

S.C.C.V. RESIDENCE PATRIARCHE  
16 rue Sainte Marguerite 21200 BEAUNE

---

### RESIDENCE PATRIARCHE

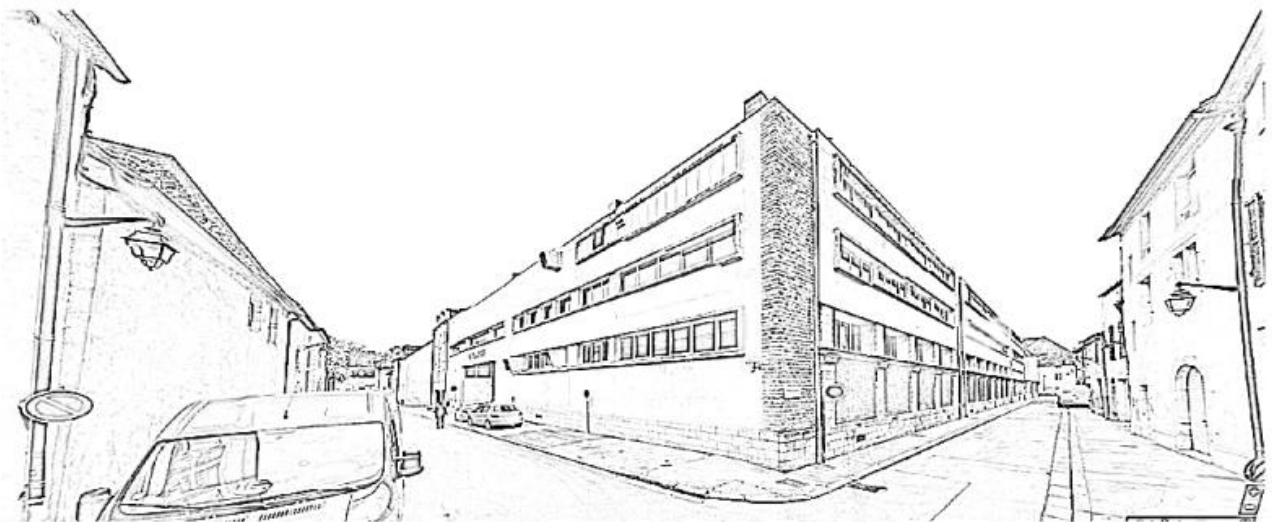
Real estate project to create 28 apartments in existing industrial building  
(Protected by the National Association of French Architects)

The project is located 16 rue Sainte Marguerite 21200 BEAUNE (FRANCE)

---

### DESCRIPTIVE NOTE

Complying with Ministerial Order of May 10, 1968



# GENERAL INFORMATION

## 1.1 LOCATION

The building is located 16 rue Sainte Marguerite 21200 BEAUNE

## 1.2 PROGRAM

Residence RESIDENCE PATRIARCHE:

The property complex includes 28 apartments to be created on the first and second floor of an existing building, as well as garages and parking places with parallel parking duplicators on the ground floor.

The two floors are accessible by lift.

The complex is accessible :  
▶ For pedestrians from rue Sainte Marguerite  
▶ By car from rue Sainte Marguerite

# TECHNICAL FEATURES OF THE BUILDING

## 1.3 INFRASTRUCTURE

### EXISTING INFRASTRUCTURE

## 1.4 WALLS & UNDERSTRUCTURES

Note : the thickness of the walls and the frameworks' weight is calculated for reinforced concrete by structural engineers

### FAÇADES (EXISTING)

### GABLE WALLS (EXISTING)

### COMMON WALLS (EXISTING)

### LOAD-BEARING WALLS INSIDE THE PREMISES (SHEAR-WALLS) (EXISTING)

### BULKHEADS OR PARTITIONS

- ▶ Between private premises and common premises (staircases, lifts, halls and other premises)  
Cast concrete or blocks of concrete thickness agglomerate 18 - 20 cm (according to Technical Office and Architect's plans).  
Double frames provided by « Placoplâtre » or equivalent supplier, width according to Architect's plans and complying with current soundproofing regulations

### LINING PARTITIONS

- ▶ Placostil type lining with GR32 glass wool insulation, thickness according to thermal survey and current rules and regulations.
- ▶ Soundproof lining between elevator shaft and main premises (according to Architect's plans).

## 1.5 FLOORS

Note : thickness and frameworks are calculated by structural engineers

### BASEMENT PAVING

Not applicable

### PAVING OF CURRENT FLOORS

Not applicable

## **PAVING OF THE TERRACES**

Concrete tiles on existing areas. Reinforced concrete or wooden tiles on raised floors according to Technical Office survey.

## **PAVING OF COMMON AND TECHNICAL PREMISES, ENTRY HALLS, CORRIDORS AND OTHER HEATED PREMISES**

Not applicable

## **PAVING OF NON HEATED OR OPEN PREMISES**

Not applicable

## **1.6 PARTITION WALLS**

### **BETWEEN MAIN ROOMS**

- 72/48 Placostil type partitions in all the apartments (according to plans).

### **BETWEEN MAIN ROOMS AND SERVICE ROOMS**

- 72/48 Placostil type partitions in all the apartments (according to plans).

## **1.7 STAIRCASES**

### **MAIN STAIRCASE**

- Straight or balanced prefabricated staircase

### **EMERGENCY STAIRCASES OF THE BASEMENT**

Not applicable

## **EXTERIOR STAIRCASES OF THE APARTMENTS**

- Spiral metal staircases with stainless or galvanized steel steps and guardrails.

## **1.8 CHIMNEY & VENTILATION FLUES**

### **CHIMNEY FLUES OF THE BUILDING PREMISES**

- Stainless steel chimney flue exiting on the roof according to current rules and regulations

### **VENTILATION FLUES OF THE BUILDING PREMISES**

- Controlled mechanical ventilation system (see dedicated paragraph below).

### **FRESH AIR INTAKE**

- Controlled mechanical ventilation system

### **CHIMNEY FLUE OF BOILER ROOM**

- none

### **VENTILATION FLUE OF BOILER ROOM**

- none

## **1.9 DOWNPIPES & MAIN PIPES**

## **RAINWATER DOWNPIPES**

PVC or zinc downpipes according to plans

## **WASTEWATER DOWNPIPES**

PVC downpipes incorporated into the vertical ducts.

## **BASEMENT PIPES**

Cast iron or PVC pipes M1 quality (on ceiling or against the walls).

## **SEWAGE CONNECTION**

PVC or concrete sanitation pipes.

# **1.10 ROOFINGS**

## **FRAMEWORK , ROOFING AND FITTINGS**

- none

## **SEALING AND FITTINGS**

- ▶ Inaccessible roof terrace
  - Multi-layer horizontal sealing.
  - Thermal insulation, type and thickness according to the Thermal Engineer survey.
  - Protection by green roof
  - Sealing overlaps and upstands
  - Rainwater drainage
- ▶ Isolated accessible terraces
  - Multi-layer horizontal sealing.
  - Thermal insulation, type and thickness according to the Thermal Engineer survey.
  - Protection by composite wood panels according to the Project Manager's choices on hardwood floor joists, with or without PVC slope corrector pads depending on location
  - Sealing overlaps and upstands
  - Rainwater drainage.

## **CHIMNEY STACKS, VENTILATION AND OTHER DUCTS**

Roof stacks according to construction permits.

# **PRIVATE PREMISES & THEIR FITTINGS**

## **1.11 FLOORS & BASEBOARDS**

### **FLOORS AND BASEBOARDS OF THE MAIN ROOMS**

Large format glazed stone tiles, CSTB ranking U3P3, or multilayer wood parquet flooring or cement tiles on sound insulator in the kitchen according to the proposed selection, matching baseboards.

- ▶ Living room, kitchen and adjoining cupboard

Multilayer wood parquet flooring with matching baseboards, types and colours at the client's choice within the selection proposed by the Project Manager. Sound attenuation according to current rules and regulations.

- ▶ Bedrooms and adjoining closet.

### **FLOORS AND BASEBOARDS OF THE SERVICE ROOMS**

Glazed stone tiles or cement tiles, size from 30x30cm to 50x50cm within the proposed selection, matching baseboards.

- ▶ Bathrooms, showers, WC.

## **FLOORS AND BASEBOARDS OF THE ENTRY HALLS AND CORRIDORS**

Living room (Glazed stone tiles, large format parquet or resin flooring)

- ▶ Entry hall, corridor and adjoining cupboard

## **UNSEALED BALCONIES**

None

## **1.12 WALL COVERINGS (OTHER THAN COATING, PAINTING, WALL PAPER AND HANGING)**

### **WALL COVERINGS OF SERVICE ROOMS**

Bathrooms : up to a height of 2 m from the floor and limited to the edges of the bathtub and shower.  
Sizes and colours at the client's choice within the selection proposed by the Project Manager.  
Casing of bathtub's aprons and hatches.

### **WALL COVERINGS IN OTHER ROOMS**

Kitchens : None.

## **1.13 CEILINGS**

Except painting and hanging

### **CEILING OF INTERIOR ROOMS**

None.

### **SOFFITS OF BALCONIES AND LOGGIAS**

None.

## **1.14 EXTERNAL JOINERY**

### **EXTERNAL JOINERY OF MAIN ROOMS**

- Thermal-break aluminium windows, French windows and chassis (according to Architect's plan)
- Air, water and wind tightness (ranking according to current rules and regulations).
- 24 mm thick insulated glass (4 mm clear glass + 16 mm vacuum or argon gas + 4 mm clear glass).
- Standard acoustic insulation.
- Thermal resistance according to Thermal Engineer survey.

### **EXTERNAL JOINERY OF SERVICE ROOMS**

- As above

## **1.15 EXTERIOR SHUTTERS & BLINDS – SUN PROTECTION**

### **MAIN ROOMS**

- All apertures are equipped with power-operated interior blinds.
- Roller blinds cover box on all the apertures
- Insulation according to Thermal Engineer survey.

### **SERVICE ROOMS**

- As above

## **1.16 INTERNAL JOINERY**

### **FRAMES**

- Moulded wooden frames for connecting doors.

### **INTERIOR DOORS**

- 40 mm solid doors adjusted on wooden frames, dimensions according to plans.
- Lever type hardware for all the doors except bedrooms, deadbolt ½ turn lock for bathrooms, toilets and WC, brand Hoppe line Amsterdam with aluminium rosette or equivalent.
- Brass door stoppers on landing door.

### **TRANSOM WINDOWS AND JOINERY**

Not applicable

### **LANDING DOORS**

Armoured landing doors, resisting 5 minutes to housebreaking attempts: level 3.

Locking will be assured with an integrated security lock with 5 mobile cylindrical bolts and 6 fixed non-hingeable bolts.

Exterior facing: bleached oak coated medium density fibreboard ; interior facing: white melamine coating according to the decorative choice of the Project Manager.

Doors will be equipped with an isophonic joint and a wide-angle viewer.

- Fire door, Fire Resistance Rating 30 Minutes. 37 dB (A) sound attenuation, airsealing according to current regulations.
- Lacquered steel plate frame and falseframe
- Reinforced door with decorative facing, gloss paint finishing.
- High security integrated lock
- Swiss type threshold
- Interior door handle, anodized aluminium doorknob on the interior and exterior, door stopper.

### **CUPBOARD DOORS**

- Sliding doors according to the product range selected by the Project Manager (white, coloured or mirror door), from floor to ceiling, gliding on rails on top and bottom, lacquered steel profile frame, interior layout separating the cupboard vertically in two, with shelves on one side and hanging wardrobe on the other side. For cupboards over 120 cm, a full-width shelf will be added on top.

### **DOORS OF LAUNDRY AND OFFICE PREMISES**

- None.

### **WOODEN BASEBOARDS**

- Wooden baseboards on parquet flooring, finishing paint

## **1.17 LOCKSMITHING & GUARDRAILS**

### **GUARDRAILS AND GRAB BARS**

- Sheet steel guardrails according to Architect's plans

### **CHASSIS PROTECTIVE GUARDS**

- None.

### **BALCONY SEPARATIONS**

Lacquered aluminium according to Architect's details.

## 1.18 PAINTING – WALLPAPERS - HANGINGS

### EXTERIOR PAINTINGS

On joineries : - None.

On locks and protections: - None.

On locksmithing : - Glycerophtalic paint on stainless steel components prepainted upon delivery

On coating, façades

- Thick mineral coating type coating or painting according to Architect's layout, the choice of colours being a prerogative of the Project Manager.

### INTERIOR PAINTINGS

On joineries

- Printing and 2 layers of satin aspect acrylic paint

On walls

▶ Wet rooms : All the apartments :

- 2 layers of acrylic paint, white satin finishing

- kitchens, WC.

- Bathrooms, toilets (except faience).

- Closets opening on these rooms.

▶ Dry rooms: All the apartments :

- 1 layer printing and 2 layers of acrylic paint, white matt finishing.

For living rooms, halls, bedrooms, closets, cupboards and storage rooms giving on these rooms.

On ceilings

Double cross-coat application of a film type filler and and 2 layers of smooth acrylic paint, white matt finishing.

On pipes

- 1 layer printing and primer

- 2 layers of oil-based paint, ½ gloss appearance.

### WALL PAPERS

None.

### HANGINGS (FABRICS, PLASTIC COATED FABRICS, ETC...)

On walls : - None.

On ceilings: - None.

## 1.19 INTERIOR EQUIPMENT

### HOUSEHOLD EQUIPMENT

Sink, sanitary fittings : - None.

Waste disposal : - None.

Drying Cabinet : - None.

## **SANITARY EQUIPMENT AND PLUMBING**

### Cold water distribution and metering

Installation from the technical duct on the landing until the apartment and connection between the different water points in the apartment with tile pipe, high-density reticulated polyethylene (PEHD) tube.  
Recessed distribution via PEHD tube in the partitions, unless technically not feasible.  
Tap distribution with shut-off valve on each unit.  
By-pass in the technical duct on the landing for water meter installation.  
Dishwashers water supply on cold water supply system.

### Individual hot water production and distribution

Individual thermodynamic electric production system for domestic hot water located in each apartment  
Distribution from the surge tank  
Individual water meter for each apartment.

### Water discharge

- Tuyaux PVC tubes in the technical duct and cast iron tubes on the ground floor.

### Gas distribution

- None.

### Connections on hold

- Laundry machine and dishwasher (supply on cold water supply system and water discharge) location according to architecture plans.

### Sanitary ware

All the sanitary ware is white.

#### ► Bathrooms :

- ESSENTIAL inset shower tray 90 x 90 cm or similar with chrome finished siphon. GROHE shower column or similar, Euphoria XXL 210 system shower unit with thermostatic mixer and handshower. 6mm tempered glass shower screen, one fixed wing and one swinging.
  - White resin bathtub 170 x 80 cm with headrest, GROETHERM 1000 tub/shower thermostatic unit or similar, double jet chrome finished handshower with 1.50 ml rubber metal flexible hose. Optional balneotherapy bath tub.
  - White coloured basin made of sythetic materials, extra flat washbasin support plate, GROHE CONCETTO single-lever mixer or similar, size S.
  - Sink cabinet under washbasin support plate, 2 foil coated postforming doors, mirror and lighting strip with embedded halogen in the main bathroom.  
ROCA MINI sink cabinet or similar composed by a cabinet, a porcelain washbasin and a mirror with GROHE CONCETTO single-lever mixer or similar, size S.
  - Porcelain WC on support frame, en porcelaine sur bati-support, ROCA THE GAP 350/540/400ht white toilet bowl or similar, TECE support frame or similar, quiet flush system, dual-flush actuation plate water saving device, double flap toilet seat matching with toilet bowl.
- Note : installation of the sanitary ware according to architect's plans.

### Taps

- On bathtubs, shower trays, basin and washbasin single-lever mixer with ceramic cartridge.

### Other accessories

- Back lightened mirror on washbasin support plate.

## **ELECTRICAL EQUIPMENT**

### Installation type

- Recessed (electric cable duct installed inside the floor slab or interior walls)
- ESPACE DE ARNOULD electrical equipment or equivalent.

### Power supply

- According to the survey of the Technical Office



### Equipment in each room

- Power switches and pushbutton switches will be positioned at a height of about 1.10 m from the finished floor.
- Power outlets will be positioned at a height of about 0.30 m from the finished floor, 10/16 A + T.
- In the kitchens, specific power outlets for laundry machine, dishwasher, oven and 32 A conductor outlet.
- Protected grounded plug
- In the kitchens, 6 power outlets 4 of which positioned above the kitchen countertop at a height of about 1.30 m from the finished floor. (Except for the kitchens whose surface is less than 4m<sup>2</sup> : 3 power outlets 2 of which positioned above the kitchen countertop at a height of about 1.30 m from the finished floor).
- Light points delivered with connecting device equipped with 20W energy saving light bulb.
- Minimum 5 power outlets in the living rooms.
- Compliant with 2002 Edition of NF-C 15.100 standard.
- Video door-station in the entry hall.

### Landing door ring

- Ringtone included in the residence video intercom door station.

### Door station

- Included in the technical ducts of the building.

## **HEATING, VENTILATION**

### Installation type

- Individual heating: production by electric heat pump, YUTAKI S COMBI by HITACHI or equivalent.
- Underfloor heating distributed through PEX tubing with anti-oxidant barrier and buried sensors

### Guaranteed temperature

- Minimum outdoor base temperature: – 11°C. BEAUNE climate zone H1C, altitude 220m
- Average indoor base temperature: + 19°C in the living rooms, kitchens and bedrooms, + 22°C in the bathrooms.

### Smoke flue ducts :

None.

### Ventilation ducts and openings

- Single entry, humidity sensitive ventilation system compliant with March 24, 1982 and October 28, 1983 standard.

### Fresh air intakes

- Humidity sensitive air inlets in the joineries of main rooms complying with current standards.

## **ELECTRICAL INTERIOR EQUIPMENT OF CUPBOARDS AND STORAGE ROOMS**

Cupboards : None.

## **TÉLÉCOMMUNICATIONS EQUIPMENT**

### Radio, T.V.

- 2 TV sockets in the apartments with a living floor space of less than 100 m<sup>2</sup> and 3 TV sockets in the apartments with a living floor space over 100 m<sup>2</sup>

### Telephone

- 1 socket in each main room plus one in the kitchen

## **ADJOINING PRIVATE PREMISES**

### **1.20 CELLARS ON GROUND FLOOR**

Not applicable

#### **WALLS OR PARTITIONS**

- Partitions of 10 or 15 cm thick chipboard panels.

#### **FLOORS**

- Existing floors retained

#### **DOORS**

Wooden door with European lock and barrel, 2-layer white paint finishing.

#### **ELECTRICAL EQUIPMENT**

- In the cellars' access corridors, waterproof ceiling lights controlled by presence detectors.

### **1.21 CAR PARKS**

#### **WALLS OR PARTITIONS**

- Cast concrete walls according to plans and survey of the Technical Office.

#### **CEILINGS**

- Existing reinforced concrete solid slab with or without thermal and fire-retardant insulation according to the survey of Thermal Engineer.

#### **FLOORS**

- Existing concrete paving with anti-slip resin on the whole surface.

#### **DOORS**

- Metallic overhead garage door or roll-up doors according to plans, individual lock, pre-painted finishing.

#### **MECHANIC VENTILATION**

- Mechanic ventilation compliant with standards.

#### **ELECTRICAL EQUIPMENT**

- In the car park access corridors, waterproof ceiling lights controlled by presence detectors.
- Emergency lighting unit.
- Electricity in all the garages, 1 fixed lighting spot and 1 16A sealed plug + earth with sub-metering in the common premise.

### **1.22 EXTERIOR PARKING PLACES**

## **FLOORS**

- Anti-slip resin

## **FLOOR MARKING**

- Parking strips marked with white paint

## **PARKING SPOT LOCATION SYSTEM**

- Numbering marked with white paint

## **SYSTEM TO BLOCK ACCESS TO PARKING PLACES**

- None.

# **COMMON PREMISES INSIDE THE BUILDING**

## **1.23 ENTRY HALL**

### **FLOORS**

Entry hall

- Ceramic tiles with decorative pattern on sound insulation, matching baseboards, brush carpet according to Architect's decoration plan.

### **WALLS**

- Decorative wall covering according to Architect's decoration plan.

### **CEILINGS**

Suspended ceilings with PLACOSTIL type decorative details, part with BA 13 type plasterboards and part with soundproofing boards according to current standards. 2 layers of acrylic paint, matt finishing according to decoration plan.

### **DECORATIVE ELEMENTS**

- According to Architect's decoration plan, mirrors, recess spot-lights or light fittings.

### **ACCESS DOORS, ELECTRICAL LOCKING SYSTEM, CALLS ADDRESSED TO THE BUILDING OCCUPANTS**

Entrance door: aluminium or lacquered steel metallic joineries according to Architect's details, clear laminated safety glass, electromagnetic lock controlled by answering device, key matching with the doors of common premises, PTT lock.

### **MAILBOXES**

- One side exterior type mailboxes complying with PTT standards, lock with individual keys, according to Architect's plan.

### **BULLETIN BOARD**

- In the main entry halls.

### **HEATING**

None.

## **ELECTRICAL EQUIPMENT**

- Controlled by presence detectors
- The hall will be lit by recessed spot lights in suspended ceiling and by wall lights installed according to Architect's decoration plan.

### **1.24 CORRIDORS ON UPPER FLOORS**

#### **FLOORS**

- 30 x 30 glazed stone tiles on soundproofing insulation, matching baseboards and decoration according to Architect's and Project Manager's plans.

#### **WALLS**

- Decorative LUTECE type wall covering or PVC based equivalent with sound attenuation according to current standards.

#### **CEILINGS**

2 layers of acrylic paint, matt finishing.

#### **DECORATIVE ELEMENTS**

- None.

#### **HEATING**

- None.

#### **DOORS**

- Solid core 30 minute fire-resistant door, mortise lock, automatic door closer, paint finishing.

#### **ELECTRICAL EQUIPMENT**

- Presence detector controlled porthole lighting and one power outlet per landing into technical duct.

### **1.25 CORRIDORS ON THE GROUND FLOOR**

#### **FLOORS**

- Polished concrete paving

#### **WALLS**

- Smooth cast concrete or grouted concrete conglomerate blocks.

#### **CEILINGS**

- Existing ceiling, thermal insulation and exposed fire protection according to requirements.

#### **ACCESS DOORS**

Solid core 30 minute fire-resistant door, mortise lock, automatic door closer, paint finishing.

#### **VEHICLES ACCESS**

- Access from rue Sainte Marguerite
- Remote controlled automatic gate

## **ELECTRICAL EQUIPMENT**

Presence detector controlled sealed ceiling light.

### **1.26 STAIRWELLS**

#### **LANDING FLOORS**

- Polished concrete screed with resilient flooring finishing from the ground floor to the top floor.

#### **WALLS**

- Smooth cast concrete with 2 layers of acrylic paint, matt finishing, from the ground floor to the top floor.

#### **CEILINGS**

2 layers of acrylic paint, matt finishing

#### **STAIRCASES**

- Prefabricated spiral staircases.
- Polished concrete screed with resilient flooring finishing from the ground floor to the top floor.
- Finishing of the underneath of the staircases with 2 layers of acrylic paint, matt finishing.

#### **HEATING/VENTILATION**

- None.

#### **LIGHTING**

- Presence detector controlled sealed ceiling light, located according to plans.
- Emergency lighting unit.

### **1.27 COMMON PREMISES**

#### **BICYCLES AND BABY STROLLERS GARAGE**

- on ground floor

### **1.28 RECREATION PREMISES**

None.

### **1.29 TECHNICAL PREMISES**

#### **GARBAGE STORAGE**

In the basement :

- Floor : 20 x 20 anti-slip porcelain stoneware
- Wastewater collection by floor drain connected to the building's greywater system.
- Walls : smooth cast concrete
- Ceilings : cast concrete with thermal insulation and exposed fire protection
- Access door: metallic lacquered stainless steel door, automatic door closer, matching lock.
- 1 water access point with sandstone tank on consoles, floor drain, faïence cladding up to a height of 150 cm on the side of the water access point.
- Lighting : porthole lighting controlled with a time switch
- Connection on the controlled mechanic ventilation system.

### **BOILER ROOM**

- None.

### **HEATING SUBSTATION**

- None.

### **BOOSTER ROOM**

- None.

### **EDF TRANSFORMER ROOM**

- None.

### **ELEVATOR MACHINE ROOM**

- None.

### **MECHANICAL VENTILATION**

- None.

## **1.30 CONCIERGE – LODGE**

None.

## **GENERAL EQUIPMENT OF THE BUILDING**

## **1.31 ELEVATORS**

- Machine room-less elevator, electronic control on landing of the top floor.
- Rated load 630 kgs/8 people, speed 1.00 ml/s, all levels served.
- Cabin: ceramic tiles matching with the floor of the entry hall, stainless steel interior door, wall covering with mirrors or other decorations.
- Landing doors and façades: gloss paint finishing.
- Hooks to install protective covering in the cabin
- Elevator with sliding door serving the ground floor and all other floors, with key switch or badge access control system to grant a good level of security.

## **1.32 HEATING – HOT WATER**

### **THERMAL HEATING EQUIPMENT**

None – individual heating.

### **HOT WATER SERVICE**

None – individual production.

## **1.33 TELECOMMUNICATION**

### **TELEPHONE**

- Connection to public network, vertical distribution into France TELECOM technical ducts on landing : multipairs supplying slide connectors.

## **TV AND RADIO ANTENNA**

A reception and amplification set will be installed for the operation.

The following programme will be delivered :

FM radio transmission, cable television, national TV channels.

Cable TV reception of all local channels, i.e. TF1, France 2, France 3, ARTE, M6, TLM.

For the analogue channels, the co-owners will need to get their own demodulator.

All the apartments will be equipped with FM Radio/TV socket.

- Distribution from the amp located in the technical duct.
- Apartments will be supplied by a co-axial cable located in the floor slab into a protection sleeve.
- Sockets : location according to plans
- Antennas : located on the common parts of the building's roof.

### **1.34 RÉCEPTION, STORAGE & DISPOSAL OF DOMESTIC WASTE**

Storage of domestic waste on the ground floor.

### **1.35 MECHANICAL VENTILATION SYSTEM**

Apartments :

- Humidity-controlled mechanical ventilation system (according to engineer's survey) ensuring an excellent air renewal according to the hygrometry rate of the ambient air.
- New air gets into the main rooms through air inlets in the joineries.
- After circulating in the mainrooms, stale air is circulated out in the service rooms through outlets connected through a pipe network to a fan-motor assembly.

### **1.36 WATER SUPPLY**

#### **GENERAL METERING**

- Individual metering for cold water, sanitary hot water and heating.

#### **PRESSURE BOOSTERS, REDUCERS AND REGULATORS, WATER TREATMENT**

- According to the elements provided by the supplier upon connection request.

#### **RISERS**

- None.

#### **INDIVIDUAL CONNECTIONS**

- By-pass connections complying with current regulations to allow the installation of a meter if required (at the co-owners' charge). Stop valve.

### **1.37 GAS SUPPLY**

- None.

### **1.38 ELECTRICITY SUPPLY**

#### **GENERAL METERING**

- Main meter cabinet made of steel plate, main protection through residual current circuit breaker, start protection through H.P.C. fuse.

#### **RISERS**

- None.

## **INDIVIDUAL CONNECTIONS AND METERING**

- Connection through conductors placed into plastic ducts embedded into the floor slab.
- Metering on subscriber's meter.

## **EXTERIOR COMMON PREMISES & THEIR EQUIPMENT**

### **1.39 ACCESS & PARKING LOTS**

#### **ACCESS ROAD TO BASEMENT**

- None.

#### **SIDEWALKS**

- None.

#### **PARKING LOTS**

- None.

#### **MAIN GATE**

Access to garages on the ground floor through a transmitter controlled automatic gate from rue Sainte Marguerite.

#### **GATE**

- Lacquered steel gate from rue Sainte Marguerite.

### **1.40 PEDESTRIAN CIRCULATION**

#### **ACCESS**

- From rue Sainte Marguerite.

### **1.41 GREEN AREAS**

#### **RESTING AREA**

- None.

#### **TREES AND SHRUBS PLANTING**

- According to Green Areas Plans

#### **TURFING OF GROUNDS**

- According to Green Areas Plans

#### **IRRIGATION**

- None.

### **1.42 PLAYGROUND AND SPORT EQUIPMENT**

- None.

### **1.43 EXTERIOR LIGHTING**



## **BUILDING EXIT**

- Lighting through beaconing bollards.

## **LIGHTING OF GREEN AREAS**

- None.

## **1.44 FENCES**

- None.

## **1.45 VARIOUS NETWORKS**

### **WATER**

- Start : on the groundfloor, from shut-off valve installed by the supplier.
- Connection to the water-supply system.

### **GAS**

- None.

### **ELECTRICITY**

- Connection until the wall boxes approved by EDF (complying with NF-C 20.010 regulations and EDF HN 62 S 13 specifications) will be borne by the supplier.

### **FIRE STATION, FIRE EXTINGUISHERS**

- None.

### **SEWAGE**

- PVC or concrete or SMU cast-iron pipes according to diameter, and concrete boxes connected to public sewage system.

### **WATER TREATMENT**

- None.

### **TELECOMMUNICATIONS**

- Connection to public network.

### **SITE DRAINAGE**

- None.

### **RAIN WATER AND SURFACE WATER EVACUATION, GREEN AREAS**

- None.

# RESERVES

During the works, the present note might be amended to comply with technical requirements that might force the constructor to abandon certain materials or provisions.

In case of discrepancies between the tabled plans and this descriptive note:

If the premises described in this note do not appear on the plans, the plans override the note. The note is therefore no more applicable to that specific point.

In any other case, the note overrides the plans.

The brands and references mentioned above are for illustrative purposes only and are subject to change if any of the suppliers interrupts the production. In this case, S.C.CV RESIDENCE PATRIARCHE will propose a new collection or a new product of the same quality standards.

The constructor reserves the right to change the surface, the distribution and numbering of the apartments in the building's rules and regulations and in the description.

Upon building completion, the constructor must obtain a certificate of compliance from the administration.

As a consequence, the constructor will be able to accept modifications only in exceptional cases, and only if the changes are not affecting the compliance of the apartments and of the building.

All the supplements in price related to these modifications will be at the charge of the buyer.

The client making a reservation for an apartment will need to inform the seller upon signature of the contract about the envisaged changes.

The client is informed that any request of modification to the surfaces appearing on the plans and not exceeding 5% over or under these surfaces, are eligible to be accepted and they will not lead to a rise or a reduction of the agreed price established in the present contract of reservation.

The client is also informed that the reserved apartment might undergo adjustments to some details if required, merely for technical or administrative reasons.

In case of contradiction, the provisions stated in the detailed descriptive note and tabled at the notary's office will prevail.

The Client  
(Signature preceded by mention « Read and Approved »)

The Seller