



## NOTICE DESCRIPTIVE

JULY 2022

**Maître d'ouvrage**  
**O'Patio Ltee**  
Barchois Estate  
Cap Tamarin - Mauritius

## 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 and Structural Engineer's specifications
- Partition in blocks of cement agglomerates of 100 mm or in gypsum according to Architect's specifications
- Gypsum board frame of 70, 100 or 180 mm where needed

## 3. OPENINGS

- External joinery in thermo-lacquered aluminium and transparent laminated glass.
- Wooden entrance door for apartments

## 4. ROOF

- Reinforced concrete flat roofs with two coats of bituminous waterproofing or equivalent waterproofing system as approved by Architect

## 5. FINISHES – EXTERIOR WALLS

- A mixture of stone cladding, timber composite and/or other materials per selection of Architect on walls according to the Architect's plan
- Rendered surfaces with an emulsion paint or tinted as per Architect's requirements

## 6. FINISHES – INTERIOR WALLS

- Smooth rendering and emulsion paint in a single shade.
- Stoneware wall tiles in showers.

## 7. FINISHES – FLOOR

- Bare concrete floor ready to receive screed and tiling
- Non-slip ceramic stoneware tile in balcony

## 8. FINISHES – CEILING

- Smooth rendering and emulsion paint on the underside of Concrete Slab in the same color as the walls
- Plasterboard boxing with emulsion paint according to Architect's requirements

## 9. SERVICES

### 9.1. Electrical Installations

- Electrical installations in accordance with current standards, including sockets and switches. The owner is responsible for the supply and installation of lights, fans, wall lights, etc.
- Emergency generator for the collective network and certain essential points in the apartments, such as a refrigerator and some lights

### 9.2. Plumbing Installations

- Distribution of sanitary hot and cold water in the kitchen and bathrooms – water and drain points are only provided for eventual connection
- Production of domestic hot water by solar water heater with electric booster
- Collective water reserve with pump
- Wastewater treatment plant

### 9.3. HVAC Installations

- Provision of Power Points for future AC installations in bedrooms and living room

### 9.4. Communication / TV System

- RJ 45 sockets in the living room and bedrooms.

### 9.5. Bathrooms

- Bare bathrooms with only provision for water supply (hot/cold) and drainage
- Shower area is on an elevated tiled floor and tiled wall

### 9.6. Kitchen

- Provision for power points for eventual connection of kitchen appliances.

## 10. WORKS

### 10.1. Land

- Walls of the enclosure in metallic fencing or blockwall with stone cladding in zones determined by Architect; applicable outside pedestrian zone.

### 10.2. Parking

- Underground, semi-underground parking with concrete finishes.
- Off-street parking to be a combination of pavers and concrete or asphalt.

### 10.3. Landscaping

- Green area of the Patio on a draining system
- Partial green areas of outdoor spaces on a draining system

## **11. FINISHES PACK – OPTIONS**

### **11.1. Openings**

- Interior doors with solid wood frames and embossed panels.
- Tempered glass shower enclosures where required by architect.

### **11.2. Finishes – Interior Walls**

- Skirting to perimeter of inside walls

### **11.3. Finishes – Floors**

- Tiling per selection of Architect
- Non-slip ceramic stoneware in wet rooms

### **11.4. HVAC Installations**

- AC installations in bedrooms and Living room

### **11.5. Bathrooms**

- Washbasins, toilets, taps, mirrors, shower mixers, shower screens, as per Architect's selection
- Toilet accessories as per Architect's choice
- Bathroom furniture as per Architect's selection

### **11.6. Kitchen**

- Kitchen furniture and appliances (sink, hood, oven, hob) per Architect's selection
- Design and colours of kitchen are as per Architect's selection.