

Bchamoun 2965

DESCRIPTIVE SPECIFICATIONS

1) STRUCTURE

REINFORCED CONCRETE:

- The Compressive Strength for all Structural Reinforced Concrete Works is: 30MPa with seismic design Zone 2B and $=0.2g = 2m/s^2$ (between 6 & 7 Richter).

- Apartments / Parking Areas: 27 cm Concrete ribbed slabs.

MASONRY WALLS:

- Double Walls (25cm) for External partitions and hollow Blocks (Where needed) inside apartments, properly executed as per Design.

2) ARCHITECTURE

- External elevations: Stone cladding, paint & red roof tiles (as per design).

- Double glazing framed in Aluminum profile.

- Rolling shutters for bedrooms.

- Glass Balustrades for Balconies.

- Screed and rough finish anti-skid coating for Ramp.

3) MECHANICAL INSTALLATIONS

- 2 passenger elevators.
- Reservation for AC with refrigerant pipes & drainage.
- Individual domestic tank for each apartment.
- Main domestic tank (23m3) in basement 2.
- Artesian Well.
- Hot water storage tanks.
- Ventilation for toilets and parking.
- Sewage and Drainage systems for apartments.
- Sewage and Drainage systems for basements.

4) ELECTRICAL INSTALLATIONS

Common areas:

- Meters Rooms in Basement (according to EDL).
- One three phase Electric Watt meter 60A for common services (lifts, pump, stairs lighting...)
- Electrical Generator Power Supply (residential type).
- Motion Sensors in common areas, Stairs & Parking Area.
- External Lighting.
- Automatic pump for well water.

Apartments:

- Automatic Transfer Switch between EDL & Generator for each apartment.
- One single phase Electric Watt meter 30A per apartment.
- Electrical Protection (One recessed panel board per apartment)
- Fixtures & Sockets.
- Ceiling & Wall lighting points.
- Distributed pre-wired TV sockets.
- Distributed pre-wired Telephone sockets.
- All necessary electrical sockets for kitchen equipments (hood, washing machine...)
- Videophone

5) INTERIOR FINISHES:

FLOOR FINISHES AREAS:

- Marble finishes for the Reception, dining and main entrance areas 60x60cm or marble base flooring (sizes may vary according to design layout).
- Ceramic for bathrooms and Toilets flooring.
- Ceramic floor tiles in the kitchen.
- Mosaic tiles (Terrazzo or equivalent) in the Bedrooms and corridors.

WALL FINISHES:

- Ceramic tiles in the toilets' and bathrooms' walls.
- Paints for walls of the apartments on a smooth support with the appropriate putty.

CEILING FINISHES:

- Gypsum Board plaster for the interior false finishes in the Bathrooms.
- MDF panels for accessible false ceiling.
- Paints for the ceilings of all apartments on a smooth support with the appropriate putty.

DOORS AND CLOSETS:

- Semi solid wood timber door (veneered) for main door.
- Semi solid wood Mahogany for all internal doors.

KITCHENS:

- Laminated wood for Kitchens Cabinets.

BATHROOM FIXTURES:

- European or equivalent.

MIXERS:

- By Grohe or equivalent.

WATERPROOFING

Retaining walls are all waterproofed and protected with Cartonal.

All wet areas are waterproofed: Bathrooms, Kitchens, balconies and flower beds.

Roof slab is waterproofed and thermally insulated with Polyurethane coating.

N.B. All selected materials are of very good standard to compete with the tenants' expectations.
Automatic gate or electric barrier would be used depending on the reservations made.