

BUILDING SPECIFICATIONS – ENGLISH VERSION

This project will be designed and built in collaboration with qualified specialists:

INFORMATION AND SALE

IMMOVERIS LUGANO Sagl
14a, Via Coremmo, 6900 Lugano
Tel.: +41 (91) 968 26 26
Fax: +41 (91) 968 26 27
Email: lugano@immoveris.ch
www.immoveris.ch

ARCHITECT IN CHARGE OF PROJECT:

Architectural firm
Aldo Cacchioli
Arch. SUP – OTIA
AC general contractor SA
14, Via Bramantino, 6600 Locarno

CONSTRUCTION ENGINEER:

Engineering firm
Andreotti & Partners SA
2, Via Varenna, 6600 Locarno

**ENGINEER FOR
SANITARY FACILITIES, HEATING,
VENTILATION and AIR CONDITIONING:**

Engineering firm
Tecnoprogetti SA
2, Via Monda, 6528 Camorino

**ENGINEER FOR
ELECTRICAL SYSTEM:**

Engineering firm
Tecnoprogetti SA
2, Via Monda, 6528 Camorino

LANDSCAPE ARCHITECT:

Architectural firm
Andrea Branca
Arch. HTL – OTIA
40, Via delle Vigne, 6648 Minusio

**GENERAL CONTRACTOR
(CONSTRUCTION SITE MANAGEMENT):**

Baulink AG
General contractor
101, Promenade
7270 Davos Platz

Place, date:

Signature:

(Purchaser(s))

These Building Specifications are based on the approved project and on the designers' architectural concepts. This document in English is a translation of the Italian-language original. In the event of any discrepancy between the two versions, the original version shall prevail.
Please do not hesitate to contact us for more information.

General description of the building project and works

1.1

All designs and work carried out will be state of the art and will conform to best practices.

All work will be carried out in compliance with the regulations and with the standards and recommendations of SIA and the various trade associations.

1.2

This description of the building project and works includes all the technical and building work required for construction of the building project in general and of the individual residential units in particular.

It is intended as an appendix to the architectural plans and specifies the project standards.

The measurements are provided in the architectural plans.

1.3

All on-site building work must meet the stringent requirements of standard SIA 181 of the Swiss Society of Engineers and Architects on the requirements for sound insulation in buildings (version in force on the day on which this document was printed).

1.4

The Client/Purchaser understands that any changes or additions to the Building Specifications may influence the sound insulation concept and accepts responsibility for the consequences.

1.5

The Client reserves the right to modify or adapt the layout of the apartments.

Any such changes shall be made in accordance with these Building Specifications.

Bases for these Building Specifications

2.1.

All standards and regulations currently in force.

2.2

Building permit **No. 12-039D of 17 December 2012** issued by the local council with all plans approved; additional permits and terms and conditions;

2.3

Project plans of the architect, construction engineer and installation engineers.

BUILDING SPECIFICATIONS

0
Plot

No work or services are planned.

Place, date:

Signature:

(Purchaser(s))

BUILDING SPECIFICATIONS**1
Preliminary work****10
Survey and ground investigations**

- | | | |
|-----|---|---|
| 101 | Survey of nearby buildings and structures | A survey of all the buildings and structures on the neighbouring plots is required for future reference (organised by the district court). |
| 102 | Ground investigations | Ground investigations are to be carried out. Soil and subsoil characteristics are to be analysed by the construction engineer or project manager. |
| 103 | Groundwater investigations | Specialists will investigate the presence of groundwater, and, if necessary, the technical specifications will be modified in accordance with the ground conditions identified. |

**11
Site clearance and preparation work**

- | | | |
|-----|-----------------|---|
| 111 | Land clearing | Felling and removal of trees and shrubs, including transport to disposal site and disposal charges. |
| 112 | Demolition work | Demolition of forecourts; demolition of existing buildings in accordance with the architect's site plan, including transport to disposal site and disposal charges. |

**12
Safety precautions**

- | | | |
|-----|--|--|
| 121 | Safety precautions for existing buildings and structures | All nearby buildings and structures are to be secured. |
| 122 | Temporary structures | Perimeter fencing. Supply, erection and dismantling; Height: approx. 2.50 metres. |
| 123 | Underpinning | Any necessary underpinning of structures situated close to the plot boundaries. |
| 129 | Structural specifications | See report by engineering firm Andreotti & Partners SA. |

**13
Shared building site facilities**

- | | | |
|-----|----------------------------------|---|
| 134 | Temporary installations | Creation of an installation platform as per plan by engineering firm Andreotti & Partners SA. |
| 135 | Temporary installations | 135.0 Sewerage 135.1 Electricity 135.3 Sanitation facilities for building site water |
| 136 | Costs of energy, water etc. | Consumption of water, electricity, telephone charges etc. on the building site. |
| 137 | Temporary closures and coverings | |

Place, date:

Signature:

(Purchaser(s))

15**Adaptations to existing infrastructure**

| | | |
|-----|---------------------------|---|
| 150 | Conduits | Off-site adaptations. All conduits are to be connected to the existing public network. On site: All connections are to be included in BCC* 451, 452, 453 and 455. [* Swiss building cost classification codes] |
| 152 | Sewerage pipes | Removal or adaptation of existing sewerage pipes |
| 153 | Electricity | Removal or adaptation of existing electricity cables |
| 155 | Water | Removal or adaptation of existing pipes |
| 159 | Structural specifications | See report by engineering firm Andreotti & Partners SA. |

16**Adaptations to existing roadways**

| | | |
|-----|---------------------------|---|
| 160 | Access roads | Inside the plot: Excavation work, improvements, covering and cost of internal connections are to be calculated in BCC* 4; as per architectural plans. [* Swiss building cost classification code] |
| 169 | Structural specifications | See report by engineering firm Andreotti & Partners SA |

17**Special foundations****Consolidation of the excavation and waterproofing against groundwater**

| | | |
|-----|-----------|--|
| 170 | Pit | If necessary, all measures required for digging the pit are to be taken (pit safety measures, walls etc.) in accordance with the report by engineering firm Andreotti & Partners SA. |
| 174 | Anchoring | Anchoring in accordance with the report by engineering firm Andreotti & Partners SA. |

BUILDING SPECIFICATIONS**2
Building****20
Pit**

201 Excavation

201.0 Building site equipment

Building site equipment for excavation work.

201.1 Excavation work

General excavation work, including all complications, stockpiling of some of the excavated soil on site for reuse or transport to disposal site, including all charges and transport costs etc., backfilling around the underground section of the building after completion of the shell.

209 Miscellaneous

Services included:
 - Rocks
 - Erratic boulders
 - General safety measures

Structural specifications

See report by engineering firm Andreotti & Partners SA.

**21
Shell – Part 1**

211 Work by building contractor

211.0 Building site equipment

All building site equipment required for construction of the project.
 Two suitably furnished portable cabins are to be installed on the site for site meetings and sales.
 Toilets for site personnel.
 Electricity, heating and furniture.
 Skips for disposal of waste material.

211.1 Scaffolding

All necessary scaffolding, safety measures and stairways in accordance with SUVA/CNA/INSAI regulations.
 Safety netting and weather protection if required.

211.3 Partial excavation

Partial excavation for trenches, stockpiling of excavation soil on site, partial excavation for conduits, including backfilling.

211.4 Sewerage

Construction of the entire sewerage system as per sewerage plan in accordance with the regulations issued by the authorities, complete with all conduits and shafts. Sewage and rainwater in plastic pipes covered with cement in accordance with the regulations issued by the authorities; drain pipes on lower floors fitted with drain traps.
 Drainage shafts or channels in the garage.
 Drainpipes as specified in the project.
 See architect's sewerage plan approved by the competent authorities.

Place, date:

Signature:

(Purchaser(s))

| | | |
|-------|------------------------------------|---|
| 211.5 | Plain and reinforced concrete work | <p>Foundations: If required, reinforced with gravel, concrete or other materials as specified in the documentation by the construction engineer. Reinforced concrete foundation as per documentation by the construction engineer.</p> |
| | Structural specifications | <p>See report by engineering firm Andreotti & Partners SA.</p> <p>Floor slabs: Reinforced concrete as specified in the documentation by the construction engineer.</p> <p>Flat roofs: Reinforced concrete as specified by the construction engineer. Sloping surfaces (as per architectural plan), wet on wet, smoothed and ready for waterproofing.</p> <p>Underground basement walls (building and garage): Waterproof reinforced concrete as specified by the construction engineer.</p> <p>External walls on upper floors: Reinforced concrete as specified by the construction engineer.</p> <p>Internal walls on lower floors: Sand-lime or concrete bricks, based on the architect's specifications and structural requirements.</p> <p>Stairwell walls: Reinforced concrete or brickwork, plastered, or as specified by the construction engineer.</p> <p>Stairs: Cast-in-place reinforced concrete, as specified by the construction engineer; soundproofing systems using special components. (see current SIA regulations)</p> <p>Lift shaft walls: Reinforced concrete as specified by the construction engineer.</p> <p>Car-parking lift shaft walls Dimensions in compliance with VSS standards and architectural plans. Floor slab and walls in reinforced concrete.</p> <p>Façades and parapets: Reinforced concrete as specified by the construction engineer.</p> <p>Terrace eaves: Reinforced concrete as specified by the construction engineer.</p> <p>All formwork for exposed concrete surfaces (positions and types in accordance with the architectural plans and the architect's specifications): form type 4.1.1; Other formwork: form type 2.</p> |

211.6 Brickwork

Building

Partition walls inside the apartments:
Soundproof plasterboard walls of varying thicknesses
(10/12.5/15/17.5 cm) as per architectural plans.

Internal partition walls between the apartments:
Double wall consisting of a concrete wall and a soundproof,
insulated plasterboard wall, both sized in accordance with
structural, acoustic and thermal requirements.

Miscellaneous work included:

Cost-plus work; tradesmen's helpers.
Brickwork for conduit shafts.
Filter mat to be placed against underground external walls.
Opening and closing of recesses.
Temporary closures.
Cutting and filling of chases for recessed conduiting.
Boring.

Specific components on garage level:

Ventilation shafts made from cast-in-place concrete with galvanized
grates laid flush on top.
Prefabricated reinforced concrete pillars (shape to be discussed
with the architect).
Waterproofing of external walls.
Filter mat to be placed against underground external walls.
Peripheral drainage if required from a technical point of view.
Opening and closing of recesses
Temporary closures;
Cutting and filling of chases for recessed conduiting.
Boring.

212 Prefabricated concrete components

212.5 Miscellaneous

If necessary, prefabricated concrete components will be used
(internal stairs, lift shafts and external components such as eaves).

Place, date:

Signature:

(Purchaser(s))

216.0 Natural stonework

Residential buildings

Natural-stone façade cladding (split face, machine-cut).

Material: stone to be defined.

Layout design to architect's specifications.

External walls

Natural-stone façade cladding (split face, machine-cut).

Material: stone to be defined.

Layout design to architect's specifications.

217 Bunker components.

If required, complete system.

22**Shell – Part 2**

| | | |
|-------|--|---|
| 221 | Windows, external doors and main entrance doors | |
| 221.4 | Aluminium windows | Minimal aluminium windows (type: Reynaers Hifinity). Positioning and opening systems as per architectural plan, sliding or hinged with tilting system. RAL colour chosen by the architect. Insulated triple-glazed windows, U-value: 1.00 W/m ² K (based on thermal calculations and compliant with cantonal regulations). Exterior window sills in powder-coated metal. |
| 221.6 | Metal main entrance doors and external doors | Main entrance doors in aluminium. RAL colour chosen by the architect. Positioning and opening systems as per architectural plan. |
| 221.9 | Prefabricated metal components | Galvanized grates for light wells in garage and basement. |
| 222 | Sheet metalwork | Sheet metalwork, flashings, roof junctions, covers, eave and parapet junctions, ventilation junctions and junctions of other opaque stainless steel parts. |
| 223 | Lightning protection system | Lightning protection system implemented in accordance with the regulations and in compliance with standard ASE 4022.2008. |
| 224 | Roofing | |
| 224.0 | Roof tiles, slabs and other hard materials (pitched roofs) (roofs of residential buildings) | Steel supporting structure resting on the flat roof structure. Attic; green roof or as specified in the planning permission. |
| 224.1 | Waterproofing in elastic plastic materials, flat roofs (flat roof of building) | Polymeric waterproofing material, two layers (black roof) incl. all junctions. Thermal insulation in accordance with energy calculation. Protective layer: gravel/green roof. |
| 224.3 | Windows on flat roofs | As shown on the architectural plans, domed or trapezoid skylights (triple glazed, fixed (non-opening)). |

| | | |
|-------|---|---|
| 225 | Special sealing and insulation regulations) | Silicone work, fire separation and waterproofing (types and techniques in accordance with current regulations) |
| 225.3 | Special damp-proofing. | Current waterproofing regulations are to be observed. |
| 225.4 | Fire-resistant materials in accordance with current fireproofing regulations. | |
| 225.9 | Radon protective measures will be taken in compliance with cantonal guidelines. | |
| 227 | Treatment of external surfaces. | Silicone coating of all exposed concrete surfaces such as eaves, floors and pillars. |
| 228 | Windows and sun protection | |
| 228.2 | Awnings (apartment) | Vertical awning for shading (type: Zip) (number and width as specified by the architect). Motorised. Mounted on terrace ceiling, close to window. Metal guides. Mesh fabric. |
| 228.3 | Awnings (terraces) | Vertical awning for shading (number and width as specified by the architect). Motorised. Mounted on terrace ceiling. Cable guide system. Mesh fabric. |

23 Electrical systems

| | | |
|-------|---|--|
| Note: | The electrical installations are typically concealed in the wall with tubes and cables in halogen-free materials in compliance with current regulations. Light fixtures with LED or energy-saving bulbs will be used to save energy. | |
| 231 | High-voltage systems | |
| 231.1 | Main distributor, metering | Main distributor, metering Supply, transport, installation, connection and commissioning of main power distributor complete with all devices, situated in the main plant room on the lower floors. Each apartment will have its own meter, situated near the main distributor; An additional meter will be fitted for the communal areas. |
| 231.5 | Sub-distributors | Supply, transport, installation, connection and commissioning of sub-distributors complete with all devices, situated inside each apartment. |
| 231.6 | Control cabinets | Supply of HVARs control cabinets. All connections in accordance with the wiring diagrams. |
| 231.7 | Emergency escape and rescue route lighting system and light fixtures | Supply, transport, installation, connection and commissioning of centralised emergency escape and rescue route lighting system and fixtures, complete with batteries. |
| 232 | High-voltage systems | |
| 232.0 | Power supply lines to main distributor | Power supply line to main distributor installed by Azienda Elettrica Comunale of Ascona. Supply and installation of substructures and chasing. If needed, external cable ducts implemented by the building firm. |
| 232.1 | Main lines and risers | Lines leading off from main distributors to supply the buildings' sub-distributors. Installation of risers to supply secondary control cabinets of the apartments and allocated cellar space. |
| 232.2 | Earthing system and potential equalisation | Complete earthing and potential equalisation system compliant with ASE 4113.2008 and NIBT 2015 standards. |
| 232.3 | Cable ducts | Supply and installation of metal ducts for distribution of the various electrical systems in the electrical plant room and in the central heating system, between the conduit shaft and the main electrical plant room, cable ladder in the vertical conduit shaft, complete with all installation and mounting accessories. |

Place, date:

Signature:

(Purchaser(s))

232.4 Lighting systems

Complete lighting system for indoors and outdoors (apartments and communal areas).

Communal areasGarage

FL ceiling lights activated by 180°/360° motion detectors

Plant rooms

FL ceiling lights, switch-operated;

230 V socket, combined;

230 V socket for portable emergency lamp.

Cellars / laundry rooms

FL ceiling lights; switch operated;

230 V socket, combined;

230 V socket for freezer.

Note: Electricity will be metered by the apartment's private meter.

Corridors / passageways / stairs

Surface-mounted or recessed wall lights; activated by 180°/360° motion detectors.

Stairwell

Recessed ceiling spotlights; activated by 180°/360° motion detectors.

Walkways and outdoor communal areas

Lighting with lights chosen by the architect; switched on/off via dusk-to-dawn switch/timer.

Apartments (see electrical installation plan)

Lighting system installed in accordance with the standard plan for each apartment (attached to this document), showing the layout of items such as light points, sockets, light/shutter/awning control buttons, power point for bathroom mirror light, kitchen sockets and service sockets throughout the apartment. Every area has a light point, a socket near the entrance and sockets on the perimeter walls for plugging in appliances.

- | | | |
|-------|---|---|
| 232.5 | Escape and rescue route lighting system | Escape and rescue route lighting system for garage, stairwell, corridors, and escape routes in the communal areas. The plant rooms are to be fitted with a portable emergency lamp. |
| 232.6 | Installation of light fixtures | Installation and connection of all light fixtures in the indoor and outdoor communal areas and spotlights on terraces and inside the apartments, including flush-mounting boxes. Not included: installation of Purchaser's own light fixtures (on request, these may be installed by the electrician installing the electrical systems). |

| | | |
|-------|--|---|
| 232.7 | Installation of power and heating system | <p>Complete power and heating system for all apartments:</p> <ul style="list-style-type: none"> - Central heating system; - For heating and air-conditioning system; - Air-conditioning unit; - T13 230V socket for each parking space in the garage; meter located below the corresponding apartment meter; - T13 230V socket on the stairwell landings; - Car-parking lift power supply; - Passenger lift; - Washing machine and drier in laundry rooms, - Empty pipe for connecting an irrigation system for private and communal gardens on ground floor; - T13 230V socket in the laundry rooms for a possible Secomat clothes drier; - Power point for heated towel rail in shower rooms and bathrooms inside apartments; - Provision (with empty tubes and boxes) for possible installation of a Closomat system in the shower rooms/bathrooms inside the apartments; - Electrically operated shutters with internal operating centralisation via home automation system - Electric awnings with wind sensor and indoor operating panel (see also section 228); - Kitchens; power points for cooker, fridge, dishwasher and oven as per kitchen plan (see architectural plan) and/or plan of specialist firm; - Thermostats inside apartments (in living area, dining area and rooms) for controlling room temperature; - Hot water and heating meters; data transmission via bus; collectors and electricity meters of apartments fitted in the electrical ducts in the stairwells; electricity metered by control unit in the HVARs plant room. |
| 233 | Light fixtures and lights | <p>Installation of light fixtures and lights required for all indoor and outdoor communal areas: garages, hallways, stairwells, cellars, storerooms, laundry rooms, plant rooms and walkways. Installation of spotlights on terraces and inside apartments, supplied by the Client, in accordance with the standard plans.</p> |

panel;
(bus);

| | | |
|-------|--|--|
| 236 | Low-voltage systems | |
| 236.0 | Telecommunication systems | <p>Connection carried out in accordance with Swisscom request. Installation of risers for connecting apartments to telephone line.</p> <p>Each apartment will have a junction box fitted in the wall below the secondary CF control cabinet; distribution to all rooms via multimedia cabling. WLAN connection point in multimedia electrical cabinet for each apartment.</p> |
| 236.1 | Universal wiring systems | <p>Multimedia system for each apartment: One multimedia socket in all rooms and two sockets in the living area. The socket allows reception of television and telephone signals and allows structured wiring in each.</p> |
| 236.3 | Doorbell and video intercom systems | <p>Complete colour video intercom system. Recessed video intercom system with loudspeaker function inside every apartment, allowing remote opening of entrance doors and car-parking lift.</p> |
| 236.6 | Radio and television systems | <p>Cable system connected in accordance with Cablecom instructions. Installation of riser to connect the apartments to the cable TV system. In all apartments, the signal will be carried up to the multimedia control cabinet inside the apartment. From there, the signal is transmitted via multimedia cables to all outlets fitted with a multimedia socket.</p> <p>TV system and provision for satellite system for reception via Hotbird/Astra/Eutelsat satellites; two TV sockets with provision for satellite reception (multimedia sockets) in the living area of each apartment.</p> |
| 237 | Building automation system | <p>This system allows lights and shutters to be controlled via bus using LonWorks technology.</p> <p>Actuators will be installed inside the control cabinet of each apartment to operate the lights, controlled sockets and shutter/awning motors.</p> <p>Rooms will be fitted with light switches and switches for opening/closing shutters and awnings (model: Feller Edizio 2). A weather sensor will be fitted to protect the awnings in the event of bad weather (rain or strong wind): This will retract the awnings on the east side. Positioning of operating switches: see standard condominium plan.</p> |
| 238 | Temporary systems | Temporary systems (building site main cabinet and lighting for tradesmen) during work. |
| 239 | Miscellaneous | |
| 239.2 | Commissioning, reports and documentation | Services for commissioning of various systems, installation instructions, test documentation and reports. |

Place, date:

Signature:

(Purchaser(s))

24**Heating and ventilation****241 Energy supply**

A geothermal loop system provides the energy to power heat pumps, exploiting the energy present underground.

Geothermal energy will be used for both heating and cooling of apartments, as well as for domestic hot water (DHW) production throughout the year.

242 Heat generation

The thermal energy for heating the buildings and provision of domestic hot water is generated by two sufficiently powerful water-to-water heat pumps. A water-to-water heating pump connected to the heating plant produces DHW.

DHW is stored in large volume tanks to ensure there is sufficient for the needs of users and to keep the output of the geothermal unit to a minimum.

Cooling of apartments.

The proposed system allows cooling of the living spaces in warm weather using the same under-floor radiation system that provides heating.

In addition each apartment is provided with ventilation controlled by an independent air conditioning unit to further support heating/cooling of the accommodation.

On the winter setting, the underground loops exchange heat with the two heat pumps and feed the heat pump to produce DHW; in summer they are used for free cooling through the radiant floors as well as feeding the heat pump for DHW production.

243 Heat distribution

Heat distribution from the source to the apartments occurs along thermal distribution networks underground and ducts within the building.

Steel tubes insulated against heat loss according to current regulations.

Radiant floor heating system for distribution and heat emission in living spaces, with heat exchange tubes in the underlay protected against oxygen infiltration. Each apartment is equipped with a cabinet with the distribution board for individual rooms and a meter measuring both heating and cooling energy consumption with remote data reading.

With the exception of the bathrooms, the room temperature can be controlled individually, either automatically with the thermostat or manually.

The main temperature control panel can be used to set the system to Comfort mode (summer 23° C/winter 21° C) or Economy (summer 30° C/winter 16° C).

The seasonal change over summer/winter is manual via the air conditioning system.

The radiating floor system can be used in warm periods for cooling. This is simply ambient cooling rather than air conditioning as such.

244 Ventilation

Controlled ventilation:

Ventilation system in all habitable rooms with 100% replacement through an air handling unit installed in every apartment, complete with high efficiency static recovery and air conditioning unit (hot/cold) whose operation depends on the room temperature.

Network for air supply and extraction made of plastic, integrated into the ceilings with emission and air intake grilles. The system also extracts air from windowless bathrooms.

Ventilation of communal areas:

controlled mechanical ventilation

where appropriate, all windowless rooms and communal spaces are equipped with a mechanical ventilation system to ensure proper air exchange;

clock and rotary switch 0-1-2 in the main electrical distributor.

245 Air conditioning systems

A ventilation grille will be fitted on the façade near the window. The grille can be switched to air-conditioning.

247.4 Bunker ventilation

If necessary, complete plant.

247.9 Miscellaneous

The building is certified by the cantonal energy authority CECE.

25 Plumbing

250 Plumbing system

Installation of a mains water supply complete with main rolling gate, meter, check valve, fine filter and pressure reducer.

Water distribution by means of stainless steel pipes and press fittings, starting from the sanitary plant to all the tap points in the rendering and the junction boxes located on each floor.

Thermal insulation of exposed pipes with rigid PIR sheaths sheet coated in white plastic.

Closed cell Armaflex type AF insulation of pipes in ducts. Insulation thickness according to current regulations.

PEx pipe in a protective sheath runs from taps and distribution boxes to the individual sanitary fixtures. Each apartment has a system for metering cold and hot water, with a centralised meter to take readings.

PE pipes used for drainage are appropriately acoustically insulated (e.g. Geberit PE-S2 Silent). Pipes to be adequately fire resistant. Size complies with Swiss standard SN592000

Quality Swiss sanitary ware complete with standard fittings and accessories.

Installation of all equipment with acoustic absorbing elements compliant with SIA180 standard. (following architect's design and choice).

All downspouts and drains of the covered terraces made with PE pipes properly insulated against the transmission of noise and the formation of condensation (e.g. Geberit Silent PE-S2).

Stainless steel terrace drain wells.

Pipes comply with Swiss standard SN592000.

Pipes to be adequately fire resistant.

Submerged pumps for raising waste water coming from appliances located below the level of public sewerage backup (basement).

Pump (possibly with reserve pump) controlled by float switches.

Size complies with Swiss standard SN592000.

Control and alarm panel

PE-PN10 pipes lead to external runoff.

Miscellaneous:

Laundry rooms (for every apartment) will be equipped with a drying rack, a washing machine and clothes dryer (stacked – supplied and installed), sink and floor drain.

In the apartments there is a connection for a washing machine and dryer (stacked) without a floor drain.

251 Sanitary fixtures
Budget: (gross price)
 Supply and installation of fixtures:

| | | | | |
|-----------|----|----------|-----------|------------------------------|
| Apartment | 2 | Level -7 | 4.5 rooms | SFr.30,000.00 (VAT included) |
| Apartment | 3 | Level -7 | 4.5 rooms | SFr.30,000.00 (VAT included) |
| Apartment | 4 | Level -6 | 3.5 rooms | SFr.30,000.00 (VAT included) |
| Apartment | 5 | Level -6 | 4.5 rooms | SFr.30,000.00 (VAT included) |
| Apartment | 6 | Level -6 | 4.5 rooms | SFr.30,000.00 (VAT included) |
| Apartment | 7 | Level -5 | 3.5 rooms | SFr.30,000.00 (VAT included) |
| Apartment | 8 | Level -4 | 2.5 rooms | SFr.25,000.00 (VAT included) |
| Apartment | 9 | Level -4 | 4.5 rooms | SFr.30,000.00 (VAT included) |
| Apartment | 10 | Level -4 | 3.5 rooms | SFr.30,000.00 (VAT included) |
| Apartment | 11 | Level -3 | 4.5 rooms | SFr.30,000.00 (VAT included) |
| Apartment | 12 | Level -3 | 3.5 rooms | SFr.30,000.00 (VAT included) |
| Apartment | 13 | Level -3 | 2.5 rooms | SFr.25,000.00 (VAT included) |

Supply and installation of fixtures: (gross price)
 For all apartments

Washing machine and dryer (stacked)

Washing machine: V-ZUG Adora SLQWP
 Dryer: V-ZUG Adora TSLQWP

Place, date:

Signature:

(Purchaser(s))

258 Kitchens
Budget: (gross price)
 Supply and installation:

| | | | | |
|-----------|----|----------|-----------|------------------------------|
| Apartment | 2 | Level -7 | 4.5 rooms | SFr.60,000.00 (VAT included) |
| Apartment | 3 | Level -7 | 4.5 rooms | SFr.60,000.00 (VAT included) |
| Apartment | 4 | Level -6 | 3.5 rooms | SFr.40,000.00 (VAT included) |
| Apartment | 5 | Level -6 | 4.5 rooms | SFr.60,000.00 (VAT included) |
| Apartment | 6 | Level -6 | 4.5 rooms | SFr.60,000.00 (VAT included) |
| Apartment | 7 | Level -5 | 3.5 rooms | SFr.40,000.00 (VAT included) |
| Apartment | 8 | Level -4 | 2.5 rooms | SFr.40,000.00 (VAT included) |
| Apartment | 9 | Level -4 | 4.5 rooms | SFr.60,000.00 (VAT included) |
| Apartment | 10 | Level -4 | 3.5 rooms | SFr.40,000.00 (VAT included) |
| Apartment | 11 | Level -3 | 4.5 rooms | SFr.60,000.00 (VAT included) |
| Apartment | 12 | Level -3 | 3.5 rooms | SFr.40,000.00 (VAT included) |
| Apartment | 13 | Level -3 | 2.5 rooms | SFr.40,000.00 (VAT included) |

253 Special equipment

Supply and installation of fire extinguishers or fire extinguishing systems:
 In accordance with current regulations.

Place, date:

Signature:

(Purchaser(s))

26 Transport systems

| | | |
|-----|-----------------|--|
| 261 | Lifts | <p>1 traction lift with accurate floor levelling</p> <p>Net load capacity: 8 passengers, 630 kg; disabled access Speed: 1.00 m/sec No. floors served: 5; reinforced concrete shaft; installation fitted with sound insulation on walls and ceiling Shaft dimensions: approx. 160 cm x 160 cm Motor: Situated in the shaft on the bottom floor Operating panel: Push-buttons Fire operation panel Key-switch. Car: Superior standard, rear panel fitted with mirror above handrail, handrail suitable for disabled persons, ceiling in CrNife with integrated spotlights. Floor in natural stone in keeping with the stairs (chosen by the architect) Dimensions: Width: 110 cm Depth: 140 cm Height: 220 cm Doors: Width: 90 cm Height: 200 cm Door opening system: Automatic; car and landing doors each consisting of 2 panels Car door: Brushed stainless steel Landing doors: Brushed stainless steel Alarm system: Via telephone line</p> <p>Interior colours chosen by the architect</p> |
| 266 | Parking systems | <p>1 car-parking lift. 2 turntables on each floor.</p> <p>Car-parking lift for access to underground parking areas below road level. Speed: 1.00 m/sec Car: Superior standard, rear panel fitted with mirror above handrail, handrail suitable for disabled persons, ceiling in CrNife with integrated spotlights. Floor in natural stone in keeping with the stairs (chosen by the architect). Dimensions: Width: approx. 285 cm Depth: approx. 570 cm Height: approx. 230 cm Compliant with the following European directives: 2006/42/CE (machinery) 2004/108/CE (electromagnetic compatibility) 2006/95/CE (low-voltage equipment) Remote control and key operation for all levels.</p> |

27

Finishes 1

271 Plasterwork

271.0 Render

Walls: living area, kitchen and rooms, corridors and stairwell:
Rendered and plastered to a smooth finish, to be painted.
Bathrooms: rendered for tile-laying.
Ceilings in all rooms apart from the plant rooms:

plastered to a smooth finish, to be painted.

272 Metal structures

272.2 General metal structures

1 letterbox bank in natural anodised aluminium, frame in powder-coated aluminium (RAL or NCS colour), to be fitted in the entrance area (see architectural plan).
Universal key for various locks.

Parapets on balconies and elsewhere: double-layer safety-glass panels (thicknesses in accordance with current regulations) with solid metal glass support structure (see detailed drawing by the architect).

Handrails in stairway and elsewhere where required: in brushed stainless steel (length and position in accordance with current regulations).

Door mats on all levels, close to entrance doors (120 cm x 60 cm).

273 Carpentry works

Wooden interior doors

Doors to plant rooms, cellar entrance in the basement:
see detailed drawing by the architect.
Lock included in master key system.

Interior doors:

Door: width (clearance) 80 cm, gloss finish, semi-heavy,
key lock.

Hardware and door handle in brushed stainless steel.

273.1 Built-in cupboards, shelving etc.

Wood with gloss finish;

The built-in cupboards indicated on the plans produced by the
architect (1:50) are included in the sale price.

Locks for each compartment, shelves with white veneers, wardrobe
rail, gloss exteriors.

(layout as per architect's plan)

Budget: (gross price)

Cupboard 10 m2 (front) SFr. 10,000 (VAT included)

275 Door security

Cylinders as specified in master key system. 5 master keys per
apartment for building entrance, letterbox, apartment door,
basement and laundry, garage and any emergency doors; as
well as external gates to the private and communal gardens.

28**Finishes 2**

281 Flooring

281.0 Underlay

Underlay in all rooms.

Floating construction with adequate thickness for acoustic and heat insulation (in accordance with thermal calculation).

Vertical strip of insulation along the perimeter walls.

SIA (Swiss Society of Engineers and Architects) regulations apply with regard to thicknesses, joints and all the elements subject to standards or recommendations.

Sloping underlay for all spaces with floor drains (see garage, laundry and plant rooms).

Sloping underlay for flat roofs and garage covering.

281.1 Seamless floors

"Duratex"-type floors or similar in plant rooms and garage.

281.4 Artificial stone floors

Natural-stone floors throughout stairways (risers, treads, landings and skirting) and communal corridors.

(Architect's selection)

Purchasers may choose (within budget) any type of flooring or wall cladding for the interior of their own apartment.

281.6 Tiled floors

Cellar, laundry, storerooms and communal areas:
(Architect's selection)

Living areas (lobby, hallway, kitchen, dining and living room), terraces.

Budget: (gross price)

The sale price includes a price of SFr. 200.00/m² (incl. skirting, cutting, silicone, grouting and VAT).

Tiles or other materials laid on false flooring.

The false flooring is to be charged to the builder.

The sale price includes a price of SFr. 200.00/m² (incl. skirting, cutting, silicone, grouting and VAT).

281.7 Wood floors

Supply and installation of parquet in bedroom area.

Budget: (gross price)

The sale price includes a price of **SFr. 200.00/m²** (incl. skirting, cutting, silicone, grouting and VAT)

282 Wall cladding

282.4 Wall tiling

Walls completely tiled in all bathrooms and showers.

Budget: (gross price)

The sale price includes a price of **SFr. 200.00/m²** (incl. cutting and VAT).

285 Interior surfaces

285.1 Interior paint works

Garage ceiling and walls, plant rooms, external passages, entrances, communal areas, cellars. (white)

Solid white paint work.

The entrance areas of the vertical connections will be painted in a colour chosen by the architect, following a specific design for each level.

The flights of stairs (underside, landings and stairwell) to be painted as specified by the architect.

All metal parts, if not galvanized or provided finished, will be coated.

Apartments: plasterboard ceilings.

Pure acrylic dispersion paint, applied by roller.

Apartments: walls and terrace ceilings.

Thin, transparent coat.

Parking garage signage.

Parking space numbering in yellow figures roughly 40 cm high;

Yellow pillars with 3 black horizontal lines, each being 30 cm high.

286 Building dehumidification

Provision for dehumidification of the building, or parts of it, to be undertaken as required.

287 Building site cleaning

Regular cleaning during construction, removal of construction waste to disposal site. Final cleaning of communal areas and apartments prior to handover of the apartments.

29 Fees

| | | |
|-----|-----------------------|--|
| 290 | Architect | Complete mandate to SIA standards; |
| 292 | Construction engineer | Complete mandate to SIA standards; |
| 293 | Electrical engineer | Complete mandate to SIA standards; |
| 294 | Heating engineer | Complete mandate to SIA standards; |
| 295 | Sanitary engineer | Complete mandate to SIA standards; |
| 296 | Specialists | 296.0 Surveyor Measurements, checks and consultancy |
| | | 296.3 Construction physicist Checks and consultancy |
| 299 | Miscellaneous | 299. Inspection engineer Fire safety, habitability and safety report etc. |

Place, date:

Signature:

(Purchaser(s))

BUILDING SPECIFICATIONS**4****External work****40****Site clearance**

401 Earth-moving

401.1 Earthworks

Undertaking of initial and final levelling work.

41**Construction of shell and finishes**

411 Works by the construction company

411.5 Works in concrete and reinforced concrete ramps.

Construction of the garden walls, steps and access

(As per architect's design)

416 Natural stone works

External walls

Reinforced concrete wall with 4 cm thick natural stone cladding affixed using adhesive.

Materials: Split stone to be specified.

Possible recycling of existing stone on site.

Layout design to architect's specifications.

42**Gardens**

421 Landscaping

Additional work for initial levelling.

Supply and planting of trees, bushes, plants and beds.

Supply and laying of humus. Laying turf.

Bushes, borders, paved areas, steps, paving of pathways.

(Based on the plans drawn up by the architect and the landscape architect)

422 Fencing

Fence with wire mesh/height of posts 120/150 cm along the border of individual ground floor units, including service gates.

(Based on the plan drawn up by the architect)

424 Various paving types.

All approaches and communal areas will be constructed using natural stone.

The choice of paving falls within the remit of the architect.

44 Installations

| | | |
|-------|--------------------------------|---|
| 443 | Electrical systems | |
| 443.3 | Light installations | Comprehensive lighting system for external communal areas. <u>Garage</u> Lit by recessed PL wall light fittings and FL ceiling fittings; activated by motion detectors. <u>Walkways/parking spaces and external communal areas</u> Architect's choice of light fittings; dusk-to-dawn switch/timer. |
| 443.4 | Installation of light fixtures | Mounting and connection of all light fixtures in external communal areas. |
| 443.7 | Light fixtures and lamps | Supply of light fixtures and lamps for external communal areas. |
| 445.0 | Plumbing installations | 1 external hose connection (frost resistant) per individual apartment (terraces and gardens on ground floor). External hose connections (frost resistant) for communal areas on ground floor. |
| 445.1 | Garden irrigation | Automatic irrigation systems are to be provided for the gardens of apartments and communal gardens, both on the ground floor. |
| 449 | Swimming pool installation | An open-air swimming pool for residents is envisaged on level 7. Stainless steel swimming pool. Water treatment plant, electrical system, plumbing. Underwater lighting and thermal cover. Includes all required components. Design and detail as specified by the architect. |

45**Connection to utilities**

From the building to the major pipes bordering the site (pipes beyond the scope of CCC 150).

| | |
|-----------------------------|--|
| 451 Earth-moving | Earthworks, excavation, consolidation and backfilling of pipe trenches. |
| 452 Sewerage | Materials, sizing and routes as specified by the respective companies. |
| 453 Electricity | Materials, sizing and routes as specified by the respective companies. |
| 455 Water | Materials, sizing and routes as specified by the respective companies. |
| 456 Media TV-RA/TT-Sat | Materials, sizing and routes as specified by the respective companies. |
| 463 Roads and public spaces | Roads and footpaths extending beyond the property as planned, incl. underground and surface structures, sewerage, borders etc. |

49**Fees**

| | | |
|-----|-----------------------|---|
| 490 | Architect | Complete mandate to SIA standards; |
| 492 | Construction engineer | Complete mandate to SIA standards; |
| 493 | Electrical engineer | Complete mandate to SIA standards; |
| 494 | Heating engineer | Complete mandate to SIA standards; |
| 495 | Sanitary engineer | Complete mandate to SIA standards; |
| 496 | Specialists | 496.0 Surveyor Measurements, checks and consultancy |
| | | 496.3 Construction physicists Checks and consultancy |
| 499 | Miscellaneous | 499.0 Inspection engineer Fire safety, habitability and safety report etc. |

Place, date:

Signature:

(Purchaser(s))

BUILDING SPECIFICATIONS**5****Ancillary costs and transitional accounts (INCLUDED)****51****Permits and charges**

| | | |
|-----|----------------------------|---|
| 511 | Permits and profile stakes | Communal and cantonal permits |
| 512 | Tests | Cost of tests, authorities etc. |
| 513 | Connection charges | All connections for: - Sewerage - Electricity - Water - Infrastructures (radio, TV, telephone and computer) - SES, Swisscom and Cablecom charges for main connections to the building. |

52**Samples, models, reproductions and documentation**

| | | |
|-----|-----------------------------------|--|
| 521 | Samples and material testing | If necessary, cost of samples and material testing. |
| 524 | Reproductions and copies of plans | Cost of reproductions and copying of plans during design and implementation. |
| 525 | Documentation | Cost of documentation |

53**Insurance**

| | | |
|-----|--|---|
| 531 | Insurance for work underway | Insurance during work; increased during construction. |
| 532 | Special insurance | Builder's risk and principal's liability insurance |
| 533 | Excess in the event of a claim during work | Included if required. |

56**Other ancillary costs**

| | | |
|-----|---------------------------------|--|
| 561 | Third-party surveillance | Cost of third-party surveillance during construction included if required. |
| 562 | Compensation | Included if required. |
| 564 | Surveys | Included if required. |
| 565 | Travel etc. and ancillary costs | Included if required. |
| 568 | Advertising placards | Included. |

Place, date:

Signature:

(Purchaser(s))

PURCHASER PROVISIONS

Miscellaneous

Costs of design, construction management, all specialists' fees, and negotiations with the various authorities for this project are included in the price.

Façades, perspectives and suggestions for furnishing the apartments are simply proposals; the architect reserves the right to modify the work in progress.

The description of works and the various pieces of equipment shown are only valid if indicated on the 1:50 plans.

Reimbursements and associated claims cannot be granted.

The Purchaser is not allowed to provide supplies directly.

Small-scale technical and architectural changes may be undertaken by construction agents.

The Purchaser may not provide services directly.

Special requests from the Purchaser affecting the interior of the apartments which are in accordance with the general scheme of works may be taken into consideration.

The costs of any such changes must be paid in advance and separately from the contract.

The components budgeted for will be selected according to a schedule of deadlines provided by the construction managers.

The decisions of the architect and/or the construction company apply to any process or materials not listed in this description.

Approval of specifications

I/We accept the Building Specifications above:

Full name:

Place, date:

Signature:

(Client)

Full name:

Place, date:

Signature:

(Purchaser)

Full name:

Place, date:

Signature:

(Purchaser)

Place, date:

Signature:

(Purchaser(s))

[illegible]

Place, date:

Signature:

(Purchaser(s))