Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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Revisions: Drawn/Chkd: Date:

PHASE 3A				
	GIA			GEA
Ut.	GF (m²)	FF (m²)	Total (m² / ft²)	Total (m² / ft²)
8.	2,294	405	2,699 / 29,051	2,817 / 30,321
9.	1,624	286	1,910 / 20,559	1,996 / 21,484
SUB			4,609 / 49,610	4,813 / 51,806
PHASE 3B				
10.	2,159	296	2,455 / 26,425	2,546 / 27,404
11.	2,313	409	2,722 / 29,299	2,831 / 30,472
12.	4,437	606	5,043 / 54,282	5,214 / 56,123
SUB			10,220/11,0007	10,591/114,000
TOTAL			14,829/159,618	15,404/166,074

KEY

- PHASE 3A / 3B BOUNDARY
- SOFT LANDSCAPE
- TARMACADAM SURFACING
- BRUSHED CONCRETE SERVICE YARD
- NATURAL BLOCK PAVING TO VEHICLE PARKING BAYS
- CHARCOAL BLOCK PAVING TO VEHICLE AREAS
- CHARCOAL BLOCK PAVING TO PEDESTRIAN AREAS
- WELL CONSOLIDATED GRAVEL
- RETAINING WALL. HANDRAIL TO TOP OF WALL
- 2.4m HIGH SECURITY FENCE
- TWO TIER CYCLE SHELTER - PROVIDING 20 SPACES PER SHELTER
- DOUBLE ELECTRIC VEHICLE CHARGING POINTS / DUCTS FOR FUTURE POINT (10%)
- DUCTS FOR FUTURE DOUBLE CHARGING POINTS (20%)
- CAR SHARE PARKING SPACES (5%)
- DROP KERB
- PROPOSED TREES
- EXISTING TREES TO BE RETAINED
- EXISTING TREES APPROVED FOR REMOVAL UNDER OUTLINE CONSENT
- INDICATIVE LOCATION OF BAT BOXES (AS PER ECOLOGIST SURVEY)
- INDICATIVE LOCATION OF BIRD BOXES (AS PER ECOLOGIST SURVEY)
- PEDESTRIAN PRIORITY ROUTE

PARKING PROVISIONS:

Layout proposes a total of 342 car parking spaces.

Unit 8 - 62 car parking spaces.
Unit 9 - 41 car parking spaces.
Unit 10 - 42 car parking spaces.
Unit 11 - 62 car parking spaces.
Unit 12 - 135 car parking spaces.

CYCLE STORAGE PROVISIONS:

The layout proposes a total storage for 100 cycles across the site.

0 10 20 30 40 50 100m

Scale 1:1000

PRC

Architecture
Landscape
Town Planning
Masterplanning
Urban Design

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Client: HAVANT SARL

Project: LANGSTONE PHASE 3A / 3B

Drawing Title: MASTERPLAN

Job No: 11747 Project Stage: PL Status: PLANNING
First Issue Date: MAY 26 Scale: @A1 1:1000 Lead/Checked: ME

Project: Originator: Zone: Level: Type: Role: Drg. No: Rev:
- - - - - - 003 -

BIM File Name: