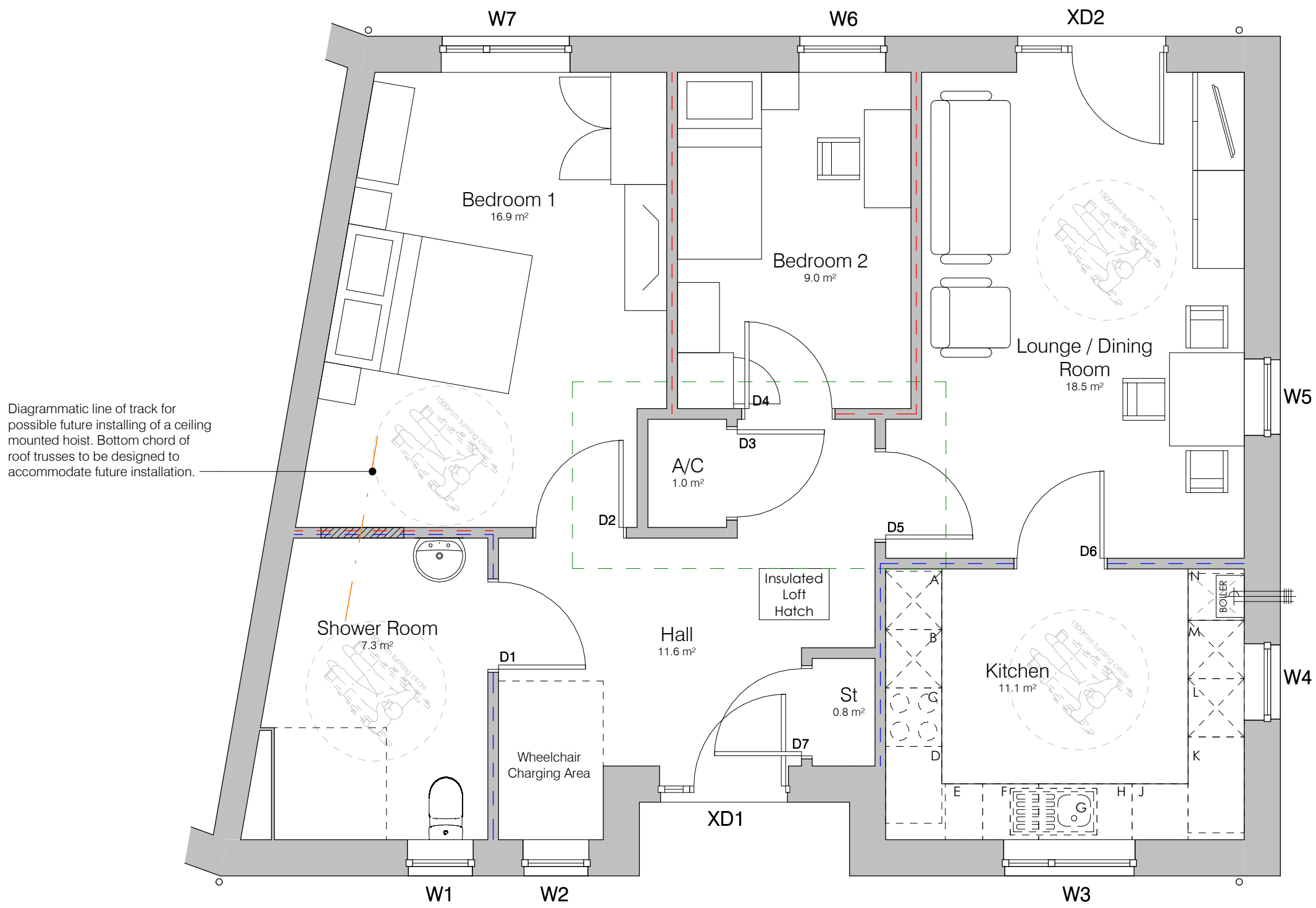


General Arrangement Plan Key

- 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.



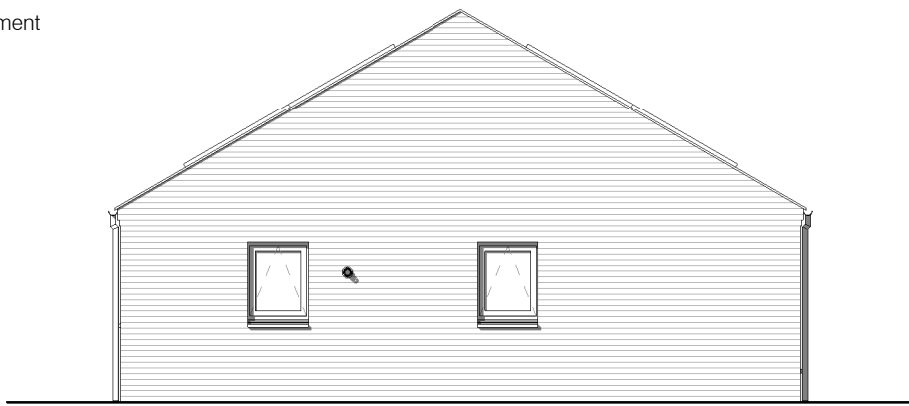
Ground Floor Plan
1 : 50

Floor Area - 80m² (GIA)

Plots 15 and 16. (Plot 16 handed.)



Front Elevation- Plots 15 & 16
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 3 person dwelling 1.30m³		
Ref	Description	CC (m³)
A	Min. 625mm fridge	
B	Min. 625mm freezer	
C	625mm electric cooker space	
D	825 x 600 x 900mm corner unit w/ 400mm door	0.27 m³
E	400 x 600 x 900mm drawer unit	0.13 m³
F	600 x 600 x 900mm base unit	0.20 m³
G	Stainless steel sink and drainer	
H	1000 x 600 x 900mm Sink base unit	0.34 m³
J	600 x 600 x 900mm base unit	0.20 m³
K	1025 x 600 x 900mm corner unit w/ 500mm door	0.34 m³
L	Min. 625mm washing machine space	
M	Min. 625mm condensing tumble dryer space	
N	500 x 600 x 2115mm tall unit (With Boiler Unit)	0.19 m³
Total Internal Volume		1.66 m³

Store Volumes			
Minimum storage requirement for 3 person dwelling 3.0m³			
Name	Area	Volume	Comments
St	0.8 m²	1.84 m³	Store in Entrance Hall.
A/C	1.0 m²	2.32 m³	1m² of slatted shelving.
Grand total		4.17 m³	

Internal Door Schedule							
Ref.	Structural Opening		Leaf		Clear Opening Width	Comments	
	Width	Height	Width	Thickness			
D1	1000	2110	926	2040	44	872	Min. clear opening required 750mm.
D2	1000	2110	926	2040	44	872	Min. clear opening required 750mm.
D3	1000	2110	926	2040	44	872	Clear opening N/A as St. door.
D4	1000	2110	926	2040	44	872	Min. clear opening required 750mm.
D5	1000	2110	926	2040	44	872	Min. clear opening required 775mm.
D6	1000	2110	926	2040	44	872	Min. clear opening required 750mm.
D7	1000	2110	926	2040	44	872	Clear opening N/A as St. door.

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:

Bungalow designed in accordance with 'Habinteg Wheelchair Housing Design Guide' (Second Edition) Recommendations.

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

Sprinkler system has been notationally 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.

P3	Brick Type Amended.	HJ	DT	20.01.20
P2	Elevation Options Added.	HJ	DT	02.12.19
P1	Issued for comment.	MR	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	

2B3P Bungalow (Plots 15 & 16) -
Plans, Elevations & Schedules

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
3815	PEN	- ZZ	- ZZ	- DR	- A	- 0501	S3	P3

Scale
As indicated @ A1
Date
Jan' 20

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