

RIVER
PLAZA

EXPAND YOUR WORKING SPACE !

TECHNICAL DESCRIPTION

ADDRESS

29 Quai Aulagnier
92600 Asnières-sur-Seine

USABLE SURFACE AREA

A property complex of approximately 26,000 m² comprising :

- A main office building consisting of two wings, East (Ground + 8 floors) and West (Ground + 5 floors), developing a total surface area of approximately 23,800 m²
- A separate building of approximately 2200 m², comprising a restaurant, cafeteria and lounges

PARKING FACILITIES

485 private parking spaces, namely

- 239 in the basement of the building
- 246 outside

DELIVERY AREAS

Each wing has a delivery area linked to a goods elevator serving each floor
Taxi drop-off point in front of the building

LIFTS

- 2 sets of four lifts
- 1 lift to the basement car park
- 2 goods elevators

REGULATIONS

The building has been designed to comply with the French Labour Code
It is accessible to Persons with Reduced Mobility

CAPACITY

- Max. capacity: 2090 persons
- Max. capacity per floor: 350 persons

ENVIRONMENTAL CERTIFICATION

River Plaza has been certified BREEAM-in-Use, scoring «Outstanding» for Building Management and «Excellent» in the Asset category

TERRACES

- 2 x 266 m² accessible terraces on Ground+5 of the East wing
- 1 x 203 m² accessible Terrace on Ground+5 of the West wing
- 1 x 230 m² accessible terrace in the service building
- 1 x 1200 m² courtyard with vegetation on the ground floor

CLEARANCE HEIGHTS IN THE OFFICES AND LOBBY

- 3.90 m in the lobby
- 2.65 m in the office areas, including the corridors
- 2.67 m on landings

OFFICE SPACE

Depth of between 12 and 19 m wall-to-wall with excellent natural lighting, creating significant freedom for layout and partitioning

Air conditioning with a fan-coil unit every 2 modules, sized for 3 modules enabling flexibility of use, and adjustable per area

Admissible overload: 300 to 400 kg/m³ with areas at 800 kg/m³

Rest rooms and plant rooms in each core area

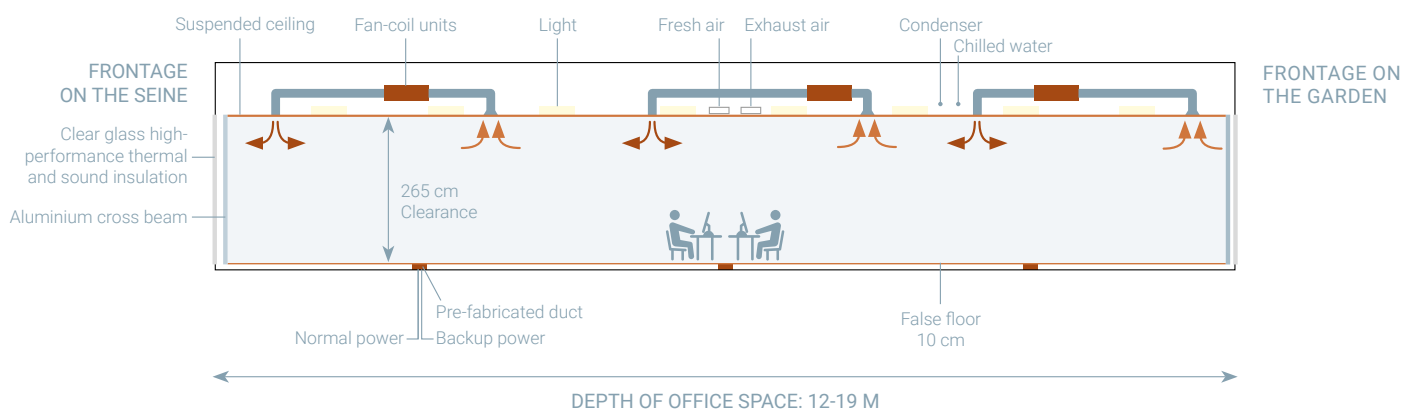
Suspended ceilings in mineral fibre (675 X 675 tiles)

Indirect lighting from embedded lights (675 X 675 mm)

Suspended ceilings throughout the office area

Floor tiles in agglomerate (600 X 600) with a 7 cm void enabling each workstation to receive a power supply

Power voltage supplied through pre-fabricated ducts (2 networks: standard power and option of backup power) enabling the occupier to connect the outlet box at any location



CENTRALISED TECHNICAL MANAGEMENT

All technical equipment is controlled by a high-performance Centralised Technical Management (CTM) unit designed to reduce and provide full control over operating costs, allowing for partial functioning outside of standard opening hours

Control and adjustment of individual air conditioning for each workstation

Adjustment of airflow according to the specific needs of occupants

Control over energy costs

Management of the electrical and mechanical systems of the building

Detection and alert of anomalies

Management of alarm systems and electrical installations

POWER AND ADJUSTMENT FACILITIES

Cooling system enabling an inside temperature of 22°C to be reached with an outside temperature of 32°C

To ensure this exceptional power, supplementary generation groups of ice water will be installed and connected to the existing networks

Two-pipe/two-wire fan-coil units in the ceilings

Core system guaranteeing air renewal of 35 m³/hour per person. The base system is calculated with an occupation density of one person for 10 m² of usable space

20% air renewal oversizing, available for specific requirements

THERMAL COMFORT

Individual thermostats for adjusting temperature and fan speed

Option of restricting the hours of use for each fan-coil unit

«Clamping» system and adjustment on fan-coil units, controlled by the CTM, to avoid excessive individual consumption

Option of grouping the operating of fan-coil units per area

Option of operating air conditioning for use at a minimum cost outside of standard hours (weekends, nights, etc.)

Variable speed motors on air handling units for economy functioning per office floor outside of standard hours

AIR QUALITY AND THERMAL INSULATION

Cooled or heated fresh air, filtered at an excellent level of efficacy

Fresh air supply system connected to the Centralised Technical Management unit to ensure optimal performance

Option of installing active charcoal filters in the air treatment units to further increase air quality

Acoustic limit of NR 35 inside the offices

ELECTRICITY

80 VA/m² usable floor area, sufficient for meeting the requirements of high-tech equipment

2 circuits :

- Single phase for electric sockets
- Four pole feed on controls cabinets with a single phase electricity distribution system for lighting (one circuit for 150 m²)

2 generators with total power of 1 500 KVA, capable of ensuring, an autonomous 24-hour electricity, supply to all security functions, with the operation of comfort equipment in the common areas

1 additional generator with a total power of 1 250 KVA is reserved for private high-power requirements and supply (to adopt to specific needs of the lessee)

Standard and backup power is distributed via prefabricated ducts in the false flooring enabling wires to be connected at any point to supply power to outlet boxes

Automatic car park lighting connected to the CTM and controlled through motion sensors at strategic locations

TECHNICAL CONTROL AND SURVEILLANCE

The complex is fitted throughout the building with functions ensuring 24/24 Technical Building Management

- Optimised access control security
- Badge access to selected floors and option of video control
- Controlled access to lobbies and car parks
- Courier access restricted to specific areas
- Video cameras monitoring external doors and all strategic points in the building
- CCTV with recording and infrared cameras for night control
- All key information sent to the Security Office and reception desk
- Intercom connect each floor to security post
- Automatic car park lighting

FIRE PROTECTION

Fire alarms: audible warnings sent to the Security Office.