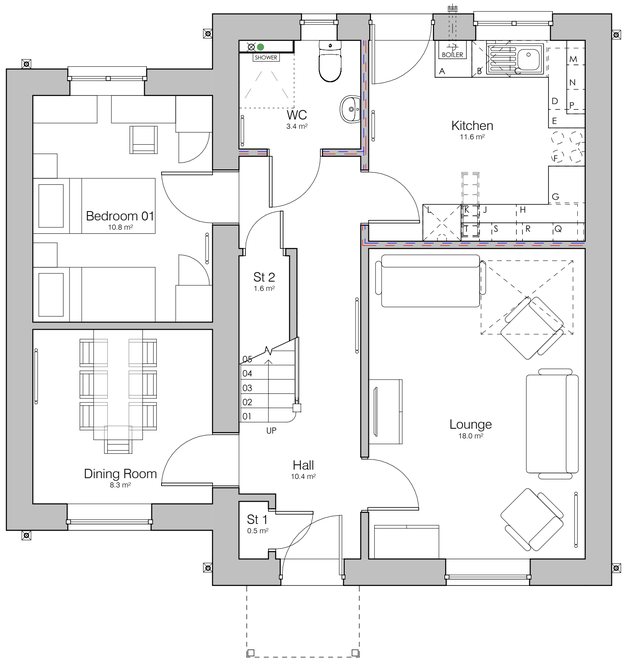
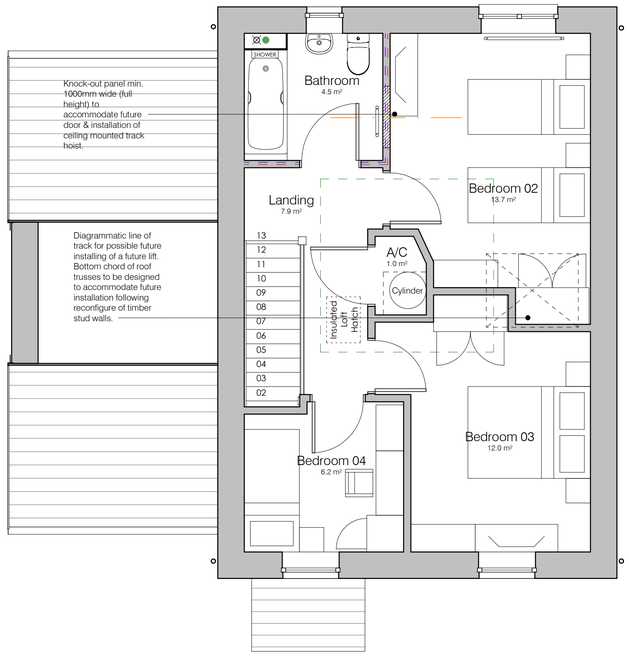


00 GF General Arrangement Plan

1 : 50

Floor Area - 118.1 m² (GIA)
(DQR GIA - 114m²)



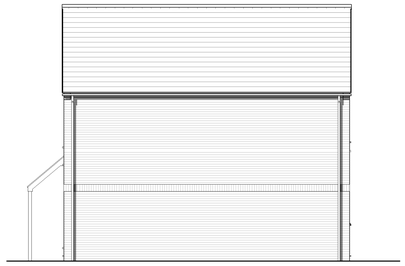
01 FF General Arrangement Plan

1 : 50



Front Elevation

1 : 100



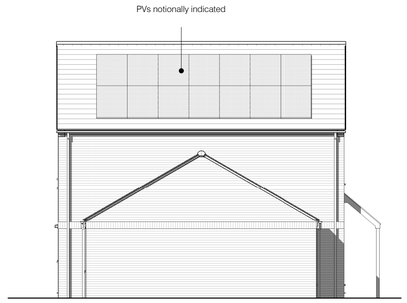
Side Elevation 1

1 : 100



Rear Elevation

1 : 100



Side Elevation 2

1 : 100

0 2.5 5 7.5 10 15

Kitchen Unit Schedule

(Minimum kitchen storage requirement for 7 person dwelling 2.10m³)

Ref	Description	CC (m³)
A	600 x 600 x 1975mm boiler storage	0.20 m³
B	min. 625mm washing machine space	0.00 m³
C	600 x 600 x 900mm sink base unit	0.20 m³
D	1000 x 600 x 900mm corner base unit w/ 500mm door	0.34 m³
E	300 x 600 x 900mm base unit	0.10 m³
F	min. 625mm cooker space	0.00 m³
G	600 x 600 x 900mm base unit	0.20 m³
H	1000 x 600 x 900mm corner base unit w/ 500mm door	0.34 m³
J	600 x 600 x 2100mm tall unit	0.59 m³
K	300 x 600 x 900mm recycling/waste unit	0.00 m³
L	min. 625mm fridge/freezer space	0.00 m³
M	400 x 300 x 720mm wall unit	0.06 m³
N	400 x 300 x 720mm wall unit	0.06 m³
P	400 x 300 x 720mm wall unit	0.06 m³
Q	500 x 300 x 720mm wall unit	0.08 m³
R	500 x 300 x 720mm wall unit	0.08 m³
S	500 x 300 x 720mm wall unit	0.08 m³
T	500 x 300 x 720mm wall unit	0.08 m³
Total Internal Volume		2.47 m³

Store Volumes

(Minimum storage requirement for 7 person dwelling 5.0m³)

Name	Area	Volume	Comments
A/C	1.0 m²	2.44 m³	Minimum 1 sqm shelving.
St 2	1.6 m²	2.21 m³	Storage under stairs.
St 1	0.5 m²	1.08 m³	Storage in hallway.
Grand total		5.73 m³	

General Arrangement 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, MVHR 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.

Fire Risk Notes

The Contractor in conjunction with the Client is advised to undertake a scheme specific fire risk assessment prior to the commencement of the project, carried out by an independent accredited fire consultant to review the separating distances and compartmentation between plots and identity any mitigation measures required, for example the inclusion of non-combustible sheathing boarding to the timber frame during the construction phase on key elevations, identifying fire protection measures, significant contributing hazards and establish recommendations for fire safety management during the construction process.

It is also recommended that this assessment and/or an additional fire risk assessment be undertaken prior to occupation to ensure that suitable evacuation plans and management procedures are established and agreed for future occupation of the properties.

Fire classification of all external surface materials to be confirmed to limit spread of surface flame in accordance with Approved Document B of the Building Regulations.

All horizontal and vertical cavity barriers to be installed in strict accordance with specialist manufacturers design & specification and in conjunction with system fire test data, Approved Document B of the Building Regulations and relevant Warranty providers technical guidance requirements. Installation of all barriers to be inspected on site by third party fire consultant and provision at agreed locations confirmed with local authority building control prior to concealment.

All fire stopping works for service penetrations are to be undertaken, inspected prior to handover and certified by accredited third party fire specialist.

Confirmation of all plasterboard specifications to achieve specified levels of fire resistance to be in accordance with data from fire tests from UKAS approved laboratories.

All fire doors, including frame, stops and intumescent smoke seals, are to be tested to BS 476 Part 22 or the European equivalent BS EN 1634 Part 1 and certified under specialist third party accreditation, UKAS, IFC, BWF/Certifire.

Material Key

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 (TBC)

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

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: TBC.

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.

Refer to Block Plans for location of movement joints and expansion joints.

Non-loadbearing partitions of 89 x 38mm studs at 600mm centres lined either side with 15mm plasterboard (taped and jointed). Moisture resistant plasterboard to be used on walls abutting a shower or bath.

Radiator sizes are indicative only. Refer to heating designs for actual sizes.

Ventilation Requirements:
All ventilation requirementsn to comply with Approved Document F, table 5.2c, 5.1a & 5.1b.

Sprinklers:
Each dwelling will be fitted with a sprinkler system consisting of recessed sprinkler heads with fuse-able bulbs in all habitable rooms, hallways and landings. The system will be fully compliant with BS 9251:2014.

The components of the automatic suppression system should be in accordance with BS 9252:2011 or an equivalent technical standard.

Heating systems have been notionally indicated, all to be in strict accordance with specialist suppliers / manufacturers.

Rev.	Description	Drawn	Check	Date
P4	Issued for Approval.	HJ	AL	14.12.21
P3	Issued for PAC.	HJ	AL	30.09.21
P2	Issued for Technical Scrutiny.	HJ	AL	27.09.21
P1	Issued for comment	HJ	AL	21.09.21

FOR APPROVAL

Drawing applies to Plot 15.

Notes:

1. Drawings must not be scaled and any discrepancies must be reported immediately.
2. The drawing is to be read in conjunction with all other relevant project drawings and schedules.
3. Dimensions indicated are structural.

pentan architects
22 Cathedral Road
Cardiff CF11 9LJ
t. 029 2030 9010
info@pentan.co.uk

Project
Springfield Rise, Treharris

Client
Holbrook Contractors

Drawing Title
House Type A (4B7P) - Plot 15
Floor Plans, Schedules and Elevations

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
3845	PEN	ZZ	ZZ	DR	A	0301	S4	P4

Scale: As indicated @ A1
Date: Aug 2021

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