



RESIDENCE EDEN GAROUBE

**959 BOULEVARD DE LA GAROUBE
06600 ANTIBES**

**APARTMENT BUILDING WITH 9 UNITS
CAR PARKS, SWIMMING POOL AND GYM**

DESCRIPTIVE NOTICE

EDEN GAROUBE
Cap D'Antibes

The materials, brands and references of the products mentioned may not be used in the event of out of stock by the manufacturer, stop manufacturing or disappearance of the product or brand. In this case, the client reserves the right to replace the faulty references by similar products.

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PREAMBLE:

The purpose of this descriptive notice is to define the work that will be necessary for the construction of a housing residence, in Cap d'Antibes. All modifications of structure and interior layout to solve a technical problem are admitted automatically, to complete or perfect either the architectural effect or the harmony of the whole and which would be brought by the builder in agreement with the Master of Works during works.

The work will be carried out according to the rules of the art and the standards in force. The consequences of natural phenomena that can occur, because of shrinkage of materials, compaction, creep, expansion, and that usually accompany constructions after completion of work, shall under no circumstances be regarded as hidden or apparent defects.

Brand names and references for equipment or materials are indicated to define only the type or level of quality. The manufacturer, during execution, may make changes in case of force majeure, such as:

- Business or supplier bankruptcy.
- Lack of supply.
- Impossible or difficult to implement.
- Insufficient quality of intended materials.
- Technical requirements requiring the manufacturer to waive certain provisions.
- Development of new equipment adapted during construction.
- Application of binding administrative regulations.

And generally, any unforeseen circumstances at the date of establishment of this descriptive notice. Replacement materials and materials will always be of equivalent quality.

The various possibilities of choice, colors that will be offered can only be exercised within the limits of the proposed samples and the progress of the work. During the progress of the work, the maintenance of choices is linked to the supply possibilities of the different manufacturers.

It is also specified that the surface ribs mentioned on the plans are indicated subject to construction tolerances. The manufacturer may have to modify dimensions and surfaces under the same conditions as above.

The location of the equipment or apparatus is for information only. Fallout, soffits, false ceilings, cornices, pipes, and heating bodies will not be systematically represented. For technical reasons the supply and evacuation pipes, ducts and various networks will be likely to be installed in ceiling or applied on wall and partitions inside the private lots concerned (housing, cellars, and parking) in this case they will be enclosed and isolated. The implementation of the external common parts will be treated according to the regulations in force, the opinions of the design and control offices, the requirements of the administrative services and more generally according to the needs of adaptation to the site.

I. GENERAL BUILDING SPECIFICATIONS

I.1. INFRASTRUCTURES

I.1.1. Creating a Sub-Level

- Full-scale earthworks within the perimeter walls. Discharge of excess land.
- Construction of 2 parking levels adjacent to the building.
- Recovery of existing walls by phase, after studies and plans validated by the control office and the BET structure.

I.1.2. Foundations and Paving

- Reinforced concrete sole in accordance with the requirements of the floor report and in accordance with the advice of the engineering and control offices.
- Pavement on compacted layer with draining trench.

I.2. WALLS AND FRAMES

I.2.1. Basement Perimeter Walls

- Walls made of precast concrete, thicknesses according to plans and recommendations of engineering firms.
- Protection from seepage water by waterproofing, casing type.

I.2.2. Dividing Walls

- Precast reinforced concrete, neat formwork, or chipboard block.
- Thickness according to sound insulation requirement and according to calculation B A (minimum thickness 0.18 m between dwellings).
- The walls of the elevator shaft, adjoining a living room, will receive, if necessary, an acoustic insulation complex (position and thickness according to acoustic study).
- Against ventilated partition with R-I cunette against the peripheral wall, FERMACELL type fiber panel.

I.2.3. Existing Façade Walls

- The existing façades will be preserved. Modifications of the openings according to plans of the building permit. Renovation of façades (color validated with the building permit according to the color chart of the city of Antibes).
- Façade architectural elements: high-thickness masonry, hollow joints in concrete according to the plans of the building permit.
- Internal lining on housing area, glued and consisting of thermal insulation and plasterboard. Thickness position of the lining according to thermal study.
- Exterior siding consisting of a single-ply type spray type mineral thin coating or mass-dyed cement fibreboard or to be painted with invisible fasteners.

I.2.4. Gable Walls

- Dito I.2.2
- Wall of 0.18 m minimum thickness and according to reinforced concrete study..

1.2.5. Adjoining Walls

- Dito 1.2.2
- Thickness of concrete walls according to the calculation of the reinforced concrete design office.

1.2.6. Load-bearing Walls Inside the Premises

- Load-bearing walls will be constructed of rebated reinforced concrete with careful formwork to receive a filler before finishing coating.
- Thickness according to acoustic insulation requirements and according to calculation B.A. (minimum thickness 0.18 m).

1.2.7. Partition walls or partitions

- Precast reinforced concrete, neat formwork.
- Thickness according to sound insulation requirement and according to calculation B.A. (minimum thickness 0.18m between dwellings).
- The walls of the elevator shaft, adjoining a living room will receive, if necessary, an acoustic insulation complex (position and thickness according to acoustic study). R-1 against the perimeter wall, fiber panel type FERMACELL, for the gym room.

1.3. FLOORS

1.3.1. Common Floor - Floors

Common floor slab

- Coal beam floor or reinforced concrete slab, thickness as calculated by the design office.
- Slab top, ready to receive flooring (tile, stone, or parquet according to architect's plans)
- Slab bottom, ready for coating.

Last level high slab

- Coal beam floor reinforced concrete slab, technical terrace, thickness according to the calculation of the design office (surface finish ditto slab current floor).
- Self protected sealing, including thermal insulation (thickness according to thermal study).

Under deck floors

- Coal beam floor or reinforced concrete slab, smooth under face finish.

Floors on technical rooms, entrances, circulations, and various heated rooms

- Coal beam floor or reinforced concrete slab, smooth under face finish.

Floors on unheated or open rooms

- Reinforced concrete slab or coal beam floor, smooth under face finish.

1.4. DISTRIBUTION BULKHEADS

1.4.1. Between main parts

For dwellings

- They will be of the non-load-bearing drywall type consisting of plasterboard facings screwed onto a metal frame, total thickness 100 mm according to plans, infill between plates by glass wool panels or rock wool.

Duct Bulkheads

- Plasterboard partition in accordance with new acoustic regulations.

For the gym and pool house

- Same for apartments.

1.4.2. between Main and Service Parts

For dwellings

• In bathrooms and shower rooms, partitions will be identical to § 1.4.1 but interior siding will be water repellent.

Duct Bulkheads

• Plate partition according to new acoustic regulations.

For the gym and pool house

• Same for apartments.

I.5. STAIRS

1.5.1. Staircase common area

• Concrete, tiled finish from R+2 to

1.5.2. Private staircase for duplex accommodation

• Concrete, finish identical to housing.

I.6. FALLS, LARGE PIPES AND POWER

1.6.1. Stormwater Falls

• The rainfalls will be made of cast iron tube or similar, placed in facades and technical sheath. In the height of the habitable levels, and inside the premises, the falls in technical sheaths will be wrapped by means of a glass wool mattress.

1.6.2. Wastewater Runouts

• The sewage and floodwaters will be made of cast iron tube or similar, placed in technical sheath. They will be wrapped by glass wool mattresses in the housing crossing.

1.6.3. EC/EF Piping and Power

• Sewage / Sewage and Stormwater collectors will be made of PVC tubing.

• Hydrocarbon recovery pipelines in underground car parks will be made of cast iron tubing.

• Underground cold water, domestic hot water (DHW) and looping (DHW) supplies will be made of insulated, multi-layered tube.

1.6.4. Sewer Connections, Wastewater

• The sewage drains will be connected to the sewer manifold under the roadway at the location fixed by the sanitation service or the concession company, by gravity system and by a lifting station for sanitary equipment installed on the ground floor and in the 2 basement levels.

1.6.5. Stormwater Connections

• Storm water drains will be connected to the corresponding manifold under the roadway at the location specified by the sewer service or the concession company, by gravity system.

1.7. ROOFS

1.7.1. Inaccessible Structure and Deck

Inaccessible Terrace

Reinforced concrete structure. Rampant or horizontal reinforced concrete floor, smooth finish.

Wood frame

- Recovery and modification of the levels of storage on plans of building permit obtained.

1.7.2. Waterproofing cover and accessories

- Multi-layer waterproofing with heavy protection for roof terrace. Terracotta tile cover.

1.8. POOLS

1.8.1. Foundations

- Radish on compacted layer according to indication BET sol.

1.8.2. Elevations

- Made of minimum 25 cm thick, banded reinforced concrete.

2. PRIVATE PREMISES AND THEIR EQUIPMENT

2.1. FLOORS AND BASEBOARDS

2.1.1. Floors and baseboards of main rooms (living rooms, bedrooms)

For units from the garden level to the R+2 included

- Very large (120 x 120) Céram sandstone tile covering, glued, laid according to interior design project.
- Range according to architect selection.
- Installation on sound-cancelling film following acoustic study.
- Parquet wood cladding for bedrooms, glued, laid according to interior design project.
- Installation on sound-cancelling film following acoustic study.
- Polymer skirting according to interior design project.

2.1.2. Floors and baseboards of service rooms (kitchens, bathrooms, bathrooms, toilets, dressing room, laundry, and storage)

- Same § 2.1.1.

2.1.3. Entrance and Clearance Floors and Baseboards

- Same § 2.1.1.

2.1.4. Accessible and waterproof balcony and loggias floors

- Tile covering on studs or sealed.
- Wood deck for housing in RDJ and RDC.
- The cladding will be adapted to non-slip exterior conditions and defined by the architect and interior designer uniformly for all decks.

2.2. WALL COVERINGS (OTHER THAN COATINGS, PAINTS, WALLPAPERS AND WALL HANGINGS)

2.2.1. Service Room Wall Coverings

For bathrooms, washrooms and guest toilets in accommodations

- Wall covering in stone glued high and following project of the architect, including shower tray. This wall covering will be large size according to interior design project.

2.3. CEILINGS (EXCEPT PAINTS, AND DRAPES)

- All interior and exterior concrete ceilings will be prepared for painting, or finish coating.
- Interior false ceilings will be made of cement slabs or equivalent, prepared to receive their paint or finish coating, according to interior design project.
- Exterior false ceilings will be made of FERMACELL plates or equivalent, prepared to receive their paint or finish coating, according to interior design project.

2.4. EXTERIOR CARPENTRY

- Windows and French opening or sliding windows in lacquered aluminum, or steel according to location, color depending on the PC. Insulating glazing, classification of carpentry and thickness of glazing according to thermal and acoustic study.
- Single, double or triple chassis to ensure optimal acoustic comfort.

2.5. EXTERIOR CLOSURES AND BLACKOUT, SUN PROTECTION

For dwellings

- Power supply available for curtain motorization in rooms and receptions, in some apartments and depending on the architect.
- Motorized roller shutter, with thermal bridge switch, with centralized closing of roller shutters.

2.6. INTERIOR CARPENTRY

2.6.1. Frames and Frames

For dwellings

- Wood frames and frames for plaster facing distribution partitions.

2.6.2. Interior Doors

For dwellings

- Doors mounted on invisible hinges with magnetic lock and handles, finish according to interior designer choice.
- Doors following interior architect finish with solid wood core varnish or decorative cladding following choice interior architect. Frame and joint cover in stained wood or varnished tinted following interior design project.
- Door stops.
- Sliding doors with solid core in galandage. Wood finish, decorative cladding or white matt lacquered mirror according to interior design project.
- Frame and joint cover in tinted wood or varnished tinted or white matt lacquered following interior design project.
- Hardware following interior design project.

2.6.3. Landing Doors

For dwellings

- Door with armored solid core, with cladding in varnished wood panel following interior architect project. Flame door, firewall 1/2 hours, metal frame.
- Exterior and interior varnished wood joint covers according to interior design project.
- Isophonic seals on the frame, attenuation according to acoustic instructions and standards in force. Metal trim, safety lock 3 or 5 points with European cylinder.
- Optical peephole and door stopper.

2.6.4. Closet Doors:

For dwellings

- According to plans and width of the cupboards, opening to the French with facades in varnished wood or decorative dressing or matt lacquered paint according to interior design project. All the closets and dressing rooms of the housing will be custom-made according to decorative project interior designer.2.7

2.7. LOCKSMITH AND RAILING

2.7.1. Guardrails and Support Bars

For dwellings

- Locksmith type, according to architect plan.

2.7.2. Bay protection grid

For dwellings

- Locksmith type, according to architect plan.

2.7.3. Miscellaneous Works

For dwellings

- Frosted tempered glass balcony divider mounted on cleats.
- Metal fire door block for access to technical rooms on ground floor and basement.
- Interior railing and metal stair handrail painted to plan.
- Ventilation grids for basements, interior and exterior in aluminum or lacquered metal according to architect choice. EP descent cladding by lacquered aluminum enclosure.

2.8. PAINT, WALLPAPER, DRAPES:

2.8.1. Exterior paint and varnish

2.8.1.1. On carpentry

- Lacquered aluminum carpentry, color noted on building permit.

2.8.1.2. On closures and protections

- Color according to color noted in the building permit for the gate and ironwork.

2.8.1.3. On locksmith

- Preparatory work, two coats of paint, according to the color noted in the building permit for the portal and the ironwork.

2.8.1.4. On exposed plasters, walls and ceilings

- Color according to color noted on building permit.

2.8.2. Interior Paints

2.8.2.1. On carpentry

For dwellings

- Polymer skirting board, printing layer. Shades according to interior designer choice.

2.8.2.2. On walls

For dwellings

- After preparation, apply two coats of matt color paint according to the interior designer's choice.

2.8.2.3. On ceilings

For dwellings

- After preparation, apply two coats of matt paint, color chosen by the interior designer.

2.8.2.4. 2.8.2.4 On Pipe, Piping Falls and Miscellaneous

For dwellings

- Nothing.

2.9. INDOOR EQUIPMENT

2.9.1. Household Equipment

2.9.1.1. Kitchens

- Kitchen «HACKER or REMA» or similar equipped with appliances of the brand MIELE or similar including: refrigerator, dishwasher, oven, microwave, induction hob 4 fires, extractor hood air recycling with filter. Model and layout according to architect choice.
- Sink equipped with faucet according to interior designer choice.

2.9.1.2. Utility Room/Closet Utility Room (Lots)

- Fitted closet with corked expectations (cold water, hot water and drains) for washer and dryer, not included.

2.9.1.3. Appliances and Furniture

- Washbasin and washbasin of bathroom or shower room with bathroom cabinet with drawer brand "FALPER" or equivalent for classic rooms and custom furniture for master rooms according to plans and choice interior designer.

2.9.1.4. Disposal Waste Disposal

For dwellings

- Local garbage bins on the ground floor.

For the gym and pool house

- Local garbage bins on the ground floor.

2.9.2. Plumbing and Sanitary Equipment

- Exposed or flush pipes.

2.9.2.1. Cold Water Distribution

For dwellings

- Multi-layer tube piping in common areas.
- Multi-layer tube piping in private areas.

For the gym and pool house:

- Multilayer tubing for the gym and pool house.

2.9.2.2. Collective hot water production and distribution

For dwellings

- Individual domestic hot water production by electric balloons.
- Distribution of sanitary hot water by multi-layer pipes, insulated.

For the gym and pool house

- Same for housing.

2.9.2.3. Evacuations

For dwellings

- Rigid PVC pipes.

For the gym and pool house

- Same for housing.

2.9.2.4. Pending Connections

For dwellings

- Standby connections for washer, dryer and dishwasher.
- Location according to housing plan with shut-off valve.

2.9.2.5. Bathroom Fixtures, Shower Rooms and Guest Washrooms:

For dwellings

- Layout according to architect and interior designer plan.
- Finishes and colors according to interior designer choice.

For the gym and pool house

- According to project and choice architect.

2.9.2.6. Fittings:

For dwellings

- Layout according to architect and interior designer plan.
- Finishes and colors according to interior designer choice.

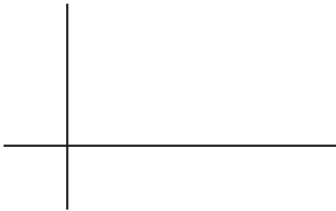
2.9.2.7. Miscellaneous Accessories:

For dwellings

- Fixed or hinged glass shower wall secures according to interior design choice and layout plan.

For the gym and pool house

- According to project and choice architect.



2.9.3. Electrical Equipment

2.9.3.1. Type of Installation

For dwellings

- Reinforcement pipe in slabs, embedded in walls and partitions.
- Electric panel strong current and low current semi recessed in dedicated closet according to architect and interior architect plan.

For the gym and pool house:

- Same housing.

2.9.3.2. Minimum Equipment of Each Room

For dwellings

- Electrical equipment of the interior designer's choice.
- Layout and number according to regulations (NFC 15-100 in force).
- Home automation system for the functions of blackout control and heating-cooling control. Possibility of evolution, customization of the system and remote control.

LOBBY:

- Entrance bell.
- Videophone.
- Ceiling lights controlled by push button.
- IPC16A.
- Electrical panel with communication box.

CLEARANCE:

- Ceiling lights controlled by push button.
- IPC16A.
- 1 Self-contained smoke detector (DAAF).

RECEIVING:

- Ceiling lights controlled by push button.
- IDCL.
- 1 PC 16A/ 4m2 with a minimum of 5 sockets.

CHAMBERS:

- Ceiling lights controlled by push button.
- 4 16A PCs (one located between 90 and 130cm from the ground near a switch in the room accessible to people with reduced mobility).
- 1 TV/FM jack.
- 1 Taking communication.

KITCHEN:

- Ceiling lights controlled by push button.
- PC I6A (refrigerator).
- 20A PC (plate, microwave, dishwasher).
- PC 32A (ovens).
- PC I6A on work surface.
- I Direct supply for hood.

BATHROOMS AND SHOWER ROOMS:

- Ceiling lights controlled by switches.
- PC I6A (located between 90 and 130 cm from the floor).

GUEST TOILET:

- Ceiling lights controlled by push button.
- I PC I6A.

LAUNDRY ROOM:

- Ceiling light points controlled by push button (except in the case of a "closet" laundry room).
- Specialized 20A PCs (washing machine, dryer).
- I PC I6A minimum on work surface depending on the layout.

BALCONIES AND TERRACES:

- Ceiling lights controlled by push button.
- I PC I6A waterproof.

The ceiling light points can be replaced by recessed spots or visible spots, or LED on cornice. Complement concerning the installation of light points at the level of the cornices following interior design project.

For the gym and pool house

- According to project and architect plan.

2.9.3.3. Landing Door Bell

For dwellings

- Bell button on landing door of each apartment.

For the gym and pool house:

- Nothing.

2.9.4. Heating, Chimneys, Ventilation

2.9.4.1. Type of Installation

For dwellings

- For each housing, heating or cooling will be provided by a heat pump with variable refrigerant volume (VRV Inverter type system), which automatically adapts the power of the associated air/air heat pump and positioned on the roof, housing needs, under all circumstances. Each dwelling has its own outdoor unit and autonomous indoor units arranged in the false ceilings according to technical requirements.
- A cooling circuit linked to the PAC outside the air-handling units of each dwelling. These air-handling units will be accessible through a hatch installed in the false ceiling.
- From each air handling unit, heated or cooled air is distributed to the rooms through ducts located in false ceilings and through a grid.
- The bathrooms and shower rooms will be equipped with electric underfloor heating, backed up by electric towel rails.

For the gym and pool house

- The sports hall and pool house will be heated and cooled by fan coil terminal units.

2.9.4.2. Guaranteed Temperatures

For dwellings

- According to current regulations.

For the gym and pool house

- 22°C in winter - 26°C +/- 1°C in summer - Uncontrolled humidity.

2.9.4.3. Heat Emitting Devices

For dwellings

- The main rooms of the houses will be heated and cooled by indoor air handling units connected to the roof-top heat pumps by refrigerated connections. The bathrooms and bathrooms will be heated by an electric heated floor with additional by dry electric towels following choice of the interior designer.

For the gym and pool house

- Space heating will be provided by fan coil type terminal units.

2.9.4.4. Ventilation Ducts and Outlets

For dwellings

- Ventilation of the dwellings will be provided by a controlled mechanical ventilation system with adjustable auto exhaust vents in wet rooms.

For the gym and pool house

- Ventilation of the gym and pool house will be provided by a mechanical controlled ventilation type with self-regulating vents in all rooms.

2.9.4.5. Fresh Air Ducts and Intakes

For dwellings

- New air supply for the main rooms of the housing will be provided by discrete air intakes located on the exterior carpentry.

For the gym and pool house

- New air will be supplied to the gym and pool house with discrete air intakes on the exterior carpentry.

2.9.5. Interior fittings of cupboards and dressing rooms:

For dwellings

- All cupboards and walk-in closets will be custom fitted with cheeks, rods, shelves and drawers according to the interior design plan.

For the gym and pool house

- None

2.9.6. Telecommunications Equipment

2.9.6.1. Radio TV

For dwellings

- Collective antenna for DTT reception, recessed distribution according to §2.9.3.2.
- Installation collective satellite dish allowing the reception of satellites ASTRA, HOT BIRD and ATLATIC BIRD. Not including decoders and subscriptions at the expense of the occupants.

For the gym and pool house

- Same housing.

2.9.6.2. Building Main Entrance Door Open Control

For dwellings

- Installation of an integrated turntable in each unit that allows audio and video to be connected to the Building Lobby Door and Exterior Gate Turntable to control the opening of the Building Lobby Door and Exterior Gate.
- Exterior door with access control.

For the gym and pool house:

- Nothing.

2.9.7. Other Equipment

For dwellings

- Home automation system for closure controls, heating, and cooling.
- Private pool for lot n° 4.

3. PRIVATE ANNEXES

3.1. PRIVATE POOL

- Unit 4 has a 3 x 8 m private pool with a wooden or tiled deck.
- Tile cladding according to the architect's choice and elements accepted in the building permit.

3.2. CAR PARKS AND CELLARS

3.2.1. Walls or Partitions

- Subsurface structural veil in rough finish or perimeter wall in rough finish or partitions in agglomerated concrete blocks as defined in chapter §1.2
- Paint finish.

3.2.2. Ceilings

- Painted concrete slab with or without thermal insulation according to BET plans and requirement.

3.2.3. Floors

- Floor slab or raw reinforced concrete with epoxy screed surface coating, floor marking and numbering of parking spaces.

3.2.4. Access Door

- Dito landing door, with panic handles.

3.2.5. Breakdown

- The two basement levels, intended for light vehicle and two-wheel car parks, will be ventilated by means of fresh air supply and natural compensation and mechanical extractions.

3.2.6. Electrical Equipment

- No private electrical equipment, except private cellar lighting.
- Predisposition for sockets for electric vehicle charging stations according to architect plans.
- The two basement levels will be equipped with smoke detectors.

4. COMMON AREAS INSIDE THE BUILDING

4.1. BUILDING LOBBY

4.1.1. Soils

- Large-scale stoneware flooring according to architect and interior designer decorative project. Polymer skirting boards.

4.1.2. Walls

- Decorative coverings according to architect and interior designer design plan.

4.1.3. Ceilings

- Painted false ceiling cladding, and/or decorative cladding according to plans and architect and interior architect project. Decorative lighting.

4.1.4. Access Doors and Closure System, Building Occupant Call

- Lacquered aluminum and/or stainless steel carpentry. Opening with VIGIK access control badge.
- Video intercom, built-in for each unit, with outside call pad to control the opening of the building lobby door from each apartment.

4.1.5. Mailboxes and Packets

- Wall-mounted mailboxes, Swiss Post standards, color chosen by the architect and interior designer.

4.1.6. Heating

- Electric radiant panel heating in office/lodge.

4.1.7. Electrical Equipment

- Light points on presence detection, override if necessary. I PC 16A.

4.1.8. Signage and Safety Equipment

- Regulatory safety signs and equipment.

4.1.9. Video Surveillance

- Entrance hall with interior camera with recorder of the architect's choice. Reference made on surveillance screen in the office/lodge.

4.1.10. Fire-fighting equipment

- Control and signaling equipment for smoke detection and smoke extraction on floor levels.
- Fire signaling panel for manual and automatic fire detection in car parks.

4.2. GROUND FLOOR CIRCULATIONS, HALLWAYS AND HALLS

4.2.1. Soils

- Large size stone type flooring, on sound absorbing felt according to acoustic study.
- Polymer skirting according to decorative project architect and interior designer.

4.2.2. Walls

- Decorative coverings according to architect and interior designer design plan.

4.2.3. Caps

- False plasterboard or acoustic ceiling according to need and architect and interior architect project and acoustic study.

4.2.4. Doors

- Fire stairs access doors, equipped with door closers and compliant with safety standards for overlap and access to stairwells. Materials following architect and interior architect project.

4.2.5. Electrical Equipment

- Low voltage spotlights in false ceiling or decorative wall sconces at the choice of the architect and the interior designer. Ignition on derogatory presence detector if necessary. IPC 16A in the technical cabinet of the general services..

4.2.6. Fire Fighting Capabilities

- Smoke detectors.
- Floor Level Level Smoke Extraction (VB-VH).
- Manual smoke control controls positioned at each level in the stairwell.

4.3. UNDERGROUND TRAFFIC

4.3.1. Soils

- Concrete slabs or slabs with stone flooring for landing gates and stair access.
- Remaining circulation with paint coating.

4.3.2. Walls

- Painted walls in airlocks, landings and stairs.

4.3.3. Ceilings

- False plasterboard ceiling in SAS, landings and clearances in front of elevator.

4.3.4. Access doors

- Fire stair access doors, equipped with door closers and meeting current safety standards for crosschecking and access to stairwells.

4.3.5. Electrical Equipment

- Low voltage spotlights in false ceiling or decorative wall sconces at the choice of the architect and the interior designer. Ignition on presence detector.

4.3.6. Fire Fighting Capabilities

- There will be, at each basement level, a sandbox equipped with a shovel according to the regulations in force. Fire extinguishers and regulatory signage are provided.
Fire detection in car parks with connection to a signalling device in the entrance hall.

4.4. STAIRWELLS

4.4.1. Landing Floors

For housing service

- Stone-type flooring, decorative project architect and interior designer. Polymer skirting.

For servicing basements

- Stone cladding according to decorative project architect and interior designer. Polymer skirting.

4.4.2. Walls

For housing service

- Decorative paint, colour chosen by architect and interior designer.
- For servicing basements.
- Decorative paint, colour chosen by architect and interior designer.

4.4.3. Caps:

For housing service

- Decorative paint, colour chosen by architect and interior designer.
- For servicing basements.
- Decorative paint, colour chosen by architect and interior designer.

4.4.4. Stairs (steps, risers), silts, skirting boards, guardrails and under the bench.

For housing service

- Steps, painted risers with signage of the walking nose, as well as first and last step according to regulations. Handrails in metal profile, paint finish.
- Metal profile handrails, paint finish.
- Solid core fire doors with door trusses, according to decorative project architect and interior designer.

For servicing basements

- Steps, painted risers with walking nose signage.
- Metal profile handrails, paint finish.
- Solid core fire doors with door trusses, according to decorative project architect and interior designer.

4.4.5 Heating, Ventilation

For housing service

- Nothing.

For servicing basements

- Nothing.

4.4.6 Lighting

For housing service

- Spot light applied on presence detector.

For servicing basements

- Light points applied on presence detector. Safety lighting according to current regulations.

4.4.7 Fire Fighting Capabilities

For housing service

- Smoke extraction of the stairwell serving the dwellings by opening in the upper part with electric control by manual action. Power from a DN 65 socket on the front.

For servicing basements

- Ongoing following BET recommendation.

4.5. COMMON SPACES: TWO WHEEL LOCATIONS

- Same goes for garages.

4.6. TECHNICAL ROOMS:

4.6.1. Garbage Receiving Room on the DRC:

- Floor: tiled floor.
- Wall: tile and paint.
- Ceiling: paint.
- Equipment: 1 floor drain and 1 water point with tap.
- Lighting: ceiling lighting on detector.
- 1 PC 16 A waterproof.
- Emergency lighting according to current standards.

4.6.2. Various Technical Rooms

- Floor: Paint.
- Wall: painting.
- Ceiling: paint.
- Lighting: ceiling lighting on detector.
- 1 PC 16A waterproof.
- Emergency lighting according to current standards.

4.6.3. Technical Deck

- Soil: Raw.
- Wall: Acoustic absorbent.
- Lighting: Applied on detector.
- 1 PC 16A waterproof.
- Emergency lighting according to current standards.

4.7. OFFICE/LODGE

4.7.1. Composition

- Located in the entrance hall on the ground floor level of the building, the reception area has a counter with office and closet. A sanitary part with WC, shower, washbasin is provided on the ground floor.

4.7.2 Miscellaneous Equipment

- Technical alarm panel.
- Display of common area video surveillance.
- Control and signaling equipment (ECS) for smoke detection and smoke extraction of floor landings. Fire signal board for manual and automatic fire detection of car parks.

Gym and pool house

- Being implemented.

4.7.3 Composition

- The gym space located on the ground floor of the building will only be dedicated to the residents of the building. This space will be governed by the rules of co-ownership.

4.7.4 Soils

- Flooring type tiles for the gym and pool house, on felt soundproofing following acoustic study. Polymer skirting according to decorative project architect and interior designer.
- Architect's choice of parquet flooring for the gym area.

4.7.5 Walls

- Decorative coverings according to the architect's and interior designer's decoration plan.

4.7.6 Caps

- False plasterboard or acoustic ceiling according to need and architect and interior architect project and acoustic study.

4.7.7 Doors

- Fire doors, equipped with door closers and complying with safety standards for crosschecking and access to stairwells. Materials following architect and interior architect project.

5. GENERAL BUILDING EQUIPMENT

5.1. ELEVATOR

5.1.1. ELEVATOR

- Elevator conforms to the standards in force NFP 82.210 «safety rules for the construction and installation of elevators», including accessibility standards. Load 630 KG and 8 people serving all living levels, parking levels.
- Fittings: tiled floor as in entrance hall, handrail, skirting board and landing door as chosen by architect and interior designer. Cabin with wall cladding in accordance with them as well.
- Mood and safety lighting.
- Emergency audio communication system.
- Collective descent manoeuvre.

5.2. TELECOMMUNICATIONS

5.2.1. Téléphone

For dwellings

- From the copper and fiber optic operator riser, placed in the dedicated technical closet, connecting and powering the housi ngs to the communication cabinets and then to the standardized conjuncture located in the living room and bedrooms.

5.2.2. TV and Radio Antenna

For dwellings

- A collective antenna to receive DTT.
- Wiring and amplifier in the technical duct to the sockets in the apartments provided in the bedrooms and living room. Satellite dish for receiving an ASTRA, HOT BIRD and ALTANTIC BIRD satellite network.

5.3. RECEPTION, STORAGE AND DISPOSAL OF HOUSEHOLD WASTE

- Approved containers located in the storage rooms described § 4.7.1. (Payable by the co-ownership).

5.4. MECHANICAL VENTILATION OF PREMISES

5.4.1. Mechanical ventilation of underground car parks

- The 2 basement levels intended for light vehicle parking will be ventilated for each level by means of natural new air supply ducts and mechanical extraction ducts, in accordance with the decree of 31 January 1986.
- Each exhaust duct will be equipped with a ceiling fan. A clock with daily program will control their operation in low speed. The high speed for smoke extraction will be controlled for each level by fire engines installed on the front of the building.

5.4.2 Mechanical ventilation of basement rooms

- The technical rooms in the basement will be ventilated by mechanical extraction and a natural new air supply. Each room will be equipped with a self-regulating extraction vent connected to an extraction group by ducts made of galvanized steel sheet of circular section. Fire dampers will be provided for the ducts from the exit of the room and through the floor following BET standards.
- Stale air will be discharged onto the roof terrace via a specific duct made of galvanized sheet steel with a circular cross-section in accordance with BET standards.

For the gym and pool house

- Ventilation of the sports hall and pool house will be provided by a controlled mechanical ventilation system with self-regulating extract units in all rooms.
- The extraction ducts will be made of galvanized sheet steel. The stale air will be discharged onto the roof terrace of the building via a galvanized sheet steel duct.

5.5. WATER SUPPLY

5.5.1. General counts

- General cold-water metering for the entire property, installed by the dealer in a niche meter, the location of which is to be defined with the dealer company.

For dwellings

- Hot water risers with distribution to each dwelling.
- Cold water cuff waiting in the technical cupboards provided for this purpose on each departure to the apartments. The supply, installation of individual meters and subscription to the survey service will be subscribed by each co-owner to the concessionaire company or by the syndic responsible for managing the co-ownership to a private service provider company.

For the gym and pool house

- Same for housing.

5.5.2. Blowers, Reducers and Pressure Regulators, Water Treatment

For dwellings

- If necessary, a pressure regulator will be installed on the individual cold -water bypass.

For the gym and pool house

- Same for housing.

5.5.3. Risers

- A cold water riser will supply the homes and the gym. It will be made of multi-layer tube, properly protected by means of an insulator against the risks of condensation.
- The risers will be installed in the Technical Closet on each level of the floors.

5.5.4. Special Connections

For dwellings

- Each unit will be supplied with cold water from a point on the risers located at each level in the cupboard provided for this purpose.
- Each individual cold water bypass to the housing will be equipped with a shut-off valve an anti-pollution valve, a meter cuff. The supply of cold and hot water to the houses will be made by a multi-layer tube network, insulated, running through the renovation and which will feed the distribution feeders placed near the bathrooms, showerrooms, and the kitchen.
- If necessary, the temperature of the hot water distribution network up to the feeders will be maintained by an electrical trace, supplied from the electrical panel in each dwelling.

For the gym and pool house

- Same for housing.

5.6. POWER SUPPLY

5.6.1. Corporate Services Counting

- A meter will be installed for all common areas located in the technical room.

5.6.2. Risers

- Prefabricated types in technical ducts according to DF standards.

5.6.3. Specific Connections and Counts

For dwellings

- Supply the housings via ductwork to the circuit breaker and meter at the entrance to each housing (ETL closet).

For the gym and pool house

- Same for housing.

6. 6. COMMON AREAS OUTSIDE THE BUILDING AND THEIR EQUIPMENT

6.1. ROADS AND CAR PARKS

- Access road to the car park in asphalt, and/ or interlocking paving stones, color according to the prescription of the city of Antibes.

6.2. GREEN SPACES

- Spaces to landscaped according to building permit plans.
- Vegetal hedge separating outdoor plot.
- Plant and tree adapted to the environment following PC.

6.3. EXTERIOR LIGHTING:

- Signage of the entrance of the building following project of the architect on automatic control. Lighting of the facade of the building following project of the architect on automatic control.

6.4. SWIMMING POOL

- 20m long heated swimming pool with wooden or tiled beach and changing room.
- Tile cladding according to the architect's choice and elements accepted in the building permit.

6.5. MISCELLANEOUS NETWORKS:

6.5.1. Water

- Connection to the City network as recommended by the dealership.

6.5.2. Gas

- Nothing.

6.5.3. Electricity

- LV connection to the ERDF network.

6.5.4. Sewers

- Connection to the sewer system of the City of Antibes.

6.5.5. Telecommunications

- Connection pending connection by France Telecom service, for optical fibre and for cable television in the city of Antibes.

6.5.6. Videophone

- Turntable connected to the interior of the dwelling.