Enclosure

Updated Pages of Planning Application Form

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制**並填妥於第(v)部分的擬議用途/發展及發展細節** –

☑	Plot ratio restriction 地積比率限制	From 由 5 to 至 6
☐	Gross floor area restriction 總樓面面積限制	From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
☐	Site coverage restriction 上蓋面積限制	From 由 .....% to 至 ..... %
☐	Building height restriction 建築物高度限制	From 由 .....m 米 to 至 ..... m 米 From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上) From 由 ..... storeys 層 to 至 ..... storeys 層
☐	Non-building area restriction 非建築用地限制	From 由 .....m to 至 ..... m
☐	Others (please specify) 其他（請註明）	.....

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development 擬議用途/發展	Proposed Minor Relaxation of Plot Ratio for Permitted Flat Use (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	2,070.685 sq.m 平方米	☑About 約
Proposed plot ratio 擬議地積比率	6	☑About 約
Proposed site coverage 擬議上蓋面積	36.16 %	☑About 約
Proposed no. of blocks 擬議座數	1	
Proposed no. of storeys of each block 每座建築物的擬議層數	20 storeys 層 ☑include 包括 1 storeys of basements 層地庫 ☐ exclude 不包括 ..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	78.175 mPD 米(主水平基準上) 65.1 m 米	☐About 約 ☐About 約

☑ Domestic part 住用部分

GFA 總樓面面積	2,070.685 sq. m 平方米	☑ About 約
number of Units 單位數目	30	
average unit size 單位平均面積	69 sq. m 平方米	☑ About 約
estimated number of residents 估計住客數目	120	

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆	..... sq. m 平方米	☐ About 約
☐ hotel 酒店	..... sq. m 平方米	☐ About 約
	(please specify the number of rooms 請註明房間數目)	
☐ office 辦公室	..... sq. m 平方米	☐ About 約
☐ shop and services 商店及服務行業	..... sq. m 平方米	☐ About 約

☐ Government, institution or community facilities 政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☑ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☑ private open space 私人休憩用地	58.44 sq. m 平方米	☑ Not less than 不少於
☐ public open space 公眾休憩用地	..... sq. m 平方米	☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	B1/F	Carpark, E&M facilities
	G/F	Residential Entrance Lobby, Carpark & Loading/ Unloading space
	1/F	Carpark, E&M facilities
	2/F - 3/F	E&M facilities
	4/F - 18/F	Flat

(d) Proposed use(s) of uncovered area (if any) 露天地方（倘有）的擬議用途

Landscape garden and private open space

7. Anticipated Completion Time of the Development Proposal
擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2030

8. Vehicular Access Arrangement of the Development Proposal
擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Grampian Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
	No 否	☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位: 10 Motorcycle Parking Spaces 電單車車位: 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位: 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位: 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位: 0 Others (Please Specify) 其他 (請列明):
	No 否	☐
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☑ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位: 0 Coach Spaces 旅遊巴車位: 0 Light Goods Vehicle Spaces 輕型貨車車位: 1 Medium Goods Vehicle Spaces 中型貨車車位: 0 Heavy Goods Vehicle Spaces 重型貨車車位: 0 Others (Please Specify) 其他 (請列明):
	No 否	☐

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	No. 42 Grampian Road, Kowloon (New Kowloon Inland Lot No. 3536)
Site area 地盤面積	345.13 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	Draft Ma Tau Kok Outline Zoning Plan No. S/K10/31
Zoning 地帶	Residential (Group B)
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio for Permitted Flat Use

		sq.m 平方米	Plot Ratio 地積比率
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	2,070.685 ☑ About 約 ☐ Not more than 不多於	6 ☑About 約 ☐Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	1	
	Non-domestic 非住用	0	
	Composite 綜合用途	0	

(iii)	Building height/No. of storeys 建築物高度／層數	Domestic 住用	65.1	m 米 ☑ (Not more than 不多於)
			78.175	mPD 米(主水平基準上) ☑ (Not more than 不多於)
			20	Storeys(s) 層 ☐ (Not more than 不多於) (☑ *Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☑ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Non-domestic 非住用		m 米 ☐ (Not more than 不多於)
				mPD 米(主水平基準上) ☐ (Not more than 不多於)
				Storeys(s) 層 ☐ (Not more than 不多於) (☐ *Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
		Composite 綜合用途		m 米 ☐ (Not more than 不多於)
				mPD 米(主水平基準上) ☐ (Not more than 不多於)
				Storeys(s) 層 ☐ (Not more than 不多於) (☐ *Include 包括*/☐ *Exclude 不包括* ☐ *Carport 停車間* ☐ *Basement 地庫* ☐ *Refuge Floor 防火層* ☐ *Podium 平台)*
(iv)	Site coverage 上蓋面積		36.16	% ☑ About 約
(v)	No. of units 單位數目		30	
(vi)	Open space 休憩用地	Private 私人	58.44	sq.m 平方米 ☑ Not less than 不少於
		Public 公眾	0	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	10
	Private Car Parking Spaces 私家車車位	10
	Motorcycle Parking Spaces 電單車車位	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明)	
	_____	
	_____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位	
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	1
	Medium Goods Vehicle Spaces 中型貨車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	
	Others (Please Specify) 其他 (請列明)	
	_____	
	_____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☑
Floor plan(s) 樓宇平面圖	☐	☑
Sectional plan(s) 截視圖	☐	☑
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
_____		
_____		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☑
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☑
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☑
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
_____		
_____		

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

Enclosure

Updated Pages of Planning Statement

EXECUTIVE SUMMARY

The Applicant seeks planning permission from the Town Planning Board for a minor relaxation of plot ratio restriction for residential use at No. 42 Grampian Road (NKIL No. 3536) in Kowloon City, Kowloon.

Erected on the Application Site ("the Site") is a 7-storey domestic building. The Site has an area of 3,715 ft² (about 345.13m^2).

The Site predominantly falls within an area zoned "Residential (Group B)" ("R(B)") with a minor strip along the southern boundary within the "Government/ Institution or Community" ("G/IC") zone on the Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/31 gazetted on 24.12.2025. Under the R(B) zone, the use of "Flat" is under Column 1 of the OZP that a planning permission is not required. There is a maximum plot ratio restriction of 5. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

The Applicant intends to undertake a 20-storey (including basement) development at the Site for residential ("Flat") use with plot ratio of 6. To this end, a planning permission is required from the Town Planning Board.

The subject application is justified on the following grounds:

- Provision of Building Setback
- Provision of Private Open Space
- Enhanced Landscape Design
- Provision of Internal Carpark
- Provision of Loading/ Unloading Space within Site
- Enhanced Air Quality of the Environment
- No Adverse Visual Impact ;
- No Adverse Sewerage Impact ;
- No Adverse Traffic Impact ;
- No Insurmountable Noise Impact.

報告摘要

申請人現向城規會申請略為放寬地積比率限制，以在九龍城嘉林邊道42號（新九龍內地段第3536號）作「住宅」發展。

申請地點現建有一棟七層樓高的住宅建築。地塊面積為3,715平方英尺（約345.13平方公尺）。

根據在2025年12月24日公佈的馬頭角分區計劃大綱核准圖（編號S/K10/31），申請地點現主要被規劃為「住宅（乙類）」地帶，申請地點南方的一小撮土地則被規劃為「政府、機構或社區」地帶。在「住宅（乙類）」地帶中，「分層住宅」為經常准許的用途，並有最高地積比率5倍的限制。城市規劃委員會如接獲根據《城市規劃條例》第16條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬地積比率限制。

申請人擬在申請地點興建一座20層樓高(包括地庫)且地積比率為6的分層住宅。為此，申請人現申請向城規會取得規劃許可。

此申請是基於以下發展理據：

- 提供建築後移
- 提供私人休憩空間
- 加強園藝設計
- 提供室內車位
- 提供發展項目內上落貨位
- 提升空氣質素
- 沒有不良視覺影響
- 沒有不良排污影響
- 沒有不良交通影響
- 沒有不能克服的噪音影響

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LIST OF APPENDICES

Appendix 1	Extracts of OZP
Appendix 2	Location Plan
Appendix 3	Schematic Development Layout Plan
Appendix 4	Sewerage Impact Assessment
Appendix 5	Traffic Impact Assessment
Appendix 6	Noise Impact Assessment

1. INTRODUCTION

1.1 The Application Site ("the Site") is the No. 42 Grampian Road, Kowloon City, Kowloon (New Kowloon Inland Lot No. 3536). According to the Draft Ma Tau Kok Outline Zoning Plan No. S/K10/31 ("OZP"), the Site falls within the "Residential (Group B)" ("R(B)") zone with a minor strip of land along the southern boundary within the "Government/ Institution or Community" ("G/IC") zone. Please refer to the extracts of the OZP at **Appendix 1**.

1.2 The Site occupies an area of about 345.13m^2.

1.3 There is a maximum plot ratio restriction of 5 within the subject R(B) zone. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio restriction may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

1.4 The Applicant, Speedy Action Development Limited, intends to re-develop the Site into a 20-storey (including basement) residential development with a proposed plot ratio of 6.

1.5 To this end, the Applicant would like to seek planning permission from the Town Planning Board for a minor relaxation of plot ratio restriction for residential development on the Site.

1.6 Lanbase Surveyors Limited has been commissioned to submit a planning application, on behalf of the Applicant, under section 16 of the Town Planning Ordinance (Cap. 131).

1.7 This Planning Statement serves to describe the existing conditions of the Site and its surrounding environment, to give details of the proposed development and to provide planning justifications for the Board's consideration.

3. PROPOSED DEVELOPMENT

3.1 Proposed Development

The proposed development comprises 20 storeys including 15 storeys of flats, 3 storeys of carpark (basement floor, G/F and 1/F), 2 storeys of E&M facilities. The G/F also provides an entrance lobby. Please refer to **Appendix 3** for the schematic development layout plan.

3.2 Development Parameters

The proposed development parameters are set out below :

Site Area	345.13m^2 (about)
No. of Block	1
No. of Storey	20 (including basement)
Total GFA	2,070.685m^2
Plot Ratio	6
Site Coverage (resi. floors)	36.16 %
Building Height	78.175mPD [65.1m (78.175mPD – 13.075mPD)]
No. of Residential Units	30 [average flat size = 69m^2 (about) (all flats would have a minimum saleable area of 26m^2)]
Parking Provision	- 1 loading and unloading bay (LGV) - 10 car parking spaces (incl. 1 disabled)

3.3 Building Set Back

The application site is designated "Residential – Zone 2" on the draft Ma Tau Kok and Kowloon City Outline Development Plan (ODP) No. D/K10/1C. According to the ODP, there is a 6m building line along and abutting Grampian Road to enhance the townscape of the area. In the proposed development, a 6m building setback has been provided to echo the intention of the ODP.

3.4 Private Open Space

The 6m setback is dedicated as private open space with landscaping and tree planting (4 nos.) to improve the environment. The open space accounts for about 58.44m^2 (excluding the vehicular access road) and is intended for public access at all times. No fence will be erected to separate such open space with the public road.

4. JUSTIFICATIONS

4.1 Provision of Building Setback

The application site is designated "Residential – Zone 2" on the draft Ma Tau Kok and Kowloon City Outline Development Plan (ODP) No. D/K10/1C. According to the ODP, there is a 6m building line along and abutting Grampian Road to enhance the townscape of the area. In the proposed development, a 6m building setback has been provided to echo the intention of the ODP. Please refer to the development layout plan at **Appendix 3**.

4.2 Provision of Private Open Space

The footpath along the existing Grampian Road is about 3m wide. To enhance the walkability and urban experience along Grampian Road, the 6m setback of our site is dedicated as private open space for public access at all times to blend in with Grampian Road. By increasing the width of the footpath for pedestrian use, it creates a generous, park-like transition zone that significantly alleviates pedestrian congestion and fosters a more comfortable, breathable environment for the community. This design transforms the pedestrian experience into a landscaped, inviting corridor that seamlessly blends private amenity with public benefit, thereby elevating the character of the streetscape and encouraging active, sustainable mobility in the neighborhood. Please refer to the development layout plan at **Appendix 3**.

4.3 Enhanced Landscape Design

Landscaping will be provided from G/F to 3/F of the proposed development with 4 nos. of trees on the G/F. In addition to the landscaped private open space on the G/F, a landscape façade will be provided at 2/F and 3/F. Planters will also be provided at 1/F. The landscaping facing Grampian Road could enhance the visual attractiveness of the development and create a pleasant atmosphere for pedestrians along Grampian Road.

4.4 Provision of Internal Carpark

In the existing development, open-air car parking is situated along the lot boundary abutting Grampian Road. Our proposal seeks to relocate some of the parking facilities to an internal basement and 1/F level. By transitioning to internal parking, the development will help mitigate noise and air pollution, thereby improving the acoustic and environmental quality for neighboring residents. With some of the parking spaces provided internally, the noise and air pollution arising from the engine ignition of the motor vehicles can be confined within the building envelope instead of adversely affecting the pedestrians in case of open car parking spaces.

4.5 Provision of Loading/ Unloading Space within Site

Furthermore, the existing development lacks dedicated loading and unloading facilities, necessitating the potential use of Grampian Road for such activities, which can impede public traffic flow. The proposed design addresses this deficiency by incorporating an on-site loading and unloading bay, which will ensure that all logistical activities are contained within the site. This reconfiguration eliminates reliance on the public road, thereby facilitating smoother vehicular traffic along Grampian Road and enhancing overall road safety and efficiency.

4.6 Enhanced Air Quality of the Environment

Grampian Road is a local distributor. The public footpath at Grampian Road is about 3m wide. Also taking consideration of the 6m building setback provided within the subject lot, the proposed building is at least 9m from the road traffic.

Therefore, it is anticipated that proper air ventilation can be maintained and there would be no adverse impact on the air quality in the surrounding.

4.7 No Adverse Visual Impact

The maximum building height permitted in the OZP is 80mPD. The proposed development would not exceed the maximum building height limit. Therefore, there would be no adverse visual impact induced by the proposed development.

4.8 No Adverse Sewerage Impact

A Sewerage Impact Assessment (SIA) (refer to **Appendix 4**) was conducted to assess sewerage impact of the proposed development. Based on the SIA results, it is found that the existing sewage system serving the area have sufficient capacity to cater for the sewage generated from the proposed development and the surrounding catchment areas. Adverse sewerage impacts are not anticipated, and thus no upgrading or improvement works are required.

4.9 No Adverse Traffic Impact

A Traffic Impact Assessment was conducted in respect of the proposed development. Please refer to **Appendix 5** for your reference. It is concluded that the Proposed Development will result in no adverse traffic impact to the surrounding road network. From traffic engineering grounds, the proposed development is acceptable.

4.10 No Insurmountable Noise Impact

A Noise Impact Assessment ("NIA") was conducted at **Appendix 6**. It can be concluded that there is no insurmountable fixed noise impact on the proposed development. Also, appropriate noise mitigation measures will be adopted to address any noise impact.

Enclosure

Updated Development Layout Plan
(Appendix 3 of the Planning Statement)
(4 copies)

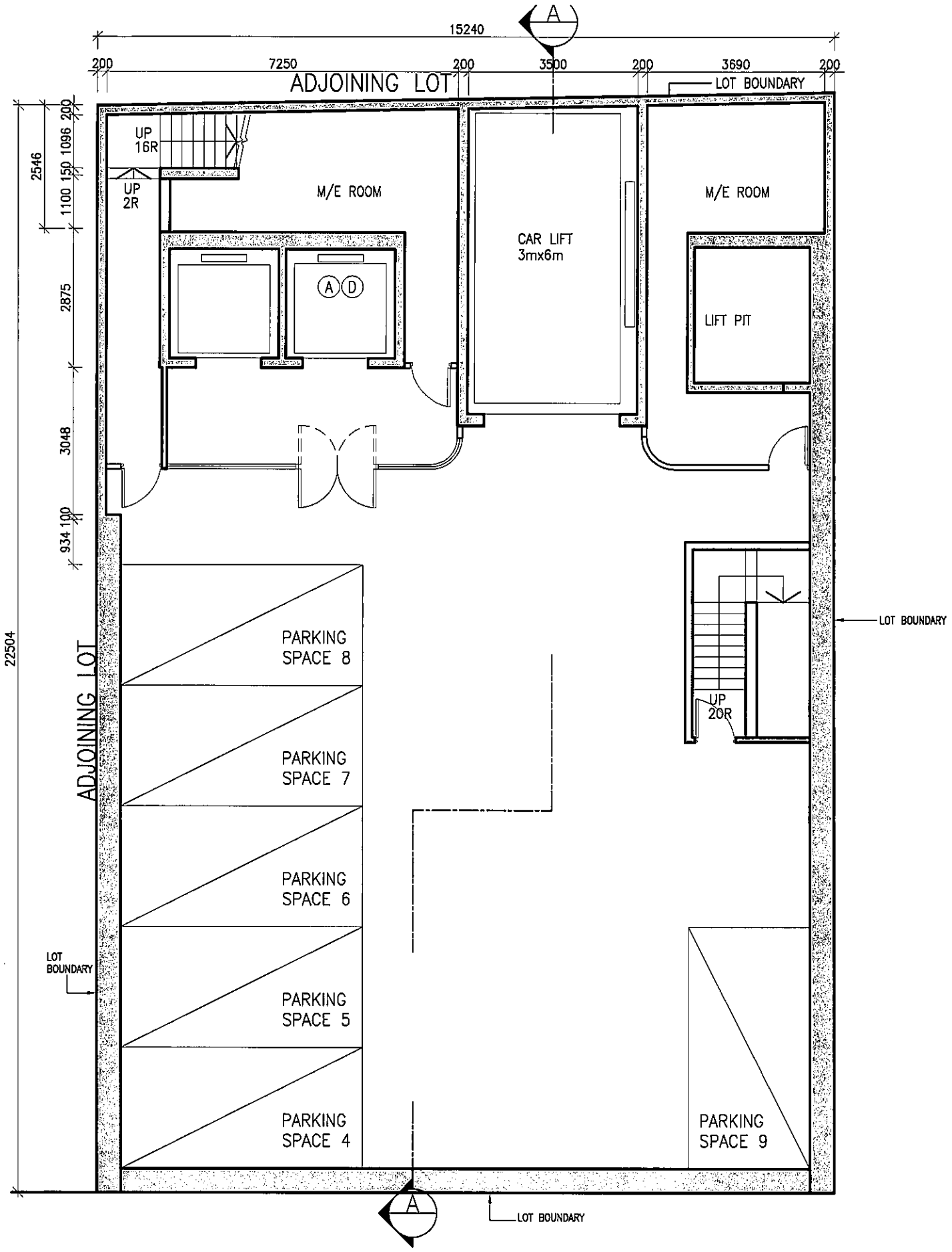
Proposed Schedule of Accommodation

Floor	Use	GFA
B/F	Carpark	-
	M/E Plant Room	-
G/F	Entrance Lobby	54.280 sm
	Carpark / M/E Plant Room	/
1/F	Lift Lobby + Staircase	49.920 sm
	M/E Plant Room / Carpark Carlift	/
2/F	Lift Lobby + Staircase	49.920 sm
	M/E Plant Room	/
3/F	Lift Lobby + Staircase	48.125 sm
	M/E Plant Room	/
4/F	Flats, Lift Lobby + Staircase	121.296 sm
5/F - 18/F	Flats, Lift Lobby + Staircase	124.796 sm/FL x 14FL = 1747.144 sm
	Total GFA	2070.685 sm

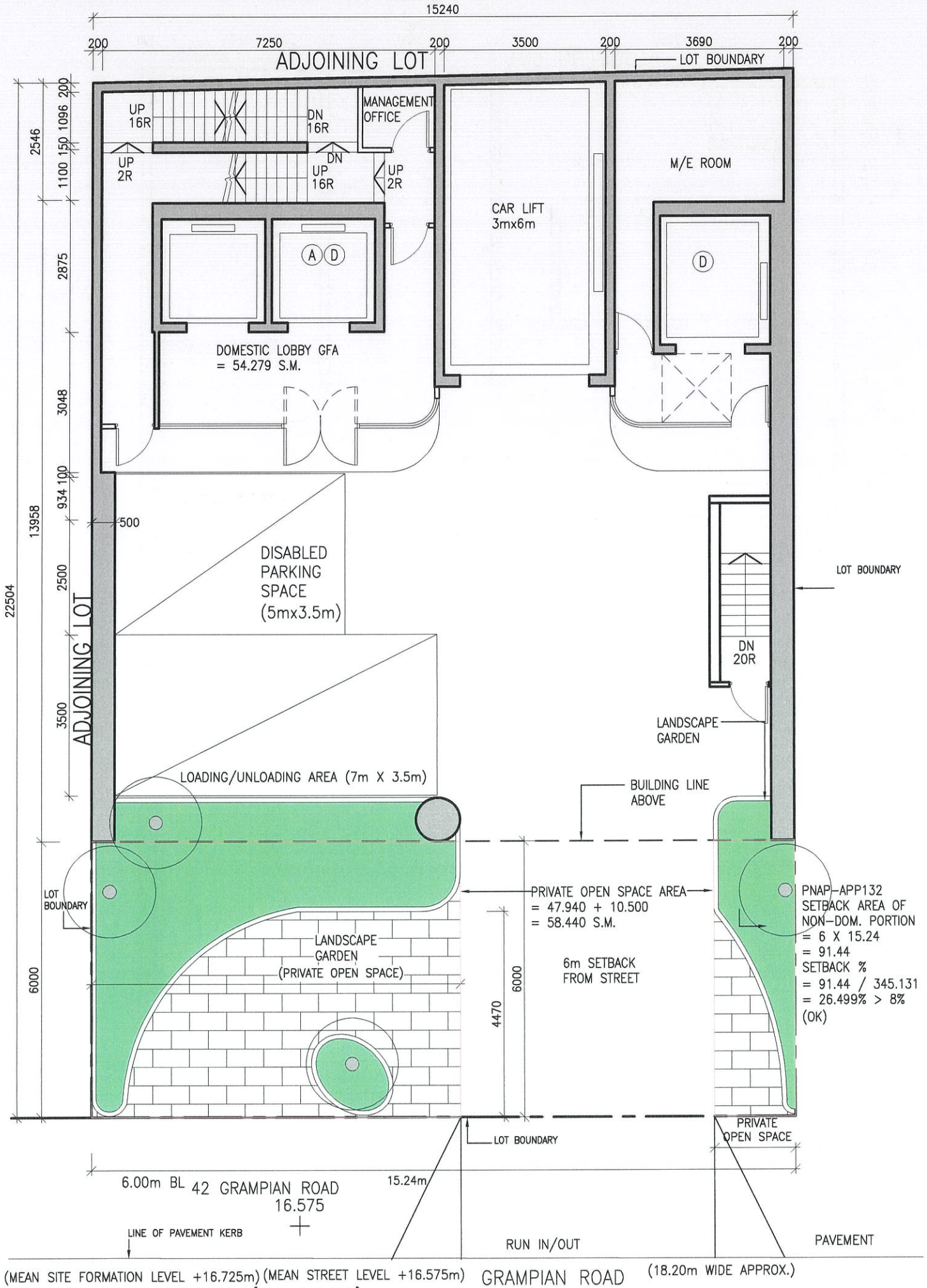
Proposed Non Domestic Site Coverage below 15 m = (16.5 x 15.24) sm ÷ 345.131 sm x 100%
= 73%

Proposed Domestic Site Coverage above 15 m = 124.796 sm ÷ 345.131 sm x 100%
= 36.160%

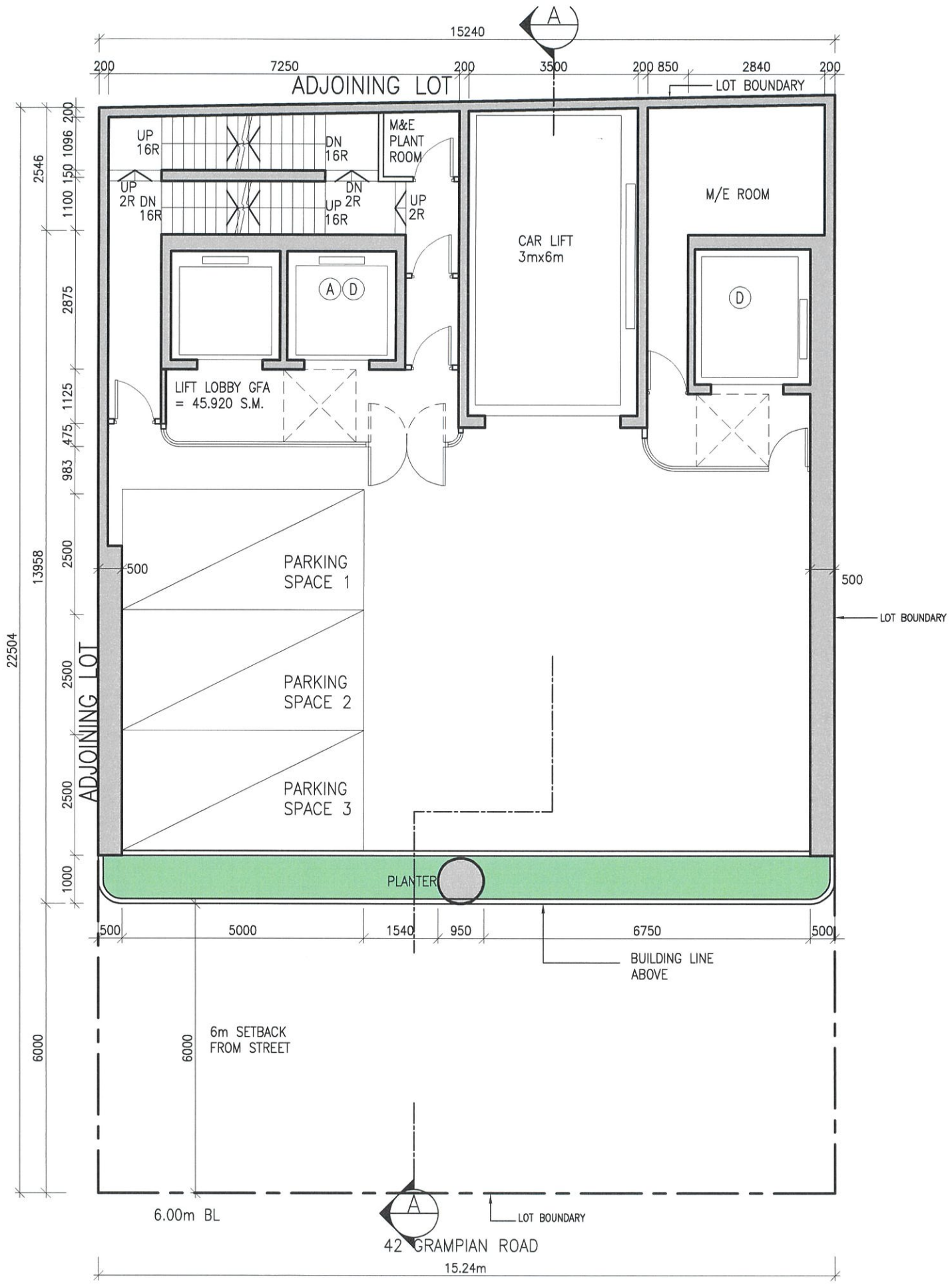
Proposed Domestic Plot Ratio = 2070.685 sm ÷ 345.131 sm
= 6



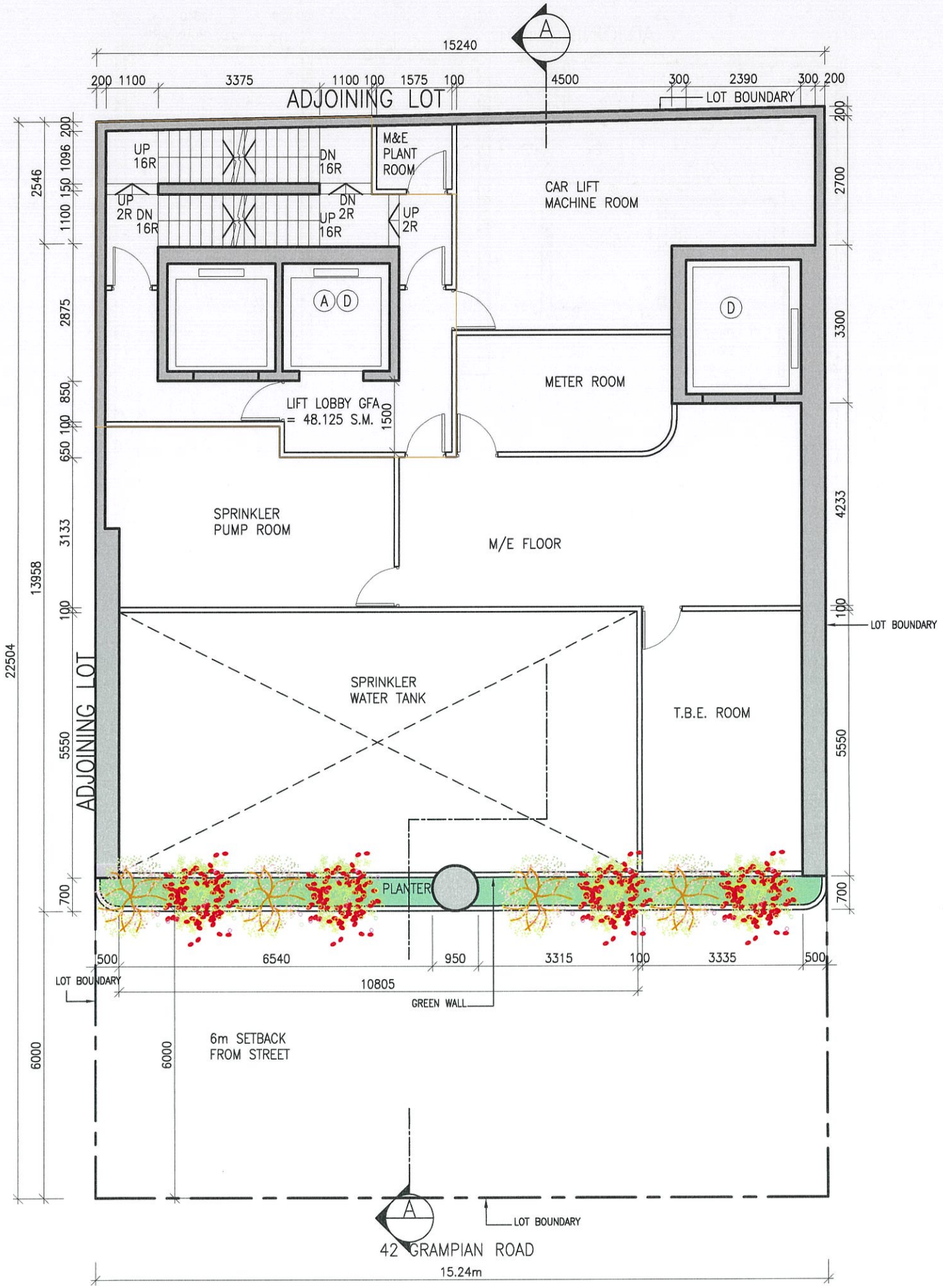
BASEMENT FLOOR PLAN (A4 1:100)



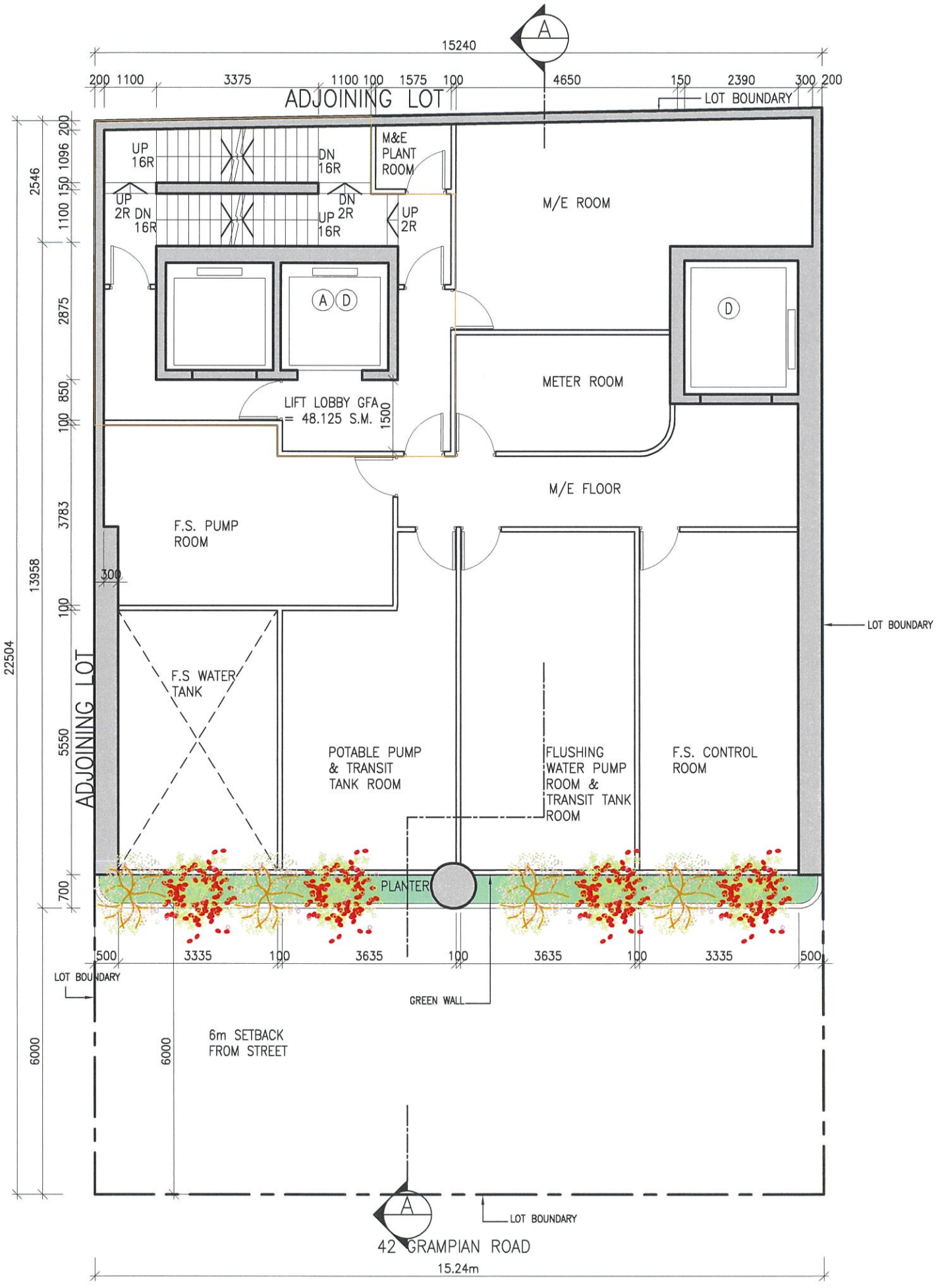
GROUND FLOOR PLAN (A4 1:100)



1ST FLOOR PLAN (A4 1:100)



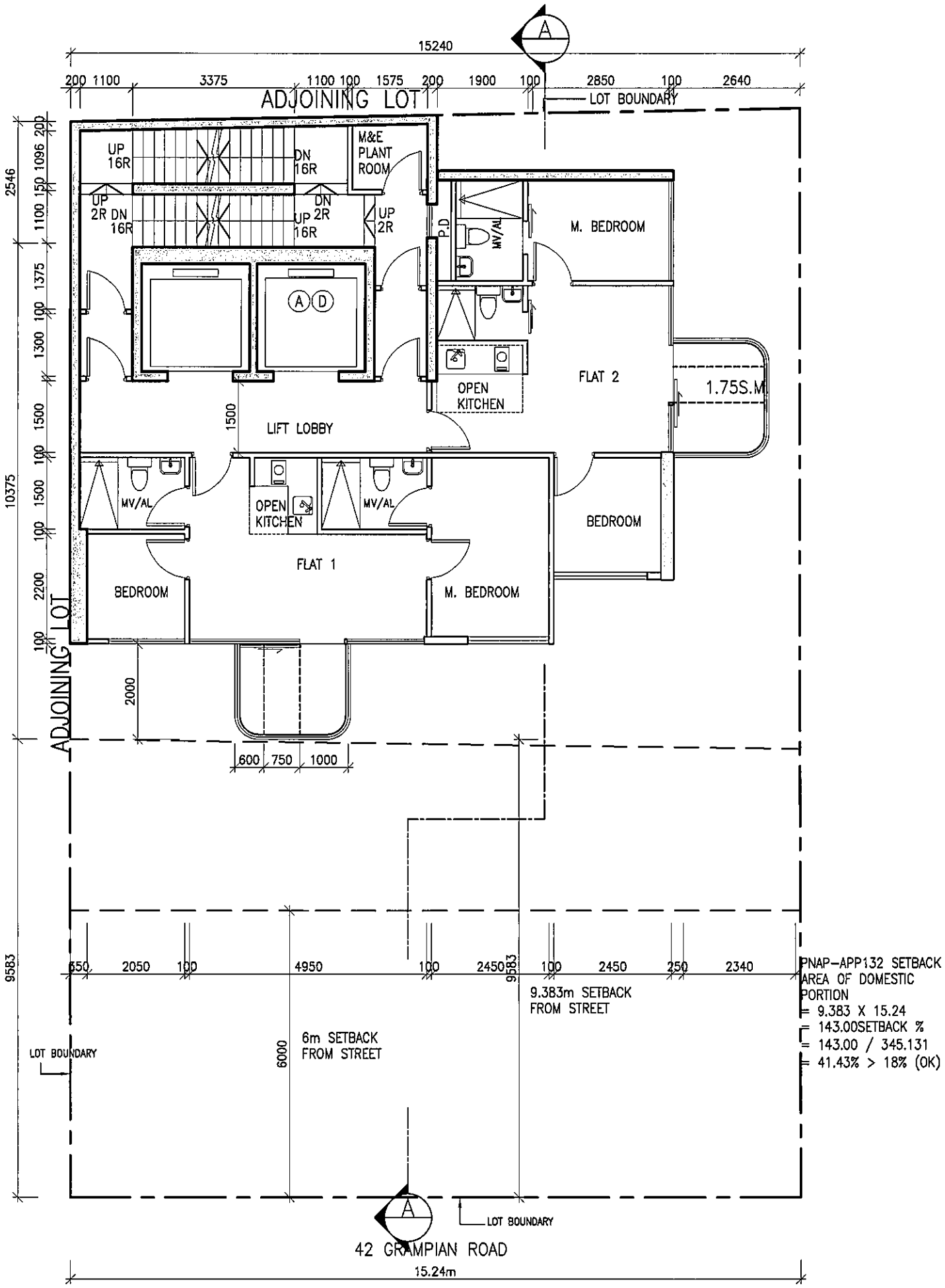
2ND FLOOR PLAN (A4 1:100)



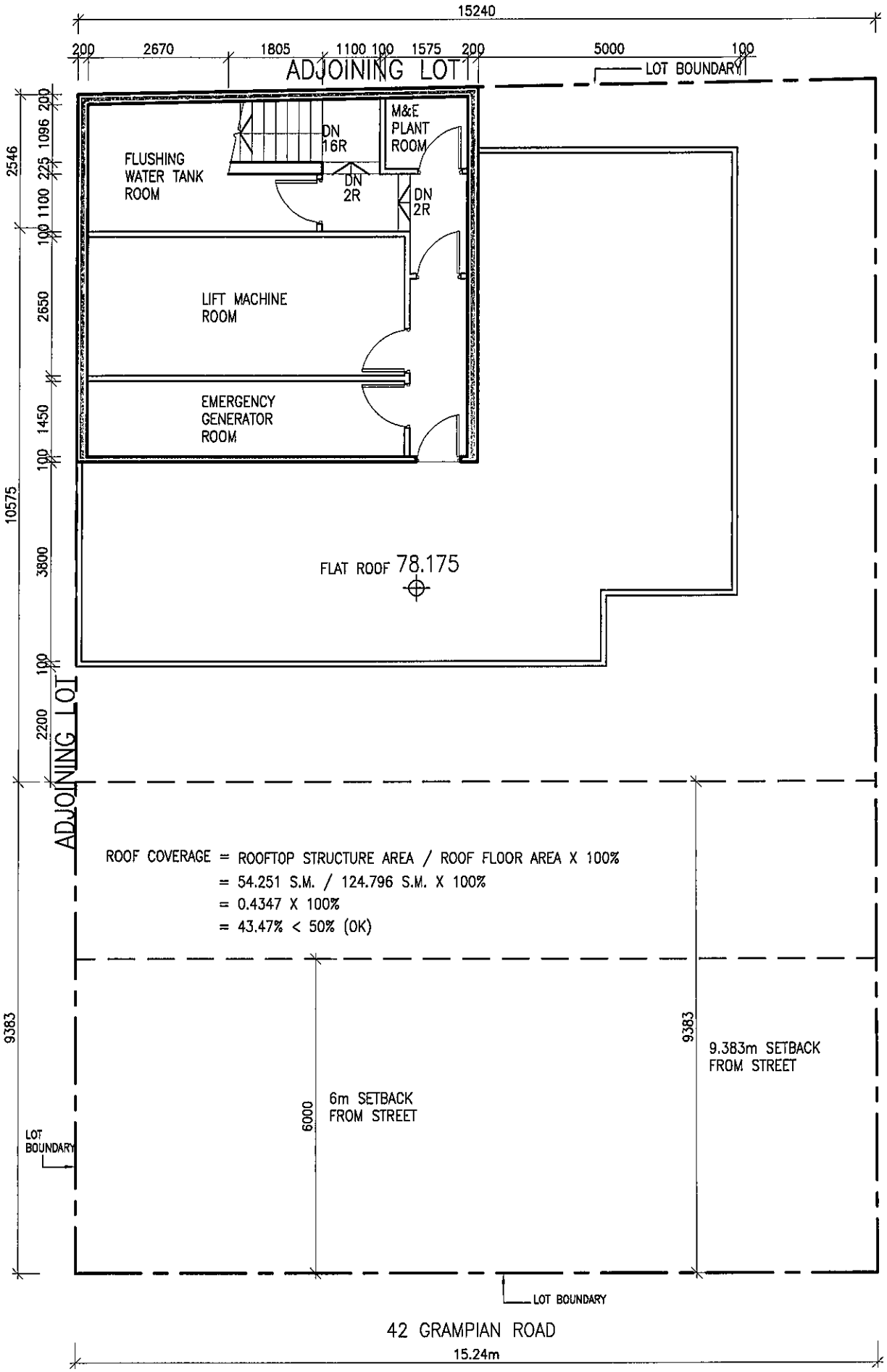
3RD FLOOR PLAN (A4 1:100)



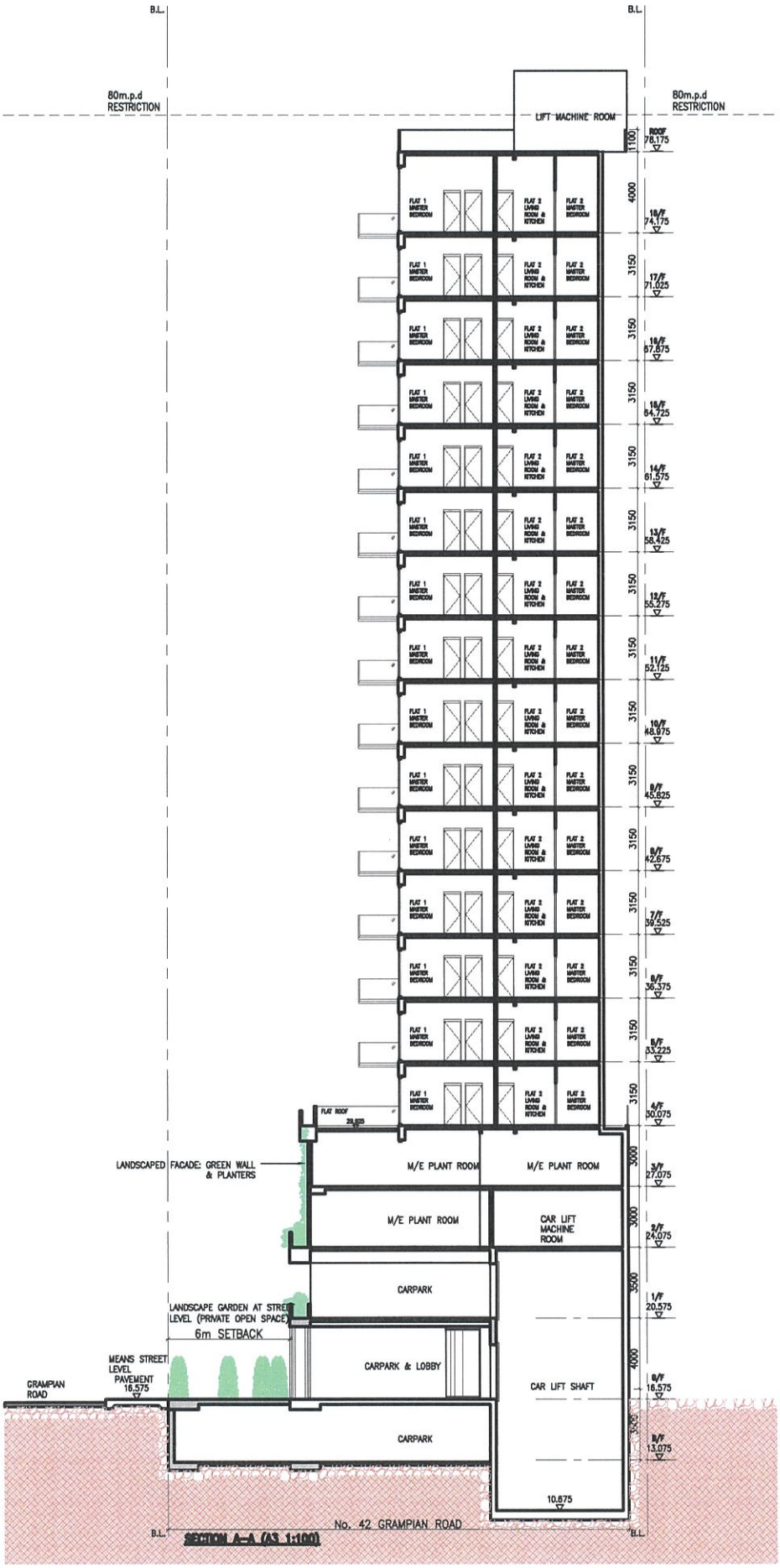
4 FLOOR PLAN (A4 1:100)

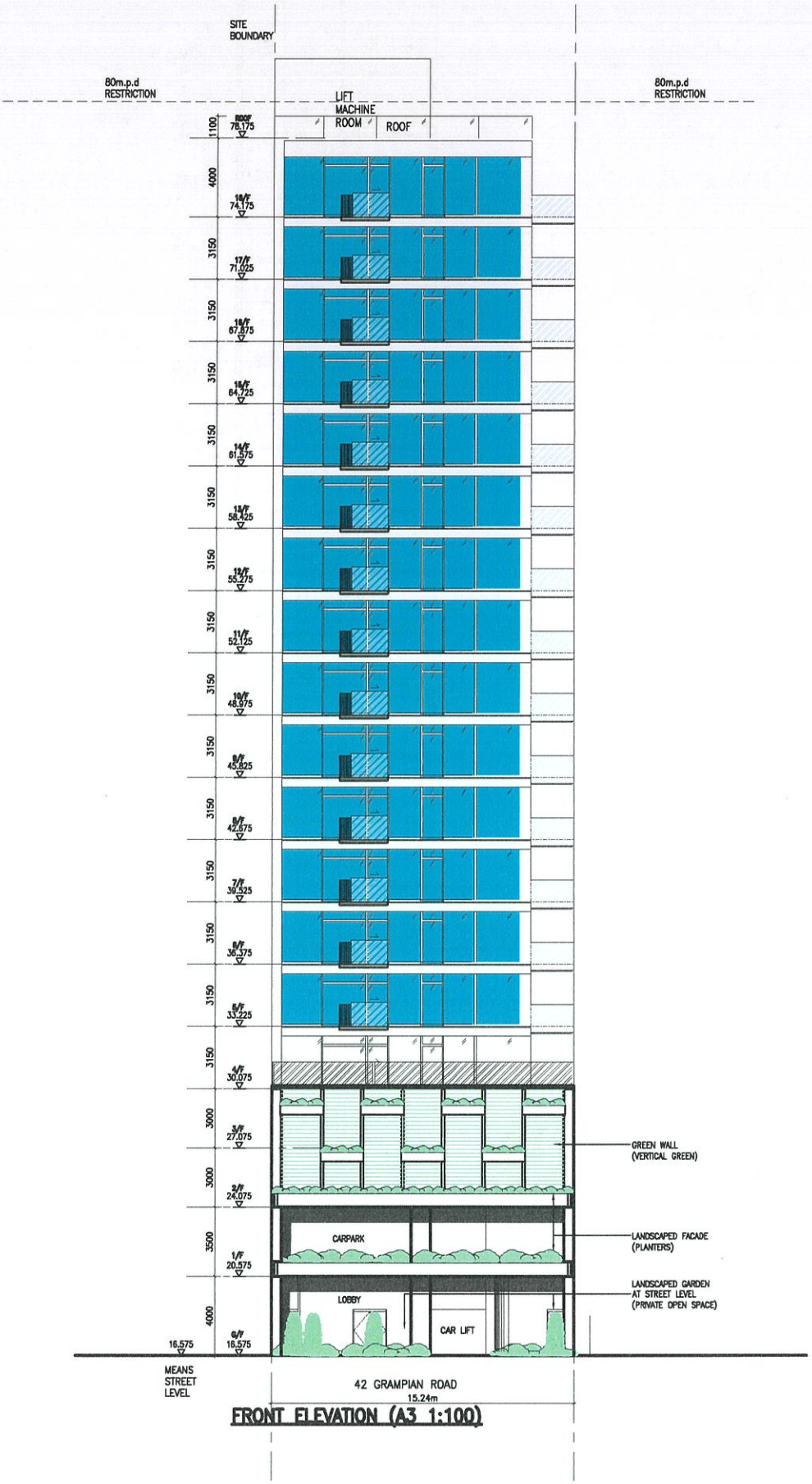


5-18 FLOOR PLAN (A4 1:100)



ROOF FLOOR PLAN (A4 1:100)


B.L.
B.L.
80m.p.d RESTRICTION
80m.p.d RESTRICTION
LIFT MACHINE ROOM
1100
ROOF 78.175
4000
18/F 74.175
3150
17/F 71.025
3150
16/F 67.875
3150
15/F 64.725
3150
14/F 61.575
3150
13/F 58.425
3150
12/F 55.275
3150
11/F 52.125
3150
10/F 48.975
3150
9/F 45.825
3150
8/F 42.675
3150
7/F 39.525
3150
6/F 36.375
3150
5/F 33.225
3150
4/F 30.075
FLAT ROOF 29.925
3000
3/F 27.075
3000
2/F 24.075
3500
1/F 20.575
4000
G/F 16.575
3000
B/F 13.075
LANDSCAPED FACADE: GREEN WALL & PLANTERS
M/E PLANT ROOM
M/E PLANT ROOM
M/E PLANT ROOM
CAR LIFT MACHINE ROOM
CARPARK
LANDSCAPE GARDEN AT STREET LEVEL (PRIVATE OPEN SPACE)
6m SETBACK
MEANS STREET LEVEL PAVEMENT 16.575
GRAMPIAN ROAD
CARPARK & LOBBY
CAR LIFT SHAFT
CARPARK
10.875
B.L.
No. 42 GRAMPIAN ROAD
B.L.
SECTION A-A (AS 1:100)



FRONT ELEVATION (A3 1:100)