



LES FORGES

SPECIFICATIONS

In accordance with the provisions of section R 261.25 of the *Code de la Construction* (French Building Code), these summarised specifications describe the type and quality of building materials and home systems.

These specifications list the brand names and types of building materials and components, selected on the basis of quality and price. If it should turn out during construction that the brands and/or types mentioned are not available, they will be replaced with equivalent articles.

NB: This document is based on construction drawings in respect of which permission has been applied for but not yet granted.

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1 GENERAL HOME FEATURES

1.1 GROUNDWORKS AND FOUNDATIONS

1.1.1 Ground works

Ground excavations in the form of trenches and/or pits, depending on soil survey, to be approved by a recognised engineering firm.

1.1.2 Foundations

Continuous trenches excavated perpendicularly beneath the bearing wall and filled with reinforced concrete, or any other solution approved by the engineering firm, adjusted to local soil conditions.

1.2 WALLS AND STRUCTURE

1.2.1 Wall base

Exterior walls made of 20 cm wide hollow concrete blocks.

1.2.2 Façades

Façades made of 20 cm wide hollow bricks, as per drawing, thermally insulated on the inside (Calibel 10+80), made of compressed glasswool-faced plasterboard.

Outside sprayed with 1 layer of plaster, textured and/or smooth finish as per architect's working drawing, colour as per architect's working drawing used for the planning application. Corner stones of prefabricated sandstone as per architect's drawing.

1.2.3 Inner walls

Walls made of 7 cm hollow bricks (in accordance with BET guidelines [Bureau d'Études Techniques]), clad with 10mm plasterboard.

1.2.4 Load-bearing inner walls

Walls made of 15 cm hollow bricks (in accordance with BET guidelines [Bureau d'Études Techniques]), clad with 10mm plasterboard.

1.3 FLOORS

1.3.1 Ground floor

On carefully compacted soil, built up as follows:

20 cm deep sand or sand-gravel mixture substratum

100 micron polythene film covering entire surface

5 cm Styrodur insulation panels, 60 cm wide around all living rooms

16 cm reinforced concrete screed, with welded mesh reinforcement and smoothed surface.



1.4 SEPARATION WALLS

1.4.1 Walls separating main rooms made of 10 cm red brick clad with plasterboard.

1.4.2 Walls separating main rooms and wet areas like 1.4.1., with outer layer of water-resistant plasterboard on the side of the wet areas.

Walls are sprayed white.

1.5 ROOFS

1.5.1 Roofing and accessories

Access panel to non-load-bearing loft, for access to technical systems, extraction system, boiler, etc.: location and installation as per drawings.

Roof trusses have a 30 cm overhang

Pinewood eaves 17 cm high made of fir (*planche de rive*), undersides exposed

Wooden fir purlins or other self-supporting construction for living and dining room.

Roofing with 'double canal' Roman roof tiles (DC12).

1.5.2 Ventilation and miscellaneous conduits

Loft ventilation by means of ventilation tiles of the same type.

Waste water / rainwater vent stack venting by means of Roman roof tiles of the same type or in PVC, of sheet steel for mechanical ventilation, where applicable.

1.5.3 Rainwater drainage

Zinc gutters and downpipes.

2 PRIVATE ROOMS AND SYSTEMS

2.1 FLOORS AND SKIRTING

2.1.1 Floors and skirting of the dry spaces

Ceramic floor tiles 30x30, choice from architect's selection of 3 colours, including skirting boards.

2.1.2 Floors and skirting in wet areas

In bathroom, shower, lavatory and kitchen: ceramic floor tiles 30x30, choice from architect-made selection of 3 colours.

2.2 WALL COVERING (other than spray paint)

2.2.1 Wall covering in wet spaces

Bathroom/ shower /lavatory:

tiles 20 x 20 cm, 2 colours according to preference, choice from the architect's selection up to a height of 1.80 m.



2.3 CEILINGS

2.3.1 Ceilings of interior rooms

Plasterboard ceiling (BA 13) fixed to the roof trusses by means of metal hangers.

Horizontal insulation of 20 cm glasswool (Rc=5), part of the sloping roof plane with 8 cm Efilatte panels (EFIPL80).

Ceiling will be sprayed white.

2.4 OUTDOOR CARPENTRY

2.4.1 Frames, doors and windows

As per drawing, double outward-opening doors with ventilation position, inward-opening windows with ventilation position, synthetic, imitation wood grain, Profel brand, double glazing.

Weather stripping all round.

Nemef ironmongery.

Profel brand front door, insulated inside, fitted with three-point security lock.

Garden shed door: as above, without insulation (applies to certain types only).

Posts and beams 20 x 20 cm, treated against fungus and insects; including mechanical fastenings to the façade, assembled by means of coupling profiles.

2.5 EXTERNAL CLOSURES

2.5.1 Main rooms

Shutters outward-opening, solid wood, fastened on hook-and-eye hinges, windows and outward-opening doors on the ground floor, with leaf-spring closure, as per architect's drawing.

2.6 INDOOR CARPENTRY

2.6.1 Frames

Wooden frames for all doors, Svedex brand.

Metal or pinewood frames for the inspection hatches.

2.6.2 Inside doors

Panel doors, finished at the factory, Svedex brand.

Escutcheon plates and handles in anodised aluminium or an equivalent, Nemef brand

Indicator bolt for lavatories and bathrooms.



2.7 WROUGHT IRONWORK

2.7.1 Fencing and lattice work

Supply and installation of painted metal lattice work, fastening in frame, or on the façade, as per drawing.

2.8 PAINTING

2.8.1 Outdoor painting

The shutters and patio columns will be treated against fungus and insects and will be stained. The shutters will be stained in the chosen colour allowed under the building permit.

2.9 INDOOR SYSTEMS

2.9.1 Household equipment

Sink unit with taps.

Kitchen fittings:

- . kitchen Bribus brand (16-year warranty)
- . upper cupboard units
- . sides coloured
- . one-and-a-half sink
- . worktop
- . tap/bottle trap Kludi (5-year warranty)
- . integrated appliances, Scholtes (2-year warranty).
- . dishwasher
- . ceramic hob
- . extractor hood
- . refrigerator/freezer
- . oven.

2.9.2 Sanitary facilities and plumbing

Cold water supply

- . Indoor supply pipes made of copper and/or polythene
- . Supply pipes of the sanitary appliances exposed and/or concealed
- . Supply pipes in the floor, above the suspended ceiling or in the separation walls
- . Connections for the dishwasher (in the kitchen).

The buyer is responsible for frost protection of the water meter.

No pressure-reducing valve will be installed, regardless of the water pressure.

Hot water supply

- . Hot water production by means of vertical boiler, Visio brand (300 litres, insulated), installed in the vacant space



- . Supply pipes similar to those for cold water
- . PVC drainage pipes for the dishwasher (in the kitchen).

Connections:

Cold water connection through wall-mounted shutoff valve for the dishwasher.

1 draw-off tap for the garden, installed in the façade.

Sanitary appliances for the bathroom:

- 2 x W.C. suites, Villeroy & Boch lid
- 2 x toilet brush holders / toilet paper holder; 1 spare item; Emco brand
- 2 x Kludi valve
- 1 x shower tray, and skirting board and siphon sealskin
- 1 x shower mixer tap, Terico Kludi
- 1 x riser rail, shower hose, soap tray, shower head, Kludi freshline
- Wall-mounted spacer for installation of Kludi valve
- 1 x washbasin V&B, with pedestal
- 1 x siphon
- 1 x washbasin tap, Tercio Kludi
- 1 x washbasin shelf
- 1 x mirror above the washbasin, Facet 75 x 100
- 1 x towel rack 2 arms, Emco
- 1 x double washbasin in Bribus top, with syphons
- 1 x mirror above the washbasin, Facet 1500 x 1000
- 1 x towel rack 2 arms, Emco
- 1 x bathtub sealskin with siphon
- 1 x bath tap with douche set as listed above
- 1 x tub handle, Emco
- 2 x bathrobe hooks

2.9.3 Electrical system

2.9.3.1 General features

Distribution and fuse box, with circuit breaker and with central earth electrode connection, Stylea brand, type 100T.

Switchgear, Inter Va vient alvais

2.9.3.2 Each room equipped with:

2 switches and 3 wall sockets.

N.B.: All light fixtures are at the buyer's expense, all lighting points have a screw fitting.

1 surface-mounted lighting point with three-way switch

1 earthed wall socket 10/16 A

1 surface-mounted lighting point, two-way switch

1 earthed wall socket 10/16 A.



2.9.3.3 Electrical system outdoors

1 lighting point on the wall above the front door, with three-way switch (doorway / hall, outside / inside)

Façade on garden side:

1 earthed outdoor socket (splash-proof) 10/16 A, mounted low on covered patio

2 surface-mounted lighting point, two-way switch.

2.9.4 Heating and ventilation

General features

Single mechanical ventilation, by means of central ventilator in the non-supporting loft, Tatou Pass HTL brand (1,500 Watt).

Guaranteed temperatures:

at -7° C outdoors (sheltered), at least +19° C in every room (except garden shed).

Convectors with thermostat in the interior rooms, capacity according to calculation.

Ventilation ducts and vents:

exhaust openings in kitchen, bathrooms and lavatory, connected to central ventilator in the loft through vertical and horizontal ducts.

N.B.: Under the technical regulations, in certain rooms some ducts must be encased or run above suspended ceiling.

Supply air opening:

supply through air grills according to calculation, installed in the top rails of the exterior frames of the living rooms.

N.B.: Doors of the wet spaces have been shortened at the bottom

2.9.5 Telecommunication

Radio and TV: 2 TV/FM aerial points: one in the living room or living/dining room and one in the master bedroom (No. 1)

Telephone:

2 telephone connecting points: one in the living room or living/dining room and one in the master bedroom (No. 1)

Installation in accordance with the standards of France Telecom.

Aerial / dish aerial and telephone connection costs are at the buyer's expense.

2.9.6 Fireplaces indoor/ outdoor (BBQ)

Flue option per type:

Indoor flue 19.5 x 19.5 cm internal dimension, terracotta, underside approx. 5 cm lower than the ceiling, including trimmed opening.



3 PRIVATE OUTDOOR FACILITIES

3.1 PATIOS

Garden patio

Concrete with frost-resistant, appropriate tiling.

A low wall, finished in the same way as the façade, screens off the part of the patio where the barbecue is located.

Concrete bases for the posts of the covered patio.

3.2 GARDENS

The gardens will not be planted, we advise you to have a look at our MODEL GARDENS, made by www.tuinkunst.nl ; they are at the buyer's expense.

3.3 MISCELLANEOUS MAINS SERVICES

3.3.1 Water

Connecting to the prospective water service main linking home with the existing water mains.

Connection and subscription charges are at the buyer's expense.

3.3.2 Gas

Not applicable.

3.3.3 Electricity

Connection to the EDF electricity mains.

Meter under the doorway.

Connection and subscription charges are at the buyer's expense.

3.3.5 Drains and rainwater discharge

Drains: connection through a fitting to the prospective sewerage system

Rainwater of the premises is not collected.

3.3.6 Letter boxes

According to the standards of the French PTT.

One letter box per home.



4 COMMUNAL OUTDOOR FACILITIES

4.1 COMMUNAL GREEN AREAS

Communal green areas (plants/shrubs/trees/lawn) will be realised within the framework of the building project.

4.2 LIGHTING

Outdoor lighting on squares, parking spaces, intersections with footways.
Management by the municipality

4.3 ROADS / PARKING

The roads are 5 m wide, the unhardened footpaths 3 m wide and the shoulders 2.5 m wide.
Parking spaces and square as per drawing.
NB: the roads outside the private plots will be constructed by SARL les Bois Senis I, the project developer, and handed over to the municipality upon completion.

4.4 SEWAGE TREATMENT

A communal sewage treatment plant will be built, meeting official standards.
Maintenance of this installation will be at the expense of the owners' association.

4.5 ROAD DRAINAGE

Rainwater drainage through natural run-off, collected in gutters and pipes leading, for example, to basins on the golf court (for irrigation purposes).