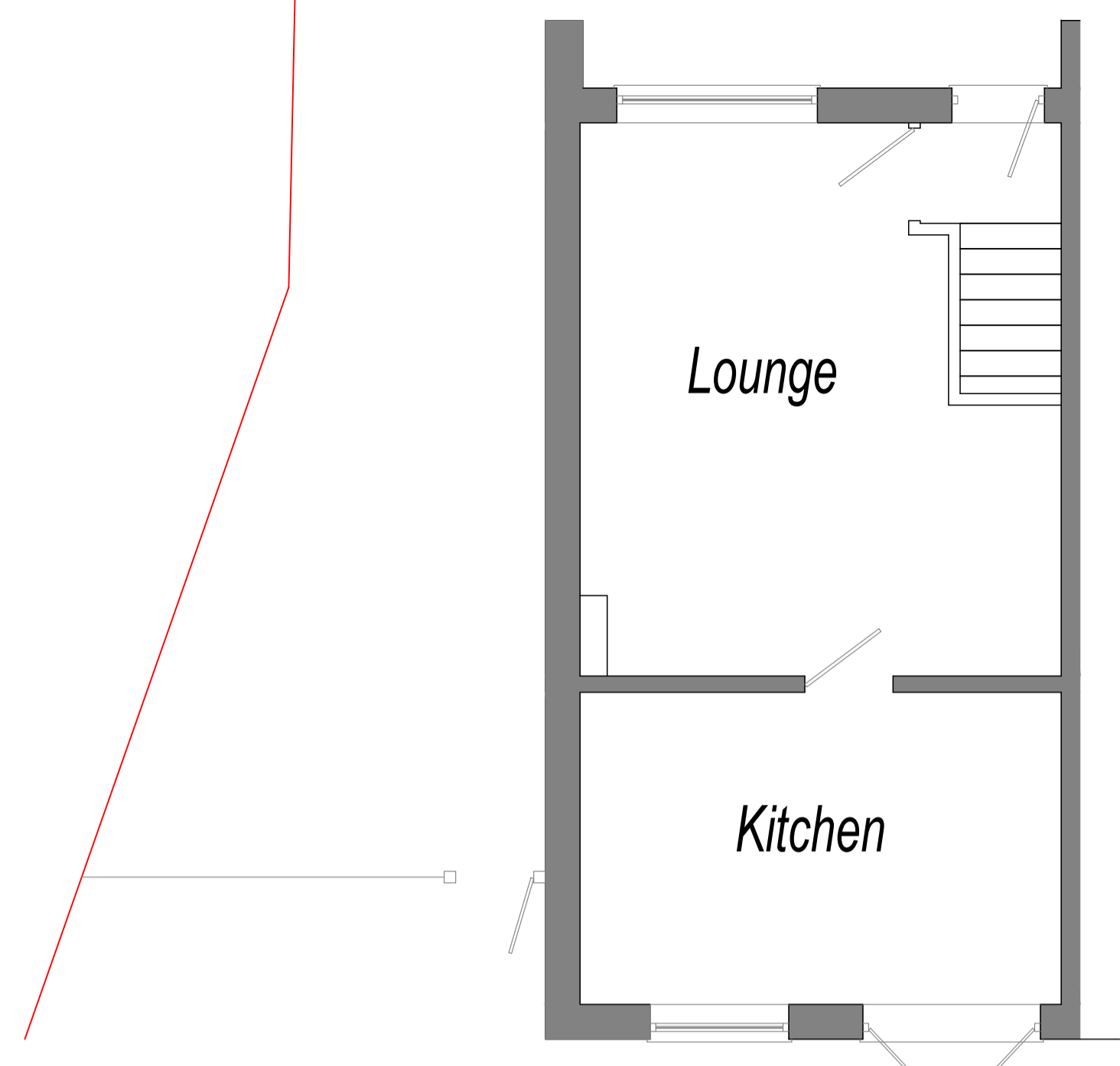
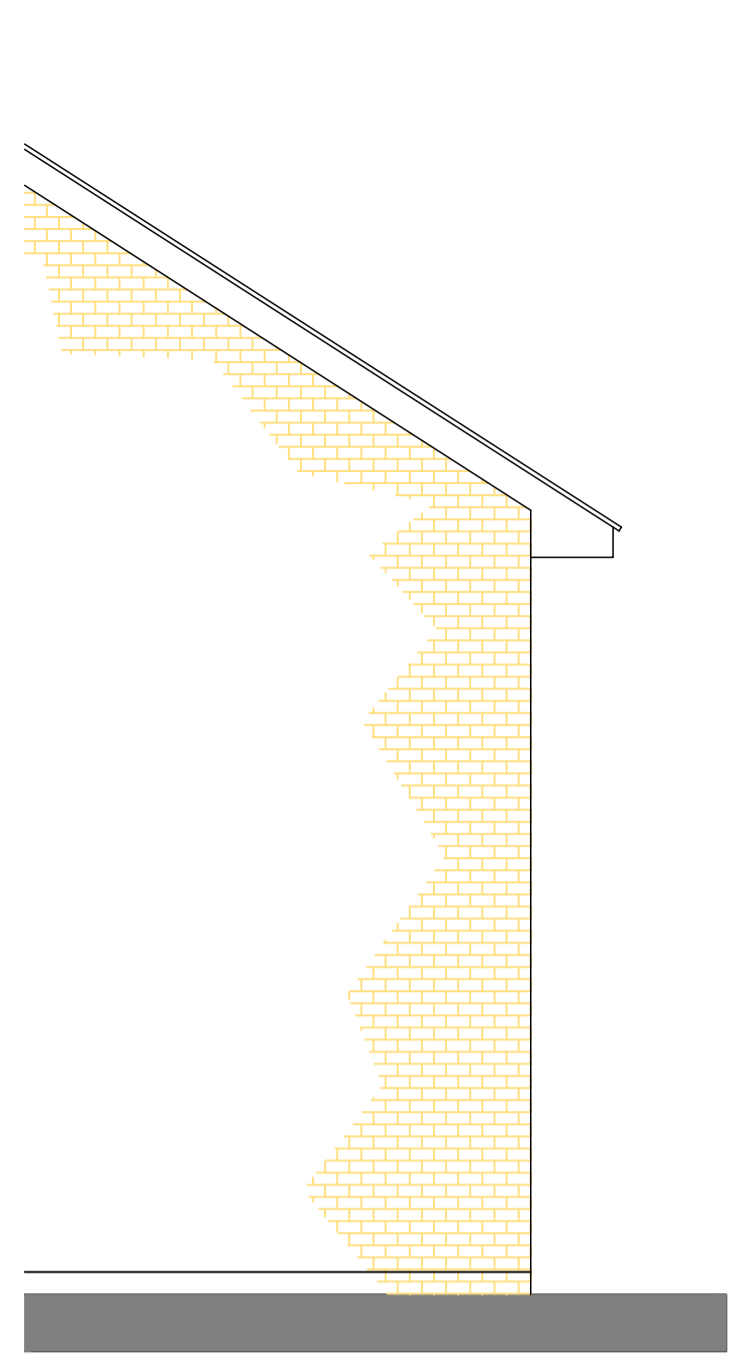


- Notes**
- All steelwork dimensions to be checked on site prior to ordering and fabrication.
 - All dimensions shown in millimeters and this drawing must not be scaled off.
 - Any numerical discrepancies to be reported to Keystone Structural Engineering immediately.
 - All internal steelwork to receive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

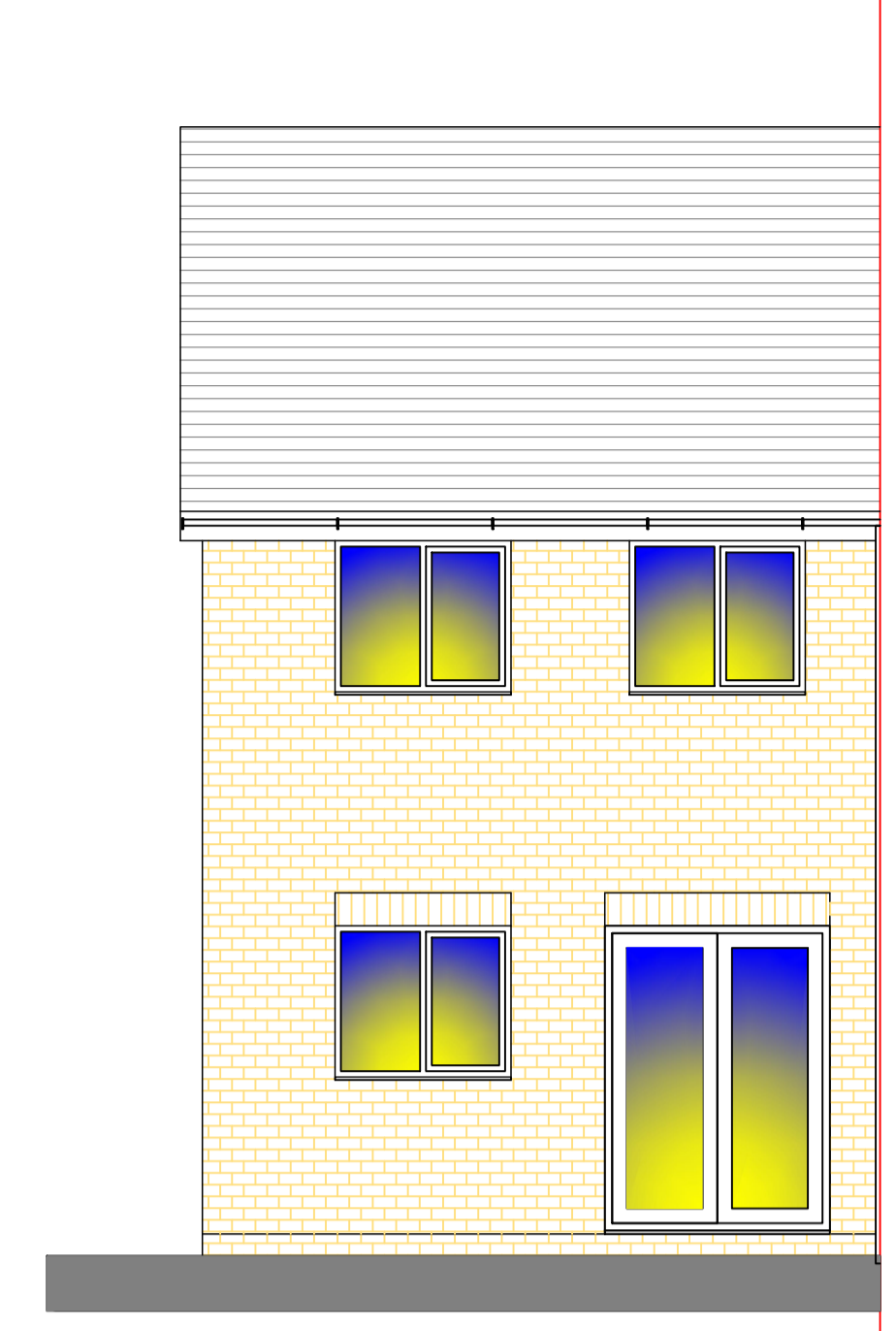
- Existing Walls
- Assumed Not Load Bearing Walls
- Dense Concrete Block (7.3N)
- Celcon Thermal Block (3.6N)
- Facing Brick (22N)
- Engineering Brick (22N)
- Stud Walls (163mm Wide) Load Bearing
- Stud Walls (100mm Wide) Non Load Bearing
- Insulation
- Walls to be Removed
- Steelwork Beams
- Precast Padstone



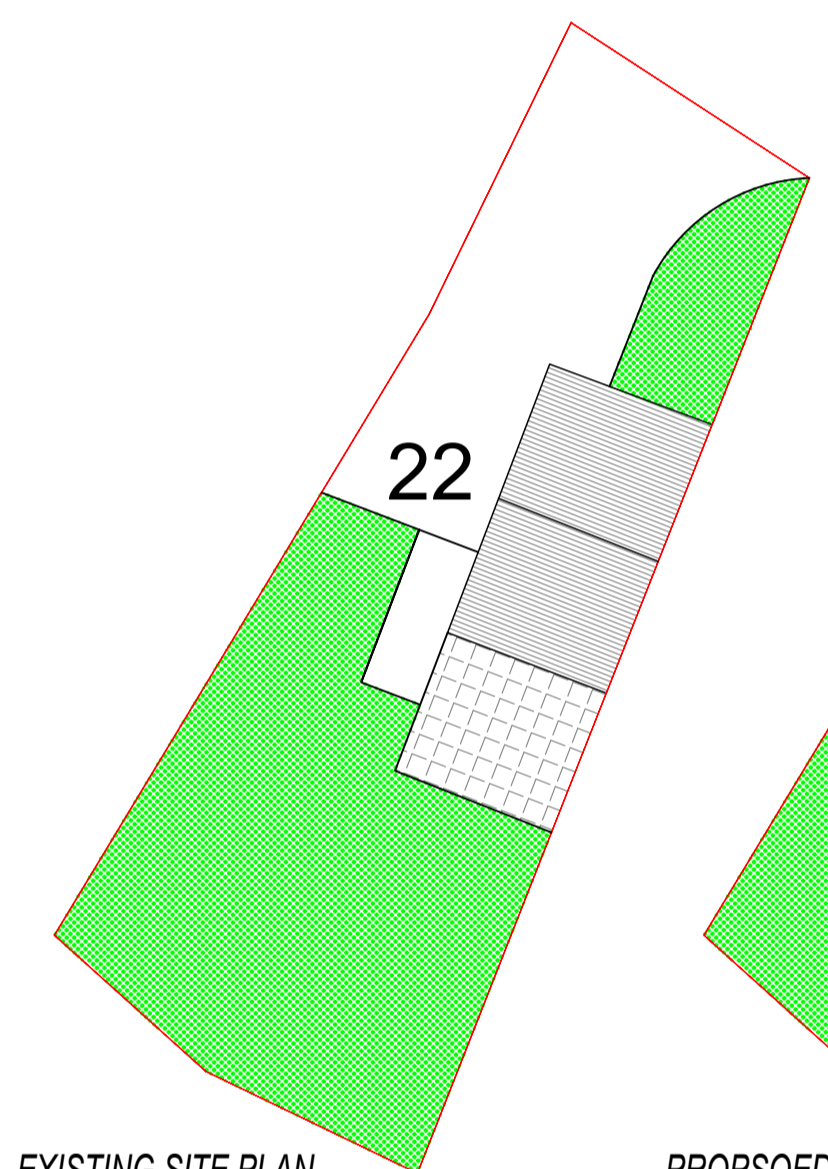
EXISTING GROUND FLOOR PLAN
Scale 1:50



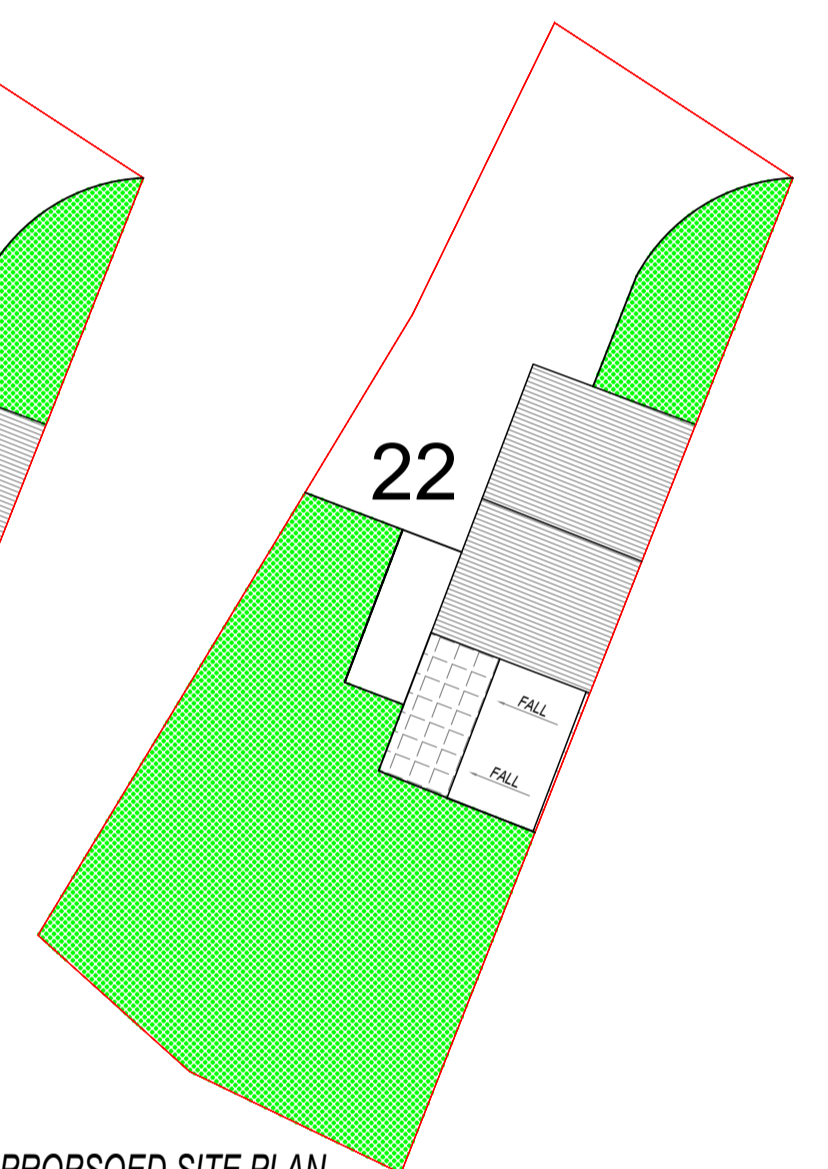
EXISTING SIDE ELEVATION
Scale 1:50



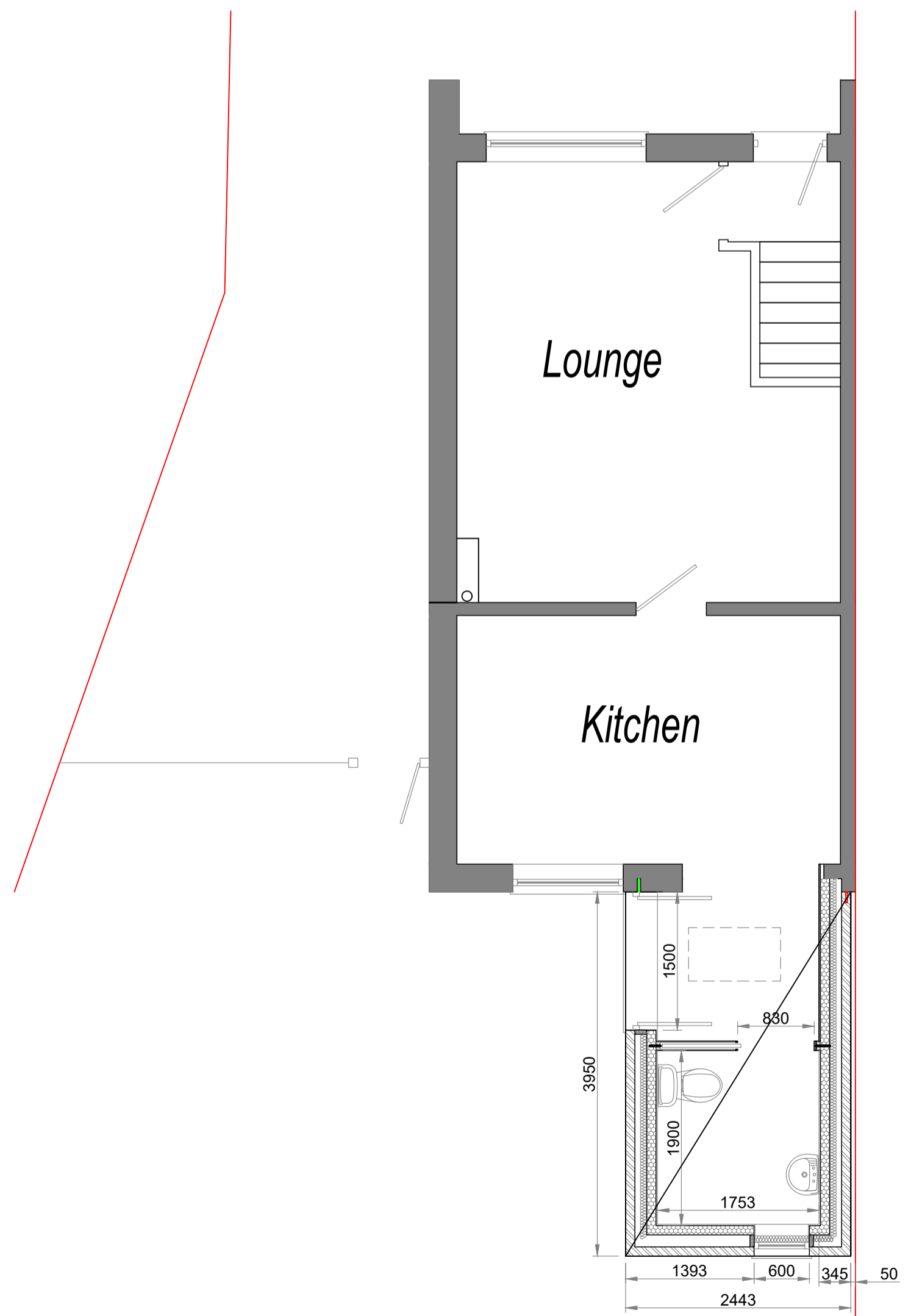
EXISTING REAR ELEVATION
Scale 1:50



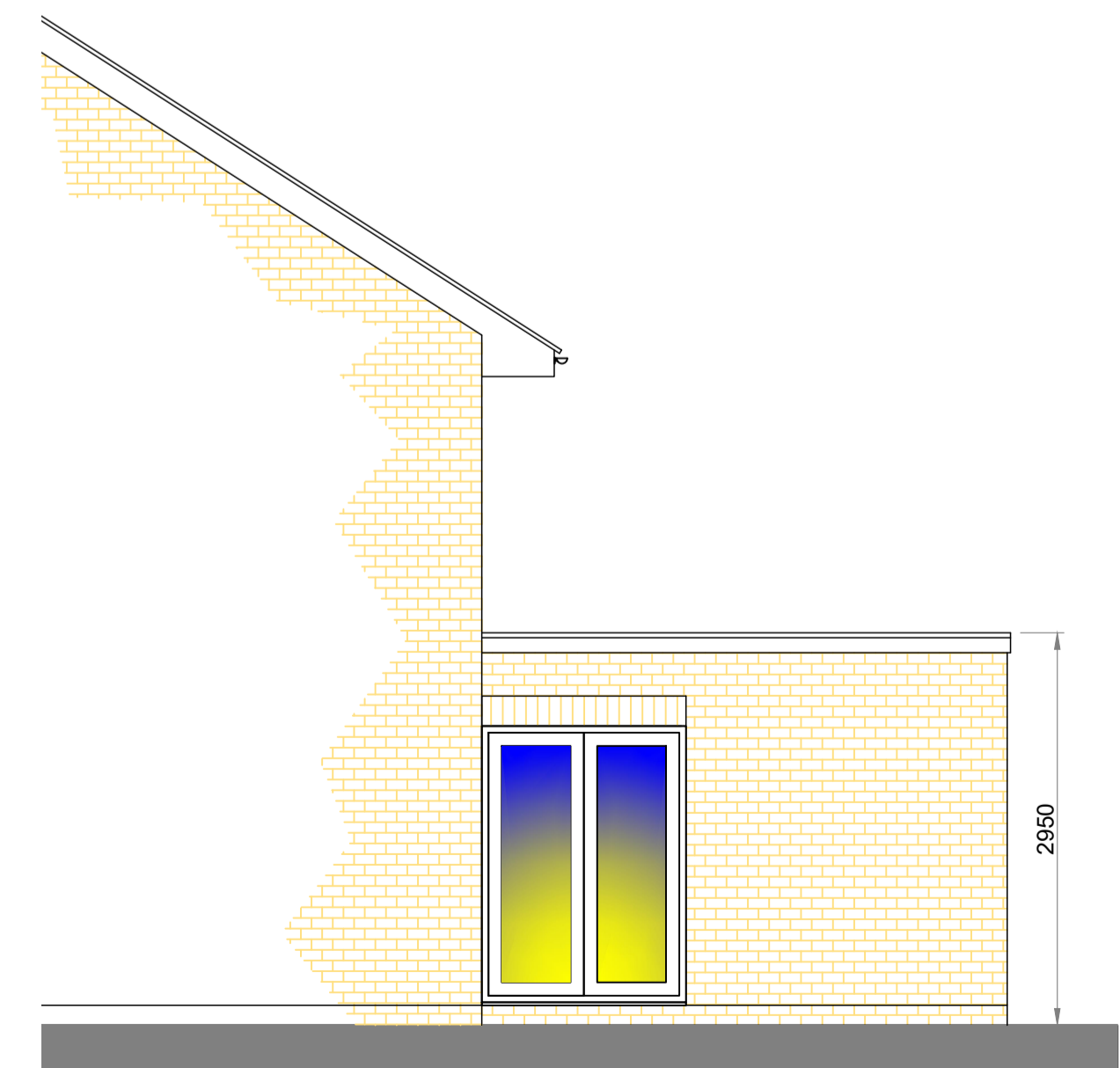
EXISTING SITE PLAN
Scale 1:250



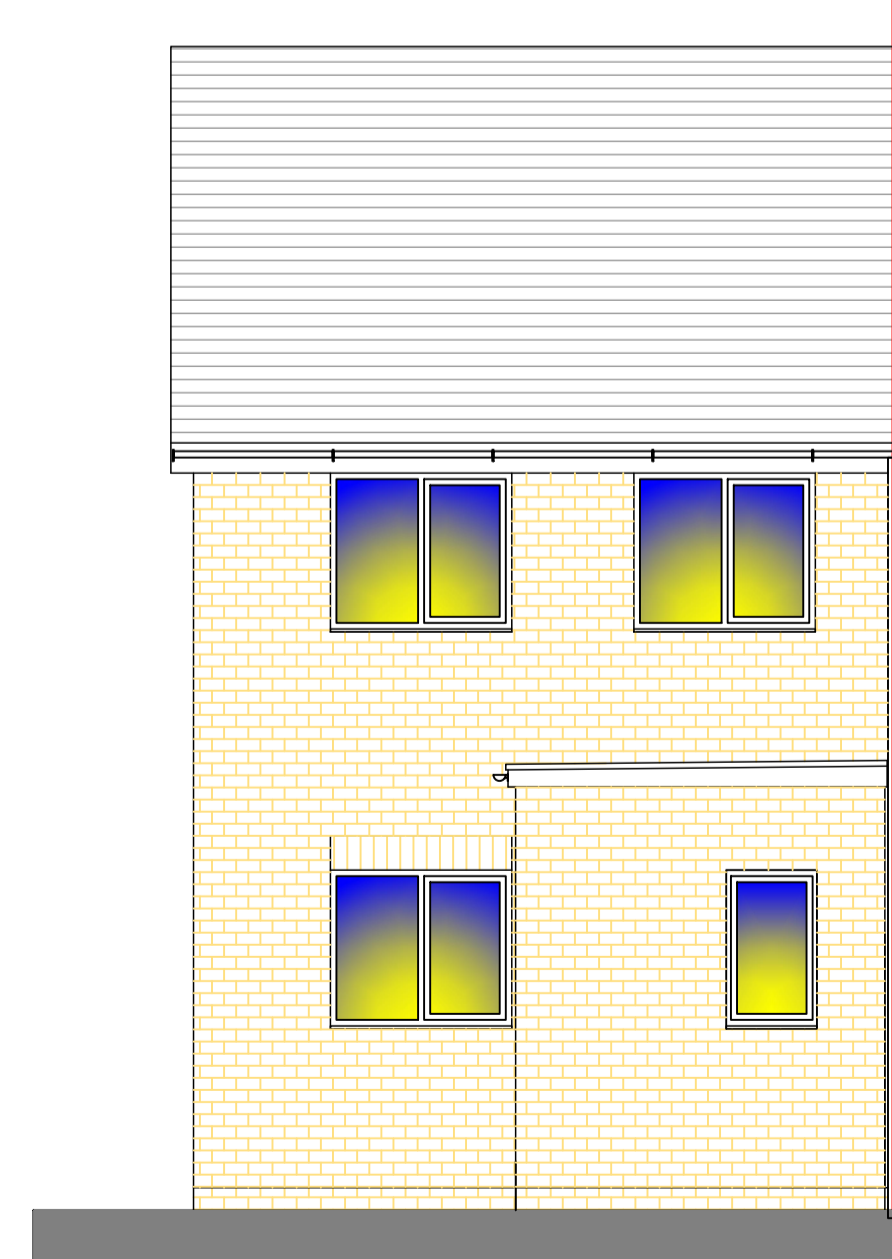
PROPOSED SITE PLAN
Scale 1:250



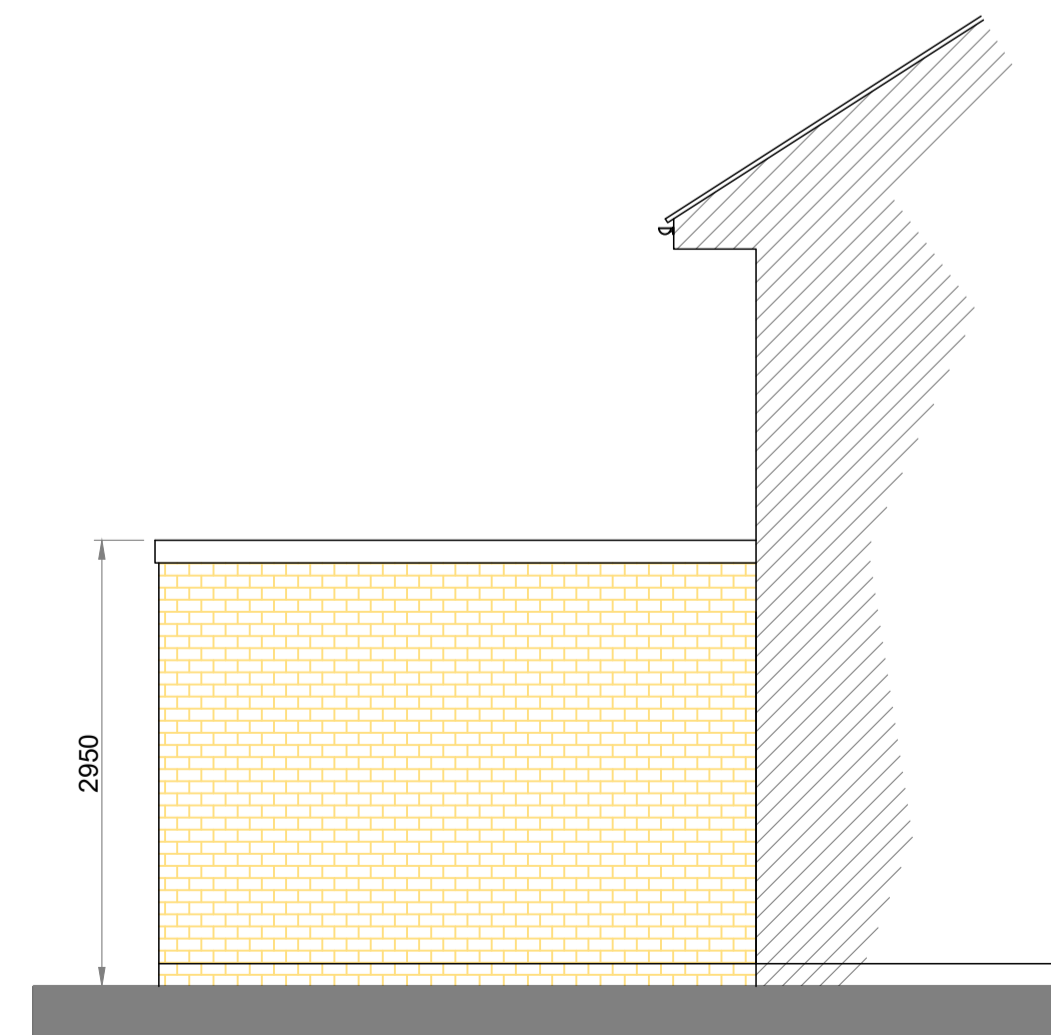
PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED SIDE ELEVATION
Scale 1:50



PROPOSED REAR ELEVATION
Scale 1:50



PROPOSED SIDE ELEVATION
Scale 1:50

Drawing Title
PROPOSED PLANS, DETAILS & SECTIONS

Site Address
22 Glenrise Close, St Mellons, Cardiff, CF3 0AS - Mrs Veillard

Drawn By DJLH **Scales** 1:50 & 1:200 @A1
Date JULY 2023
Checked **Drawing Number** 23-1960-DWG-02C
Date Checked

Drawing Status
PLANNING

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