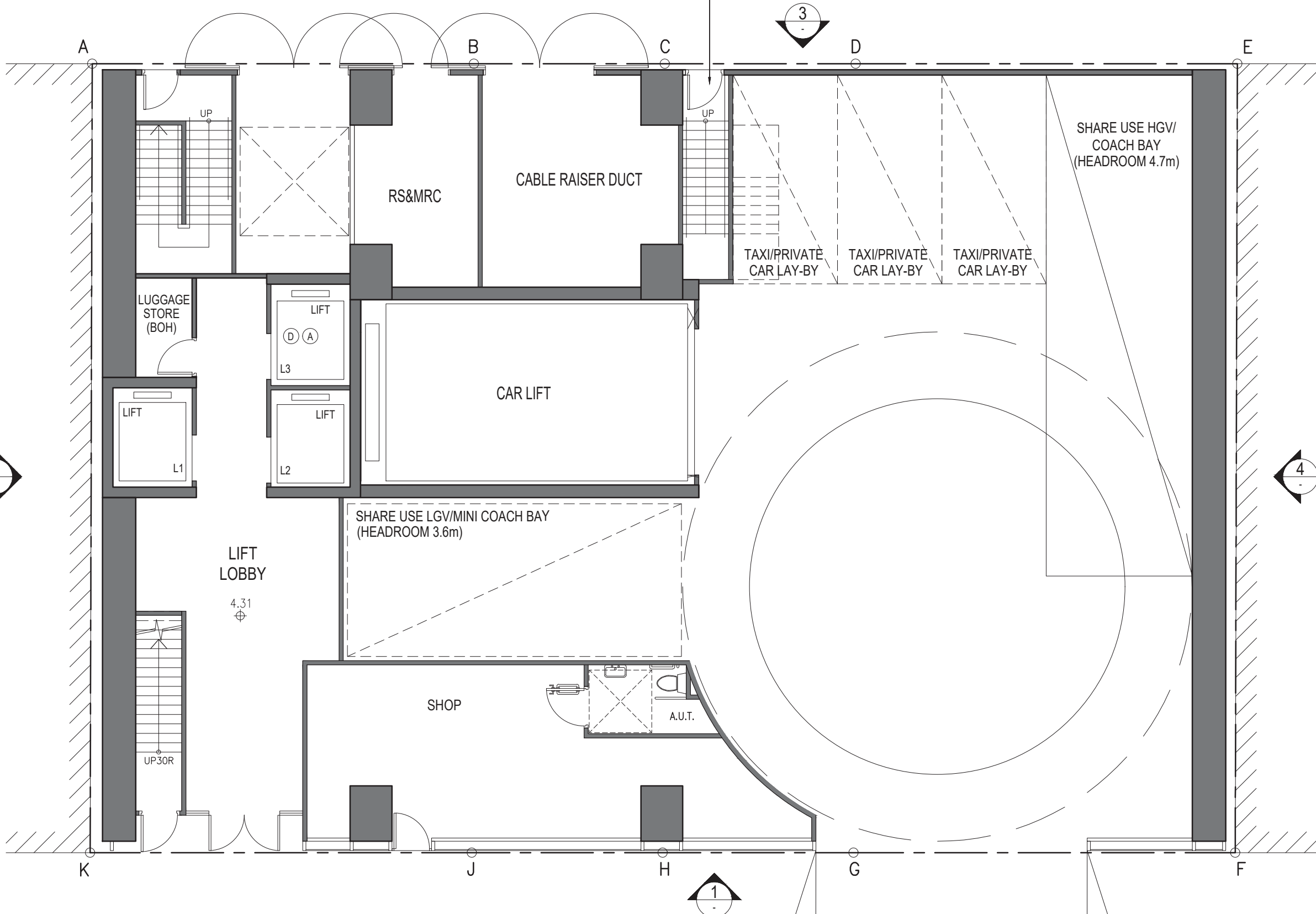


**ANNEX 1**

**INDICATIVE ARCHITECTURAL  
DRAWINGS**

PUBLIC LANE

STAIRCASE 1/F TRANSFORMER ROOM



GROUND FLOOR PLAN

1:100

(9-19) KAM WA STREET - SHAU KEI WAN

KAM WA STREET

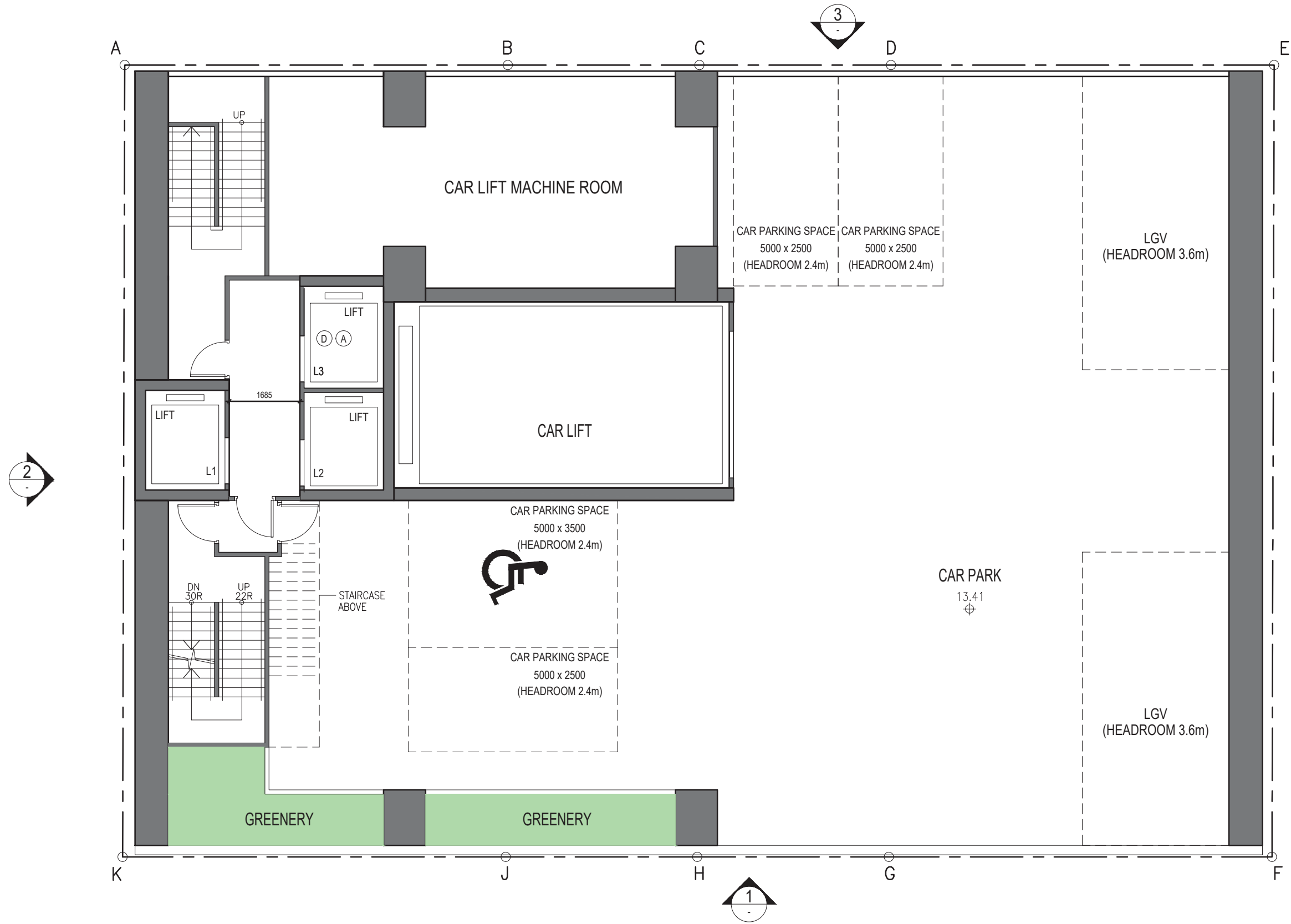


25/3/2026



**1ST FLOOR PLAN (E&M)**

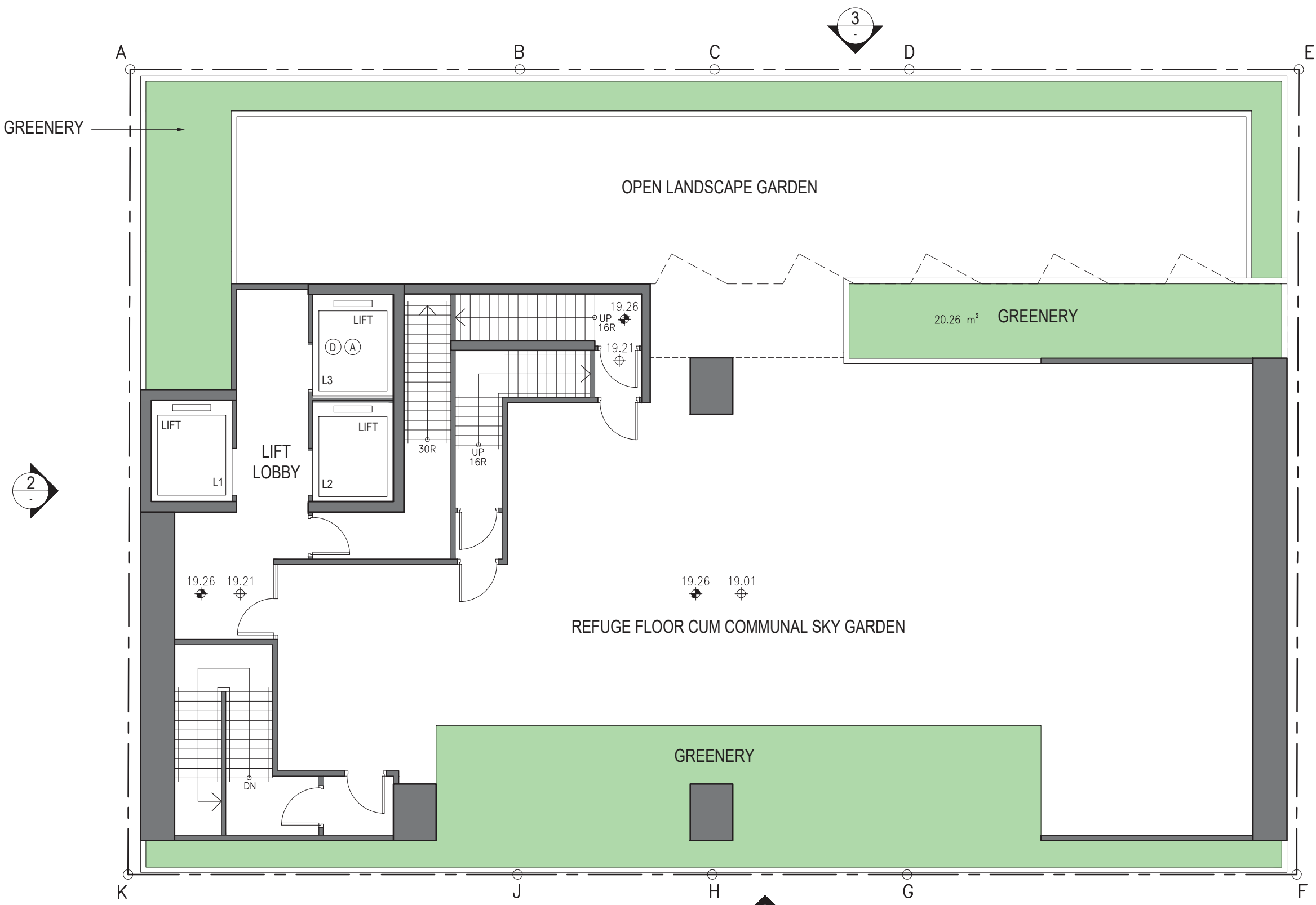
1:100



**2ND FLOOR PLAN (CAR PARK)**

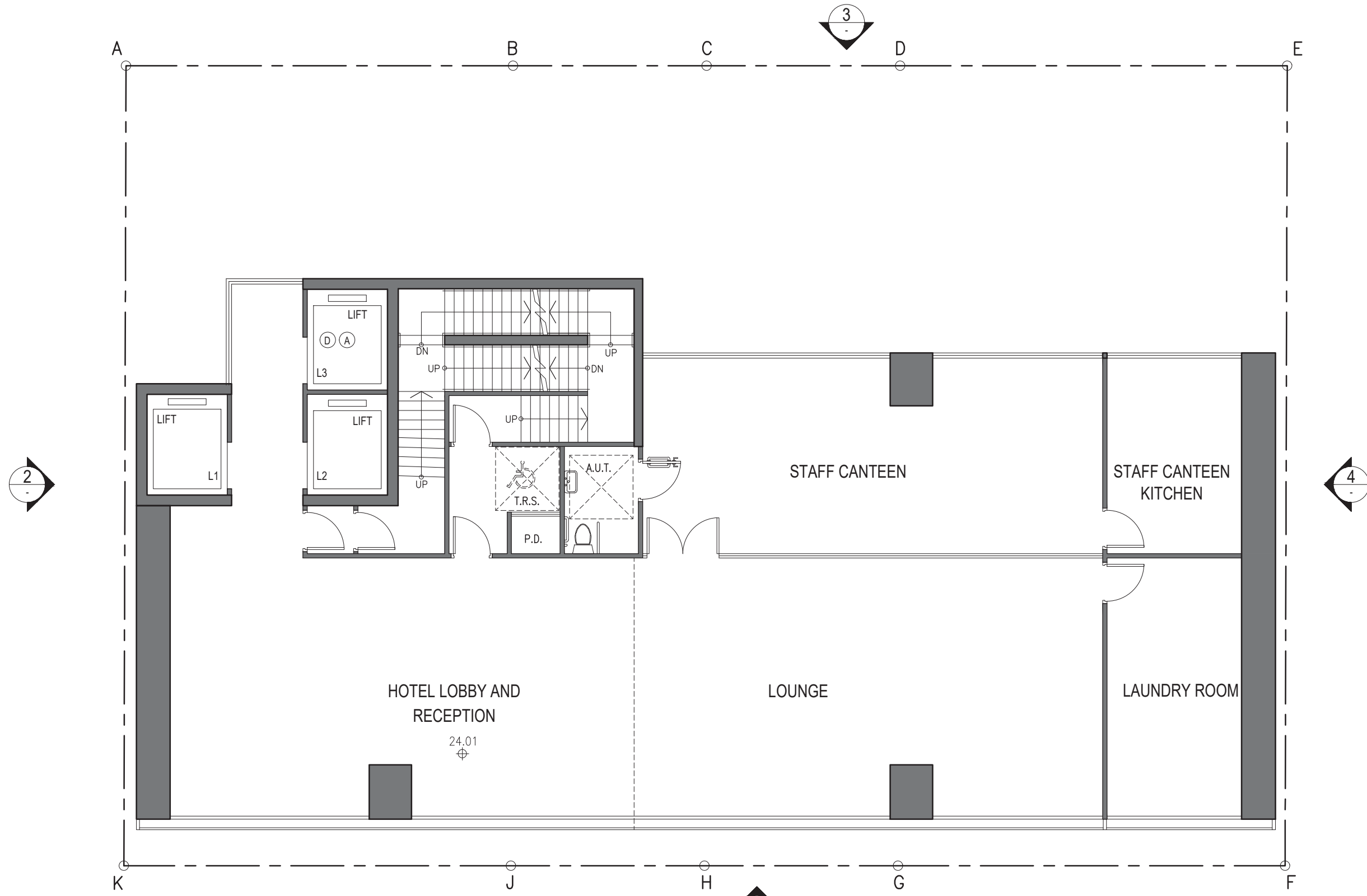
1:100





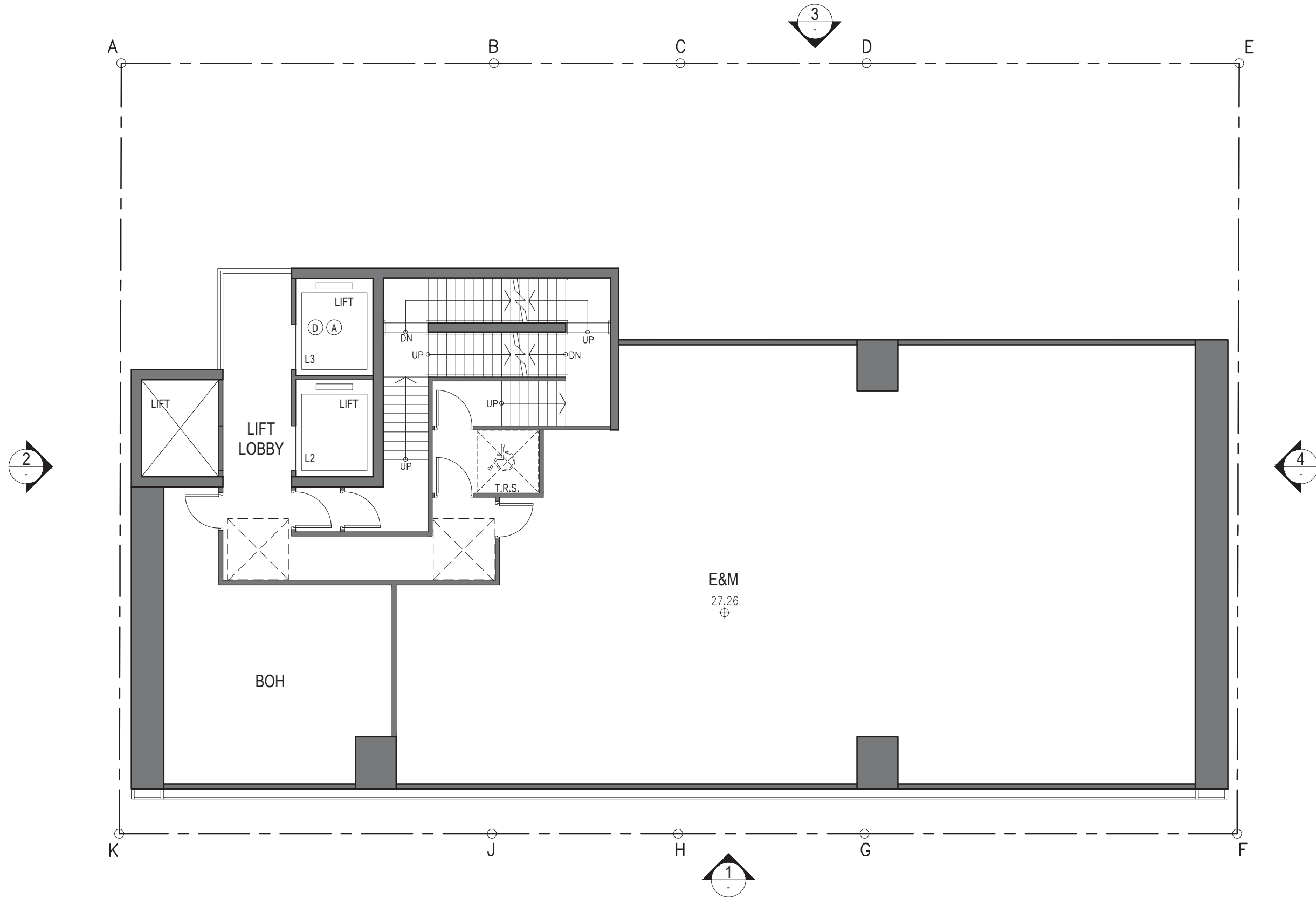
**3RD FLOOR PLAN (REFUGE FLOOR)**  
 1:100





**4TH FLOOR PLAN (LOBBY/BOH)**  
 1:100

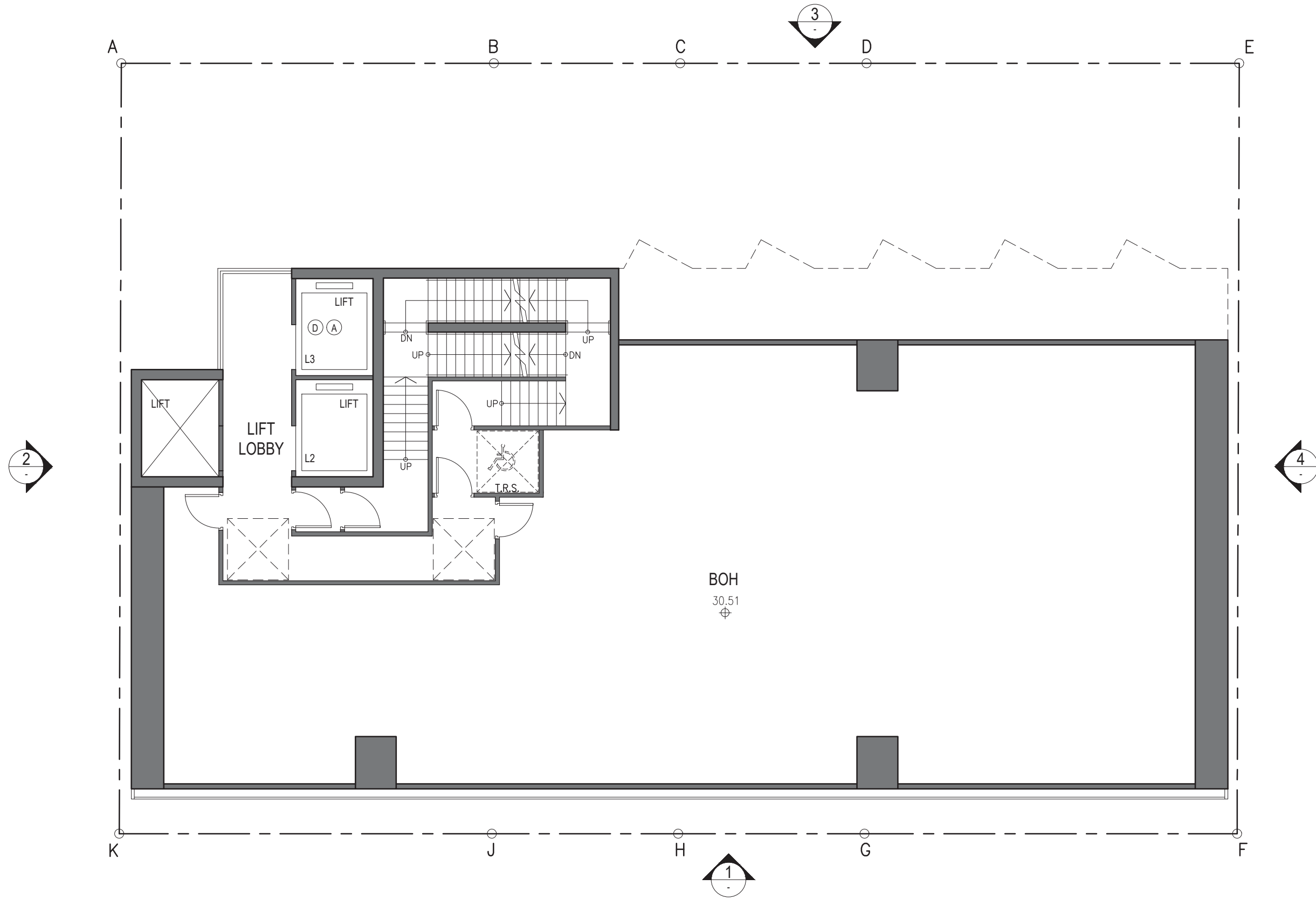




**5TH FLOOR PLAN (E&M / BOH)**

1:100

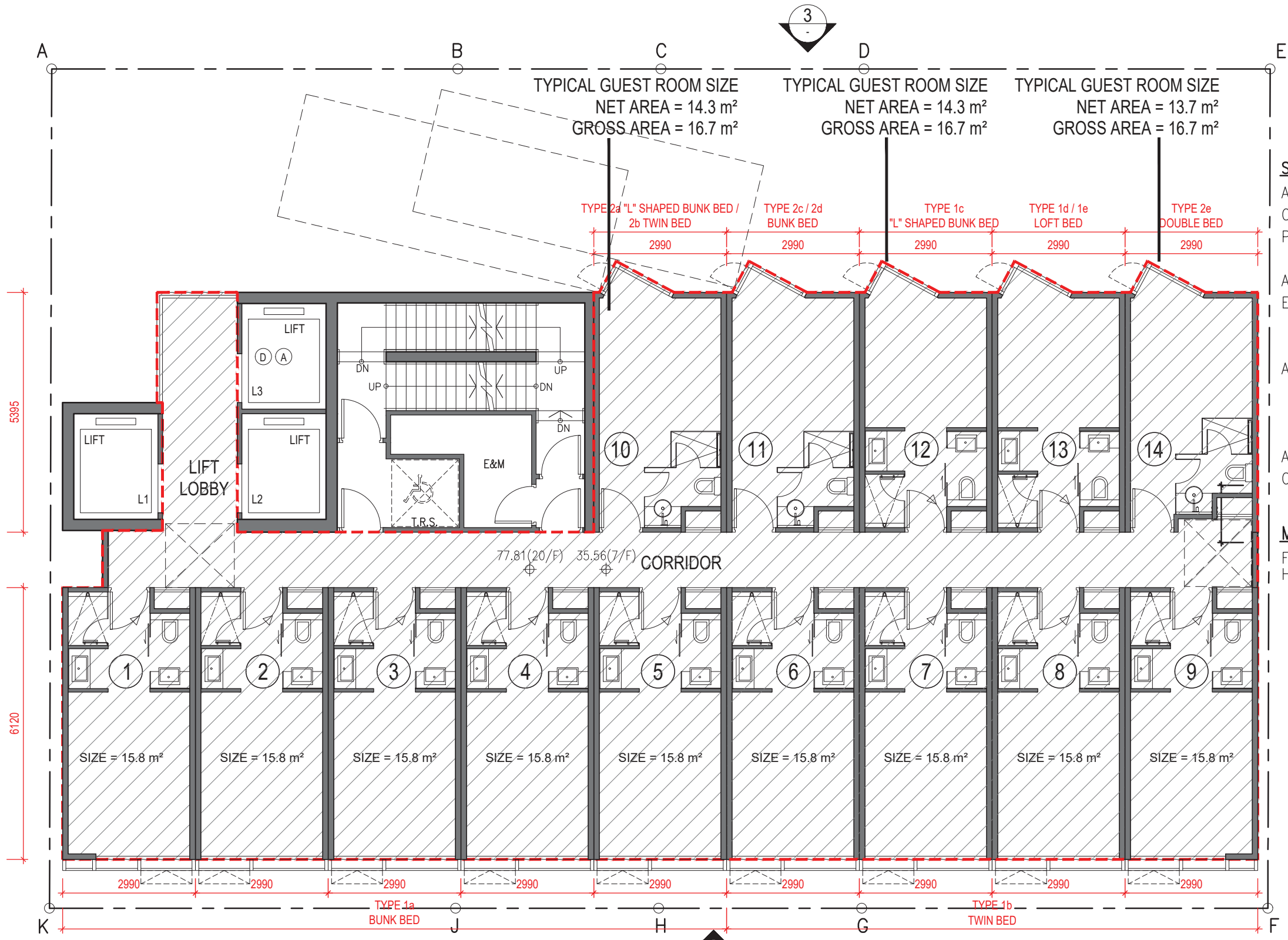





**6TH FLOOR PLAN (BOH)**

1:100



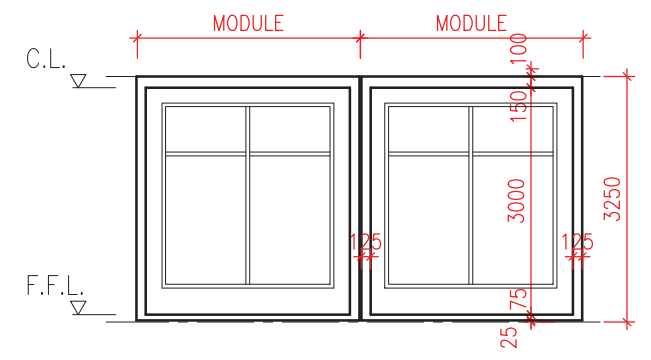


**SITE PARTICULAR**

AREA OF SITE = 518.408 m<sup>2</sup>  
 CLASS OF SITE = 'A'  
 PERMISSIBLE SITE COVERAGE FOR NON-DOMESTIC (OVER 61m) = 60%  
 ACTUAL MIC AREA = 290.231 m<sup>2</sup> (PER FLOOR)   
 EXEMPTED 10% MIC AREA = 290.231 m<sup>2</sup> x 10% = 29.023 m<sup>2</sup> (PER FLOOR)  
 ACTUAL SITE COVERAGE FOR NON-DOMESTIC = (340.006 m<sup>2</sup> - 29.023 m<sup>2</sup>) / 518.408 m<sup>2</sup> x 100% = 59.988 % < 60%  
 ACTUAL GFA = 305.657 m<sup>2</sup> (PER FLOOR)  
 CORE AREA = 44.449 m<sup>2</sup> (PER FLOOR)

**MIC TYPICAL ROOM SECTION**

FLOOR TO FLOOR = 3.250 m HEIGHT

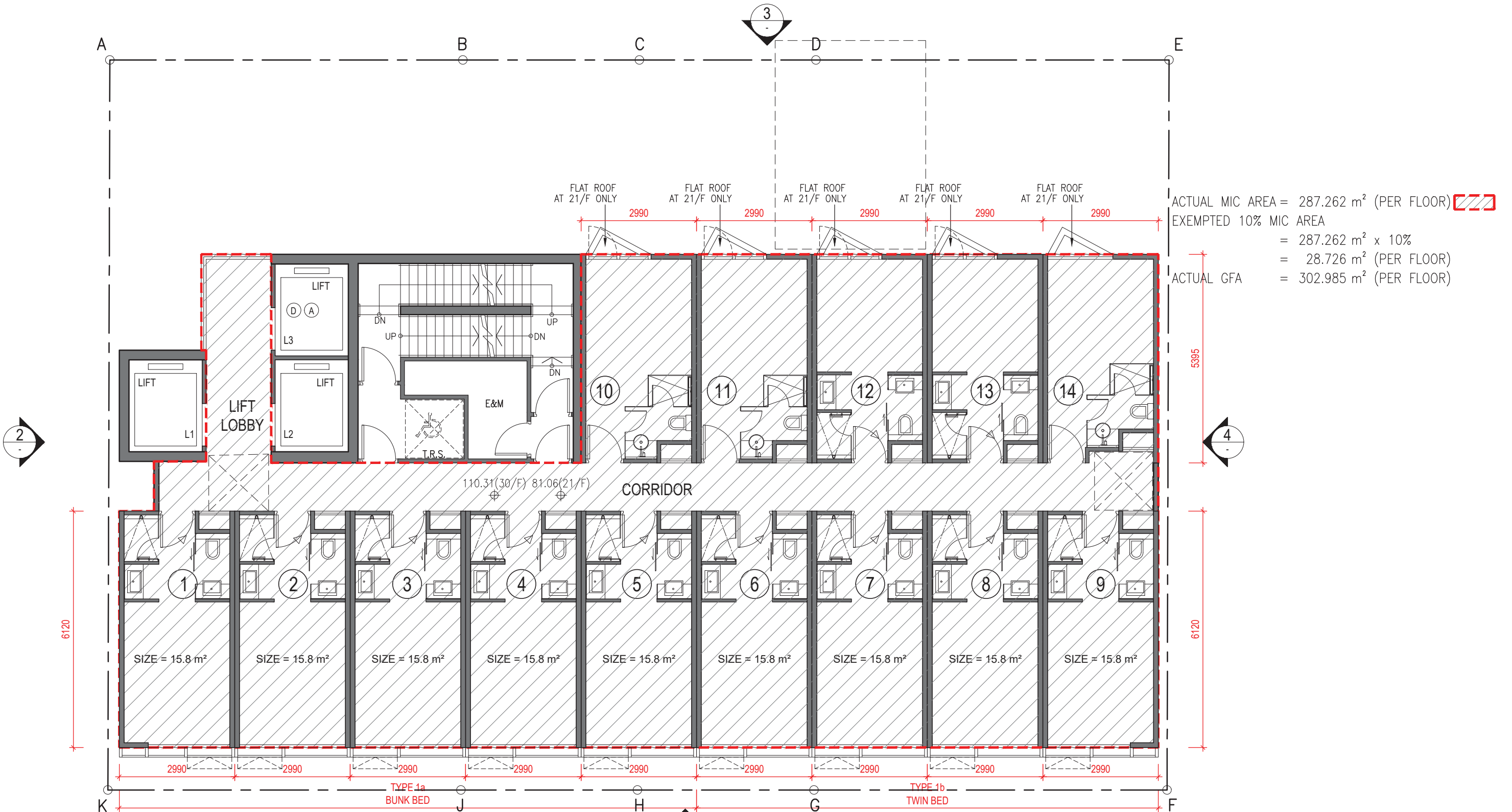


**7TH ~ 20TH FLOOR PLAN (14 STOREYS)**

1:100

TOTAL GUEST ROOM NOS. = 14 NOS. x 14 STOREYS = 196 NOS.



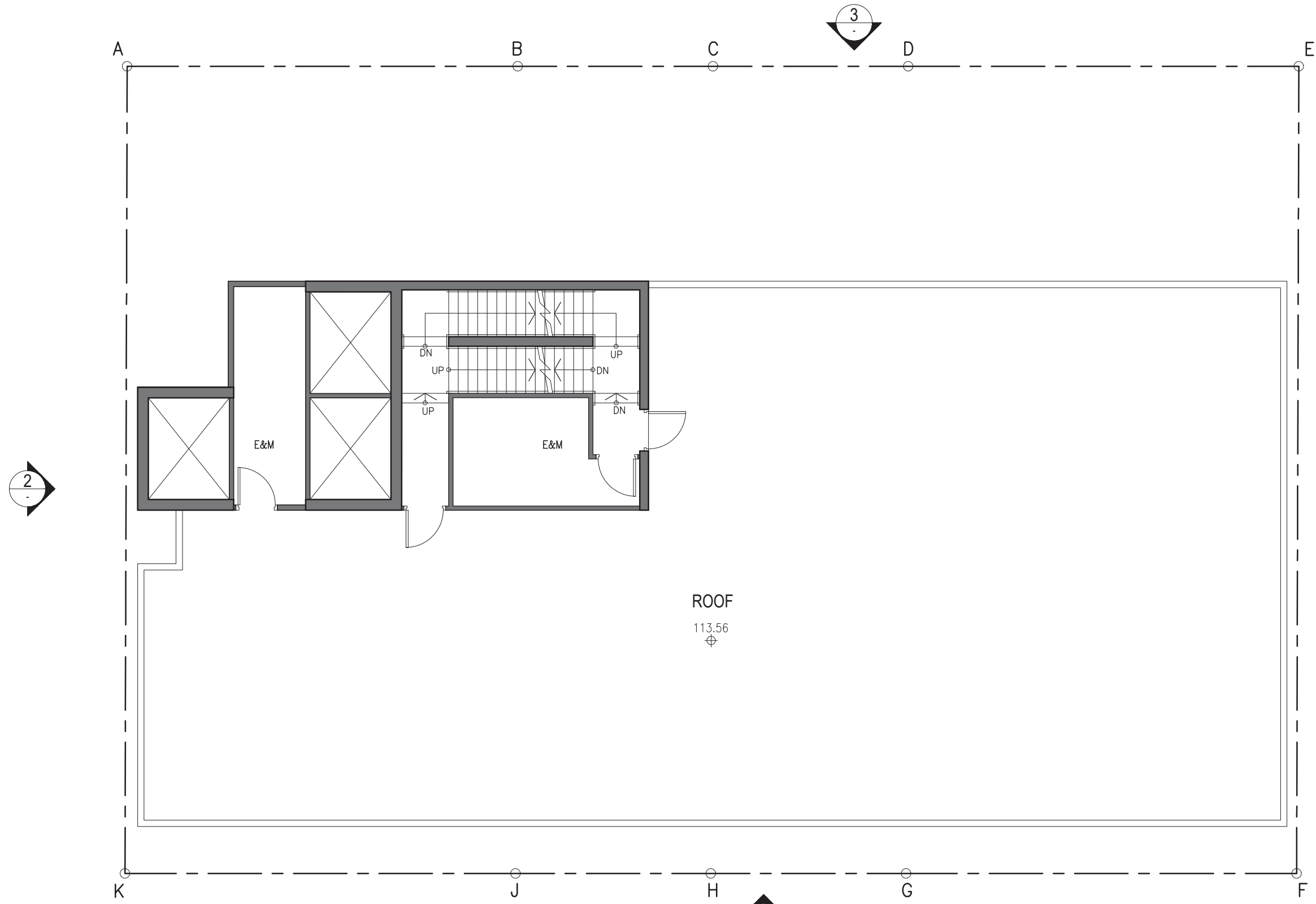


**21TH ~ 30TH FLOOR PLAN (10 STOREYS)**

1:100

TOTAL GUEST ROOM NOS. = 14 NOS. x 10 STOREYS = 140 NOS.





**ROOF PLAN**

1:100



# SITE PARTICULARS

ADDRESS = NOS. 9-19 KAM WA STREET, SHAU KEI WAN, HONG KONG  
 LOT NO. = SIL 433 S.F, SIL 433 S.G, SIL 433 RP, SIL 433 S.D  
 AREA OF SITE = 518.408 m<sup>2</sup>  
 CLASS OF SITE = 'A'  
 OZP UNDER TOWN PLANNING = R(A) and area shown as "Road", S16 CHANGE TO HOTEL  
 PERMITTED BUILDING HEIGHT = 100 mPD  
 PERMITTED SITE COVERAGE = 60%

## PROPOSED NON-DOMESTIC

MIC BONUS HEIGHT = 24x 3.25m x4%  
 = 3.12m  
 PLOT RATIO = 15  
 MIC BONUS PLOT RATIO = 1.339  
 GROSS FLOOR AREA = 7,776 m<sup>2</sup>  
 MIC BONUS GFA = 694 m<sup>2</sup>  
 SITE COVERAGE = 60% + 5.598% ( MIC BONUS )  
 = 65.598%  
 NOS. OF GUEST ROOM = 336  
 TYPICAL GUEST ROOM SIZE = 15.8 m<sup>2</sup>

