

OUTLINE SPECIFICATION

GENERAL

- The project consists of the refurbishment of an existing office building located on 4-10 rue Mozart, Clichy. The building, previously known as Christophe Colomb 2, was constructed between 1999 and 2001 along with its neighbour Christophe Colomb 1
- The building is arranged over three basements, ground floor and eight upper floors providing a net internal area of approximately 9,200m²
- The three basement floors principally provide car park accommodation with ramp access from the street
- The ground floor provides a reception directly from the street, co-working area with agora, café-bar and communal meeting rooms along with private office areas. Cycle storage and a fitness space are also provided at ground floor
- Upper floors are all office areas with floor 7 being served by a private terrace
- A communal roof terrace is located at 8th floor level

Specification – General Design Criteria

- Building Load
 - Office: 250kg/m²
 - Service areas: 800kg/m²
- Structural Grid: 1.35m
- Floor to Ceiling Heights: 2.65m in office areas
- Design Temperatures:
 - Winter: inside 20°C for -7°C outside
 - Summer: inside 26°C for 32°C outside
- Fresh Air Ventilation Rates: 36/m³/h/person
- Incoming Electrical Supply:
 - 20kV/400V High voltage / Low voltage Supply
- Lighting Lux Levels: 300 lux
- Fire Safety System: Type A

Façade

- Existing façade replaced in majority
- New reception screen and architectural and lighting feature cladding above reception
- Security to all external doors

Office Specification

- Raised floor (7cm in the open space area) with Miliken or similar carpet
- Perforated metal suspended ceiling with inset lighting
- Cooling / Heating: 4 Pipe Fan Coil Installation within the ceiling void
- Lighting: LED lights connected to a DALI control system
- New BMS system throughout
- Underfloor power and data sockets

Lifts & Lift Lobbies

- 3 x 800kg refurbished lifts to office floors
- 2 x 630kg hydraulic lifts serving the ground to car park floors
- Carpet or similar flooring
- Painted walls with timber feature panelling and provision for feature wall finish to be provided by the tenant
- Metal suspended ceiling

WCs

- Ceramic floor tiling
- Ceramic wall tiling and painted walls
- Corian or similar vanity unit with trough sinks
- Mirror to the rear of the vanity units

Reception

- Ceramic tiling laid to a feature design with timber flooring
- Laminate timber wall panelling and timber feature to the rear of reception desk
- Architectural slatted ceiling with exposed services in part
- Feature lighting
- Tiled & timber reception desk

Agora / Co-Working Space

- A combination of vinyl and carpet flooring
- Exposed services with feature lighting
- Timber café bar
- Glazed partitioning to communal meeting rooms

Environmental

- HQE: Excellent targeted
- BREEAM: Excellent targeted