

OUTLINE SPECIFICATION



VAUJANY

This development complies with the standards and regulations in force at the time of application for planning permission:

- Standard NFC – 15 100 for the electrical installation
 - Acoustic regulations
 - Thermal regulation : RT 2012

The technical plans and the construction work will be verified by the Building Control Surveyor

GENERAL FEATURES

MAIN STRUCTURAL WORKS

- Excavation and leveling required for the construction, and evacuation of excess earth.
- Construction of foundations and footings using reinforced concrete (basement level)
- Elevations of the superstructure are made using concrete blocks (ground floors and lofts), comprising posts, beams and reinforcing, as required by the structural survey.
- The basement slab and the ground floor slab will be in reinforced concrete (beam and block or solid slab depending on concrete survey)
- The design of the main structural work will be done by the structural engineer, and verified by the building control surveyor.

ROOF AND ROOF COVERING

- The wooden roof structure will be made of pine treated with insecticide and fungicide. It will include all roofing parts, bents, purlins, rafters, various frames to be defined by the contracted firm after approval by the Project manager and the Building control surveyor.
- Roof overhangs will be made of **larch** left unfinished for natural ageing.
- These will include fascia boards and soffits in planed larch planks, planed battens on roof overhangs, zinc guttering fixed on the fascia boards.
- Insulation following the instructions of the Thermal building control surveyor, using insulating panels fixed and/or rolled out on the sloping roofs or false ceilings as applicable.
- The roof covering will be in a Mountain style, and will incorporate a protective barrier under PVC corrugated sheets, as recommended by the Architect and the Town Hall.
- Lacquered steel snow barriers in matching shade as the roof covering

EXTERNAL JOINERY

- Windows and patio doors made of wood, conforming to norms of air permeability, wind load and water-tightness, and of thermal insulation. All French style, inward opening.
- Handles will have an anodised metal finish.
- **Low-emissivity Argon gas double glazing**, complying with required standards.
- Depending on the plans, the exterior openings will have either **wooden shutters** or **electric roller blinds with insulated aluminium slats**, shade to be chosen by the site architect.

- The water room and toilet windows will not be blacked out. The ground floor bathroom window will be fitted with a metal grill.

FACADES

- **Exterior insulation** using insulating panels **and Larch cladding left unfinished for natural ageing** for ground and upper floors.
- **Pattern imprinted concrete** for basement level.

INTERIOR JOINERY

- **Anti break in front door, level A2P***. Painted and/or decorative panel to be confirmed by the developer.
- Honeycomb interior doors with carved panels, **varnished finish**.
- Cupboards with Sogal doors, in white melamine or similar, sliding for widths greater than or equal to 0.83 m, pivoting for smaller widths, and **finished inside in white melamine panels**:
 - Entrance hall cupboard : 2 shelves, one with hanging rail.
 - Other cupboards : one half with shelves, the other with hanging rail
- Aluminium-coloured door handles
- Wooden staircase with wooden hand rail as on plans

DIVIDING WALLS – LINING – FALSE CEILINGS

- **Interior insulation of exterior walls** with glued thermal insulation boards, thickness and positioning to be decided by the thermal engineer. Interior plasterboard finish.
- Partitioning of rooms in each house using **Placostyl** dry lined walls.
- Plasterboard false ceilings and soffits for cabling and pipes suspended on metal studding, layout as in architect's plans.
- Insulation in plasterboard sloping and false ceilings.

PLUMBING - TOILETS

- Hot and cold water supplies in copper or PVC reticulated pipes
- Waste water drainage by PVC pipes connected to the main drains.
- White toilet fittings, specifications as in the plans

BATHROOM :

- **Acrylic bath (170 x 75 cm)** with shower rail and **3 jet shower head**,
- Bathroom cabinet (single or double depending on plans) comprising : decorative unit with **two drawers** if dimension superior to 70 cm, or two doors if less than 70 cm, with white ceramic basin in worktop, **mirror with shelf, chrome or similar finish LED light**
- **Mixer tap** on basin.
- **Thermostatic mixers** on shower and bath.

WASH ROOM (if applicable) :

- **Extra thin shower tray** with fixed glass panel as on plans, fitted with **fixed « rain shower » head and separate shower head**
- Wash room cabinet comprising : decorative unit with two drawers if dimension superior to 70 cm or two doors if less than 70 cm, with white ceramic basin in worktop, **mirror with shelf, chrome or similar finish LED light**
- **Mixer tap** on basin.
- **Thermostatic mixers** on shower and bath.

TOILET:

- **Suspended WC** in polished porcelain with **soft close toilet seat**, and dual flush mechanism with **water economizer 3L/6L**.

MECHANICAL VENTILATION

- entral mechanically controlled ventilation system operating in each chalet, in accordance with standards in force. C
- Air input by inset self-regulating vent

HEATING AND HOT WATER PRODUCTION

- Heating is by individual mural gas condensing boiler.
- The gas boiler will be fed by a shared underground propane tank, managed by the supplier. Individual distribution and metering.
- Hot water circulated in steel panel radiators. Number and dimensions of the radiators to be determined by the thermal engineer's office.
- Radiators equipped with thermostatic valves with frost protection setting.
- **Hydraulic heated towel radiators are planned in the bathroom and water rooms.**
Hot water produced by **thermodynamic 269 litre water heater.**
Programmable timer in the living room.

- Provisional duct in the living room to allow installation of chimney for wood burner or open fire (not provided)

ELECTRICITY AND OTHER CABLING

Installation in accordance with standards in place (NF 15-100) and EDF regulations.

Equipment will be **ALVAIS /SCHNEIDER ELECTRIC** brand or equivalent.

- Supply in embedded ducts of range of power sockets & central light fittings for ceiling or wall lights, with standard DCL sockets.
- Individual meter for each chalet in private box.
- The television is connected to a roof or loft aerial in line with directions given by the Control office.
- Each chalet has a front doorbell.

LOUNGE :

- Ceiling light fitting, as in plans, with single, two-way or remote control switch
- One socket per 4 m² with minimum of five 16A sockets
- Television/FM socket
- Telephone socket.

BEDROOMS :

- Single switch ceiling light fitting.
- Bedside switch control
- Three 16A sockets
- Telephone socket (in each bedroom).
- Television socket in one bedroom.

KITCHEN :

- Single switch wall light above work surface
- Single or two-way switch ceiling light, as in plans.
- Six 16A sockets, four of which above the work surface.
- Separate 16A socket for washing machine if applicable on plans.
- 32A electrical box and socket 1.80m above the cooking area for extractor,

BATHROOM :

- Single switch ceiling light.
- Single switch wall light.
- 16A socket
- Separate 16A socket for washing machine if applicable on plans.

WASH ROOM (if applicable):

- Single switch ceiling light.
- Single switch wall light.
- 16A socket

TOILETS :

- Single switch ceiling light.
- 16A socket near to switch.

HALL :

- Single or two-way switch ceiling light, according to plans and layout.
- 16A socket if hall separate from exit.

DECORATION

FLOORS :

- **Class IV ceramic tiles 45 x 45 cm**, to be chosen from the wide range selected by the Developer, laid on sound insulation in the hall, lounge, kitchen, WC, bathrooms and adjoining cupboards. Matching skirting tiles.
- **Laminated floor covering** laid on acoustic felt underlay in the bedrooms and adjoining cupboards. Matching skirting.

WALLS :

- **Wall tiles: size 25 cm x 40 cm** from the wide range selected by the Developer, total **25 m2 area**.
- Oil-based paint on frames, pipework and various metal fittings. Two coat satin finish.
- **Velour paint in all rooms**, to be chosen from the range of pastel colours selected by the Developer (one per room).
- Vinyl paint inside cupboards, oil-based on frames, pipework and various metal fittings. Two coat satin finish.
- **Decorative pine planks on one lounge wall.**

- **Decorative pine planks on one wall in upstairs rooms (except dressing room).**

CEILINGS :

- **Plasterboard sloping ceilings**, positioned according to architect's plans, with matt white paint finish.
- Matt white paint finish on ceilings throughout the rest of the accommodation.

PRIVATE ANNEXES

GARAGES

- Garages are closed with a lockable **wooden overhead door**.
- Concrete floor
- **Each garage has light fitting and power socket**
- There will be a **crawl space**, created at the time of building, under the garages (except for the chalet 6 garage), accessible from the outside via a 90 cm wide passage & closed by a lockable wooden shutter. The floor will be left as bare earth depending on the slope left from the ground leveling.

BALCONIES

- **Balconies** made from **slatted larch wood planks** supported on brackets
- **Safety:** Railings in **larch**, as in architect's plans, all exterior larch wood left unfinished for natural ageing,
- **Fittings:** Equipped with **light fitting and electrical socket**.

GARDENS AND EXTERIOR AREAS

- The outside areas are unenclosed and landscaped in accordance with the architect's general plan.
- Reshaping of the land using earth from the excavations, and seeding for rustic style grass.
- Reinforced concrete or rock walls to support the embankments
- The access roads and car parks will be finished with a coat of hot-applied asphalt concrete on a hardcore base (normal load).
- Car parking spaces will be marked with white lines.
- Concrete borders will separate the access roads and car parks from the garden areas.
- **Exterior lighting** connected to the general meter.

This outline specification is produced for general guidance. Some of the above details may be altered for technical reasons, or due to changes of suppliers, without affecting the level of quality in any way.

The final contractual document will be held on file by the Notary.