

OUTLINE SPECIFICATIONS
77.00 M² ONE STOREY RESIDENCE
MAURA MODEL

A. AREA

1.0 Covered Floor Area : 77.00 m²

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 in Conventional Method Using 4"thk. CHB, or any Accredited HUDCC Wall Panel System.

b. Exterior Walls : In Light Steel Framing with TRUWOOD, or in Klath Technology, or in Conventional Method using 4" thk. CHB Plastered in paint Finish, or any 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- ½" x 2 Ceiling Joists in Paint Finish or any equivalent HUDCC Accredited Ceiling Technology System.

b. Exterior Ceiling : 5mm thk. Ord. Plywood on 1 ½" x 2" Ceiling joists in Paint Finish or any 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 Walls

1.1 CHB Walls

a. 4" CHB NLB : 350 psi to 400 psi

b. Reinforcing Bars : Structural grade deformed bar

1.2 K-Lath Walls : Stucco Rite Brand Standard , Zinc coated . Galvanized , welded fabric lath, , 2"x2" mesh with slot perforated, absorptive, separator paper between face and back wires, complies with ASTM A42.3, C841, C933 and Federal Specifications QQ_W-461g and QQ-L-101c.

1.3 Truwood Panels : ½" thk, x 16" x 16" or 7/16" thk. x 4' x 8' meets or exceeds the

		requirements of following Building Codes and Standards; Uniform Building Code ICBO 2319 and 3567, Basic/Nat'l. Building Code, Standard Building Code; HUD Minimum Property Standards; Federal Mobile Home Code; American National Standard ANSI-ANA 135.6. Certified by the American Hardboard Assn. (AHA). Fire rating = Class C, R value =0.67(hour)(sq.ft.)(Fahrenheit) Per BTU.
1.4	Gypsum Board ½” thk. x 4’ x 8’	: Gypsum core board , fire resistant and surfaced with paper on front/back and long edges and complies with ASTM C36/C 1396.
2.0	RC Beams/Columns or Steel Columns/Beams or Light Steel Framing System	
	a. Concrete	: Compressive strength of 3000 psi in 28 days
	b. Reinforcement	: 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	:	uPVC “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 or approved equal.
b. Kitchen Sink	:	Stainless Sink
c. Shower head	:	Chrome or nickel finish
d. Shower valve	:	Straight valve, brass finish
e. Floor Drain	:	100mm ² , Chrome plate
f. Water Meter	:	No Water Meter
14.0 Windows	:	PVC Sliding Windows or Aluminum Sliding Windows.
15.0 Stair System	:	Spiral Stair System or L-Type Stair System.
16.0 Doors, Hardware and Accessories		
a. Main Doors	:	In PVC Sliding Doors or Aluminum Sliding Doors.
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.