

Domaine
d'Arca



SUMMARY DESCRIPTION OF WORKS

The following description applies to all buildings in the project.

MAIN STRUCTURAL WORKS

Foundations by strip footing, raft foundations or concrete pits.

Floor on ground level in reinforced concrete with insulator on underside according to thermal study.

Floor on standard upper floors and roof slab in reinforced concrete, thickness according to structural calculation.

Upstands of balconies, cornices, balcony overhangs and pergolas in reinforced concrete.

Vertical walls in upper floors in reinforced concrete, thickness 16 to 18 cm.

Dividing walls of basements in traditional masonry.

Basement floor slab with surfaced concrete finish.

For all peripheral walls of basement areas, waterproofing + DELTA MS type protection.

Roof in Roman tiles placed on PST (continuous support).

PRIVATE AREAS

SEALING

Waterproof, insulating complex on all terraces above a heated dwelling area. Protection of sealing complex by ceramic tiling on supports.
Insulator thickness according to thermal study.

EXTERIOR JOINERY

Exterior joinery in painted aluminium with thermal break, with double glazing (UW 1.8).
Low-emission double glazing (4-16-4), Ug 1.1
Sliding exterior joinery in lounges and inward-opening in other rooms.
Electrically controlled aluminium roller blind for all rooms except bathrooms.

INTERIOR JOINERY

Wood finish laminated interior doors including door frames with stainless steel lever handles.
Wood finish laminated landing doors with three-point lock, 40 mm solid core, reinforced European cylinder, soundproofing seal.
Sliding cupboard fronts in white melamine.
Cupboards equipped with white melamine shelves + rail

ELECTRICITY

Equipment according to standards in force, circuits protected by differential circuit-breakers.
Electric heating in bathrooms, heated towel rail.
Intercom linked to the door station at the entrance to each building.

PLUMBING AND VENTILATION

Bathrooms equipped with bath or walk-in shower, washbasin in a laminated vanity top.
Wall-mounted toilet with dual flush
JACOB DELAFON or equivalent bathroom fittings.
Hot water will be produced using a thermodynamic system. Each apartment has an individual hot water production system in the specially fitted service cupboards. The thermodynamic system allows up to 65% energy savings for hot water production. The system also comprises protection of the hot water tank by titanium anode, steatite heating element and anti-legionnaire's disease function.
Cold water supply and outlet for washing machine and dishwasher in kitchens.
Mixer taps.

HEATING AND AIR CONDITIONING

Reversible (heating and cooling) air conditioning for all apartments, ductable type with aluminium inlets and outlets in main rooms.
Individual control of each main room by wall control.

PARTITIONS AND LININGS

72/36 plasterboard type dividers composed of a metal framework with BA18 type plasterboard on each face and interposed sound insulator.
Soundproofing partitions around chute ducts.

Interior lining of external walls with plaster and polystyrene panels, minimum thickness 80 mm, graphite expanded polystyrene type and according to thermal study.
Reinforced soundproofing lining at lift shafts.
False ceilings in plasterboard on metal frameworks in corridors to conceal air conditioning equipment.

HARD FLOOR COVERINGS AND CERAMIC TILING

Standard areas in 60 x 60 cm ceramic tiling with matching skirting.
Balconies and loggias in 45 x 45 cm structured ceramic tiling with matching skirting.
Terraces in 50 x 50 cm ceramic floor slabs (see waterproofing).
Large format (25 cm x 50 cm) ceramic tiles on full height of all bathroom walls.

PAINTWORK

Dry room walls: white satin finish smooth acrylic paint
Dry room ceilings: white matt finish smooth acrylic paint
Wet room ceilings: satin finish paint
Wet room walls: satin finish paint
Mirror in bathrooms

KITCHEN

Cabinet and domestic appliance positioning study to create an installation consistent with future fitted kitchens installed by purchasers.

HARDWARE AND METALWORK

Balcony and terrace railings in polished stainless steel.
Handrail on staircases and railings on top level landing in painted steel.

COMMUNAL AREAS

EXTERIOR EQUIPMENT

Local stone wall to the right of the main entrance to the Domaine d'Arca on the RD 659.
Automatic sliding gate (stainless steel and wood) for the Domaine d'Arca entrance.
Whole co-owned property fenced with rectangular-mesh green fencing lined with a hedge (overall height: 1.50 m).
Exterior lighting for paths and approaches with programming for automatic lighting.
Asphalt surfaced roads.
Pavements in exposed aggregate concrete.
Planting of communal areas according to landscaping plan.
Connection to public electricity, drinking water, telephone, rainwater and wastewater networks.
Garbage bin room for each building in basements and outdoor bin area near the entrance to the Estate.
Painted steel letter boxes in entrance halls.
Vehicle access to basement level protected by up-and-over doors opened by remote control.

ENTRANCE HALL

Double front door in dark painted aluminium with automatic door closer and electric latch. Opening by key cylinder in combination with front doors to apartments and digital code / intercom.

Floor in 60 x 60 cm (ceramic) tiling with matching skirting.

Lighting by low voltage spotlights, wall lights and presence detector.

Walls with "Stucco" style decorative paintwork.

Ceiling with smooth white matt finish.

Painted lift door.

Landing doors of apartments with wood finish and polished stainless steel lever handles.

LANDINGS

Dark painted aluminium window frames.

Floor in 60 x 60 cm (ceramic) tiling with matching skirting.

Painted lift door.

Lighting by wall light and presence detector.

Service cupboards on each landing comprising: water, electricity, services and communication installations.

Landing doors of apartments with wood finish and polished stainless steel lever handles.

ELECTRICITY

Equipment according to standards in force, circuits protected by differential circuit-breakers.

Intercom linked to the door station at the entrance to each building.

PLUMBING AND VENTILATION

Bathroom outlets and drop pipes in PVC with soundproofing shell.

PVC collectors in ground floor slab of car park.

Controlled mechanical ventilation in all wet rooms in vertical and horizontal shafts in spiral ducts, extractor on roof, discharge on roof. The ventilation of the apartments is of the permanent general type using a mechanical system. Each service room is equipped with humidity-controlled vents, compatible with RT 2005 thermal regulations and in compliance with regulatory flow rates (order of 24 March 1982) for air renewal in apartments.

HEATING AND AIR CONDITIONING

Exterior air conditioning units integrated in the buildings and easily accessible for maintenance.

LIFTS

Serving ground floors, basements and levels 1, 2 and 3 of all buildings.

Mirror, hand rail and ceiling and safety lighting.

Floor position indicator.

Laminated panel covering.

Lift cabin telephone with 24-hour maintenance in the event of breakdown with people in the lift.

Disabled access.

EXTERNAL WALLS

Light-coloured sprayed coatings, minimum thickness 12 mm, sponge-finished.

External walls partly lined with local stone.

LANDSCAPING INFORMATION

The climate is of the Mediterranean type. The average temperature is between 9 and 18 degrees. Summers are hot and dry (droughts sometimes lasting 1 to 5 months). There are few days of rainfall, winters are short and mild and sunlight levels are high.

The site is vast and presents only slight slopes except in the north part in which no construction is planned. Broad views can be seen in all directions with very attractive hilly and mountainous backdrops.

The vegetation is of the Mediterranean type. Broadly speaking, it consists of:

- Evergreen oaks
- Cork oaks
- "Wild" olive trees
- Mastic trees (bushes and shrubs)
- A few myrtle trees and strawberry trees.

This vegetation is particularly concentrated:

- to the south along the departmental road, in a strip approximately 40 metres wide. The middle of this zone contains a high concentration of cork oaks (constituting approximately three quarters of the trees) and evergreen oaks (constituting the remaining quarter). In this wooded area, attractive boulders are integrated in the vegetation and accentuate the natural appearance of the site.
- to the north in a strip on the hillside approximately 60 metres wide, essentially comprising wild olive trees and a few cork oaks with large outcrops of rock.

Inside the site there is almost no vegetation. On the perimeter there is lower vegetation equivalent to a natural hedge and consisting of myrtle trees, shrubby mastic trees, strawberry trees and a few olive trees.

The main point of the project is to favour the idea of an inhabited park. The parking areas are to a large extent underground, thus leaving large attractive recreational areas conducive to walking and contemplation.

The landscaping project is based both on existing vegetation and on a structured garden incorporating a series of points of interest and different atmospheres.

The outer part of the site will be left in a very natural state, thus creating a link and continuity with the immediate environment. Only a fitness trail will pass through these areas with a section in the undergrowth to the south along the Arca road, meadow sections on either side of the estate, and a high point in the rocks to the north above the swimming pool.

The service roads, the outdoor parking areas and the associated pedestrian paths will be planted extensively.

The whole park is an invitation to go for a walk.

Particular attention is paid to the road which winds through the estate. This road is bordered by a wide pavement with low stone walls at various points.

The exterior lighting offers an additional opportunity to highlight the gardens and outdoor features: indirect lighting in the plants and trees, lights embedded in walls and small light bollards to mark the pedestrian paths.

The buildings will be integrated in an area of high trees:

- umbrella pines of various heights, providing a screen for privacy,
- other evergreen oaks and olive trees, to echo the surrounding vegetation,
- Melia trees and California pepper trees, which both have light foliage, a dense crown and a high trunk,
- Mulberry trees with “umbrella” crowns to provide dense shade for parking areas.

The approaches to the buildings will be generously planted with plants which are both endemic and ornamental: Lavender Cotton, Straw Flowers, Sage, Rosemary and creepers, etc.

The swimming pool and tennis court area constitutes a separate world in the project, entirely dedicated to leisure, socialising and relaxation.

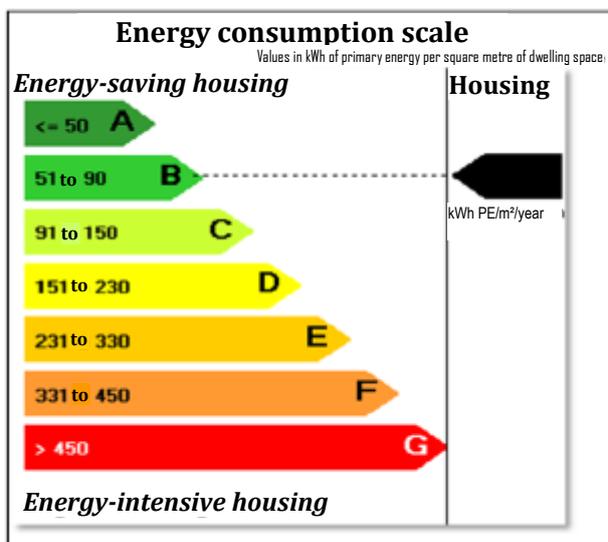
ENVIRONMENTAL INFORMATION

THERMAL REGULATIONS

The project incorporates the RT 2005 standard (thermal regulations) currently in force and in force on the date of obtaining planning permission.

Concerned to protect the environment, the Project Owner wishes to go beyond the standard and has incorporated, from the initial design of the works, equipment and materials enabling genuine energy savings and optimum comfort both in winter and in summer:

- efficient air conditioning
- reinforced thermal insulation of walls, roofs and aluminium window frames
- mechanical ventilation with humidity-controlled vents (control of flow rates according to requirements)
- individual hot water production by thermodynamic hot water tanks
- Loggias and roof overhangs to create areas of shade in summer



Value in kWh of primary energy per square metre of dwelling space per year, concerns the average energy consumption of the building in heating, ventilation, cooling, hot water production and lighting of the premises. This classification is given only as an indication. It can in no case replace the conducting of an energy performance analysis by a specialised consulting firm for each apartment handed over to its purchaser at the time of delivery. (1) Complying with the 2005 Thermal Regulations currently in force. (2) Complying with the 1975 Thermal Regulations.

WATER MANAGEMENT

The plantations envisaged for the Domaine d'Arca will be Mediterranean and adapted to relatively dry periods. Watering will be automatic.

LIGHTING MANAGEMENT

For the lighting of the communal parts, gardens, swimming pool area, entrance halls and landings, priority will be given to energy-saving light sources and management systems favouring low electricity consumption:

- energy-saving light sources (LED and compact fluorescent light bulbs)
- use of presence detectors on landings and in entrance halls
- use of clocks and light detectors to manage outdoor lighting

WASTE MANAGEMENT

A bin room is provided in the basement of each building and a bin area at the entrance to the estate is accessible to municipal garbage collection services at all times.

This outdoor bin area will be concealed by walls and plantations and may incorporate selective sorting depending on local practices.