



THE SIGNAL

S P E C I F I C A T I O N S D O C U M E N T

IMPORTANT NOTES

This schedule of finishes supersedes any other document.

Should the below mentioned specification differ from the final specification shown on the floor plan, then this specification will be the final ruling document.

No changes to floor plan after council approval.

All materials herein specified are subject to availability. Where any materials are not readily available, the contractor shall have the right to use the nearest similar approved material available.

The purchaser is not allowed to work on the site whilst the project is under construction.

The developer's selection is final, and no negotiations will be entered into. Artist's renderings are not indicative of the final product and finishes may vary from the marketing renders.



CONTENTS

1 WALLS

1.1 External Walls

1.2 Interior Walls

2 ROOF

3 DOORS, FRAMES & IRONMONGERY

3.1 Door and Frames

3.2 Ironmongery

4 WINDOWS

5 GLAZING

6 FLOOR FINISHES

7 CEILINGS & SOFFITS

8 PAINTING

9 METALWORK

10 SANITARYWARE & BRASSWARE

11 JOINERY

11.1 Kitchen

11.2 Bedrooms

12 KITCHEN

12.1 Appliances & Equipment

12.2 Plumbing

13 LIGHT FITTINGS

14 ELECTRICAL & DATA

15 METERING & CONNECTIONS

16 SECURITY





THE SIGNAL

1 WALLS

1.1 External Walls

1.1.1 External perimeter walls: Cavity wall construction – plaster and painted outer brick skin, plaster and painted inner skin.

1.1.2 External perimeter walls: Cavity facebrick masonry wall construction – clay facebrick outer brick skin, with continuous horizontal painted plaster bands, and plaster and painted inner skin.

1.1.3 Internal courtyard perimeter walls: Cavity wall construction – plaster and painted outer skin, plaster / skimmed and painted inner skin.

1.2 INTERIOR WALLS

1.2.1 Party walls to be double skin, plastered / skimmed and painted with one coat plaster / skimmed coat, with primer and two coats interior quality paint. All unit internal walls to be single or double skin (subject to concrete structural layout), plastered / skimmed and painted with one coat plaster / skimmed coat primer and two coats interior quality paint.

1.2.2 Bathroom – Shower cubicle walls to have full height tiled walls and fully waterproofed.



2 ROOF

- 2.1 Roof Type 1 is a concealed fix, standing seam, profile zinc-alum sheeting on timber truss to required falls, with insulation material as specified.
- 2.2 Roof Type 2 is concrete flat roofs to screeds to falls, fully waterproofed and insulated.

3 DOORS, FRAMES & IRONMONGERY

3.1 Door and Frames

- 3.1.1 Unit entrance doors to be single, flush solid hardwood timber door and frame as per unit plan. Primed and painted finish. (* Fire-rated timber entrance doors as required by Fire Engineer's plan.)
- 3.1.2 Internal doors to be single, hollow core timber door (flush panel) and hardwood frame as per unit plan. Primed and painted finish.

3.2 Ironmongery

- 3.2.1 Unit Entrance doors – Stainless steel profile cylinder lock; stainless steel butt hinges, doorstop, and stainless-steel tubular lever handle on rose with escutcheon as per sales office, or similar.
- 3.2.2 Unit Internal doors – Stainless steel butt hinges, doorstop, and stainless-steel tubular lever handle on rose only. Internal doors to have locks.

4 WINDOWS

- 4.1 Aluminium framed windows, with handles and catches.
- 4.2 All windows as per Architect's window schedule.





THE SIGNAL

5 GLAZING

5.1 Clear sheet glass generally in thickness as recommended by the glazier or to SABS specifications.

5.2 All glazing to comply with SANS 10400-XA and SANS 204 & SANS 10400 - Part N.

5.3 All glazed doors to be fitted with safety glass.

6 FLOOR FINISHES

6.1 General (All internal areas, excluding bathrooms)

6.1.1 Vinyl flooring, colour as displayed in sales office or similar.

6.2 Bathrooms: Ceramic tiles with slip resistant finish. Colour as displayed in sales office or similar.

6.3 Skirtings

6.3.1 General (all internal areas, excl. bathrooms):

Painted timber skirting to internal areas (excluding bathrooms)

6.3.2 Bathroom – Tiled skirting to bathroom walls only. (Excluding full height tiled walls to shower cubicle)

7 CEILINGS & SOFFITS

7.1 General predominant finishes to unit soffit.

7.1.1 Exposed concrete soffit to all internal unit areas.

7.1.2 Strategic bulkhead ceilings introduced at unit entrances or kitchens (layout dependant), to be constructed from suspended plasterboard, skimmed and painted with 2 coats interior quality PVA or similar.

7.2 Top Level Units:

7.2.1 Ceilings to be constructed from suspended plasterboard, skimmed and painted



8 PAINTING

8.1 Exterior: All external plastered wall surfaces to be painted with 2 coats exterior quality Low sheen pure acrylic paint or similarly approved.

8.2 All exposed metalwork to be finished with 1 coat anti-rust primer and 1 x coat universal of exterior quality universal enamel paint.

8.3 All external doors and frames to be finished with 2 coats of exterior quality universal enamel paint.

8.4 All exposed external timber to be CRP treated.

8.5 All interior plastered / skimmed wall surfaces to be painted with 2 coats interior quality Matt Acrylic Paint or similar.

8.6 All internal skirtings, doors and frames to be finished with 2 coats of interior quality universal enamel paint.

9 METALWORK

9.1 Balustrades Type 1: Galvanized Mild Steel balustrading 1000mm from finished floor level, made of vertically fixed sections fixed to RC slabs and or brick walls as per structural engineer's detail and specification.

9.2 Balustrades Type 2: Galvanized Mild Steel balustrading at 1000mm from finished floor level, made of vertically fixed sections, brick upstand plastered and painted balcony walls, as per structural engineer's detail and specification.

9.3 Handrail Type 1: Galvanized Mild Steel wall mounted handrail

9.4 All external metalwork to be external quality paint.





THE SIGNAL

10 SANITARYWARE & BRASSWARE

10.1 Sanitaryware

10.1.1 Toilets to be white ceramic floor mounted pan and seat with closed coupled cistern.

10.1.2 Basins to be white ceramic wall hung basin with chrome-plated mixer tap. Below basin – storage unit to be provided; colour as displayed in sales documentation or similar approved.

10.1.3 Walk-in shower tiled floor finish, with glass shower screen.

10.1.4 Stainless steel toilet rolls holder and towel rail as per sales office spec or similar.

10.1.5 Shower head to be water saving type.

10.1.6 Hot and cold-water single lever mixer tap, chrome finish.

11 JOINERY

11.1 Standard Kitchen

11.1.1 All worktops to be engineered stone with edge profile; colour as displayed in sales office or similarly approved.

11.1.2 All base units to be finished in white – peen finish, or similar, handles to architect spec.

All exposed panels and filler panels to match unit finish.

11.1.3 All wall units (where applicable) to be finished in white – peen finish, or similar, no handles.

11.1.4 All doors to have Impact Edging with finish to match panel finish.

11.1.5 All exposed panels and filler panels to match unit finish.

11.1.6 All units to receive white masonite backing.

11.1.7 All non-visible carcasses to be standard PG Bison super white interior.

11.1.8 All visible carcasses edges to be in edging to match door or drawer fronts.



11.2 Standard Bedrooms

11.2.1 All base units to be finished in white – peen finish, or similar, handles to architect spec.

11.2.2 All doors to have Impact Edging with finish to match panel finish.

11.2.3 All exposed Panels and filler panels to match unit finish.

11.2.4 All units to receive white masonite backing.

11.2.5 All non-visible carcasses to be standard PG Bison super white interior.

11.3 Premium Kitchen

11.3.1 All worktops to be engineered stone with edge profile; colour as displayed in sales office or similarly approved.

11.3.2 All base units to be finished in white – peen finish, or premium colour selection, handles to architect spec. All exposed panels and filler panels to match unit finish.

11.3.3 All floating shelves to be finished in wood grain melamine, fixed to wall with concealed GMS wall brackets, as per colour in sales office or similar.

11.3.4 All wall units (where applicable) to be finished in white – peen finish, or premium colour selection or similar, no handles.

11.3.4 All wall units (where applicable) to be finished in white – peen finish, or premium colour selection or similar, no handles.

11.3.5 All doors to have Impact Edging with finish to match panel finish.

11.3.6 All exposed panels and filler panels to match unit finish.

11.3.7 All units to receive white masonite backing.

11.3.8 All non-visible carcasses to be standard PG Bison super white interior.

11.3.9 All visible carcasses edges to be in edging to match door or drawer fronts.

11.3.10 All fixings to be concealed type fixings with cover caps to match.



11.4 Premium Bedrooms

11.4.1 All base units to be finished white – peen finish, or premium colour selection or similar, handles to architect spec.

11.4.2 All doors to have Impact Edging with finish to match panel finish.

11.4.3 All exposed Panels and filler panels to match unit finish.

11.4.4 All units to receive white masonite backing.

11.4.5 All non-visible carcasses to be standard PG Bison super white interior.

11.4.6 All visible carcasses edges to be in edging to match door or drawer fronts.

11.4.7 Size as per unit layout.

11.4.8 All fixings to be concealed type.

12 KITCHEN

12.1 Appliances & Equipment

12.1.1 Electrical Ceramic 2 plate hob.

12.1.2 1 x Under counter electrical oven.

12.2 Plumbing

12.2.1 1 x Stainless steel drop-in type sink.

12.2.2 1 x Single level kitchen mixer.

13 LIGHT FITTINGS

13.1 1 x light point per living / kitchen / bedroom with surface mounted light fitting.

13.2 1 x light point per bathroom with surface mounted light fitting.

13.3 1 x downlights (layout dependant) per entrance / kitchen mounted to ceiling.

13.4 (Premium Unit layout) 2 x LED strip lights in kitchen & 2 x LED strip lights in bedroom (positions layout dependant).

13.5 All fittings as per Elec. Engineer's schedule.





THE SIGNAL

14 ELECTRICAL & DATA

14.1 1 x 16 Amp SA/EU combinational (3-pin & 2-pin combo) Switched Socket Outlet per room (Bedroom, Kitchen).

14.2 1 x 16 Amp combinational (3-pin & TV/Fibre combo) Switched Socket Outlet per living area.

14.3 2 x 16 Amp 3-pin RSA Single Switched Socket Outlet per kitchen (Fridge).

14.4 1 x distribution board.

14.5 Stove / Oven point & isolator provided.

15 METERING & CONNECTIONS

15.1 Water Supply

15.1.1 Centralised energy efficient heat pump hot water generation system. Each apartment will have a separately metered incoming hot water supply & cold-water supply.

15.2 Electrical Supply

15.2.1 Single phase connection with split pre-paid metering per unit.

16 SECURITY

16.1 Main entrance 24-hour security with access control.

16.2 CCTV monitoring in common areas.

16.3 Access control in lobbies.



THE SIGNAL

RUAN VAN DER HAM

071 195 8653

ruan@thesignal-apartments.co.za



www.thesignal-apartments.co.za

