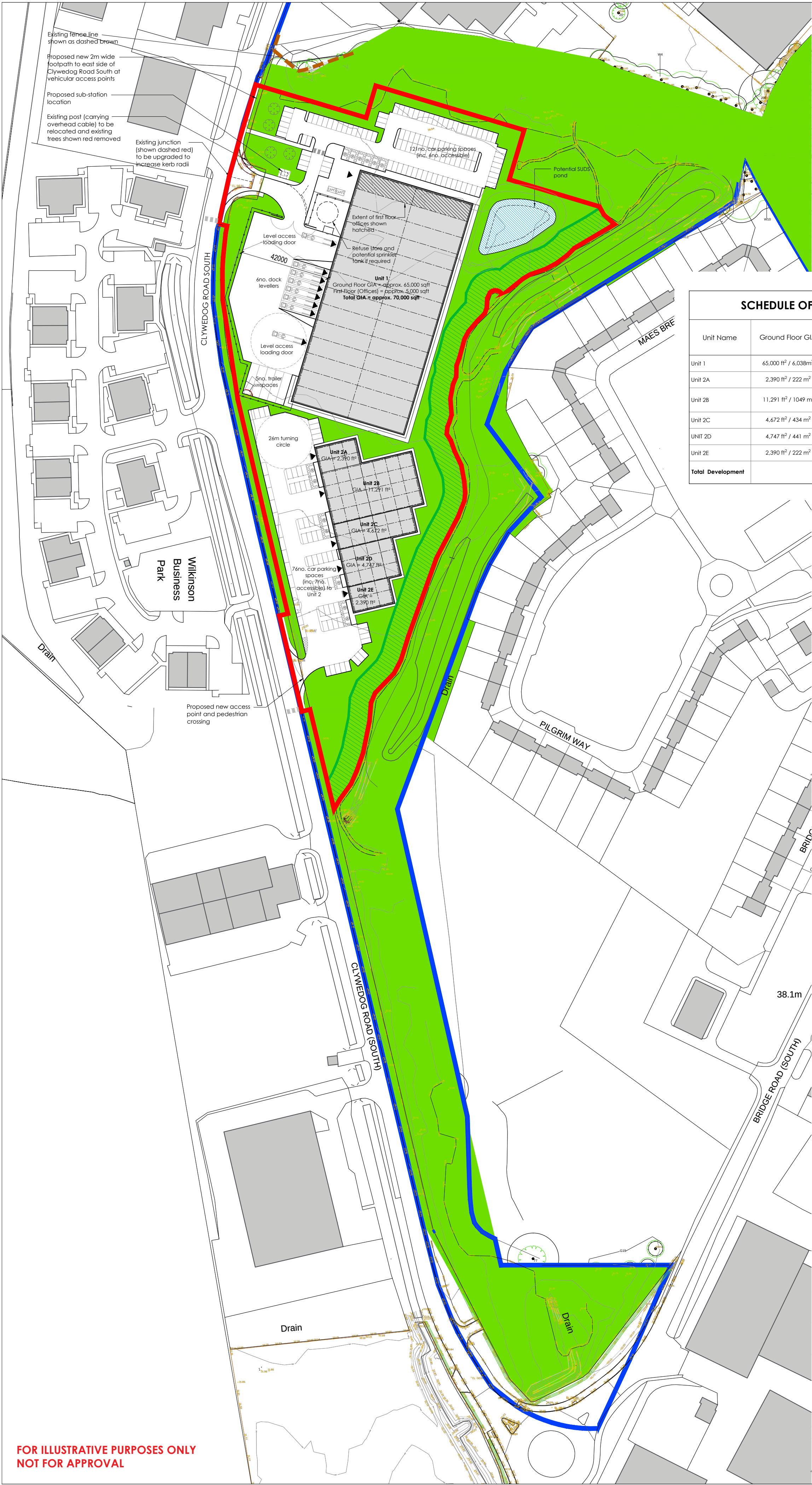


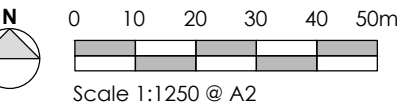


- NOTES**
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the architect before any work commences.
 - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
 - This drawing shall not be reproduced without express written permission from AEW.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
 - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
 - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: XX/XX/XXXX
Principal Designer: XXX

Unless noted below, all known hazards have been highlighted on the drawing.



SCHEDULE OF ACCOMMODATION

Unit Name	Ground Floor GIA	First Floor (Offices) GIA	Overall GIA
Unit 1	65,000 ft ² / 6,038m ²	5,000 ft ² / 464 m ²	70,000 ft ² / 6,502 m ²
Unit 2A	2,390 ft ² / 222 m ²	N/A	2,390 ft ² / 222 m ²
Unit 2B	11,291 ft ² / 1049 m ²	N/A	11,291 ft ² / 1049 m ²
Unit 2C	4,672 ft ² / 434 m ²	N/A	4,672 ft ² / 434 m ²
Unit 2D	4,747 ft ² / 441 m ²	N/A	4,747 ft ² / 441 m ²
Unit 2E	2,390 ft ² / 222 m ²	N/A	2,390 ft ² / 222 m ²
Total Development			95,490 ft² / 8,871 m²

- Landscape buffer offset
- Areas of existing vegetation and woodland to be retained and areas of proposed soft landscaping
- Red line site boundary = 7.45 acres / 3.01 ha

P7	04/04/2019	DOH	AR	Unit 2B floorspace reduced and parking provision increased
P6	02/04/2019	ZF	DOH	South turning circle omitted and access amended to reduce width. Fence to plot north of site made more prominent. Parking provision increased and notes updated
P5	22/11/18	TF	DOH	Existing tree positions corrected
P4	19/11/18	TF	DOH	Potential SUDS pond size and location updated to reflect Integra's drawing:3036-5.01-P1
P3	12/11/18	TF	DOH	Layout updated to highways comments. Ownership boundary updated to reflect Title WA808746.
P2	06/11/18	TF	DOH	Red line boundary amended
P1	22/10/18	ES	DOH	Initial Issue
REV	Date	Drawn by: -	Checked by: -	Status
S2				For Information
drawing stage				Planning
client				FI Real Estate Management Ltd

project
Clywedog Road South
Wrexham
Site 5b

drawing title
Illustrative Site Masterplan

date 22/10/18 drawn ES
scale@A2 1:1250 checked DOH

**FOR ILLUSTRATIVE PURPOSES ONLY
NOT FOR APPROVAL**