

TECHNICAL SPECIFICATIONS

A. BUILDING ARCHITECTURAL SPECIFICATIONS: (COMMON AREAS)

1. Block Work

External double walls

Special hollow block walls, 14 cm thick, by “BEST” in all basements.

Most of internal walls are 10cm hollow block, except some particular walls, which are 15 or 20 cm thick, due to architectural or technical reasons.

2. Waterproofing

- For basement walls
- A complete waterproofing system based on 2 coats of hot applied SBS elastomeric membrane, 4mm thick each.
- For water tanks:
Cementitious based elastic waterproofing with fiber glass reinforced mesh, alkali resistant.
- For flowerbeds:
2 coats of hot applied SBS, elastomeric membrane, 4mm thick
 - a. 1st coat with 180gr/m² polyester reinforced
 - b. 2nd coat with 60 gr/m² fiber glass, anti root, self protected with mineral granules.
- For roof and terraces:
 - a. 2 coats of hot applied SBS, elastomeric membrane, 4mm thick, with 180 gr/m² polyester reinforced.
 - b. 5cm thickness of extruded rigid cellular polystyrene boards for thermal insulation.

3. Cladding

- Limestone cladding for the Town Houses and the tower main structural walls and elements.

4. Balustrades

- Glass balustrades.

5. External Doors & Windows

- Aluminum **TECHNAL** or equivalent.
- Double glazing 6/12/6 clear.
- Sliding shutters wooden effect.

6. Flooring

- Parking area:
Epoxy paint.
- Technical area and storage room:
Ceramic tiles



- Roof area:
Screed 10 cm

7. *Wood works*

- Solid wood for entrance doors.1 hour fire-rated.
- 1 hour fire-rated doors for staircase.
- Ironmongery:
 - Handle: **VALLI & VALLI** or equivalent.
 - Hinges: Consort stainless steel
 - Locks: BKS MORTISE SACHLOCK
 - Cylinders: DURABLE DOUBLE CYLINDER

8. *Lifts*

- **MITSUBISHI** or equivalent main lifts, with central opening.

B. ELECTROMECHANICAL:

1. *Air conditioning*

- Individual high quality **HITACHI** or equivalent VRV system for each apartment, made up with:
 - a. 1 outdoor unit.
 - b. 1 indoor unit in each room of the apartment, including kitchen and maid's room.
 - c. Individual temperature control for each room with a wall mounted digital thermostat.

2. *Heating*

- Decorative steel radiator in all rooms and bathrooms.
- Brand: **ACOVA** or equivalent.
- Central boiler for all apartments:
Brand: **De Dietrich** or equivalent
- Calorie meter for each apartment to measure the energy consumption.
- Wall mounted digital thermostat to control the heat temperature inside the apartment.

3. *Hot Water*

- Individual hot water tank .
- Circulating pump for hot water return pipes: **SALMSON** or equivalent.

4. *Plumbing*

- European polypropylene for embedded pipes inside the apartments.
- European galvanized steel pipes for circulation and common areas.
- UPVC pipes for drainage and sewage.
- German **KSB** pumps or equivalent.
- **CRANE** valves and strainers or equivalent.
- Softener to decrease water hardness.



- Water meter for each apartment to measure water consumption: **HYDROMETER** or equivalent.

5. Ventilation

- Parking:
The 5 levels of parking including private caves and technical rooms are equipped with exhaust and fresh air fans,
Brand: **DYNAIR** or equivalent.
- Boiler Room:
Equipped with a special exhaust fan,
Brand: **DYNAIR** or equivalent.
- Kitchen:
For kitchens, provide only an exhaust duct with a 6” flexible and a 20x20 aluminum grill. No dedicated fan is provided. Customers will connect their own hood to the 6” flexible. Discharge will be in the technical areas of each floor, through the 20x20 grill.
- Bathrooms:
All bathrooms are equipped with silent multi speed exhaust fans.
Brand: **NICOTRA** or equivalent.

6. Electrical

- European electrical wiring accessories: **Vimar** or equivalent.
- Emergency exit lighting in staircases and all common areas.
- 3 synchronized soundproof European assembly generators, running in parallel supplying full emergency: **Perkins** or equivalent.
- Wires and cables: **Liban Cables**.
- Electrical panel boards equipped with earth-leakage protection according to French Standards.
- Earthing system for all equipment and socket outlets.
- EPABX system for communication between technical rooms: **ADIX** or equivalent.
- Colored videophone system-**URMET** or equivalent.
- Lightning protection system.
- Surge protection on main incomers.
- Fire alarm detection in common areas.
- Collective antenna TV system for local and satellite selected TV channels
- Electrical parking door with remote control + Barrier
- Motion detectors for lighting in apartments landing, parking and ramp areas.

C. INTERIOR ARCHITECTURAL SPECIFICATIONS:

1. *Waterproofing*

- Bathrooms:
All bathrooms are waterproofed with polyurethane liquid membrane
- Balconies:
Double layer of 4mm SBS membrane.

2. *Tiling / Floors*

- Reception area and balconies:
 - European marble, 2cm thick,
- Bedrooms:
 - 25x25cm **Terrazzo** tiles.
 - wood flooring.
- Kitchen & Bathrooms:
 - European Ceramic.

3. *Painting*

3 coats of putty & 3 coats of paint: **TINOL** or equivalent.

4. *Interior ceiling*

Water resistant gypsum boards in entrance, corridors, kitchen, bathrooms and balconies: **KNAUF**

5. *Wood works*

- Doors:
Veneered oak wood.
- Closets:
 - Interior Melamine shelves and drawers.
 - Polyurethane paint for façade.
- Ironmongery:
 - Handles : **VALLI & VALLI** or equivalent.
 - Hinges : Consort stainless steel
 - Locks : **BKS MORTISE SACHLOCK**
 - Cylinders : **DURABLE DOUBLE CYLINDER**
 - Door stop : Floor mounted oval Dome door stop

6. *Kitchen cabinets*

High quality kitchen cabinets.



7. Sanitary fixtures and wares

- High quality sanitary fixtures:
Brand: **GROHE** or equivalent.
- High quality sanitary wares:
Brand: **VILLEROY & BOCH** or equivalent.

D. GENERAL

- Water Storage for treated and untreated water.
- Automatic parking door and barrier stop.
- Automatic irrigation system.
- Landscape in common areas, roof top of Furnished apartments & a large strip of landscaped interior gardens separating the Tower from the furnished apartments block, runs along the plot from Monot Street.
- 24 hours security.
- Fire extinguisher in parking and technical rooms.

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