TECHNICAL SPECIFICATIONS LEGENDE

GENERAL INFORMATION

Building delivered in 2001 by Pei Cobb & Partners Architects
Renovation works (2021) by BSTLL

Building classification

High-rise Building type W2 “under office building reglementation”

Certifications

Green label HQE office buildings in operation
• Sustainable management: Excellent
• Sustainable building: Very Good
Breeam In-Use
• Asset Performance: Very good
• Building Management: Very good

Levels

5 infrastructure levels including technical rooms, storage rooms and parking spaces
• 2 media structure levels: street level and mezzanine
• 42 superstructure levels: ground floor/Parvis level and level 1 to level 40
• Level 41 (technical roof)
Height: 148 m from the Parvis

Parking lots

• 79 indoor parking spaces
• Agreement for 142 parking spaces in Parc Central (level -4 privatized)
• Car access via avenue Jean Moulin (street level) giving access to a spiral ramp serving:
  - the underground parking located under the tower (levels -2, -3 and -4)
  - the taxi/VIP parking (southwest end, ground floor level)
• Pedestrian access via the Parvis

Staff restaurant

•Approx. 418 seats with a capacity of approx. 1,045 meals/day and a 2.5 seat turnover

Other catering facilities

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Other catering facilities :
• Approx. 53 seats in the panoramic brasserie on level 39 with a capacity of approx. 106
meals/day and a 2.0 seat turnover
• Approx. 194 seats on the mezzanine for the Click&Collect, the Salad Bar, and the Zen Restaurant with a capacity of approx. 508 meals/day & between 2.2 and 3.0 seat turnover depending on the areas
• Approx. 56 seats for the Barista Café at Parvis level, with a capacity of approx. 168 meals/day and a 3.0 seat turnover

Accessibility regulations

• Access compliant to accessibility regulations
• 3 accessible parking spaces
• 1 accessible entrance gate and 1 accessible exit gate
• 1 accessible toilet per gender and per level

Meeting rooms

• Possibility of installing meeting rooms on 20% of each floor’s area, this maximum percentage requires the installation of additional fan coil units

CONSTRUCTION / FAÇADE

Reinforced concrete structure

The structural system is composed of columns and walls supporting the horizontal beam/slabcomplex
These elements are made of high-performance reinforced concrete

Operating loads

The admissible operating loads in offices are 350 kg/sqm (or 250 kg/sqm + partition + false floor).
The archive rooms in the core allow 1,000 kg/sqm

Façade

Curtain wall consisting of clear and transparent glass panels and polished aluminum
The lower part, which is the parapet, is one meter high and is processed in stainless steel
The upper part is glazed over a height of approx. 2.45 m with insulating double glazing

Canopies on the ground floor

On the two entrance facades, on the Parvis side and on the taxi/VIP side, circular cantilevered structures mark and protect the entrances. Their structure is metallic, and their cladding is made of curved stainless-steel panels

Building Maintenance Unit (BMU) on level 41

Façades are cleaned with a BMU installed on level 41

FLAT ROOF WATERPROOFING

Flat roof

Level 41 is the lower level of the flat roof; the waterproofing is protected by riser-mounted concrete paving. This technical roof also supports the runway of the BMU
The roofs are treated as flat roofs with asphalt waterproofing. Resin type waterproofing for the interior areas

HV & LV POWER

1 green tariffication for the whole building (general services)
1 yellow tariffications for each level
1 meter for the Staff restaurant
1 meter for the charging infrastructures of electric vehicles

Distribution in the offices

The distribution is carried out in the rised floor with a network of normal outlets, with one set of sockets per 1.35 m grid on the East façade and two sets of sockets on the West façade. These sockets are supplied from cable trays in the false floor. Protection of the circuits (20A) are all in the subscribers’ storerooms
These sets are composed of a socket of two 220V / 10-16A sockets + T normal network

Telephone connection leading to the general distributor in the building’s operator room

WIFI service new-generation available in the common areas of the tower

GSM indoor system available throughout the tower via an antenna infrastructure and operator relays installed in a technical room of the tower
This system allows for a uniform level of coverage, ensuring both excellent performance and noise levels in compliance with current standards

POWER GENERATORS

2 generators with auto-start function to supply first and foremost the safety installations defined by the High-rise building Regulations
Power unit: 1 580 kVA
Power supply by double-walled tank of 25 m³ and 1 daily 500 L-tank

LIFTS

Elevator management: destination dispatch control for an optimum performance of the equipment is underway

Low bank

4 lifts (load: 1,600 kg, speed: 2.5 m/s)

Medium bank

4 lifts (load: 1,600 kg, speed: 4.0 m/s)

High bank

6 lifts (load: 1,600 kg, speed: 6.0 m/s)
1 specific lift serving level 39 and level 40
1 parking lot lift
1 full height goods lift
2 kitchen lifts
1 lift access for disabled to the restaurant

FIRE SAFETY SYSTEM

Category A option High-rise building (HRB)
• 1 Security Control Station and 1 Equipment Control Station, presence of staff 24h/24
according to the HRB regulations W2 GH60, GH62, GH63
• 1 “company” and emergency services access on street level (Av. Jean Moulin)
• 1 “staff” access on ground floor (La Défense Parvis)

Alarm equipment

3 independent devices
• Detection of opening, veering of doors and exits by means of magnetic contacts
• Double technology detector installed for passageways at ground floor and street level, and for infrastructure
• Glass breakers located on the ground floor and street level
Optical and thermal smoke detectors

Sprinkler type system for the roofed lanes, delivery areas and technical rooms in the basement and as a precautionary measure in the available rooms

Fire safety system

• Composed of a Fire Detection System (FDS), a Fire Safety Control Panel, AFDs (Shared horizontal mobility + private mobility, equipment rooms with particular risks and non-linked sheaths), Actuated Devices of Security, sound diffusers and luminous flashes
• Addressable detectors, safety intercom network on each landing and airlock in contact with the Security Control Room (SCR)
• Parking lot with its own FDS independent of the tower’s which bay is placed in the SCR
• Type B sprinkler systems

Smoke removal

6 smoke removal openings on East and West façade on each floor

AIR CONDITIONING

Chilled water produced via 2 chillers and the sub-station of the ENERTHERM urban network on level -6 (as backup)
Heat production by the ENERTHERM sub-station on level -6
Terminals: 2 pipe / 2 wire fan coil units
New Air distributed by 2 AHU, at neutral temperature, to the office floors from level 1 to level 38 (2 100 m³/h per half level). «Single flow» type, with hot water heating battery and ice water cooling battery

Air flow based on an air renewal of 25 m³/h of new air per occupant in the office areas and 30 m³/h at a rate of 1 person per 2 sqm in the meeting rooms
Ventilation of sanitary facilities provided by a mechanical extraction network

BUILDING MANAGEMENT SYSTEM

BMS enabling control and monitoring of the main technical equipment, in particular to manage the workplace environment (lighting, air conditioning, electric blinds, etc...). Intelligent, connected and open system equipped with a BACnet/full-IP protocol and network infrastructure on the renovated floors

ACCESS CONTROL AND VIDEO SURVEILLANCE

24/7 security service
Anti-intrusion alarms, intercom system

Access control system

• Access control supervisor at Technical Control Post on ground floor
• Card readers on all exterior doors and floors (lift landings as a precautionary measure and emergency staircases) via local technical unit connected to the Technical Control Post

Supervision

Digital recorders and monitors at the street level Equipment Control Station, approx. 40 security cameras

PLUMBING

1 point of supply to the City’s water network
Sanitary hot water production locally in heaters located in the sanitary and shower backzones
Staff restaurant hot water production via 3 accumulation heaters

INTERIOR DESIGN OF THE OFFICE FLOORS

Decoration signed by BSTLL architects

Offices

• Walls: painting, fireproof metal partitions
• Ceilings: acoustic mineral tiles on metallic omega profiles at each window frame with a clearance height of 2.70 m on all levels (Coffee point area reduced to 2.50 m at the ends of the central core)
• Flooring: carpet (at the expense of the tenant) laid on the false floor. Technical void between 9 and 10 cm

Lift lobbies

• Wall: Carrara marble and metal signage panel
• Ceilings/false ceilings: plasterboard
• Floors: carpet

Fire corridors

• Walls: paint
• Ceilings/false ceilings: perforated metal tiles
• Floors: carpet

Sanitary facilities

• Walls: tiling on cubicles’ back walls, wooden flush doors
• Ceilings/false ceilings: plasterboard (ceiling height 2.30 m)
• Floors: tiles

Lobby

• Walls: marble, paint, covering
• Floors: marble

Lighting

• All lighting is provided in LED