

Technical Specification
Pine Valley ELEGANCE Apartments

Structure:

All of the building structures will be of Seismic Reinforced Concrete as stated in the project plans and drawings.

Walls:

Perforated clay building bricks will be used for all the internal and external walls of the buildings as stated in the project plans and drawings. Brick sizes will be 25cm × 10cm × 30cm.

Wall Finishings:

External Walls:

3 layers of cement based plaster will appropriately be applied. Special care will be taken to obtain smooth finishing, proper corners and edges. Before the application of undercoat paint, all the walls will be rubbed down smoothly and any cracks will be cut down and filled. After the application of undercoat, a thin layer of paste will be applied and rubbed down again where necessary. 3 layers of acrylic based paint will be applied for finishing. There will be no visible brush or roller marks once the painting is finished.

Internal Walls:

3 layers of cement based plaster will appropriately be applied and rubbed down to obtain a smooth surface. Special care will be taken to achieve proper corners and edges. Before the application of undercoat paint, all the walls will be rubbed down smoothly and any cracks will be cut down and filled. After the application of undercoat, a thin layer of paste will be applied and rubbed down again where necessary. 3 layers of plastic based paint will be applied for finishing. There will be no visible brush or roller marks once the painting finishes.

Ceilings:

There will be a suspended ceiling in order to accommodate the heating and cooling systems in the bathrooms, corridors, kitchen, and partial of the living room, according to the standard plans and designs of the Project. Cement based ready made plaster will be applied (Sivateks, Bimteks or equivalent) and surfaces will be rubbed down and cleaned to have them ready for painting. After the application of undercoat, a thin layer of paste will be applied and rubbed down again where necessary. 3 layers of plastic based paint will be applied for finishing. There will be no visible brush or roller marks once the painting is finished. For painting Marshall, Dyo or equivalent quality paints will be used.

Wet Surfaces:

The bathroom and WC will have non-slip ceramic tiles on top of two layers of cement based plaster and one layer of insulated cement based liquid. The ceramic wall tiles will be laid up to the suspended ceiling of the room. Ground ceramic will be non slip type. The ceramic tiles will be left in the water for at least 24 hours before use and then will be fixed with 3 millimeter space between them. The size of the ceramic tile is 60cm x 60cm for the floors and walls. The ceramic tiles' value will be up to \$15/SqM.

Floor Coverings:

All internal floor coverings, except the wet surfaces, will be of 60 X 120 cm light grey colour ceramic tiles. There will be 15cm high skirting boards fixed where necessary from the same materials. The ceramic tiles will be left in the water for at least 24 hours before use. (The ceramic tiles' value will be up to \$15/SqM).

All the bathrooms, WCs and outdoor areas will have 2 coats of cement based isolation, one on top of minimum 8 cm concrete layer and one done layer underneath. The spacing between the fixed tiles will be 3mm.

All outdoor terrace floors, balconies and the stair areas will be paved with 60 X 120 cm non slip ceramic tiles of a light grey colour. These areas will have 15cm high skirting boards fixed from the same material.

For the roof terrace, one coat of waterproof insulating material will be used. After this a high density foam will be placed under a level concrete and a final layer of waterproof insulating material will be applied, per the standard design and plans of the project.

Doors and Windows:

The entrance door will be manufactured from MDF material and will be painted. Handles of the doors, stoppers, locks and the hinges will be of the quality of Hafele or equivalent.

All internal doors, except wet surfaces/bathroom doors, will be American pressed type and plain white. Internal door handles, stoppers, locks and the hinges will be of the quality of Hafele or equivalent.

Bathroom/wet surfaces doors will be made of glass in smoke color with aluminum frame. The bathroom doors will have handles, locks, and a stopper.

All the external doors and windows (except the entrance door) will be comfort glass for heat insulation, anthracite colour Sapa or Schüco or equivalent aluminium, complete with all fixtures and fittings including locks, handles, felts etc.

All colours for above materials will be determined by the construction company. All materials used will be tested and approved by the construction company including the cross section of the aluminium.

Bedroom Wardrobes:

Bedroom wardrobes will be made from laminated material with a sliding door system. Their height will be up to the ceiling and one panel will have a mirror affixed. There will be an adequate number of shelves, drawers and hanging rails. The colour of the wardrobes will be decided by the buyer from the Constructor's standard range.

Kitchen:

All the kitchen cupboards will be made from laminated material as stated in the original plans and drawings. There will be an adequate number of shelves and drawers plus a dust bin and plate shelf. The hinges will be internal. The kitchen sinks will be stainless steel with 1 + ½ bowl. Colours of the cupboards worktop and drawers' handles will be chosen by the buyer from the Constructor's standard range. Silver goods will be included (integrated dishwasher, integrated washing machine with tumble dryer, oven, hob, extractor fan, integrated fridge/freezer.)

Sanitary Wear:

The sink basin and lavatory will be fixed appropriately according to the project plans and drawings. They will all be complete and in good working order. All the lavatories will be a wall hanging type with a concealed cistern and tank. All showers will be a walk in type with a glass door, water mixer and showerhead. The sink basins will be fitted to a vanity unit plus a mirrored cupboard will be fitted to the wall above. All armatures will be of first class chrome plated type (Grohe or Hansgrohe or equivalent) and have one mixer tab. Each bathroom and WC will have a toilet paper holder, soap holder, one long and one short towel bar.

Mechanical Works:

Each apartment will have an immersion water heating system and solar heating unit which will be placed on to the roof terrace. Internal hot and cold water piping will be plastic and the external hot and cold water piping will be of galvanized iron piping. All the waste water pipings will be plastic as stated in the project plans and drawings. Rain water drainage piping will also be plastic and will be fixed outside the buildings.

The waste water treatment plant will be biological treatment type. All the buiding's waste waters will be connected to it as stated in the mechanical project . The plant will be in good working order and the treatment of the waste water will be done in accordance with the relavant environmental rules and regulations.

Electrical Works:

All the electrical works will be applied according to the British Standards and as stated in the electrical project. All the materials used will be EMO (Chamber of Electrical Engineers) approved. Each apartment will have a shaver outlet.

In addition a communal standby generator for the emergency power requirements of the whole site will be installed. It will always be ready to provide emergency power supply automatically with a changeover mechanism whenever there is a power cut.

Infrastructure for an intelligenct (smart) home automation system will be installed.

The infrastucture of the main electricity supply to the site and the transmission unit will provided by the contractor.

Communal Swimming Pools:

There will be one communal swimming pool between Blocks A and B, according to the architectural and mechanical projects. The sun bathing area floor covering will be a 60cm x 120cm non-slip ceramic tile.

Ground Arrangements:

The road front part of the project area will have Local Authority approved pavements. There will be car parking areas as stated in the Project and each apartment will have one car park area. There will be adequate pedestrian pavements between the buidings with adequate lighting will be built. The communal areas will feature a Botanical garden with an irrigation system.

Air Conditioning:

Each apartment will have a VRF cooling and heating system installed that will reach each room in the property, including bathrooms. The system will be chosen by the Contractor.

Vendor and Contractor:

Baştaşlar İnşaat Şti.Ltd.