

**OUTLINE SPECIFICATIONS**  
**58.80 M<sup>2</sup> STOREY STOREY UNIT**

**ALEXENE II MODEL**

**A. AREA**

1.0 Covered Floor Area : 58.80 m<sup>2</sup>

**B. SCHEDULE OF FINISHES**

- 1.0 Floor Finishes
- a. Living/Dining : Plain Cement Finish; ready to receive parquet & similar flooring materials.
  - b. Bedrooms : Plain Cement Finish.
  - c. T & B : 8" X 8" Floor Tiles.
- 2.0 Wall Finishes
- a. Interior Wall : In Light Steel Framing with Gypsum Board or Klath technology in paint Finish or equivalent Accredited Accredited HUDCC Wall Panel System.
  - b. Exterior Walls : In Light Steel Framing with TRUWOOD in Paint Finish or Equivalent Accredited HUDCC Wall Panel System.
  - c. T & B Walls : 8" x 8" Wall Tiles "Mariwasa Brand" or Equal.
- 3.0 Ceiling Finishes
- a. Interior Ceiling : 5mm thk. Ord. Plywood on 1- 1/2" x 2 Ceiling Joists in Paint Finish or equivalent HUDCC Accredited Ceiling Technology System.
  - b. Exterior Ceiling : 5mm thk. Ord. Plywood on 1 1/2" x 2" Ceiling joists in Paint Finish or equivalent HUDCC Accredited Ceiling Technology System.
- 4.0 Kitchen Counter : 2 inches thk. Reinforced concrete with 8" x 8" GWT "Mariwasa" brand or Equal
- 5.0 Painting Works
- a. Exterior Walls : Painted flat - 2 coats
  - b. Interior Walls : Painted -One coat
  - 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 RC Beams/Columns or Steel Columns/Beams or Light Steel Framing System
- a. Concrete : Compressive strength of 3000 psi in 28

	b. Reinforcement	:	days Structural Grade deformed bars or Equivalent Structural Steel Sections, Or Equivalent Light Steel Framing.
3.0	Second Floor Slab		
	a. Concrete	:	Compressive strength of 3000 psi in 28 days
	b. Reinforcement	:	Structural Grade deformed bars or Equivalent Light Steel Floor System.
	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	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 framing
	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	:	u PVC "Moldex" brand or equal from the tapping point (main water-line) to the water meter and 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, "Akari Brand" or approved equal.

e. Convenience Outlet	:	10A, 250V, "Akari Brand" or approved equal.
f. Conduits	:	PVC flexible, 12mm ø "Moldflex", "Uniflex" or equal
g. Outlet Boxes	:	PVC Type or Steel Type.
h. Service Entrance	:	Ordinary Type Ridge Steel Conduit 20mmø.
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	:	Stainless Sink
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" Thk. clear glass
15.0 Stair System	:	Spiral Stair System or L-Type Stair System.
16.0 Doors, Hardware and Accessories		
a. Main Doors	:	SolidPanel 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	:	"Yale" or equivalent brands.
e. Barrel Bolt	:	Chrome plate for T&B door.
f. Hinges	:	90mm x 90mm loose pin hinges typical to three per door, "China brand" or equal.