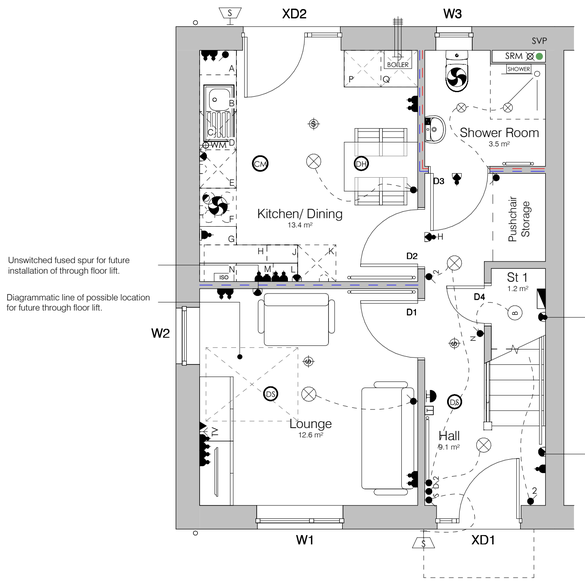


Unswitched fused spur for future installation of through floor lift.

Diagrammatic line of possible location for future through floor lift.

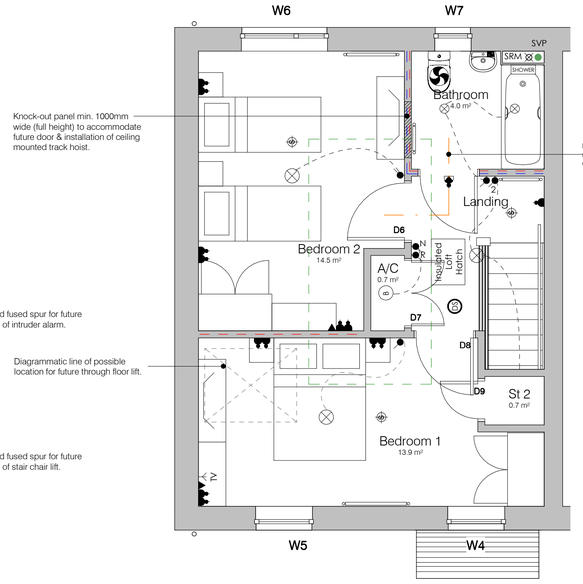
Unswitched fused spur for future installation of intruder alarm.

Unswitched fused spur for future installation of stair chair lift.

Ground Floor Plan

1 : 50

Floor Area - 83.7m² (GIA)
(DQR GIA - 83m²)



Knock-out panel min. 1000mm wide (full height) to accommodate future door & installation of ceiling mounted track hoist.

Line indicating possible future installation of a ceiling mounted track hoist. Bottom chord of roof truss to be designed to accommodate loadings.

Diagrammatic line of possible location for future through floor lift.

First Floor Plan

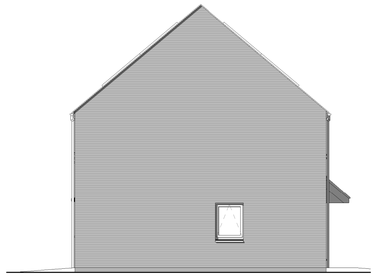
1 : 50

Plots 13 & 14

(Plot 13 is handed.)

Front Elevation- Plots 13 & 14

1 : 100



Side Elevation

1:100

Rear Elevation

1:100

- Flemish Antique
- Glenco Stock
- Kempley Antique
- Phoenix Blend

Kitchen Unit Schedule

Minimum kitchen storage requirement for 4 person dwelling 1.50m³

Ref	Description	CC (m³)
A	400 x 600 x 900 mm base unit	0.13 m³
B	600 x 600 x 900mm Sink base unit	0.20 m³
C	Stainless steel sink and drainer	
D	Min. 625mm washing machine space	
E	Min. 625mm tumble dryer space	
F	625mm cooker space	
G	300 x 600 x 900mm drawer unit	0.10 m³
H	1025 x 600 x 900mm corner unit w/ 500mm door	0.34 m³
J	500 x 600 x 900mm drawer unit	0.17 m³
K	Min. 625mm fridge/freezer space	
L	400 x 300 x 575mm wall unit	0.05 m³
M	600 x 300 x 575mm wall unit	0.08 m³
N	600 x 300 x 575mm wall unit	0.08 m³
P	600 x 600 x 2115 mm tall unit	0.59 m³
Q	600 x 600 x 2115 mm tall unit (With Boiler Unit)	0.30 m³
Total Internal Volume		2.04 m³

Store Volumes

Minimum storage requirement for 4 person dwelling 5.0m³

Name	Area	Volume	Comments
St 1	1.2 m²	1.73 m³	Under Stair
St 2	0.7 m²	1.70 m³	Store in Bedroom
A/C	0.7 m²	1.65 m³	Slatted Shelving
Grand total		5.08 m³	

Internal Door Schedule

Ref.	Structural Opening		Leaf			Clear Opening Width	Comments
	Width	Height	Width	Height	Thickness		
D1	1000	2110	926	2040	44	872	Min. clear opening required 775mm.
D2	1000	2110	926	2040	44	872	Min. clear opening required 775mm.
D3	1000	2110	926	2040	44	872	Min. clear opening required 750mm.
D4	700	2110	626	2040	44	552	Min. opening N/A as St door.
D6	1000	2110	926	2040	44	872	Min. clear opening required 775mm.
D7	1130	2110	526*	2040	44	968	Min. opening N/A as St door. Pair of double doors.
D8	1000	2110	926	2040	44	872	Min. clear opening required 750mm.
D9	700	2110	626	2040	44	552	Min. opening N/A as St door.

General Arrangment Plan Key

Indicates 1no. layer of 25mm Isover Acoustic Partition Roll (APR 1200) insulation batts installed to all walls between sanitary accommodation and a habitable room, and between any bedroom and a habitable room.

Denotes 12mm OSB to walls within Kitchens, fitted between studs at a height of 800mm and 1100mm above finished floor level for kitchen base units and 1650mm and 2250mm above finished floor level for kitchen wall units.

Additional localised 12mm OSB patresses are to be installed wherever sanitaryware, wall cupboards, boiler units and radiators are also fixed to stud walls.
Positions to be agreed on-site.

Loft space to have min. 8sq.m. of moisture resistant flooring grade chipboard laid on counter battens on ceilings joists to maintain min. 400mm deep void between u/s of floor and top of ceiling to accommodate loft insulation. Light fitting connected to neon indicator switch on first floor landing.

Walls:

Phoenix Blend facing brick in stretcher bond with natural mortar. 65mm deep, through-coloured cast-stone sills with no stools in Portland grey colour.

Brick corbeling to ends of eaves (to trim fascia boards).

Roofs:

Pitched Roof: Eternit Rivendale 'Blue/black' with dressed edges. Slimline / linear slate dry verge system.

Fascia/soffit boards: uPVC. Colour: Black.

Gutters and Downpipes: uPVC circular downpipes and half round profile gutters. Colour: Black.

Windows and Doors:

Windows: uPVC. All ironmongery & locking mechanisms to comply with PAS24 2-12/2016 & Secured-by-Design requirements. All glazing to be toughened/ laminated. Colour: Dark grey.

Doors: Composite units, all with glazing patterns / infill panels as indicated. All ironmongery & locking mechanisms to comply with PAS24 2-12/2016 & Secured-by-Design requirements. All glazing to be toughened/laminated. Front door colour: TBC. Rear door colour: Dark grey.

Other:

Service penetrations: Service extract terminals and flues are to be rectangular, flush and colour matched to surrounding brick/slate.

Canopies: Proprietary Storm King pitched roof canopy installed in accordance with manufacturers instructons.

Notes:

Read in conjunction with all other relevant project drawings and schedules.

Sprinkler & boiler system have been notionally indicated, detailed design and specification to be in strict accordance with specialist suppliers / manufacturers.

Drawings must not be scaled and any discrepancies must be reported immediately.

Drawings must be printed in colour to ensure all elements are clearly identified.

Ensure this document is only used for its intended purpose, the suitability is defined by the status code below. Pentan accepts no liability if used for any purpose other then that specifically stated.

Rev.	Description	Drawn	Check	Date
P5	Brick types and entrance canopy amended.	BD	ALe	12.12.23
P4	M + E amended	HJ	DT	05.02.20
P3	Brick Type Amended	HJ	DT	20.01.20
P2	Elevation Options Added.	HJ	DT	02.12.19
P1	Issued for comment.	HJ	DT	13.11.19

FOR APPROVAL

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Project
Bryniau Road, Merthyr

Client
Holbrook Construction

Drawing Title
2B4P House (Plots 13 & 14)
Plans, Elevations & Schedules

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
3831	PEN	ZZ	ZZ	DR	A	0401	S3	P5

Scale: As indicated @ A1
Date: Feb' 20

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise