

## SCI CARLINAUVA RESIDENTIAL PROJET

### DESCRIPTION

#### A - GENERAL AND STRUCTURAL WORKS

##### 1- Earthworks and Site Clearing

Site clearing to remove all debris or other objects that may be present.

Uprooting or removal of trees located on the construction area or obstructing construction work.

Preservation of all other trees in good condition.

Preservation of fences, hedges, or trees in a row or shared with the property line.

General earthworks with a bulldozer or other equipment to determine the construction platform.

Manual or mechanical excavation for embedding the foundations.

##### 2 - Reinforced Concrete

###### a) Foundations and Ground Slab

Reinforced concrete of 350 kg of CPA 45 for 530 liters of sand, 0.5, and 750 liters of 5-15 gravel.

Lean concrete for isolated footings, ten centimeters thick per cubic meter of concrete poured

Reinforcement with twisted bars for foundations; welded wire mesh for raft slabs.

Foundations by raft slab or on isolated footings depending on the nature of the site.

Excavation by trenches, ditches, or shafts for foundations, footings, and grade beams.

###### b) Above-ground structures

Reinforced concrete of 350 kg of CPA (cement-based concrete) per 530 liters of washed coarse sand and 750 liters of 5 x 25 gravel or 15 cm concrete blocks. Reinforcement with twisted bars.

###### c) Basement

First level supported exclusively by concrete piles. Basement delivered as an unfinished earthen floor. Concrete slab not included.

#### B-Framework - roofing - suspended ceilings and partitions

Traditional or prefabricated timber frame using a rafter system.

Ridge purlin in treated wood or metal.

Connection of trusses to the tie beams by rebar left protruding during the pouring of the tie beams

## 2. FALSE CEILINGS

10 mm Placoplâtre panels connected to the trusses by threaded rods or pine tongue and groove paneling or plywood sheets

### a) Framing

Installation of perimeter battens in each room or installation of metal furring strips, spaced 0.60m apart, screwed to the underside of the trusses and perpendicular to them (Placoplâtre).

### b) Cladding Panel

Panels screwed with Stilvis 25 screws under the furring strips (Placoplâtre).

### c) Joint Treatments

Calico tape - Sealing: sealing of screw heads (Placoplâtre).

## 3. ROOF OVERHANG

- Partially angled, underside of sheets and beams not visible.

## 4. EDGE STRIPS

Planed treated wood, forming a drip edge or metal.

## 5. GUTTERS AND DRAINS

PVC type 33 or aluminum gutters including PVC or aluminum downspouts.

## 6. ROOFING

Corrugated or ribbed sheet metal roofing, self-supporting tray and possibly, depending on the case, tile-effect, poly-tile, plegel or similar (tiled sheet metal), including accessories specified in the manufacturer's assembly instructions.

Sheet metal screwed onto purlins with asphalt-impregnated felt washers, including ridge tiles.

## 7. VERANDA BALUSTRADE IN TREATED WOOD, METAL OR PVC

Spindle spans and sloping section - 0.90 meters high.

Fixing plates.

Possibility of cast-in-place concrete posts, poured in the Italian style,

## 8. PARTITIONS

Fet P Partition 13 type 72/48 - Plasterboard panels

C- Tiling - Flooring

### 1. FLOOR TILING

Tiles laid on a mortar bed (screed) or glued with cement grout, and cleaning of the tiles after installation.

Tile selection:

Glazed terracotta tiles, 45 x 45 cm or 60 x 60 cm - Single firing - Wood or glazed terracotta baseboard.

Destination:

Flooring in bedrooms - living room - kitchen - veranda - bathrooms and hallways.

Cream, white, or off-white colors offered.

### 2. WALL COVERINGS

Standard tile selection subject to availability in the department at the time of installation. Colors matching those of the bathroom fixtures - Size 15 x 20 cm/25/50

Intended for: bathrooms and toilets: Perimeter tiled to a height of 1.50 m.

### 3. SELECTION OF ALL TILES IS THE RESPONSIBILITY OF THE CLIENT

#### 1 - Change of Tile Selection

If a change of tile selection is requested, the client must, prior to installation and in such a way as not to disrupt or delay the construction schedule,

Have the tiles of their choice delivered to the construction site in sufficient quantity (actual surface areas rounded up plus 10 to 20% depending on the selection),

The client will remain responsible for any damage (breakage, loss, or damage) occurring to their merchandise before and after installation

The customer will always be responsible for their choice, particularly in the case of tiles of a smaller quantity (defects such as weak or fragile glaze, unevenness, or dimensional differences).

If the customer supplies the tiles, a discount of €6 per square meter (m<sup>2</sup>) laid (of the supplied surfaces) will be granted.

Skirting boards at €1.00 per linear meter (LM).

## D - Joinery

### 1. WINDOWS - TRANSOMS

French-style opening windows in wood, PVC, or aluminum with two sashes and a ventilation slat system in the upper section.

Windows: bedrooms, kitchen, living room (recessed cremone bolt and handle).

Transoms or tilt-and-turn windows: Bathroom, shower room, laundry room.

PVC or wood shutters, two protective sashes on all windows and French doors

### 2. DOUBLE DOORS

French-style opening doors in wood or PVC, 4, 3, or 2 leaves with a ventilation slat system.

Recessed security lock and handle.

### 3. FLUSH DOORS

Standard door unit.

Flush door in 40 mm thick plywood, dimensions 204 x 73 cm. Frame 68 x 48 mm in very dry, treated wood. 3 hinges, recessed lock, and chrome handle. Cover strip.

### 4. CUPBOARDS

Interior fittings (Bedroom) and fronts not included (on request only).

### 5. KITCHEN CABINET

Cabinet with extractor hood and cooktop, under-sink cupboard with sink.

### 6. MARTINIQUE-STYLE LOUDS (VENTILATION SLATS)

Martinique-style louvers on all windows.

## 7. RAILINGS

In stained or painted treated wood, metal, or PVC

## E - Sanitary Plumbing

### 1. PLUMBING

Copper or PVC piping in conduit embedded in walls and under tiles.

Hot water for bathroom, shower room, and kitchen fixtures.

Drainage in PVC pipe embedded in walls and under slab

Drainage to wastewater treatment plant and networks.

Connection to meter box and water meter at the user's expense.

### 2. SANITARY FIXTURES

Shower tray: enameled sheet metal or PVC polyester fiberglass

Toilet: sanitary ware with mixer tap.

Electric water heater with tank located in the kitchen, laundry room, or other location as appropriate.

### 3. CHOICE OF COLORS AT THE PURCHASER'S EXPENSE

In case of a request to change the choice of sanitary ware, the customer must,

Prior to installation and in order not to disrupt or delay the construction schedule:

Obtain written approval from the Client

Have the chosen sanitary ware delivered to the construction site, along with its faucets and installation accessories.

The client will remain responsible for any damage (breakage, loss, or damage) occurring to their merchandise before and after installation.

The client will always be responsible for their choice, particularly in the case of inferior quality sanitary ware, faucets, and accessories.

When modifications must be made to the plumbing fixtures to accommodate these sanitary ware items, these modifications will be charged at a flat rate of 250 Euros per item. If the installation of the sanitary ware requires very significant or even impossible modifications, the Client reserves the right to refuse the client's choice.

The client may never request a reduction in the sale price, and the sanitary ware or fixtures initially planned will remain the property of the Client.

#### F - Electrification

Recessed in plastic conduit through walls and slabs. Central junction box with all fuses

Power supply for this box up to the meter. Suspended ceiling wiring: U 500 VGH. 9000 BTU split air conditioners in the master bedroom and living room.

Includes grounding and equipotential bonding.

Includes CONSUEL inspection.

Bathroom wall lights:

1 per bathroom,

TV outlet:

32 A +E outlet;

16 A outlet:

Telephone outlet:

Panel:

Grounding:

Connection and metering at the user's expense.

#### G - Paints

All facades will receive products to ensure waterproofing at the construction joints, with the possibility of treatment by plastering. The facades will be specially treated to ensure perfect waterproofing.

Facade colors left to the exclusive application of the client. Interior paint color: Off-white.

#### H - Miscellaneous

House delivered clean,

Land delivered clean but neither leveled, nor landscaped, nor grassed,

Basement delivered as a dirt floor. Concrete slab not included. Retaining walls not included.

Concrete or asphalt paving of access roads, driveways, and walkways to the villas not included.

Removal of brush and weeds at the client's expense.

Placement of boundary stakes to delimit the plot by the Project Owner no later than two (2) months after acceptance of the works by the client. Final boundary marking of the plot at the client's expense.

Delivery of fill or excavation on the plots at the client's expense.

## 1 - Additional Work

The Project Owner reserves the right to refuse the execution of additional work.

Additional work must be requested in writing by the client; if accepted in writing by the Project Owner, it will be priced by the latter and must be paid in full before work begins

In the event of non-payment before work begins, the Client reserves the right to carry out the contractually agreed work.

The execution of additional work of any nature and extent whatsoever will always result in the entire construction project being delayed.

Work entrusted to other companies at the client's expense

When additional or supplementary work is entrusted to other companies, this work may only be carried out after delivery of the building and handover of the keys to the client.

This article applies in particular to the following work:

Carpet laying,

Installation or on-site fabrication of kitchen, bathroom, or other furniture fittings other than those specified in the descriptive estimate,

Installation of wall lights, ceiling lights, or sanitary fittings,

Any additional or modified work refused by the Client,

Installation of any furniture or various equipment,

Fencing work, gardens, outbuildings, entrances, and various exterior works (retaining walls, driveways, etc.).

Installation of mailboxes that do not meet the standards of the French Post Office (PTT). Standard mailboxes will be installed, and the cost and installation will be borne by the user, with payment due before installation.

Individual water and electricity meters will be the responsibility of the customer.

In general, it will never be permitted for personnel from other companies to work in or around the construction site before delivery and

Handover of keys. Work carried out by the client will be considered as work carried out by other companies.

Garbage room fittings to be carried out at the expense of the condominium association.

#### K - Other provisions

Plot boundary walls, retaining walls, and other structures not included in this estimate are the responsibility of the client.

--The provision of the works by the Project Owner does not obligate the latter to ensure that the drinking water, electricity, or telephone supplies are distributed by the utility companies (EDF - SAUR, EEASM, CMT, MAIRIE ORANGE - DAUPHIN, etc.) at the time of delivery. Under no circumstances may the client refuse acceptance of the works (site inspection report) in the event of a delay by the aforementioned utility companies in installing the equipment necessary for the supply of water, electricity, or telephone

Any delay in payment concerning the client's requests for funds or additional work will automatically result in an increase in delivery times equivalent to the number of days of payment delay.

The construction site is closed to the public. Any unauthorized intervention by the client or their representatives, as well as any interference with the teams of workers, craftsmen, and technicians, is strictly prohibited and will give rise to legal action that may result in the termination of the sales contract.

In the event of a dispute concerning the interpretation of the plans, drawings, and specifications, only this specification will prevail in the final instance to resolve the matter between the parties.