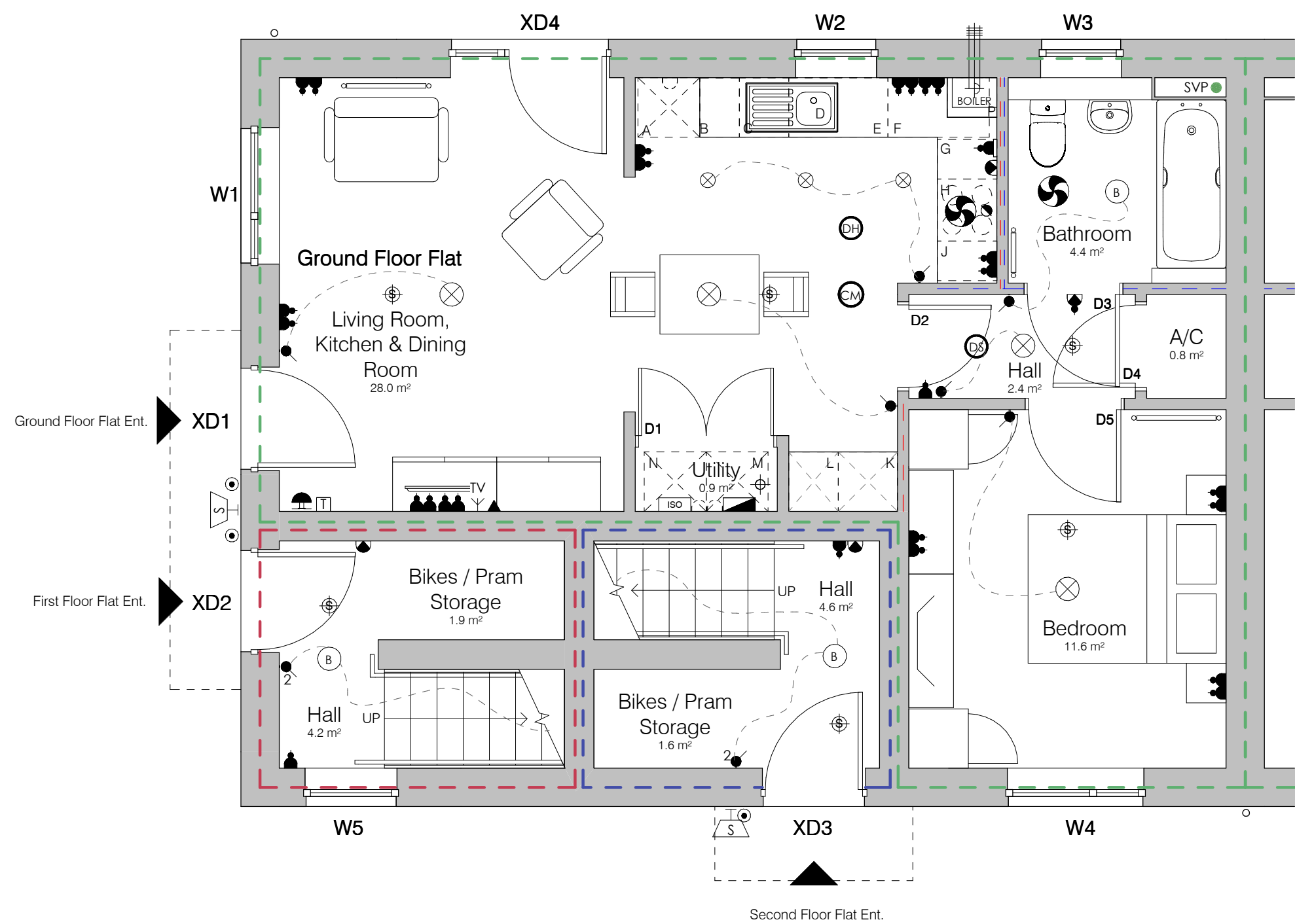


General Arrangement Plan Key

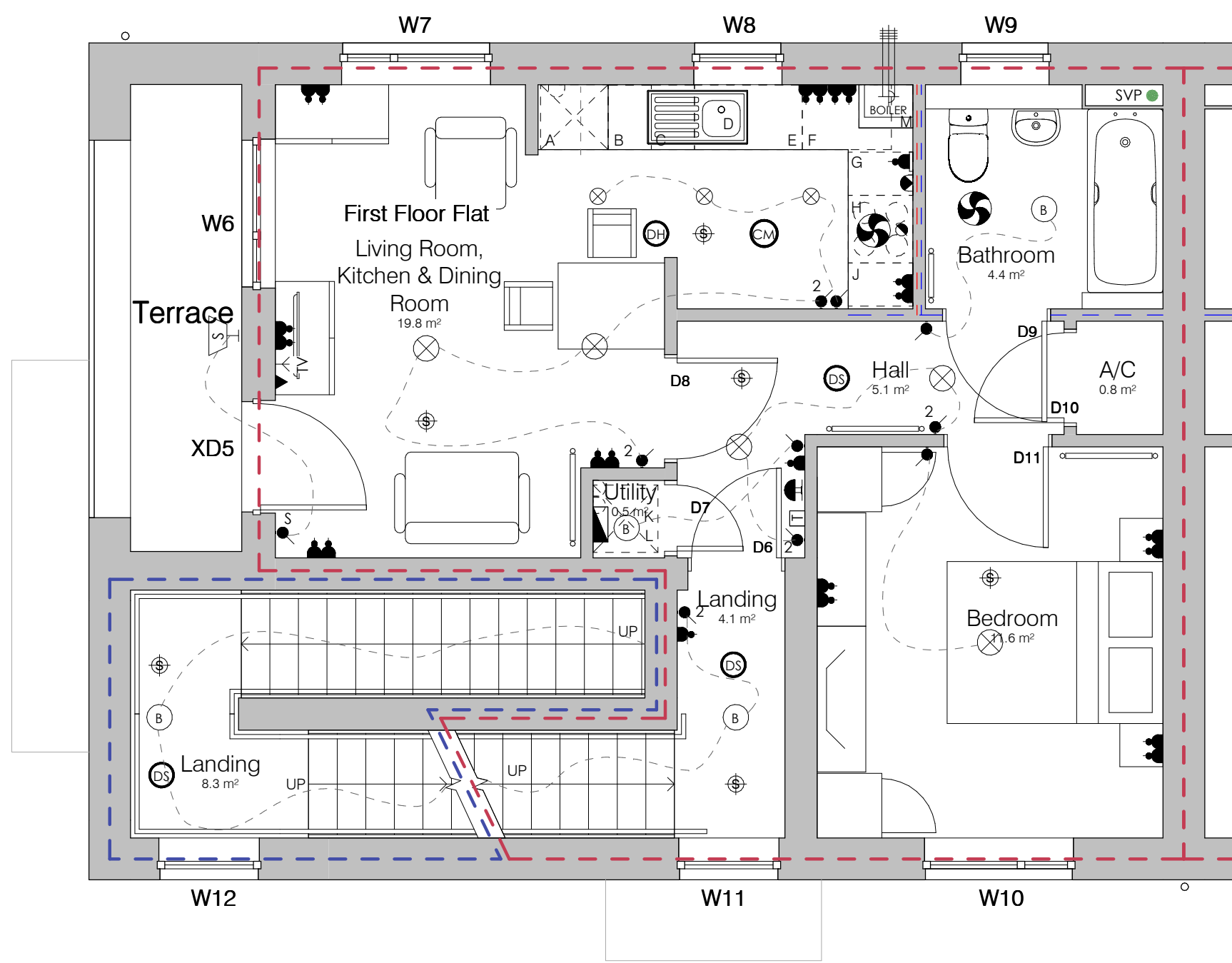
- Indicates 1no. layer of 25mm lower Acoustic Partition Roll (APR) 1200 insulation batts installed to all walls between sanitary accommodation and a habitable room, and between any bedroom and a habitable room.
- Denotes 12mm OSB to walls within Kitchens, fitted between studs at a height of 800mm and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



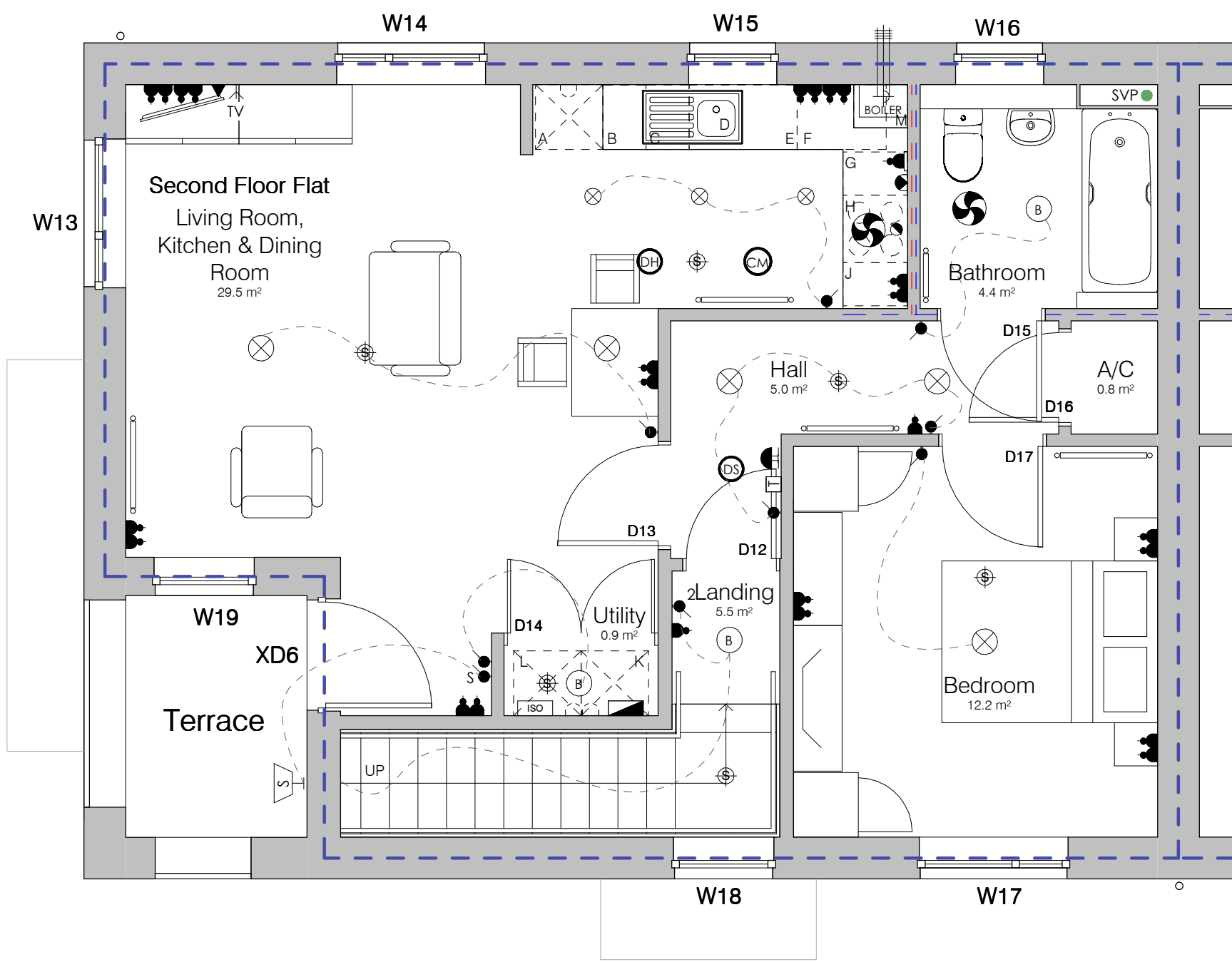
Ground Floor Plan
1: 50

Areas Schedule Key:

Ground Floor Flat Floor Area - 50.2m ² (GIA)
First Floor Flat Floor Area - 56.5m ² (GIA inc. stair)
Second Floor Flat Floor Area - 73.6m ² (GIA inc. stair)
Total - 180.3m ² (GIA exc. terraces)



First Floor Plan
1: 50



Second Floor Plan
1: 50

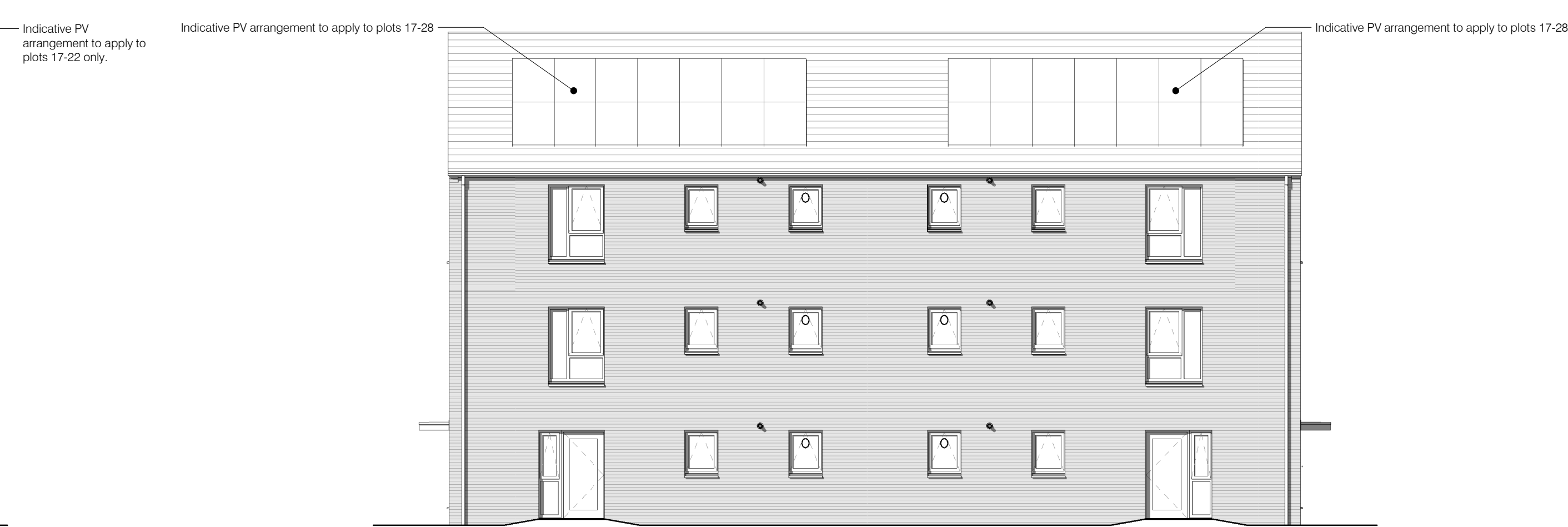


Front Elevation- Plots 17-28
1: 100

Flintish Antique
Glance Stock
Kempsey Antique
Phoenix Blend



Side Elevation
1:100



Rear Elevation
1:100

Walls:

Wandenberg Kempey Antique 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).

Roofs:

Pitched Roof: Everest Riverside 'Blueblack' with dressed edges. Slateline / linear state 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 iconomy and 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 / sfill panels as indicated. All iconomy and 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. Rafter and colour matched to surrounding brick/slate.

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.

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

P9	Brick types and entrance canopies amended.	BO	Alt	12.12.23
P8	First floor flat layout amended.	DT	DT	25.02.20
P7	M + E added. Handrails extended.	HJ	DT	05.02.20
P6	Brick type amended.	HJ	DT	20.01.20
P5	PV added.	HJ	DT	16.01.20
P4	Brick Detail Paneling added. Bin Stores Removed and Ground floor window added.	HJ	DT	15.01.20
P3	Elevation Options added	HJ	DT	02.12.19
P2	Ground Floor Flat Kitchen Amended.	HJ	DT	20.11.19
P1	Issued for comment.	MR	DT	13.11.19
Rev.	Description	Drawn	Check	Date

FOR APPROVAL

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Project

Brynau Road, Merthyr

Client

Hydrobrook 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	P9						

Scale: As indicated @ A0 Date: Feb '20

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