

LANDY GRAND

SPEC FOR BUILD-IN*



Premium material selection tailored
for both design and practical functionality.

- ▣ Materials selected according to set budget standards
- ▣ Fully customizable specifications to meet design needs
- ▣ Prioritized for quality, beauty, and durability
- ▣ High value at reasonable cost



KOHLER

HÄFELE

Landy Grand Construction
Center Specification for
SPEC FOR BUILD-IN

**MATERIAL
LIST**



GENERAL STRUCTURE

Foundation Work

Spun piles with 0.22 m diameter, depth ≥ 21 m
(depends on soil survey & engineering design)

Structural System (Foundation / Columns / Beams / Slabs)

Cast-in-place reinforced concrete, ready-mix by CPAC or equivalent

Steel Reinforcement

SD40 deformed bar / RB25 or per engineering requirement

Lower Floor Slab

4 cm concrete topping over termite barrier sheet and compacted base

On-Ground Concrete Slab

On-beam slab system (Solid Plank) with termite protection, using Nova System

Second Floor Slab & Roof Frame

Reinforced concrete & steel with Nova System technology



GROUND FLOOR FINISHES

▮ Interior Zones

Living room, dining, hallway, kitchen, bedrooms, working space, entertainment room, walk-in closet, study, and shrine room
Floor finish: 5 cm topping, (material as per customer selection to be procured by the client later)

▮ Service Zones

Bathroom, laundry, Thai kitchen, pantry, maid's quarters
Floor finish: 5 cm topping, surface (material as per customer selection to be procured by the client later)

▮ Garage / Storage

Polished concrete finish

UPPER FLOOR FINISHES

Interior Zones

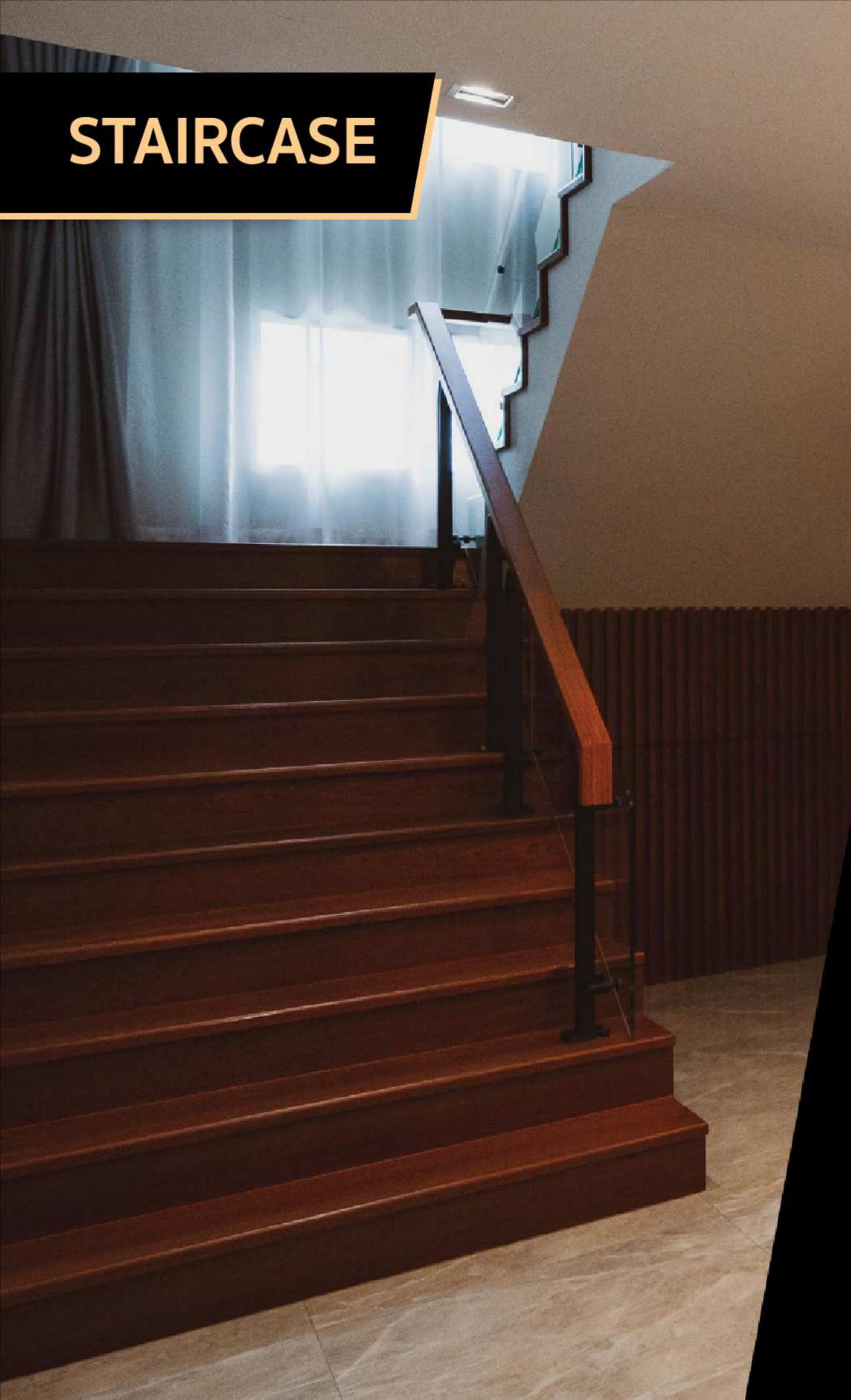
Bedrooms, hallway, entertainment room, study, shrine room

Floor finish: 5 cm topping, (material as per customer selection to be procured by the client later)

Balcony / Upper Outdoor

Floor finish: 5 cm topping, tile finish (material as per customer selection to be procured by the client later)

STAIRCASE



▮ Structure

Reinforced concrete stair core

▮ Tread, Riser, Skirting

Prepared for hardwood or material of customer's choice
(material as per customer selection to be procured by the client later)

▮ Handrail, Balustrade, Top Tread, Wall Paneling

Material and style selectable (material as per customer selection to be procured by the client later)

WALLS



Exterior

Lightweight concrete block, 7.5 cm thick, plastered

Interior

Lightweight concrete block, 7.5 cm thick, plastered

Bathroom (Dry Zones)

Homogeneous tiles 60x60 cm, approx. 800 THB/sqm with aluminum edge trim and 12 mm skirting

Bathroom (Wet Zones)

Full-height wall tiling, 45° cut corners with PVC trims

Partition Walls

12 mm gypsum board with smooth finish

PAINTING

Exterior Walls

ICI DULUX WEATHERSHIELD POWERFLEXX 100% Acrylic
Primer: DULUX MASAEL 743 (1 coat) + 2 topcoats

Interior Walls

ICI DULUX INSPIRE 100% Acrylic
Primer: DULUX MASAEL 743 (1 coat) + 2 topcoats

Steel/Metal Surfaces (Railings, Beams, Ceiling Frames, Doors)

ICI SUPERCOITE system (2 primers + 2 finish coats)



ELECTRICAL SYSTEM

▮ Main Wiring

Up to 25 meters, installed with IMC conduit and HDPE sheath
Grounding per electrical code

▮ Internal Wiring

BANGKOK CABLE copper wires with PVC insulation

▮ Power Outlet Height & Specs

Standard: 320x120x190 mm box (customized as needed)

▮ Circuit Breakers

Schneider or equivalent panel 18–42 circuits depending on house size
Wall-mounted, concealed system

▮ Special Systems

LAN, Internet: Provided per design

Intercom & Telephone: Wiring included

SANITARY WARE



- /// **Toilet (Master & General)**
KOHLER
- /// **Basin (Master & General)**
KOHLER counter-top or drop-in basin
- /// **Bathtub (if included)**
American Standard WINPLUS
- /// **Wall Tiles (Wet Zone)**
OVERSEAS tile, size 180x200 mm, thickness 10 mm
- /// **Vanity Top / Wall-hung Cabinet**
KOHLER or equivalent
- /// **Faucet Set (Shower + Handheld)**
KOHLER full set with water heater prep
- /// **Sink (Laundry, Pantry, Thai Kitchen)**
KOHLER stainless steel basin

CEILING WORK

Interior (Standard)

9 mm gypsum board, painted or recessed (C-Line)

Finished ceiling height: 2.90 m or per design

Bathroom Ceilings

Moisture-resistant gypsum board, framed with aluminum trim

Balcony & Eaves

SMARTWOOD, treated and double coated



ROOFING

Insulation

GODPOOL reflective foil with fiberglass wool

Radiant Barrier

STAY COOL, 3" thick fiberglass sheet

Roofing Materials

SCG CPAC MONIER or

SCG PRESTIGE (various models)

Metal Sheet RT-760PU 0.47 mm with PU Foam

Roof Structure

Galvanized steel truss 1.8–2.0 mm thick

Gutter System

Complete UPVC gutter system with full accessories

DOORS & WINDOWS

▮ Main Door

TOSTEM system or engineered wood (2.40 m)

Finishes: Natural Oak / Black / Grey or customer-selected veneer

▮ Interior Doors

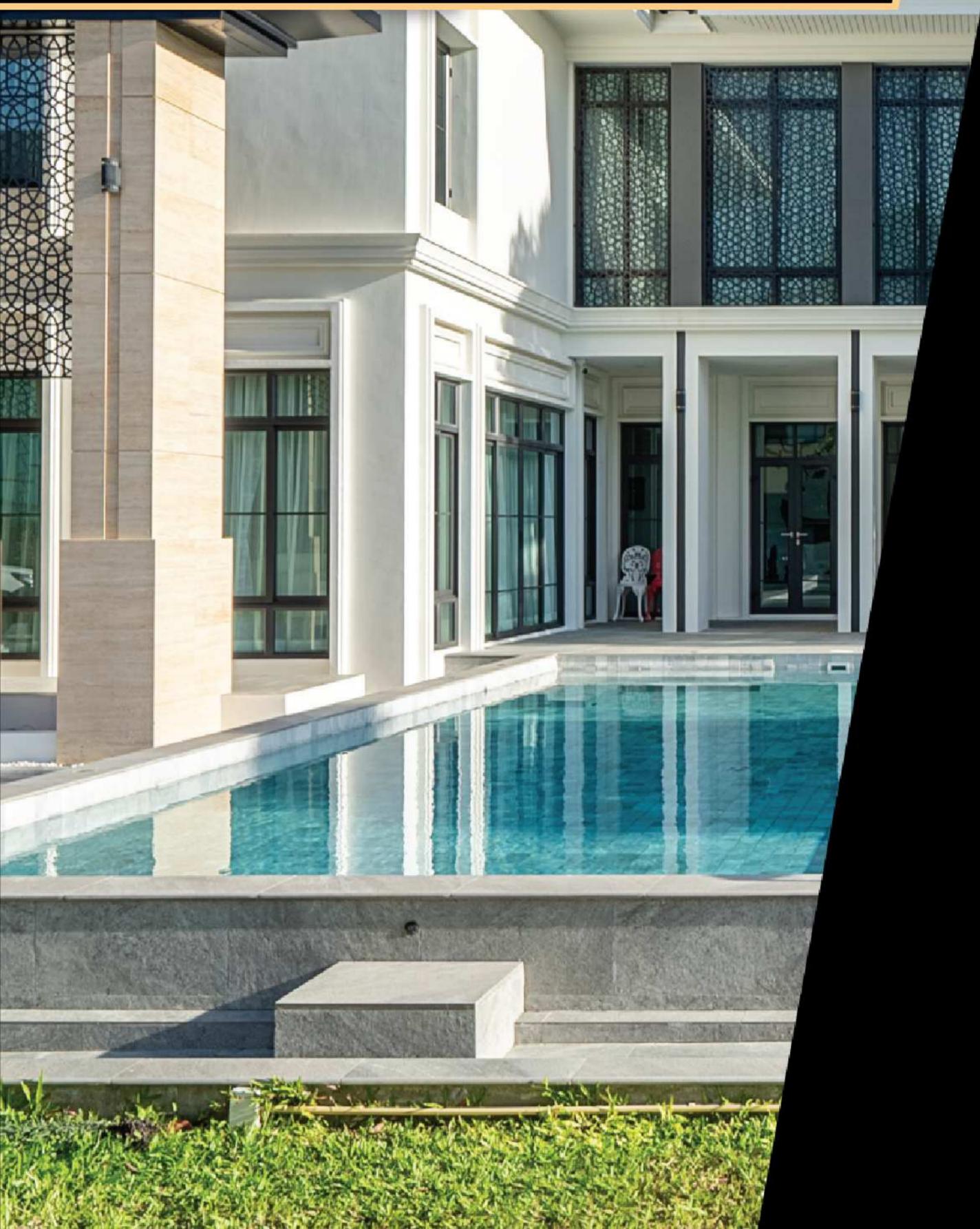
(material as per customer selection to be procured by the client later)

DOOR & WINDOW HARDWARE

▮ Main Door Handle

Stainless steel, size 2.2 m (1 pair), with built-in locking system

SWIMMING POOL (OPTIONAL)



Structure

Reinforced concrete construction

Pool System

Skimmer system with pump room

Pool Tiles

COTTO Mosaic

~1,200 THB/sqm (price may vary)