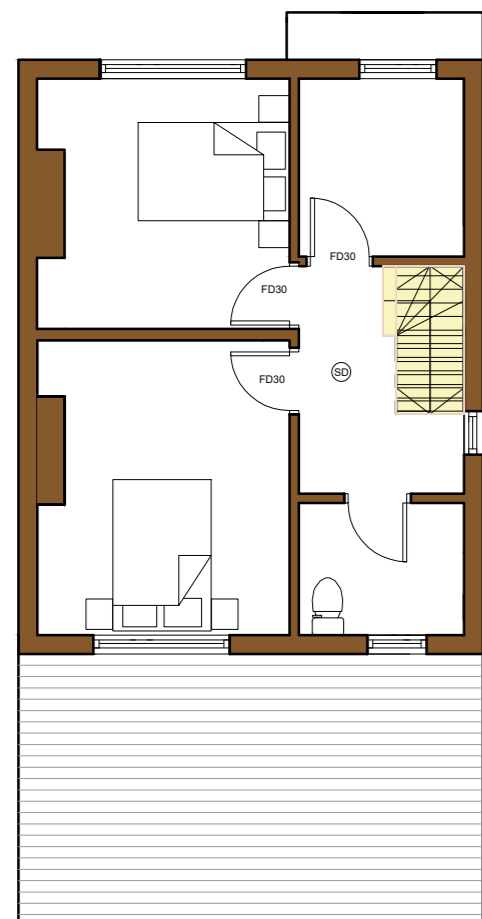
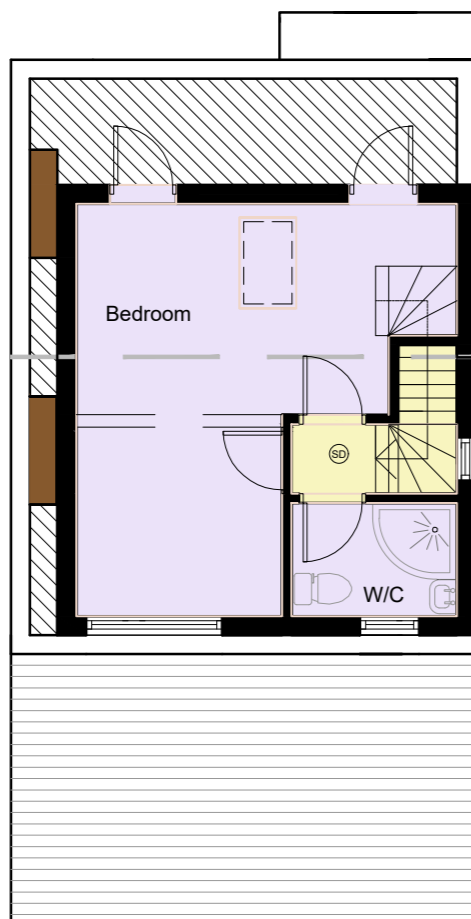


5 BLEAKHURD, OLDBURY



PROPOSED FIRST FLOOR PLAN SCALE 1:10



PROPOSED LOFT FLOOR PLAN SCALE 1:100

Floor joists tripled up and bolted together under partitioning stud wall  
Floor to ceiling height to match with existing.  
New windows to match existing with HD catnic lintol above.

All radiator and electrical point positions to be agreed onsite with client and contractor.  
New doors to match existing New lintol / timber studwork to be made good above new door opening.

New windows to match existing with HD catnic lintol above.

Existing stud wall to be build up and ply boarded to hold toilet furniture

Existing floor to be made good after internal blockwork and doors fitted and doors.

Bathroom extraction to be taken to external wall

Existing walls to be dabbed, plasterboarded and skimmed to match proposed internal walls.

Floor to ceiling height to match with existing.

Existing wall to be bricked up to exiting cill height and good floor to match existing level.

New foundations, brick & blockwork to new window.

New window to match existing

Timber floor joists class C16 strength size: 75x195mm on 450mm centers for 3450 max clear span, joist hanger supported off blockwork walls. Floor joists struttled by solid or herringbone strutting at mid-span of joists. In accordance with table 3 of approved doc. A. 2x 12.5mm thick Gyproc plasterboard to underside of joists to form first floor ceiling. Rockwool 'Flexi' slab (100mm thick) laid between joists on dressed chicken wire. 18mm thick tongue and groove chipboards to top of joists to form first floor finished floor level to achieve Rw 40dB.

Moisture resistance board to be applied over floor joists in bathroom. Chipboard of a grade with improved moisture resistance to BS7331 or BS EN12 part 5. Laid, fixed and jointed to manufacturers requirements

Flat roof:-  
Apply top layer of mineral felt 18kg/10m sq on two layers of base felt min 13kg/10m2 on 120mm Kingspan Thermarof TR31 zero ODP comprising a CFC/HFC-free rigid urethane insulation core with low emissivity composite foil facings to both sides manufactured to BS EN ISO 9002:1994 by Kingspan Insulation Limited and shall be applied with the instructions issued by them on firing strips on min 225 x 50 roof joists at 450 ctrs (max span 4900mm) underlaid with 1 layer 12.5mm plasterboard and apply 2 coats of skm to finish Cavity wall insulation to meet the underside of the kingspan

Glazed roof:-  
Full calculation for reinforcing and bracing to be done on ordering of the plastic roof. Glazing to be 28mm Argon filled and the glass is to be toughened in accordance with BS 2806

Flat roof as per Truss manufactures calculations and to be designed in metal web joist system installed as per all Trada details Wall Plate 100 x 75 with 25 x 5 MS Straps at max 1200 ctrs

GENERAL LOFT CONVERSION NOTES

The Requirements

Structural stability

- The conversion will usually require steel or timber beams to support the new floor and walls
- The existing rafters, walls, lintels and foundations need to be verified as adequate to take new loads.
- You may need to seek advice of a competent person to justify the proposed structure.

Fire Safety

Where your house becomes three or more storey, you will need to comply with the following requirements (a reduced standard applies to bungalow)

- The new and existing rooms must have a fire door to separate it from the stairwell. (except bathroom/wc).
- Any internal glazing in the stair enclosure must be fire resisting.
- The new floor is required to achieve 30 minutes fire resistance.
- The ceilings below landings are required to achieve 30 minutes fire resistance.
- A mains operated smoke detector should be installed to each floor (hallway, landing and within the new room in the roof-space) and these should be interconnected.

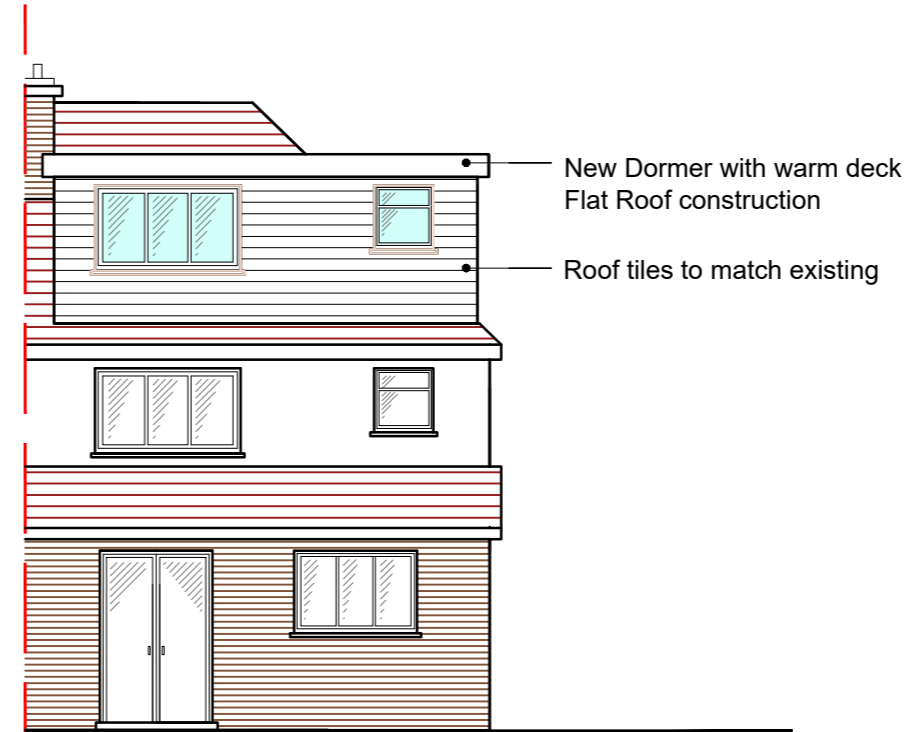
Thermal and Sound Insulation

- The underside of the roof must be thermally insulated whilst ensuring that the roof structure above the insulation is ventilated.
- The floor of the loft not only needs to be insulated against fire, but must also be insulated to reduce sound transmission.

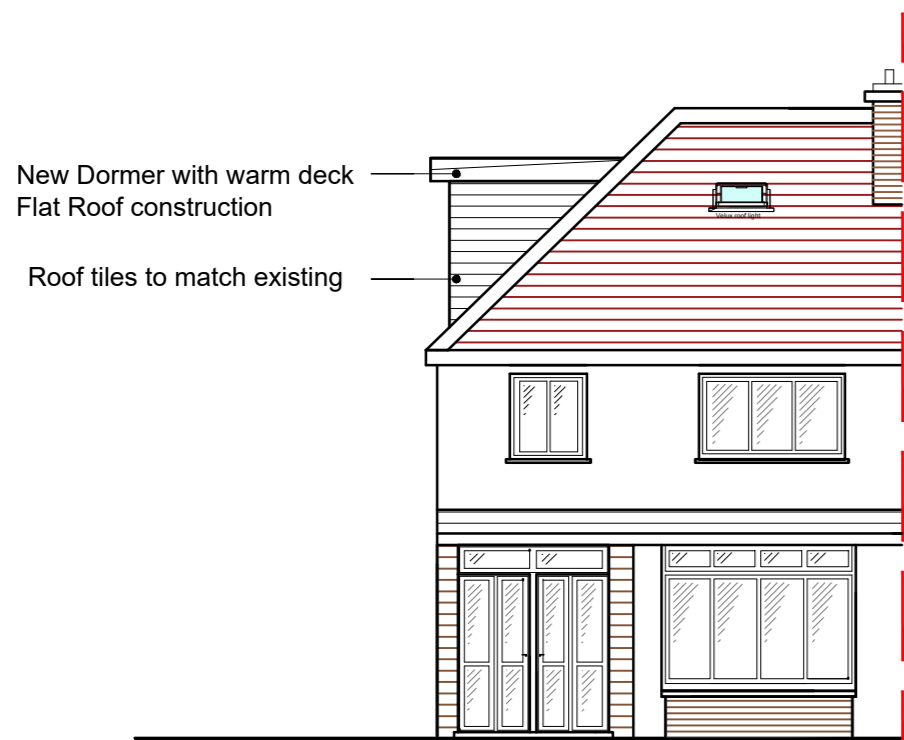
Staircase to habitable rooms

- A retractable loft ladder is NOT acceptable
- The new staircase should be either:
  - A standard staircase
  - A spiral staircase
  - An alternating tread staircase (see next note)
  - A fixed ladder (see next note)
- Alternating tread stairs and fixed ladders are only acceptable where there is
  - not enough space for either a standard or spiral staircase
  - A 2000mm headroom is required to the new staircase. Slight reductions are allowed where the roof slope obstructs the headroom on one side of the staircase.
  - Handrail and guarding must be provided together with landings at the top and bottom of the staircase.
  - Two way light switching should be provided. In some cases the internal layout may need to be altered to provide a suitable means of escape.

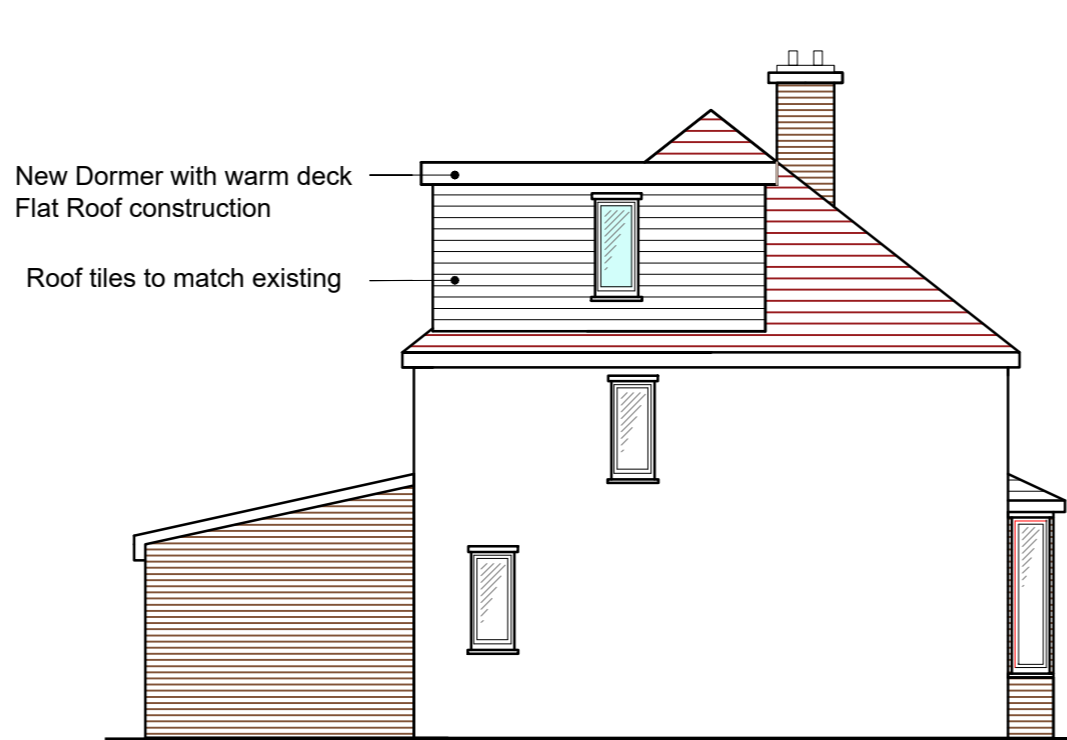
ALL DIMENSIONS TO BE CHECKED ON SITE



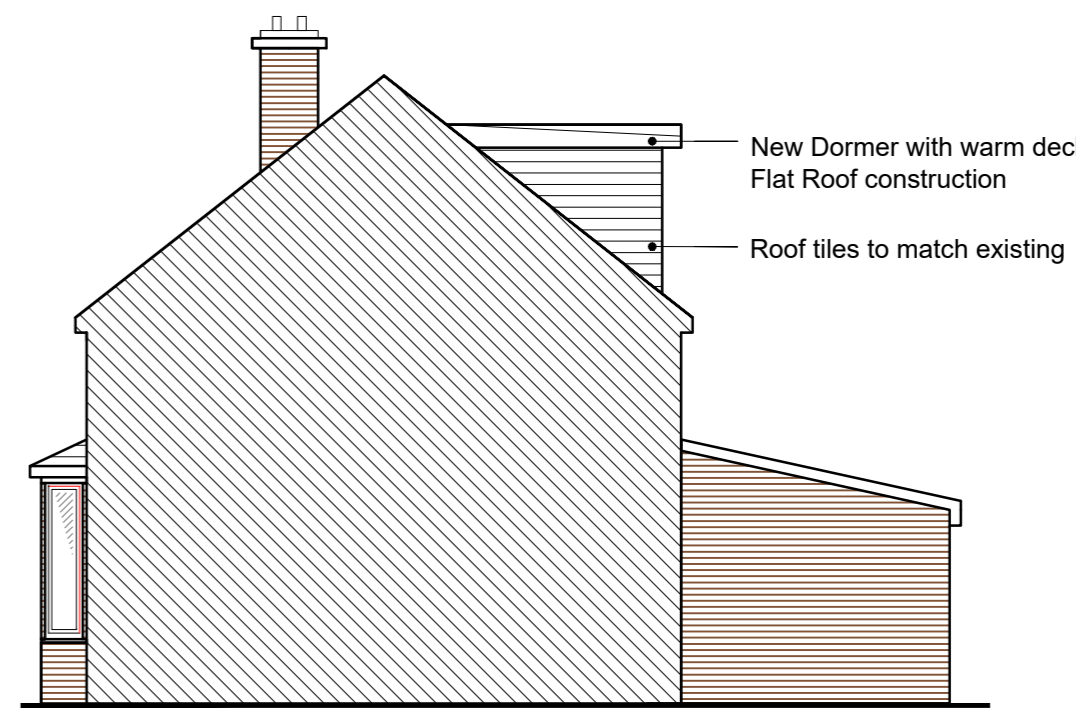
PROPOSED REAR ELEVATION SCALE 1:100



PROPOSED FRONT ELEVATION SCALE 1:100



PROPOSED SIDE ELEVATION SCALE 1:100



PROPOSED SIDE ELEVATION SCALE 1:100

ALL CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE BEFORE PREPARING PRODUCTION DRAWINGS OR COMMENCING ANY WORK. THIS DRAWING AND ITS DESIGN IS THE COPYRIGHT OF BHARYA DBC LTD ONLY. AND MAY NOT BE REPRODUCED IN ANY FORM WHATSOEVER WITHOUT THEIR PRIOR EXPRESS WRITTEN CONSENT.

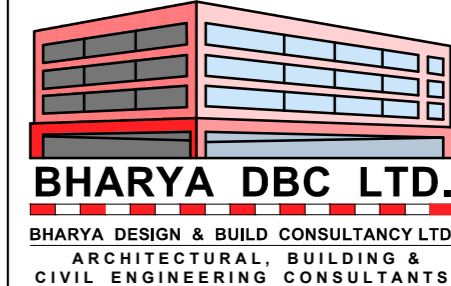
PLANNING / BUILDING REGS

DRAWINGS AND LAYOUT IS INDICATIVE ONLY ALL DIMENSIONS AND DRAINAGE TO BE CHECKED ON SITE BY CLIENTS APPOINTED CONTRACTORS BUILDING INSPECTOR MUST CALLED OUT TO INSPECT THE BUILDING WORK IN STAGES. ALL STRUCTURAL DESIGN TO BE DESIGN BY STRUCTURAL ENGINEER. ALL WORKS ARE DONE AT YOUR OWN RISK RELEVANT PERMISSIONS I IN PLACE. ALL WORKS ON OR WITHIN A 3 MTR ZONE OF A NEIGHBORING BOUNDARY ARE TO BE NOTIFIED 14 DAYS BEFORE COMMENCEMENT ON SITE IN ACCORDANCE WITH THE PARTY WALL ACT 1996.

|                                      |               |                |                                       |                            |   |
|--------------------------------------|---------------|----------------|---------------------------------------|----------------------------|---|
| Revisions                            | Date May 2021 | Drawn DsB      | Scale 1:1250, 1:500, 1:100, 1:50 @ A2 | Client Mr Bedi             | Drawing title Proposed Floor Plans & Elevations |
| ALL DIMENSIONS TO BE CHECKED ON SITE | Preliminary ● | Construction ○ | Job title Proposed Loft conversation  | Drawing No. BDBC/21/51- 02 |   |

|               |                |                                       |                            |   |
|---------------|----------------|---------------------------------------|----------------------------|---|
| Date May 2021 | Drawn DsB      | Scale 1:1250, 1:500, 1:100, 1:50 @ A2 | Client Mr Bedi             | Drawing title Proposed Floor Plans & Elevations |
| Preliminary ● | Construction ○ | Job title Proposed Loft conversation  | Drawing No. BDBC/21/51- 02 |   |

|                                      |   |
|--------------------------------------|---|
| Client Mr Bedi                       | Drawing title Proposed Floor Plans & Elevations |
| Job title Proposed Loft conversation | Drawing No. BDBC/21/51- 02                      |



BHARYA DBC LTD. 76 Poplar Avenue Edgbaston Birmingham - B17 8ES Tel./Fax : 0121 429 6631 Mob. 0796 8064 413 Web : www.bharya.co.uk e-mail : info@bharya.co.uk