

STANDARD CONSTRUCTION MATERIAL STANDARD SERIES 1-2564

TYPE OF WORK	STANDARD 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 16.00 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 equal with PVC floor skirt.
General upper floor	8 mm. thick laminated floor by “INOVAR”: InVogue or equal with PVC floor skirt.
Master bathroom floor	Ceramic tile "A" grade (price not exceed 250 baht/sq.m.).
Kitchen floor	Ceramic tile "A" grade (price not exceed 250 baht/sq.m.)
Main entrance terrace	Ceramic tile "A" grade (price not exceed 250 baht/sq.m.)

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General toilet floor	Ceramic tile "A" grade (price not exceed 200 baht/sq.m.).
Maid's bathroom floor	Ceramic tile "A" grade (price not exceed 200 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.).
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 with plastering and skim coat. Plastering material is Mortar cement by "SCG", "INSEE", "TPI", "SINGHA MORTAR" or equal with skim coat. For exterior, wall protective formula mortar "PD Mortar Plus" is used.
Wall for Master bathroom	Ceramic tile "A" grade (price not exceed 250 baht/sq.m.) height not exceed 2.40 m.
Wall for General bathroom	Ceramic tile "A" grade (price not exceed 200 baht/sq.m) height not exceed 2.40 m.
Maid's bathroom	Ceramic tile "A" grade (price not exceed 200 baht/sq.m) height not exceed 1.60 m.
Decorated wall (If any)	- 7.5 cm. thick. Autoclave Concrete - Natural color granite "BEZEN" 2"x9" (price not exceed 600 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	
Eave ceiling	Vinyl board by "SCG": Solid Board or equal with Zinc galvanized studs#26. Except house with Insulated Roof, use white powder coated steel-Insulated Roof by AQUALINE or equal
Exterior ceiling (Balcony/Garage)	Beveled edge moisture resistant gypsum 9 mm. thick by "SCG" or "GYPMANTECH". with galvanized metal studs#26
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.
Ceiling for bathroom	Beveled edge moisture resistant gypsum board 9 mm. thick by "SCG" or "GYPMANTECH" with galvanized metal studs #26
6. ROOF	PD Roof system : Standard

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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. For Insulated Roof, the roof truss is steel, size is as engineer specified.
Roof tile	Concrete roof tile C-PAC – Sunshine Glory, Brilliant Red, Gemming Brown (choose the color later) with “Dry ridge system”, stainless steel 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. In case of Insulated Roof, the Smart Seam Roof Cool System EPS by AQUALINE or equal will be used. In case of Shingle Roof , use the Double layer type (the color chosen later) with equipment from manufacturer
Heat prevention beneath the roof	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”: 6”, 8” primer paint coated type or equal. In case of Metal Sheet roof, the flashing is the same color as the roof.
7.WINDOWS	
General Window	Sliding type, white powder coated color aluminum “PD ALU” or White vinyl window by “WINDSOR”: Smart with 4.5 mm. thick clear green glass.
Window of toilet	Sliding type, white powder coated color aluminum “PD ALU” or White vinyl window by “WINDSOR”: Smart with 4.5 mm. thick frosted glass.
Adjustable Louver (if any)	White powder coated color aluminum “PD ALU” or White vinyl window by “WINDSOR”: Smart or equal with 4.5 mm. thick green clear glass.
8.DOORS	
Door to Terrace / Balcony/ main entrance	Sliding type, white powder coated color aluminum “PD ALU” or White vinyl door by “WINDSOR”: Smart with 4.5 mm. thick clear green glass.

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General interior door/ Bedroom/ Maidroom/ Storage room (If any)	Laminated engineered wood door model LMD with white wood pattern film coated Wood Plastic Composite (WPC) door frame by “ PD WOOD ” (choose color later)
Door for bathroom	White Wood Plastic Composite (WPC) door with white wood pattern film coated Wood Plastic Composite (WPC) door frame by “ PD WOOD ” model C-WPC.
Door for maid bathroom	White PVC door by BATHIC : Classic BC-2
Door for kitchen/ garage (open to exterior)	White Wood Plastic Composite (WPC) door and white wood pattern film coated Wood Plastic Composite (WPC) door frame with steel structure by “ PD WOOD ” model C1-WPC.
Door for storage room under stair (if any) /	Grey PVC door panel.
Door for electric control unit panel	White ABS door panel with louver
Handrail	Steel or stainless-steel handrail or as specified in drawing.
9.DOOR AND WINDOW ACCESSORIES	
Main entrance door, Balcony door	By KINLONG or WINDSOR
General windows	By KINLONG or WINDSOR
Lock set for general interior door	Stainless steel knob by “ IsOn ”: 8013ss or equal with stainless steel door stopper by “ IsOn ”: 648ss
Lock set for bathroom	Stainless steel knob by “ IsOn ”: 8013bk or equal with stainless steel door stopper by “ IsOn ”: 648ss
Hinge	Stainless steel hinge by “ IsOn ”: 444413ss size 3”x4”, 4 pieces/door
Adjustable louver (If any)	By “3 arrows” or equal
Hung type sliding door	By “ PD ALU ” or WINDSOR or equal
10.SANTARY WARE	
Water closet	Model TT046 with accessories Chromium color cleaning spray model 05006469 with stop valve model 04008842
Wash basin	Wall hung pedestal type model Pear 6066B
Soap holder	Ceramic model: 03017164
Tissue holder	Ceramic model: 03017165
Bathtub	N/A

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Wall mounted faucet for shower	Chromium color model: A-191+Hose 38# (1 for each bathroom) and chromium color valve model: 04008395
Wash basin faucet	Chromium color model: 04013584 with basin waste model: 05008218 and P-Trap model: 05008213
Urinal	N/A
Shelf	Ceramic model: 03017162
Mirror	Square shape, golden-chromium color model: 13001738
Towel bar	Ceramic model: 03017163
Wall mounted faucet	Model: 04009591 (1 for each bathroom)
Bathroom floor drain	2" diameter odor trap floor drain (square type) model: 05008867 chromium color, 2 for each bathroom.
11. INTERIOR STAIR	
Stair structures	Prefabrication structure with Multi Joint Lock System as engineer specified.
Wooden stair set	A set of Engineered Wood by 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. (Exclude fee and meter security fee by Water Work Authority)
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).

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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. 9 circuit breaker by “HACO”: HD-S109 or equal with Residual Current Device (RCBO).
Lighting switch	Wall mounted lighting switch by “HACO”: Curve A8-S111, A8-S121 (2 way type switch only at stair hall) 1 for each room and 2 for Master Bedroom.
Receptacle	Wall mounted receptacle by “HACO”: Curve A8-E233, 2 for each room and 2 for reception room (except storage/ bathroom/ lower and upper hall).
T.V. / Telephone outlet	Wall mounted T.V./Telephone outlet by “HACO”: Curve A8-T075 (TV) / A8-P024 (telephone) 1 for each.
Luminaire	Provided by 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": 4 Season or equal, 1 primer and 2 final coating
Internal wall	Internal acrylic paint "TOA": 4 Season or equal, 1 primer and 2 final coating
Steel surface/HDF panel	Emulsion paint "TOA": Glipton or equal 1 primer and 2 final coating
Facia/Fiber Cement Board	External acrylic paint "TOA": 4 Season or equal, 1 primer and 2 final coating
17.OTHER WORK	
Termite protection system	Provided by owner
Tile adhesive	Glue cement by PD Mortar or equal
Warranty	20 years warranty for the structure of the house and 1 year for general work Exclude natural depreciation of materials due to long used and misused.

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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.