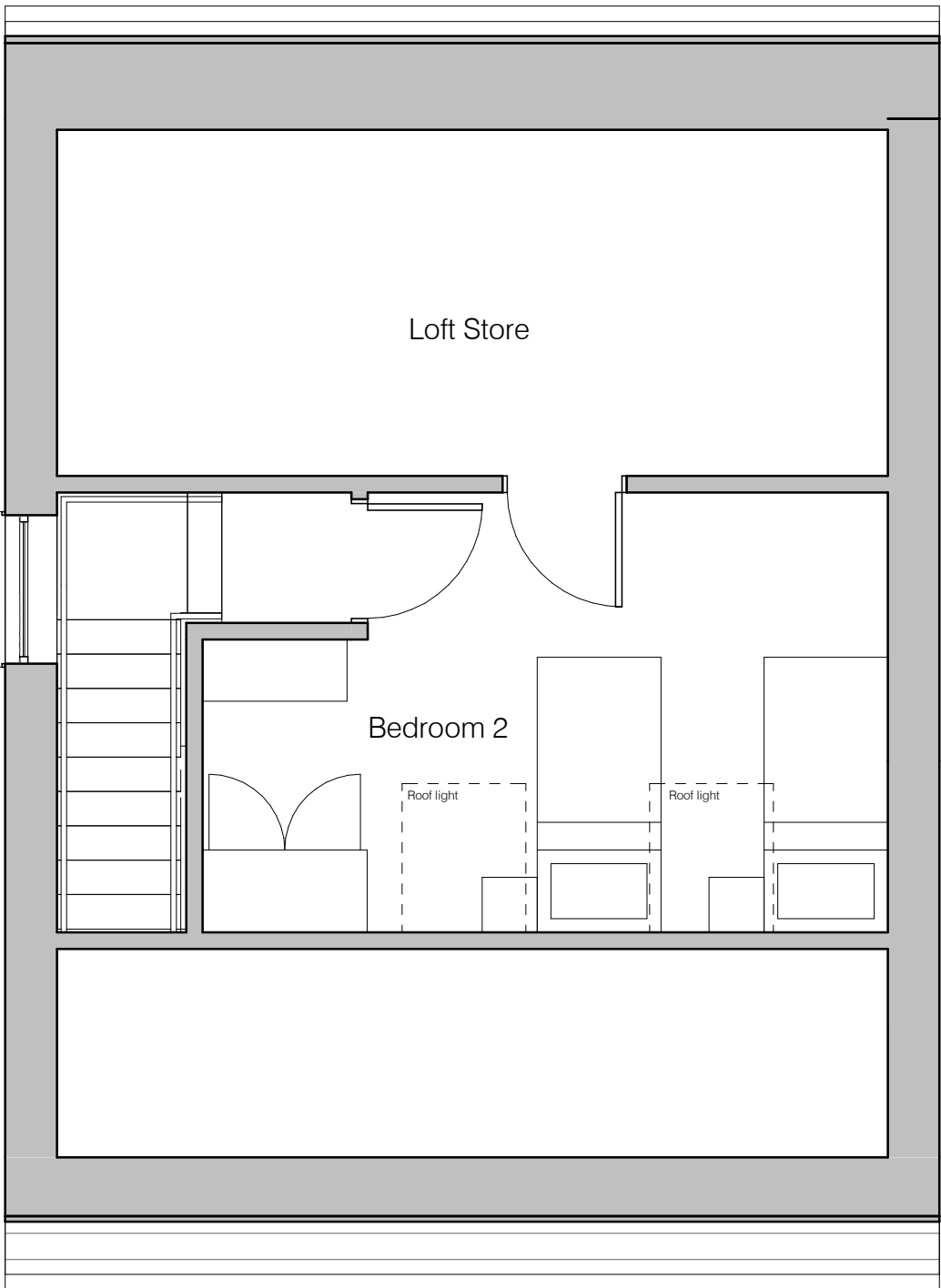




02 First Floor Plan

Notes:

- Read in conjunction with all other relevant project information and schedules.
- 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 specifically stated.

Fire Risk Assessment Notes:

The Contractor in conjunction with the Client is advised to undertake a scheme specific fire risk assessment prior to the commencement of the project, carried out by an independent accredited fire consultant to review the separating distances and compartmentation between plots and identify any mitigation measures required, for example the inclusion of non-combustible sheathing boarding to the timber frame during the construction phase on key elevations, identifying fire protection measures, significant contributing hazards and establish recommendations for fire safety management during the construction process.

It is also recommended that this assessment and/or an additional fire risk assessment be undertaken prior to occupation to ensure that suitable evacuation plans and management procedures are established and agreed for future occupation of the properties. Fire classification of all external surface materials to be confirmed to limit spread of surface flame in accordance with Approved Document B of the Building Regulations.

All horizontal and vertical cavity barriers to be installed in strict accordance with specialist manufacturers design & specification and in conjunction with system fire test data, Approved Document B of the Building Regulations and relevant warranty providers technical guidance requirements. Installation of all barriers to be inspected on site by third party fire consultant and provision at agreed locations confirmed with local authority building control prior to concealment.

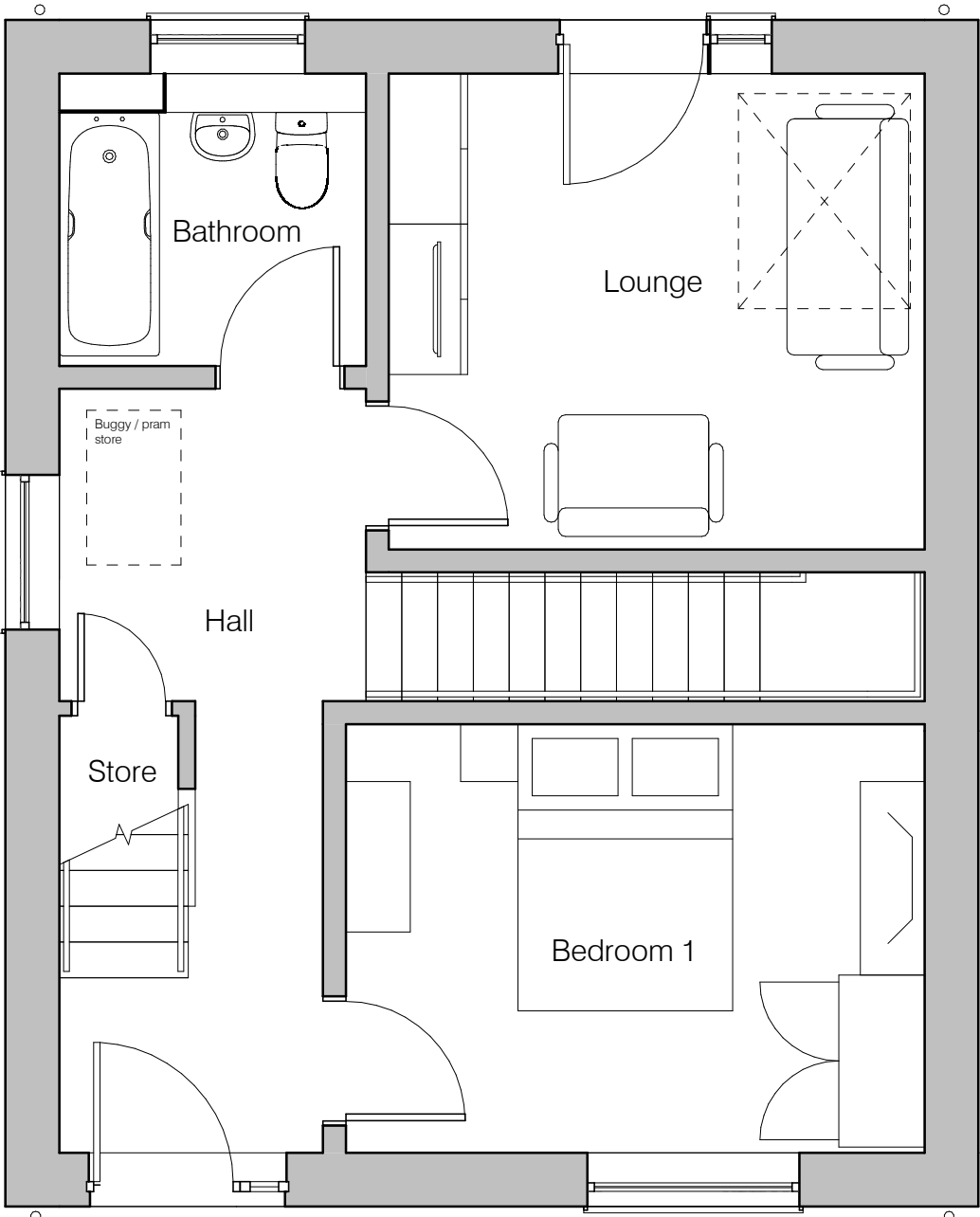
All fire stopping works for service penetrations are to be undertaken, inspected prior to handover and certified by accredited third party fire specialist. Confirmation of all plasterboard specifications to achieve specified levels of fire resistance to be in accordance with data from fire tests from UKAS approved laboratories.

All fire doors, including frame, stops and intumescent smoke seals, are to be tested to BS 476 Part 22 or the European equivalent BS EN 1634 Part 1 and certified under specialist third party accreditation, UKAS, IFC, BWF/Certifire

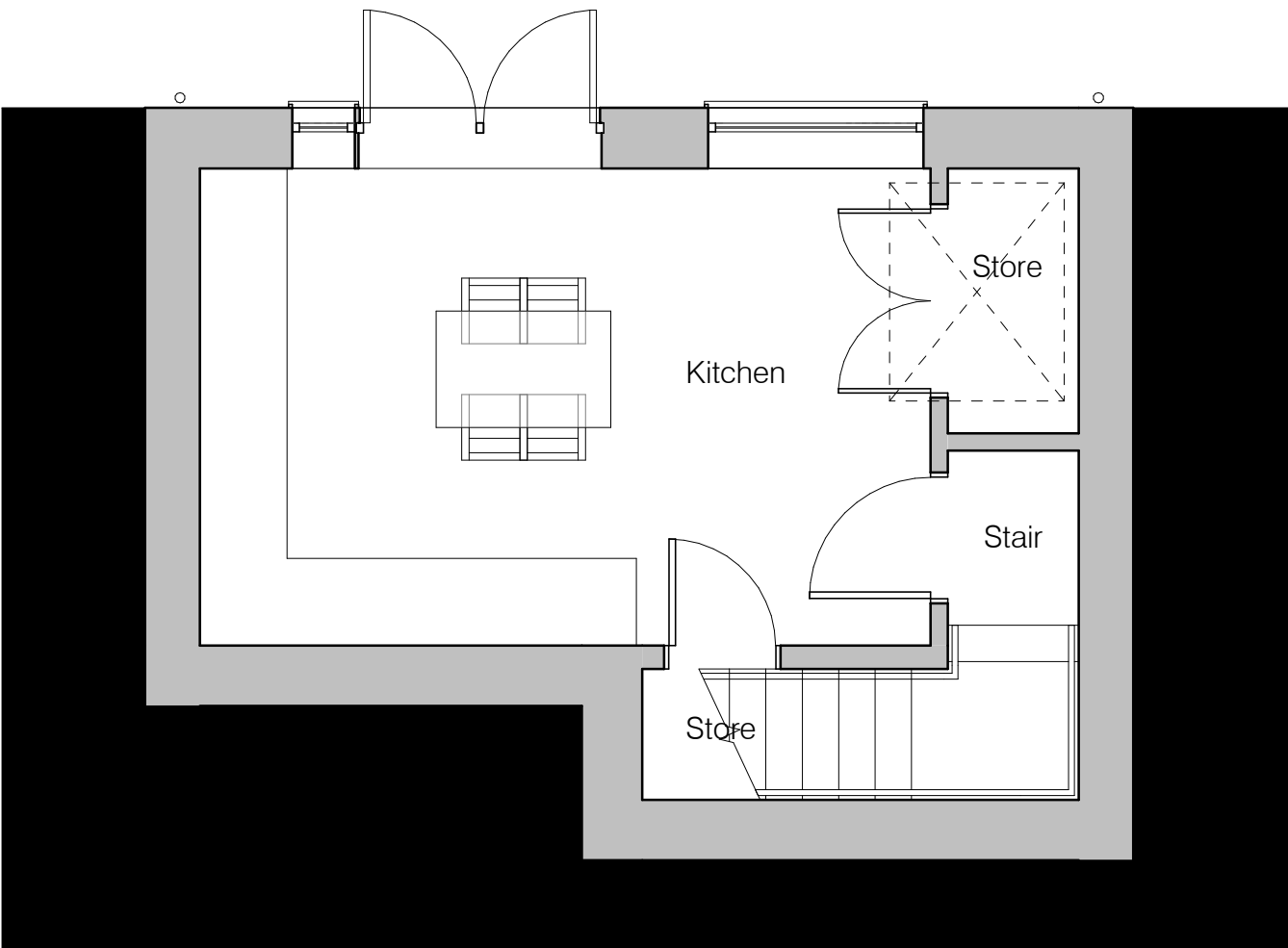
Area Schedule (GIA)

Level	Area
01 Ground Floor Plan	45.5 m²
00 Lower Ground Floor Plan	23.0 m²
02 First Floor Plan	19.3 m²
Grand total	87.8 m²

* DQR 4P2B House area is 83sqm



01 Ground Floor Plan



00 Lower Ground Floor Plan

P3	Issued for Approval	JM	DT	22.06.21
P2	Positions of windows etc Updated with Elevations	JM	DT	26.05.21
P1	Preliminary issue.	DT	AL	22.03.21
Rev.	Description	Drawn	Check	Date

FOR APPROVAL

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Project
Pearson Way, Neath
Client
PHG Consulting

Drawing Title
House Type B
Floor Plans

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
3958	PEN	- ZZ	- ZZ	- DR	- A	- 3000	S4	P3

Scale	Date
1 : 50 @ A2	March 2021

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

