



## Villa Standard Specifications

### Project: Erawana Grand

#### Structural

Roof structure	3.2 mm. C Metal roof structure, 10 mm. OSB board, Amour guard (water proofing sheet), Asphalt Shingle roof tiles (Desert Tan series) 2 layers.
Reinforced concrete	240 KSC for footing & foundation base, slab, beams, columns, roof beam & roof slab
Reinforced bar	SR 24 Dia. 6-9 mm., SD 40 Dia. 12-20 mm. and H-Beam Steel
Foundation	Concrete piles (0.2x0.2x10 m.), reinforced concrete footing (0.50x0.50x0.50 m.)
Brick / Block	Clay brick (200x80x80 mm.), Cement block (400x200x70 m.)

#### External Structures

Car port	Concrete stamp surface finished floor
Concrete terraces	Sand wash surface finished floor
Terraces	200x1200 mm. sand wash

**Swimming Pool** Brand: IMAX, Size 300x300x6 mm. Sierra Tile

#### Sala

Floor	Brand: Conwood, Flooring material Fiber cement and washed sand
Wall	Wall stencil, Material plastwood
Ceiling	Brand: Thai Sun, ceiling wood Plastic Composite (WPC)

#### Living and Dining

Floor	600 mm.x1200 mm. Dominant Pearl Matt Tile
Wall	Cement plastering, painted
Ceiling	Cement plastering, painted
Doors	Wooden frame & panel
Windows	Wooden frame & panel, with aluminum frame Product Euro Tech 1.5 mm., Lock system Multipoint Lock Hardware Cmech Frame sliding Euro Groove, Jotun Color Aztec grey 10 years Warrantee color, 1 year warrantee in install and hardware
Appliance	Concealed Type unit (55,000 BTU)

#### Kitchen

Floor	600 mm.x1200 mm. Dominant Pearl Matt Tile
Wall	Cement plastering, painted
Ceiling	Suspended ceiling with 9 mm. gypsum board painted
Counter	Built-in furniture cabinet with artificial stone top
Appliances	Gas hob/burner, hood, sink, faucet, dish washer, refrigerator, oven and microwave
Sanitary ware	Sink series 700K and faucet single-mixer with pull-out dual spray series ESSENCE, Brand: Grohe, Germany or equivalent
Hot water supply	Electric heating unit



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#### Master Bedroom

Floor	Flooring material Wood Plastic Composite (WPC) for America, Brand: Shaw Contract, Color ELM, Model Nordic, size 18.20x1.22 mm. Thick 8 mm. and wear layer 0.55 mm.
Wall	Cement plastering, painted
Ceiling	Suspended ceiling with 9 mm. gypsum board painted
Doors	Wooden frame & panel
Windows	Aluminum frame Product Euro Tech 1.5 mm. Lock system Multipoint Lock Hardware Cmech, Frame sliding Euro Groove, Jotun Color Aztec grey 10 years Warrantee color, 1 year warrantee in install and Hardware
Appliance	Concealed Type unit (30,000 BTU)

#### Master Bathroom

Floor	600 mm.x600 mm., Enzo Cinder Microtec Tile
Wall	600 mm.x1200 mm., Superb Satuario Grand Tile
Ceiling	Suspended ceiling with 9 mm. gypsum board painted
Doors	Wooden frame & panel
Windows	Aluminum frame Product Euro Tech 1.5 mm, Lock system Multipoint Lock Hardware Cmech Frame sliding Euro Groove, Jotun Color Aztec grey 10 years warrantee color, 1 year warrantee in install and hardware
Counter	Top counter marble stone
Sanitary ware	Basin, basin mixer faucet, shower mixer with thermostat system, rain shower, toilet bowl, sink, sink mixer faucet Brand: Grohe, Germany, or equivalent, Bathtub (Brand : Roca, Spain or equivalent)
Accessories	Wall-mounted tap, hand towel & toilet roll holders (Brand: Grohe, Germany, or equivalent)
Hot water supply	Boiling unit system

#### 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Bedrooms

Floor	Flooring material Wood Plastic Composite (WPC) for America, Brand: Shaw Contract, Color ELM, Model Nordic, size 18.20x1.22 mm. Thick 8 mm. and wear layer 0.55 mm.
Wall	Cement plastering, painted
Ceiling	Suspended ceiling with 9 mm. gypsum board painted
Doors & Windows	Wooden frame & panel, with aluminum frame Product Euro Tech 1.5 mm., Lock system Multipoint Lock Hardware Cmech Frame sliding Euro Groove, Jotun Color Aztec grey 10 years warrantee color, 1 year warrantee in install and hardware
Appliance	Concealed Type unit (24,000 BTU for 2 <sup>nd</sup> Bedroom and 18,000 BTU for 3 <sup>rd</sup> and 4 <sup>th</sup> Bedroom)



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#### **2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Bathroom**

Floor	600 mm.x600 mm., Enzo Cinder Microtec Tile 600 mm.x600 mm. Enzo Sand Microtec Tile
Wall	600 mm.x600 mm., Enzo Cinder Microtec Tile 600 mm.x600 mm. Enzo Sand Microtec Tile
Ceiling	Suspended ceiling with 9 mm. gypsum board painted
Doors	Wood frame & panel
Windows	Aluminum frame Product Euro Tech 1.5 mm., Lock system Multipoint Lock Hardware Cmech Frame Sliding Euro Groove, Jotun Color Aztec grey 10 years warrantee color, 1 year warrantee in install and hardware
Counter	Top counter marble stone
Sanitary ware	Basin, basin mixer faucet, shower mixer, shower mixer with thermostat system, rain shower, hand shower, accessories, trigger spray, toilet bowl, sink, sink mixer faucet Brand: Grohe, Germany, or equivalent
Accessories	Wall-mounted tap, hand towel & toilet roll holders Brand: Grohe, Germany, or equivalent
Hot water supply	Boiling unit system

#### **Rest Room**

Floor	600 mm.x600 mm. Polar Black Structure Tile
Wall	600 mm.x600 mm. Polar Black Structure Tile
Ceiling	Suspended ceiling with 9 mm. gypsum board painted
Doors	Wood frame & panel
Windows	Aluminum frame Product Euro Tech 1.5 mm., Lock system Multipoint Lock Hardware Cmech Frame Sliding Euro Groove, Jotun Color Aztec grey 10 years warrantee color, 1 year warrantee in install and Hardware
Counter	Top counter marble stone
Sanitary ware	Basin, basin mixer faucet, shower mixer, shower mixer with thermostat system, accessories, trigger spray, toilet bowl, sink, sink mixer faucet Brand: Grohe, Germany, or equivalent
Accessories	Wall-mounted tap, hand towel & toilet roll holders Brand: Grohe, Germany, or equivalent
Hot water supply	Boiling unit system