

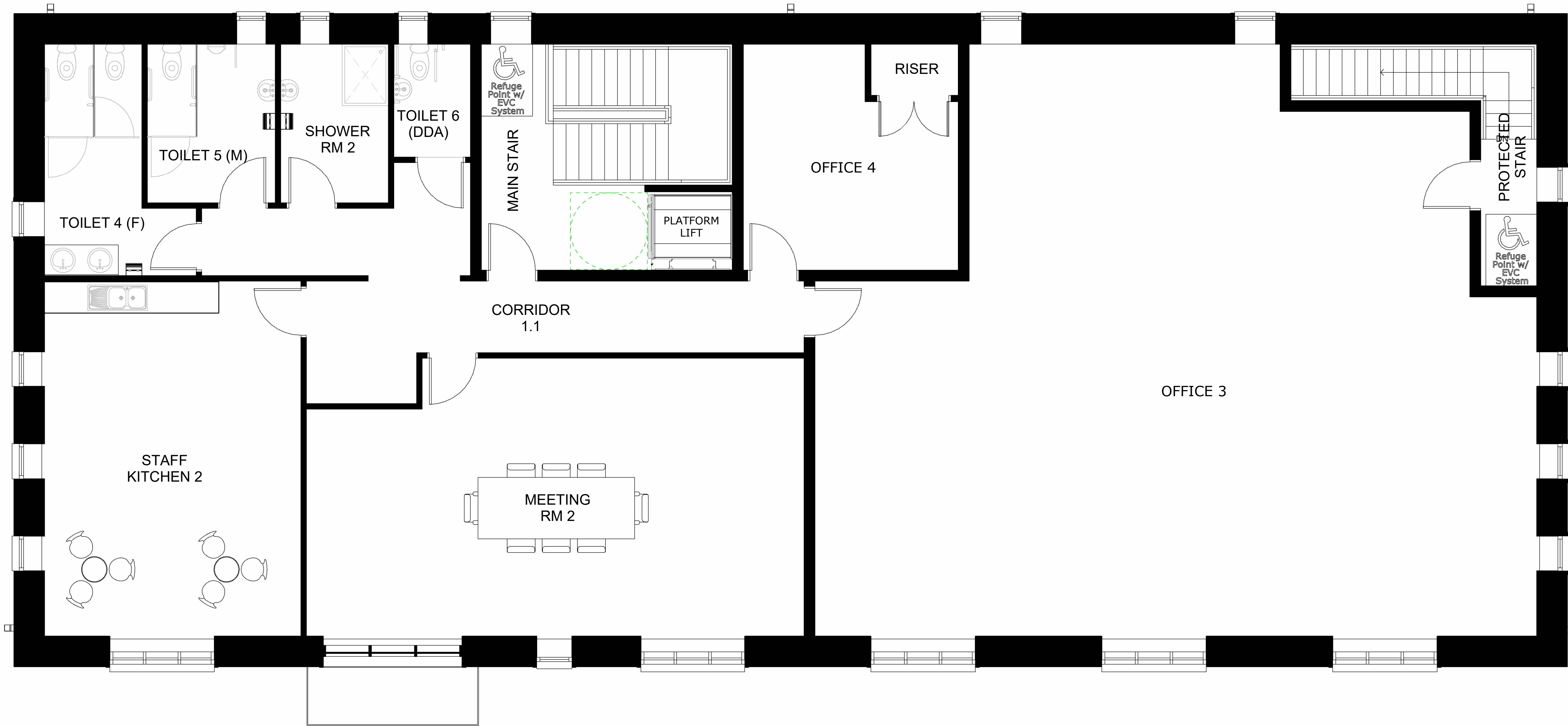
General Notes:

- This drawing is to be read in conjunction with all relevant engineers' and specialists' drawings, as well as all other pertinent documents.
- The size and position of the solar panels are shown for indicative purposes only. The exact size and position are to be confirmed by the specialist.
- External lighting is shown for indicative purposes only. The exact style and position are to be confirmed by the specialist.

Area Schedule (Gross Building)	
Name	Area
Ground Floor	381 m ²
First Floor	386 m ²
767 m ²	



THIS SCHEME IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL DIMENSIONS, SITE LEVELS AND AREAS WHERE GIVEN ARE APPROXIMATE AND SUBJECT TO SITE SURVEY UNLESS STATED OTHERWISE. ALL DIMENSIONS MUST BE CHECKED ON SITE. DO NOT SCALE OFF THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS AND/OR SPECIALISTS DRAWINGS OR DOCUMENTS. 'SAURO ARCHITECTURAL DESIGN' MUST BE NOTIFIED OF ANY VARIATIONS OR DISCREPANCIES BEFORE THE AFFECTED WORK COMMENCES. ALL QUERIES RELATING TO DESIGN OF FOUNDATIONS, FLOOR SLABS AND ANY OTHER STRUCTURAL ELEMENTS ARE TO BE REFERRED TO THE STRUCTURAL ENGINEER FOR CLARIFICATION.



1 First Floor Plan
1 : 50

PRELIMINARY



Rev.	Description	By	Date
PURPOSE OF ISSUE			
for Review			
SAURO ARCHITECTURAL DESIGN LTD 9 Elliston Terrace, Carmarthen, SA31 1HA Tel : (01267) 233 684 Email: design@sauro.co.uk © Drawing Copyright Sauro Architectural Design			
Client Wales & West Utilities			
Project Title New Office Development (B1) Land to North of Phenix House Buchanan Way Newport			
Drawing Title First Floor Plan			
Scale (on A1) As indicated		Sheet Size A1	
Date 02/10/2025	Drawn by 003	Checked by 001	
Job No. 1350	Drawing No. P.B.02	Revision	