

# ONE DRAYCOTT



# SITE PLAN

## LEVEL 1 – ARRIVAL

- Drop-off Area 1
- Common Lift Lobby 2
- Private Lift Lobby 3
- ESS 4



## LEVEL 2 – FACILITIES

- Swimming Pool 1
- Pool Deck 2
- Outdoor Dining 3
- Gym 4
- Common Lift Lobby 5
- Private Lift Lobby 6



# UNIT DISTRIBUTION

TYPE LEVEL	TYPE A		TYPE B	
18	#18-01 (A1 - PH)	#18-02 (A2 - PH)	#18-03 (B1 - PH)	#18-04 (B2 - PH)
17	#17-01 (A1)	#17-02 (A2)	#17-03 (B1)	#17-04 (B2)
16	#16-01 (A1)	#16-02 (A2)	#16-03 (B1)	#16-04 (B2)
15	#15-01 (A1)	#15-02 (A2)	#15-03 (B1)	#15-04 (B2)
14	#14-01 (A1)	#14-02 (A2)	#14-03 (B1)	#14-04 (B2)
13	#13-01 (A1)	#13-02 (A2)	#13-03 (B1)	#13-04 (B2)
12	#12-01 (A1)	#12-02 (A2)	#12-03 (B1)	#12-04 (B2)
11	#11-01 (A1)	#11-02 (A2)	#11-03 (B1)	#11-04 (B2)
10	#10-01 (A1)	#10-02 (A2)	#10-03 (B1)	#10-04 (B2)
9	#09-01 (A1)	#09-02 (A2)	#09-03 (B1)	#09-04 (B2)
8	#08-01 (A1)	#08-02 (A2)	#08-03 (B1)	#08-04 (B2)
7	#07-01 (A1)	#07-02 (A2)	#07-03 (B1)	#07-04 (B2)
6	#06-01 (A1)	#06-02 (A2)	#06-03 (B1)	#06-04 (B2)
5	#05-01 (A1)	#05-02 (A2)	#05-03 (B1)	#05-04 (B2)
4	#04-01 (A1)	#04-02 (A2)	#04-03 (B1)	#04-04 (B2)
3	#03-01 (A1)	#03-02 (A2)	#03-03 (B1)	#03-04 (B2)
2	Swimming Pool / Pool Deck / Outdoor Dining / Gym			
1	Drop-off Area & Private Lift Lobby			
B1	Carpark			
B2	Carpark			
B3	Carpark			
B4	Carpark			

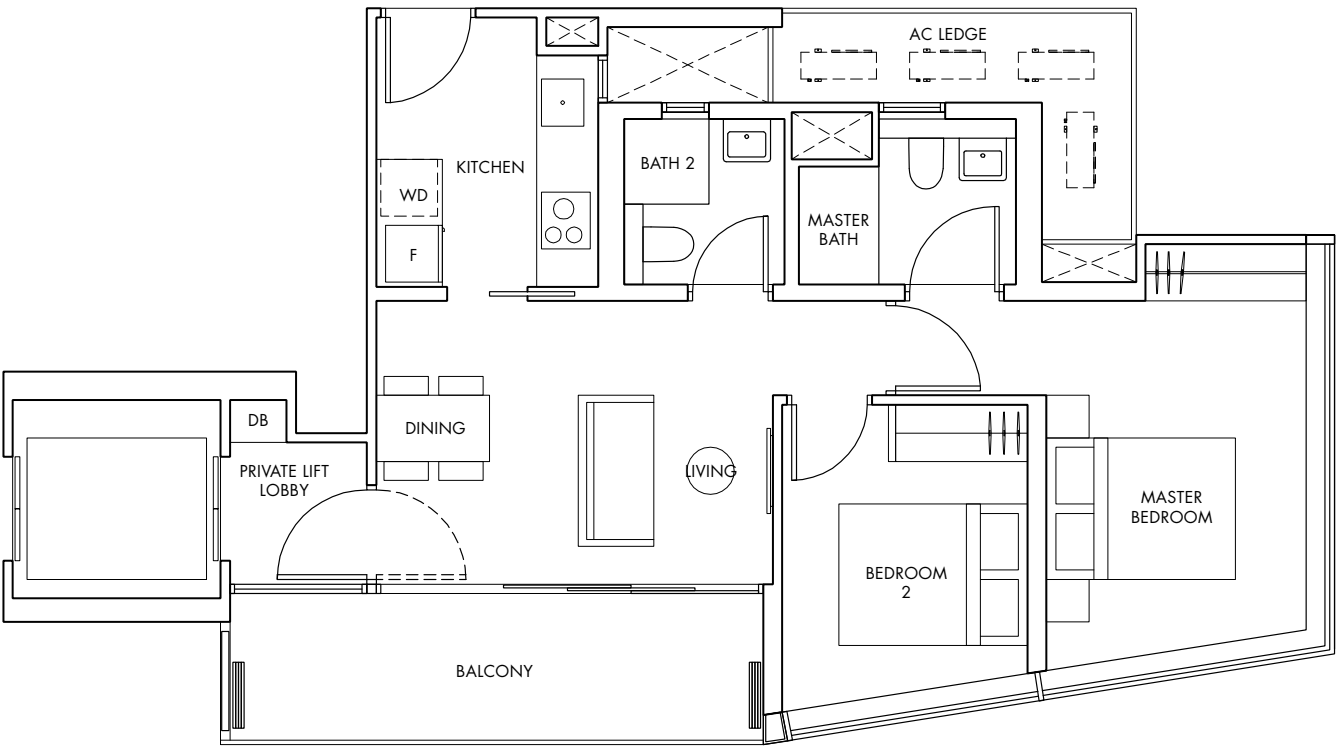
Typical				Penthouse			
■	Type A1 & A2	797sqft	2 bedrooms	■	Type A1 - PH & A2 - PH	1345sqft	2 bedrooms
■	Type B1 & B2	732sqft	2 bedrooms	■	Type B1 - PH & B2 - PH	1238sqft	2 bedrooms



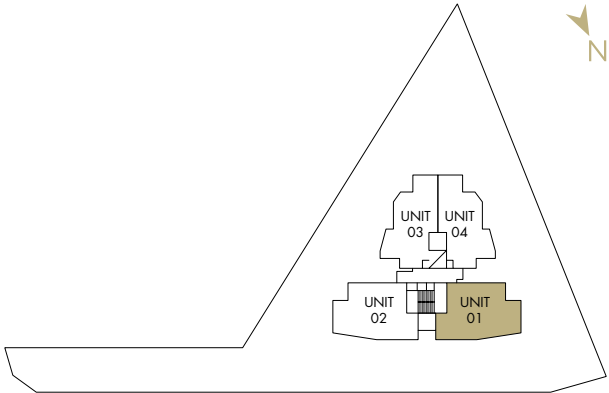
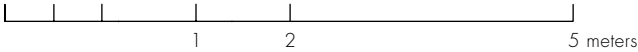
TYPICAL

# TYPE A1

2 BEDROOMS + PRIVATE LIFT LOBBY  
74sqm / 797sqft  
#03 - 01 to #17 - 01



DB Distribution Board  
WD Washer cum Dryer  
F Built-in Fridge



Plans are subject to change as may be required or approved by the relevant authorities. Floor areas and measurements are estimates only and subject to adjustment and final survey.

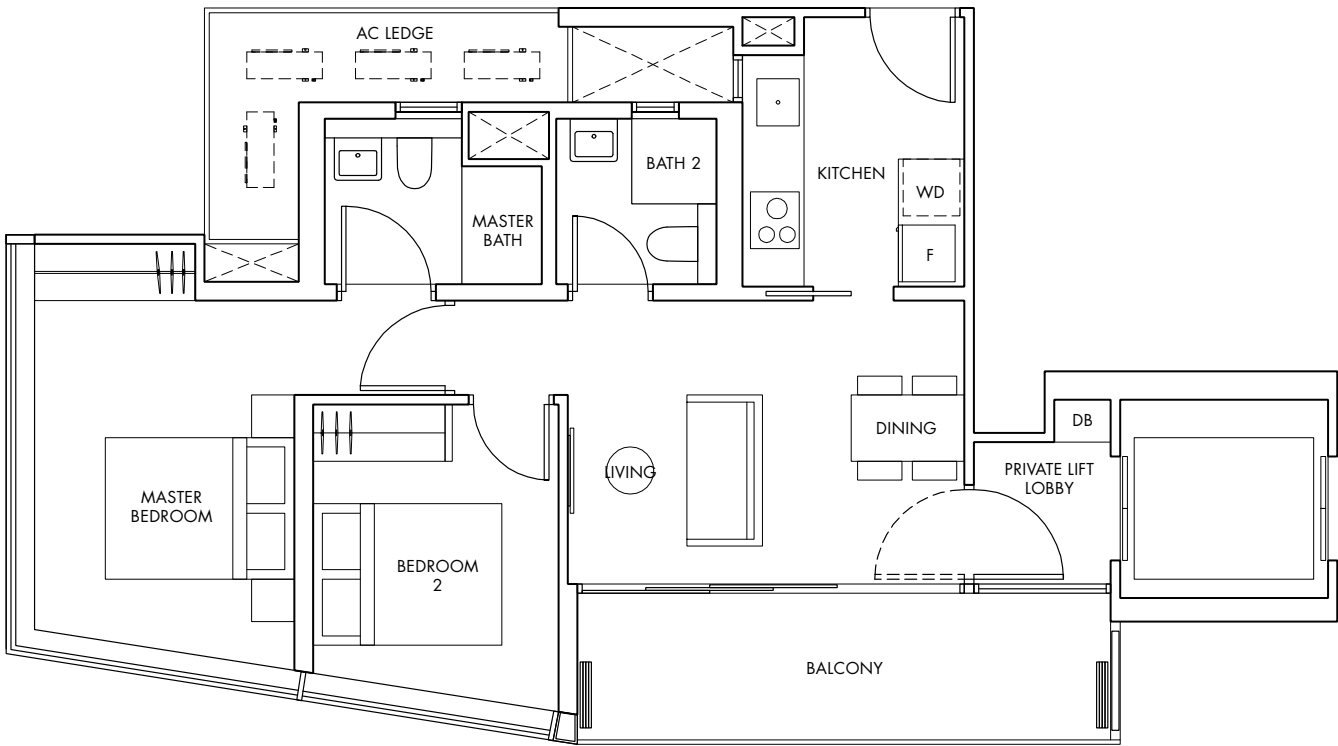
TYPICAL

# TYPE A2

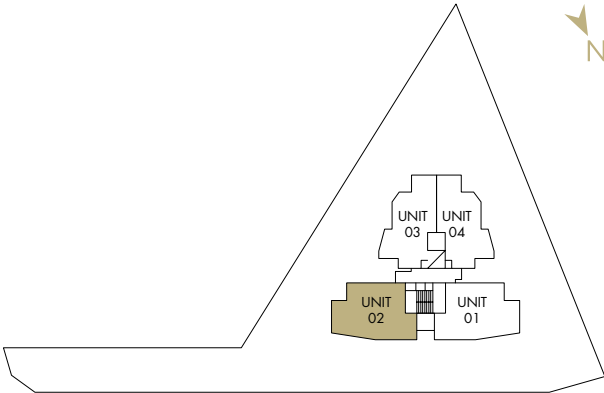
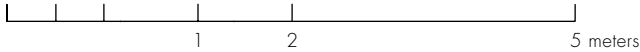
2 BEDROOMS + PRIVATE LIFT LOBBY

74sqm / 797sqft

#03 - 02 to #17 - 02



- DB Distribution Board
- WD Washer cum Dryer
- F Built-in Fridge

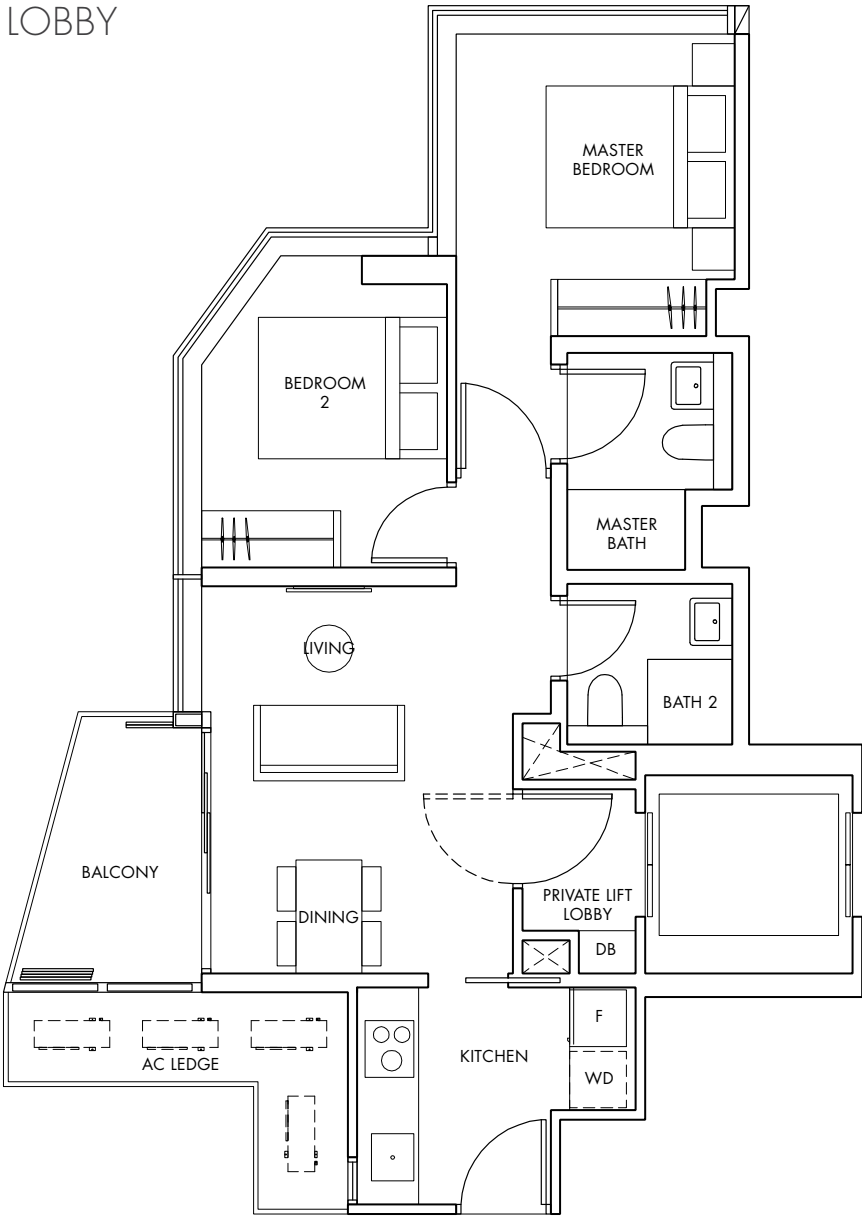


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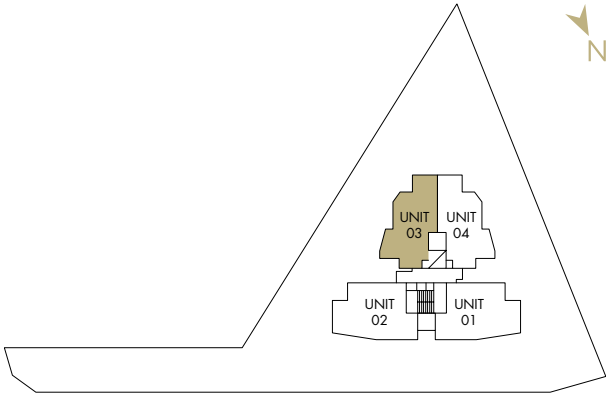
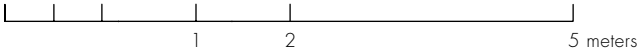
TYPICAL

# TYPE B1

2 BEDROOMS + PRIVATE LIFT LOBBY  
68sqm / 732sqft  
#03 - 03 to #17 - 03



- DB Distribution Board
- WD Washer cum Dryer
- F Built-in Fridge

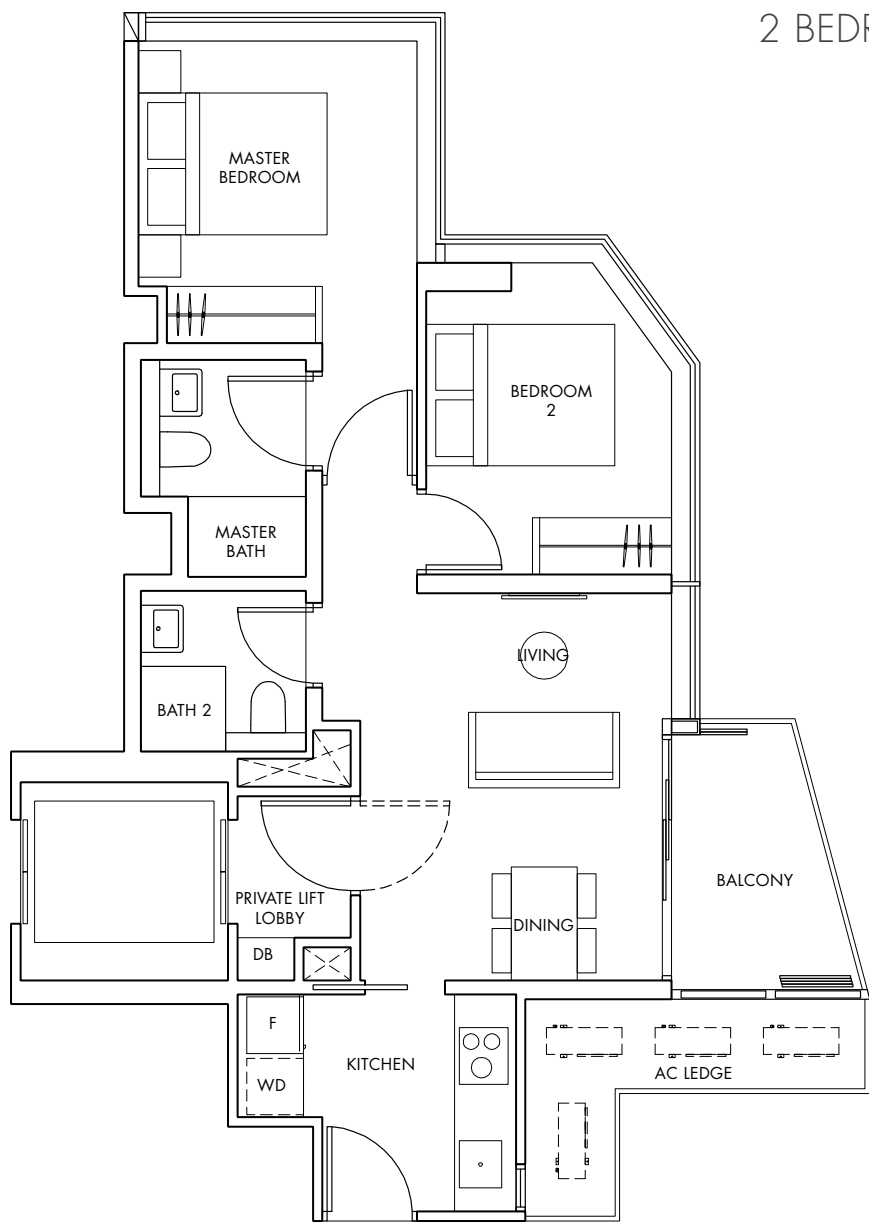


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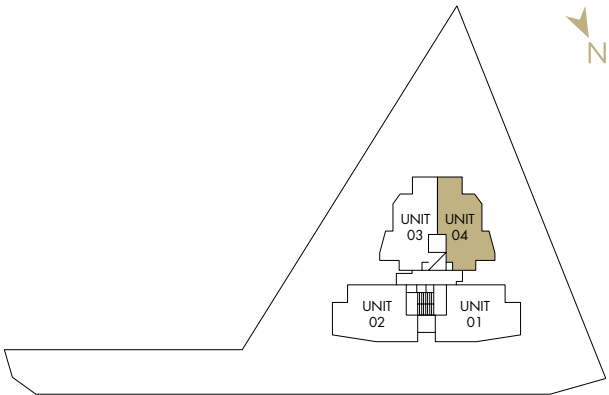
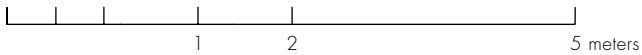
TYPICAL

# TYPE B2

2 BEDROOMS + PRIVATE LIFT LOBBY  
68sqm / 732sqft  
#03 - 04 to #17 - 04



DB Distribution Board  
WD Washer cum Dryer  
F Built-in Fridge

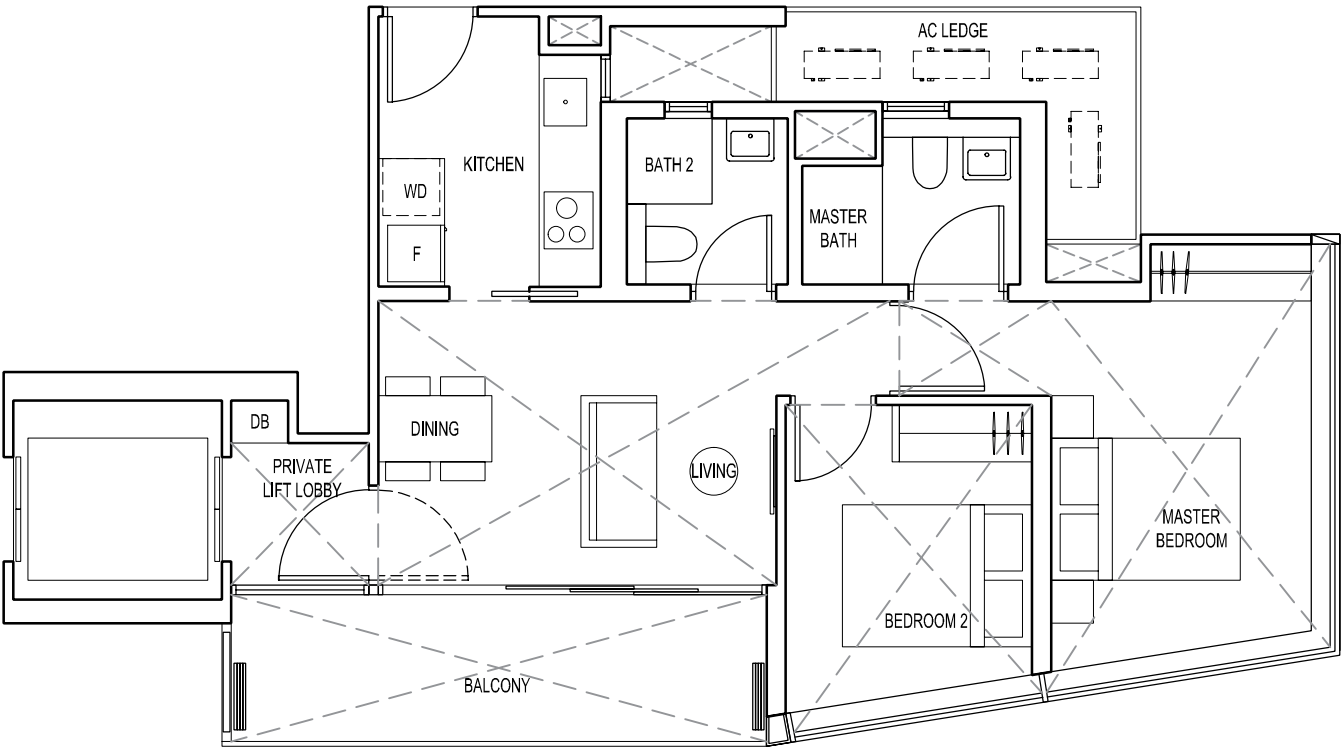


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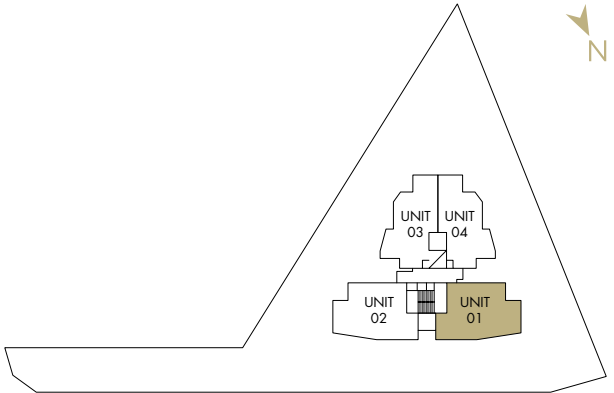
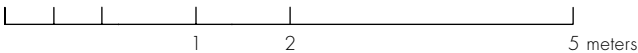
PENTHOUSE

# TYPE A1 - PH

2 BEDROOMS + PRIVATE LIFT LOBBY  
125 sqm / 1345sqft  
#18 - 01



DB Distribution Board  
WD Washer cum Dryer  
F Built-in Fridge



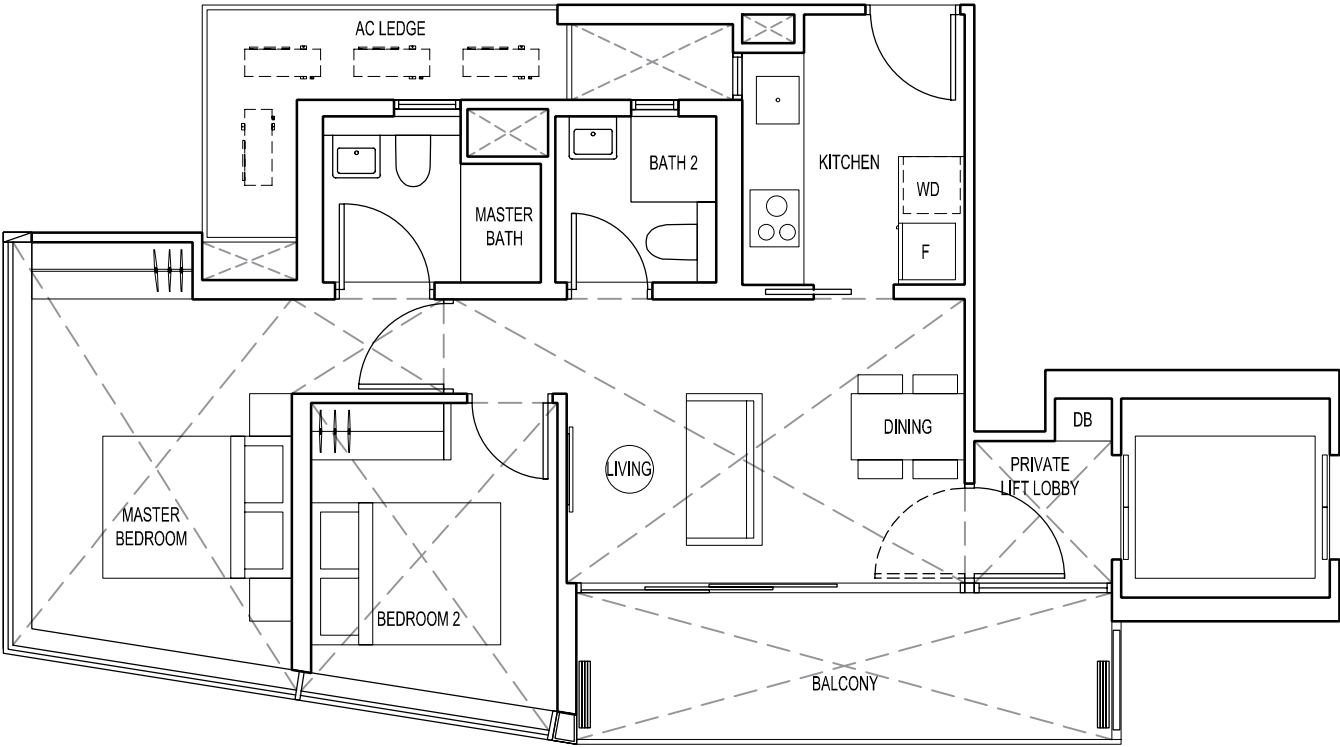
Dotted line denotes strata void area of 51 sqm / 548 sqft above Living, Dining, Private Lift Lobby, Balcony and Bedrooms.  
Plans are subject to change as may be required or approved by the relevant authorities. Floor areas and measurements are estimates only and subject to adjustment and final survey.



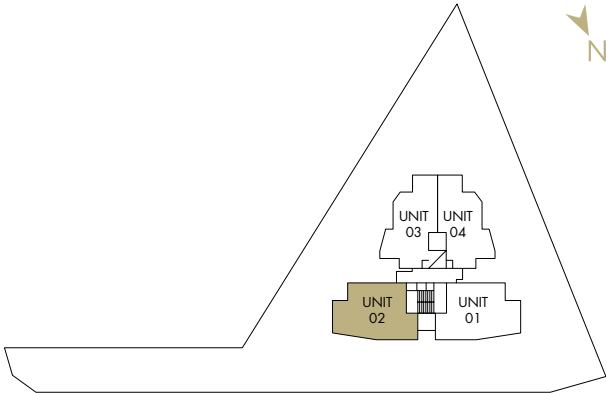
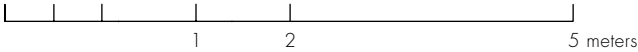
PENTHOUSE

# TYPE A2 - PH

2 BEDROOMS + PRIVATE LIFT LOBBY  
125 sqm / 1345sqft  
#18 - 02



- DB    Distribution Board
- WD    Washer cum Dryer
- F    Built-in Fridge

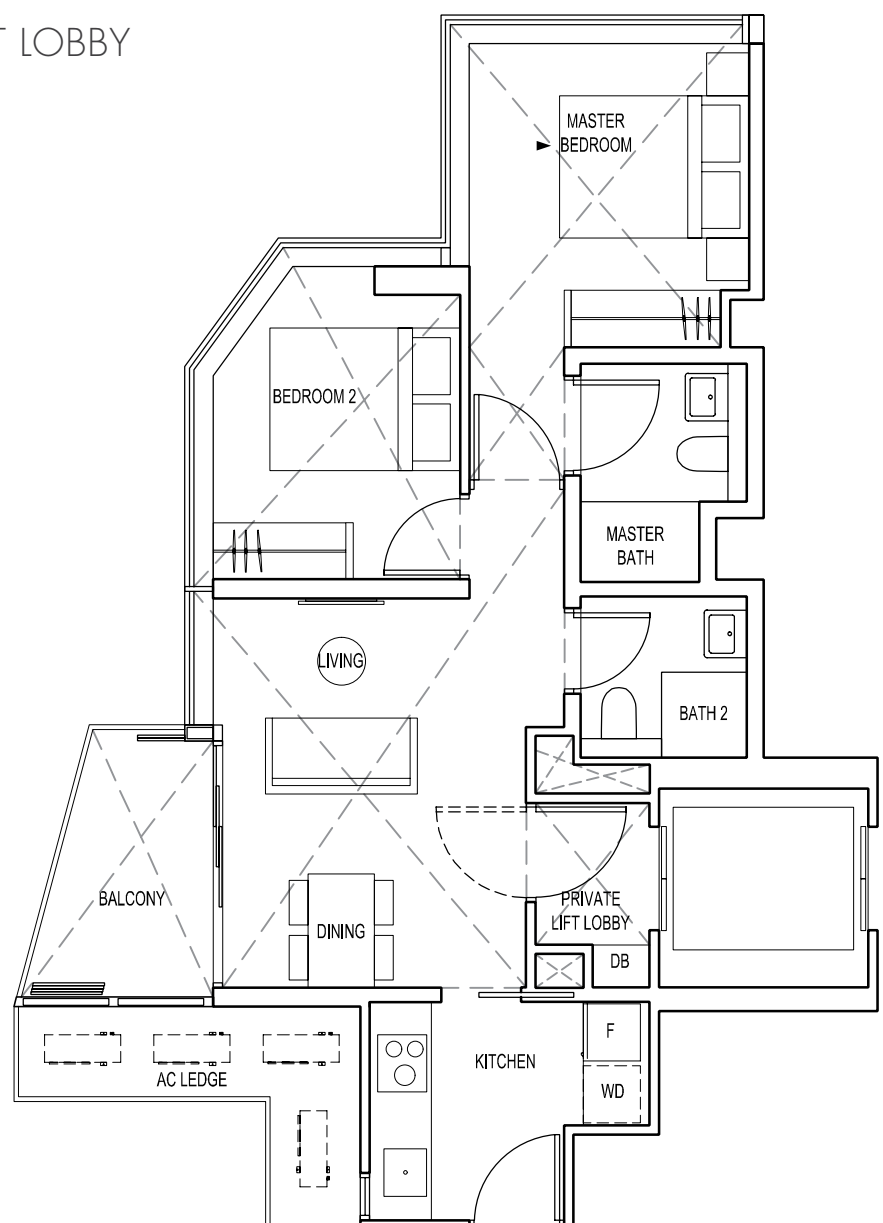


Dotted line denotes strata void area of 51 sqm / 548 sqft above Living, Dining, Private Lift Lobby, Balcony and Bedrooms.  
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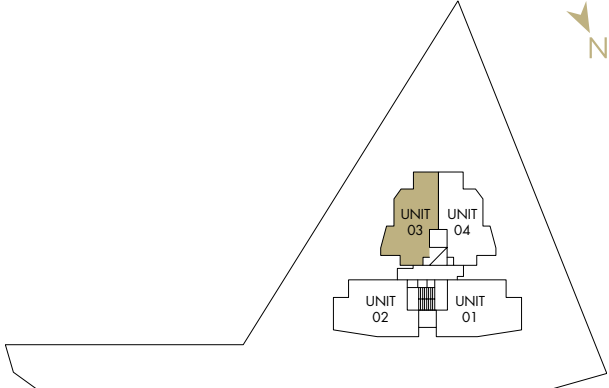
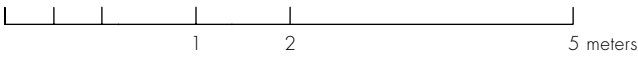
PENTHOUSE

# TYPE B1-PH

2 BEDROOMS + PRIVATE LIFT LOBBY  
115sqm / 1238sqft  
#18 - 03



DB Distribution Board  
WD Washer cum Dryer  
F Built-in Fridge

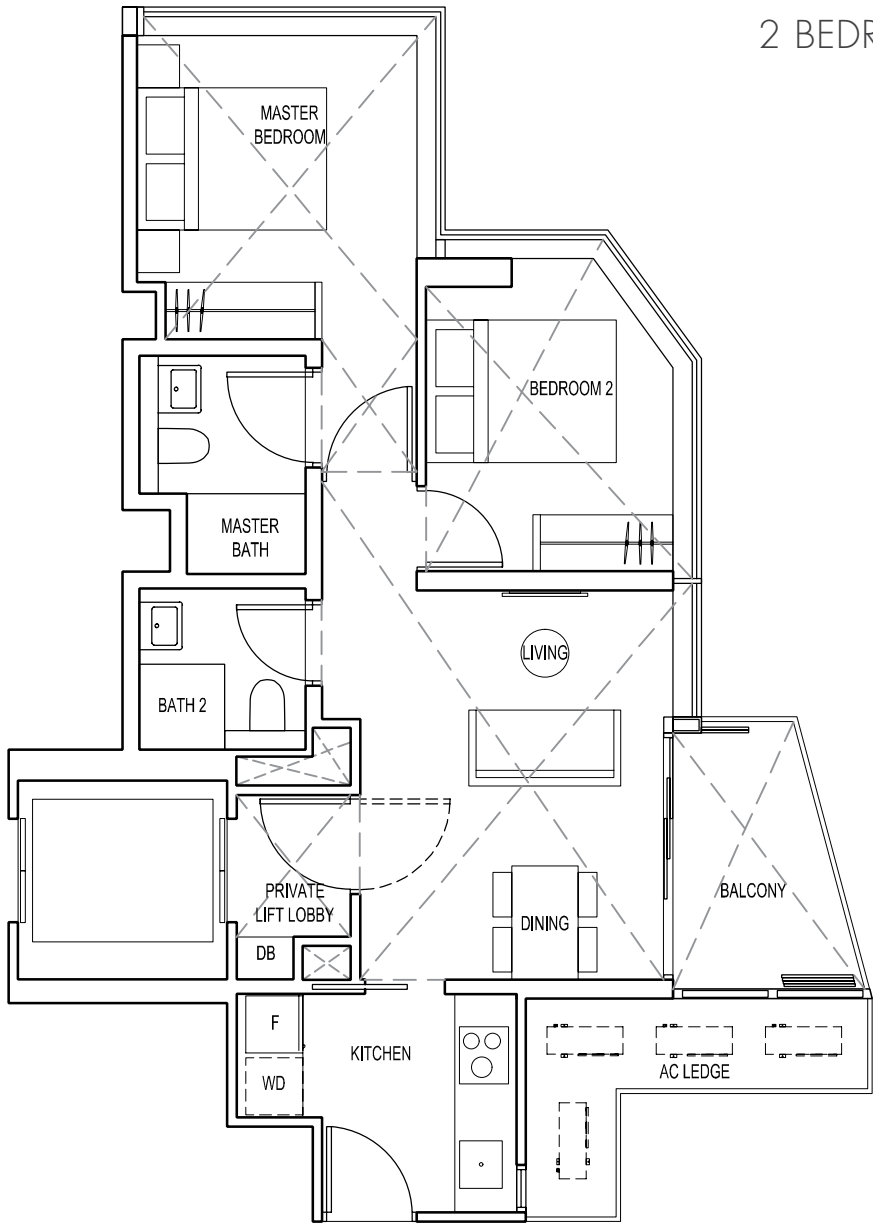


Dotted line denotes strata void area of 47 sqm / 505 sqft above Living, Dining, Private Lift Lobby, Balcony and Bedrooms.  
Plans are subject to change as may be required or approved by the relevant authorities. Floor areas and measurements are estimates only and subject to adjustment and final survey.

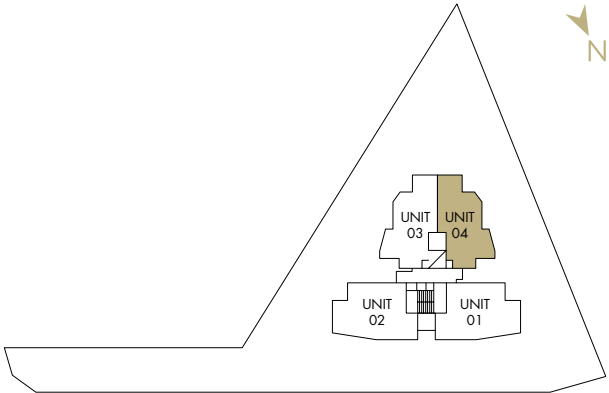
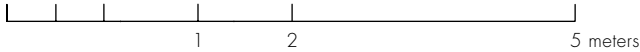
PENTHOUSE

# TYPE B2-PH

2 BEDROOMS + PRIVATE LIFT LOBBY  
115sqm / 1238sqft  
#18 - 04



DB    Distribution Board  
WD    Washer cum Dryer  
F      Built-in Fridge



Dotted line denotes strata void area of 47 sqm / 505 sqft above Living, Dining, Private Lift Lobby, Balcony and Bedrooms.  
Plans are subject to change as may be required or approved by the relevant authorities. Floor areas and measurements are estimates only and subject to adjustment and final survey.

# SPECIFICATIONS

## FOUNDATION

Reinforced concrete footings and/or raft foundation and/or bored piles and/or pre-cast reinforced concrete piles to structural engineer's design

## SUPERSTRUCTURE

Reinforced concrete structure and/or pre-cast concrete structure and/or steel structure to structural engineer's design

## WALLS

External wall: Concrete wall and/or lightweight block wall and/or pre-cast panels and/or lightweight concrete panels (where applicable)

Internal wall: Concrete wall and/or lightweight block wall and/or pre-cast panels and/or lightweight concrete panels and/or drywall (where applicable)

## ROOF

Flat Roof: Reinforced concrete roof with insulation and waterproofing system

## CEILING

Residential Units

- Skim coat with emulsion paint finish and/or ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to Living, Dining, Bedrooms and Private Lift Lobby (where applicable)
- Skim coat with emulsion paint finish and/or moisture resistant ceiling board with emulsion paint and/or bulkhead with emulsion paint finish to Kitchen, Bathrooms and Balcony (where applicable)
- Ceiling Height Schedule

	A 1	A 2	B 1	B 2
Private Lift Lobby	2.4	2.4	2.4	2.4
Master Bedroom	2.85/2.4	2.85/2.4	2.85/2.4	2.85/2.4
Bedroom	2.85/2.4	2.85/2.4	2.85/2.4	2.85/2.4
Living	2.85/2.4	2.85/2.4	2.85/2.4	2.85/2.4
Dining	2.85/2.4	2.85/2.4	2.85/2.4	2.85/2.4
Kitchen	2.4	2.4	2.4	2.4
Corridor	2.4	2.4	2.4	2.4
Masterbath	2.4	2.4	2.4	2.4
Bath 2	2.4	2.4	2.4	2.4
Balcony	2.85	2.85	2.85	2.85

	A 1-PH	A 2-PH	B 1-PH	B 2-PH
Private Lift Lobby	4.6	4.6	4.6/4.2	4.6/4.2
Master Bedroom	4.6/4.2	4.6/4.2	4.6/4.2	4.6/4.2
Bedroom	4.6	4.6	4.6	4.6
Living	4.6	4.6	4.6/4.2	4.6/4.2
Dining	4.6	4.6	4.6	4.6
Kitchen	2.7	2.7	2.7	2.7
Corridor	4.6	4.6	4.6/4.2	4.6/4.2
Masterbath	2.7	2.7	2.7	2.7
Bath 2	2.7	2.7	2.7	2.7
Balcony	4.6	4.6	4.6	4.6

Note:

- a) Ceiling height – floor finish to underside of slab / ceiling where applicable in meter
- b) Localised bulkheads and beams at 2.4m (for Unit Type A1, A2, B1 & B2) and 4.2m (for Unit Type A1-PH, A2-PH, B1-PH & B2-PH) where applicable

Common Areas

- Skim coat with emulsion paint finish and/or ceiling board with emulsion paint finish and/or bulkhead with emulsion paint finish to lift lobbies (where applicable)
- Skim coat with emulsion paint finish to staircases and landings (where applicable)

## FINISHES

Internal Wall Finishes - Residential Units

- Marble laid up to false ceiling height for Bathrooms
- Cement and sand plaster and/or skim coat with emulsion paint finish to other areas
- Natural stone and/or cement and sand plaster and/or skim coat with emulsion paint finish to Private Lift Lobby

Internal Wall Finishes - Common Areas

- Cement and sand plaster and/or skim coat with emulsion paint finish and/or porcelain/homogeneous tiles and/or granite tiles and/or stones to Lift Lobbies, Corridors, Staircases and Landings

External Wall Finishes

- Cement and sand plaster with external paint finish

Note:

Wall surface above false ceiling level will be in original bare condition

Internal Floor Finishes - Residential Units

- Marble with marble skirting to Living, Dining, Kitchen, Balcony and Private Lift Lobby
- Marble to Bathrooms
- Timber flooring with timber skirting to Bedrooms
- Cement and sand screed finish to AC Ledge

External Floor Finishes - Common Areas

- Porcelain/homogeneous tiles and/or granite tiles and/or stones to Lift Lobbies and Lift Corridors (where applicable)
- Porcelain/homogeneous tiles and/or granite tiles and/or stones and/or timber deck to walkway, driveway and deck (where applicable)
- Stones and/ or mosaic tiles to swimming pool
- Cement and sand screed with nosing tiles to Staircases and Landings

WINDOWS

Aluminium framed window system with tinted glass and/or clear glass and/or fluted glass (where applicable)

DOORS

- Approved fire-rated timber door to Unit from Common Lift Lobby
- Timber door to Bedrooms and Bathrooms
- Timber door clad with artwork to Private Lift Lobby
- Timber framed glass door to Kitchen from Dining
- Aluminium framed glass door to Balcony
- Quality lockset and ironmongery will be provided

SANITARY FITTINGS

Master Bathroom and Bath 2

- 1 glass shower compartment and door with shower set (Hansgrohe)
- 1 wash basin (Duravit) and mixer tap (Hansgrohe)
- 1 water closet (Duravit)
- 1 wall mounted drawer, cabinet with mirror
- 1 robe hook (Hansgrohe)
- 1 toilet roll holder (Hansgrohe)
- 1 towel rail (Hansgrohe)
- 1 bib tap

Kitchen

- 1 sink with mixer tap (Hansgrohe)

ELECTRICAL INSTALLATION

All wirings will be in concealed conduits where possible. Where there is a false ceiling, the wirings may be surface mounted conduit in the ceiling space. Exposed trunking at A/C Ledge

The routing of services within the units shall be at the sole discretion of the Architect and Engineers

Cable-Readiness to comply with authorities’ requirements

Refer to Electrical Schedule

	A 1	A 2	B 1	B 2
Power Point	21	21	21	21
Lighting Point	12	12	12	12
Washer cum Dryer Point	1	1	1	1
Cooker Hood Point	1	1	1	1
Cooker Hob Point	1	1	1	1
Oven Point	1	1	1	1
Water Heater Point	2	2	2	2
Fridge Point	1	1	1	1
Audio Video Intercom Point	1	1	1	1
Bell Point	1	1	1	1
	A 1-PH	A 2-PH	B 1-PH	B 2-PH
Power Point	21	21	21	21
Lighting Point	12	12	12	12
Washer cum Dryer Point	1	1	1	1
Cooker Hood Point	1	1	1	1
Cooker Hob Point	1	1	1	1
Oven Point	1	1	1	1
Water Heater Point	2	2	2	2
Fridge Point	1	1	1	1
Audio Video Intercom Point	1	1	1	1
Bell Point	1	1	1	1

Note:

- a) Smoke detector shall be provided according to statutory requirement
- b) Electrical faceplate (Legrand)

# SPECIFICATIONS

## TV / CABLE SERVICES / TELEPHONE POINTS

All wirings will be in concealed conduits where possible. Where there is a false ceiling, the wirings may be surface mounted conduit in the ceiling space. Exposed trunking at A/C Ledge

The routing of services within the units shall be at the sole discretion of the Architect and Engineers

Cable-Readiness to comply with authorities' requirements

Refer to TV / Cable Services / Telephone Points Schedule

	A 1	A2	B 1	B 2
Telephone Point	3	3	3	3
Data Point	1	1	1	1
TV Point	3	3	3	3
	A 1-PH	A2-PH	B 1-PH	B2-PH
Telephone Point	3	3	3	3
Data Point	1	1	1	1
TV Point	3	3	3	3

## LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with Singapore Standard SS 555

## PAINTING

External Walls  
External paint finish and/or spray textured paint finish

Internal Walls  
Emulsion paint finish

## WATERPROOFING

Waterproofing in residential unit provided to floors of Bathrooms, Kitchen, Balcony and AC Ledge

## DRIVEWAY AND CARPARK

Concrete floor and/or stone and/or tiles and/or pavers and/or floor hardener to surface driveway and drop-off area

Concrete floor with floor hardener to basement ramp, driveway and carpark

## RECREATION FACILITIES

- Drop-off Area
- Swimming Pool (Approx. length 23m and width ranging from 2.5m to 3.7m)
- Pool Deck
- Outdoor Dining
- Gym

## OTHER ITEMS

Kitchen cabinets and appliances

- Kitchen cabinet – timber cabinet with melamine and/or spray paint finish, with engineered quartz surface worktop and engineered quartz backsplash
- Appliance Schedule:

Unit type	List of appliances provided
A1, A2, B1, B2, A1-PH, A2-PH, B1-PH, B2-PH	Induction hob, hood, microwave combination oven (Miele), Built-in fridge, washer cum dryer (De Dietrich)

Wardrobes

- Built-in timber wardrobe with melamine and/or veneer finish provided to all Bedrooms

Air-conditioners

- Ducted air-conditioning to Living, Dining and Master Bedroom, wall-mounted air conditioning unit to Bedroom 2 for Unit Type A1, A2, B1 and B2
- Ducted air-conditioning to Living, Dining, Master Bedroom and Bedroom 2 for Unit Type A1-PH, A2-PH, B1-PH and B2-PH

Hot water provision

- Hot water supply to Kitchen sink mixer and Bathrooms mixer

Bib tap

- Bib tap provided to washer cum dryer
- Bib tap provided to Balcony

Security Features

- Audio video intercom system to residential unit (Fermax)
- Visitor call panel located at lift lobbies in basement 3 to 4, level 1 and level 2
- Card access system
  - (i) Lift access
  - (ii) Lift lobbies in basement 1 to 4 and level 1
  - (iii) Gym
- Security surveillance cameras to basements, lift cars, and designated common areas

Balcony Screens

- Slide and fold and/or fixed metal screen to Balcony



Notes:-

**a) Marble / Limestone / Granite**

Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite being a much harder material than marble, cannot be re-polished after installation. Hence some difference can be felt at the joint. Subject to 14.3, the tonality and pattern of marble, limestone or granite selected and installed shall be subjected to availability.

**b) Timber Strips**

Timber is a natural material containing veins and tonal differences. Thus, it is not possible to achieve total consistency of colour and grain in their selection and installation. Timber strips are also subject to thermal expansion and contraction beyond the control of builder and the Vendor. Natural timber that is used outdoors will become bleached due to sunlight and rain. Thus, the cycle of maintenance on staining will need to be increased as required. Notwithstanding this note, the Vendor shall remain fully responsible to the performance of its obligations under clause 9 and clause 17.

**c) Air-conditioning System**

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and charging of gas. The Purchaser is advised to engage his/her own contractor to service the air-conditioning system regularly.

**d) Television and/or Internet Access**

The Purchaser is liable to pay annual fee, subscription fee or such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

**e) Materials, Fittings, Equipment, Finishes, Installations and Appliances**

Subject to 14.3, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.

**f) Layout/Location of Fan Coil Units, Electrical Points, Television Points, Telephone Points, Telecommunication Points, Audio Video Intercom System, Door Swing Positions and Plaster Ceiling Boards**

Layout/location of fan coil units and electrical points. Television points, telephone points, telecommunication points, audio video intercom system, door swing positions and plaster ceiling boards are subject to Architect's final decision and design.

**g) Warranties**

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

**h) False Ceiling**

The false ceiling space provision allows for optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to Architect's sole discretion and final design.

**i) Glass**

Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this assignment, the Vendor shall remain fully responsible for the performance of its obligations under clause 9 and clause 17.

# SPECIFICATIONS

## **j) Mechanical Ventilation System**

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

## **k) Prefabricated Bathroom Units**

Certain bathroom and W.C. may be prefabricated construction and all penetrations are sealed at manufacturer's factory prior to installation on site. Any subsequent penetrations are not recommended as they will compromise the waterproofing warranty.

## **l) Cable Services**

The Vendor shall endeavor to procure a service provider for cable television and/or internet services (the "Cable Services") to provide the necessary cabling or connection from its network to the Unit/ Building and/or the Housing Project (or any part of parts thereof), so as to enable the Unit/ Building and/or the Housing Project to receive the Cable Services. In the event, despite reasonable efforts being made by the Vendor, the Vendor is unable to procure any service provider to provide the said cabling or connection, thereby resulting in there being no Cable Services available in the Unit/ Building and/or Housing Project, the Vendor shall not be liable to the Purchaser for any compensation or for any damages, costs, fees, expenses or losses whatsoever, or howsoever incurred, by virtue of the Purchaser being unable to obtain the Cable Services in the Unit/ Building and/or the Housing Project.

## **m) Wall**

All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinet/ pantry cabinet/ server cabinet/ bathtub/ vanity cabinet/ mirror.

## **n) Porcelain/Homogeneous Tiles/Mosaic Tiles**

Selected tile sizes and tile surface flatness cannot be perfect, and subject to acceptable range described in Singapore Standards SS483:2000. All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind kitchen cabinets, vanity cabinets and mirror.

## **o) Smoke Detector**

Smoke detector are provided to private lift lobbies which is under Fire Code requirement. To ensure good working condition of the smoke detector, the detector is to be maintained by the Purchaser on a regular basis.

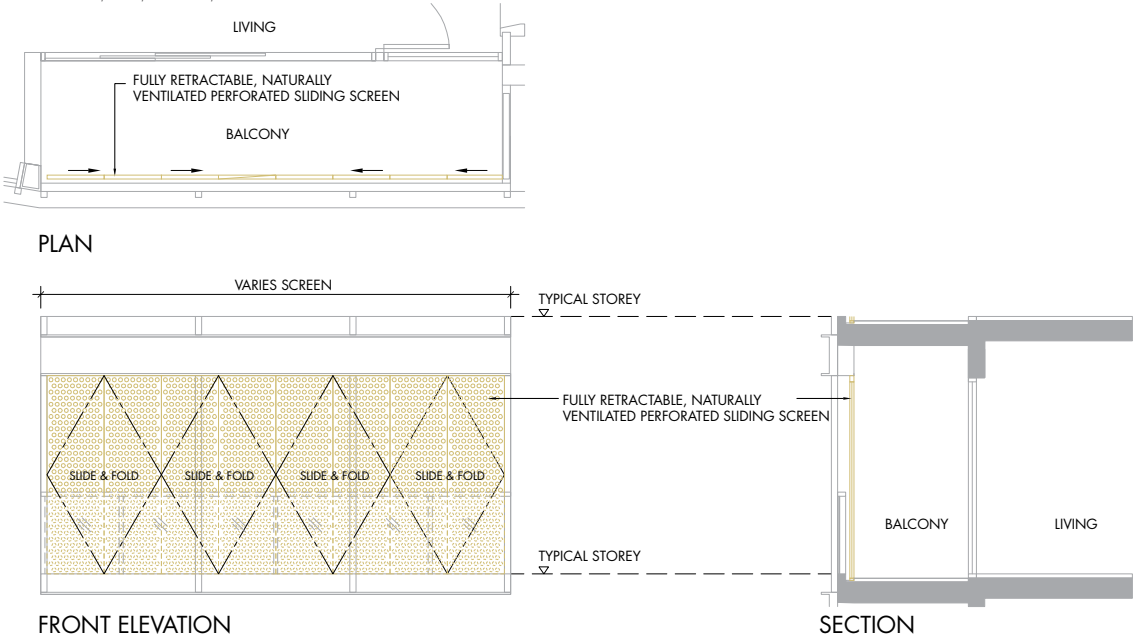
## **p) Mobile Phone Reception**

Telephone reception on mobile phones within the Housing Project is subject to availability/ provision of satellite/ wireless coverage by the respective mobile telephone network service providers and is not within the purview/ control of the Vendor.

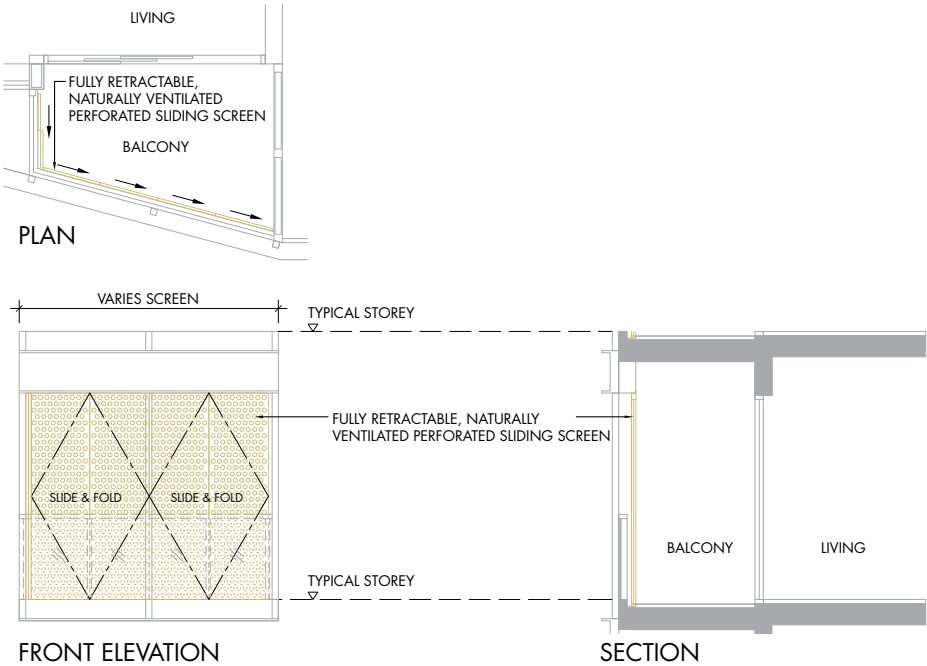
BALCONY SCREEN

The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please see the illustration below:

- TYPE A1, A2, A1-PH, A2-PH



- TYPE B1, B2, B1-PH, B2-PH



\* The screen design is provided for aesthetic uniformity of the development. Materials to be of aluminium with fluorocarbon finish. Panel design may vary for different unit types. Total free opening for perforated screen shall not be less than 50% of the panel. Drawing not to scale, and none can be regarded as representation of fact. The Purchaser is required to refer to the Management for any additional details.