

HÉRITAGE

PARIS IX



Technical

specifications

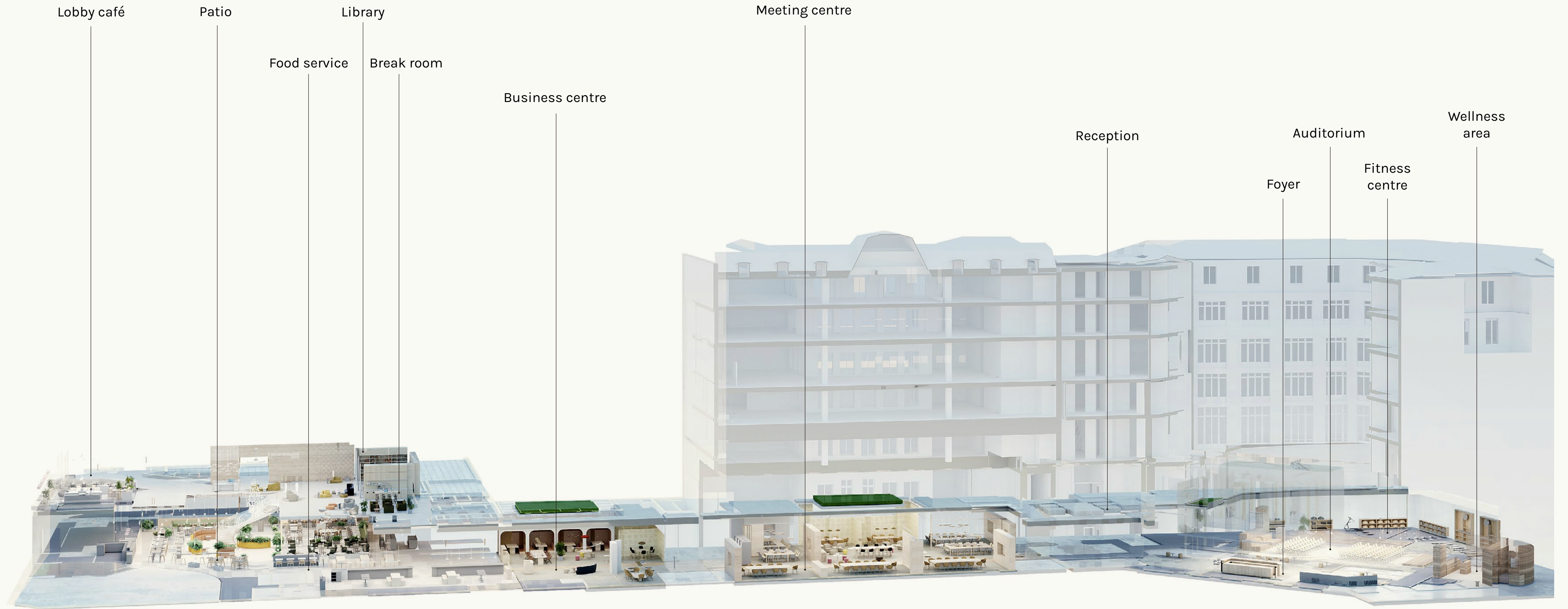
SURFACE AREA

Floors	Private usable floor area (sqm)	Share of common areas (sqm)	Lettable area (sqm)
Floor +6	1,223	386	1,609
Floor +5	1,344	424	1,768
Floor +4	1,384	437	1,821
Floor +3	1,371	433	1,804
Floor +2	1,336	422	1,758
Mezzanine	69	22	91
Ground floor	1,030	325	1,355
Patio floor	-	-	-
LG2	76	24	100
LG3	-	-	-
Total	7,833	2,474	10,307

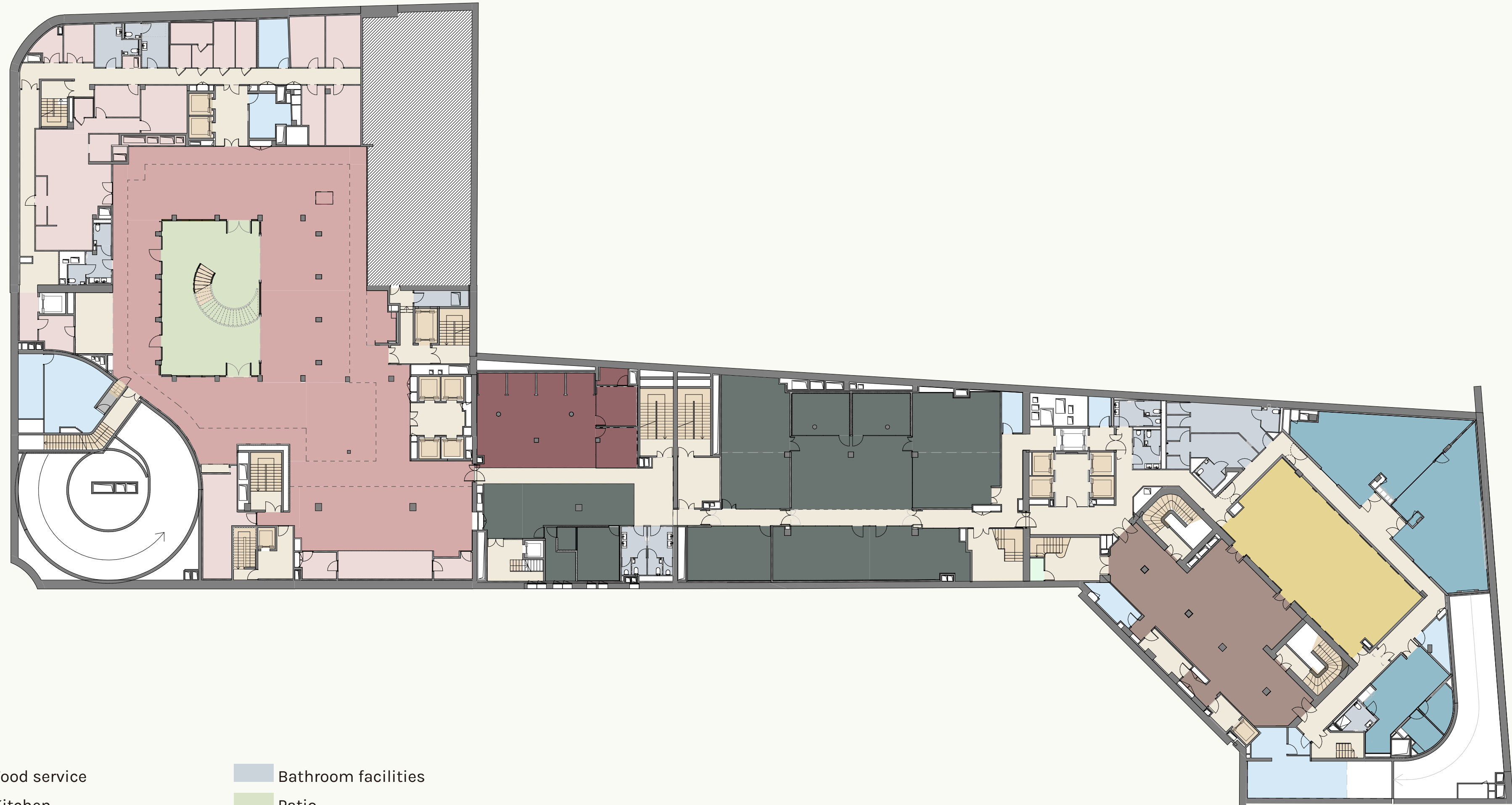














* Share of common areas and amenities: 24%.
This share is for information only and subject to change depending on the amenities actually selected by the tenant.

AMENITIES

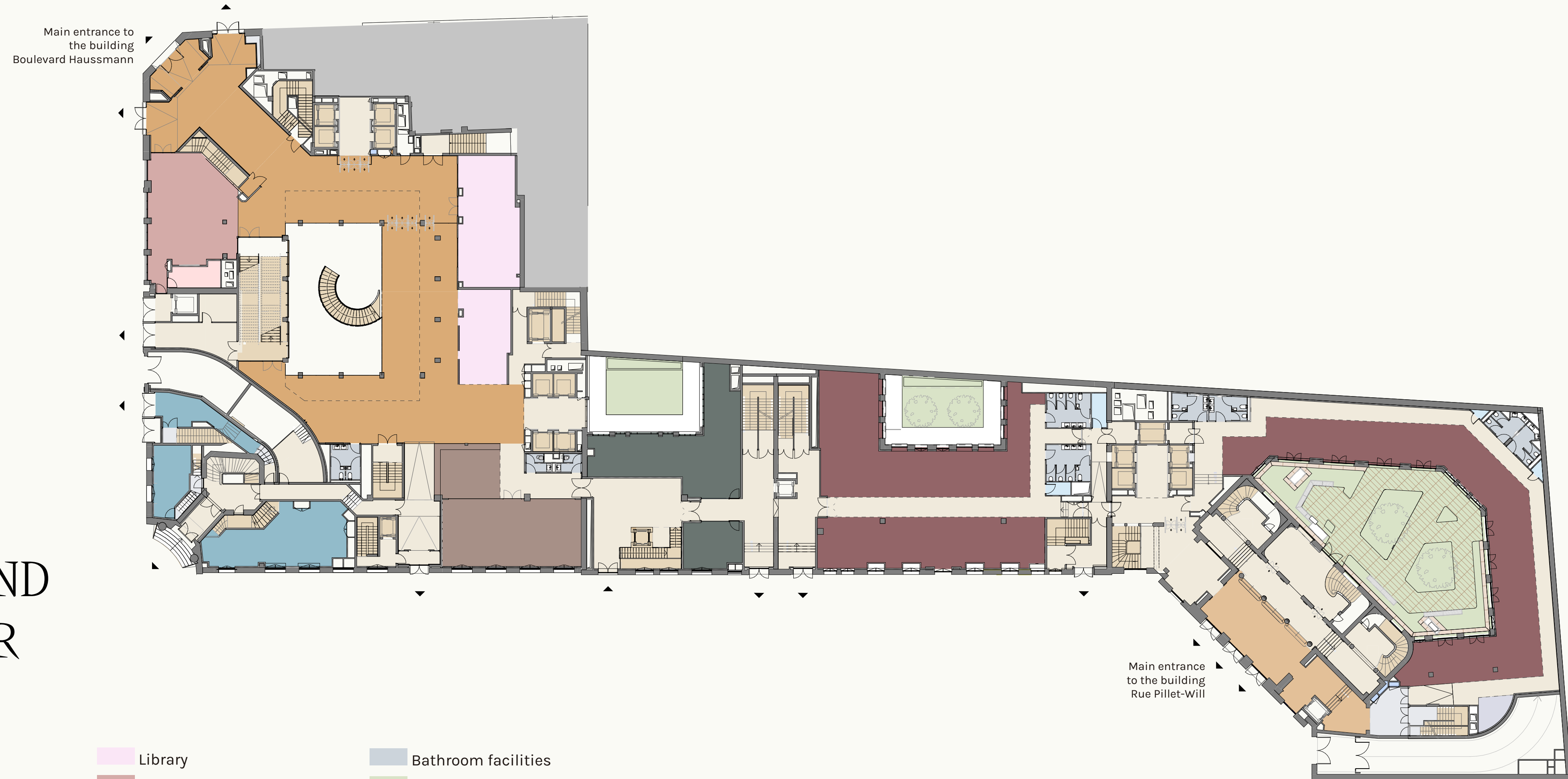
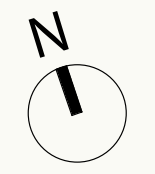


PATIO
FLOOR



- | | | |
|---|--|---|
|  Meeting centre |  Food service |  Bathroom facilities |
|  Flexible office |  Kitchen |  Patio |
|  Auditorium |  Horizontal circulation |  Fitness and wellness |
|  Foyer |  Vertical circulation |  Plant rooms and storage |

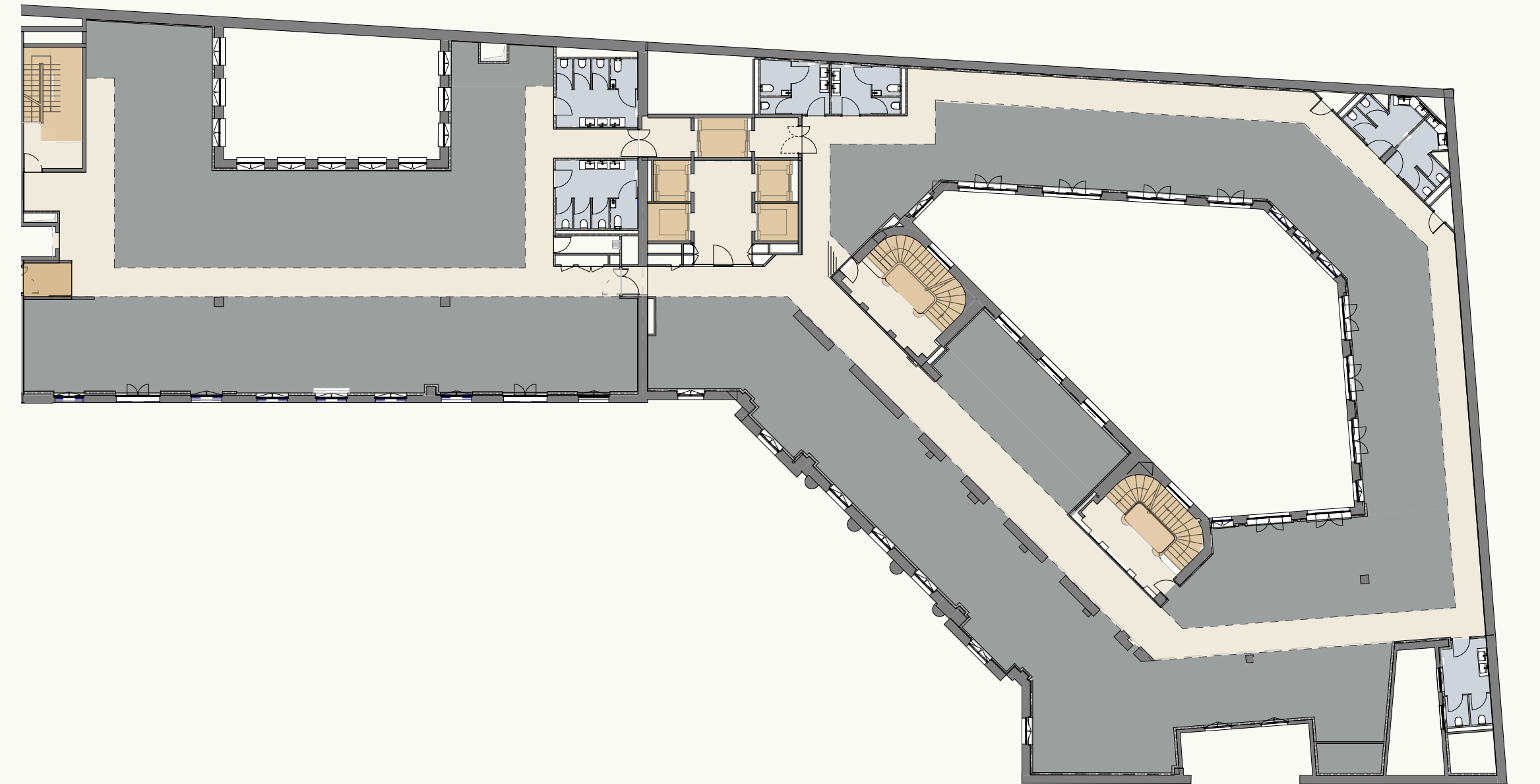
GROUND FLOOR



- | | | |
|-----------------|------------------------|---------------------|
| Offices | Library | Bathroom facilities |
| Business centre | Lobby café | Outdoor spaces |
| Reception hall | Fitness and wellness | Storage |
| Heritage hall | Horizontal circulation | |
| Meeting room | Vertical circulation | |

FLOOR +2

FLOOR +3

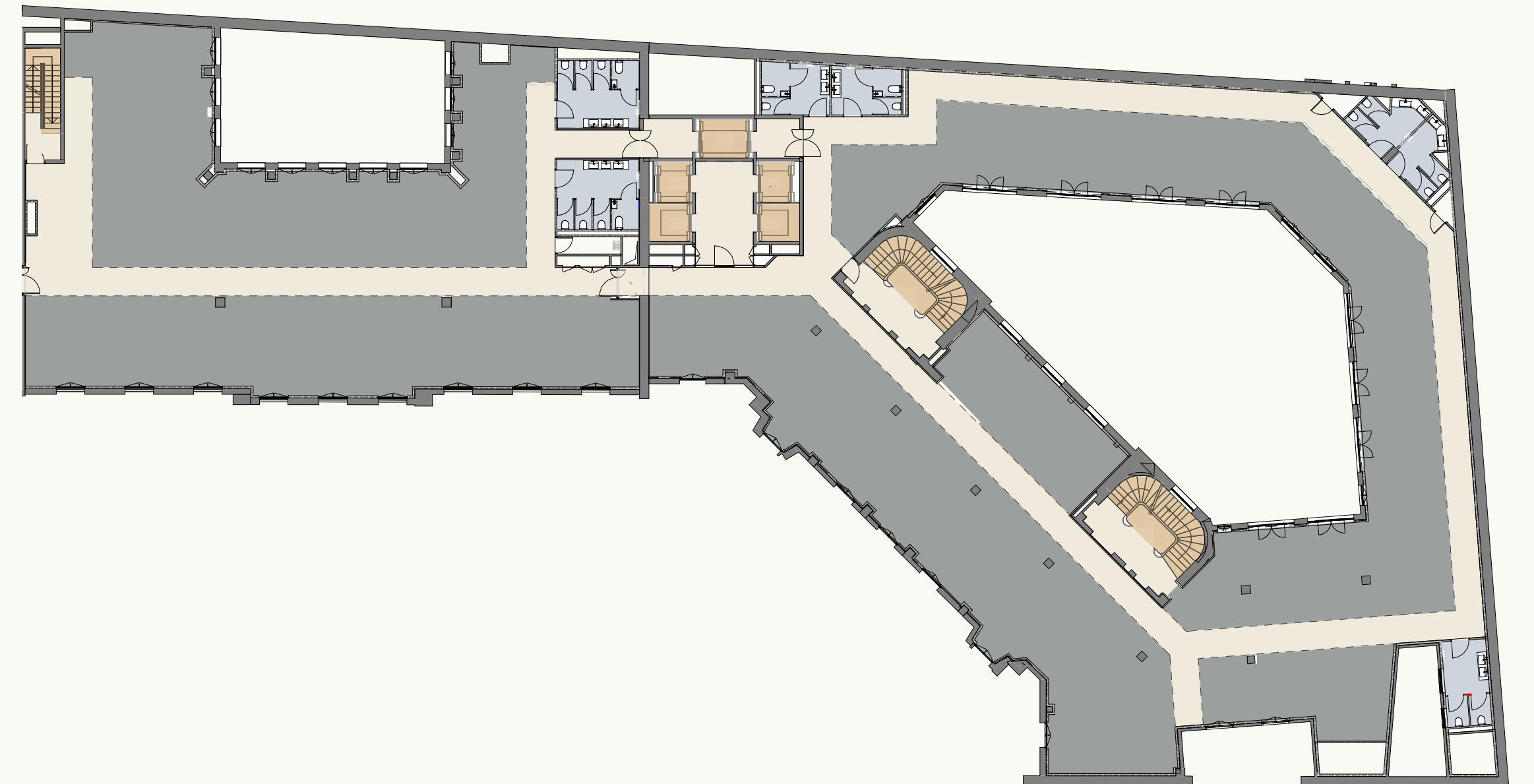
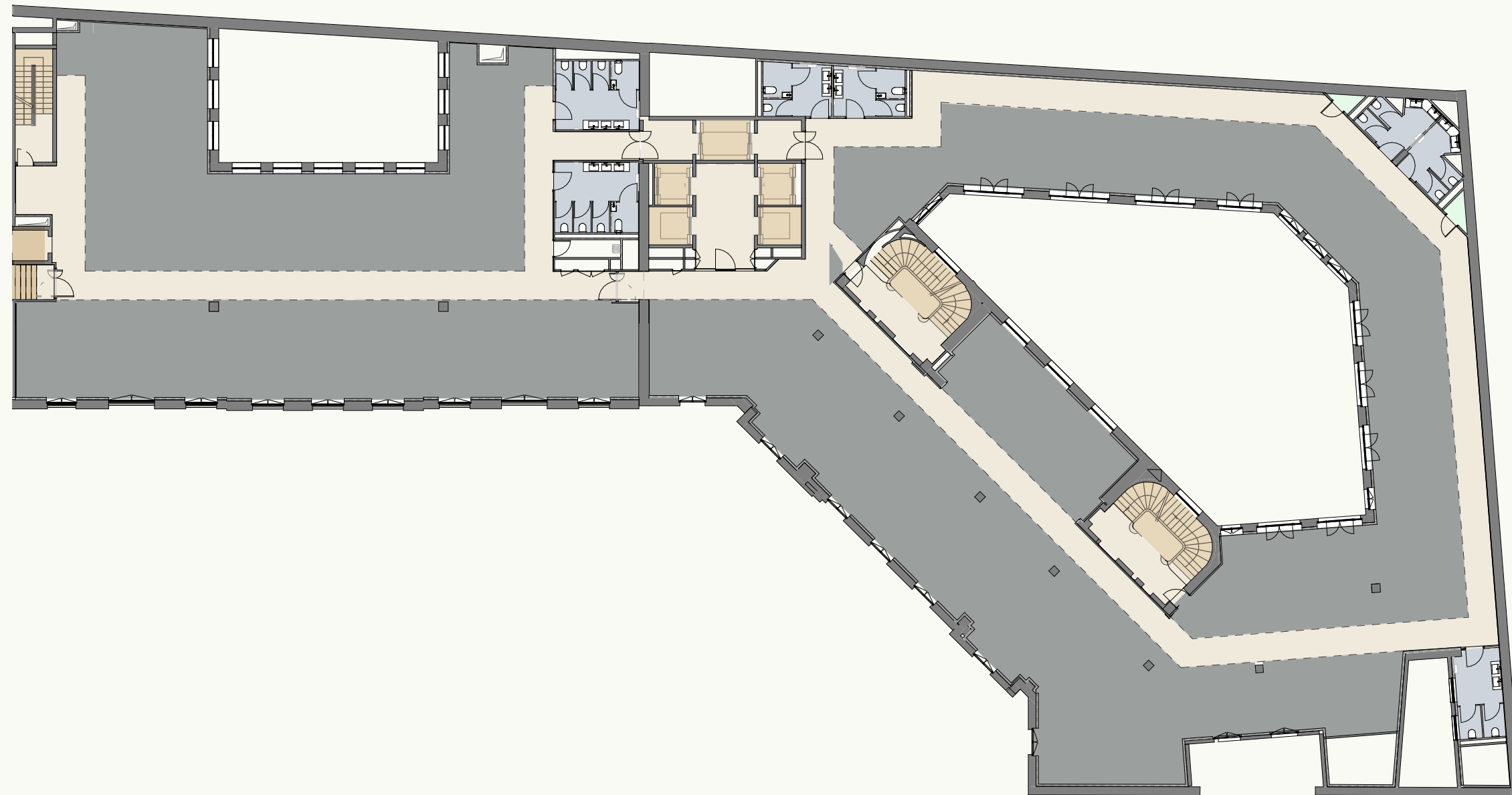


- Offices
- Horizontal circulation
- Vertical circulation
- Bathroom facilities

- Offices
- Horizontal circulation
- Vertical circulation
- Bathroom facilities

FLOOR +4

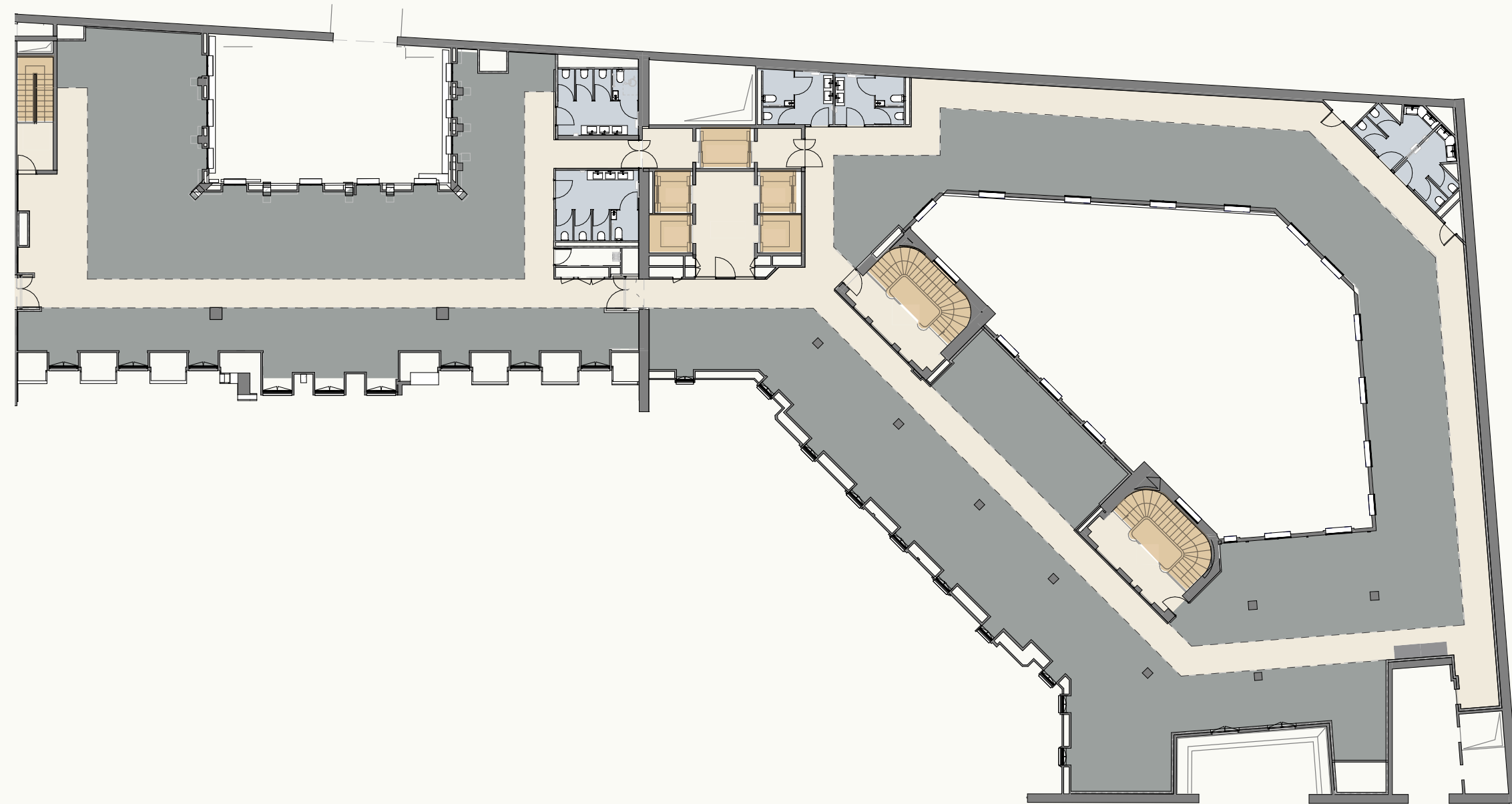
FLOOR +5



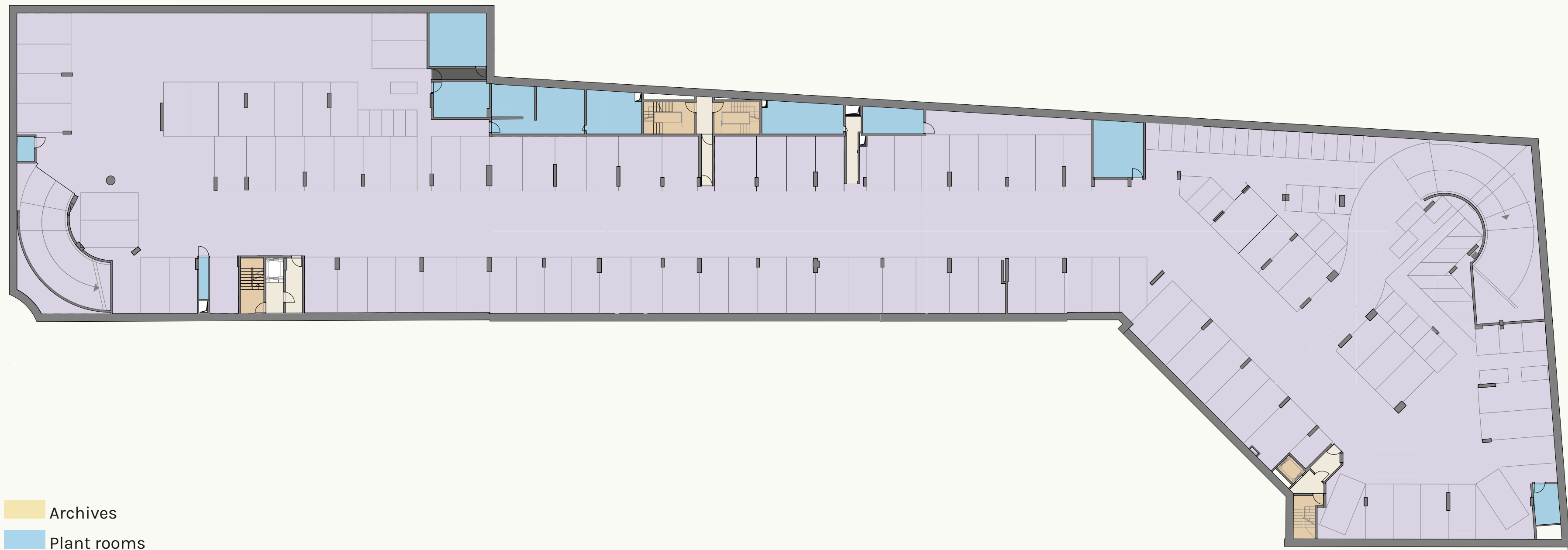
- Offices
- Horizontal circulation
- Vertical circulation
- Bathroom facilities

- Offices
- Horizontal circulation
- Vertical circulation
- Bathroom facilities






FLOOR +6

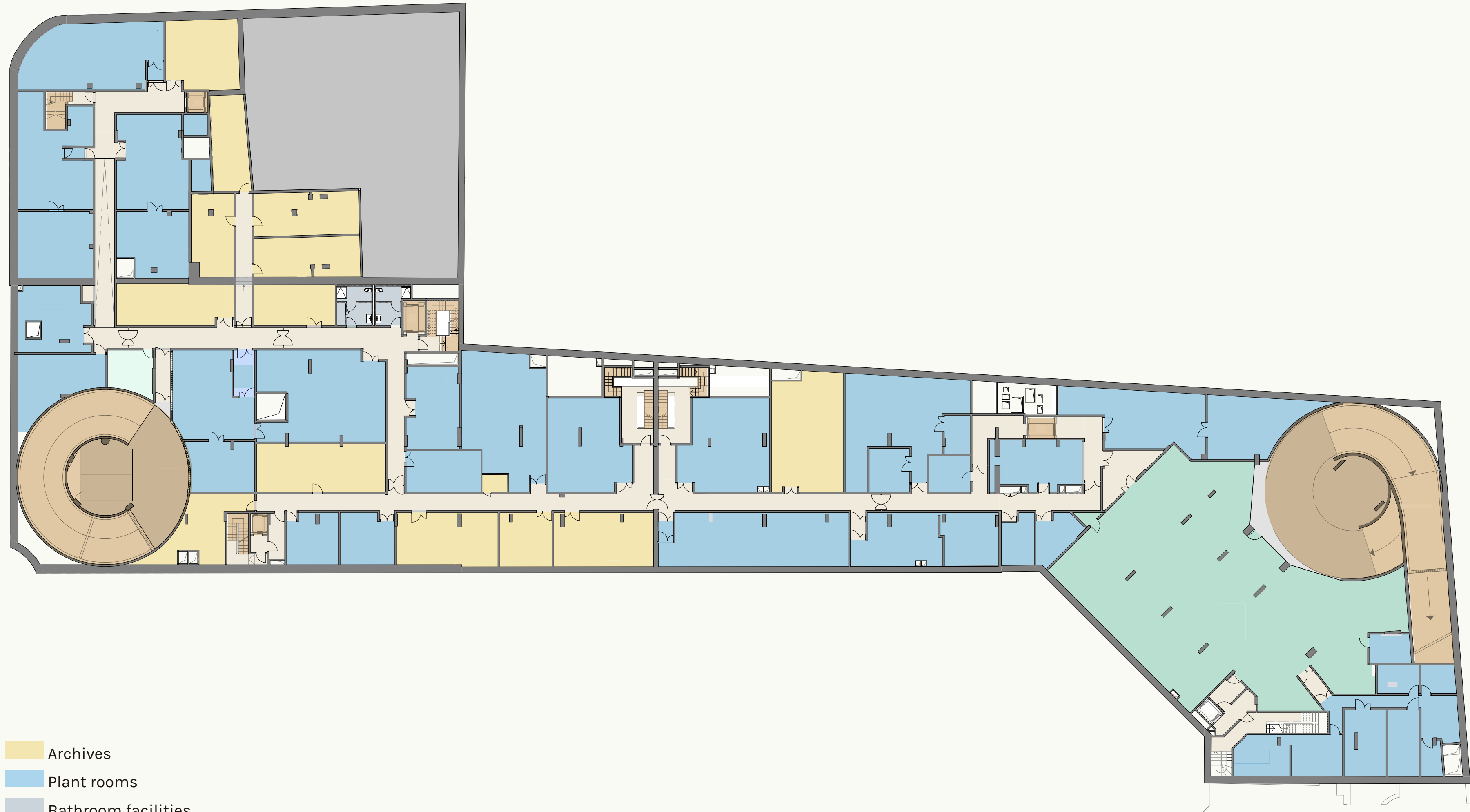


- Offices
- Horizontal circulation
- Vertical circulation
- Bathroom facilities



LG3

-  Car park
-  Archives
-  Horizontal circulation
-  Plant rooms
-  Vertical circulation



LG2

- Bicycle storage
- Horizontal circulation
- Vertical circulation
- Archives
- Plant rooms
- Bathroom facilities

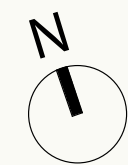
PARTITIONED LAYOUT

- Closed offices
- Open space
- Lounge / Pod / Phone Booth / Meeting room
- Break room
- Printing centre
- Landing
- Bathroom facilities
- Horizontal circulation
- Lifts / Staircases
- Plant rooms



Closed offices	43 desks
• 1-person offices	5 desks
• 2-person offices	10 desks
• 3-person offices	9 desks
• 4-person offices	12 desks
• 7-person offices	7 desks
Open space	51 desks
Total	94 desks
Maximum capacity	155 desks

Common areas	
1	Reception & waiting area
2	Lounge areas
5	Phone booth
1	4-person pod
2	6-person meeting rooms
1	10-person meeting room
1	12-person meeting room
1	14-person meeting room
1	Break room
2	Printing centres
2	VDI rooms



* The layout plans are given for information only. Future tenants must have their plans validated by a technical design office and a control office

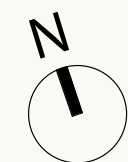
FLEXIBLE LAYOUT



- Closed offices / Meeting rooms
- Flexible open space
- Lounge / Pod / Meeting room
- Phone booth
- Leisure area
- Collaborative / creativity space
- Coffee work
- Printing centre
- Landing
- Bathroom facilities
- Horizontal circulation
- Lifts / Staircases
- Plant rooms

Closed offices	7 desks
• 1-person offices	3 desks
• 2-person offices	4 desks
Flexible open space	126 desks
• Ergonomic workstations	54 desks
• Alternative workstations	61 desks
• Informal seating	11 seats
Total	133 desks
Lockers	172
Maximum capacity	155 desks

Common areas
1 Reception & waiting area
1 Lounge
7 Phone booth
2 6-person meeting rooms
1 8-person meeting room
1 11-person meeting room
1 12-person meeting room
1 14-person meeting room
1 Leisure area
1 Creativity area
2 Coffee work / break room areas
2 Printing centres
2 VDI rooms



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TECHNICAL SPECIFICATIONS

Building address

- Main reception area: 9 rue Pillet-Will
- Fire alarm central station: 1 rue Pillet Will
- Car park entrance: 9 rue Pillet Will
- Food service delivery entrance: 5 rue Laffitte
- Secondary entrance to the Business centre: 3 rue Pillet Will
- Entrance to bicycle storage: 7 rue Pillet-Will

Building occupancy

- Safe office occupant load (superstructure): 939 people

Structure and facades

- Structure:
Composite concrete or metal frame construction
- Facades:
 - Roadside and courtyard facade refurbishing
 - External joinery repair
 - Aluminium curtain wall with new openings onto the indoor patio of building AB

Heating/Cooling/Ventilation/Smoke Extraction

- Calculation bases:
 - Winter: indoor temperature of 19°C +/-1.5°C (outdoor conditions: - 7°C),
 - Summer: indoor temperature of 24°C +/-1.5°C (outdoor conditions: 30°C)
 - Internal gains: 10 W/sqm for office equipment, 4 W/sqm for lighting, 69 W/person in sensible and latent gain based on 1 pers./10 sqm in offices and 1 pers./2.5 sqm in convertible meeting rooms over an area representing 20% of the floor area

- Production:
 - Heating provided by the CPCU district heating network
 - Cooling provided by the Fraicheur de Paris district cooling network
- Cooling and heating distribution, ventilation:
 - Heat handling in office areas via a system of reversible radiant ceilings, excluding areas under roof slopes, which are served via 4-pipe fan coil units
 - Ventilation of office spaces using a double-flow system.
 - Offices: 25 m³/h per occupant
 - Meeting rooms: 30 m³/h per occupant
 - Specific rooms served by specific dedicated air handling units (restaurant, foyer, auditorium, Business Centre, Fitness/Wellness)
 - Chilled water rough-in provided as provisional measures for the VDI rooms on floors
 - Entrance hall served by a dedicated central air unit
- Smoke extraction:
 - Cross-ventilation for natural smoke extraction on standard floors
 - Mechanical smoke extraction for the Hall/Restaurant/ Business Centre/Lift and Car Park floors

High current

- Production:
 - High-voltage connection for general services distributed from 3 existing 1,000, 1,350, 1,600 kVA transformer stations
 - Office spaces have low-voltage yellow tariff supply (3 per level A, B/C, D/E)
 - 2 x 825 kVA generators installed as provisional measures for backup power

- Tenant distribution:
 - LED and dimmable lighting integrated into radiant ceilings for offices/meeting rooms (300 lux per workstation)
 - Spotlights with presence detection for corridors
 - Office power sockets: Multi-socket distribution via Wieland distribution box in access floor
 - Household sockets distributed around the office spaces
 - Common areas: decorative lighting and sockets to create alternative workspaces
- EVSE: 4 charging points installed and provisional measures to equip all LDV parking spaces

Low current

- Fire protection:
Category A fire safety system with fire detection system and central fire safety system, fire detection in high-risk areas and manual alarms at emergency exits
- Access control/Intruders/Video surveillance:
 - Intruder alarm and video surveillance to protect access to the building
 - Access control installed in common areas, as well as provisional measures for tenants to install additional equipment
- WIFI/GSM throughout all common areas in the building
- Technical building management (TBM):
High-efficiency class A TBM
Ability to control temperature settings, lighting and motorised indoor blinds.

Lifts/goods lifts

- 1 lift in quadruplex configuration serving building D/E (patio floor to floor +6)
- 1 goods lift (1,350 kg) in building E
- 1 car park lift (630 kg) from LG3 to ground floor from building E
- Lift between buildings C and D (for PRM accessibility)

Business gastronomic facilities

- Varied food services with a capacity of 630 seats, including:
 - One area with table service
 - An assisted-service culinary enclave offering hot, plated dishes
 - A casual drugstore area, based on the fast-food concept, with a positioning that is as efficient as it is convenient, tasty and balanced.
- Provisional measures on floors to offer private dining facilities

Provisional measures

- Provisional measures on floors to install break rooms and VDI rooms
- Provisional measures in building E on the ground floor to accommodate a reheating pantry for additional food service

Parking

- LDV parking: 96 spaces
- Motorcycle parking: 50 spaces
- Bicycle parking: 499 sqm with charging lockers















THE UNCOMMON LIFE OF COMMON OBJECTS
MATHIAS BOSCH
Design museum Gent History and collection
COMPENDIUM ARCHITECTURAL ANTIQUES
WOMAN ONLY STEFAN MAY

BAUHAUS
ALFRED S. SORIN
JOSEF HOFFMANN
L'OPINION POUR L'ARCHITECTURE
JOSEF HOFFMANN
L'OPINION POUR L'ARCHITECTURE



A PROJECT BY



ADVISED BY



DESIGNED BY



HÉRITAGE

PARIS IX