

I. Dispositions générales. Périmètre et but du plan.

1. Règles sur les constructions.

A) Implantation et surface bâtie.

Article 7

Les bâtiments sont édifiés à l'intérieur des périmètres d'implantation qui leur sont respectivement attribués: l'implantation est parallèle aux limites des périmètres.

Font exception à cette règle Les marquises et porches d'entrée au niveau du rez-de-chaussée.

Article 8

Les surfaces bâties indiquées sur le plan, constituant des maxima pour chaque bâtiment.

Les décalages entre bâtiments contigus sont obligatoires; ils ont, sur le plan, une valeur indicative, MAIS ILS SERONT PAS INFÉRIEURS À 150M.

* Article 9

La surface brute des planchers ne peut en aucun cas excéder le coefficient de densité de 0,65.

Le calcul de la surface brute de planchers tient compte de toutes les surfaces habitables effectives, ainsi que des surfaces de circulation qui les desservent, tels que porches d'entrée, etc.

Ne sont pas comprises dans ce calcul Les surfaces des balcons, terrasses, marquises.

B) Hauteur des constructions et nombre de niveaux.

Article 10

La hauteur à la corniche de chaque bâtiment, calculée à partir du niveau moyen du terrain naturel, est limitée à 10,00 m.

Article 11

Les cotes d'altitude maxima des rez-de-chaussées sont fixées par le plan et les coupes.

Article 12

La forme en élévation des bâtiments est obligatoire: la pente des toitures est comprise entre 25 et 35°, l'ansée des murs de façades à une hauteur maximum de 90 cm au-dessus du niveau fini de la dalle sur deuxième étage.

Le décalage des niveaux entre les 2 corps de bâtiments des constructions est obligatoire dans la mesure où la topographie de terrain l'exige.

Article 13

Les nombres de niveaux indiqués sur les coupes font règle, même si la hauteur à la corniche n'est pas atteinte.

Article 14

La surface habitable des combles est limitée au 3/5 de la surface de l'étage inférieur.

Article 15

Aucun local habitable n'est autorisé au-dessous du rez-de-chaussée.

C) Éléments saillants - balcons-loggias.

Article 16

Tout élément de construction saillant sur les murs de façades est interdit.

Font exception:

- Les balcons-loggias,
- Les avant-toits,
- Les marquises et porches d'entrée,
- Les éléments architecturaux (encadrements, bandeaux, etc.) dont la saillie n'excède pas 20 cm.

Article 17

Les balcons-loggias ne sont autorisés qu'aux emplacements fixés par le plan. Ils peuvent émettre sur les périmètres d'implantation.

Dans le cas des bâtiments 3 et 4, les loggias prévues en façade Est peuvent être déplacées en façade Ouest, à la condition toutefois de ne pas émettre sur le périmètre d'implantation fixé le long de l'avenue de Villardin.

Article 18

La surface des balcons-loggias, calculée sur une profondeur de 2 m, n'est pas prise en considération dans le calcul de la surface bâtie et dans celui de la surface de planchers habitables.

D) Toitures et superstructures.

Article 19

Les toitures de tous les bâtiments sont à 2 pans. Elles sont recouvertes de tuiles vitrées. LES CAPTEURS D'ÉNERGIE SOLAIRE SONT AUTORISÉS.

* Article 20

Les Lucarnes saillantes sont interdites.

Les Lucarnes-loggias sont admises sur un seul pan des toitures à l'exclusion des pans Nord. Leurs toitures additionnelles ne dépassent pas la 1/2 de la longueur de la plus grande dimension en plan définie par la surface bâtie; elles sont implantées dans l'espace figuré sur la coupe.

Les châssis pivotants (type Vélux ou similaire), placés dans la pente de la toiture sont autorisés en nombre limité sur les pans ne comportant pas de lucarnes-loggias.

Article 21

* Les superstructures des cages d'ascenseur sont obligatoirement inscrites dans la gabarit figuré sur la coupe au 1/1000 (voir supra).

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The image displays a series of architectural drawings for a building complex, organized into four numbered sections (1-1, 2-2, 3-3, 4-4) and a detailed section (A-A).

- Section 1-1:** Shows three building elevations with height markers: 393.30, 396.00, 397.50, and 400.00.
- Section 2-2:** Shows three building elevations with height markers: 392.10, 400.00, and 400.00.
- Section 3-3:** Shows two building elevations with height markers: 395.50, 401.00, and 400.15.
- Section 4-4:** Shows two building elevations with height markers: 394.50, 395.25, and 403.50.

Below these sections are two additional drawings:

- FAÇADES PRINCIPALES SUD IMMEUBLES 1.2-5.6-7.8-10.11-9-12:** A detailed elevation of the main south facade, showing a long building with a central section. Dimensions include "LONGUEUR LUCARNE = 1/2 LONGUEUR DE LA GRANDE FAÇADE" and "4.00 M".
- COUPES ECH. 1:500:** A cross-section of a building, showing the internal structure and roof profile. The label "PIGNON AJOURÉ" is visible.

Below these are two more drawings:

- FAÇADE PIGNON NORD IMMEUBLES 3 & 4:** A detailed elevation of the north gable facade, showing a building with a gabled roof and a central section.
- Section A-A:** A detailed cross-section of a building, showing the internal structure, roof profile, and floor levels. Key features include:
 - ROOF: "COMBLES" (attic), "NIVEAU CORNICHE" (eave level).
 - FLOORS: "2 EME ETAGE" (2nd floor), "1ER ETAGE" (1st floor), "REZ" (ground floor), "SOUS-SOL" (basement).
 - Dimensions: "DECALAGE MAXIMUM 1/2 LARGEUR FACE LATÉRALE", "MINIMUM 150M", "MAX. 2.00", "25 à 35°", "125 à 35°", "80", "90", "100", "110", "120", "130", "140", "150", "160", "170", "180", "190", "200", "210", "220", "230", "240", "250", "260", "270", "280", "290", "300", "310", "320", "330", "340", "350", "360", "370", "380", "390", "400", "410", "420", "430", "440", "450", "460", "470", "480", "490", "500", "510", "520", "530", "540", "550", "560", "570", "580", "590", "600", "610", "620", "630", "640", "650", "660", "670", "680", "690", "700", "710", "720", "730", "740", "750", "760", "770", "780", "790", "800", "810", "820", "830", "840", "850", "860", "870", "880", "890", "900", "910", "920", "930", "940", "950", "960", "970", "980", "990", "1000", "1010", "1020", "1030", "1040", "1050", "1060", "1070", "1080", "1090", "1100", "1110", "1120", "1130", "1140", "1150", "1160", "1170", "1180", "1190", "1200", "1210", "1220", "1230", "1240", "1250", "1260", "1270", "1280", "1290", "1300", "1310", "1320", "1330", "1340", "1350", "1360", "1370", "1380", "1390", "1400", "1410", "1420", "1430", "1440", "1450", "1460", "1470", "1480", "1490", "1500", "1510", "1520", "1530", "1540", "1550", "1560", "1570", "1580", "1590", "1600", "1610", "1620", "1630", "1640", "1650", "1660", "1670", "1680", "1690", "1700", "1710", "1720", "1730", "1740", "1750", "1760", "1770", "1780", "1790", "1800", "1810", "1820", "1830", "1840", "1850", "1860", "1870", "1880", "1890", "1900", "1910", "1920", "1930", "1940", "1950", "1960", "1970", "1980", "1990", "2000", "2010", "2020", "2030", "2040", "2050", "2060", "2070", "2080", "2090", "2100", "2110", "2120", "2130", "2140", "2150", "2160", "2170", "2180", "2190", "2200", "2210", "2220", "2230", "2240", "2250", "2260", "2270", "2280", "2290", "2300", "2310", "2320", "2330", "2340", "2350", "2360", "2370", "2380", "2390", "2400", "2410", "2420", "2430", "2440", "2450", "2460", "2470", "2480", "2490", "2500", "2510", "2520", "2530", "2540", "2550", "2560", "2570", "2580", "2590", "2600", "2610", "2620", "2630", "2640", "2650", "2660", "2670", "2680", "2690", "2700", "2710", "2720", "2730", "2740", "2750", "2760", "2770", "2780", "2790", "2800", "2810", "2820", "2830", "2840", "2850", "2860", "2870", "2880", "2890", "2900", "2910", "2920", "2930", "2940", "2950", "2960", "2970", "2980", "2990", "3000", "3010", "3020", "3030", "3040", "3050", "3060", "3070", "3080", "3090", "3100", "3110", "3120", "3130", "3140", "3150", "3160", "3170", "3180", "3190", "3200", "3210", "3220", "3230", "3240", "3250", "3260", "3270", "3280", "3290", "3300", "3310", "3320", "3330", "3340", "3350", "3360", "3370", "3380", "3390", "3400", "3410", "3420", "3430", "3440", "3450", "3460", "3470", "3480", "3490", "3500", "3510", "3520", "3530", "3540", "3550", "3560", "3570", "3580", "3590", "3600", "3610", "3620", "3630", "3640", "3650", "3660", "3670", "3680", "3690", "3700", "3710", "3720", "3730", "3740", "3750", "3760", "3770", "3780", "3790", "3800", "3810", "3820", "3830", "3840", "3850", "3860", "3870", "3880", "3890", "3900", "3910", "3920", "3930", "3940", "3950", "3960", "3970", "3980", "3990", "4000", "4010", "4020", "4030", "4040", "4050", "4060", "4070", "4080", "4090", "4100", "4110", "4120", "4130", "4140", "4150", "4160", "4170", "4180", "4190", "4200", "4210", "4220", "4230", "4240", "4250", "4260", "4270", "4280", "4290", "4300", "4310", "4320", "4330", "4340", "4350", "4360", "4370", "4380", "4390", "4400", "4410", "4420", "4430", "4440", "4450", "4460", "4470", "4480", "4490", "4500", "4510", "4520", "4530", "4540", "4550", "4560", "4570", "4580", "4590", "4600", "4610", "4620", "4630", "4640", "4650", "4660", "4670", "4680", "4690", "4700", "4710", "4720", "4730", "4740", "4750", "4760", "4770", "4780", "4790", "4800", "4810", "4820", "4830", "4840", "4850", "4860", "4870", "4880", "4890", "4900", "4910", "4920", "4930", "4940", "4950", "4960", "4970", "4980", "4990", "5000", "5010", "5020", "5030", "5040", "5050", "5060", "5070", "5080", "5090", "5100", "5110", "5120", "5130", "5140", "5150", "5160", "5170", "5180", "5190", "5200", "5210", "5220", "5230", "5240", "5250", "5260", "5270", "5280", "5290", "5300", "5310", "5320", "5330", "5340", "5350", "5360", "5370", "5380", "5390", "5400", "5410", "5420", "5430", "5440", "5450", "5460", "5470", "5480", "5490", "5500", "5510", "5520", "5530", "5540", "5550", "5560", "5570", "5580", "5590", "5600", "5610", "5620", "5630", "5640", "5650", "5660", "5670", "5680", "5690", "5700", "5710", "5720", "5730", "5740", "5750", "5760", "5770", "5780", "5790", "5800", "5810", "5820", "5830", "5840", "5850", "5860", "5870", "5880", "5890", "5