

SOLARIS CREST SPECIFICATIONS (15 April 2020.)

PROJECT SPECIFICATION

Sub-structure

- Conventional reinforced concrete strip footings as per engineer's design

Structural

- Per engineer's design

External facades

- External walls - 230mm cavity walls with SABS approved cement Maxi-bricks
- Brick reinforcement - as required by NHBRC
- Plaster/bagged finish to external walls, as specified by architect
- Paint as per architect's specification to all external walls
- Brick-on-edge external window cills

Internal walls and wall finishes

- Internal walls – to be of SABS approved cement Maxi-bricks
- One coat plaster to all internal walls, bagged walls to areas specified by architect
- Internal window cills smooth plastered to match walls
- Water based paint to internal walls to architect's specification.

Wall tiles

- Glazed ceramic wall tiles as per sample to bathroom walls as indicated by architect
- Kitchens– splashback tiles to area between floor and wall cupboards only

Floor finishes

- Glazed ceramic floor tiles as per sample to all internal floor areas
- Tiled skirting to bathroom
- Painted timber skirting to living areas, dining rooms and bedrooms
- Walkways to be finished in non slip surface
- Staircases and staircase landings smooth concrete finish

Ceilings

- Ground floor and first floor slab soffits to be painted– no cornices
- Second floor ceilings to be flush plastered gypsum board ceilings with polystyrene cornices - painted
- Cellulose fibre ceiling insulation over second floor ceilings

Windows and doors

- Powder coated aluminium windows with opening sections as indicated on elevations (glazing to SABS standards)
- Powder coated aluminium sliding doors to ground floor units as indicated (glazing to SABS standards)
- Main entrance door–painted hardwood door(813x2032mmhigh) as per architect’s specification
- Internal doors-painted hollowcore doors(762/813x2032mm)
- External and internal door frames – timber, finished to match doors

Ironmongery

- Cylinder mortice lockset to main entrance door, per architects choice,per sample
- Two lever mortice lockset to internal doors
- Single towel rail per bathroom.
- Toilet roll holder per toilet
- Bathroom cabinet with mirror over basin in bathrooms fixed to wall.

Joinery Fittings

- Built-in cupboards where indicated, with white melamine interiors, with doors and edging as per sample, with shelves and hanging rails to joiner’s design
- Kitchen units with white melamine interiors, with doors and edging as per sample) shelves to joiner’s design
- Kitchen worktops to be Rustenberg or similar granite

Roof

- Roof structure - to engineer’s design
- Roof covering – corrugated steel roof sheeting and accessories with eco specified underlay, colour to architect’s choice
- Fibre cement painted fascias where applicable.
- Aluminum gutters and PVC downpipes where applicable –colour per architects specification

Sanitaryware and Tapware

- Single bowl stainless steel kitchen sink with sink mixer tap
- Washing machine point
- Close-coupled WC suite with top-flush cistern and heavy-duty plastic seat
- Wash hand basin with click waste outlet
- 1700mm Bath (no handles) with Nikki-spout,click waste outlet, diverter mixer tap, shower arm with rose over bath
- 150 litre geyser complete with energy saving device.

Electrical installation

- Light points as per architectural design.
- External light points to walkways as per architectural design
- Single & double plug points as per architectural design
- 1 x TV-point
- Complex to receive centralized fibre communication infrastructure
- Light fittings as per architect's choice

Appliances

- Under-counter oven and hob

Sundries

- Common area paving and surfacing per landscapers design, planted areas to utilize waterwise plants.
- Electrified perimeter wall & fence with CCTV
- Gatehouse/refuse area
- Coin operated laundry facility
- Biometric access control at gatehouse
- Swimming pool, braai areas and drying yards
- 1 Open parking bay per unit.
- Demarcated visitors parking bays