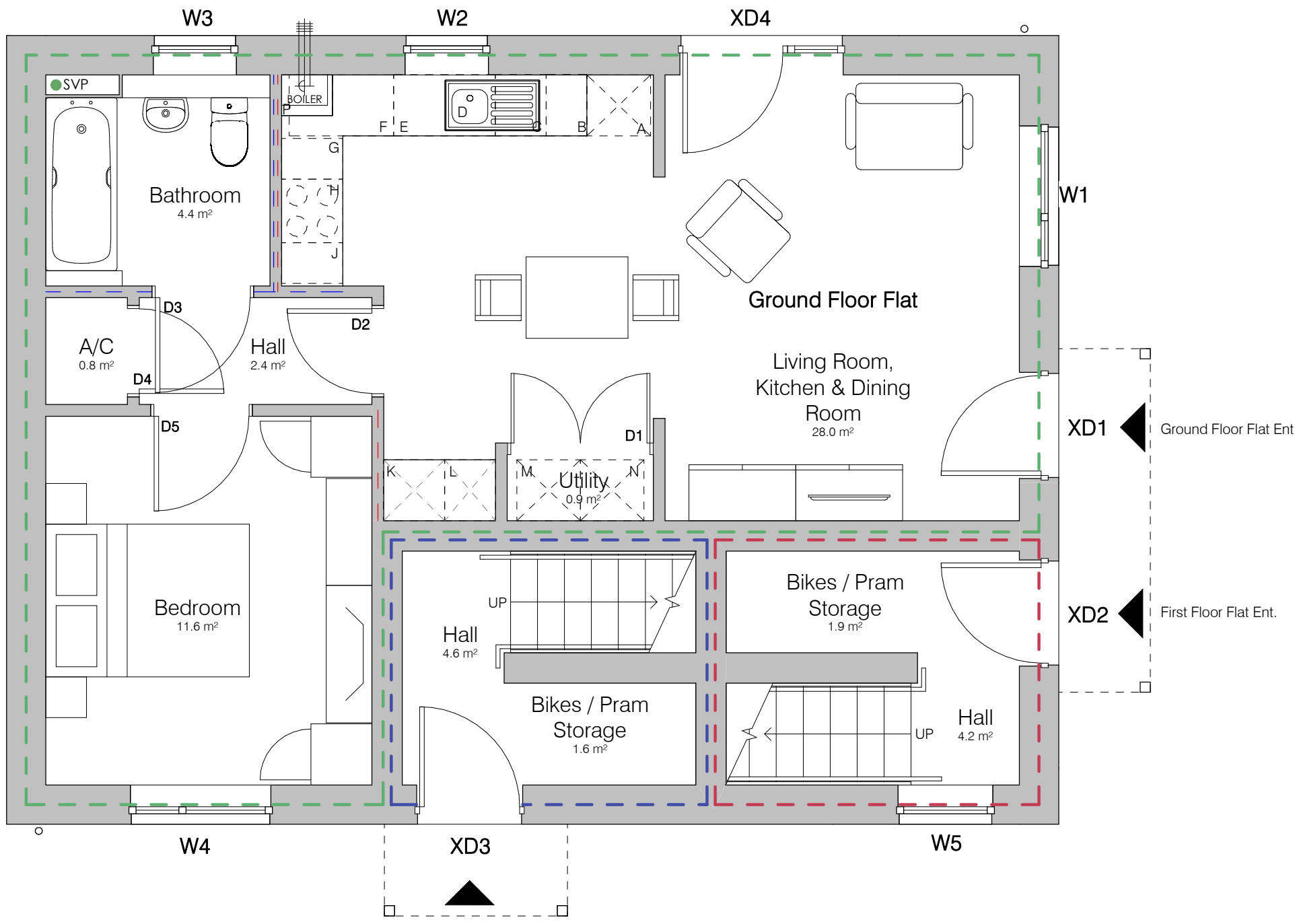
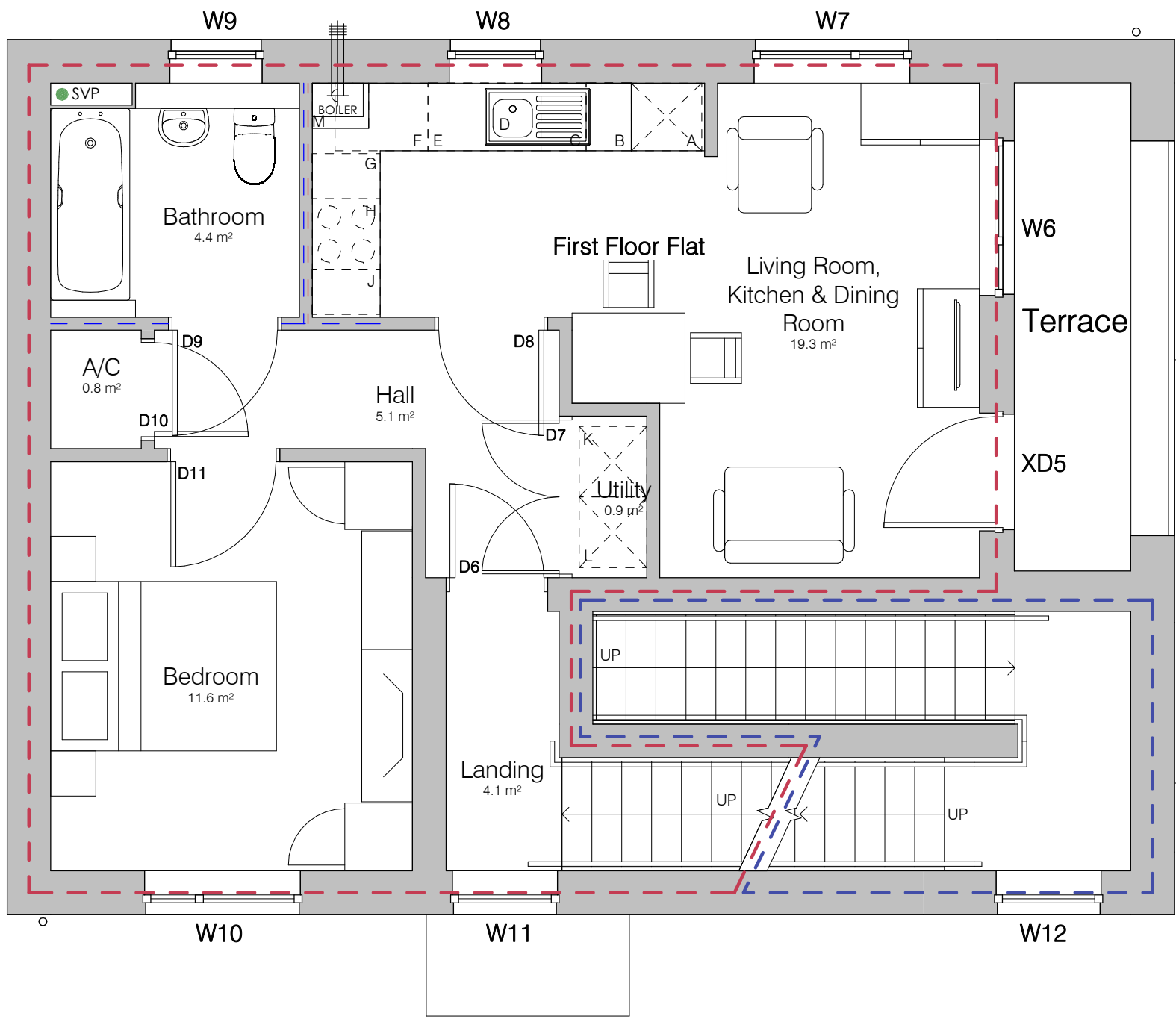


General Arrangement Plan Key

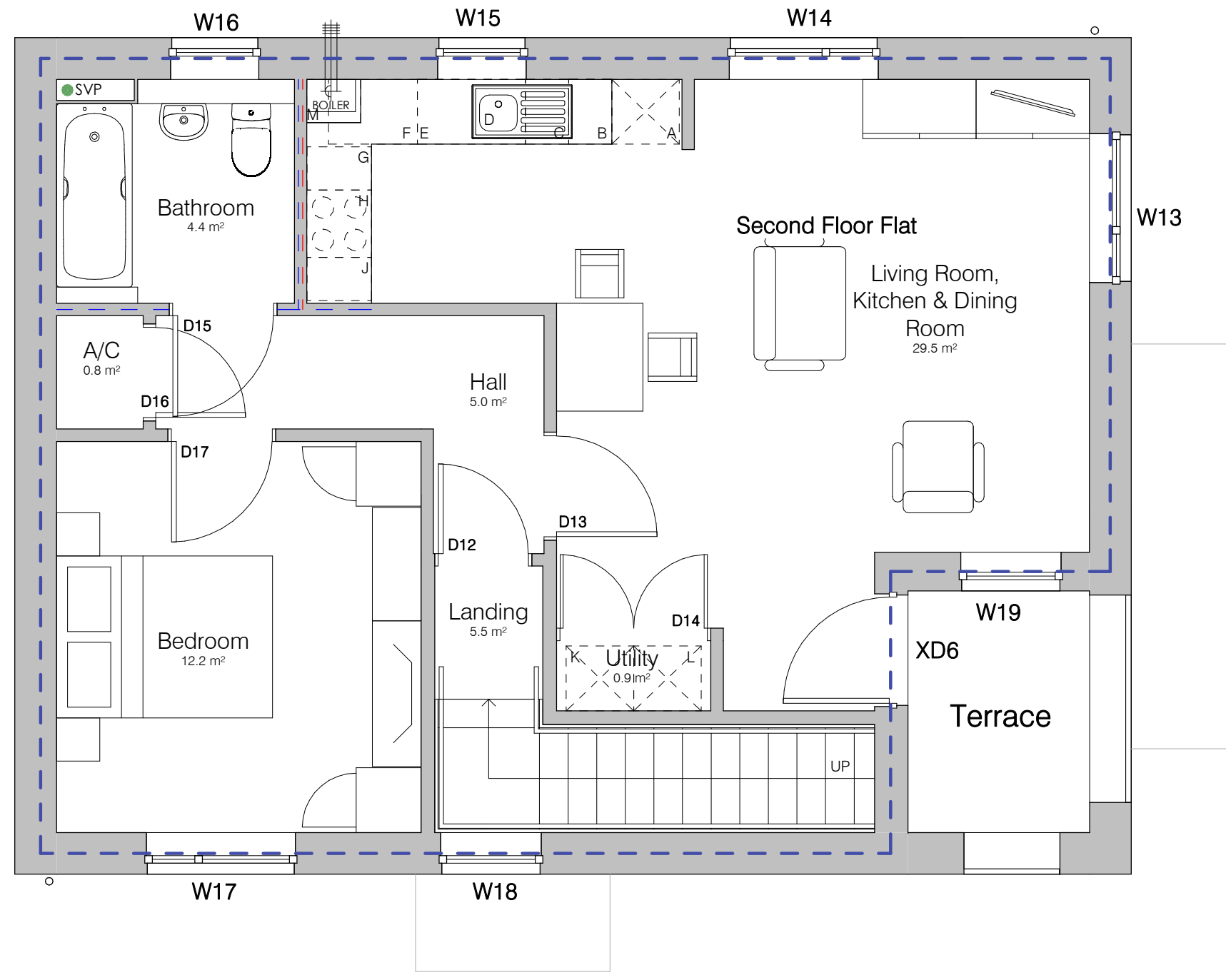
- Indicates 1no. layer of 25mm Acoustic Partition Roll (APR) 1200 insulation batts installed to all walls between sanitary accommodation and a habitable room, and between any bedroom and a habitable room.
- Denotes 12mm OSB to walls within Kitchens. fitted between studs at a height of 800mm and 1100mm 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 - 80.2m² (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)

Plots 29-31



Front Elevation Plots 29-31
1:100

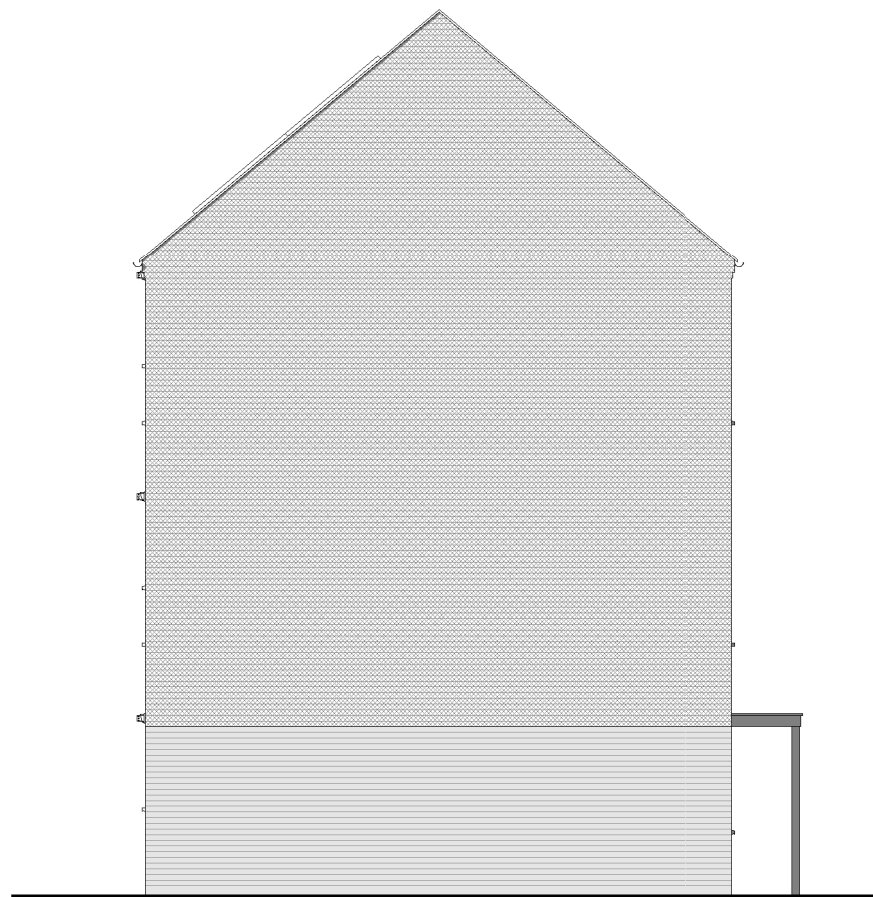


Side Elevation 01
1:100

Indicative PV arrangement



Rear Elevation
1:100



Side Elevation 02
1:100

Walls:

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

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

Brick type 1 (Vandensanden 'Flemish Antique')

Brick type 2 (Isstock 'Blackgate Medium Grey')

Brick type 3 (Isstock 'Lancaster Wainbury Multi Stock')

Roofs:

Pitched Roof: Elmrit Riverside 'Blackback' with crossed edges. Slatline / linear slate dry verge system.

Fascia/corff boards: uPVC. Colour: Black.

Gutters and Downpipes: uPVC circular downpipes and half round profile gutters. Colour: Black.

Windows and Doors:

Windows: uPVC. All roomingery & locking mechanisms to comply with PAS24 6:12016 & 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 roomingery & locking mechanisms to comply with PAS24 6:12016 & 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.

Cannopies: Painted/stained timber posts to match window colour. Posts to sit on galvanneal steel base. Elmrit Riverside 'Blackback' 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 code below. Penfan accepts no liability if used for any purpose other than that specifically stated.

Rev.	Description	Drawn	Check	Date
P3	Floor Plan Ripped & PVI added.	HJ	DT	16.01.20
P2	Brick Detailing, Brn Slopes removed and Ground floor window added.	HJ	DT	15.01.20
P1	Issued for Approval.	HJ	DT	02.12.19

FOR APPROVAL

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Project
Brynau Road, Merthyr

Client
Highbrook Construction

Drawing Title
182P Walk-up Flats (Plots 29-31) - Plans, Elevations and Schedules

Job No.	Org.	Zone	Level	Type	Rate	Description	Drawn	Rev.
3815 - PEN - ZZ - ZZ - DR - A - 0701	S3	P3						

Scale
As indicated @ A0

Date
Jan 20

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