

# SITE PLAN



**1<sup>st</sup> Storey:** A Covered, Open & Mechanical Car Park B Bicycle Park C Refuse Chute / Chamber D Electrical Substation E Ingress & Egress / Main Entrance

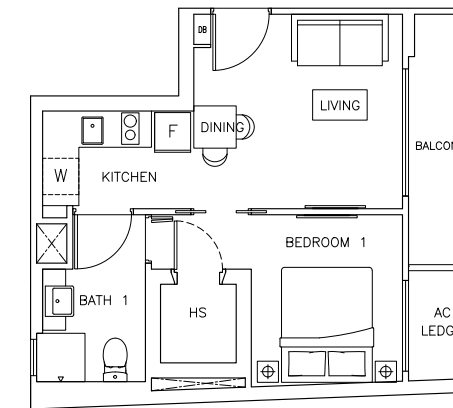
**2<sup>nd</sup> Storey:** F Leisure Pool G Gymnasium H BBQ I Toilet J Shower Area K Pool Deck

**3<sup>rd</sup> Storey:** L The Courtyard

	I 08-05		J 08-07		K 08-01		L 08-03	
8 <sup>TH</sup>	A 07-05	B 07-06	C 07-07	D 07-08	E 07-01	F 07-02	G 07-03	H 07-04
7 <sup>TH</sup>	A 06-05	B 06-06	C1 06-07	D 06-08	E 06-01	F 06-02	G 06-03	H 06-04
6 <sup>TH</sup>	A 05-05	B 05-06	C 05-07	D 05-08	E 05-01	F 05-02	G 05-03	H 05-04
5 <sup>TH</sup>	A 04-05	B 04-06	C1 04-07	D 04-08	E 04-01	F 04-02	G 04-03	H 04-04
4 <sup>TH</sup>	A 03-05	B 03-06	C 03-07	D 03-08	E 03-01	F 03-02	G 03-03	H 03-04
3 <sup>RD</sup>	THE COURTYARD							
1 <sup>ST</sup>	CARPARK							

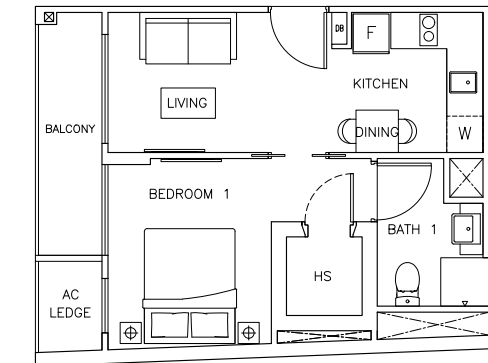
## UNIT DISTRIBUTION CHART

### 1-Bedroom



#### Type A

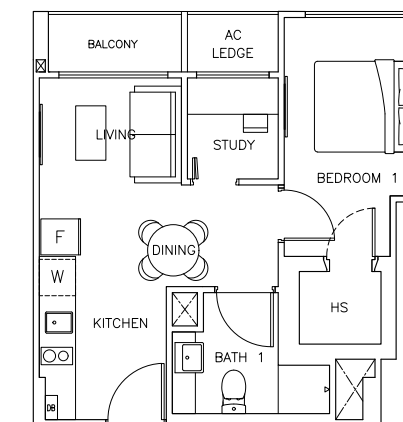
#03-05 to #07-05  
42 sqm / 452 sqft  
Inclusive of Balcony 5 sqm  
& AC Ledge 2 sqm



#### Type H

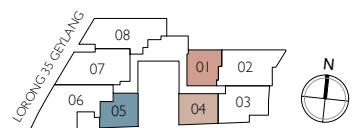
#03-04 to #07-04  
41 sqm / 441 sqft  
Inclusive of Balcony 5 sqm  
& AC Ledge 2 sqm

### 1-Bedroom + Study



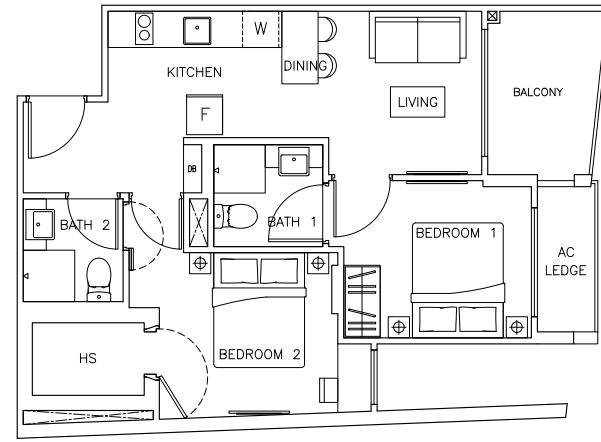
#### Type E

#03-01 to #07-01  
42 sqm / 452 sqft  
Inclusive of Balcony 3 sqm  
& AC Ledge 2 sqm



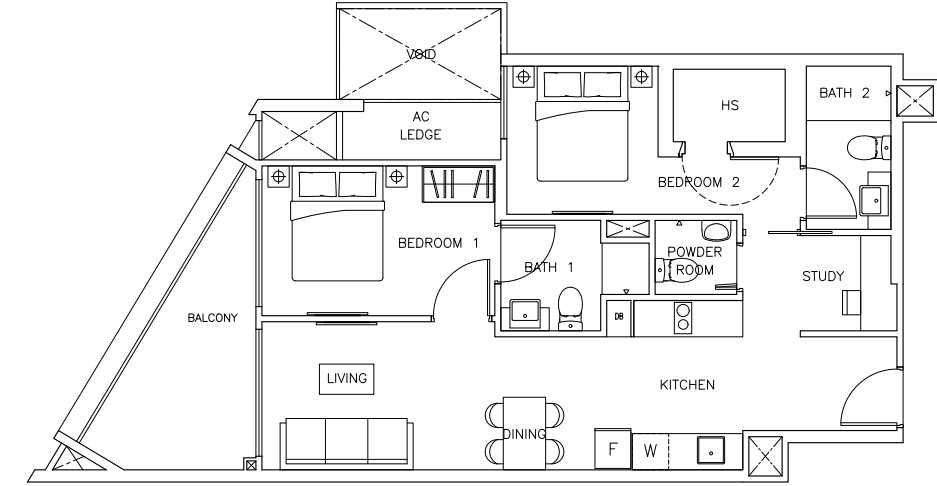
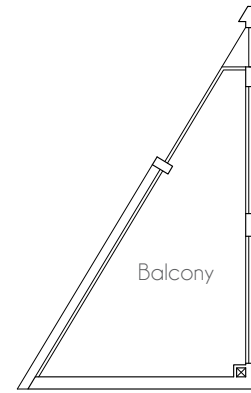
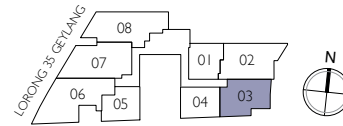
## 2-Bedroom

## 2-Bedroom + Study



### Type G

#03-03 to #07-03  
60 sqm / 646 sqft  
Inclusive of Balcony 6 sqm  
& AC Ledge 3 sqm

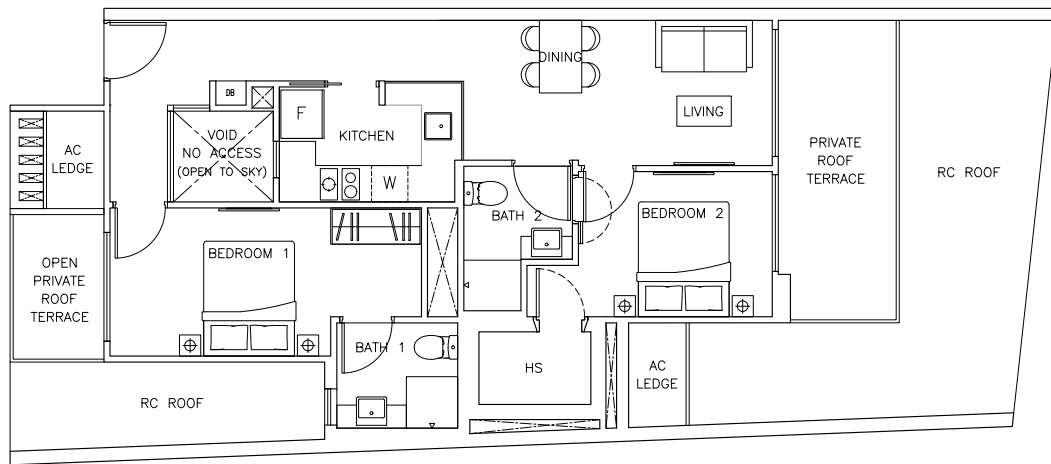


### TYPE C1

#04-07 & #06-07  
79 sqm / 850 sqft  
Inclusive of Balcony 9 sqm  
& AC Ledge 3 sqm

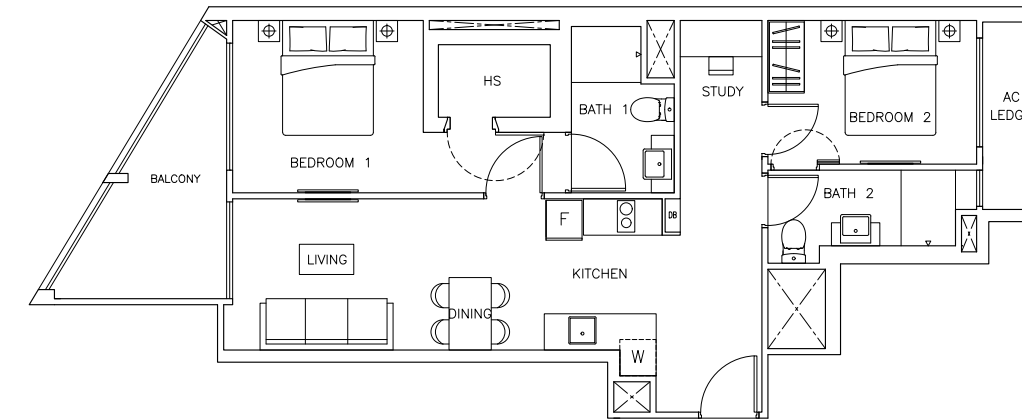
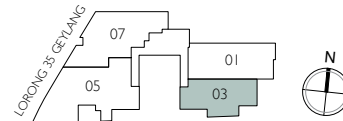
### TYPE C

#03-07, #05-07 & #07-07  
78 sqm / 840 sqft  
Inclusive of Balcony 9 sqm  
& AC Ledge 3 sqm



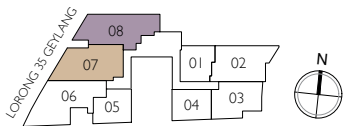
### TYPE L

#08-03  
83 sqm / 893 sqft  
Inclusive of Private Roof Terrace 16 sqm  
& AC Ledge 3 sqm



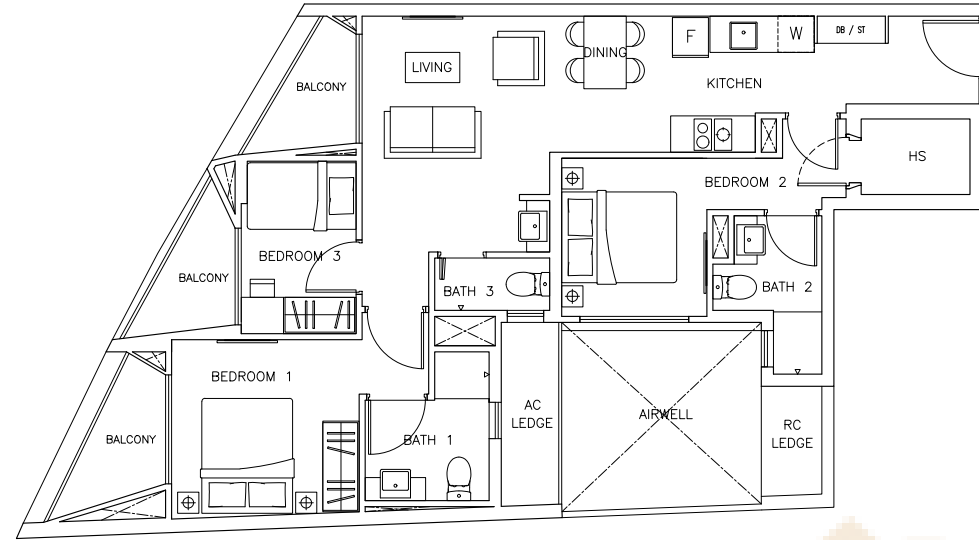
### TYPE D

#03-08 to #07-08  
78 sqm / 840 sqft  
Inclusive of Balcony 8 sqm  
& AC Ledge 4 sqm



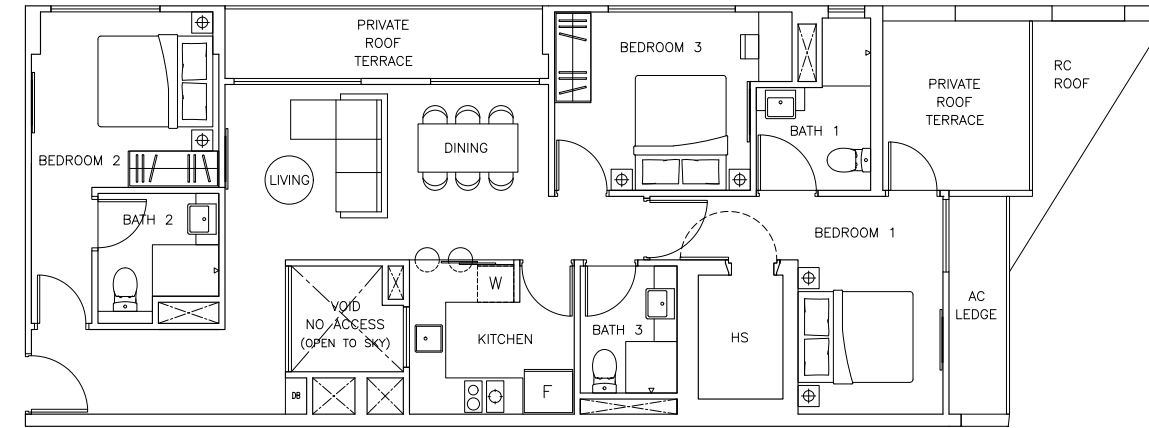
# 3-Bedroom

# 3-Bedroom



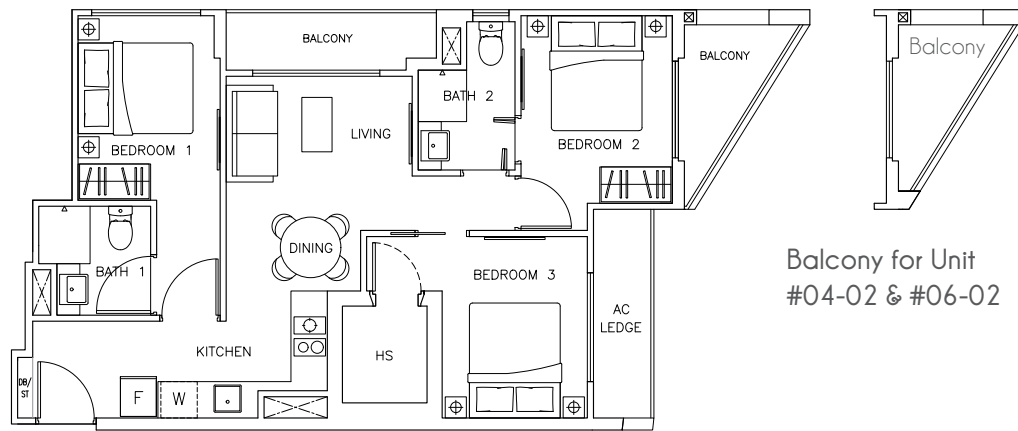
## Type B

#03-06 to #07-06  
86 sqm / 926 sqft  
Inclusive of Balcony 9 sqm  
& AC Ledge 4 sqm



## TYPE K

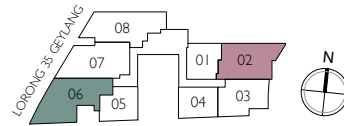
#08-01  
108 sqm / 1,163 sqft  
Inclusive of Private Roof Terrace 14 sqm  
& AC Ledge 4 sqm



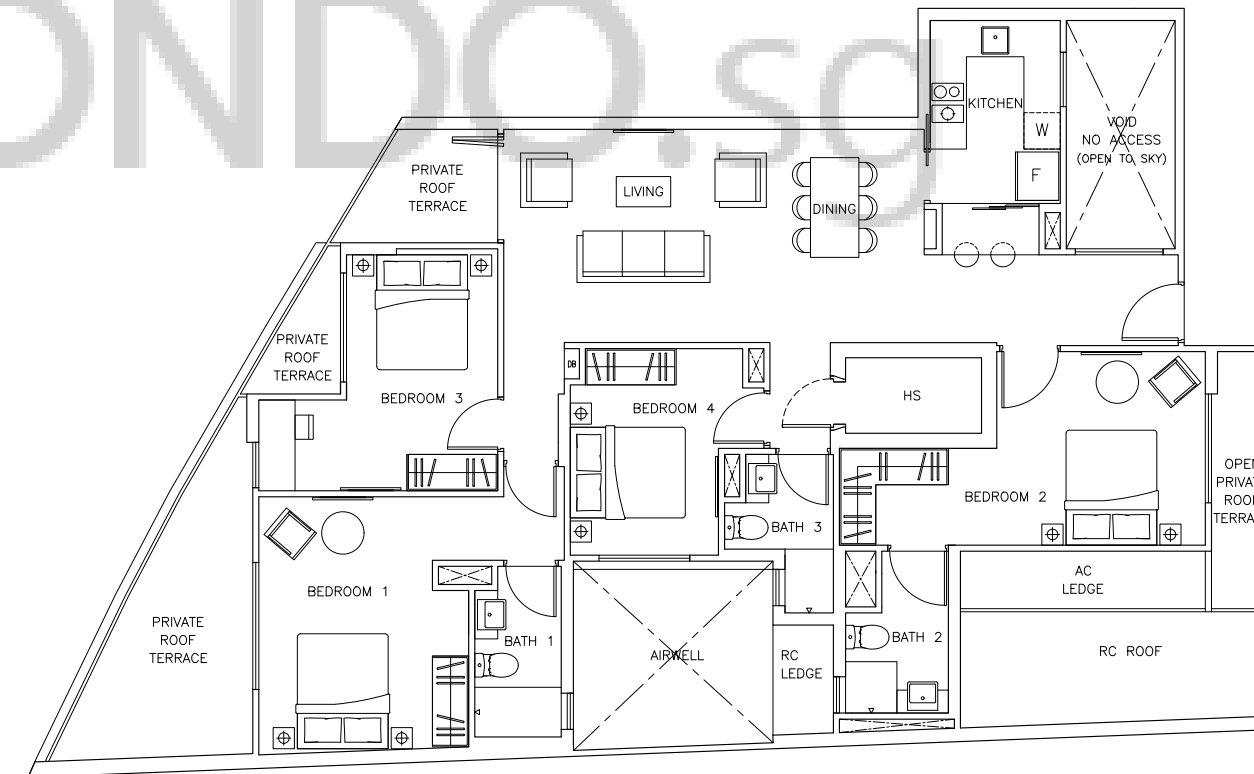
## Type F

#03-02 to #07-02  
74 sqm / 797 sqft  
Inclusive of Balcony 8 sqm  
& AC Ledge 4 sqm

Balcony for Unit  
#04-02 & #06-02

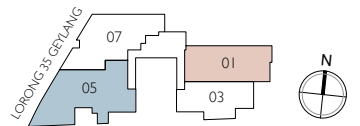


# 4-Bedroom



## TYPE I

#08-05  
153 sqm / 1,647 sqft  
Inclusive of Private Roof Terrace 25 sqm  
& AC Ledge 4 sqm

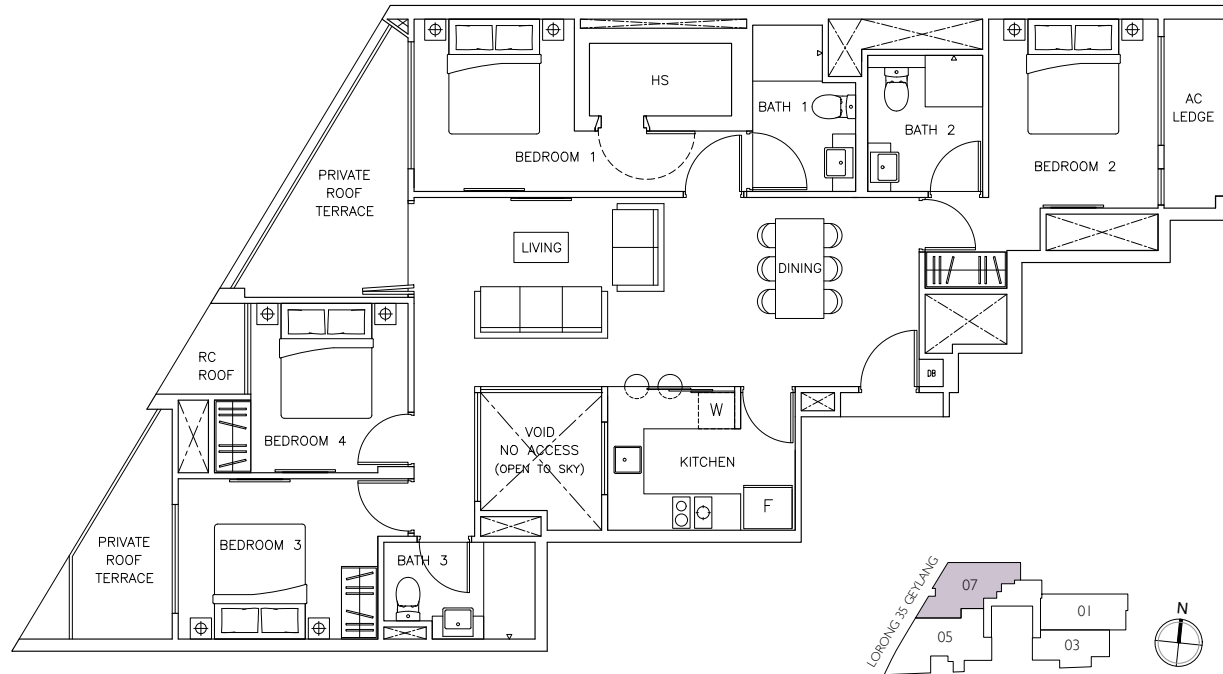




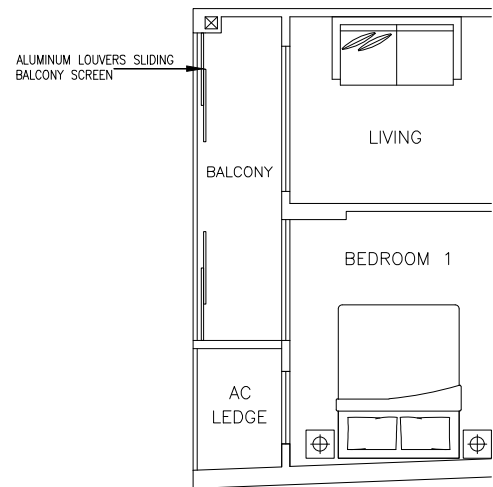
# 4-Bedroom

## TYPE J

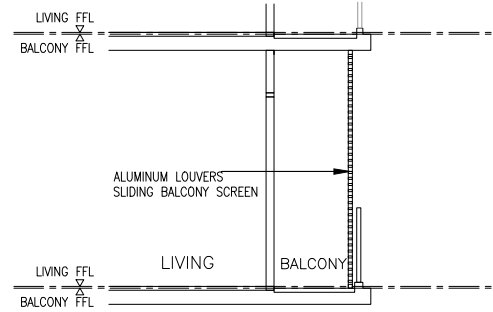
#08-07  
119 sqm / 1,281 sqft  
Inclusive of Private Roof Terrace 13 sqm  
& A/C Ledge 4 sqm



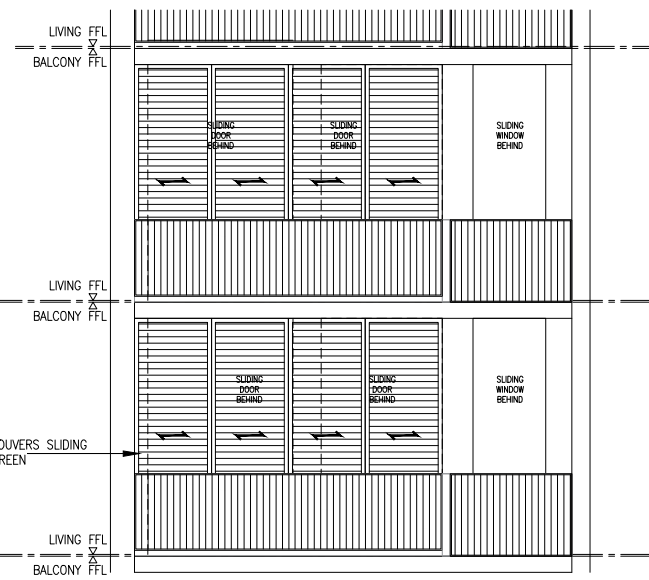
## Balcony Screen



PLAN  
SCALE 1:7.5



SECTION  
SCALE 1:7.5



ELEVATION  
SCALE 1:7.5

The balcony and private roof terrace shall not be enclosed unless with the approved balcony screen as shown above. The cost of screen and installation shall be borne by the Purchaser

## Specifications

### 1. Foundation

Reinforced Concrete Bored Pile

### 2. Sub-structure and Superstructure

Reinforced concrete column, reinforced concrete slab, reinforced concrete wall, steel frame system for Upper roof and Precast reinforced concrete staircase.

### 3. Walls

a. External Walls  
- Reinforced concrete wall and/or block wall and/or precast concrete panel wall system  
b. Internal Walls  
- Reinforced concrete wall and/or block wall and /or precast concrete panel wall system and/or drywall plaster board partition system where applicable

### 4. Roof

a. Reinforced concrete roof with appropriate waterproofing system and insulation for apartments.

### 5. Ceiling (Please refer to ceiling height table behind)

a. Apartments  
i. Living, Dining, Foyer, Open Kitchen, Bedrooms, Study, Household Shelter, Balcony, Private Roof Terrace and other areas.  
- Skim coat with or without plaster ceiling boards and /or fibrous plaster ceiling board with or without box-ups to designated areas with emulsion paint.  
ii. Bathrooms, Powder Room, Close Kitchen  
- Fibrous plaster ceiling boards with emulsion paint.  
b. Common Areas  
i. Car park, Staircases, M&E services rooms/shaft  
- Skim coat with emulsion paint  
ii. Lift lobby, Gym, Shower Area, Handicapped Toilet, Corridor  
- Skim coat and/or fibrous plaster ceiling board with emulsion paint where applicable

### 6. Finishes

a. 1. Wall - For Apartment Units  
i. Living, Dining, Bedrooms, Study, Foyer, Passageway, Household Shelter, and other areas.  
- Cement & sand plaster and /or skim coat where applicable  
ii. Kitchen  
- Homogenous tiles and/or ceramic tiles to exposed areas and /or cement & sand plaster and/or skim coat and/or back painted glass back splash  
iii. Bathrooms  
- Homogenous tiles and/or Ceramic tiles to exposed areas  
iv. Powder Room  
- Homogenous tiles and/or Ceramic tiles to exposed areas  
v. Balcony, Private Roof Terrace  
- Cement & sand plaster and/or skim coat

### 2. Wall - External (Common Areas)

i. External walls including recreational common areas and other areas  
- Cement & sand plaster and/or skim coat and/or textured paint finish and/or stucco smooth concrete finish with groove line where applicable Homogenous tiles and/or Ceramic tiles to designated areas  
ii. 1st Storey Car Park  
- Cement/sand plaster and /or skim coat where applicable

### 3. Wall - Internal (Common Areas)

i. Corridors, Staircases, 1st storey Car park, recreational common areas and other areas  
- Cement/sand plaster and/or skim coat and /or homogenous tiles and /or ceramic tiles and/or mosaic tiles and/or stucco smooth concrete finish with groove line where applicable  
ii. 1st & 2nd level Lift Lobby  
- Homogenous tiles and/or Ceramic tiles to designated areas. Cement/sand plaster and/or skim coat with emulsion paint to other areas.  
iii. Lift Lobbies at other levels  
- Cement/sand plaster and/or stucco smooth concrete finish with groove line to other areas where applicable

### b. 1. Floor - For Apartment Units

i. Entrance Foyer, Living, Dining, Kitchen, Study, Household Shelter, Passageway to Bedroom  
- Homogenous tiles and/or Ceramic tiles with or without timber skirting where applicable.  
ii. Bedrooms  
- Parquet flooring with or without timber skirting  
iii. Bathrooms, Powder Room  
- Homogenous tiles and /or Ceramic tiles

vi. Balcony, Private Roof Terraces  
- Homogenous tiles and /or Ceramic tiles

### 2. Floor - Common Areas

i. All Lift Lobbies and Corridor  
- Homogenous tiles and/or Ceramic tiles with skirting where applicable  
ii. Swimming pool and deck, Gymnasium, Handicapped Toilet, BBQ Area, Shower Area and Residents' Courtyard  
- Homogenous tiles and/or Ceramic tiles and /or pebble wash and/or mosaic tiles where applicable  
iii. Exit Staircases and landing from 1st to 2nd storey  
- Homogenous tiles and/or Ceramic tiles with nosing tiles.  
iv. Other Exit staircase levels  
- Cement & sand screed and staircases to complete with groove lines to staircase treads edge or with nosing tiles  
v. Other common areas  
- Cement & sand screed and/or other selected finishes by Architect

### 7. Windows

Apartment Units- Powder-Coated or Fluorocarbon aluminium-frame casement and/or sliding windows and/or top hung and/or fixed panel and/or louvers with clear or tinted glass or frosted glass where applicable, of minimum 6mm thickness for all units

### 8. Doors

a. i. Main Entrance  
- Fire-rated timber door.  
ii. Bedrooms  
- Timber door and/or Slide & Hide Timber door  
iii. Bathrooms  
- Timber door and /or Slide & Hide Timber door and/or Acrylic Panel Slide & Swing door where applicable  
iv. Kitchen  
- Timber door with glass panel and/or Slide & Hide door if applicable  
v. Powder Room  
- Acrylic Panel Slide & Swing door applicable to Type C /C1  
vi. Study (where applicable)  
- Acrylic Panel Slide & Swing door applicable to Type E  
vii. Household Shelter  
- Approved HS door  
viii. Balcony, Private Roof Terrace  
- Powder-coated or fluorocarbon aluminium frame sliding glass door or swing door or slide /swing glass door where applicable  
(Note : Selected ironmongery shall be provided to all doors)

### 9. Sanitary Fittings

a. Bath 1, 2 & 3  
- 1 vanity top complete with wash basin and mixer  
- 1 shower area complete with shower mixer set  
- 1 water closet with washer, 1 toilet paper holder, 1 towel rail, 1 mirror  
b. Powder Room  
- 1 wall hung wash basin and basin mixer  
- 1 shower mixer set  
- 1 water closet with washer, 1 toilet paper holder, 2 robe hook, 1 mirror  
c. Kitchen  
- 1 sink with sink mixer  
d. Private Roof Terrace  
- 1 bib tap for one Private Roof Terrace where applicable [For 8th level of Unit Type I,J,K & L only]

### 10. Electrical Installation

Schedule of Electrical Provision

### 11. TV/Cable Services/FM/ Telephone points

Refer to Schedule of Electrical Provision

### 12. Lightning Protection

Lightning Protection System shall be provided in accordance with Singapore Standard SS 555.

### 13. Painting

a. Internal Walls  
- Emulsion paint.  
b. External Walls  
- Emulsion paint and/or textured finish and/or stucco smooth concrete finish with groove line to designated areas where applicable

### 14. Water Proofing

Waterproofing to floors of Kitchen, Bathrooms, Powder Rooms, Balcony, Private Roof Terrace, Reinforced Concrete Flat Roof, Swimming Pool, and slabs as and where required.

### 15. Driveway and Carpark

a. External Driveway  
- Cement and Sand screed with approved floor hardener  
b. Driveway and Carpark  
- Cement and Sand screed with approved floor hardener

### 16. Recreation Facilities

a. 1st Storey  
- Surface and Mechanical Carparking facilities  
- Bicycle Parking  
b. 2nd Storey  
- Leisure Pool  
- Pool deck  
- Shower Area  
- Gymnasium  
- BBQ  
- Handicapped Toilet  
c. 3rd Storey  
- Residents' Courtyard

### 17. Additional Items

a. Kitchen Cabinet  
- High and low cabinets complete with solid surface counter top  
b. Kitchen Appliances  
- 1ea. Built-in electric hob, cooker hood, sink, electric oven, washing machine (For one Bedroom, 2 Bedroom and 2+1 Bedroom Type)  
- 1ea. Built-in electric hob, built-in gas hob, cooker hood, sink, electric oven, washing machine.(For 3 Bedroom, 4 Bedroom Type and Type L Only)  
c. Wardrobe  
- Built-in wardrobes in laminate finish to Bedrooms except those with attached HS. Pole System storage will be provided for all HS (except Unit Type I).  
d. Air-conditioning  
- Multi-split air-conditioning system -wall hung fan coil for Living/Dining, Bedrooms and Study  
e. Hot Water Supply  
- Hot water supply to all Bathrooms & Powder Room.  
f. Gas  
- Town Gas NOT provided.  
g. Cable Vision  
- Provision of outlet only  
h. Security System  
- Intercom system  
- Proximity card access to all communal facilities (where applicable).  
- Vehicular Access System at main entrance.  
- CCTV surveillance cameras at strategic locations.  
i. Shower Cubicle  
- With framed glass shower screen  
j. Smart Home System  
- 1 no. of Smart Home Connect device

### Schedule of Electrical Provision

UNIT TYPE	A	E	H	C/C1	D	G	B	F	I	J	K	L
Lighting Point	8	8	8	13	11	10	17	13	24	16	16	13
13A Power Point	13	15	15	18	19	17	20	20	31	27	24	20
13A Power Point for Washing Machine	1	1	1	1	1	1	1	1	1	1	1	1
Heater Point	1	1	1	2	2	2	2	2	3	3	3	2
Isolator (CU)	1	1	1	2	2	2	2	2	3	3	3	2
Television Outlet	2	3	2	4	4	3	4	4	5	5	4	3
Telephone Outlet	3	4	3	5	5	4	5	5	6	6	5	4
Cooker Hood Point	1	1	1	1	1	1	1	1	1	1	1	1
Cooker Hob Point	1	1	1	1	1	1	1	1	1	1	1	1
Electric Oven Point	1	1	1	1	1	1	1	1	1	1	1	1
Intercom Point	1	1	1	1	1	1	1	1	1	1	1	1
Bell Push c/w Bell Point	1	1	1	1	1	1	1	1	1	1	1	1

Note: All Isolators for CU are subject to a/c equipment configuration Twin power points will be counted as 2 number of 13A power point