

STANDARD CONSTRUCTION MATERIAL LUXURY SERIES 1-2564

TYPE OF WORK	LUXURY SERIES
1.STRUCTURES	
Piling	<p><u>Bangkok area and surrounding area</u></p> <ul style="list-style-type: none"> - pre-stressed concrete pile I-26 not exceed 21.00 m. long (2 piles welded connection) <p><u>Provincial area (stiff soil),</u></p> <ul style="list-style-type: none"> - pre-stressed concrete solid square pile 26 x 26 cm., length not exceed 12.00 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/Parking floor	<p>Prefabrication structure with Multi Joint Lock System. Some parts of structure are cast-in-place as engineer specified.</p>
Floor of washing area	<p>Reinforced concrete slab on ground as engineer specified. Piling work size I-12, 2.00 m. long every 0.80 m. interval (except stiff soil where pile cannot be driven)</p>
Entrance pavement	<p>Reinforced concrete slab on ground with 0.12 m. thickness or as engineer specified. Total area not exceed 40 sq.m.</p>
Concrete	<p>Ready mixed concrete by SCG, INSEE, TPI</p>
2.FLOOR LEVEL	
First floor level	<p>0.80 m. high from the ground or as specified in the drawing (In case of multilevel floor).</p>
Second floor level	<p>3.80 m. approximately high from the first-floor level or as specified in the drawing</p>
3.FLOORING MATERIALS	
General first floor	<p>Granito tile (price not exceed 1,500 baht/sq.m.) with PVC floor skirt</p>
Elder room floor	<p>Shock absorb Safety Floor – PVC type, by KRONOTEX with PVC floor skirt</p>
General upper floor	<p>12 mm. thick laminated floor by “KRONOTEX”: SENSEA XXL with PVC floor skirt.</p>
Master bathroom floor	<p>Ceramic tile "A" grade (price not exceed 1,200 baht/sq.m.).</p>
Main entrance terrace	<p>Ceramic tile "A" grade (price not exceed 1,000 baht/sq.m.).</p>
Kitchen floor	<p>Ceramic tile "A" grade (price not exceed 500 baht/sq.m.) with PVC floor skirt.</p>
General bathroom floor	<p>Ceramic tile "A" grade (price not exceed 500 baht/sq.m.).</p>
Elder bathroom floor	<p>Ceramic tile "A" grade, anti-slip type (price not exceed 600 baht/sq.m.).</p>
Terrace /Balcony floor	<p>Ceramic tile "A" grade (price not exceed 500 baht/sq.m.) with stainless steel stair nose</p>

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Maid Room floor / Storage room floor / Laundry floor	Ceramic tile "A" grade (price not exceed 300 baht/sq.m.) with PVC floor skirt
Maid bathroom floor	Ceramic tile "A" grade (price not exceed 300 baht/sq.m.).
Parking floor / Entrance pavement floor	Ceramic tile by "Bezen": Rome Street Classic size 4"x4"
Footpath / Ramp (If any)	Ceramic tile by "Bezen": Rome Street Classic size 4"x4"
Washing area	Ceramic tile "A" grade (price not exceed 300 baht/sq.m.).
4.WALL	
Exterior wall	20 (10+10) cm. thick, or as thick as the structural column thickness, Autoclave concrete with plastering and skim coat.
General wall	10 cm. thick Autoclave concrete with plastering and skim coat.
Plastering material	Mortar cement by "SCG", "INSEE", "TPI", "SINGHA MORTAR" or equal with skim coat. For exterior wall, the wall protective formula mortar " PD Mortar Plus " is used with skim coat
Master bathroom wall	Ceramic tile "A" grade (price not exceed 1,200 baht/sq.m.) height not exceed 2.80 m.
General bathroom wall	Ceramic tile "A" grade (price not exceed 500 baht/sq.m.) height not exceed 2.80 m.
Elder bathroom wall	Ceramic tile "A" grade (price not exceed 500 baht/sq.m.) height not exceed 2.80 m.
Maid's bathroom wall	Ceramic tile "A" grade (price not exceed 300 baht/sq. m) height not exceed 2.40 m.
Decorated wall (If any)	- 10 cm. thick Autoclave Concrete - Natural color granite " BEZEN " (price not exceed 2,500 baht/sq.m.) or equal, - In case of fiber cement decorated wall, use "SCG" or "CONWOOD" or Wood Plastic Composite (WPC) by PD WOOD Model pw 100 natural color or as drawing specified
5.CEILING	
General interior ceiling	Height not exceed 3.00 m. Beveled edge gypsum board 9 mm. thick by "SCG" with galvanized metal studs#26. 2 set of 60x60 cm. instant service access on the second-floor ceiling.
Exterior ceiling (Balcony/Garage/Eaves)	Wood Plastic Composite (WPC) by PD WOOD Model pws 65 , size 6.5 cm. natural color or equal with Zinc galvanized studs#26 and insect prevention screen.

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Maid room/ Storage room ceiling	Beveled edge gypsum board 9 mm. thick by “SCG” with galvanized metal studs#26
Ceiling for bathroom	Beveled edge gypsum board, moisture resistant type, 9 mm. thick by “SCG” with galvanized metal studs #26
6.ROOF	PD Roof System: Luxury
Roof beam	Prefabrication structure with Multi Joint Lock System as engineer specified.
Roof Truss	Alu-zinc (AZ-150) coated high strength steel structure with screw and nut system as engineer specified.
Roof tile	<ul style="list-style-type: none"> - “SCG” Ceramic roof tile model - Excella Classic (Blue cordier, Crystal blue, White pearl, Green peridot, Timber brown, Red sapphire, Red garnet, Carnelian brown, Yellow sapphire) or Excella Grace (Navy blue, Burgundy) or Excella Modern (Coco brown, Copper brown, Silver grey, Platinum) - Concrete roof tile model Adamas Tile, chalet shake or smooth tile model with Metallic color (Shining sapphire, Shining emerald, Shining ruby) or Platinum color (Sunny red, Amber shining orange, Gold shining brown, Brightly brown) the color chosen later with “Dry ridge system”, stainless #24 for valley rafter. - In case of polished concrete roof, the paint type waterproofing system, TOA Roof seal Sunblock or equal will be applied.
Heat prevention beneath the roof	6 inches thick insulator by “STAY COOL”: Premium placed on ceiling beneath upper and lower roof level (except garage, upper, lower terrace area, external ceiling and Insulated Roof).
Facia	Fiber - cement board by “SCG”: 6”, 8” primer paint coated type or Synthetic wood “Eave Plus” or equal
7.WINDOWS	
General casement window	White or black vinyl window, Multi point lock system by “WINDSOR”: Signature with 8.00 mm. thick clear green glass or as specified in drawing.
General sliding window	White or black vinyl window, Smart lock system by “WINDSOR”: Signature with 8.00 mm. thick clear green glass or as specified in drawing.
Window for bathroom	White or black vinyl window, Single lock system by “WINDSOR”: Signature with 8.00 mm. thick frosted glass or as specified in drawing.
8.DOORS	
Casement door to Terrace / Balcony	White or black vinyl window, Multi point lock system by “WINDSOR”: Signature with 8.00 mm. thick clear green glass or as specified in drawing.

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Sliding door to Terrace/ Balcony	White or black vinyl window, by “WINDSOR”: Signature with 8.00 mm. thick clear green glass or as specified in drawing. For first floor, Signature key lock system is used while Signature lock system is used for second floor.
Hung type sliding door (if any)	White vinyl door with Single lock system by “WINDSOR”: Mark II or equal with 8.00 mm. thick green clear glass.
General interior door/ Bedroom/ Storage room (If any)	Wood Plastic Composite (WPC) door with steel structure by “PD WOOD” model C1-WPC-004-006 color New Pine, Burma teak or Vintage wenge (choose later). And white wood pattern film coated Wood Plastic Composite (WPC) door frame model Ultra series 2 by “PD WOOD” .
Door for kitchen/ open to garage (open to exterior)	White Wood Plastic Composite (WPC) door with steel structure by “PD WOOD” model C1-WPC-008, 011, 012. White wood pattern film coated Wood Plastic Composite (WPC) door frame model Ultra series 2 by “PD WOOD” .
Door for Bathroom	White vinyl window, Single point lock system by “WINDSOR”: Mark II with 8.00 mm. thick frosted glass.
Door for maid bathroom	White Wood Plastic Composite (WPC) door and white wood pattern film coated Wood Plastic Composite (WPC) door frame by “PD WOOD” model C-WPC-001-003.
Door for storage room under stair (if any) / Door for electric control unit panel	White vinyl door with louver by “WINDSOR”: Mark II
Handrail	Wrought Iron or as specified in drawing
9.DOOR AND WINDOW ACCESSORIES	
Handle / Lock set for general doors	Stainless steel mortise lock set by “HAFELE”: 902.92.044 or equal with stainless steel door stopper
Handle / Lock set for garage/kitchen doors (open to exterior)	Stainless steel mortise lock set by “HAFELE”: 902.92.044 with dead lock key model 911.02.153 or equal with stainless steel door stopper
Handle / Lock set for bathroom doors	Stainless steel mortise lock set by “HAFELE”: 499.10.111 or equal with stainless steel door stopper
Hinge for general doors	Stainless steel hinge by “HAFELE”:926.25.403 or equal
Hinge for bathroom doors	By “WINDSOR” or equal
Hung type sliding door	By “HAFELE”: 499.40.042 for upper rail and model 499.72.052 for sliding wheel or equal with lock set.

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10. SANTARY WARE	“AMERICAN STANDARD” or COTTO” (White color) or equal (as specified by company)
Water closet for master bathroom	Model: STD PLAT TF-2019-WT-9, electronic seat with automatic bidet spray
Water closet for general bathroom	Model: ACACIA TF-2307SC-WT-0 with accessories Cleaning spray model: Douche A-4700A-CH with chromium stop valve model STD A-4401
Water closet for maid bathroom	Model: STD NEW WINPLUS II 2697NW-WT-0 with accessories Cleaning spray by VYV:0303 with chromium stop valve model STD A-4401
Wash basin	Master bathroom and general bathroom model: NOBILE WP-F507-WT, under the counter type Maid bathroom model: STD WINSTON II TF-0979-WT-O, wall hung type
Bathroom counter	General bathroom counter topped with African black color granite stone, counter edge topped with ceramic tile “A” grade same as the wall.
Bathtub (only 1 master bathroom)	Model: PLAZA TF-8190-WT with wall mounted type mix faucet and shower set model: NEO MODERN A-0711-200 with hot water pipe.
Urinal	Model: TF-6747 NEO MODERN with automatic electronic flush valve accessories model: A-8014AC-WT (in 1 bathroom downstairs)
Mirror	Master bathroom Model: Sassi LQ-02 General bathroom Model: Bello LH-02 Maid bathroom by VYV:0102
Soap holder	General bathroom Model: STD ACACIA E K-1382-42N Maid bathroom Model: TF-9000
Tissue holder	General bathroom Model: CONCEPT SQUARE K-2501-43-N Maid bathroom Model: TF-9011
Towel bar	Master and general bathroom Model: ACACIA EVOLUTION K-1393-46-N Maid bathroom Model: TF-9085
Wall mounted faucet for shower	Master bathroom and bathroom with hot water piping model: STD CYGNET A-0312-300 with chromium color shower set
Wall mounted faucet	General bathroom model: ONYX A-2283-10-A with chromium color shower set Maid bathroom by VIV or equal
Wash basin faucet	Master bathroom, bathroom with hot water piping model: STD NEO MODERN A-0701-100 General bathroom model: STD NEO MODERN MONO A-0706-10 Maid bathroom model: STD WINSTON FFAST 601-1T1500BT0

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Wall mounted faucet	General bathroom and maid bathroom model: STD WINSTON FFAST602-OT0500BT0 (one in each bathroom)
Shelf	Model: TF-9075 for maid bathroom
Bathroom floor drain	2" diameter odor trap floor drain (square type) model: STD A-8200-N chromium color, 2 for each bathroom.
11. ELDER BATHROOM	"COTTO" (white color) or equal
Water closet	Model: For All SC6652 with PU seat and accessories Cleaning spray model: CT980H#WH(HM) with stop valve model COTTO CT179
Wash basin	Model: For All SC00537
Bathroom counter	Topped with African black color granite stone , counter edge topped with ceramic tile "A" grade same as the wall.
Mirror	Model: V4101, white color
Soap holder	Model: CT0227
Tissue holder	Model: COMO CT0125
Towel bar	Model: CT0222 (HM)
Wall mounted faucet for shower	Model: CT2149A with shower model COTTO Z001 and shower head hanger model CT708
Wash basin faucet	Model: CT1132A (size M)
Wall mounted faucet	Model: PREMA PM1024Q29
Bathroom floor drain	Model: CT699Z1 (size 80 centimeter)
Safety accessory for Elder bathroom	Foldable wall mounted shower seat model: CT0158#WH L shape handrail model: CT0162 Foldable support arm model: CT0164
12. INTERIOR STAIR	
Stair structures	Prefabrication structure with Multi Joint Lock System as engineer specified. Or Structural steel size and shape as engineer specified.
Wooden stair set	A set of Engineered Wood by MUKU , color coated from the factory
Stair tread	Size 300x30 mm.
Riser	Size 200x20 mm.
Handrail	Size 100x50 mm.
Post	Size 125x125 mm.
Baluster	Size 50x50 mm.
Landing	30 mm. thick, 2 pieces (V groove connect)
Post and handrail	Wrought Iron or as drawing specified /installed as guided by manufacturer

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13. 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 40.00 m. with ball valve, metal handle, separating for each floor. ½" dia. PVC (class 13.5) for branch pipe. For hot water pipe, Pimaflex Multi-pipe size 11.6 mm. by PIMATEC
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). Skull shape stainless steel floor drain for balcony or concrete slap roof.
Solar Water Heater	Capacity 300 litres with hot water piping (Pimaflex) not more than 5 bathrooms for wash basin and shower, 2 points for each bathroom.
14. SANITARY SYSTEM	
Treatment Tank	Fiberglass tank by "DOS" model 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 40.00 m. long from the house).
Manhole	30x40 cm. precast manhole every 6.00 m. interval and every bends or corners.
15. Swimming Pool	
Wall structure	Polypropylene wall with concrete structure depth not exceeds 1.20 m. or as drawing specified.
Floor-wall system	1.1 mm. thick, anti-slip, blue liner, no pattern. Pool edge tile with polished sandstone size 30x60 cm.
Installation equipment	Electrical system, pipe, drainage and filter system size follow the manufacturer recommendation
Pool pavement (if any)	Reinforced concrete with ceramic tile "A" grade (price not exceed 500 baht/sq.m)
16. ELECTRICAL SYSTEM: Comply with Standard of Metropolitan Electricity or Provincial Electricity Authority	
Main income wiring	PVC insulated single copper wiring (KV-CV#50 sq.mm.) The length from wall to meter not exceed 40.00 m (put in PE conduit dia. 2" underground).

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Main income telephone wiring	Four cores wiring not exceed 40.00 m. from meter to the house put in PE conduit ½” underground.
Internal wiring	Single copper wiring with PVC insulated with yellow PVC conduit in wall or on ceiling.
Air condition wiring	Maximum 6 points wiring
Control panel	30 Amps. 24 circuit breaker by “HACO”: HD-S224 or equal with Residual Current Device (RCBO).
Lighting switch	Wall mounted lighting switch by “HACO”: Quarttro Aluminium W1513 / W2512C (2 way type switch only at stair hall) 2 for general room, 3 for Master Bedroom and 1 for kitchen, maid room, storage room, bathroom and laundry room. Choose 1 color for the front cover from Silver hairline, Gold hairline, Gun metal grey hairline.
Receptacle	Wall mounted receptacle by “HACO”: Quattro W8416V2 <ul style="list-style-type: none"> - 3 for master bedroom, lower hall and kitchen - 2 for bedroom and general room - 1 for bathroom, laundry room, upper hall (except storage room) Choose 1 color for the front cover from Silver hairline, Gold hairline, Gun metal grey hairline.
T.V. / Telephone outlet	Wall mounted T.V./Telephone outlet by “HACO”: QUATTRO W8201TV / W8201TU not more than 5 point. Choose 1 color for the front cover from Silver hairline, Gold hairline, Gun metal grey hairline.
Emergency light	1 set of twin LED lamp head emergency light install at stair hall or as drawing specified
Luminaire	Provided by the owner
17. ELECTRICITY AND WATER METER	
Permanent electric meter	30 Amps 3 phases meter. Fee and meter deposit covered by company. (Exclude the service area extension fee)
Permanent water meter	3/4" Diameter meter, Fee and meter deposit covered by company. (Exclude the service area extension fee)
18. PAINTING	
External wall	External acrylic paint “TOA”: Supershield or equal, 1 primer and 2 final coated
Internal wall	Internal acrylic paint “TOA”: Supershield Duraclean A+ or equal, 1 primer and 2 final coated
Steel surface	Emulsion paint “TOA”: Glipton or equal 1 primer and 2 final coated

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Facia/Fiber Cement Board	External acrylic paint "TOA": Supershield or equal,1 primer and 2 final coated
17. AIR VENTILATION SYSTEM	
Air ventilation equipment	PM2.5 prevention and clean air ventilation equipment by PD Fresh Airflow model Fresh Plus – ducted over the ceiling.
19. OTHER WORK	
Termite protection system	"BYER": Agenda termite chemical or equal spray on ground and 1 meter around the building. Springer system and PVC tube piping for termite protection chemical are installed beneath the first floor structure for termite protection chemical .
Tile adhesive	Glue cement by PD MORTAR : Double tiger or equal
Warranty	20 years warranty for the structure of the house. 2 years warranty for general work. Exclude natural depreciation of materials due to long used and misused.

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.