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38 Jervois - Floor Plans



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FLOOR PLANS



The Blueprint for Living Well.

I BEDROOM



Type - A

44 sqm / 474 sft

#01-01*

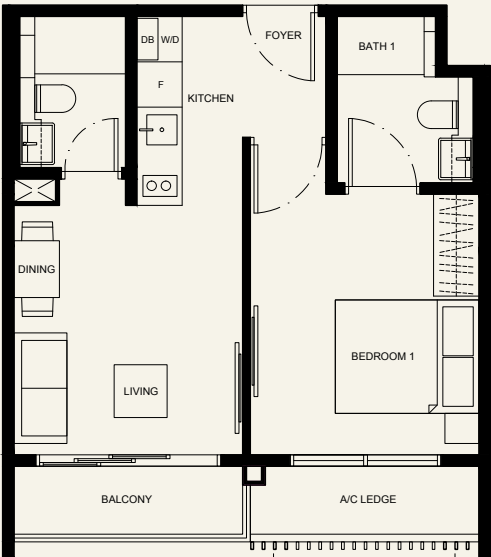
#01-02

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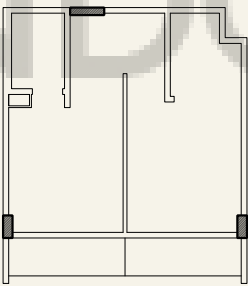
#02-03

#03-03

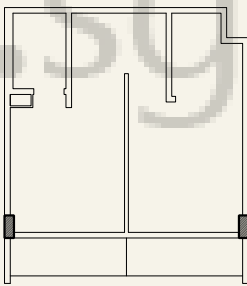
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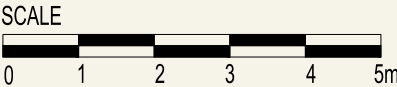
(ONLY FOR UNIT #02-03, #03-03 & #04-03)



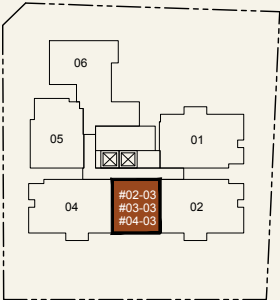
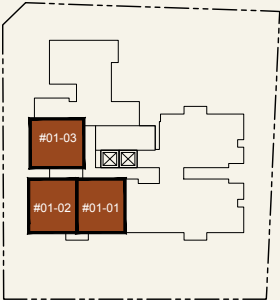
(ONLY FOR UNIT #01-01 & #01-02)



(ONLY FOR UNIT #01-03)



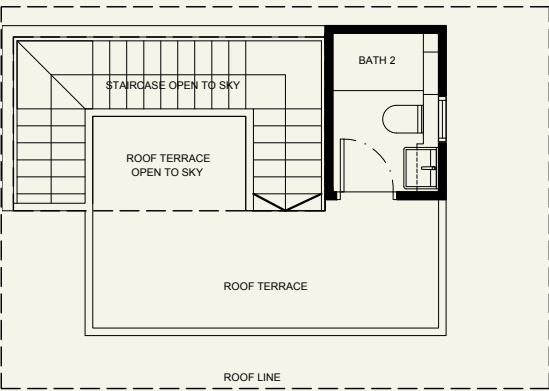
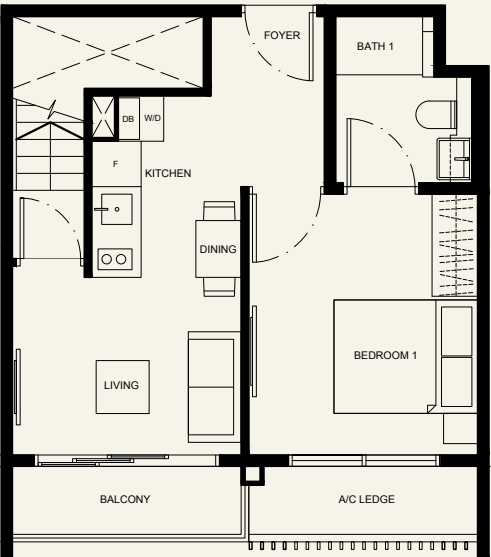
* Denotes Mirror Unit
All plans are subject to amendment as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.
The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the
'Additional information' of this brochure.



KEY PLAN



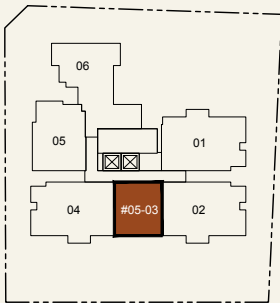
I BEDROOM PENTHOUSE



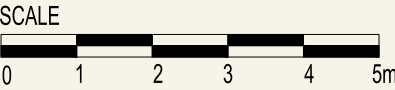
Type - AP

65 sqm / 700 sft

#05-03

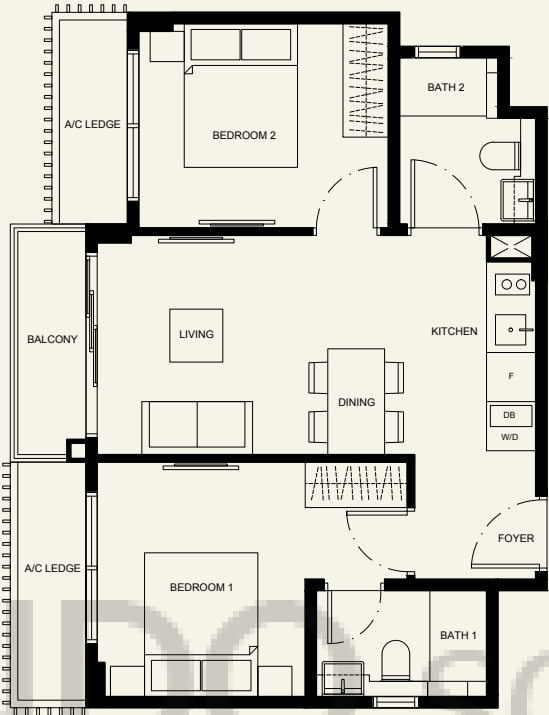


KEY PLAN



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2 BEDROOM



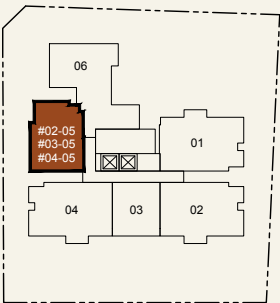
Type - B

60 sqm / 646 sft

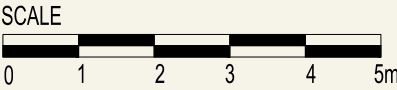
#02-05

#03-05

#04-05



KEY PLAN



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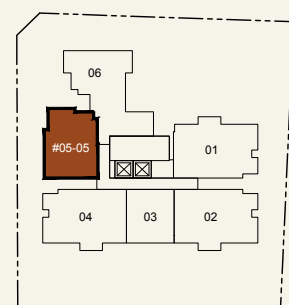
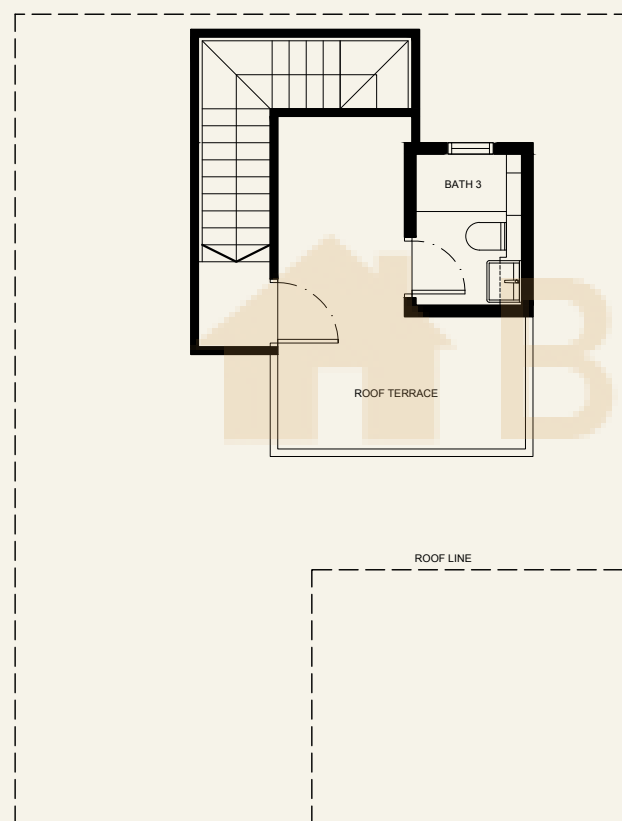
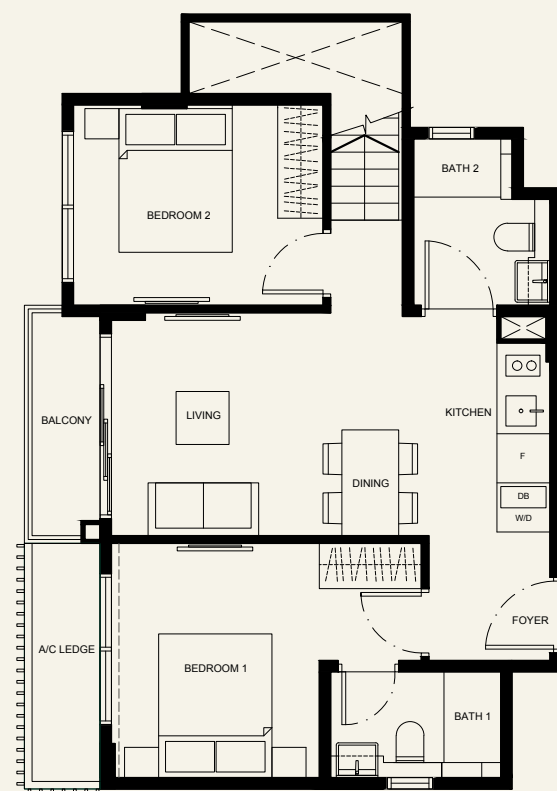


2 BEDROOM PENTHOUSE



Type - BP

84 sqm / 904 sft
#05-05



N KEY PLAN



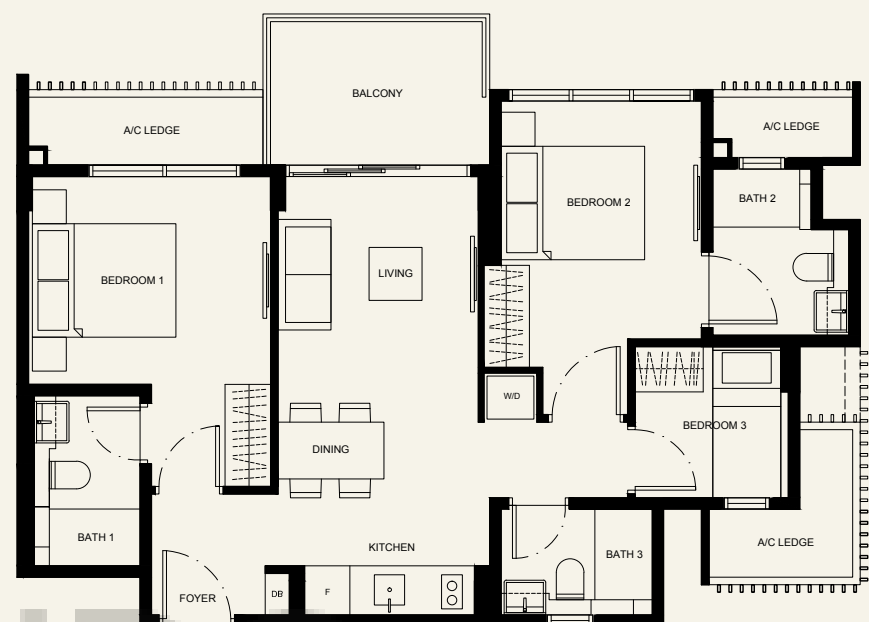
* Denotes Mirror Unit
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3 BEDROOM

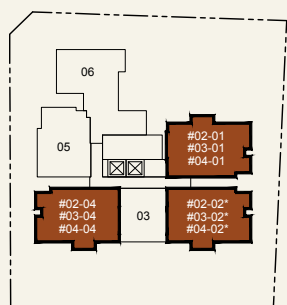


Type - C

76 sqm / 818 sft
#02-01
#02-02*
#02-04
#03-01
#03-02*
#03-04
#04-01
#04-02*
#04-04



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N KEY PLAN



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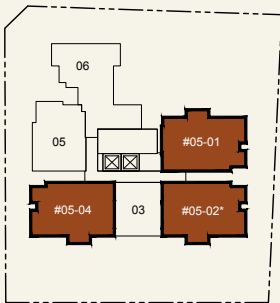
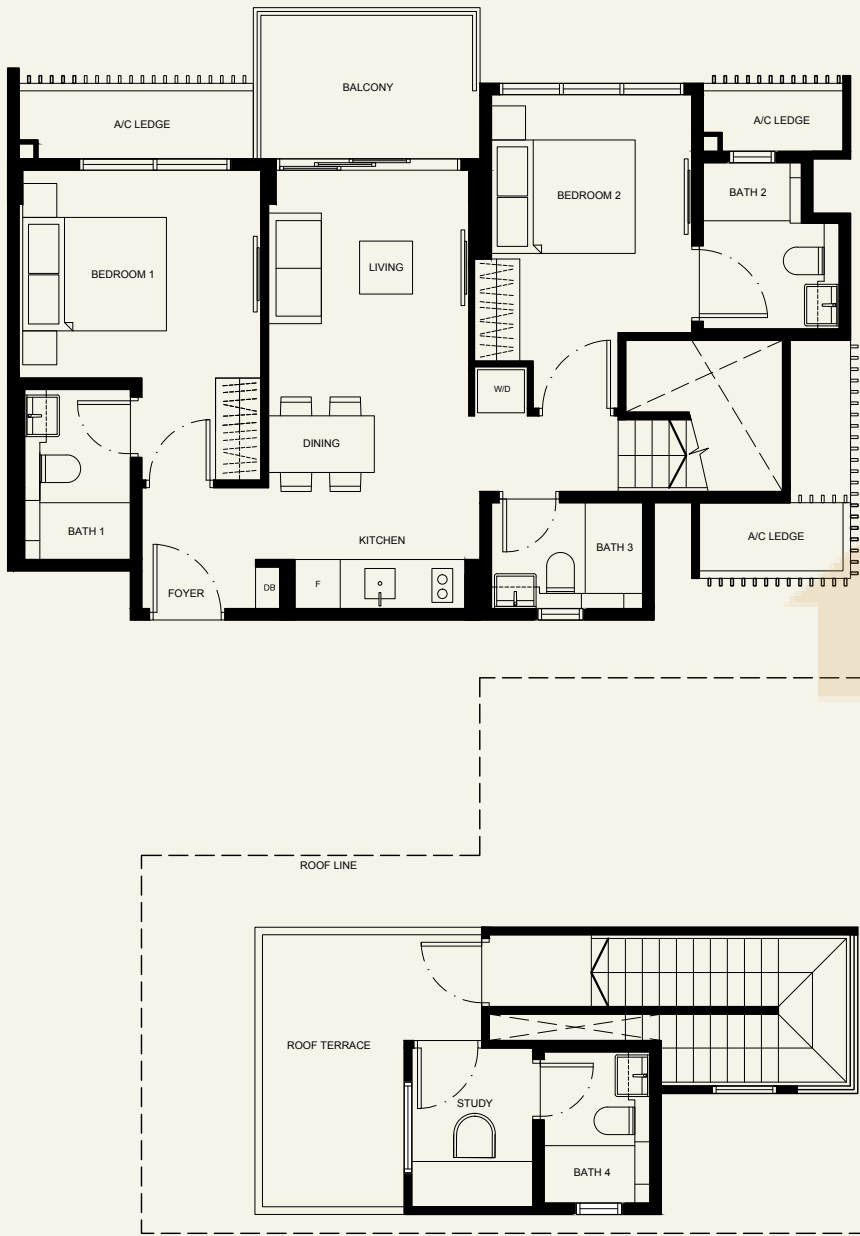
2+1 BEDROOM PENTHOUSE



Type - CP

102 sqm / 1098 sft

- #05-01
- #05-02*
- #05-04



KEY PLAN



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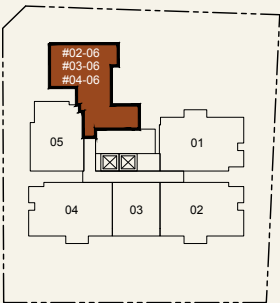
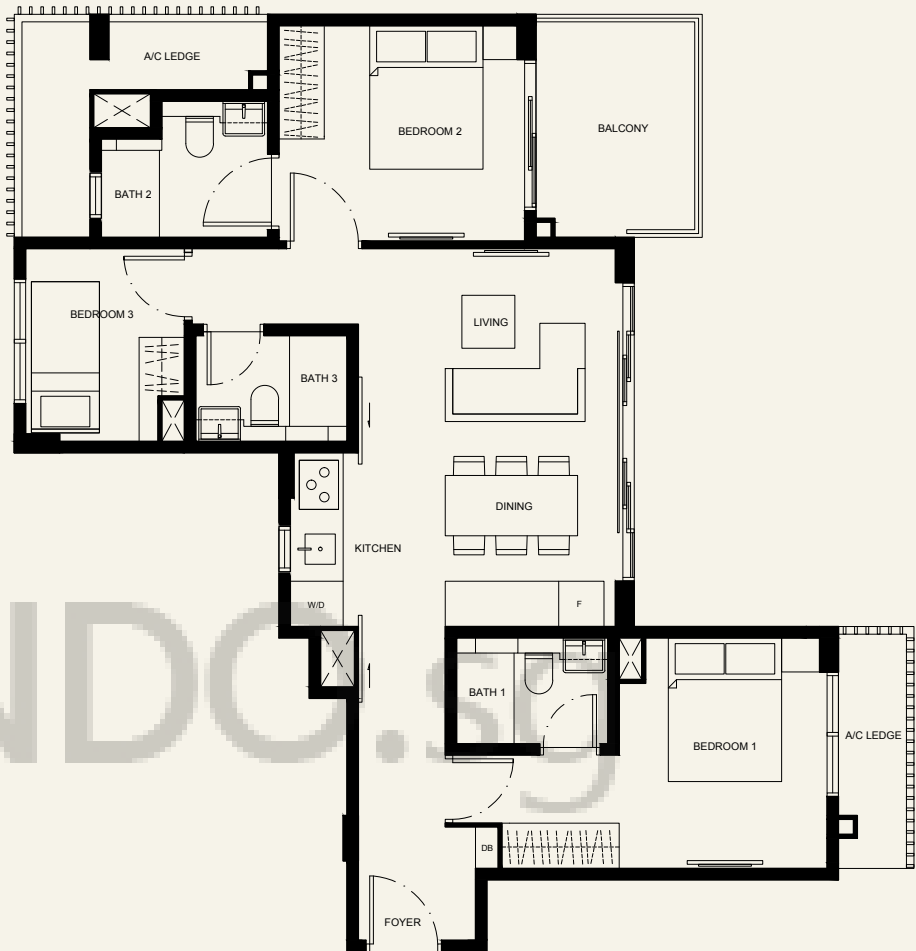
3 BEDROOM



Type - D

85 sqm / 915 sft

- #02-06
- #03-06
- #04-06



KEY PLAN



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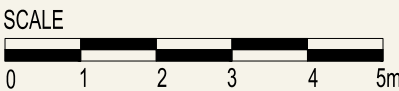
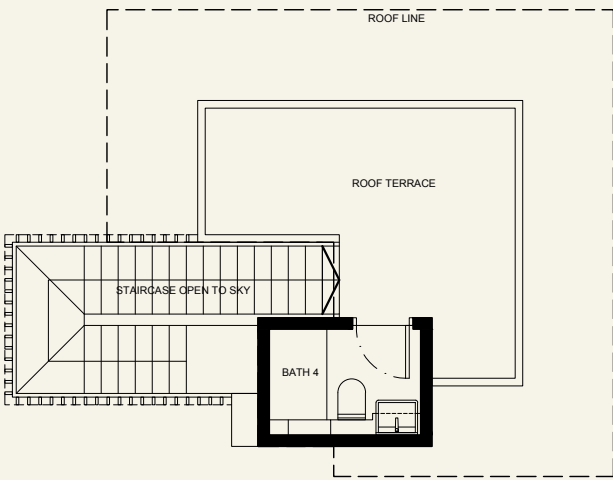
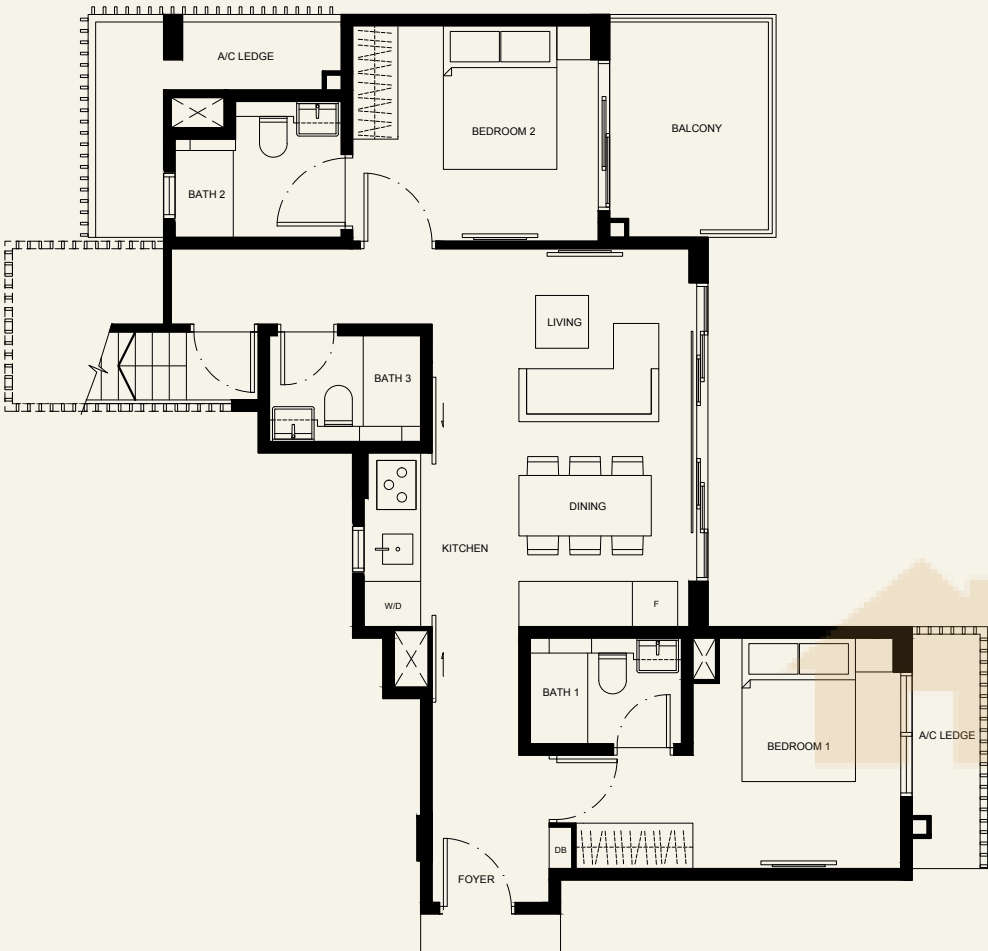
2 BEDROOM PENTHOUSE



Type - DP

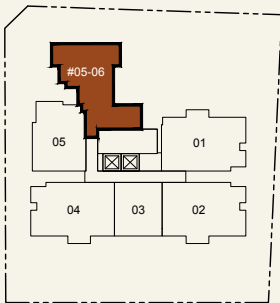
110 sqm / 1184 sft

#05-06



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SPECIFICATIONS



- FOUNDATION**
 - 1.1 Raft foundation to structural engineer's design
- SUPERSTRUCTURE**
 - 2.1 Reinforced concrete structure to structural engineer's design
- WALLS**
 - 3.1 External wall : brickwall / precast panel
 - 3.2 Internal wall : brickwall / precast panel / drywall
- ROOF**
 - 4.1 Metal roofing and/or Reinforced Concrete flat roof with appropriate waterproofing and insulation
- CEILING**
 - 5.1 Water resistant ceiling board with emulsion paint to Kitchen, Bath and where necessary
 - 5.2 Skim coat and/or plasterboard with emulsion paint to Living/Dining, Bedroom, Study, Balcony and Aircon ledge
 - 5.3 Refer to Ceiling Height Schedule for details.
- FINISHES**
 - 6.1 **Wall**
 - 6.1.1 **Internal (For Apartments)**
 - a) Marble and/or homogeneous tiles and/or ceramic tiles up to false ceiling height for all Baths
 - b) Cement and sand plaster and/or skim coat with emulsion paint to other areas
 - 6.1.2 **Internal (For Common Areas)**
 - a) Marble tiles and/or homogeneous tiles and/or ceramic tiles to designated areas of Lift Lobbies
 - b) Cement and sand plaster and/or skim coat with emulsion paint to Lift Lobbies, Corridors, Staircases and Landings
 - c) Homogeneous tiles and/or ceramic tiles up to ceiling height for Accessible Toilet and Changing Room.
 - 6.1.3 **External**
 - a) Cement and sand plaster with emulsion paint and/or external stone tiles and/or spray textured paint to designated areas as per Architect's design
 - 6.2 **Floor**
 - 6.2.1 **Internal (for Apartments)**
 - a) Marble tiles to Living, Dining, Kitchen, Foyer and Bath for all Unit Types and Bedroom for Unit Types A and AP only
 - b) Timber strips to Bedroom for all Unit Types (except Unit Types A and AP) and Internal Staircase for Unit Types BP and CP only
 - c) Homogeneous tiles and/or ceramic tiles to Balcony and Roof Terrace for all Unit Types and External Staircase for Unit Types AP and DP only
 - d) Cement screed to Aircon Ledge
 - 6.2.2 **External (for Common Areas)**
 - a) Granite tiles and/or homogeneous tiles and/or ceramic tiles to designated areas of Lift Lobbies
 - b) Cement and sand screed with nosing tiles to Staircase and Landings
 - c) Homogeneous tiles and/or ceramic tiles and/or mosaic tiles to Swimming Pool
 - d) Homogeneous tiles and/or ceramic tiles to Accessible Toilet and Changing Room.
 - e) Timber deck and/or Composite Timber deck and/or homogeneous tiles and /or ceramic tiles to Pool Deck and Gymnasium
- WINDOWS**
 - 7.1 Powder coated aluminum-framed windows with tinted glass where applicable
- DOORS**
 - 8.1 Fire-rated timber door to Main Entrance
 - 8.2 Powder-coated aluminium framed with tinted glass door to Living/ Dining, staircase to Roof Terrace, Study for Unit Type CP, Bath at Attic for Unit Types AP, BP and DP and where applicable
 - 8.3 Hollow core timber door to Bedroom and Bath unless otherwise stated.
 - 8.4 Imported good quality ironmongeries shall be provided
- SANITARY FITTINGS**
 - 9.1 Bath
 - a) 1 shower screen with a overhead shower, shower mixer and handshower
 - b) 1 vanity top with basin, mixer tap and cabinet below
 - c) 1 water closet
 - d) 1 mirror
 - e) 1 towel rail
 - f) 1 paper holder
 - 9.2 Kitchen
 - a) 1 single bowl stainless steel sink with single lever mixer tap
- ELECTRICAL INSTALLATION**
 - 10.1 Refer to electrical schedule for details
 - 10.2 All electrical wirings within the unit are concealed except for electrical wirings above false ceiling and exposed within DB closet which shall be exposed in tray, and/or conduits and/or trunking
- TV/TELEPHONE**
 - 11.1 Refer to electrical schedule for details
- LIGHTNING PROTECTION**
 - 12.1 Lightning protection system shall be provided in accordance with Singapore Standard
- PAINTING**
 - 13.1 External Walls
 - a) Cement and sand plaster with emulsion paint and/or external stone tile and/or spray textured paint to designated areas as per Architect's design
 - 13.2 Internal Walls
 - a) Emulsion paint
- WATERPROOFING**
 - 14.1 Waterproofing to floors of Bath, Roof Terrace, Swimming Pool and all other locations deemed necessary
- DRIVEWAY & CARPARK**
 - 15.1 Concrete slab with hardener
- RECREATIONAL FACILITIES**
 - 16.1 Swimming Pool
 - 16.2 Gymnasium
 - 16.3 BBQ corner
- OTHER ITEMS**
 - 17.1 Built-in high and/or low level kitchen cabinets complete with quartz worktop, single bowl sink, cooker hood, electric induction hob (3-zone hob for Types D & DP, 2-zone hob for all other unit types), built-in fridge and built-in combi oven to Kitchen
 - 17.2 Built-in washer cum dryer is provided at designated area
 - 17.3 Exposed wall-mounted air-conditioning units provided to Living/ Dining, Bedroom and Study
 - 17.4 Hot water supply to Kitchen and Bath
 - 17.5 Built-in wardrobe with either swing or sliding door to all Bedrooms
 - 17.6 Audio intercom system is provided linking the unit to the building
 - 17.7 Proximity card access system at pedestrian side gate
 - 17.8 Automatic entrance metal gate as per Architect's design



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