



## « BELLIARD-FROISSART » project

### APARTMENTS



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## 1.1. BASIC INFORMATION ABOUT THE BUILDING

- Address:
  - o rue Froissart n° 60 to 84, rue Belliard n°163 to 1 75, hereinafter referred to as blocks A/B/C/D/E;
  - o rue Belliard n°145,147 and 149 hereinafter referred to as block F ;
  - o rue Belliard n°141 to n°139 and chaussée d'Etterbeek n°164 to 158 hereinafter referred to as blocks G and K;
- A total of 110 apartments for blocks ABCDEFGK – Total above ground +/- 11.627,38 m<sup>2</sup>
- On the ground floor of blocks ABCDF and G there are commercial units
- 113 parking places in basement floors –1 and –2 underneath blocks ABCDE with two access points (one on the side of rue Froissart and one on the side of rue Belliard)
- 8 parking places on the ground floor of block F
- A total of 118 cellars subdivided as follows:
  - Blocks A/B/C/D/E: level - 2: 36 cellars and level - 1: 33 cellars
  - Block F: level –1: 18 cellars
  - Block G: level –1: 20 cellars (in basement in block F)
  - Block K: level –1: 11 cellars (in basement in block F)
- Building average: ground to top floor, a height of +/-16,67m
- Width of façade rue Froissart and Belliard block ABCDE = +/- 99m
- Width of façade rue Belliard block F = +/- 17m
- Width of façade G and K = +/- 55m

## 1.2. PROJECT CONTRACTORS

- Property developer: Allfin sa
- Architect: B.O.A and Jaspers & Eyers & Partners
- Sound-proofing: Venac sa
- Security coordinator : Mebumar
- Engineer Special Techniques : Marcq & Roba
- Engineer Stability : VK Engineering

## 1.3. PERMITS AND VARIA

The building and environmental permits were obtained on September 13<sup>th</sup> 2006, August 22nd 2008 and August 9<sup>th</sup> 2006.

A rainwater tank has been installed underneath the ramp, which is used to water the island garden.

The frames of the apartments adjoining the road are designed to ensure that occupants are subject to minimize noise levels. To this respect, mechanical ventilation (pulsing motors) was chosen for the living and bedrooms.

The living and bedrooms in the apartments have nearly all a height of 2.70 m, a minimum height of 2.10 m is foreseen in the car park.

To meet the needs of future occupants, the apartments are equipped with under-floor heating, highly durable material and common waste collection areas, a parking area for bicycles, and a storage room for prams, etc.

## 2.1. CAR PARK ON UNGERGROUND LEVELS -1 AND -2 AND ON THE GROUND FLOOR (BLOCK F)

The structure is made up of reinforced concrete beams and columns that are cast on site and pre-cast slabs with a smoothed compression layer.

The structural elements comply with the fire safety regulations as well as those of the Royal Ordinance of 19 December 1997 (as amended in 2003) relating to fire prevention. The fire-proof elements comply with the NBN 713.020 standard.

## 2.2. APARTMENTS IN BLOCKS ABCDEFGK

Slabs are locally pre-cast with compression layer.

These elements are placed parallel to the road and go as far as the stone without an intermediary column to allow maximum flexibility for future adjustments.

The structural elements correspond to the fire safety regulations as well as those of the Royal Ordinance of 19 December 1997 (as amended in 2003) relating to fire prevention. The fire-proof elements are in conformity with the NBN 713.020 standard.

## 3.1. ARCHITECTS' DESCRIPTION

- *Front facade*

The covering of the façade is in the following materials:

blocks A/B/C/D/E/F :

- skirting boards in bluestone
- façade in ornamental plastering and in French stone
- Exterior lamella's in wood (in front of stairs)
- wooden sliding shutters in metal frames
-

blocks G/K :

- ground floor skirting boards in bluestone
- other floors in French stone
- rear façade is ornamental plastering

Railings on front façade: steel lacquered bars

- *Rear façade*

blocks A/B/C/D/E/F :

- ornamental plastering with lacquered aluminium
- terrace partitions between apartments in wood with frame in coated steel

blocks G/K :

- mortar and re-coated
- terrace partitions between apartments in wood with frame in aluminium

Protective railing in lacquered bars are installed

Terraces are made of concrete and are covered with concrete tiles, aluminium profiles are covering them.

- *Window frames*

- all the narrow profile frames can be opened and one of the two frames in the bedrooms has a tilt and turn mechanism in lacquered aluminium with air seal
- the frames are lacquered in dark grey on the outside and white on the inside
- the frames are well sound-proofed in the bedrooms adjoining the road

- *Windows*

- double-glazed
- clear glass
- coefficient U : 1,1 W/m<sup>2</sup>
- security-coated glass on ground floor

Garage entrances: from rue Froissart side shared with Urban offices – coated steel gate; from rue Belliard side– swing door in lacquered aluminium

## 3.2. ROOFS

The sloping roofs are made of zinc.

Under roofing (type: Unideck) is foreseen for soundproofing and insulation, in accordance with environmental regulations.

Cornices and chimneys are in lacquered aluminium.

Drainpipes are also in lacquered aluminium and zinc.

## 4.1. FLOORS

- common hallways ground floor, common landings (in front of lifts), upper floor landings for staircases lift cabin, private halls in granite 40 x 40 cm
- kitchens, visitors' WC in reconstituted natural stone style, ceramic 40 x40 cm
- common hallways ground floor:  
c.f. above + with doormats incorporated

Below floor staircases:

- Basement steps and staircase landings:  
granite 40 x 40 cm
- sanitary (shower room and bathroom) and box room:  
ceramic tiling 40 x40 cm
- lounge, bedrooms and night halls:  
wooden floor : oak finish 4mm
- terraces:  
pre-cast slabs or concrete tiles on plots
- car park surface:  
polished concrete + parking spaces delineated and road signs
- cellars  
polished concrete
- underground entrance point:  
polished concrete
- underground technical rooms: polished concrete

## 4.2. WALLS

- ground floor halls:  
under basement in reconstituted natural stone, ceramics 40 x 40 cm up to 1 m  
assorted with covering on ground and 2 layers of painting.
- common landings on upper floors: plastering with painting
- lift cabin:  
quality product in stainless steel sheet metal + mirror +stainless steel hand rail.  
Splaying and doors on ground floor in stainless steel and lacquered on other floors
- stairwells:  
plastered and painted + hand rail in lacquered steel
- private hallways, lounge and bedrooms :  
plastered and painted
- private hallways:  
cloakroom closet foreseen with bar
- bathroom, visitors' WC and shower room:
  - bathroom: ceramic tiles up to ceiling around the bath 60 x 30, floor to ceiling in shower and shower door in glass
  - friezes in ceramic stone
  - plastered ceiling and painted
  - mirrors
  - visitors' WC: ceramic tiles 40 x 40 up to 1.2 m high
- living and bedrooms:  
plastered and painted
- kitchen:  
wood between furniture and the remainder plastered and painted
- skirting boards in kitchen, living and bedrooms:  
in painted wood
- car parks, cellars and technical areas:  
pointed masonry in rough concrete + florescent painting on the car park columns up to a height of (1 m)
- Underground entrance point:  
masonry

### 4.3. CEILINGS

- common entrance and common halls on floors:  
plastered ceilings painted and marked with spots  
  
common below floor:
- lift cabin:  
sheet metal in stainless steel with indirect lighting (top quality product)
- stairwells:  
plastered and painted
- private entrance hall, lounge, living rooms, bedrooms, visitors' WC, kitchen, box room :  
Plastered and painted
- bathroom, shower room and dressing room:  
plaster board painted with spots
- parking, cellars and technical areas:  
exposed concrete
- underground entrance point:  
exposed concrete
- terraces:  
smooth concrete

### 4.4. JOINERY

- main entrance hall door:  
security coated glass with lacquered aluminium frame
- intermediate entrance hall door:  
security coated glass with lacquered aluminium frame
- lift doors: ground floors in stainless steel, other floors in lacquered steel  
lateral opening
- partition doors (between stairwell and common landing),  
fire door painted
- entrance doors to apartments:  
Security doors, decorated with painted surface, including spy hole, three-point lock
- doors inside apartments:  
painted
- doors inside basements:  
painted

- - *Mail boxes*

Lacquered aluminium boxes are provided inside the building together with doors bells and videophone

## 4.5. FURNISHINGS

Cloakroom: a closet in decorative melaminated wood + clothes rod (per apartment min 2 bedrooms)

Kitchen:

- Furnishings:
  - exterior in decorative melaminated wood, interior in melamine.
  - work surface in high density stratified wood  
(fittings for sanitary installations chapter)

Bathroom:

- furniture in decorative melaminated wood with cabinet and shelves together with washbasin
- mirror panel with shelves, bathroom cabinet with swing door

Shower room:

- mirror panel with shelves

## 5.1. Sound-proofing

### 5.1.1. Sound-proofing the façade against aerial noise

The external façades, adjoining the road with bedrooms on the road site have been CAT soundproofed. Vb (window frames are designed for dual purpose, double glazing and sound-proofing).

The rear façades have Vd. Soundproofing.

### 5.1.2. Noise level of technical installations outside the building

As regards the noise level generated by all the technical installations working at full power: the acoustic criteria laid down by the Brussels Capital Region, as specified in the environment permit, must be observed.

### 5.1.3. Noise levels between apartments

Level between apartments: soundproofing pursuant to standard NBN S.01.400, also horizontal soundproofing (double walls) and vertical soundproofing (floating cover) is taken into consideration.

## 5.2 HEATING AND VENTILATION

- each apartment is equipped with an “air-tight” heater that is connected to a CLV column, which allows both air intake for combustion and evacuation of fumes
- the heaters are compact and allow for the production (primarily) of hot water
- each apartment is supplied with a meter and an independent gas line.

### *Heating principle*

- heat is guaranteed by an under floor heating system in the living room, bedrooms and visitors' WC. Air heaters are provided in the bathrooms.
- A thermostat regulates the heating system, which is located in the living room. Heat is supplied by monotube distribution.
- heating common parts : radiators are foreseen in the common staircases to avoid freezing
- heating rooms – temperatures
- temperatures when outside temperature is –10°C:
  - living room: 22°C
  - kitchen: 20°C
  - hall: 18°C
  - bedroom: 18°C
  - bathroom: 24°C
  - other rooms (WC, cloakroom,...) 18°C

## 5.3. VENTILATION SYSTEMS

Air ventilation is introduced to the apartments through grates placed in the walls in bedrooms. Ventilation ducts are placed in the false ceilings, which lead to technical shafts connecting to ventilators in the roof.

### *Air Extraction*

- A network of ducts allows for air to be extracted from kitchens and bathrooms/toilets.  
An extractor is placed in a technical space under the roof, which functions at a variable rate (pressure detector in the general intake point).
- The kitchen hoods are connected to this network and are equipped with extractor fans and lighting.
- The extraction hoods are specially designed to function with extractor fans that are connected to an extraction network.

Car parking facilities on the underground floors -1 and -2 are ventilated mechanically at the rate of +/- 150 m<sup>3</sup>/h /car.

## 5.4. Water supply and waste water evacuation

The water supply and distribution network is connected to the mains through a water meter situated at basement level -1 in blocks ABCDEF and on the ground floor in block GK.

### *Supply network for city water*

The main collection point and water meter installed by the water supply company serve the following circuits:

- 1 water outlet with a stop tap for supply to common parts and the fire prevention network
- water outlets with stop taps for supply to apartments
- supply outlets to each apartment are equipped with a general stop tap
- a stop tap allows each installed appliance in the bathroom, kitchen and toilets to be isolated
- external piping is made of synthetic material and are fitted out with insulation and anti-condensation material
- the water pipes are encased in waterproof covering or those embedded in partition walls are made of polypropylene or equivalent material
- in the box room, a tap connecting to the city water supply and waste water evacuation to be used for washing machines

### *Supply network for hot water*

- each apartment is equipped with a heater (in the box room) which produces hot water both for the heating system and for the sanitary installations
- a stop tap (hot water and cold water) allows for each installed appliance in bathrooms and kitchens to be isolated
- the pipes are made of polypropylene and are insulated

### *Waste water evacuation – general features*

- the system installed is in conformity with regulations relating to the evacuation of water in building in the City of Brussels
- according to these regulations, the water is collected by different networks:
  - A network collecting used water (UW)
  - A network collecting rain water (RW)
- the water evacuation drains are “single drain” design with secondary ventilation and so-called “end-of-the-line” ventilation without anti-siphon devices. Inspection holes are foreseen at each change of direction point that also allow for cleaning.
- A cistern on the underground level -1 below the ramp (Belliard side) has been installed to collect rain water to be used in watering the island garden.

### *Evacuation of waste water and faecal water*

- all the sanitary installations are connected to the evacuation network for waste water and faecal water
- to the right of each column base, there is an inspection hole and cleaning access
- evacuation of washing machine water (box room) is also foreseen
- all new water piping used and its ventilation is made of high density polyethylene (HD-PE) or cast iron

### *Rain water evacuation*

- rain water is evacuated into the separate waste water network.
- to the right of each column base, there is an inspection hole and cleaning access
- all new water piping used is made of high density polyethylene (HD-PE) or galvanised steel or CU

## 5.5. Sanitary installations and accessories

### *WC pans*

WC pans are made up of:

- Brand duravit
- suspended with an embedded reservoir tank (Geberit model) with a maximum capacity of 6 litres (two flush buttons 3l and 6l, respectively).
- an seat brand pressalit, hinge in stainless steel
- a stop tap

## *Washbasins*

The washbasins are made up of:

- a porcelain washbasin brand keramag
- a cold/hot water mixer tap, brand Ramons Soler
- siphon and plug strainer with plug

## *Hand-basin*

Hand-basins are made up of:

- a porcelain basin brand Duravit ( large toilet rooms) and Keramag (small toilet rooms)
- a tap drawing cold water, brand Hasanova
- siphon and plug strainer with plug

## *Baths*

The baths are made up of:

- traditionally shaped bath in sheet metal, brand kaldewei
- a cold/hot water mixer tap, with thermostat and combined shower/bath design model brand plaffoni Stick
- shower set with flexible shower head
- siphon and plug strainer with plug and chain
- air heaters are foreseen

## *Showers*

The showers are made up of:

- a shower box brand acryl Fim's 90 x 90 cm and glass shower door
- a shower hot/cold water mixer tap with thermostat, chrome design brand Grohé
- shower set and flexible shower head with support bar
- siphon and plug strainer

## *Kitchen sinks*

The sinks are made up of :

- small and large sink in stainless steel
- a hot/cold water mixer tap, brand KVA;
- siphon and plug strainer with plug and chain.

## *Kitchen appliances*

Basic installations foreseen in brand Bosch:

- vitroceramic hob with 4 hot-plates
- hood: common extractor fan located in the roofing
- combined oven
- separate fridge and freezer (brand bauknecht)
- dishwasher

## 5.6. FIRE PROTECTION SYSTEM

Protection against fire hazards are guaranteed by a network of reels and fire extinguishers, in accordance with fire prevention regulations. Smoke release domes are foreseen on the fire escape stairs.

The building is in conformity with all the safety regulations and fire brigade instructions.

Alarm detectors are installed on the common landings in the apartments.

## 5.7 LIFTS

- in conformity with NBN E52 -019 standards
- functions on underground levels (not for K/G) and all floors
- capacity/speed calculation to be carried out by a technical engineer: 630 Kg / 8 persons
- floor indicators: outside ground floor, with telephone line connected

## 5.8 ELECTRICITY

The electrical installations include, starting with the cabling foreseen and expected from the electricity company:

- the creation of continuous primary and secondary earthing links
- the creation of electricity links with control panels particular to sanitary installations

### 5.8.1. *Power supply*

- the building is powered at low voltage from the control network
- electric energy is measured at low voltage per usage/ occupant
- the earthing mechanism is a supplied neutral TTN device
- the supply voltage is 230 V

### 5.8.2. *Lighting*

#### 5.8.2.1. *General characteristics*

- The common area above ground is foreseen with lighting.
- Security lighting has been carried out using independent lighting units integrated into the lights.

### 5.8.3. *Description of installations*

#### 5.8.3.1. *List of electric installations*

The electric installations used to fit out the building are the following :

- earthed system
- low voltage panels in common areas

- the whole of primary distribution channels, in other words the links between the groups of meters, low voltage panels in common areas, and individual panels in apartments
- individual panels in apartments include protective devices for lighting circuits, with low power circuits and power circuits
- all the channels relating to the individual networks, in other words the links between the individual panels and the equipment (lighting, switches, sockets and power circuit)
- lighting appliances in the common areas – decorative lighting or security lighting, including remote control accessories
- sockets
- videophone installations
- telephone sockets and cable television in living rooms and duct for cable television in master bedroom
- controls opening smoke outlets

#### *5.8.4. Low voltage panel in common areas*

The panel includes

- A main differential switch 300 mA,
- circuit breakers to start lighting and sockets
- time-switches and circuit breakers for multiple controls
- power for lifts
- fuse box and mechanical ventilation extractors

#### *5.8.5. Primary supply*

Primary supply corresponds to the link between the meters panel and the secondary supply panel (common areas panel).

#### *5.8.6. Individual panels for apartments*

- the individual panels power the lighting circuits at 230 V, the power circuits and low power circuits
- the apartment panels (situated in the box rooms together with the boilers) are semi-embedded; one panel is foreseen for each unit
- each panel includes :
  - a main differential switch 300 mA
  - safety circuit breakers and a differential switch 30 mA for installations laundries, washing machines and dishwashers, etc ...

#### *5.8.7. Individual supply network*

The wires and cables are placed in tubes that embedded or hidden in false ceilings, floors or vertical shafts or that are visible in rooms that are not finished.

#### *5.8.8. Lighting*

- lighting installation is provided for common areas, bathrooms, kitchen furniture and private halls
- the common areas above ground level are provided by light fittings, terraces and gardens are also lighted
- the common underground areas are lit by lamps (TL lamps) which have both normal and security lighting

- security lighting, in other words, lighting that allows occupants to evacuate the building is created through autonomous blocks (that have one hour's life). This lighting is integrated, and installed along the evacuation paths, landings and hallways, in technical rooms and on stairs

#### 5.8.9. Small equipment

- the switches have at least 10 A minimum load; visible switches are made of synthetic moulded material, protected type (IP44). They have a covering plate in synthetic material
- the sockets are bipolar and earthed, and have a 16 A load. The visible parts are made of a moulded synthetic material, with a protective cover (type IP44). They have a covering plate in synthetic material.
- the push-buttons have a 6A load ; they are equipped with a neon light and illuminated the push-button. The visible parts are made of synthetic moulded material, protected type (IP44). They have a covering plate in synthetic material.

The lighting commands in the common spaces are lit by an automatic timing.

Telephony and cable TV (the connection is installed)

The installation includes tubing, cables and sockets for installation of cable TV.

Each apartment is directly linked to the control boxes for the cable TV situated in the meters room (basement).

In the finished master bedrooms, the tube is foreseen with a TV cable and covered plate.

#### 5.8.10. Videophony

- the entrance to the building has a videophone
- the entrance door has an electric door opening device commanded by videophone
- each access point to an apartment has a push-button bell
- each apartment is equipped with a videophone device that allows calls to be received from the videophone at the entrance, and command the door to be opened, which also include sound devices to notify the call

### 5.9. Security

#### 5.9.1. Controlling access

- Double entrance doors
- Main hall door entrance with electric lock :
  - 7.30 h – 21.00 h : open
  - 21.00 h - 7.30 h : dig code

- Intermediate hall door entrance with electric lock:  
locked + opened by key or doorbell + videophone
- Apartment door entrance:  
Opened with a key  
Doorbells

### *Car parks*

Entrance from Froissart side shared with Urban offices, clearance 2.10m.

- Main entrance gate  
7.30 h – 21.00 h : open  
21.00 h - 7.30 h : remote control

Barrier : remote control installation has been installed and the remote transmitter and badge needs to be bought separately. A swing door provides the access at level -1 when badge is used at the barrier.

### Belliard Side

- Sectional door: remote controlled

Door access point: key opened

Separate key for private cellar

In order to guarantee the safety the following elements is been installed:

- videophone
- 1 key/1 badge to unlock the intermediate entrance door (electric door opening), garage door and individual door
- Entrance door to the apartment with three point locks
- movement detectors on time-switches in common areas above ground and below ground
- lighting in car parks as soon as the garage door is opened by remote control
- safety lighting is foreseen in car parks and common parts as lifts
- security glass on ground floor

## 5.9.2. Surroundings, Access and Movement

### 5.9.2.1. Garden access

Access to the island garden for blocks ABCDE is gained through the apartments hallways on the ground floor and through the car park for maintenance purposes. Private gardens are foreseen for apartments on the ground floor.

### 5.9.2.2. Garden and surroundings

The central garden was conceived as a spectacle to be viewed from the upper floors, since at every angle, it should be a fan that opens from the top downwards. The levels are enhanced by the stairs, the mineral surfaces, low walls that become places in which you can relax, go for a walk whilst visually letting the space expand before you. Some pruned large trees dominate this space. The garden is tranquil and sober in the upper part, as if it were the start of a valley; wide spaces, warm colours of its materials, trees shooting upwards, then the pace of change in crescendo toward the lower part; the vegetation is more textured.

The private garden of the apartments on the ground floor looking onto the park is simple.

The roads and pavements are reinstalled and in good condition.

The partition walls are rendered

### 5.9.2.3. Signage

- General signage according to RGPT;
- Building use signage: foreseen

### 5.9.2.4. Meters

#### *Rooms with individual meters*

Blocks A/B/C/D/E:

level -1: water, gas, electricity (1 room per block)

Ground floor level: waste bin room, maintenance room and pram room

Block F:

level -1: water, gas and electricity

Blocks G/K:

Ground floor level: water, gas, electricity, telecommunications, waste bins, maintenance, pram room

One pram room per block or one for all blocks (2 for A/B/C/D/E).

Buyers of apartments are kindly requested to compensate seller for the cost of installation and meter.

## 6 COMMERCIAL UNITS

### *Completing finishing's and techniques*

Casco finishing's:

- 
- Major work completed: windows, floor and ceiling in rough concrete, walls in concrete or masonry pointed being mounted
- receiving applications
  - o electricity control panel
  - o gas and water pipes
  - o electricity, gas and water meter masonry
- sanitary installations: supply and evacuation of water due
- glass entrance doors foreseen for each shop
- duct for luminous signs