

Specialist Catnic Apex lintel. Visqueen 1200 guage damp-proof membrane stepped min 150mm from inner leaf towards outer leaf to form cavity tray. All joints to be lapped min 150mm horizontally. Lintel with 2no weep holes above.

Ridge to be confirmed by St. Engineer. Assumption 75 x 225 C24 SW Timber. Ridge beam to bear on on masonry leaf within Simpson SFJC 225/100 joist cap (or similar).

Velux MK04 (GPU 0060) Top hung rooflight with white polyurethane internal finish. Standard EDZ flashing kit to be installed to manufacturers instructions.

See specification notes 'External Walls'

New cavity wall construction to be toothed and bonded into existing masonry wall or with use of crocodile clip system.

Type B Vertical Cavity tray to be inserted at all abutments

Surface water drainage caonnection unaltered.

Please Note:

For Timber Ridge design see Structural Engineers details.

Floor screed/ insulation designed for implementation of underfloor heating subject to specialist heating engineers advice. Manifold positions t be agreed on site with client prior to installation.

Specialist Heating engineer to advise on suitability of existing boiler system. Wireless control to be located within the house.

(If opted, Radiator positions indicated)

Catnic CG90/100 insulated lintel with 2no. weep holes above.

ACO RainDrain B 125 liner drain laid to existing gully outlet.

New cavity wall construction to be toothed and bonded into existing masonry wall or with use of crocodile clip system.

Type B Vertical Cavity tray to be inserted at all abutments

Please Note:

Drawings subject to relevant statutory approvals.

All dimensions to be checked on site. Do not scale from this drawing. Work to figured dimensions only.

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Material Key (Plan):

| | |
|--|---|
| | Internal Studwork. |
| | Internal Studwork with 60mm mineral wool to cavity. |
| | Blockwork. |
| | Facing Brick. |
| | Existing Walls |
| | Thermabate proprietary vertical insulated dpc |
| | SVP- Soil and Vent Pipe |
| | AAV- Air Admittance Valve |
| | BIG- Back Inlet Gully |
| | Heat detector linked to mains with battery back-up. |
| | Smoke detector linked to mains with battery back-up. |
| | Carbon Monoxide Detector |
| | Wet Radiator |
| | Wet Heated Towel Rail |
| | Mechanical extract |
| | Boiler Flue |
| | Elec Socket [Number denotes Single/Double / HL = High Level / UW = Under worktop] |
| | Cooker Control unit with 2-pole switch |
| | Light Switch - (Number denotes gang / D = Dimmer) |
| | New low energy downlighter + hood |
| | New moisture resistant downlighter + hood |
| | Fused Spur |
| | 32 Amp Cooker Switch |
| | Pendant Light Fitting |
| | PIR Fitting |
| | Wall Mounted/Bulkhead Light Fitting |
| | IP65 Dustproof Florescent Light Fitting 800mm long. |
| | External Water Tap |
| | External Electric Socket [Number denotes gang] |
| | Mirror Light Feed |
| | Alarm Panel / Alarm Key Pad |
| | Thermostat |
| | Sky TV / BT Phone Connection Points / Alarm PIR Sensor |
| | Electric Dist. Board |
| | Under Floor Heating Manifold |
| | Mains wired door bell |
| | Shaver socket |



☐ Preliminary ☐ Tender
☒ For Approval ☐ Construction

Client >
Mr + Mrs Young.

Project >
23 Ewden Close, Childwall, Liverpool, L16 5HF.

Drawing Title >
Proposed Ground Floor Setting Out Plan.

Scale >
1:50 @ A3

Date >
Jan 2016

Drawing No. >
15-020-101

Rev >

Proposed Ground Floor Setting Out Plan
Scale 1:50 @ A3

