

SITE SAFETY:-

The client/contractor must at all times consider the safety of persons working on, entering or passing by the site. All site personnel shall at all times wear protective head gear. When cutting materials such as steel, concrete, stone, bricks, or blocks etc. protective glasses, ear protectors and gloves shall be worn. When cutting materials which produce excessive dust, breathing masks shall be worn. The site shall be clean and tidy at all times and debris removed from site via skips or other suitable methods. All excavations shall be protected by safety strips and posts. All deep excavations must be protected and suitably shored. When carrying out demolition or forming openings all elements shall have suitable temporary support or shoring. Any details which are considered to be unsafe and may cause harm to any person now or in the future shall be reported to the designer. Work on site in the vicinity of the danger shall be TERMINATED IMMEDIATELY until a safe system of work has been confirmed by the designer. The use of harmful materials eg. asbestos, will not be allowed. In the event of asbestos of any kind being found in existing building the material will be disposed of by specialist contractors. Any scaffolding shall be erected by a competent person, all scaffolding shall be properly supported and fully braced. Guard rails, foot boards and safety netting to be provided on all platforms, all ladders to be tied and spiked, all exposed tube ends to be stopped/ wrapped. No tip ends allowed. Where dusty operations are envisaged or works are to be carried out in inclement weather, scaffolding are to be fully enclosed. All debris from upper levels to pass down to enclosed/sheeted skips via enclosed tubular shutters. Scaffolding on public path to be fully protected, fenced and sheeted as required and lit during hours of darkness. Skips sited on paths or road to be coned and lit during hours of darkness. The use of vertical twist fish tail ties or similar fixings is not permitted. All electrical equipment to be used on site shall be regularly serviced and checked for faults, all equipment shall be properly earthed and protected, use 110-130v equipment.

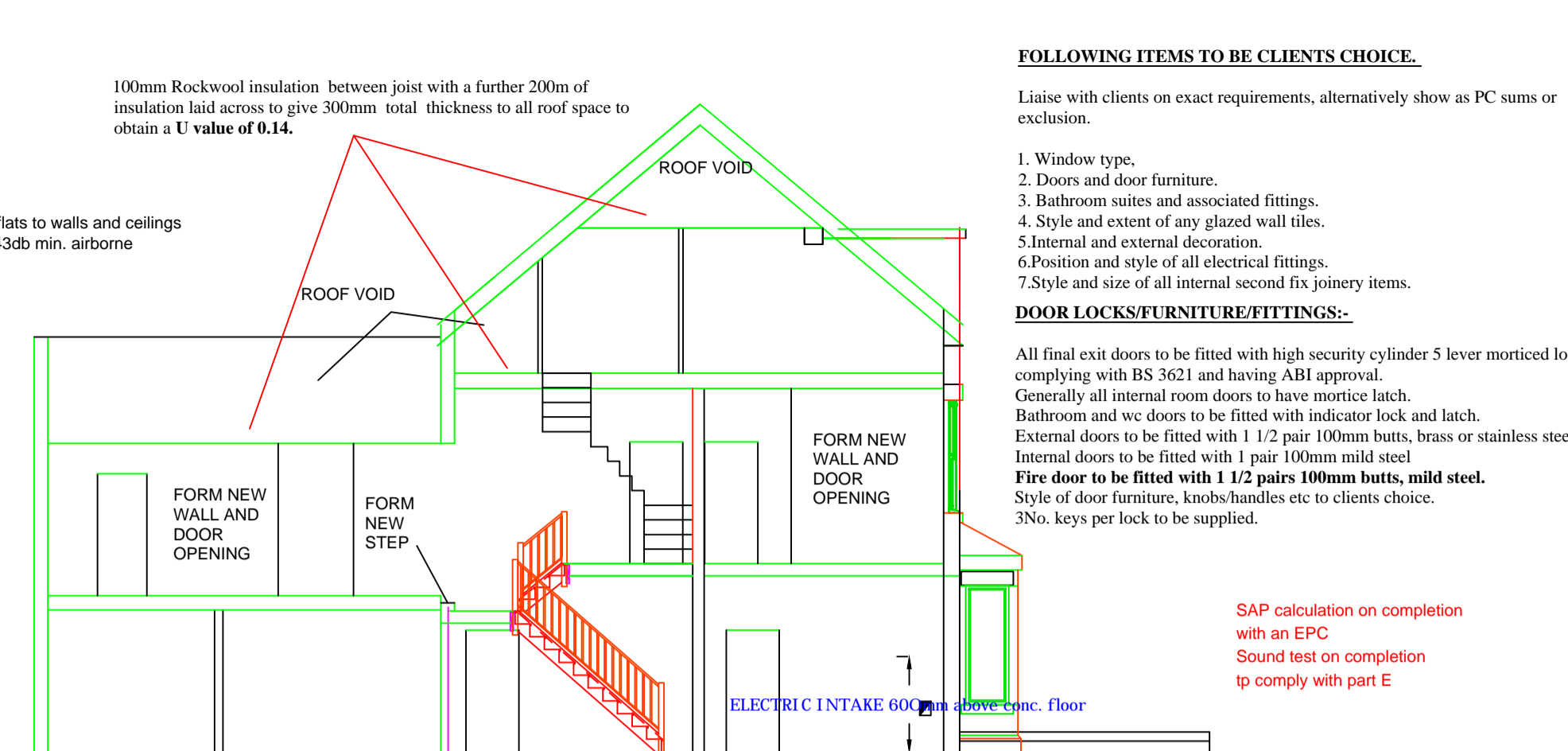
FIRE EXIT FROM ALL BEDROOM WINDOWS:-

One window in each bedroom is to be provided with a minimum unobstructed opening size of 850mm high 450mm wide and between 800mm and 1100mm from the base of the window to floor level. Child resistant safety stays to be provided on escape windows.

Flood Risk Assessment

The risk of flooding from the rivers at Goole are from the following rivers, Ouse, Air, Don and the Dutch River. The river Ouse is potentially the main risk, but this part of Goole has no recent history of flooding as it is well protected with flood defences. Failure of the pumped internal drainage system could cause flooding. The risk of a breach or overtopping of the defences on the river Ouse should be considered as the greatest risk. The two story conversion is considered to be suitable as it would provide a place of safety in the event of over topping. The building is situated on a high bank overlooking the river Ouse. The building is well screened by other buildings that would lessen the force. The risk of flooding from the rivers in Goole has been reduced by successive flood alleviation works. And was assigned with protection to 1 in 100 years i.e. 1% annual probability of occurrence. The standard of protection was 500mm freeboard above the estimated 1 in 100 years. In 1999 the flood levels in the Humber tidal area were reassessed in a study. The study results estimate the 1 in 200 year tidal level (i.e. 0.5% annual probability of occurrence) at Goole to be 5.89metres AOD which is believed to be below the present level of the flood defences for Goole. The existing ground floor levels are 3.57M AOD 170mm above ROAD AND PAVEMENT (3.4M AOD). The flood proofing measures will include barriers to the ground floor doors and windows provided with bsi. kitemark pas number ie flood gate. For details phone on floodgate: 01267234205 All services into the building are to be at 4.7M AOD. All electrical services are to run down from the ceiling all with 13 amp sso to be located above possible flood level on the ground floor. All the above are as detailed in the Environment Agency Floodline Publication 'Damage Limitation' The first and second floor bedroom windows should be designed to allow ease of egress from the building i.e. 850mm high 500mm wide and between 800 to 1100mm from the floor to the window board. Flood emergency planning including flood warning and evacuation of people proposed for multiple occupancy. The management plan FLOOD ALARMS:- Ceiling mounted self contained mains operated flood alarm to be fitted. Alarms to be wired on separate circuit used for flood alarms only. Where more than one alarm/ detector is required all units are to be linked to each other enabling all alarms to operate. Alarms should be sited within 3M of doors to high risk rooms, eg bedrooms. Alarms shall be positioned away from heat producing fittings and equipment, 300mm away from lights and walls, and shall be located so as to give easy access for inspection and maintenance. EACH FLAT must be signed up to the Environment Agency's floodline warning Direct service in order to provide the flood warning direct to each flat by telephone and or mobile. The flood alarm call point in each flat can then be activated to alert all people in the building. A notice board in all bedroom will be provided with the FLOODLINE number 0845 988 1188 for flood information. FLOOD ALARMS IN FLATS To BS 5839 - 6 :2004

provide 30min fire protection between hall and landing and flats to walls and ceilings and provide sound insulation 43db min. airborne 64db max. impact provide 30min fire protection to hall and stairs

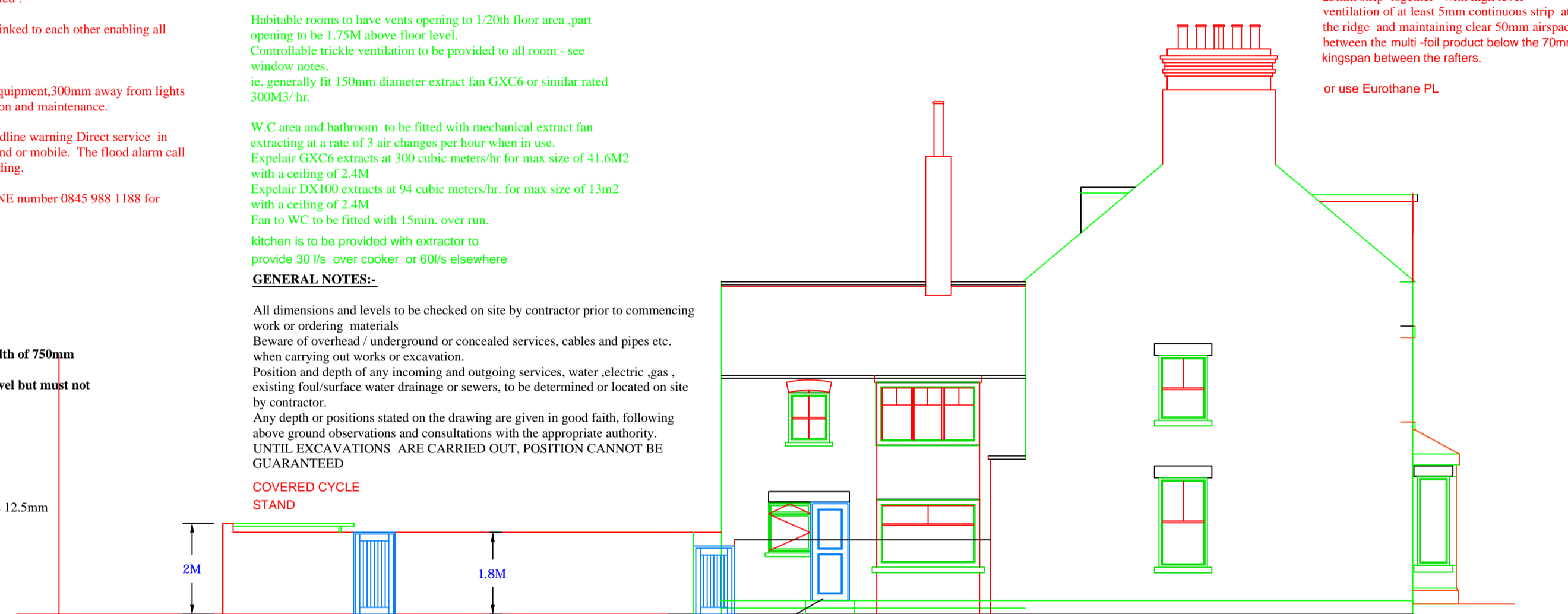


FOLLOWING ITEMS TO BE CLIENTS CHOICE.
Liaise with clients on exact requirements, alternatively show as PC sums or exclusion.
1. Window types.
2. Doors and door furniture.
3. Bathroom suites and associated fittings.
4. Style and extent of any glazed wall tiles.
5. Internal and external decoration.
6. Position and style of all electrical fittings.
7. Style and size of all internal second fix joinery items.
DOOR LOCKS/FURNITURE/FITTINGS:-
All final exit doors to be fitted with high security cylinder 5 lever morticed locks complying with BS 3621 and having ABH approval. Generally all internal room doors to have mortice latch. Bathroom and we doors to be fitted with indicator lock and latch. External doors to be fitted with 1 1/2 pair 100mm butts, brass or stainless steel. Internal doors to be fitted with 1 pair 100mm mild steel. Fire door to be fitted with 1 1/2 pairs 100mm butts, mild steel. Style of door furniture, knobs/handles etc to clients choice. 3No. keys per lock to be supplied.

EXTRACTOR FANS/VENTILATION:-

Habitable rooms to have vents opening to 1/20th floor area, part opening to be 1.75M above floor level. Controllable trickle ventilation to be provided to all room - see window notes. ie. generally fit 150mm diameter extract fan GX6C or similar rated 300M3/hr. W.C area and bathroom to be fitted with mechanical extract fan extracting at a rate of 3 air changes per hour when in use. Expirair GX6C extracts at 300 cubic meters/hr for max size of 41.6M2 with a ceiling of 2.4M. Expirair DX100 extracts at 94 cubic meters/hr. for max size of 13m2 with a ceiling of 2.4M. Fan to WC to be fitted with 15min. over run. Kitchen is to be provided with extractor to provide 30 l/s over cooker or 60l/s elsewhere. **GENERAL NOTES:-** All dimensions and levels to be checked on site by contractor prior to commencing work or ordering materials. Beware of overhead / underground or concealed services, cables and pipes etc. when carrying out works or excavation. Position and depth of any incoming and outgoing services, water, electric, gas, existing foul/surface water drainage or sewers, to be determined or located on site by contractor. Any depth or positions stated on the drawing are given in good faith, following above ground observations and consultations with the appropriate authority. UNTIL EXCAVATIONS ARE CARRIED OUT, POSITION CANNOT BE GUARANTEED. COVERED CYCLE STAND

PROPOSED SECTION



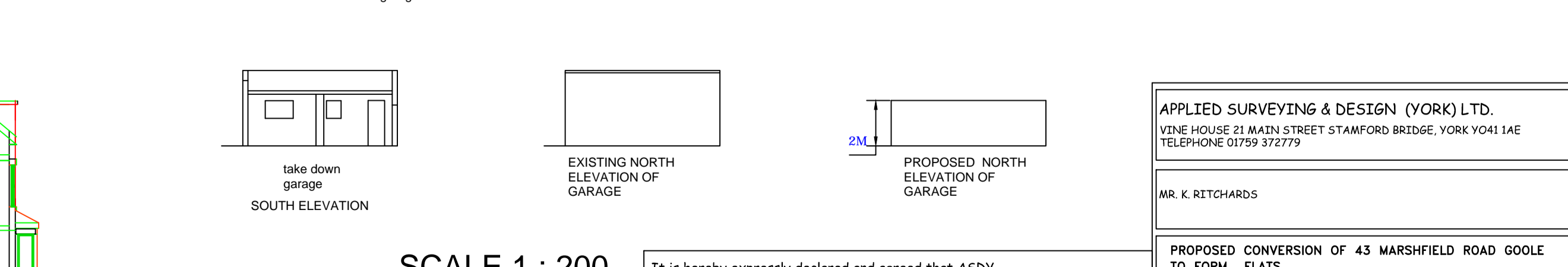
PROPOSED WEST ELEVATION

- FIRE ALARMS IN FLATS**
To BS 5839 - 6 :2004 grade d 1d3 standard
- ☒ EMERGENCY LIGHTING
 - ☒ ILLUMINATED EXIT SIGN
 - ☒ SMOKE DETECTION
 - ☒ BREAK GLASS CALL POINT
 - ☒ FIRE EXTINGUISHER - WATER
- SC SELF CLOSER**
S13 FIRE DOOR KEEP SHUT
S20 FIRE ESCAPE KEEP CLEAR
S25 PUSH BAR TO OPEN
AUDIBLE WARNING DEVICE
interlink fire alarm to all flats
interlink heat detection

SERVICES:-

Provide and install all new services as required. Complete electrical system- power and lighting and smoke alarm circuits and fittings. External security lighting. Door bell system Telephone points All electrical work to be in accordance with current edition of the I.E.E. regulations And be carried out by a member of the Competent Persons Scheme Plumbing system- cold water supply, hot water supply, waste pipes. All outlets to be fitted with inline cp isolating valves. ALL tanks, cylinders and pipework to be fully insulated. Exposed pipe work to be insulated and enclosed in pipe ducts. Plumbing, and electrical services/systems to be designed and installed by specialists, working in liaison with the client/contractor. Design work to be carried out prior to construction, to allow for any special requirements to be built in and also to allow for the repositioning of any equipment due to design/operational limitations. Liaise with client on exact requirements for all systems. All systems to be tested on completion.

EXISTING WEST ELEVATION



SCALE 1 : 200

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APPLIED SURVEYING & DESIGN (YORK) LTD.
VINE HOUSE 21 MAIN STREET STAMFORD BRIDGE, YORK YO14 1AE
TELEPHONE 01759 372779

MR. K. RITCHARDS

PROPOSED CONVERSION OF 43 MARSHFIELD ROAD GOOLE TO FORM FLATS

SCALE	1:100	REV	
DATE	Jan 2011	building regs	
DRAWN	P.A.	DRAWING No.	2010-11-189

WINDOWS AND DOORS:- to obtain 1.6 U value or below

Norton Joinery 01653 692377 or other approved to provide Type as indicated on the drawings, all double glazed with K glass 16mm Argon fill cavity Damcor insulated vertical / horizontal D.P.C. to all reveals. Damcor supplied by TDI (UK)Ltd. Internal mastic pointing and external cover beads. All frames to be fixed into brickwork with stainless steel frame anchors. Windows to be fitted with controllable trickle ventilators to give each room a minimum of 8000mm2 ventilation opening. N.B. Glazing to the following areas to be in accordance with BS 6206 and to be class B toughened or laminated safety glass. 1. 800mm above floor level in external and internal windows and glazed screen. 2. 1500mm above floor level in external / internal door and side screens or any glazing within 300mm to the side of a door opening

TAKE OUT AND INSULATE GROUND FLOOR in flat 2:-

100mm concrete screed 1-2-4 mix Floor insulation :- 75mm Thermafloor TF70 board insulation, joints of board to be sealed, taped and a 500g polythene separation sheet provided to obtain a U value of 0.20 100mm oversite concrete. 120gauge polythene D.P.M. 25mm dry sand blinding. 150mm clear well compacted hardcore. (max depth of hardcore 600mm, placed and compacted in layers not exceeding 200 mm thick.

provide new dpc and link to dpm to prevent bridging line out all external wall and party wall using EUROTHANE PL to give a U value of 0.24 W/M2C

TAKE UP EXISTING CONC. FLOOR AND INSTALL TO LEVEL OF HALL A NEW SUSPENDED TIMBER GROUND FLOOR TO UNIT 2 AND PROVIDE INSULATION TO IT:-

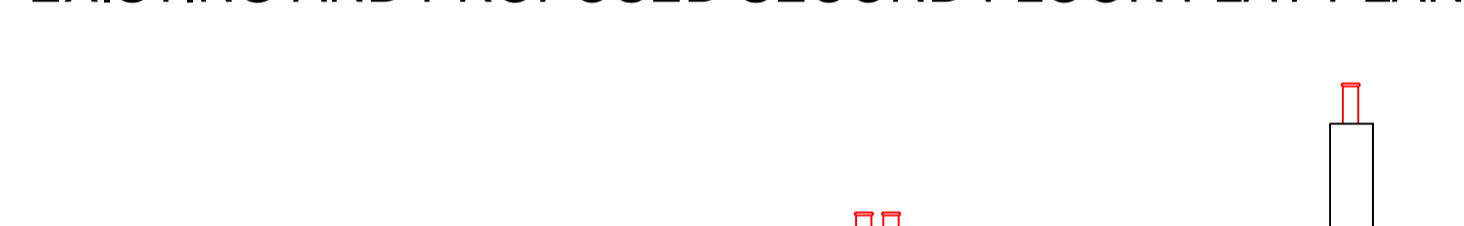
18mm T& G flooring grade chipboard. Moisture resistance in the kitchen, bathroom, utility hall and wc areas. 195mm x 50mm SCS grade floor joist at 400mm centres sat on D.P.C. over. Floor insulation :- 250mm Rockwool, supported on mesh draped over and nailed into position or 120mm Cellex or 140mm of Styrofoam insulation between joist to obtain a U value of 0.22 100mm oversite concrete. 1200 gauge polythene D.P.M. 25mm dry sand blinding. 150mm min clean well compacted hardcore. (max depth of hardcore 600mm, placed and compacted in layers not exceeding 200mm thick. If depth is likely to exceed 600mm, seek advice from BUILDING INSPECTOR, alternative floor design may be required). Floor void to be ventilated via 220mm x 70mm air bricks in external cavity walls positioned above D.P.C. level at 2M centres, starting at no more than 450mm from internal corners of any walls Air bricks fitted with horizontal bridging ducts and D.P.C. cavity trap.

line out wall wall treatment to obtain 43db place of refuge in the event of flooding

PROPOSED FIRST FLOOR PLAN



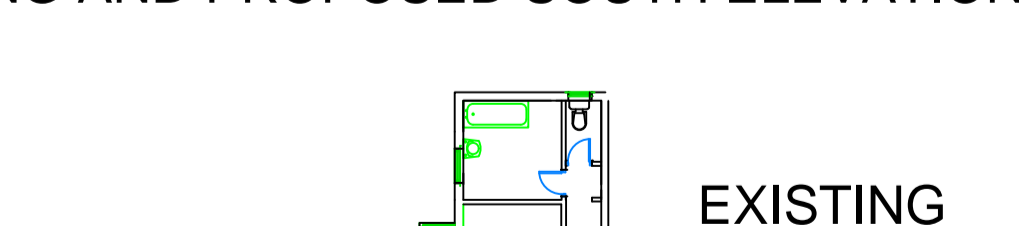
EXISTING AND PROPOSED SECOND FLOOR FLAT PLAN



SMOKE ALARMS:-

Ceiling mounted self contained mains operated smoke alarm to be fitted with heat detection in the kitchen. Alarms to be wired on separate circuit used for smoke alarms only. Where more than one alarm/ detector is required all units are to be linked to each other enabling all alarms to operate when smoke is detected at any individual alarm/ detector location. Alarms should be sited within 7M of doors to high risk rooms, eg kitchens and living rooms and within 3M of doors to bedrooms. Alarms shall be positioned away from heat producing fittings and equipment, 300mm away from lights and walls, and shall be located so as to give easy access for inspection and maintenance. Smoke alarms to be installed to BS 5839 - 6:204

EXISTING AND PROPOSED SOUTH ELEVATION

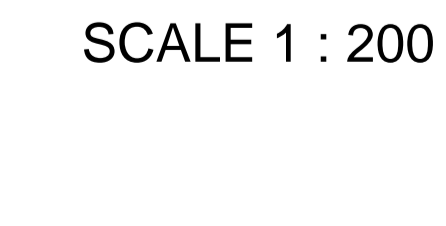


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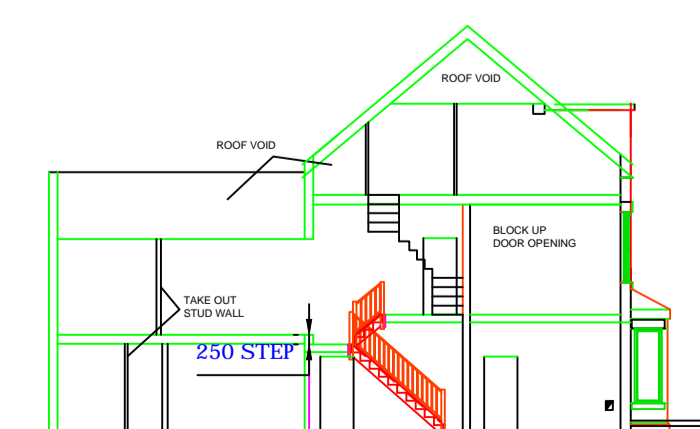
EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR FLAT PLAN

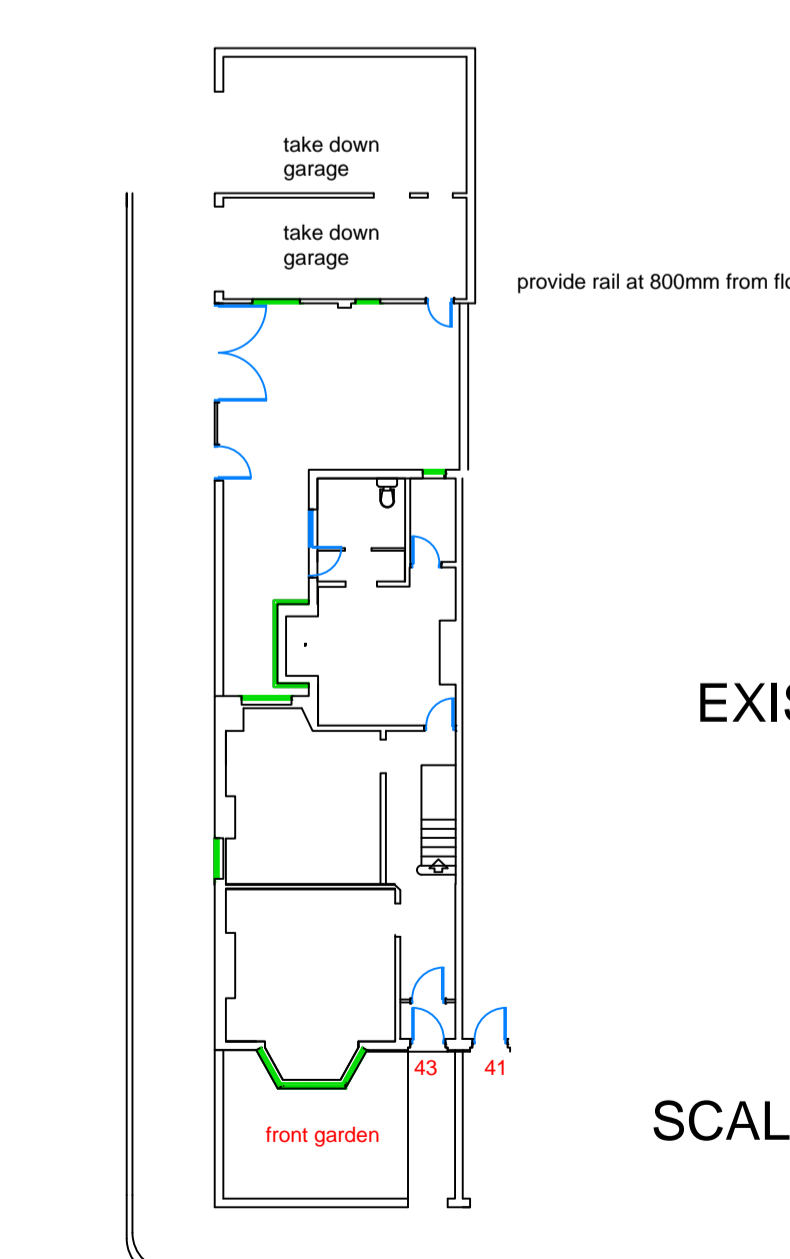


SCALE 1 : 200



EXISTING SECTION

PROPOSED GROUND FLOOR AND SITE PLAN



EXISTING GROUND FLOOR AND SITE PLAN

