

## Technical Specification

Project Area: Sun Valley Countryside West  
Project Name(s): Oasis Village, Lake Garden Village, Sunny Hill Village  
Property Type: Apartments

### **1. STRUCTURE**

All of the building structures will be of Seismic Reinforced Concrete as stated in the project plans and drawings. Foundations are monobloc or continues foundation system in Euro standards. All iron and concrete used in constructions comply with 2015 earthquake regulations and all tests have been done.

### **2. WALLS**

Perforated thick clay building bricks will be used for all external walls of the buildings as stated in the project plans and drawings. Internal walls will be isolated panel walls.

### **3. WALL FINISHING**

- **External Walls:**

3 layers of cement-based plaster will appropriately be applied. Special care will be taken to obtain smooth finishing, proper corners and edges. Before the application of undercoat paint, all the walls will be rubbed down smoothly and any cracks will be cut down and filled in. After the application of undercoat, a thin layer of paste will be applied and rubbed down again where necessary. 3 layers of %100 acrylic based paint (resistant to salt and sun corrosion) will be applied for finishing.

- **Internal Walls:**

2 layers of cement-based plaster will appropriately be applied and rubbed down to obtain a smooth surface. Special care will be taken to achieve proper corners and edges. Before the application of undercoat paint, all the walls will be rubbed down smoothly and any cracks will be cut down and filled in. After the application of undercoat, a thin layer of paste will be applied and rubbed down again where necessary. 3 layers of plastic based paint will be applied for finishing.

- **Ceilings:**

Since plywood forming will be used for the structure of the ceilings, there will be some roughness or blemishes at the joints of the plywood and the corners only. These will be rubbed down in order to have completely smooth surfaces. Line based ready-made plaster will be applied (Sivateks, Bimtex, Weber or equivalent) and surfaces will be rubbed down and cleaned to have them ready for painting. After the application of undercoat, a thin layer of paste will be applied and rubbed down again where necessary. 3 layers of plastic based paint will be applied for finishing. (For painting Marshall, Dyo or equivalent quality paints will be used.) Suspended ceilings will be fitted in corridors, kitchen and all bathrooms.

#### 4. WET SURFACES

The bathroom and WC will have non-slip ceramic tiles on top of two layers of cement-based plaster and two layers of cement-based isolation. (BASF or Köster equivalent) The ceramic wall tiles will be laid up to the suspended ceiling of the room. Ground ceramic will be non-slip type, the ceramic tiles will be fixed with 2-millimeters space between them. (The ceramic tiles value will be up to 12 \$.)

#### 5. FLOOR COVERING

All internal floor coverings will be on top of 10-12 cm concrete levelling. Internal floor coverings will be high quality ceramic tiles. There will be 7 cm high skirting boards fixed where necessary from the same materials. (The ceramic tiles value will be up to \$12).

Outdoor terraces and balconies will have 2 coats of cement-based waterproof isolation. These areas will be non-slip ceramic tiles with 7 cm high skirting boards. (The ceramic tiles value will be up to \$12).

All roof terraces will be covered non-slip standard ceramic tiles. Ceramic value is \$12.

All standards to be determined by vendor.

Windowsills will be marble.

#### 6. DOORS and WINDOWS

The entrance door will be manufactured from plywood covered with PVC material and will be painted white. Handles of the doors, stoppers, locks and the hinges will be of high-quality materials.

All bedroom doors will be American pressed type. Internal door handles, stoppers, locks and the hinges will be of the high-quality materials. Bathroom doors will be frosted glass with white aluminium frame.

All the external doors and windows (except the entrance door) will be double glazed isolated aluminium system, complete with all fixtures and fittings.

#### 7. BEDROOM WARDROBES

Bedroom Wardrobes will be sliding door type made from laminated material. Their height will be 2.26 meters. There will be an adequate number of shelves, drawers and hanging rails. The colour of the wardrobes must be approved by the purchaser.

#### 8. KITCHEN

For kitchen cupboards, doors will be of melamine material as stated in the original plans and drawings. There will be an adequate number of shelves, drawers, dust bins and plate shelves. The kitchen sinks will be stainless steel with 1½ bowls. (Franke or equivalent) Colours of the cupboards and drawers' handles will be chosen by the management. Kitchen tap will be Hans Grohe or equivalent. (All white goods are optional, integrated and standard size)

## 9. SANITARY WARE

The sink basin and lavatory will be fixed appropriately according to the project plans and drawings. They will be complete and in good working order. All the lavatories will be standard type. All showers will be walk-in type with a glass separation, water mixer and showerhead. Mirror will be fitted to the wall above wash basin. All armatures will be of first-class chrome plated type (Hans Grohe or equivalent) and have one mixer tab for shower, bathroom sink and kitchen sink. Each bathroom and WC will have a toilet paper holder, and towel hangings.

## 10. MECHANICAL WORKS

Each apartment will have air conditioner spit unit system installed that will reach each room in the property, except bathrooms. The system will be chosen by the contractor. Each unit will have a boiler and water heating unit which will be placed inside the apartment. All internal hot and cold-water piping will be plastic and external piping will be galvanised iron. All waste water piping will be plastic as stated in the project plans and drawings. Rain water drainage piping will also be plastic and will be fixed outside the buildings. (needs to be maintained every 3 months) **All the buildings' waste waters will be connected to waste water treatment plant.** All buildings will have a stand by water station pump.

## 11. ELECTRICAL WORKS

All the electrical works will be done according to the British Standards and as stated in the electrical project. All the materials used will be EMO (Chamber of Electrical Engineers) approved. In addition, it will be connected to a **communal standby generator** for the emergency power requirements of the whole site (all apartments) It will always be ready to provide emergency power supply automatically with a changeover mechanism whenever there is a power cut.

The infrastructure of the main electricity supply to the site and the transmission unit will provided by the contractor.

## 12. SWIMMING POOLS

There will be communal swimming pools according to the architectural and mechanical projects.

## 13. GROUND ARRANGEMENTS

The road in front of the project area will have Local Authority approved pavements. There will be car parks as stated in the project.

The materials which needs to be approved by the management will have to be decided upon within a week following the provision of the samples by the contractor. The contractor will not be responsible for any delays caused by late approvals.

## 14. VENDOR AND CONTRACTOR

Baştaşlar Construction