



120/130, Route de Saint Antoine
06200 NICE

DESCRIPTIVE NOTICE

(In compliance with the Decree of 10 May 1968)

Building A:

32 Dwellings

- I GENERAL NOTE
- II GENERAL TECHNICAL SPECIFICATIONS FOR THE CAMPAIGN
- III PRIVATE PREMISES AND THEIR EQUIPMENT
- IV PRIVATE OUTBUILDINGS

AFFIDAVIT

I, the undersigned Jana ROCHA SORIA, am a professional translator and I am fluent in English, Spanish, Portuguese and French. I hereby certify that I have translated this document, which is a true, accurate and comprehensive translation of the attached document in French.

A handwritten signature in black ink, appearing to be "Jana ROCHA SORIA".

Jana ROCHA SORIA
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Le 15/03/2021

- V COMMON PARTS OF THE BUILDINGS
- VI GENERAL EQUIPMENT IN THE BUILDINGS
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The campaign has been designed by the architectural firm FEVRIER CARRE and comprises:

- 4 buildings, namely 51 dwellings,
- 1 shop/activity
- 3 basement levels, representing 298 parking spaces, of which 220 public spaces managed by EFFIA and 78 spaces for campaign purchasers.

This notice only concerns building A.

1. GENERAL NOTE

This description concerns the “BLUE PEARL” campaign in Nice, the project owner for which holds the right to use the “NF HABITAT” brand.

The campaign will therefore be NF habitat-certified.

The technical specifications of construction are defined in this notice.

The construction will comply with:

- the laws and regulations in force.
- the instructions in the Unified Technical Documents, drawn up by the *Centre Scientifique Technique du Bâtiment* [Scientific Technical Centre for Building].
- the best practices rendered mandatory by the regulations.
- the construction and safety rules.

In particular, the construction will comply with the New Acoustic Regulation, the Thermal Regulation in force on the date of the planning permission application (2012 thermal regulation), and with the latest decrees and orders relating to disabled access.

The construction’s compliance will be verified throughout its creation by the APAVE inspection agency.

A Subsequent Intervention to the Works File will be drawn up by an approved health and safety coordinator, appointed by the Project Owner, and will be handed over to the complex on delivery of the buildings.

It is expressly provided that, in the event that, during construction, the supply or use of certain materials, equipment or apparatus should prove to be impossible, difficult or likely to lead to problems, and this for any reason whatsoever (e.g.: administrative regulations, supply delays, manufacturing faults, difficulties with importation, technical requirements or in the event a new material comes onto the market), the Project Owner may replace these materials, equipment or apparatus with others of an equivalent or better quality.

The consequences of natural phenomena that may occur, following the removal of materials, subsidence, creep, dilation, cracks, etc. and which generally accompany constructions after completion of the works can in no event be considered as hidden or apparent defects.

The Project Owner may also improve the quality or presentation of all or part of the construction.

Likewise, it is specified that the dimensions and areas mentioned on the plans are indicated subject to the tolerance reservations for construction and implementation of the various technical elements needed for this construction, as defined in the deed of sale.

The layout of equipment or apparatus, as well as the springs, soffits and false ceilings may be

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shown on this plan for information purposes; pipework is not shown.

The facade tones, colours and finishes will be chosen by the Architect in accordance with the various administrative departments involved.

The Project Owner reserves the right to refuse requests for Purchaser Modification Works.

It is pointed out that modifications will only be agreed on within the limit of the services described in this descriptive notice and subject to the modifications complying with the regulations on disabled access.

The following will be agreed on *ipso jure*: all modifications to structures and internal layout, the purpose of which is to solve a technical problem, to complete or perfect either the architectural effect or the harmony of the ensemble, and which would be made by the Constructor in agreement with the Project Owner during the works.

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2. GENERAL TECHNICAL SPECIFICATIONS FOR THE CAMPAIGN

2.1. INFRASTRUCTURE

2.1.1. Excavations

After the removal of the surface layer, the earthworks will be carried out as an open hole for the creation of slabs.

Excavations in trenches or shafts for foundation works, or other retained foundation system.

2.1.2. Foundations

The buildings will be based on good soil. The foundation method will stem from the soil inspection campaign and the study by the structural design office.

The reinforced concrete foundations will consist of superficial pad or strip footings. Their definition will receive the agreement of the inspection agency.

2.1.3. Infrastructure walls

Shotcrete walls and formed concrete walls depending on the calculation by the Structural Design Office

The thicknesses of the structural elements will be determined by the structural execution design office and validated by the inspection agency.

2.2. WALLS AND FRAMEWORK

The studies and execution of the infrastructure and superstructure works will comply with the paraseismic rules in force in NICE on the date of the planning permission application.

The thicknesses of the structural elements will be determined by the structural execution design office and validated by the inspection agency.

2.2.1. Superstructure walls

2.2.1.1. *Facade walls*

Formed concrete walls according to the calculation by the Structural Design Office with insulating lining - thickness in accordance with the thermal study.

External coatings: coloured mineral coating or pliolite paint or thick mineral coating or glued or hooked stoneware coating, in accordance with the Architect's plans.

2.2.1.2. *Gable walls*

Formed reinforced concrete walls, 0.16 m thick or according to the reinforced concrete plans using concrete blocks.

2.2.1.3. *Miscellaneous external walls (balcony, terrace)*

Formed reinforced concrete or concrete block walls.

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2.2.1.4. *Load bearing walls inside units (separating)*

Formed concrete walls, 0.16 to 0.18 m thick according to the reinforced concrete plan inside a dwelling, 0.18 m thick and in the case of separating walls between two dwellings.

2.2.1.5. *Dividing walls*

Between terraced private units, formed concrete or concrete block walls or anti-intrusion dividing walls, according to the technical studies in compliance with the applicable regulations on acoustics.

Between common areas and private premises, formed concrete walls with lining if requires or anti-intrusion dividing walls.

2.3. **FLOORS AND FRAMEWORK**

2.3.1. **Lower car park floor**

Reinforced concrete slabs, thickness and reinforcements as per the study drawn up by the Structural Design Office.

2.3.2. **Upper car park floors**

Reinforced concrete slab, or using pre-formed slabs, thickness and reinforcements as per the study drawn up by the Structural Design Office.

2.3.3. **Lower floor over car park**

Reinforced concrete slab, or using pre-formed slabs, thickness and reinforcements as per the study drawn up by the Structural Design Office.

Thermo-acoustic treatment on the underside of the slab for the habitable areas (type and thickness in accordance with the thermal study).

2.3.4. **Upper storey floors**

Solid reinforced concrete slab, thickness and reinforcements as per the study drawn up by the Structural Design Office.

2.3.5. **Floors under accessible terraces above a habitable area**

Idem 2.3.4 with thermal insulation as per the thermal study, waterproofing compound and heavy protection (slabs on pedestals).

2.4. **DISTRIBUTION PARTITIONS - FALSE CEILINGS**

2.4.1. **Between main rooms**

Insulating, PLACOSTIL-type composite partition, 72 mm thick, with plasterboard facings, generally fixed to a metal frame.

2.4.2. **Between main rooms and service rooms.**

Of the same type as between main rooms, with moisture-resistant facings for wet rooms.

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2.4.3. Enclosures

Insulating, PLACOSTIL-type composite partition, with plasterboard facings fixed to a metal frame (thickness as per acoustic regulations) or plaster blocks.

2.4.4. False ceilings

False ceilings and/or soffits in plasterboard on metal framing, with insulation as required, to divert pipework, ventilation and heating/air conditioning system blower ducts, as per the architect's plans.

2.5. INSULATION

2.5.1. Thermal lining

All the exterior walls are intended to be lined with an internal insulating compound made of polystyrene and plasterboard (type and thickness in accordance with the thermal study).

2.5.2. Acoustic and thermal lining

Thermo-acoustic lining on the lift shafts, stairwells, open passageways and hallways serving the dwellings, as per the project plans and requirements.

2.5.3. Insulation on the underside of the floor in the footprint of a habitable area over a void

Bottom shuttering insulated by rock-wool composite under the floors of the dwellings opening to the exterior.

2.5.4. Insulation on floor over habitable area footprint

All the balconies over the footprint of a dwelling on the lower level will be insulated (type and thickness in accordance with the thermal study).

2.6. STAIRS

2.6.1. Common staircases

The staircases will be made of reinforced concrete, either pre-fabricated or poured in situ.

2.7. VENTILATION

2.7.1. Apartment ventilation

Controlled mechanical ventilation with new air introduced via the exterior walls or the windows/doors in the main rooms and stale air extraction via the wet rooms, in accordance with the fluids technical design office study.

2.8. DOWNPIPES AND PIPEWORK

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2.8.1. Rainwater downpipes

The RW downpipes on the exterior of building A will be of round PVC. The elements will be glued together.

All the downpipes diverted inside the buildings will, in addition, be acoustically insulated using 25 mm-thick glass wool, vertically and horizontally.

The cross-sections of the PVC downpipes will be suited to the collection areas.

2.8.2. Drains and overflows

The drains and overflows on the terraces will be in PVC or aluminium.

2.8.3. Wastewater downpipes

The wastewater downpipes will be in rigid PVC.

In the upper habitable levels, these downpipes will be sound-insulated.

They will receive the evacuation connections for the sanitaryware.

2.8.4. Mains drains connection

The wastewater and rainwater evacuation pipes will be connected to the external networks by a gravity system or a pumping system if necessary.

2.9. ROOFS AND TERRACES**2.9.1. Waterproof seal on car park terraces above inhabited areas**

Not applicable

2.9.2. Waterproof seal on inaccessible terraces

On level slab, elastomer multi-layer waterproof seal with gravel protection or Liquid Seal System as per the plans.

Thermal insulation interposed for terraces over inhabited areas.

2.9.3. Waterproof seal on terrace-gardens

On sloping slab, elastomer multi-layer waterproof seal with compost protection installed over drainage/filtration compound.

Thermal insulation interposed for terraces over inhabited areas.

2.9.4. Waterproof seal on accessible terraces above inhabited areas

On level slab, thermal insulation (thickness as per thermal study); Elastomer multi-layer waterproof seal protected by 60x60 floor tiles placed on pedestals.

2.9.5. Ventilation shafts and pinnacles

In concrete block brickwork or prefabricated metal, sealed.

2.9.6. Zinc roof

Zinc roof with standing seam joint: the complex comprises a polyurethane foam thermal insulation of *Efigreen Duo+* type, or equivalent, with the installation of

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wood rafters, battening and boarding.
The roof will consist of VM ZINC-type zinc sheets, or equivalent.
Surface appearance: As per the architect's choice

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3. PRIVATE AREAS AND THEIR EQUIPMENT

3.1. FLOORS AND SKIRTING BOARDS

3.1.1. Entrance hall, landing, living room, bedroom and kitchen floors

Floor covering in enamelled stoneware:

60x60 or other format, according to the choices offered by the project owner, of DECOCERAM type, or equivalent.
Straight line application.

Skirting boards in enamelled stoneware to match the floor tiles.

3.1.2. Bathroom, shower room and all WC floors

Floor covering in enamelled stoneware to match the wall tiles:

60x60 or other format, according to the choices offered by the project owner, of DECOCERAM type, or equivalent.
Straight line application.

Skirting boards in enamelled stoneware to match the floor tiles on the walls not being tiled (skirting boards to the right of removable partitions separating bathroom and WC, depending on the location on the plan).

3.1.3. Terrace and balcony floors

Floors covered by 60x60 floor tiles placed on pedestals.
Architect's choice of solid colour.

3.2. WALL COVERING (OTHER THAN PAINT)

3.2.1. Open-plan kitchens

White tiles over 0.60 m above the sink (including any return), size 20x20.

3.2.2. Bathrooms and shower rooms

20x60 or 25x75 or other format, according to the choices offered by the project owner. Matching decorative tile around the perimeter of the tiled walls (position to be determined).

In the bathrooms and shower rooms:

- full height (from floor to ceiling), around the perimeter of the bathrooms and shower rooms **excluding** footprint of removable partitions separating bathroom and WC, according to the location on the plan.
- On the bath panel, including inspection hatch cover.

3.3. CEILINGS: SEE 3.8.2.2 - 3.8.2.3

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3.4. EXTERIOR DOORS AND WINDOWS

3.4.1. French windows and windows

Two-tone French windows and windows: white inside, at the architect's choice and in compliance with the planning permission on the outside.

Aluminium joinery for all windows (French-style openings, sliding and tilting for bathrooms and shower rooms in dwellings).

Insulated double glazing.

Fresh air vents installed in the windows/doors or in the roller shutter boxes or built into the masonry, in accordance with the thermal and acoustic calculations.

3.5. EXTERIOR WINDOWS AND SHADES

3.5.1. Main rooms

The windows and French doors will, in accordance with the plans, be fitted with external roller shutters with prefabricated boxes integrated into the facade walls (TITAN-type or equivalent) **except** for bathrooms and shower rooms.

Shutters with double-wall aluminium slats.

Motorized operation for all windows concerned with individual and centralized control.

3.6. INTERIOR DOORS AND WINDOWS

3.6.1. Window and door frames

The internal door frames will be made of wood.

3.6.2. Internal doors

The panel doors with French-style opening will comprise a honeycomb core and 2 matrixed facings in a modern design, painted white, with stainless-steel-coloured handle and rose and fitted with locks for the bathrooms, shower rooms and WCs.

3.6.3. Joinery fanlights

The fanlights will be made in the same material as the partitions.

3.6.4. Landing doors

The landing doors will be of A2P* BP1-type landing door units comprising a reinforced composite core with hard fibre facings.

Architect's choice of decoration on the external side.
Flame resistant for 30 minutes.

They will be fitted with a 5-point lateral safety lock from the A2P 1* chart, with spyglass, door stopper and stainless-steel double stanchion.

They will be painted on the interior side, and in the colour defined by the architect

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on the external side, visible from the common areas.

3.6.5. Cupboard doors

The cupboards will be fitted with SOGAL-type sliding doors, or equivalent, in a structured pearlized white colour, full height, and 16 mm thick.

Cupboards less than 1.00 m long will have a French-style opening door. Cupboards of 1.00 m long or more will have 2 sliding doors.

The doors of cupboards located in the entrance hall will be fitted with a mirror on one panel only.

The cupboards indicated with dotted lines on the plans are for information purposes and have not been created (compliance with the disabled regulations).

3.7. LOCKS AND GUARD RAILS

3.7.1. Balcony and terrace guard rails

Laminated glass guard rail, height: 1 m, as per the architect's plans.

3.7.2. Window reveal guard rails

Laminated glass guard rail, height: 1 m, as per the architect's plans.

3.7.3. Locking mechanisms

The locks (location as per the sales plans) will be in ironwork to be painted or in powder-coated aluminium.

3.7.4. Handrails and staircase guard rails

In powder-coated steel or architect's choice.

3.7.5. Pergola

Aluminium pergola made with tubular bars.

Anchored using chemical fixings and posts if necessary.

The dimensions will be variable in accordance with the terrace type; powder-coated finish.

Colour compliant with the architect's choice and planning permission; location according to plans.

3.8. PAINT

3.8.1. Exterior paint

3.8.1.1. *On exterior windows and doors*

Not applicable

3.8.1.2. *On locks*

1 coat of primer, 2 coats of satin acrylic paint on uncoated locks, rails, guard rails or handrails.

3.8.1.3. *On underside of balconies, loggias, terraces and eaves*

2 coats of pliolite paint.

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3.8.2. Interior paint

3.8.2.1. *On doors and windows*

After preparing the support, 2 coats of white paint will be applied to the wooden windows and doors and to the metal frames.

3.8.2.2. *On ceilings*

- Dry rooms (including WC, kitchens and kitchenettes)
Smooth matt paint.
- Bathrooms - shower rooms.
Smooth matt paint.

3.8.2.3. *On walls*

- Dry rooms (including WC, kitchens and kitchenettes)
Smooth paint.
- Bathrooms and shower rooms
Smooth paint (matching the tiled walls).

3.8.2.4. *On pipework, ducting, downpipes, heating elements and miscellany*

2 coats of white satin paint will be applied to visible ducting and pipes.

3.9. INTERIOR EQUIPMENT

3.9.1. Kitchen equipment

Independent U-bends for washing machine and dishwasher drainage.
Hot and cold water supply with a spare T, with tap on cold water for subsequent connection of washing machines by the purchaser.

- 1 120 cm base cabinet in white melamine panels.
- 1 stainless steel single-bowl sink with 1 draining board.
- 1 free space without door under the draining board.
- 1 space with shelf and door under the sink bowl.
- 1 chrome ceramic cartridge mixer tap with directable jet.

3.9.2. Sanitaryware and plumbing

3.9.2.1. *Cold water distribution*

Distribution by copper or PEX pipes in Cintroplast conduit, sunk into the slab for connections between distant rooms, brought up visibly to equipment on collars.

3.9.2.2. *Production and distribution of individual sanitary hot water*

Sanitary hot water production provided by an accumulated collective thermodynamic-type system.

Distribution inside dwellings in HDPE or multilayer pipe for main links and visible distribution to equipment.

3.9.2.3. *Evacuation*

Evacuation via visible PVC pipes, connected to the downpipes.

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3.9.2.4. *Awaiting connections*

Described in 3.9.1.

3.9.2.5. *Sanitaryware*

All sanitaryware will be white.

The bathrooms will be equipped with a white acrylic bath, length: 1.70 m, KHEOPS series from IDEAL STANDARD or equivalent, with panel made from a moisture-resistant material, covered with tiles, including the inspection hatch.

In accordance with the plans, the shower rooms will be fitted with extra-flat enamelled stoneware shower trays, 90x120, ULTRAFLAT series from IDEAL STANDARD, or equivalent.

The bathrooms and shower rooms will be fitted with a single basin (0.80 m) or twin basin (1.20 m) vanity unit, according to the plans, with a mirror above.

The WCs will be fitted with a suspended toilet bowl in vitrified ceramic, Architectura series from Villeroy & Bosch, or equivalent, with frame-support, soft-close toilet seat/lid and cistern, with a silent 3/6 L flush mechanism triggered by a control button or plate.

3.9.2.6. *Taps*

Basins and hand-basins: single hole chrome ceramic cartridge mixer tap, NF acoustic classification, EUROSTYLE series from GROHE, or equivalent.

Baths: Shower column with thermostatically controlled chrome "bath/shower" mixer tap, NF acoustic classification, TEMPESTA COSMOPOLITAN SYSTEM 210 series from GROHE, or equivalent.

Showers: Shower column with thermostatically controlled chrome "bath/shower" mixer tap, NF acoustic classification, TEMPESTA COSMOPOLITAN SYSTEM 210 series from GROHE, or equivalent.

3.9.2.7. *Miscellaneous accessories*

"Twin jet" shower head and hose on wall bar.

1 outside tap on each private terrace or balcony.

3.9.3. **Electrical equipment**

3.9.3.1. *Installation type*

Flush installation in compliance with current regulations. Electricity is distributed in the dwelling from the distribution panel equipped with an earth leak circuit breaker, adjustable in accordance with the required power.

Current divided into circuits using copper wire with a cross-section compliant with the EDF regulations, in conduit sunk into the slabs and partitions, placed above the ceiling or in the construction voids or in the electrical ducts.

Channelling in copper wire, U500 series, protection on each circuit by twin-pole circuit-breaker.

Equipotential bond in the bathroom and showers.

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3.9.3.2. Equipment in each room

The apparatus will be by DOOXIE-type by LEGRAND, or equivalent, white.
All the circuits will be earthed.
All the sockets will be clip-type.
The protection mechanisms will comprise subsidiary trip switches.
The lights will be fitted with a light connection fixture.

The minimum equipment and distribution of the points of use within the dwellings will comply with standard NF C 15-100 (December 2002) and will include **as a minimum**:

- ❑ Entrance hall/ Hallway
1 fixed light on the ceiling, controlled by single or two-way switching, depending on the case.
1 x 16A socket.
- ❑ Living room
- ❑ 1 fixed light on the ceiling, controlled by single or two-way switching, depending on the case.
5 x 16A sockets or more, depending on the regulations; One of the sockets will be provided for under the light switch (disabled regulations).
1 TV-FM socket.
2 RJ45 (telephone) sockets beside the TV socket.
- ❑ Kitchen
1 fixed light on the ceiling, controlled by a single switch at the entrance to the kitchen.
1 cable outlet serving to supply a hob (hob not supplied).
6 x 16A sockets, at 1.10 m from the floor; One of the sockets will be provided for under the light switch (disabled regulations).
3 x 20 A socket on special circuits for the washing machine, dishwasher and oven.
1 x 32A socket on special circuit for the cooker.
- ❑ Kitchenette (less than 4m²)
1 fixed light on the ceiling, controlled by a single switch.
1 cable outlet serving to supply a hob (hob not supplied).
3 x 16 A socket, of which 2 at 1.10 m from the floor.
3 x 20 A socket on special circuits for the washing machine, dishwasher and oven.
1 x 32A socket on special circuit for the cooker.
- ❑ Master bedroom 
1 fixed light on the ceiling, controlled by two-way switching.
3 x 16 A sockets.
1 x 16 A socket under the light switch (disabled regulations).
1 TV - FM socket.
1 RJ45 (telephone).
- ❑ Other bedrooms
1 fixed light on the ceiling, controlled by two-way switching.
3 x 16 A sockets.
1 TV-FM socket.
1 RJ45 (telephone).
- ❑ Main bathroom or shower room

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1 fixed light on the ceiling, controlled by a single switch.
 1 wall light point above the mirror, controlled by a single switch.
 1 x 16A socket.
 1 x 16 A socket under the light switch (disabled regulations).
 1 equipotential bond.

❑ Second shower room

1 fixed light on the ceiling, controlled by a single switch.
 1 wall light above the mirror, controlled by a single switch.
 1 x 16 A switch.
 1 equipotential bond.

❑ Separate WC

1 fixed light on the ceiling, controlled by a single switch.
 1 x 16 A socket under the light switch (disabled regulations).

❑ Main terrace or balcony

1 light, on the ceiling or wall (architect's choice) fitted with a bulkhead light, controlled by a single switch from the living room.
 1 waterproof 16A socket.

NB : Depending on technical restrictions, some ceiling light points will be fitted as wall lights or recessed spotlights in the case of rooms with false ceilings.

3.9.3.3. *Front doorbell:*

1 doorbell incorporated into the electrical distribution panel.

3.9.4. Heating - Air conditioning - Ventilation

3.9.4.1. *Installation type*

In compliance with the thermal study:

Heating or air conditioning system via collective thermodynamic generator and external unit for the gym.

Electric towel rails in the bathrooms and shower rooms.

3.9.4.2. *Temperatures guaranteed in the various rooms by the minimum outside temperature of -4°C.*

+21°C in the bathrooms and shower rooms

+19°C in the other rooms

3.9.4.3. *Heating/air conditioning production*

The dwellings in building A will be heated or air conditioned by a heating/cooling heat pump condenser system with individual metering.

Installation of an internal air conditioning unit in the false ceiling; metal or plasterboard inspection hatch to the right of the unit.

Blower and extraction grills in white ABS.

Temperature regulation by independent thermostat in each main room and general regulation in the living room.

The exterior heat pump units will be installed on the roof of building A.

3.9.4.4. *Towel rail*

The bathrooms and shower rooms will be fitted with white electric towel rails from ATLANTIC, or equivalent.

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3.9.4.5. *Ventilation ducts and grills*

The dwellings will be ventilated by a simple flow by means of a mechanical ventilation system, the extraction grills will be placed in the wet rooms (kitchen, bathroom, shower room and WC), the mechanical ventilation system unit will be located on the upper roof terrace, as per the plans.

3.9.4.6. *Fresh air ducts and grills*

In the main rooms (living rooms and bedrooms), fresh air inlets will be made by hydro-adjustable grills sunk into the masonry or the upper part of the external windows or in the roller shutter boxes, and offset from the internal doors by 2-3 cm (according to thermal study).

3.9.5. Equipment inside cupboards and storage rooms

3.9.5.1. *Cupboards*

For cupboards under 1.00 m wide:

- Layout: 1 hat shelf, in white melamine, and 1 hanging rail.

For cupboards 1.00 m wide or more:

- Layout: 1/3 shelves (4 shelves) and 2/3 hanging space with 1 hat shelf, in white melamine and rail under the hanging part.

3.9.5.2. *Storage rooms*

Not applicable.

3.9.6. Telecommunications equipment

3.9.6.1. *Radio / TV / FM*

Installation of collective aerials (hertzian) intended to serve the television and frequency modulator.

The aerials will be placed on the roof-terrace of each building.

The installation will allow for all TNT channels to be received. The TNT set-top boxes will be the purchasers' responsibility.

3.9.6.2. *Telephone*

From the building's technical duct, connection and supply to standardized RJ45 sockets located in the living room and bedrooms.

3.9.7. Home automation

Management of heating or air conditioning, roller shutters and lights in the living room and bedrooms via smartphone or tablet (not supplied).

The connected elements will be commissioned by a service provider appointed by ICADE one month after delivery, subject to there being a wireless internet connection in the dwelling, which is the occupier's responsibility.

This will be combined with training in the use of the apps.

3.9.8. Security equipment

3.9.8.1 Vehicle entry/exit:

Entry via night gate and vehicle access control barrier.

Access control and CCTV systems are the responsibility of the public car park

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operator, which will provide the purchaser with a control box or an access card per parking space.

The private parking areas will be isolated by walls or gridded fencing and a secured access door.

3.9.8.2 Pedestrian entrances to the building from the parking areas:

- Levels R-3 and R-2 (135.6 and 138.3 NGF), Stairwells A1-A4:

Lift access from the public car park via stairwells A1 and A4; access control by vigik.

- Level R-1 (141 NGF), Stairwells A1-A4:

Lift access from the private car park via stairwells A1 to A4; access control by vigik.

3.9.8.3 Pedestrian entrances to the building from the street:

- Level R+1 (146.80 NGF), Stairwells A3-A4:

Entrance via powder-coated aluminium exterior door.
Access control by VIGIK-type badge on interphone plate.

- Level R+2 (149.60 NGF), Stairwells A1-A2:

Pedestrian access gate and external door in powder-coated aluminium with opening control via interphone plate and VIGIK-type badge reader.

3.9.8.4 Pedestrian entrances to the building from reference level 144 (Garden level):

Entrance via external door in powder-coated aluminium on ramp side and access to swimming pool and central garden.
Access control by VIGIK-type badge on interphone plate.

3.9.8.5 Access to dwellings

The landing door keys allow for opening the doors serving the dwelling from the external stairwells and bike sheds.

3 non-copiable keys will be provided per apartment.

VIGIK-type proximity badges will also be provided to residents, namely:

- Type T2 dwellings = 2 badges/dwelling
- Type T3 dwellings = 3 badges/dwelling
- Type T4 dwellings = 4 badges/dwelling

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4. PRIVATE OUTBUILDINGS

4.1. CAR PARK LEVEL +144.00 NGF

4.1.1. Floor

Concrete floor, surfaced as per the plans.

4.1.2. Marking system

Not applicable.

4.1.3. Locking mechanisms

Storerooms closed by manually-operated up-and-over garage door

4.1.4. Electrical vehicle charging

Not applicable

4.2. CAR PARKS 141.00 NGF

4.2.1. Floor

Concrete floor, surfaced as per the plans.

4.2.2. Marking system

Separations by painted lines and numbering on the floor of the spaces.

4.2.3. Locking mechanisms

4.2.4. Access doors to car park R-1

Metal door frames in galvanized or powder-coated steel with solid door, equipped with a 1-point security lock from the chart.

4.2.5. Electrical vehicle charging

It is intended for 20% of the parking spaces to be dedicated to a charging system for electric and hybrid vehicles. (IRVE)

Location as per electricity technical plans.

As there is no pre-fitting, the electrical circuits (from the external general service distribution panel) and fittings are the responsibility of the joint owners concerned.

4.3. PRIVATE GARDENS (DESCRIPTION AS PER GREEN SPACES PLAN)

Concerns the purchasers of dwellings on the Garden Level.

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4.3.1. Planting

In accordance with planning permission and green spaces plan from the landscaping technical design office.

Lawn of natural Mediterranean prairie type leading onto the terrace.

4.3.2. Fences

Terraces and private gardens separated by fences and ad-hoc awnings in powder-coated aluminium as per planning permission and architect's plans.

4.3.3. External garden gate

Access to the private gardens from the complex garden via a power-coated aluminium gate; key-locked.

4.3.4. Watering

One outside tap per dwelling.

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5. COMMON PARTS OF THE BUILDINGS

5.1. LANDINGS AND INTERNAL CORRIDORS SERVING THE DWELLINGS

As per the architect's layout and decoration plans.

5.1.1. Floors and skirting boards

Stoneware covering in 40x80 or 30x60 or other format, as per architect's choice.
Straight application in accordance with layout diagram.
Matching skirting board around perimeter.

5.1.2. Walls

Decorative wallpaper-type or other covering in accordance with the architect's decorative study and acoustic requirements.

5.1.3. Ceilings

Acoustic and 13 mm plasterboard false ceilings, painted.

5.1.4. Electrical fittings

Wall or ceiling lights and/or spotlights, as per architect's choice, controlled by movement detectors for each floor landing.

5.1.5. Letter box and parcel box

Full opening letter box assemblies in accordance with POST OFFICE standards.
Colour at the architect's choice.
Located on the street access levels: R+2 entrance hall for stairwell A1 and A2, and R+1 entrance hall for stairwell A3 and A4.

Related parcel box assemblies as per the architect's project.

5.2. COMMON AREAS AND PLANT ROOMS

5.2.1. Bike shed on level R+2 (149.60 NGF)

Untreated floor.

Sprayed, fine grain plaster coating to walls and ceilings.
Ceiling light controlled by movement detector.

5.2.2. Gym on level R+1 (146.80 NGF)

Floor covered in 33x33 cm stoneware from Décoceram or flexible floor covering.
Matching skirting board around perimeter.

Acrylic paint on walls and ceilings.
Ceiling light controlled by movement detector.

Gym equipment not supplied.

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5.2.3. Day caretaker's lodge on ground floor (144 NGF)

Floor covered in 40x80 cm or 30x60 cm stoneware as per Entrance Hall layout plan.
Matching skirting board around perimeter.

Acrylic paint on walls and ceilings.
Ceiling light controlled by switch.

5.2.4. Motorbike area on level R1 (lev. 141 ngf)

Floors, walls and ceiling in unfinished concrete.
Grilled metal access door.

5.2.5. Toilet blocks (swimming pool and gym) on ground floor (144 NGF)

Floor covered in non-slip ceramic floor tiles.
Walls tiled over full height.
Smooth paint on ceiling.

Painted wood doors on metal frames with key from outside and thumb knob from inside.

Porcelain toilet bowls.
Enamelled ceramic washbasin on column.

Waterproof lights on ceiling controlled by single switches.

Floor drain.
Natural ventilation.

5.2.6. Household waste area (different level depending on stairwell)

Floor covered in 33x33 cm tiles.
Walls covered in fine sprayed plaster coating.
Smooth paint on ceiling.

Painted wood doors in metal frames.

Waterproof lights on ceiling controlled by single switches.

The area will be fitted with a floor drain and tap.

5.2.7. EDF transformer room

Prefabricated transformer room located at the entrance of the building in accordance with ERDF recommendations.

5.2.8. Plant rooms: building sub-division, main LV distribution panel, sanitary hot water, etc.

Floors, walls and ceilings in unfinished concrete.
Wooden doors, fire-resistant as per regulations.
Fitted with a security lock with key from the outside and thumb knob from the inside (except sanitary hot water room; anti-panic bar on the inside)

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6. GENERAL EQUIPMENT IN THE BUILDINGS

6.1. LIFTS

Distribution as per the architect's plan by electric lifts, 630 kg, 1 m/second with automatic 2-panel sliding landing doors, side opening.

Landing door and frontage on every level in steel sheet to be painted.

Cabins in smooth steel sheet; floor covering identical to common traffic area or other material of the architect's choice, and walls covered in laminate or stainless steel, of the architect's choice.

Lighting recessed into the false ceiling.

Aluminium handrail.

Emergency lighting on autonomous unit.

Mirror on one of the walls.

The cabin can only be called by purchasers of the building; secured by a digicode and VIGIK badge reader.

Remote alarm and reporting to breakdown centre.

6.2. EVACUATION OF RUNOFF WATER

Via PVC pipes connected by gravity (or with pumping system, depending on need) to rainwater network by means of a holding system in accordance with the planning permission and to the Town's wastewater network.

6.3. TELECOMMUNICATIONS

6.3.1. Telephone

From penetration into each building, distribution in the vertical column reserved for this purpose and in which the network for each apartment is to be connected.

6.3.2. TV and radio aerial

Installation of an aerial allowing for all TNT channels to be received. Distribution column in a technical duct. Set-top box not supplied.

6.3.3. Pre-fitting for "optic fibre"

Pre-cabling in optic fibre from the technical duct in each dwelling from the location of the box on the ground floor of the building, located in a plant room or specific technical cabinet, in accordance with current regulations.

6.4. STORAGE OF HOUSEHOLD WASTE

The containers will be supplied by the Complex's property manager.

6.5. WATER SUPPLY

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6.5.1. General metering

General metering is intended for the entire property.
Location to be defined by the distribution company.

6.5.2. Risers

In PVC, supply outlet and water hammer damper at top.

6.5.3. Supply

Pressure regulation:
Pressure regulator if necessary.
Water inlet to serve the common areas.

6.5.4. Specific cold water connections

Waiting sleeve in the technical cupboards provided for this purpose.

The supply, fitting and subscription for the individual meters located in technical cupboards in the common areas will, depending on the restrictions imposed, be taken out either by each joint owner with the distribution company or by the property manager appointed to manage the Complex with a private service provider.

Tapping point on the riser with distribution to each dwelling.

6.5.5. Sanitary hot water

Sanitary hot water production provided by an accumulated collective thermodynamic-type system for Building A (see article 3.9.2.2).

The supply, fitting and subscription for the individual meters located in technical cupboards in the common areas will, depending on the restrictions imposed, be taken out either by each joint owner with the distribution company or by the property manager appointed to manage the Complex with a private service provider.

Tapping point on the riser with distribution to each dwelling.

6.6. ELECTRICITY SUPPLY**6.6.1. Metering of General Services**

Metering of general services: one meter will be installed for all the common areas.

6.6.2. Connections and individual metering

Specific connection to the EDF technical duct on each storey, metering established by EDF, provided for on the subscriber's distribution panel.

6.7. GAS SUPPLY

Not applicable

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6.8. FIRE EXTINGUISHERS

The fire extinguishers will be supplied by the Complex's property manager in accordance with the regulations.

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7. EXTERNAL COMMON AREAS AND THEIR EQUIPMENT

7.1. OUTSIDE WALKWAYS SERVING DWELLINGS A101 AND A102 AND CATWALK ON LEVEL +149.60 NGF SERVING STAIRWELLS A1 AND A2

As per the architect's layout and decoration plans.

7.1.1. Floors and skirting boards

Covered in 60x60 stoneware tiles on mounts, as per architect's choice.

7.1.2. Walls

External coatings: coloured mineral coating or mineral paint or pliolite paint or glued or hooked stoneware coating, in accordance with the Architect's plans and decorative choices.

Metal cladding in tubular powder-coated aluminium profiled sections, as per architect's plans.

7.1.3. Ceilings

Not applicable.

7.1.4. Electrical fittings

Wall or ceiling lights and/or spotlights, as per architect's choice, controlled by movement detectors.

7.2. ROADS

7.2.1. Roads and drop-off points (+144.00 NGF)

Levelled concrete road surface.

7.2.2. Pavements and pedestrian areas

In surfaced or deactivated concrete or frost-resistant tiles, as per the architect's overall plan.

7.3. PARKS AND GARDENS

7.3.1. Planting of trees, shrubs and flowers

The common green spaces will be created in accordance with the landscaper and the architect's layout plan.

7.3.2. Watering

Automatic watering network for planted common areas as required.

Battery-operated timer.

A specific meter is envisaged for the automatic watering.

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7.3.3. Fences

The campaign will be separated from neighbouring properties by rigid mesh panels and or wire-link fencing, depending on location and architect's plans.

7.4. EXTERNAL STAIRCASES (COMPLEX GARDENS)**7.4.1. Stairs and landings**

Steps and risers covered in frost-resistant stoneware.
Straight plinths and/or stringers matching the step tiles.

7.4.2. Walls

External coatings: coloured mineral coating or mineral paint or pliolite paint or glued or hooked stoneware coating, in accordance with the Architect's plans.

7.4.3. Staircase ceilings and undersides

Not applicable.

7.4.4. Lighting

Lights controlled on timer by movement detectors

7.5. SWIMMING POOL**7.5.1. Pool**

Reinforced concrete pool covered with polyester resin guaranteeing the water tightness and finish. Lighting by projectors.
Edge in ceramic or other tile.

Access to the swimming pool area must be via a foot bath.
Gate and surrounding fence as per the current standards.

7.5.2. Beach

Floor covered in non-slip frost-resistant stoneware tiles.
60x60 or other format.

Outside shower over the footbath.

Beach boundary established by fence or small wall according to the architect's plan.

7.5.3. Pool house

"Filtration" unit in the dedicated pool house, located under the pool

Surfaced concrete floor.
Unfinished walls and ceiling.

Waterproof light with automatic operation.

Technical filtration installation in compliance with current regulations.

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7.5.4. Heating system

Swimming pool water heated in the mid-season, from April to June and September to October; delta of approximately 5°C in relation to the outside temperature.

7.6. OUTSIDE LIGHTING**7.6.1. Building entrance signs**

As per plan.

7.6.2. Road, access path and green space lighting

In accordance with location on plans: either by built-in floodlights or by bollard lights, or by directional spotlights, or by lamp posts; everything being controlled by a dawn-to-dusk switch in conjunction with a timer.

7.7. MISCELLANEOUS NETWORKS**7.7.1. Water**

Underground water conveyance network serving the buildings from a distribution valve.

7.7.2. Electricity

Underground low voltage network from the exterior transformation station located at the building entrance up to the cabinets on the facades.

7.7.3. GAS

Not applicable

7.7.4. Drains

The buildings' wastewater networks are created in PVC drainage pipes, connected to the Town's drain network.

7.7.5. Rainwater and runoff evacuation

Rainwater evacuation from the paths and roads by gutters and/or grates. Natural evacuation of the green spaces by infiltration.

A rainwater holding basin will be used in accordance with the requirements of the planning permission and the report from the specialized design office.

7.7.6. Telecommunications

The telecommunications network will be connected to a pull box of ORANGE type, compliant with the plan.

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When two material references are shown, this means competing materials of equivalent quality, the definitive choice being the Project Owner's on proposal from the companies.

The Project Owner may make any modification needed in the event of *force majeure* (restrictive administrative regulation, bankruptcy of company or supplier, failure to supply, unsatisfactory delivery quality) or a technical requirement obligating it to waive one provision or another, or in the event a new material is released while the works are being performed.

Any replacement of certain materials by the Project Owner must be with an equivalent quality.

END OF NOTICE

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