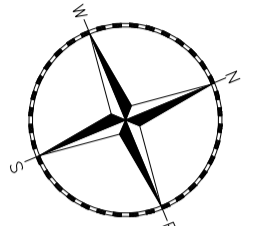
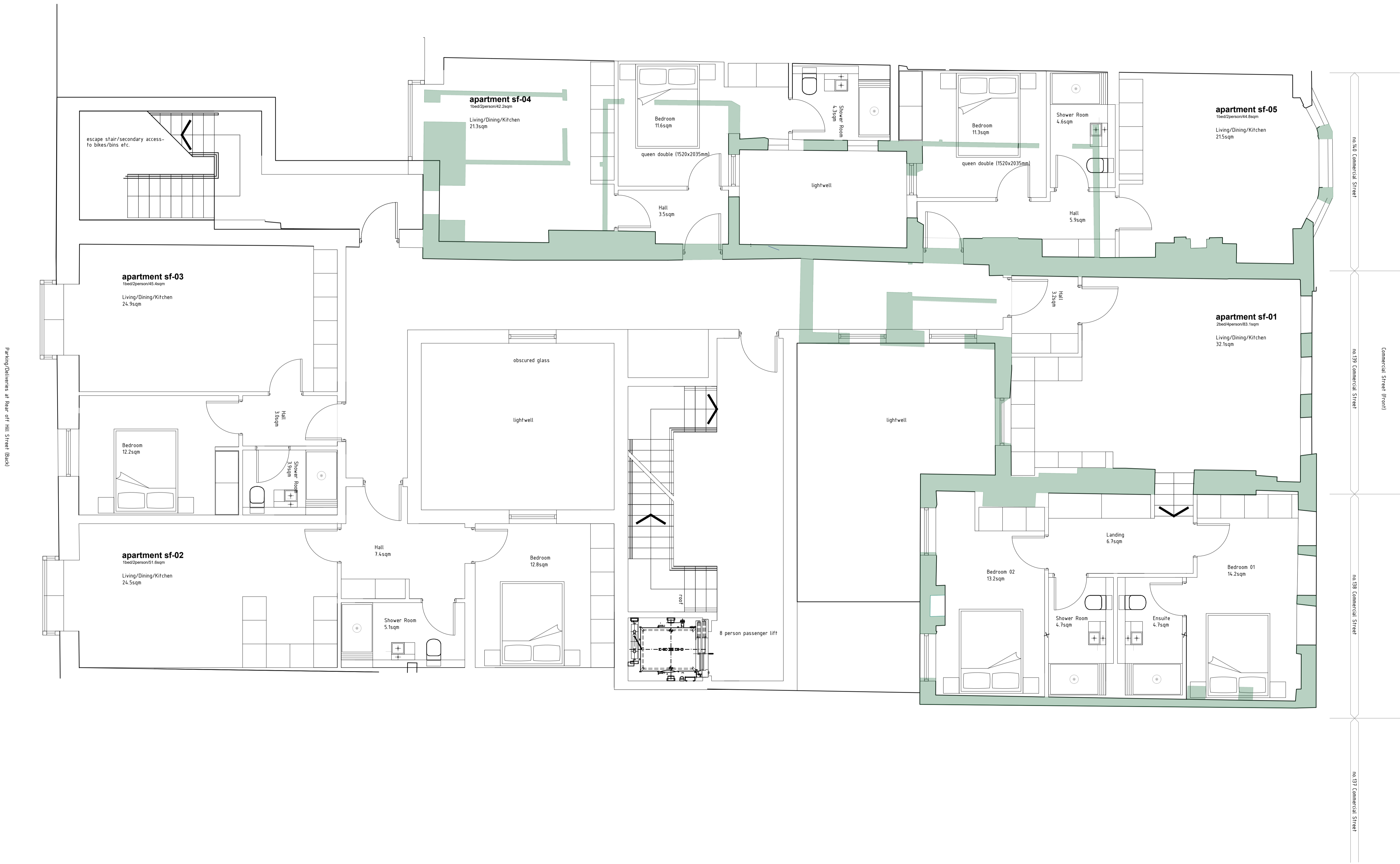


# FOR PLANNING PURPOSES ONLY

PRIOR TO COMMENCEMENT OF WORKS ON SITE AND WITH ADVANCED NOTICE,  
 CLIENT-CONTRACTOR TO SUBMIT APPLICATION TO WELSH WATER AND A BUILDING NOTICE  
 APPLICATION TO BUILDING CONTROL. NO WORKS TO COMMENCE UNTIL APPROVALS GRANTED.



THE DRAWINGS RELATE TO THE PROPOSED WORKS AT:  
 137-140 COMMERCIAL STREET,  
 NEWPORT NP20 1LN.

FOR STRUCTURAL DETAILS PLEASE REFER TO CLIENT APPOINTED STRUCTURAL ENGINEERS DESIGN AND FULL SPECIFICATION.

THE DRAWING HAS BEEN PRODUCED FOR PLANNING PURPOSES ONLY.

CONTRACTOR MUST ENSURE A FULL BUILDING CONTROL APPLICATION IS SUBMITTED PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE.

ALL DEMOLITION WORKS SUBJECT TO STRUCTURAL ENGINEERS APPROVAL AND FULL DESIGN AND SPECIFICATION.

ALL PLANNING CONDITIONS TO BE APPROVED PRIOR TO COMMENCEMENT OF RELATED WORKS.

DRAINAGE DETAILS ARE INDICATIVE ONLY. CLIENT APPOINTED SPECIALIST TO PROVIDE DESIGN AND TO BE APPROVED BY BUILDING CONTROL AND WELSH WATER - PRIOR TO INSTALLATION.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE, BEFORE COMMENCEMENT OF ANY WORKS, ANY ANOMALIES MUST BE REPORTED. DO NOT SCALE FROM DRAWINGS, FIGURED DIMENSIONS ONLY TO BE USED.

EXISTING WALLS

REVISION NOTE:

DRAWING STATUS:	PLANNING
CLIENT:	Meanwhile Creative
PROJECT:	137-140 COMMERCIAL STREET NEWPORT, NP20 1LN

**franks + toms**  
**ARCHITECTS**

DRAWING TITLE:  
 SECOND FLOOR PLAN  
 COMPARATIVE EXISTING vs PROPOSED

JOB NUMBER:	BY:	CHK:	DATE:
3058	SQ	SF	MAR 2022
DRAWING NUMBER:	REV:	SCALE:	
(23) 302	*	1:50 @ A1	

**Franks and Toms Architects Limited**  
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 T 02920 390099 E info@franksandtoms.com  
 www.franksandtoms.com

COMPARATIVE SECOND FLOOR PLAN  
 (Scale 1:50 @ A1)  
 0 500 1000 1500 2000 2500mm  
 ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE