

SITE LIST

This site list covers the broad design and application principles, as well as providing general descriptions of the systems and materials that will be utilized. The brand, design, color, and model for the next projects do not constitute a basis on any of the architectural materials, kitchen and bathroom cabinets, joinery, doors, or any other materials used in the visuals. The company has the authority to modify the location list as needed for technical and administrative reasons.

1. CONSTRUCTION

Load-bearing structure : The structural system of the building will be a conventional reinforced concrete curtain and column system in accordance with the latest "Earthquake Regulations" and the foundation will be a raft foundation system. Ready-mixed concrete and ribbed reinforced concrete steel conforming to TSE shall be used in reinforced concrete productions. Probe based ground investigations will be used in static calculations. Soil improvement methods (jet - grout / bored pile system etc.) will be applied under the building foundations in accordance with the project and specifications if deemed necessary by the soil consultant.

Exterior facade : Sheathing system providing thermal insulation on the exterior and coating material will be applied in accordance with the project.

Interior wall : Interior walls will be made of perforated brick, gypsum plaster over aerated concrete or drywall etc. material to be determined according to the architectural project.

Roof : A terrace roof system will be built on the roof of the block in accordance with the project and specifications. Heat and water insulation will be made on the terrace roofs in accordance with the projects and specifications.

Joinery : Joinery will be made of TSE certified aluminum profiles. It will be aimed to make maximum use of daylight while designing. "Isıcam" or equivalent brand "climate controlled" glass will be used in joinery windows.

Heat, water and sound insulation:

- Building foundation and basement floors will be waterproofed in accordance with the projects.
- According to the heat losses and gains in the calculations and reports, thermal insulation shall be made in the floor and wall constructions where necessary and in the required thickness.
- Heat and water insulation on the roof of the block will be made in accordance with the projects.
- All wet areas will be waterproofed.
- Sound insulation will be made in places where there are booster and water tanks, where necessary, depending on the requirements of the regulations.
- For impact sound insulation, fiber reinforced sound insulation mats will be used on the floors in places other than wet areas inside the flats.
- Sheathing system providing thermal insulation on the exterior and/or coating material will be applied in accordance with the project.
- Measures in compliance with the regulations and specifications will be taken where necessary according to the heat losses and gains in the calculations and reports between both independent sections and each floor in the project.
- Sound insulation shall be made between the two independent sections in accordance with the projects and specifications within the framework of the noise measurements included in the calculations and reports.

2. APARTMENT INTERIORS

Doors:

Apartment entrance door : There will be a steel door in accordance with the project and design.

Interior doors : There shall be wooden frame and molded, covered door in accordance with its design. The type of coating is wood or lacquered coating within the framework of architectural design principles. In accordance with the interior design of the project, sliding door or sliding door inside the wall can be applied in the required areas, kitchen bathroom or multi use areas.

Hallway and corridor:

Floor covering : 1st class parquet hardwood floors.

Wall covering : Water-based paint will be applied on gypsum plaster.

Ceiling covering : Water-based ceiling paint will be applied over gypsum plaster.

Cabinets : In all apartments, a cloakroom-coat closet will be built in the foyer.

Living Room:

- Floor covering** : 1st class parquet hardwood floors.
Wall covering : Water-based paint over gypsum plaster and wallpaper will be applied where appropriate to the design.
Ceiling covering : Water-based ceiling paint will be applied over gypsum plaster.
Working Area : Working unit suitable for design.

Bedrooms:

- Floor covering** : 1st class parquet hardwood floors.
Wall covering : Water-based paint over gypsum plaster and wallpaper will be applied where appropriate to the design.
Ceiling covering : Water-based ceiling paint will be applied over gypsum plaster.

Kitchen:

- Floor covering** : 1st class parquet hardwood floors.
Wall covering : Water-based paint on gypsum plaster, countertops will be made of material suitable for the design
Ceiling covering : Water-based ceiling paint will be applied over gypsum plaster. Plasterboard suspended ceiling where necessary will be applied.
Cabinets : In accordance with the project; the body will be manufactured from melamine coated particle board. The covers will be made of MDF material. Filled PVC membrane or lacquered coating will be applied. Glazed doors and worktop that match the design will be used.
Fixtures : 1st class fixtures.
Sink : Stainless steel 1 or 1.5 compartment dropper sink will be used.
White appliances : All apartments will be delivered with energy-efficient built-in dishwasher, electric built-in stove, built-in oven, built-in hood in the kitchen.

Bathroom:

- Floor covering** : 1st class ceramics.
Wall covering : 1st class tiles.
Ceiling covering : Water based paint will be applied on plaster.
Bathroom cabinet : MDF covered with PVC membrane or laminate, illuminated mirrored bathroom cabinets.
Armature : 1st class fixtures.
Sanitaryware : 1st class sanitaryware.
Bathtubs and shower trays: 1st class bathtub and/or shower tray. Tempered glass shower cabin will be made.

Balconies:

- Floor covering** : 1st class ceramics.
Wall covering : Silicone based etc. exterior paint will be applied.
Ceiling covering : Silicone based etc. exterior paint will be applied.
Railing : By design, semi-tempered laminated glass, aluminum or iron railing will be installed.

3. ELECTRICAL INSTALLATION

High Voltage Installation:

- Grounding installation will be made in the building.
- Lightning protection system will be built in accordance with the project.
- There will be residual current circuit breaker in the panels to protect human life.
- A substation will be built to meet the energy needs of the building.
- All electrical sockets in the apartment shall be of the "child-proof" type.
- USB sockets will be installed in the living room, kitchen and all bedrooms.
- Inside the apartment, telephone/data and TV sockets will be installed in the living room and all bedrooms.
- There will be enough electrical outlets in kitchens, bathrooms and en-suite bathrooms.
- 1st class local lighting fixtures will be installed in the entrance hall, hallway, kitchen, bathroom and balconies.
- There will be rechargeable "Emergency Lighting" (at least one) in the floor halls, stairs and stair (fire) halls within the block according to the need.
- Energy-efficient luminaires will be used in environmental lighting.

TV Sistemi: A central "Headent" system will be installed for satellite TV broadcasts. Each apartment will be provided with 40 channel analog broadcast + Digiturk + D-Smart + 20 package digital broadcast. The apartment owner can subscribe to Digiturk or D-Smart and watch analog and digital broadcasts directly via decoder (decoder can be connected to each TV socket). The number of digital channels may vary depending on the packages selected. The system will be suitable for enhancement by receiving new packages from new channels and encrypted channels.

Redundant Energy System : In case of power outages, generators will be installed to meet the energy needs of all residences, road perimeter lighting, block entrances, building water and fire tank hydrophores, elevator, intercom, all kinds of fire alarm devices and switchboard, stairs and floor halls, central heating, hot water system and indoor parking lots.

Intercom System:

- A color video digital intercom system that can be used to communicate with the entrance door of the block and that controls the door automation will be installed in the apartments.
- Security can be called from all apartments and elevators, and security can also call the apartments when necessary.
- Digital bell panel shall be used on the block entrance doors in the system. Thanks to this panel, apartments can be searched from block entrances. It will also be possible to open the block entrance door without using a key with a password that apartment owners can use.

Lifts : In accordance with the project, the elevator will be supplied and installed in accordance with TSE and CE standards in accordance with the specification, in the required quantity, with ventilation, security alarm, which can be spoken to the security room from the cabin in case of emergency.

Automatic Pass System : License plate recognition or labelled automatic pass system will be installed at the entrance of the parking lot.

Auto Charging System : In accordance with the project, an auto charging station system infrastructure will be installed in the parking areas for the charging needs of electric vehicles.

4. MECHANICAL INSTALLATION

Sanitary installation:

• **Clean water installation** : Domestic water will be supplied from the city main distribution network. It will be pressurized by hydrophores from the reinforced concrete tanks to be built as reserves and delivered to the apartments through cold water meters placed at the entrances of the apartments. Each independent section can be subscribed to the water administration separately. For domestic water cold water transmission lines, galvanized pipes will be used in main shafts and PPRC Type 3 pipes will be used inside the apartments.

• **Waste Water Installation** : In the shaft and basement floor sub-collections; TSE certified fire resistant B1 class PVC based pipes and fittings will be used and connected to the main sewer network.

• **Hot Water Installation** : Central boilers will provide 24-hour domestic hot water in the residences. The domestic hot water consumption of each independent section will be measured separately and invoiced monthly by means of hot water meters with "M-Bus" operating interface to be placed in the installation shafts created for each independent section.

• **Domestic Water Storage** : A water tank will be built as a reserve in the building.

Heating Installation : According to the heat loss calculations to be made, energy efficient condensing heating boilers of the required capacity will be used. The heating of each apartment will be provided from the central system with the natural gas fired boilers. With the help of electromechanical or ultrasonic heat meters (calorimeters) with "M-Bus" operating interface to be placed in the installation shafts created for each independent section, the amount of energy consumption used by the relevant independent section and the amount of energy consumption from the common areas will be measured and invoiced. The heating system in the apartments will be underfloor heating. Each room will be controlled by a thermostat.

Cooling Installation : According to the heat gain calculations, cooling devices of the required capacity will be used. Cooling installation shall be made with central VRV system. For each apartment, indoor units with sufficient capacity shall be placed in the hall and rooms and cooling shall be made. The glasses to be selected as a result of the heat loss and gain calculations to be made shall be selected considering the heat transmission coefficient (U W/m² K) and shading coefficient.

Natural Gas Installation : Natural gas installation will be made for central heating boiler system. The solenoid valve on the natural gas installation will cut the gas line with the leakage signal from the gas alarm device. There will also be an earthquake shut-off valve. Cooking stoves in the kitchens will be electric, not natural gas.

Ventilation Installation : Fresh air shall be provided to the corridors and hallways with common area of the block.

Stormwater Installation : Rainwater will be collected from the roofs with PVC pipes in a reinforced concrete tank in the basement. It will be used for garden irrigation by pressurizing with a booster.

Swimming Pool Installation : A swimming pool will be installed in accordance with the project and design.

5. FIRE INSTALLATION

- Fire alarm, emergency announcement and extinguishing systems will be installed in all common areas in accordance with the Turkish Fire Protection Regulations.
- Fire cabinets and fire extinguishing system (sprinklers) will be installed throughout the entire building.
- Fire extinguisher cabinets, fire alarm buttons and fire alarm detectors shall be installed in the floor halls.
- Optical smoke detectors will be installed inside the apartments as shown in the project and heat increase detectors will be installed in the kitchens.
- Natural gas installations in central heating areas shall be constructed with solenoid valves to automatically shut off the gas in case of an earthquake and gas leakage detection.
- Carbon monoxide (CO) detectors and fire alarm buttons, fire cabinets and fire extinguishing system (sprinklers) will be built in the places shown in the fire alarm system project in parking garages.
- "Exit" luminaires indicating the escape direction shall be installed on all fire escape staircase exit doors, elevator halls, common areas and general volumes.
- "Emergency Lighting" luminaires shall be designed to light up without any control in case of a power failure.
- Each staircase and fire elevator will be centrally pressurized and smoke will be evacuated from each floor corridor.

6. PARKING LOT

- Covered parking spaces will be allocated to the apartments in the number foreseen for each independent section within the framework of the Management Plan.
- Pedestrian and disabled access will be provided from the parking garages directly to all apartments by elevators and/or stairs without going above ground.
- There will be mechanical exhaust ventilation and smoke evacuation systems installed in the parking garage. Gas detection (carbon monoxide) and warning system will be placed in certain areas in the parking garage.

7. WAREHOUSES ALLOCATED TO INDEPENDENT SECTIONS

- 1+1 and 2+1 apartments will be allocated 1 storage area in the basement floor in accordance with the architectural project.

8. LANDSCAPING AND ENVIRONMENTAL PLANNING

- The area outside the building settlement will be planned as recreation, green-hard landscaping and social reinforcement areas.
- Swimming pool and common areas will be designed in accordance with the architectural concept.
- General herbal landscaping with automatic and drip irrigation system will be done in accordance with the project.
- Lighting and landscaping of green areas and pedestrian paths, design of communal gardens will be carried out in accordance with the project and the Management Plan.
- Infrastructure for vehicle and pedestrian roads, sewerage, water and drainage systems will be established.

9. BUILDING COMMON AREAS

- Stairs, main entrance and exterior stairs will be made of natural stone, marble, artificial marble and/or granite.
- Locked, personalized mailboxes will be placed in the block entrance halls for all apartments.