

## LE PHENIX

### TECHNICAL SPECIFICATIONS

#### **A- BUILDING ARCHITECTURAL SPECIFICATIONS:**

##### **1- Block Work**

External, double walls of 10cm thickness with 5cm void in between.

##### **2- Waterproofing**

Membrane SINTOFLEX 4mm SBS 180g polyester:

- Basement Walls
- Water Tanks
- Flowerbeds
- Insulated Roof Slab

##### **3- Cladding**

- Tala Beige stones mechanically fixed for walls and cornice

##### **4- Balustrades**

Steel Fer Forger

##### **5- External Doors & Windows**

- Cedar wood, Weather Proofing & Double Glazing 6/8/6 clear glass

##### **6- Flooring**

- Parking area: screed & epoxy
- Technical are: ceramic tiles 30x30cm RAK
- Roof area: 5cm extruded polystyrene for thermal protection and mosaic tiles

##### **7- Wood Works Cedar**

- Steel Fire rated shafts access
- Solid Cedar wood for entrance doors
- Ironmongery VALLI & VALLI

##### **8- Lifts / Elevators**

- 2 Main lifts: Central opening MITSUBISHI

## **B- ELECTROMECHANICAL:**

- 1- **Air Conditioning:**
  - Individual Chiller, 2 pipes system, Trane
  - Individual Fan Coil Unit for each room, Trane
  - Individual temperature control for each room, Honeywell
  
- 2- **Heating:**
  - Decorative Radiators, Roca
  - Metered heating water from common building boilers, Roca
  - Towel Dryer in Toilet
  
- 3- **Hot Water:**
  - Storage hot water tanks for each apartment, Roca
  
- 4- **Plumbing:**
  - German polypropylene & copper pipes inside the apartments.
  - European galv. steel pipes in circulation and common areas.
  - UPVC pipes to European standards for sewage and drainage.
  
- 5- **Electrical**
  - European electrical wiring accessories: Le Grand
  - Lighting fixtures, indoors and outdoors: with indirect light.
  - Emergency exit lighting in staircases and all common areas.
  - Two (2) synchronized soundproof Generator (250&80 KVA) running in parallel supplying full emergency: Perkins
  - Wires and cables, cables du Liban
  - Electrical panel boards equipped with earth-leakage protection according to French Standards: Merlin Gerin.
  - Earthing system for all equipment and socket outlets.
  - Videophone entry control system.
  - Lightning protection system according to French standards.
  - Surge protection on main incomers.
  - Fire alarm detection in common areas, Simplex
  - Collective antenna TV system for local and satellite TV channels:
  - CCTV monitoring system.
  - Electrical parking door with remote control,

## **C- INTERIOR ARCHITECTURAL SPECIFICATIONS:**

1. **Tiling / Floors**
  - Reception area: Crema marphil
  - Bedrooms: Crema marphil
  - Bathrooms: European marble
  - Kitchen: European ceramic tiles
  
2. **Painting**

3 coats of putty & 3 coats of paint, Deutch Boy
  
3. **Interior Ceiling**

Water resistant gypsum boards in entrance, corridors, kitchen, bathrooms .  
Gypsum Cornice & decorative cove with indirect light in all rooms.
  
4. **Wood Works**
  - Doors:
    - Solid French Oak Wood, for Entrance, Kitchen and living
    - Veneered Painted Doors for bedrooms.
  - Closets:
    - Interior Melamine shelves and drawers.
  
5. **Kitchen Cabinets**

German Pogen poll Kitchen equipped with.

  - Siemes, Cooker, elect. Oven, Hood, Microwave, Dish washer and 120cm Refrigerator.
  - Italian Quartz Top & Sink
  
6. **Sanitary Fixtures & Wares**
  - Grohe mixers.
  - High quality sanitary wares, VILLEROY & BOCH

## **D. GENERAL**

- Water Storage for treated and untreated water of 365 m3.
- Card reader bldg. main entrance door.
- Automatic parking door with remote control
- Automatic irrigation system;
- Landscape in common areas;
- 24 hours security and maintenance
- Fire extinguisher in parking and technical rooms in addition to fire hose reel in each floor