

MATERIAL KEY LEGEND

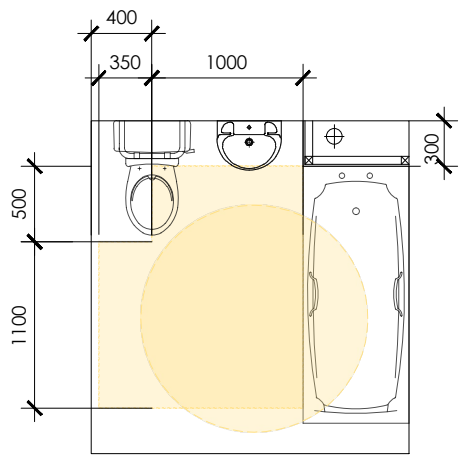
- 1 RECONSTITUTED SLATE ROOF FINISHES - GREY
- 2 WHITE UPVC FASCIAS, SOFFITES AND BARGEBOARDS WITH BLACK RAINWATER GOODS
- 3 ANTHRACITE GREY UPVC DOUBLE GLAZED WINDOWS AND REAR DOOR UNITS
- 4 THRU COLOURED RENDER SYSTEM AS MAIN FINISHES - COLOUR TO SUIT PLOTS
- 5 GRP PORCH CANOPY OVER
- 6 FACING BRICKWORK UP TO DPC LEVEL
- 7 GRP COMPOSITE FRONT ENTRANCE DOORS COLOUR: TBC
- 8 ANTHRACITE GREY FIBRE CEMENT HORIZONTAL BOARDING DETAIL
- 9 LOCATION OF BIRD BOX - REFER TO ECOLOGISTS REPORT
- 10 LOCATION OF BAT BOX - REFER TO ECOLOGISTS REPORT
- 11 PV PANELS - EXACT LOCATIONS TO SUIT DWELLINGS ORIENTATION TO SOUTH

Do not scale from this drawing.
The users of this drawing shall check all dimensions and areas and omissions to LeTrucco Design.
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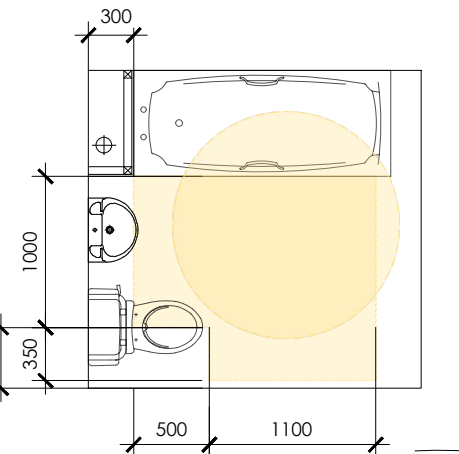
Revisions
Rev.D - June 25
Drawing updated along with plot numbers to suit revised site layout
Rev.B - Nov25
Additional door added between hall and kitchen
Rev.C - April 26
Drawing updated along with plot numbers to suit revised site layout.

Drawing No	Client	Scale	Revision
LT2413.04.101	Wellspring / Bron Afon	1:100 @ A1	D
Drawing Title	Job Title	Date	Checked
4P 2B House Types - PLOTS 5-7	Traston Lane, Newport	Nov 24	KWL

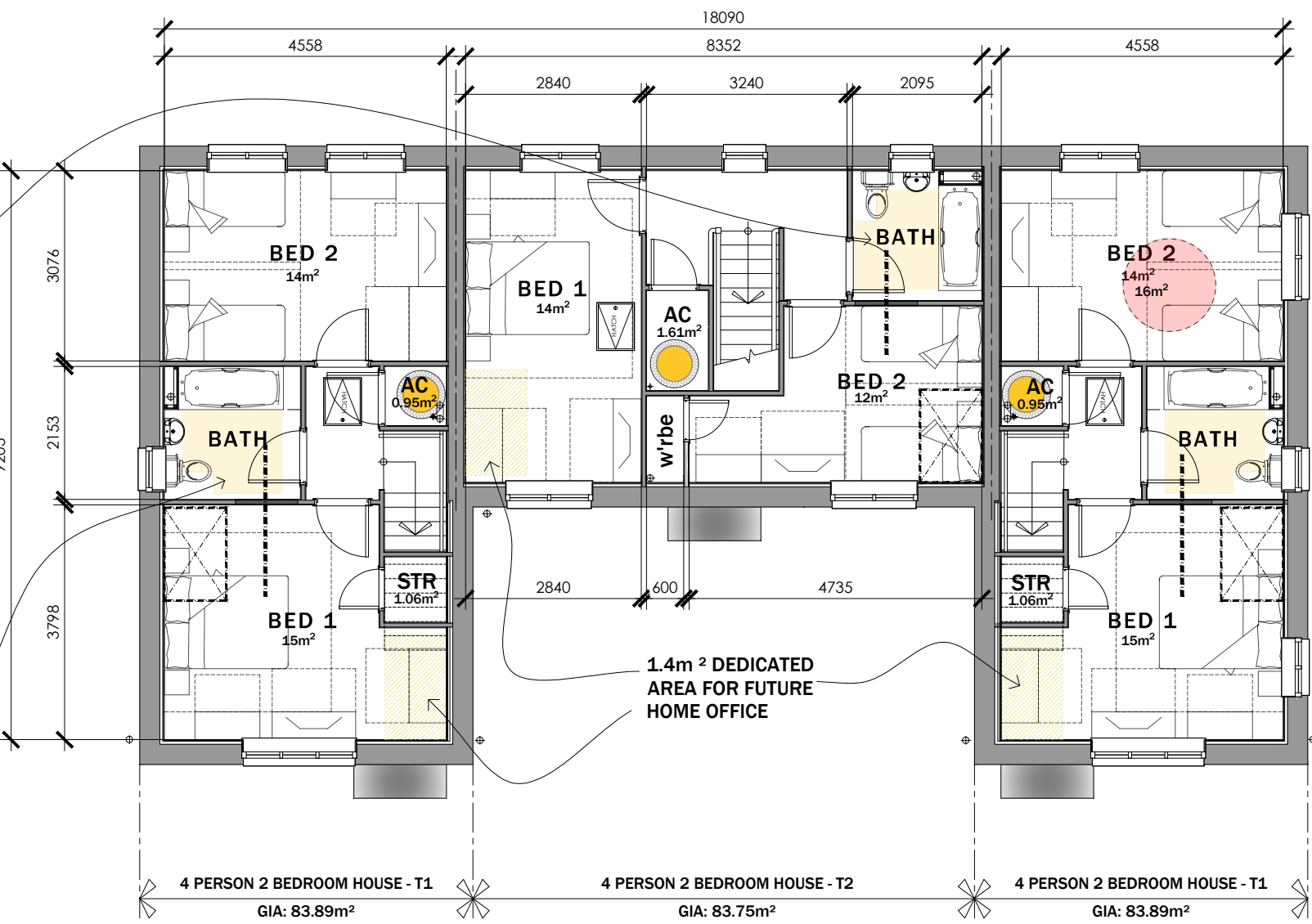
Drawing Purpose
PLANNING



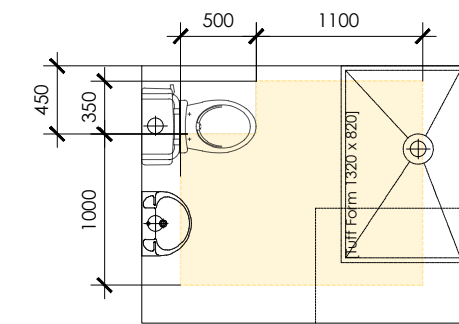
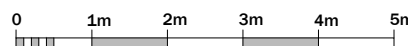
FIRST FLOOR BATHROOM
[LTH CRITERION 14]



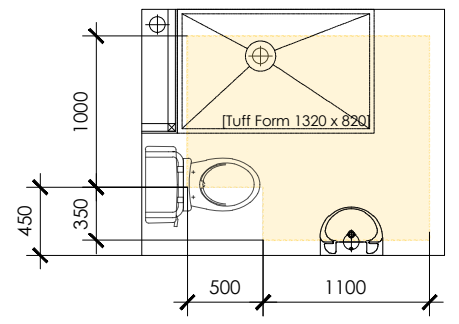
FIRST FLOOR BATHROOM
[LTH CRITERION 14]



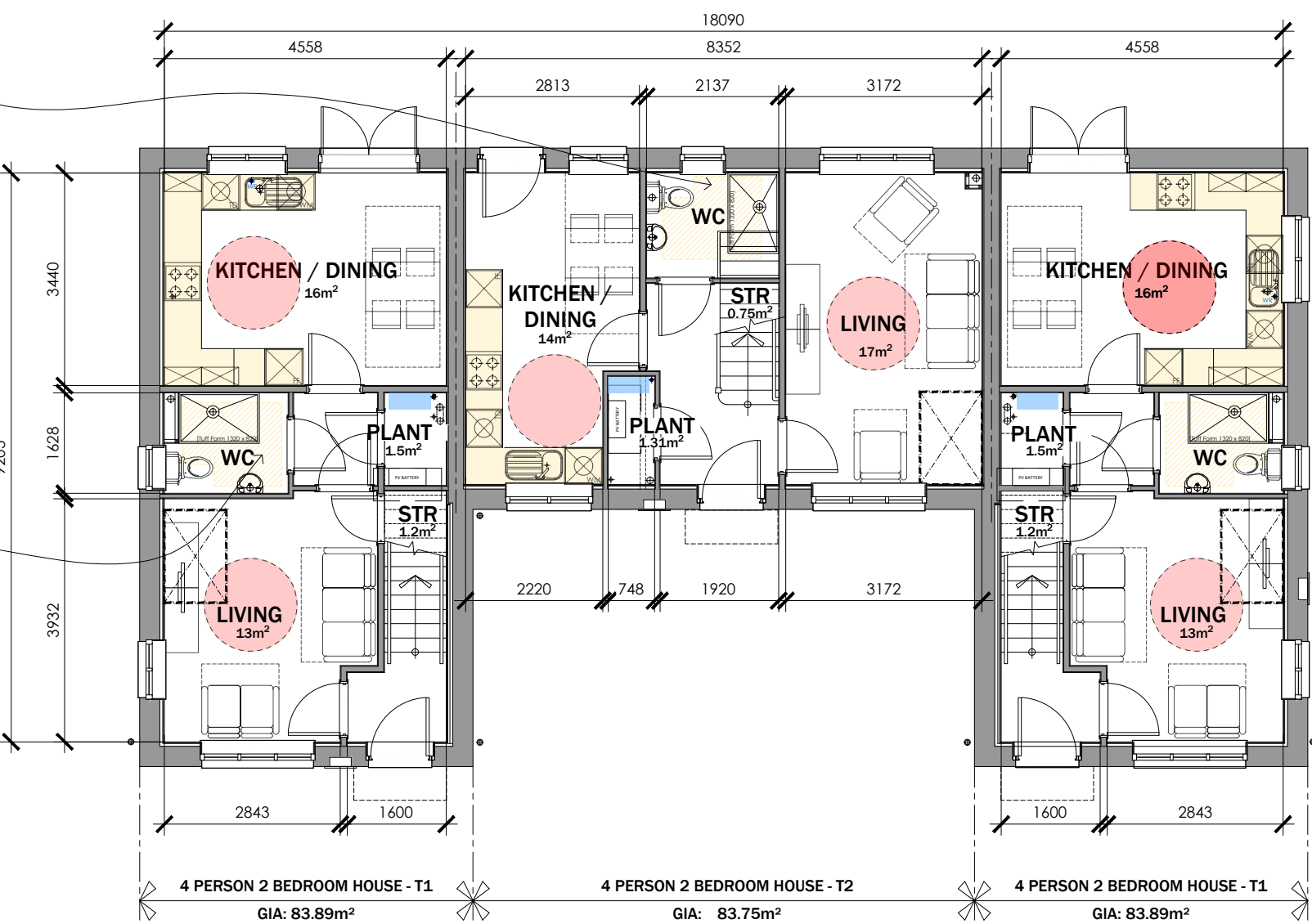
FIRST FLOOR PLAN



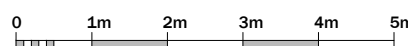
GROUND FLOOR ACCESSIBLE WC
[LTH CRITERION 14]



GROUND FLOOR ACCESSIBLE WC
[LTH CRITERION 14]



GROUND FLOOR PLAN



STORAGE SCHEDULE:

4P2B HOUSE TYPE 1	4P2B HOUSE TYPE 2
GROUND FLOOR:	GROUND FLOOR:
PLANT: 1.50M²	U/S STAIRS: 0.75M²
U/S STAIRS: 1.20M²	PLANT: 1.31M²
FIRST FLOOR:	FIRST FLOOR:
AC: 0.95M²	STORE: 1.61M²
STORE: 1.06M²	
TOTAL STORAGE PROVIDED - 4.71M²	TOTAL STORAGE PROVIDED - 3.67M²
TOTAL STORAGE REQUIRED - 2.5M²	TOTAL STORAGE REQUIRED - 2.5M²
TOTAL STORAGE EXCESS - 2.21M²	TOTAL STORAGE EXCESS - 1.17M²

4P 2B HOUSE TYPE 1 + 3

Plots 5 - 7

G.I.A = 83.89m² / 902.98 ft²
83.75M² / 901.48 ft²

