



TALIADORES

EAST COURT - ASOMATOS

TECHNICAL SPECIFICATIONS – GENERAL

1. GENERAL

1.1 General

The Specifications must be read in conjunction with the Contract Terms and Drawings and form part of the Contract Documents. The material and workmanship specifications shall apply to all works unless otherwise specified. All works shall be executed in accordance with the Laws and Regulations of the Department of Town Planning and Housing and/or any other Competent Authority.

1.2 Materials

All materials shall be of the best quality as described in these Terms and shall comply with the Cyprus Standards (CYS) or the corresponding British Standards (BS).

1.3 Execution

The execution and overall quality of the work shall be of the highest possible standard and in accordance with the Cyprus and (where applicable) British Specifications and regulations. The Contractor is responsible for the proper execution, stability, and excellent quality of the works. Special care must be taken to strictly follow the specified dimensions and elevations. Constructions with dimensional deviations beyond the permissible limits shall be corrected by the Contractor at his own expense. All costs for demolitions, removals, reconstructions, and repairs shall be borne by the Contractor.

1.4 Material Samples, Constructions, and Construction Drawings

Before ordering materials, and if these are not specified in the Documents, the Contractor shall ensure the use of the best quality materials, always in accordance with the drawings.

1.5 Testing

The costs of routine quality control tests of materials, works, and constructions, as described in the relevant sections of the Specifications, shall be borne by the Contractor, regardless of their results.

- Sampling of concrete test cubes and crushing tests of these samples.
- Testing of material composition, quality, and suitability of individual components (aggregates, water, cement, admixtures, backfill materials, plastering materials, etc.).
- Sampling of reinforcement bars to be sent to a specialized laboratory for testing of mechanical properties and chemical composition.
- Suitability of borrow materials or excavation materials for backfilling.
- Compaction testing of backfills.

2. PURCHASING VALUES

2.1 For Ceramic Tiles (Indoors and Outdoors)

The buyer may select ceramic tiles of their choice, provided the purchase value does not exceed €20/m², which includes only the supply cost from the store. The contractor will be responsible for installing them in the house, and this price is included in the total purchase cost of the house. If the buyer selects ceramic or marble of a higher value, they will pay the difference.

2.2 For Laminate Wooden Flooring (Indoors)

The buyer may select laminate flooring of their choice, provided the purchase value does not exceed €18/m², which includes only the supply cost from the store. The contractor will install it in the house, and this price is included in the total purchase cost of the house. If the buyer selects parquet or laminate of a higher purchase value, they will pay the difference.

2.3 For Sanitary Ware

The contractor will install sanitary ware and mixers of the buyer's chosen brand. All sanitary ware will be installed at the contractor's expense and in functional condition. If the buyer chooses more expensive sanitary ware, they may do so and will pay the difference. The budget for sanitary ware and mixers is €1,800 based on the above-mentioned quality.

2.4 Metal Fixtures

The contractor will install metal fixtures such as railings, small metal items, gates, handrails, etc., exactly as shown in the plans.

2.5 Aluminium Frames

- **Hinged Aluminium Frames:** Series MU2750 THERMAL with double glazing, 5mm thick internal glass "Stopray Smart 51/33", 6mm thick external glass "Planibel Clearlite", 15mm gap, in natural aluminium color, including all necessary fittings and operational accessories.
- **Sliding Aluminium Frames:** Series MU114 THERMAL with double glazing, 5mm thick internal glass "Stopray Smart 51/33", 6mm thick external "Planibel Clearlite" glass, 15mm gap, in natural aluminium color, including all necessary fittings and operational accessories.

2.6 Metal Railings

Metal railings similar to those shown in the 3D designs.

2.7 Carpentry Works

The purchase price includes the cost of the carpentry works, which will include the following technical specifications:

- **Interior Doors:**

Pressed MDF wood, 6mm thick, melamine-coated, including wooden frame BLOMBORT with melamine coating and matching door stops, locks and handles with a purchasing value of €35/set, and three (3) hinges per door. Total cost: €450 per door.

- **Kitchen Counters and Cabinets:**

Frames made of white melamine, doors made of melamine with 2mm PVC edging, with Soft Close runners for four (4) drawers. All opening doors will have Soft Close hinges. Handles with a purchasing value of €3 each. If the buyer wishes to add extra countertops or cabinets beyond the original design, an extra charge of €250/m will apply. Additional countertop in synthetic granite with a purchase value of €135/m.

- **Wardrobes:**

Frames made of white melamine, doors made of melamine with 2mm PVC edging, with runners and handles costing €3 each. If the buyer wishes to add extra wardrobes beyond the original design, an extra charge of €250/m² will apply.

- **Decorative Beams:**

Made of beams suitable for outdoor use, including all necessary supports and paints, similar to what is shown in the 3D designs.

Provision for Electric Vehicle Charging

Provision is included for the future installation of an electric car charger.



2. EARTHWORKS

3.1 General

The Contractor shall perform a detailed survey of the plot to confirm the existing levels as shown on the Drawings. Due to the terrain morphology, hard ground, rock, or clay may be encountered. The Contractor is obliged to ascertain the ground conditions to be excavated, and the construction cost will not be affected by the discovery of hard ground.

3.2 Condition of Construction Site

Before starting any work, the construction site will be inspected by the Contractor and the Supervising Engineer in order to determine and record the general condition of the site. The recorded details will include anything that might be affected by the Contractor's work, such as fencing, boundary markers, etc.

3.3 Site Clearing

The construction site will be cleared of any debris as well as all vegetation. If, for any reason, boundary markers are moved or damaged due to the Contractor's activities, the Contractor will immediately replace them, without affecting the project delivery schedule.

3.4 Ground Levels

The plot has already been surveyed, and the building levels are based on this survey. The existing and proposed final levels are indicated on the drawings. After clearing the ground and before starting earthworks, excavation areas will be protected.

3.5 Removal of Surface Soil

The Contractor and the Supervising Engineer will agree on the areas and depth of surface soil to be removed before starting earthworks. Once removed, the surface soil will be disposed of.

3.6 Layout

The overall layout of the building, securing these points (axes), and implementation of levels will be done by the Contractor. The Contractor will be responsible for the correct layout, safeguarding these points, and adherence to the levels according to the drawings.

3.7 Materials

All soils used for backfilling will be of "A" quality. The gravel and sand must be free of organic matter and clay soils. The topsoil will come from an approved supplier, free of stones and useless substances, and must contain sufficient organic and biological materials to support plant growth.

3.8 Backfilling Placement

Backfill will be placed and compacted in layers not exceeding 30 cm of compacted thickness and will be continuous over the entire excavation surface. Before placing a new layer, the surface of the existing layer will be moistened using appropriate machinery to ensure proper bonding between the layers.

3.1 Compaction Test of Backfill Soil

The test used to check the density and moisture content of the backfill soil will be according to 8.S. 1377: Part 4 1990 Section 3 — "Determination of dry density / moisture content relationship of soil" using a 2.5 kg rammer (Standard Proctor Test).

The optimum moisture content is the moisture level that gives the maximum dry density of the soil during the Standard Proctor Test. The cost of structural materials testing will be included within the construction cost.

3.2 In-situ Density Tests of Backfill Soil

The test used to verify the in-situ density of the backfill soil will follow 8.S.1377: Part 9 1999 Section 2 — "In-situ density tests, sand replacement method suitable for fine, medium, and coarse-grained soils (small and large pouring cylinder methods)" (Sand Replacement Test).

The cost of structural materials testing will be included within the construction cost.

3.3 Sampling of Test Specimens

The Contractor will take samples so that the following tests can be conducted:

- In-situ dry density and moisture content,
- Standard Proctor Test.

The normal sampling rate will be:

- One sample per 100 m² for in-situ density and moisture checks,
- Two samples from each type of backfill material for the Proctor test.

The cost of structural materials testing will be included within the construction cost.

3. CONCRETE WORK

3.1 Cement

The cement shall be (PORTLAND) slow-setting type and must comply with the Cypriot Standard CYS 16:1980. The Contractor shall take all necessary measures to protect the cement from moisture.

3.2 Admixtures

Admixtures to be used will be according to the designs referenced in the study.

3.3 Concrete Quality

The characteristic strength of the concrete and the size of the aggregates will be as specified in the drawings and specifications. The following categories of concrete will be used and must meet the requirements shown in the table below.

Table 1: Concrete Categories

Κατηγορίες σκυροδέματος	C5	C10	C15	C20	C25	C30
Μέγιστο ονμαστικό μέγεθος αδρανών (MM)	20	20	20	20	20	20
Ελάχιστη αποδεκτή ποσότητα τσιμέντου (Kg/M3)	100	150	220	330	370	410
Μέγιστη αναλογία νερού/τσιμέντου	0,60	0,60	0,50	0,50	0,48	0,45
Χαρακτηριστική ενδεικτική αντοχή κύβων 150χιλ στις 7 μέρες (N/MM2)	3,5	6,5	10	13,5	16,5	20
Χαρακτηριστική ενδεικτική αντοχή κύβων 150χιλ στις 28 μέρες (N/MM2)	5	10	15	20	25	30
Προκαταρκτική εργαστηριακή αντοχή στις 7 μέρες (N/MM2)	5 (8)	9 (11)	13 (17)	18 (22)	21 (25)	24 (28)
Προκαταρκτική εργαστηριακή αντοχή στις 28 μέρες (N/MM2)	8 (12)	13 (17)	20 (25)	27 (33)	32 (38)	37 (43)

3.1.1 Strength Testing

The strength testing of concrete is considered essential for every concrete work. This test is performed on the concrete delivered to the site with the specified fluidity, by breaking test specimens (cubes) of 150mm edges, which will be taken.

The specimens will be prepared and cured according to the Cypriot Standard CYS 152 (Parts 1 and 2). All specimens will be numbered in the order they are taken on site.

Specimen sampling will be done by an independent laboratory. The Buyer has the right to nominate a laboratory that complies with legislation, and the Contractor, at his own expense, will ensure the breaking of the cubes. The cost of obtaining specimens and equipment for specimen collection, sampling, transport, storage, laboratory strength tests, and presentation of results will be fully borne by the Contractor. The Contractor shall keep full records regarding the concrete category, the date, and the location where it was placed, as well as corresponding information for the specimens taken. Sampling, transport, storage, protection, and breaking of specimens shall be conducted according to Cypriot Standards.

3.1.2 Transportation

The transportation of concrete from the place of preparation to the construction site shall be done using self-propelled vehicles with rotating drums or other suitable means. Generally, the time elapsed from the preparation of the concrete until its placement should not exceed 30 minutes. If special retardant admixtures are used, the transportation time will be adjusted accordingly.

3.1.3 Placement

The concrete shall be compacted during placement with the help of suitable mechanical mass vibrators. The vibrators shall be fully immersed in the concrete at distances that ensure uniform and sufficient compaction of all the concrete without voids. The vibrators shall be withdrawn slowly after immersion to avoid the formation of air bubbles.

3.1.4 Construction Joints

The placement of concrete shall be continuous until the completion of the work or until a part of the work is completed that lies between construction joints, according to the construction drawings.

Before continuing placement, the hardened surface will be roughened and washed thoroughly with water. Then it will preferably be cleaned with compressed air to remove the water with which it was previously washed. The concrete placed near the hardened surface must be well vibrated.

3. REINFORCEMENT PROCESSING AND PLACEMENT

3.1 General

The reinforcement shall be high-strength ribbed steel bars (deformed), with a minimum characteristic yield strength $f_y = 420 \text{ N/mm}^2$ (S420). It shall be of Western European origin (Spanish Celsa, Italian Riva, Greek Sidenor, or similar) both for the longitudinal reinforcement and the stirrups, and shall comply with the British Standard B.S. 4449. Structural meshes shall comply with British Standard B.S. 4483 or an equivalent.

Reinforcement shall be stored on-site in a clean area, avoiding contact with the ground. It must be clean, free of dust, oil, paint, and rust. Placement must allow easy identification and use of all reinforcement diameters. Cutting and bending shall be performed mechanically according to the plans and British Standard B.S. 4466.

The diameters of the reinforcement bars shall be as indicated in the drawings. Straightening of previously bent bars is not permitted, and the reinforcement must be free from rust.

The reinforcement shall be accurately placed and securely fixed in position as per the drawings. Special attention must be paid to securing the reinforcement so that it does not deform, avoiding any displacement, particularly during concrete placement and compaction, and it must be able to carry any loads applied during the concrete placement.

4. FORMWORK

4.1 Ordinary Formwork

This is the most common type of formwork, made from rough (unsurfaced) whitewood boards, with a minimum thickness of 20 mm, and a variety of lengths and widths. Joints between adjacent boards should not exceed 3 mm. Finished surfaces of this type typically receive plastering afterward.

4.2 Fair-Face Formwork (FAIR-FACE)

Consists of assembled metal molds or new timber from "black plywood" Marine Plywood, or another approved material. After removal of the formwork, surfaces shall be smooth, accurately reflecting their shape (flat, circular, vaulted, cylindrical, or curved surfaces) without joints or waves. Finished surfaces of this type usually remain unplastered or are painted or skimmed and then painted.

3.1 Formwork Suitable for Exposed Concrete

This formwork consists of new timber or another approved material. After removal of the formwork, the surfaces shall be smooth and perfectly reflect their intended shape (flat, circular, vaulted, cylindrical, or curved surfaces) without joints or waves. The finished surfaces of this type typically remain unplastered in order to showcase the raw yet simultaneously aesthetically pleasing appearance of the exposed concrete.



3 BUILT-IN WORKS FOR ALL INSTALLATIONS

3.1 General

The term “Built-in Works” shall mean all works to be carried out by the Contractor related to all installations, and shall include the following:

- (a) Cutting and forming openings for wires, pipes, fittings, supports in walls, floors, ceilings, partition walls, etc., as well as making good after installation.
- (b) Construction of bases where required for all installations.
- (c) Building ducts from concrete, bricks, or wood and forming grooves in floors, walls, etc.
- (d) Breaking or shaping channels and installing sleeves for wires, pipes, fittings in floors, walls, etc., and making good according to the Architect’s instructions.
- (e) Fixing metal or other supports for pipes or other installations onto walls or concrete.
- (g) Painting all visible pipes, ducts, metal supports, etc. after installation.
- (h) Construction of wooden frames for grilles and ducts.
- (i) Construction and installation of wooden electrician’s boxes (junction boxes) for electrical installations on walls, including painting.
- (j) Sealing all electrical, mechanical, plumbing, and drainage services passing through openings in floors, walls, and ceilings with the material described below or an equivalent, ensuring smoke and fire containment for at least 2 hours, as specified in BS 476: Part 20:1987:

- (i) For openings not exceeding 30 mm:
“Nullifire M701 Fire Resistant Group Mastic to the correct depth required, using Nullifire M710 foam backing pad to control the depth of seal.”
- (ii) For openings larger than 30 mm:
“Nullifire B200 Fire Stop Compound troweled into the opening to a minimum thickness of 200 mm.”

3.1 External Services

External services shall be carried out in accordance with the requirements of the competent authorities and the approved drawings.

4 MASONRY

4.1 Materials

Bricks

Perforated bricks shall comply with **CYS 19:1989** or a more recent certification.

- **Internal walls:** Where masonry is constructed with perforated bricks, these must be of select quality—intact, well-fired, regular in shape, with rounded holes. When soaked in water for 24 hours, they should not release any salts.
- **External walls:** Bricks shall be thermal-insulating of Grade A quality, with thickness between 250 mm and 300 mm according to the drawings, to meet all energy performance requirements.

Sand

Sand for mortar preparation shall be coarse sea sand or a 1:1 mixture of sea sand and crushed sand, with a smooth gradation between 0.1 mm and 3.15 mm, conforming to **Cyprus Standard CYS 14:1986**. The sand shall be free from salts or other impurities.

Cement

Cement shall be of the **PORTLAND** type.

Lime

The lime to be used shall comply with the specifications in Section 10.0 (Plasters and Wall Finishes).

4.2 Cement Mortar

Cement mortar shall be mixed in the ratio 1:3 (one part cement to three parts sand) with the addition of an approved plasticizer.

The ratios shall be measured by volume. Material measurements shall be made using suitable approved containers as agreed by the Architect, and mixing shall be done by mechanical mixers.

The mortar shall be used within 30 minutes after mixing.

3.1 Workmanship

The masonry shall be built smoothly with regular vertical sides and corners. During construction, the verticality of the walls shall be continuously checked using a plumb line.

The joints between bricks shall be fully filled with mortar. For masonry that will be plastered, the joints shall be raked to a depth of 6 mm as the construction progresses. Joint thickness shall not exceed 10 mm.

3.2 Lintels – Senaz

All lintels shall be prefabricated metal types, such as Catnic or other equivalent systems, and shall extend 200 mm into the masonry on both sides for openings smaller than two meters.

Where lintels terminate on concrete structures, special plates from the same manufacturer shall be used.

Where the openings are larger than two meters, the lintels shall be made of reinforced concrete, grade C25, and shall bear on the masonry by 200 mm on both sides.

Where the height of the masonry exceeds 3.50 m, a reinforced concrete ring beam (senaz) of grade C25 shall be incorporated at the lintel level.

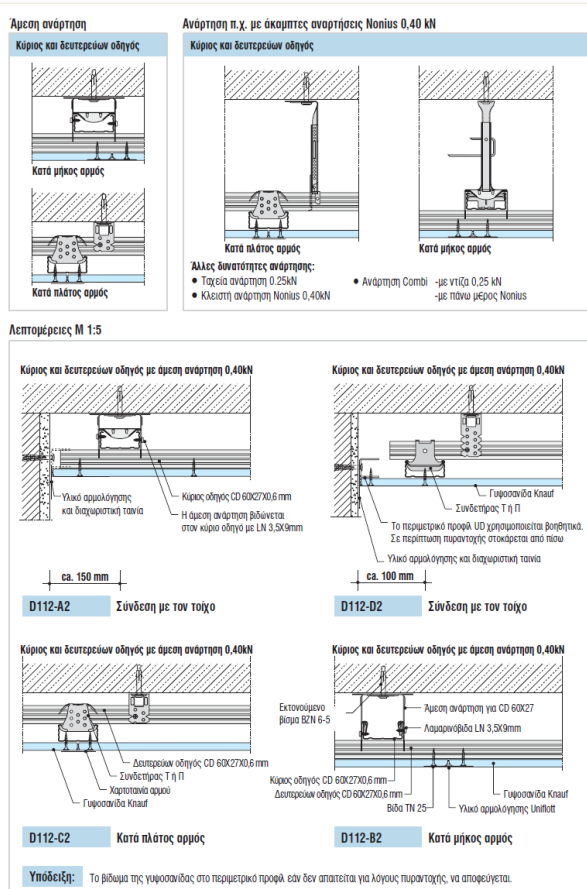
3. DRYWALL CEILINGS AND PARTITIONS

3.1 General

The gypsum boards shall be of the KNAUF brand. Jointing shall be done with Knauf-Readyfix or equivalent, which is an acrylic-based jointing compound with very fine grain. For moisture-resistant gypsum boards, Knauf-Uniflott, green moisture-resistant or equivalent, which is water-repellent, shall be used. For jointing fire-resistant gypsum boards, Knauf-Fireboard Spachtel shall be used, which is a gypsum-based jointing compound reinforced with special additives. The entire surface of the fire-resistant gypsum board shall be coated with Fireboard Spachtel compulsorily, and glass fiber joint tape shall be used. In the other two cases (regular + moisture-resistant gypsum boards), paper joint tape shall be used, in contrast to fire-resistant gypsum boards where glass fiber mesh tape is used. The joint tapes in both cases must be Knauf or equivalent and used according to the manufacturer's instructions.

The final stage of jointing is achieved with the use of Knauf-Finish-Pastos or equivalent, according to the manufacturer's instructions. This is a ready-to-use finishing material, a mixture of synthetic resin, fine mineral fibers, and other auxiliary substances. It is applied as the last coat over the previous materials, which must have dried beforehand, and is troweled over the entire surface of the structural element to form smooth and glossy surfaces of high quality.

3.1.1 With System D112 – Connection to Wall

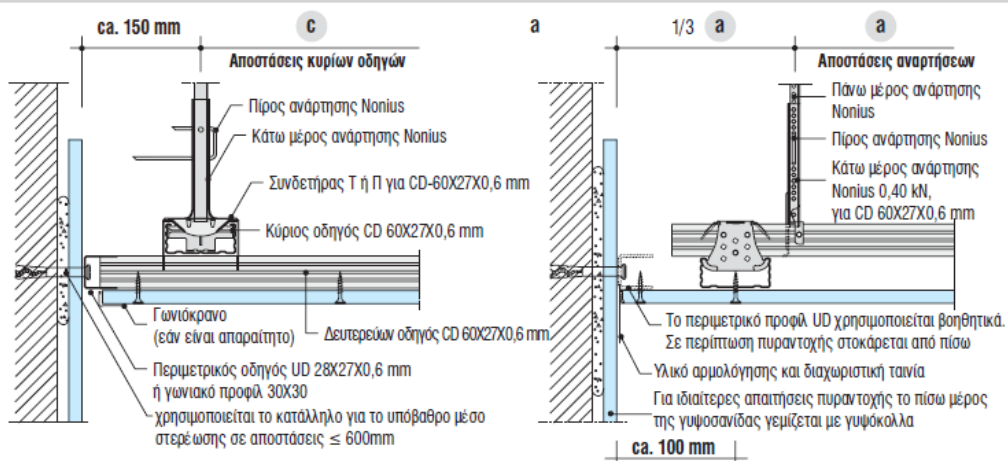


DRYWALL CEILINGS AND PARTITIONS – CONTINUATION

3.1.1 With System D112 – Connection to Wall & Cove

Μεταλλικός σκελετός

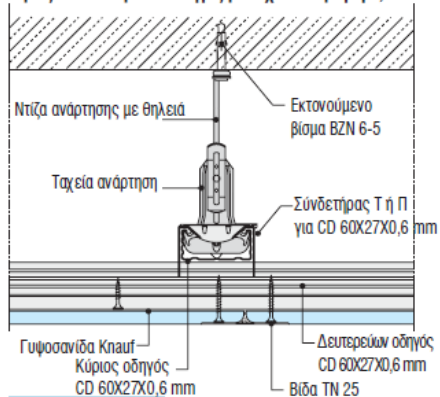
Λεπτομέρειες Μ 1:5



D112-A3

Σύνδεση με τοίχο και σκοτία

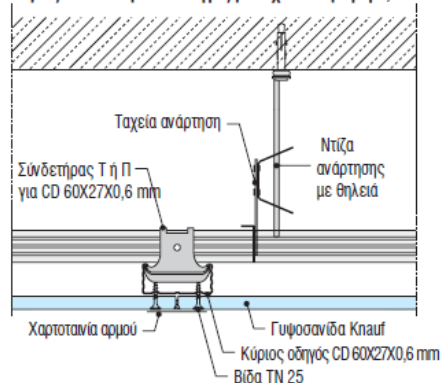
Κύριος και δευτερεύων οδηγός με ταχεία ανάρτηση 0,25 kN



D112-D3

Σύνδεση με τοίχο

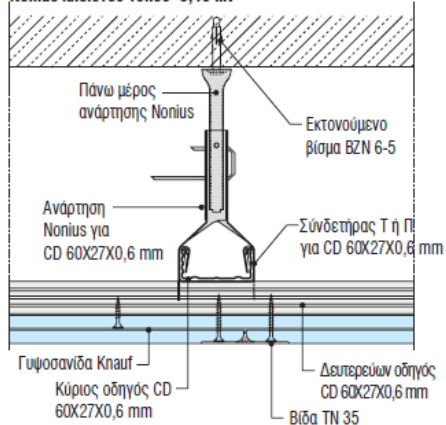
Κύριος και δευτερεύων οδηγός με ταχεία ανάρτηση 0,25kN



D112-B4

Κατά μήκος αρμός

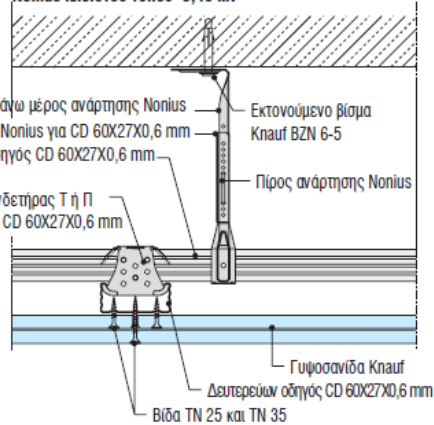
Κύριος και δευτερεύων οδηγός με άκαμπτη ανάρτηση Nonius κλειστού τύπου 0,40 kN



D112-C4

Κατά πλάτος αρμός

Κύριος και δευτερεύων οδηγός με άκαμπτη ανάρτηση Nonius κλειστού τύπου 0,40 kN



D112-B1

Κατά μήκος αρμός

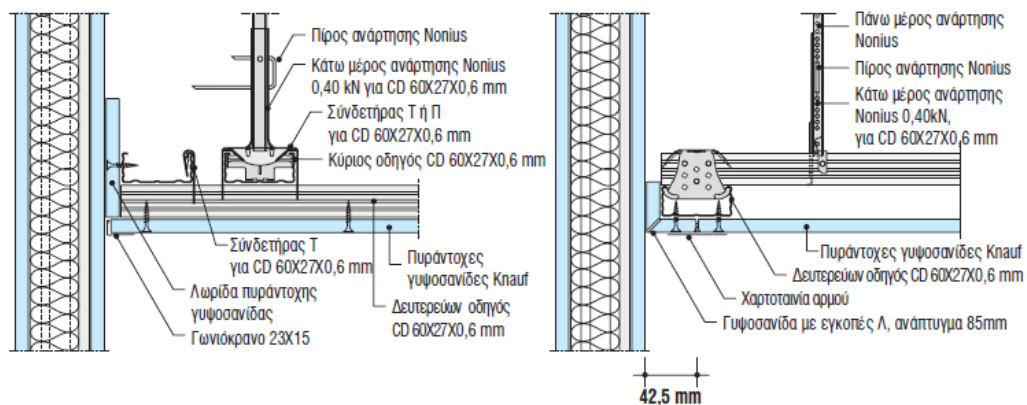
D112-C1

Κατά πλάτος αρμός

With System D112 – Connection to Masonry, Fire Resistance, and Other Details

Μεταλλικός σκελετός

Λεπτομέρειες M 1:5



D112-A5

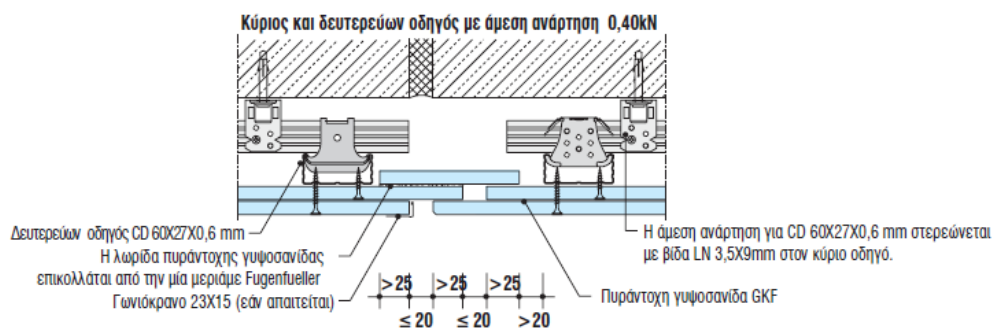
Ολισθαίνουσα σύνδεση με τοιχοποιία, κατηγορία πυραντοχής F30

Λύση 1

D112-D5

Ολισθαίνουσα σύνδεση με τοιχοποιία, κατηγορία πυραντοχής F30

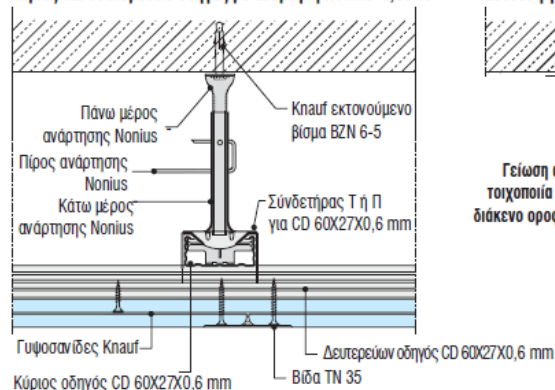
Λύση 2



D112-C3

Πυραντοχή ολισθαίνουσα σύνδεση

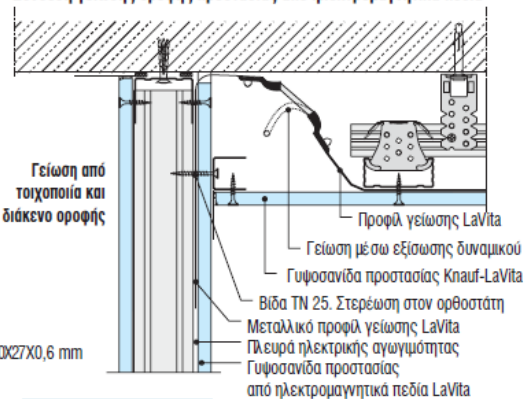
Κύριος και δευτερεύων οδηγός με ανάρτηση Nonius 0,40kN



D112-B3

Κατά μήκος αρμός

Σύνδεση γείωσης οροφής προστασίας από ηλεκτρομαγνητικά πεδία



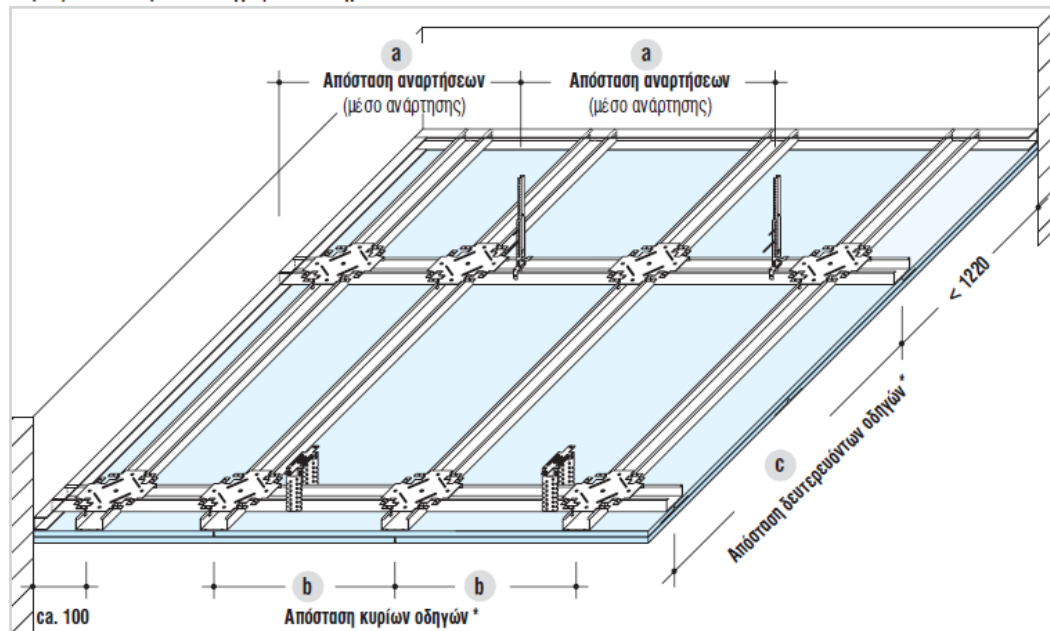
Γυψοσανίδα LaVita

βλέπε τεχνικό φυλλάδιο K736

3.1.1 Με σύστημα D113 – Κατασκευαστικές Λεπτομέρειες Ισόπεδου Μεταλλικού Σκελετού.

Ισόπεδος μεταλλικός σκελετός

Κύριος και δευτερεύων οδηγός τοποθετημένοι ισόπεδα



Ισόπεδες ενώσεις μεταλλικών οδηγών

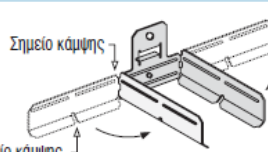
Συνδετήρας X για CD 60X27

Πυροπροστασία από επάνω
(διάκενο μεταξύ οροφών)

Τα άκρα κάμπτονται και βιδώνονται στον κύριο οδηγό με βίδες LN 3,5X9mm

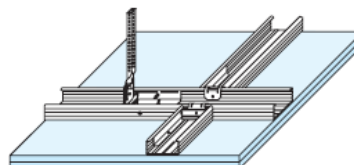


Συνδετήρας Universal για CD 60X27



- Παραδίδεται σε επίπεδη μορφή
- Βασική διαμόρφωση πριν την τοποθέτηση
- Τελική διαμόρφωση κατά την τοποθέτηση

Συνδετήρας Universal



Χρησιμοποιείται σαν ανάρτηση σε συνδυασμό με το πάνω μέρος της ανάρτησης Nonius 0,40kN. Σε περίπτωση πυραντίστασης πρέπει να βιδώνεται με το οδηγό CD.

Μέγιστες αποστάσεις μεταλλικών οδηγών*

- με πυραντοχή από κάτω
- χωρίς πυραντοχή

Οι διαστάσεις είναι σε mm

Απόσταση κυρίων οδηγών*	Απόστάσεις αναρτήσεων a			Αποστάσεις δευτευνόντων οδηγών*	
	Κατηγορία ανάλψης φορτίου kN/m ² (βλ. σελ.2)			Πάχος b επίστρωσης	
c	μέχρι 0,15	μέχρι 0,30	μέχρι 0,50 ¹⁾	b	
1200	1100	-	-	500	12,5
	-	650	-	500	2x12,5
	-	-	650	400	25+18 18+15

1) Αναρτήσεις τάξης ανάρτησης φορτίων 0,40kN

Για απαιτήσεις πυραντοχής: Αποστάσεις κυρίων οδηγών και τύπος γυψοσανίδας σύμφωνα με τις σελίδες 5-7 (F90 μόνο από κάτω-βλ. επίσης σελίδα 18)

Υπόδειξη: Κατά παρέκκλιση μπορεί η διαστασιολόγηση της οροφής να αλλάξει.
* Οδηγοί CD προφίλ Knauf πάχους 0.6 mm

Μέγιστες αποστάσεις μεταλλικών οδηγών*

- Πυραντοχή από πάνω

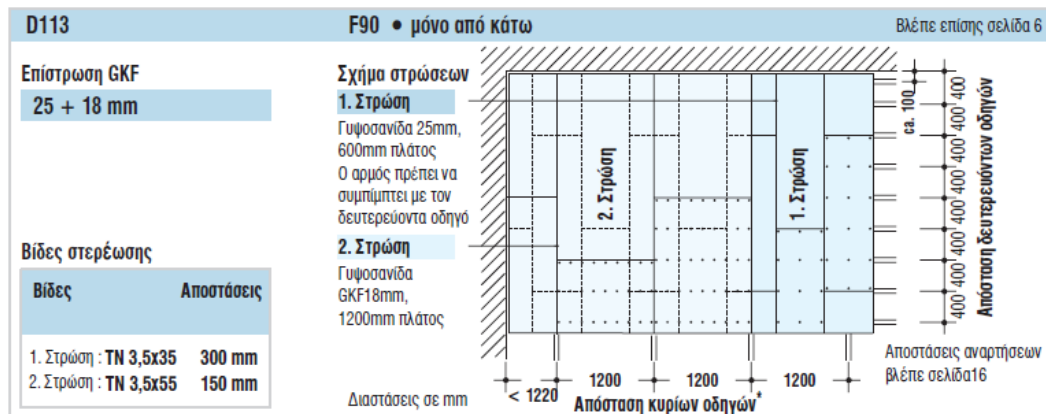
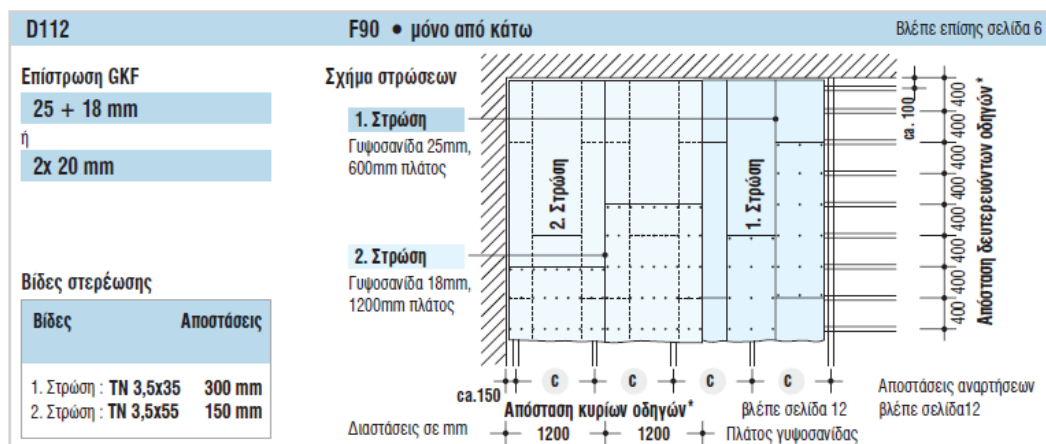
Οι διαστάσεις είναι σε mm

Απόσταση κυρίων οδηγών*	Αποστάσεις αναρτήσεων με Nonius: • Ανάρτηση Nonius κάτω μέρος (0,40kN) • Συνδετήρας Universal (0,40kN)	Αποστάσεις δευτευνόντων οδηγών*
c	a	b
1200	650	500

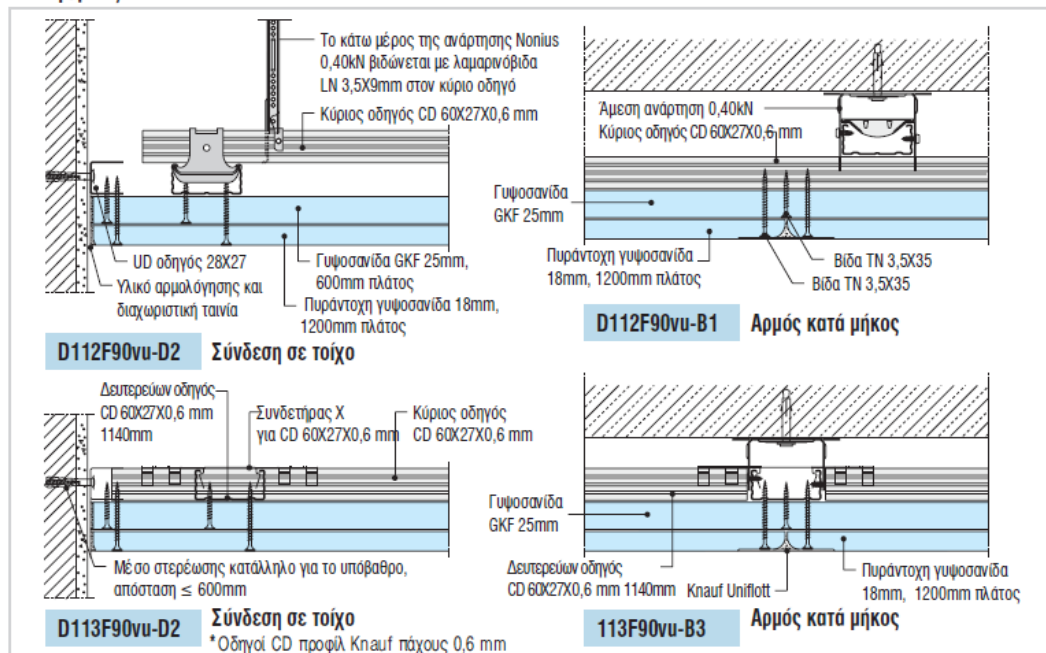
- Συνδετήρας X: κάμπτονται τα άκρα και βιδώνεται στον κύριο οδηγό με λαμαρινόβίδες LN 3,5X9mm
- Κάτω μέρος ανάρτησης Nonius: τα πλάινά βιδώνονται στον κύριο οδηγό με λαμαρινόβίδες LN 3,5X9mm
- Χρησιμοποιούνται μέσα στερέωσης που είναι κατάλληλα για λόγους πυραντίστασης. Πρέπει να ληφθεί υπόψη η μειωμένη δυνατότητα ανάλψης φορτίου του βιματός. Προτείνεται η χρήση πιστοποιημένου εκτονούμενου μεταλλικού βιματός $\geq M8$, με διπλό βάθος εισχώρησης τουλάχιστον 6 cm και μέγιστη αντοχή εφελκυσμού 500N.

With System D113 – Construction Details

Πυράντοχη F90 • μόνο από κάτω



Λεπτομέρειες M1:5



4.1 General

The Contractor shall take all necessary precautions and carry out all required works, whether described in this technical specification or not, to fully and permanently protect the buildings from moisture and any possible water ingress.

Before applying the insulation, the surfaces to be insulated shall be thoroughly cleaned. Surfaces shall be leveled, and coves and scotia moldings shall be constructed where deemed necessary.

The application of the insulation shall be carried out by a specialized team and always according to best practices.

4.2 Polyethylene Sheets

The polyethylene sheets shall be of heavy-duty type, with thickness as described in the drawings, and sealed with adhesive tape. The sheets shall overlap by at least 30 centimeters. Special care shall be taken during the laying of the polyethylene, as well as during the preparation of subsequent works, so that the polyethylene is not damaged.

4.3 Screed Concrete

Where concrete is required to achieve the appropriate slopes, Grade 25 concrete or equivalent shall be used, as specified in the drawings. A concrete mix with coarse aggregate shall be used to allow the laying of screeds with minimal thickness.

4.4 Floor Insulation

A. PRIMER INDEX INDEVER 0.5 KG/m² or equivalent, or as specified.

B. One layer of Asphalt membrane INDEX MINERAL TESTUDO or equivalent.

4.5 Insulation of Retaining Walls and Ramp Footings

A. PRIMER INDEX INDEVER 0.5 KG/m² or equivalent, or as specified in the drawings.

B. Asphalt membrane INDEX TESTUDO SPUNBOND 20 POLYESTER or equivalent, thickness 4 mm, 200 gr/m² or equivalent approved by the Architect and complying with the provisions of BS 747, BS 6516, BS 398, or as specified in the drawings.

C. Protective insulation made of plastic material with studs (dimples), with integrated geotextile by DORKEN or equivalent, or as specified in the drawings.

4.1 Roof Thermal Insulation

The Contractor is obliged to place strips before laying the screed to create the slopes. The thickness of the screed will be an average of 10 cm, unless different instructions are given on site. The construction and laying of the screed will strictly follow the specifications of the relevant British Standards (BS).

Where screed is applied, plastic ventilators approved by the Architect shall be installed, one every 30 m².

On concrete roofs, an insulating board made of extruded polystyrene type ROOFMATE by DOW or an equivalent approved by the Architect shall be installed, with thickness as indicated on the drawings.

5. PLASTERING AND FINISHES

5.1 General

The term “plastering” refers to both internal and external plaster finishes. For each building separately, a 2 m² sample shall be prepared for approval by the architect before proceeding with plastering the entire building.

5.2 Materials

5.2.1 Mixing Water and Sand

The water to be used shall comply with the requirements described in the Concrete Works section, and the sand shall comply with the requirements described in the Masonry section.

5.2.2 Cement

Portland cement shall be used according to the Cyprus Standard CYS 16:1980. For lime-cement mortar, Portland cement type BP12 shall be used.

5.2.3 Lime

The Contractor shall use imported or locally hydrated lime. Samples must be submitted in a timely manner to the Architect for approval.

5.3 Mixtures

The method of measuring and mixing plaster mortar shall be as described in the Concrete Works section, with the following proportions and minimum thickness:

5.3.1 Two-coat plaster on internal Masonry and Concrete (17 mm thickness):

- 1st coat: One part cement to two parts coarse sand, well beaten.
- 2nd coat: One part cement to two parts lime to eight parts coarse sand, with a light finish using a straight edge.

5.3.2 Three-coat plaster on internal Masonry and Concrete (20 mm thickness):

- 1st coat: One part cement to two parts sand, well beaten.
- 2nd coat: One part cement to two parts lime to eight parts coarse sand, with a light finish using a straight edge.
- 3rd coat: PELELITE FINISH or other equivalent trowel finish with a steel trowel, applied according to the manufacturer’s instructions.

5.1 General

Where a commercial brand name is mentioned, it is understood that a similar material with at least the same properties as the specified product may be submitted for approval. All applications shall be based on the approved specifications of the manufacturer.

5.2 Materials

In general, all materials shall be of the best quality in their category and supplied by a vendor approved by the Architect.

All painting works shall be carried out in accordance with “Code of Practice No. 231.”

All exterior painting shall be done with exterior-grade paint, and all interior painting shall be done with interior-grade paint.

4.1 Samples and Tests

Samples of all colors shall be prepared for approval by the Architect. The Architect may require changes to the colors after reviewing the samples.

Different colors may be present in the same area. The selection of colors by the Architect will take place when the building is nearly complete and one week before the painting works commence.

4.1 Execution

The Contractor shall use materials delivered to the site in sealed containers, bearing the manufacturer's name and reference to the type and color of the contents.

The paints shall be thoroughly stirred in their containers and poured into clean vessels.

Thinners will be used only where necessary and according to the manufacturer's instructions. Paints shall not be adulterated or mixed with different types.

Before painting begins, the floors shall be cleaned, and all necessary measures taken to minimize dust.

PAINTING – CONTINUED

On gypsum board surfaces: They shall be cleaned of all impurities and pre-treated according to the Architect's instructions. (See special specifications in chapters 8 and 25).

Where oil paint will be applied, the following work shall be carried out:

Interior Woodwork**Exterior Woodwork**

- a) Removal of knots and filling
- a) Removal of knots and filling
- b) 1 coat wood primer
- b) 1 coat wood primer
- c) Puttying
- c) Puttying
- d) 1 coat undercoat
- d) 1 coat undercoat
- e) 1 coat finish
- e) 1 coat finish

Interior Metalwork**Exterior Metalwork**

- a) 1 coat red oxide iron primer
- a) 1 coat zinc phosphate primer
- b) 1 coat undercoat
- b) 1 coat undercoat
- c) 1 coat finish
- c) 1 coat finish

Interior Galvanized Metal**Exterior Galvanized Metal**

- a) 1 coat etch zinc chromate primer
- a) 1 coat etch zinc chromate primer
- b) 1 coat undercoat
- b) 1 coat undercoat
- c) 1 coat finish
- c) 1 coat finish

5. DRAINAGE

5.1 Materials

All pipes will be plastic according to British Standards BS4660 and BS556 and will be procured from an approved supplier. The execution and supply of covers, grates, and frames for manholes will comply with the Cyprus Standard CYS:183 Part 1:1989.

5.2 Work

All drainage installations must comply with the requirements of the Competent Authorities.

The Contractor shall submit a construction drawing showing the lines and invert levels of all drainage systems 10 working days before the start of the works.

The Contractor must verify all invert levels of the drainage lines and inspection manholes before beginning any work and must notify the Architect if any irregularities or discrepancies arise.

Excavation of all trenches must be done so that the piping can be installed in straight lines with the correct slopes. The trench bottom must follow the proper slope, and the width of the trench must be at least 300 mm wider than the external diameter of the pipes.

