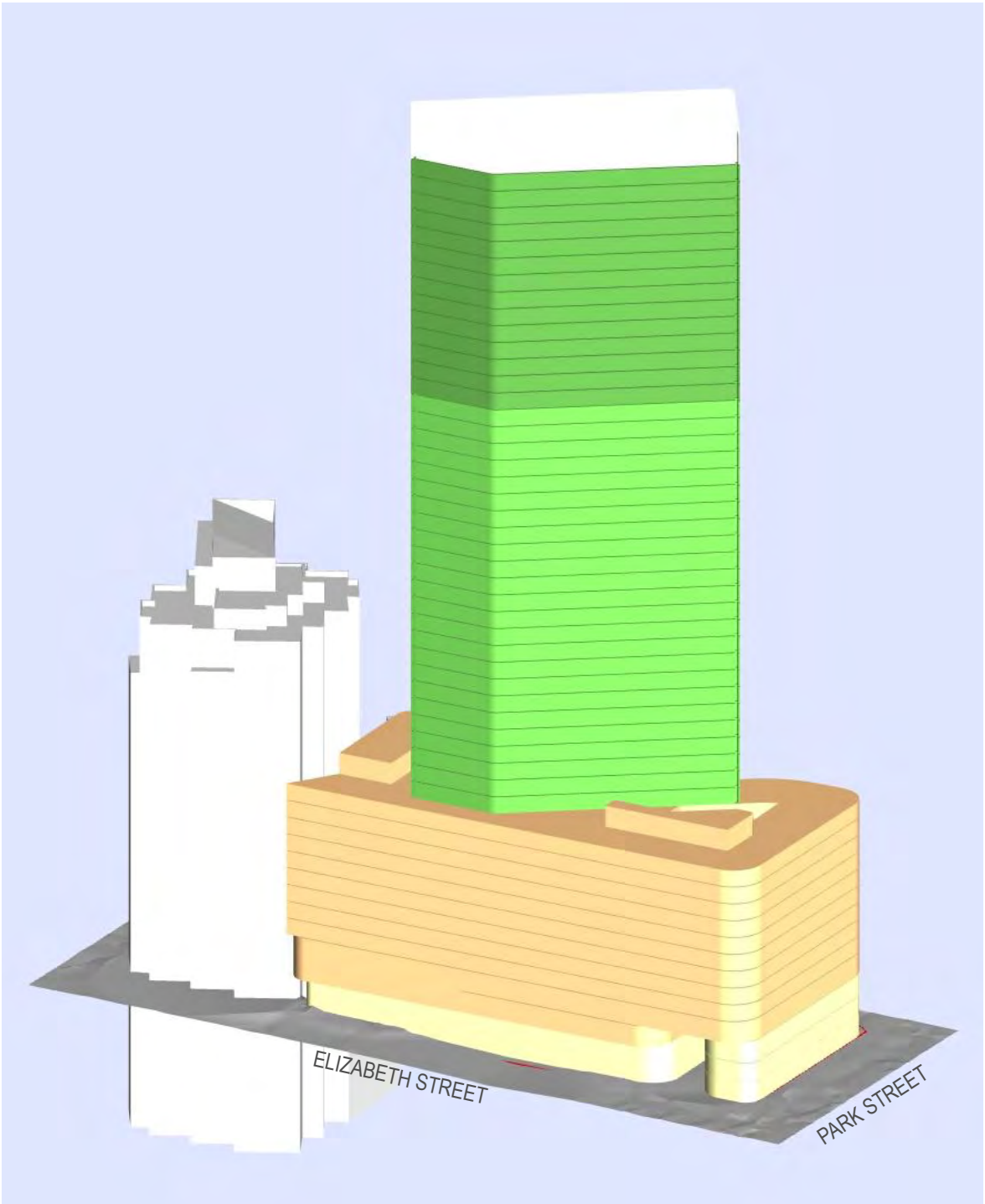
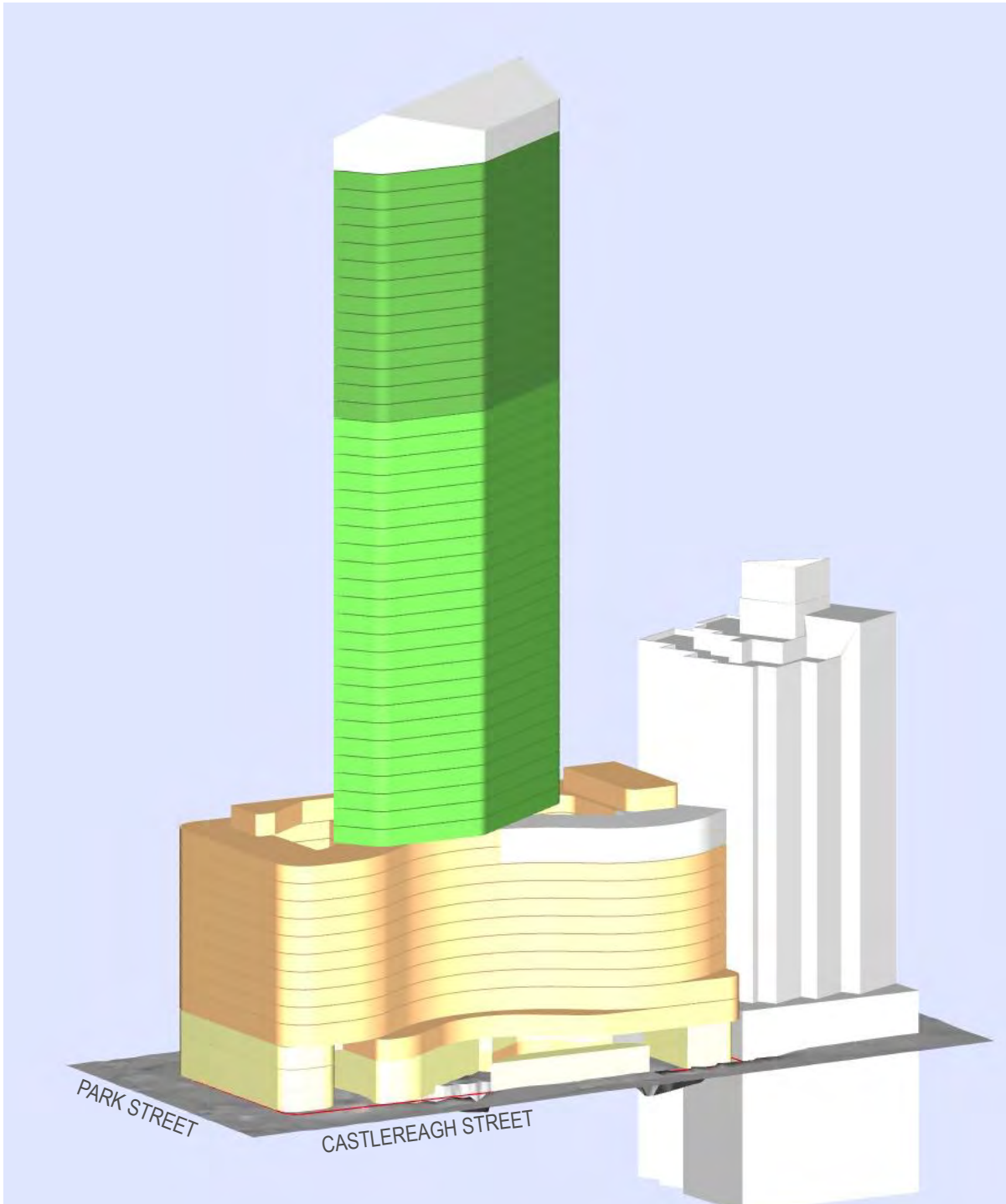




North-East view



North-West view

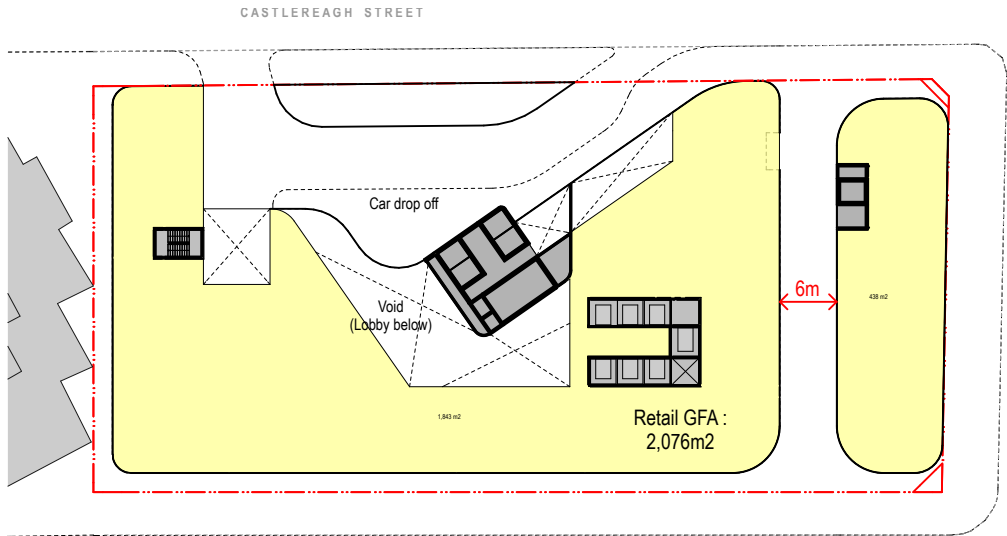
SUMMARY PLANNING CONTROLS

control		notes
Site Area	3,901 m2	(surveyed)
Base FSR	8 :1	
residential FSR	14 :1	
hotel FSR	14 :1	
retail FSR	12.5 :1	
subtotal FSR	14 :1	proportionate land-use
subtotal GFA	54,138 m2	
bonus floor space	5,414 m2	10% design excellence
total allowable FSR	15.3 :1	10% design excellence
total allowable GFA	59,551.7 m2	

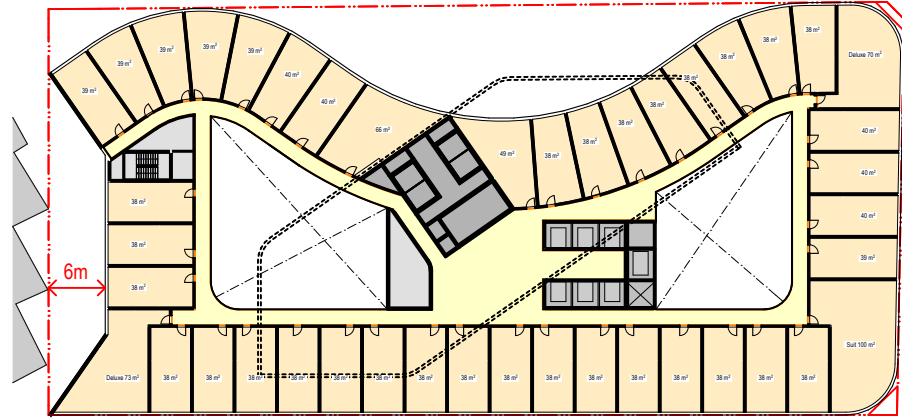
ACHIEVED LAND-USE

total NLA/NSA	24,232 m2	
residential GFA	28,164 m2	47%
hotel GFA	26,543 m2	45%
retail GFA	4,845 m2	8%
total GFA	59,551.7 m2	0
		100%

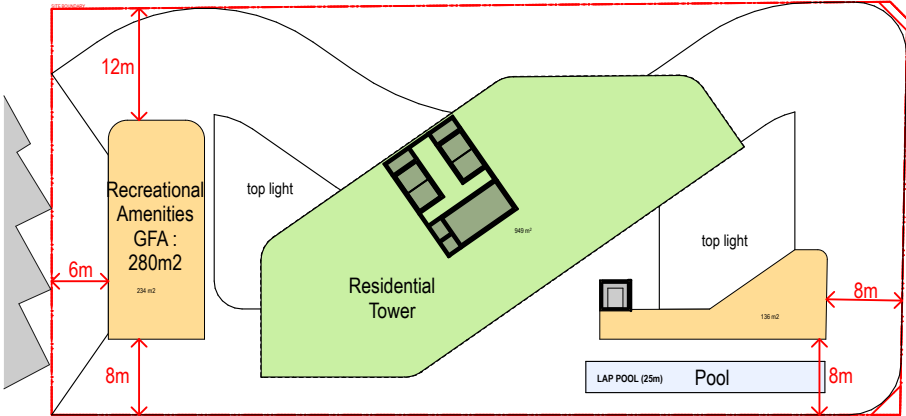
- RESIDENTIAL - Tower High-rise
- RESIDENTIAL - Tower Mid&Low-rise
- HOTEL - Podium
- RETAIL - Podium



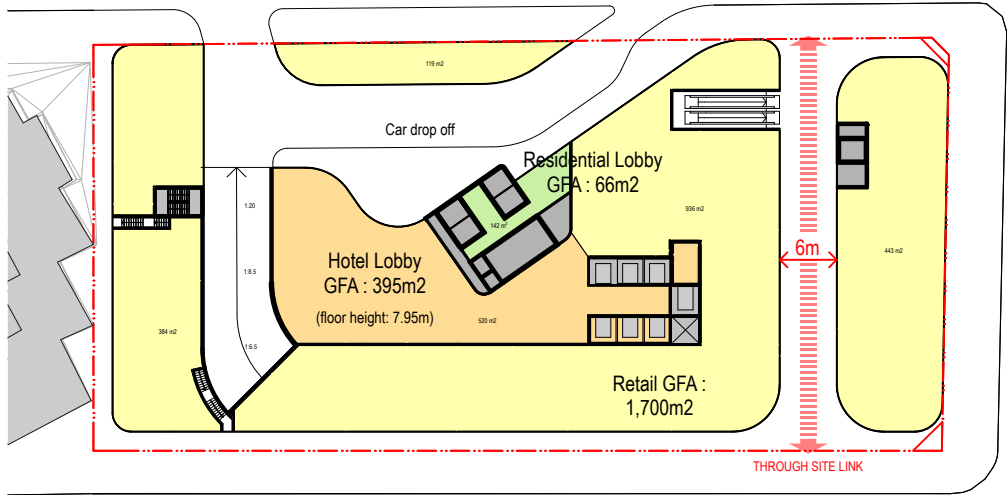
Mezzanine Floor



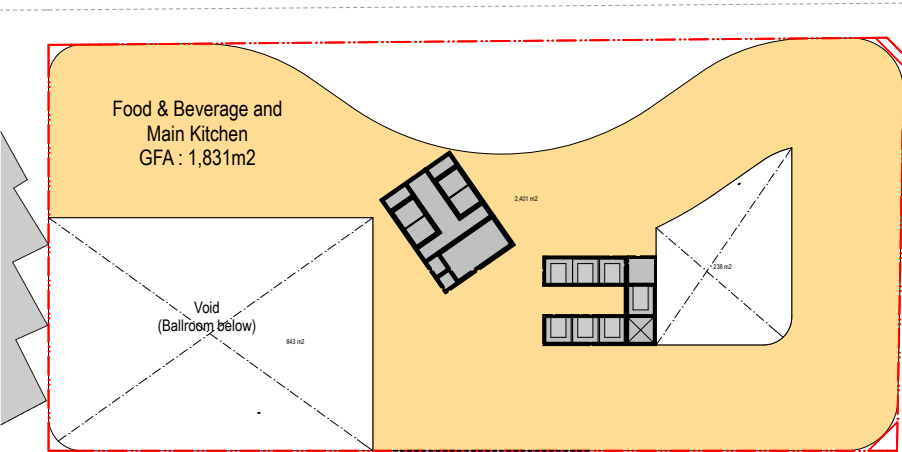
Lower Podium Plan (Level 03 - 09)



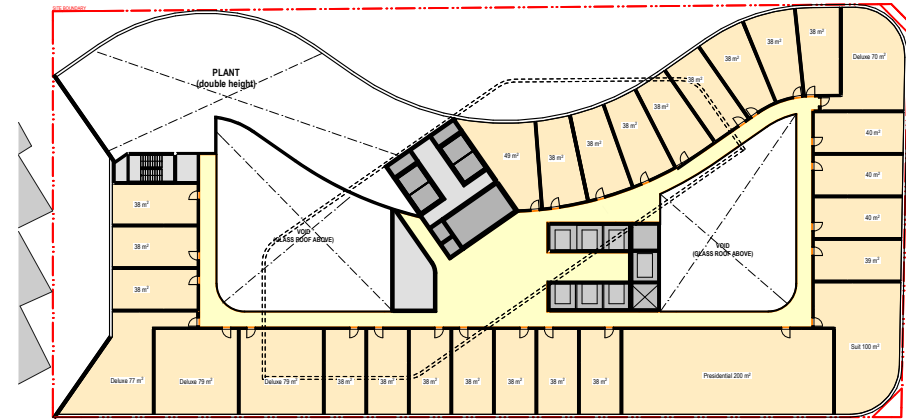
Podium Roof Plan (Level 12)



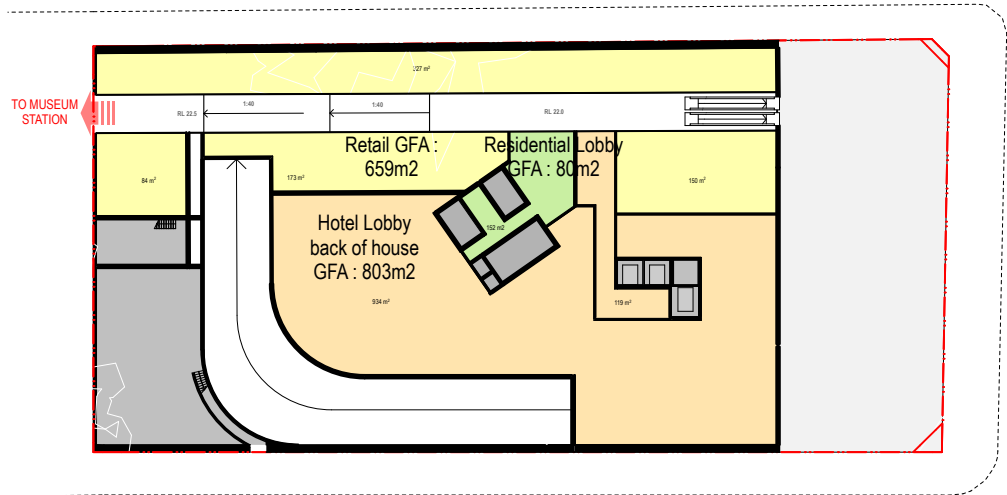
Ground Floor



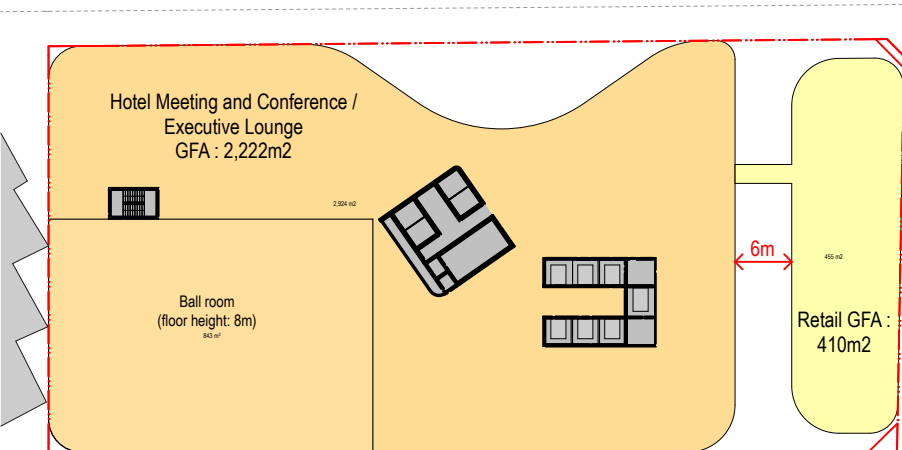
LEVEL 02 Plan



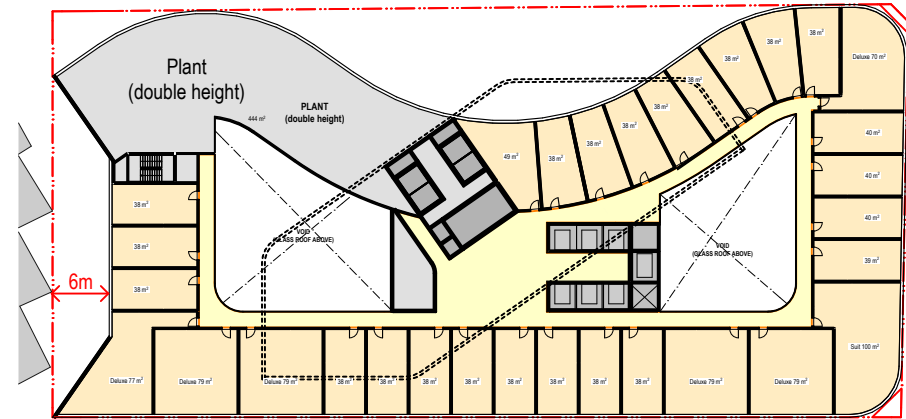
Upper Podium Plan (Level 11)



Lower Ground Floor



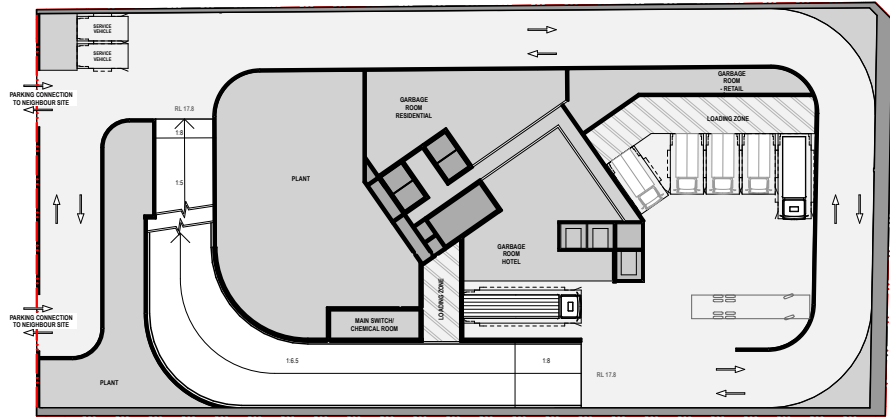
Level 01 Plan



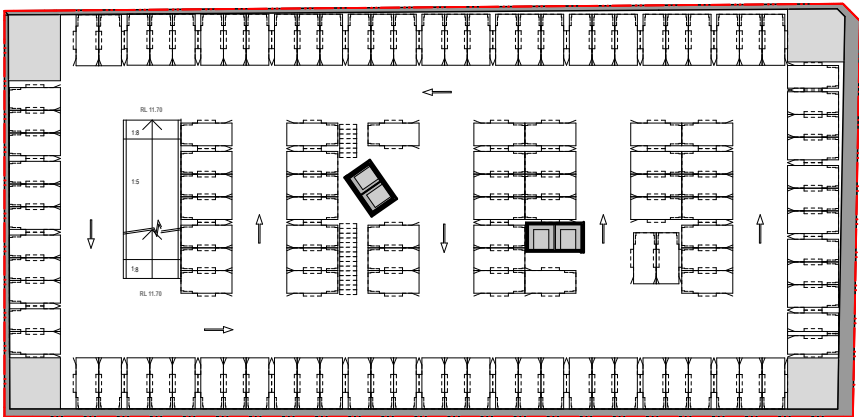
Upper Podium Plan (Level 10)

Hotel Rooms : Total 361 rooms

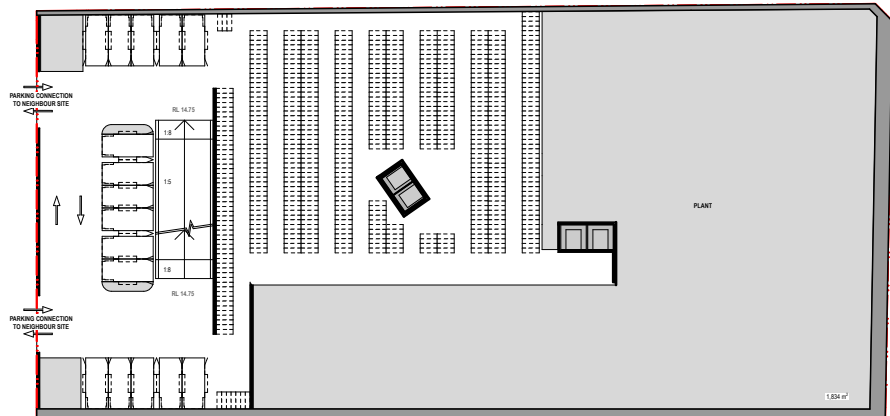
Standard Room : 328 rooms
Deluxe Room : 24 rooms
Suit Room : 9 rooms
Presidential : 1 room



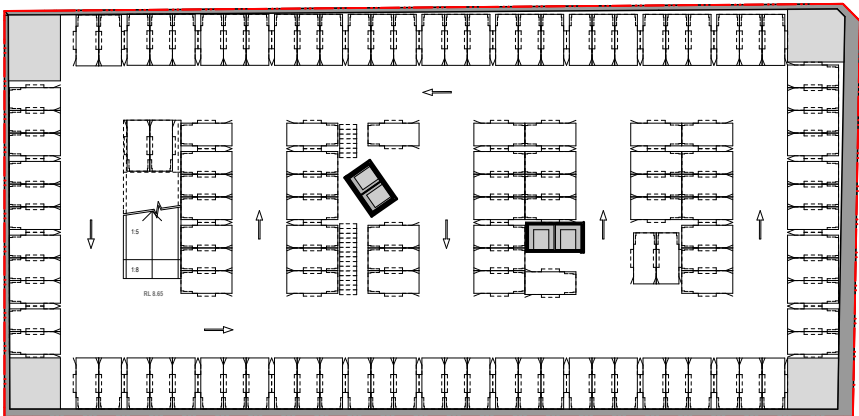
Basement 1



Basement 3
124 cars
22 Bicycles

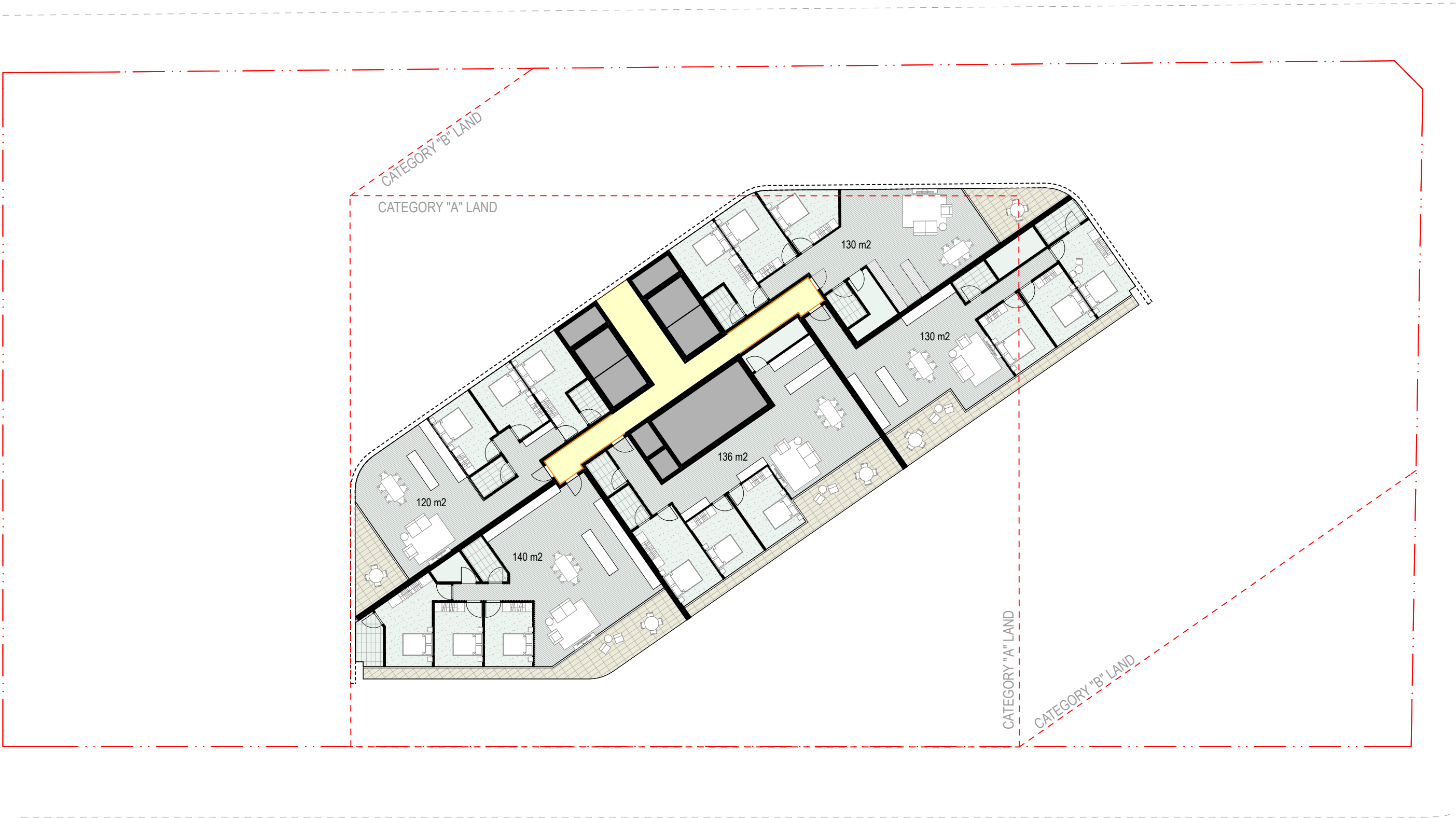


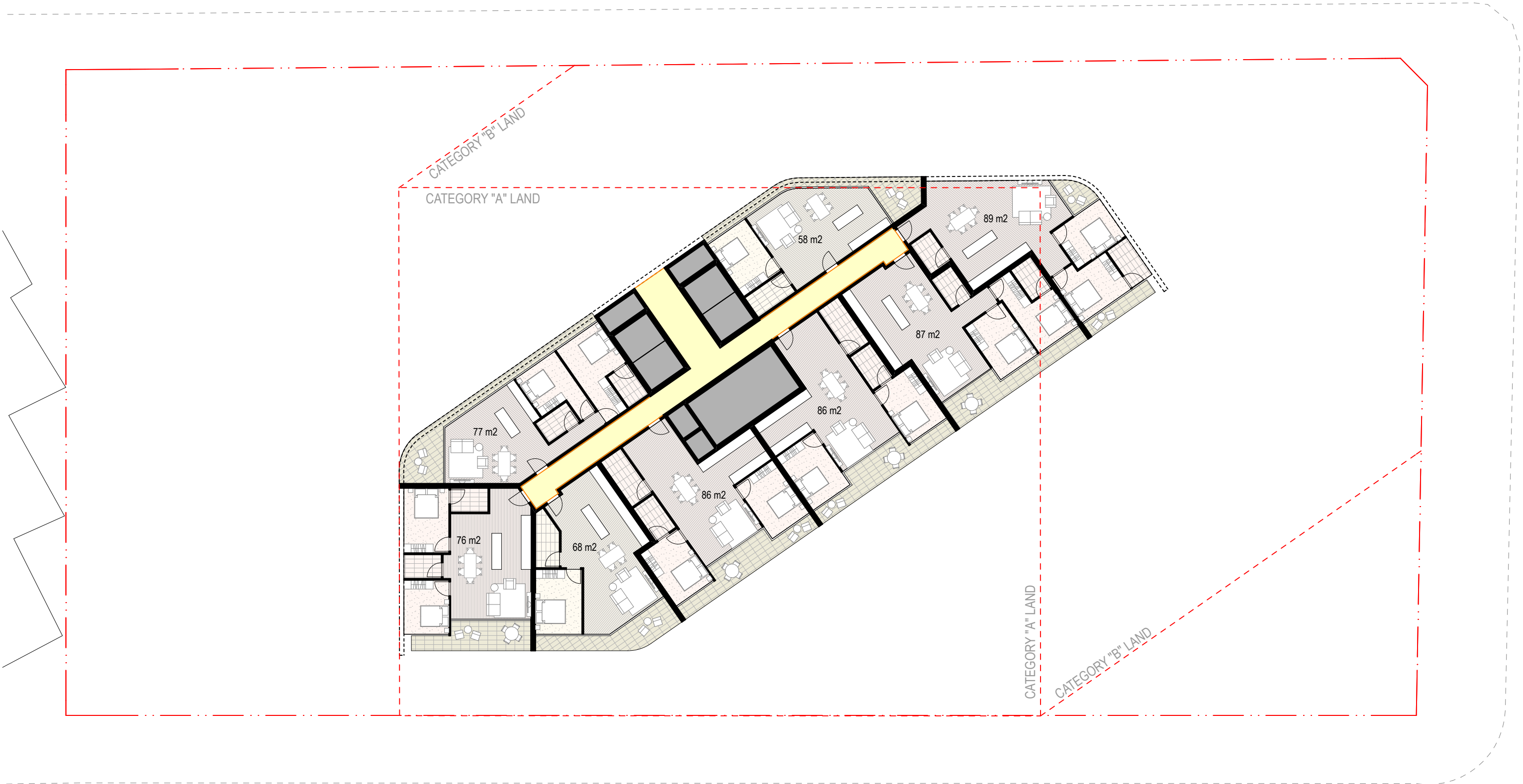
Basement 2
16 cars
516 Bicycles

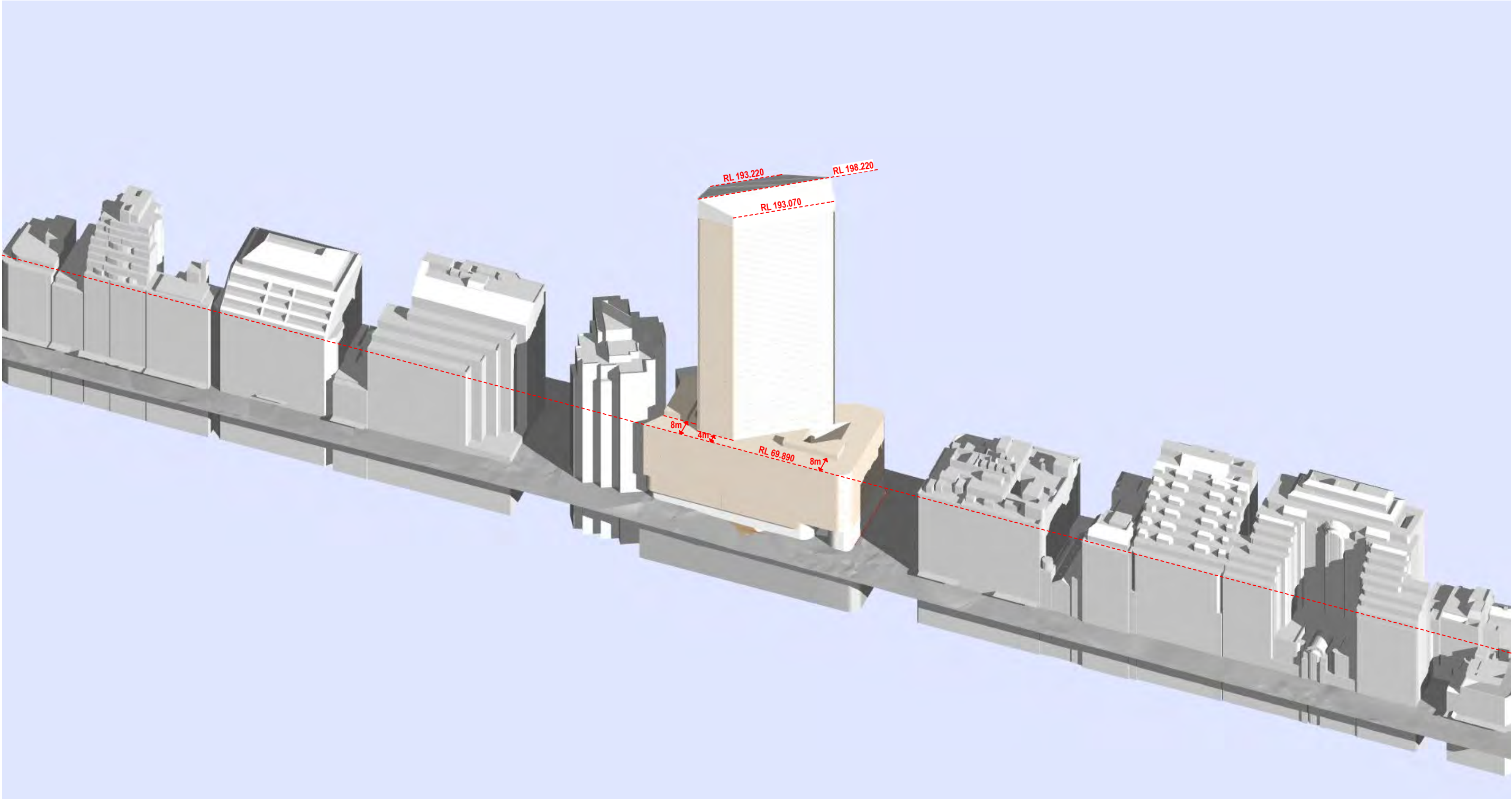


Basement 4
126 cars
22 Bicycles

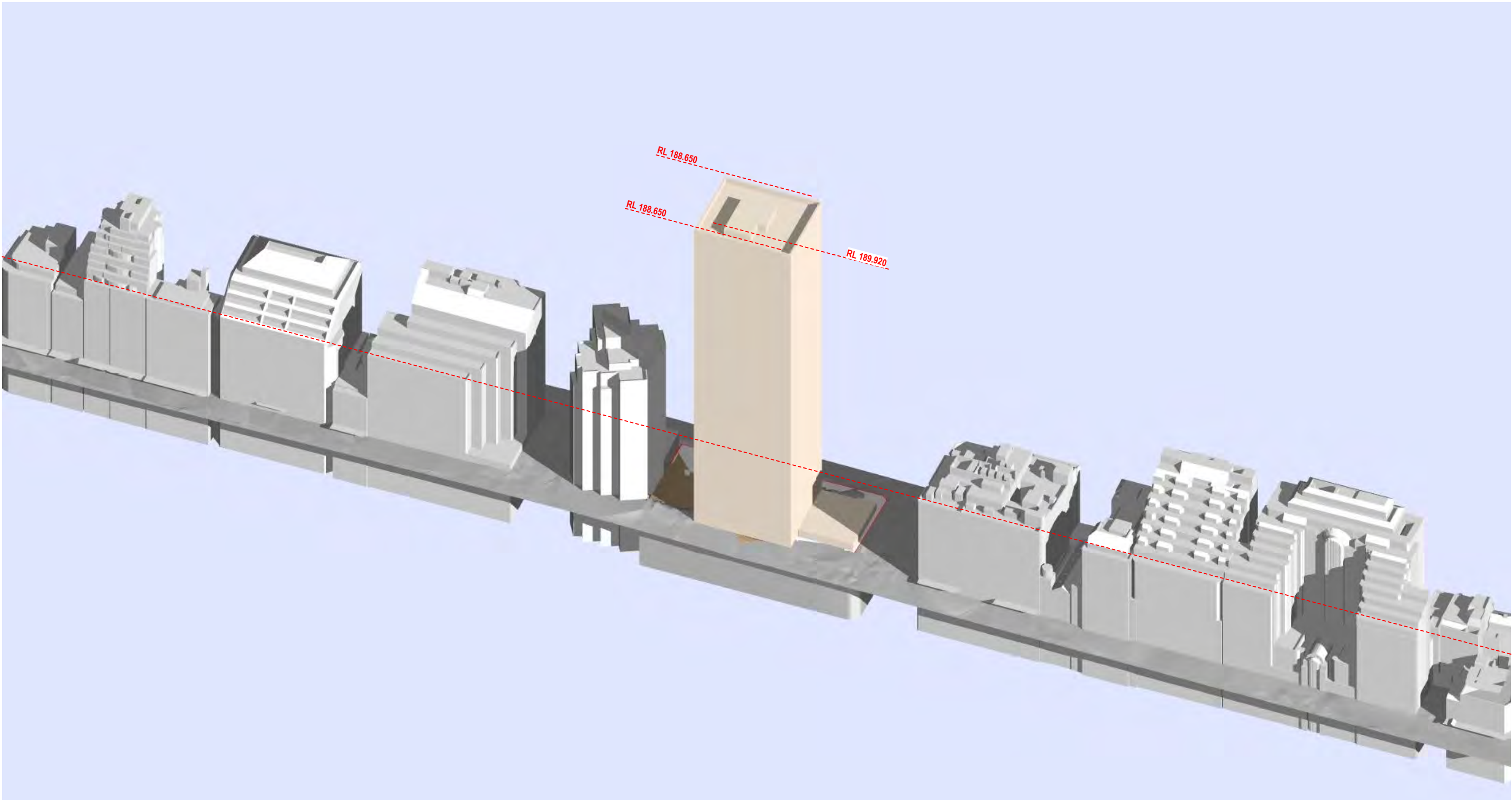
TOTAL CARS : 266
TOTAL BICYCLES : 560

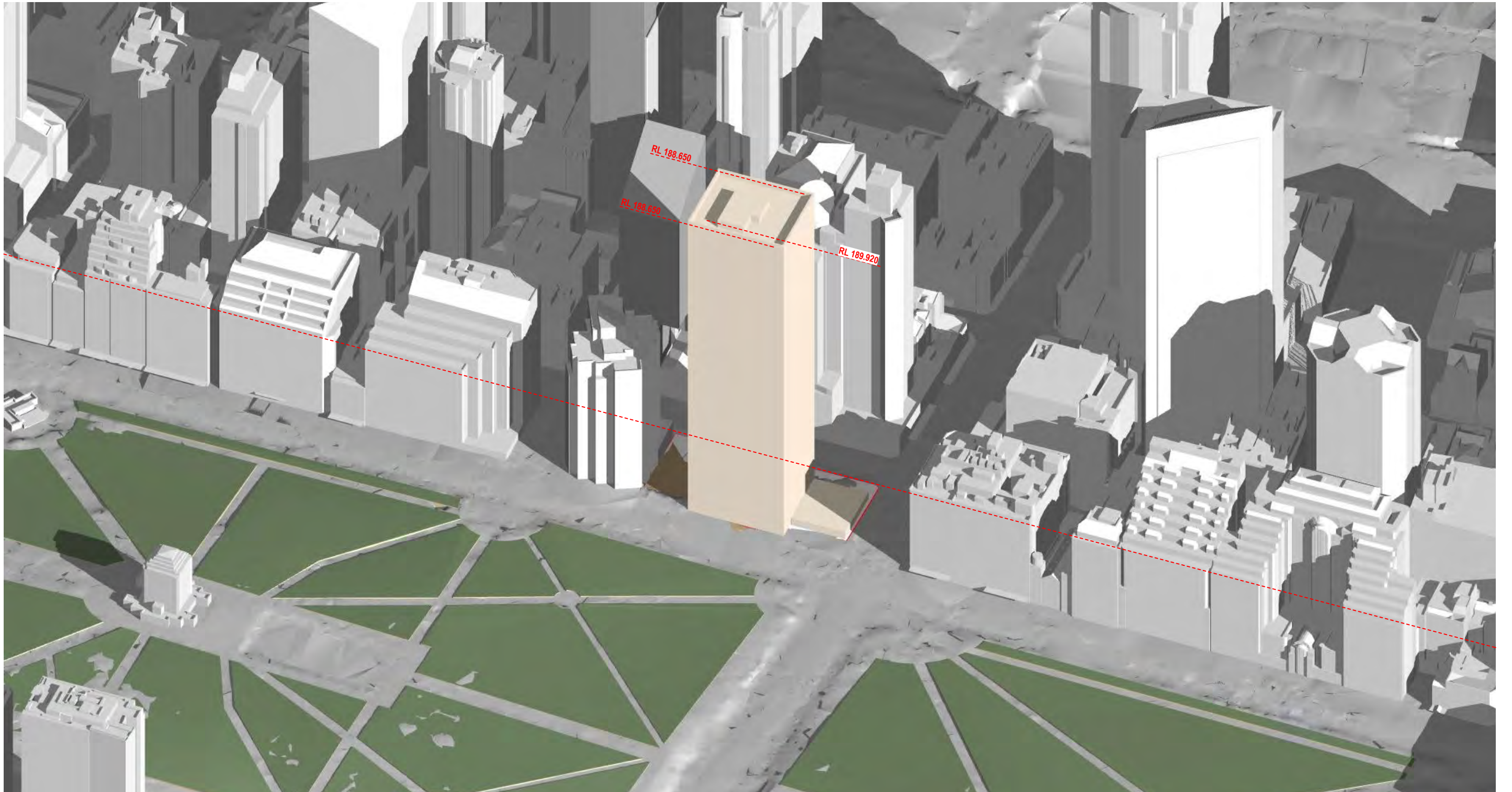


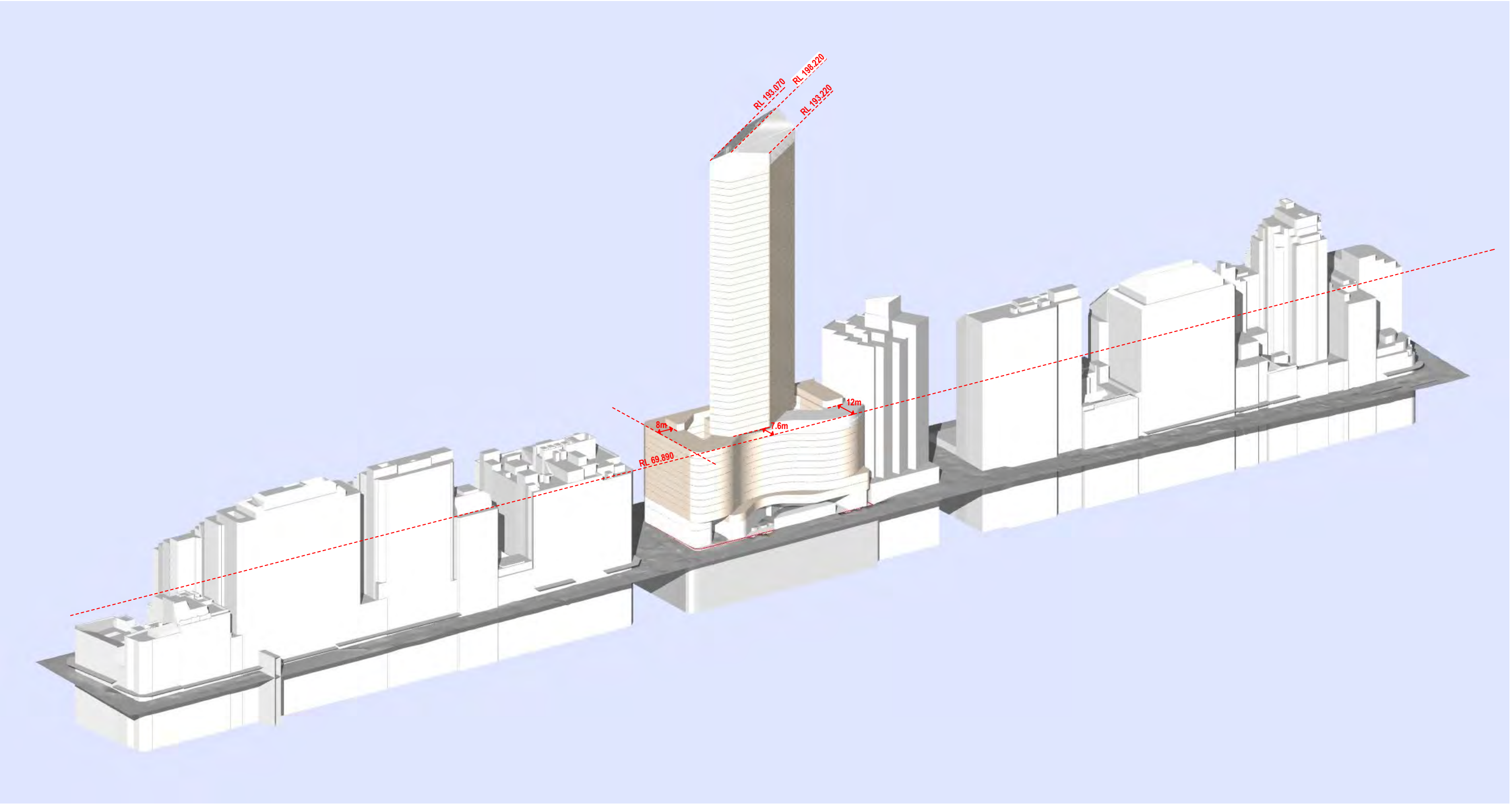


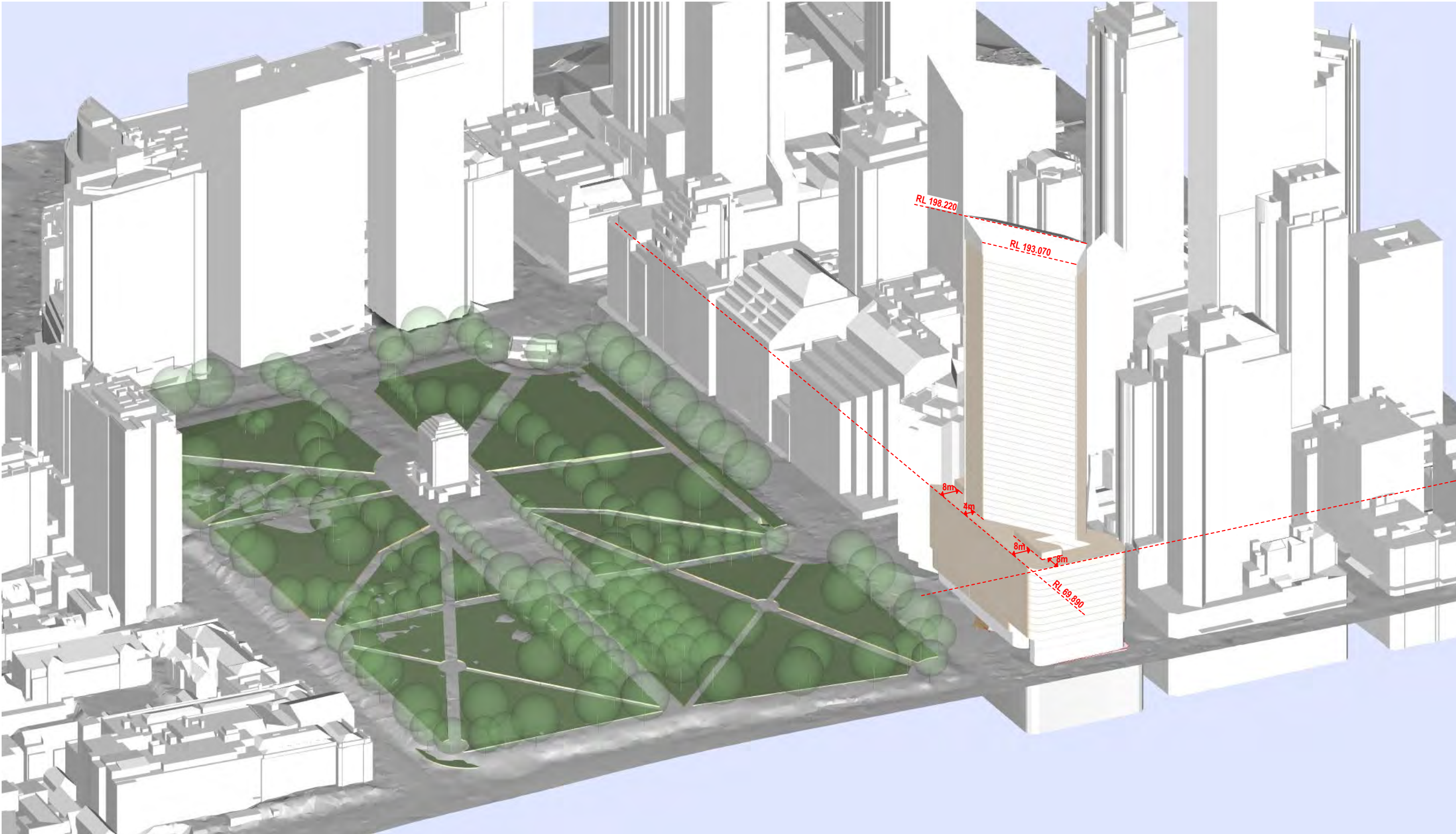




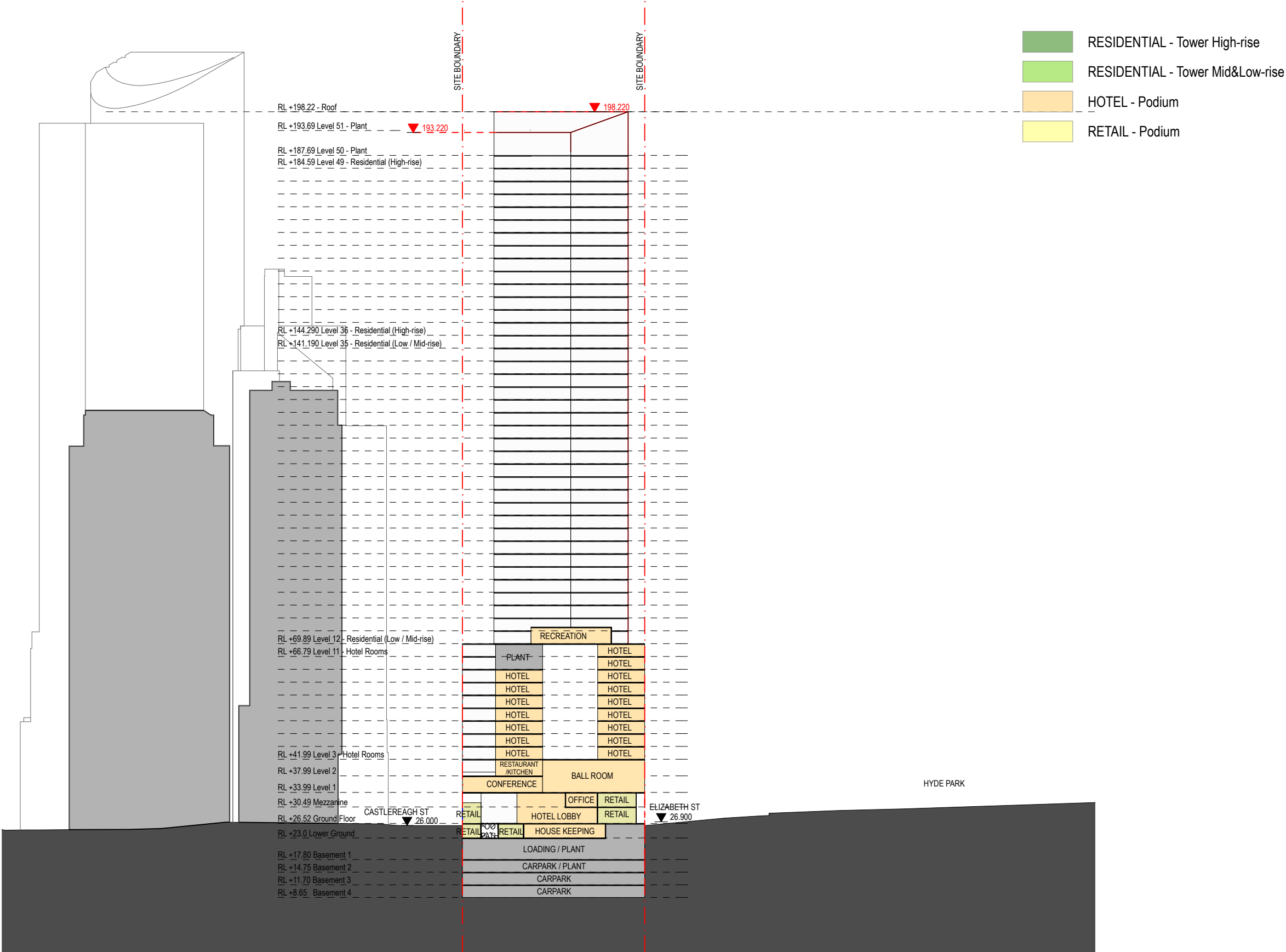












SUMMARY PLANNING CONTROLS			ACHIEVED LAND-USE			efficiencies		
control		notes				residential (tower)	BEA/GBA	91%
Site Area	3,901 m2	(surveyed)	total NLA/NSA	24,232 m2			GBA/GFA	89%
Base FSR	8 :1		residential GFA	28,164 m2	47%		GFA/NSA	82%
residential FSR	14 :1		hotel GFA	26,543 m2	45%	residential (podium)	BEA/GBA	84%
hotel FSR	14 :1		retail GFA	4,845 m2	8%		GBA/GFA	85%
retail FSR	12.5 :1		total GFA	59,551.7 m2			GFA/NSA	85%
subtotal FSR	14 :1	proportionate land-use			100%	retail	BEA/GBA	99%
subtotal GFA	54,138 m2						GBA/GFA	91%
bonus floor space	5,414 m2	10% design excellence					GFA/NLA	85%
total allowable FSR	15.3 :1	10% design excellence				hotel	BEA/GBA	95%
total allowable GFA	59,551.7 m2						GBA/GFA	80%
							GFA/NLA	85%

ACHIEVED APARTMENT MIX			DCP APARTMENT CONTROLS		MAXIMUM CAR PARKING		
unit	No.	mix	area	mix	unit	No.	No.
Studio	14 units	5%	35 m2	5-10%	Studio	1.4 cars	0.1 spaces / unit
1 Bed	34 units	13%	50 m2	10-30%	1 Bed	10.2 cars	0.3 spaces / unit
2 Bed	144 units	55%	70 m2	40-75%	2 Bed	100.8 cars	0.7 spaces / unit
3 Bed	70 units	27%	90 m2	10-100%	3 Bed	70 cars	1.0 spaces / unit
					Total	182.4 cars	
					Retail	: (retail GFA x site area) / (50 x total GFA)	
					Hotel	: 1space / 4 bedrooms, up to 100 bedrooms	
						1space / 5 bedrooms, in excess of 100 bedrooms	

The number of 1 bedrooms can be increased above 30% providing that the combined total of 1 bed and studios does not exceed 40%.

MINIMUM BICYCLE PARKING					
		No.			
Residential	Residents	262 bicycles	Residential	Residents	: 1 space / unit
	Visitor	26 bicycles	Visitor	Visitor	: 1 space / 10 units
Retail	Employees	19 bicycles	Retail	Employees	: 1 space / 250 m2
	Visitor	49 bicycles	Visitors	Visitors	: 1 space / 100 m2 (over 100m2) + 2 spaces
Hotel	Employees	75 bicycles	Hotel	Employees	: 1 space / 4 staffs (assumed 300 staffs)
	Visitors	18 bicycles	Visitors	Visitors	: 1 space / 20 rooms
Total		450 bicycles			

[illegible]