



LANDLORD SPECIFICATIONS

1 | COOPERS CROSS



EXTERNAL FEATURES

EXTERNAL ENVELOPE

- Structural glazing to garden street level
- Unitised structural glazing system with horizontal and vertical fins to upper floors
- Double-glazed window unit with high performance glass coatings to ensure a high level of visual light transmission, low thermal conductance to minimise heat loss and low emissivity to prevent excessive solar heat gain
- Water recovery and re-use via rainwater harvesting

EXTERNAL AREAS

- High quality public realm and landscaping
- Private roof terraces on penthouse levels with stone paved surface and glass balustrades

STRUCTURAL DETAIL

STRUCTURE

- Reinforced concrete substructure with steel frame superstructure

STRUCTURAL GRID

- Typical grid 9m x 7.5m
- Column density of 1 column per 133m² of floor area

STRUCTURAL SLAB

- 150mm composite slab on 750mm castellated steel beams

FLOOR TO CEILING HEIGHTS

- 3.8m for ground floor
- 2.8m for typical floors

FLOOR LOADINGS

- 4kN/m² (office occupancy) + 1kN/m² (partition allowance)

FLOOR/CEILING VOID

- The raised access floor zone in the CAT A area is 150mm which includes the floor tile and carpet finish. These would typically be in the order of 45mm leaving a void of approx. 105mm
- The ceiling zone from the underside of the metal deck floor slab to the underside of the ceiling is generally 900mm

MECHANICAL & ELECTRICAL

BUILDING MANAGEMENT SYSTEM

- A campus BMS system will be installed which will incorporate the landlord and tenant infrastructure.
- The technology will be open protocol to facilitate tenant smart building IOT and smart building integration.

HEATING & COOLING

- Four pipe multi-purpose heat pump at roof level connected to basement thermal storage centres
- The CAT A design in the tenant space includes four pipe water side fan coil units
- Energy meters and commissioning valves at each riser location
- Electric heat pumps for heating, cooling and hot water

AIR CONDITIONING

- Four pipe water side fan coil units

VENTILATION

- Increased fresh air by 20% over code recommendations
- Mechanical ventilation based on 12 l/s 1 per 7m² (occupancy)
- Showers and toilets @10 air changes per hour

- Air handling units located at roof and basement level
- High efficiency/low energy air handling units with thermal wheel heat recovery

LIGHTING

- Low energy LED lighting with automatic presence detection, daylight sensing and dimmer control
- Office areas: 450 lux
- Circulation areas: 200 lux
- WCs: 200 lux
- Plantrooms: 150 lux

QUALITY OF NATURAL LIGHT

- 2% ADF achieved across all tenant floors

SERVICE RISERS & PLANT

- Dedicated tenant riser space provided
- Space will be allocated to tenants to include:
 - Medium voltage transformer
 - Tenant generator
 - Heat rejection equipment
 - Catering plant space
 - Satellite dish location at roof level

POWER / ESB STRATEGY

- Fossil-free fully electric building operation
- Large PV solar panel array at roof level – above LEED minimum
- Full flexibility for tenant submetering
- MV provision included
- Space for 1 ESB meter and 1 Water meter on each floor plate
- 3 electrical submeters and 1 water submeter will be installed per floor

LANDLORD SPECIFICATION

BUILDING ESTATE / SERVICE CHARGE

- The estate service charge will cover services including:
 - 24/7 security at the estate with manned security room, patrols and CCTV services
 - The use of dedicated visitor parking spaces within the basement at Coopers Cross
 - The opportunity to attend estate events plus use of the estate to host company events.

ACCESS

Access to the demised premises and any associated car parking 24 hours per day, 365 days of the year.

SATELLITE ANTENNAE

Subject to landlord consent and planning as required occupiers can install, operate and maintain their own telecommunications antennas, microwave dishes and other communications equipment in a specific allocated area on the roof solely for their use.

WC & WELFARE AREAS

WALL FINISHES

- Full height large format Florim Buildtech porcelain tile
- Timber laminate feature wall finish at vanity

FLOOR FINISH

- Ceramica Maglica Ceppo floor tile in grey matte

CEILINGS

- Plasterboard ceilings

CUBICLES

- Full height Venesta cubicle system with oak laminate finish

SAINTARYWARE

- Water use control sanitaryware (touchless operation)

BASIN

- Cielo Shui Comfort Rectangular Basin 600x400 on black Silestone Negra solid surface cantilever counter top
- Infrared Noken round electronic wall mounted basin mixer

LOCKERS

- High-gloss laminate lockers with OCS smart locking system

WELFARE FACILITIES

WELFARE FACILITIES

- Located at basement level accessed directly via the building core, car ramp, and bicycle stairs

SHOWERS

- 23 Shower Cubicles: Full Height Flush Fronted Laminate Cubicle System with PTV Soname finish to Doors
- Large forma Florim Buildtech Tiles to Back of Shower

BICYCLE STORAGE

270

BASEMENT CAR PARK

- Total of 21 car parking spaces allocated to Building 1 futureproofed for EV charging
- Includes 3 dedicated electric car charging locations allocated to Building 1 - expandable to 100%

COMMON AREAS

ATRIUM

- Atrium framing in black metaloxide finish in linear format

LIFTS/ LIFT LOBBIES

- Four (4) high-speed 21 person passenger lifts
- Destination control on all floors
- Stainless steel finish to lift reveals and door
- Plasterboard ceiling raft with recessed track light
- Average wait time less than 25 seconds

SECURITY

- Entry/exit points to the building shall be provided with CCTV, door access control and intruder alarm systems
- Upper floors have cable ways installed to facilitate future fit out of door access control to the tenant demise

INTERNAL FINISHES

GENERAL LIFT LOBBIES

- Wall: Large format full height Metaline corten square format wall tiles. Matt black oxide metal wall cladding to house lift controls between each lift
- Ceiling: Painted plasterboard ceiling with central Floating Black Mesh Ceiling with integrated linear lighting.
- Floor: Ceramica Magica Ceppo in grey matte
- Doors: Black RAL 9005 Painted Solidcore Doors with Vision Panels. All doors fitted with high quality steel ironmongery

STAIRCORES

- Wall: Plasterboard painted white
- Ceiling: Plasterboard painted white
- Floor: Carpet (FOH) / vinyl (BOH)
- Balustrade: Feature black metal with stainless steel handrail

RECEPTION & GROUND FLOOR LIFT LOBBY

WALL FINISHES

- Large format full height Metaline corten square format wall tiles
- Matt black oxide metal wall cladding to house lift controls between each lift

FLOOR FINISH

- Chelmsford Granite

CEILINGS

- SAS metal mesh floating ceiling system
- Acoustic plasterboard

WALL FINISHES

- Florim Buildtech porcelain tile
- Timber laminate feature wall finish at vanity

FLOOR FINISH

- Ceramica Magica Ceppo floor tile in grey matte

CEILINGS

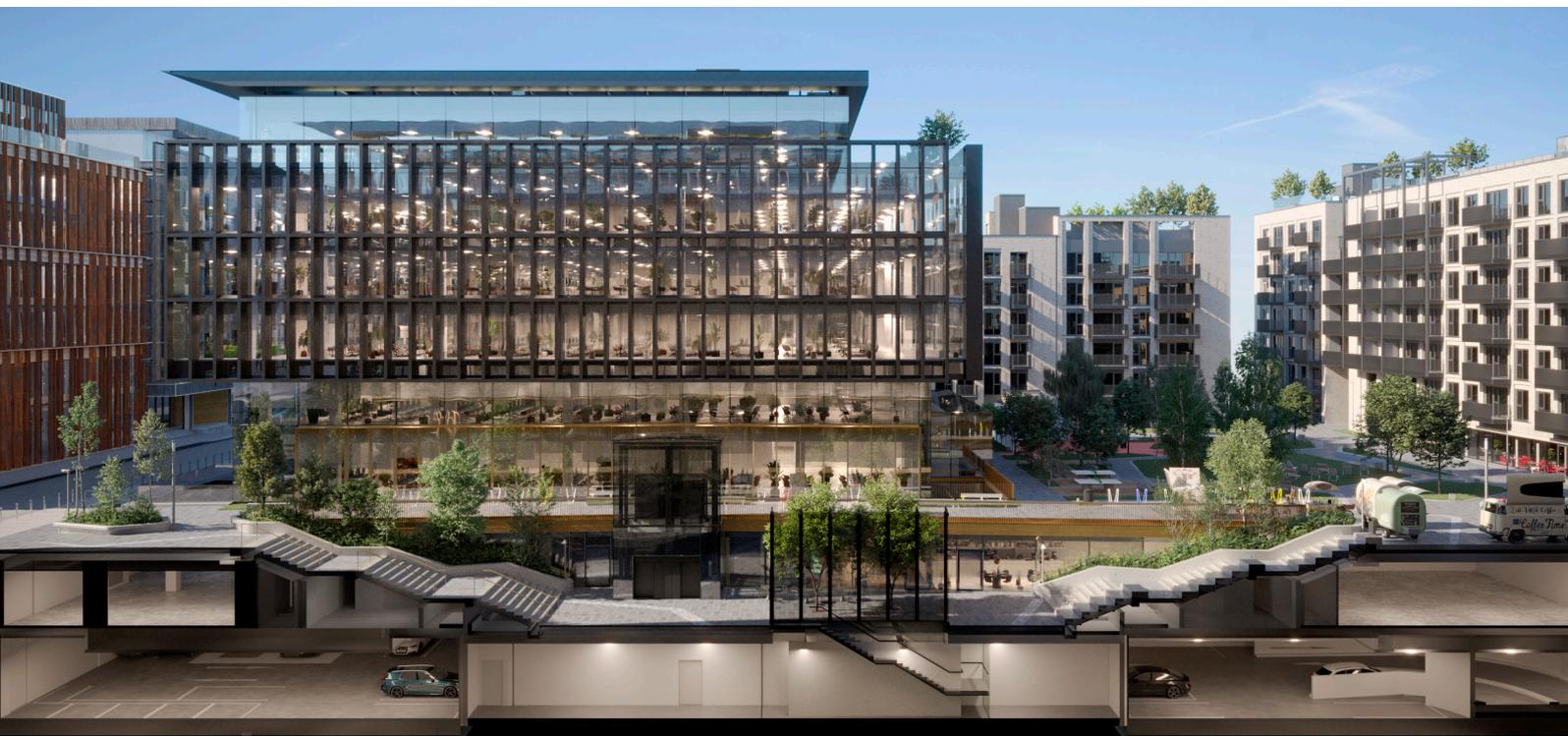
- Gyproc moistureboard

CUBICLES

- Full height Venesta cubicle system with oak laminate finish

LOCKERS

- High-gloss laminate lockers with OCS smart locking system



2 | COOPERS CROSS



EXTERNAL FEATURES

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STRUCTURAL SLAB

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FLOOR TO CEILING HEIGHTS

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- 2.8m for typical floors

FLOOR LOADINGS

- 4kN/m² (office occupancy) + 1kN/m² (partition allowance)

FLOOR/CEILING VOID

- The raised access floor zone in the CAT A area is 150mm which includes the floor tile and carpet finish. These would typically be in the order of 45 mm leaving a void of approx. 105mm
- The ceiling zone from the underside of the metal deck floor slab to the underside of the ceiling is generally 900mm

MECHANICAL & ELECTRICAL

BUILDING MANAGEMENT SYSTEM

- A campus BMS system will be installed which will incorporate the landlord and tenant infrastructure
- The technology will be open protocol to facilitate tenant smart building IOT and smart building integration

HEATING & COOLING

- Four pipe multi-purpose heat pump at roof level connected to basement thermal storage centres
- The CAT A design in the tenant space includes four pipe water side fan coil units
- Energy meters and commissioning valves at each riser location
- Electric heat pumps for heating, cooling and hot water

AIR CONDITIONING

- Four pipe water side fan coil units

VENTILATION

- Increased fresh air by 20% over code recommendations
- Mechanical ventilation based on 12 l/s 1 per 7m² (occupancy)
- Showers and toilets @10 air changes per hour
- Air handling units located at roof and basement level
- High efficiency/low energy air handling units with thermal wheel heat recovery

LIGHTING

- Low energy LED lighting with automatic presence detection, daylight sensing and dimmer control
- Office areas: 450 lux
- Circulation areas: 200 lux
- WCs: 200 lux
- Plantrooms: 150 lux

QUALITY OF NATURAL LIGHT

- 2% ADF achieved across all tenant floors

SERVICE RISERS & PLANT

- Dedicated tenant riser space provided
- Space will be allocated to future tenants to include:
 - Medium voltage transformer
 - Tenant generator
 - Heat rejection equipment
 - Catering plant space
 - Satellite dish location at roof level

POWER / ESB STRATEGY

- Fossil-free fully electric building operation
- Large PV solar panel array at roof level – above LEED minimum
- Full flexibility for tenant submetering
- MV provision included
- Flexibility to submeter each floor plate in half or quarters

LANDLORD SPECIFICATION

BUILDING ESTATE / SERVICE CHARGE

- The estate service charge will cover services including:
 - 24/7 security at the estate with manned security room, patrols and CCTV services
 - The use of dedicated visitor parking spaces within the basement at Coopers Cross
 - The opportunity to use the town hall, attend estate events plus use of the estate to host company events

ACCESS

- Access to the demised premises and any associated car parking 24 hours per day, 365 days of the year.

SATELLITE ANTENNAE

Subject to landlord consent and planning as required occupiers can install, operate and maintain their own telecommunications antennas, microwave dishes and other communications equipment in a specific allocated area on the roof solely for their use.

W/C & WELFARE AREAS

WALL FINISHES

- Full height large format Florim Buildtech porcelain tile
- Timber laminate feature wall finish at vanity

FLOOR FINISH

- Ceramica Maglica Ceppo floor tile in grey matte

CEILINGS

- Plasterboard ceilings

CUBICLES

- Full height Venesta cubicle system with oak laminate finish

SAINTARYWARE

- Water use control sanitaryware (touchless operation)

BASIN

- Cielo Shui Comfort Rectangular Basin 600x400 on black Silestone Negra solid surface cantilever counter top.
- Infrared Noken round electronic wall mounted basin mixer.

LOCKERS

- High-gloss laminate lockers with OCS smart locking system

WELFARE FACILITIES

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Located at basement level accessed directly via the building core, car ramp and bicycle stairs.

SHOWERS

- 60 Shower Cubicles: full height flush fronted laminate cubicle system with PTV Soname finish to doors
- Large forma Florim Buildtech tiles to back of shower

BICYCLE STORAGE

474 units

BASEMENT CAR PARK

- Total of 63 car parking spaces allocated to Building 2 futureproofed for EV charging
- Includes 7 dedicated electric car charging locations allocated to Building 2 - expandable to 100%

COMMON AREAS

ATRIUM

Atrium framing in black metaloxide finish in linear format

LIFTS/ LIFT LOBBIES

- Eight (8) high-speed 21 person passenger lifts
- Destination control on all floors
- Stainless steel finish to lift reveals and door
- Plasterboard ceiling raft with recessed track light
- Average wait time less than 25 seconds

SECURITY

- Entry/exit points to the building shall be provided with CCTV, door access control and intruder alarm systems
- Upper floors have cable ways installed to facilitate future fit out of door access control to the tenant demise

INTERNAL FINISHES

GENERAL LIFT LOBBIES

- Wall: Armourcoat 'Koncrete' Polished Plaster with selected Oak Veneer Timber Wall Panelling each side of Lift Doors. Matt black oxide metal wall cladding to house lift controls between each lift
- Ceiling: Painted plasterboard ceiling with central Floating plasterboard ceiling with integrated linear lighting
- Floor: Ceramica Magica Ceppo in grey matte
- Doors: Oak Veneer Solidcore Doors with Vision Panels. All doors fitted with high quality steel ironmongery

STAIRCORES

- Wall: Plasterboard painted white
- Ceiling: Plasterboard painted white
- Floor: Carpet (FOH) / vinyl (BOH)
- Balustrade: Feature black metal with timber handrail

RECEPTION & GROUND FLOOR LIFT LOBBY

WALL FINISHES

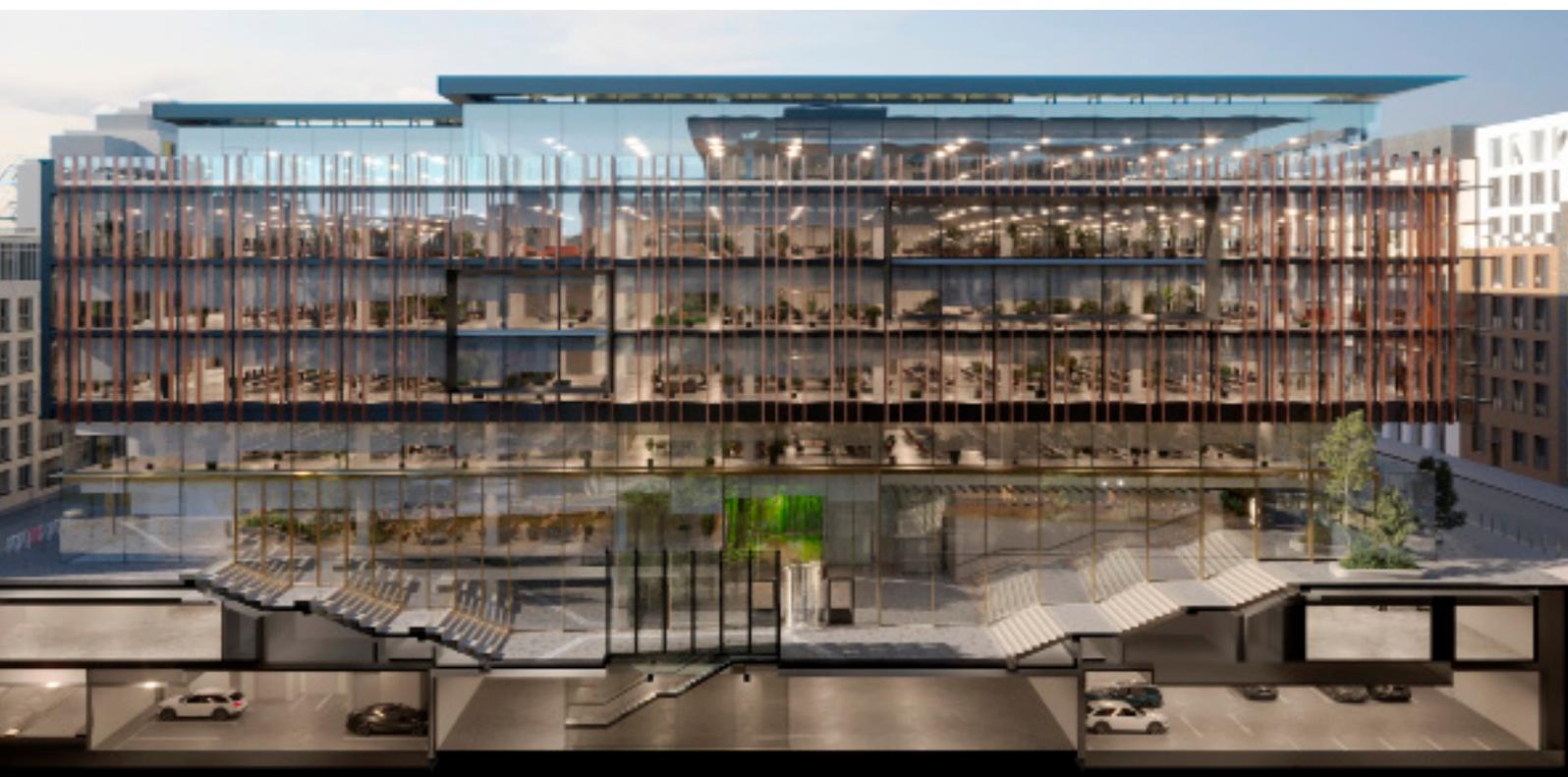
- Kilkenny blue limestone
- Feature bronze cladding
- Timber panelling in flat panels and batons
- Armourcoat 'Koncrete' Polished Plaster with selected Oak Veneer Timber Wall Panelling each side of Lift Doors. Matt black oxide metal wall cladding to house lift controls between each lift

FLOOR FINISHES

- Chelmsford and Wicklow Granite
- Timber flooring

CEILINGS

- SAS 150 system
- Exposed slab with Acosorb DC1 2.0 applied to soffit
- Ecophon solo baffle plant 40mm profile
- Acoustic plasterboard





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