and columns.
- Painted mdf skirtings base of all walls.

2.4 JOINERY TO OFFICE AREAS

- Solid doors faced with selected hardwood veneer to core areas, fire rated as necessary.
- Solid doors faced with neutral coloured white veneer to service risers to allow for interior design flexibility to office areas. All doors fire rated as necessary.

2.5 IRONMONGERY

- Proprietary 'Allgood' stainless steel ironmongery
- All stair and lobby core doors allow for hidden wiring for access control

2.6 ENTRANCE LOBBY FINISH

- 'Ataija Azul' natural stone floor finish with honed finish to entire reception area floor with feature broadloom carpet inlay to seating areas.
- Insitu insulated concrete screed with underfloor heating.
- Fully drained matwell.
- 'Ataija Azul' natural stone cladding to walls with feature panels of anodised aluminium internal cladding with perforated design on proprietary metal rail system with recessed screen backing. Continuous backlit LED lighting within the cavity to shine through perforated panels.
- Integrated flush frameless strip light to be included at skirting level.
- "MF" type plasterboard ceiling systems with proprietary acoustic feature baffles for additional sound absorption.
- Feature lighting to plasterboard ceiling.
- Stone and anodized aluminum feature reception desk with integrated lighting.

- High quality directory and way finding signage integrated into the reception design.

2.7 LIFT LOBBY FINISH

- 'Ataija Azul' natural stone floor finish with honed finish to entire lift lobby floor.
- 'Ataija Azul' natural stone cladding to walls with feature panels of anodised aluminium internal cladding on proprietary metal rail system.
- Integrated flush frameless strip light to be included at skirting level.
- "MF" type plasterboard ceiling systems with proprietary acoustic feature baffles for additional sound absorption.
- Feature lighting to plasterboard ceiling with high gloss back painted glass edging detail to the top of the wall opposite the lighting to maximise light quality within the lift lobbies.
- Lift finishes to have natural stone floor and back painted glass to match lift lobby design.

2.8 TOILET FITTINGS AND FINISHES

- 'Jasper Morrison' ceramic WC with concealed cisterns and polished chrome dual flush systems or similar.
- 'Strada' by Ideal Stand ceramic wash hand basins with matching monoblock mixer taps.
- 'Jasper Morrison' ceramic urinals with concealed cisterns and automatic electronic flush systems or similar.
- 'Thrislington' toilet cubicles with full height flush walls and doors with a combination of high quality timber laminate and back painted glass and stainless steel ironmongery.
- 8mm polished glass mirrors with beveled edges.
- Vanity tops in selected polished natural stone on proprietary IPS panel system to match cubicles.
- 'Dyson V Blade' stainless steel hand dryers
- 'Atlas Concorde Seastone Greige' Matt R10 600x600 ceramic floor tiles.

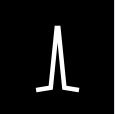
- 'Gigacer Concrete Ice' 300x600 ceramic wall tiles.
- "MF" type plasterboard ceiling systems with concealed access panels to all services above.
- Recessed compact LED down-lighters with concealed lighting detail above WHB's.

2.9 STAIR FINISHES

- Stainless steel handrails and balustrades will be provided to main staircases.
- Painted mild steel handrails and balustrades will be provided to secondary staircases.
- Carpet finish to main stairs.
- 'Polyflor' high quality vinyl finish to secondary staircases.
- Proprietary aluminium 'Gradus' nosings to thread and riser to all steps.

2.10 SHOWER AREA FITTINGS AND FINISHES

- 'Idealrain M1' rain shower fixed 200mm shower head with 300mm horizontal arm.
- 'Dyson V Blade' stainless steel hand dryers.
- 600x300 'Stonehenge Black' Matt R10 600x600 ceramic floor tiles.
- 'Gigacer Concrete Ice' 300x600 ceramic wall tiles.
- "MF" type plasterboard ceiling systems with concealed access panels to all services above.
- Recessed compact LED down-lighters.



M&E SPECIFICATION

1. DESIGN CRITERIA

1.1. WINTER - OUTSIDE TEMPS:

- 1.1.1. -3°C dry bulb
- 1.1.2. 100%RH

1.2. WINTER - INSIDE TEMPS, OFFICE:

- 1.2.1. 21°C db ± 2°C
- 1.2.2. No Humidification

1.3. SUMMER - OUTSIDE TEMPS:

- 1.3.1. 26°C dry bulb
- 1.3.2. 19°C dry bulb

1.4. SUMMER - INSIDE TEMPS, OFFICE:

- 1.4.1. 22.5°C db ± 1.5°C

1.5. HEATED AREAS:

- 1.5.1. Offices 18°C db ± 2°C
- 1.5.2. Toilets / Lobbies 18°C db ± 2°C
- 1.5.3. Fresh Air Quantities: 2 – 2.5 Air changes per hour, full fresh air or 11 l/s at 1 person / 7sq. m

2. SUPPLY AIR QUANTITY

2.1. OFFICE:

- 2.1.1. Fresh air to the building will be provided by a dedicated air handling unit system located in the plant space with heat recovery. Air will be filtered, heated or cooled and delivered into the raised floor plenum void by a ductwork system as necessary and air being discharged up into the building through floor swirl grilles mounted in the raised floor.
- 2.1.2. The system will be designed to provide 11l/s per person of fresh air to the net lettable areas.

2.2. TOILETS:

- 2.2.1. Passive transfer from office accommodation.

3. EXHAUST AIR QUANTITIES:

3.1. TOILETS:

- 3.1.1. 10 air changes per hour with twin exhaust fans.

4. EXHAUST SYSTEMS

4.1. CAR PARK:

- 4.1.1. Car park ventilation is achieved naturally.

5. LOAD DENSITIES FOR COOLING

5.1. OFFICE:

- 5.1.1. Lighting: 8 Watts/sq. m - LED
- 5.1.2. Small Power: 25 Watts/sq. m.
- 5.1.3. People: 1 person per 7sq. m.

Occupancy and lighting loads may vary to match the final fit-out layout.

6. THERMAL TRANSMITTANCE – U-VALUES:

6.1. (W/M2/K)

- 6.1.1. Floors: 0.18 / 0.19 Basement
- 6.1.2. Roof: 0.18
- 6.1.3. External Walls: 0.22
- 6.1.4. Office Space Windows: Glazing 1.1
- 6.1.5. Shading Coefficient: 25% to 32% or as required.

7. NOISE AND VIBRATION CONTROL

7.1. Office: NR35 typical.

7.2. Toilet Core Area NR 40.

7.3. External plant NR 45 @ 30m or site boundary.

8. PRIMARY HEATING SYSTEM:

8.1. The heating requirement of the office block will be served by high efficiency modular packaged Natural Gas Fired Fully Modulating Boilers located at roof level.

8.2. Low pressure hot water will be pumped by variable speed pumps to terminal units (fan coil units / radiators) via a conventional pressurised insulated mild steel piping network distributed through vertical riser shafts at either end of the office block.

9. PRIMARY COOLING SYSTEMS

9.1. The cooling plant consists of three twin circuit high efficiency chillers and dry air coolers for heat rejection. The chillers have high efficiency cooling features and operate during the day to meet the cooling load.

9.2. Chilled water will be delivered to the terminal units via insulated mild steel pipework and variable speed pumps and will be routed through vertical riser shafts within the office building. The system will also have a condensate drain piping system with piping routed in false ceilings.

9.3. A Thermal Energy Storage Phase Change system is provided to match the base cooling load. The system is charged up at night using low tariff rate electricity to meet the base cooling load of the building. The chillers operate during the day to offset the peak cooling loads.

10. AIR CONDITIONED SYSTEMS

10.1. Air conditioning will be provided by means of a four pipe fan coil unit system with air side control. Units are arranged on a modular basis for flexibility. This permits a flexible partition arrangement and good temperature control. Fan Coil units will be located on a density is 1 per 35m2.

10.2. Separate heating & chilled water valved connections will be provided for a Fit-Out.

11. BUILDING CONTROL SYSTEMS (BCS)

11.1. The building will be controlled by a Building Management System. The system will be fully automatic and linked to a modem for external monitoring. The system will have energy monitoring and targeting facilities. The BMS system will automatically control the Air Conditioning System.

12. PLUMBING AND FIRE PROTECTION

12.1. DESIGN CRITERIA

- 12.1.1. Domestic Cold Water Supply System in accordance with Dublin City Council's requirements water will be stored within the building on the basis of 45 litres per person based on 1 person / 10sq. m and a catering allowance.
- 12.1.2. Cold water will be stored in format 30 sectional storage tanks in the plantroom. Rain water will be stored in tanks and will be delivered to WCs and urinal's etc. via service risers within the core toilet block.
- 12.1.3. The Cold Water Storage requirement will be a combination of Rain Water Harvesting and Potable Cold Water.
- 12.1.4. Hot water will be generated by means of central hot water gas fired generator complete with a buffer vessel taking recycled heat the from CHP plant.
- 12.1.5. A boosted mains water supply will distribute throughout the building via vertical service shafts. Three DWS supply points complete with valve connection will be provided on each floor.

12.2. SANITARY WASTE AND VENT SYSTEMS

- 12.2.1. The system will be double stack system fully ventilated. The system shall comply with BS5572, BS8301 and the requirements of the Building Regulations Part H. Rodding access will be provided at each floor level and at ends of horizontal floats. Fire stopping shall be provided using intumescent collars at each floor level. Carpark basement piping will be SMV / cast iron or equal.

13. FIRE PROTECTION

13.1. Dry risers will be installed to meet requirements.

13.2. Fire hose reels will be provided in naturally ventilated car park.

13.3. Gas detection CO detection will be included where required.

13.4. A central sprinkler system will be installed within Three Park Place development to meet the Fire Cert requirements

14. VERTICAL TRANSPORTATION

14.1. The building in the development is served by automatically programmed gearless traction machine room less passenger lifts. The lift systems have indicator lights in the lift lobbies. Lift cars are equipped with an emergency telephone system which will be monitored 24 hours per day, 7 days per week.

14.2. The building will be equipped with five number 17 person passenger lifts and one number 17 passenger and goods lift.

14.3. Destination control is provided to the lifts in the main core area.

14.4. Turnstiles are provided within the main ground floor reception zone.

14.5. Two number Fire fighting fireman's lifts will be provided to comply with statutory requirements.

15. ELECTRICAL SERVICES:

15.1. DESIGN CRITERIA

- 15.1.1. Load Densities
 - Office Lighting: 8 W/sq. m
 - Office General Services sockets and small power: 25W/sq. m. Load density of 1 workstation / 9sq. m
- 15.1.2. Occupancy and lighting loads may vary to match the final fit-out layout
- 15.1.3. Lighting Levels
 - Office areas: 350 Lux
 - Circulation: 200 Lux
 - Car Parks: 100 Lux
 - Service Areas: 150-200 Lux
 - LED Lighting Throughout

16. ELECTRICAL MAIN POWER SERVICE

16.1. An ESB MV supply will be brought to the LV sub-station by the ESB from Hatch Street.

16.2. The building will be fed from the ESB supply transformers located at the ramp level. ESB supplies at 400V, complete with LV metering, will be provided subject to normal ESB arrangements.

16.3. The switchroom will house the LV meter for each half floor power distribution board will be adjacent to the Substation. The Switch Room will house the building landlord supply and all tenants supply. The building is set up for multi tenancy with LV supply to each DB board.

17. DISTRIBUTION

17.1. The LV Switchboards will be located in the switch room. The Landlord switchboard will be equipped with an essential services bus-bar section for Landlords' essential services. All remaining outgoing supplies will be designated non-essential.

17.2. Power factor correction, harmonic filtering and surge protection will be provided in the Main distribution board which will be type-tested and constructed in accordance with Form 4 Type 2. Sub-distribution boards will be type-tested and constructed in accordance with Form 3 Type 2.

17.3. Switchboards will be constructed to allow flexible metering arrangements to coincide with particular Tenants' occupancy arrangements. Each floor of the building is divided into 2 No. notional areas each with its own riser duct for Tenants' and Core' services. Each floor will be provided with tenant distribution board. Each distribution board will be served with a separate sub-main from the appropriate section of the relevant switch board. Sub mains cables will be routed via the duct risers and will be run on galvanised cable tray and the LV supply metered separately.

17.4. Tenants' distribution boards will serve their local general lighting, local general services via under floor power concentrator hubs, and local mechanical services such as fan coil units.

17.5. Landlord areas and all plant / lifts will be served from the Landlords supply.



18. LIGHTING AND SMALL POWER

18.1. Throughout the office areas, recessed modular luminaires suitable for use with VDUs will be provided to give a uniform lighting level 350 lux. These luminaires will be low energy fluorescent type or LED. Provision will be made to provide flexible switching arrangement for any future cellular layout of offices.

18.2. A lighting control system will be provided allowing full automatic control of all luminaires. Core area lighting on each office floor will consist of recessed compact fluorescent down lighters and recessed LED strip lights. Entrance area lighting on the ground floor will comprise of low energy lighting with recessed LED strip lights. The external building will have access and security lighting. Staircase lighting will comprise surface mounted circular wall lights. Corrosion proof lighting will be provided to car park and plant areas.

18.3. Facilities for general services power within open plan office areas will be provided by means of under floor power Busbar each capable of serving workstations. RCBs will be provided within the Busbar system.

18.4. Hand dryers will be provided within toilets.

19. GENERATOR POWER

19.1. A diesel-engine generator for Landlord services will be provided within the basement. This Landlord Generator will provide power in the event of ESB unpredicted power failure to all Landlord Areas, all essential services and the majority of all Landlord Plant items. The only items excluded being the Chiller Units and the Extract Air Handling plant.

19.2. The Landlord distribution boards serving the Chiller plant will be configured to allow a future Tenant connect their own generator and run one chiller unit should this be a requirement.

19.3. A fuel tank will be housed within the Landlord Generator's frame base to provide 8 hours operation, no bulk fuel storage will be provided. The engine exhaust pipe will be routed to atmosphere. Automatic changeover will be provided between the ESB supply, the standby supply and the connected services.

20. EMERGENCY LIGHTING

20.1. Emergency lighting complying with IS3217 will be provided to circulation areas and notional corridors within open plan office areas. Three hour duration battery inverter packs will be provided to selected general luminaires in these areas.

20.2. Self-contained external emergency luminaires will be provided at all exits.

20.3. Self-contained, maintained, 3 hour duration, emergency exit signs will be provided on exit routes from the building. These will include circulation areas, notional corridors and staircases. Emergency lighting central test units will be provided.

21. TELEPHONE / DATA COMMUNICATIONS

21.1. Containment for vertical distribution voice / data cabling will be provided within risers. These will be routed to the basement rooms provided for entry points for telecommunications services. Telephone services will comprise dedicated telephone lines for each lift and telephone lines for remote reporting for fire alarm, security and Building Management Systems. Two entry points will be provided for communication cabling allowing supply resilience.

22. EARTHING

22.1. A complete earthing system in accordance with the ETCI National Rules for Electrical Installations will be provided.

23. FIRE ALARM, LIFE SAFETY AND FIREMAN'S REMOTE CONTROL FAN SYSTEMS

23.1. An analogue addressable fire alarm system, type L1 complying with IS3218 and EN54 will be provided to all core area of the building based on an open plan offices layout. Tenants will be expected to modify / add to the detectors and sounders in their areas in the case of cellularisation of offices.

23.2. The main fire alarm panel will be located in the reception area with a repeater panel at reception.

23.3. Fire alarm interface units will be provided to lifts, gas valves, mechanical services control panels, door access systems, colt vent systems, etc. so that these systems can respond appropriately to a fire situation. Facilities for remote monitoring will be provided.

24. LIGHTNING PROTECTION / SURGE PROTECTION

24.1. A lightning protection system complying with ISEN 62305 will be provided. The system will comprise air terminal, roof network, earth electrodes, inspection pits and test links. Down conductors will comprise the reinforced

concrete structure being bonded together during construction or equivalent.

25. SECURITY SYSTEM

25.1. An intruder alarm system complying with IS199 will be provided. This will include magnetic read door contacts on all external doors at ground floor level, basement car park and roof access areas.

25.2. Glass break detectors will be provided to all areas on the ground floor.

25.3. Facilities for remote monitoring will be provided. Digital IP based CCTV cameras can be provided to the building, entrance lobbies and reception area to provide general view of traffic movement to the basement car park.

25.4. An access control system will be provided to control entry to the building from the basement car park.

25.5. Access control will be provided to the main building entrance. Egress will be by push button to open switches with emergency green break glass units. The access control equipment will be located in the reception with monitoring facilities.

25.6. Conduit drops with draw wires will be provided on doors to open plan office areas from the main core circulation space on each floor. These will be provided to facilitate the installation of tenant access control systems. Conduits will terminate in walls in flush single gang boxes equipped with cover plates.

25.7. A fire alarm interface will also be provided at all of the doors described above. The access control system CCTV system and intruder alarm system will all be linked together to provide a comprehensive security system.

26. RAINWATER HARVESTING SYSTEM

26.1. The system will comprise of a rain water collection tank, submersible pump, piping and controls unit with two stage filtration, leaf filter, and separate rain water piping to WCs in the core areas in the system.

26.2. The rain water will be collected off the building roof areas and pass through the leaf filter and will be accumulated in the collection tank. The rain water will be pumped through the two stage filtration to the sanitary fittings outlets.

26.3. The tanks will have level controls, overflows and will be connected to a rainwater booster unit to serve the outlets. The piping system will be a separate system from the domestic hot and cold water system.

26.4. The rain water storage tank will also have a mains water top up connection to augment when rain water supply is low.

27. LEED

27.1. The building will be designed to a standard that will target LEED Platinum. This will include the services Energy aspects metering and controls, Water Conservation requirements with the dual flush, controls, metering etc. and will include the relevant aspects on Management that will also require a user input.

27.2. The Pollution section will provide us with a reasonable score of points as will the Transport section due to the location of the building The Health and Well Being section will require input from End User as they will be specifying the lighting control system and fittings etc. Legionella will be designed out and the acoustic aspects will be addressed. The Materials section will be assessed as will the Land and Ecology and Waste. The End User will have the major input into the Waste section.

27.3. The assessment has not been carried out to date but based on the design team experience we have allowed for the relevant items to achieve the necessary score to allow the building to be rated Platinum.

28. PV PANELS

28.1. An array of photovoltaic panels will be provided and located at roof level linked to the main electrical Landlord Board.

29. SUSTAINABILITY

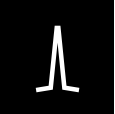
29.1. A BER rating of B1 or better will be achieved for the finished Cat "A" building. The anticipated primary energy consumption based on a preliminary IES simulation study will be advised following simulation.

30. STANDARDS

30.1. The mechanical and electrical services installations will be designed to the following standards:

- Current Irish Building Regulations
- CIBSE Design Guide
- ETCI National Rules for Electrical Installation
- Safety, Health and Welfare Act
- Irish Building Regulation Current Technical Guidance documents
- All relevant Irish Standards and Codes of Practice

SUMMARY DESIGN MATRIX	
MECHANICAL SERVICES	
Winter Dry Bulb	21 +- 2oC
Winter RH	Not Controlled
Summer Dry Bulb	22.5 +- 1.5oC
Summer RH	Not Controlled
Occupancy Density	1 person / 7m2
Fresh Air Allowance	11 l/s/person
Fresh Air Allowance l m2	1.56
A.C. System	4 Pipe FCU [Airside Control]
FCU Density	1 FCU / 35m2 throughout (1 FCU / 31m2 perimeter zone)
FCU Flexibility	1 FCU / 17m2
Load Density for Cooling	Lighting : 8 W/m2 Small Power 25 W/m2 Misc. Included in above Occupancy 1 / 7m2
Water Storage	45 Litres / Person
Hot Water Storage	5 Litres / Person / Generation
Hot Water Storage Temperature	65oC / High Efficiency Gas Fired Water Heaters
Flushing Water Services	Rain Water Harvesting
Thermal Storage	TES Installation
Renewables	CHP PV Panels
Metering	Tenant Metering on LPHW & CHW
Noise Rating	NR 35 Office
LEED Rating	LEED Platinum
BER Rating	B1
Tea Station Allowance	28mm BMWs & 110mm SVP
ELECTRICAL SERVICES	
Workstation Allowance	1 / 9m2
Lighting Level	Office 350 Lux
Lighting Type	LED
Lighting Control Mgmt. System	Dali System
Fire Alarm	Fully Addressable (Category L1)
Landlord Generator	All Landlord Areas, All Essential Services and Majority of Landlord Plant. Space Provision for Future Tenant Generators
LIFT SERVICES	
Lifts	5 No. Passenger Lifts 1 No. Goods Lifts (2 No. Fire Fighting Lifts incld. in above)
Lift Waiting Times (CIBSE Guide D Unsatisfactory > Excellent)	Excellent
Lift Performance Time (Excellent Service 8.0- 9.0s)	Excellent
Lift Service (Excellent 1 Lift / 3 Floors)	Excellent
SERVICE ZONES	
Floor Void	200mm
Ceiling Void	400mm (with LED Lighting)
Floor to Ceiling Height	2830mm
Roof Plant	AHU I Boiler I Heat Rej. Sunken Area
Boiler Plant	10 No. Modular@ 12.5% of Load 1 No. Standby@ 12.5 of Load
Chiller Plant	2 @ 55% of Load
Size	14,000 m2
Heat Rejection	Dry Air Coolers at Roof Level
AHU Location	Supply at Roof Level, Extract at Basement
Air Conditioned Lift Lobby	Provided on Each Level



GREEN CREDENTIALS



LEED PLATINIUM
targeted

BER B1

BER Rating
of B1 targeted

Sustainable building innovations also include:

- > Highest quality building envelope insulation values
- > Proprietary phase change material to thermal storage units to maximize efficiencies
- > LED lighting throughout with 'Dali' lighting control systems
- > Rain water harvesting
- > 65° Celsius / High Efficiency Gas Fired Water Heaters
- > CHP plant to generate renewable energy
- > Photovoltaic panels on roof linked to landlord board

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FIRE ENGINEERS



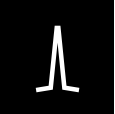
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THE DEVELOPER



CLANCOURT

CLANCOURT GROUP HAS BEEN DEVELOPING AND MANAGING PRIME OFFICE BUILDINGS IN DUBLIN SINCE THE 1960'S.

As one of Ireland's longest standing and most highly regarded private commercial developers and property managers, Clancourt has an unrivalled reputation in both regards. As a developer, they have an unparalleled reputation for developing buildings of the highest standard.

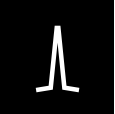
Clancourt Group has attracted a wealth of high profile occupiers. Most recently they secured a letting of 11,241 sq.m to Arthur Cox, one of Ireland's leading legal practices.

Other tenants that they have welcomed include Bentley Systems, Aviva, Booking.com, Barclays Bank and EY, to name a few. As a developer, Clancourt Group encourage occupiers to grow within their property portfolio and have established relationships with a number of occupiers that have lasted in excess of 30 years. In addition to providing Dublin's leading office buildings (in terms of location, specification and finishes), Clancourt manage their own properties, thus ensuring competitive service charges.



OCCUPIERS IN OUR BUILDINGS





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