

**OUTLINE SPECIFICATIONS**  
**48.00 M<sup>2</sup> TWO STOREY ROWHOUSE**  
**ALEXANDREA PRIME WITH**  
**ATTIC PROVISION MODEL**

**A. AREA**

1.0 Covered Floor Area : 48.00 m<sup>2</sup> ( 24.00 m<sup>2</sup> / flr )

**B. SCHEDULE OF FINISHES**

1.0 Floor Finishes

- a. Living/Dining : Rough Cement Finish; ready to receive tiles, parquet & similar flooring materials.
- b. Bedrooms : Plain Cement Finish
- c. T & B : Rough Cement Finish

2.0 Wall Finishes

- a. Interior Wall : Tool Joint Finish, Bare
- b. Exterior Walls : Plain Cement Finish, painted or Pre-fabricated wall panel duly accredited by HUDCC
- c. T & B Walls : Tool Joint Finish

3.0 Ceiling Finishes

- a. Interior Ceiling : None
- b. Exterior Ceiling : 5mm ord. Plywood on 1 ½" x 2" ceiling joist or equivalent HUDCC accredited ceiling system

4.0 Kitchen Counter : 2 inches thk. Reinforced concrete with 4" x 4" GWT "Mariwasa" brand or equal

5.0 Painting Works

- a. Exterior Walls : Painted flat – 2 coats
- b. Interior Walls : None
- c. Door Exterior : Painted semi-gloss-2coats
- d. Windows : Painted with Quick Drying Enamel

6.0 Roofing : 0.40mm thk. Long span pre-painted, RIB-TYPE, with 10mm single sided P.E. Foam insulation

**C. MATERIALS SPECIFICATIONS:**

1.0 CHB Walls

- a. 4" CHB NLB : 350 psi to 400 psi
- b. Reinforcing Bars : Structural grade deformed bar

2.0 Reinforced Concrete Columns/Beams or Steel Columns/Beams

- a. Concrete : Compressive strength of 3000 psi in 28 days
- b. Reinforcement : Structural Grade deformed bars or Equivalent Structural Steel Sections.

3.0 Second Floor Slab

- a. Concrete : Compressive strength of 3000 psi in 28 days
- b. Reinforcement : Structural Grade deformed bars
- c. Structural Decking : "Steeldeck", "Condeck" or equal

4.0	CHB Wall Footing		
	a. Concrete	:	Compressive strength of 2500 psi in 28 days
	b. Reinforcement	:	Structural Grade deformed bars
	c. Gravel bed	:	50mm thick ordinary gravel with maximum size of 25mm (1")
5.0	Column Footing		
	a. Concrete	:	Compressive strength of 3000 psi in 28 days
	b. Reinforcement	:	Structural Grade deformed bars
	c. Gravel bed	:	50mm thick ordinary gravel with maximum size of 25mm (1")
6.0	Slab on Fill		
	a. Concrete	:	Compressive strength of 2500 psi in 28 days
	b. Reinforcement	:	Structural Grade deformed bars
	c. Gravel bed	:	50mm thick ord. Gravel with maximum size of 25mm (1")
7.0	Communal Septic Tank		
	a. Concrete	:	Compressive strength of 2500 psi in 28 days
	b. Walls	:	4" CHB Ordinary Non-Load Bearing
	c. Reinforcing bars	:	Structural Grade deformed bars
8.0	Roof Framing		
	a. Purlins	:	100mm x 50mm x 15mm light gauge steel
	b. Sag Rods	:	10mm O Plain round bar with minimum yield strength of 33,000 psi
9.0	Roofing and Accessories		
	a. Roofing Sheets	:	0.40mm thick pre-painted long span, laps as specified by manufacturer
	b. Ridge Roll/Gutter & Flashing	:	0.40mm thick G.I. pre-painted
	c. Fasteners	:	Tekscrew, blind rivets and concrete nails
	d. Insulation	:	10mm single sided P.E. Foam
10.0	Plumbing Materials	:	PVC, "Sanimold" brand & Fittings or equivalent
11.0	Waterline	:	uPCV "Moldex" brand or equivalent from The tapping point (main water-line) to the Water meter. G.I. Pipes & Fittings or equivalent from the water meter through the building
12.0	Electric Materials		
	a. Safety Switch	:	30A, 2P, 230V "Allied", "Timco" or equivalent
	b. Wires & Cables	:	"Columbia" or equal brands.
	c. Light Outlet	:	4" O Keyless porcelain w/o bulb
	d. Switch	:	15A, 300V, "Veto" or approved equivalent
	e. Convenience Outlet	:	10A, 250V, "Veto" or approved equivalent
	f. Conduits	:	PVC flexible, 12mm O "Moldflex", "Uniflex" or equal
	g. Outlet Boxes	:	Ordinary Type
	h. Service Entrance	:	Ordinary Type Ridge Steel Conduit 20mm O
	i. Electric Meter & base	:	None
	j. Fixtures	:	Owner to furnish
13.0	Plumbing Fixture and Accessories		
	a. Water Closet	:	Flush type, "Skylark" by Royal Tern
	b. Kitchen Sink	:	Enamelled Finish to stainless
	c. Shower head	:	Chrome or nickel finish
	d. Shower valve	:	Straight valve, brass finish
	e. Floor Drain	:	100mm <sup>2</sup> , Chrome plate
	f. Water Meter	:	No Water Meter

14.0 Windows	:	Steel Casement Windows with 1/8" thick clear glass
15.0 Stair System	:	Spiral Stair System or L-Type Stair System
16.0 Doors, Hardware and Accessories		
a. Main Doors	:	Panel Type
b. Other Doors	:	Hollow flush doors with timber frames; marine plywood on exposed and wet side; ordinary plywood on the other side or HUDCC accredited equal.
c. Door Jambs	:	2" x 4" Solid wood Tanguile or equal
d. Locksets	:	"Alpha" or equivalent brands.
e. Barrel Bolt	:	Chomere plate for T&B door.
f. Hinges	:	90mm x 90mm loose pin hinges typical to three per door, "China"