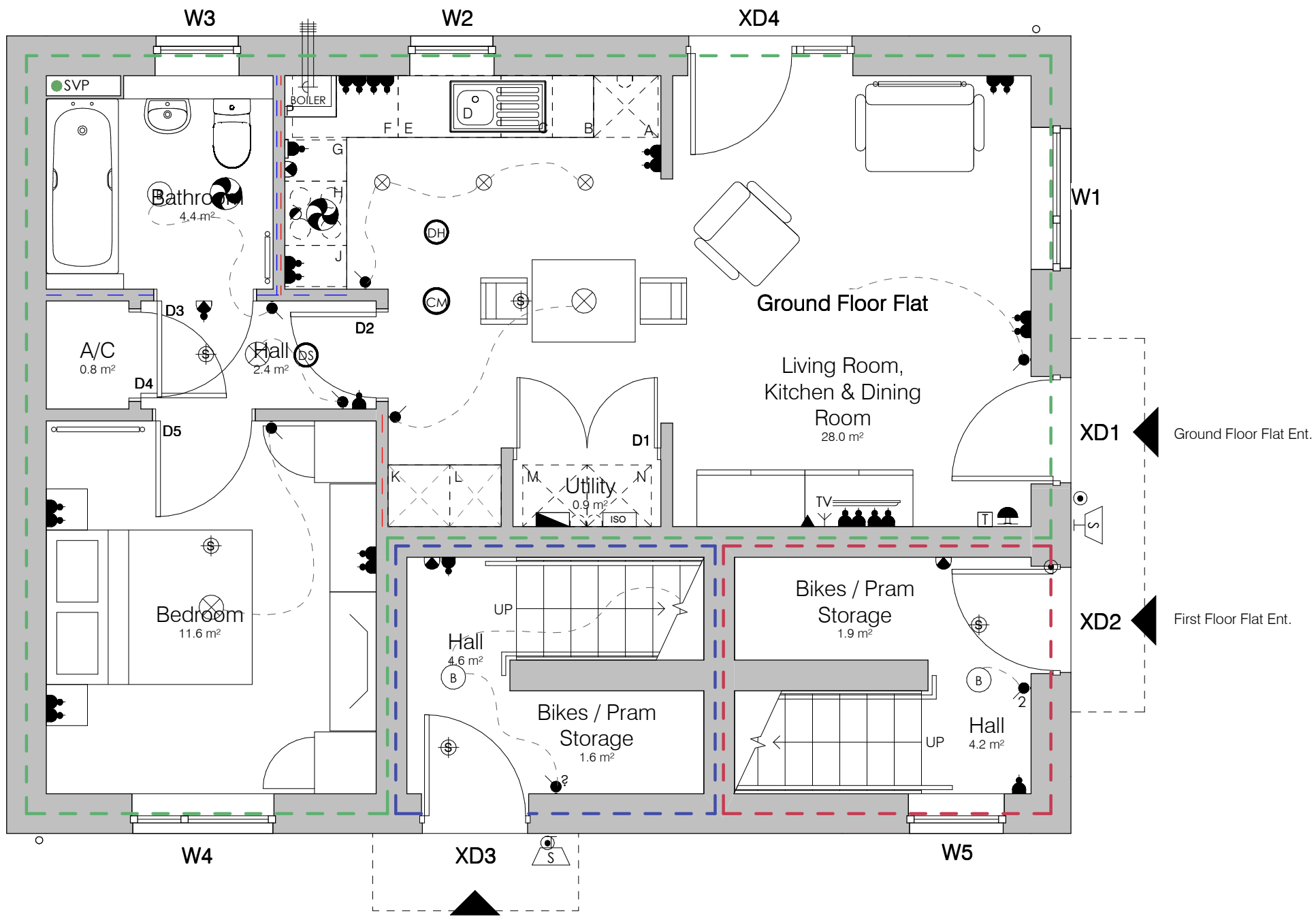
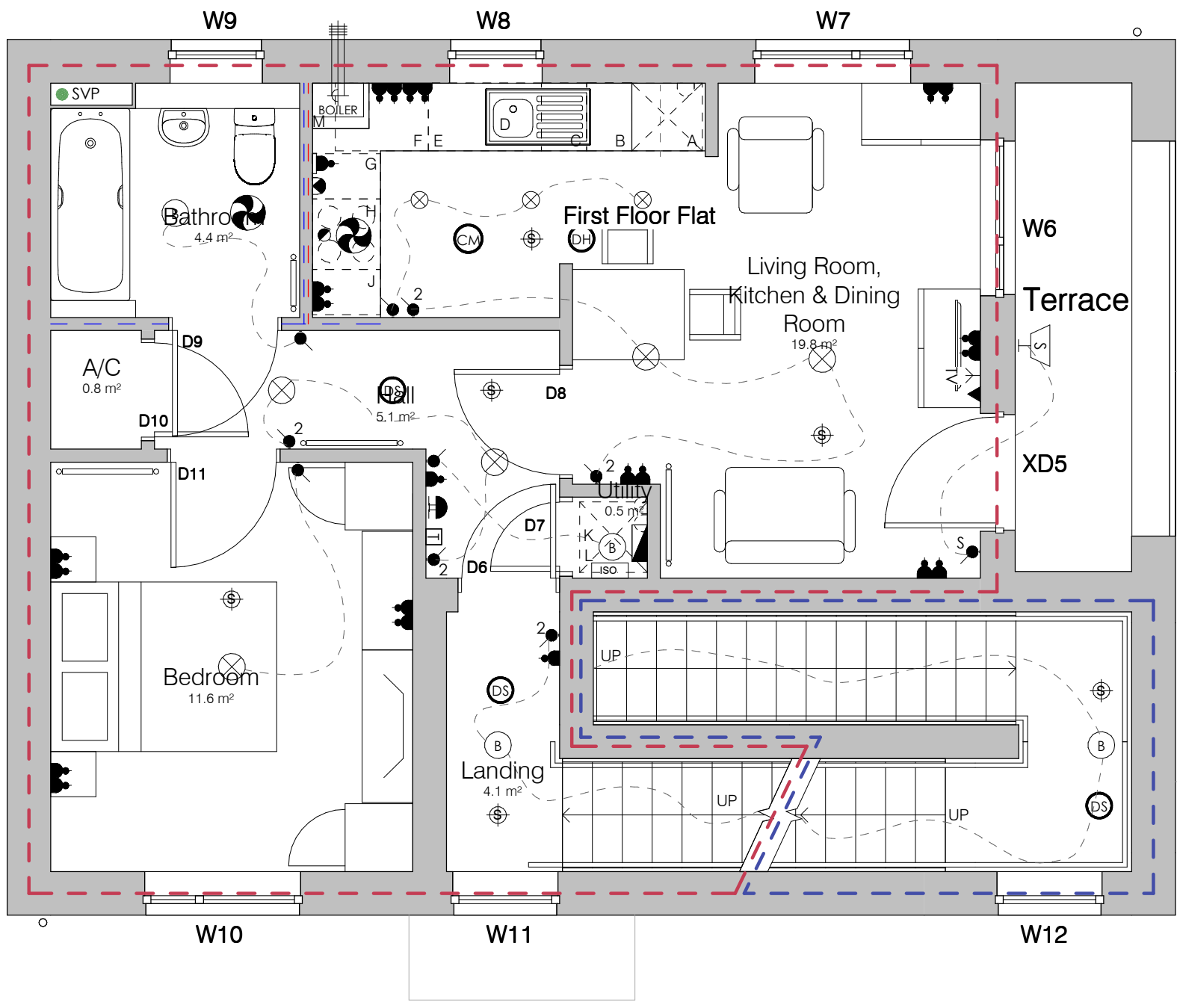


General Arrangement Plan Key

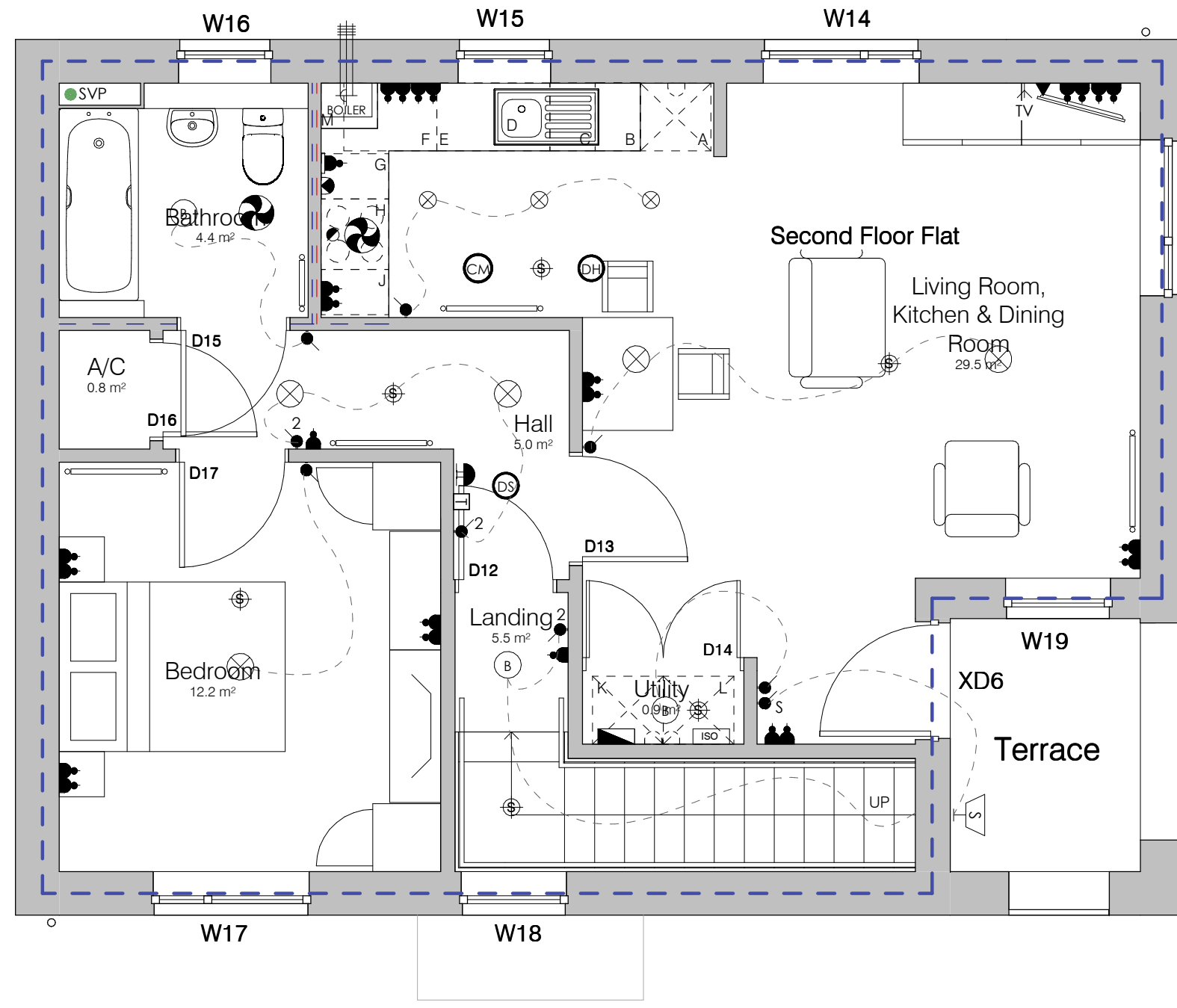
- Indicates 1no. layer of 25mm lower Acoustic Partition Roll (APR) 1200 insulation batts installed to all walls between sanitary accommodation and a habitable room, and between any bedroom and a habitable room.
- Denotes 12mm OSB to walls within Kitchens. fitted between studs at a height of 800mm and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

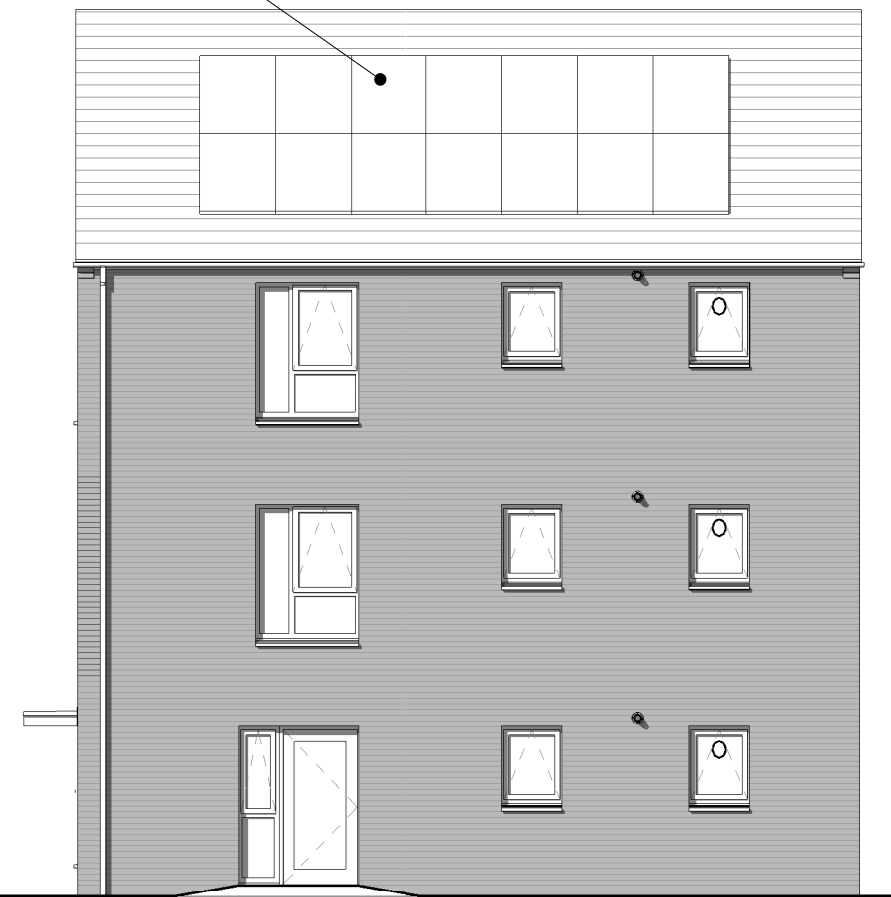


Front Elevation Plots 29-31  
1:100

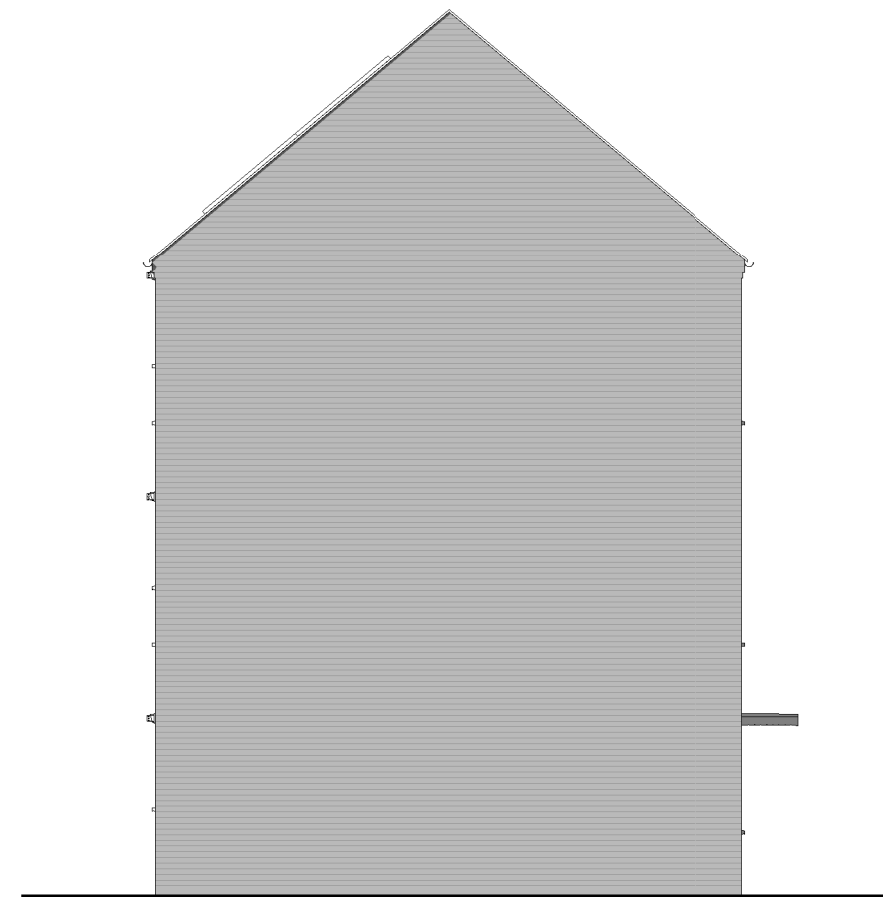


Side Elevation 01  
1:100

Indicative PV arrangement



Rear Elevation  
1:100



Side Elevation 02  
1:100

Walls:

Phoenix Blend facing brick in stretcher bond with natural mortar, 65mm deep, through-coloured cast-stone sills with no stone in Portland grey colour. Brick coping to ends of eaves (to trim fascia boards).

Roofs:

Pitched Roof: Batten Riverdale '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 2:122016 & 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 2:122016 & 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 brickwork.

Canopies: Proprietary Storm King flat roof canopies installed in accordance with manufacturers instructions.

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. Penan accepts no liability if used for any purpose other than that specifically stated.

|      |                                                                   |       |       |          |
|------|-------------------------------------------------------------------|-------|-------|----------|
| P6   | Brick types and entrance canopies amended.                        | BO    | Alt   | 12.12.20 |
| P5   | First floor flat layout amended.                                  | DT    | DT    | 25.02.20 |
| P4   | M + E added. Handrail extended.                                   | HJ    | DT    | 05.02.20 |
| P3   | Floor Plan Piped & PIP added.                                     | HJ    | DT    | 16.01.20 |
| P2   | Black Cladding, Bin Slopes removed and Ground floor window added. | HJ    | DT    | 15.01.20 |
| P1   | Issued for Approval.                                              | HJ    | DT    | 02.12.19 |
| Rev. | Description                                                       | Drawn | Check | Date     |

FOR APPROVAL

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Project

Brinslaw Road, Merthyr

Client

Hydrobrook Construction

Drawing Title

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

| Job No. | Org | Zone | Level | Type | Rev | Description | Drawn | Rev. |
|---------|-----|------|-------|------|-----|-------------|-------|------|
| 3815    | PEN | ZZ   | ZZ    | DR   | A   | 0701        | S3    | P6   |

Scale

As indicated @ A0

Feb' 20

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