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TOWERS

# PATRIARCAT TOWERS 482 – BEIRUT

PRELEMINARY DESIGN

2010



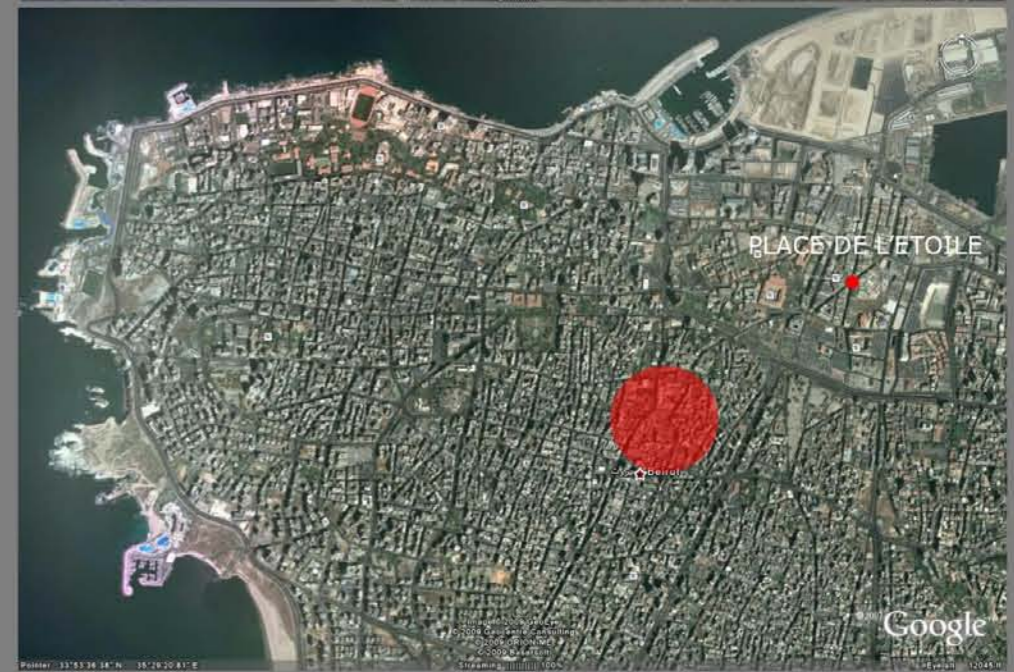
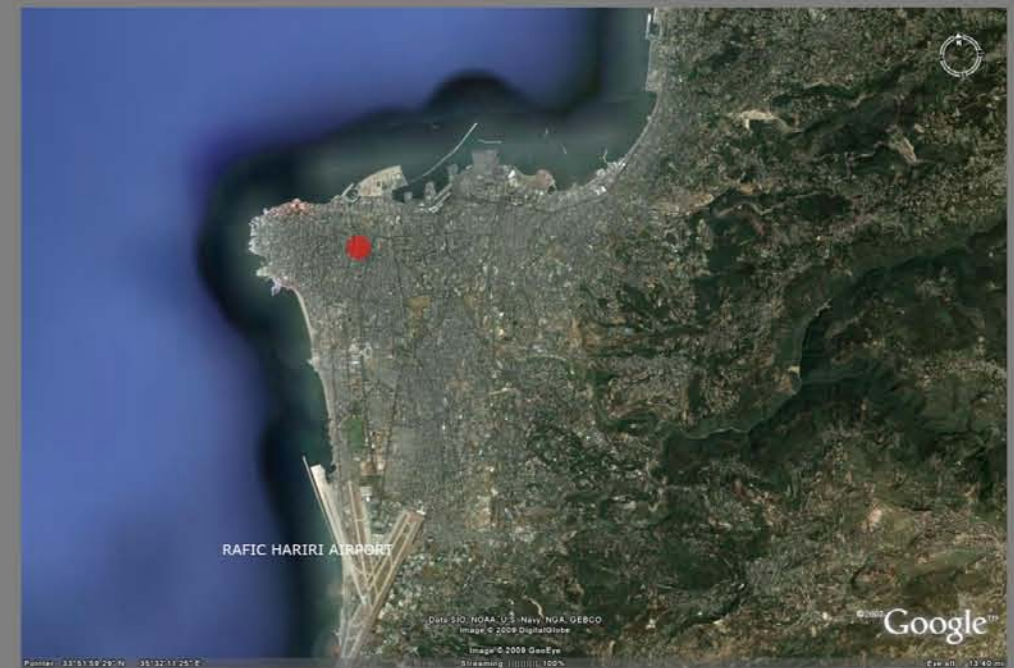
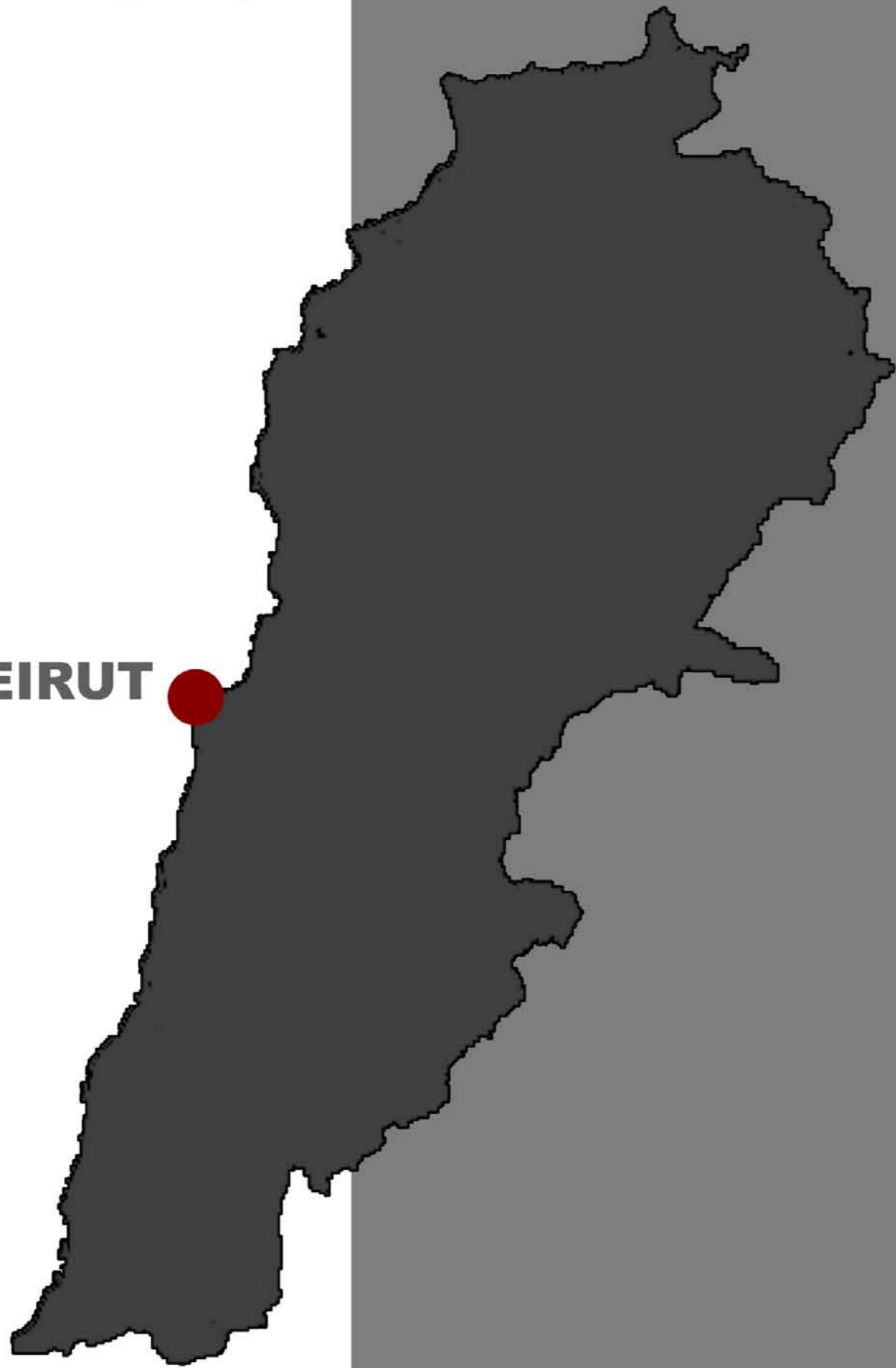
MAHER ADEL AWWAD  
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# PATRIARCAT TOWERS482

BEIRUT



# PATRIARCAT TOWERS 482



- 01 MAIN ENTRANCE A-B
- 02 GUARD ROOM
- 03 ELECTRICAL ROOM
- 04 MECHANICAL ROOM
- 05 PARKING 4 CARS
- 06 RAMP

# PATRIARCAT TOWERS 482

- 01 ENTRANCE HALL
- 02 RECEPTION
- 03 DINING ROOM
- 04 TERRACE
- 05 BATHROOM
- 06 KITCHEN
- 07 BALCONY
- 08 MAID ROOM
- 09 SITTING ROOM
- 10 BEDROOMS
- 11 LOBBY
- 12 BATHROOM

- 07 BALCONY
- 08 MAID ROOM
- 09 SITTING ROOM
- 10 BEDROOMS
- 11 LOBBY
- 12 BATHROOM



- 13 MASTER BEDROOM
- 14 WALK IN CLOSET
- 15 MASTER BATHROOM

APARTMENT A AREA: 258m<sup>2</sup>  
 APARTMENT B AREA: 214m<sup>2</sup>

# PATRIARCAT TOWERS 482



- 01 ENTRANCE HALL
- 02 RECEPTIONS
- 03 DINING ROOM
- 04 TERRACE
- 05 LIVING ROOM
- 06 BEDROOMS
- 07 BATHROOM
- 08 MASTER BEDROOM
- 09 WALK IN CLOSET
- 10 MASTER BATHROOM
- 11 GUEST BATHROOM
- 12 KITCHEN
- 13 MAID ROOM + WC

# PATRIARCAT TOWERS 482



- 01 ENTRANCE HALL
- 02 RECEPTIONS
- 03 DINING ROOM
- 04 TERRACE
- 05 LIVING ROOM
- 06 BEDROOMS
- 07 BATHROOM
- 08 MASTER BEDROOM
- 09 WALK IN CLOSET
- 10 MASTER BATHROOM
- 11 GUEST BATHROOM
- 12 KITCHEN
- 13 MAID ROOM + WC

# PATRIARCAT TOWERS482



- 01 PARKING -17 CARS-
- 02 ENTRANCE,STAIR CASE
- 03 MECHANICAL ROOM
- 06 RAMP

# PATRIARCAT TOWERS482



- 01 PARKING -17 CARS-
- 02 ENTRANCE,STAIR CASE
- 03 MECHANICAL ROOM
- 06 RAMP

# PATRIARCAT TOWERS482



PATRIARCHYA RESIDENTIAL BUILDING - BEIRUT

# PATRIARCAT TOWERS 482



PERSPECTIVE VIEW



# PATRIARCAT TOWERS482

## 1) Architectural Façade Features

a. Natural stone for water proofed outside facades applied over a double wall .

b. Exterior Aluminum doors and windows are double glazed .

## 2) Architectural Layouts and finishing

### 1. Building Entrance

- Landscape & town land & night light

- Secured glazed gate with videophone interphone .

#### • Finishing

Floor Top quality marble with decorative pattern and border.

Walls Textured paint ; Mirrors , Marble, wood work .

Ceiling Gypsum board ; Indirect Light .

Reception counter + Rest Area.

- Staircase

Walls & Ceiling Paint + Aut. Sensor lighting.

- Parking

- Remote controlled overhead security gate .
- Emergency lights and fire protection system .
- Floor surface screed with hardener .
- Painted ceilings ,walls and parking space .
- Adequate Automatic ventilation system .
- Automatic sensor lighting system .

- Apartments

Entrance	Floor Wall Ceiling	Marble high quality washable plastic type paint Washable plastic type paint
Living & Dining	Floors Wall Ceiling	Marble high quality washable plastic type paint Washable plastic type paint
Bedroom	Floor Wall Ceiling Closets	Ceramic Tiles Washable plastic type paint Washable plastic type paint Built- in or walk-in .
Balconies	Floor	Ceramic Tiles Aluminum & glass
Bathrooms	Floor Wall Ceiling Furniture	imported ceramic tiles imported ceramic tiles Gypsum tiles Marble tops or vanity cabinets .
Guest bathrooms	Floor Walls Ceiling Furniture	First choice imported ceramic tiles First choice imported ceramic tiles Tight gypsum board Floor and wall top quality imported Cabinets with reservation for Sink Appliances
Doors	Entrance Doors	Solid wood painted in transparent varnish.
	Interior Doors	solid wood painted doors
	Closets	Leaves are similar to interior doors Finishes with veneer finish .

- Sanitary Fixtures

Sanitary pieces of Ideal Standard brand or equivalent for master  
Children & guest bath, and locally made for maid toilet .

- Insulation

- All wet areas such as bathrooms , toilets and balconies are adequately waterproofed
- Roofs are thermally insulated and waterproofed.

### 2. Structural Specifications

- Concrete structural seismic design.

### 3. Electro - Mechanical Specifications.

#### • Vertical Transportation

Building elevator is designed for disable use with a capacity of six persons and a speed of 1.75 m/s elevator brands are FUJITECH or equivalent fully equipped with an interior design.

- Generator
- Automatic change over switch board
- Feeding the elevators and common area
- 10 Amp. Supply for each apartment.
- Emergency lights are provided for the parking, basements and stairs .

#### • TV System

A cable outlet is provided for each apartment room excluding dining room.

#### • Fire Alarm System

Automatic detection for the parking basement, mechanical rooms  
Electrical rooms staircase and elevator landings.

#### • Telephone System

Provide up to tow lines per apartment with a socket outlet in each  
Room .

#### • Video interphone system

A station at the entrance connected to a secondary station in each apartment.

- Collective satellite antenna.
- Earthing system for electrical network .
- Lighting protection .
- Water.

Potable water connection to each apartment , basement collective tank  
and apartment roof tank. Water as well pumped from the basement collective tank  
to each apartment roof tank.And emergency well .

- Booster pumps for the upper two floor apartments.
- Electric water heaters bottles.

#### • Air conditioning

Air conditioning on the Tech.area