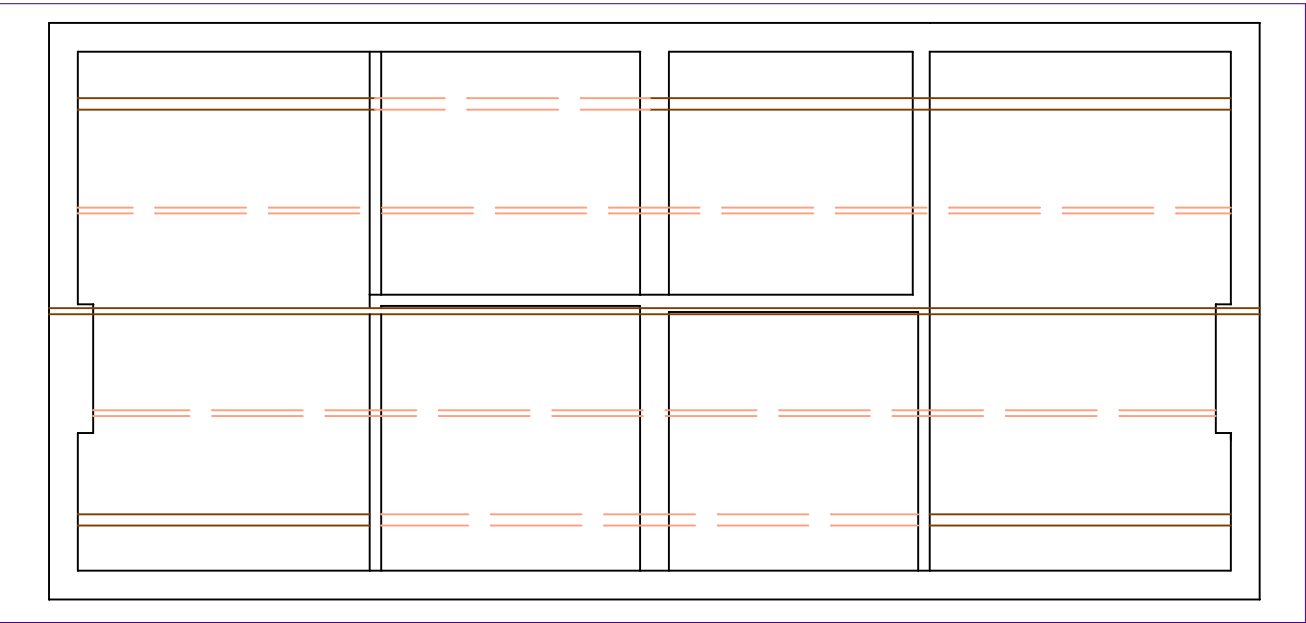
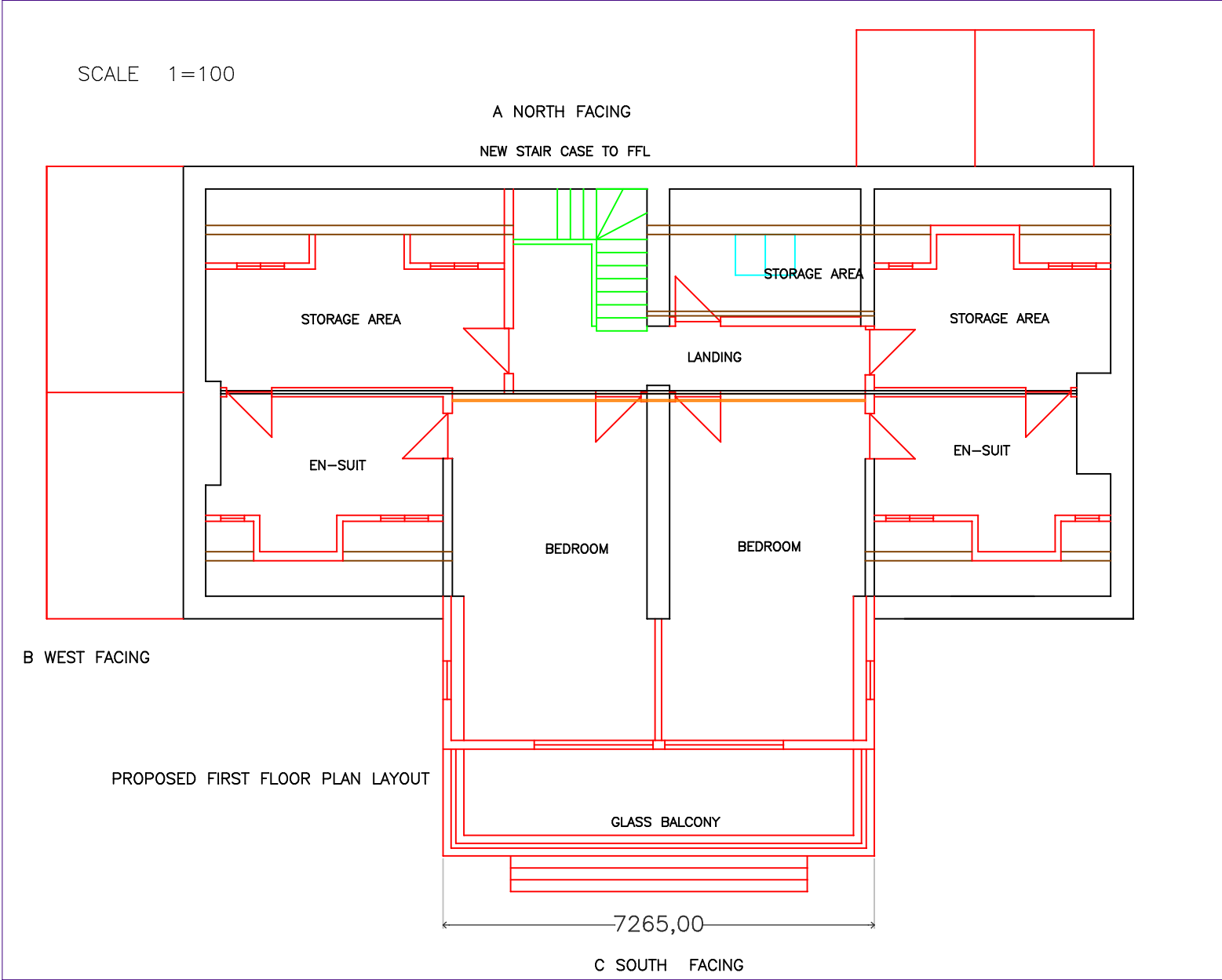




RIDGE BEAM 35X280 SWD
MAIN PERLINS 75X280
ROOF RAFTERS 65X82 SWD
EXISTING CEILING JOISTS 65X82 SWD
PART FLOORING IN SOME AREAS
NEEDS TO BE REMOVED

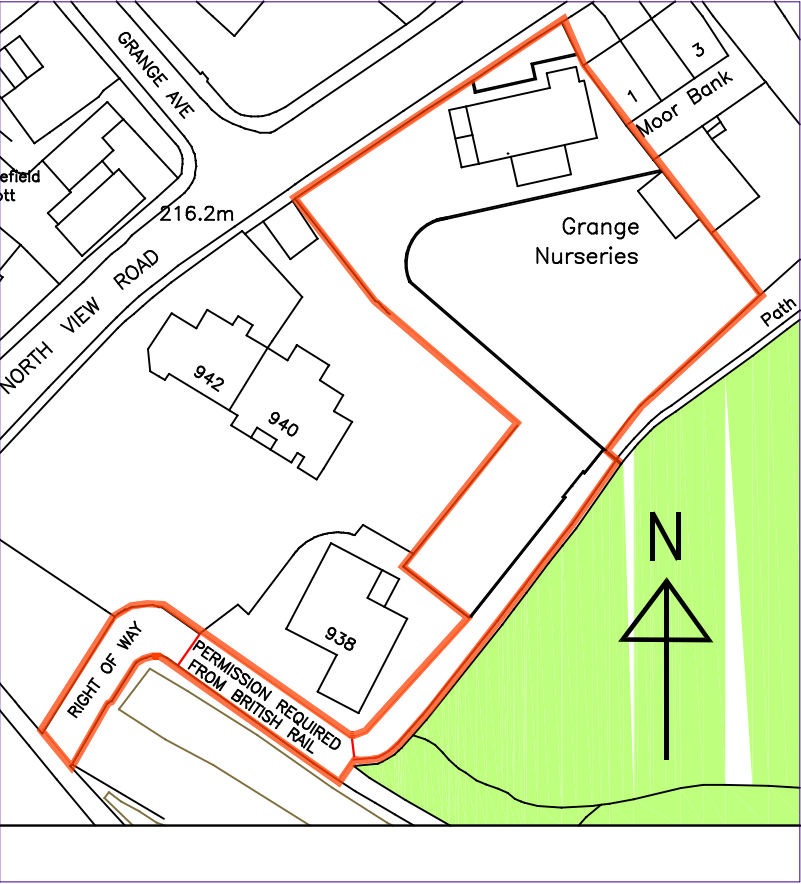
PERLIN AND RIDGE LAYOUT TO ROOF
REMOVED PERLINS

SCALE 1=200

ROOF
STRIP ROOF COMPLETELY REUSE EXISTING YORKSHIRE STONE
ROOF TILES, REMOVE ALL TIMBER BATTERNS NAILS AND FELT
PREPARED FOR RE ROOFING USING EXISTING Y/STONE TILES
NEW FELT AND BATTERNS ROOF INSULATION
REMOVE EXISTING RAIN WATER GULLIES AND DOWN PIPES
REPLACE WITH NEW
FIX VENT LIGHT TO NEW ROOF AS DETAILED.
ADDED DORMER WINDOWS X 4
MAKE GOOD.
REMOVE OUT BUILDINGS AND PORCHES AS MARKED FOR
REMOVAL, PREPAIR OPENINGS FOR NEW BUILD AND ARCH
WAYS TO ROOMS.
REPAIR OPENING IN CHIMNEY CONNECTION TO AJOURNING
HOUSE.
REMOVE ALL OR DAMAGED RENDER MAKE GOOD AND
PREPAIR FOR NEW OUTER INSULATED BOARD AND RENDER
MATERIAL NAME REQUIRED,
ALL WINDOWS TO BE REMOVED AND REPLACED EITHER
TIMBER OR UPVC.
EXCAVATIONS FOR NEW BUILDS REAR DOUBLE EXTENSION
SINGLE STOREY EXTENSIONS TO FRONT AND END.
EXCAVATION TO LOWER SURROUNDING GROUND LEVELS.
FIRST FLOOR PREPERATIONS
REMOVE ALL WALLS AND FLOORS NOT REQUIRED IN NEW
CONDRUCTION. PREPAIR FOR NEW PARTITION AND BLOCK
WALLS AS REQUIRED.
OPEN CEILING AND PREPAIR FOR STAIR CASE FIXTURE.
UNDER PIN EXISTING RIDGE FOR NEW ROOF TO EXTENSION
AND ROOF LIGHTS.

CONSTRUCTION NOTES

FIRST FLOOR
WITH NEW FLOOR IN PLACE
FORM NEW VOID CUPBOARDS UNDER NEW
VENTERLUX ROOF LIGHTS
TIMBER PARTITIONS 120 INSULATED, PLASTER
BOARDED AND SKIMMED AS PER PLAN LAYOUT
FORM DOOR OPENINGS COMPLETE WITH CASINGS,
ARCHITRAVES AND FURNISHED DOORS
FIXTURE OF SKIRTING BOARDS THROUGH OUT
REMOVAL OF PERLINS, WITH ROOF RAFTERS
63X85 AND THE NEWLY FORM VOID CUPBOARDS
STRUCTURALLY SOUND,A SITE CHECK REQUIRED.
FORMATION OF 2 BEDROOM, 2 ENSUITES
STORAGE ROOMS AND LANDING .
FORM TIMBER SIDE CHEEKS TO NEW EXTENSION
BUILT OFF EXISTING L/B WALL
LEAD SOAKERS FROM MAIN ROOF TO SIDE
CHEEKS FORMING A FULL WEATHER SEAL.
FREEFOAM CLADDING TO SIDE CHEEKS
ROOF CONSTRUCTED WITH 50X200 ROOF RAFTERS
CLADDING PLYWOOD FIBRE GLASS WATER PROOF
MEMBRANE,WELL INSULATED PLASTER BOARDED
AND SKIM FINISH
OPENING DOOR UNIT TO EACH BEDROOM WITH
A SIDE WINDOW SET INTO TIMBER FRAMEWORK
DOORS TO OPEN ONTO A TIMBER FORMED
BALCONY FIBRE GLASS WATER PROOF MEMBRANE
WITH A GLASS FRAMED SAFETY UNIT FIXED
ON TOP OF NEW WALL STRUCTURE
RAINWATER SYSTEM AND NEW SVP FROM ENSUITES
CONNECTED TO EXISTING MAIN DRAIN.
SERVICES TO FIRST FLOOR
ELECTRIC,GAS, WATER AND HEATING.
ALL AREAS TO BE CLEANED AND FULLY PREPARED
FOR DECORATING.



SITE PLAN SCALE 1=1000

NOTE
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USE OF THE APPROPRIATE MATERIALS.
ALL THE WORKS INVOLVED IN THE CONSTRUCTION.
ALL HEALTH AND SAFETY PROCEDURES
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CLIENT	MR AND MRS S, O'BRIEN 34 THORNEDENE WAY, TONG, BRADFORD BD48NW.		
PROJECT	REFURBISHMENT OF BUNGALOW AT GRANGE NURSERIES WEST GATE HILL TONG BRADFORD BD4 6NS		
DETAIL	PROPOSED FIRST FLOOR PLAN LAYOUT		
SCALE	1=100 1=200	DATE	JULY 2024
DRAWN BY	AH	DRAWING NO	O' BRIEN FILE D6
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