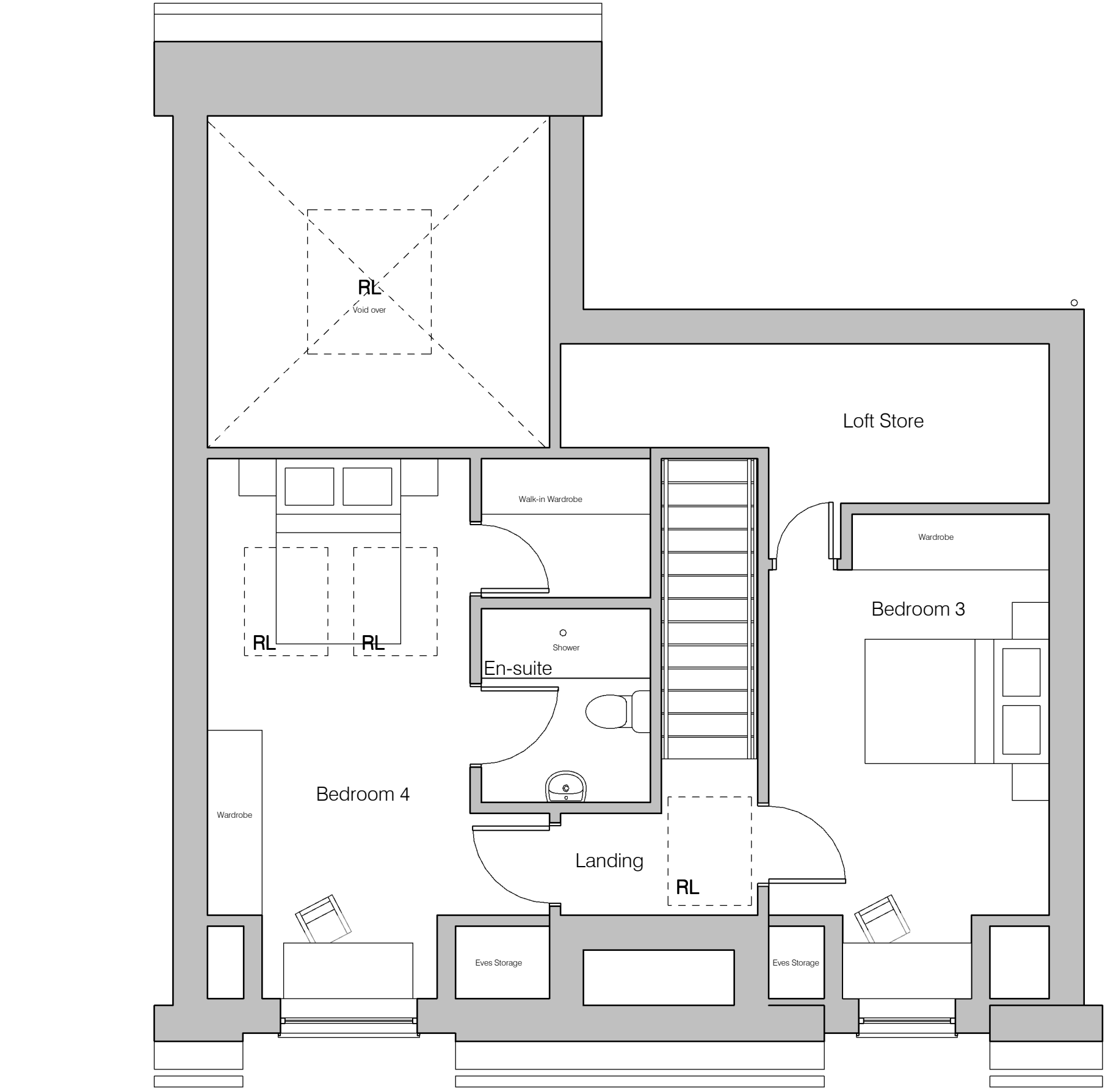
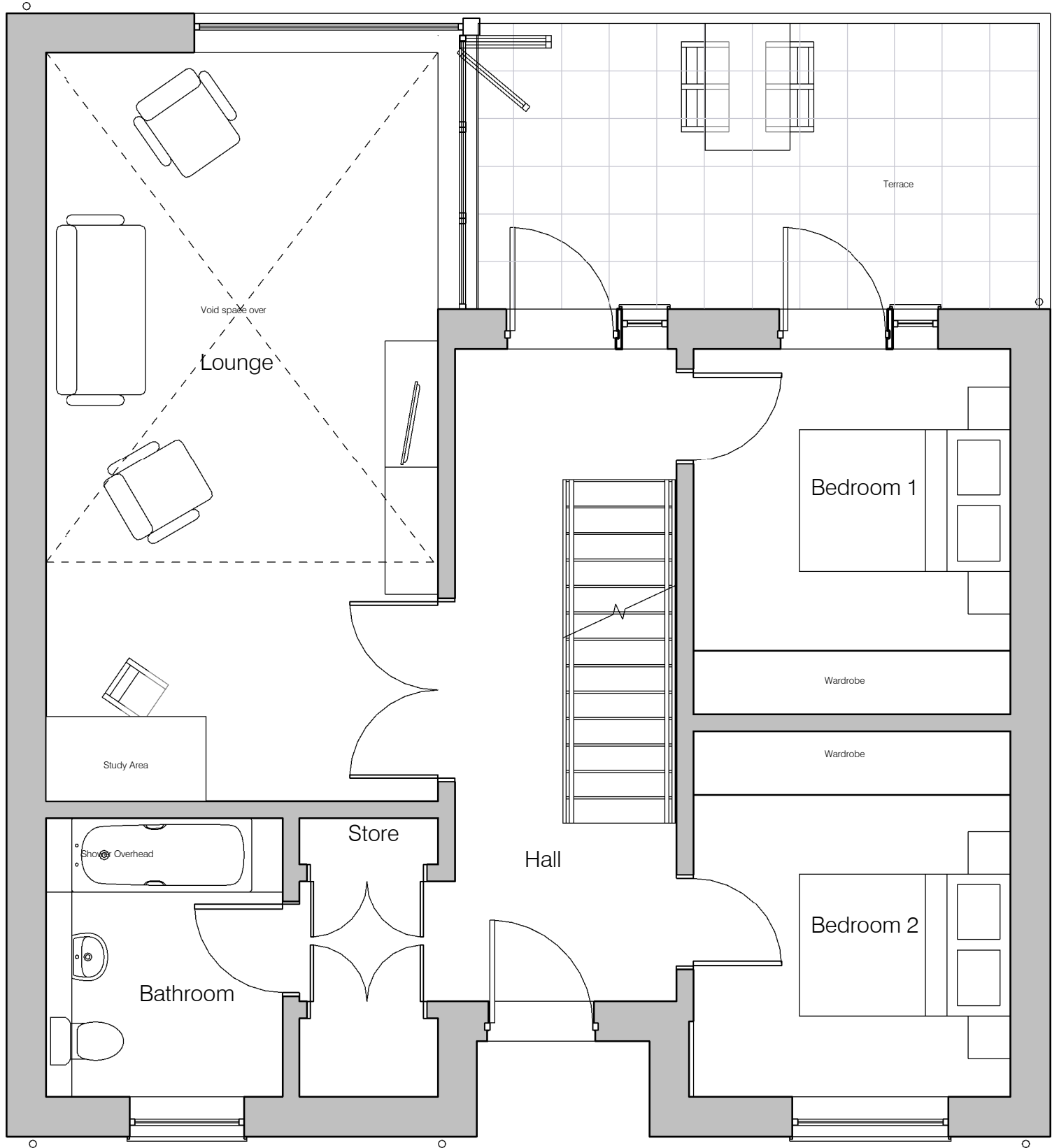




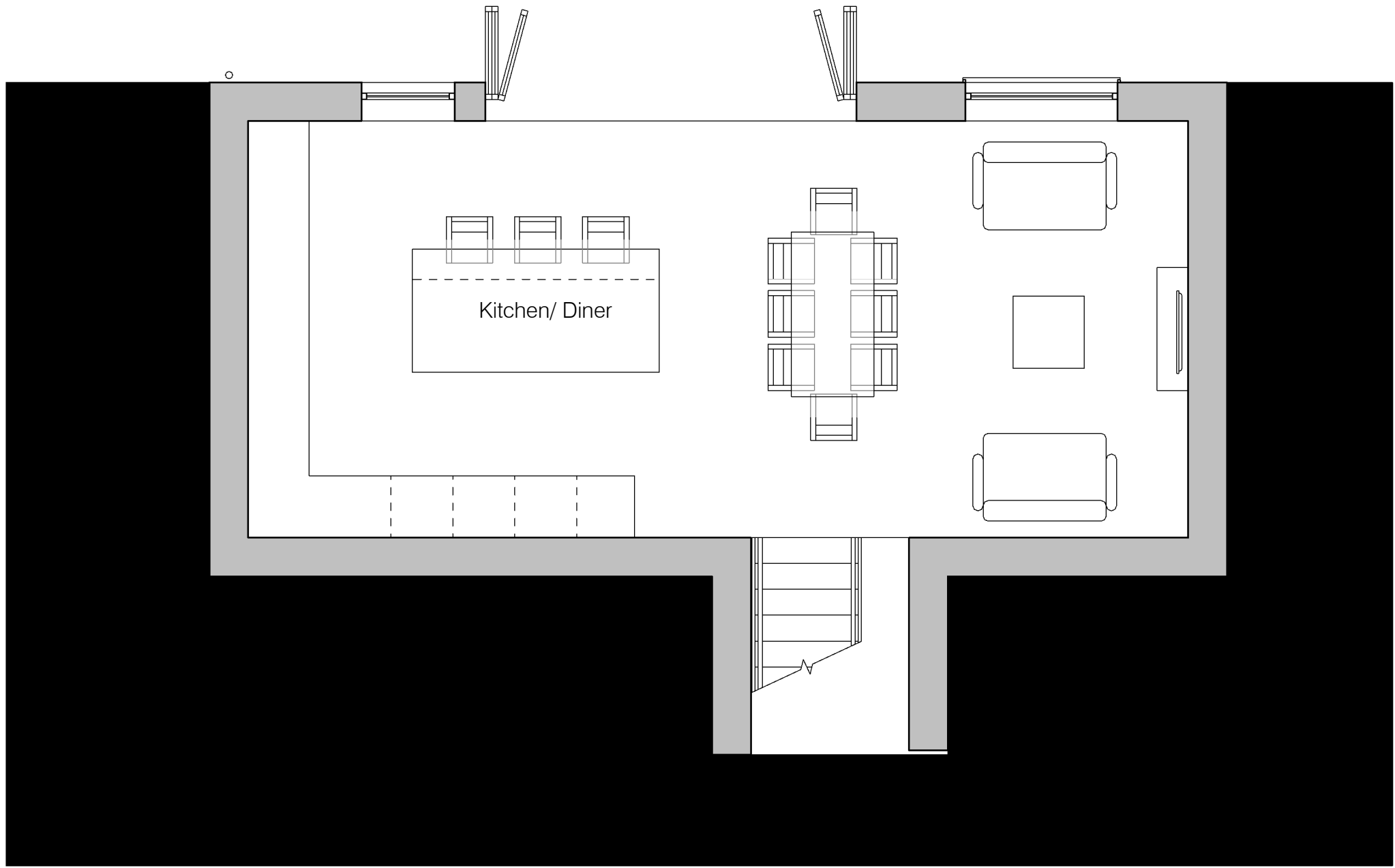
02 First Floor Plan

1 : 50



01 Ground Floor Plan

1 : 50



00 Lower Ground Floor Plan

1 : 50

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
00 Lower Ground Floor Plan	36.9 m ²
01 Ground Floor Plan	75.3 m ²
02 First Floor Plan	45.6 m ²
Grand total	157.7 m ²

P5	Footprint reduced plans amended	JM	DT	11.10.21
P4	Areas checked and updated	JM	AL	16.07.21
P3	Issued for Approval	JS	DT	22.06.21
P2	General updates	JS	DT	26.05.21
P1	Preliminary issue.	DT	AL	22.03.21
Rev.	Description	Drawn	Check	Date

FOR APPROVAL

pentan
architects

22 Cathedral Road
Cardiff CF11 9LU
t. 029 2030 9010
info@pentan.co.uk

Project
Pearson Way, Neath

Client
PHG Consulting

Drawing Title

House Type A
Floor Plans

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
3958	- PEN	- ZZ	- ZZ	- DR	- A	- 2000	S4	P5

Scale	Date
1 : 50 @ A1	Mar 21

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

