

# **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.