



## General Description & Specification

GARDEN STATES – HAZMIEH

### GARDEN STATES

<b>1-COMMON AREA</b>		
<b>Access area :</b>		
<b>*Main entrance lobby :</b> -floor :1 <sup>st</sup> choice marble tiles 60x60 -walls :1 <sup>st</sup> choice marble tiles & acrylic paint -ceiling: false ceiling .		
<b>*stairs-steps &amp; risers</b> -floor: local natural stone tiles -walls: plaster & paint -ceiling: plaster & paint		
<b>Service area :</b>		
<b>*parking :</b> Floor :epoxy paint Walls&ceiling: plaster & paint		
<b>*Storage rooms:</b> Floor: ceramic tiles Walls&ceiling : plaster & paint		
<b>2-RESIDENTIAL AREA</b>		
<b>*Entrance:</b> -floor:1 <sup>st</sup> choice glossy non slip ceramic tiles 60x60 -walls:plaster & paint -celing:false ceiling		
<b>*living ,dining room :</b> -floor:1 <sup>st</sup> choice glossy non slip ceramic tiles 60x60 -walls:plaster & paint -ceiling: false ceiling		
<b>*living ,dining room balcony :</b> -floor:1 <sup>st</sup> choice glossy non slip ceramic tiles 60x60 -walls:plaster & paint -ceiling: plaster & paint		



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<b>*kitchen:</b> -floor:1 <sup>st</sup> choice matt ceramic tiles 60x60 -walls: plaster & paint ,tiles over counter top -ceiling: plaster & paint		
<b>*bedrooms corridor:</b> -floor:1 <sup>st</sup> choice matt ceramic tiles 60x60 -walls: plaster & paint -ceiling: false ceiling .		
<b>*master ,bedrooms :</b> -floor:1 <sup>st</sup> choice matt ceramic tiles 60x60 -walls: plaster & paint -ceiling: plaster & paint		
<b>*master ,bedrooms balcony :</b> -floor:1 <sup>st</sup> choice matt ceramic tiles 60x60 -walls: plaster & paint -ceiling: plaster & paint		
<b>*master &amp; bedrooms bathrooms</b> -floor: 1 <sup>st</sup> choice matt ceramic tiles 60x60 -walls: 1 <sup>st</sup> choice glossy ceramic tiles 30x60 -ceiling: false ceiling .		
<b>*guest bathroom</b> -floor: 1 <sup>st</sup> choice matt ceramic tiles 60x60 -walls: 1 <sup>st</sup> choice glossy ceramic tiles 30x60 -ceiling: false ceiling		
<b>*Maid room :</b> -floor: ceramic tiles 20x20 -walls: plaster ,acrylic paint -ceiling: false ceiling		
<b>*Maid toilet :</b> -floor: ceramic tiles 20x20 -walls: ceramic tiles 20x20 -ceiling: false ceiling .		
<b>3-MECHANICAL &amp; ELECTRICAL OUTLINES SPECS</b>		
<b>*HVAC system :</b> -salon,dining&bedrooms All cooper and drainage installation -exhaust fans for toilets -exhaust outlet for kitchen hood		
<b>*Heating system :</b> -all plumbing installation in apartment to boilers room, Excluding fixtures.		
<b>*drainage system :</b> -upvc pipes & fittings for sewage, rain water systems and venting systems.		
<b>*Domestic water system :</b> -galvanized steel pipes for cold , hot water, potable water system external		



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<p>network</p> <ul style="list-style-type: none"> <li>-PPR cold water pipes inside apartment</li> <li>-ppr hot water pipes</li> <li>-individual electrical water heater for each apartment ,with insulation</li> </ul>		
<p><b>*Plumbing fixtures</b></p> <p><b>-Sanitary wares</b></p> <p><b>-Master bedroom toilet:</b> Sanitary wares(wall type): ideal standard,ROCCA or equivalent Sanitary fixtures :Hansgrohe,ROCAA or equivalent</p> <p><b>-Bedrooms toilets:</b> Sanitary wares(floor type): ideal standard,ROCCA or equivalent Sanitary fixtures : Hansgrohe,ROCAA or equivalent</p> <p><b>-Guest toilet:</b> Sanitary wares(wall type): ideal standard,ROCCA or equivalent Sanitary fixtures : Hansgrohe,ROCAA or equivalent</p> <p><b>-Maid room toilet:</b> Sanitary wares(floor type): ideal standard,ROCCA or equivalent Sanitary fixtures : Hansgrohe,ROCAA or equivalent</p>		
<p><b>*Electrical wares</b></p> <ul style="list-style-type: none"> <li>-earthing system: independent earthing system for each building with related switches and circuit breakers .</li> <li>-electrical outlets and wiring devices :le Grand</li> <li>-cables :liban cable</li> <li>-video interphone system</li> <li>-remote control for parking gate –individual</li> <li>-elevators :luxurious passengers elevator VVVF ,ELIANOR or equivalent .</li> </ul>		
<p><b>4-ALUMINUM WORKS</b></p> <ul style="list-style-type: none"> <li>*sidem 2000 aluminum profile for doors and windows with double glazed</li> <li>*balustrades :laminated glass with aluminum handrails</li> <li>*monobloc in bedrooms area only ,provision to be motorized .</li> </ul>		
<p><b>5-MASONRY WORKS :</b></p> <ul style="list-style-type: none"> <li>*10 cm cement blocks for interior partition</li> <li>*double walls 10,5,10 for outdoors perimeter .</li> </ul>		
<p><b>6-WOOD WORKS :</b></p> <p><b>Doors</b></p> <ul style="list-style-type: none"> <li>*Main entrance door: veneered oak wood pannels as per architect design</li> <li>*reception doors : veneered oak wood pannels as per architect design</li> <li>*bedrooms doors: MDF satin painted pannels as per architect design</li> </ul> <p><b>Closets</b></p> <ul style="list-style-type: none"> <li>*egger chipboard laminate cabinets</li> </ul> <p><b>Kitchens</b></p> <ul style="list-style-type: none"> <li>*egger chipboard laminate high resistance units &amp; cabinets or equivalent</li> </ul>		



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*hard top –granite or equivalent		
<b>7-BUILDING OUTDOOR SPECS :</b> <b>Elevations :</b> Plaster,external stone cladding &texture paint <b>Roof :</b> Bricks tents as per elevations design		
<b>8-COMPOUND AREA FACILITIES :</b> *security gates &fences on 24 hours rate *external lighting and decorative exterior lighting fixtures *two secured parking . *special handicaps facility.		