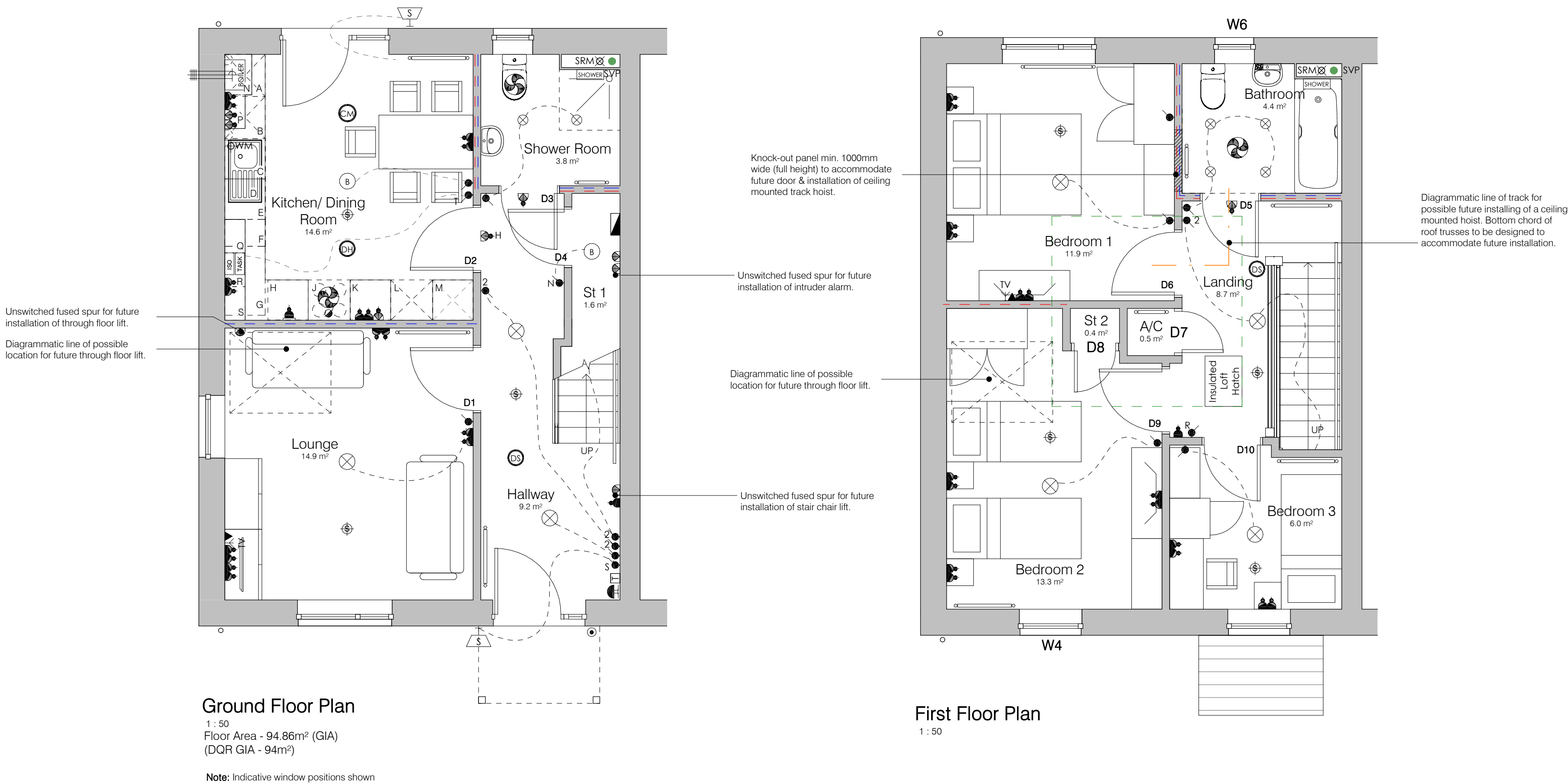
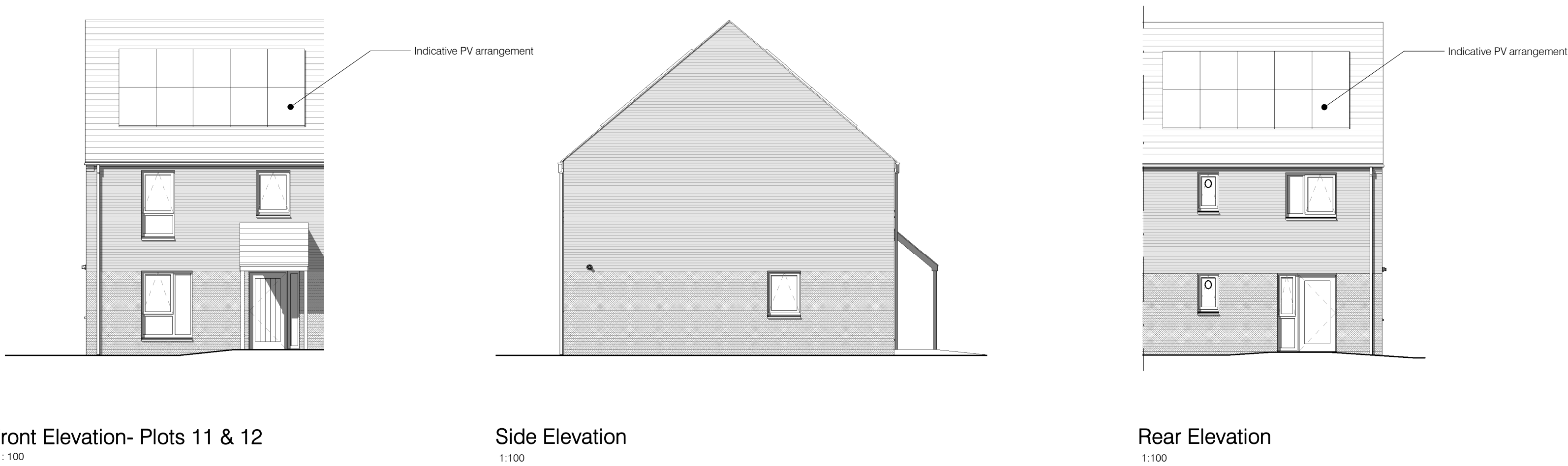


General Arrangement Plan Key

- 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, boilers 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.



Plots 11 and 12. (Plot 11 handed.)



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

Kitchen Unit Schedule		
Minimum kitchen storage requirement for 5 person dwelling 1.70m³		
Ref	Description	CC (m³)
A	Min. 625mm tumble dryer space	
B	Min. 625mm washing machine space	
C	600 x 600 x 900 mm Sink base unit	0.20 m³
D	Stainless steel sink and drainer	
E	600 x 600 x 900 mm base unit	0.20 m³
F	400 x 600 x 900mm drawer Unit	0.13 m³
G	1025 x 600 x 900mm corner unit w/ 500mm door	0.34 m³
H	600 x 600 x 900 mm base unit	0.20 m³
J	625mm electric cooker space	
K	600 x 600 x 900 mm base unit	0.20 m³
L	Min. 625mm fridge/freezer space	
M	600 x 600 x 2115 mm tall unit	0.59 m³
N	600 x 400 x 900 mm	0.10 m³
P	500 x 300 x 900mm wall unit	0.08 m³
Q	500 x 300 x 740mm wall unit	0.08 m³
R	500 x 300 x 740mm wall unit	0.08 m³
S	500 x 300 x 740mm wall unit	0.08 m³
Total Internal Volume		2.20 m³

Store Volumes			
Minimum storage requirement for 5 person dwelling 5.0m³			
Name	Area	Volume	Comments
St 1	1.6 m²	3.24 m³	Under Stair
St 2	0.4 m²	0.89 m³	Store in Bedroom
A/C	0.5 m²	1.16 m³	Slatted Shelving
Grand total		5.29 m³	

Internal Door Schedule						
Ref.	Structural Opening		Leaf		Clear Opening Width	Comments
	Width	Height	Width	Height		
D1	1000	2110	926	2040	44	Min. clear opening required 775mm.
D2	1000	2110	926	2040	44	Min. clear opening required 775mm.
D3	900	2100	826	2040	45	Min. clear opening required 750mm.
D4	900	2100	826	2040	45	N/A
D5	900	2100	826	2040	45	Min. clear opening required 750mm.
D6	1000	2110	926	2040	44	Min. clear opening required 775mm.
D7	700	2100	626	2040	45	N/A
D8	700	2100	626	2040	45	N/A
D9	1000	2110	926	2040	44	Min. clear opening required 775mm.
D10	900	2100	826	2040	45	Min. clear opening required 750mm.

- 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 (Ibstock 'Bradgate Medium Grey')
Brick type 3 (Ibstock '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.

P2	Elevation Options Added.	HJ	DT	02.12.19
P1	Issued for comment.	HJ	DT	13.11.19
Rev.	Description	Drawn	Check	Date

FOR APPROVAL

pentan

architects

22 Cathedral Road

Cardiff CF11 9LJ

t. 029 2030 9010

info@pentan.co.uk

Project

Brynau Road, Merthyr

Client

Holbrook Construction

Drawing Title