

NETELAAN, HULSHOUT



Principal

Geelse Bouwmaatschappij cvba
Kameinestraat nr 3
B-2440 Geel

Project

12 units

Adress

Netelaan
2235 Hulshout

Surface area

1051,5m²

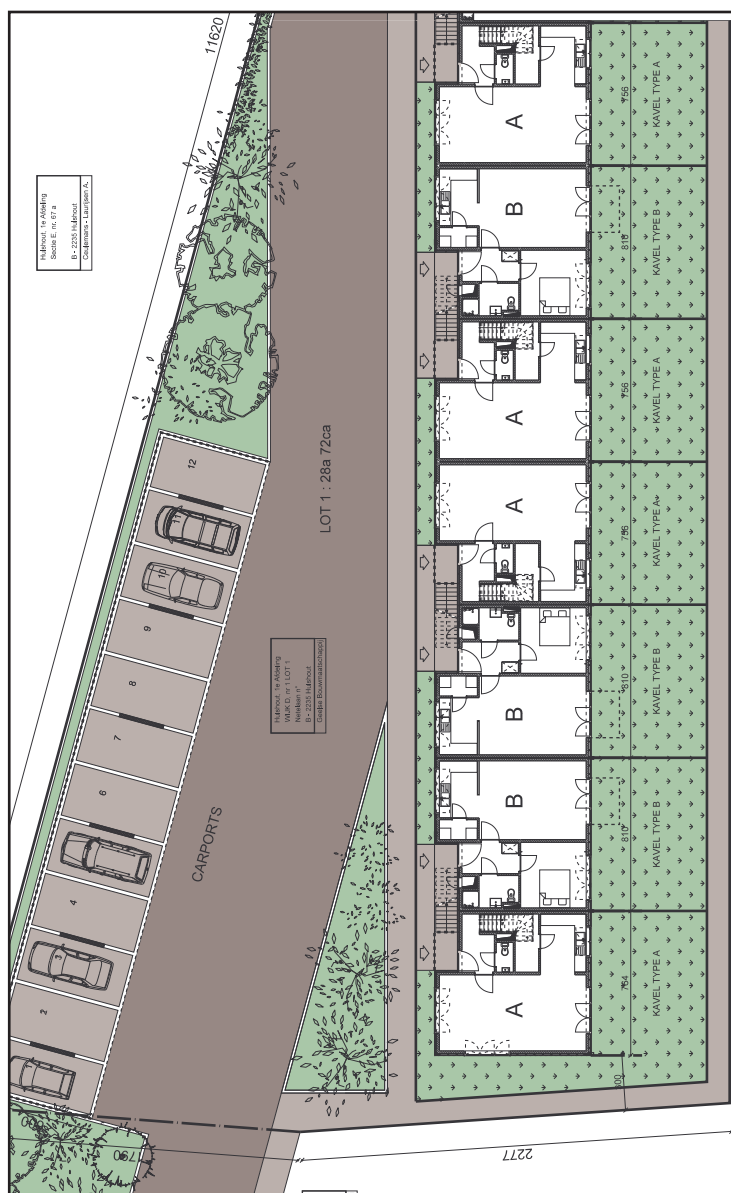
Execution

Building permit submitted

Costs

Net price estimate 1.030.000euros

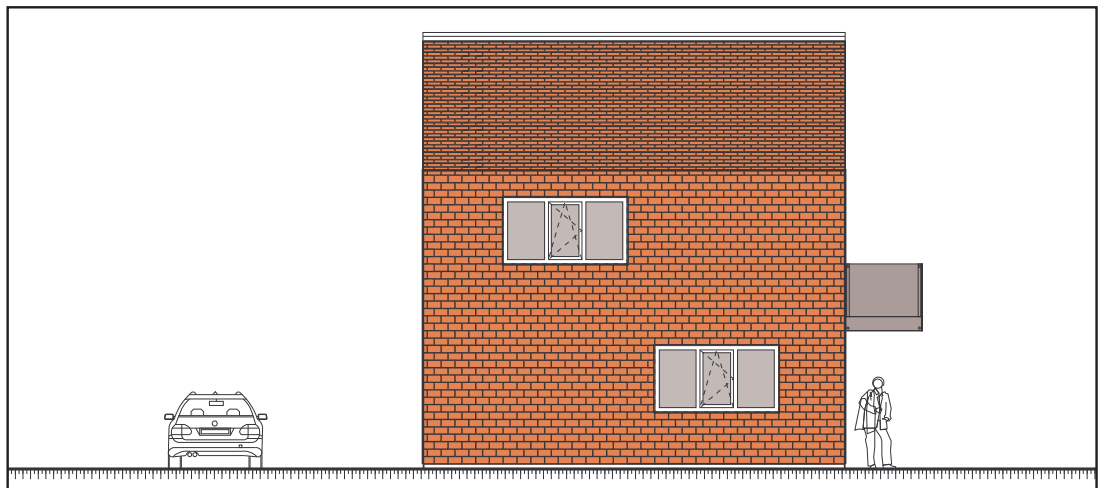
NETELAAN, HULSHOUT



PROGRAM AND SPATIAL CONTEXT

The programme comprises twelve units in total. Of these 12 units, four are single-family dwellings with three bedrooms for 5 persons (in total) and 8 one-bedroom units for 2 persons. Four of the latter are located on the groundfloor level, the other four above, and can be reached by means of an outside staircase. The single-family dwellings and the four one-bedroom units, which are located on the groundfloor level, have a small front garden as well as a garden in the back (respective dimensions approx. 7.56 m x 6.15 m and 8.10 m x 6.15 m). The four one-bedroom units on the first floor each have a terrace measuring approx. 3.64 m². All units are contained in one joined building block. Across from the living volume is another low volume with 12 garages. The surrounding area has been designed to take into account roads, parking spaces (at least 14 spaces), pavements around the building block and the necessary green area.

NETELAAN, HULSHOUT



MATERIALS

The underground permitting, we will be using a classic steel FOUNDATION: strip foundation made of plain concrete or lightly armed concrete (minimum insertion depth has to be frost free, to be determined in function of probing work), foundation masonry using heavy concrete blocks.

The following materials will be used for the CARCASE WORK:

- o Load-bearing masonry : snelbouw made of baked earth (D=14cm)
- o Non-bearing masonry : snelbouw made of baked earth (D=9– 14cm)
- o Load-bearing plate groundfloor level: Vaults (concrete)
- o Load-bearing floorplate cover groundfloor level: floor plate systems (armed concrete)
- o Load-bearing floorplate cover groundfloor level: floor plate systems (armed concrete)
- o Dormer construction: wood trusses Red Norwegian Pine roofing in bplex or fibre cement plate Wood battens and lathes

- o External joinery: enamelled aluminium, thermal interrupted profiles, 2 or 3-room system.

- o Thresholds windows: aluminium window thresholds

- o Thresholds outside doors: Belgian blue stone

- o Glazing of external joinery: super-insulating glass $k = 1.1$

- o Outside stairs: metallised and enamelled steel

- o Cantilevered terraces: prefab concrete, thermal expansion joints

- o Parapet of terraces: layered glass in line with safety requirements

- o Façade insulation: Rockwool or glass wool

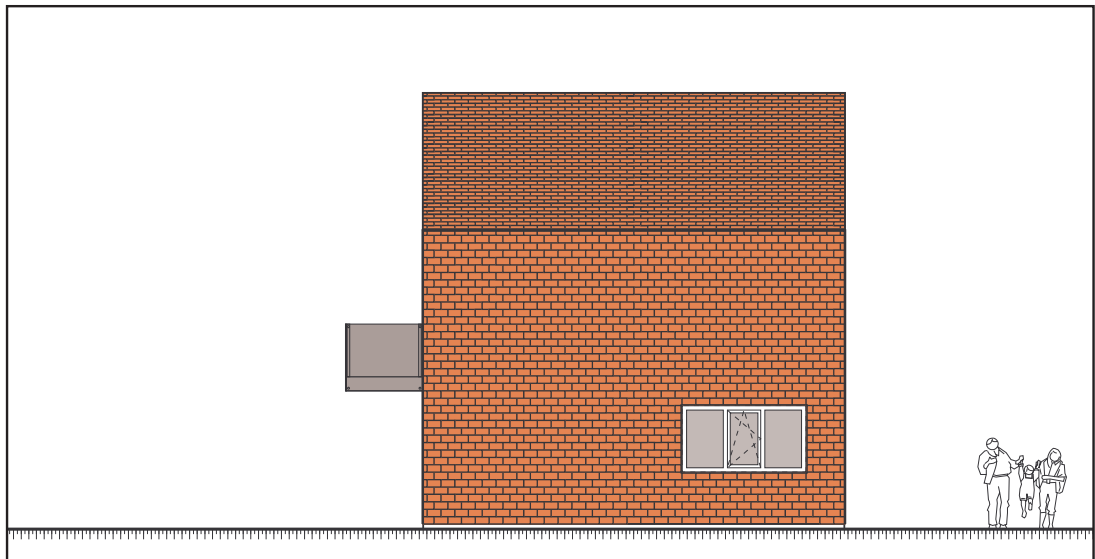
- o Roof insulation: Rockwool or glass wool

- o Roof finish: ceramic tiles

- o Façade cladding 1: ceramic tiles, identical to roof tiles

- o Façade cladding 2 'incision': fibre cement plates.

NETELAAN, HULSHOUT



The following materials will be used inside as FINISHING MATERIALS:

- o floor : ceramic tiles
- o wall : plaster (lime and cement at the height of wet cells)
- o faience: finely glazed ceramic tiles
- o ceiling: plastering
- o curtain box: laminated chipboard or lacquered MDF
- o window tablets: laminated chipboard

The following LAYOUT has been provided :

- o kitchen: furniture in laminated chipboard, wall and base cabinets. Sink with tap. Inte-

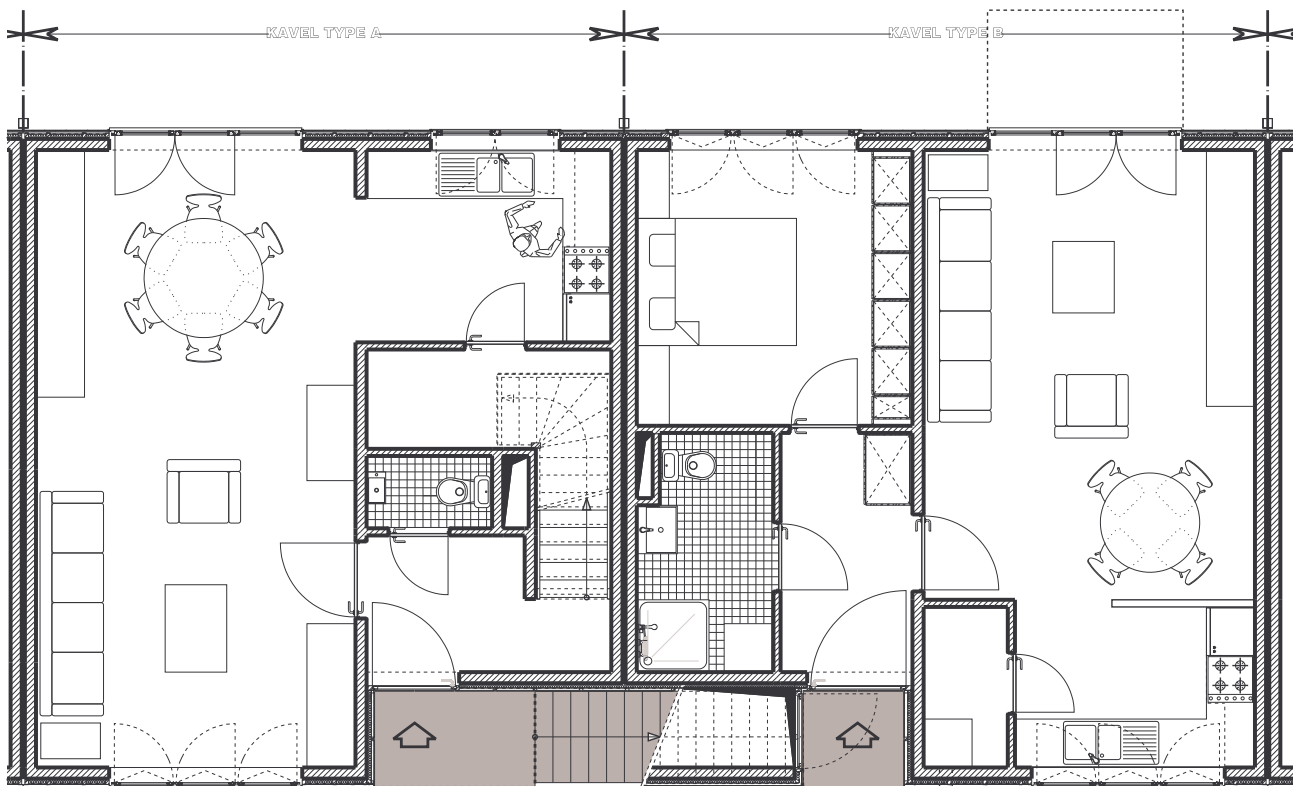
grated hood.

NO appliances

- o bathrooms: see plans (bath, sink, toilet)

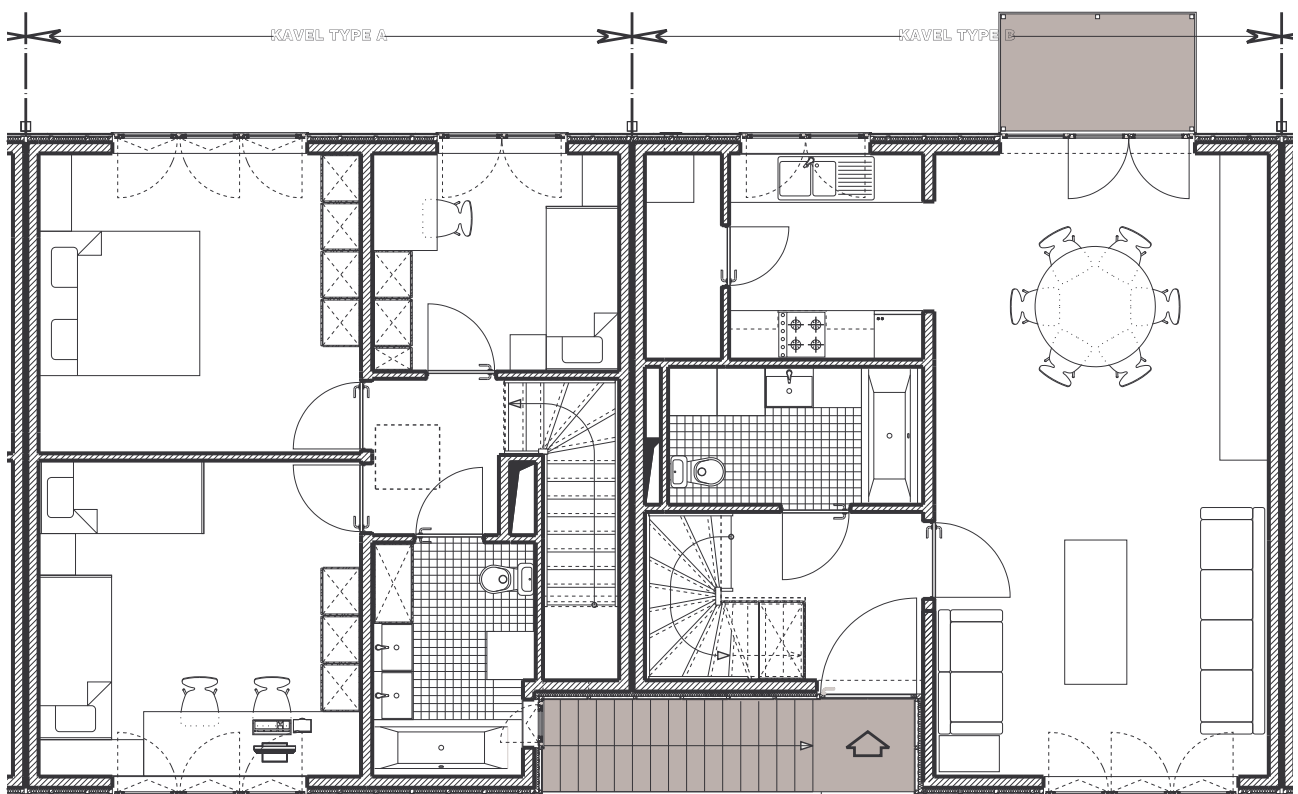
A free-standing individual volume will be built with GARAGES (12 in total), equipped with overhead doors. The carcass work materials of this volume are: facing bricks for the back and on both sides; fibre cement plates at the front and overhead doors in the same colour.

NETELAAN, HULSHOUT



Plan ground floor

NETELAAN, HULSHOUT



Plan first floor