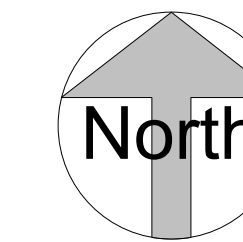




KEY:

	Parked Lorry
	Mound
	Grass
	Gate
	Existing Sloped Land
	Existing Coastal Path
	Proposed Coastal Path
	Existing Coastal Path Retained
	Boundary Line



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All works are to be carried out in accordance with the latest British Standards and Codes of Practice unless specifically directed otherwise in the specification.

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Refer to the relevant Construction (Design and Management) documentation where applicable.

All works on this drawing will be carried out by a competent contractor, working to an approved method statement.

rev: date: comment(s): issued by:

Status: **For Approval** RIBA Stage: **3**

Architecture
Consultancy
Interior Design
Landscape Design
Masterplanning

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Client: **Step Places**
Land at Rover Way
Cardiff
CF24 2RX

Job: **B8 Industrial Development**

Title: **Option 3**

Date: **2021-06-21** Scale @ A1: **1 : 2000**

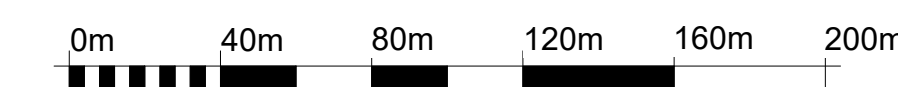
Drawn: **CR** Checked By: **RND** Authorised By: **NSL**

Job Number	Originator	Number	Role	Zone	Level	Type	Revision
A21021	SASA	90103	A	ZZ	XX	DR	

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Technical Information:

UNIT 1	7117.9 sqm
UNIT 2	1611.6 sqm
UNIT 3	10,000 sqm
UNIT 4	10,000 sqm
UNIT 5	10,000 sqm
UNIT 6	10,000 sqm
TOTAL UNIT AREA	TOTAL: 48,729.5 sqm
TOTAL Parking	TOTAL: 237 Parking (Including Disabled)
TOTAL Bikes	TOTAL: Minimum 100 long stay and 50 short stay



VISUAL SCALE 1:2000 @ A1

00 - Proposed Masterplan (Option 3)
1 : 2000

Print Date: 25/06/2021 10:19:03