



PA/00452/23

**PROPOSED CONSTRUCTION OF UNDERGROUND BASEMENT PARKING,
SHOWROOM AT GROUND FLOOR AND OFFICES CLASS 4A AT UPPER LEVELS
WITH A DIFFERENT LAYOUT FROM THAT APPROVED IN PERMISSION
PA/1017/09, TRIQ L-IMDINA, HAŻ-ŻEBBUĠ.**

PROJECT DESCRIPTION STATEMENT



Version I: October 2023



Report Reference:

Adi Associates Environmental Consultants Ltd, 2023. PA/00452/23: Proposed construction of underground basement parking, Showroom at ground floor and Offices Class 4A at upper levels with a different layout from that approved in permission PA/1017/09, Triq L-Imdina, Haż-Żebbuġ. San Ġwann, October 2023; vi + 20pp + I Appendix.

**THIS IS A DIGITAL COPY OF THE REPORT.
RESPECT THE ENVIRONMENT – KEEP IT DIGITAL**



Quality Assurance

PA/00452/23: Proposed construction of underground basement parking, Showroom at ground floor and Offices Class 4A at upper levels with a different layout from that approved in permission PA/1017/09, Triq L-Imdina, Haż-Żebbuġ

Project Description Statement

October 2023

Report for: **De Rohan Business Centre**

Revision Schedule

Rev	Date	Details	Written by:	Checked by:	Approved by:
00	Oct 2023	Submission to client	Cinthya Ribero Environmental Consultant	Rachel Xuereb Director	Adrian Mallia Managing Director

File ref: G:_Active Projects\PDS\DRB004 - proposed showroom in Zebbug\DRB004 - PDS_FINAL.docx



This document has been prepared in accordance with the scope of Adi Associates' appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole and confidential use and reliance of Adi Associates' client.

Adi Associates accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. Except as provided for by legislation, no person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of Adi Associates. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole. The contents of this document do not provide legal or tax advice or opinion.

© Adi Associates Environmental Consultants Ltd 2023

Kappara Business Centre
113 Triq Birkirkara
San Gwann SGN 4197
MALTA

Tel.: 21378172

Email: mgmt@adi.com.mt
Web: www.adi-associates.com

CONTENTS

Introduction.....	1
Background.....	1
Objectives of the Scheme	1
Alternative Site Selection	2
Description of the Scheme.....	4
Location of the Scheme Site.....	4
Characteristics of the Scheme Site	4
Description of the General Surroundings	7
Land Uses.....	7
Natural and Cultural Heritage	7
The Scheme.....	12
Resources	14
Energy	14
Water	14
Raw Materials.....	14
Scheme Construction.....	15
Construction Timing	15
Construction Plant and Machinery.....	15
Construction Personnel.....	15
Construction Waste.....	15
Construction Management.....	15
Scheme Operation.....	17
Employment.....	17
Operational Waste.....	17
Potential Environmental Impacts.....	19
Mitigation Proposals	20

FIGURES

Figure 1: Location of the Scheme Site.....	3
Figure 2. Images of the Scheme Site as Existing	5
Figure 3: Existent plan	6
Figure 4: Surrounding Land Uses.....	8
Figure 5: Images of the Land Uses in the Vicinity of the Scheme Site.....	9
Figure 6: Geology of the Scheme Site	10
Figure 7: Cultural Heritage Designations map.....	11
Figure 8. Proposed elevation plan.....	13



TABLES

Table 1: PA/01017/09: Schedule of accommodation.....	1
Table 2: PA/00452/23: Schedule of accommodation.....	12
Table 3: Comparison between PA/01017/09 and PA/00452/23	12
Table 4: Estimated raw materials for construction	14
Table 5: Construction Waste.....	16
Table 6: Estimates of Operational Waste.....	18

APPENDIX

Appendix I: Drawings



PROJECT DESCRIPTION STATEMENT

INTRODUCTION

1. This Project Description Statement describes a proposal to construct an underground basement parking, a showroom at ground floor and Offices Class 4A at upper levels with a different layout from that approved in permission PA/1017/09, in Ħaż-Żebbuġ. The proposal is currently at screening stage under PA/00452/23.
2. The project is proposed by De Rohan Business Centre, hereinafter referred to as 'the Applicant'; and the project is hereinafter referred to as 'the Scheme'. **Figure I** shows the location of the Scheme Site.

BACKGROUND

3. In March 2009, permission was granted to the Applicant under PA/01017/09 "To carry out internal and external alterations to approved development and addition of intermediate level. (Amendment of permit PA5243/95, PA1442/98 (renewal) and PA2592/03)". The plans of the approved development consist of four levels of basement parking, a showroom on ground level, and overlying three levels of office space.
4. The floor areas of the approved planning application are provided in **Table I**.

Table I: PA/01017/09: Schedule of accommodation

Land use	Units
Office	2,135 m ²
Showroom	2,661 m ²
Parking	161 parking spaces

5. The current application (PA/00452/23) was submitted to the PA for the Scheme site in October 2022.
6. In July 2023, the Environment and Resources Authority (ERA)¹ requested submission of a Project Description Statement (PDS) for the development of the Scheme.

OBJECTIVES OF THE SCHEME

7. As described by the Applicant, the Scheme objective is to develop a showroom and offices. The Scheme seeks to add another basement level for parking and a receded level for Class 4A offices, reaching a maximum height of 12.66 m from the highest pavement level.

¹ Email communication from Elaine Brimmer of ERA. 14th July 2023.



8. As described by the applicant:

- *The primary aim of this development is to address the high demand for office space in the central location of Zebbug. The additional basement seeks to complement the envisaged increase of users.*

ALTERNATIVE SITE SELECTION

9. No alternative sites were considered since the proposal is to construct the building retaining the already approved use, as per PA/1017/09.



Figure 1: Location of the Scheme Site





DESCRIPTION OF THE SCHEME

LOCATION OF THE SCHEME SITE

10. The Scheme Site is located on a vacant site fronted by Triq L-Imdina; the site is located within the Haż-Żebbuġ Local Council administrative area.

CHARACTERISTICS OF THE SCHEME SITE

11. As mentioned, the Scheme Site covers a vacant site of an area of approximately 1,779 m² (see **Figure 1** above). **Figure 2** shows various images of the Scheme Site as it currently is, and **Figure 3** shows the existent block plan.
12. A variety of trees and shrubs are present within the Scheme Site (see **Figure 2**). While a formal tree survey has not been conducted, there is some overgrown vegetation on site that shares characteristics consistent with *Prunus* spp., *Ficus* spp., and *Arecaceae* spp. It is noteworthy that the current classification of the Scheme does not mandate the preservation of these plant species and the applicant intends to clear all the overgrown vegetation before commencement of works.
13. The Scheme Site is located outside the limits of development of Iż-Żebbuġ. The area next to the south boundary of the Scheme Site is identified as a 'residential' area (**POLICIES SMHO 02 – SMSE 04**) and Hał-Mula Mixed-use Area, specifically zoned for “*retail uses, including showrooms and supermarkets, offices, food and drink outlets, assembly and leisure uses, and industrial uses and warehousing*” (**POLICY SMZG 01**).

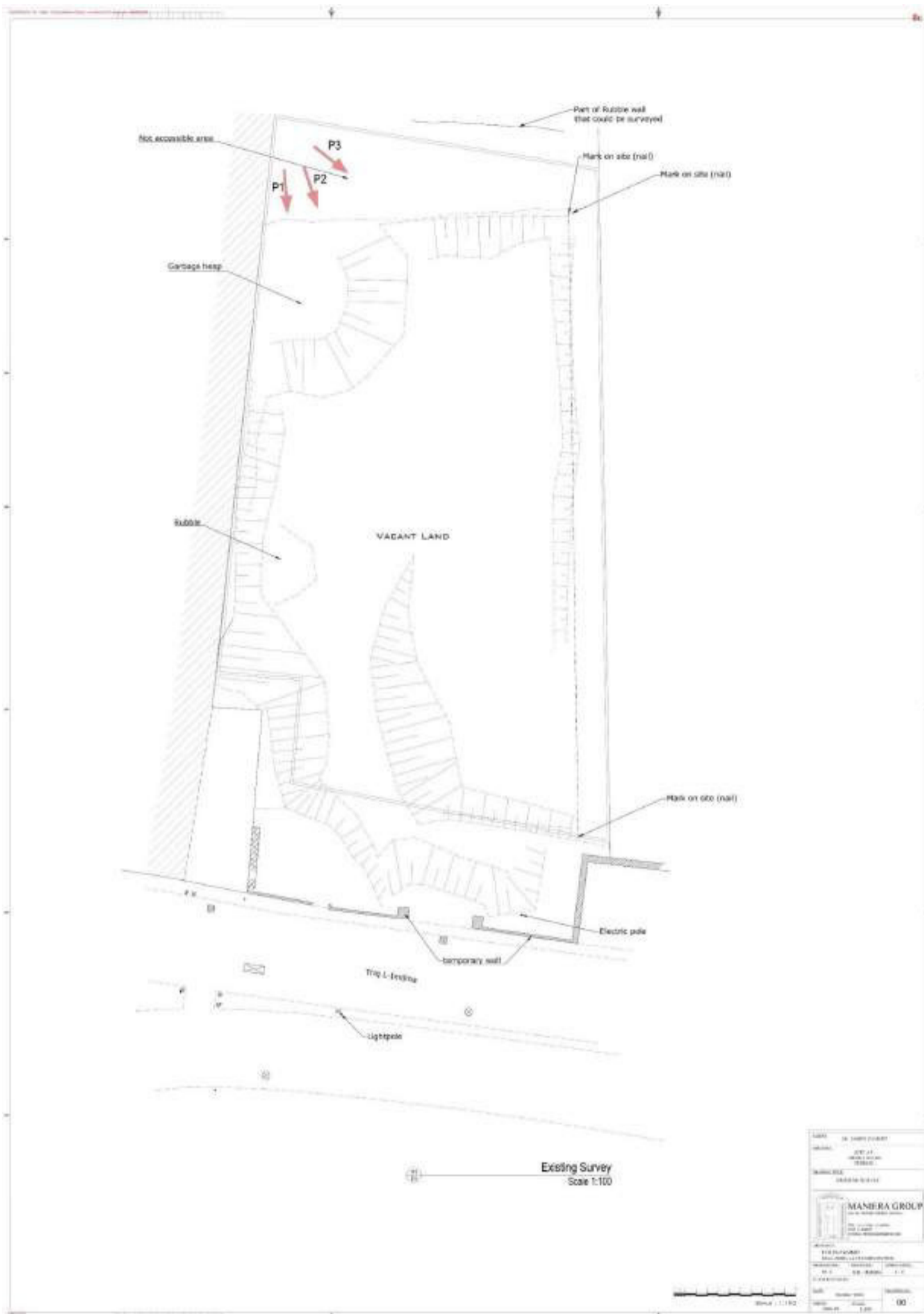


Figure 2. Images of the Scheme Site as Existing





Figure 3: Plan of existing





DESCRIPTION OF THE GENERAL SURROUNDINGS

Land Uses

14. In August 2023, a survey was conducted to assess the land uses within a 250-metre radius of the Scheme Site, as shown in **Figure 4**. Additionally, **Figure 5** provides visual representations of the surroundings.
15. There are a range of residential and commercial uses in the vicinity of the Scheme site. The site fronts the busy route of Triq L-Imdina, which supports a range of commercial and light industrial land uses, including car showrooms, a petrol station, retail outlets, vehicle mechanics, and warehousing. There are also a number of food and beverage outlets in the area.

Natural and Cultural Heritage

16. The site is underlain by Lower Globigerina Limestone formation (**Figure 6**), which is composed of weak to medium-strong, medium- to very thickly-bedded, cream to yellow wackestone limestones. The Scheme site is located on the Malta Mean Sea Level Aquifer and it is outside the 300 m buffer zone of the public groundwater protection zone.
17. There are no designated natural heritage sites in the vicinity of the Scheme site. The nearest cultural heritage designation to the Scheme site is the Grade I scheduled De Rohan Arch, located approximately 60 m to the Southwest of the Scheme site (see **Figures 5 and 7**). There is a way-side chapel to the east of the site on Triq L-Imdina; this chapel is not scheduled (see **Figure 7**).



Figure 4: Surrounding Land Uses

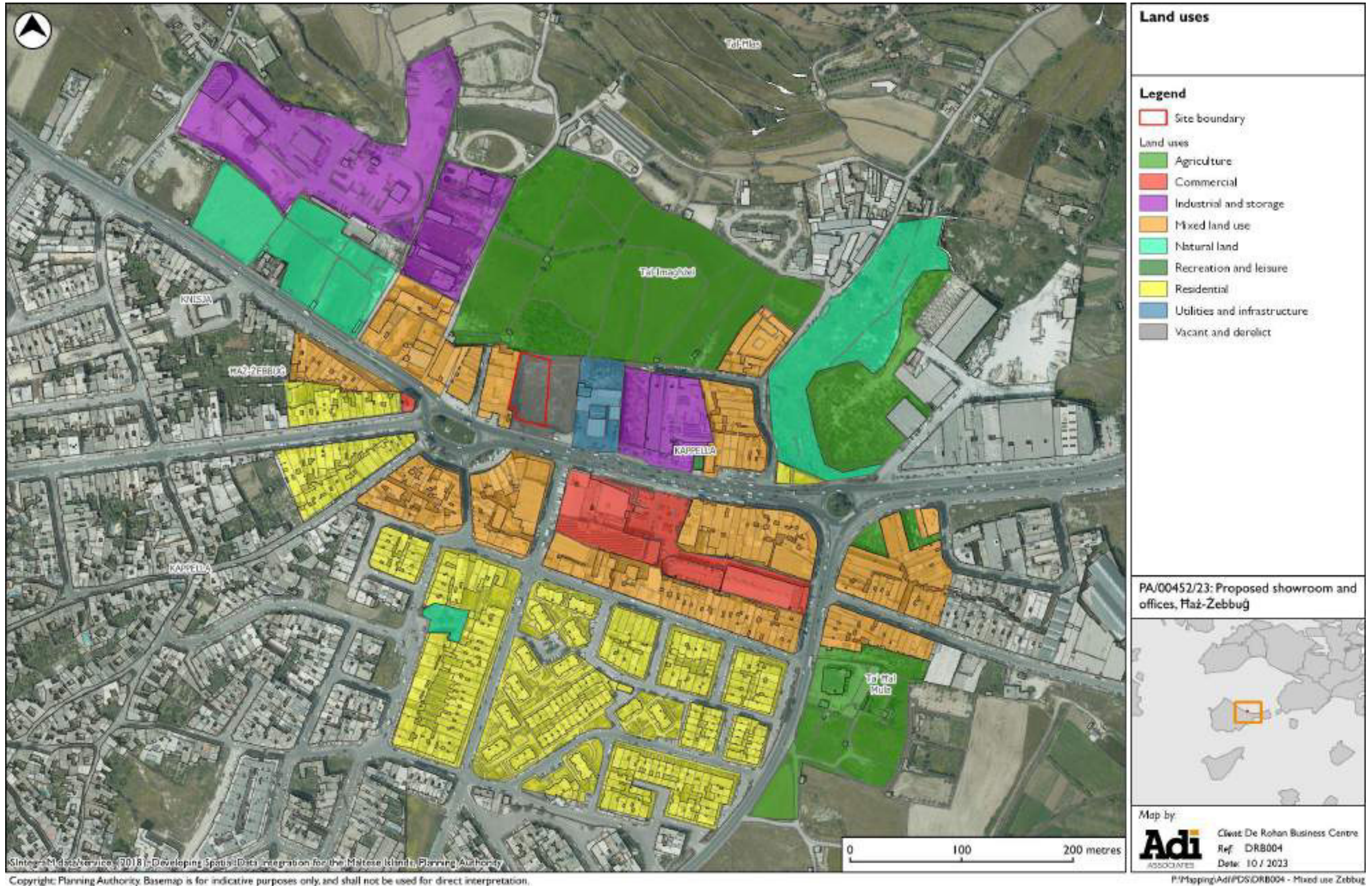




Figure 5: Images of the Land Uses in the Vicinity of the Scheme Site

<p>Restaurants in Triq L-Imdina</p>	<p>Grade I scheduled De Rohan Arach</p>	<p>Commercial units along Triq L-Imdina</p>
<p>Gas station</p>	<p>Chapel and commercial units in Triq L-Imdina</p>	<p>Showrooms in Triq L-Imdina</p>
<p>Residences along Triq L-Imdina</p>	<p>Agricultural land in Triq Sqaq Tal-Hlas</p>	<p>Residential and commercial units along Triq Tal-Hlas</p>



Figure 6: Geology of the Scheme Site





Figure 7: Cultural Heritage Designations map





THE SCHEME

18. The Scheme comprises the development of a showroom, offices and garages.
19. The Scheme will involve the development of a four-storey building, comprising of a showroom at ground level and offices at the three overlying levels. The gross floor area of the Scheme is 15,336 m². The proposed floor areas are provided in **Table 2**.

Table 2: PA/00452/23: Schedule of accommodation

Land use	Units
Office	5,067 m ²
Showroom	1,366 m ²
Parking	204 parking spaces

20. Overall, the Scheme is proposing an increase in office floorspace and parking, and a decrease in showroom floorspace compared to the approved PA/01017/09, see below. This is partly a result of the additional basement level for parking, and the additional receded level for office use.

Table 3: Comparison between PA/01017/09 and PA/00452/23

Land use	PA/01017/09	PA/00452/23	Change
Office	2,135 m ²	5,067 m ²	+2,932 m ²
Showroom	2,661 m ²	1,366 m ²	-1,295 m ²
Parking	161 parking spaces	204 parking spaces	+43 parking spaces

21. **Figure 8** shows the elevation plan of the Scheme; the detailed drawings of the Scheme are included as **Appendix I**.
22. The Annual Average Daily Traffic (AADT) for the Scheme has been calculated as to generate an increase in AADT of 114 vehicles in respect to the AADT of the approved development (PA/01017/09).
23. Access to the Scheme is via a service road along Triq L-Imdina which still needs to be set out.
24. The underground car park will be spread on four basement levels and will have a total of 204 car parking spaces, which include eight accessible-for-all car parking spaces. A small number of obstructed parking spaces are proposed on each level.
25. The car park exit and the un/loading bay will front a new schemed road that runs parallel to Triq l-Imdina. This schemed road has not been constructed to date. It will extend Sqaq tal-Ħlas, creating a link between Sqaq Qenċ and Triq Tal-Ħlas.



RESOURCES

Energy

26. At this stage, there is not sufficient information available about the estimation of the electricity consumption during the operational phase. However, this report assumes a density of 1 employee per 20 m². On this basis it is assumed that the Scheme will host approximately 260 employees. Given that employees generally spend 8 hours a day at work, it is assumed that each employee consumes half of the per capita consumption per day at the office. This will result in approximately 688 MW/year².
27. It is envisaged that the roof will be covered in Photovoltaic panels which will offset part of this consumption.

Water

28. At this stage, there is not sufficient information available about the estimation of water consumption during the operational phase. However, assuming the same number of employees as above, it is estimated the water consumption will result in approximately 5,219,500 L/year.³
29. Rainwater will be collected and stored a reservoir having a capacity of 393.5 m³. The collected water will be used as secondary water and for fire-fighting.

Raw Materials

30. **Table 4** provides estimates of the raw materials required for the construction of the Scheme. Significant amounts of concrete and steel reinforcement will be required for the construction of the Scheme.

Table 4: Estimated raw materials for construction

Raw material	Estimated volume (m ³)
Slabs	4,598
Columns	156
Total	4,754

² According to NSO National Statistics data, the electricity consumption in Malta in 2022 accounted 2,868.6 GW/year, and a population of 542,051, the electricity consumption per capita in Malta in 2022 is 0.0053 GW/year.

³ According to [Interview — Malta: water scarcity is a fact of life — European Environment Agency \(europa.eu\)](#), in Malta there is a consumption of 110 litres a day of water per person.



SCHEME CONSTRUCTION

Construction Timing

31. The estimated duration of the construction of the Scheme is envisaged to be approximately two and a half years (28 months). Demolition and excavation are expected to last approximately 4 months, whereas construction and finishing works are expected to last 12 months each.

Construction Plant and Machinery

32. At this stage, it is envisaged that the following equipment and machinery will be used during the various stages of the construction of the Scheme:
- Onsite Tower cranes; and
 - Mobile trucks for delivery of materials (i.e. Steel Reinforcement and Concrete).

Construction Personnel

33. It is envisaged that there will be approximately 15 persons employed during the entire construction period (not all of whom will be on site at any one time).

Construction Waste

34. **Table 5** outlines the types of waste envisaged to be generated during the construction of the Scheme. Since the excavation works were already carried out as approved in PA/01017/09, it is expected that waste generated during construction will be minimal.

Construction Management

35. A detailed Construction Management Plan (CMP) will be prepared by the contractor awarded responsibility for the construction works. This will detail the layout of the site during the construction phase, and the measures to be put in place to mitigate impacts from construction, as well as safety measures. The CMP may also include a monitoring programme, to be overseen by a competent monitor, if considered relevant.
36. If required, the placement of the temporary site office(s), details on hoarding, access and signage will also be described in the CMP, as will be the arrangements to be made for construction traffic.
37. If any utilities need to be relocated during the construction works this will be at the expense of the Applicant and the works will be carried out in cooperation with the relevant utility suppliers / operators prior to the commencement of the excavations.

**Table 5: Construction Waste**

Phase	Type of waste	EW C code	HP code ⁴	Estimated quantity	Destination
Excavation	Soil and stones other than those mentioned in 17 05 03	17 05 04	-	Minimal quantities	Main options being considered: <ul style="list-style-type: none"> • Retain for reuse on site; • Backfilling of an excavation void (recovery in a quarry).
Construction / finishing	Brick / masonry cut-offs	17 01 02	-	Minimal quantities	Backfilling of an excavation void (recovery in a quarry)
Construction / finishing	Tiles and ceramics	17 01 03	-	Minimal quantities	Backfilling of an excavation void (recovery in a quarry)
	Metal (e.g. rebar cut-offs)	17 04 05	-	Minimal quantities	Sent for recycling
	Wood	17 02 01	-	Minimal quantities	Sent for recycling / disposal
	Glass	17 02 02	-	Minimal quantities	Sent for recycling
	Plastic	17 02 03	-	Minimal quantities	Sent for recycling / disposal
	Aluminium	17 04 02	-	Minimal quantities	Sent for recycling
	Wires	17 04 11	-	Minimal quantities	Sent for recycling
	Gypsum	17 08 02	-	Minimal quantities	Exported for recovery / disposal

⁴ In accordance with EU Regulation 1357/2014, HP codes only apply when the waste is hazardous.



SCHEME OPERATION

Employment

38. At this stage, the envisaged maximum full-time staff complement of the Scheme when it comes into operation is not available. However, as described above, assuming an area of 20 m² per employee, it is envisaged that approximately 253 employees will be working in the offices.

Operational Waste

39. A Waste Management Plan (WMP)⁵ was prepared for the management of operational waste. Waste generation estimates are shown in **Table 6**.
40. The Scheme will be connected to the public sewer. The Scheme will make use of a waste carrier for municipal waste. All wastes will be classified according to the National Legislation requirements. Recyclable waste will be collected by a Permitted Waste Packaging Recovery Scheme.
41. The Scheme will provide suitable waste management facilities. These facilities provide adequate storage and sufficient space for containers to enable efficient management of waste. Waste storage areas will be located at the back of the Scheme in level -1.

⁵Adi Associates Environmental Consultants Ltd, 2023. PA/00452/23: Construction of underground basement parking, Showroom at ground floor and Offices Class 4A at upper levels with a different layout from that approved in permission PA/1017/09. Changes include addition of one basement level for parking and a recessed level for Office use. Triq I-Imdina, Zebbug. Waste Management Plan.

**Table 6: Estimates of Operational Waste**

Type of Waste	EWC Code	HP Code	Estimated Quantity Produced (annually)	Final Disposal
Paper & Cardboard	15 01 01	-	432,732 kg (6,868 m ³)	Deposited at the Malta North Waste Treatment Plant for recycling
Plastic	20 01 39	-		
Glass	20 01 02	-		
Mixed municipal waste	20 03 01	-	336,137 kg (2,240 m ³)	Deposited at the Malta North Waste Treatment Plant for landfilling
Biodegradable kitchen and canteen waste	20 01 08	-	7,237 kg (17 m ³)	Deposited at the Malta North Waste Treatment Plant for composting
Batteries	20 01 34	-	Minimal	Taken to Civic Amenity Site for recovery/ recycling
Electrical and electronic equipment	20 01 35* 20 01 36	HP 14		Deposited at the Malta North Waste Treatment Plant for recovery/ recycling



POTENTIAL ENVIRONMENTAL IMPACTS

42. Environmental impacts can be negative as well as positive and their assessment is important so as to better define the effects that a proposal may have on its receiving environment. At this stage in the process, a preliminary list of the potential environmental impacts from the construction and operation of the Scheme can be identified. The list identifies only those potential impacts that could be significant.
43. The potential significant impacts from the construction and operation of the Scheme are considered to be:

- **Impacts on geology and geomorphology**, from site excavation.

As mentioned, the Scheme site is already excavated. Therefore, the impact on geomorphology and geology is minimal, primarily owing to the fact that the site has presents pre-existing alteration.

- **Impacts on landscape character and visual amenity**, arising from the operation of the Scheme

The scheme will reach a maximum height of 12.66 m from the highest pavement level. The Scheme will result in an increase of 2.3 m of the height compared to the approved development, and in a change in the current landscape character and visual appearance of the site as a result.

- **Traffic impacts**, arising from the construction and operation of the Scheme

Since the excavation works have already been carried out, the potential impacts arising from construction traffic (emissions and other related disturbance) are likely to be short-term and temporary. Measures for mitigating the impact from construction traffic will also be addressed in the Construction Management Plan (CMP).

According to the estimation of the AADT, the operation of the Scheme will result in additional traffic to and from the Scheme site of 114 vehicles.

- **Impacts on air quality**, arising from the construction and operation of the Scheme

Generally, the excavation phase is the most sensitive in terms of potential impacts arising from the construction of the Scheme (dust and traffic emissions). Nevertheless, it is likely that the impact on air quality will be a relatively lengthy construction period (approximately 24 months). The CMP will address both dust emissions and construction traffic. The AADT of the Scheme compared to the approved development in 114. This is unlikely to have a significant impact on air quality.

- **Impacts on energy and water resources**, arising from the operation of the Scheme

As explained, the Scheme has been designed having regard to the sustainable



performance of the building in respect of energy and water. The envisaged PV system will produce a surplus of electricity. All rainwater will be collected and reused on site.

- **Impacts from waste**, arising from the construction and operation of the Scheme

As mentioned, there will be relatively little construction waste produced since the site is already largely excavated.

The operational waste produced will include primarily domestic and packaging waste. All wastes will be separated and appropriately stored on site, in accordance with the relevant regulations, and collection and disposal of waste will be undertaken by licensed waste contractors, again in accordance with the relevant regulations.

- **Impacts arising from construction activities**, in relation to noise, vibration, dust, and surface water management

As mentioned, the potential impacts arising during construction are likely to be temporary, although the construction period there will be relatively lengthy. There are no residential sensitive receptors in the immediate vicinity of the Scheme site, although the immediate area is busy with workers and shoppers, and it is important that construction impacts are addressed. The CMP will address noise, vibration, dust, and surface water management.

MITIGATION PROPOSALS

44. Preliminary potential mitigation measures associated with the identified impacts of the Scheme include:
- Ensuring the adoption of best practice environmental measures throughout the construction of the Scheme;
 - Ensuring compliance with waste management regulations and the adoption of best practice in relation to operational waste management; and
 - Ensuring the adoption of best practice environmental measures throughout the construction, including through the preparation of a Construction Management Plan addressing measures for mitigating noise, vibration, and dust impacts on air quality from the construction works (including construction traffic), as well as managing surface water, and the putting in place of appropriate operational monitoring regimes, and having regard to the Construction Management Site Regulations S.L 623.08.



Appendix I
Drawings



CAR SPACES AT BASEMENT -4
 CAR SPACES: 59
 MOTOR SPACES: 11

NEW ROAD

THIRD PARTY PROPERTY

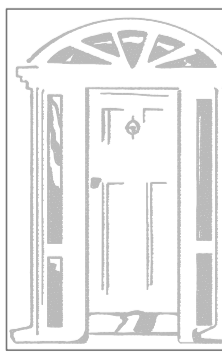
THIRD PARTY PROPERTY

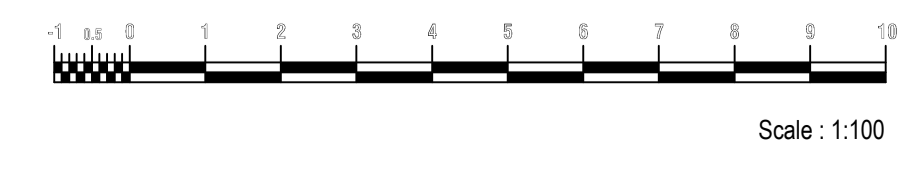
TRIQ L-IMDINA

PAVEMENT

P1
D1

Proposed Level -4
 Scale 1:100

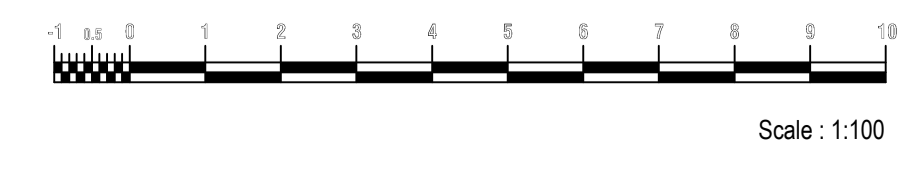
CLIENT:	Mr. JAMES ZAMMIT		
JOB TITLE:	SITE AT: MDINA ROAD, ZEBBUG		
DRAWING TITLE:	PROPOSED BASEMENT LEVEL -4		
 MANIERA GROUP NO. 80, TOWER STREET, MOSTA. TEL: 2141790 / 21420895 FAX: 21420897 E-MAIL: port@manieragroup.com			
ARCHITECT:	COLIN ZAMMIT R.E.A.A. (HONS) A & C.E.P.G.DIP.CONSTR.TECH.		
DESIGNED BY:	M. C.	DRAWN BY:	J.P.G
		APPROVED BY:	C. Z.
SITE SURVEYED BY:			
DATE:	SEP 2023	DRAWING NO.:	1
JOB NO:	2066-09	SCALE:	1:100





P2
D2

Proposed Level -3
Scale 1:100



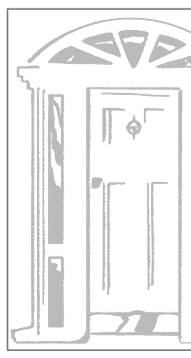
CLIENT:	Mr. JAMES ZAMMIT		
JOB TITLE:	SITE AT: MIDINA ROAD, ZEBBUG		
DRAWING TITLE:	PROPOSED BASEMENT LEVEL -3		
 MANIERA GROUP NO. 80, TOWER STREET, MOSTA. TEL: 2141790 / 21420895 FAX: 21420897 E-MAIL: port@manieragroup.com			
ARCHITECT:	COLIN ZAMMIT R.E.A.A. (HONS) A & C.E.P.G.DIP.CONSTR.TECH.		
DESIGNED BY:	M. C.	DRAWN BY:	J.P.G
		APPROVED BY:	C. Z.
SITE SURVEYED BY:			
DATE:	SEP 2023	DRAWING NO.:	2
JOB NO:	2066-09	SCALE:	1:100

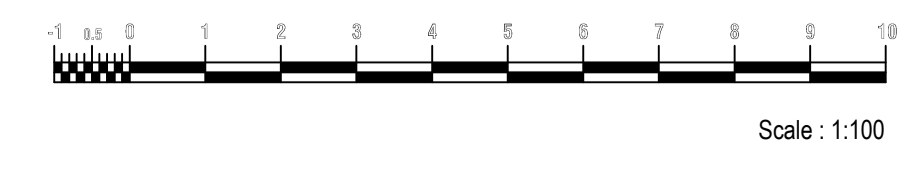


CAR SPACES AT BASEMENT -2
 CAR SPACES: 55
 MOTOR SPACES: 11

Proposed Level -2
 Scale 1:100

P3
 D3

CLIENT:	Mr. JAMES ZAMMIT		
JOB TITLE:	SITE AT: MIDINA ROAD, ZEBBUG		
DRAWING TITLE:	PROPOSED BASEMENT LEVEL -2		
 MANIERA GROUP NO. 80, TOWER STREET, MOSTA. TEL: 2141790 / 21420895 FAX: 21420897 E-MAIL: port@manieragroup.com			
ARCHITECT:	COLIN ZAMMIT R.E.A.A. (HONS) A & C.E.P.G.DIP.CONSTR.TECH.		
DESIGNED BY:	M. C.	DRAWN BY:	J.P.G
		APPROVED BY:	C. Z.
SITE SURVEYED BY:			
DATE:	SEP 2023	DRAWING NO.:	3
JOB NO:	2066-09	SCALE:	1:100

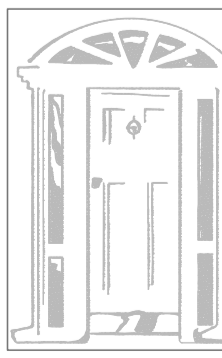


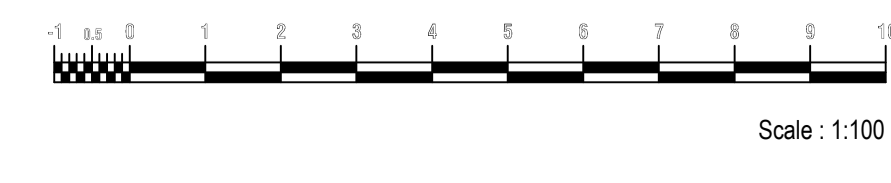


CAR SPACES AT BASEMENT -1
 CAR SPACES: 35
 MOTOR SPACES: 11

Proposed Level -1
 Scale 1:100

P4
 D4

CLIENT: Mr. JAMES ZAMMIT		
JOB TITLE: SITE AT: MDINA ROAD, ZEBBUG		
DRAWING TITLE: PROPOSED BASEMENT LEVEL -1		
 MANIERA GROUP NO. 80, TOWER STREET, MOSTA. TEL: 2141790 / 21420895 FAX: 21420897 E-MAIL: port@manieragroup.com		
ARCHITECT: COLIN ZAMMIT <small>REG. A.A. (HONS) A & C.E.P.G.DIP. CONS. TECH.</small>		
DESIGNED BY: M. C.	DRAWN BY: J.P.G	APPROVED BY: C. Z.
SITE SURVEYED BY:		
DATE: SEP 2023	DRAWING NO.: 4	
JOB NO: 2066-09	SCALE: 1:100	



NEW ROAD AS PER PC/00018/15

THIRD PARTY PROPERTY

THIRD PARTY PROPERTY

THIRD PARTY PROPERTY

MOTOR VEHICLES SHOWROOM
NON-USE CLASS

RAMP UP
1:10

RAMP UP
1:10

LOADING /
UNLOADING

LIFT

LIFT

ELEVATED
STORE

RAMP DOWN
1:8

RAMP DOWN
1:10

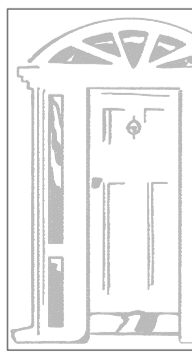
Building Line

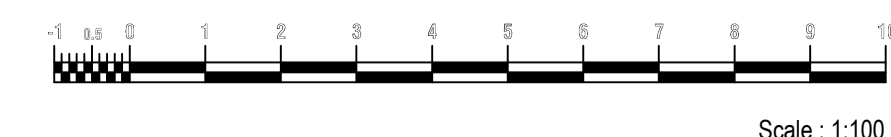
TRIQ L-IMDINA

PAVEMENT

Proposed Ground Level
Scale 1:100

PS
DS

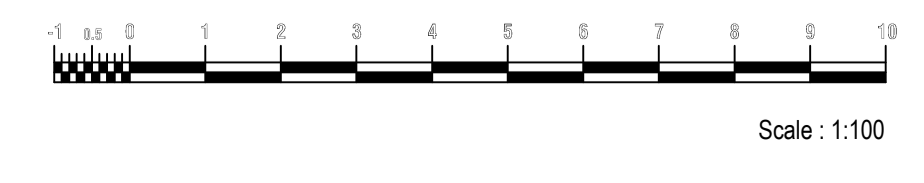
CLIENT:	Mr. JAMES ZAMMIT		
JOB TITLE:	SITE AT: MIDINA ROAD, ZEBBUG		
DRAWING TITLE:	PROPOSED GROUND FLOOR		
			
MANIERA GROUP NO. 80, TOWER STREET, MOSTA.			
TEL: 2141790 / 21420895 FAX: 21420897 E-MAIL: port@manieragroup.com			
ARCHITECT:	COLIN ZAMMIT R.E.A.A. (HONS) A & C.E.P.G.DIP.CONSTR.		
DESIGNED BY:	DRAWN BY:	APPROVED BY:	
M. C.	J.P.G	C. Z.	
SITE SURVEYED BY:			
DATE:	SEP 2023		DRAWING NO.:
JOB NO:	2066-09	SCALE:	1:100
			5

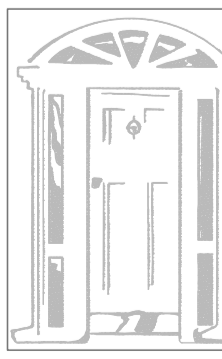




PS
DS

Proposed First Floor Level
Scale 1:100

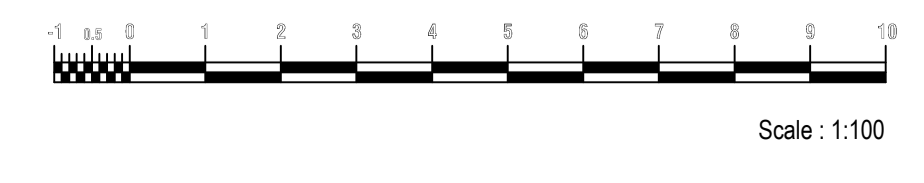


CLIENT:	Mr. JAMES ZAMMIT		
JOB TITLE:	SITE AT: MIDINA ROAD, ZEBBUG		
DRAWING TITLE:	PROPOSED GROUND FLOOR		
 MANIERA GROUP NO. 80, TOWER STREET, MOSTA. TEL: 2141790 / 21420895 FAX: 21420897 E-MAIL: port@manieragroup.com			
ARCHITECT:	COLIN ZAMMIT R.E.A.A. (HONS) A & C.E.P.G.DIP.CONSTR.TECH.		
DESIGNED BY:	DRAWN BY:	APPROVED BY:	
M. C.	J.P.G	C. Z.	
SITE SURVEYED BY:			
DATE:	SEP 2023		DRAWING NO.:
JOB NO:	SCALE:	5	
2066-09	1:100		



PS
DS

Proposed Second Floor Level
Scale 1:100

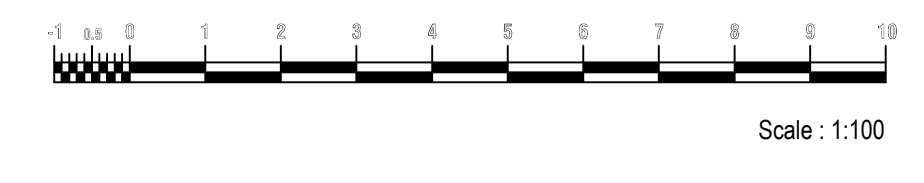


CLIENT:	Mr. JAMES ZAMMIT		
JOB TITLE:	SITE AT: MIDINA ROAD, ZEBBUG		
DRAWING TITLE:	PROPOSED GROUND FLOOR		
 MANIERA GROUP NO. 80, TOWER STREET, MOSTA. TEL: 2141790 / 21420895 FAX: 21420897 E-MAIL: port@manieragroup.com			
ARCHITECT:	COLIN ZAMMIT R.E.A.A. (HONS) A & C.E.P.G.DIP.CONSTR.TECH.		
DESIGNED BY:	M. C.	DRAWN BY:	J.P.G.
		APPROVED BY:	C. Z.
SITE SURVEYED BY:			
DATE:	SEP 2023	DRAWING NO.:	5
JOB NO:	2066-09	SCALE:	1:100



PS
DS

Proposed Penthouse Floor Level
Scale 1:100

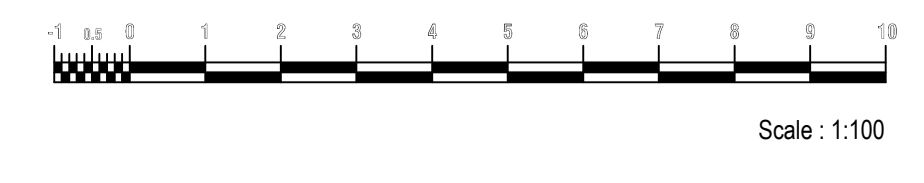


CLIENT:	Mr. JAMES ZAMMIT		
JOB TITLE:	SITE AT: MIDINA ROAD, ZEBBUG		
DRAWING TITLE:	PROPOSED GROUND FLOOR		
 MANIERA GROUP NO. 80, TOWER STREET, MOSTA. TEL: 2141790 / 21420895 FAX: 21420897 E-MAIL: port@manieragroup.com			
ARCHITECT:	COLIN ZAMMIT R.E.A.A. (HONS) A & C.E.P.G.DIP.CONSTR.TECH.		
DESIGNED BY:	DRAWN BY:	APPROVED BY:	
M. C.	J.P.G	C. Z.	
SITE SURVEYED BY:			
DATE:	SEP 2023		DRAWING NO.:
JOB NO:	SCALE:	5	
2066-09	1:100		



PS
DS

Proposed Roof Floor Level
Scale 1:100



CLIENT:	Mr. JAMES ZAMMIT		
JOB TITLE:	SITE AT: MIDINA ROAD, ZEBBUG		
DRAWING TITLE:	PROPOSED GROUND FLOOR		
 MANIERA GROUP NO. 80, TOWER STREET, MOSTA. TEL: 2141790 / 21420895 FAX: 21420897 E-MAIL: port@manieragroup.com			
ARCHITECT:	COLIN ZAMMIT R.E.A.A. (HONS) A & C.E.P.G.DIP.CONSTR.		
DESIGNED BY:	M. C.	DRAWN BY:	J.P.G
		APPROVED BY:	C. Z.
SITE SURVEYED BY:			
DATE:	SEP 2023	DRAWING NO.:	5
JOB NO:	2066-09	SCALE:	1:100