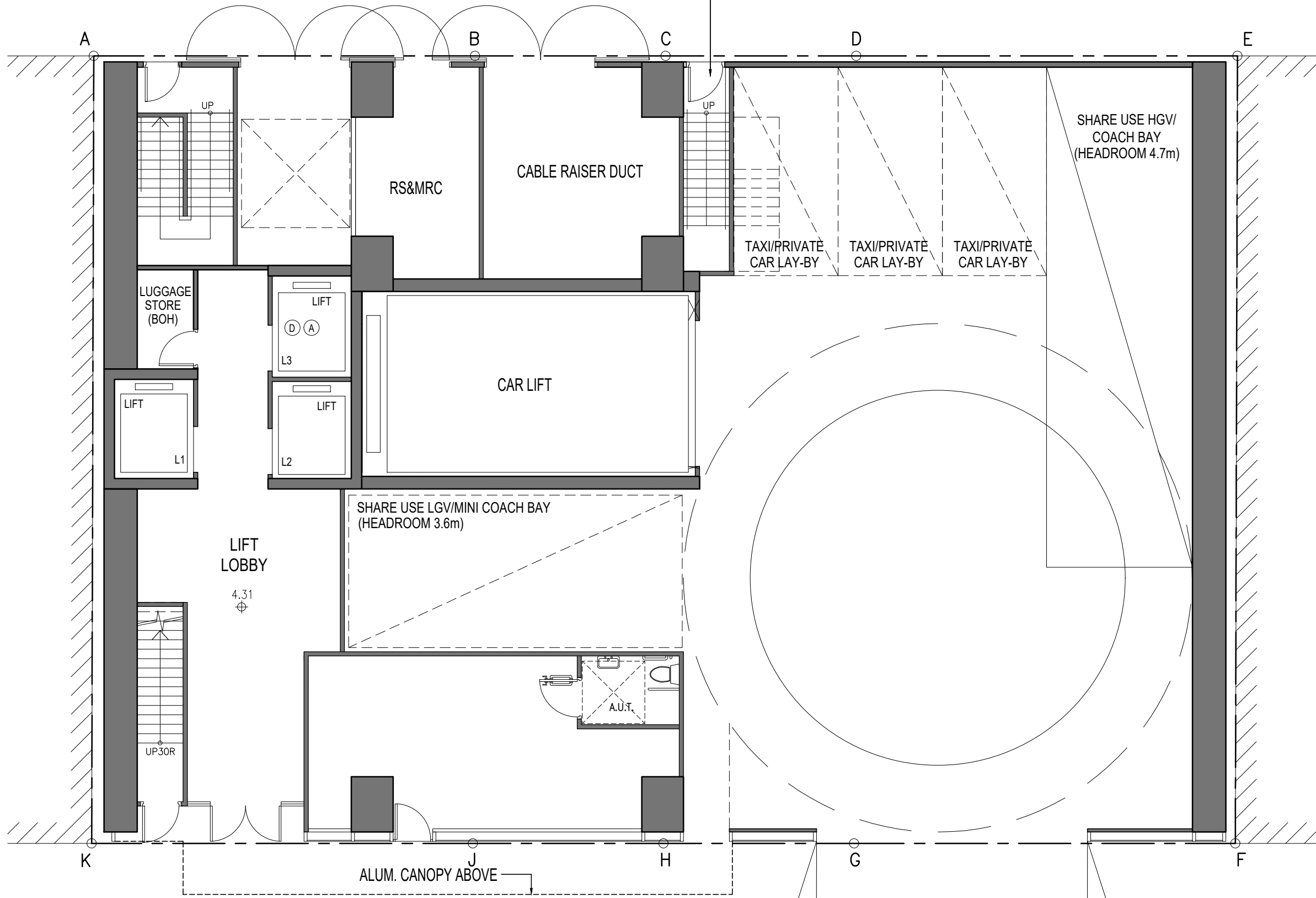


APPENDIX 1

**INDICATIVE ARCHITECTURAL
DRAWINGS**

PUBLIC LANE

STAIRCASE 1/F TRANSFORMER ROOM



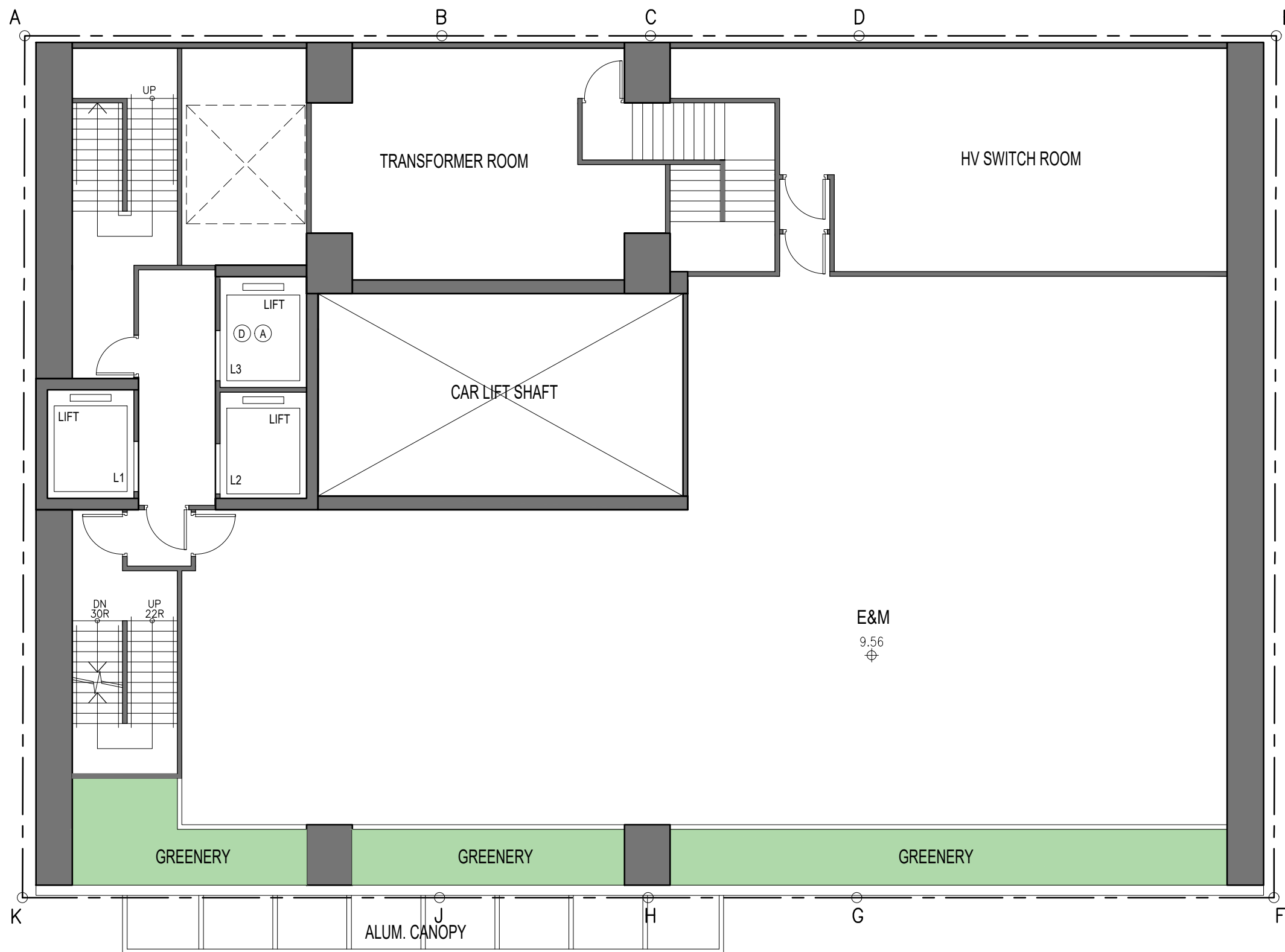
GROUND FLOOR PLAN

1:100

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

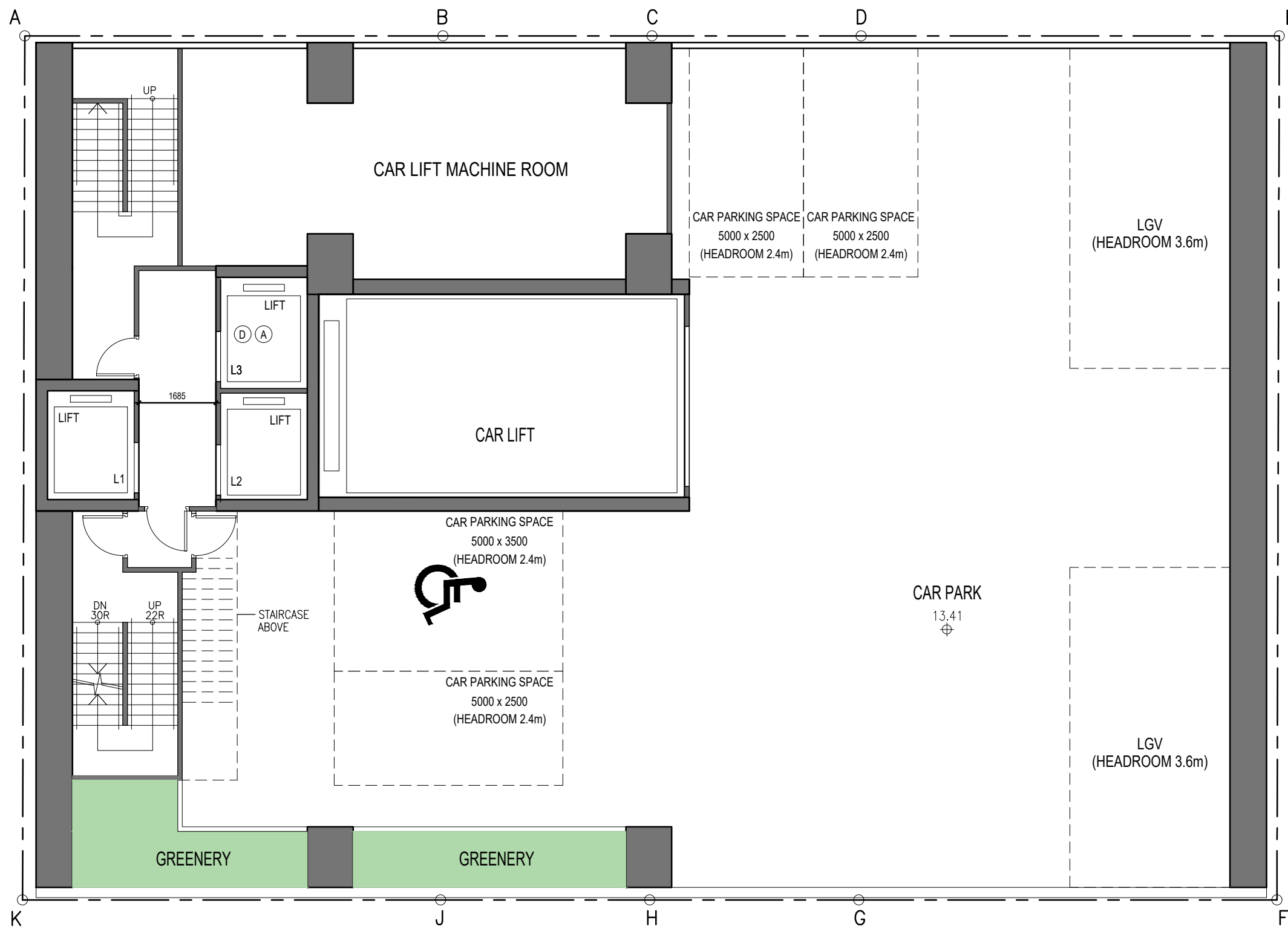
KAM WA STREET

07/05/2026



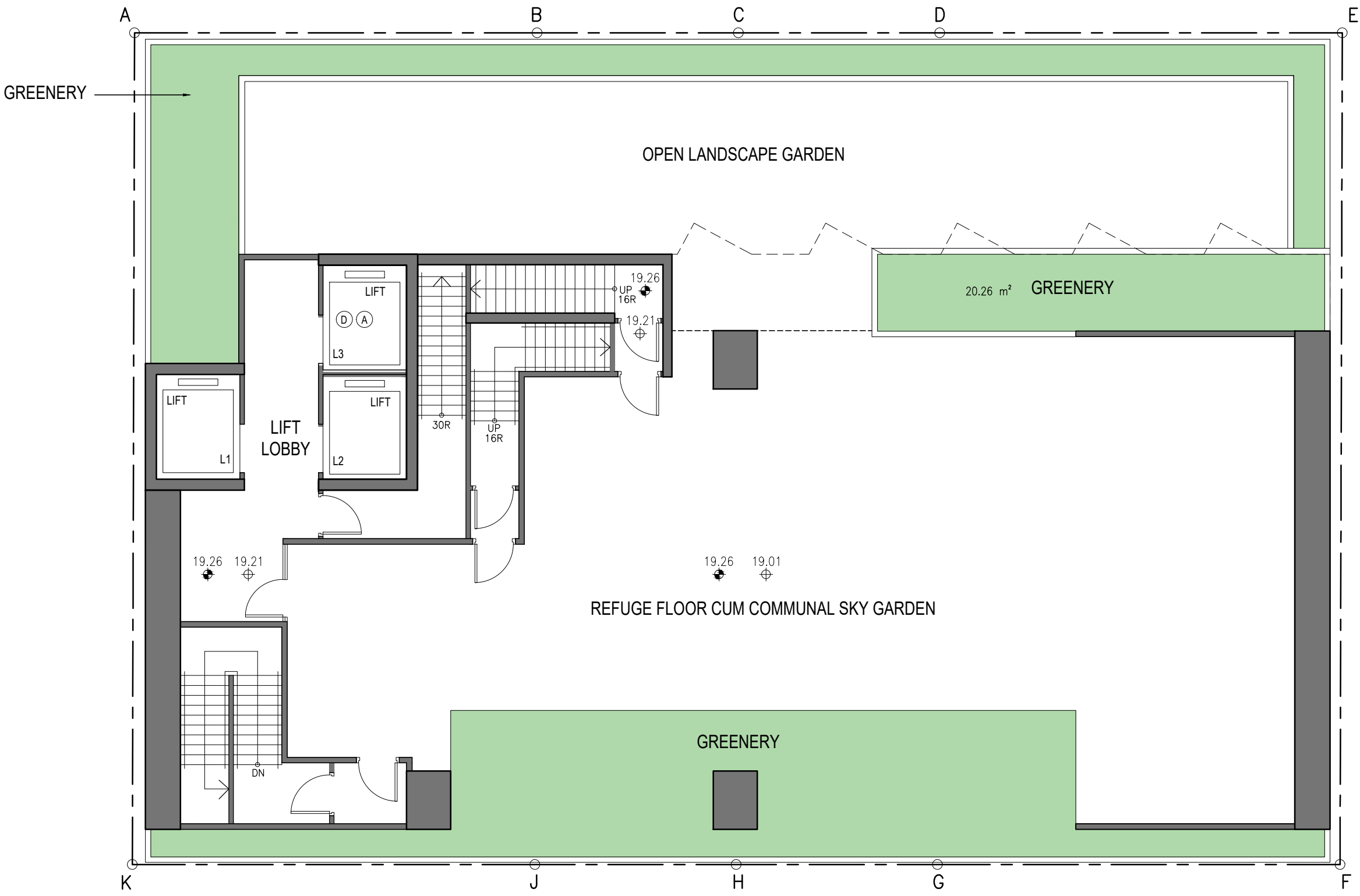
1ST FLOOR PLAN (E&M)

1:100

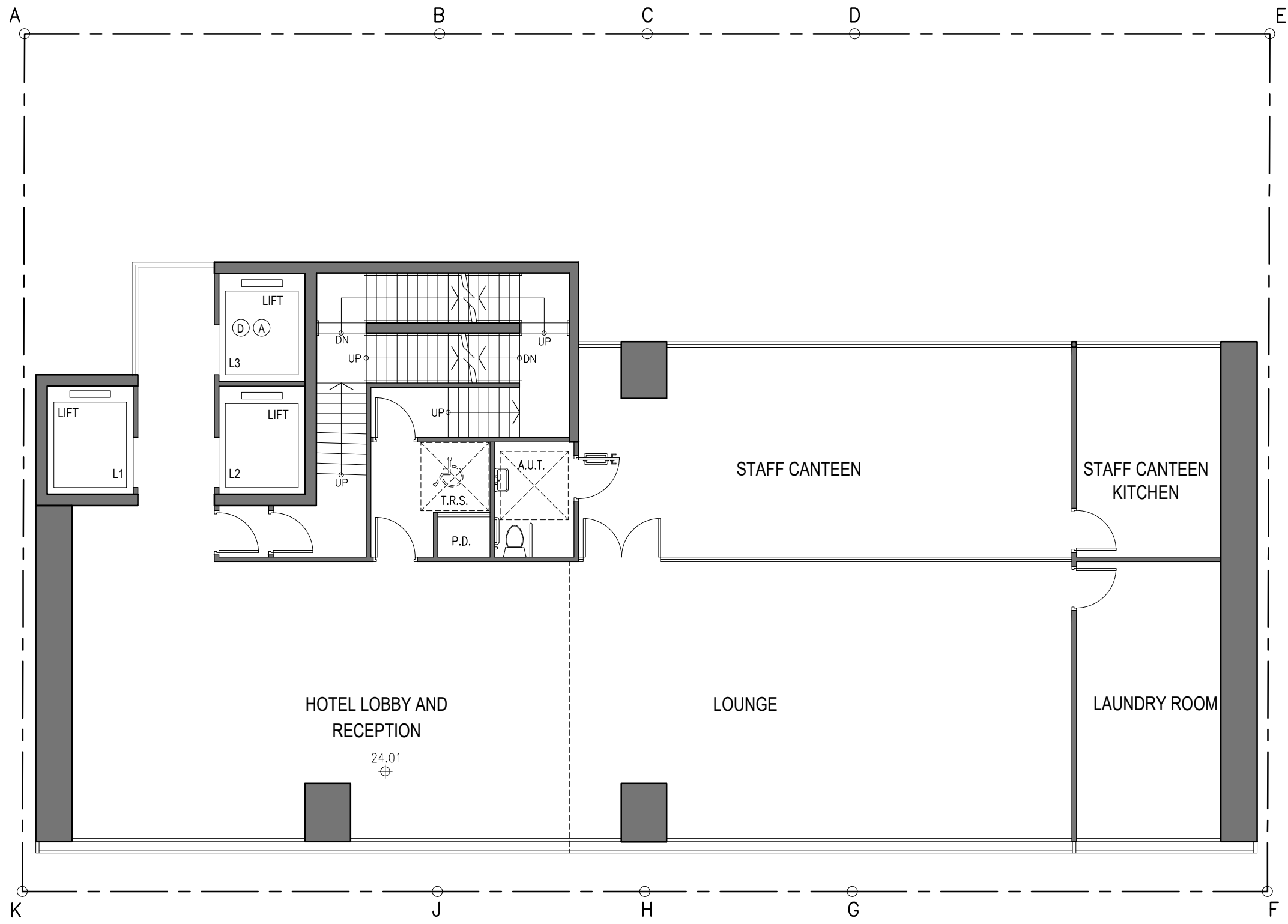


2ND FLOOR PLAN (CAR PARK)

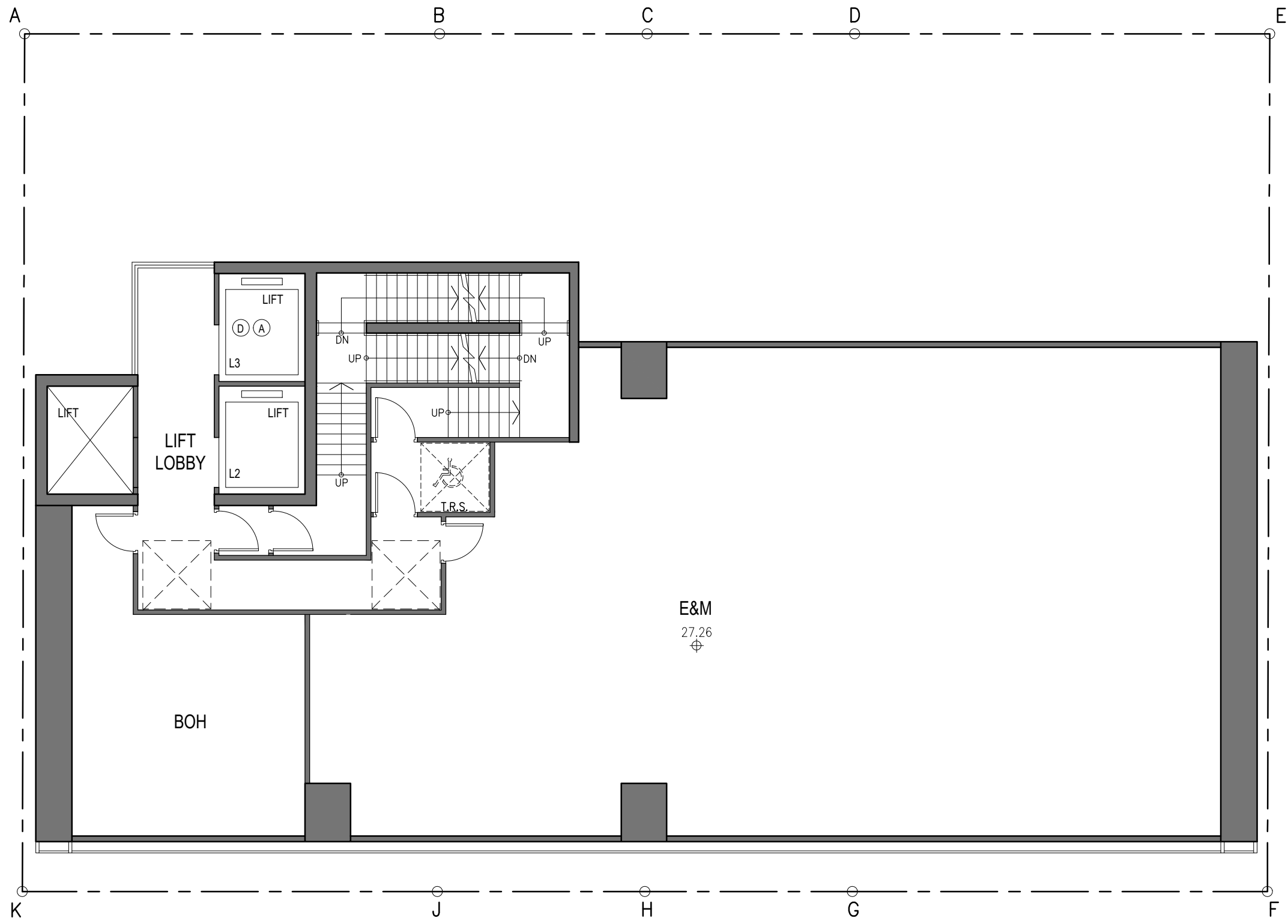
1:100



3RD FLOOR PLAN (REFUGE FLOOR)
1:100

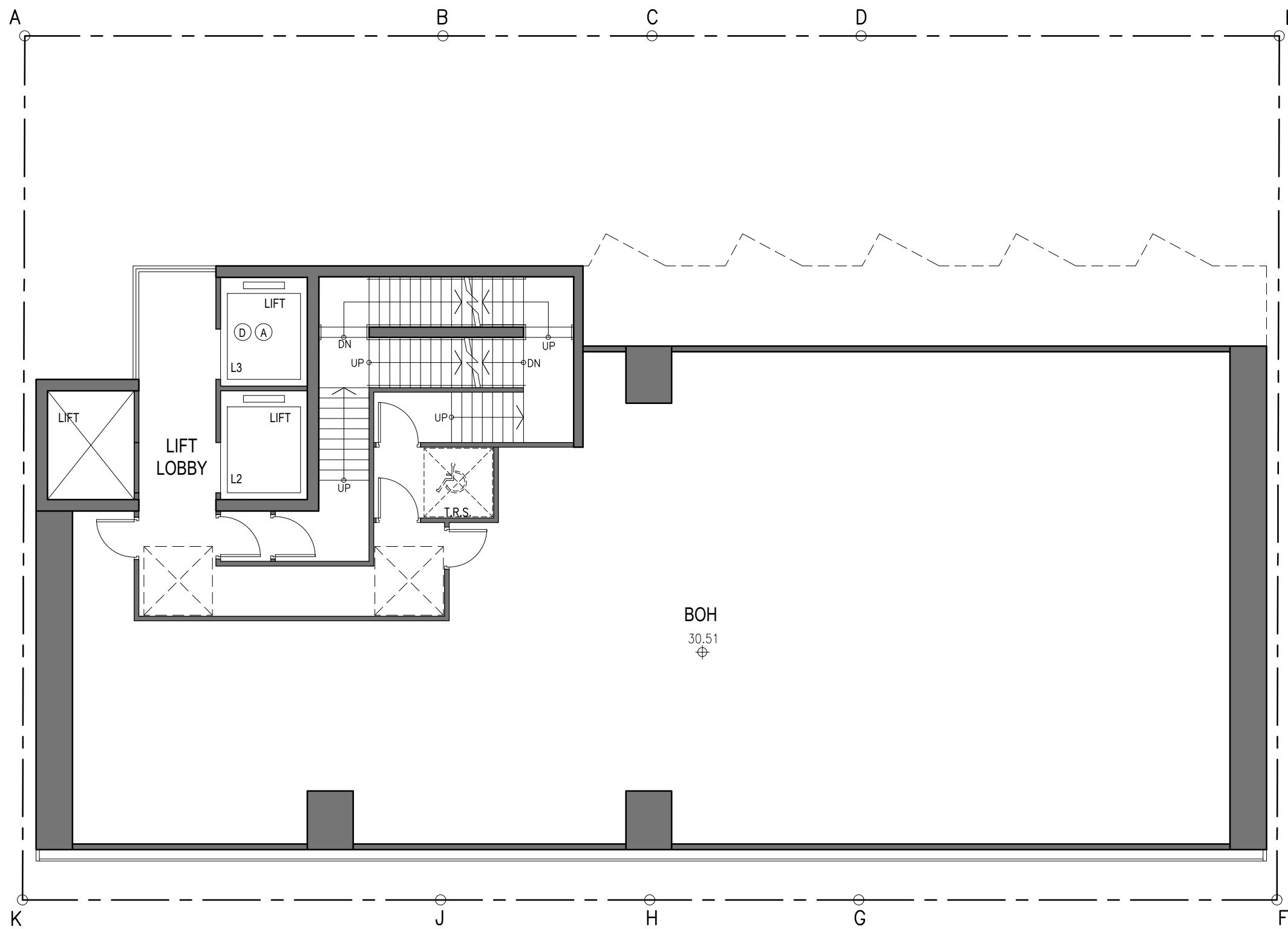


4TH FLOOR PLAN (LOBBY/BOH)
1:100



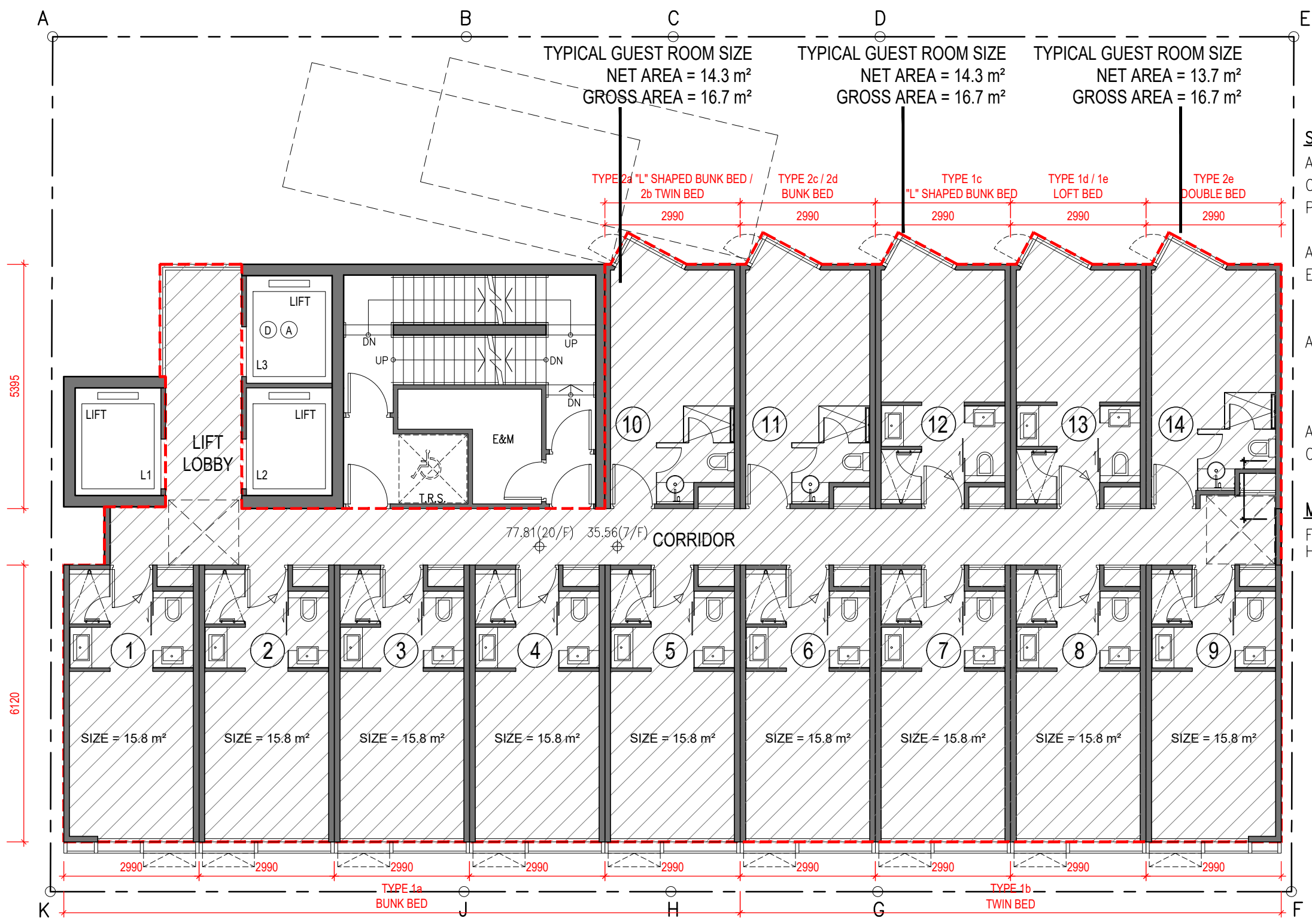
5TH FLOOR PLAN (E&M / BOH)

1:100




6TH FLOOR PLAN (BOH)

1:100

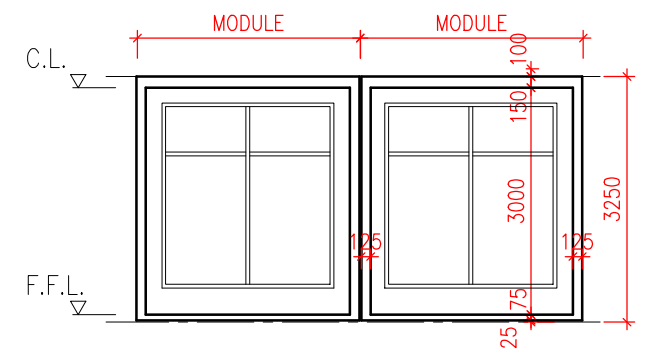


SITE PARTICULAR

AREA OF SITE = 518.408 m²
 CLASS OF SITE = 'A'
 PERMISSIBLE SITE COVERAGE FOR NON-DOMESTIC (OVER 61m) = 60%
 ACTUAL MIC AREA = 290.231 m² (PER FLOOR) 
 EXEMPTED 10% MIC AREA = 290.231 m² x 10% = 29.023 m² (PER FLOOR)
 ACTUAL SITE COVERAGE FOR NON-DOMESTIC = (340.006 m² - 29.023 m²) / 518.408 m² x 100% = 59.988 % < 60%
 ACTUAL GFA = 305.657 m² (PER FLOOR)
 CORE AREA = 44.449 m² (PER FLOOR)

MIC TYPICAL ROOM SECTION

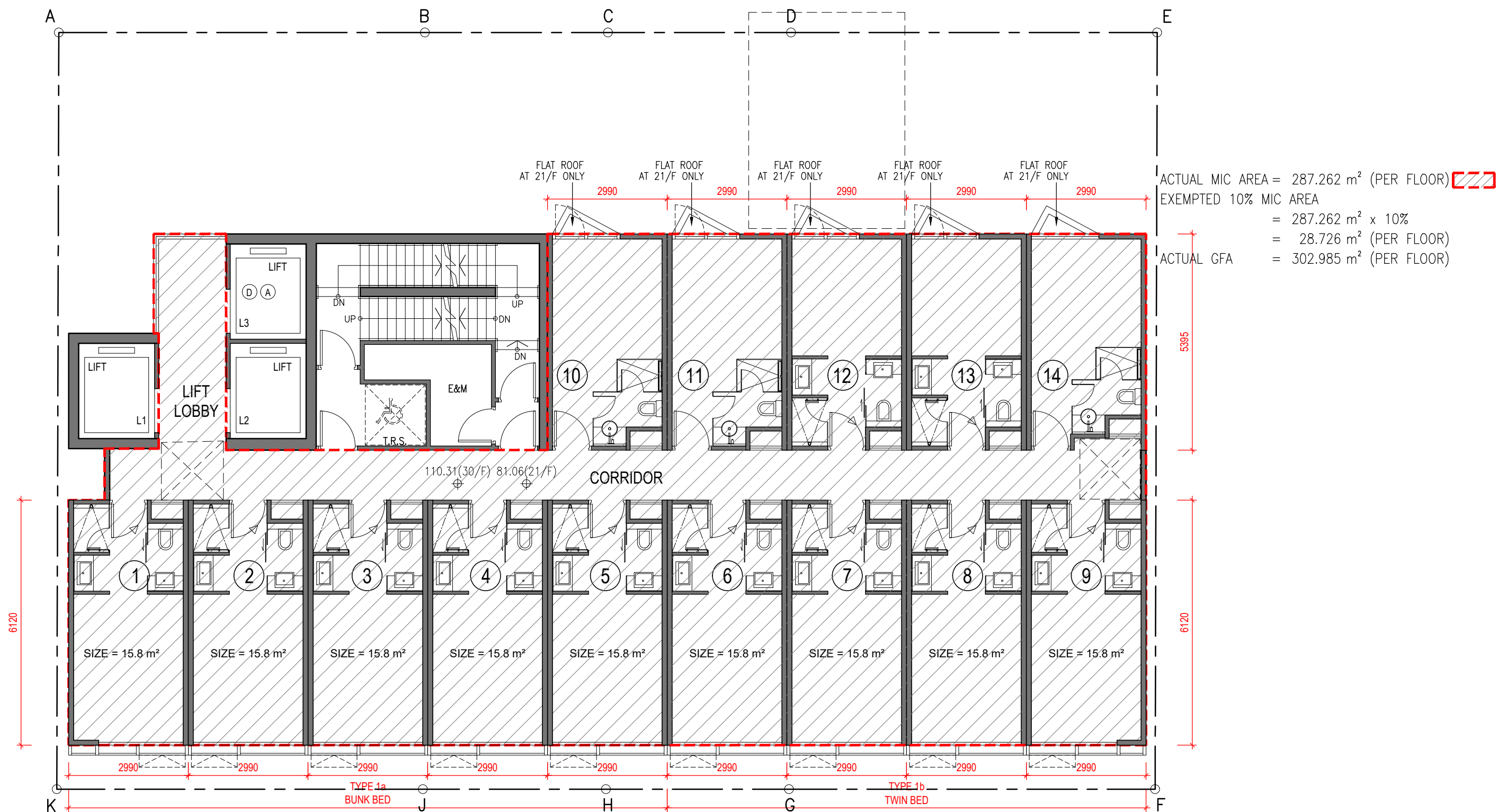
FLOOR TO FLOOR = 3.250 m HEIGHT



7TH ~ 20TH FLOOR PLAN (14 STOREYS)

1:100

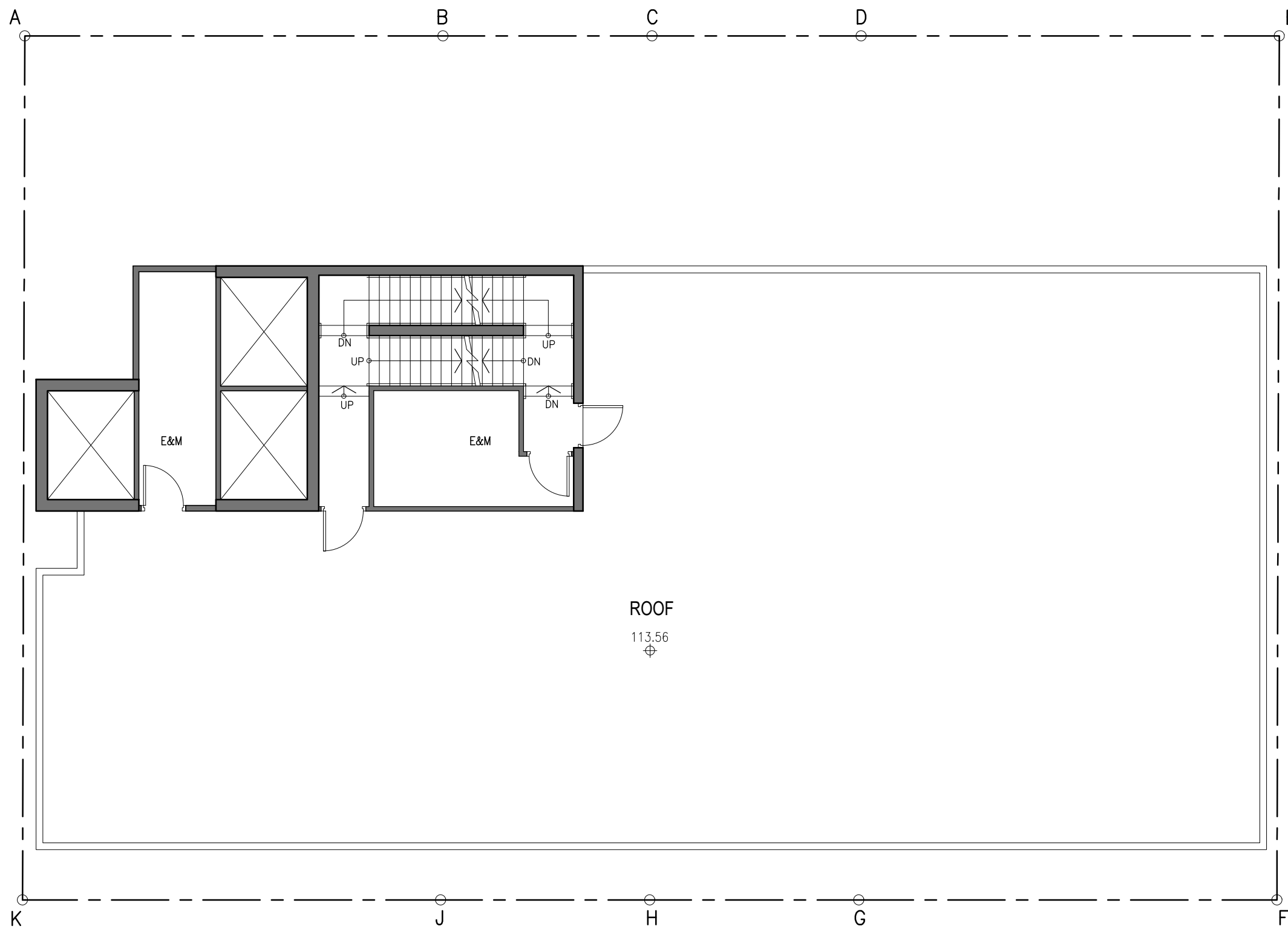
TOTAL GUEST ROOM NOS. = 14 NOS. x 14 STOREYS = 196 NOS.



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 m²
 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 m²
 MIC BONUS GFA = 694 m²
 SITE COVERAGE = 60% + 5.598% (MIC BONUS)
 = 65.598%
 NOS. OF GUEST ROOM = 336
 TYPICAL GUEST ROOM SIZE = 15.8 m²

