

new 70mm
PVC RWP + BIG

21

1650 1805
W1.07

910 890
W1.06

new 70mm
PVC RWP + BIG

new roof light
to new flat roof area

W1.08

bedroom 4

tinted glass screen wall

bath

new 100mm
S+V pipe

bedroom 2

bedroom 3

remove chimney breast - make
good floor and ceilings in construction
to match existing and make good all
disturbed surfaces

line of new steelwork over to SE detail
to support retained chimney stack
over to bear onto PC concrete Pad stones
and be encased in 1Hr FR construction
as described

line of new double glazed treated UPVC
casement frame as described with insulated
cavity closer / DPC to all reveals - u value 1.2
- perm ventilation to head of frame as
described

line of existing
staircase retained

W1.05

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line of existing window to stairwell to be blocked
up in single leaf masonry fully bonded to existing
to leave 'niche' from stair case side - all
disturbed surfaces to be made good

double rafters as trimmers to trim out opening to
roof structure over staircase to manufacturer's
recommendations to suit new 'velux' roof light
including all necessary proprietary flashing to
suit roof covering

line of new mechanical extract
to bathroom as described
taken up to vent tile over

bedroom 1

bath

remove chimney breast - make
good floor and ceilings in construction
to match existing and make good all
disturbed surfaces

line of new steelwork over to SE detail
to support retained chimney stack
over to bear onto PC concrete Pad stones
and be encased in 1Hr FR construction
as described

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obscure glazing to all windows
to side elevation

W1.01

W1.02

new 100mm
S+V pipe

line of new double glazed treated UPVC
casement frame as described with insulated
cavity closer / DPC to all reveals - u value 1.2
- perm ventilation to head of frame as
described

23

Any modifications to the Gas heating
system to be carried out by Gas Safe
Registered

.A 12/01/26 SWF roof over bathroom amended

SW FOULKES Design

PROJECT:
Proposed alterations
21 Brayton Avenue Didsbury
DRAWING:
first floor plan as proposed

DATE: Oct 25	DRAWN BY: SWF	CHECKED BY: -
SCALE: 1:50@A3	DRAWING NO: 580-01-211B	REV: A

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first floor plan as proposed