

COLLECTIVE

14 HAUSSMANN

Technical



specifications

Floors	Private usable floor area (sqm)	Share of common areas (sqm)	Lettable area (sqm)	Outdoor areas (balconies and terraces in sqm)
Floor +8	195	62	257	21.1
Floor +7	722	228	950	171
Floor +6	1,596	504	2,100	127.4
Floor +5	1,975	624	2,599	28.2
Floor +4	2,054	649	2,703	-
Floor +3	1,121	354	1,475	-
Floor +2	1,975	624	2599	-
Floor +1	1,883	595	2,478	82
Mezzanine	84	27	111	-
Ground floor	-	-	-	-
Patio floor	-	-	-	-
LG2	263	83	346	-
LG3	-	-	-	-
Total	11,868	3,748	15,616	429.7

SURFACE AREA



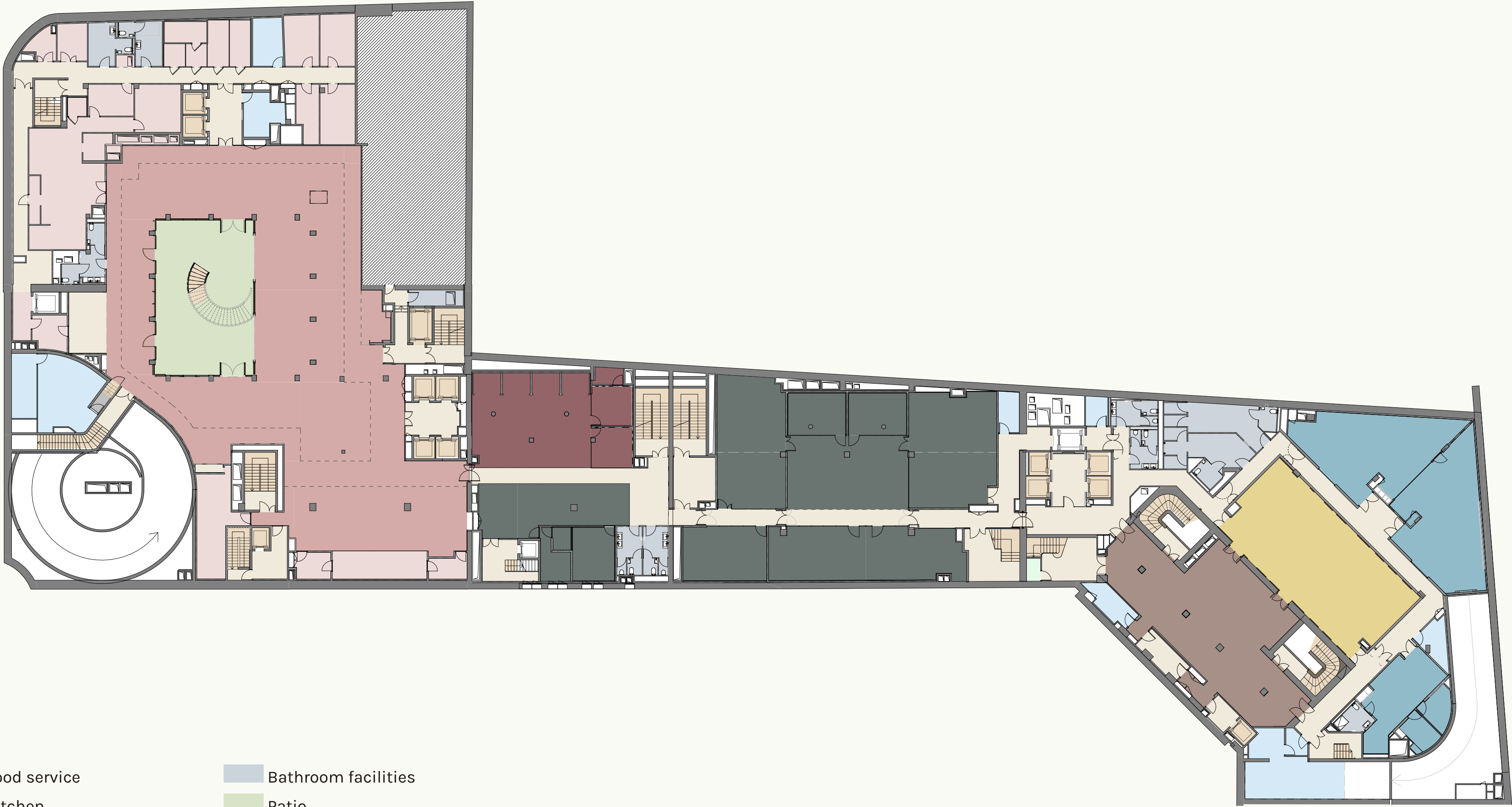
* Share of common areas and amenities: 24%.
This share is for information only and subject to change depending on the amenities actually selected by the tenant.

AMENITIES



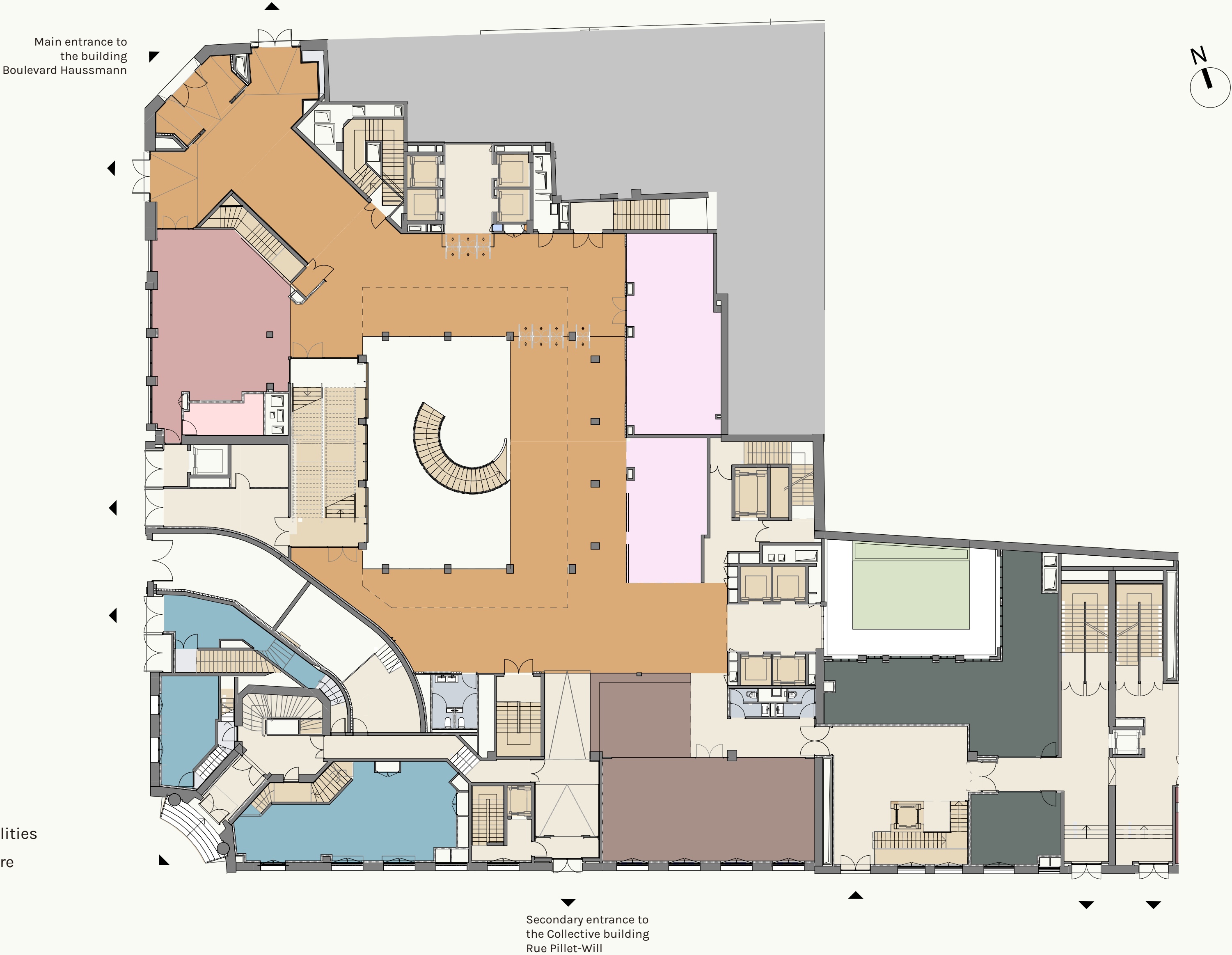
PATIO
FLOOR

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

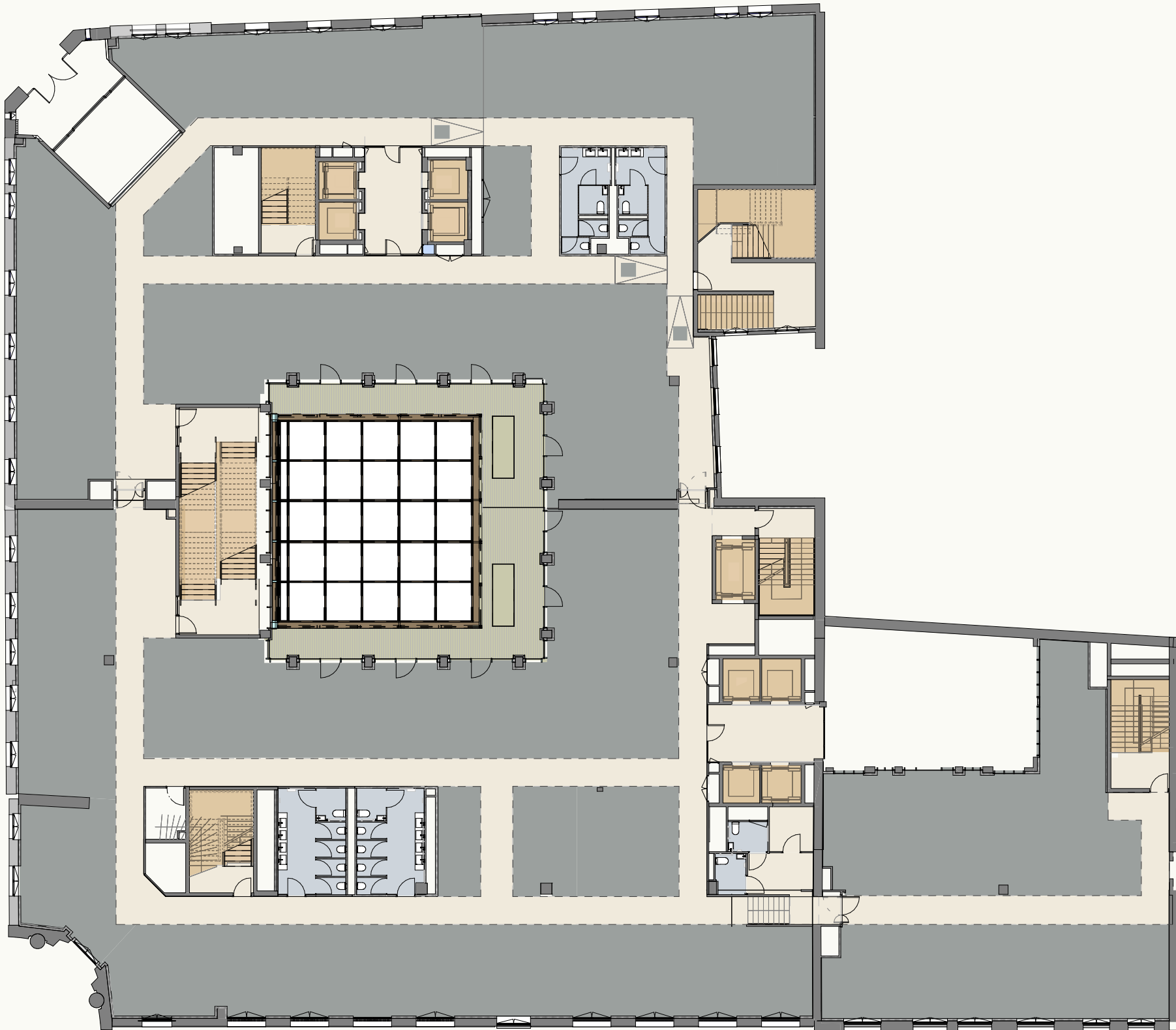


GROUND
FLOOR

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

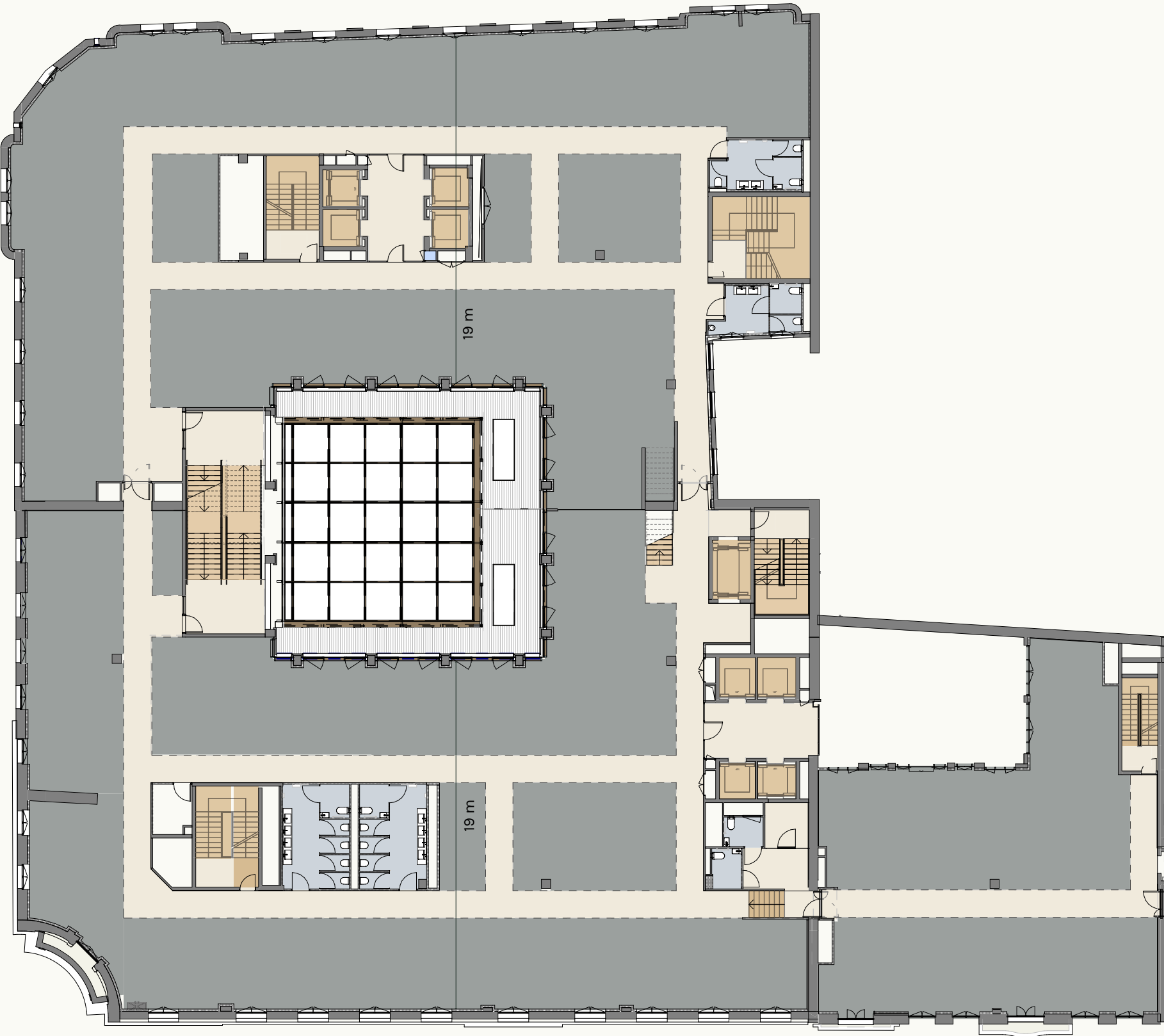


FLOOR +1



- Offices
- Horizontal circulation
- Vertical circulation
- Bathroom facilities
- Terrace

FLOOR +2

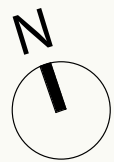


- Offices
- Horizontal circulation
- Vertical circulation
- Bathroom facilities

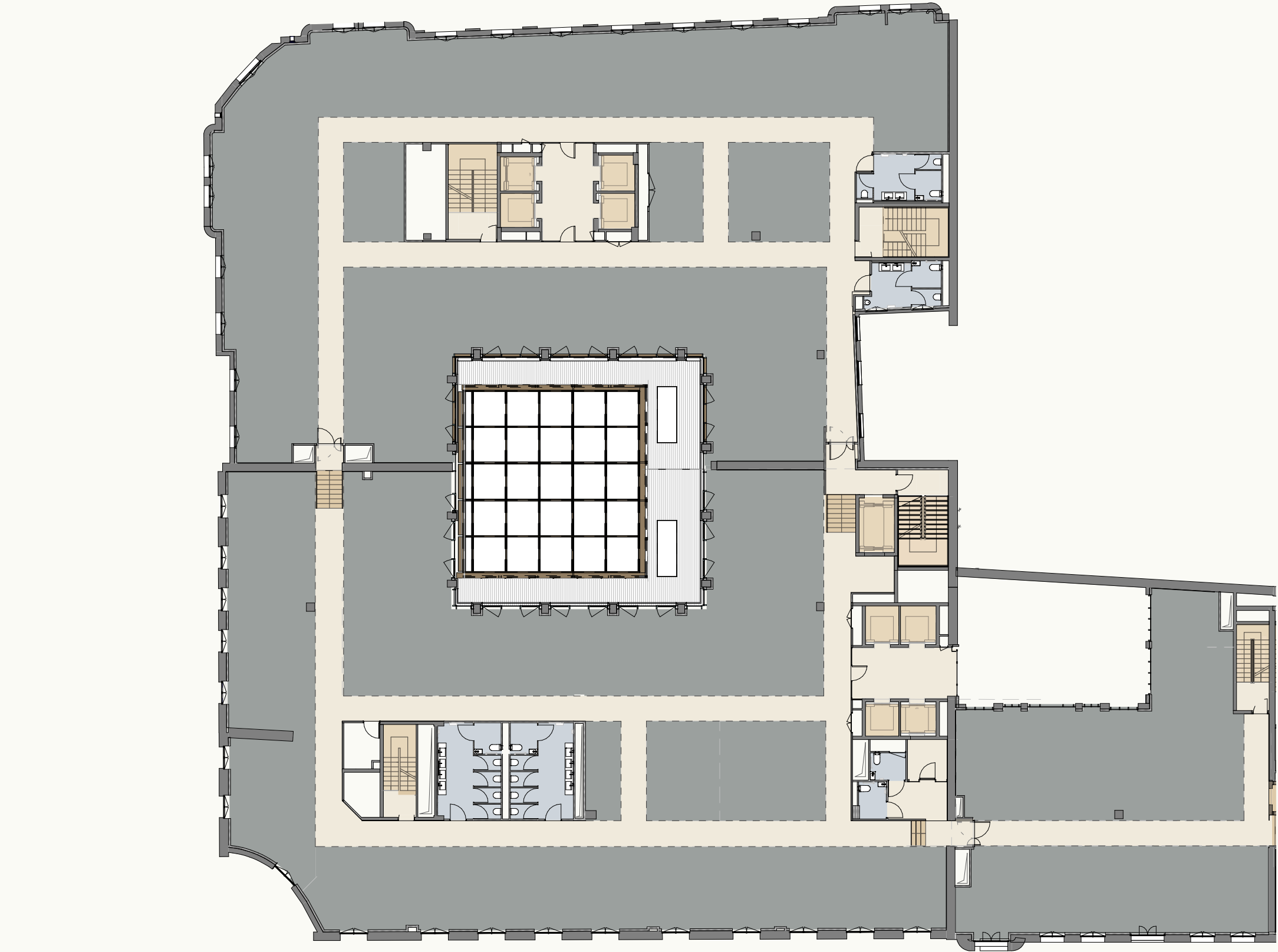


FLOOR +3

FLOOR +4



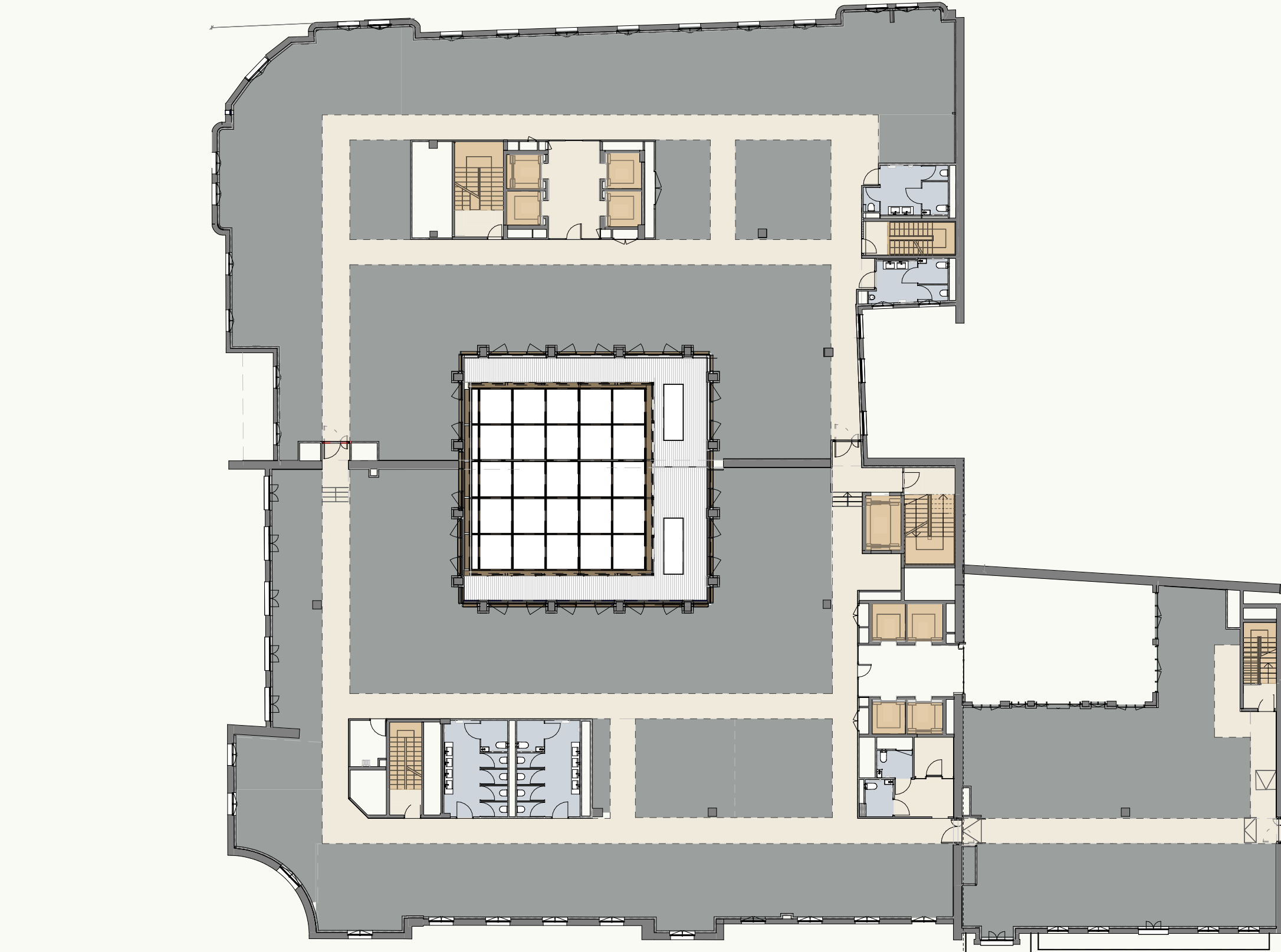
- Offices
- Horizontal circulation
- Vertical circulation
- Bathroom facilities



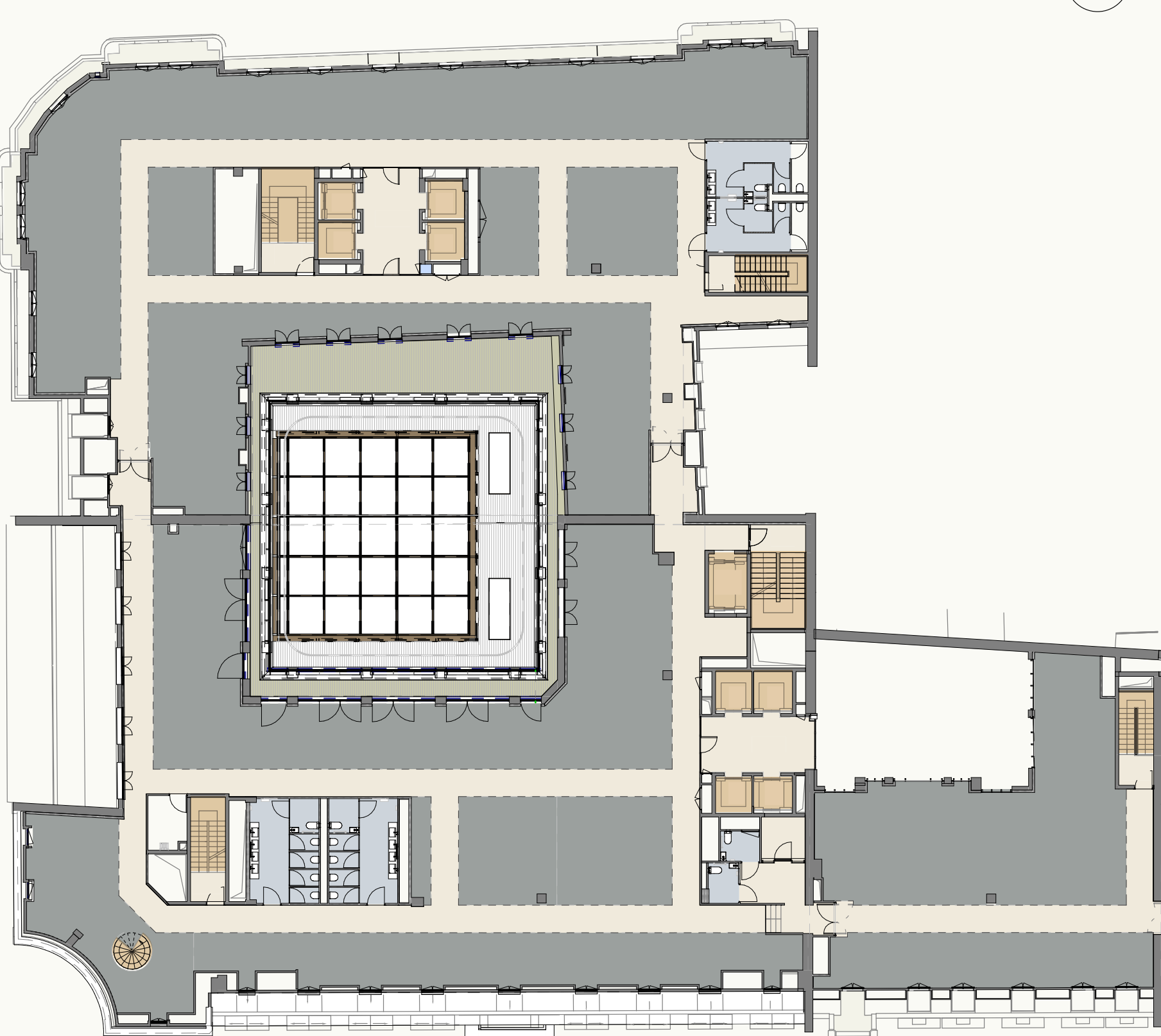
- Offices
- Horizontal circulation
- Vertical circulation
- Bathroom facilities

FLOOR +5

FLOOR +6

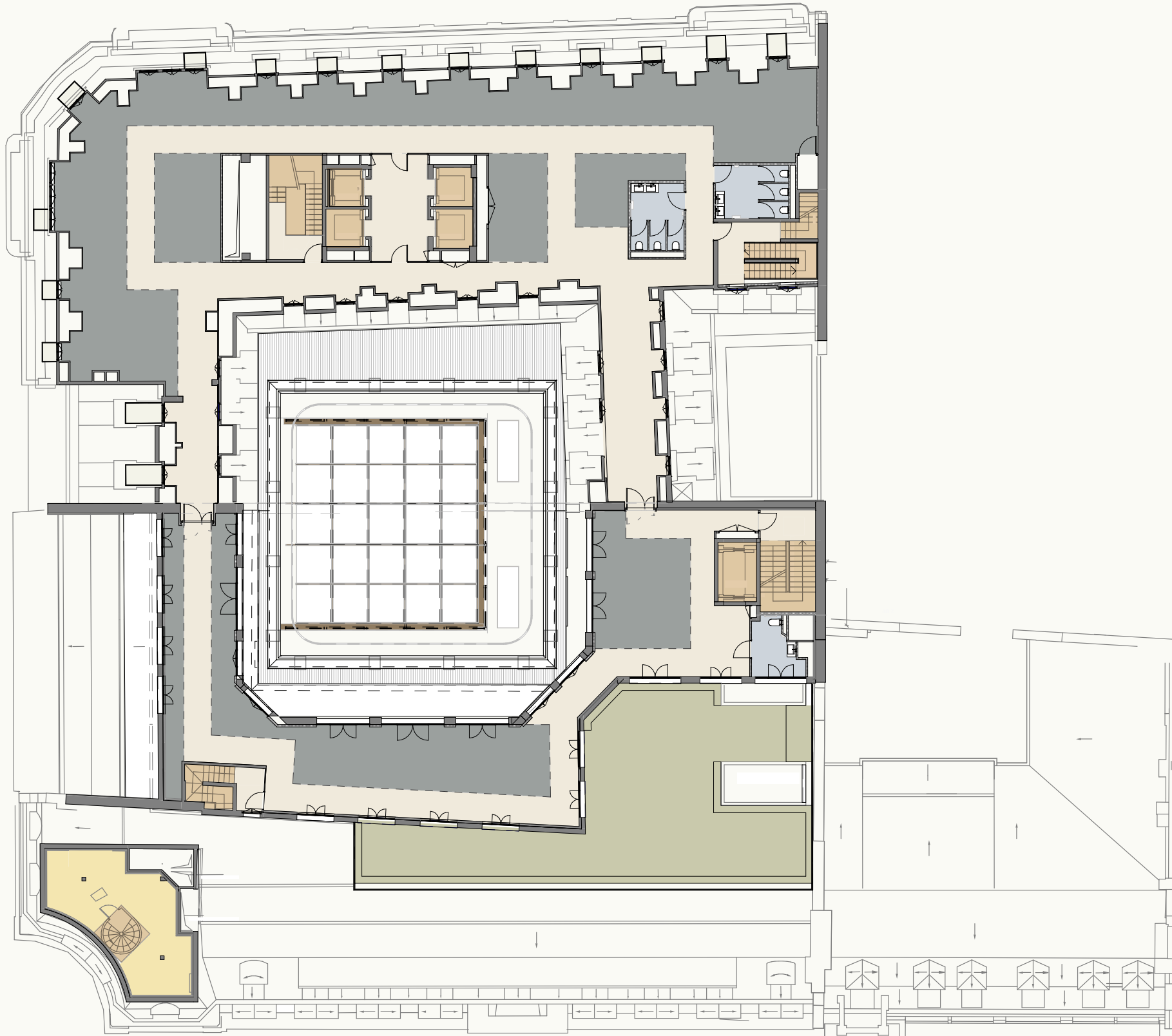


- Offices
- Horizontal circulation
- Vertical circulation
- Bathroom facilities



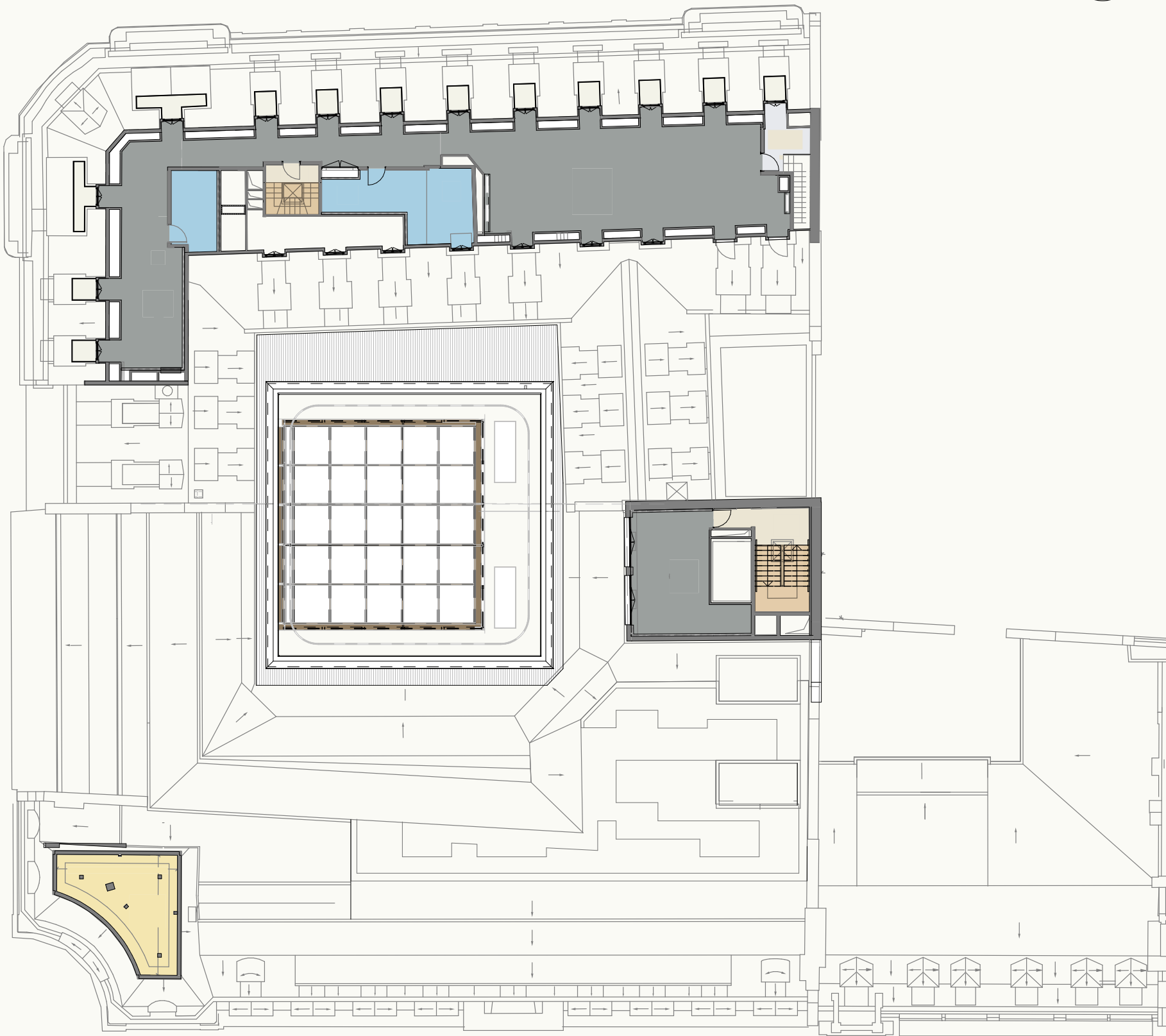
- Offices
- Horizontal circulation
- Vertical circulation
- Bathroom facilities
- Terrace

FLOOR +7



- Offices
- Horizontal circulation
- Vertical circulation
- Bathroom facilities
- Terraces and rooftop
- Archives

FLOOR +8



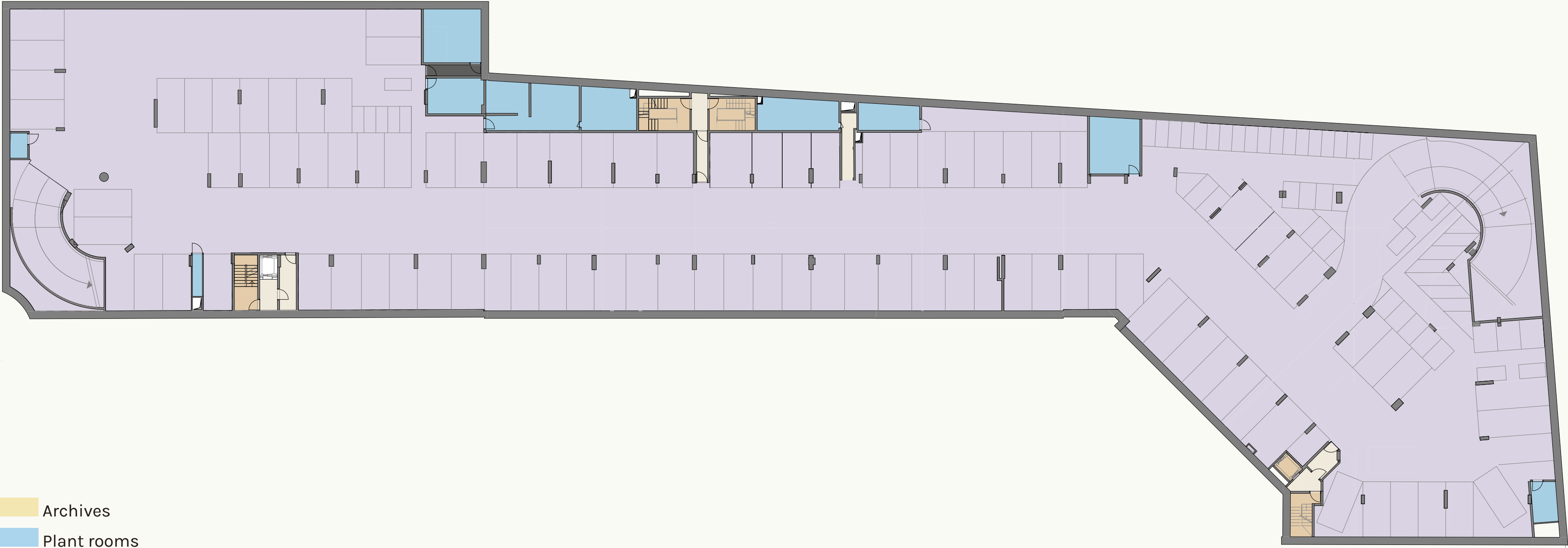
- Offices
- Horizontal circulation
- Vertical circulation
- Archives
- Plant rooms





LG3

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





LG2

PARTITIONED LAYOUT

Closed offices	81 desks
• 1-person offices	7 desks
• 2-person offices	10 desks
• 3-person offices	9 desks
• 4-person offices	12 desks
• 5-person offices	30 desks
• 6-person offices	6 desks
• 7-person offices	7 desks
Open space	64 desks
Total	145 desks
Maximum capacity	290 desks

Common areas	
1	Reception & waiting area
2	Lounge areas
6	Phone booth
3	2-person pod
2	10-person meeting rooms
1	11-person meeting room
1	12-person meeting room
1	14-person meeting room
1	22-person meeting room
2	Break rooms
3	Printing centres
3	VDI rooms

Closed offices / Meeting rooms

Flexible open space

Lounge / Pod / Meeting room

Phone booth

Break room

Printing centre

Landing

Bathroom facilities

Horizontal circulation

Lifts / Staircases

Plant rooms



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

FLEXIBLE LAYOUT

Closed offices	12 desks
• 1-person offices	8 desks
• 4-person offices	4 desks
Flexible open space	212 desks
• Ergonomic workstations	82 desks
• Alternative workstations	92 desks
• Informal seating	38 spaces
Total	224 desks
Lockers	312
Maximum capacity	290 desks

Common areas	
1	Reception & waiting area
1	Lounge
7	Phone booth
2	2-person pod
1	3-person pod
1	4-person pod
1	6-person meeting room
2	10-person meeting rooms
1	12-person meeting room
1	Auditorium
1	Project area
1	Creativity area
1	Collaborative space
2	Co-working spaces
2	Coffee work / break room areas
2	Printing centres
3	VDI rooms

- Closed offices / Meeting rooms
- Flexible open space
- Lounge / Pod / Meeting room
- Phone booth
- Reception / leisure area
- Project area

- Co-working space
- Auditorium
- Collaborative / creativity space
- Coffee work
- Printing centre

- Landing
- Bathroom facilities
- Horizontal circulation
- Lifts / Staircases
- Plant rooms



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TECHNICAL SPECIFICATIONS

Building address

- Reception: 14 boulevard Haussmann
- Secondary entrance: 1 rue Pillet Will
- Fire alarm central station: 1 rue Pillet Will
- Delivery entrance: 13 rue Laffitte
- 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): 1667 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

- 2 sets of lifts in quadruplex configuration for buildings A and B/C.
- 1 goods lift in building B
- Car park lift in building B
- Lift between buildings C and D (for PRM accessibility)
- 1 dumbwaiter lift (patio floor to ground floor)

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

Parking

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



















A PROJECT BY



ADVISED BY

ORFeo

DESIGNED BY



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