

SCHEDULE OF DRAWING NOTES

Date

07.04.25

ADDRESS

1 MEADOWBARN CLOSE, L32 9BB

DETAILS OF WORKS

LOFT CONVERSION

General

Conditional consent required for Structural Engineers Calculations / Details
All works to be to comply with this "Schedule of Drawing Notes"
All these notes to be checked and amended if necessary for compliance with Building Control Regulations
All works to comply with current Building Regulations and to be executed to the satisfaction of the Appointed Building Surveyor.
Building Control Completion Certificate to be provided upon completion of works
Works to comply with Structural Engineers information (if applicable), these details to override the drawing and "Schedule of Notes" details if differing
Steel beams to be installed as separate Structural Engineers calculations/notes/sketches
All dimensions and setting out to be checked on site and agreed with Client/Builder before commencement of the works.
Plumbing, electrical, heating, finishes and decoration requirements to be agreed with Client/Builder prior to commencement
All elements of structure to be half hour fire resistant.

U values

All works to comply with Building Regulations Part L 2021
External Walls to achieve n/e 0.18W/m2K.
Double glazed units to achieve n/e 0.14W/m2K

External wall construction

(U value n/e 0.18W/m2K)

175*50 timber studding @ 400 c/c vertically and 600c/c horizontally, *vertical tie as manufacturers instructions*
140 kingspan between studs

Windows and doors

(U value n/e 0.14W/m2K)

Glazing to be K glass with minimum 28mm thick double glazed units with 20mm air gap.
Glazing to be toughened or laminated safety glass to comply with BS6206 to critical areas.
Laminated or toughened glass to be provided within 800mm of floor level for windows and within 1500mm of floor level for doors.
Opening lights to be minimum 1/20 floor area,

Loft floor construction

Supporting steelwork as Structural Engineers details
175*50 sw joists @ 400c/c with metal restraining straps @ 900 c/c, provide double joists under studded partitions, strutting to joists as necessary, 25mm nom t+g floorboards or 18mm MR flooring grade t+g chipboard

Vented flat roof

Supporting steelwork as Structural Engineers details
125*50 C16 sw joists @ 400 c/c
25-0mm * 50mm wide firrings to top of joists
18mm ply decking
pvc fascias as required
provide 50mm wide continuous eaves ventilator strip to 2 opposite sides of roof
or ventilated abutment flashing and 50mm continuous soffit ventilator strip to opposite side
minimum 50mm air gap above insulation
150 Kingspan insulation between joists
roofing membrane as required by Client (single ply or built up), installed all as manufacturers instructions.
vapour control layer to underside of joists
12.5mm plasterboard and skim

Rooflights

To be installed as manufacturers instructions, Spars/rafters to be doubled up all around rooflights.

Internal joinery (all to be agreed with client)

window boards
internal doors, frames, ironmongery
skirtings and architraves
picture rail
loft access door and frame
pipe boxing

Finishes

Ceilings - 12.5mm plasterboard + skim;
Studded partitions 12.5mm plasterboard+skim both sides; 25mm Isowool acoustic
Steel beams - 2 layers of 12.5mm plasterboard and skim

Ventilation

Mechanical extract ventilation rate : Kitchen - 60 litres/second, Utility room - 30 litres per second,
Bathroom - 15 litres per second, Shower room - 15 litres per second, 215 minute overrun; WC - 3 no air changes per hour with 20 minute overrun

Plumbing

Extend existing soil and vent pipe vertically to accommodate en-suite
100mm diameter pvc soil and vent pipe terminating 900 above highest window opening, OR 100mm stub stack with air admittance valve; all fittings to have deep seal traps and to be connected separately to soil stack;
anti vac traps to be fitted if waste more than 1067mm from soil pipe.

Electrics

All electrical work covered by Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. This person must be registered with an authorised self certification scheme (eg BRE certification, ELECSA, NICEIC, or NAPIT Certification). Prior to completion an appropriate BS87671 electrical certificate must be provided by the competent person.

Provide smoke detection to loft landing

Provide interconnected smoke alarm to ground/loft circulation area

Provide 2 no low energy light fittings