

ADMIRAL BAYSUITES

M.H. del Pilar St., cor. Aldecoa St.
Admiral Realty Company Inc.

ASYA DESIGN

ALH Anchor Land
Holdings Inc.
安泰地產(集團)有限公司



PROJECT BRIEF September 09, 2011

What is the exact location of the property?

The property is located at 2138 Roxas Boulevard.

What are the views that can be enjoyed by the residential unit owners?

Manila Bay, SM Mall of Asia, Luneta, and Makati Skyline

PROPERTY AND STRUCTURE DIMENSIONS

What is the total lot area of the structure?

The total lot area is **3,446.20** square meters (Residential and Hotel).

For residential, lot area is **2381.00** sq.m.

For hotel, lot area is **1065.20** sq.m.

What is the building footprint?

For residential, Building footprint is **2019.20** square meters.

Tower footprint is **1796.74** square meters.

What is the total gross floor area of the project?

The total gross floor area of the project is approximately **93,324.00** square meters (including Mezzanine, parking areas and basement).

What is the total height of the building? (No. of floors and heights in meters)

The building is composed of 51 levels above surface which includes a ground floor commercial and lobby area, 8 levels of parking floors, 3 floors for amenities, 40 residential floors including penthouse (bi-level) on the top floor and a roof deck. It has a total height of approximately 177.50 meters from ground level up to level of machine room deck, and 192.20 meters from ground level up to the apex of the crown. Numbering of floors is up to the 53rd level (Marketing count)

LOBBIES AND ELEVATORS

How many lobbies will there be?

There will be two (2) lobbies for residential tower. The lobbies are separated according to zoning (east and west wing).

What is the floor to floor vertical height of the main lobby?

The vertical height from floor to floor (Ground floor to Mezzanine floor) is 6.00 meters. (Refer to interior designer for the enhancement)

What is the area measurement of the main lobby?

West wing = 240.60 sqm.
East wing = 87.10 sqm.

What materials will be used for the interior of the grand lobby?

As per architectural:

- a. Floor : Synthetic polished granite
- b. Ceiling : Combination of 12mm thk gypsum board finish, veneer and graphicote.
- c. Walls : Combination of synthetic polished granite, painted wall finish, veneer and mirror.

(Refer to interior designer for the enhancement)

What materials will be used for the interior of the typical lift lobby?

As per architectural:

- a. Floor : Synthetic polished granite
- b. Ceiling : Combination of 12mm thk gypsum board finish, veneer and graphicote.
- c. Walls : Combination of synthetic polished granite, painted wall finish, veneer and mirror.

(Refer to interior designer for the enhancement)

How many elevators will be provided in each tower?

West wing: Two (2) units of 20-passenger elevators and one (1) unit of 18-service elevator with stops @ ground, mezzanine, 2nd, 3rd, 8th-30th, 32nd, 35th, 37th, 39th, 41st, 43rd, 46th, 48th, 50th and 52nd.

East wing: Three (3) units of 18-passenger elevators and one (1) unit of 18-service elevator with stops @ ground, 4th-51st.

RESIDENTIAL UNITS

What floors will be covered by the residential units?

The floors that are occupied by the residential units are from the 9th floor up to the 53rd floor.

How many units will there be?

There will be a total of 827 (100%) residential units from 9th floor – 53rd floor tallied as follows:

No. of Units	Type	Percentage (%)	Range of Areas
644	One bedroom unit	78.00 %	30.30 – 63.60 SQM
114	Two bedroom unit	13.80%	64.00 – 110.20 SQM
34	Three bedroom unit	4.10%	168.30 – 169.80 SQM

17	Four bedroom unit	2.00%	196.00 SQM
14	Four bedroom bi-level unit	1.50%	398.80-404.90 SQM
3	Five bedroom bi-level unit	0.50%	858.00 SQM
1	Penthouse bi-level unit	0.10%	1031.90 SQM
Total:		827 units	

What is the floor to floor height of each residential floor?

The floor to floor height of the typical residential unit is **3.25 meters**. On Zone 3 and 4 (4 BR and 5 BR bi-level units) lower floor is **3.25m** and the upper floor is **3.60m**. Penthouse unit is **3.60m** and **3.80m** on lower and upper floor respectively.

The floor to floor height in zone transitioning (e.g. zone 1 to zone 2) is 3.80 meters.

What is the width of the hallway?

The width of the hallway per each residential floor is as follows:

West Wing (High end users) – 1.80 meters.

East Wing (Middle end users) - 1.50 meters.

What is the width of the elevator lobby per each residential floor?

The width of the elevator lobby per each residential floor is as follows:

West Wing (High end users) - 2.60 meters.

East Wing (Middle end users) - 2.40 meters.

What materials will be used for the interior of all the typical residential units?

As per architectural:

WEST WING (ZONE 1) 9th to 28th Floor	EAST WING (ZONES 1, 2, 3, and 4) 9th to 51st Floor
<p>FLOOR FINISHES <i>Living and dining area:</i> 800mm x 800mm homogeneous tiles <i>Bedroom:</i> HDF Wood Laminated Flooring <i>Kitchen and Gourmet kitchen:</i> 300mm x 300mm unglazed ceramic tiles with torch applied waterproofing <i>T&B:</i> 300mm x 300mm unglazed ceramic tiles with torch applied waterproofing <i>Walk-in-closet:</i> HDF Wood Laminated Flooring <i>Balcony:</i> 300mm x 300mm rustic ceramic tiles with torch applied waterproofing <i>Maid's room:</i> 300mm x 300mm unglazed ceramic tiles with torch applied waterproofing <i>Maid's T&B:</i> 300mm x 300mm unglazed ceramic tiles with torch applied waterproofing <i>Hallway:</i> 800mm x 800mm homogeneous tiles <i>Swimming pool:</i> Mosaic tiles</p>	<p>FLOOR FINISHES <i>Living and dining area:</i> 600mm x 600mm homogeneous tiles <i>Bedroom:</i> HDF Wood Laminated Flooring <i>Kitchen and Gourmet kitchen:</i> 300mm x 300mm unglazed ceramic tiles with torch applied waterproofing <i>T&B:</i> 300mm x 300mm unglazed ceramic tiles with torch applied waterproofing <i>Balcony:</i> 300mm x 300mm rustic ceramic tiles with torch applied waterproofing <i>Maid's room:</i> 300mm x 300mm unglazed ceramic tiles with torch applied waterproofing <i>Maid's T&B:</i> 300mm x 300mm unglazed ceramic tiles with torch applied waterproofing <i>Hallway:</i> 800mm x 800mm homogeneous tiles <i>Swimming pool:</i> Mosaic tiles</p>
<p>CEILING FINISHES <i>Living and dining area:</i> slab soffit plain cement painted finish, gypsum cladding <i>Bedroom:</i> slab soffit plain cement finish <i>Kitchen and gourmet kitchen:</i> 12mm thk MR gypsum board finish mechanical exhaust</p>	<p>CEILING FINISHES <i>Living and dining area:</i> slab soffit plain cement painted finish, gypsum cladding <i>Bedroom:</i> slab soffit plain cement finish <i>Kitchen and gourmet kitchen:</i> 12mm thk MR gypsum board finish mechanical exhaust</p>

ducting <i>T&B: 12mm thk MR gypsum board finish mechanical ducted exhaust</i> <i>Walk in closet: 12mm thk gypsum board finish paint</i> <i>Balcony: slab soffit plain cement painted finish</i> <i>Maid's room: slab soffit plain cement painted finish</i> <i>Maid's T&B: slab soffit plain cement painted finish</i> <i>Hallway: 12mm thk FR gypsum board finish</i>	ducting <i>T&B: 12mm thk MR gypsum board finish mechanical ducted exhaust</i> <i>Balcony: slab soffit plain cement painted finish</i> <i>Maid's room: slab soffit plain cement painted finish, if any</i> <i>Maid's T&B: slab soffit plain cement painted finish, if any</i> <i>Hallway: 12mm thk FR gypsum board finish</i>
<u>WALL FINISHES</u> <i>Living and dining area: Plain cement painted finish</i> <i>Bedroom: Plain cement painted finish</i> <i>Kitchen and gourmet kitchen: Plain cement painted finish, MFC cabinet, 20mm thk polish granite countertop</i> <i>T&B: 300mm x 300mm glazed ceramic tiles, 20mm thk polish granite countertop</i> <i>Walk in closet: Smooth cement plastered painted wall finish</i> <i>Balcony: Plain cement painted finish</i> <i>Maid's room: Plain cement painted finish</i> <i>Maid's T&B: 300mm x 300mm glazed ceramic tile @1.80m height</i> <i>Hallway: Plain cement painted finish</i>	<u>WALL FINISHES</u> <i>Living and dining area: Wallpaper finish</i> <i>Bedroom: Wallpaper finish</i> <i>Kitchen and gourmet kitchen: Plain cement painted finish, MFC cabinet, 20mm thk polish granite countertop</i> <i>T&B: 300mm x 300mm glazed ceramic tiles, 20mm thk polish granite countertop</i> <i>Balcony: Plain cement painted finish</i> <i>Maid's room: Plain cement painted finish</i> <i>Maid's T&B: 300mm x 300mm glazed ceramic tile @1.80m height</i> <i>Hallway: Wallpaper finish</i>

**WEST WING (ZONES 3 & 4) LOFT UNITS
30th to 51st Floor**

FLOOR FINISH

Swimming pool: Mosaic tiles

Note: All loft units will be bare (Specification of finishes will be based on unit owners interior design)

STRUCTURAL SPECIFICATION AND UTILITIES

What is the type of foundation that will be used for the building?

The building will use mat foundation and bored pile. Residential floors shall be of precast.

Is there a provision for air-conditioning units?

All residential units have electrical provision for split type air conditioning.

Is there a provision for hot and cold water in each residential unit?

There would be an electrical provision for water heater. For East Wing, single point water heater to supply shower heads will be provided by the unit owner. For West Wing, multi point water heater system will be provided.

Where will the water tanks be located?

- Overhead water tanks are located at the 52nd floor.

- Domestic water storage tank is located at the basement floor.

Is there a back-up power?

In the event of normal power failure, generator sets will be utilized as standby power source of the building. The emergency power will be diesel-fueled engine generator sets.

For east wing tower:

- 1BR units: provision for 3 convenience outlets for living/dining room, bedroom and ref.
- 2BR units: provision for 4 convenience outlets for living/dining room, two bedrooms and ref.
- Provision for lighting will be on bedroom, living/dining area only.

For west wing tower:

- 100% power back-up power will be provided.

Will there be individualized electric and water meters?

All residential units will be provided with individual electrical sub-metering. Emergency power consumption will be billed on a pro-rated basis. No metering for emergency power. Individual water meters are also provided for each unit.

AMENITIES, SERVICES, AND OTHER FEATURES

With an approximately 4, 715.94 square meters of amenities, the amenities are listed as follows:

West Wing

- Wi-fi Lounge
- Juice Bar
- 25 meter lap pool
- Jacuzzi
- Fitness Center
- Aerobics/dance studio
- VIP Lounge
- English Garden
- Room Service

East Wing

- Wi-fi Lounge
- Juice Bar
- 25 meter Lap Pool
- Children's Pool
- Function Room
- Wii Room
- Poker Room
- Mahjong Room
- Music Room
- Table Tennis Room
- KTV Room
- Home Theater
- Game Room
- Aerobics/dance studio
- Fitness Center
- Room Service

Note: Indicated Total Area includes the Amenities on 8th Floor, 8th Floor Mezzanine, 29th Floor, and Penthouse deck (garden).

Breakdown of Area for Amenities

FLOOR LEVEL	WEST WING	EAST WING
8 th FLOOR	797.46 sqm	1, 233.35 sqm
8 th FLOOR MEZZANINE	624.06 sqm	832.45 sqm
29 th FLOOR	532.34 sqm	N/A
PENTHOUSE (deck)	696.28 sqm	N/A
TOTAL	2, 650.14 sqm	2,065.80 sqm

What are the other features of the project?

- a. 24-hr security.
- b. 7 high speed elevators
- c. Automatic fire alarm and sprinkler system
- d. CCTV
- e. Card Access Security

What are the safety features of the building?

- a. Building life safety compliance to local fire code and NFPA 101 safety code.
- b. Semi-addressable Fire Detection and Alarm System.
- c. Automatic Fire Sprinkler System (AFSS)
- d. Two fire escape locations at all levels.
- e. All equipment provided with accessible clearance for maintenance.
- f. Fire rated residential doors
- g. Security intercom

PARKING LEVELS

How many parking levels will be provided?

There will be 8 dedicated podium parking levels from mezzanine to 7th floor.

What is the total number of the parking slots?

For tandem not counted:

Floor	Car Parking Slots	Motorcycle Slots	For:
Basement	5	11	N/A
Mezzanine Floor	32	5	West Wing
1 st Floor	37	0	West Wing
2 nd Floor	38	0	West Wing
3 rd Floor	38	0	East Wing
4 th Floor	38	0	East Wing
5 th Floor	38	0	East Wing
6 th Floor	38	0	East Wing
7 th Floor	41	0	East Wing
Total:	305 slots	16 slots	

For tandem counted:

Floor	Car Parking Slots	Motorcycle Slots	For:
Basement	7	11	N/A
Mezzanine Floor	34	5	West Wing
1 st Floor	42	0	West Wing
2 nd Floor	43	0	West Wing
3 rd Floor	40	0	East Wing
4 th Floor	40	0	East Wing
5 th Floor	40	0	East Wing
6 th Floor	40	0	East Wing
7 th Floor	43	0	East Wing
Total:	329 slots	16 slots	

What is the size of each parking slot?

The size of each parking slots is 2.50 meters wide by 5.0 meters in length with a total of 12.50 sqm. Each Motorcycle slot is 1.20 meters wide by 2.0 meters in length with a total of 2.40 sqm.

What is the vertical clearance of the carpark?

Vertical clearance from floor to the bottom of the beam is approximately 2.45 meters from Mezzanine parking level to 6th parking level and 2.40 meters on 7th parking level. Floor to floor height for parking at Mezzanine level to 6th level is 3.25 meters and 3.60 meters on the 7th level.

What is the width of the driveway of the parking area?

The width of the driveways in the parking levels is 6.0 - 6.50 meters.

Where is the entrance/exit point of the carpark?

The entrance / exit point is along Aldecoa St.

Advantages of tenants for having a unit in this project:

- a. Every residential level has a fire escape
- b. Separate title per unit
- c. Centralized mail room and service lift
- d. Unique amenities at 8th - 8th Mezzanine.
- e. VIP Lounge amenities at 29th Floor.
- f. Magnificent view of the Manila Bay, famous for its breathtaking sunset.
- g. Some units have their own private pool.
- h. Most of the units have provision for maid's room and utility area for washing and drying.
- i. The Admiral Baysuites has an advantageous proximity to entertainment center and lifestyle and is very accessible to Malls, Convention Centers, Airport, Restaurants, and Hotels.

Note: The developer reserves the right to change, alter and/ or improve specification and details appearing herein without prior notice. The information is for identification and reference purposes only and does not authorize any person to render any representation or warranty regarding this project.

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