



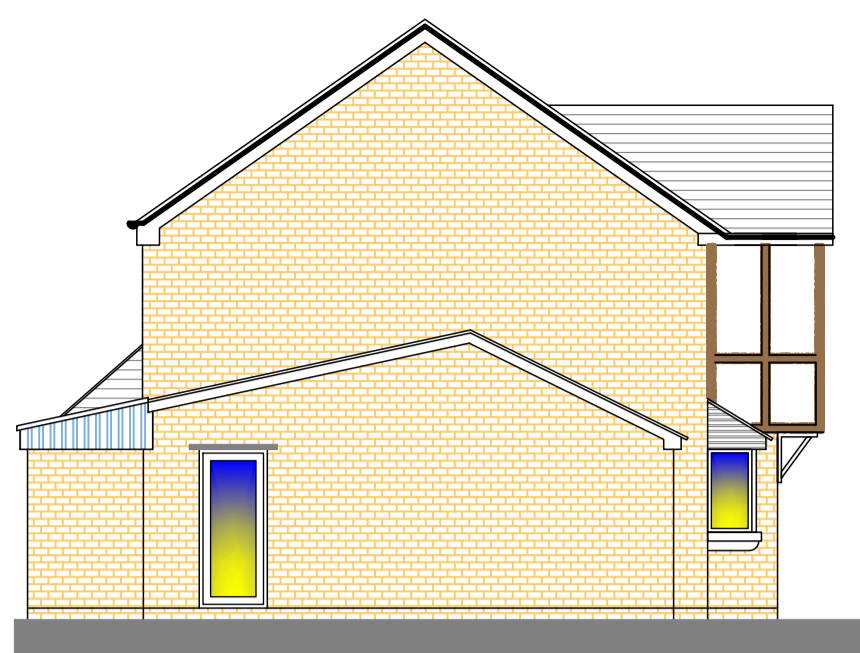
**EXISTING SIDE ELEVATION**  
SCALE 1:100



**EXISTING FRONT ELEVATION**  
SCALE 1:100



**EXISTING REAR ELEVATION**  
SCALE 1:100

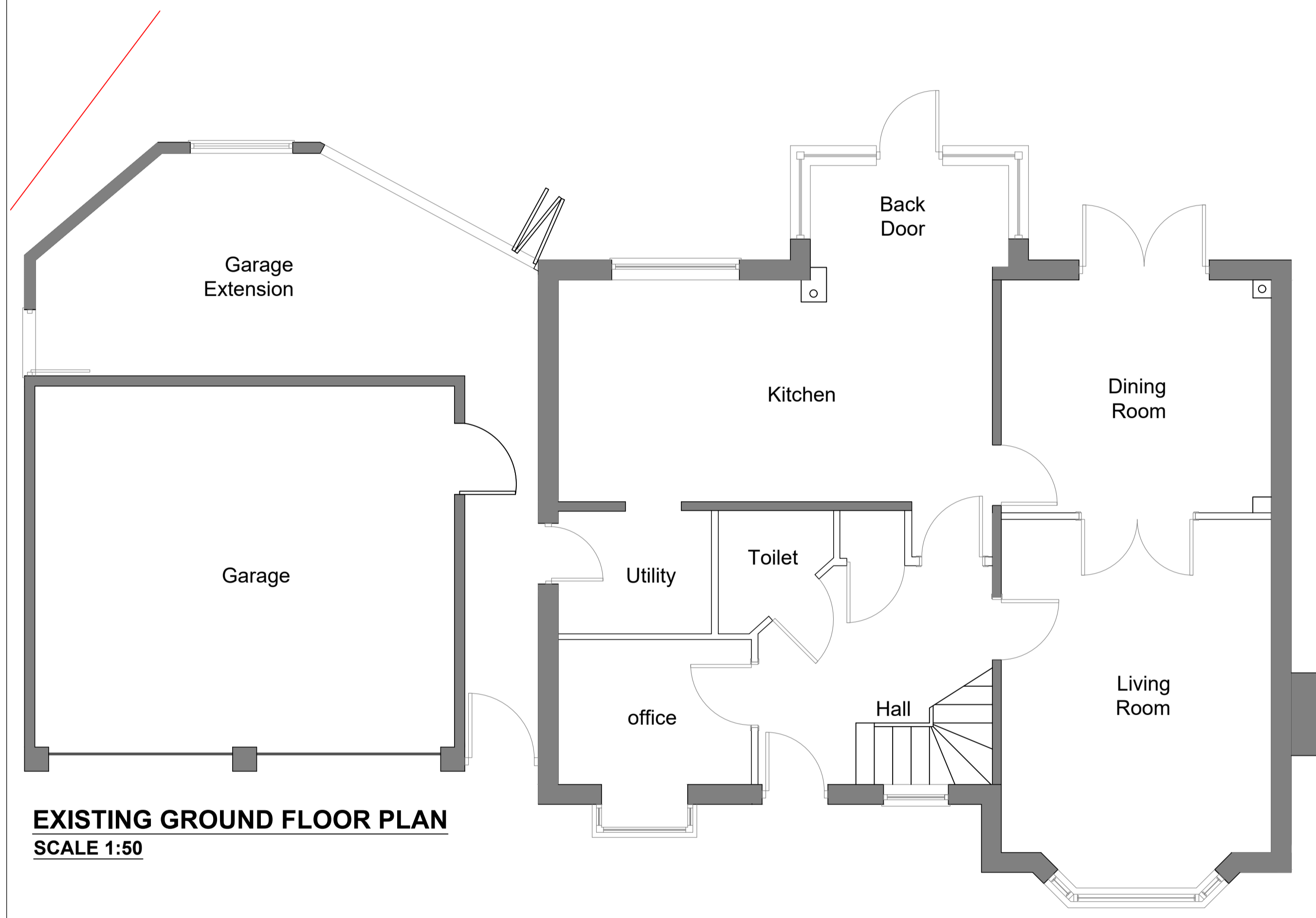


**EXISTING SIDE ELEVATION**  
SCALE 1:100

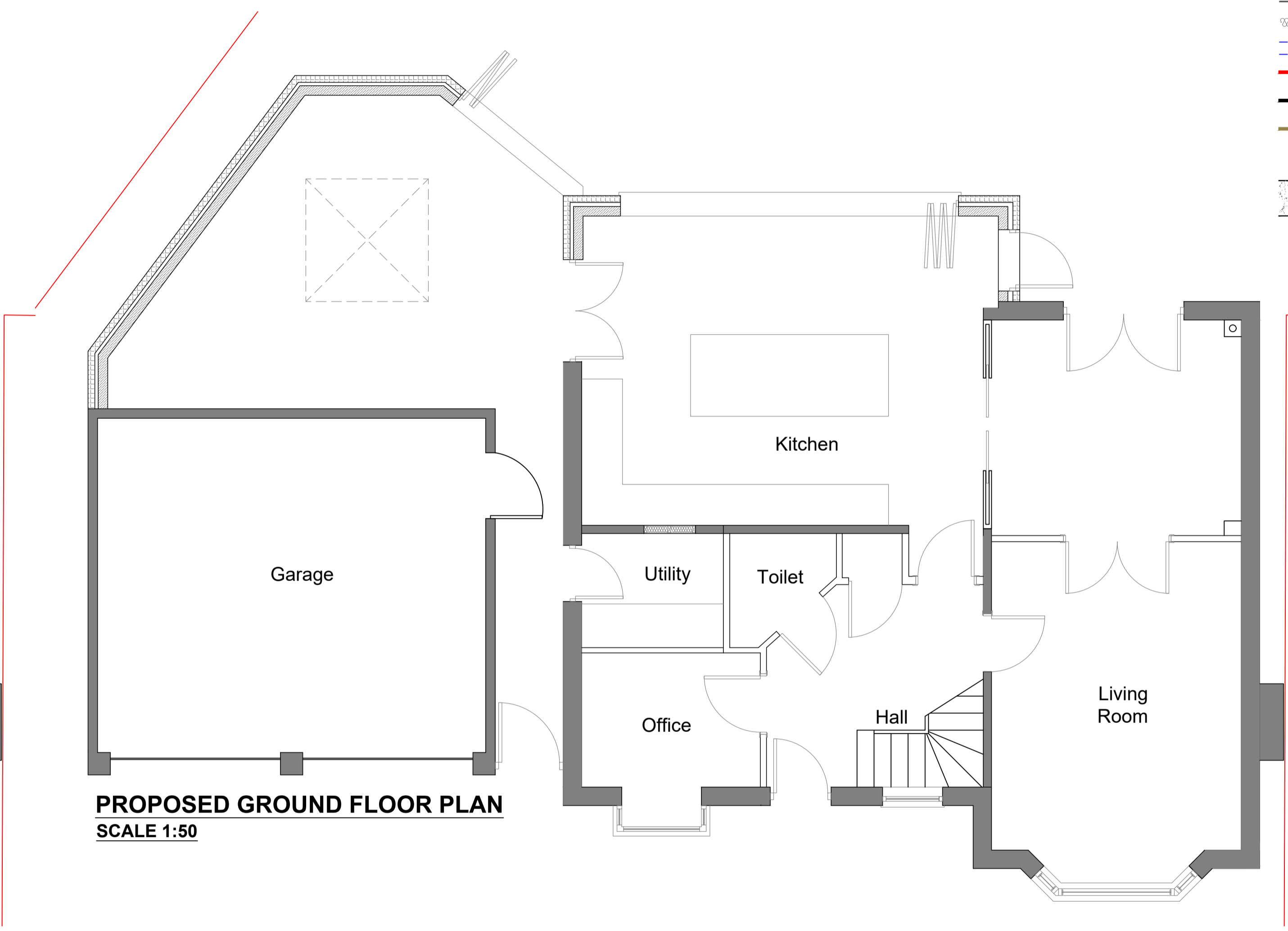
- Notes
1. All steelwork dimensions to be checked on site prior to ordering and fabrication.
  2. All dimensions shown in millimeters and this drawing must not be scaled off.
  3. Any numerical discrepancies to be reported to Keystone Structural Engineering immediately.
  4. All internal steelwork to receive two coats of red oxide before erection.
  5. All external steelwork to receive 80um (140um if coastal) thickness of Hot Dip Galvanized coating
  6. The span of the beam is the clear distance between supports, the minimum bearing (use) is 150mm each end.
  7. All Twin Beams to be bolted & sleeved together @800mm ctrs
  8. All Columns or Posts below DPC to be surrounded with min 100mm Gen3 Concrete
  9. All Lintels to be installed in accordance with Manufacturers guidelines
  10. The underside of all Foundations MUST be approved by Building Control prior to pouring.

- Assumed to be Load Bearing Walls
- Assumed Not Load Bearing Walls
- Dense Concrete Block (7.3N)
- Celcon Thermal Block (3.6N)
- Facing Brick (22N)
- Engineering Brick (22N)
- Stud Walls (100mm Wide)
- Insulation
- Masonry Walls to be Removed
- Steelwork Beams
- Precast Concrete Lintels
- Timber Fence/Joists
- Precast Padstone
- Mass Concrete Foundations

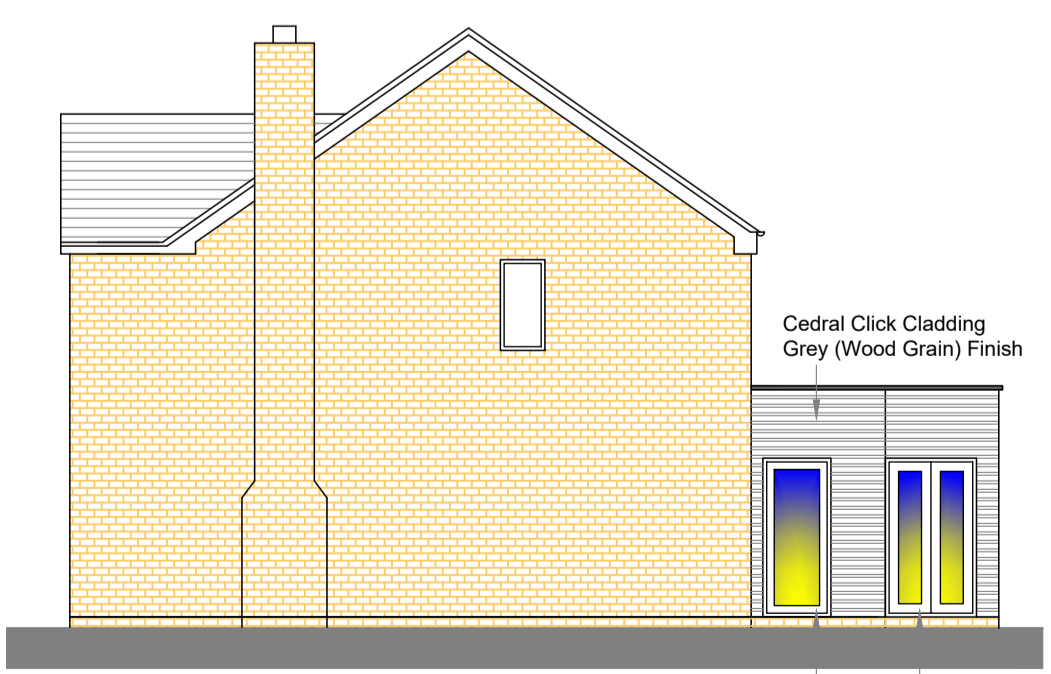
**SCALE 1:100**



**EXISTING GROUND FLOOR PLAN**  
SCALE 1:50



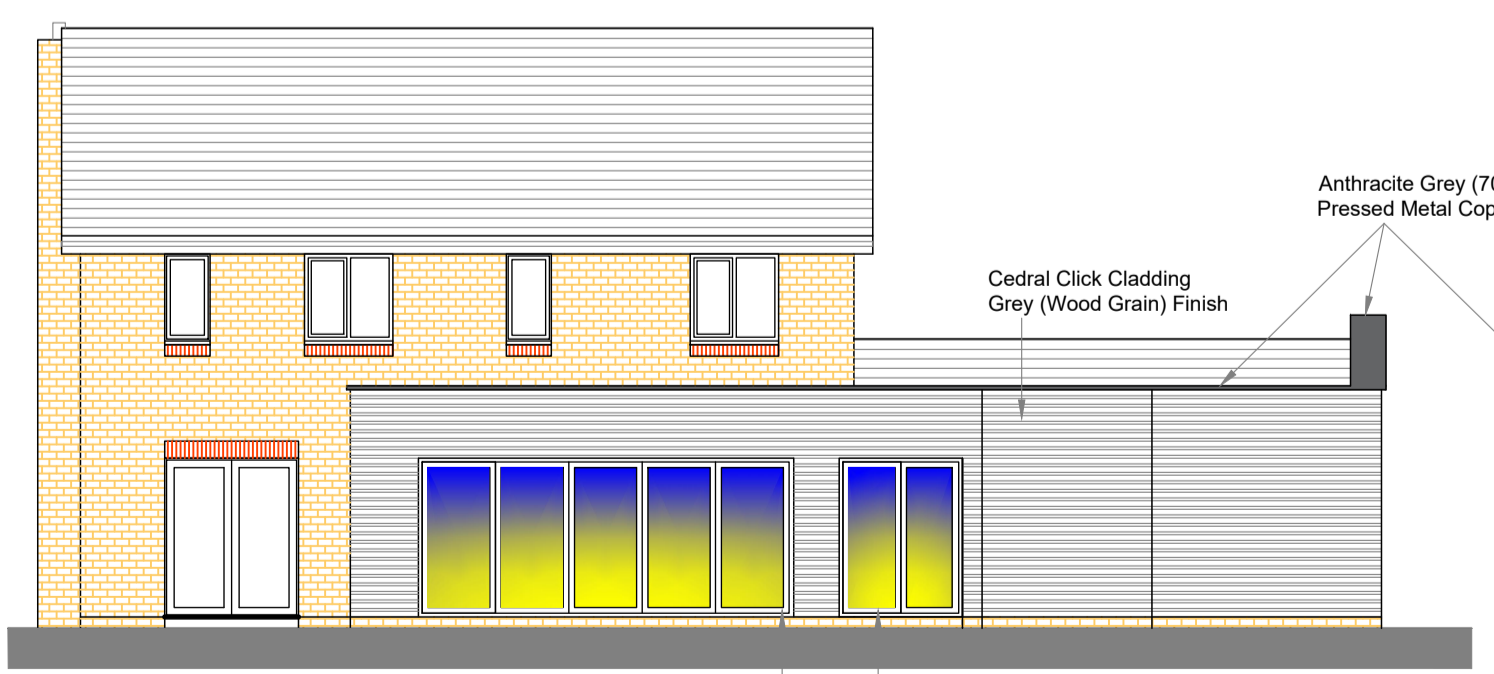
**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:50



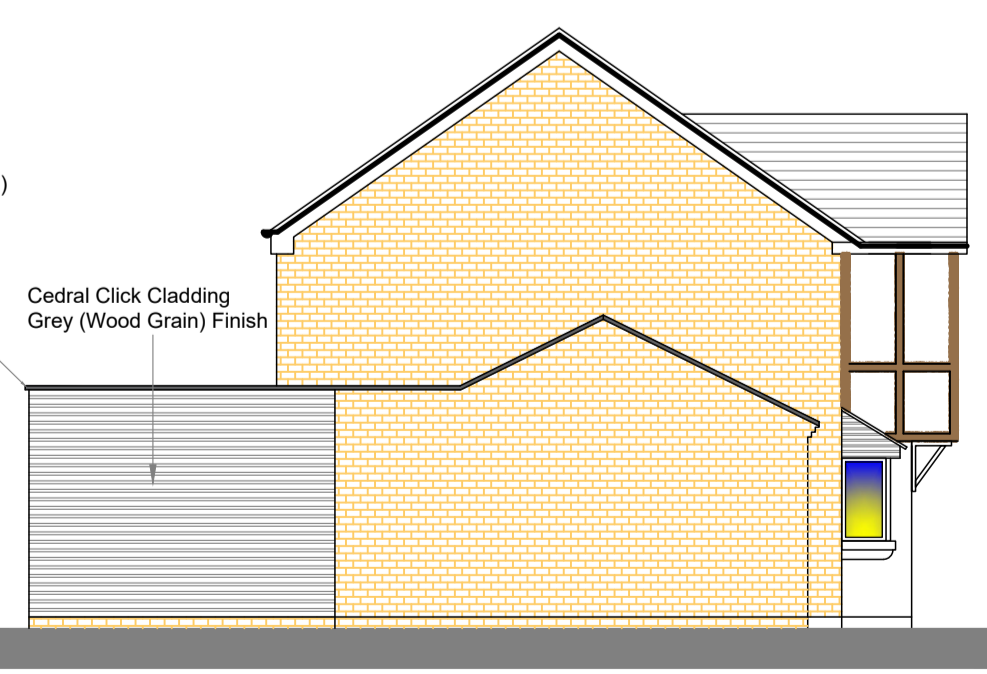
**PROPOSED SIDE ELEVATION**  
SCALE 1:100



**PROPOSED FRONT ELEVATION**  
SCALE 1:100



**PROPOSED REAR ELEVATION**  
SCALE 1:100



**PROPOSED SIDE ELEVATION**  
SCALE 1:100

Drawing Title  
**EXISTING/PROPOSED PLANS & ELEVATIONS**

Site Address  
**19 FUSCIA WAY, ROGERSTONE, NEWPORT NP10 9LD - EMMA GREY**

Drawn By: DJLH  
Date: JULY 2016  
Checked: [ ]  
Date Checked: [ ]

Scales: 1:1250, 1:100 & 1:50 A1  
Drawing Number: 24-2083-DWG-02C

Drawing Status: **PLANNING**

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