

27/07/2022



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 & Interior walls in cement block
- Gypsum board frame of 70, 100 or 180 mm if needful

3. OPENING

- External joinery in thermo-lacquered aluminum and transparent laminated glass
- Access 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

- Coated rendering scraped with an emulsion paint or tinted

6. FINISHES – INTERIOR WALLS

- Smooth rendering and emulsion paint in a single shade.

7. FLOOR FINISHES

- Smooth concrete slabs

8. CEILING FINISHES

- Smooth rendering and emulsion paint on the underside of concrete slabs in the same color as the walls

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 plant

9.3. Communication system / TV

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

10. EXTERIOR WORKS

10.1. 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

10.2. 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