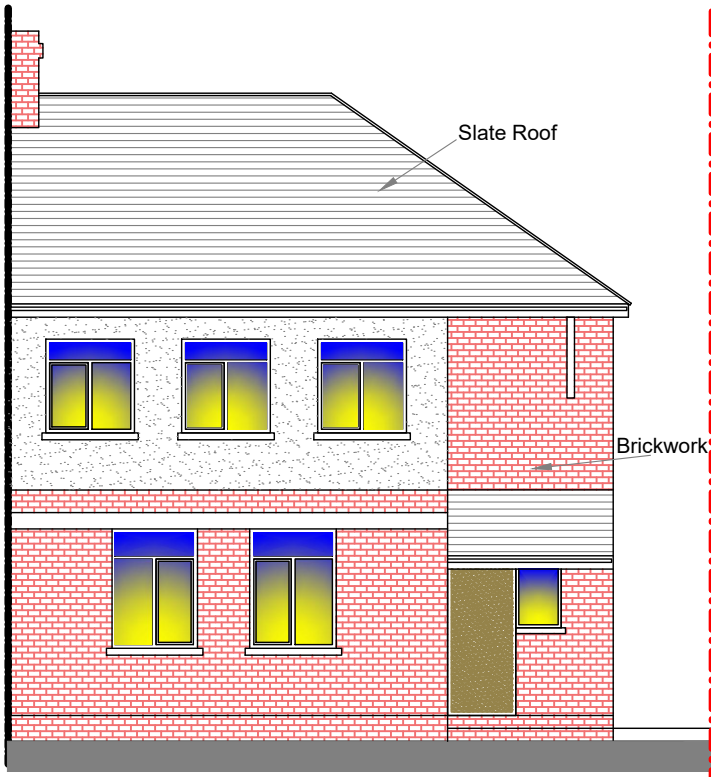
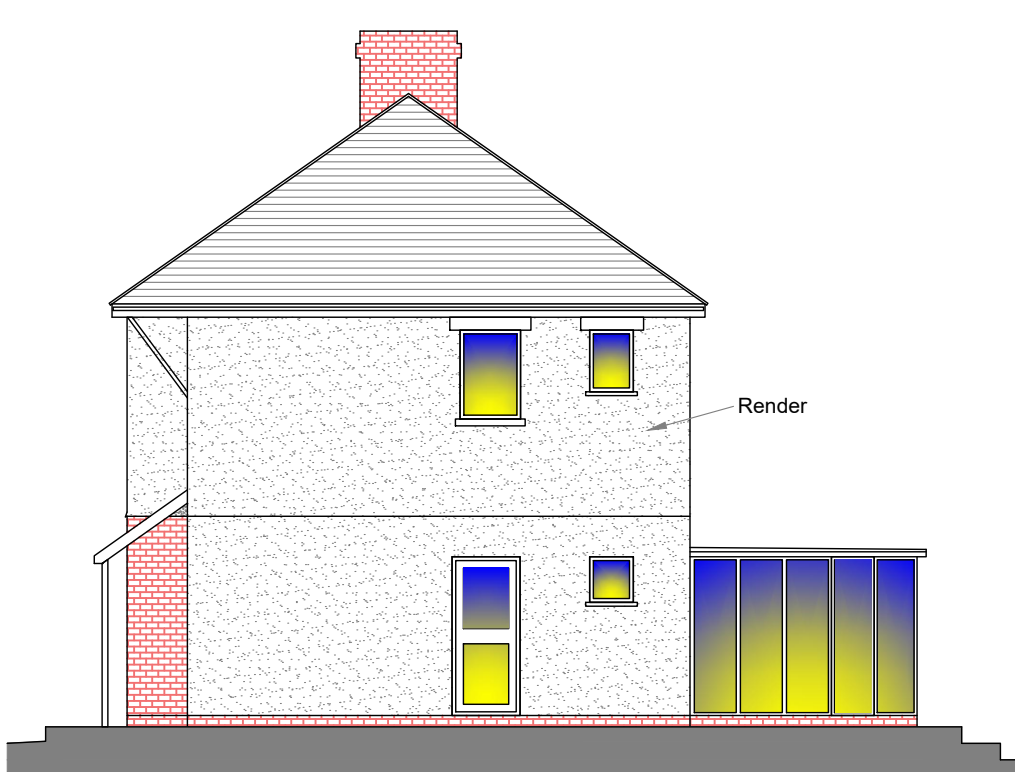
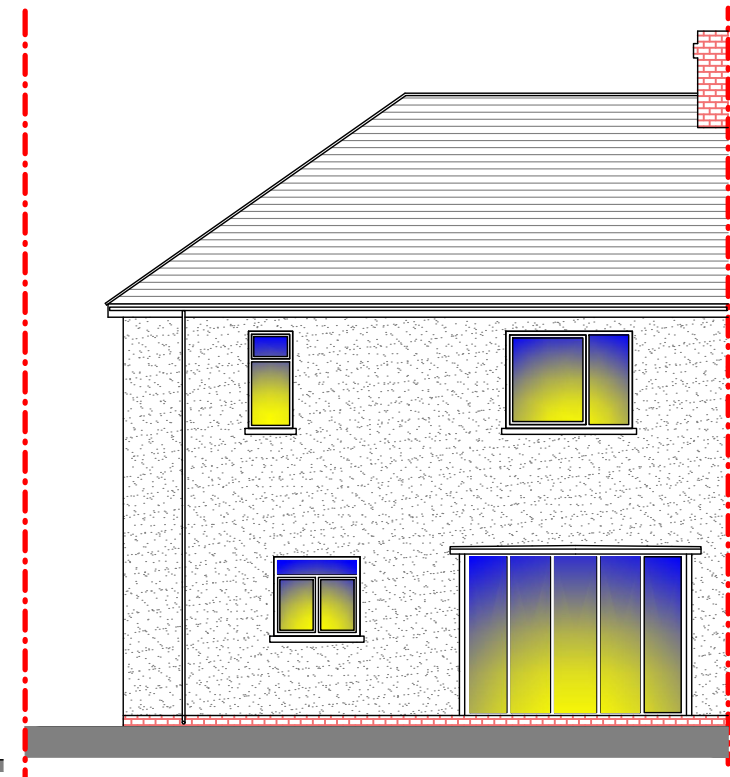




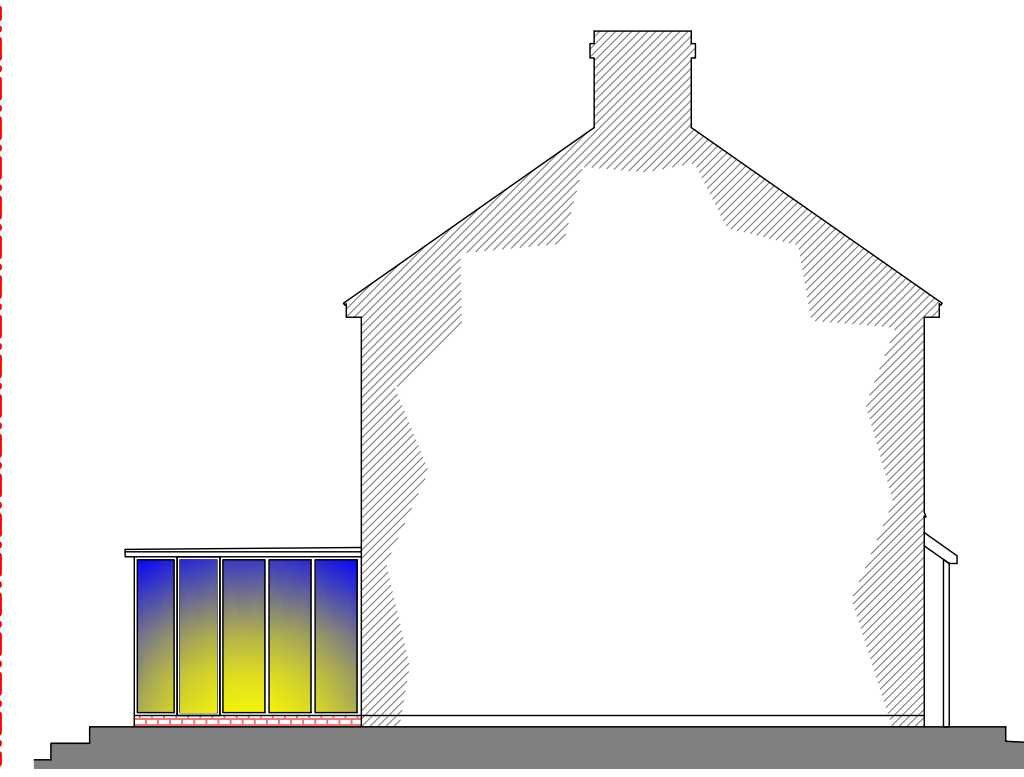
EXISTING FRONT ELEVATION
Scale 1:100



EXISTING SIDE ELEVATION
Scale 1:100



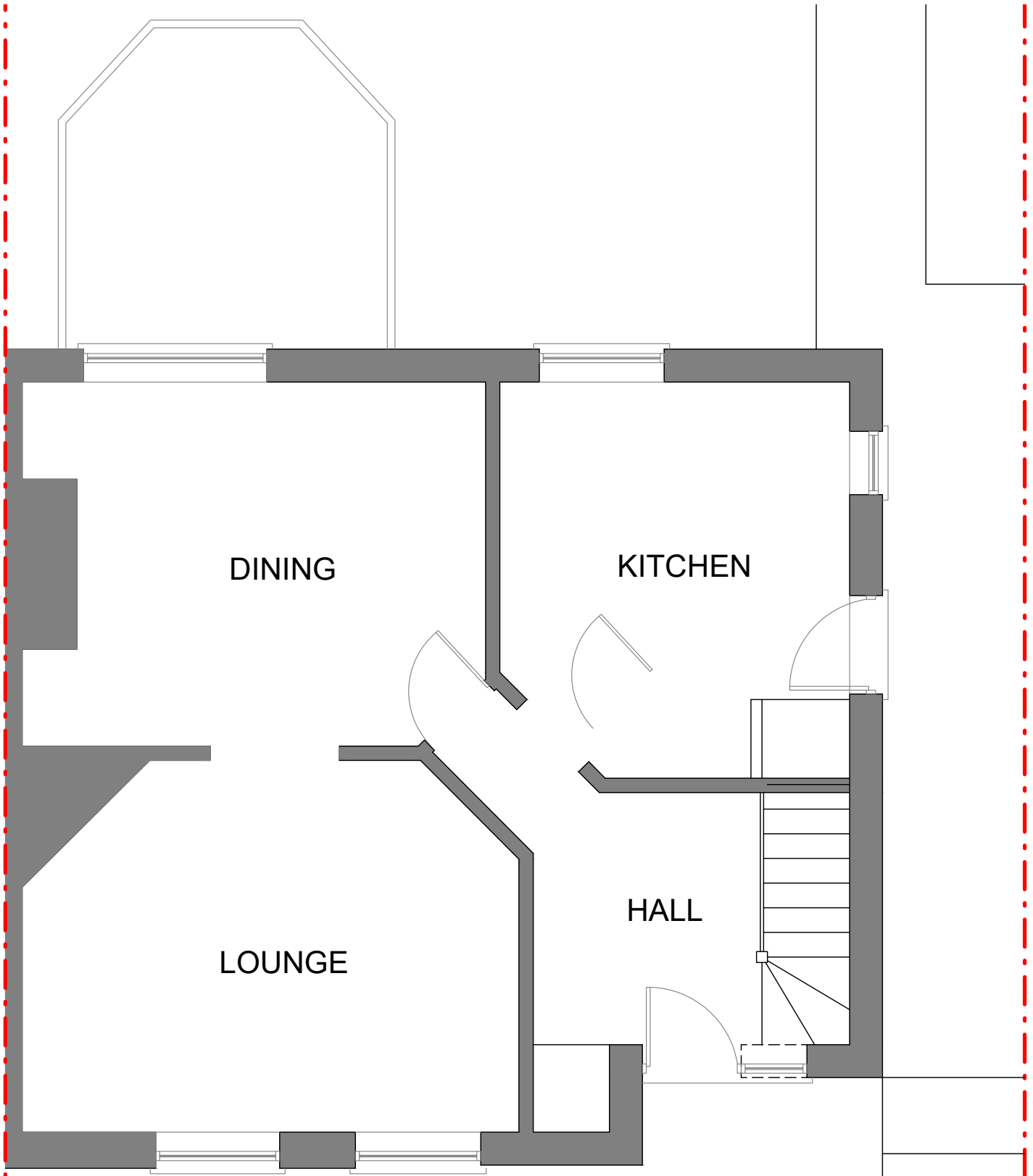
EXISTING REAR ELEVATION
Scale 1:100



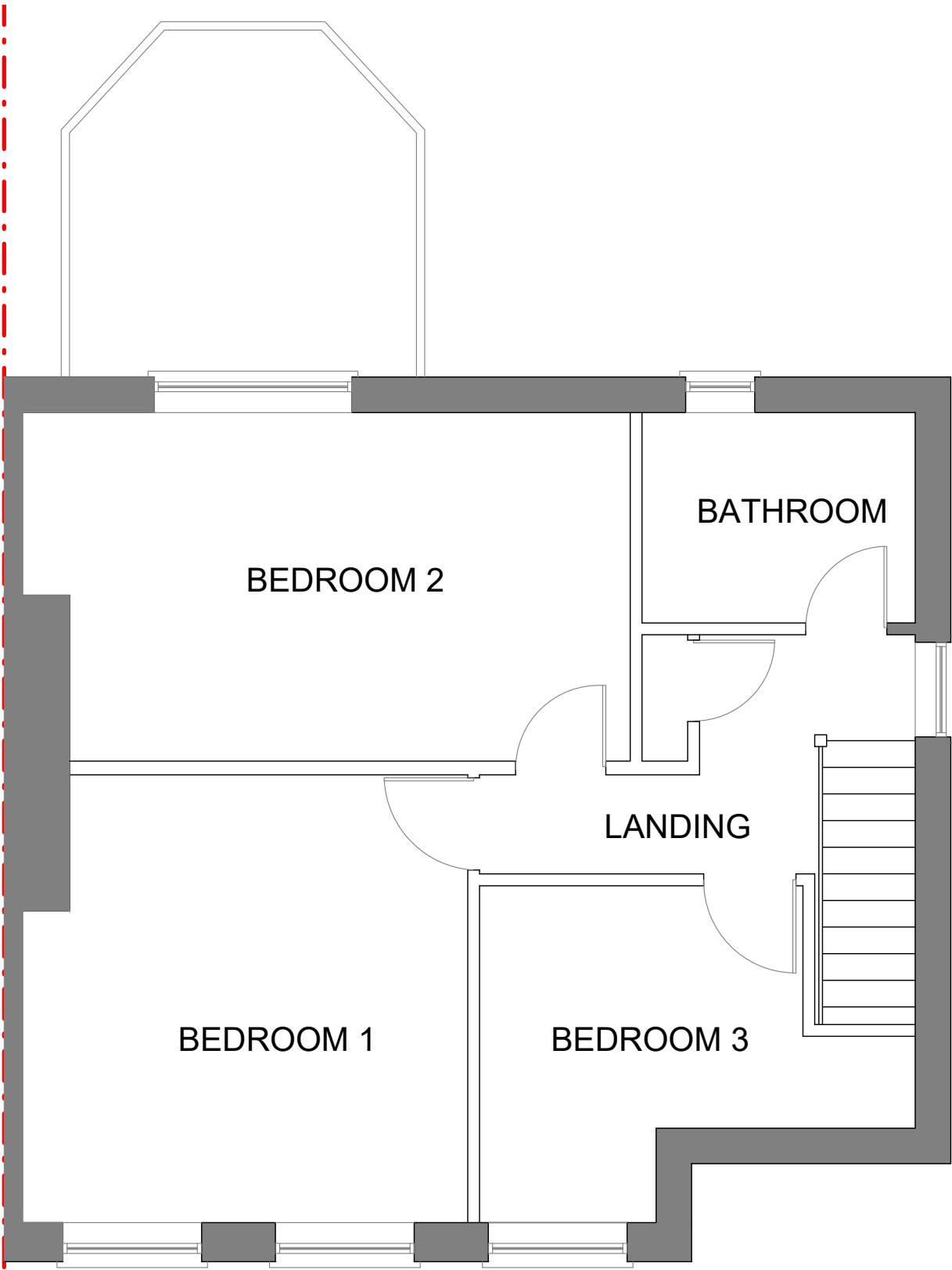
EXISTING SIDE ELEVATION
Scale 1:100

- 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 (uso) 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.

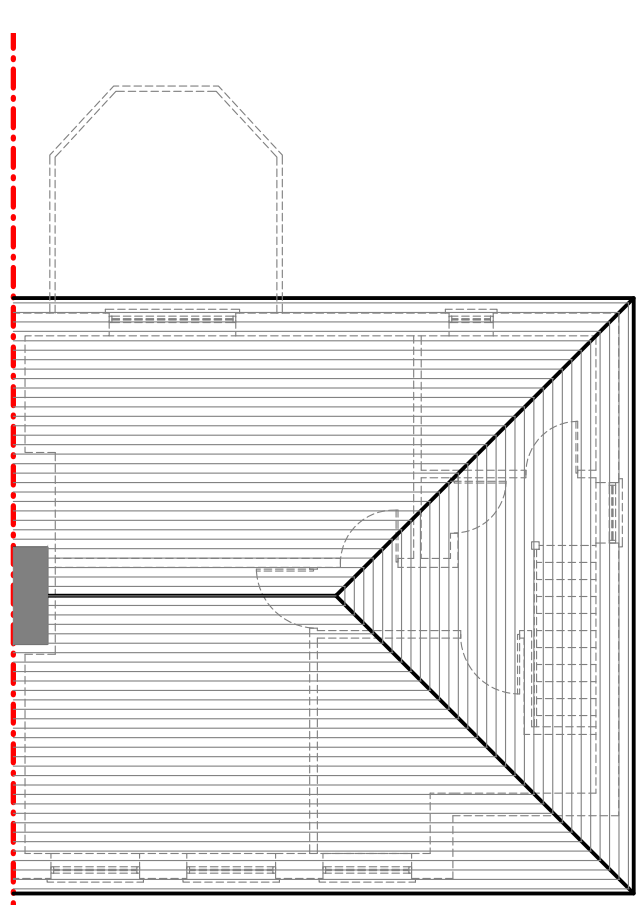
- Assumed to be Load Bearing Walls
- Assumed Not Load Bearing Walls
- Dense Concrete Block (7.3N)
- Celcon Thermal Block (3.6N)
- Facing Brick (22N)
- Engineering Brick (22N)
- Stud Walls (100mm Wide)
- Insulation
- Masonry Walls to be Removed
- Steelwork Beams
- Precast Concrete Lintels
- Timber Fence/Joists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



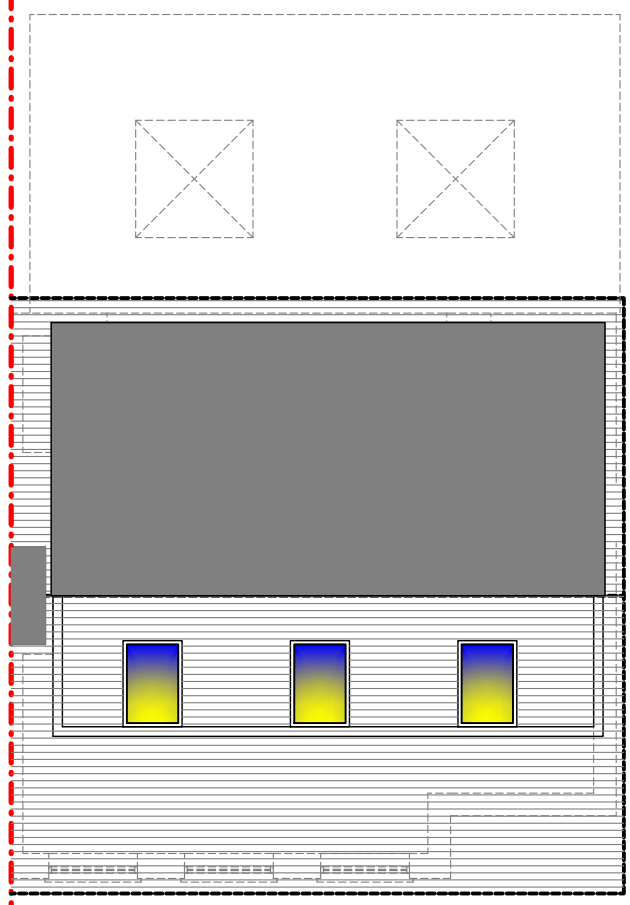
EXISTING GROUND FLOOR PLAN
Scale 1:50



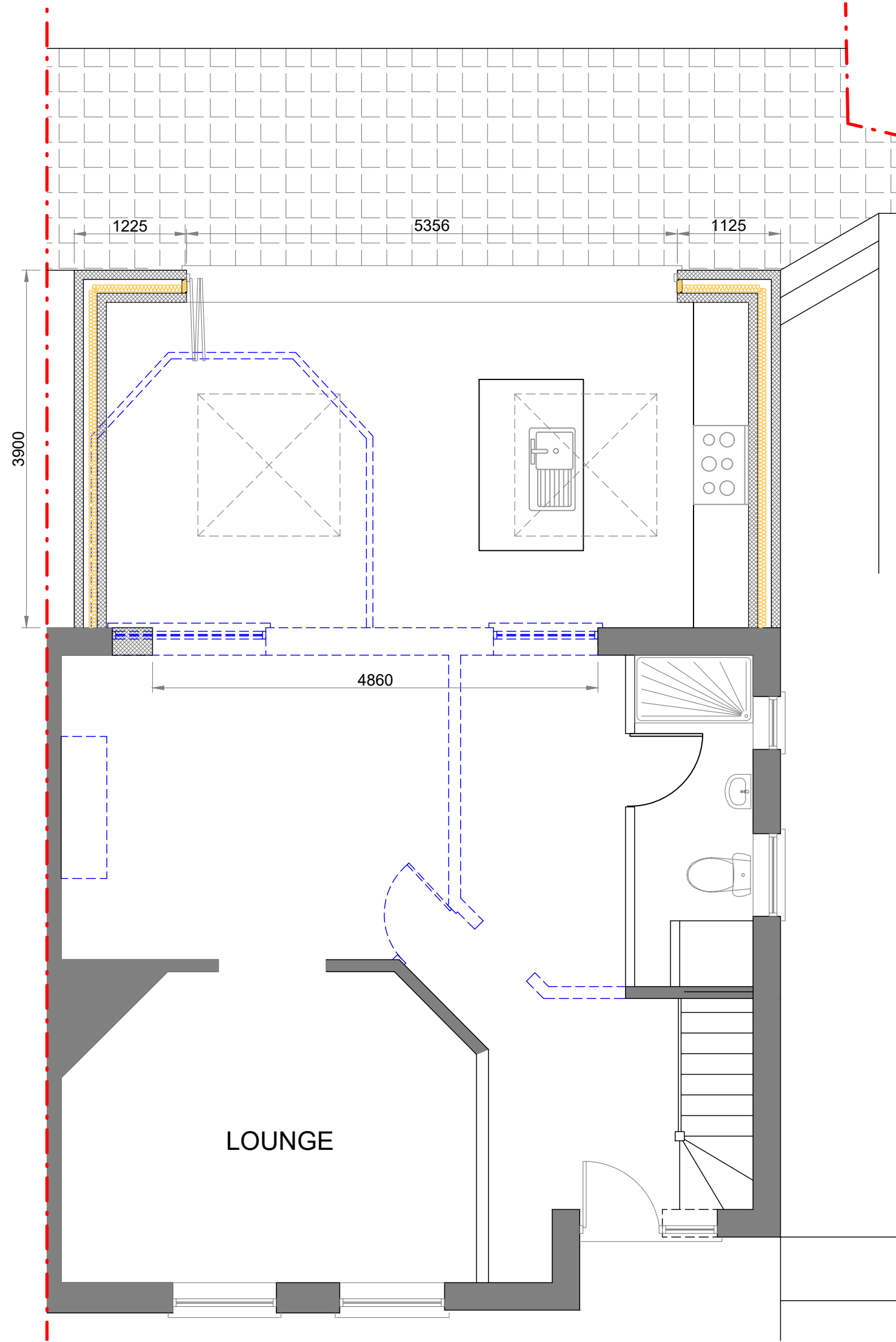
EXISTING FIRST FLOOR PLAN
Scale 1:50



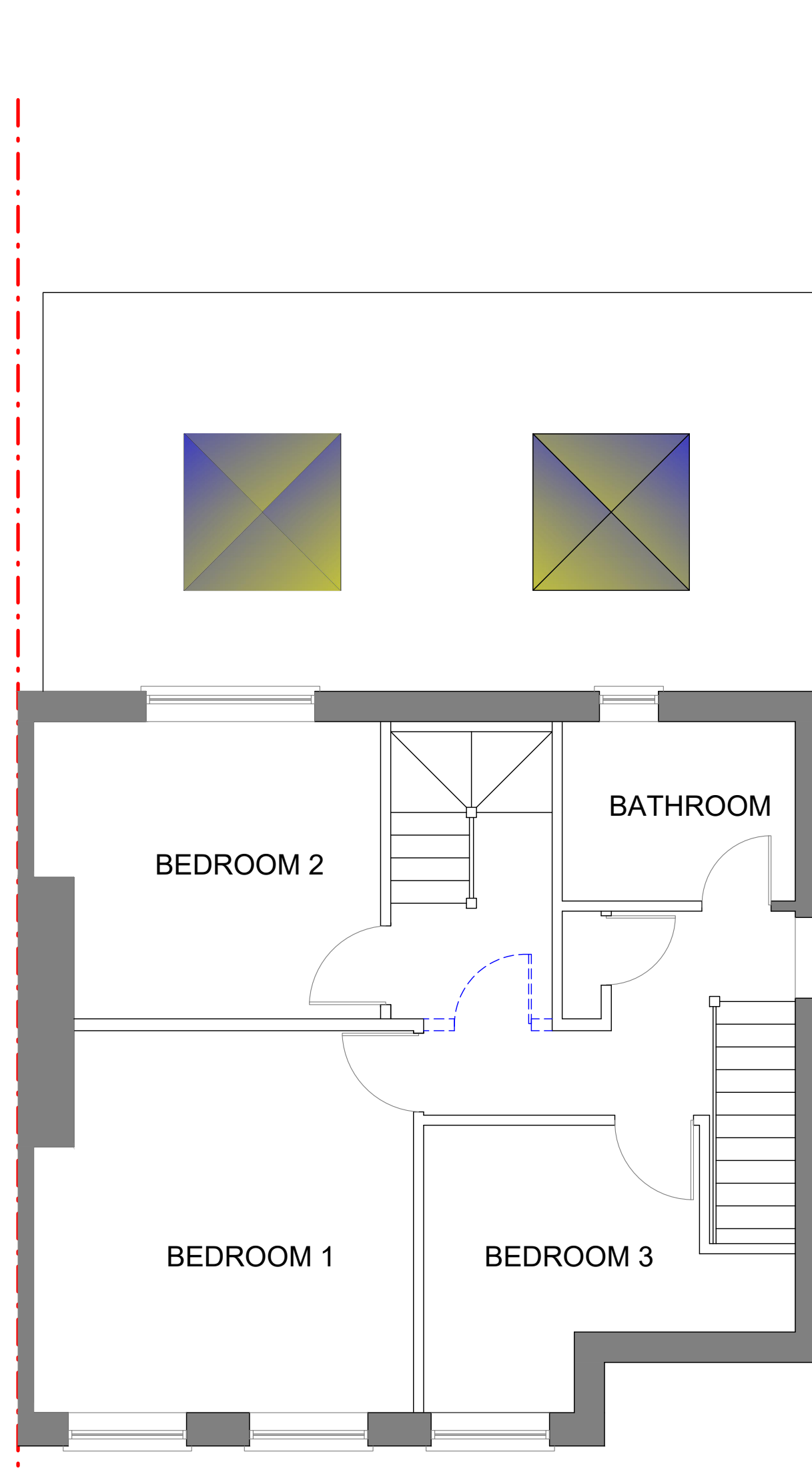
EXISTING ROOF PLAN
Scale 1:100



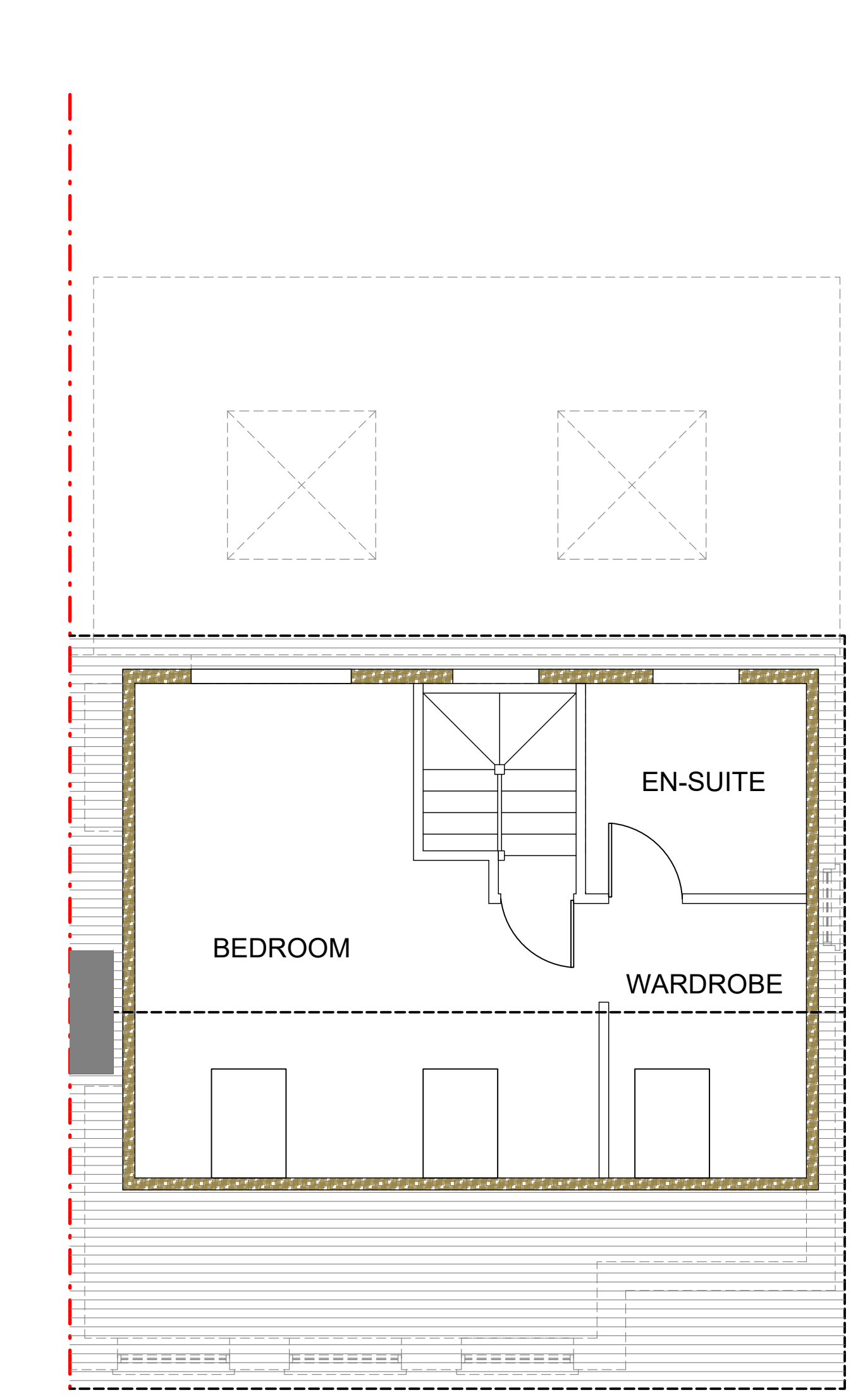
PROPOSED ROOF PLAN
Scale 1:100



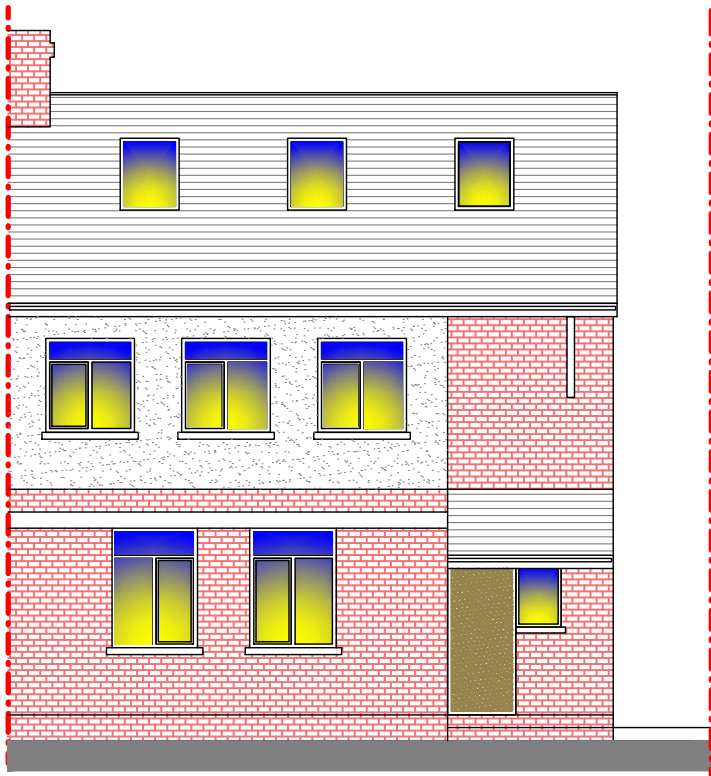
PROPOSED GROUND FLOOR PLAN
Scale 1:50



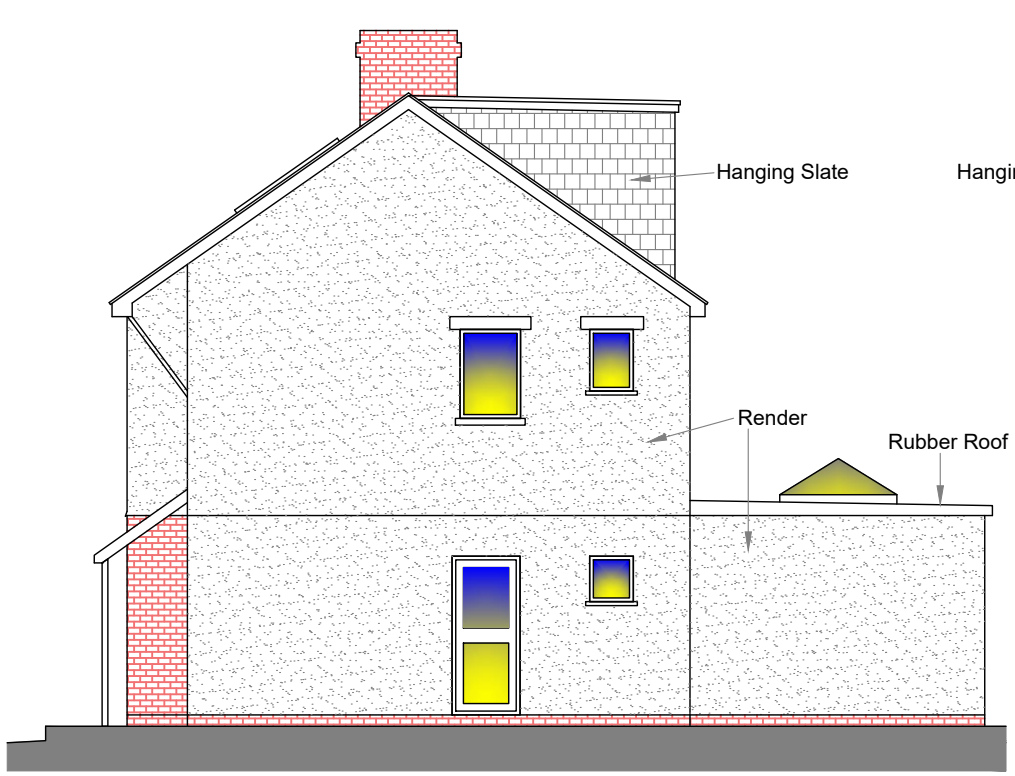
PROPOSED FIRST FLOOR PLAN
Scale 1:50



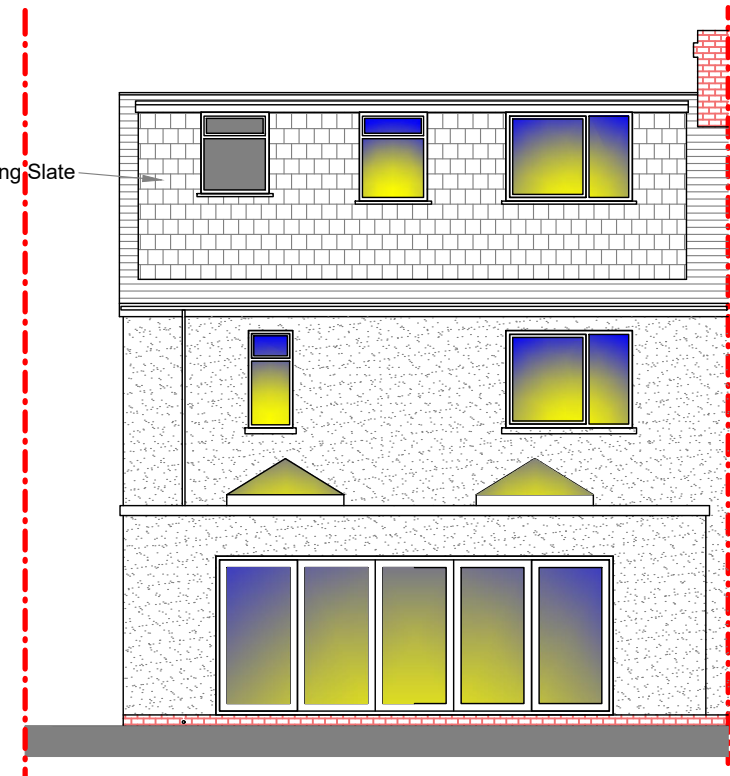
PROPOSED LOFT FLOOR PLAN
Scale 1:50



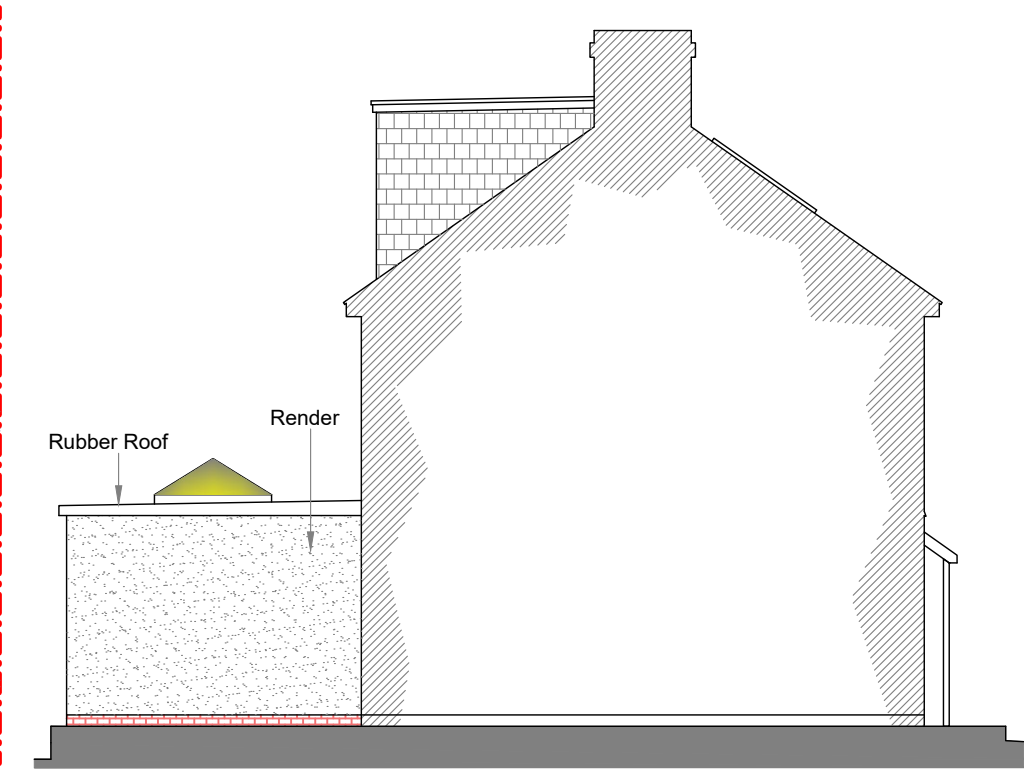
PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100

Drawing Title
EXISTING/PROPOSED PLANS & ELEVATIONS

Site Address
3 SPYTTY LANE, NEWPORT, NP19 5RS
MR DARREN ROBINSON

Drawn By DJLH
Date SEPT 2025
Checked
Date Checked

Scales
1:100 & 1:50 @A1

Drawing Number
25-2385-DWG-02B

Drawing Status
PLANNING

Keystone
Structural Engineering
Email dudley@keystone.co.uk

Keystone House
201 Risco Road
Newport
South Wales
NP20 3PQ
T 01633 378059
M 07947836245
www.keystone.co.uk