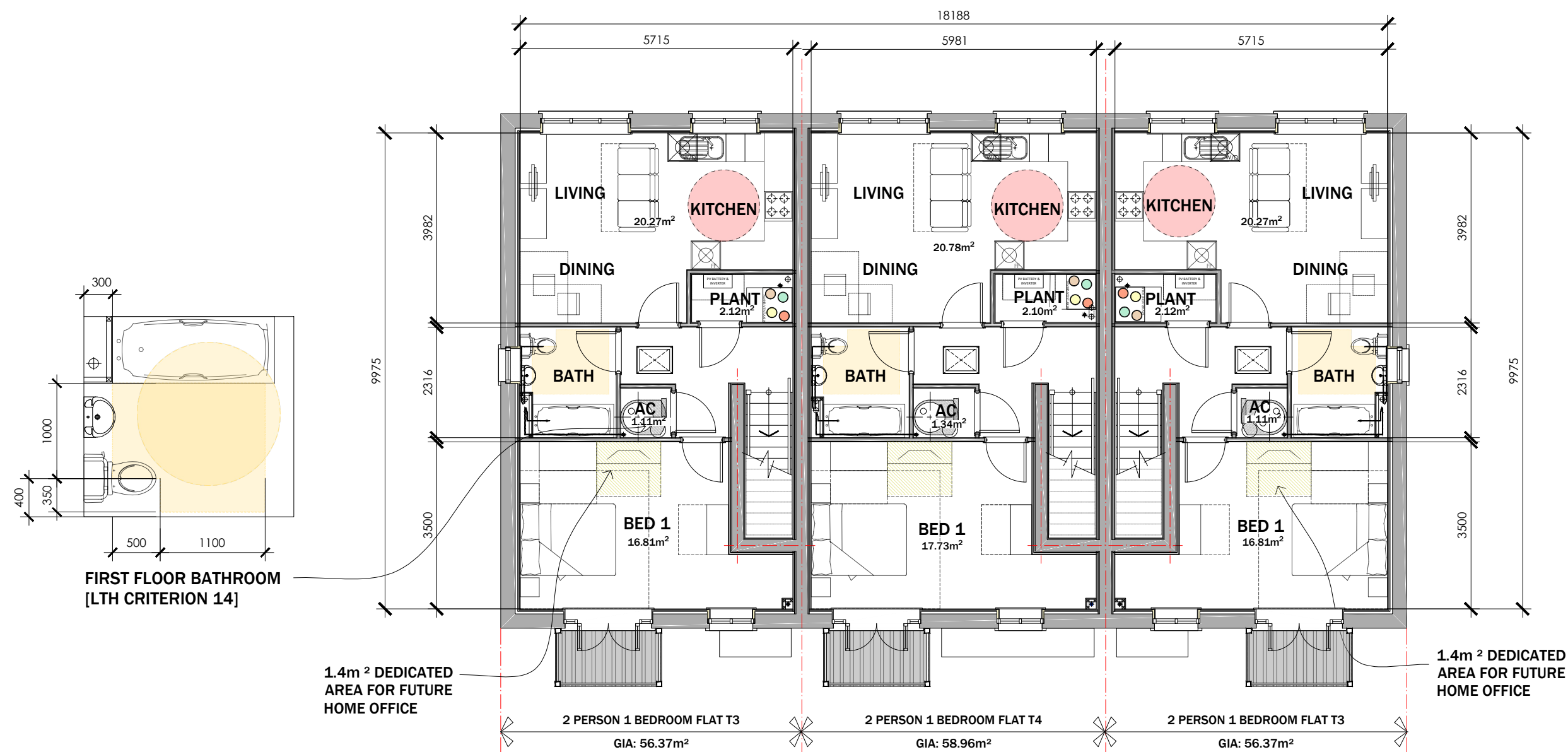
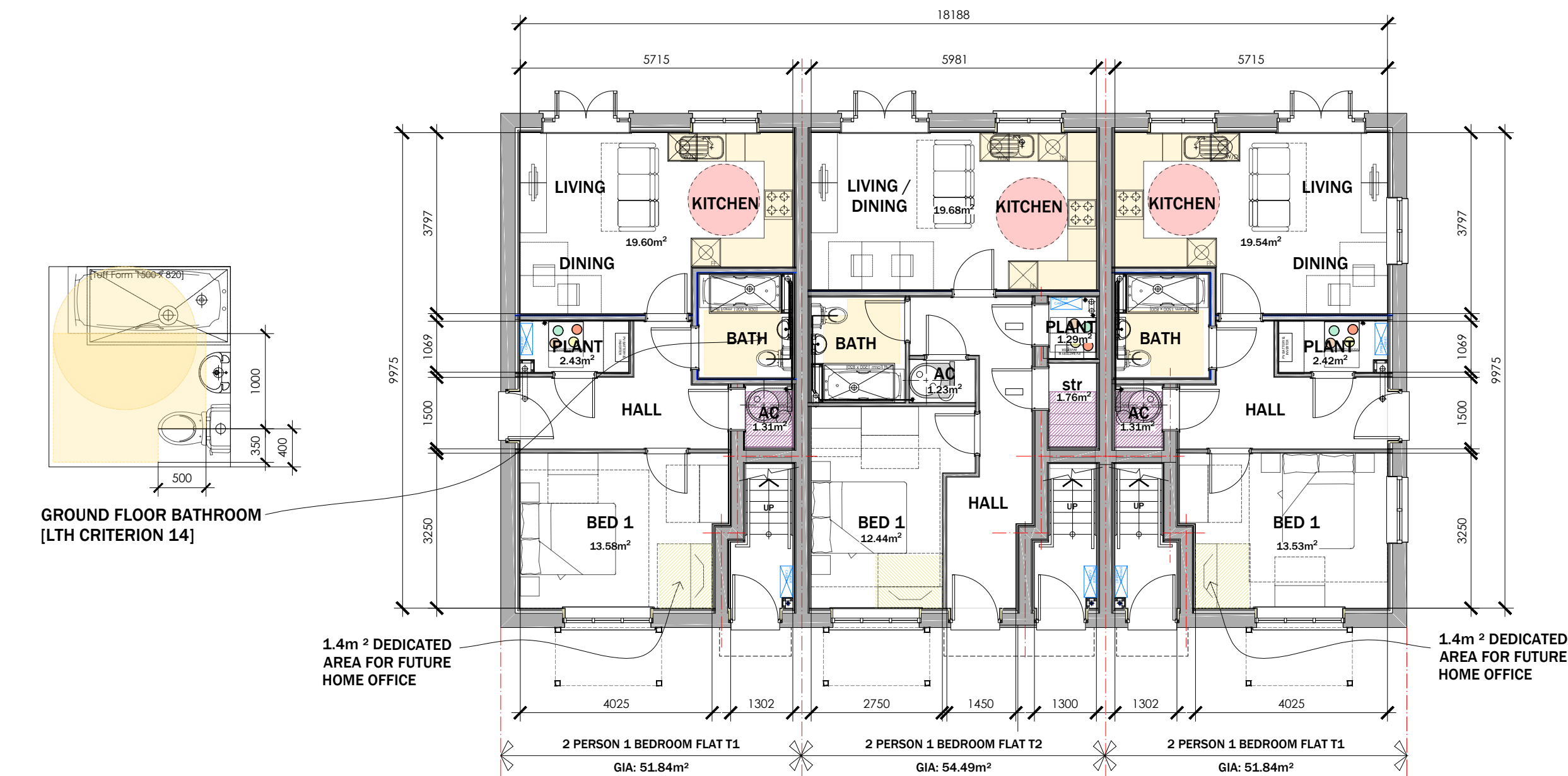




FIRST FLOOR PLAN



GROUND FLOOR PLAN

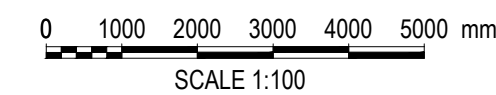
STORAGE SCHEDULE:

2P1B FLAT TYPE T1 GROUND FLOOR FLAT:	2P1B FLAT TYPE T3 FIRST FLOOR FLAT:
AC UNDER STAIRS: 1.31M²	AC: 1.11M²
PLANT: 2.43M²	PLANT: 2.12M²
TOTAL STORAGE PROVIDED - 3.74M²	TOTAL STORAGE PROVIDED - 3.23M²
TOTAL STORAGE REQUIRED - 1.5M²	TOTAL STORAGE REQUIRED - 1.5M²
TOTAL STORAGE EXCESS - 2.24M²	TOTAL STORAGE EXCESS - 1.73M²

2P1B FLAT TYPE T2 GROUND FLOOR FLAT:	2P1B FLAT TYPE T4 FIRST FLOOR FLAT:
PLANT: 1.29M²	AC: 1.34M²
AC: 1.23M²	PLANT: 2.10M²
STORE UNDER STAIRS: 1.76M²	
TOTAL STORAGE PROVIDED - 4.28M²	TOTAL STORAGE PROVIDED - 3.44M²
TOTAL STORAGE REQUIRED - 1.5M²	TOTAL STORAGE REQUIRED - 1.5M²
TOTAL STORAGE EXCESS - 2.78M²	TOTAL STORAGE EXCESS - 1.94M²

2P 1B FLAT TYPE -
Plots 12 - 17

G.I.A = 54.11 m² / 582.44 ft²
50.35 m² / 541.96 ft²



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

MATERIAL KEY LEGEND

- 1 RECONSTITUTED SLATE ROOF FINISHES - GREY
- 2 WHITE UPVC FASCIA, SOFFITS 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 against the drawings and specifications and shall be responsible for any omissions to the drawings and specifications.
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Rev.D - June 26 - Updated to suit planners comments. Balcony moved to front elevation and alterations to windows.

Revisions
Rev.A - Oct 25 - Revised and plot numbers revised to suit updated site layout
Rev.B - Nov 25 - Bed 1 width - flat type 2 increased to 2750mm
Rev.C - Oct 25 - Drawing updated along with plot numbers to suit revised site layout

Drawing No	Revision	Scale	Date	Checked
LT2413.04.104	D	1:100 @ A1	Nov 24	KWL
Drawing Title	2P1B Flat Type - PLOTS 12 - 17			
Client	Wellspring / Bron Afon			
Job Title	Traston Lane, Newport			

Drawing Purpose
PLANNING