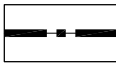
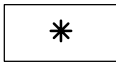
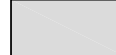


DEVELOPMENT AT SILAT AVENUE

LAND PARCEL

SITE AREA : 22,851.6 m²

LOCATION PLAN

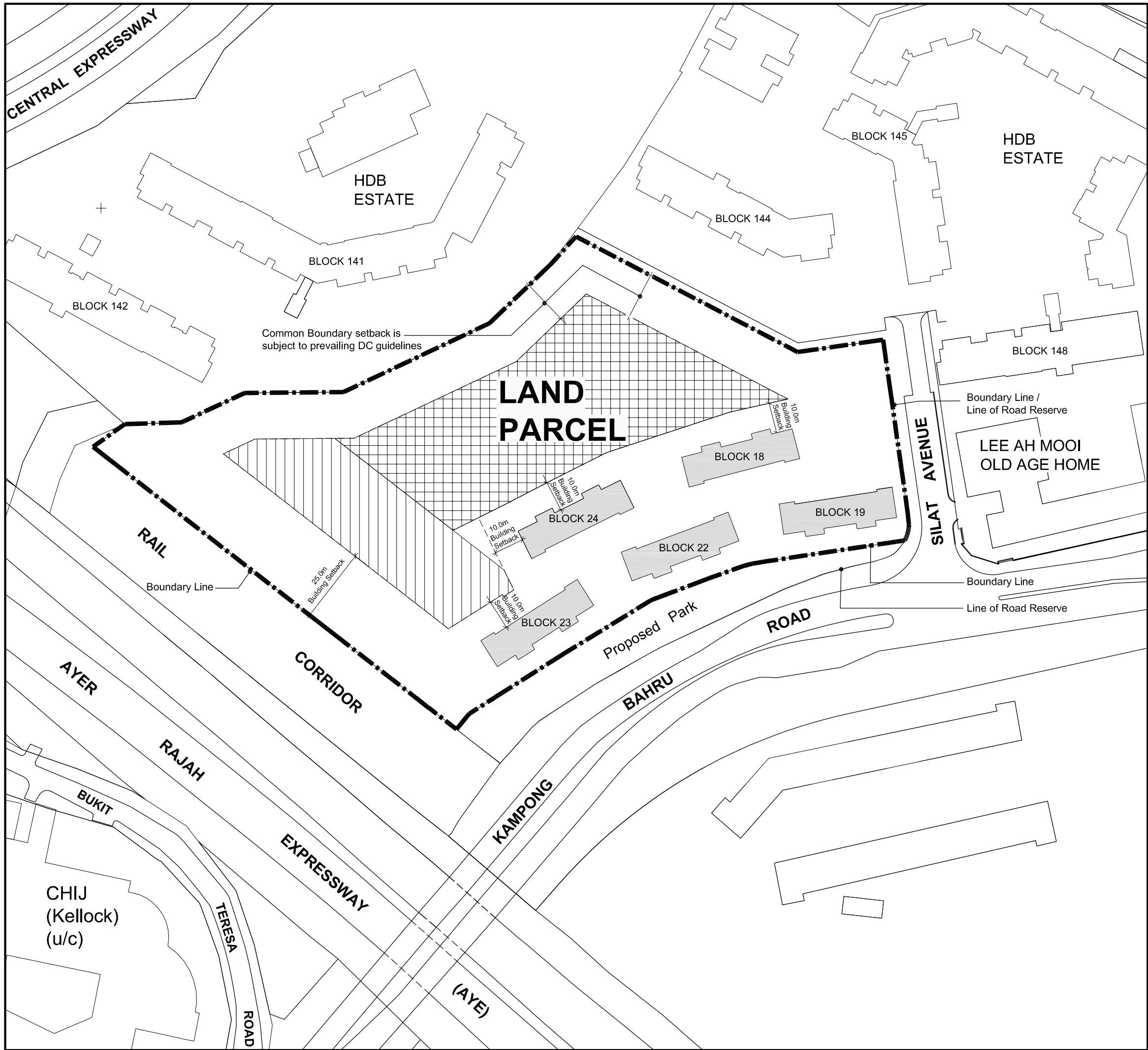
-  SALES PARCEL
-  Amenities
-  Conserved building

SCALE: 1 : 5000
0 50 100 150 200m



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DEVELOPMENT AT SILAT AVENUE

LAND PARCEL

SITE AREA : 22,851.6 m²

BUILDING HEIGHT PLAN



Boundary Line

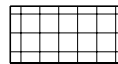


Conserved building

BUILDING HEIGHT



Low rise zone -
Maximum 50m AMSL



High rise zone -
Maximum 200m AMSL

NOTES:

The Control Plan of the proposed development is intended as a guide on the requirements of the Urban Redevelopment Authority.

The successful tenderer shall confirm and comply with the requirements of the relevant Competent Authorities before submission of plans for formal consideration.

The Control Plan is to be read in conjunction with the Conditions of Tender and Technical Conditions of Tender.

All site areas are estimated and location of existing structures are indicative only and are subject to final survey.

SCALE: 1:1250

0 10 20 30 40 50 m



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DEVELOPMENT
AT SILAT AVENUE

LAND PARCEL

FACADE RESTORATION GUIDELINES

GUIDELINES
This elevation is not to scale. Actual dimensions of the building and its elements are subject to verification and the architectural survey by the Registered Surveyor.

GUIDELINES FOR FRONT FACADE
TO RESTORE THE FOLLOWING

A) ROOF

- 1) Structure
Timber roof structure
- 2) Finish
Pitched roof with flat interlocking, unglazed, natural colour clay roof tiles to original pitch and height
- 3) Soffit
Timber strips and timber fascia

B) FACADE - UPPER STOREYS & 1ST STOREY

- 1) Casement Window
Fixed timber louvres on timber frame
- 2) Fixed Transom
Timber lattice
- 3) Canopy

Concrete hood
- 4) Recessed Balcony
 - i) Open balcony not to be enclosed. Inner leaf facade to be reinstated
 - ii) Parapet wall

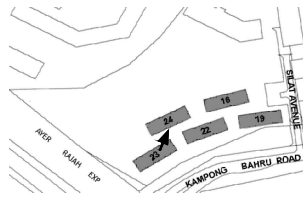
C) CIRCULATION CORE

- 1) Ventilation Screen
Metal mesh on timber grid and timber frame
- 2) Ornament
 - i) Chevron-shaped canopy
 - ii) Sculptural inverted half-cone
- 3) Entrance
Rectilinear opening

NOTES

This Control Plan is to be read in conjunction with Part V of the Technical Conditions of Tender.

Structures existing on site but not original parts of the building, are not allowed to be retained unless otherwise stated.



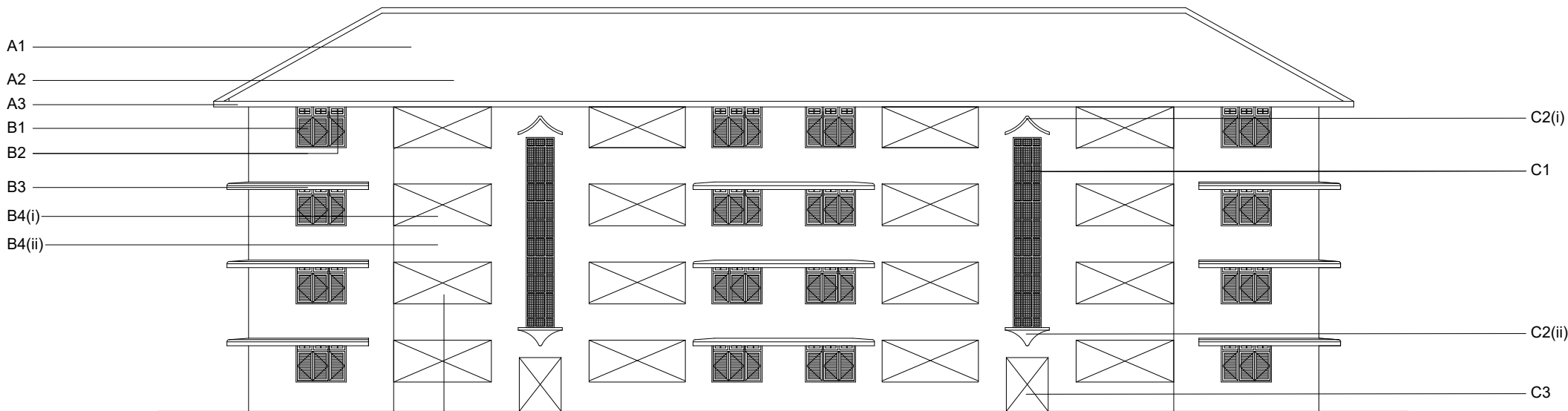
KEY PLAN

NOT TO SCALE



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The inner leaf facade within the building envelope is to be restored in its original location which is in line with the column and ceiling beam. Flexibility can be given for the design of the inner leaf facade but it must complement the building's architectural character and be consistent across all five conserved buildings. The use of timber frame is encouraged as it complements the original timber windows.

Balcony enclosures
to be removed

Balcony enclosures
to be removed



EXISTING FRONT FACADE



EXISTING WINDOWS AND
TRANSOM PANELS

DEVELOPMENT
AT SILAT AVENUE

LAND PARCEL

FACADE RESTORATION GUIDELINES

GUIDELINES
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GUIDELINES FOR WESTERN FACADE
TO RESTORE THE FOLLOWING

A) ROOF

- 1) Structure
Timber roof structure
- 2) Finish
Pitched roof with flat interlocking, unglazed, natural colour clay roof tiles to original pitch and height
- 3) Soffit
Timber strips and timber fascia
- 4) Chimney
Reinstatement of chimneys is optional if no longer on site.

B) FACADE - UPPER STOREYS

- 1) Casement Window
Fixed timber louvres on timber frame
- 2) Fixed Transom
Timber lattice
- 3) Canopy
Concrete hood
- 4) Protruding Balcony
 - i) Open balcony not to be enclosed. Inner leaf facade to be reinstated
 - ii) Parapet wall
 - iii) Dividing wall
- 5) Vents
Fish-scale pattern vents

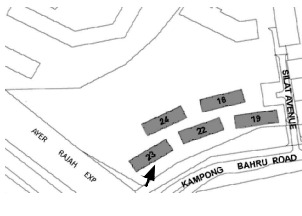
C) FACADE - 1ST STOREY

- 1) Casement Window / Swing Door
 - i) Fixed timber louver window on timber frame
 - ii) Timber panel door on timber frame
- 2) Fixed Transom
Timber lattice
- 3) Canopy
Concrete hood
- 4) Recessed Yard
 - i) Open yard not to be enclosed. Inner leaf facade to be reinstated
 - ii) Parapet wall
- 5) Vents
Fish-scale pattern vents

NOTES

This Control Plan is to be read in conjunction with Part V of the Technical Conditions of Tender.

Structures existing on site but not original parts of the building, are not allowed to be retained unless otherwise stated.

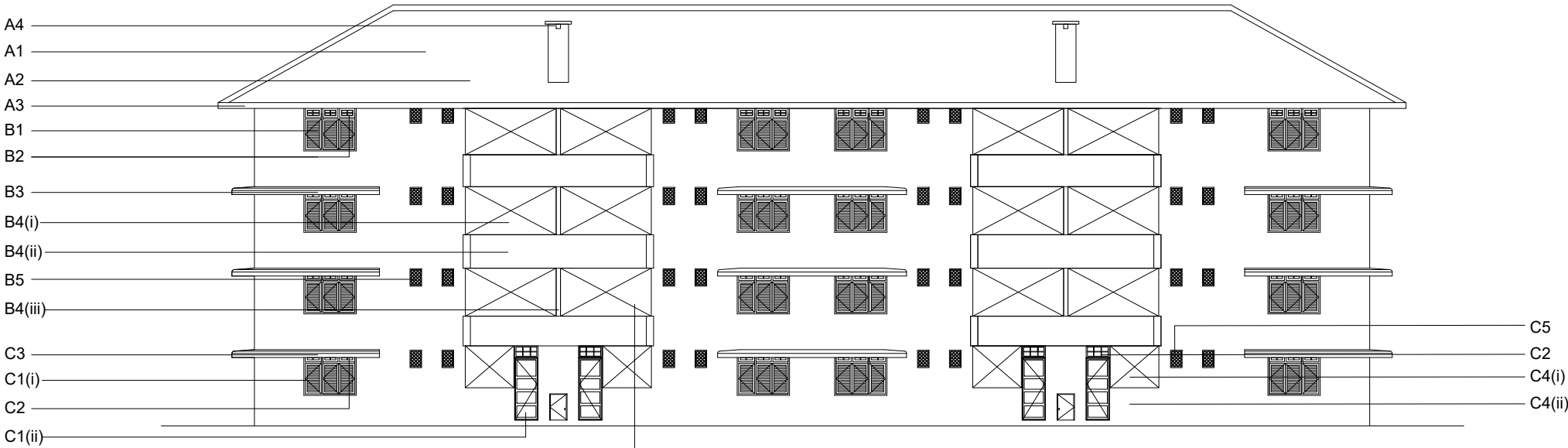


KEY PLAN

NOT TO SCALE



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The inner leaf facade within the building envelope is to be restored in its original location which is in line with the existing column and ceiling beam. Flexibility can be given for the design of the inner leaf facade but it must complement the building's architectural character and be consistent across all five conserved buildings. The use of timber frame is encouraged as it complements the original timber windows.

Balcony enclosures
to be removed



EXISTING REAR FACADE

DEVELOPMENT
AT SILAT AVENUE

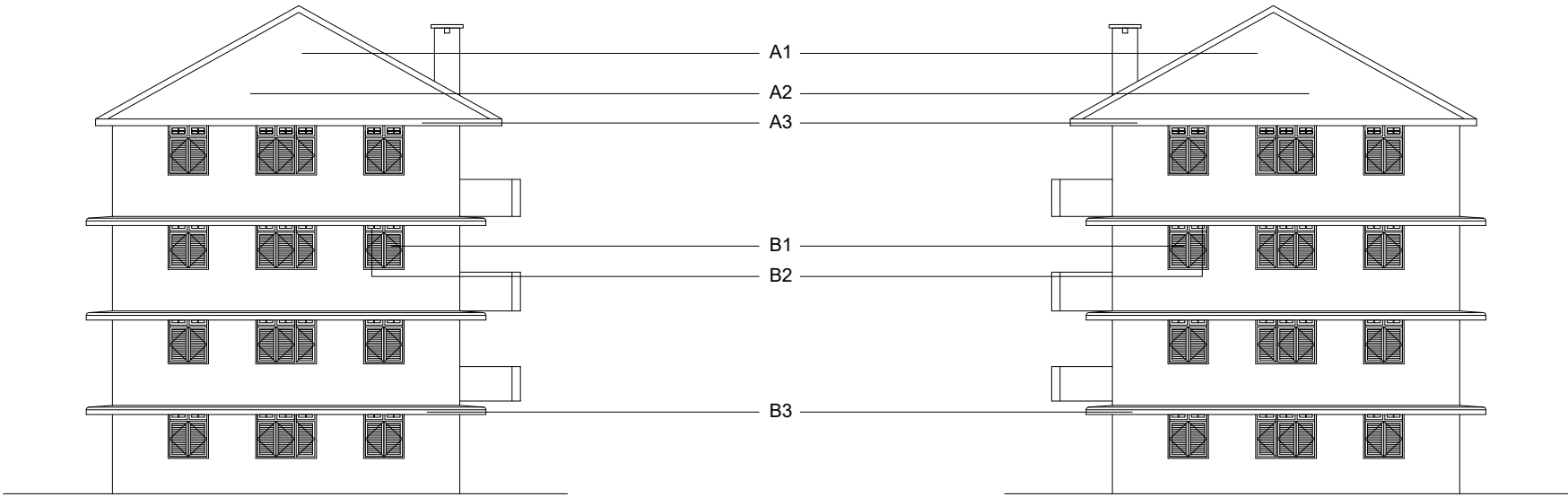
LAND PARCEL

FACADE RESTORATION GUIDELINES

GUIDELINES
This elevation is not to scale. Actual dimensions of the building and its elements are subject to verification and the architectural survey by the Registered Surveyor.

GUIDELINES FOR REAR FACADE
TO RESTORE THE FOLLOWING

- A) ROOF**
- 1) Structure
Timber roof structure
 - 2) Finish
Pitched roof with flat interlocking, unglazed, natural colour clay roof tiles to original pitch and height
 - 3) Soffit
Timber strips and timber fascia
- B) FACADE - UPPER STOREYS & 1ST STOREY**
- 1) Casement Window
Fixed timber louvres on timber frame
 - 2) Fixed Transom
Timber lattice
 - 3) Canopy
Concrete hood

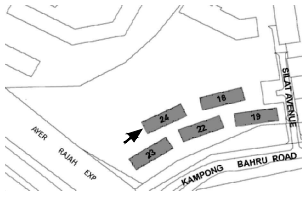


EXISTING SIDE FACADES



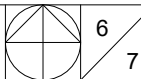
EXISTING WINDOWS AND
TRANSOM PANELS

NOTES
This Control Plan is to be read in conjunction with Part V of the Technical Conditions of Tender.
Structures existing on site but not original parts of the building, are not allowed to be retained unless otherwise stated.



KEY PLAN

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DEVELOPMENT
AT SILAT AVENUE

LAND PARCEL

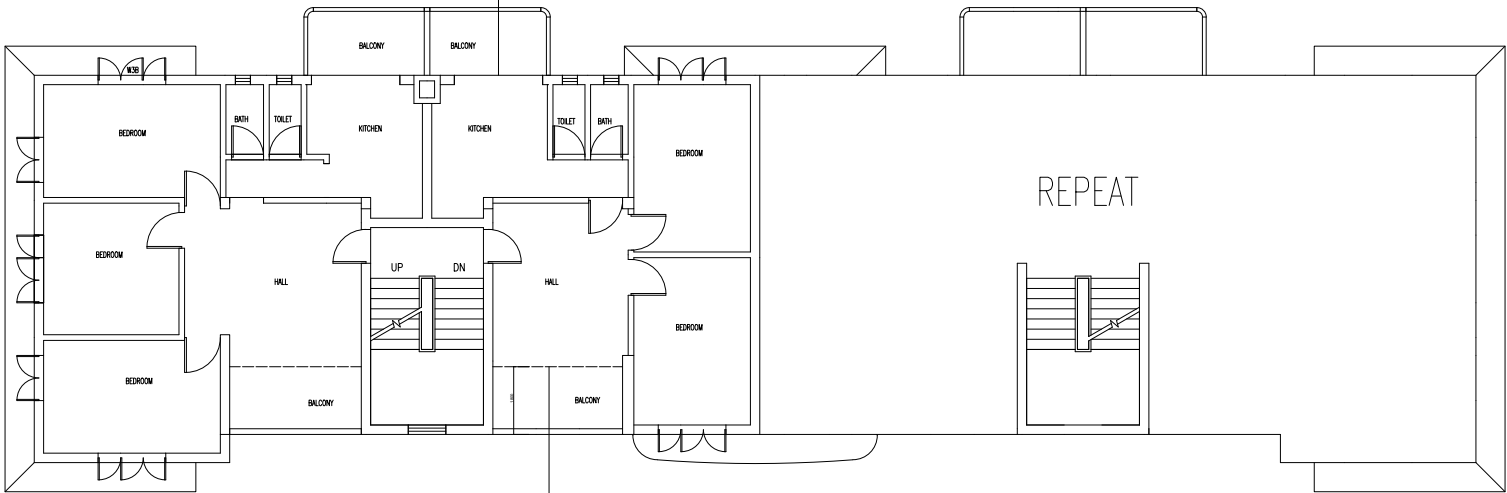
FACADE RESTORATION GUIDELINES

GUIDELINES

These photographs serve to illustrate the existing architectural details that shall be retained and restored.

This drawing is not to scale. Actual dimensions of the building and its elements are subject to verification and the architectural survey by the Registered Surveyor

The inner leaf facade within the building envelope is to be restored in its original location which is in line with the existing building line. (Dimensions are to be verified on site.) Flexibility can be given for the design of the inner leaf facade but it must complement the building's architectural character and be consistent across all five conserved buildings. The use of timber frame is encouraged as it complements the original timber windows.



The inner leaf facade within the building envelope is to be restored in its original location which is in line with the existing column and ceiling beam. (Dimensions are to be verified on site.) Flexibility can be given for the design of the inner leaf facade but it must complement the building's architectural character and be consistent across all five conserved buildings. The use of timber frame is encouraged as it complements the original timber windows.



The inner leaf facade at the front within the building envelope is to be restored in its original location which is in line with the existing column and ceiling beam.

NOTES

This Control Plan is to be read in conjunction with Part V of the Technical Conditions of Tender.

Structures existing on site but not original parts of the building, are not allowed to be retained unless otherwise stated.

NOT TO SCALE

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