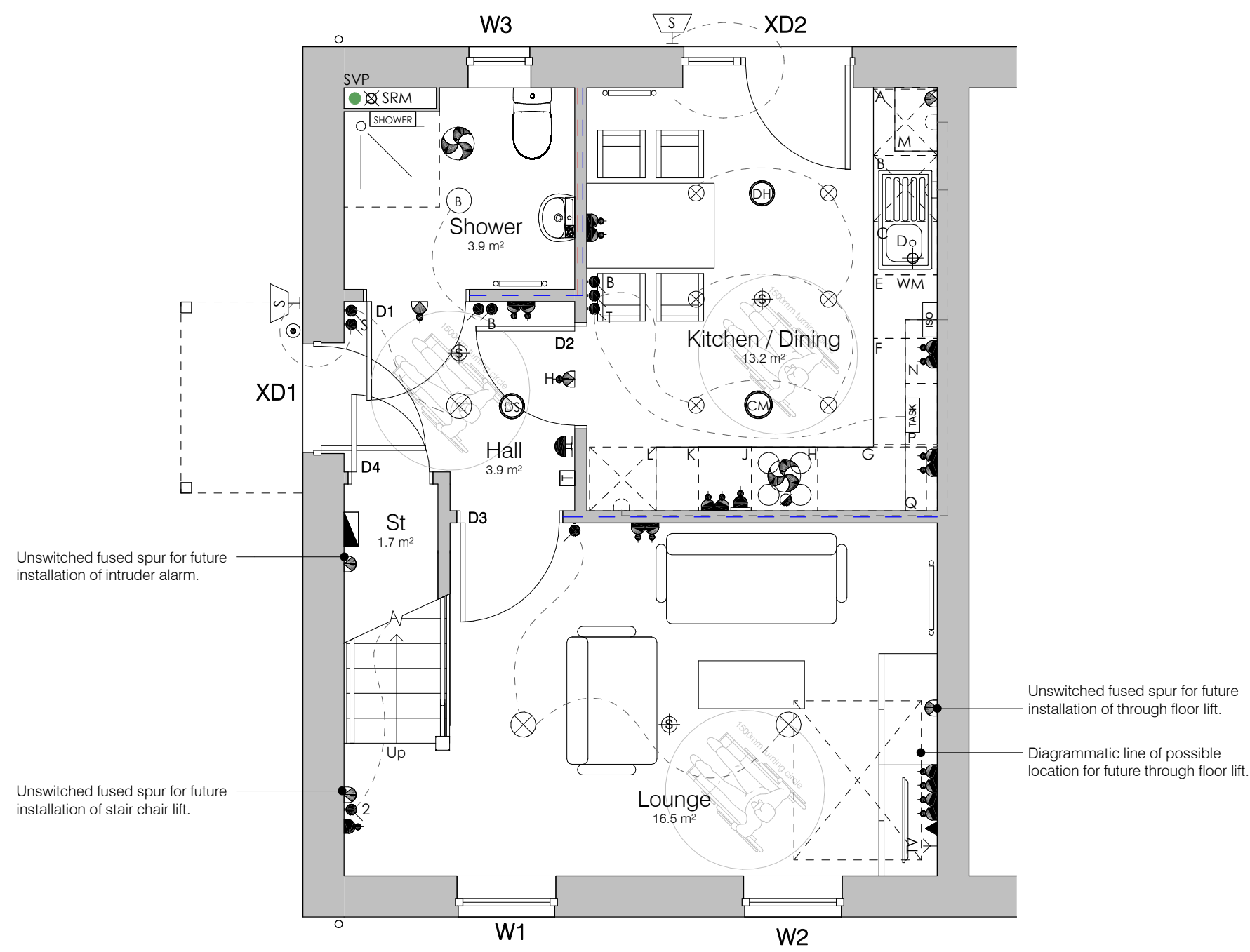


General Arrangement Plan Key

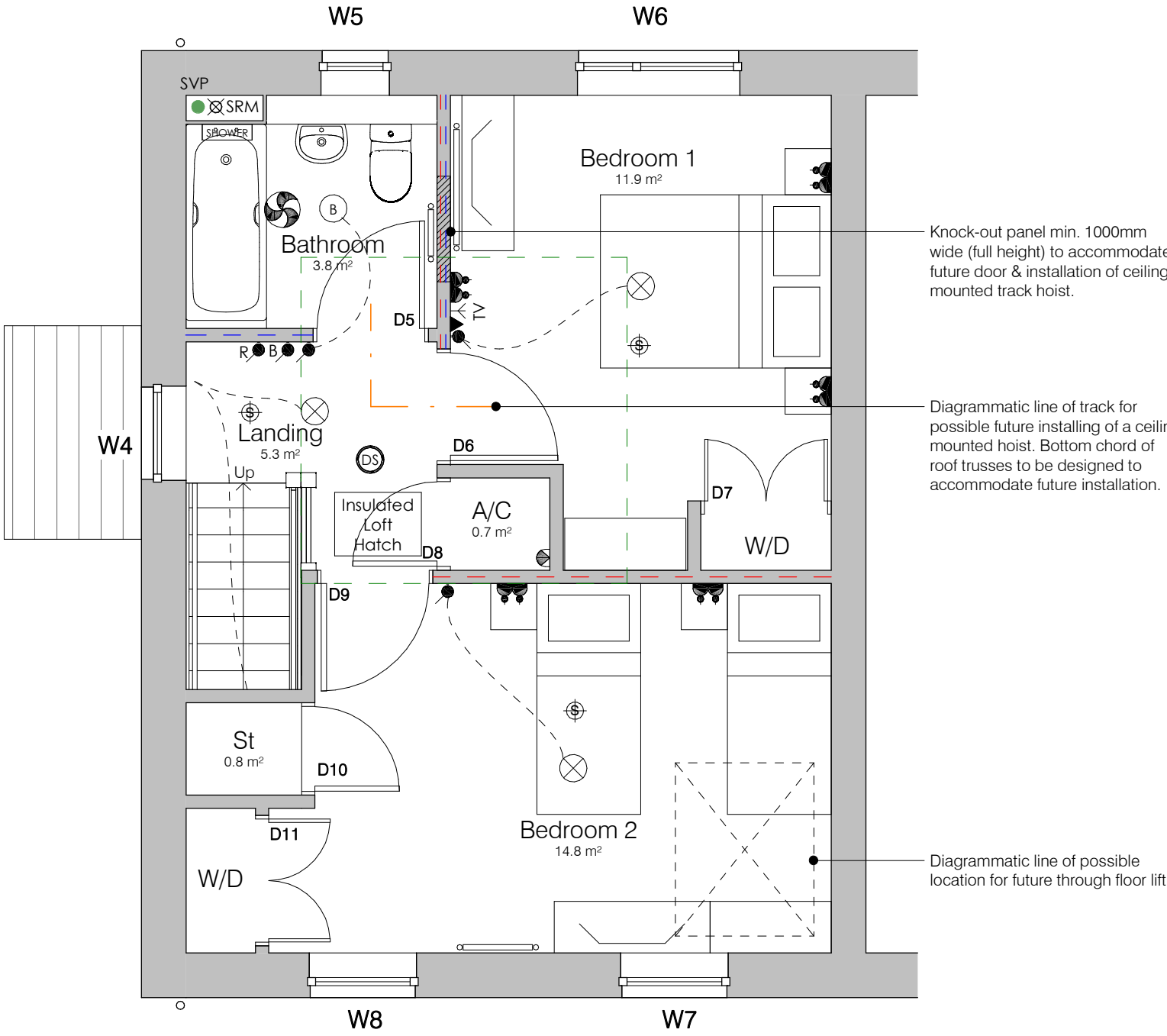
- Indicates 1no. layer of 25mm Isover Acoustic Partition Roll (APR 1200) insulation batts installed to all walls between sanitary accommodation and a habitable room, and between any bedroom and a habitable room.
- Denotes 12mm OSB to walls within Kitchens, fitted between studs at a height of 800mm and 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 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 in ground floor hallway.



Ground Floor Plan

1 : 50

Floor Area - 84.4m² (GIA)
(DQR GIA - 83m²)



First Floor Plan

1 : 50

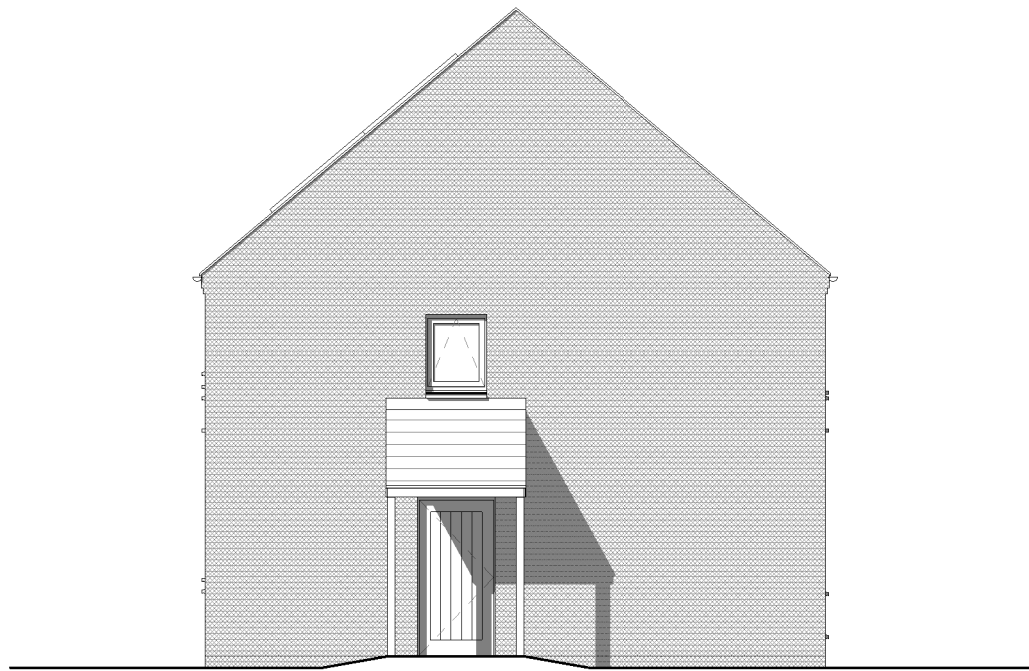
Plots 1, 2, 5, 6, 7 & 8

(Plots 2, 6 and 8 are handed.)



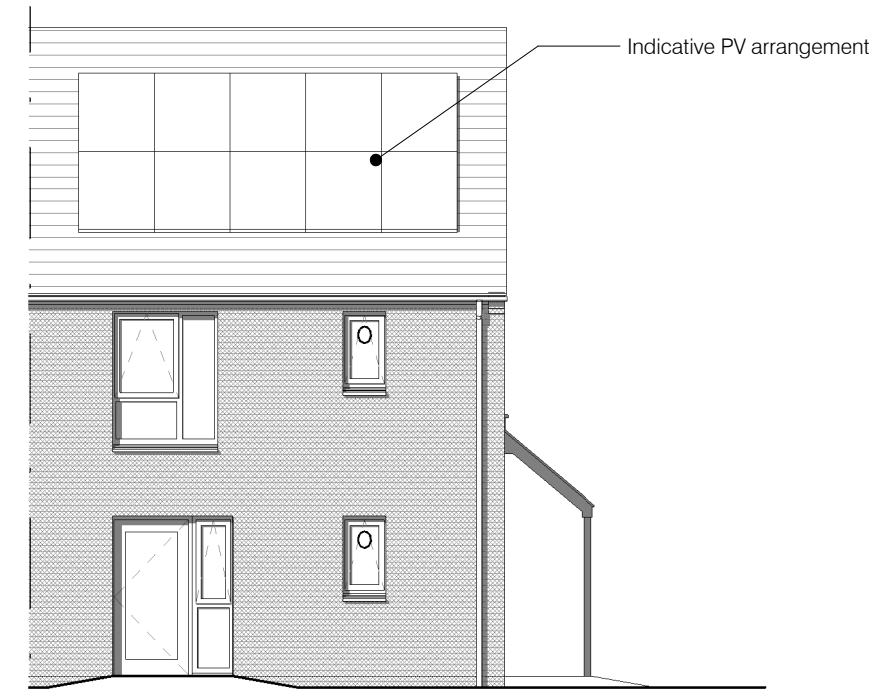
Front Elevation- Plots 1, 2, 5, 6, 7 & 8

1 : 100



Side Elevation

1:100



Rear Elevation

1:100

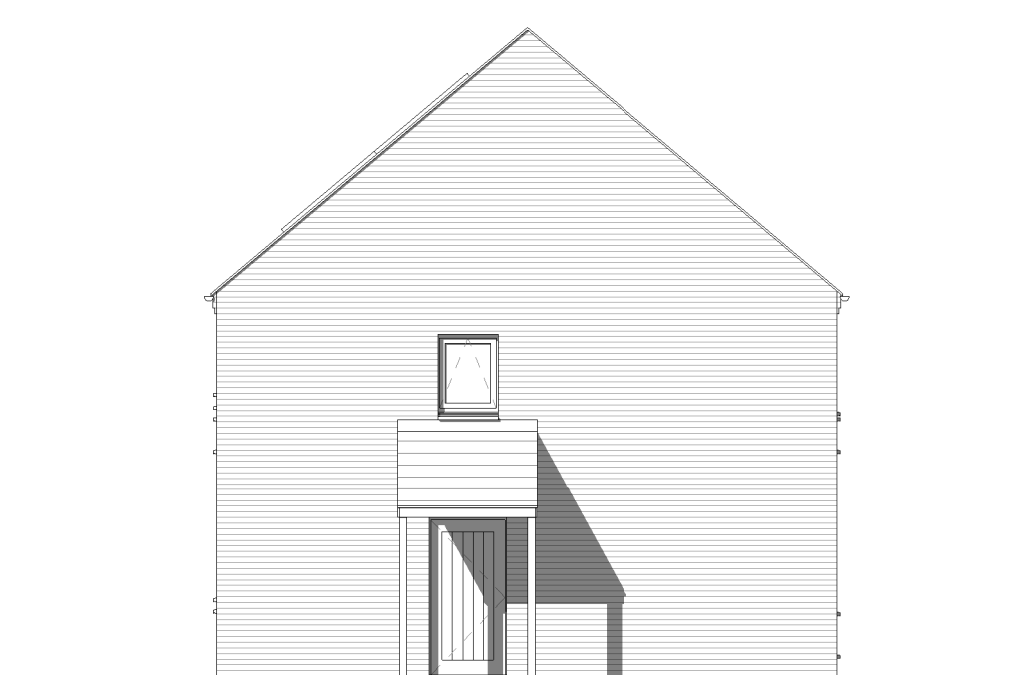
Plots 9 & 10.

(Plot 10 is handed.)



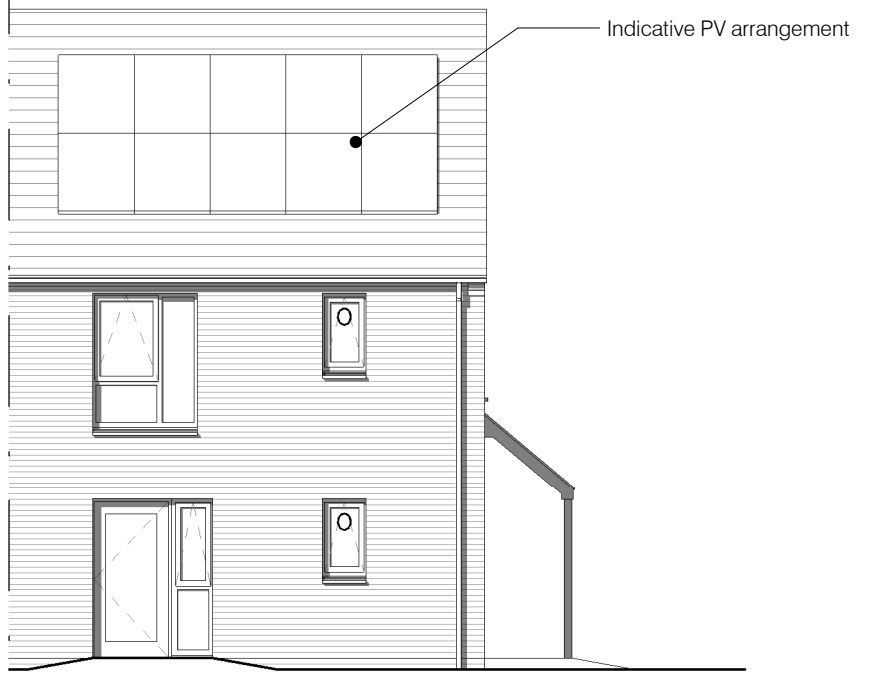
Front Elevation- Plots 9 & 10

1 : 100



Side Elevation

1:100



Rear Elevation

1:100

- Flemish Antique
- Bradgate Medium Grey
- Leicester Wakerley Multi Stock

Kitchen Unit Schedule		
Minimum kitchen storage requirement for 4 person dwelling 1.50m³		
Ref	Description	CC (m³)
A	Min. 625mm tumble dryer space	
B	Min. 625mm washing machine space	
C	500 x 600 x 900 mm Sink base unit	0.17 m³
D	Stainless steel sink and drainer	
E	600 x 600 x 900mm drawer unit	0.20 m³
F	1000 x 600 x 900 mm corner unit w/ 500mm door	0.34 m³
G	625mm electric cooker space	0.34 m³
H	500 x 600 x 900 mm base unit	0.17 m³
J	400 x 600 x 900 mm base unit	0.13 m³
K	Min. 625mm fridge/freezer space	
L	600 x 400 x 900mm Boiler Housing	0.00 m³
M	600 x 300 x 740mm wall unit	0.10 m³
N	600 x 300 x 740mm wall unit	0.10 m³
P	600 x 300 x 740mm wall unit	0.10 m³
Q	600 x 300 x 740mm wall unit	0.10 m³
Total Internal Volume		1.65 m³

Store Volumes			
Minimum storage requirement for 4 person dwelling 5.0m³			
Name	Area	Volume	Comments
St	1.7 m²	1.96 m³	Under Stairs
A/C	0.7 m²	1.45 m³	Housing hot water cylinder. 1m³ of slatted shelving.
St	0.8 m²	2.63 m³	Store in Bedroom
Grand total		6.03 m³	

Internal Door Schedule						
Ref.	Structural Opening		Leaf		Clear Opening	Comments
	Width	Height	Width	Height		
D1	1000	2110	926	2040	44	872
D2	1000	2110	926	2040	44	872
D3	1000	2110	926	2040	44	872
D4	800	2100	726	2040	44	672
D5	1000	2110	926	2040	44	872
D6	1000	2110	926	2040	44	872
D7	1130	2110	526*	2040	44	968
D8	800	2100	726	2040	44	672
D9	1000	2110	926	2040	44	872
D10	800	2100	726	2040	44	672
D11	1130	2110	526*	2040	44	968

Walls:

Red/grey 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).

Brick type 1 (Vandersanden 'Flemish Antique')
Brick type 2 (bstock 'Bradgate Medium Grey')
Brick type 3 (bstock 'Leicester Wakerley Multi Stock')

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: Painted/stained timber posts to match window colour. Posts to sit on galvanised steel base. Eternit Rivendale 'Blue/black' covering to match main roof.

Notes:

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

Sprinkler & boiler systems 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 than that specifically stated.

P5	Brick type amended.	HJ	DT	20.01.20
P4	Windows on Front Elevation Amended.	HJ	DT	09.01.20
P3	Elevation Options Added	HJ	DT	02.12.19
P2	Windows amended.	HJ	DT	20.11.19
P1	Issued for comment.	HJ	DT	13.11.19
Rev.	Description	Drawn	Check	Date

FOR APPROVAL

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Project
Brynau Road, Merthyr

Client
Holbrook Construction

Drawing Title

2B4P House (Plots 1-2 & 5-10)
Plans, Elevations & Schedules

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
3815	PEN	ZZ	ZZ	DR	A	0101	S3	P5

Scale
As indicated @ A1
Date
Jan '20

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