

BRIEF DESCRIPTION

*"L'HORLOGERIE"
Rue de Genève
01 210 FERNEY VOLTAIRE*

COLLECTIVE BUILDING 19 apartments for sale

*A BBC (Low Consumption Building) residence.
A project with high energy performance.*

PRESENTATION

The "L'HORLOGERIE" project described herein includes a collective building of 19 homes and garages in the basement.

- 19 apartments in a collective building*
- 1 villa.*

The collective building has been designed with great care, particularly with regard to environmental standards.

The various measures implemented will enable it to reach the energy level BBC (Low Consumption Building) which will offer the buyers a controlled energy consumption.

GENERAL FEATURES OF THE BUILDING

MASONRY

- Reinforced concrete foundations following specifications of B.A. engineer and seismic regulations.
- Floor and walls of reinforced concrete and aggregates, type and thickness according to reinforced concrete study and noise regulations in force.
- Partitioning of garages in agglomerated concrete block or poured concrete depending on the position.

ROOFING/WATERPROOFING

- Flat roofs with insulation and sealing compound, gravel protection.
- Waterproofing of car park type basement or garden-type according to position.

EXTERNAL MILLWORK

- External joinery work of thermal bridges, in aluminium and wood (wood on interiors) based on thermal study, dark-coloured or according to requirement of the building permit, with low emissivity insulated glazing (argon gas).
- According location on architectural drawings, covering of openings by adjustable sun blinds with electric radio control. No shading for windows or doors of the bathrooms, granite glass.
- Centralized radio control.
- Type of openings according to architectural plans.

RAILINGS/LOCKS

- Railing with glass coated metal frame following architect's drawings.
- Concrete structure for balconies.

FAÇADE

- The façades of the building will be treated according to area as selected by the architect and following municipality specifications: RPE type wall plaster.

INSULATION

- Thermal and acoustic insulation in accordance with regulations in force, including NRT 2005 and label Low Consumption Building (BBC).
- External wall insulation on façade with polystyrene or mineral wool according to specifications of thermal design office, covered with "thick plastic coating" type RPE, façade walls are also lined inside.
- Thermal insulation on slab and under the slab, in between the basement and the ground floor, in inhabited areas.

COMMON AREAS

HALL

- *It will be designed by the architect based on a specific decoration study.*
- *Woodwork in the front door of the hall in aluminium or painted steel and thermal break, with reinforced glass.*
- *Door opening controlled by electromagnetic devices connected to residential units with videophone link*
- *Access management with VIGIK system.*
- *Flooring of marble stone or equivalent and floor mats at the entrance, according to architect's decoration plan.*
- *Wall coverings of decorative wood panels or equivalent, with flush mounted mailboxes according to Post & PMR (reduced mobility person) standards*
- *Decorative ceiling with recessed lighting, controlled by motion detectors.*

MOVEMENT AREAS

- *Corridors of emergency stairwells in concrete with floor paint or equivalent on all levels, sprayed coating for walls and Pliolite paint on ceilings, handrails on lacquer coated steel.*
- *Movement areas of landing on the ground floor covered with marble stone or equivalent with decorative ceiling, recessed spot lighting or decorative lights controlled by motion detectors, decorative vinyl coating or paint for the walls.*
- *Movement areas of landing on upper floors covered with heavy-duty floor carpets according to decoration plans, recessed spot lighting or decorative lights controlled by motion detectors, decorative vinyl coating or paint for the walls.*
- *Lift with decorative walls, full-length mirror on one side, overhead lighting and bar supports.*

SERVICE ROOM

- *Garbage room: floor with ceramic stoneware 20 x 20 or 30 x 30, walls covered with tiles up to a height of 1.20 m walls, paint on the remaining wall area and water faucet.*
- *Boiler room and ventilation in unfinished concrete.*

BASEMENT

- *Lighting of common movement areas metered on common installation, controlled by motion detectors.*
- *Movement areas of garages: flooring of surface finished concrete.*
- *Ceilings made up of the underside of the raw concrete slab with heat insulation under the inhabited areas.*
- *Sectional door for access to basement motorized and controlled by remote control (two transmitters supplied for each parking slot).*

PRIVATE AREAS APARTMENTS

INTERNAL JOINERY

- Armoured landing doors, insulating type with wood siding, built-in lock with five locking points two of which with unbreakable locking points, A2P* classification and door viewer, threshold of Swiss type.
- Door locks of communicating doors with wooden frame, "factory finished door - wood look" solid core with hardware and door stops (half-turn bolts for rooms and bolt lock for WC, bathroom and shower room). Sliding door with partitions according drawing.
- Doors of closets type COULIDOOR or equivalent, openings in French style up to 1.00 m. wide and sliding beyond (according to drawings).
- Arrangement of closets (4 shelves + 1 rod) following drawings.

FLOORS

Living rooms, kitchens, entrance halls, corridor day and night, storage:

- Stoneware tiles 45 x 45 or 50 x 50, to be selected from the range proposed by the manufacturer, bonded or sealed on floating screed, with sound insulation by interposing a resilient material between the slab and the screed.
- Tiled skirting boards matching the floor.
- Laid straight.

WC, bathroom, shower rooms:

- Stoneware tiles 30 x 30 to be selected from the range proposed by the manufacturer, bonded or sealed on floating screed, with sound insulation by interposing a resilient material between the slab and the screed.
- Laid straight.

Bedroom

- Covered with parquet laminated wood flooring thickness 14 mm, bonded installation, selected from the range proposed by the manufacturer.
- Skirting boards matching the floor.

PARTITIONS

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- Insulating interior walls type PLACOSTIL or equivalent 72 mm with mineral wool insulation core.
- 100 mm partitions with support for sliding door mechanism on light walls.

WALLS

Living rooms, entrance hall, corridor, bedrooms and storage:

- 2 layers of acrylic paint "white mat."

Bathrooms, shower rooms:

- Earthenware tiles 25 x 40, to choose from the range offered by the manufacturer, all sides, full height.

Kitchen:

- Application of two coats of white glossy acrylic paint after surface preparation.

WC

- Application of two coats of white glossy acrylic paint after surface preparation.

CEILING

- Smooth matt white paint on all ceilings dry rooms including kitchen opening on living room.

ELECTRICITY

- Fittings of LEGRAND brand, CELIANE series or equivalent, white colour.
- Number of light points and power sockets conforming to recommendations of the standard C 15-100 in force.

PHONE - TV

- Telephone installation and TV equipment complying with standards in force.
- Community TV antenna provided.

HEATING

Base for calculations

- According to DTU code and heat audit conducted based on types and thickness of insulation defined in coordination with the heating engineer and in accordance with standards in force.

Minimum outdoor temperature:

- 12 °C

Indoor temperature:

- kitchen, living room, hallway and bedrooms: + 19 °C

- Bath and shower: + 22 °C

Heating:

Centralized heating with gas, individual metering of calories.

- Emitted by hydraulic radiators type FINIMETAL Reggane 3000 with fittings & regulation in the lobby, weekly/daily programmer.
- Towel drier radiators in bathrooms and shower rooms.

MECHANICAL VENTILATION

- Fresh air introduced through humidity controlled air vents on façades of the main rooms on woodwork or caissons on blinds.
- Stale air extracted mechanically by humidity controlled outlets fitted in the upper part of wet rooms and service areas.

SANITATION

Bathrooms, shower rooms:

- Vanity unit with mirror and light point perpendicular to vanity for bathrooms and shower rooms.
- Shower tray with enamelled stoneware and shower wall, according to drawings.
- Mechanical mixer faucets for vanity and thermostatic faucets type GROHE or equivalent for bathrooms and shower.
- Connection and drain on standby for washing machine in each apartment (positioning according to sale drawings).

Kitchen:

- *Cold water, hot water and waste water on plugged standby.*
- *Connection and drain on standby for dish washer and washing machine.*

WC:

- *Suspended WC in white porcelain - flushing tank with water saving mechanism 3/6 litres. Sanitary hot water:*
- *Domestic hot water produced from collective gas boiler with individual metering.*

TERRACES AND BALCONIES

- *On waterproof slab Wood decking or individual slabs on supports.*
 - *Balcony: wood covering.*
 - *One individual water outlet on terraces on garden level and penthouse, according to drawings.*
 - *Glass/metal composite separation panels.*
 - *Lighting point with exterior applique as chosen by the architect.*
- Waterproof power socket*

BASEMENT GARAGES

Garages:

- *Closed or unclosed basement garage according to sale drawings*
- *Individual lighting connected to general services.*
- *Individual motorized tilting metal door and remote control, connected to general services.*
- *Concrete floor with finished surface.*
- *Unfinished walls*

GREEN SPACES AND LANDSCAPING

- *Grassing and planting in various areas according to master plan.*
- *Lighting outside access paths by candelabra connected to photoelectric cells.*

SPECIAL PROVISIONS

The characteristics of services defined in this description may be modified according to the requirements of design office and regulatory constraints to be integrated in order to be eligible for the Low Energy Consumption label.

Brands, models and sizes of appliances are indicative, the project owner reserves the right to modify them with equivalent products to make technical or aesthetic improvements.

The dimensions recorded after the works may be higher or lower than those indicated on the drawings within a tolerance according to regulations in force.

Any modification of the drawing or specification by the purchaser shall be submitted for prior approval to the builders and will be estimated taking into account the nature of the work and the cost of modifying the design, written documents and site supervision. These works may in no case impact on the delivery dates, the purchaser then waives all claims against the seller for delay in delivery.