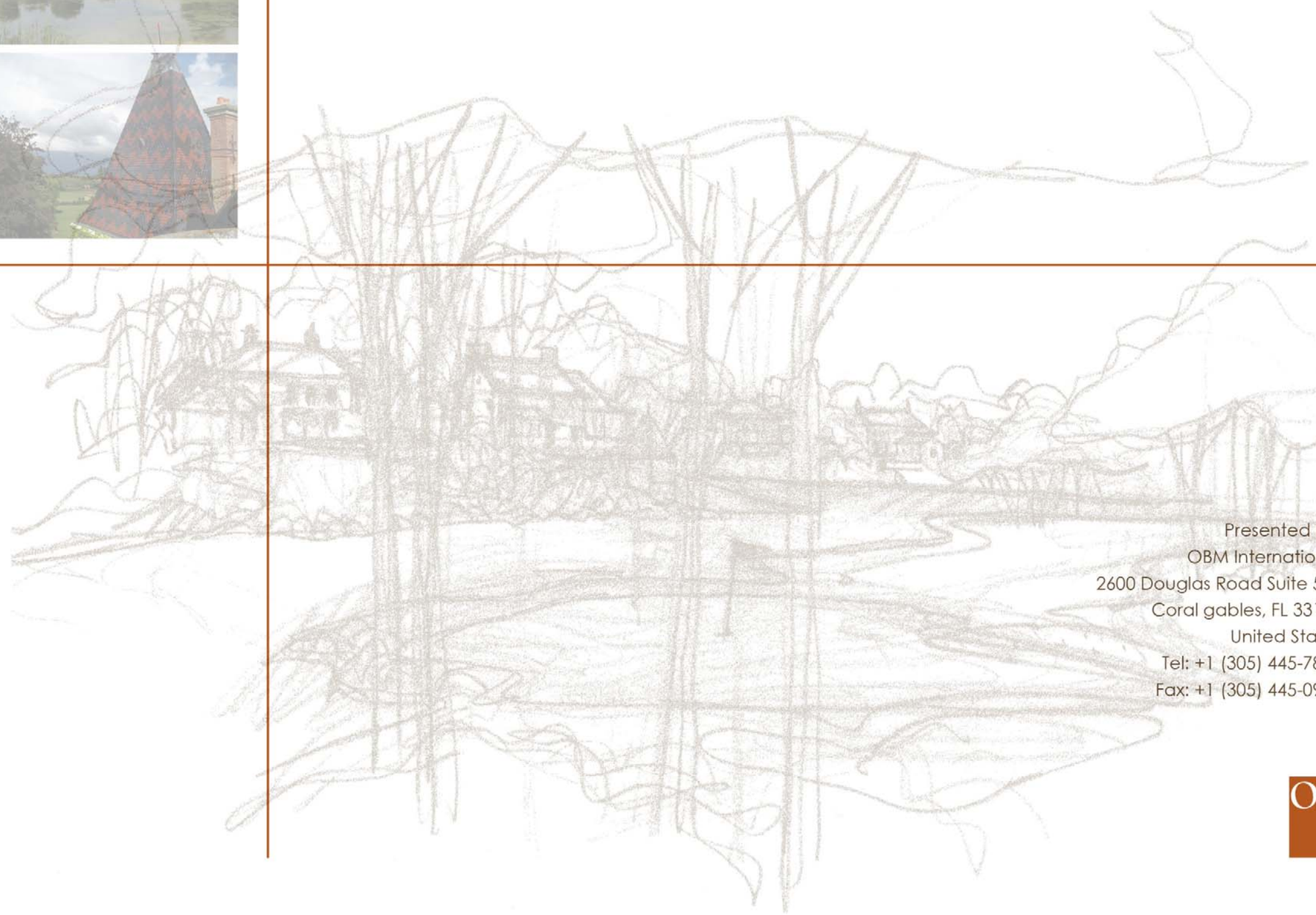
# Chateau de La Salle

*Burgundy*

## CONCEPTUAL MASTER PLAN

15th of June 2007

OBM



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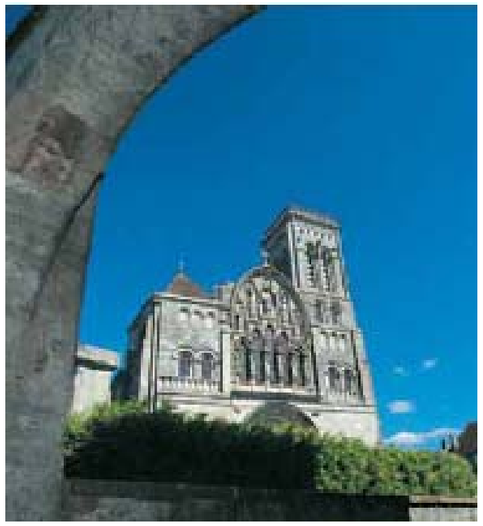
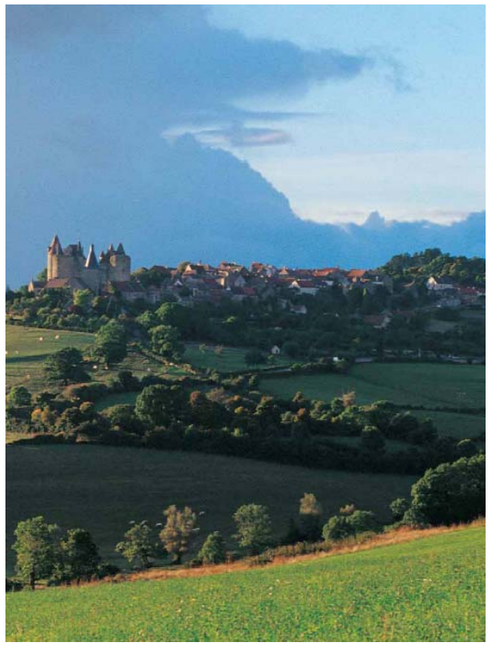
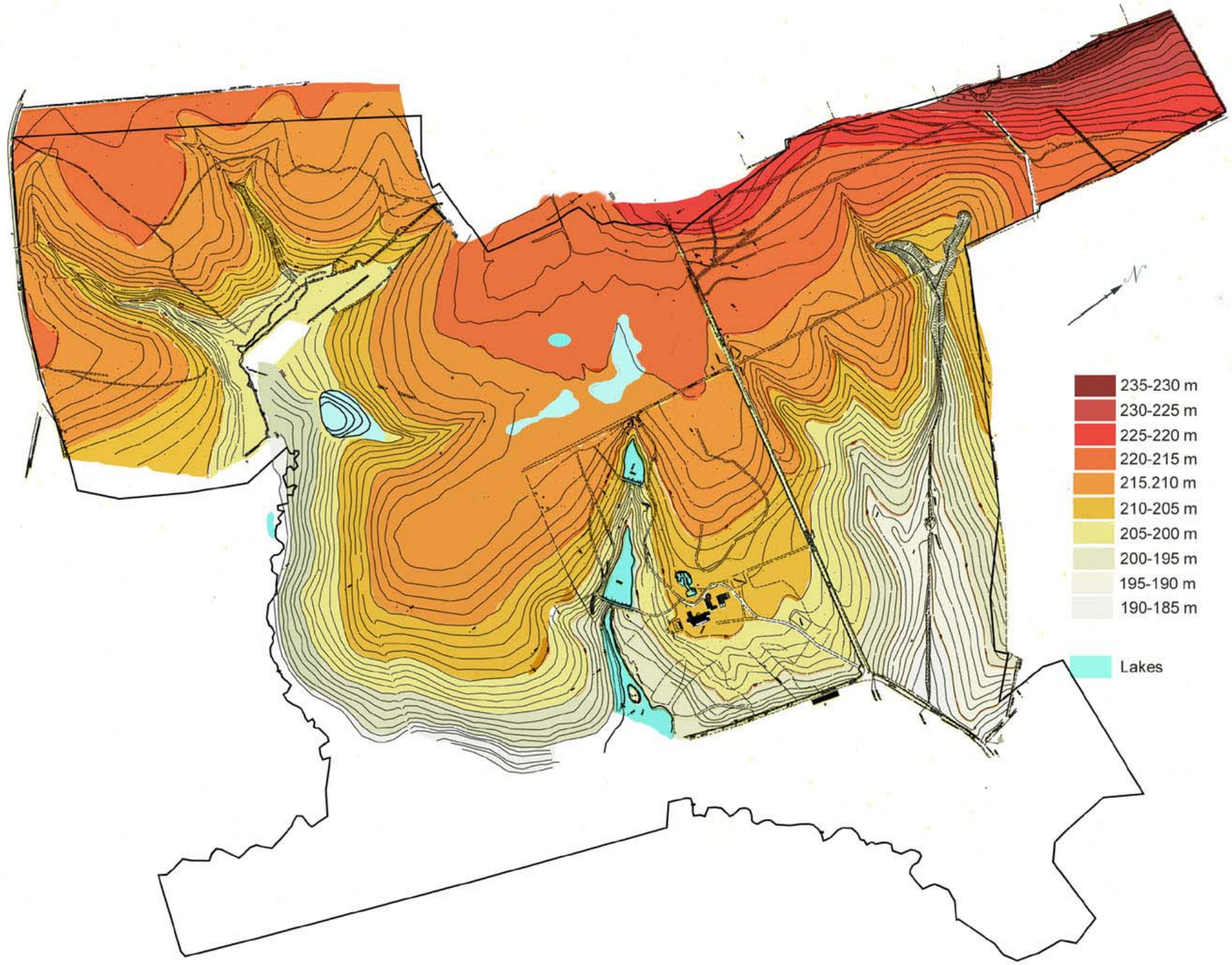




***CULTURE * HERITAGE * WINE * GASTRONOMY * NATURE***

# Chateau de La Salle - Site Images

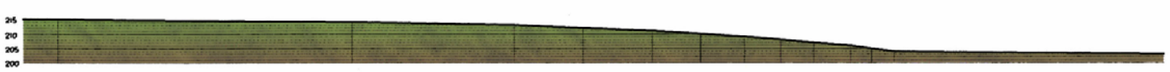
Topographic Map



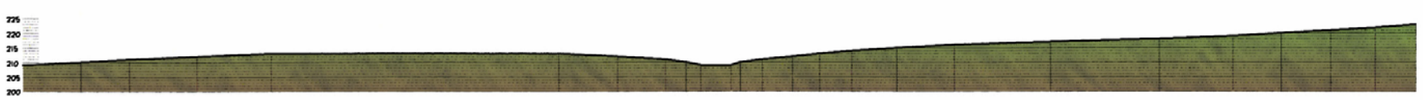
Site Sections

Section A

Section B

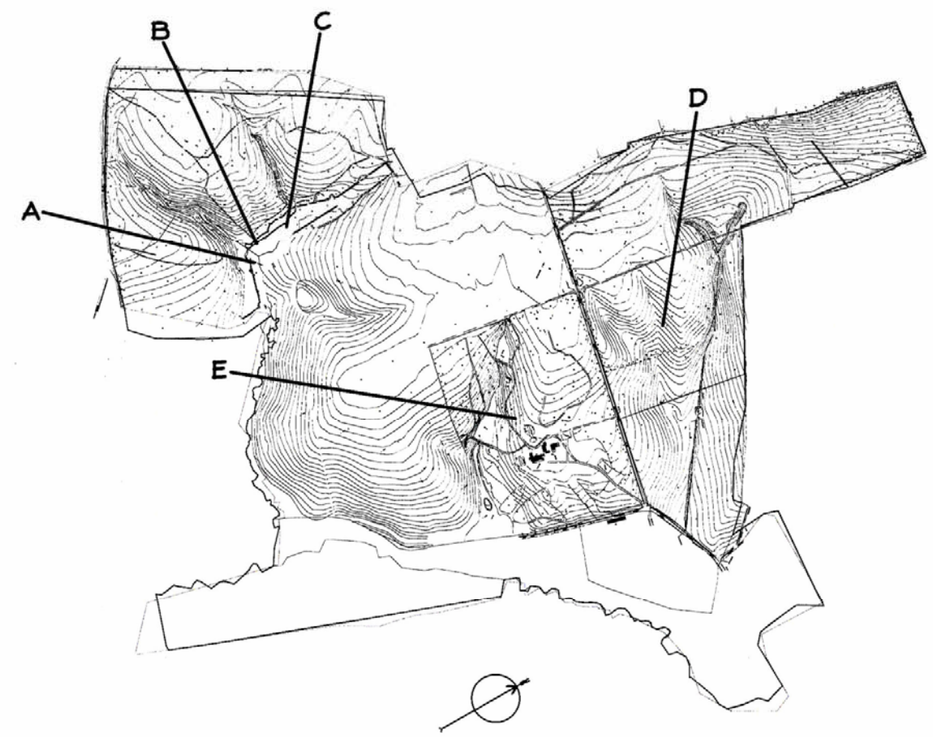



Section C




Section D

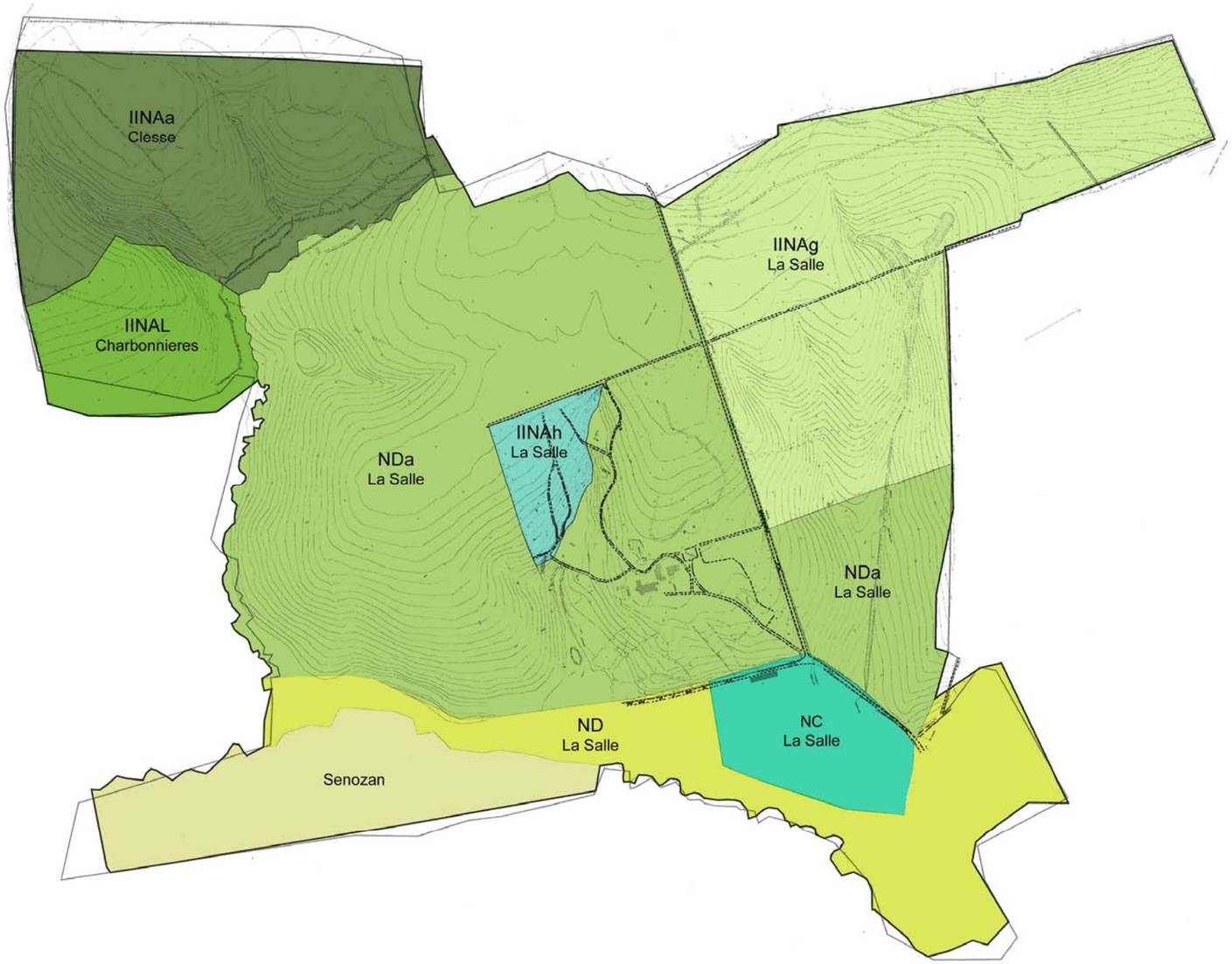
Section E



# Zoning

**Extension du golf de LA SALLE**
10/4/06

| Commune | Zonage | C.O.S. | Surface de la zone (m2) | m2 construc-tibles (SHON) | observations |
|---|---|---|---|---|---|
| CHARBONNIERES | IINAL | 0.05 | 107,042 | 5,352 | Coefficient d'emprise au sol : 0,20<br>Hauteur maximum : R+1+C<br>Coefficient d'emprise d'espace vert :<br>- privatif : 0,60<br>- public : 0,10<br>Surface moyenne minimale d'un terrain :<br>non réglementée (NR) ou 1000 m2 |
| CLESSE | IINAa | 0.05 | 297,639 | 14,882 | Coefficient d'emprise au sol : 0,20<br>Hauteur maximum : R+1+C<br>Coefficient d'emprise d'espace vert :<br>- privatif : 0,60<br>- public : 0,10<br>Surface moyenne minimale d'un terrain :<br>1300 m2 |
| La SALLE | IINAg | 0.05 | 387,600 | 19,380 | Coefficient d'emprise au sol : NR<br>Hauteur maximum : R+1+C<br>Coefficient d'emprise d'espace vert :<br>- privatif : NR<br>- public : NR<br>Surface moyenne minimale d'un terrain :<br>NR |
| | IINAh | 0.3 | 30,450 | 9,135 | Coefficient d'emprise au sol : NR<br>Hauteur maximum : R+2+C<br>Coefficient d'emprise d'espace vert :<br>- privatif : NR<br>- public : NR<br>Surface moyenne minimale d'un terraim :<br>NR |
| | NDa et NC | s.o. | 22,000 s.o. | | Zone du château :<br>-15 à 20 suites dans le château<br>- 800 m2 de locaux techniques<br>- équipements sportifs, culturels et touristi-ques autorisés |
| | | | 1,266,523 s.o. | | golf existant NDa :<br>- équipements sportifs, culturels et touristi-ques autorisés<br>exploitation d'élevage NC :<br>- agriculture, élevage |
| **TOTAL** | | | **2,111,254** | **48,749** | |



# General Location Plan

Map of the Burgundy region , Southern France

- It is located just off the A6 – the major route linking northern and southern France, and linking up with other motorways(A40 to Geneva, A5 to Nantes and Orleans, the A31 to Northern Europe and Germany). Thereafter, the N6, D103, D205, and D86 provide simple access.
- It is located 16 km (20 minutes) from the TGV station, Macon – Loché. Hire cars and taxis are readily available at the station. This location renders the proposed project less than two hours from Paris.
- It is located 105 km (one hour) from Lyon-Saint Exupéry airport, 160 km (1.5 hours) from Geneva airport and 108 km (one hour 15 minutes) from Dijon.

# Conceptual Master Plan

La Vévre villas

Bief-Tord Villas

Golf Hamlet
-50 keys
-6 bungalows
-Golf Club

Les bois de la Salle Villas

Les bois de la Salle village

31 Spa Lodges

Spa

Paddocks for horses

Château
- 17 suites

Golf Academy &
Practice Range

Equestrian center

# Triton Area: Conceptual Master Plan

# Detail Conceptual Master Plan

View of the villas form the golf

View of the Spa and Spa lodges from the bridge

View of the golf hamlet

View of the Village main street « Les bois de la Salle Hamlet »

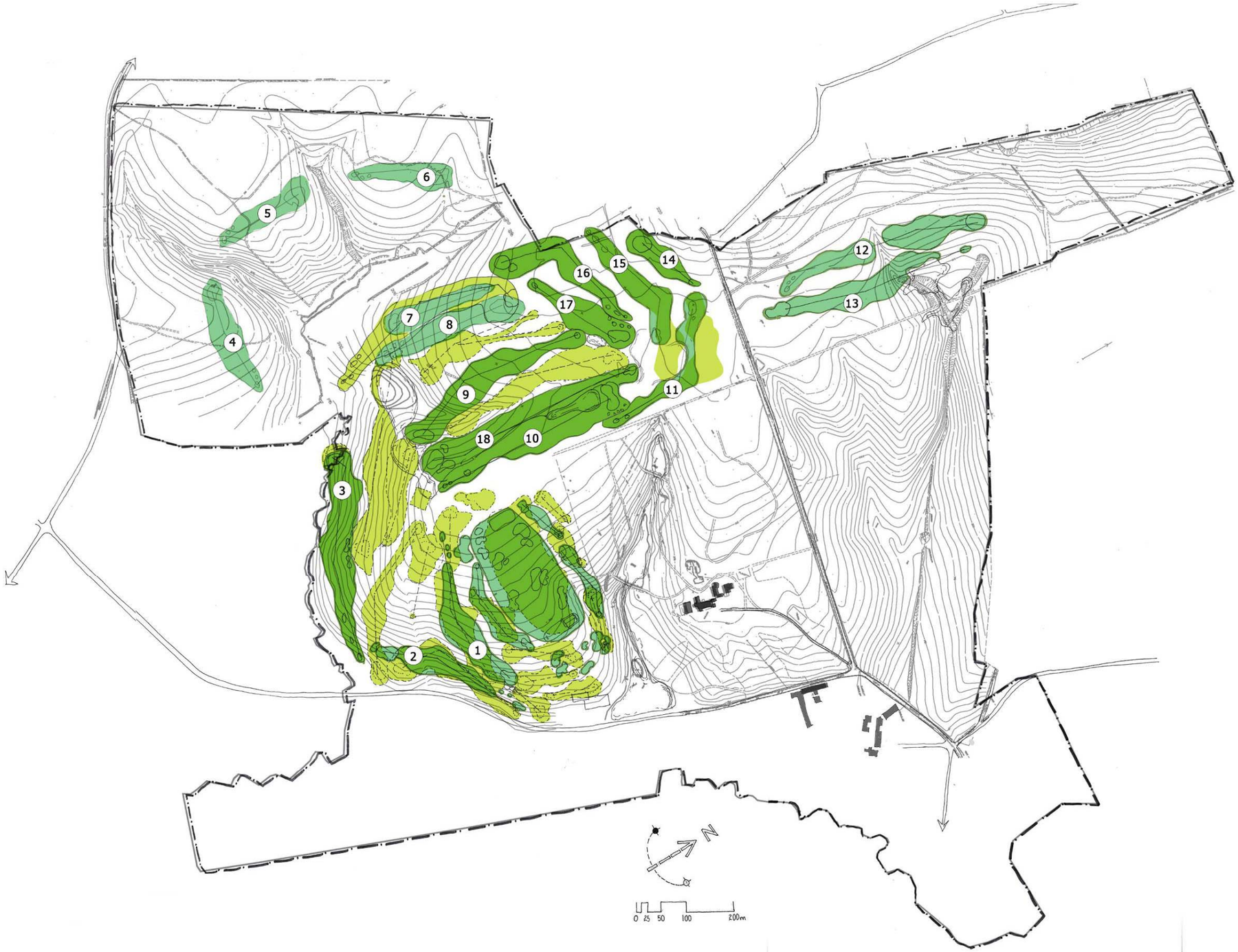
# Greens Diagram

**Résume de Déboisement**

| | Zone | Hectares | Développement | Déboisement | Hectares |
|---|---|---|---|---|---|
| 1 | Résidences du Bief-Tord Commune de Charbonnières | 10,7 | Parcelles résidentielles et routes | 100% | 3,5 |
| | | | Golf | 100% | 1 |
| | | | **Total** | | **4,5** |
| 2 | Résidences de la Vévre Commune de Clessé | 29,3 | Parcelles résidentielles et routes | 100% | 9,4 |
| | | | Golf | 100% | 2,2 |
| | | | **Total** | | **11,6** |
| 3 | Résidences les Bois de la Salle Commune de La Salle | 38 | Village et routes | 100% | 3 |
| | | | Parcelles et routes | 100% | 6 |
| | | | Golf | 100% | 4,3 |
| | | | **Total** | | **13,3** |
| | **TOTAL** | **78** | | | **29,4** |

| | |
|---|---|
| Reforestation sur la propriété | **9,1** |
| Reforestation a faire Hors Propriété | **20,3** |

# Golf Diagram

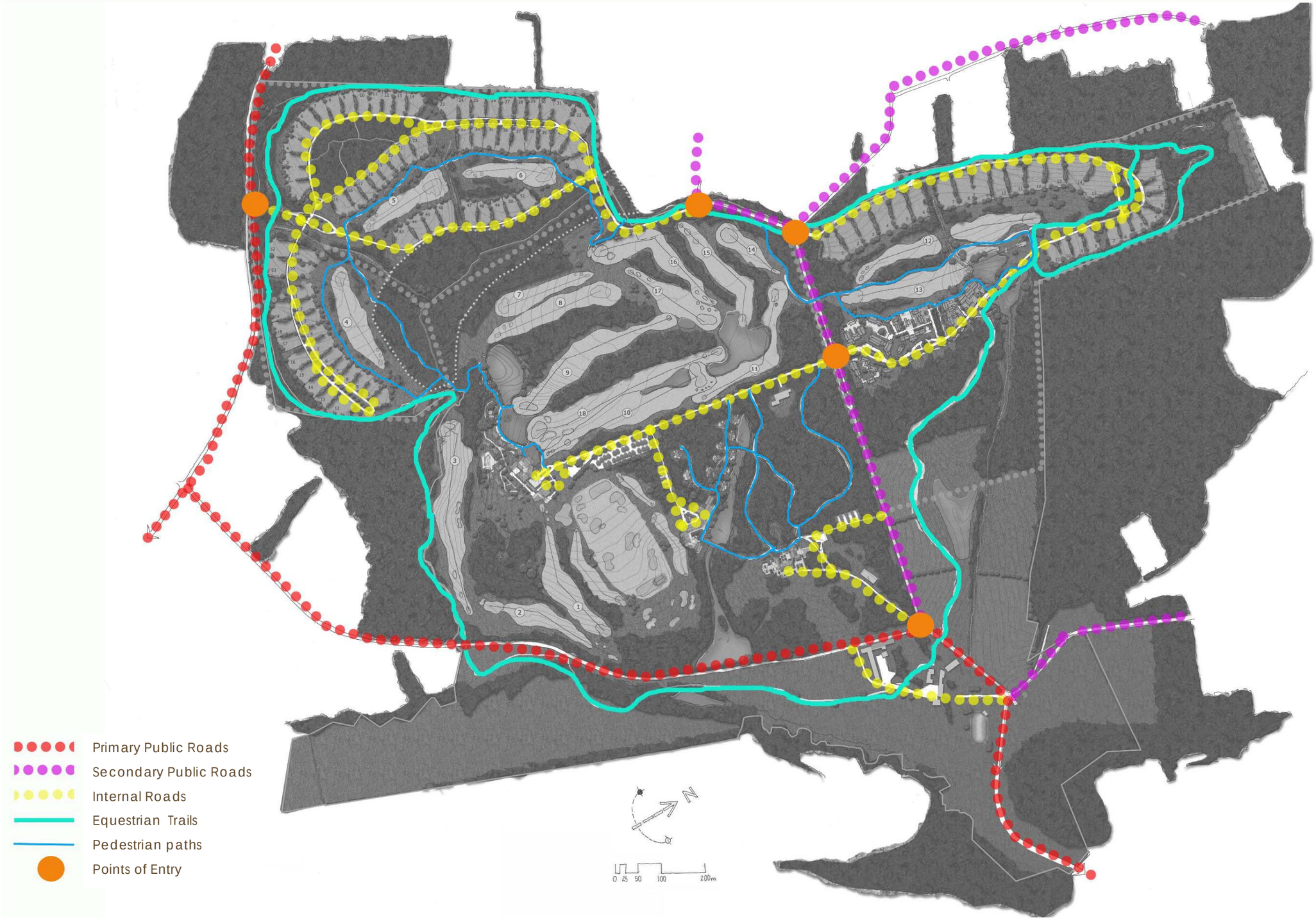



New Golf Holes

Removed Golf Holes

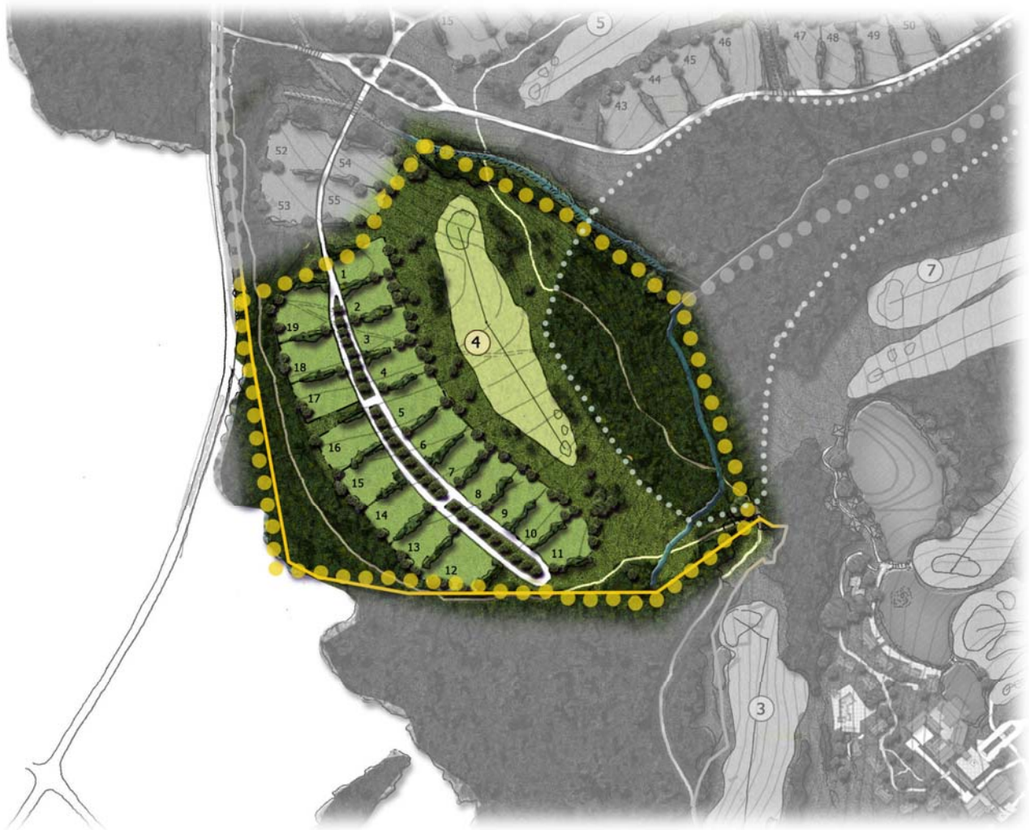
Preserved Existing Golf Holes

# Circulation Diagram



# Master plan Components

# Bief-Tord Villas, Commune of Charbonnières



| Commune | Zonage | C.O.S. | Surface de la zone (m2) | m2 construc-tibles (SHON) | observations |
|---|---|---|---|---|---|
| CHARBONNIERES | IINAL | 0.05 | 107,042 | 5,352 | Coefficient d'emprise au sol : 0,20<br>Hauteur maximum : R+1+C<br>Coefficient d'emprise d'espace vert :<br>- privatif : 0,60<br>- public : 0,10<br>Surface moyenne minimale d'un terrain : non réglementée (NR) ou 1000 m2 |

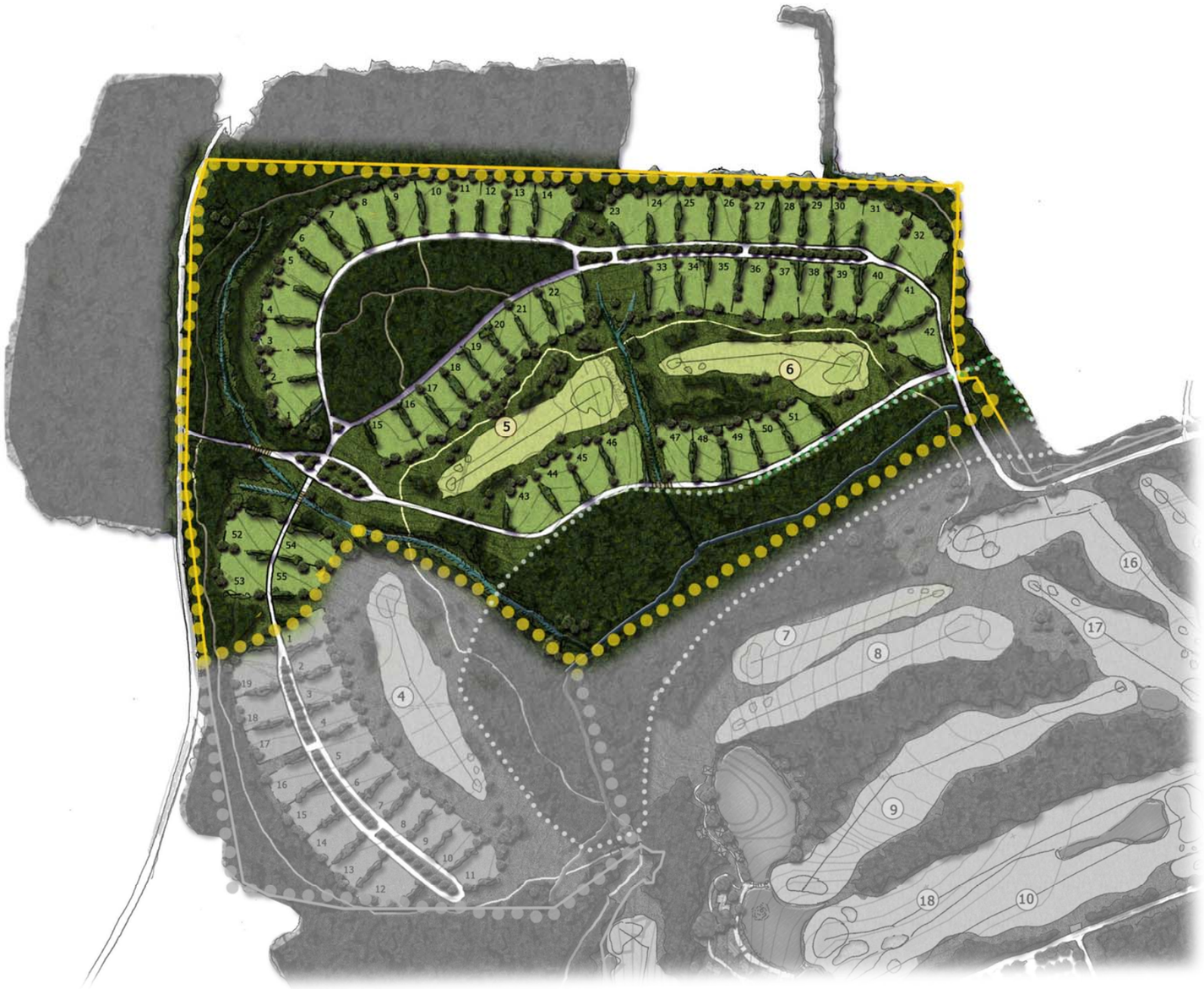
Charbonniéres: Development summary

| | lots | m2 (aprox) | Total m2 (aprox) |
|---|---|---|---|
| m2 | 19 | 1.000/1.500 | 21.000 |

| | Lot | m2 (aprox) | Total m2 (aprox) |
|---|---|---|---|
| Built m2 | 4 | 350 | 1.400 |
| Built m2 | 15 | 260 | 3.900 |

**Total m2: 5.300**

# La Vévre Villas, Commune of Clessé



| Commune | Zonage | C.O.S. | Surface de la zone (m2) | m2 construc-tibles (SHON) | observations |
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Clessé: Development summary

| | Lots | m2 (aprox) | Total m2 (aprox) |
|---|---|---|---|
| M2 | 55 | 1.500 | 82.500 |

| | Lots | m2 (aprox) | Total m2 (aprox) |
|---|---|---|---|
| M2 built | 5 | 350 | 1.750 |
| M2 Built | 50 | 260 | 13.000 |

**Total m2:**
**14.750**

# Les Bois de la Salle

| Commune | Zonage | C.O.S. | Surface de la zone (m2) | m2 construc-tibles (SHON) | observations |
|---|---|---|---|---|---|
| La SALLE | IINAg | 0.05 | 387,600 | 19,380 | Coefficient d'emprise au sol : NR<br>Hauteur maximum : R+1+C<br>Coefficient d'emprise d'espace vert :<br>- privatif : NR<br>- public : NR<br>Surface moyenne minimale d'un terrain : NR |

La Salle: Résume du développement

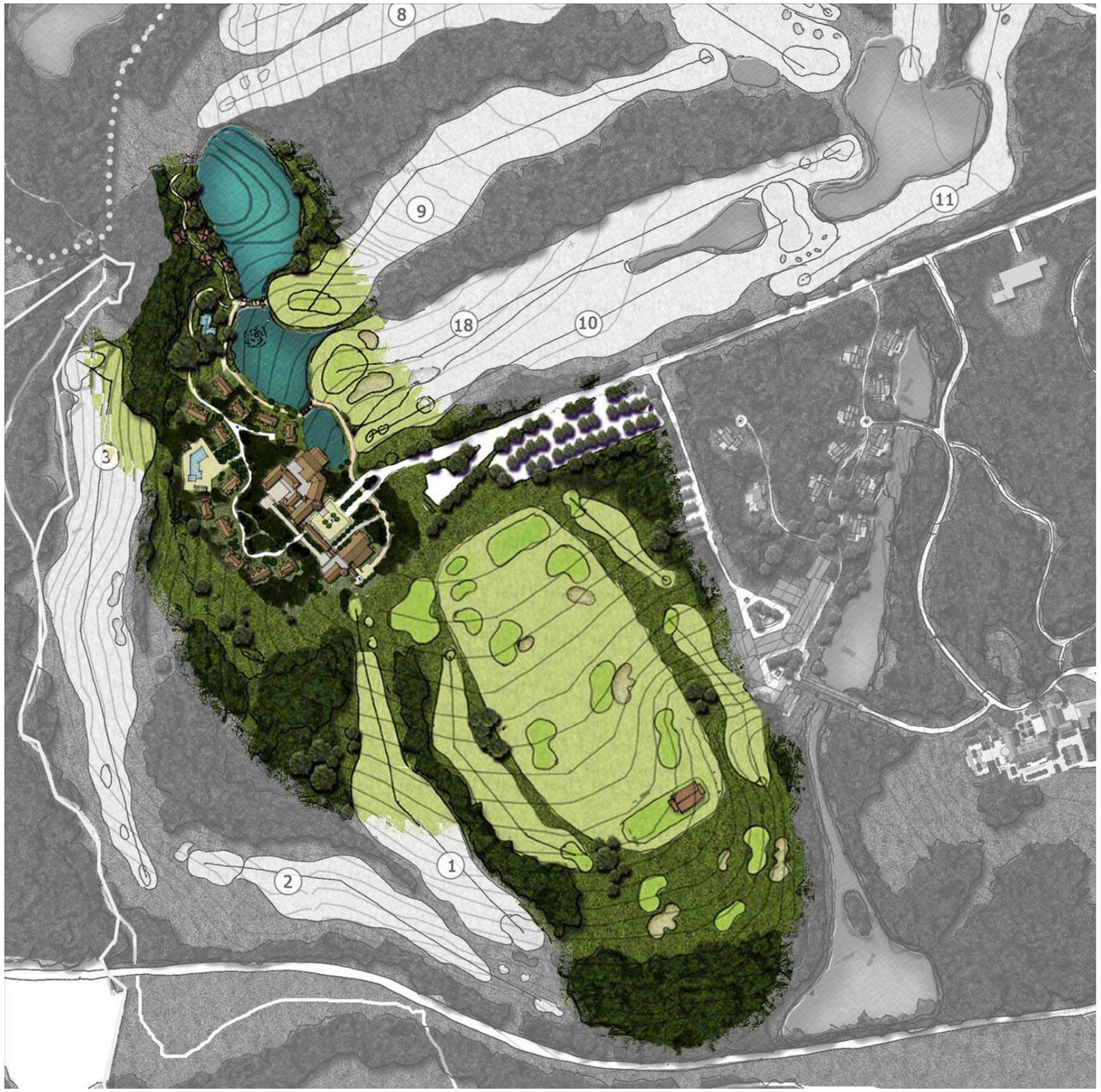
| | Lots | m2 (aprox) | Total m2 (aprox) |
|---|---|---|---|
| m2 Lot | 15 | 3.000 | 45.000 |
| m2 Lot | 11 | 1.500 | 16.500 |
| Village | - | - | 30.000 |

Hameau Résidentiel des bois de la salle

| | Nimber of units | m2 (aprox) | Total m2 (aprox) |
|---|---|---|---|
| Buit m2 | 15 | 430 | 6.450 |
| Built m2 | 11 | 260 | 2.860 |
| Built m2 | 25 | 240 | 6.000 |
| Built m2 | 20 | 200 | 4.000 |

**Total m2: 19.310**

# Golf Hamlet – Golf Club & Academy

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1 Golf Hamlet
- 48 chambres
- 6 Gîtes
- Conference centre

2 Golf Club

3 Golf Academy

| Commune | Zonage | C.O.S. | Surface de la zone (m2) | m2 construc-tibles (SHON) | observations |
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| | IINAh | | 0.3 | 30,450 | 9,135 Coefficient d'emprise au sol : NR<br>Hauteur maximum : R+2+C<br>Coefficient d'emprise d'espace vert :<br>- privatif : NR<br>- public : NR<br>Surface moyenne minimale d'un terraim : NR |

1. Spa & Reception
2. 12 Lodges
3. Château
4. Golf maintenance Building

# Le Château

Basement

BILLARD
&
BAR A CIGARE
BAR A VIN
DEGUSTATION FROMAGES
SALLE DE CLASSE
DE CUISINE
BUREAU
DU CHEF
SERVICE
SERVICE
W
M
CAFE
A
VINS
PATISSERIE
CHAMBRE
FROIDE
CUISINE
VESTIAIRE
EMPLOYES
EMPLOYEE
LOUNGE
SERVICE
0
5
10

Ground floor

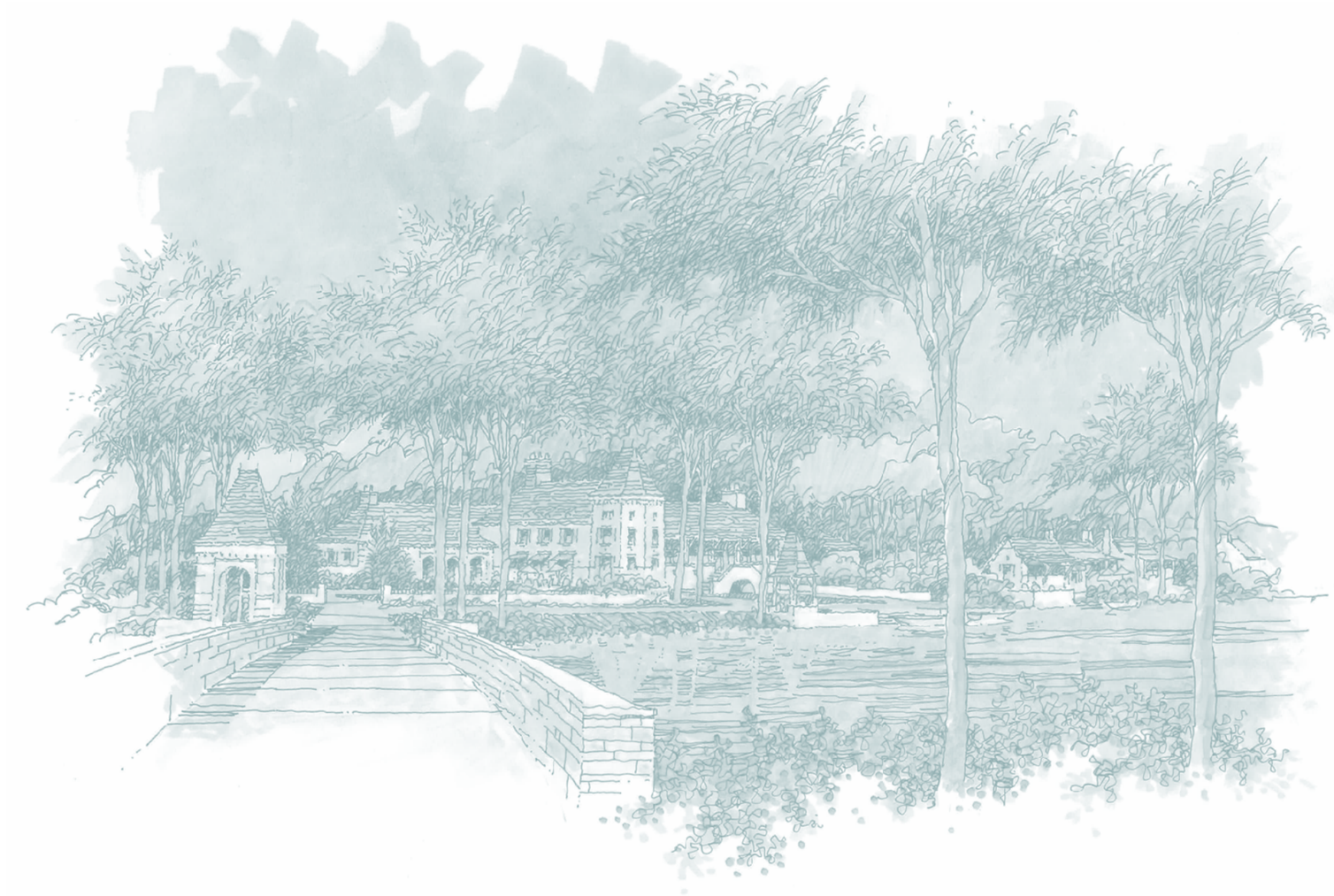
First floor

CL
CHAMBRE 1
CHAMBRE 2
CL
CL
CHAMBRE 3
SALLE
SERVICE
CHAMBRE 1
CHAMBRE 3
CHAMBRE 4
CHAMBRE 5
CHAMBRE 6
CHAMBRE 2
SERVICE
0
5
10

## Second floor

OBM

# The Spa



# Spa

Spa lodge (2 keys)

Spa Lodge (3 keys)

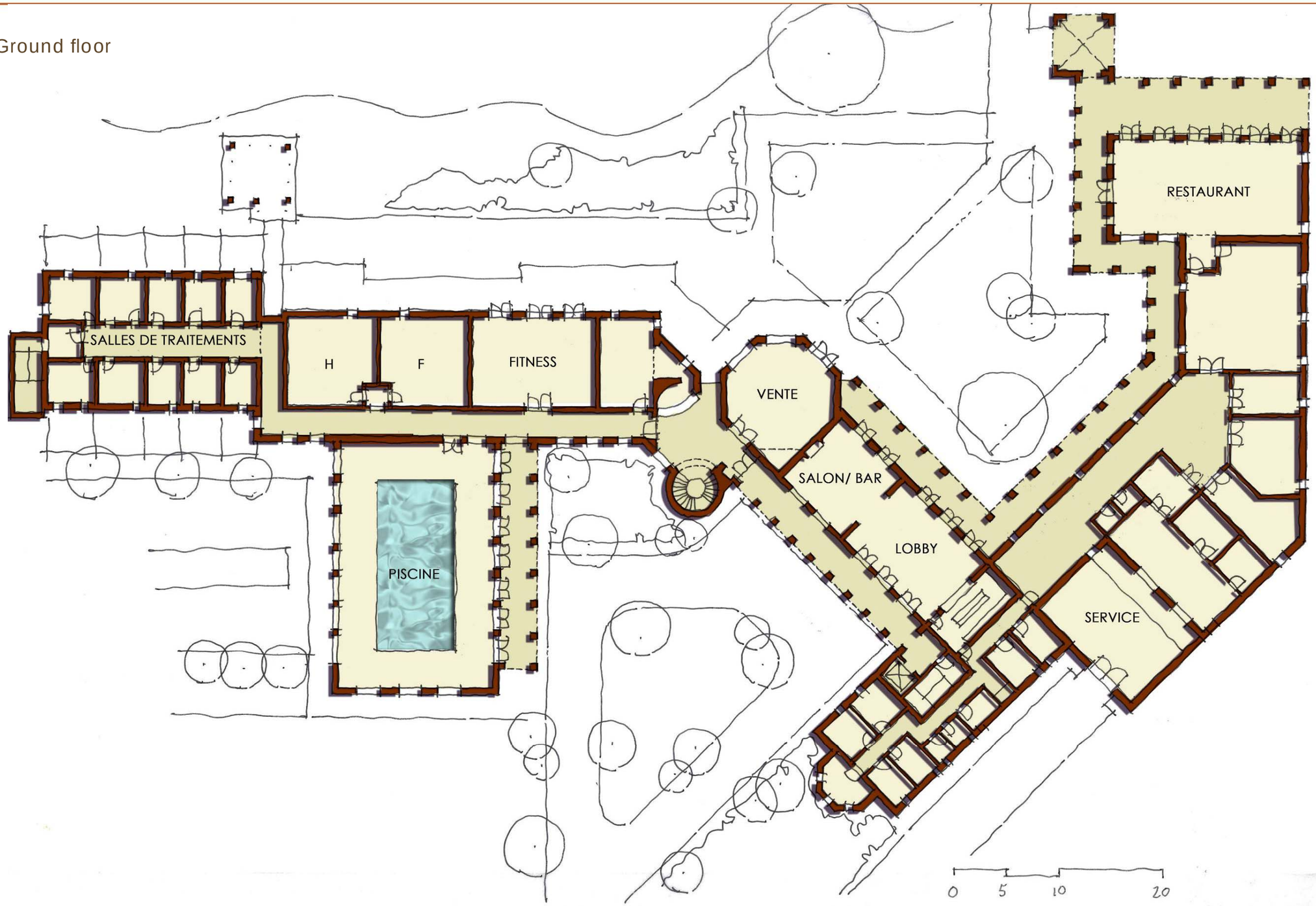
Entry Plaza

Spa main building
15 keys per floor

Château

# Spa – Main building

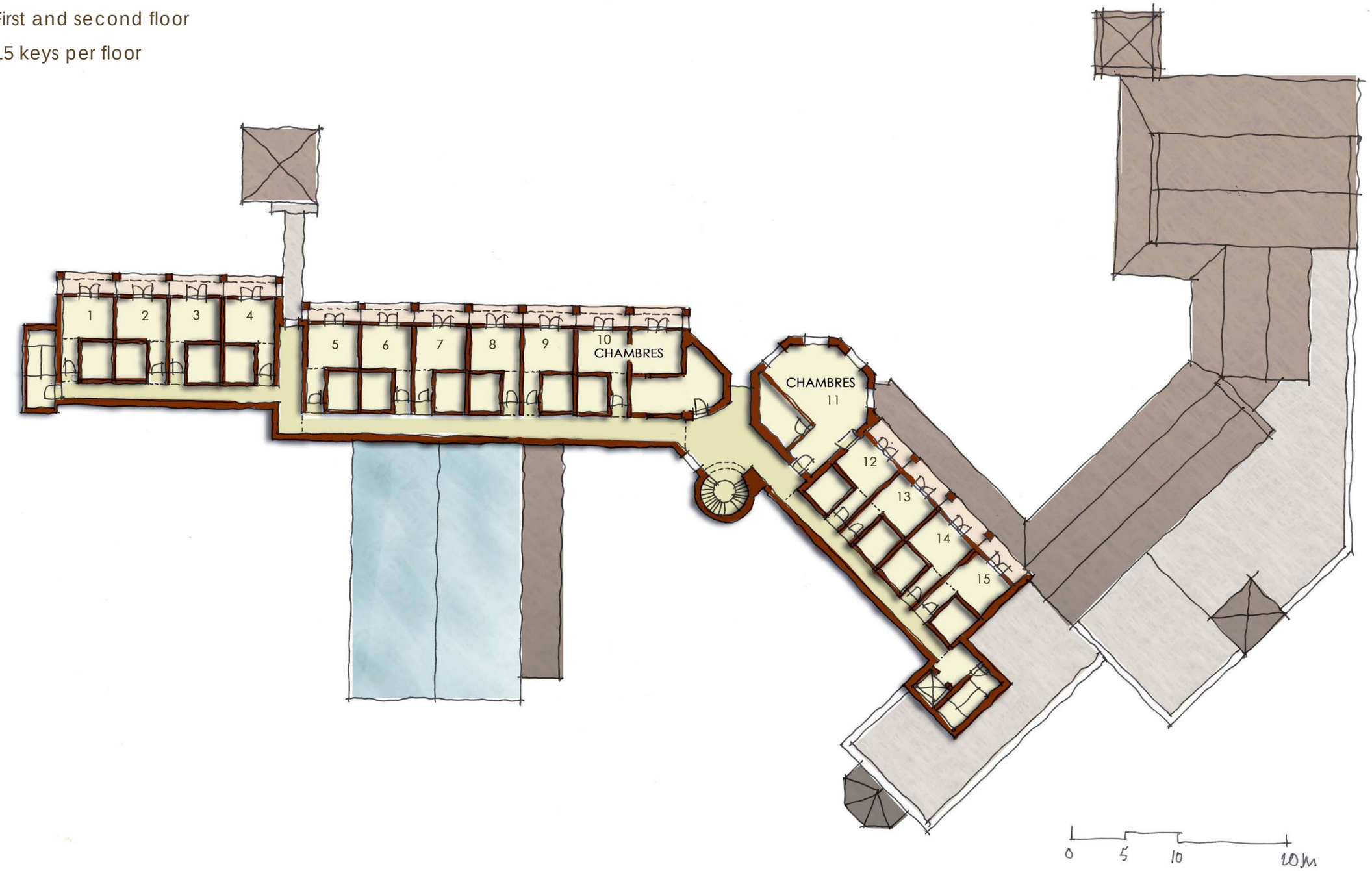
Ground floor



# Spa – First and Second floor

First and second floor

15 keys per floor



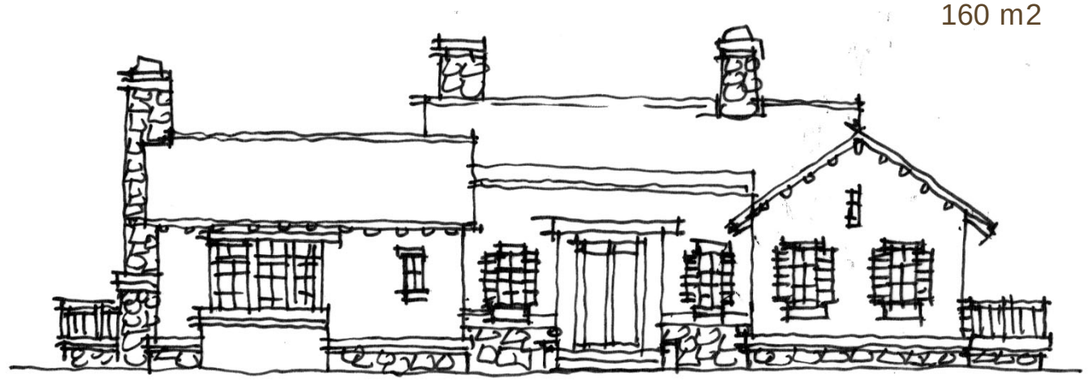
Spa lodges, 2 typologies:

Lodge 2 keys

120 m2

Lodge 3 keys

160 m2



Conceptual elevation

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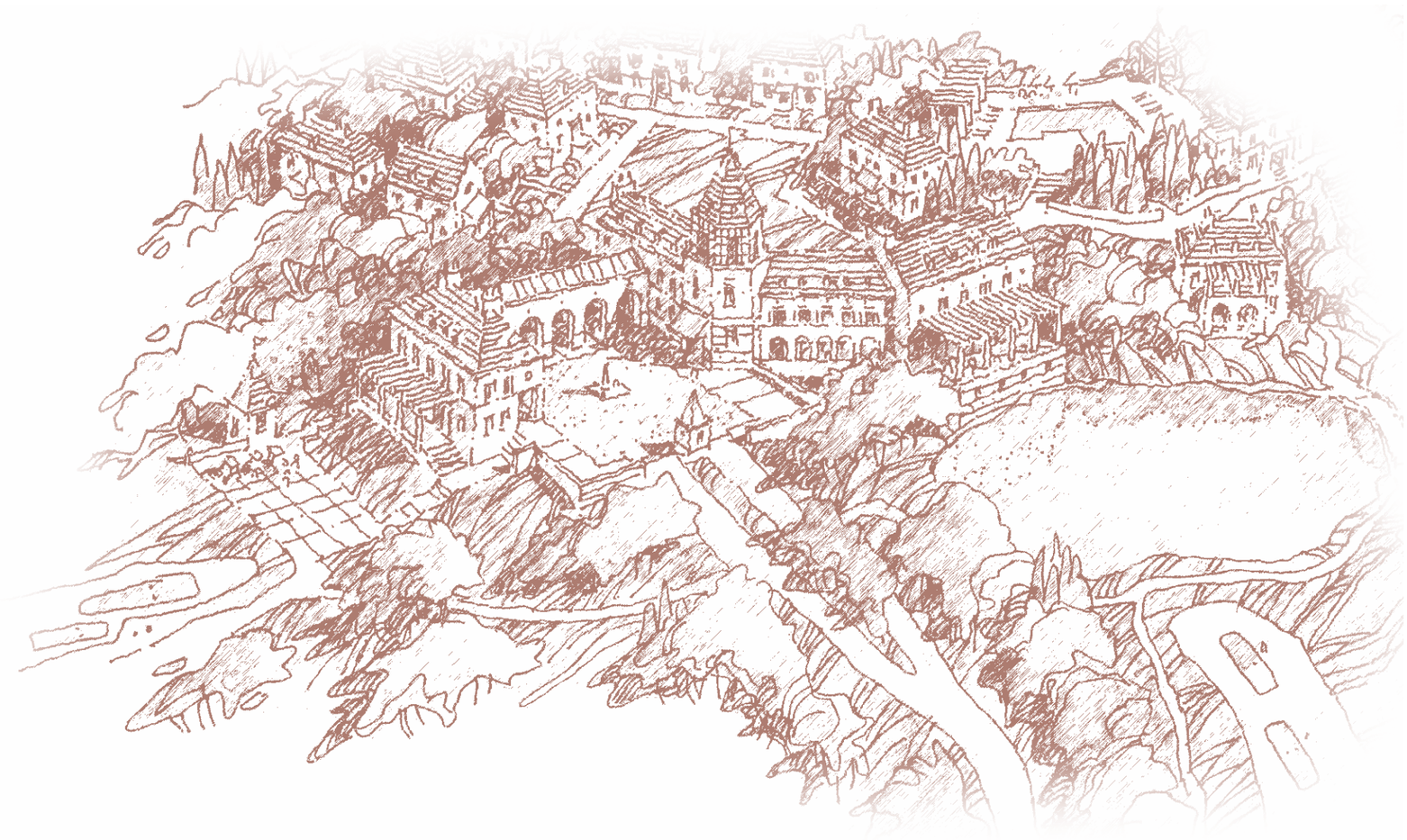
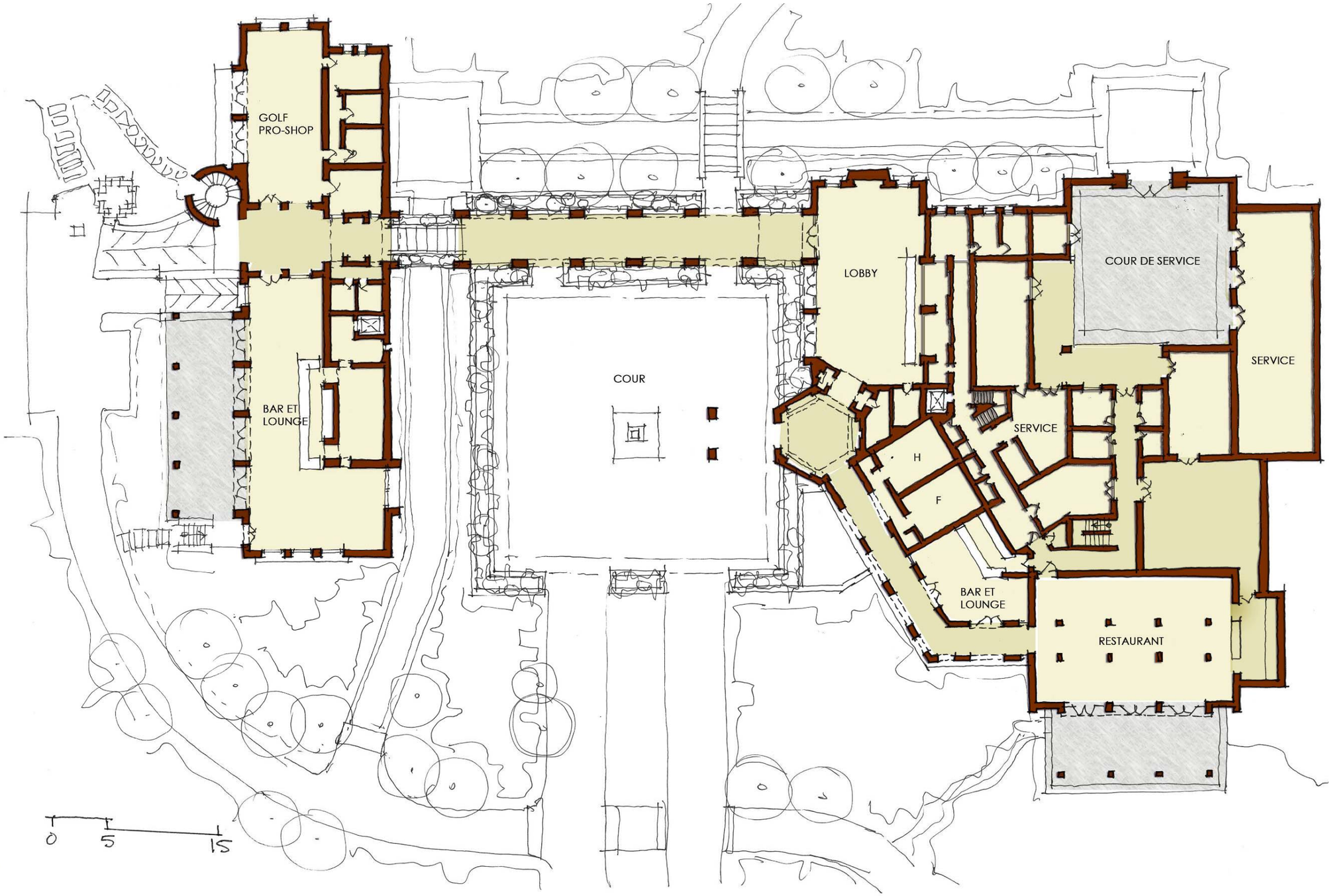
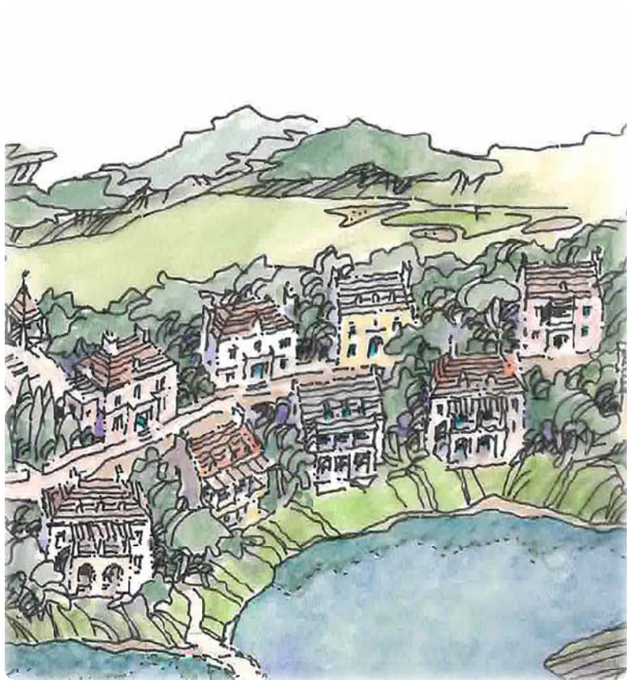
# Golf Hamlet

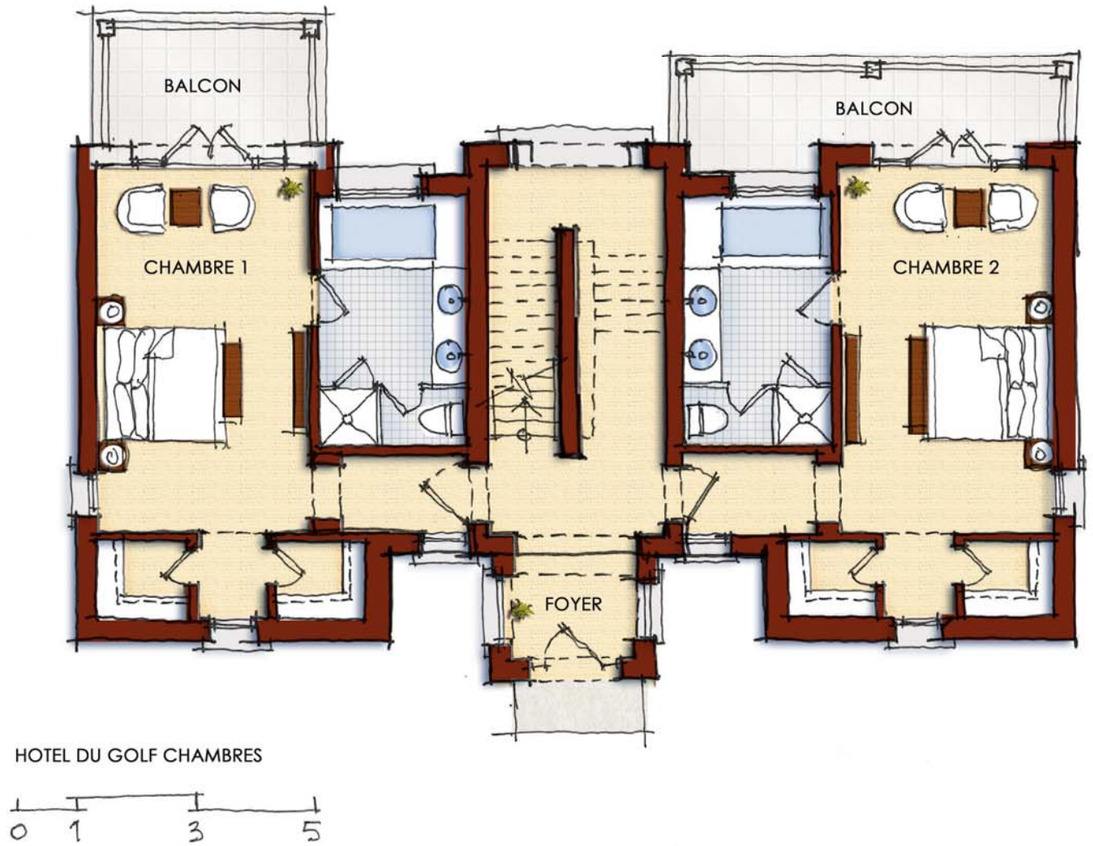


# Golf Hamlet

Lodges (48 keys)
Golf Pro Shop
Golf Club
Hotel
Restaurant
0
20
50m


GOLF
PRO-SHOP
BAR ET
LOUNGE
COUR
LOBBY
COUR DE SERVICE
SERVICE
SERVICE
H
F
BAR ET
LOUNGE
RESTAURANT
0
5
15

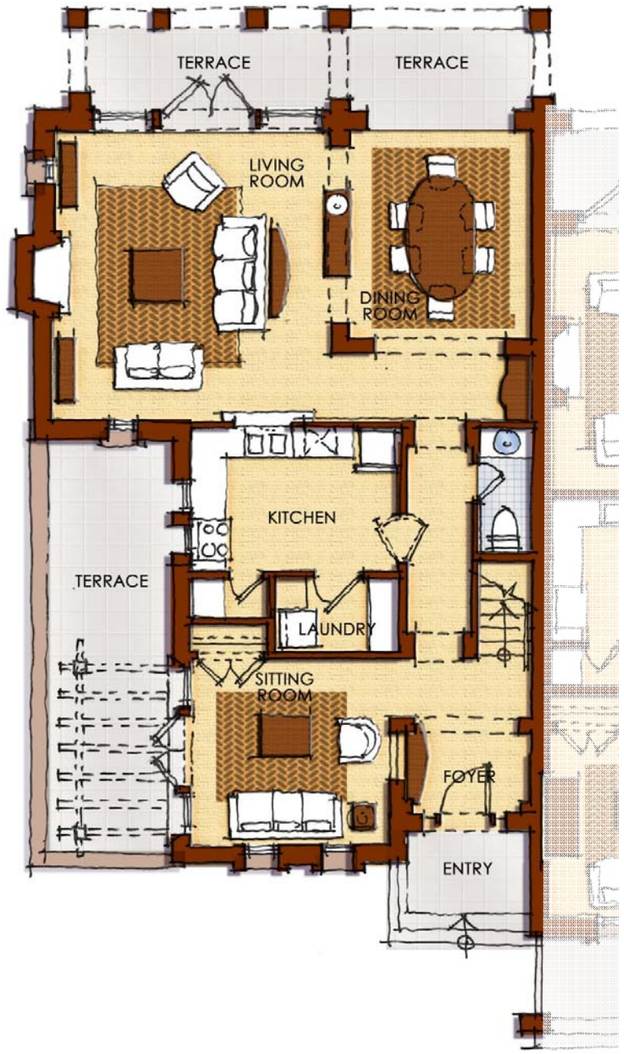



BALCON
BALCON
CHAMBRE 1
CHAMBRE 2
FOYER
HOTEL DU GOLF CHAMBRES
0 1 3 5

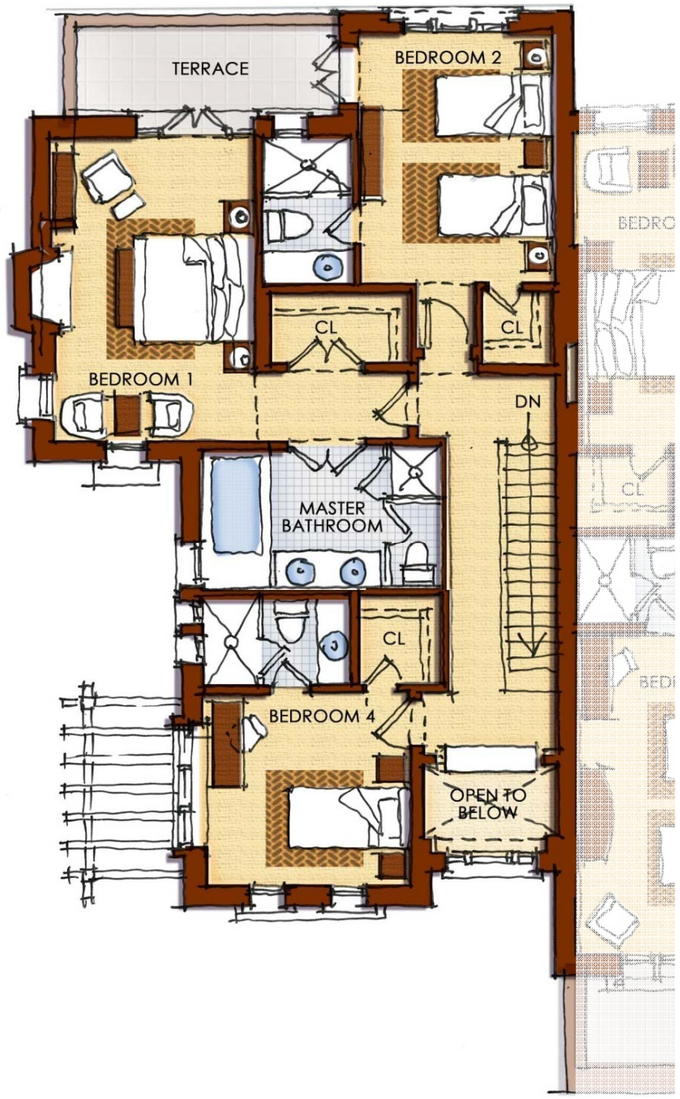
OBM

# Residential Village of « Les Bois de la Salle »

Corner unit – Total area: 240m2

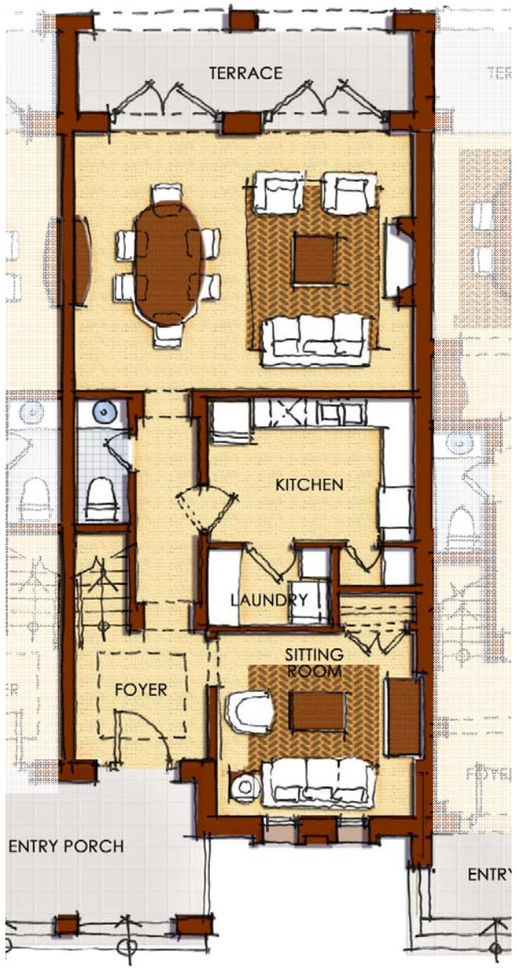



Ground floor

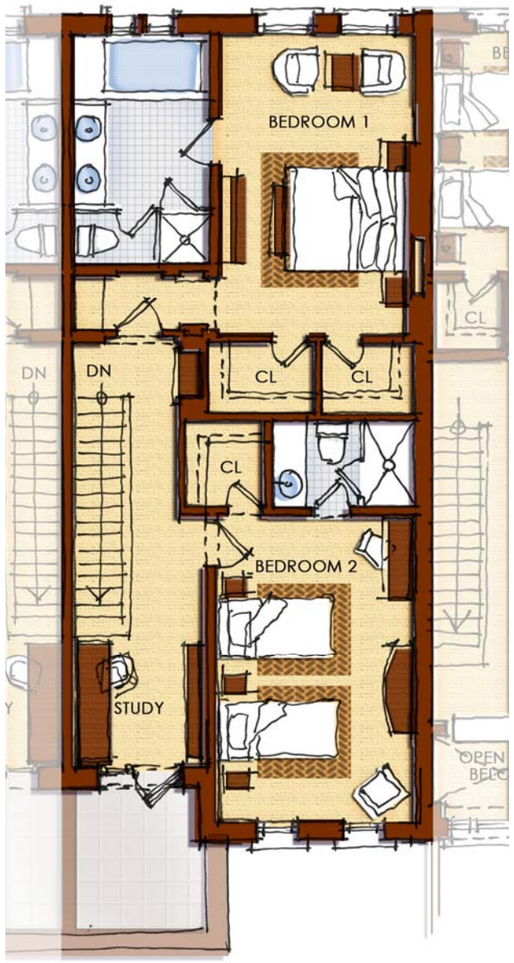



First floor

Middle unit – Total area: 200m2



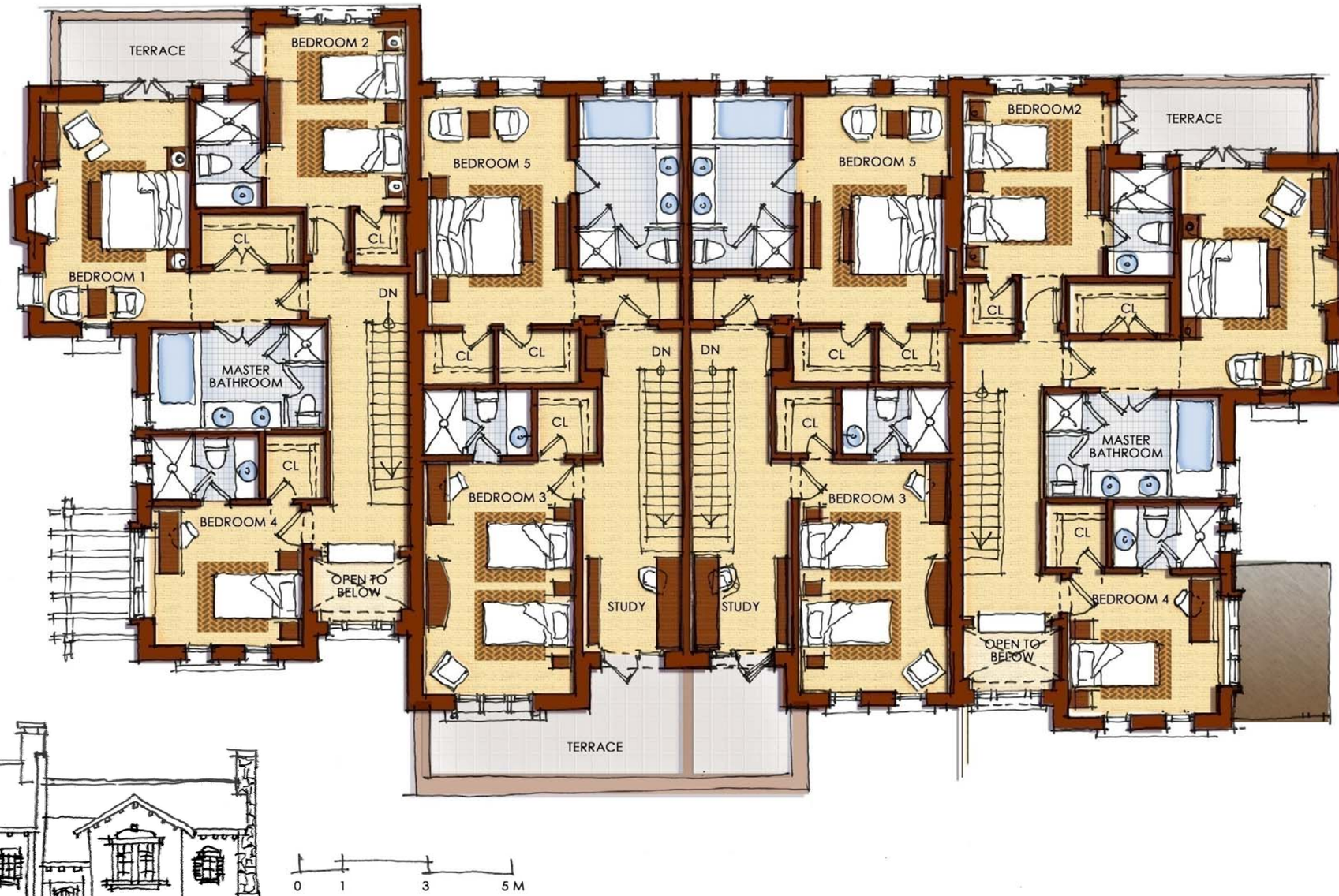

Ground floor




First floor

Ground floor: Group of unit

First floor: Group of units



Conceptual elevation

# Residence Type A

Conceptual elevation – Residence - Type A

Residence Type A – Total area: 260 m2

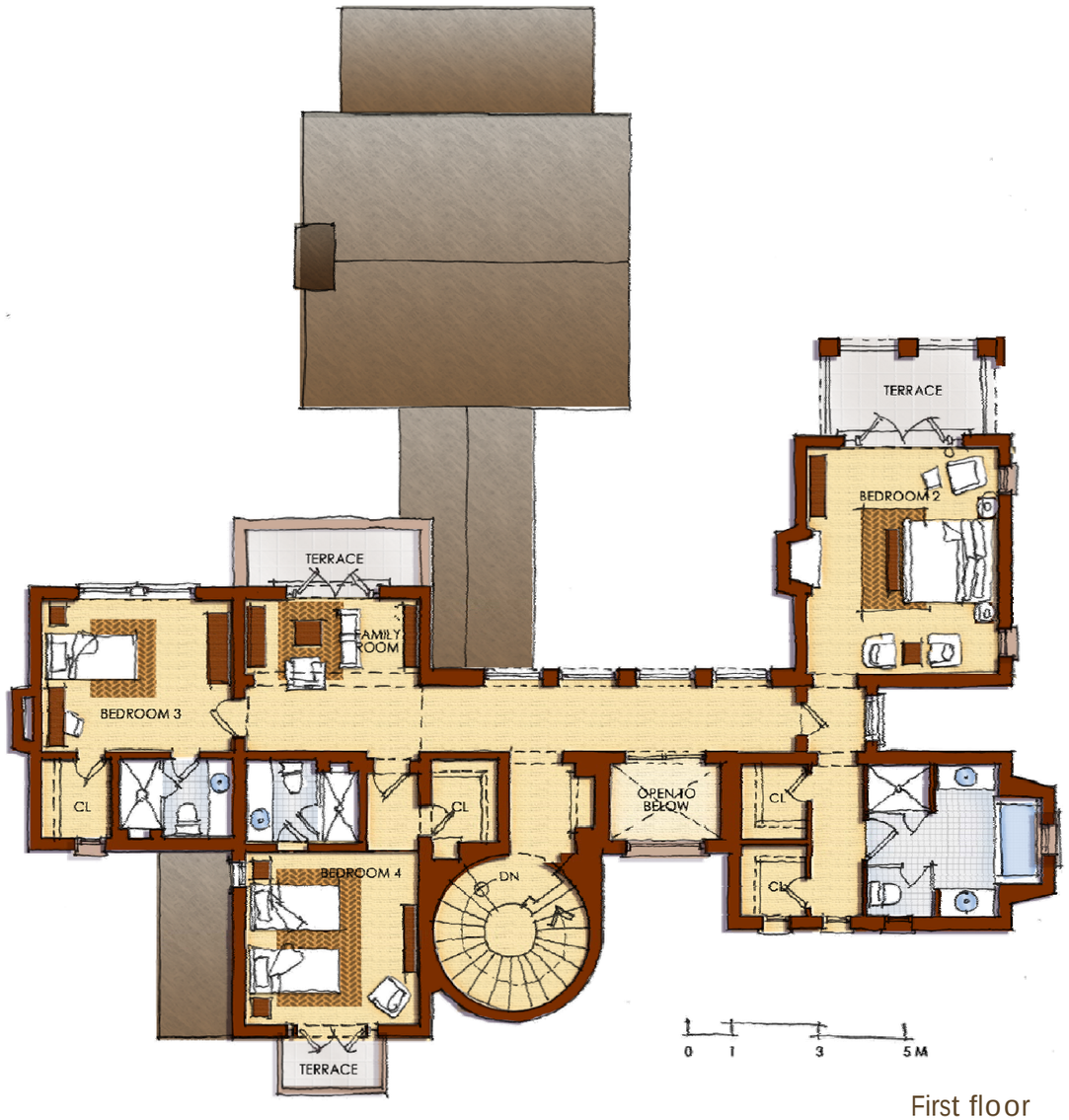
First floor

Ground floor

# Residence Type B

Conceptual Elevation – Residence - Type B

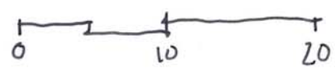
Residence Type B – Total area 430m2

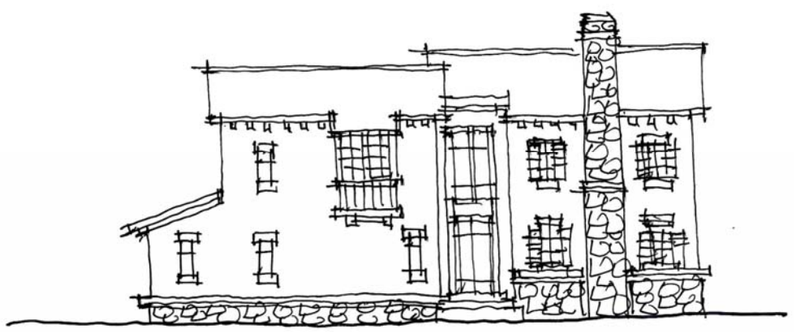



First floor

Ground floor

# Residence Type C



Conceptual Elevation – Residence - Type C

# Residence Type C

Residence Type C – Total area: 350m2

First floor

Ground floor

# CHATEAU DE LA SALLE – development summary

| Component / Level | | Area A/C (m2) | Area non A/C (m2) | m2 Constructibles (SHON) |
|---|---|---|---|---|
| **Château (Main Building)** | | | | |
| **10 Suites** | | | | |
| Basement Level | Billard Room | 68,40 | 6,70 | |
| | Employee Wardrobe | 21,60 | | |
| | Restrooms | 14,50 | | |
| | Wine Cellar | 14,80 | | |
| | Bakery | 14,80 | | |
| | Wine & Cheese | 35,60 | | |
| | Cooking Classroom | 28,00 | | |
| | Chef's Office | 11,00 | | |
| | Cold Storage | 8,00 | | |
| | Kitchen | 43,60 | | |
| | Housekeeping | 43,60 | | |
| | Employee Lounge | 18,30 | | |
| | Service Core | 12,00 | | |
| | circulation | 116,90 | | |
| | Structure | 173,90 | | |
| | TOTAL AREA Basement Level | 625,00 | 6,70 | |
| Ground Level | Library | 71,50 | | |
| | Reception / Office | 31,00 | | |
| | Administration | 20,40 | | |
| | Bar / Lounge | 64,00 | | |
| | Foyer | 30,00 | | |
| | Dining Room | 65,20 | | |
| | Music / Multimedia | 33,60 | | |
| | Gallery | 94,70 | | |
| | Service Core | 12,00 | | |
| | Circulation | 57,10 | | |
| | Structure | 145,50 | | |
| | TOTAL AREA Ground Level | 625,00 | | |

| Component / Level | | Area A/C (m2) | Area non A/C (m2) | m2 Constructibles (SHON) |
|---|---|---|---|---|
| Second Level | Hotel Room 1 | 70,70 | | |
| | Hotel Room 2 | 48,90 | | |
| | Hotel Room 3 | 56,80 | | |
| | Hotel Room 4 | 76,40 | | |
| | Hotel Room 5 | 51,30 | | |
| | Hotel Room 6 | 44,80 | | |
| | Service Core | 11,60 | | |
| | Circulation | 92,60 | | |
| | Structure | 171,90 | | |
| | TOTAL AREA Second Level | 625,00 | | |
| Third Level | Hotel Room 1 | 74,40 | | |
| | Hotel Room 2 | 67,70 | | |
| | Hotel Room 3 | 50,00 | | |
| | Hotel Room 4 | 93,90 | | |
| | Service Core | 13,40 | | |
| | Circulation | 152,80 | | |
| | Structure | 172,80 | | |
| | TOTAL AREA Third Level | 625,00 | | |
| Fourth Level | Tower | 19,60 | | |
| | Circulation | 206,80 | | |
| | structure | 135,90 | | |
| | TOTAL AREA Fourth Level | 362,30 | | |
| TOTAL AREA CHATEAU MAIN BLDG | | 2.862,30 | | s.o. |

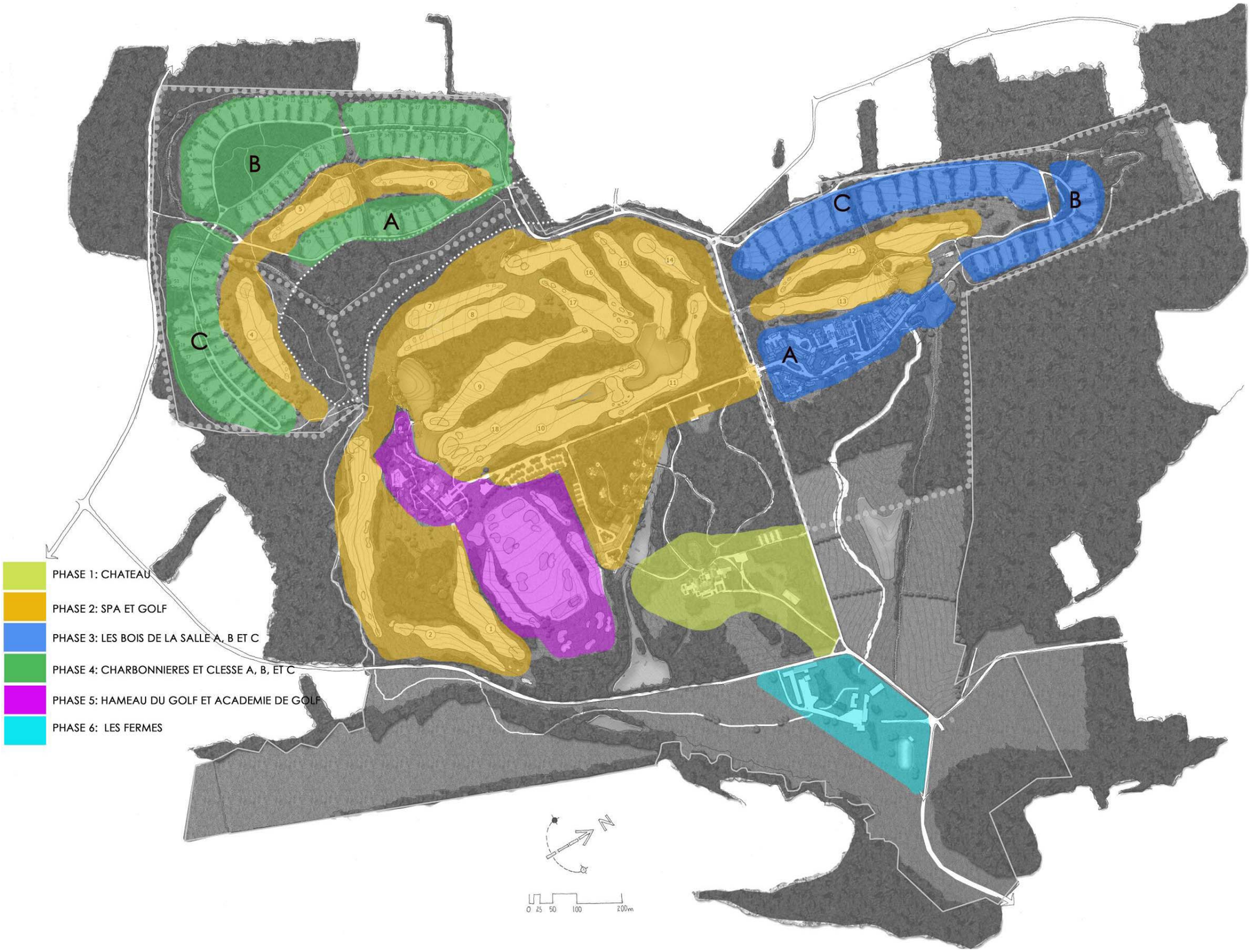
# CHATEAU DE LA SALLE – development summary

| Component / Level | | Area A/C (m2) | Area non A/C (m2) | m2 Constructibles (SHON) |
|---|---|---|---|---|
| **Chateau (Annex Bldg)** | | | | |
| **7 Suites Total** | | | | |
| Basement Level | BOH | 42,70 | | |
| | Circulation & Structure | 15,70 | | |
| | TOTAL AREA Basement Level | 58,40 | | |
| Ground Level | Gallery | 47,30 | | |
| | Bedroom 1 | 52,36 | | |
| | Bedroom 2 | 68,07 | | |
| | Bedroom 3 | 54,60 | | |
| | Circulation | 12,80 | | |
| | Structure | 75,87 | | |
| | TOTAL AREA Ground Level | 311,00 | | |
| Second Level | Bedroom 1 | 44,70 | | |
| | Bedroom 2 | 64,10 | | |
| | Bedroom 3 | 59,00 | | |
| | Hall | 25,46 | | |
| | Service | 18,53 | | |
| | Circulation | 14,14 | | |
| | Structure | 59,27 | | |
| | TOTAL AREA Second Level | 285,20 | | |
| Third Level | Bedroom 1 | 44,70 | | |
| | Service | 44,80 | | |
| | Circulation & structure | 33,00 | | |
| | TOTAL AREA Third Level | 122,50 | | |
| Forth level | | 44,70 | | |
| | TOTAL AREA Forth Level | 44,70 | | |
| TOTAL AREA CHATEAU ANNEX BLDG | | 821,80 | | s.a. |

| Component / Level | | Area A/C (m2) | Area non A/C (m2) | m2 Constructibles (SHON) |
|---|---|---|---|---|
| **Hotel & Spa** | | | | |
| **30 Hotel Rooms & 31 Spa Lodges = 61 Total** | | | | |
| Ground Floor Spa | Lobby, reception & administration | | | |
| | Fitness Areas | | | |
| | Spa Treatment Areas | 1.250,00 | | |
| | Men's Changing Areas | | | |
| | Women's Changing Areas | | | |
| | Pools and Water Ammenities | | | |
| Ground Floor Hotel | Lobby | 240,00 | | |
| | Bar and Lounges | 120,00 | | |
| | Restaurant | 160,00 | 140,00 | |
| | Administration | | | |
| | Kitchen | | | |
| | Loundry & Housekeeping | | | |
| | Receiving & Storage | 920,00 | | |
| | Employee Facilities | | | |
| | Engineering & Maintanance | | | |
| | TOTAL AREA Ground Level | 2.690,00 | 140,00 | |
| Second Floor | 15 Hotel Rooms (@ 50m2 each) | 750,00 | | |
| | Circulation and service | 175,00 | | |
| | TOTAL AREA Second Floor | 925,00 | | |
| Third Floor | 15 Hotel Rooms (@ 50m2 each) | 750,00 | | |
| | Circulation and service | 175,00 | | |
| | TOTAL AREA Third Floor | 925,00 | | |
| Spa Lodges | 7 Units (3 key each = 21 keys) 160m2 each | 1.120,00 | | |
| | 5 Units (2 key each = 10 keys) 120 m2 each | 600,00 | | |
| | TOTAL AREA Spa Lodges | 1.720,00 | | |
| TOTAL AREA HOTEL & SPA | | 6.260,00 | | 9.135,00 |

# CHATEAU DE LA SALLE – development summary

| Component / Level | | Area A/C (m2) | Area non A/C (m2) | m2 Constructibles (SHON) |
|---|---|---|---|---|
| **Golf Hotel & Club House** | | | | |
| **48 Hotel Rooms** | | | | |
| Ground Floor Club House | Golf Pro-Shop | | | |
| | Dining & Bar | | | |
| | Administration | | | |
| | Kitchen | 1.500,00 | | |
| | Mech / Elect / Circulation | | | |
| | Locker Rooms | | | |
| | Cart Storage / Back Storage / Maintenance | 600,00 | | |
| Ground Floor Hotel | Lobby | 200,00 | | |
| | Bar and Lounge | 120,00 | | |
| | Restaurant | 150,00 | 125,00 | |
| | Administration | | | |
| | Kitchen | | | |
| | Loundry & Housekeeping | | | |
| | Receiving & Storage | 850,00 | | |
| | Employee Facilities | | | |
| | Engineering & Maintanance | | | |
| | 24 Hotel Rooms (@ 50m2 each) | 1.200,00 | | |
| | Circulation | 300,00 | | |
| | TOTAL AREA Ground Floor | 4.920,00 | 125,00 | |
| Second Floor | 24 Hotel Rooms (@ 50m2 each) | 1.200,00 | | |
| | Circulation | 300,00 | | |
| | TOTAL AREA Second Floor | 1.500,00 | | |
| TOTAL GOLF HOTEL & CLUB HOUSE | | 6.420,00 | 125,00 | s.o. |

| Component / Level | | Area A/C (m2) | Area non A/C (m2) | m2 Constructibles (SHON) |
|---|---|---|---|---|
| **Charbonnières/ Res. Du Bief-Tord** | | | | |
| **IINAL** | | | | |
| 15 residences south, 1000m2 lots | **15 x 260 m2** | 3.900,00 | | |
| 4 residences south, 1500 m2 lots | **4 x 350 m2** | 1.400,00 | | |
| | | 5.300,00 | | 5.352,00 |
| **CLESSE / Res. De la Vévre** | | | | |
| **IINAa** | | | | |
| 50 residences, 1500m2 lots | **50 x 260 m2** | 13.000,00 | | |
| 5 residences, 1500 m2 lots | **5 x 350 m2** | 1.750,00 | | |
| | | 14.750,00 | | 14.882,00 |
| **LA SALLE / Res. Les Bois de la Salle** | | | | |
| **IINAg** | | | | |
| 15 residences, 3000 m2 lots | **15 x 430 m2** | 6.450,00 | | |
| 11 residences, 1500 m2 lots | **11 x 260 m2** | 2.860,00 | | |
| 25 residences, 240 m2 each in the village | **25 x 240 m2** | 6.000,00 | | |
| 20 residences, 200 m2 each in the village | **20 x 200 m2** | 4.000,00 | | |
| | | 19.310,00 | | 19.380,00 |
| | | Total m2 | | SHON |
| TOTAL | | 45.620,00 | | 48.749,00 |

# Development phases