

STANDARD CONSTRUCTION MATERIAL EXCLUSIVE SERIES 1-2562

TYPE OF WORK	EXCLUSIVE SERIES
1.STRUCTURES	
Piling	<p><u>Bangkok area and surrounding area</u></p> <ul style="list-style-type: none"> - One storey house pre-stressed concrete pile I-22 not exceed 10.00 m. long (2 piles welded connection) - Two storey house pre-stressed concrete pile I-22 not exceed 18.00 m. long (2 piles welded connection). - Three storey house pre-stressed concrete pile I-22 not exceed 21.00 m. long (2 piles welded connection) <p>In case driven pile cannot be used, drilled pile as engineer specified is used (extra cost)</p> <p><u>Provincial area (stiff soil),</u></p> <ul style="list-style-type: none"> - One storey house pre-stressed concrete solid square pile 22 X 22 cm., length not exceed 8.00 m. is used. - Two -3 storey house pre-stressed concrete solid square pile 22x22 cm. length not exceed 10.00 m. is used. <p>In the area where pile cannot be driven, soil bearing foundation as engineer specified is used.</p>
Footing/Column /Beam /First floor/Upper floor	Prefabrication structure with Multi Joint Lock System. Some parts of structure are cast-in-place as engineer specified.
Floor of parking	Reinforced concrete slab (on ground) as engineer specified
Floor of washing area	Reinforced concrete slab (on ground) as engineer specified
Entrance pavement	N/A
Concrete	Ready mixed concrete by SCG, INSEE, TPI
2.FLOOR LEVEL	
First floor level	0.50 meter high from the ground or as specified in the drawing (In case of multilevel floor).
3.FLOORING MATERIALS	
General first floor	8 mm. thick laminated floor by “ INOVAR ”: InVogue or “ KRONOTEX ”: Exquisite or equal with PVC floor skirt.
General upper floor	8 mm. thick laminated floor by “ INOVAR ”: InVogue or “ KRONOTEX ”: Exquisite or equal with PVC floor skirt.
Master toilet floor	Ceramic tile "A" grade (price not exceed 400 baht/sq.m.).

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General toilet floor	Ceramic tile "A" grade (price not exceed 300 baht/sq.m.).
Main entrance terrace	Ceramic tile model Oset size 15x60 cm. (price not exceed 550 baht/sq.m)
Terrace /Balcony floor	Ceramic tile "A" grade (price not exceed 200 baht/sq.m.).
Maid Room floor	Ceramic tile "A" grade (price not exceed 200 baht/sq.m.).
Storage room floor	Ceramic tile "A" grade (price not exceed 200 baht/sq.m.).
Laundry floor (If any)	Ceramic tile "A" grade (price not exceed 200 baht/sq.m.).
Kitchen floor	Ceramic tile "A" grade (price not exceed 300 baht/sq.m.)
Maid's toilet floor	Ceramic tile "A" grade (price not exceed 200 baht/sq.m.).
Parking floor	Coarse polished cement.
Entrance pavement	N/A
Footpath (If any)	Coarse polished cement.
Washing area	Polished cement
4.WALL	
General wall	7.5 cm. thick Autoclave concrete by "INSEE SUPERLOCK" or "Q-CON" with plastering and skim coat. Plastering material is Mortar cement by "SCG", "INSEE", "SINGHA MORTAR" or equal with skim coat. For exterior wall, protective formula mortar " PD Mortar Plus " is used.
Wall for Master Toilet	Ceramic tile "A" grade (price not exceed 400 baht/sq.m.) height not exceed 2.40 m.
Wall for General Toilet	Ceramic tile "A" grade (price not exceed 300 baht/sq.m) height not exceed 2.40 m.
Maid's toilet	Ceramic tile "A" grade (price not exceed 200 baht/sq.m) height not exceed 2.40 m.
Decorated wall (If any)	- 7.5 cm. thick. Autoclave Concrete by "INSEE SUPERLOCK" or "Q-CON" - Natural color granite " BEZEN " 2"x9" (price not exceed 700 baht/sq.m.) or equal, spaced grooves, no grouting. - In case of fiber cement decorated wall, use "SCG" or "CONWOOD" or as drawing specified
5.CEILING	
General interior ceiling	Beveled edge gypsum board 9 mm. thick by "SCG" or "GYPMANTECH" with galvanized metal studs#26. 1 set of 60x60 cm. instant service access on the second floor ceiling.
Eave ceiling	Wood Plastic Composite (WPC) by PD WOOD Model pws65, natural color or white Vinyl by AMIGO: Soffit A60 or equal with Zinc galvanized studs#26 and insect prevention screen.

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	Except house model F-171, F-172, F-173, F-174, F-175, F176, F-181, F-191, FA-191, F-192, F-193, FA-193, F-198 use white color coated steel sheet, INSULTED ROOF: Smart Seam Roof-Standard E by AQUALINE or as drawing specified
Exterior ceiling (Balcony/Garage)	Beveled edge moisture resistant gypsum 9 mm. thick by “SCG” or “GYPMANTECH”. with galvanized metal studs#26
Ceiling for bathroom	Beveled edge moisture resistant gypsum board 9 mm. thick by “SCG” or “GYPMANTECH” with galvanized metal studs #26
6.ROOF TRUSS/ ROOF	
Roof beam	Prefabrication structure with Multi Joint Lock System as engineer specified.
Roof Truss	Alu-zinc coated high strength steel structure with screw and nut system by CPAC TRUSS, SMART TRUSS, MASS TRUSS or M TRUSS as engineer specified. For Insulated Roof, the roof truss is steel, size is as engineer specified.
Roof tile	<ul style="list-style-type: none"> - C-PAC Monier roof tile – Red, Tropical tan, Tanny Brick, Seagull Grey, Gold Flashed, Brown Flashed, Red Flashed, Garnet Flashed, Bullion Flashed and Bronze Flashed (the color chosen later), ridge capping with sand concrete, stainless valley through #24 - In case of Metal sheet roof, 0.47 mm. thick metal sheet, Alu-zinc color, with 5 mm. PE Foam insulation will be applied. - In case of polished concrete roof, the paint type waterproofing system, TOA Roof seal Sunblock or equal will be applied. - Except house model F-171, F-172, F-173, F-174, F-175, F176, F-181, F-191, FA-191, F-192, F-193, FA-193, F-198 use INSULTED ROOF: Smart Seam Roof-Standard E by AQUALINE or equal
Heat prevention beneath the roof	<ul style="list-style-type: none"> - 3 inches thick insulator by “STAY COOL”: Premium placed on ceiling beneath upper and lower roof level (except garage, upper, lower terrace area and external ceiling). - For the concrete roof or concrete floor, 6 inches thick “STAY COOL”: Premium is used.
Facia	Fiber - cement board by “CONWOOD”: Two in One , primer paint coated type or “SCG”: One Piece In case of Metal Sheet roof, the flashing is the same color as the roof.

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7.WINDOWS	
General Window	White vinyl window with single lock system by “ WINDSOR ”: Mark II or equal with 4.5 mm. thick clear green glass
Window of toilet	White vinyl window with single lock system by “ WINDSOR ”: Mark II or equal with 4.5 mm. thick frosted glass (as drawing specified)
Adjustable Louver (if any)	White vinyl window by “ WINDSOR ”: Mark II or equal with 4.5 mm. thick green clear glass.
8.DOORS	
Door to Terrace / Balcony/ main entrance	White vinyl door with single lock system by “ WINDSOR ”: Mark II or equal with 4.5 mm. thick green clear glass. Main entrance door use multi point lock system total 1 set.
General interior door/ Bedroom/ Maid room/ Storage room (If any)	Laminated engineered wood door model LMD with Wood Plastic Composite (WPC) door frame by “ PD WOOD ” (choose color later)
Door for bathroom	Wood Plastic Composite (WPC) door and door frame by “ PD WOOD ” model C-WPC-001-003
Door for kitchen/ Garage (open to exterior)	White Wood Plastic Composite (WPC) door and door frame with steel structure by “ PD WOOD ” model C1-WPC-008, 011, 012
Door for maid bathroom	White PVC door by BATHIC : Classic BC-2
Door for storage room under stair (if any) /	Grey PVC door panel coated with TPU by “ BATHIC ”: Classic or equal
Door for electric control unit panel	White ABS door panel with louver
Handrail	Vinyl handrail by “ WINDSOR ” as specified drawing (steel/ stainless).
9.DOOR AND WINDOW ACCESSORIES	
General interior door/ Bedroom/ Maid room	Stainless steel mortise lock set by “ MATURE ”: MTL-001-C or equal
Hinge for doors	Stainless steel hinge size 3”x4” by “ MATURE ”: MH-4325HS2BB or equal, 4 pieces/door
Lock set for kitchen/ garage (open to exterior)	Stainless steel mortise lock set by “ MATURE ”: MTL-001-C or equal
Lock set for bathroom / maid bathroom	Stainless steel knob by “ MATURE ”: MT-001SS or equal Model MK-012-B SS (eco) for maid bathroom
Adjustable louver (If any)	By “ WINDSOR ” or equal

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10.SANTARY WARE	“AMERICAN STANDARD” or COTTO” (White color) or equal (as specified by company)
Water closet	For general bathroom, model STD HALO TF-2894W-WT-0 with accessories For maid bathroom, model TF-2697NW-WT-0 with accessories. Stop valve model A-4400-SP
Wash basin	For general bathroom, model TF-476 , under counter type For maid bathroom, model TF-0947 , wall hung type
Bathroom counter	Counter topped with grade “A” ceramic tile same as the wall, not available for maid bathroom.
Bathtub	N/A
Urinal	Model TF-6789N-WT-0 with flush valve accessories model A-5000-N (1 unit in bathroom downstairs)
Soap holder	For general bathroom, model TF-9251 For maid bathroom, model TF-9000
Tissue holder	For general bathroom, model TF-9253 For maid bathroom, model TF-9011
Mirror	For general bathroom, model LV-02 For maid bathroom by VYS model 0102
Towel bar	For general bathroom, model TF-9254 For maid bathroom, model TF-9085
Shelf	For maid bathroom, model TF-9075
Wall mounted faucet for shower	For general bathroom, model STD WINSTON FFAST604-7T1500BT0 with shower set model STD SMART A-6014-HS For maid bathroom by VYV
Wash basin faucet	For general and maid bathroom, model STD WINSTON FFAST601-1T1500BT0
Cleaning spray	For general bathroom, model A-4700A-WT white color with stop valve model A-4400-SP For maid bathroom by VYV with chromium stop valve model STD A-4401
Wall mounted faucet	For general and maid bathroom, model STD WINSTON FFAST602-0T0500BT0
Bathroom floor drain	2" diameter odor trap floor drain (square type) model: STD A-8200-N chromium color, 2 for each bathroom.
11. INTERIOR STAIR	
Stair structures	Prefabrication structure with Multi Joint Lock System as engineer specified.

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Wooden stair set	A set of Engineered Wood by MUKU or BEAVER WOOD , color coated from the factory
Stair tread	Size 250x30 mm.
Riser	Size 200x20 mm.
Handrail	Size 75x50 mm.
Post	Size 100x100 mm.
Baluster	Size 50x50 mm.
Landing	30 mm. thick, 2 pieces (V groove connect)
12. WATER:	Comply with Standard of Metropolitan Water Authority or Provincial Water Work Authority. PVC pipes by SCG or THAI PIPE
Clear water pipe	¾" dia. PVC pipe (class 13.5) for main pipe from building to meter, length not exceed 16.00 m. with ball valve, metal hand, separating for each floor. ½" dia. PVC (class 13.5) for branch pipe.
Waste water/ Drain	4" dia. PVC pipe (class 8.5) for sewage pipe. 2" dia. PVC (class 8.5) for drainage pipe and 3" dia. For main pipe (class 8.5)
Ventilation pipe	1" dia. PVC pipe (class 5.0)
Rain water drainage	2" dia. PVC pipe for branch rain water pipe and 3" dia. for main water pipe (class 8.5). 2" Skull shape stainless steel floor drain for balcony or concrete slap roof.
13. SANITARY SYSTEM	
Treatment Tank	Fiberglass tank by "DOS": ST-21/GY or "PP": Ecotank or equal (put underground).
Grease trap Tank	Fiberglass tank by "DOS": GT-09/BK-40 or "PP": GT-30UG (put underground).
Drainage pipe	Asbestos cement pipe dia. 8" to public drain (Not exceed 16.00 m. long from the house).
Manhole	30x40 cm. precast manhole every 6.00 m. interval and every bends or corners.
14.ELECTRICAL SYSTEM : Comply with Standard of Metropolitan Electricity or Provincial Electricity Authority	
Main income wiring	Single copper wiring PVC insulated (THW#35 sq.mm.) The length from wall to meter not exceed 16.00 m.
Internal wiring	Single copper wiring with PVC insulated with yellow PVC conduit in wall or on ceiling.
Control panel	15 Amps. 16 circuit breaker by "HACO": HD-S116 or equal with Residual Current Device (RCD).

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Air condition wiring	1 point at Master Bedroom
Lighting switch	Wall mounted lighting switch by “HACO”: DECO W2711, W2711A-2 (2 way type switch only at stair hall) 1 for each room and 2 for Master Bedroom.
Receptacle	Wall mounted receptacle by “HACO”: DECO W8416V2 , 2 for each room and 3 for reception room (except storage/bathroom).
T.V. / Telephone outlet	Wall mounted T.V./Telephone outlet by “HACO”: DECO W8201 (TV) / W8201TU (telephone) 1 for each.
Exhaust fan for Kitchen	N/A
Air Conditioner	N/A
Exhaust fan for Bedroom	N/A
Luminaire	Provided by the owner
15. ELECTRICITY AND WATER METER	
Permanent electric meter	15 Amps, (Excluded fee and deposit for meter and the service area extension fee)
Permanent water meter	¾” diameter, (Excluded fee and deposit for meter and the service area extension fee)
16. PAINTING	
External wall	External acrylic paint “TOA”: Shield one or equal, 1 primer and 2 final coated
Internal wall	Internal acrylic paint “TOA”: 4 Season or equal, 1 primer with “TOA”: Shield one and 2 final coated
Steel surface/HDF panel	Emulsion paint “TOA”: Glipton or equal 1 primer and 2 final coated
Facia/Fiber Cement Board	External acrylic paint “TOA”: Shield One or equal, 1 primer and 2 final coated
17. OTHER WORK	
Termite protection system	Springer system with “SCG” or “THAI PIPE” PVC pipe. 1/2” class 13.5 is installed beneath the first floor structure for termite protection chemical from the service provider. The owner pays for the chemical and service fee.
Tile adhesive	Glue cement by PD Mortar or equal

Remarks: The company reserves the right to change the list if needed but the price of the materials is not less than that stated above. The cost of the construction does not include:

- Old building demolition
- Interior decoration and garden
- Air conditioner system.
- Water drainage outside the construction site.
- Mosquito net, door and window steel bars, rain gutter.