

Details and Material Specifications for the Raintree Villa Phuket, Rawai Project Specification/Spec

No.	Details	Spec	Brand	Note
1	<p><u>1. Information About Structure</u></p> <p>1.1 Foundation Structure of the Building and Swimming Pool</p> <p>1.2 Building and Swimming Pool Structure</p> <p>1.3 Roof</p> <p>1.4 Termite Control System</p>	<p>Bored piles Ø0.35 X8.00 m in accordance with standard soil test reports certified by a licensed civil engineer.</p> <p>Spec 16-DB12 SD40/RB 6 mm @ 0.20 m. Concrete Strength 240 ksc. (by cube)</p> <p>Can safely bear a weight of 36 tons/pile.</p> <p>Beams, floors, and columns are reinforced concrete (according to engineering principles).</p> <p>The floor is a precast concrete slab (SP) that can safely bear a load of at least 270 kg/sq.m., topped with a 5.00 cm thick concrete topping.</p> <p>The bathroom floor, balcony floor, and roof floor are made of waterproof concrete.</p> <p>The height from the first floor to the roof is 3.20 meters.</p> <p>The roof frame is made of painted steel, alternating with concrete (Csl) and a waterproofing system.</p> <p>The roofing material is Shera cedar check tiles of various sizes in brown sennet, with AL-Zink perforated roof sheets underneath.</p> <p>The termite control system is a pipe-based system with a 1-year warranty (treatment applied twice).</p>		
2	<p><u>Information About Architecture</u></p> <p>Wall Work</p> <p>2.1 General House Walls</p> <p>2.2 Walls Between Houses</p> <p>2.3 External Walls Around the House</p> <p>2.4 Bathroom Walls</p> <p>- Floor Work</p> <p>2.4 Parking Area Floor</p> <p>2.5 Living Room Floor</p> <p>2.6 Bedroom 1 & 2 Floor</p> <p>2.6 Master Bedroom Floor</p> <p>2.7 Bathroom Floor</p> <p>2.8 Exterior Floor</p> <p>Stairwell Floor</p> <p>Deck Floor</p> <p>Swimming Pool Floor and Walls</p> <p>- Ceiling Work</p> <p>2.11 General Ceiling</p> <p>Interior Ceiling</p> <p>Exterior Ceiling Under Roof</p> <p>- Door and Window Work</p> <p>2.14 Front House Gate</p> <p>2.15 Front House Door</p> <p>2.16 Bedroom Door</p> <p>2.17 Bathroom Door</p> <p>2.18 Aluminum Door and Window</p> <p>- Kitchen Work</p> <p>The kitchen features the following appliances:</p>	<p>Light-weight brick walls are used for soundproofing, fire resistance, and energy efficiency.</p> <p>The general house walls are built with light-weight bricks, plastered smooth, skimmed, and painted (7.5 cm thick).</p> <p>The walls between houses are constructed using light-weight bricks, plastered smooth, skimmed, and painted (20 cm thick).</p> <p>The external walls around the house are built with 7 cm brick blocks, plastered smooth and painted (20 cm thick).</p> <p>The bathroom walls are constructed with light-weight bricks, tiled with ceramic tiles (tiled according to the design).</p> <p>The parking area floor is finished with polished concrete with a washed sand finish, No. 4.</p> <p>The living room floor is tiled with porcelain tiles, measuring 0.60 x 0.60 meters.</p> <p>The floors in bedrooms 1 and 2 are tiled with porcelain tiles, measuring 0.60 x 0.60 meters.</p> <p>The master bedroom floor is covered with SPC Cliek Lock vinyl tiles, measuring 180 x 1220 millimeters.</p> <p>The bathroom floor is tiled with porcelain tiles, measuring 0.60 x 0.60 meters.</p> <p>The stairwell is covered with synthetic stone tiles.</p> <p>The deck floor is tiled with porcelain tiles, measuring 0.60 x 0.60 meters, tiled according to the design.</p> <p>The swimming pool floor and walls are tiled with porcelain tiles, measuring 0.60 x 0.60 meters, tiled according to the design.</p> <p>The interior ceiling is made of gypsum board with smooth joints and painted, with a height of 2.60 meters.</p> <p>The living room dome ceiling is finished with laminate.</p> <p>The bathroom ceiling is moisture-resistant, plastered smooth, and painted, with a height of 2.50 meters.</p> <p>The exterior ceiling under the roof is moisture-resistant, plastered smooth, and painted.</p> <p>The front house gate is a steel gate, painted, with a sliding mechanism controlled by a remote control.</p> <p>The front house door is a teak wood door, with a door width of 1.00 meters and a height of 2.30 meters.</p> <p>All installation materials use HAFELE products.</p> <p>The bedroom door has a teak wood frame, a solid wood core covered with plywood, and a laminate finish, with a width of 0.80 meters and a height of 2.30 meters.</p> <p>All installation materials use HAFELE products.</p> <p>The bathroom door has a teak wood frame, a solid wood core covered with plywood, and a laminate finish, with a width of 0.70 meters and a height of 2.30 meters.</p> <p>All installation materials use HAFELE products.</p> <p>The aluminum doors and windows are painted in SAHARA color and feature 6 mm clear glass.</p> <p>All installation materials use HAFELE products.</p> <p>MEX range hood.</p> <p>ELEEHE66CS 60CM ceramic cooktop.</p> <p>MUL ELE EQE6879A-B 21.6Q refrigerator.</p> <p>D ELECTROLUX KODEC75X built-in oven.</p> <p>ELECTROLUX freestanding dishwasher.</p> <p>ELE EMM25D22BM 25L microwave.</p>		
3	Information About Bathroom and Sanitary Ware			

	<p>Bathrooms 1 & 2</p> <p>Master Bathroom</p>	<p>TOTO brand</p> <p>TOTO brand toilets and washbasins with synthetic stone countertops.</p> <p>Tempered glass shower enclosures (10 mm).</p> <p>Under-counter MAZUMA water heaters.</p> <p>Ventilation fans.</p> <p>TOTO brand toilets, washbasins</p> <p>bathtubs with high-neck faucets</p> <p>synthetic stone countertops.</p> <p>Tempered glass shower enclosures (10 mm).</p> <p>Under-counter MAZUMA water heaters.</p> <p>Ventilation fans.</p> <p>Laminate-finished bathroom partition door.</p>		
4	<p><u>Information About Swimming Pool</u></p> <p>4.1 Pool System</p> <p>4.2 Pump System</p> <p>4.3 Filtration System</p> <p>4.4 Shower</p>	<p>Jests salt system (20g).</p> <p>Ration swimming pool pump (1.2HP).</p> <p>Ration sand filter (27 inches).</p> <p>Shower for rinsing before entering the pool.</p>		
5	<p><u>Information About water and sanitary system</u></p> <p>5.1 Clean Water Tank + Tank Base</p> <p>5.3 Sewage Treatment Tank</p> <p>5.4 Grease Trap</p> <p>5.5 Water Meter</p> <p>5.6 Water Pipes</p> <p>5.7 Drainage Pipes Outside the House</p>	<p>Clean water tank made of fiberglass, 1000 liters in size, is placed underground and comes with an automatic water pump, 600 W Stiebel.</p> <p>Sewage treatment tank made of fiberglass, 1600 liters/day capacity, is buried underground (DOS).</p> <p>Prefabricated grease trap buried underground, 40 liters in size (DOS).</p> <p>Water meter, 1/2 inch in size.</p> <p>PVC pipes are used.</p> <p>Asbestos cement pipes, 8 inches (20 centimeters) in size, are used with drainage pits located at intervals as per the design.</p>		
6	<p><u>Information About Electrical and Lan</u></p> <p>6.1 Electrical Meter</p> <p>6.2 Electrical Switches and Plugs</p> <p>6.3 Light Fixtures</p> <p>6.4 TV System</p> <p>6.5 Communication System</p> <p>6.7 Front House Call Button</p> <p>6.8 Mailbox</p>	<p>Meter size: 30/100 amps, single-phase.</p> <p>Brand: Panasonic INITIO</p> <p>Type: LED downdraft lights</p> <p>Connection: LAN cable</p> <p>Fiber optic cabling: Installed for ISP (Internet Service Provider).</p> <p>Option: Wired option available.</p> <p>Location: Located at the meter cabinet in front of the house.</p>		
7	<p><u>Information About Air</u></p>	<p>- Master Room / Air Conceal Type + Wireless remote controller (18,000 BTU,INVERTER)</p> <p>- Bed Room 1 / Air Wall Type + Wireless remote controller (12,000 BTU,INVERTER)</p> <p>- Bed Room 2 / Air Wall Type + Wireless remote controller (12,000 BTU,INVERTER)</p> <p>- Living Room / Air 1-Way Cassette Type 2 air conditioners + Wireless remote controller (30,000 BTU,INVERTER)</p> <p>Ceiling fans from the MR.KEN brand.</p>		
8	<p><u>Information About House</u></p>	<p>There is a space provided for trash bins at the front gate.</p> <p>There is a mailbox slot built into the wall, made of 2 mm thick steel, at the small gate in front of the house.</p> <p>The fence between houses is made of brick, with smooth plaster and paint, and is 2.50 meters high.</p> <p>The fence in front of the house is made of steel, painted according to the design, and is 2.00 meters high.</p> <p>The ground around the house is leveled, grassed, and landscaped.</p>		
9	<p><u>Information About Common Areas</u></p>	<p>Electrical System: The electrical system has been extended with a power pole and a 250 KVA transformer added, meeting electrical standards.</p> <p>Internal Roads: Concrete roads (Csl) within the project are 8 meters wide, with trees planted along both sides of the fence at 0.50 meter intervals.</p> <p>Security: A security guard booth is provided, and security personnel are on duty 24 hours a day.</p> <p>Entrance Gate: The project has an entrance gate that is opened and closed using a remote control system.</p> <p>Lighting: Lighting is installed within the project, with locations determined by the design plan.</p> <p>Waste Disposal: A central waste disposal area is provided, with its location specified in the design plan.</p> <p>Perimeter Fence: The project perimeter is enclosed by a brick block wall, plastered smooth and painted, with a height of 3.00 meters.</p> <p>Drainage System: The project's drainage system directs water to the public sewer located behind the project.</p>		

remark "Materials may be subject to change, with comparable alternatives being used. If there are any changes to the project, prior notice is not required."