

By Department Legend

- Circulation
Office
WC

Area Schedule (GIA)			
Level	Name	Area	
		Metric	Imperial
Level 0	GF GIA	2,400.00 m²	25,833 ft²
1		2,400.00 m²	25,833 ft²
Level 1	FF GIA	400.00 m²	4,306 ft²
1		400.00 m²	4,306 ft²

0m 2m 4m 6m 8m
VISUAL SCALE 1:100 @ A1

Drawing Status

PLANNING

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SOFTWARE INTEROPERABILITY
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Hazard Identification

ref	hazard	date
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PROJECT NOTES

- Proposals or information contained on this drawing to be used for **"TENDERING"** purposes and **NOT** for procurement or associated construction works.
- Design information indicated on this drawing is to be used solely for **COORDINATION** purposes.
- Development proposals are to be read in conjunction with all referenced drawings and documents.
- Soft Landscaping shown is indicative, refer to Landscape Architect design for full details.
- Any proposed levels are indicative and subject to change to suit Engineered

REFERENCE DRAWINGS

AV-XX-DR-A-0101 - Site Location Plan
AV-XX-DR-A-0202 - Site Constraints Plan
AV-XX-DR-A-0501 - Site Plan as Proposed
AV-XX-DR-A-0502 - Proposed Site Surfaces & Boundary Treatments
AV-XX-DR-A-0503 - Proposed Bike Store & Cycle Store

Refer to 20 Series For Building GA Plans
Refer to 21 Series For Building GA Elevations
Refer to 22 Series For Building GA Sections

Gross Internal Area (GIA) Requirements

- Development proposals comprise of the following GIA accommodation. Check measurements will be recorded as listed below and as depicted on the floor plans.

Warehouse Area: dimensions taken to inside face of sheeting rails.

Office Area: dimensions taken to internal finished faces of perimeter wall linings.

- For contractual requirements on Building Areas and schedule of minimum GIA's refer to the 'Employers Requirements' document.

- GIA dimensions on this drawing are target values only. **Employer's Requirements** to achieve minimum GIA accommodation shall **take precedence**.

- The contractor's designers are to provide 'Measurement Plans' for Employer approval. These shall confirm how GIA requirements will be achieved.

- ALL dimensions indicated are subject to change during detailed design of structural steel frame and Building Envelope systems. Full coordination required with all relevant subcontractors / specialists.

P2 Planning Issue (Full App)	BE 06.12.21	DC
P1 Planning Issue (Consultation)	BE 25.08.21	DC
Rev	Revision Details	Drawn Date Checked

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Project Management • Architecture • Building Surveying • Cost Consultancy

Client
Village Bakery

Project
Village Bakery
Wrexham Industrial Estate

Drawing Title
GA First Floor Plan as Proposed

Status Purpose of Issue
S2 SUITABLE FOR INFORMATION

Drawn by BE Created August 21

C4 Job no. 21077 Scale 1 : 100 @ A1

Drg no. 21077-C4P-V1-XX-DR-A-2002 Rev P2