

MIESIAN PLAZA IS DESIGNED TO PROVIDE THREE DISTINCTIVE HEADQUARTER OFFICE BUILDINGS OF UNRIVALLED QUALITY, SETTING NEW BENCHMARKS FOR COMMERCIAL DEVELOPMENTS WITHIN THE DUBLIN MARKETPLACE.

From the servicing strategy, to the floor plate design and configuration, the development is designed to meet and exceed tenant requirements and expectations.

The unique design incorporates exceptional bronze curtain walls and double glazed units ensuring optimal thermal performance, & occupier comfort, whilst also focusing on long term building sustainability. The development is designed to achieve the highest level of environmental LEED accreditation; targeted for LEED Platinum.

Externally, the podium public plaza will be a focal point. The finishes to the podium will include hard and soft landscaping, and lighting, to ensure a well maintained, high end, useable space for the occupiers. An amenity space on the doorstep, setting the tone for the quality of environment, both internally and externally.

Included at lower ground floor level of Block 1, with its own dedicated entrance from James Place East, is a comprehensive suite of tenant facilities, including bicycle storage hall with lockers, drying room, male and female shower rooms/changing rooms and gymnasium. These facilities will be fitted out by the Landlord to a very high standard, and are sure to prove popular with tenants' staff.



ARCHITECTURAL SPECIFICATION

RECEPTION AREAS

BLOCK 1 FOYER

Impressive double height entrance hall

CORES WILL BE CLAD IN A COMBINATION OF

- Premium quality Travertine and Granite stone and hardwood timber veneered panelling
- Feature ribbed timber cladding to select areas

RECEPTION AREA FLOOR

- Granite stone floors with a honed finish

LIFT LOBBIES

- Lift doors and architraves will be bronze anodised aluminium
- Feature ceiling to lift lobby and reception area in floating bronze anodised aluminium
- Plasterboard ceiling in circulation areas with integrated lighting and recessed cove lighting detail to perimeter

BLOCK 2 FOYER

Dramatic Reception Foyer

CORES WILL BE CLAD IN A COMBINATION OF

- Premium quality Travertine and Granite stone and hardwood timber veneered panelling

RECEPTION AREA FLOOR

- Granite stone floors with a honed finish
- Feature ceiling over reception area in floating bronze anodised aluminium
- Plasterboard ceiling in circulation areas with integrated lighting and recessed cove lighting detail to perimeter

BLOCK 3 FOYER

Dramatic Reception Foyer

CORES WILL BE CLAD IN A COMBINATION OF

- Premium quality Travertine and Granite stone and hardwood veneered timber panels
- Feature ribbed timber cladding to select areas
- Lift doors and architraves will be bronze anodised aluminium

RECEPTION AREA FLOOR

- Granite stone floors with a honed finish

CEILING

- Feature ceiling incorporating illuminated backlit ceiling panels in bronze anodised aluminium frame

OFFICE AREAS –TYPICAL FLOOR

DOORS

- Solid core hardwood veneered doors to cores and access panels to service risers
- Quality stainless steel ironmongery

CEILING

- Plasterboard border around core
- Suspended metal tile ceiling on a tartan grid with microperforated tiles with acoustic backing pads and ceiling zone of 440 mm
- Ceiling grid detailed to match building grid and window modules

FLOORS

- Raised access floors to office areas with a void of 115 mm
- Trench heating adjacent to windows fitted with natural anodised aluminium grilles flush with raised access floor

FLOOR TO CEILING HEIGHT

- Typically 2725 mm

MIESIAN PLAZA INCORPORATES A WIDE RANGE OF ENERGY EFFICIENCY TECHNOLOGIES AND MEASURES, TO MINIMISE THE ENERGY FOOTPRINT OF THE BUILDINGS. THESE MEASURES SIGNIFICANTLY REDUCE THE BUILDINGS' OPERATIONAL COSTS BY COMPARISON WITH MOST OFFICE BUILDINGS IN THE DUBLIN MARKET.

With potential energy consumption of circa 150KWhours/m² per annum the buildings have an MEP infrastructure that will enable tenants to realise significant savings on annual energy bills. The technologies used to achieve this exemplary energy target, remain conventional, tried and tested solutions for a modern office building. The major investments have been focused on the façade, to deliver sustainable, thermally efficient buildings that achieve the highest level of LEED environmental accreditation.

The MEP solutions for the development include low energy fan coil units, high efficiency air-conditioning cooling systems including ice storage in Block 1 and low energy ventilation systems. Miesian Plaza is targeting LEED Platinum accreditation for all three buildings.

| Factor | Specification for Block 1 | Specification for Block 2 | Specification for Block 3 |
|----------------------------------|---------------------------|---------------------------|---------------------------|
| Energy Consumption Target | | | |
| Energy Consumption Target | 150kwh/m ² /y | 150kwh/m ² /y | 150kwh/m ² /y |
| Targeted LEED Rating | Platinum | Platinum | Platinum |

ARCHITECTURAL SPECIFICATION

TYPICAL BUILDING CORES

STAIRCORES

- Select rubber flooring finish to stairs and landings
- Plastered and painted walls & soffits with recessed cove lighting detail to perimeter
- High quality stainless steel handrails, with integrated LED lighting

TOILETS

- Premium quality laminate and glass toilet partition and panelling system
- Full height WC cubicle partitions and doors
- High quality Travertine vanity units with undercounter washbasins
- Porcelain tiled floors
- Sensor operated taps
- High quality sanitary ware
- Feature ceiling with cove lighting

CORES WILL BE CLAD IN A COMBINATION OF:

- High quality Travertine and laquered stone wall cladding
- Quality timber veneered panelling
- Plasterboard with flush painted skirting
- Lift doors and architraves will be bronze anodised aluminium

FACADE & CLADDING

The unique bronze curtain wall incorporates double glazed units that offer optimal thermal performance & occupant comfort, to assist the development in securing the targeted LEED Platinum accreditation.

ROOFS

- Extensive green roof system with sedum based planting and gravel borders
- Railed maintenance access routes to plantrooms
- 'Latchway' type Fall Prevention system to building perimeter to allow access for maintenance

BLOCK 1 WELCOME CENTRE

- Unrivalled on site amenities, to include secure bicycle storage for approximately 200 bicycles
- Generous staff changing facilities including
 - fully fitted high quality toilets
 - generous provision of showers
 - generous provision of lockers
 - drying rooms
- Pedestrian / bicycle entrance on St James' Place East
- Pedestrian access from Plaza level

PLAZA

Public Plaza and raised Podium designed to become a focal point at the centre of the development to include:

- Entrances to the Lower Ground floor podium level from Plaza Level and St James' Place East
- Quality hard and soft landscaping and lighting
- Plaza and podium clad in granite paving slabs and wall cladding
- Soft landscaping design incorporating semi-mature tree planting
- Premium stainless steel and glass balustrades
- All external staircases fitted with stainless steel handrails with integrated LED lighting
- Site specific sculpture/artwork

MEP SPECIFICATION

MECHANICAL SERVICES INSTALLATION

AIR CONDITIONING

The buildings are designed for a waterside-controlled four pipe fan coil system for cooling. The high-efficiency water cooled chillers and thermal storage at basement level will generate chilled water (CHW) as a Landlord cooling medium in Block 1. Blocks 2 and 3 will be provided with their own high-efficiency air cooled chillers on the roofs. The CHW will be circulated using variable-speed drive pump-sets to each floor of the three buildings and valved and capped on each floor and provided with heat meters for future use in above ceiling fan coil units which will provide cooling to the floor plates.

HEATING INSTALLATION

The buildings will be designed for a waterside-controlled four pipe fan coil system for heating throughout (developer standard fit-out). High-efficiency low Nox natural gas fired boiler plant will be used to generate Low Temperature Hot Water (LTHW) as a Landlord heating medium. The LTHW will be circulated using variable-speed drive pump-sets to each floor of the three buildings and valved and capped on each floor shafts and provided with heat meters for future use in above ceiling fan coil units (developer standard fit-out) which will provide heating to the floor plates. Perimeter trench heaters will be provided throughout all three blocks as necessary to eliminate uncomfortable down-draughts. All connections will be metered. The roof plant room of Block 1 includes space for a high-efficiency direct gas fired hot water heater to serve a potential future tenant kitchen. Heating circuit sub-meters will be interfaced with BMS systems for energy monitoring and optimisation.

VENTILATION INSTALLATION

All heat-recovery Air Handling Units (AHU's) will treat and distribute fresh air at a rate of TGD Part F plus 40% of 14 l/s/person (1 person per 8m² net floor area), to all office areas (to two separate locations on each floor, in all 3 blocks). Vertical ducts will carry fresh air to and extract air from all floors. The AHUs will be fitted with heat-recovery, chilled water and hot water coils to temper the incoming, filtered, outside air.

The underground car park will be provided with six air changes per hour of general mechanical ventilation increasing to ten air changes per hour in fire mode.

HOT AND COLD WATER SERVICES

Mains water directly from a format 30 break tank located in the dedicated Landlord water plantroom in Block 1, will be distributed throughout to serve all drinking water outlets in all three blocks. Hot water will be generated in each building by high-efficiency direct gas fired water heaters. Combined Heat and Power Units (CHP) heat will only be used in Block 1. Mains, Cold and Hot Water will be available at the landlord shafts for tenant kitchenettes/tea stations on each floor, in each building.

BMS water meters will be provided throughout. In terms of sustainability and water conservation, rainwater collection tanks are located at basement level of each block. Variable speed booster pumps will distribute filtered rainwater for WC flushing and irrigation.

AUTOMATIC CONTROLS FOR MECHANICAL SERVICES

Independent Building Management Systems complete with Motor Control Centre panels and front end computers will be provided in each of the buildings to control and monitor the environmental services and monitor & optimise energy and water consumption. Each communication system has its own dedicated separate wiring and control devices. The ICT network infrastructure can be extended to include all building system devices, on an IP based network, as part of the Tenants fit out, if required. Spare capacity will be provided for future fit-out requirements.

ELECTRICAL SERVICES INSTALLATION

ELECTRICAL SUPPLY INTAKE

Each of the blocks will be capable of operating electrically as an independent building. ESNB substations at Block 1 Lower Ground Level, will be used for supplies to Blocks 1, 2 & 3. They will connect to MV and LV switchboards located in MV and LV switchrooms, adjacent to the ESNB substation. All supplies to each Block and landlord area will be supplied and metered from these switchboards. This configuration allows each connection to be metered and billed separately.

Two tenant LV Distribution Boards will be provided on each level of Blocks 1, 2 and 3 within an associated tenant main electrical riser. The DBs supply shall be by sub-main cabling within a dedicated riser space. This arrangement will allow for future amendments for any DB to be sub-metered by the ESB. The boards will include all circuit breakers and associated equipment with a minimum 25% spare capacity.

| Factor | Specification for Block 1 | Specification for Block 2 | Specification for Block 3 |
|--------------------------|---------------------------|---------------------------|---------------------------|
| Electrical Design | | | |
| Sub-station capacity | 3000kVA | 700kVA | 740kVA |
| Landlord Generator | Life Safety Only | | |

| Notes: Separate generators in each building | Block 1 | Block 2 | Block 3 |
|---|---------------------------------------|---------|---------|
| Landlord Standby Generators | 1 x 200kVA Landlord Life Safety Loads | | |

MEP SPECIFICATION

POWER METERING AND MONITORING

Electrical meters will be installed on the main supplies from MSBs and in individual sections of DBs to monitor lighting, socket outlets and power energy consumption. The meters will be connected to the building management system.

SHELL & CORE CABLING AND WIRING

In all areas, other than plantrooms, wiring and cables shall be concealed in the fabric of the building either by installing them above suspended ceilings, in floor cavities, in trunking or in conduit cast in-situ, or fixed in chases formed in the walls. In plantrooms, electrical installation will be surface mounted.

SHELL & CORE SMALL POWER

Power will be provided for all systems including the provision of general purpose sockets, cleaner's sockets, security equipment, fire alarms, hand dryers and any other power supplies that are necessary for fully functional landlord areas.

LIGHTING SERVICES

The lighting installation will be designed to comply with CIBSE/ SLL (Society of Light and Lighting) Code for Lighting and Lighting Guides. A square modular luminaire for recessed mounting with an energy efficient LED light source will be installed within the office areas.

| Factor | Specification for Block 1 | Specification for Block 2 | Specification for Block 3 |
|------------------------|---------------------------|---------------------------|---------------------------|
| Lighting Levels | | | |
| Office | 300-500 Lux | 300-500 Lux | 300-500 Lux |

The external lighting design concept is to illuminate the podium level, landscaping, the entrance ramp into the car park and routes around the buildings for security, comfort and escape lighting. The external lighting shall be in accordance with the LEED Pollution Reduction requirements which includes minimal light trespass, reduced skyglow and glare reduction.

High efficiency low energy LED light sources will be used. Emergency Lighting will be provided in accordance with I.S. 3217 'Emergency Lighting'.

INTRUDER ALARM AND SECURITY SYSTEM

The following security systems will be provided:

- Intrusion Alarm System (IAS) on ground floor and basement entrances
- Closed Circuit Television (CCTV) for podium and externally accessible entrances

The landlord CCTV monitors, intruder alarm display and access control work station will be located in a Security Office located within the Block 3 basement. The CCTV system will comprise:

- Internal and external, fixed colour dome cameras
- Colour display/playback monitors

LIFTS

The main passenger lifts include destination control. Destination control can shorten waiting times and increase handling capacity by grouping passengers and reducing the number of intermediate stops. Before entering a lift, passengers will input their destination floor at the lift call point on each landing. They will then be assigned a lift which will take them to their destination in the shortest possible time.

Block 1

- Six passenger lifts with a capacity of 1250 kg at a speed of 4x2.5m/s and 2x2.0m/s. Two passenger lifts shall serve from basement level -2 to the eighth floor
- Two fire lifts with a capacity of 630 kg at a speed of 1.6m/s. These lifts shall serve the lower ground floor to the eighth floor.
- One goods/passenger lift with a capacity of 1600 kg at a speed of 1.6m/s. This lift shall serve the lower ground floor to the eighth floor

Block 2

- Three passenger lifts with a capacity of 800 kg at a speed of 1.6m/s. These lifts shall serve from basement level -1 to the fourth floor

Block 3

- Three passenger lifts with a capacity of 800 kg at a speed of 1.6m/s. Two server -1 to the third floor and one serve ground to the third floor
- One goods/passenger lift with a capacity of 800 kg at a speed of 1.6m/s. This lift shall serve from basement level -1 to the third floor but does not serve ground floor

| Factor | Specification for Block 1 | Specification for Block 2 | Specification for Block 3 |
|---|--|--|--|
| Passenger Lift Performance Characteristics | | | |
| Handling Capacity | 6 x 1250kg @ 4X2.5m/s - & 2X2.0m/s handling capacity 14% | 3 x 800kg @ 1.6m/s - handling capacity 15% | 3 x 800kg @ 1.6m/s - handling capacity 15% |
| Target Interval | Less than 25s | Less than 25s | Less than 25s |
| Average Wait Time | Less than 35s | Less than 35s | Less than 35s |
| Average Transit Time | Less than 40s | Less than 40s | Less than 40s |