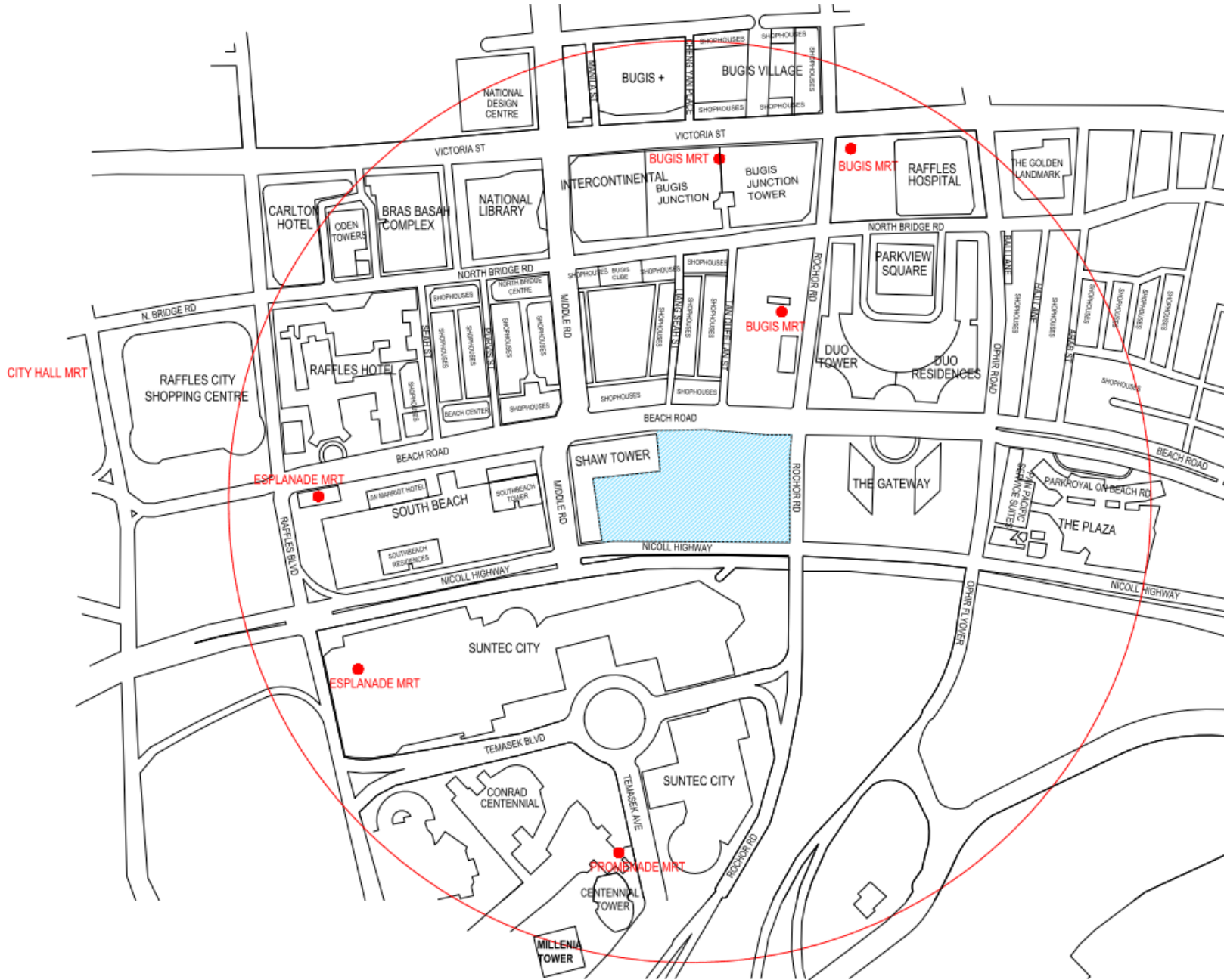# Project Briefing

09 July 2019

Contents

1. Location Plan
2. Rendered Site Plans
3. MSCP circulation
4. Unit Distribution
5. Show Flat Unit Floor Plans
6. Typical Unit Brochure Plan
7. Ceiling Heights
8. Distance, Building Height and Views Study

** All drawings depicted are not to scale

MIDTOWN BAY

MIDTOWN BAY

Location Plan

Midtown House
- 3 floors incl.
  Annex block
  (1 floor)

Main entrance/ exit from Beach Road

BEACH ROAD

Market Place

Midtown Square

SEAWATER STREET

Residential Tower

01
10
02
09
03
08
04
07
05
06

Office Tower

Midtown Hub
- 5 floors + roof

Elevated Pedestrian Link

OCEAN AVENUE

Entrance/ exit from Nicoll Highway

NICOLL HIGHWAY

Rendered Site Plan

Lawn

Management Office

Pavilion

Accessible Washroom

Outdoor Shower

Pavilion

Pool Garden
- 30m Long &
1.2meter Deep

Pavilion

Fitness Area

Foliage Garden

Residential Units

Garden Court

Drop off Point

Wellness Garden

01
10
02
09
03
04
07
05
06
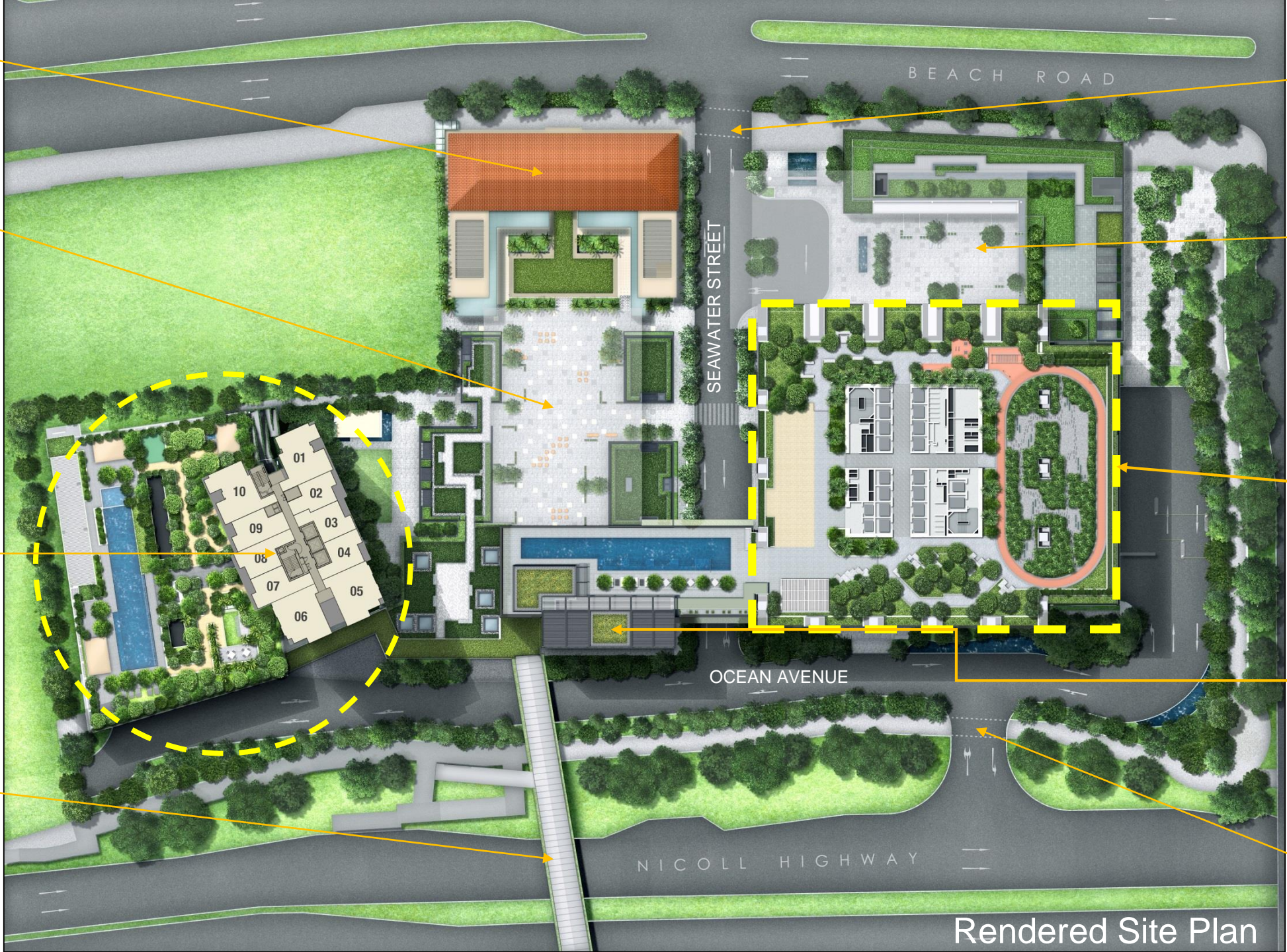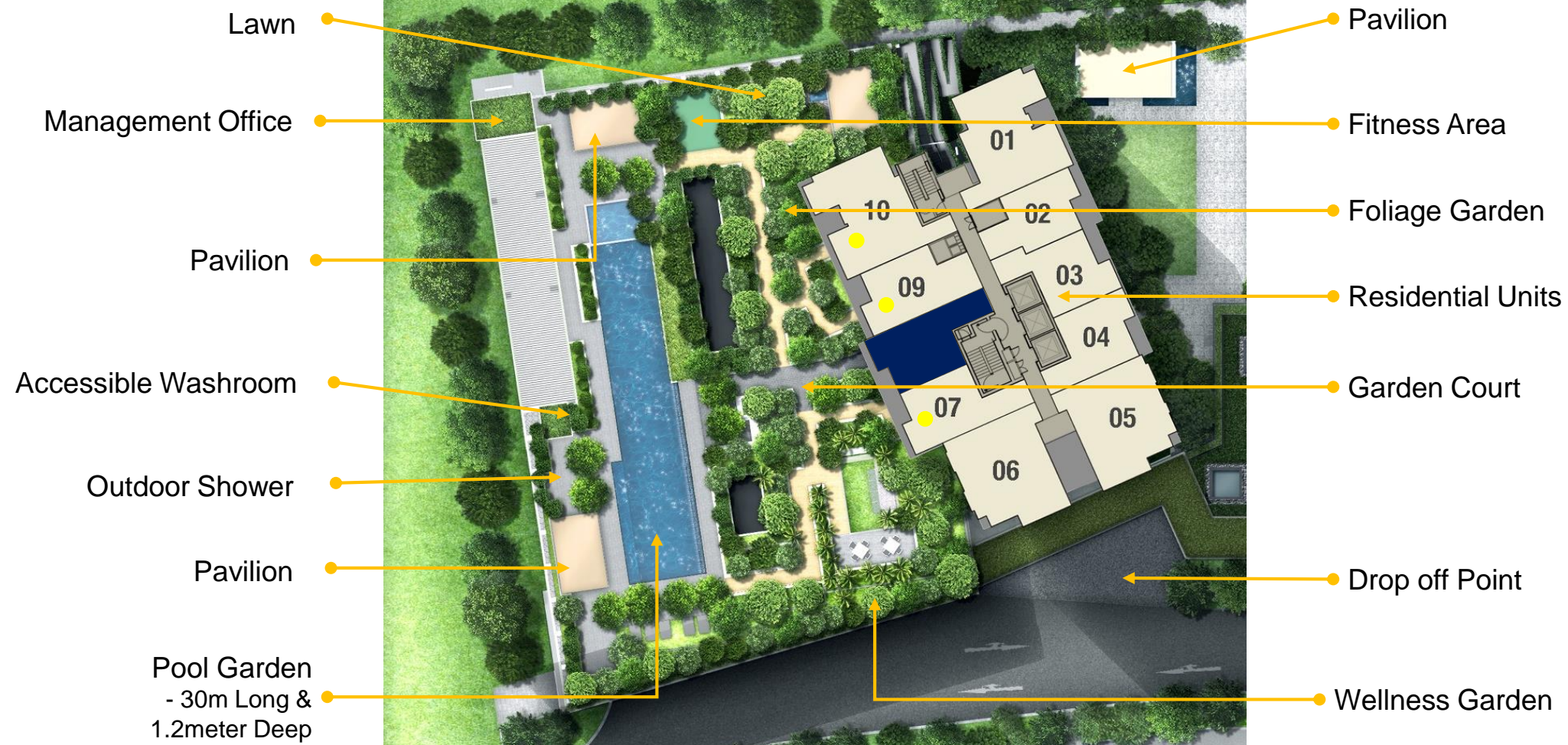
Legend
● - Units with PES
● - No Unit for L7 Terrace connection

MIDTOWN BAY

Residential Tower, Level 7

Pantry

Accessible Washroom

Garden Terrace

Skyline Terrace

Pantry

Bayview Terrace

Residential Lift Lobby

MIDTOWN BAY

Residential Tower, Level 25

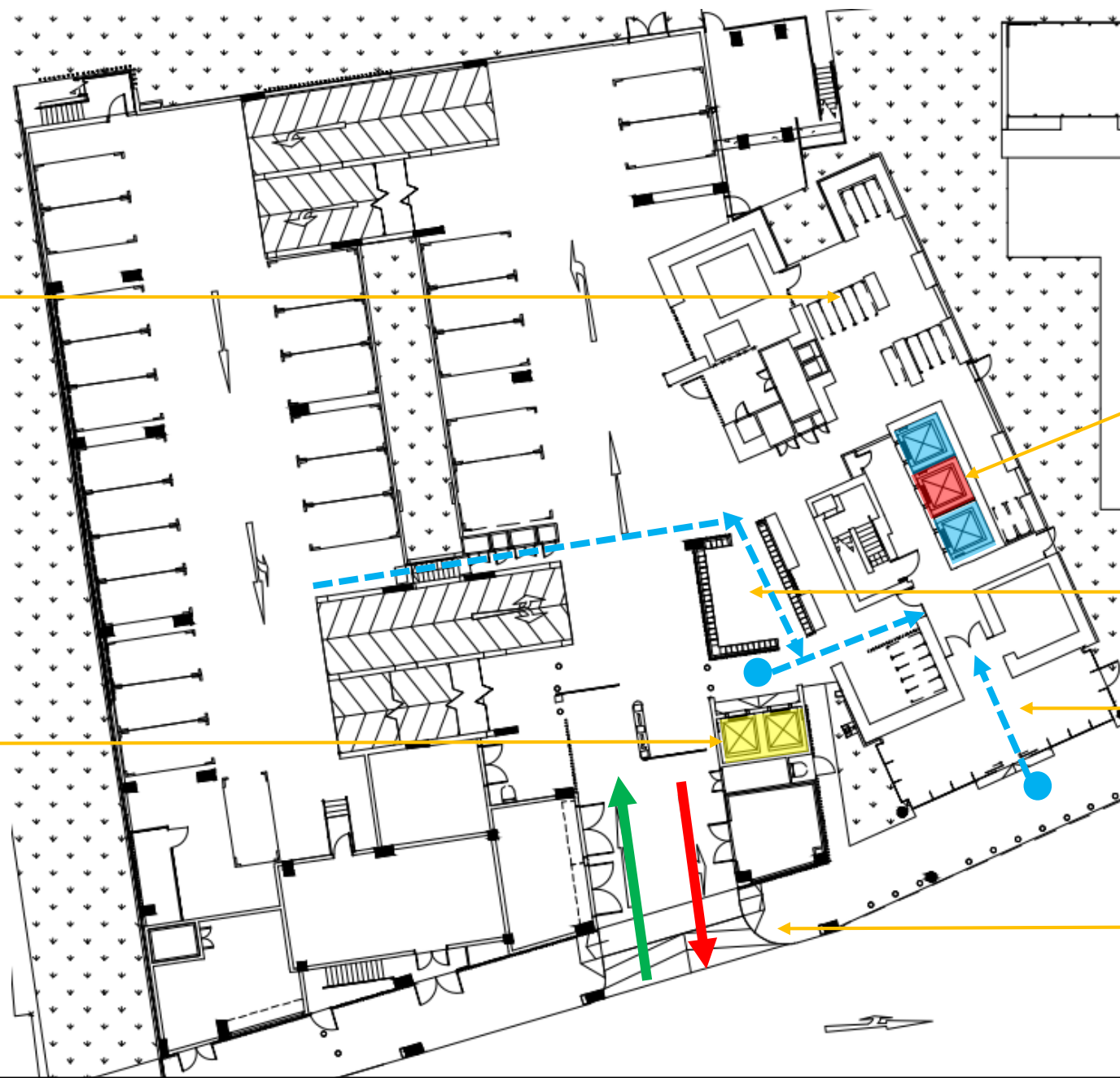Bicycle Lots

Residential Tower - Fire & Passenger Lifts (Access for L1, L7 to L32)
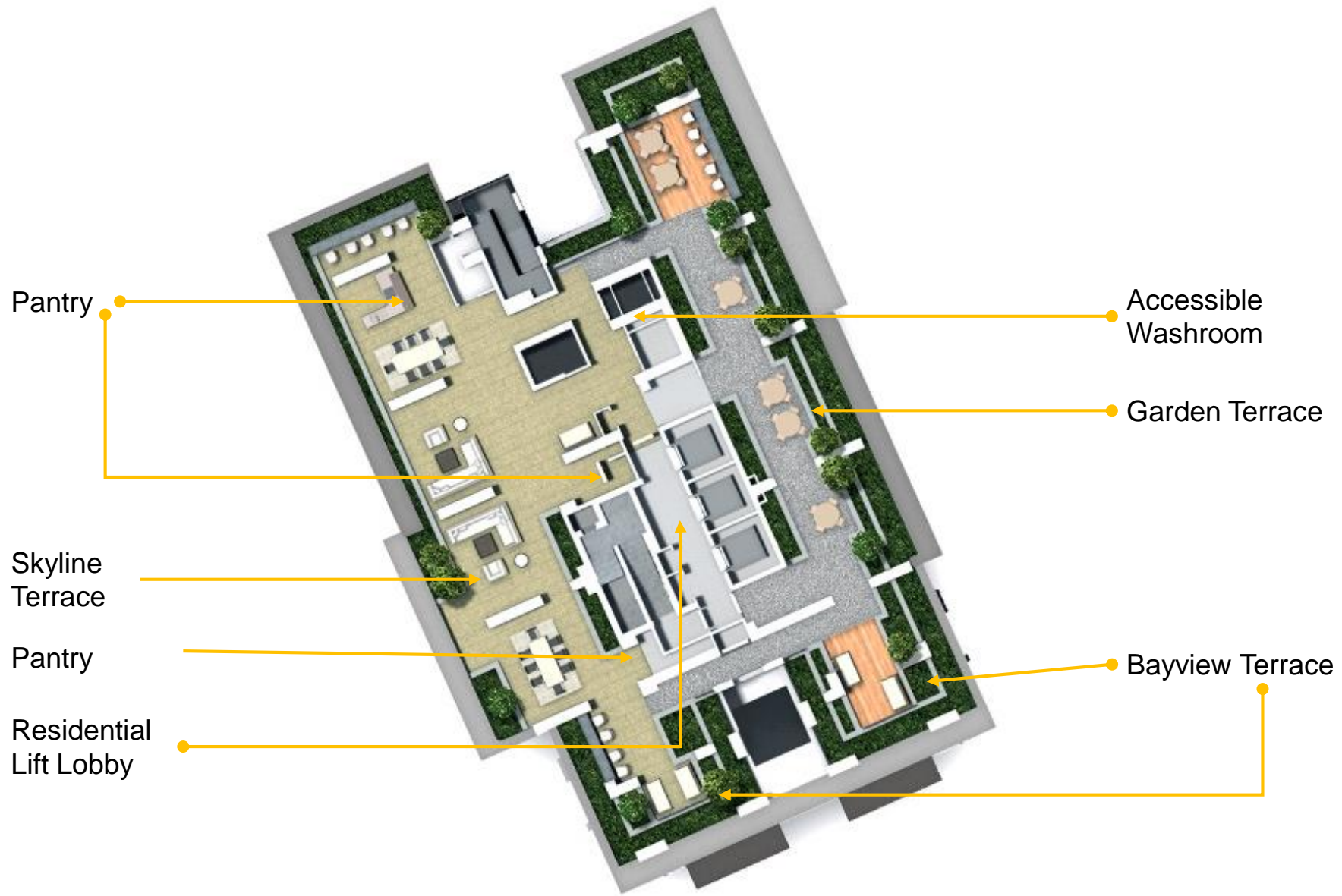
Mail room/ letter box Area

Carpark Lift Lobby

Residential Lobby
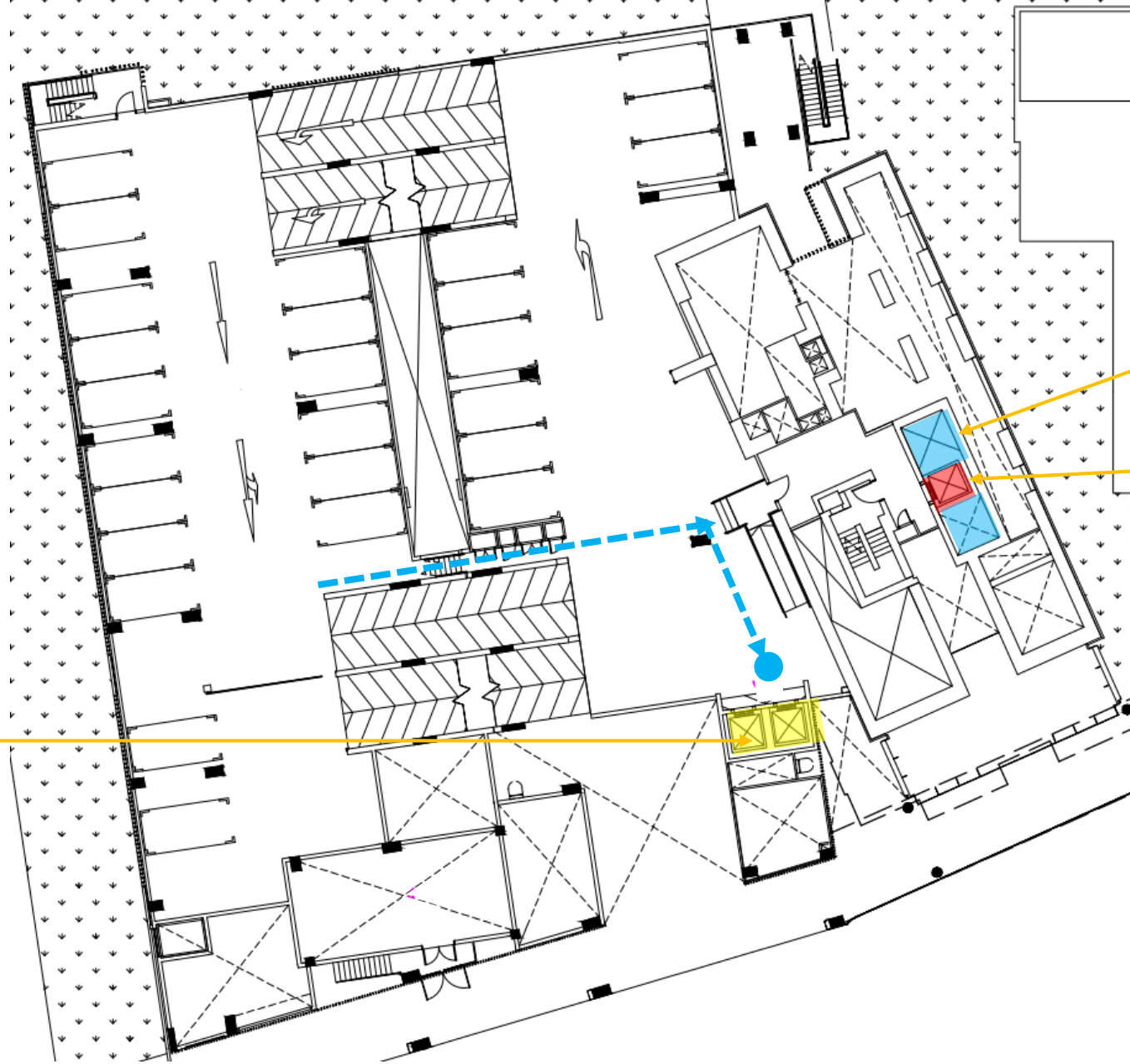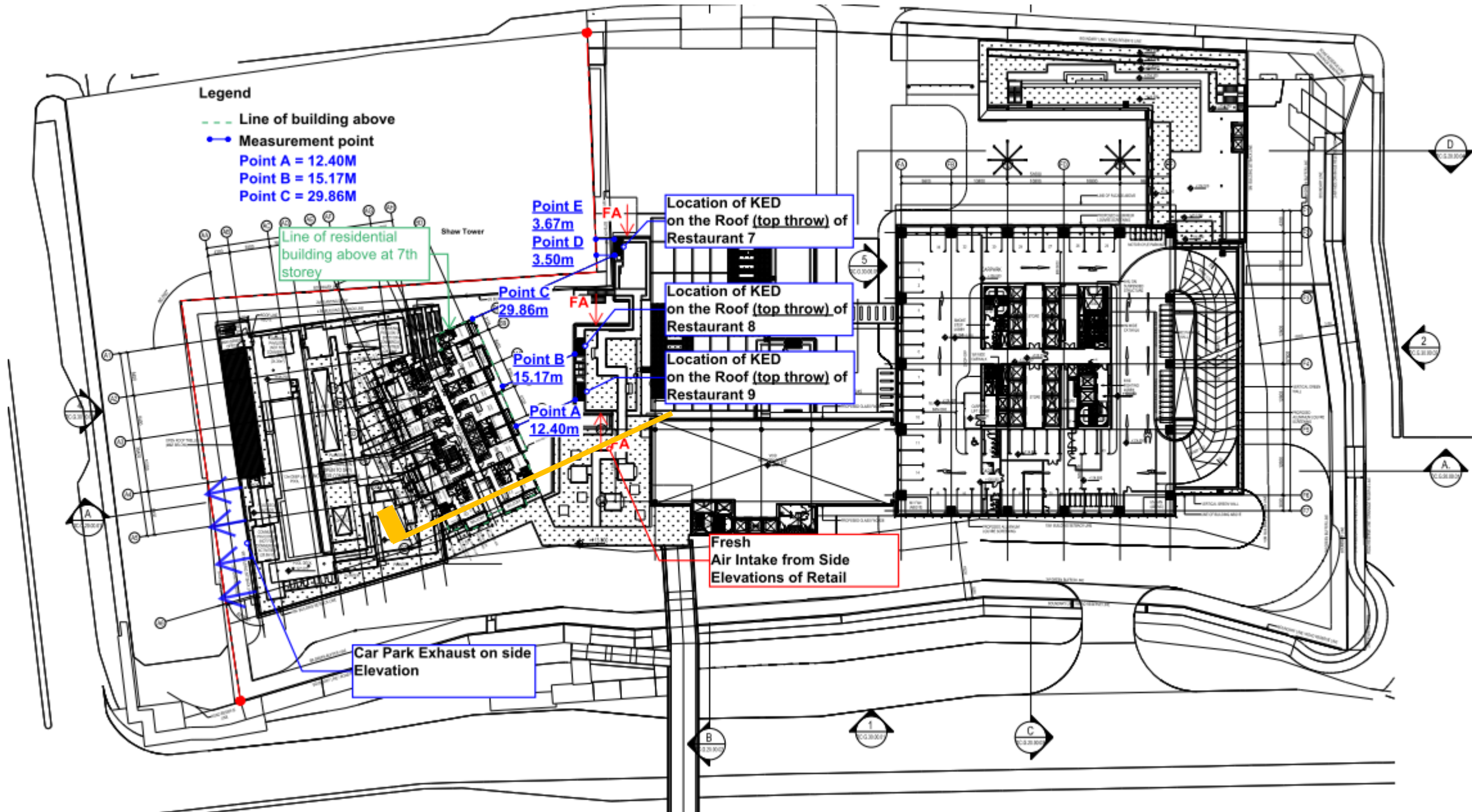
Main Ingress/Egress to Carpark

MIDTOWN BAY

Multi-Storey Carpark, Level 1

Residential Lifts
(no landing L2-L6)

Fire Lift
(Emergency use
for L2 to 6 only)

Carpark Lifts
(L1 - L6 only)

MIDTOWN BAY

Multi-Storey Carpark, Level 2

Legend

- - - **Line of building above**
•—• **Measurement point**
  Point A = 12.40M
  Point B = 15.17M
  Point C = 29.86M

Line of residential building above at 7th storey

Shaw Tower

Point E 3.67m
Point D 3.50m

FA

Location of KED on the Roof (top throw) of Restaurant 7

Point C 29.86m

FA

Location of KED on the Roof (top throw) of Restaurant 8

Point B 15.17m

Location of KED on the Roof (top throw) of Restaurant 9

Point A 12.40m

FA

Fresh Air Intake from Side Elevations of Retail

Car Park Exhaust on side Elevation

B

1

C

MIDTOWN BAY

Market Place KED locations

TYPICAL CROSS SECTION

Residential floor

Car Park floor
Car Park floor
Car Park floor
Car Park floor
Car Park floor
Car Park floor

STOREY R08   RL 130250
STOREY R07   RL 126750
TRANSFER STRUCTURE   RL 123750
STOREY R06   RL 119750
STOREY R05   RL 116600
STOREY R04   RL 113450
STOREY R03   RL 110300
STOREY R02   RL 107150
1ST STOREY   RL 104000

3
3500
3000
4000
3150
3150
3150
3150
3150

22.75m

GREEN ROOF GARDEN

CLIFF GARDEN BEHIND

Location of KED on the roof(top throw) of Restaurant 9

Point A 12.40m

LAWN

MARKET PLACE

6.30m

Minimum 1.5m soil depth is allowed for all planters at this level (true ground condition).

MIDTOWN BAY

Market Place KED locations

Unit Distribution

Floor	1	2	3	4	5 *	6 *	7	8	9	10
32	B2-DP	B5-DP	B6-DP	B6a-DP	B1a-DP	B1-DP	B7a-DP	B7-DP	B4-DP	B3-DP
30	B2-DP	B5-DP	B6-DP	B6a-DP	B1a-DP	B1-DP	B7a-DP	B7-DP	B4-DP	B3-DP
28	B2-DP	B5-DP	B6-DP	B6a-DP	B1a-DP	B1-DP	B7a-DP	B7-DP	B4-DP	B3-DP
26	B2-DP	B5-DP	B6-DP	B6a-DP	B1a-DP	B1-DP	B7a-DP	B7-DP	B4-DP	B3-DP
25	SKY TERRACE				SKY TERRACE					
24	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
23	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
22	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
21	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
20	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
19	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
18	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
17	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
16	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
15	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
14	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
13	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
12	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
11	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
10	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
9	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
8	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
7	B2	A1a	A3	A3a	B1a	B1	A2a-G		A1-G	B3-G
6	Car Park Deck									
5										
4										
3										
2										
1										

POOL GARDEN

Car Park Deck

Legend:
- Duplex (3 Bedroom)
- Duplex (2 Bedroom)
- 1 Bedroom
- 2 Bedroom
- * Units with acoustic ceiling at balcony + AC ledge

MIDTOWN BAY

UNIT TYPE	NO OF UNITS	
A3	18	
A3a	18	
A2	17	
A2a	17	
A1	17	
A1a	18	
B1	18	
B1a	18	
B2	18	
B3	17	
B3-G	1	(PES)
A2-a-G	1	(PES)
A1-G	1	(PES)
Total:	**179**	

☐ 1 Bedroom

☐ 2 Bedroom

(from Level 7 to Level 24)

MIDTOWN BAY

Typical Unit Distribution Summary

1 BEDROOM
TYPE A1
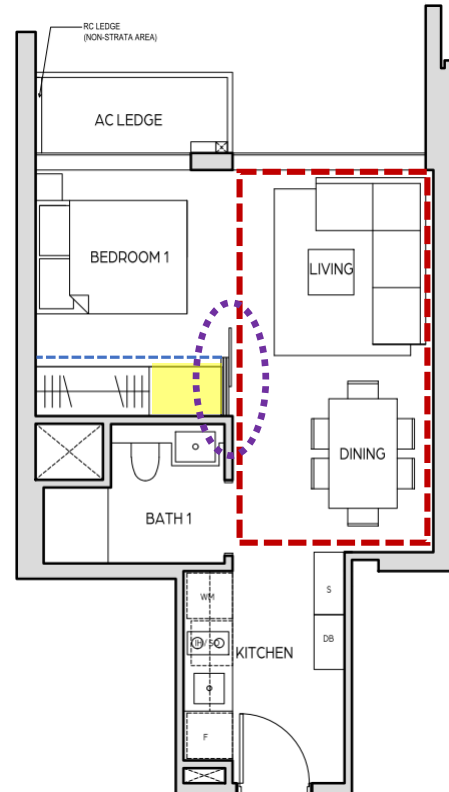44 sq m / 474 sq ft
UNIT
08-09 TO # 24-09
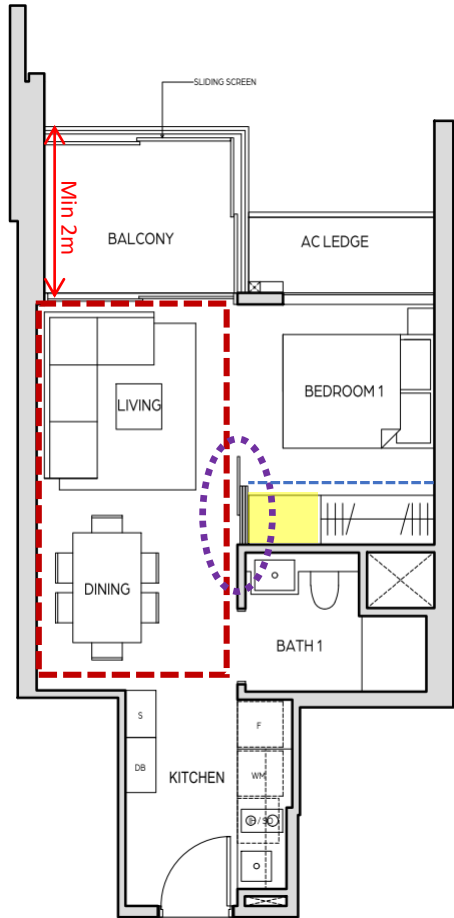
1 BEDROOM
TYPE A1a
38 sq m / 409 sq ft
UNIT
07-02 TO # 24-02

1. Rectilinear Living/ Dining space

2. 6 seater dining + 4-5 seater living

3. Flexibility of Space (Home use, work use, Entertainment)

4. Sliding Glass Door

5. Sizable Balcony

6. Wardrobe
   (with extra desk or store)
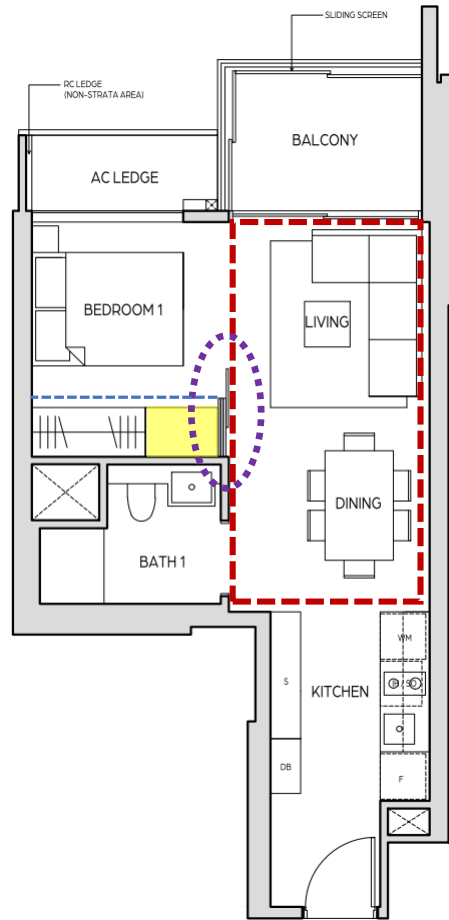
7. Niche in wardrobe for platform

Typical 1-Bedroom Unit Type

1 BEDROOM

TYPE A2

45 sq m / 484 sq ft

UNIT

08-08 TO # 24-08

1 BEDROOM

TYPE A2a

45 sq m / 484 sq ft

UNIT

08-07 TO # 24-07

SLIDING SCREEN

SLIDING SCREEN

RC LEDGE
(NON-STRATA AREA)

RC LEDGE
(NON-STRATA AREA)

BALCONY

BALCONY

AC LEDGE

AC LEDGE

BEDROOM 1

LIVING

LIVING

BEDROOM 1

DINING

DINING

BATH 1

BATH 1

KITCHEN

KITCHEN

WM

WM

S

S

DB

DB
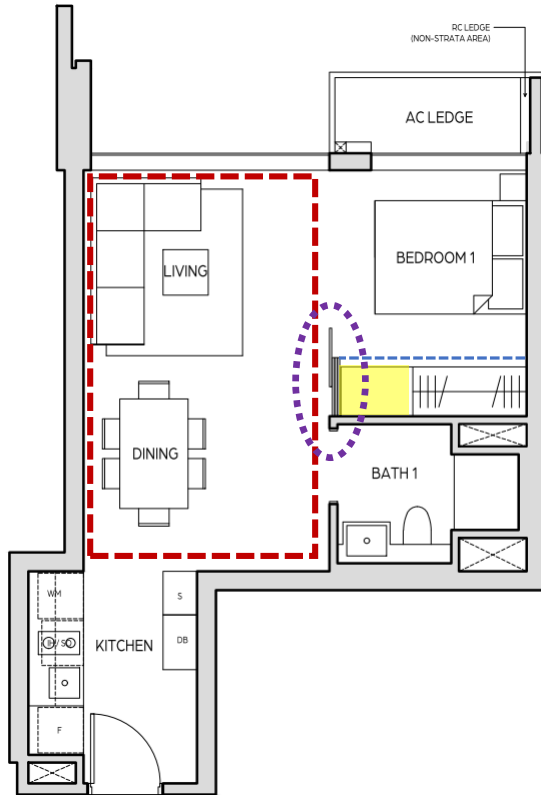
F

F

MIDTOWN BAY

Typical 1-Bedroom Unit Type
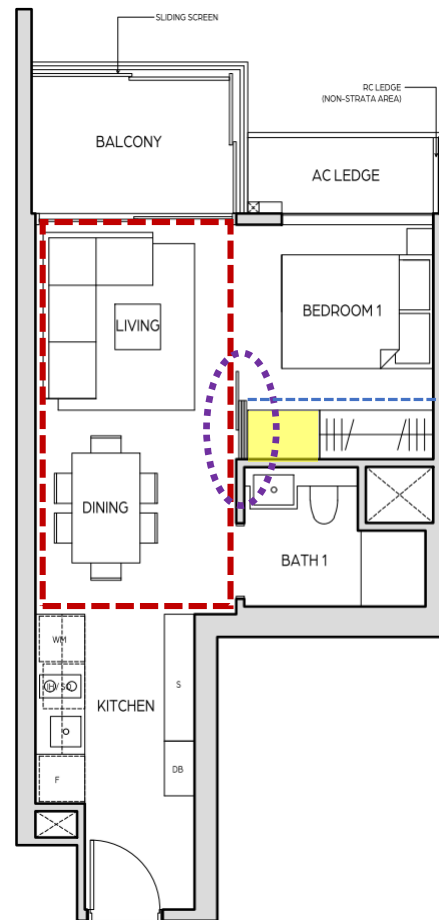
1 BEDROOM

TYPE A3
43 sq m / 463 sq ft

UNIT
07-03 TO # 24-03

1 BEDROOM (Show Unit)

TYPE A3α
42 sq m / 452 sq ft

UNIT
07-04 TO # 24-04

RC LEDGE
(NON-STRATA AREA)

AC LEDGE

LIVING

BEDROOM 1

DINING

BATH 1

KITCHEN

WM

S

DB

F

RC LEDGE
(NON-STRATA AREA)

AC LEDGE

BEDROOM 1

LIVING

DINING

BATH 1

KITCHEN

WH

S

DB

F

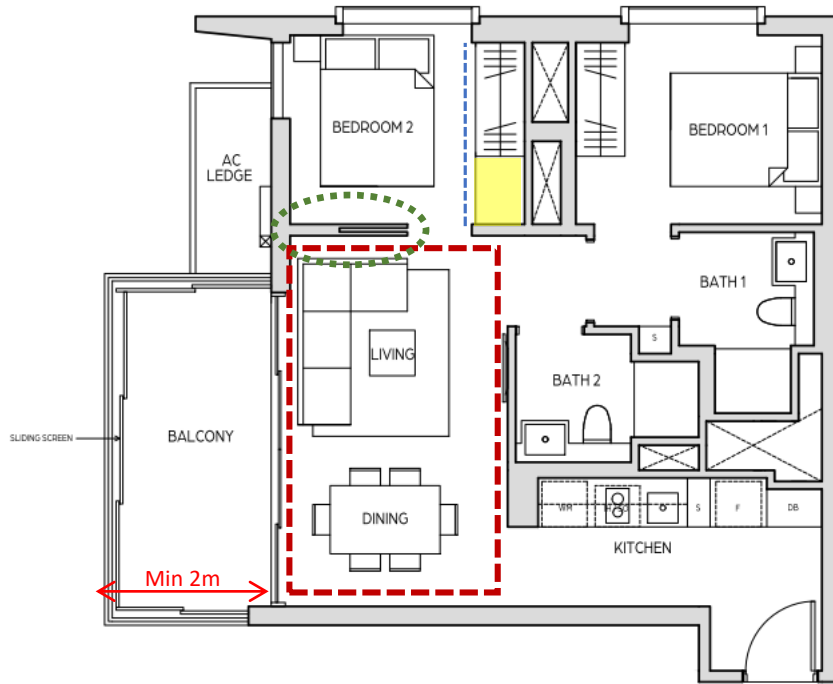MIDTOWN BAY

Typical 1-Bedroom Unit Type

2 BEDROOM
TYPE B1
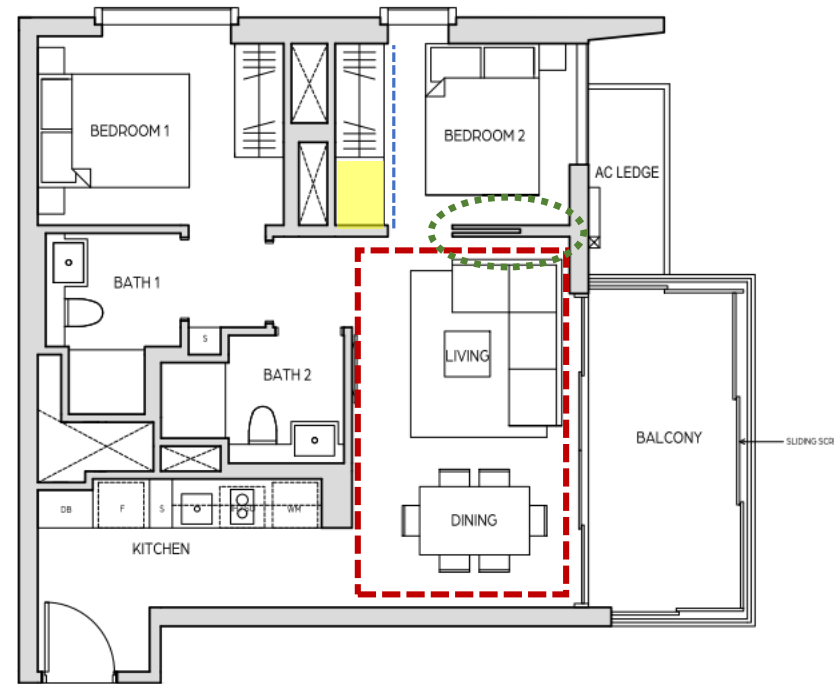68 sq m / 732 sq ft
UNIT
07-06 TO # 24-06

2 BEDROOM (Show Unit)
TYPE B1a
68 sq m / 732 sq ft
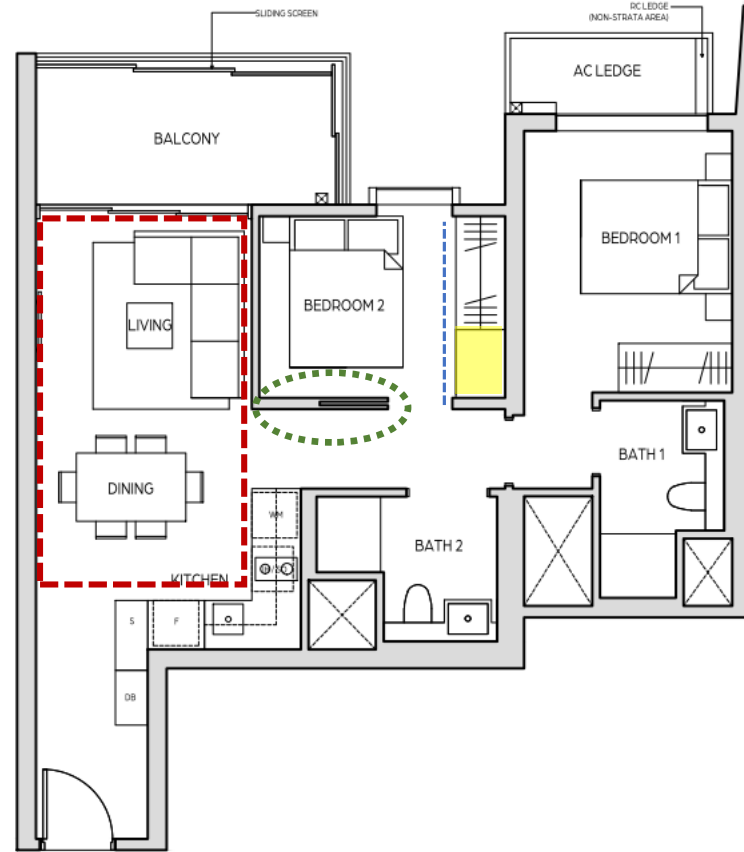UNIT
07-05 TO # 24-05

1. Rectilinear Living/ Dining space

2. 6 seater dining + 4-5 seater living

3. Flexibility of Space (Home use, work use, Entertainment)

4. Sliding Pocket Door on removable wall

5. Sizable Balcony

6. Wardrobe (with extra desk or store)

7. Niche in wardrobe for platform

Typical 2-Bedroom Unit Type

2 BEDROOM
TYPE B2
69 sq m / 743 sq ft
UNIT
07-01 TO # 24-01

RC LEDGE
(NON-STRATA AREA)

SLIDING SCREEN

AC LEDGE

BALCONY

BEDROOM 1

BEDROOM 2

LIVING

DINING

BATH 1

BATH 2

WM

KITCHEN

F

S

DB

2 BEDROOM
TYPE B3
70 sq m / 753 sq ft
UNIT
08-10 TO # 24-10

SLIDING SCREEN

RC LEDGE
(NON-STRATA AREA)

AC LEDGE

BALCONY

LIVING

BEDROOM 2

BEDROOM 1

DINING

WM

BATH 2

BATH 1

KITCHEN

S

F

DB

MIDTOWN BAY

Typical 2-Bedroom Unit Type

Ceiling

(a) Estimated floor to ceiling height

	7th to 24th Storey Type A3, A3a, A2, A2a, A1 and A1a, A1-G, A2a-G
Living, Dining	**3.2m** up to soffit of slab and/or ceiling board
Bedroom	**3.2m** up to soffit of slab and/or ceiling board
Bath	**2.4m** up to ceiling board
Kitchen	**2.75m** up to ceiling board
Balcony	**3.1m / 3.2m** up to soffit of slab and/or ceiling panel

	7th to 24th Storey Type B1, B1a, B2, B3 and B3-G
Living, Dining	**3.2m** up to soffit of slab and/or ceiling board
Bedrooms	**2.65m / 2.7m / 3.2m** up to soffit of slab and/or ceiling board
Baths	**2.4m** up to ceiling board
Kitchen, Corridor to Bedrooms	**2.7m / 2.75m** up to ceiling board
Balcony	**3.1m / 3.2m** up to soffit of slab and/or ceiling panel

Note:
1. *The above ceiling height(s) is from finished floor level to underside of slab/ ceiling board/ceiling panel whichever is lower*
2. *Ceiling height for localized bulkheads (where applicable) shall be at minimum 2000mm*
3. *The above ceiling height(s) does not take into account localized bulk head(s) (if any)*

MIDTOWN BAY
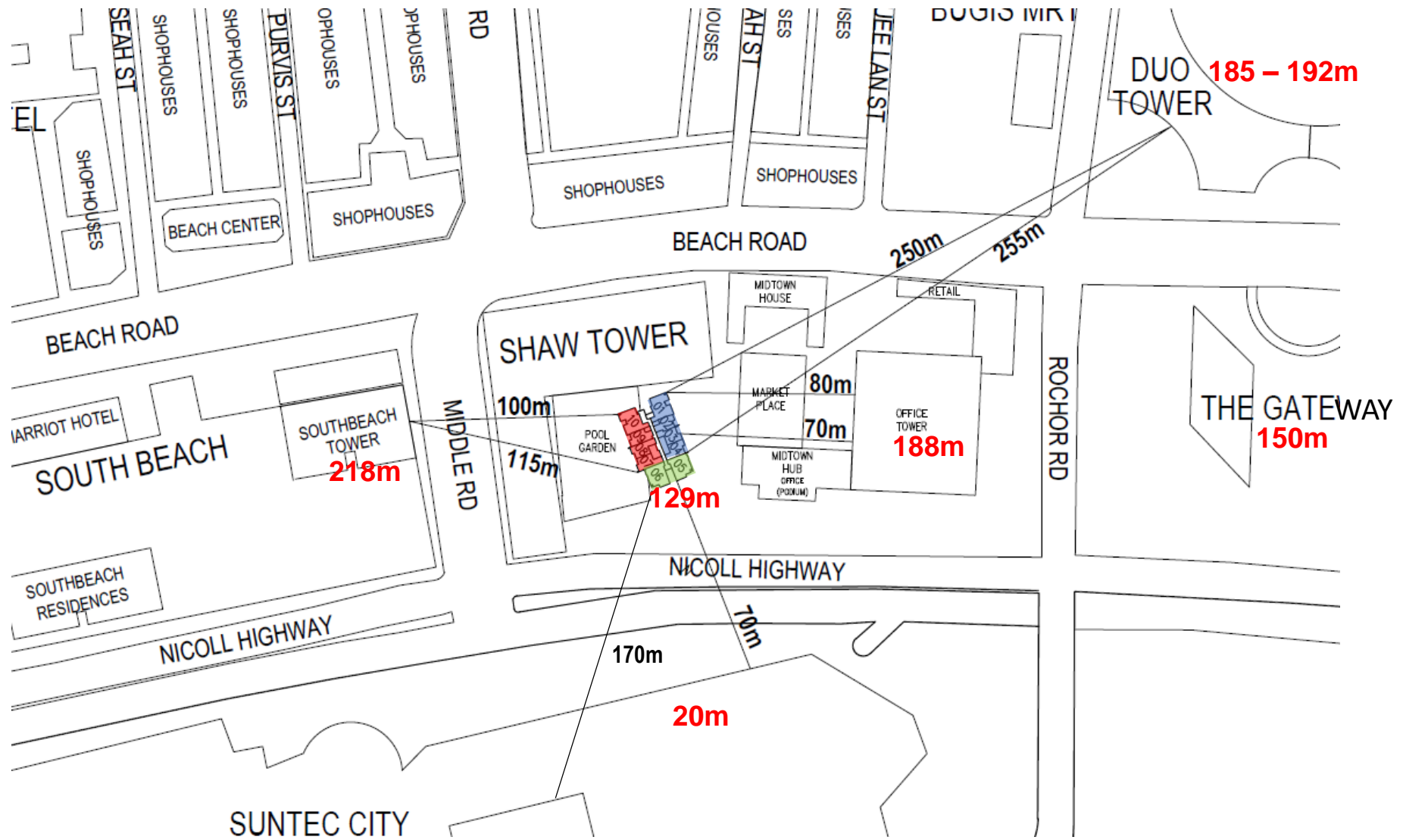
Ceiling Heights

*Building heights indicated in **red** are approximate and base on available information on website and are rounded off

MIDTOWN BAY

Vicinity Buildings Heights

Overall Residential Tower Height

A51m (Approx at Level 15)

A

MIDTOWN BAY

Drone views taken at various heights

A69m (Approx at Level 20)

A

MIDTOWN BAY

Drone views taken at various heights

A96m (Approx at Level 26)

A

MIDTOWN BAY

Drone views taken at various heights

A120m (Approx at Level 33)

A

MIDTOWN BAY

Drone views taken at various heights

B34m (Approx at Level 10)

B

MIDTOWN BAY

Drone views taken at various heights

B51m (Approx at Level 15)

MIDTOWN BAY

Drone views taken at various heights

B69m (Approx at Level 20)

MIDTOWN BAY

Drone views taken at various heights

B96m (Approx at Level 26)

MIDTOWN BAY

Drone views taken at various heights

B120m (Approx at Level 33)

Drone views taken at various heights

MIDTOWN BAY

C51m (Approx at Level 15)

C

MIDTOWN BAY

Drone views taken at various heights

C69m (Approx at Level 20)

C

MIDTOWN BAY

Drone views taken at various heights

C96m (Approx at Level 26)

C

MIDTOWN BAY

Drone views taken at various heights

C120m (Approx at Level 33)

C

MIDTOWN BAY

Drone views taken at various heights

Thank You