

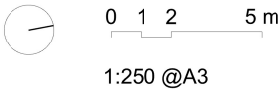
## **Attachment 2**

### Revised Plans



- RESIDENTIAL
- RCHE
- RCHD
- SHARED USE
- SHOP

- GRASS
- SHRUB



index  
architecture  
limited

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FOR INFORMATION

Issue	Description	Date
-	ISSUE	10-04-2024

ALL DRAWINGS AND WRITTEN  
MATERIAL HEREIN CONSTITUTE  
THE ORIGINAL AND UNPUBLISHED  
WORK OF THE DESIGNER, AND  
THE SAME WAY NOT BE  
DUPLICATED, USED, OR  
DISCLOSED WITHOUT THE WRITTEN  
CONSENT OF THE DESIGNER.

ALL DIMENSION TO BE VERIFIED  
BY CONTRACTOR

Project no: 22013

Project: Park Sun Building Redevelopment

Client: Kin Ying Co. Ltd.

Address: Wo Yi Hop Road, Kwai Chung  
Hong Kong

Drawn: OC Scale: 1:250@A3

Title: G/F Layout Plan

Sheet: Rev:-



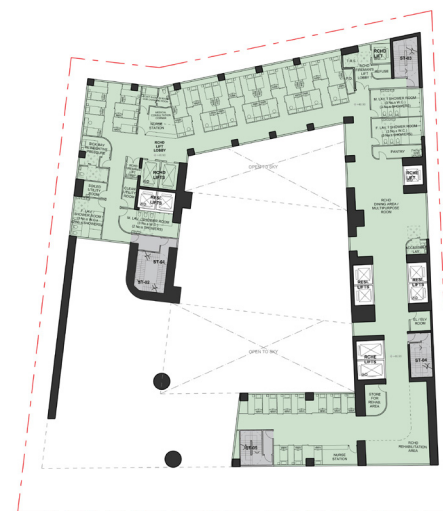
**B 1 / F**  
Car parking use



**LG 1 / F**  
Car parking use



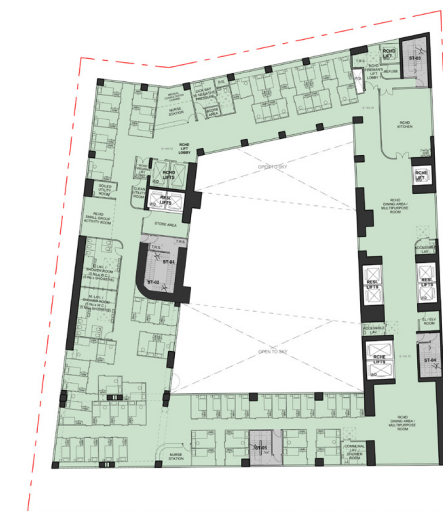
**G / F**  
Shared use



**1 / F**  
RCHD use



**2 / F**  
RCHD use



**3 / F**  
RCHD use



**4 / F**  
RCHE use



**5 / F**  
RCHE use



**6 / F**  
RCHE use



**7 / F**  
RCHE + Residential clubhouse



**8 / F**  
Residential clubhouse



**9 - 26 / F**  
Residential use



Shop Area



Shared Area



RCHD Zone



RCHE Zone



Residential Zone

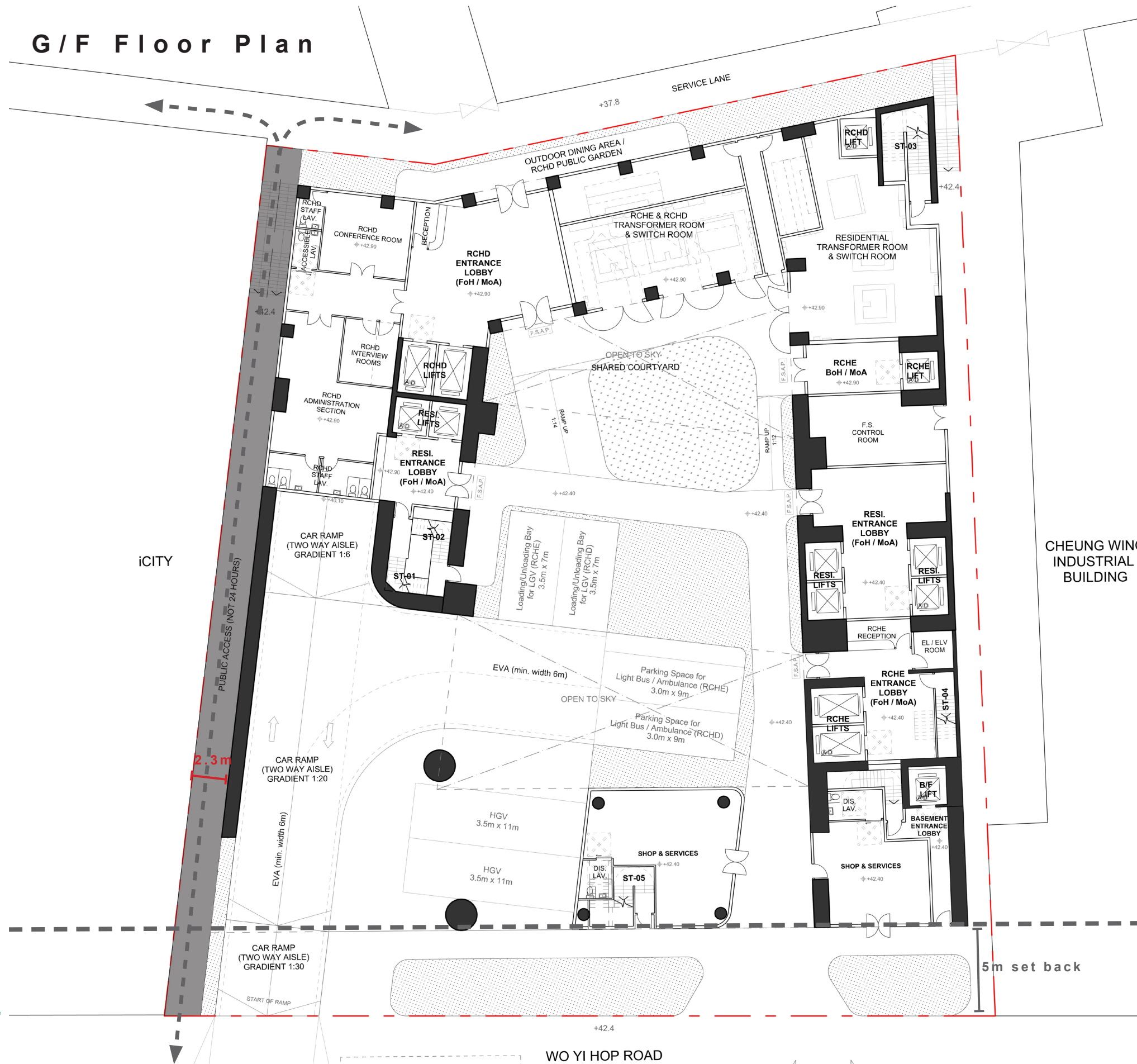


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## PREMISE DEMARCATION PLANS OVERVIEW



# G/F Floor Plan



**5. Public Access (Not 24-Hours):**  
public pathway for direct access  
from Wo Yi Hop Road to Service  
Lane through Project Site

## DESIGN CONCEPT

With the intention of enhancing the connectivity as well as improving the street scape environment at pedestrian level, the entirety of the building is set-back from the southern site boundary. A pedestrian foot-path is provided to connect Wo Yi Hop Road with the service lane, thereby providing greater connectivity between Wo Yi Hop Road, Ta Chuen Ping Street and Lam Tin Street.

## DESIGN GUIDELINE

- The entirety of the building is set back from the southern site boundary to provide an approximately 2.3m wide pedestrian access path.
- The access path will be designed with hard-paving to improve the street scape condition of the neighborhood at pedestrian level.

## Remark

A 5m setback serves as a buffer zone to the nearby road. It also provides an opportunity to enhance the area with landscaping at the pedestrain level.





- Application Site Boundary
- Building Above
- Proposed Shrub Planting
- Proposed Grass Paving
- Proposed Paving
- Proposed Paving
- Proposed Bench Seating

Primary Zone



G/F

Total Green Area: 276.5m<sup>2</sup>

- Greening features with no reduction factor  
188.0m<sup>2</sup>
- Greening features subject to 50% reduction factor  
 $177.0 \times 0.5 = 88.5\text{m}^2$

Non-Primary Zone



4/F Sky Garden

Total Green Area: 120.0m<sup>2</sup>



7/F Sky Garden

Total Green Area: 156.5m<sup>2</sup>

\*SITE AREA: 2764.8m<sup>2</sup>  
(min total green coverage: 553.0m<sup>2</sup> or 20%)

**TOTAL GREEN COVERAGE**  
**not less than 553.0m<sup>2</sup> or 20%**

	Greening features with no reduction factor	Greening features subject to 50% reduction factor (*Max. 165.9m <sup>2</sup> )	Total area
Primary Zone (*Min.276.5m <sup>2</sup> )	188.0m <sup>2</sup>	88.5m <sup>2</sup>	276.5m <sup>2</sup> (10%)
Non- Primary Zone (*Max.276.5m <sup>2</sup> )	276.5m <sup>2</sup>	-	276.5m <sup>2</sup> (10%)
Total Area	464.5m <sup>2</sup>	88.5m <sup>2</sup>	553.0m <sup>2</sup>

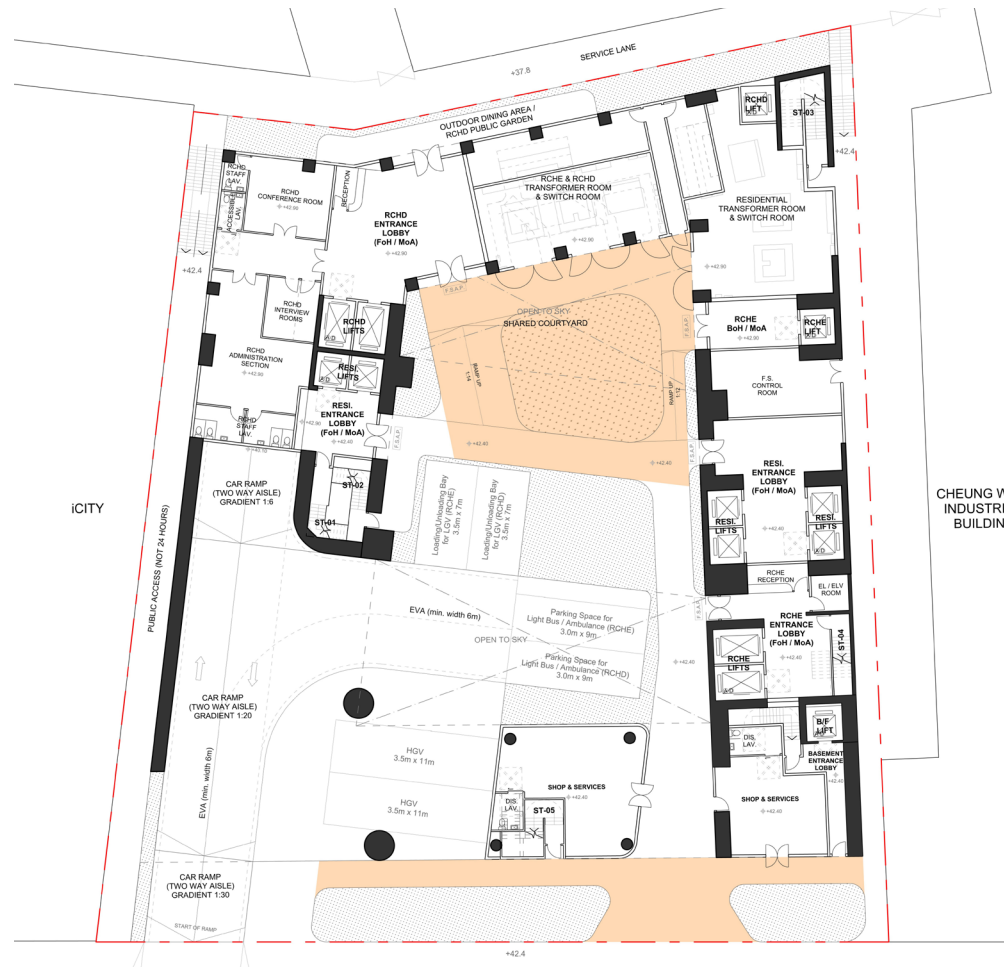




**Total number of person: 1064**

no.s bed applied for: 280 - 380  
**380 in RCHD & RCHE**

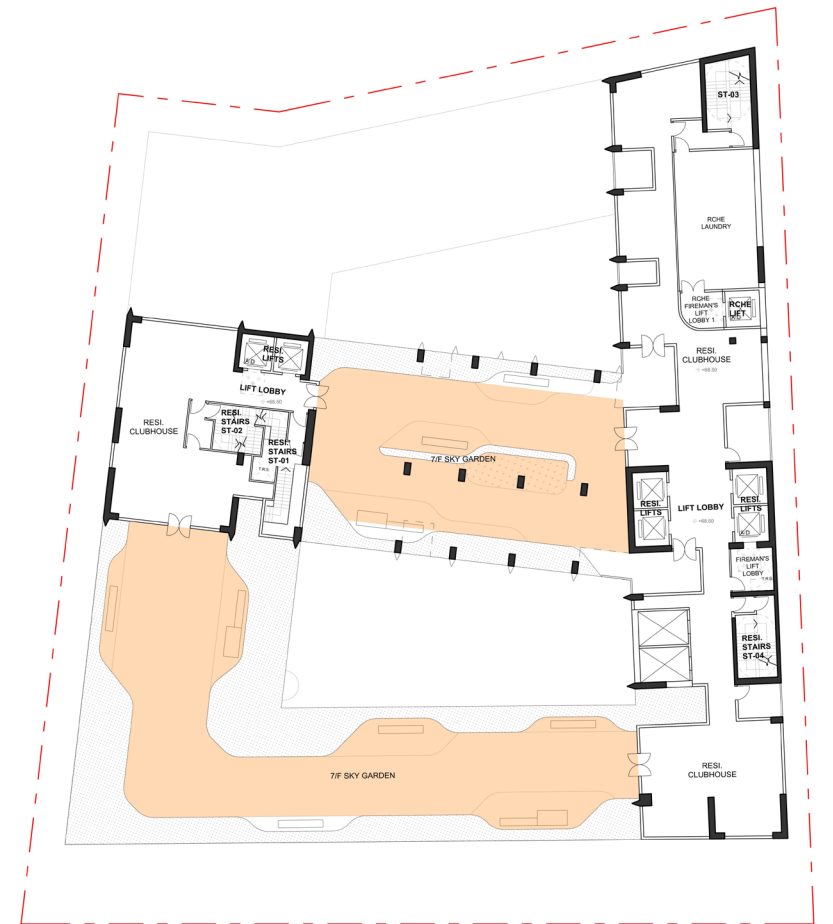
253 no.s units x 2.7person per unit  
**684 in Residential Units**



**G/F: 361 m2**



**4/F: 185m2**



**7/F: 518m2**

**TOTAL OPEN SPACE: 1064SQM or NOT LESS THAN 1SQM PER PERSON**



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