

LATITUDE

PARIS - LA DÉFENSE

SPECIFICATION



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GENERAL INFORMATION

The "Latitude" building has a total lettable area of 21,980 sqm and includes:

- One area subject to the French Labor code (CDT) with 8 upper floors, a total area of 20,890 sqm, intended for use as offices and services
 - One adjacent area open to the public (ERP), with 2 upper floors, a lettable area of 1,090 sqm, which can be accessed directly from the building's shared esplanade
 - 4 basement sprinkler parking floors, spread over half-floors
 - Connections between these two areas via the ground floor and via a walkway on the mezzanine floor
 - The building offers 267 parking slots (light vehicles), including 9 for electric light vehicles and extra space for 48 additional slots, in addition to 33 motorcycle parking slots
 - 54 bike slots on the ground floor, with changing rooms on a mezzanine floor above
- HQE "Outstanding", Effnergie + and BREEAM "Excellent" certifications
 - Well Core and Shell Silver level certification if required
 - Wirescore Platinum label

The Office/Services area (CDT)

- This building has 8 upper floors and 4 basement levels
- 9 floors - from the ground floor to the 8th floor, comprising a total of 16 independent areas (2 areas on each upper floor)
- The building is designed to host 1,776 individuals (emergency exits, toilets and technical facilities), i.e. 10.4 sqm of lettable area per person on the floors; a study is ongoing in order to reach 2,000 individuals
- Continuous clear height: 2.70 m on the office floors from the 1st floor to the 8th floor, with a 5 cm raised floor plenum

- A central area houses common areas and services (lobby, restaurant atrium, brasserie, grab & go, coffee shop, meeting rooms, pop-up store, conciergerie etc.); catering services can cover more than 850 meals/day spread over several distribution points
- A contained delivery area on the ground floor for van access (max. 3.5T)

Building open to the public (ERP)

- This building comprises a ground floor + a mezzanine floor + a floorplate on the 1st floor
- The building is open to the public under category 3 (N, W and L type activities); it is therefore designed to host up to 700 individuals according to fire classifications
- Designed to accommodate catering services if required
- Users can access the terrace extending on from the 1st floor of the building open to the public

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PLUMBING

- Hot water is produced by a thermodynamic tank for domestic purposes
- A plate exchanger is used to produce hot water for the inter-company restaurant in the office/services building
- Hot soft water is produced for the kitchen
- A meter will be installed for each entity, or more precisely:

1 General meter

1 Kitchen/restaurant meter

1 ERP building meter and ERP kitchen sub-meter

1 sub-meter for each half office floor

- The meters are connected to the BMS
- Cleaning rooms with slop sinks
- GROHE toilets with IR taps
- Rainwater collecting network for watering

LIFTS

- A set of five lifts, including a service lift, 1.60 ms⁻¹, which can be called from and used to access all upper floors
- Two 800 kg lifts, 1.00 ms⁻¹, collectively controlled and accessible from all basement levels up to the ground floor
- One 800 kg VIP lift in a shaft, 1.60 ms⁻¹, collectively controlled (up/down), with access to all floors from the ground floor to the 8th floor
- One 800 kg lift in the building open to the public, 1.00 ms⁻¹, with access to all floors from the ground floor to the 1st floor
- One 1,000 kg kitchen service lift, 1.00 ms⁻¹, with access to the ground floor and basement level -1

STRONG AND WEAK CURRENTS

- Spare space for a 1000 kVA Generator, to be positioned on the roof
- Evenly distributed incoming cables, fitted with three standard sockets and 3 sockets equipped with inverters
- LED lights on the office floors, 300 Lux. A multi-function receiver for movement detection, IR input and lighting measurements for light dimming functions
- Video-surveillance on the ground floor and at external access points
- Access control systems on external building doors. Car park access/exit gates. Wide corridors leading to the lifts. Spare space near to floor access doors
- Controlled locks on the ground floor doors, intrusion alarms on the ground floor façades
- 3 kw unused for each area, for future routing ducts
- Individual IR wireless controls, used to activate the lights and blinds, HVAC temperature

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FAÇADES AND SKYLIGHT

- Façade framing: 1.25 m
- Façade unit type windows for floors, with views and shadow boxes at floor level
- Effective acoustic insulation of façades, mostly with a 39 dB rating
- Single full façade, insulating double glazing with VEC adhesive, with a solar protection layer, as required for exposure, with the exception of the building “prow”, which has a local thick double skin
- Façade including one opening window for user comfort every 2 frames
- Motorized internal solar protection devices will be fitted on façades exposed to sunlight
- Opaque sections near to the central area will comprise thermolacquered metal slats with external insulation
- The identity of the building is boosted with a lengthwise molding comprising composite modules which create smooth banners decorating the façades. In addition to this molding, digital screen printing will create a visual continuity to the banners
- A large skylight will be created to allow natural light to enter the heart of the building
- Creation of a large 30 m canopy at the entrance of the building
- Façades will be cleaned using motorized nacelles
- Façade and banner lighting

HVAC

- Thermal performance: 26°C for an outdoor temperature of 32°C during the summer; 19°C for an outdoor temperature of -7°C during the winter. Back contact on the windows
- Radiative ceiling type terminals on upper floors and systems exclusively supplying fresh air into the large areas on the ground floor
- Fresh air will be supplied by double flow air treatment units with energy recovery
- Additional fresh air flow to cover more than 17% of the surface area of each floor used as meeting rooms full to capacity, for each distribution system; 100% on the 1st floor; 50% on the 8th floor
- It must be possible to set up meeting rooms in all floor areas
- Independent mechanical ventilation systems for toilets
- Mechanical smoke removal systems for the common space, office floors and car parks
- CO2 sensors, movement detectors in meeting rooms

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MISCELLANEOUS

- Changing rooms / Showers available in the mezzanine floor above the bike room on the ground floor
- PCS room near to car park access / delivery points, with all technical, alarm and video-surveillance system data transferred
- Equipped kitchen and laundry, able to serve more than 850 meals each day
- New-generation BMS, including control, measurement, management and alarm transfer functions for all technical systems
- Building in commissioning at delivery

FINISHES

Reception area and restaurants & services

- The definition of the finishes is under finalisation

LIFT LANDINGS

- Decorative stone flooring
- Suspended ceiling alternating smooth and perforated plates
- Walls alternating decorative materials
- Glass access doors for offices
- Decorated embedded spot lights, ceiling light strips for movement detectors

OFFICES

- Carpet squares on a raised floor and medium baseboard
- Suspended ceiling fitted in metal trays. Peripheral painted strip, BA13 (plaster boards)
- Painted walls

TOILETS

- Decorative stone flooring
- Full height porcelain stoneware wall tiling full height booth façades with hanging doors
- Painted ceilings, BA13
- Decorated embedded spot lights, ceiling light strips for movement detectors
- Natural stone or composite material sink surface

