



PROJECT :UPPER LEVEL BUILDING

LOCATION : BAABDA, LEBANON

PLOT : BAABDA#2497

CONSULTANTS : INSIGHT ARCHITECTURE S.A.R.L.

*UPPER LEVEL Building*  
BAABDA#2497

BUREAU D'ETUDE  
HADDAD & ABI RACHÉD

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UPPER LEVEL Building  
BAABDA # 2497

VIEW -3-

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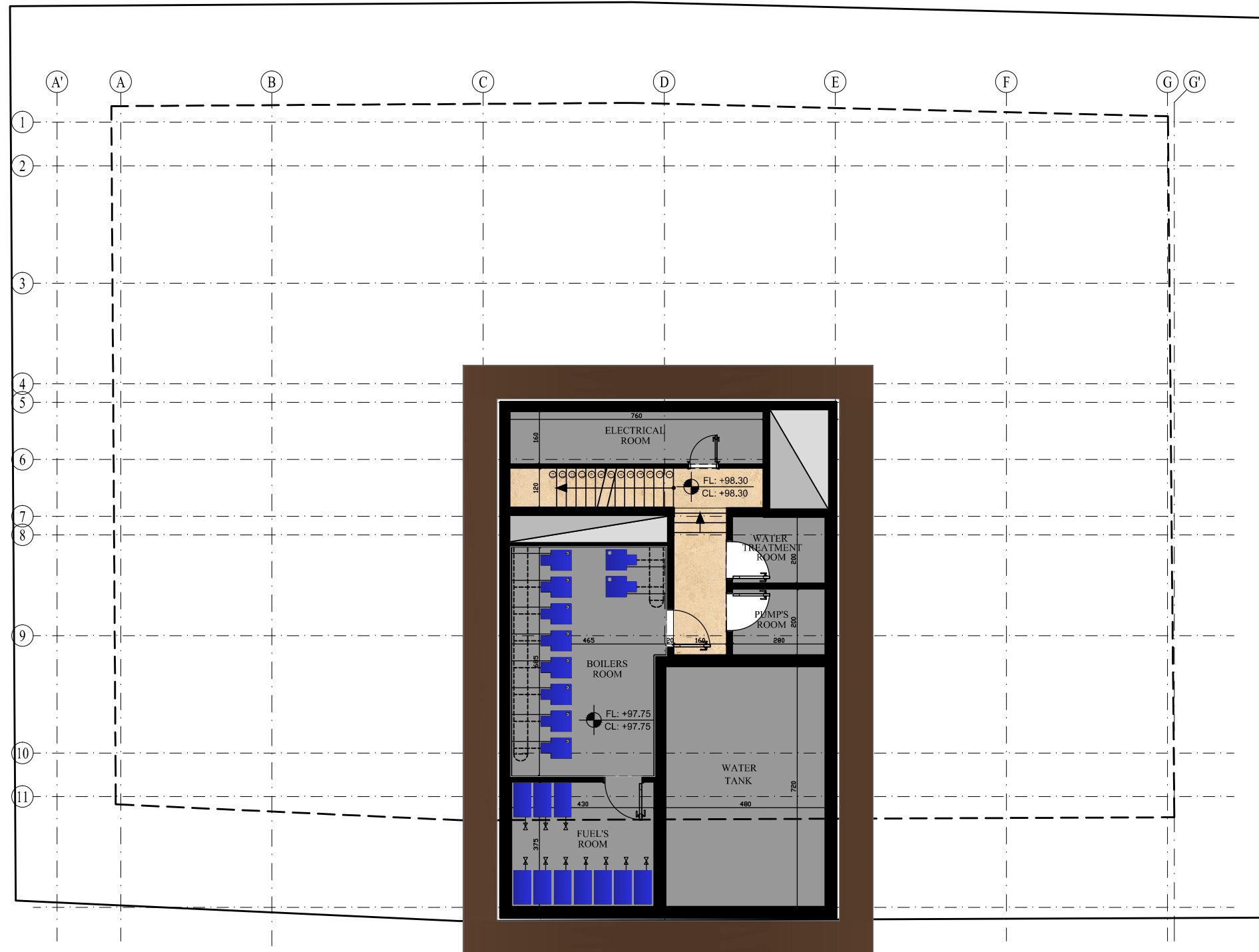
UPPER LEVEL Building  
BAABDA # 2497

VIEW -2-

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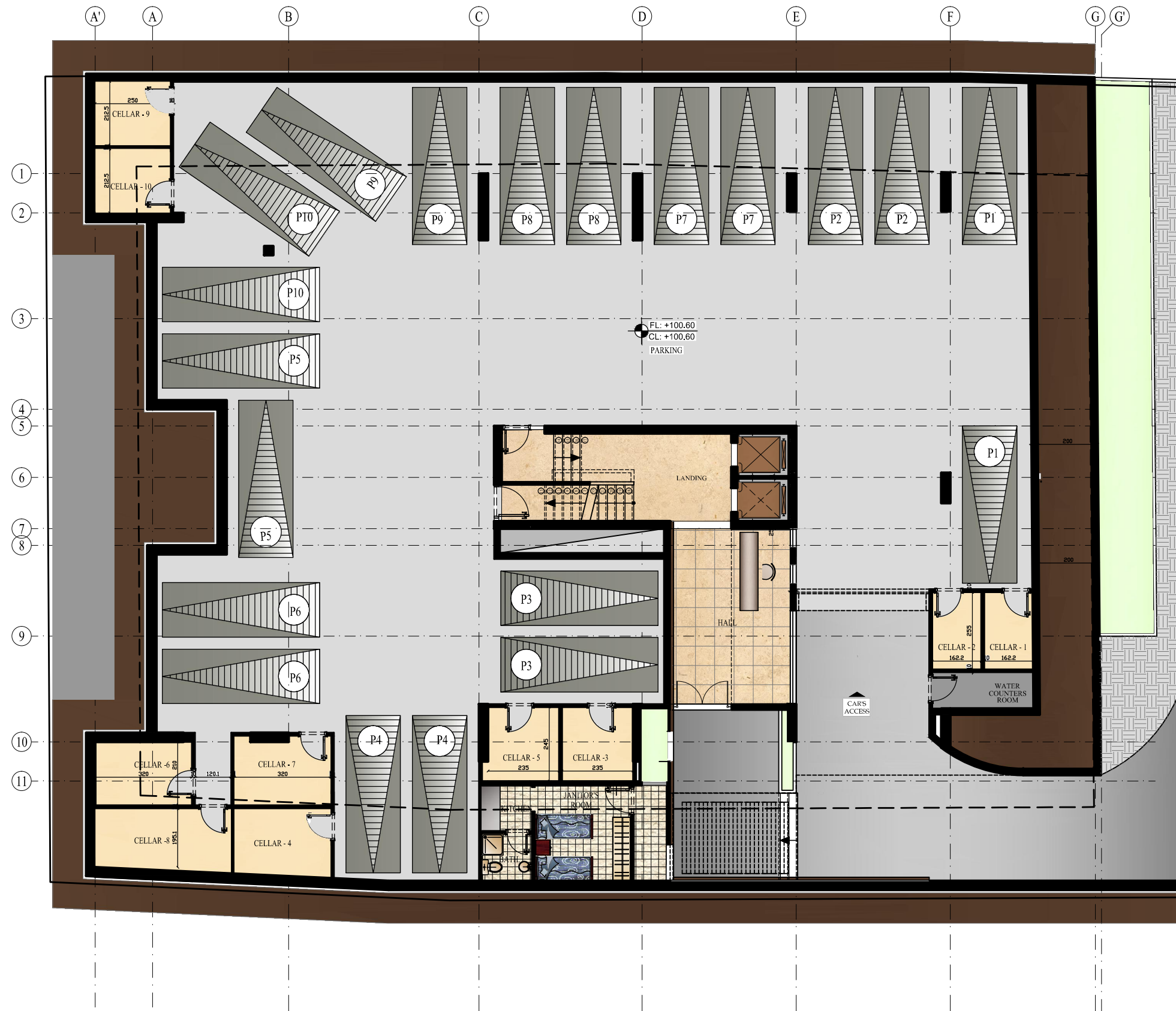
FURNITURE PLAN - 3RD BASEMENT FLOOR - Scale: 1/150

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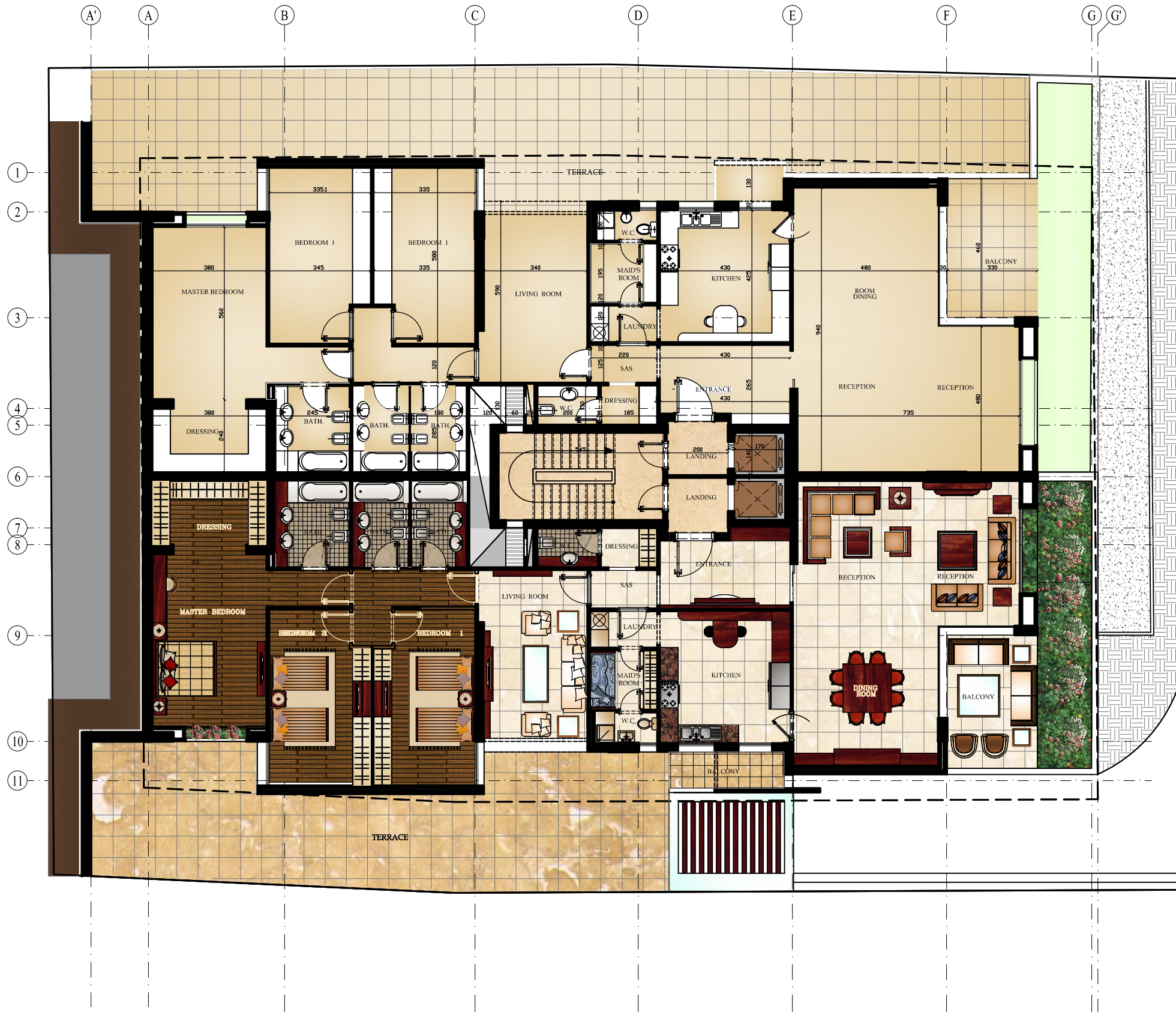
FURNITURE PLAN - 2ND BASEMENT FLOOR - Scale: 1/150

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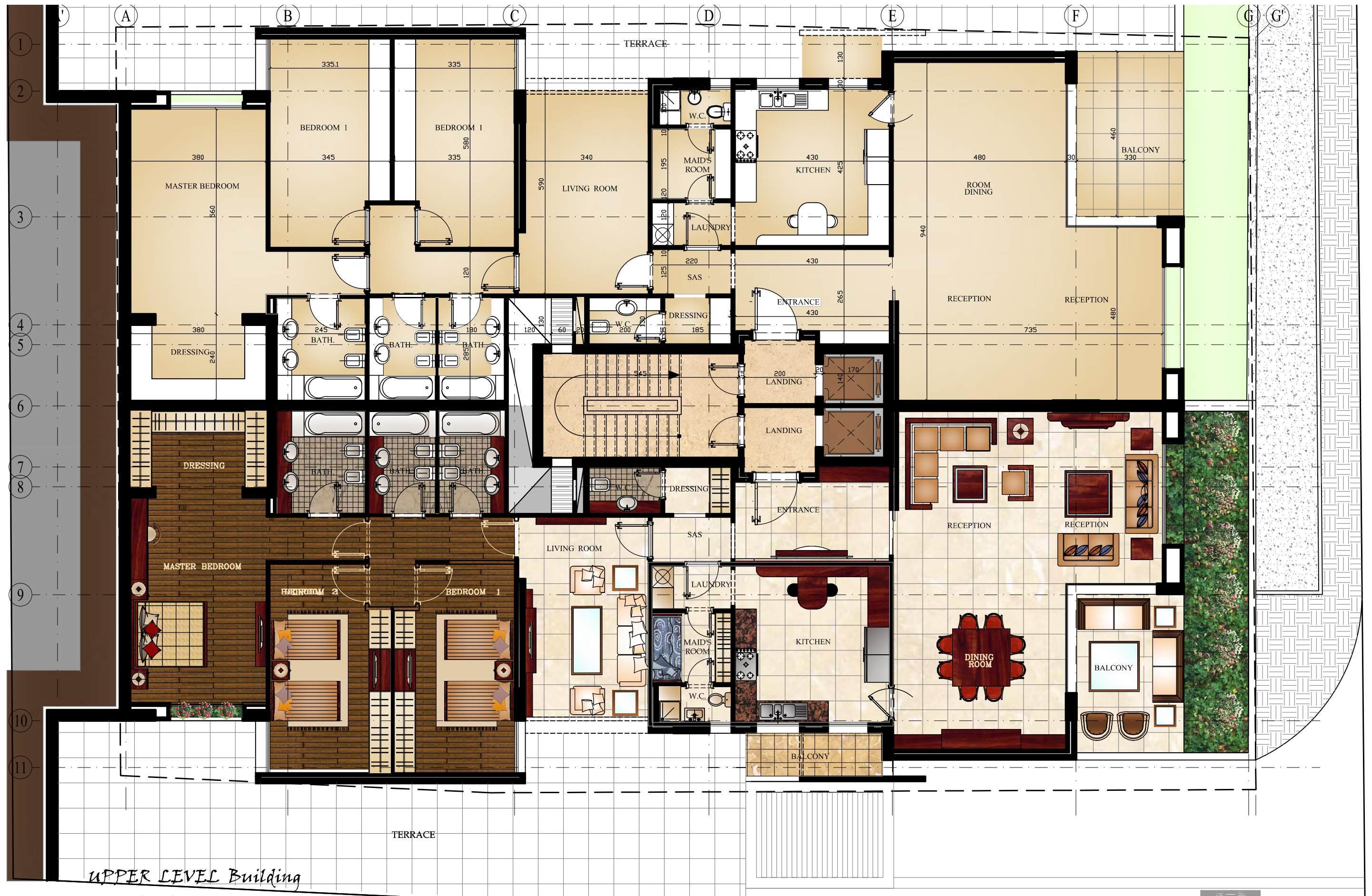
UPPER LEVEL Building  
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FURNITURE PLAN - 1ST BASEMENT FLOOR - Scale: 1/150

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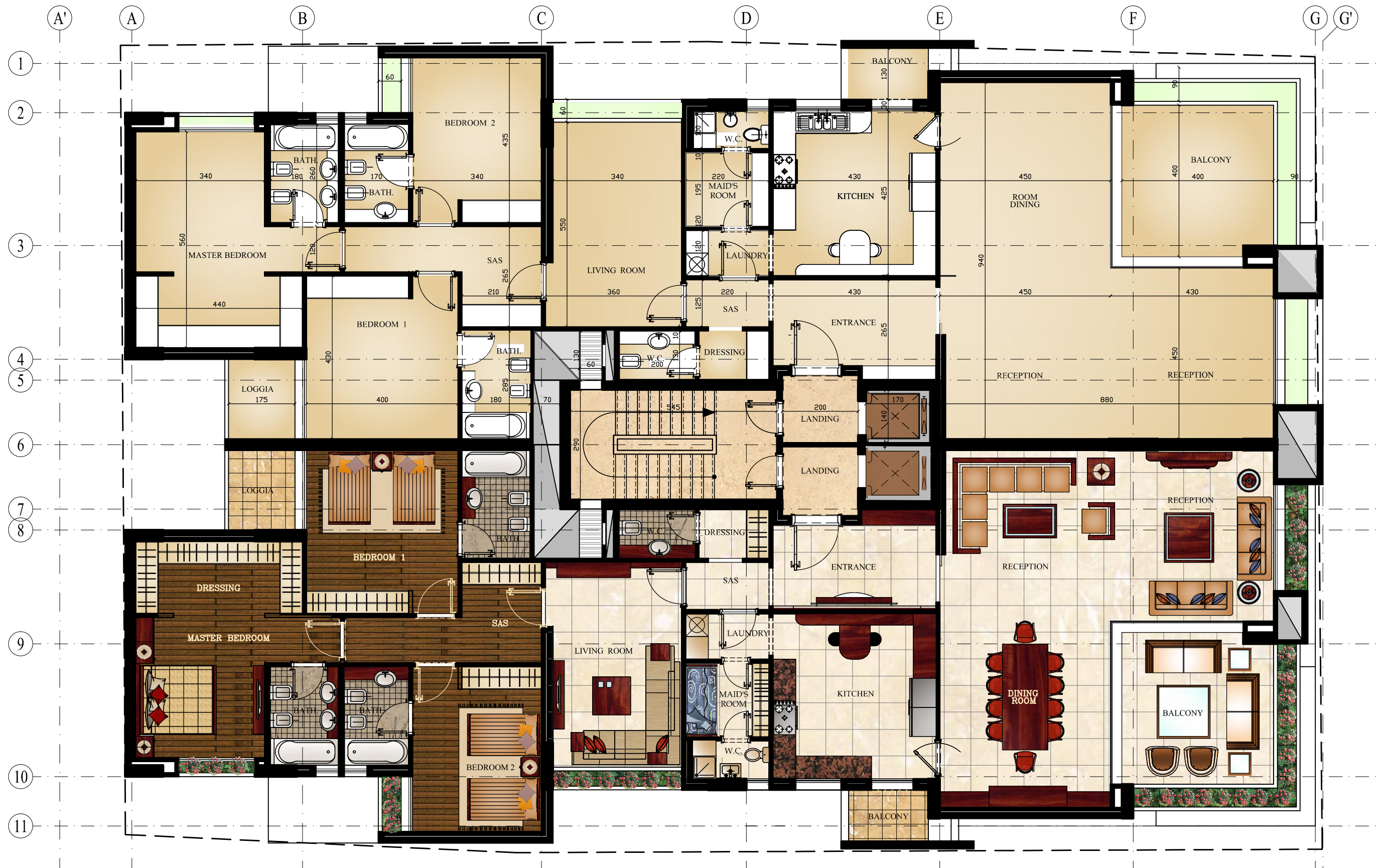
FURNITURE PLAN - 1ST BASEMENT FLOOR - Scale: 1/100

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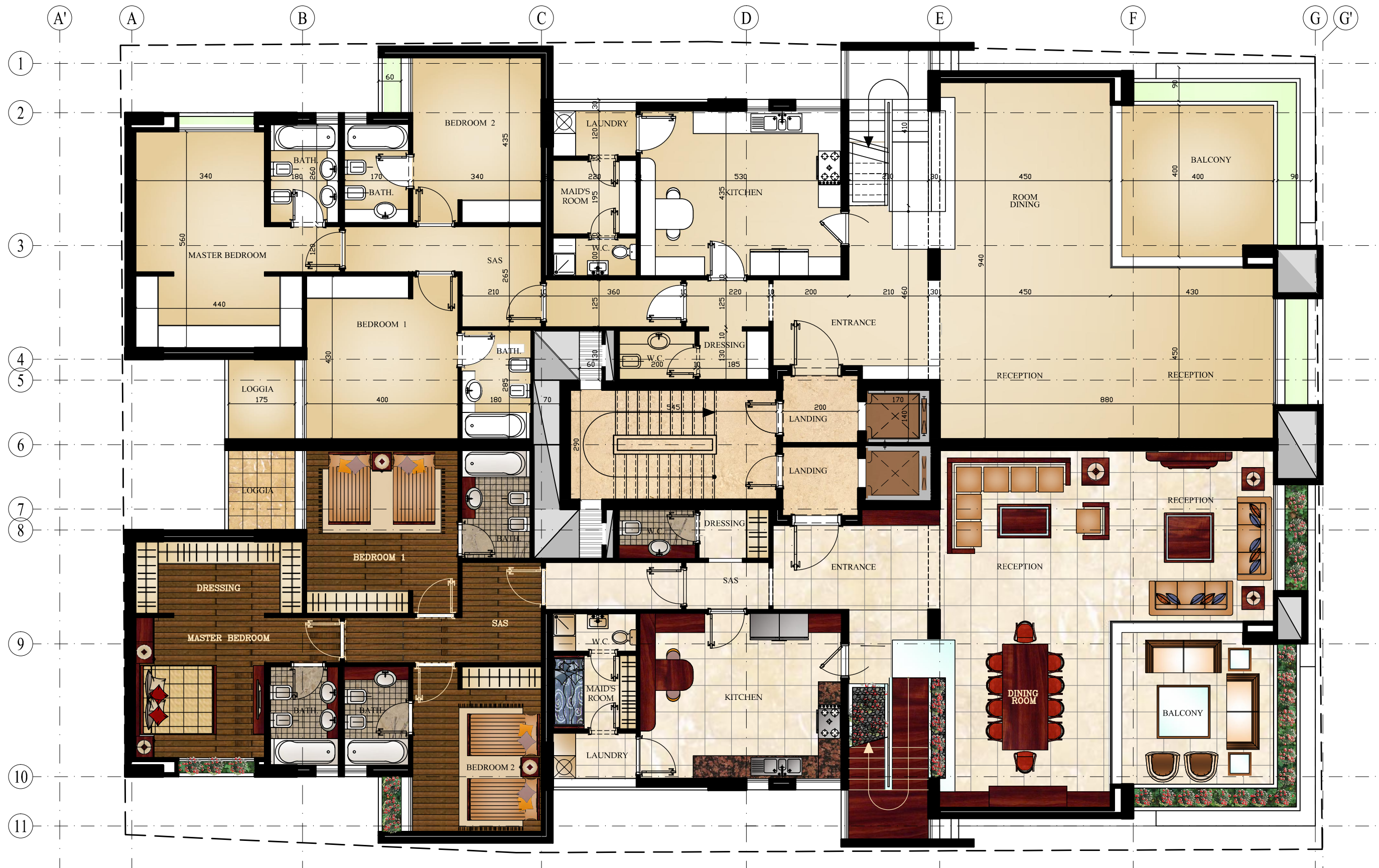
FURNITURE PLAN -TYPICAL FLOOR - Scale: 1/100

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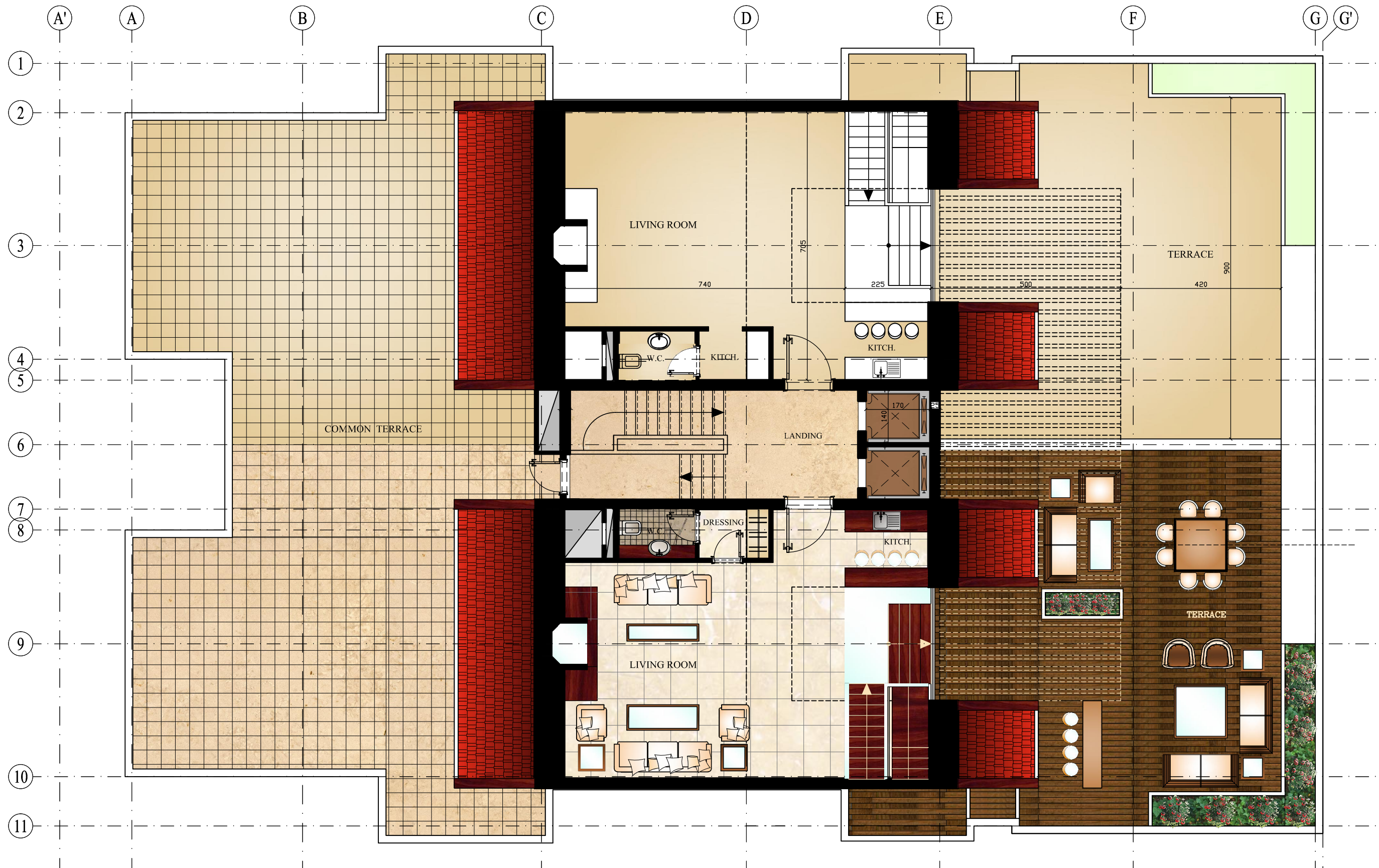
FURNITURE PLAN -4TH FLOOR LEVEL (1) - Scale: 1/100

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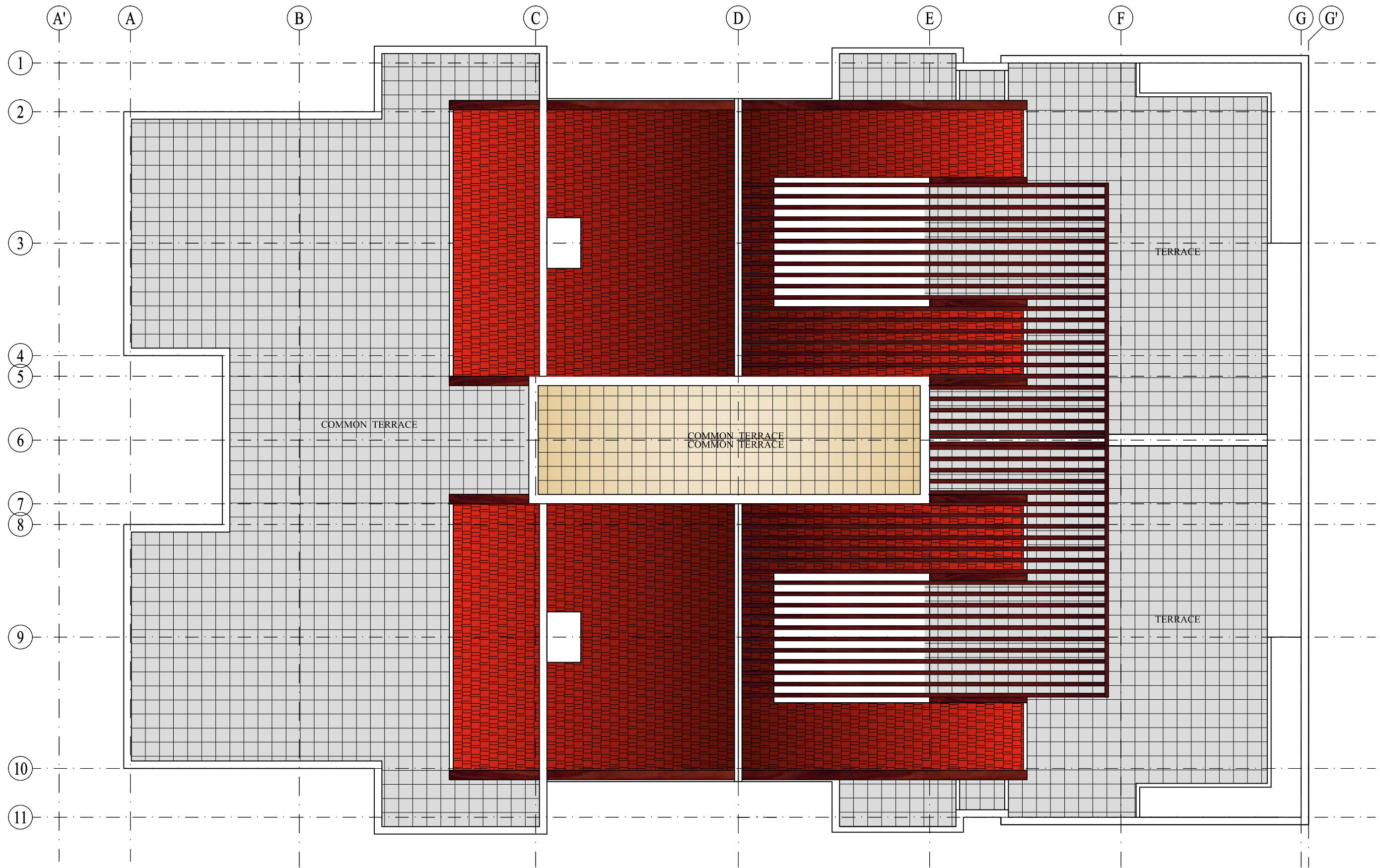
UPPER LEVEL Building  
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FURNITURE PLAN -4TH FLOOR LEVEL (2) - Scale: 1/100

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UPPER LEVEL Building  
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FURNITURE PLAN -TOP OF ROOF FLOOR -Scale: 1/100

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**MAR TAKLA Building**

**GENERAL SPECIFICATIONS FOR FINISHING**

Execution of the work shall conform to international safety and technical standards, and shall comprise the following superior materials equipment or their equivalent.

**A-ENVELOPE** -----

1-Elevations Cladding and Finishing:

-Natural stone & render (monocouche) for walls and parapets as per architect design.

3-External doors and windows:

- Aluminum **double-glazing** clear glass **TECHNAL** and sidem 2000., 21 mm insulated glass unit (6+9+6, clear tempered)  
- Aluminum **motorized** injected rolling shutters as per architect design.

2-Block work:

-Double exterior walls (15cm and 10cm) with a 5cm void in between.

4-Balconies:

-False ceiling and balustrade as per architect design.

**B-COMMON AREAS** -----

1-Main Entrance:

-Natural stone and wood as per architect design.  
-False ceiling and painting as per architect design.  
- Two passenger elevators by **SCHINDLER**.

3- Store room:

- One store room per apartment.  
- Floor: Mass ceramic tiles.  
- Walls: Painting.  
-Mechanical ventilation.

5- Services:

- Emergency Generator. : Perkins 150kva.  
- Common water tank in the basement (.....m3 capacity), with individual 1 m3 water tanks on the roof.  
- **water filtering and softening station by AQUARIUS.**  
- **solar system for hot water .**  
- Boilers and burners by **DEDIETRICH**.

2- Parking:

- Three Parking spaces per apartment.  
- Floor coating, strip painting and numbering.  
- Electrical parking door with remote control.

4- Technical Rooms:

-Electrical, Boilers, Fuel, generator.  
- Floor: Mass ceramic tiles.  
- Walls: Painting.

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GENERAL SPECIFICATIONS FOR FINISHING

C- PRIVATE AREAS

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1- Floor Tiling:

- Reception area: imported Marble.
- Bedrooms, kitchen and bathrooms: imported ceramics as per architect design .

3- Gypsum cornices and false ceilings:

- Water resistant gypsum boards in entrance, corridors and other required spaces.
- Gypsum cornices in bathrooms.

5- Painting:

- A minimum of 3 coats of putty and washable paint in the reception areas.
- A minimum of 2 coats of putty and washable paint in the bedrooms areas.
- A minimum of 2 coats of putty and oil based paint in the kitchen and bathrooms.

7- Plumbing:

- High quality European Polypropylene pipes for water supply and heating, (with aluminum for hot water) and European upvc pipes for drainage.

9- HVAC system:

- Central for reception area, decorative individual split system for bedrooms, Brand: **O GENERAL and ACSON.**

2- Doors:

- oak wood doors, frames and architrave for all entrance and reception areas.
- Solid wood frames and architrave and cornices with MDF panels for bedroom, bathroom and maid's room doors .

4- Kitchen Cabinets:

- High quality European material kitchen cabinets **by KITWOOD.**
- Kitchen layouts according to architectural design.
- Counter top: granite or equivalent.

6- Sanitary fixtures and wares:

- High quality sanitary wares and fixtures
- Sanitary wares: **KOHLER .**
- Sanitary fixtures: **KOHLER.**

8- Heating:

- High quality European aluminum radiators.

10- Electrical devices:

- Protection by differential circuit breakers.
- Earthed system.
- High quality European circuit breakers and fixtures (**Merlin Gerin, schneider**).