

Hoyek 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:

- High quality stone & render (monocouche) for walls and parapets as per architect design.
- Continuous Aluminum louvers with concealed mullions (powder coated) on service shaft..

2-Block work:

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

3-External doors and windows:

- Aluminum double-glazing clear glass. **Technal FX/MX** ,24 mm insulated glass unit (6+12+6,clear tempered)
- Aluminum motorized injected rolling shutters(52mm blade) as per architect design.

4-Balconies:

- False ceiling and glass balustrade as per architect design.

B- COMMON AREAS

1-Main Entrance:

- Landscaped entrance, stairs, landings, entrance walls and floors:
- Natural stone and/or wood as per architect design.
 - False ceiling and painting as per architect design.
 - One passenger and one service elevator by **Mitsubishi** .

2- Parking:

- 3 Parking spaces per apartment, with extra parkings for visitors.
- Mechanical ventilation.

- Floor epoxy coating, strip painting and numbering.
- Electrical parking door with remote control.

3- Store room:

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

4- Technical Rooms:

Electrical, Boilers, Fuel.

- Floor: Mass ceramic tiles.
- Walls: Painting.

5- Services:

- Solar system for hot water.
- water filtering and softening station.
- Emergency Generator.
- Common water tank in the basement (100.m3 capacity), with individual 2 m3 water tanks on the roof.
- Boilers and burners **by DeDietrich**.
- Technical space for A/C condensing units and hot water tank on each floor.

C- PRIVATE AREAS

1- Floor Tiling:

- Reception area: high quality imported Marble (**Botticino 130x90**).
- Bedrooms, kitchen and bathrooms: high quality imported ceramics as per architect design.

2- Doors:

- Solid French 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.

3- Gypsum cornices and false ceilings:

- Water resistant gypsum boards in entrance, corridors and other required spaces

4- Kitchen Cabinets:

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

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 paint in kitchen and bathrooms.

6- Sanitary fixtures and wares:

High quality sanitary wares and fixtures

- Sanitary wares: **kohler**.
- Sanitary fixtures: **Kohler**.

7- Plumbing:

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

8- Heating:

- High quality European aluminium radiators.

9- HVAC system:

- High quality Concealed individual split systems (**Acson**).

10- Electrical devices:

- **EIB (automation system)** in the reception area.
- Protection by differential circuit breakers.
- Earthed system.
- High quality European circuit breakers and fixtures (**Merlin Gerin, Le Grand,**).

PROJECT : HOYEK BUILDING - *SIN EL FIL - 263-*

LOCATION : SIN EL FIL

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



BUREAU D'ETUDE
HADDAD & ABI RACHED

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SIN EL FIL 263 -Hoyek Building

VIEW 1

BUREAU D'ETUDE
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VIEW 2

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VIEW 3

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VIEW 4

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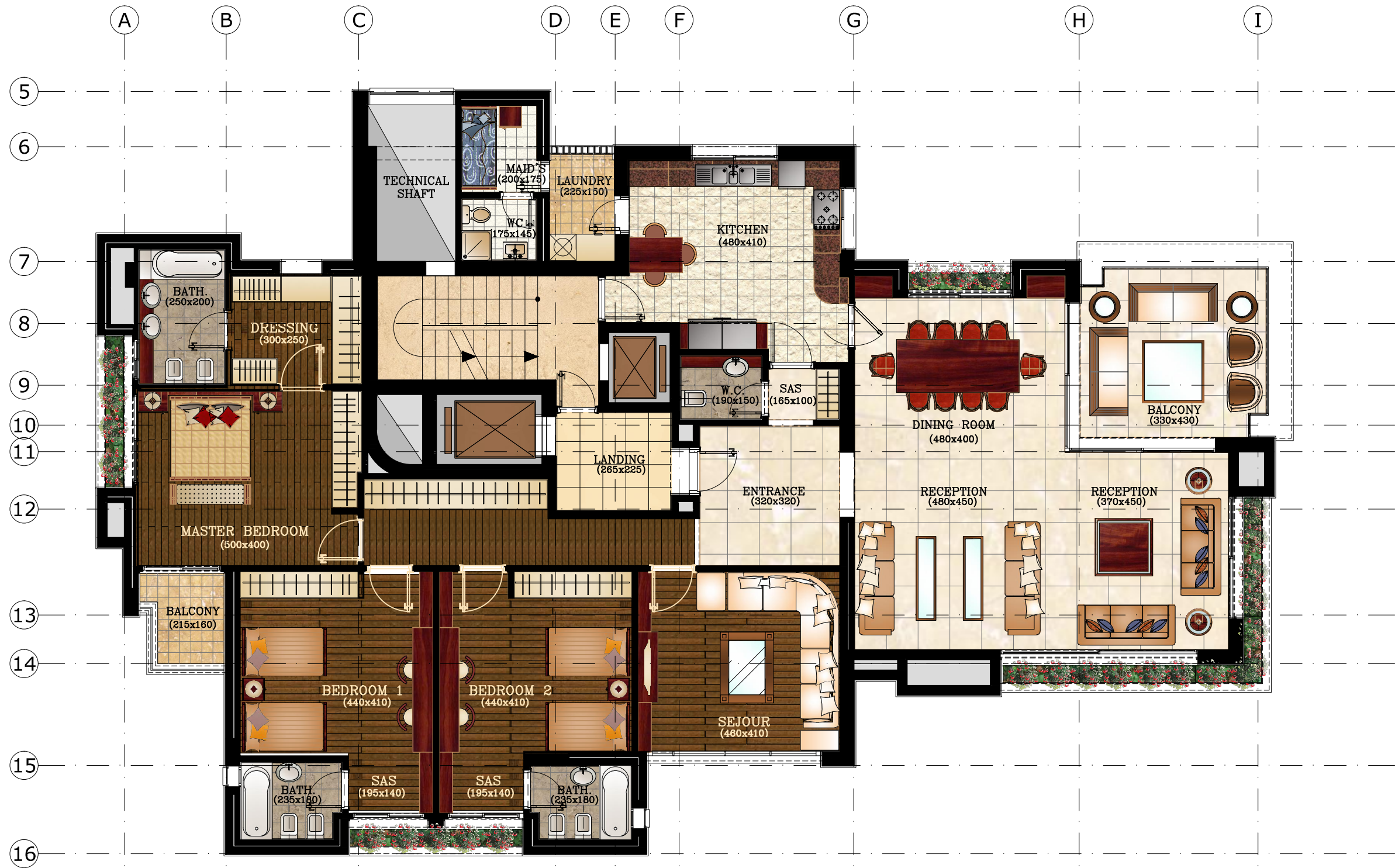
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FURNITURE PLAN (TYPE 1) Scale: 1/100
 AREA : 340m²

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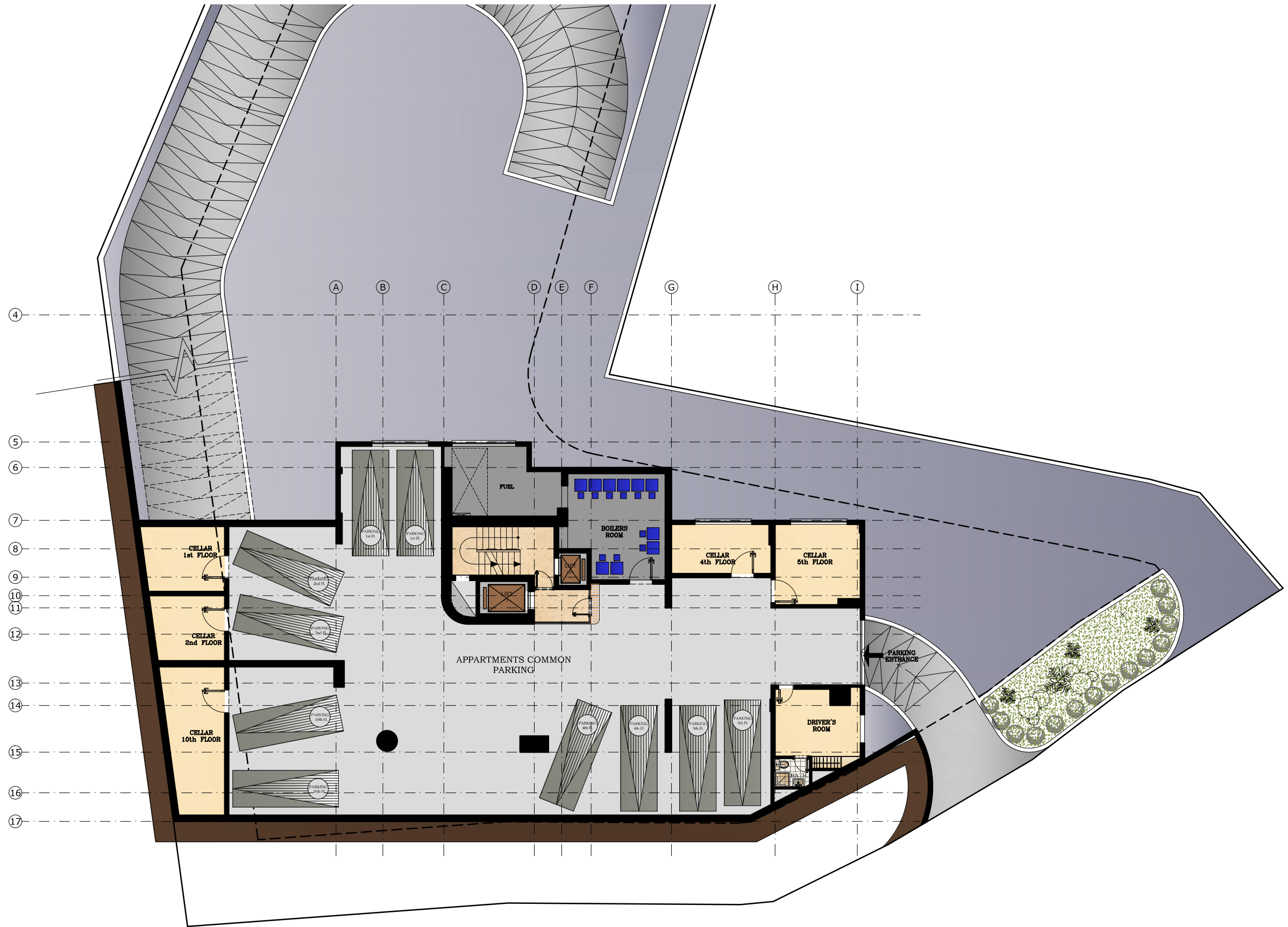
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FURNITURE PLAN (TYPE 2) Scale: 1/100

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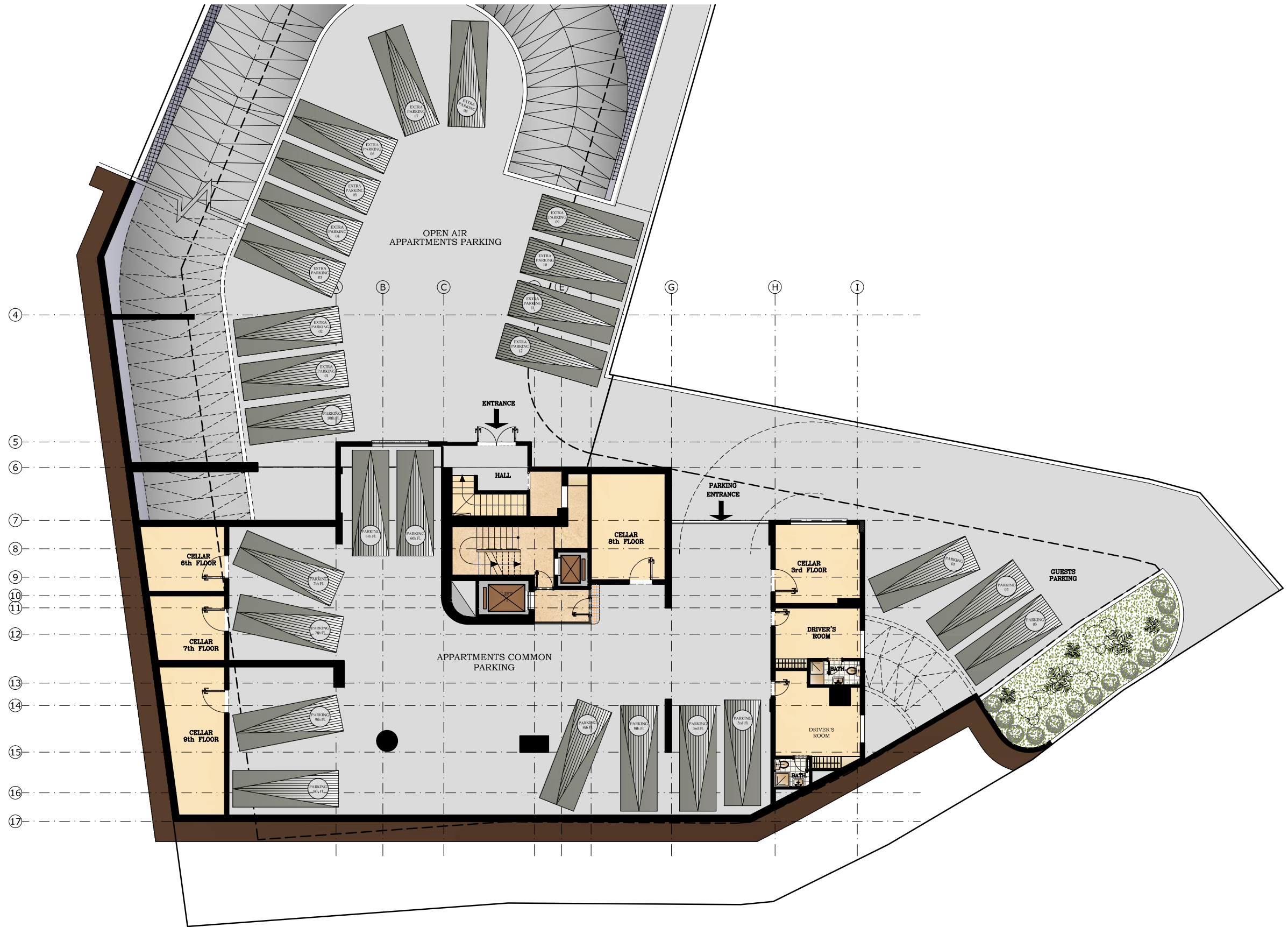
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FIRST BASEMENT PLAN Scale 1/200

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SECOND BASEMENT PLAN Scale 1/200

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