

19/06/2018



Maître d'ouvrage
TETRIS DEVELOPPEMENT

Barchois Estate

L'ATELIER.ARCHITECTES

DESCRIPTIVE NOTICE

1. FOUNDATIONS

- Foundations according to the recommendation of the soil investigations
- Foundations in reinforced concrete with insulated solid masses and sliding soles according to structural methodology

2. MAIN WORK

- Reinforced concrete walls according to architect's specifications
- Exterior walls in cement block thickness 150 ou 200 mm
- Partition en blocs d'agglomérés de ciment
- Gypsum board frame of 70, 100 or 180 mm if needful

3. OPENING

- External joinery in thermo-lacquered aluminum and transparent laminated glass
- Interior doors with solid wood frames and embossed panels

4. ROOF

- Reinforced concrete flat roofs with two coats of bituminous waterproofing as per engineer's recommendation.

5. FINISHES – EXTERIOR WALLS

- Cladding of composite panels, according to architect's plan.
- Basalt stone facings according to architect plan.
- Coated rendering scraped with an emulsion paint or tinted

6. FINISHES – INTERIOR WALLS

- Smooth rendering and emulsion paint in a single shade.
- Wall tiles in showers.
- Plinths in periphery in interior rooms

7. FLOOR FINISHES

- Indoor Ceramic Stoneware tile inside
- Non-slip Ceramic Stoneware tile in wet rooms and terraces

8. CEILING FINISHES

- Smooth rendering and emulsion paint on the underside of concrete slabs in the same color as the walls
- Ceiling plasterboard with emulsion paint according to specification

9. SERVICES

9.1. Electrical Installations

- Electrical installations in compliance with the current standard, including sockets and switches. The owner to supply and do the installation of fixtures, fans, wall lights, etc...
- Generator for collective network and some essential points in the apartments, such as refrigerator and a few lights.

9.2. Plumbing

- Distribution of hot and cold water sanitary in the kitchen and bathrooms
- Domestic hot water production by solar water heater
- Collective water with pump
- Micro sewage treatment

9.3. Air conditioning

- Split air conditioning units only in the bedrooms
- Split or centralized air conditioning units in the offices, depending on the size of the room
- Split air conditioning units in the shops

9.4. Communication system / TV

- RJ 45 jacks in entrance, living room and bedrooms
- RJ 45 Sockets in office and shops

9.5. Bathrooms / WC

- Washbasins, showers, toilets, taps, mirrors in the bathrooms, as per architect's choice
- Bathroom furniture as per architect's choice

9.6. Kitchen

- Design and colors of the kitchen as per architect's choice
- Sink, VMC, extractor hood, oven, hob according to architect's choice.

10. EXTERIOR WORKS

10.1. Building

- Walls of the enclosure in metal fence or breeze blocks adorned with basaltic stones in places as per architect's design. Applicable outside pedestrian zone

10.2. Main driveway and outside parking

- The main driveway will be in asphalt with specific sections in paving or persistent concrete.
- Off-street parking to be a combination of pavers and persistent concrete or asphalt

10.3. Landscaping

- Partial revegetation of outdoor spaces on draining system
- Fences peripheral garden, according to positioning, in low metallic fences or plant according to choice architect