

VERTICAL

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Technical Specifications

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What you should know as a buyer

Before you lie the Technical Specifications (TS), consisting of a general introductory section and a technical description, of your house/apartment and the building, including preliminary colour and materials specifications. The purpose of the Technical Specifications is first of all to inform you in detail as to what your house/apartment and the project as a whole will look like. In addition, the Technical Specifications and the technical Project Drawings have a contractual value and form a part of the Sales and Building Contract (SBC). You are expected to have familiarised yourself with the contents of those documents prior to signing the SBC.

If you have any questions after reading these Technical Specifications, please contact us. We shall be happy to provide the answers. In that case, please contact one of our sales consultants:

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The Sales and Building Contract states which components of the sales documentation do or do not form a part of the contract. No rights can be derived from components that do not form a part of the contract.

Sales documentation

The Technical Specifications and the (technical) Project Drawings are issued by the estate agent during the sale and form a part of the Sales and Building Contract.

The sales documentation has been compiled with all due care and accuracy on the basis of information and drawings provided by, among others, the architects, other consultants and municipal authorities involved in the project. The dimensions stated on the drawings are approximate dimensions. Where dimensions between walls or the floor and the ceiling are given, those do not include possible margins for wall/floor/ceiling finishings or construction margins.

Designing and executing a new development is a continuous process during which the design is further refined and worked out in detail as it progresses.

Due to the further elaboration of details, installations, specific utility/governmental requirements, the selection of suppliers of building materials and choices to be made in terms of execution and the (corresponding) final dimensions, deviations can occur in the location/dimensions of, among other things, meter cabinets, door frames, walls, mechanical ventilation and power supply (power sockets, light connection points, switches, etc.).

Heijmans is entitled to incorporate such alterations in the building plan as deemed necessary during in the planning stage or during execution, in which the guiding principle is always to ensure that the applied constructions, materials and components are (under reasonably

foreseeable circumstances) reliable and can be used for their intended purposes; all in so far as not otherwise provided for in the SWK (Dutch Housing Guarantee Institute) guarantee and deposit scheme. Such alterations do not give any of the parties the right to offset less or additional costs. You will be informed about possible alterations by means of a statement of alterations(/additions).

The ground plans included in the sales documentation constitute snapshots of a preliminary design of the public area and they are indicative. No rights can be obtained from the ground plans. Alterations can therefore occur in the location and number of green areas, foot and bicycle paths, parking facilities, bicycle support stands, above-ground utilities – also including public lighting, whether or not fixed to façades – household refuse (disposal) points, playgrounds, street furniture, etc.. The same reservations apply to alterations made in building plans that are being developed and executed by third parties in the vicinity as well as to the names of streets in the neighbourhood.

No rights can furthermore be derived from the artist impressions, floor plan sketches and layout suggestions that are included in the sales documentation. All such impressions serve only for the purpose of illustration. The impressions have been created by third parties (illustrators, consultants not involved in the project) in finalising the design of the building and the surroundings, in which several options are proposed for less or additional work or layouts are suggested for the occupants.

The technical sales documentation aims to provide the best possible impression of what your apartment and the apartment complex will look like. Irrespective of the provisions of the Technical Specifications, the combined sales and building contract is subject to the provisions, regulations, and standard conditions as maintained and prescribed by the SWK.

Should the provisions of these Technical Specifications contradict those of the SWK or be disadvantageous for the buyer, the aforesaid provisions of the SWK will prevail.

In case of a contradiction, the Technical Specifications and the (technical) Project Drawings will always prevail over other (technical) documents from the Sales Documentation, such as the Buyer's Manual and Implementation Level. In case of a contradiction between the (technical) Project Drawings and the Technical Specifications, the Technical Specifications will always prevail.

Statement of alterations (additions) & additional information

If necessary alterations are made to the technical design of the apartment(complex), they will be recorded in a Statement of Alterations (and/or Additions), or Erratum (and/or Addendum). The Statement of Alterations will be shared with you and constitutes an amendment/supplement to the agreed contractual documents.

Energy performance

The apartment complex has high-quality insulation and on balance requires a relatively low use of energy.

The complex features a building-specific underground seasonal heat and cold storage (STES) as well as solar(boiler)panels and wind turbines. Energy labels are divided into classes A (green, low-energy consumption) up to and including G (red, very high energy consumption) . The apartments in Vertical at present all comply with the current standards for class A, which is highly energy efficient compared to other apartments.

You will be handed an energy label by Heijmans upon delivery of the apartment.

V.O.N. (No additional costs payable by the buyer)

The apartment is sold to you without additional costs payable by the buyer. This implies that the costs involved in the purchase of the apartment listed below are included in the purchase/contract price:

- notarial charges for deed of transfer/ownership
- VAT (currently 21%), possible changes are charged on in accordance with the relevant legal provisions;
- costs of a cadastral survey.

The purchase/contract price also includes the following costs:

- pre-paid ground rent;
- preparatory expenses;
- building costs;
- standard consultation fees for the architect, contractor, installation consultant and acoustics consultant;
- selling expenses;
- municipal charges;
- installation costs for water, electricity, central antenna system (CAI) and fibreglass (if available in the district);

- guarantee certificate (SWK).

The purchase/contract price does not include possible costs relating to the financing of your apartment. These non-recurring costs can include:

- costs relating to taking out a Mortgage (arrangement fee, valuation costs, etc.);
- interest on land costs and possible overdue instalments of the contract price;
- notarial fees for the mortgage deed;
- connection costs for water, electricity, fibreglass and central antenna system (CAI).

In addition, you have to consider the costs involved for possible less/additional work, WE contribution and additional layout.

Technical specifications

General

The homes (apartment rights) form a part of an (apartment) complex comprising, among other things, a garage, (bicycle)garage space, commercial space(s), various (public) facilities and various other residences. The homes and corresponding outdoor space(s) are largely built on the garage space/ parking spaces and/or the commercial space(s). The complex also has facilities for public use, such as elevators. For projects such as these, the choice of the legal form is to partition the complex as separate apartment rights. The ownership of your home is therefore also in the form of an apartment right. These technical specifications may sometimes refer to “the home” or “the apartment right”. The apartment right also includes the private outdoor space.

The homes and parking spaces comply with the Dutch Buildings Decree, building regulations, utility regulations and other public regulations as applicable when the integrated environmental permit was applied for.

We explicitly point out that the parking garage and parking spaces do not comply with the (not prescribed) NEN 2443, the standard of which is hereby therefore declared non-applicable. The dimensions are limited due to, among other things, the connection with structural elements.

These Technical Specifications relate to the homes in the Vertical project. In respect of the four Hangar homes, they only apply to the shell of the residential section and the public sections if applicable.

The shell Hangar homes do not as yet comply with the applicable standards and regulations and as such cannot (yet) be occupied. Buyers of a Hangar home must see to it that they obtain the necessary permits and permissions on time, among other things within the framework of the sales documentation partition deed and the integrated environmental permit involved in the project. They must also see to it that the (Hangar) home is completed as soon as possible after delivery, in which the buyer has to see to it that at least the private section complies with the Dutch Buildings Decree prior to use or occupation.

The Hangar homes are subject to a limited SWK guarantee and deposit scheme.

The Hangar homes are delivered with standard water and electricity connections up to the meter cabinet, a capped inlet for the collective STES installation (up to and including the supply unit) and an inlet for the collective heat exchanger control system up to and including the

connection points for a ventilation system. Also included is a sewer connection from the rough ground floor to the adjacent public area. The capacity of these connection/inlet/discharge points is limited, so please make sure that you make enquiries about this on time.

The garage space in the Hangar homes will feature a power floated concrete floor; the ceilings of the residential sections of the Hangar homes will be thermally insulated where required. The homes themselves (ground floor and mezzanine above the garage where applicable) will be delivered with a rough concrete floor, in which standard required thermal insulation will be supplied for the ground floors of the residential sections. The rough mezzanine floors (above the garage) will be made accessible by means of a (temporary) unvarnished pine wood staircase and, where necessary, floor edges and fall protection (balustrade). All other items must be installed/applied by the buyer him/herself, in which the public sections, including the façades, public ducts, connection points, shafts and piping, may not be altered.

Ground works

Ground works are considered to include all excavations and additional works that are required for construction, in particular in relation to the largely underground parking garage, bicycle storage facilities, heat and cold storage system (STES) installation space, hydrophone space, elevator pits and the foundations below.

Area layout

The surrounding area has various elevations, the highest point being on the side of Radarweg and the lowest point being on the access road to the garage on Barajasweg.

In view of the intended new development south of Vertical, the final layout of the connecting public area will be made at a later stage after delivery.

Public lighting

Provisions will be made on/in the façades of the complex in accordance with an as yet to be finalised design for public lighting on the surrounding premises.

Paving

The hard surfaces surrounding the entire complex will be part of the public area and be constructed and maintained by the municipality, including the pavements and the steps of the staircase on the roof floor of the garage between Vertical West (VW) and Vertical East (VE).

The hard surfaces within the plot boundary along Radarweg will be part of the complex. The maximum variable load permitted on those surfaces will be 5,0 kN/m² (approx. 500 kg/m²). This relates among other things to the weight of persons, scaffolding, etc.

Save for the terraces of the homes bordering on the public roof garden of Vertical West, the balconies/ terraces (which do not have a prefab concrete floor) will be tiled (50x50 cm), an indicative illustration of which is included in the Project Drawings.

Communal green areas

Communal green areas will be constructed along the façades of the complex at ground level and within the communal premises, as illustrated in the drawing. These green areas will be maintained and cared for by the Owners' Association, which will also maintain the other green areas of the complex.

All depending on the season in which the complex is completed, the green areas might be planted at a later stage in the appropriate planting season.

Communal courtyard and roof garden

The communal courtyard of Vertical West will to a large extent be decorated with green areas and (stepping) stones. The metal (emergency escape) staircase to street level will be protected by a metal gate at street level. The gate can only be opened with a key. Keys of the gate will be given to the Owners' Association and to the owners of the homes bordering on the courtyard. Other owners will have access to the courtyard via the staircase/elevator lobby.

The public indoor garden of Vertical West will to a large extent feature green areas and stepping stones (tiles). Access will be possible via the staircase/ elevator lobby and the adjacent portal in which the communal toilet room is located.

Private sections along the communal courtyard

The gardens/terraces of the homes bordering on the courtyard of Vertical West will also largely feature green areas and stepping stones (tiles), which will be jointly owned property. The daily maintenance of the private sections must be carried out by the owners in question themselves.

If constructed, the same applies to the optional roof terraces for 4 of these homes.

Private sections bordering on other communal green areas.

Owners/occupants are obliged to grant the Owner's Association access via their private sections (including their outdoor areas) for maintenance to be carried by or on behalf of them.

Variable load

The maximum variable load permitted on the outdoor area(s) is 2.5 kN/m² (approx. 250 kg/m²). This relates to individual planters, garden furniture, scaffolding, people, etc..

Parking facilities and storage

Garage

Where reference is made to parking, parking spaces or parking facilities/parking garage, this should be read as storage, storage space respectively storage facility/parking garage. The parking garage and parking spaces do not comply with the (not prescribed) standards for parking garages and parking spaces under the NEN 2443 2013, which are hereby/have been declared non-applicable to this project. Accessing these spaces will require some manoeuvring in view of the relatively narrow carriageway and the limited dimensions of the spaces in question.

The approximate dimensions are stated on the Parking garage drawing, in which it should be pointed out that the parking spaces will not be suitable for all types of vehicle. Due to the limited dimensions of the parking spaces, you might have to retract the side mirrors in order to park your car. The amount of space available for getting into and out of your car will be limited. The clear height to the installations/ signposting on the ceiling of the garage will be at least 2.1 metres.

The garage will have one combined access and exit road in the form of a single-lane ramp which is used

for both directions. All movements will be controlled by a traffic light system.

The ramp can be opened and closed by means of an electrically powered gate and a numberplate registration system. The garage will also feature a detection system enabling the gate to be opened automatically. The maximum permitted speed on the ramp will be at walking pace.

Several parking spaces in the garage will have or be combined with a storage space. These storage spaces will have limestone partitioning panels and wooden door frames and doors, the colour of which is yet to be determined. The storage spaces will of course be ventilated. The storage spaces will only be optimally accessible if the adjacent parking space is not occupied.

Two parking spaces in the garage (P158 and P159) will feature electric charging outlets (max. 11 kW) for electric cars. All depending on the available electric capacity, this option will also be made available for other parking spaces.

The two parking spaces in the garage referred to above (P158 and P159) will be made available to the joint owners for two shared vehicles. This availability is subject to the conditions that, among other things, the shared vehicles must be managed and operated by a third party and that the third party in question to that end enters into an agreement with the Owners' Association. The costs of actual use of a shared vehicle will be charged to the owners/users in question by the operator directly. Any costs that are not charged to an owner/user directly will be charged to the Owners' Association and be for the account of the owners of all homes, regardless of whether or how often an owner/occupant uses the shared vehicles. Further details will be included in the deed of separation.

Bicycle spaces and storage space

For the homes with construction numbers 46, 47, 50, 51, 70, 71, 74, 75, 94, 95, 98 and 99, a communal storage space will be constructed in/to the parking garage in accordance with the Dutch Buildings Decree. At least 2 bicycle parking spaces will be designated for the other homes in the allocated space constructed in/to the garage in Vertical East or directly above it. As a means of providing a solution in line with the Dutch Buildings Decree, the homes will also have a storage room measuring at least 2.7m². The bicycle spaces will have an electrically operated door for access.

A total of 10 bicycle parking spaces will be reserved and fitted with electric charging outlets for 10 bicycles. The 10 bicycle parking spaces will be made available to the joint owners for 10 electric bicycles. This availability is subject to the conditions that, among other things, the 10 electric bicycles must be managed and operated by a third party and that the third party in question to that end enters into an agreement with the Owners' Association. The costs of the actual use of an electric bicycle will be charged to the owners/users in question by the operator directly. Any costs that are not charged to an owner/user directly will be charged to the Owners' Association and be for the account of the owners of all homes, regardless of whether or how often an owner/occupant uses the electric bicycles. Further details will be included in the deed of separation.

Construction

Foundation

The foundation of the building, including the foundation piles, will be constructed in reinforced

concrete in accordance with the contractor's specifications.

Parking garage floor and bicycle storage floor

The floor of the ramp in the parking garage will be constructed in rough concrete. A linear drainage channel will be constructed at the ramp. Notwithstanding the drainage channel, rain water or snow might be driven into the garage. The concrete floor of the parking garage itself will not be at an angle and will not have water drainage points. The floor of the parking garage will consist of power floated (smooth) concrete and will have markings. One or more hatches will be built into the floor of the parking garage to enable inspection of the heat and cold storage system (STES). No water drainage will be built into the smooth concrete floors of the bicycle parking spaces. These floors will also be constructed in power floated concrete.

Ground floor, first floor and roof floors (flat roofs)

The structural floor of the ground floor, the (roof) floor under the dividing street (above the garage between Vertical West and Vertical East), the mezzanine floor and the first floor and roof floors will be constructed in reinforced concrete, with the exception of the first floors of the homes located along Brettenkleed. Those will be constructed in wood and the roofs in wood and/or steel plate concrete.

Separating walls

The structural separating walls will be constructed in reinforced concrete. The walls of communal shafts will be constructed in limestone or metal stud. The remaining separating walls will be constructed as

so-called metal-stud walls (a double metal frame with plasterboards) or wooden frame (HSB) walls (where necessary reinforced with a metal structure) with plasterboards. The latter will in particular be applied in homes located along Brettenkleed (construction numbers 23-26, 24-25 and 29-30).

Façades and roofing

Outer façades

The outer window and door frames of the homes will largely be constructed in (colour-) powder-coated or anodised aluminium.

The hinges and locks comply with the Dutch Police Residential Security Warranty (PKMVW), with the exception of the segment door of the parking garage belonging to the Hangar homes.

The front door of the homes (also those of the communal circulation areas) will have a cylinder lock, a shield, hinges with safety switches and three-point locks. This also applies to the door between the parking garage of the Hangar homes and the home itself.

Other doors of the homes bordering on a communal area or communal (outdoor) areas will also be fitted with a cylinder lock (with the same key as the front door).

The outer façades of the homes will largely consist of an inner cavity wall, largely constructed from wooden frame elements with plasterboards and insulation, and an outer cavity wall constructed from coloured/elongated concrete blocks with a surface layer of coloured/ lime-washed masonry/wooden façade finishing.

In/behind the concrete façade elements of the Vertical West tower section, various nesting spaces (boxes) will be placed for a variety of birds and bats.

Most of the other homes will have planters placed as green areas, as indicated in the drawings. These communal

The planters will be filled with a variety of

green plants, such as shrubs, grasses, creepers, etc.. An indicative illustration of the green areas is included in the drawings. These green areas will be maintained and cared for by the Owners' Association, in which the adjacent homes will be required to grant access for such activities. All depending on the season in which the complex is completed, the green areas might be planted at a later stage in the appropriate planting season.

Where necessary, soundproofing will be installed in the façades/on the outer walls of the homes in accordance with the relevant regulations, in which the drainage capacity for the living areas in the homes is guaranteed in accordance with the Dutch Buildings Decree.

The construction of the highest roof of Vertical East consists mainly of a steel frame with solar panels. The construction will also feature wind turbines and, among other things, a system to maintain the façade of the floors above the Shared Living section. A façade maintenance system will also be installed on the highest roof section of Vertical West. This system is intended to maintain the top floors. An indicative rendering of the façade maintenance systems is included in the Project Drawings.

Where necessary, leashing points will be installed for the safe maintenance of façades, green areas and the roofs. Maintenance of the façades and green areas

(by the Owners' Association) of the lower floors must largely be carried out with the use of a hydraulic lift platform, the costs of which will be for the account of the Owners' Association.

Roofing

The flat sections of the homes will have insulation and roof covering. Water buffers will be installed on the highest roof sections and under the various green areas. The roofs will therefore be constructed without a slope.

The (elevated) roof lights bordering on the communal courtyard of Vertical West will have translucent glass, just like the other roof lights of the homes connecting to the courtyard. **The raised edges will have a structural level of finishing.**

Indoor layout of the homes

Finish floors

The floors of the living areas in the homes (save for the hangar homes) will be finished with a screed. A screed is a type of floor that is separated from the structural floor, the outer façade and the separating walls by a layer of insulation. Screeds will where necessary be laid on the bathroom floors. The shower corners will have solid floors. . Drilling or sinking nails into such (floating) floors is prohibited, seeing that they contain various pipes, including those for the floor heating/cooling. No skirting boards will be installed. The floors of the bathrooms and toilets will be tiled.

Inner walls

The inner walls of the homes will be constructed as light separating walls. These walls are typically 100 mm thick and consist of separate wall elements. The inner walls of the homes will be delivered unfinished

and wallpaper-ready in accordance with smoothness category 2, with the exception of the walls of installations and meter/power supply cabinets, which will not be finished.

Inspection hatches may be constructed in the area of the communal shafts. Such shafts must at all times be accessible for inspections and maintenance.

Inner door frames and doors

The apartments bordering on a communal hall will have wooden door frames and doors.

All inner door frames in the homes will be constructed with factory-profiled, coated frame elements. The frames will largely be finished with a glass transom and solid, rebated doors. The transoms of the meter cabinets and other storage/cupboard spaces will have solid panels. Where solid panels are not possible, the frames will have no transoms. The frames in inner walls higher than 3.0 metres or in concrete walls will have no transoms. Sliding doors or sliding panels will be fitted where indicated on the drawing. These are factory-finished and are not included in the Svedex options package.

Artificial stone thresholds will be fitted at the bottom of the bathroom and toilet door frames. The doors will have a latch lock, door handles and shields, with the exception of bathrooms and toilets, which will be fitted with a vacant/occupied lock.

The doors of the meter/power inlet/power supply cabinets will have a mortice lock. The meter/power supply cabinets bordering on the communal circulation areas will be fitted with cylinder locks.

Indoor paintwork

Elements within the homes such as the stair gate stringers, balustrades, the wooden staircase bannister, the staircase cavity/mezzanine woodwork

and other woodwork will be finished with a basic coating of paint. The steps and treads will delivered unfinished with a basic factory-applied primer coating. The stair gate stringers and axis within staircase cupboards will also not be finished. The interior sides of the external frames, windows and doors will have the same colour as the exterior.

Staircases and trellises

Where applicable, pine wood stairs and bar trellises will be placed in the homes.

Kitchen layout

The homes are delivered with an empty kitchen space. The kitchens will have connection points fitted near the designated kitchen assembly areas in accordance with the technical design scheme of the designated kitchen supplier, as indicatively shown in the Project Drawing. Please also refer to chapter Electrical Installation.

Sanitary areas

Sanitary areas in the homes will be constructed in accordance the locations indicated on the drawing and, as for the type of sanitation, in accordance with the document Uitvoeringsniveau Woningen (Housing Implementation Level). Should a specified article prove to be unavailable, a qualitatively comparable alternative will be offered.

Tiling

The sanitary areas in the homes will be tiled up to ceiling level in the bathrooms and up to approx. 1.5 above floor level in the toilets and in accordance with the document Uitvoeringsniveau Woningen (Housing Implementation Level). in which a choice of tiles can be made from the so-called Elite package. If no choice has been made prior to the relevant closing date, the following standard tiles will be fitted:

Wall tile - 1560 - W02 (glossy white), seam colour white;
Floor tile - 2361 - CT62/R10 (dark grey), seam colour grey.
Should a specified article prove to be unavailable, a qualitatively comparable alternative will be offered.

Additional and less work

The buyers of the homes will be given the opportunity to opt for alterations as stated in the standard requirements lists, with the proviso that such alterations can still be implemented in view of the time required for planning and procurement in relation to the state of construction, and with the proviso that the order is given on time. For more information about additional and less work, please refer to the Buyer's Guide.

Installations

Sewage/rain water drainage

The sewage system of the homes will be connected to the municipal drainage system (via public sewer discharge pipes). The exact positions of suspended pipes, channels and cable ducts in the garage, commercial spaces, bicycle parking spaces, storage spaces etc., as well as the vertical pipes and channels, are yet to be determined.

Rainwater will largely be collected in various water buffers located on the roofs/in the various planters. The large water buffers will feature an electronic regulating system with which excess rain water is discharged into the municipal drainage system prior to rainfall. Rain water on balconies/terraces/loggias will, either directly or via the balconies/terraces/loggias of other occupants, be discharged into the public sewage system.

Mechanical ventilation heat recovery system

Each home will be connected to a communal mechanical ventilation heat recovery system (MVHR). This system uses a heat exchanger to regulate the supply and discharge of air.

Mechanical extraction mainly takes place in the kitchen, bathrooms, toilets and spaces designated for washing machines, etc. The mechanical air supply mainly takes place in the living areas. The ventilation points for air extraction and supply will be fitted in/close to the ceiling, as indicatively shown on the Project Drawings. The exact locations of the ventilation points still have to be determined. The control units for the mechanical ventilation are located close to the designated cooking areas and in the bathrooms.

Cold water installation

The supply line of the cold water provider includes a heat meter in the meter cabinet of each home or behind the water pump in the water pump compartment. A cold water installation will be installed from the heat meter, to which the sanitary appliances, kitchen appliances and washing machine can be connected.

No gas

The building and the homes will not be connected to the gas grid.

Heating and cooling

Each home will be connected to a communal heat and cold storage system (STES), for which an STES supply cabinet will be installed. The homes will have floor heating and cooling.

The capacity of the installations will be calculated according to the SWK standards (see Module ILO), in

which the temperatures listed below can be reached and maintained in all rooms of the homes, with the proviso that the windows and doors are closed and that, when operational, the mechanical (balanced) ventilation generates the capacity prescribed under the Dutch Buildings Decree.

living areas	20 degrees Celsius
circulation areas	15 degrees Celsius
bathrooms	22 degrees Celsius

In order to enable an even distribution of hot/cold water in the homes, at least one distributor will be visibly installed.

Thermostats

Thermostats will be installed in the living room and in the other living areas. The living room thermostat will serve as the leading device for readjustment (room controllers) per living area. Such readjustments will allow you to change the temperature in the various areas by a few degrees Celsius. The living room thermostat also only offers a limited possibility to influence the temperatures, seeing that the floor heating/cooling system provides a fairly constant space temperature.

Flooring

In winter the floors are used as a means of heating the rooms. For the system to function properly, the thermal resistance value of the flooring you choose may not be too high. The maximum insulation value of your flooring has to be lower or equal to 0,10 m² K/W. We advise you to take this into consideration when you talk to your supplier.

A space of approximately 2 cm will be available for flooring under the inner doors. Either you or your supplier will have to inspect this and measure the distance before you buy your flooring.

Electrical installation

The installation complies with the regulations of the grid operator and the NEN1010 standards. All switches and wall sockets in the homes will be built into the walls. Electricity connection points on floors will be housed in suitable floor boxes/ducts, with the exception of those near the designated kitchen island spaces. Where necessary, the electricity connection points in the bathrooms will be splash-proof. The wall sockets in the living areas will mainly be installed at a height of 30 cm above floor level.

The electricity meters will be installed in the meter cabinets in/close to the homes. The front door sections will have a door bell and an sounding device.

Where necessary, smoke detectors will be placed in the escape routes running from the living areas. These will be connected to the electrical installations of the homes. Seeing that the smoke detectors are linked to each other, they will all sound a warning signal when one of them detects smoke.

The light connection points can also be controlled by a central switch close to the entrance of the houses. For more information, please refer to the brochure Uitvoeringsniveau Woningen (Housing Implementation Level). This brochure also contains detailed information about the possibilities relating to, among other things, telephone, data and central antenna system connections.

Designated kitchen assembly area

The connection points near the designated kitchen assembly areas are indicatively shown on the Project Drawings. Connection points on the floor near the designated kitchen island areas will be assembled (electricity) or capped (water and/or sewage connection) "on the roll". The exact locations of the kitchen connection points will be as specified by the

kitchen supplier on the basis of the technical design scheme for connection points.

The private storage spaces near the parking spaces in the garage will be connected to the collective garage installation. This installation, as well as those in the communal storage spaces, bicycle parking spaces, installation spaces etc. will be constructed as surface-mounted units.

Lighting will be installed in all communal entrances, elevator lobbies, hallways, staircases, bicycle storage spaces, garage, installation spaces etc.. If necessary, an emergency lighting system will be installed with the required emergency exit markings and orientational lighting.

All of the aforesaid communal facilities will be connected to the central installation, which in turn will feature additional meters that will be used to register and settle the costs of electricity consumption.

The building will be connected to the public grid by means of a combined transformer/substation.

Other communal facilities

Accessibility, intercom/videophone and postboxes

The Hangar homes are directly accessible from the public roads on the north and south side.

The homes bordering on the communal courtyard above the Hangar homes can be accessed from the

public road via the main entrance on Barajasweg. The façade of the main entrance on Barajasweg has an intercom/video system for visitors. This is also where the postboxes for those homes and for the other homes in Vertical West will be installed. Letterboxes and door bells will be installed in or close to the front doors of the Hangar homes and the three homes bordering on the public area on the west side of Vertical East. Additional door bells will be installed next to the doors to the garage storage space of the Hangar homes. The door bells of the Hangar homes will not be further connected.

The occupants of homes that are connected to the intercom/videophone installation will be able to open the electrically operated main entrance door to their section of the building from within their homes. For Vertical East this will be the outer door by night and the inner entrance door close to the lift lobby in daytime and in the evening. The postboxes for the homes in Vertical East (homes not bordering on the public areas) will be installed at the main entrance that also gives access to the commercial space(s). The doors near the bicycle stairs and the bicycle parking spaces will have electric door openers that are controlled by movement sensors from the inside, and by a so-called "drop" or "tag" from the outside.

Communal main entrances, stairs, staircases, hallways

The applied datum is the top side of the finished ground floor of the main entrance of Vertical West, respectively Vertical East (D=0). The heights indicated on the Project Drawings are specified in respect of the Amsterdam Ordnance Datum (N.A.P.). P=0 for Vertical East is approx. 5.15 m.+ N.A.P., and for Vertical West approx. 1.30 m. + N.A.P.

The floors of the communal main entrances will have doormats and natural or ceramic tiles. The walls in the main entrances will be finished in accordance with

the architect's specifications (yet to be decided). Acoustic ceilings will where necessary be installed in the main entrances and other circulation areas.

The steps and catwalks of the staircases are constructed in concrete. Catwalks which are not constructed in prefabricated concrete will be finished with a coloured linoleum surface. Trellises and catwalks will where necessary be constructed on the stairs and catwalks. The elevator lobbies and entrance hallways will be finished with a coloured linoleum surface.

Shared Living

The fifth floor of Vertical East features several communal spaces.

Besides a technical space and entrance portal to the communal roof terrace, these include a gym/playing area, a dining room and two guest rooms. The 2 guest rooms and the gym will have finished bathrooms, and the entrance portal will have its own toilet area. The entrance portal will feature a revolving door in the outer wall of the terrace.

The private dining room will have a fully finished kitchen.

The gym, dining room and guest rooms will feature carpet tiles, thresholds, glass fleece wall papering, and the ceiling will be texture-sprayed. The hallway and portal will have linoleum floor surfacing, thresholds, glass fleece wall papering and texture-sprayed ceilings, as well as the necessary light fittings.

The floor of the Shared Living spaces (save for the technical space) will be elevated, under which several installations will be placed which must at all times be accessible for inspections and maintenance.

Terms used in the Dutch Buildings Decree

Names on the Project drawing / in TO	Names according to the Dutch Buildings
Living/dining room / kitchen / study	Living area
Study	Living area
Bedroom	Living area
Loft	Living area/
	Living area combined with circulation area
Unnamed space	- (nameless space)
Hall / Entrance / Entrance hall / Landing / Hallway	Circulation area
Bathroom	Bathroom area
Toilet	Toilet area
Storage (within the home)	Equivalent solution Outdoor storage
Water meter cabinet	- (nameless space)
Cupboard	- (nameless space)
Meter cabinet	Meter space
Balcony/Loggia/Terrace/Roof terrace	at least 4m ² of which: Outdoor area
Technical space	- (nameless space)
Main entrance / Entrance / Staircase / Elevator	Communal circulation area
Portal	Communal circulation area
Heat exchanger installation space	- (nameless space)
STES installation space	- (nameless space)
Water pump compartment	- (nameless space)
Transformer/Substation	facility for buying and consuming energy

'Krijtstreepmethode'

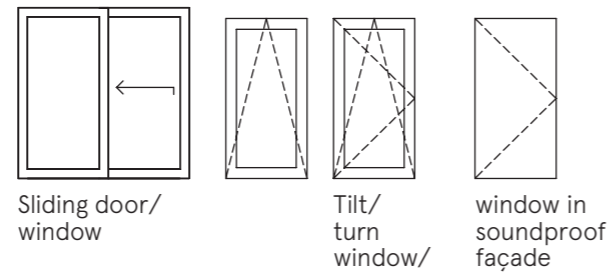
The floor area of habitable areas and habitable spaces (living room, bedroom and kitchen) required by the Dutch Building Decree is partly determined by the daylight entry. If calculations prove that daylight does not reach the entire space, a dotted line representing the limits of daylight entry in this space is added to the drawings for the Building Decree calculations. The area behind this dotted line (seen from the window) is not included as a habitable space or habitable area when calculating the daylight level. This is known as the 'Krijtstreepmethode'. This method of working is permitted by the Building Decree.

Preliminary colour and materials specifications

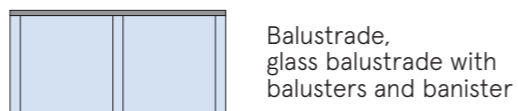
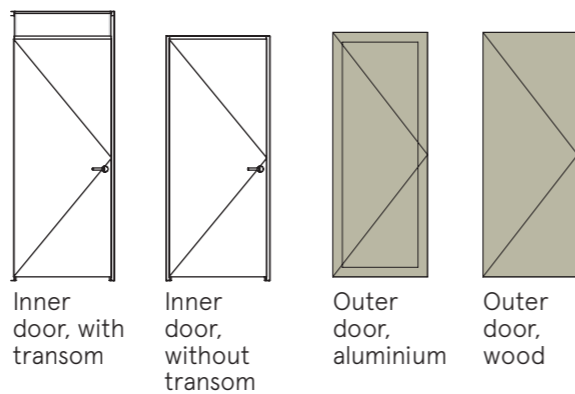
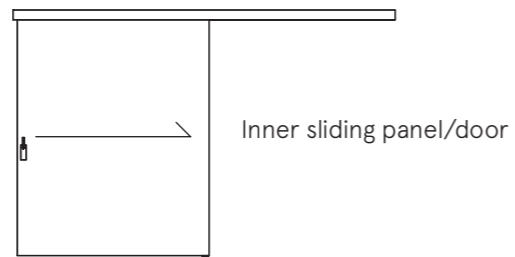
Materials and colours (global)	
Lime washed masonry (substructure north VE)	Grey-brown nuance
Planed wood slats (substructure west VW)	Natural
Elongated concrete stone (substructure VE and middle section VW)	Grey-brown (VE) and green-grey (VW)
Concrete elements (substructure south side VE)	Sandy yellow
Shingles or aluminium elements (east side VW)	Greyish
Concrete elements (tower superstructure and Main entrance VE) - finished with strips of (natural stone) additional material	Yellowish, greyish, red-orange and greenish
Planed wood slats (tower section superstructure)	Natural
Concrete rim for green areas (tower section superstructure VE)	Light greyish

Façade/cross-section

- Tension wires
- Anchor points for fall protection
- Nesting boxes for swallows/bats sparrows etc. / aesthetic accent
- Emergency roof overflow
- Concrete element, greyish
- Concrete element, sandy yellow
- Concrete element, grey-blue
- Concrete element, grey-blue, sand-blasted
- Concrete element, yellowish
- Concrete element, yellowish, sand-blasted
- Concrete element, greenish
- Concrete element, greenish, sand-blasted
- Concrete element, orange-red
- Concrete element, orange-red, sand-blasted
- Wooden planks, natural
- Wooden slats, naturally ageing into grey
- Masonry, concrete elements, Grey-green / greyish
- Masonry, lime washed, grey-brown nuance
- Clear glass
- Translucent glass
- Shingles, aluminium
- Wall tiles 50 x 25 cm



----- Outward swinging
 _____ Inward swinging






























Floor plan references

- Home entrance
- Tiling sanitary areas 60 x 60 cm
- Tiling outdoor spaces 50 x 50 cm
- Sloped tiling in shower (drainage)
- Bath
- Wall-mounted toilet
- Bidet
- Washbasin
- Position washing machine/tumble dryer
- Kitchen optional according to specifications project kitchen supplier
- SH Bar trellises
- Electricity meter cabinet
- Heat and Cold supply cabinet
- shaft/mezzanine
- Shaft with extended poured concrete floor / overhead
- Revolving door
- Self-closing door
- Inner sliding door, sliding in front of the wall
- Inner sliding door, sliding into the wall
- Fixed window
- Tilt/turn window
- Tilt/turn window/door
- Sliding door/window
- Privacy screen
- Plantenbak
- Leashed walking zone
- No-walking zone
- Resonance absorber
- Solid wall

Installation references

Apartment installation references

	Light connection point		Single-point wall socket Perilex
	Wall lamp connection point		Comfort control module (smart living option)
	Outdoor lamp, height 210 cm + floor		Wired data connection
	Distribution box + light connection point		Wired line
	Single-point series switch		Empty line
	Single-point series switch height 1300 + floor tile panel		Smoke detector
	Two-point series switch		Videophone for entrance/central hall
	Changeover switch		Bell button
	Positions ventilation switch		Sounding device
	Push-button (smart living)		Floor duct
	Single-point grounded wall socket		Floor heating distributor
	Single-point grounded wall socket in bathroom splash zone, with IP65 lid		Ventilation valve, supply
	Two-point grounded wall socket		Ventilation valve, discharge
	Two-point grounded wall socket, of which 1 can be switched		

AU	All off (smart living)
TH	Thermostat
RR	Room controller
VV	Floor heating distributor
S	Can be switched (smart living)
CAI	Central Antenna
D	Data
MV	

General project details

Project name

Vertical, Sloterdijk-Centrum
in Amsterdam,
also known locally as
block 1 (Vertical West) and
block 3 (Vertical West) on
the N plot

Zoning plan

Sloterdijk-Centrum

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