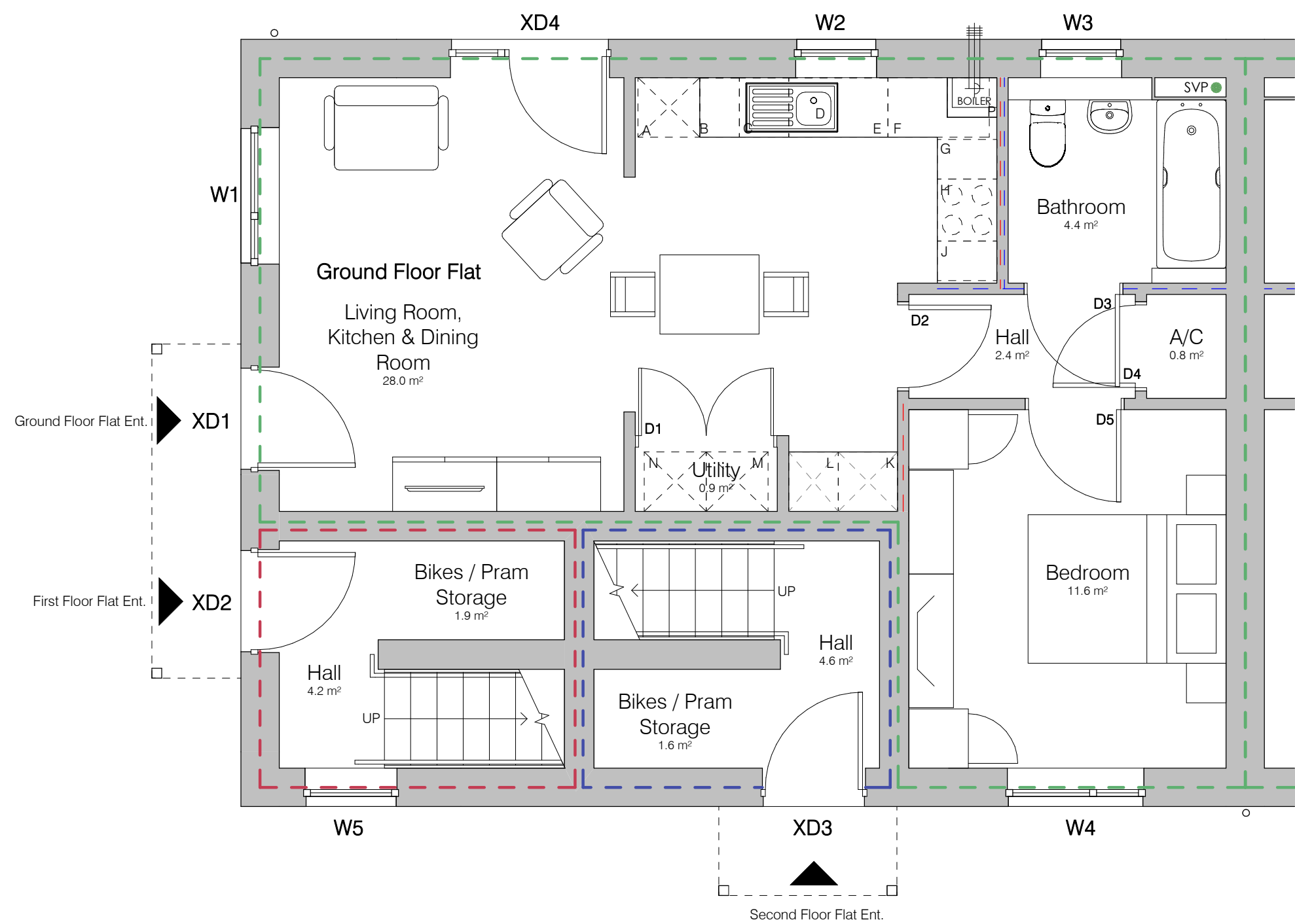
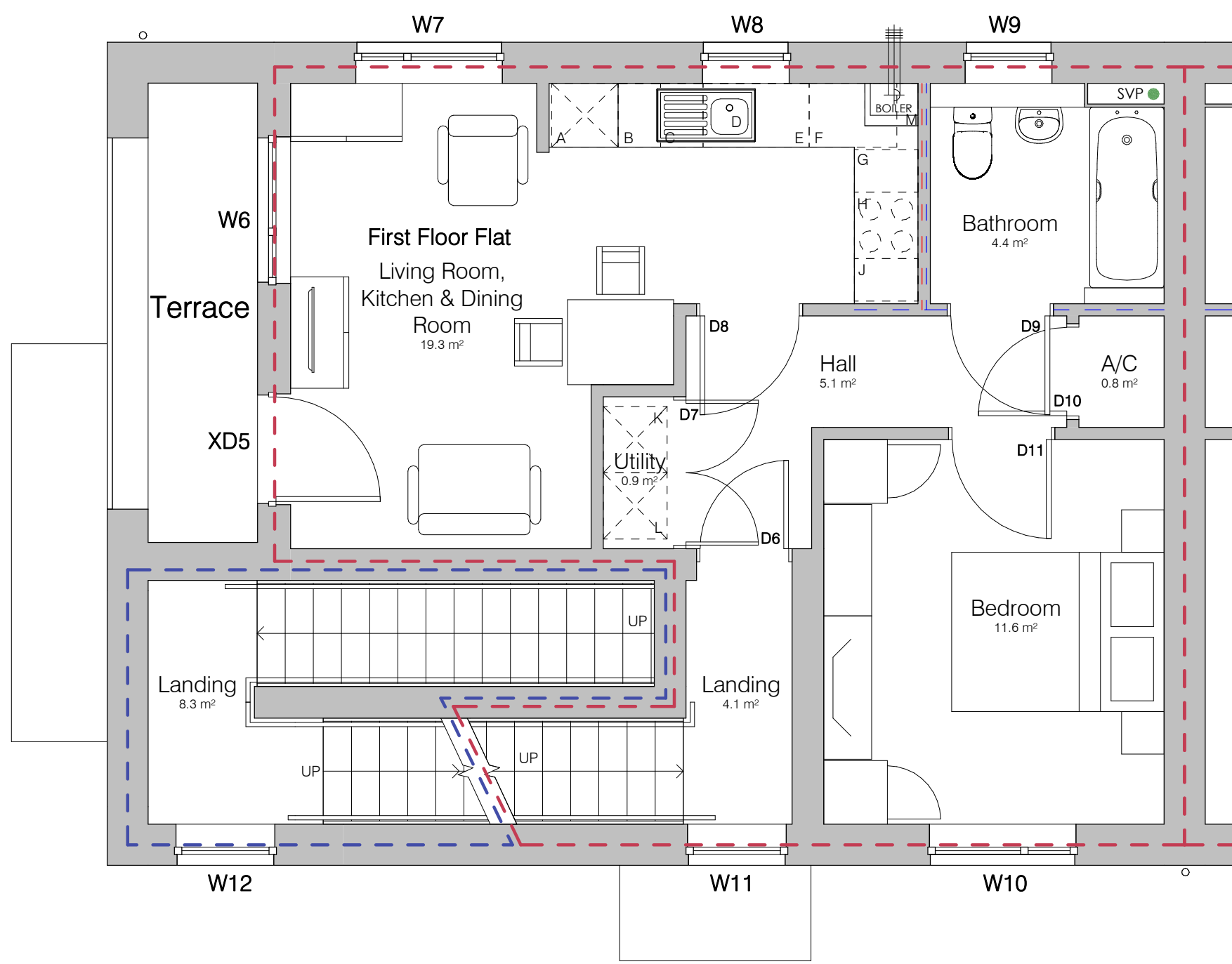


General Arrangement Plan Key

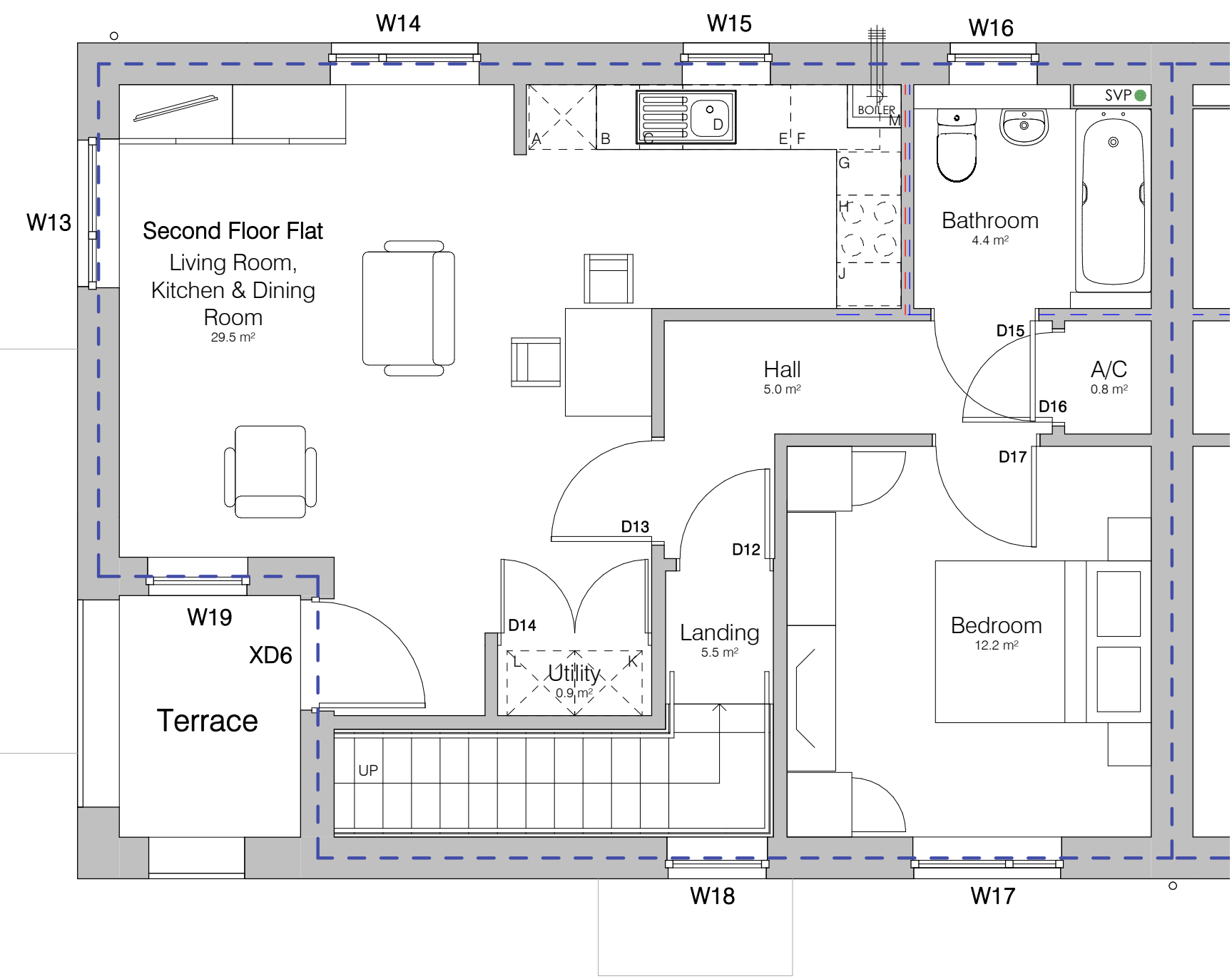
- Indicates 1no. layer of 25mm Acoustic Partition Roll (APR) 1200 insulation batts installed to all walls between sanitary accommodation and a habitable room, and between any bedroom and a habitable room.
- Denotes 12mm OSB to walls within Kitchens, fitted between studs at a height of 800mm and 1100mm above finished floor level for kitchen base units and 1650mm and 2250mm above finished floor level for kitchen wall units.
- Additional localised 12mm OSB pattresses are to be installed wherever sanitaryware, wall cupboards, boilers and radiators are also fixed to stud walls.
- Positions to be agreed on-site.



Ground Floor Plan
1:50



First Floor Plan
1:50



Second Floor Plan
1:50

Areas Schedule Key:

- Ground Floor Flat Floor Area - 50.2m² (GIA)
- First Floor Flat Floor Area - 56.5m² (GIA inc. stair)
- Second Floor Flat Floor Area - 73.6m² (GIA inc. stair)

Total - 180.3m² (GIA exc. terraces)



Front Elevation- Plots 17-28
1:150



Side Elevation
1:150



Rear Elevation
1:150

Walls:

Red/gray facing brick in stretcher bond with natural mortar. 65mm deep, though coloured cast-stone sills with no stocks in Portland grey colour.

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

Brick type 1 (Hanserdan Flemish Antique)
Brick type 2 (Bastock Blackgate Medium Grey)
Brick type 3 (Bastock Leicester Wakenley Multi Stock)

Roofs:

Pitched Roof: Eternit Rivendale Blue/black with dressed edges. Slateline / linear saddle dry verge system.

Fascia/sloft 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 / in-fill 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 galvanneal steel base. Eternit Rivendale Blue/black covering to match main roof.

Notes:

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

Sprinkler system has 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 codes below. Pentan accepts no liability if used for any purpose other than that specifically stated.

P6	Brick type amended.	HJ	DT	20.01.20
P5	Pill added	HJ	DT	16.01.20
P4	Brick Detail Paneling added. Bin Stores	HJ	DT	15.01.20
P3	Removed and Ground floor window added.	HJ	DT	02.12.19
P2	Elevation Options added	HJ	DT	20.11.19
P1	Ground Floor Flat Kitchen Amended.	HJ	DT	13.11.19
Rev.	Issued for comment.	MR	DT	13.11.19
Rev.	Description	Drawn	Check	Date

FOR APPROVAL

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Project

Brynau Road, Merthyr

Client

Hobbrook Construction

Drawing Title

182P Walk-up Flats (Plots 17-28) -
Plans, Elevations and Schedules

Job No.	Org	Zone	Level	Type	Rate	Description	Drawn	Rev.
3815 - PEN - ZZ - ZZ - DR - A - 0601	S3	P6						

Scale

As indicated @ A0

Jan 20

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