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Technical Specification

Cove Garden Phase 2 - Apartments

Structure

All of the building structures will be of Seismic Reinforced Concreate as stated in the project plans and drawings.

Walls:

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

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. After the application of undercoat, a thin layer of paste will be applied and rubbed down again where necessary. 3 layers of acrylic based paint will be applied for finishing. There will be no visible brush or roller marks once the painting is finished.

Internal Walls:
3 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. 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. There will be no visible brush or roller marks once the painting finishes.

Ceilings:

Cement based ready-made plaster will be applied (Sivateks, Bimtex 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. There will be no visible brush or roller marks once the painting finished. For painting Marshall, Dyo or equivalent quality paints will be used. Suspended ceilings will be fitted in bathrooms.

Wet surfaces:

The bathroom and WC will have non-slip ceramic tiles on top of two layers of cement-based plaster and one layer of insulated cement-based liquid.The ceramic wall tiles will be layed up to the suspended ceiling of the room. Ground ceramic will be non-slip type, 60 x 60 cm. The ceramic tiles will be left in the water for at least 24 hours before use and then will be fixed with 3-millimetre space between them. (The ceramic tiles` value will be up to 8 $.)

Floor Covering:

All internal floor covering will be of 60 x 60 cm high quality light grey colour ceramic tiles. There will be 7 cm high skirting boards fixed where necessary from the same materials. The ceramic tiles will be left int he water for at least 24 hours before use. (The ceramic tiles` value will be up to 8 $)

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All outdoor areas will have 2 coats of cement-based isolation, one on top of minimum 8cm concrete layer and one-layer underneath. The spacing between the fixed tiles will be 3 mm.

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All outdoor terrace floors (roof terraces optional), balconies and the stair areas will be paved with 60 x 60 cm non-slip ceramic tiles of light grey colour. These areas will have 7cm high skirting boards fixed from the same material. For the roof terrace, two coats of waterproof insulating material will be used.

Doors and windows:

The entrance door will be manufactured from massive wood and MDF material and will be painted. Handles of the doors, stoppers, locks and the hinges will be of the quality of Hafele or equivalent.

All internal doors will be American pressed type. Handles of the doors, stoppers, locks ant he hinges will be of the quality of Hafele or equivalent.

All the external doors and windows (except the entrance door) will be heat insulated, anthracite colour Linnea Rossa or equivalent aluminium, complete with all fixtures and fittings including locks, handles, felts etc.

All colours for above materials will be determined by the construction company. All materials used will be tested and approved by the construction company including the cross section of the aluminium.

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Bedroom Wardrobes:

Bedroom Wardrobes will be made from laminated material. Their height will be 2.26 meters and at least one panel will have a mirror affixed. There will be an adequate number of shelves, drawers and hanging rails. The colour of the wardrobes will be decided by the buyer.

Kitchen:

For kitchen cupboards MDF material will be used for the frame and laminated material for the doors as stated in the original plans and drawings. There will be an adequate number of shelves and drawers plus a dust bin and plate shelf. The hinges will be internal. The kitchen sinks will be stainless steel with 1 bowl. Colours of the cupboars worktop and drawers` handles will be chosen by the buyer. All appliances will be included: Dishwasher, washing mashing with dryer, oven, electric hob, extractor fan, fridge/freezer.

Sanitary Wear:

The sink basin and lavatory will be fixed appropriatery 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 shower set etc. The sink basins will be standard and mirror will be fitted to the wall above. All armatures will be of first class chrome plated type (Grohe or Hans Grohe or equivalent) and have one mix tab. Each bathroom will have a toilet paper holder, and towel hangings.

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Mechanical Works:

Each apartment will have an immersion water heating system inside the apartment. Internal hot and cold-water piping will be plastic and the external hot and cold-water piping will be of galvanized iron piping. All the 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.

The waste water treatment plant will be biological and tertiary treatment type. All the buildings' waste waters will be connected to it as stated in the mechanical project. The plant will be in good working order and the treatment of the waste water will be done in accordance with the relevant environmental rules and regulations and will be used for watering landscaped areas.

Electrical Works:

All the electrical works will be applied according to the British Standards and as stated in the electrical project. All the materials used will be EMO (Chamber of Electrical Engineers) approved. Each apartment will have a shaver outlet.

In addition a communal standby generator for the emergency power requirements of the whole site will be installed. 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. There will be CCTV cameras around the site.

Communal Swimming Pool:

There will be one communal swimming pool according to the architectural and mechanical projects. The sun bathing area floor covering will be non-slip ceramic tiles.

Ground Arrangements:

There will be car parking areas as stated in the Project and each apartment will have one car park area. There will be adequate pedestrian pavements between the buildings and adequate amount of lighting will be built.

Air Conditioning:

Each apartment will have a split unit AC system. All rooms except bathrooms will have an air conditioning unit. The system will be chosen by the Contractor.

Vendor and Contractor:

Baştaşlar İnşaat Şti.Ltd.