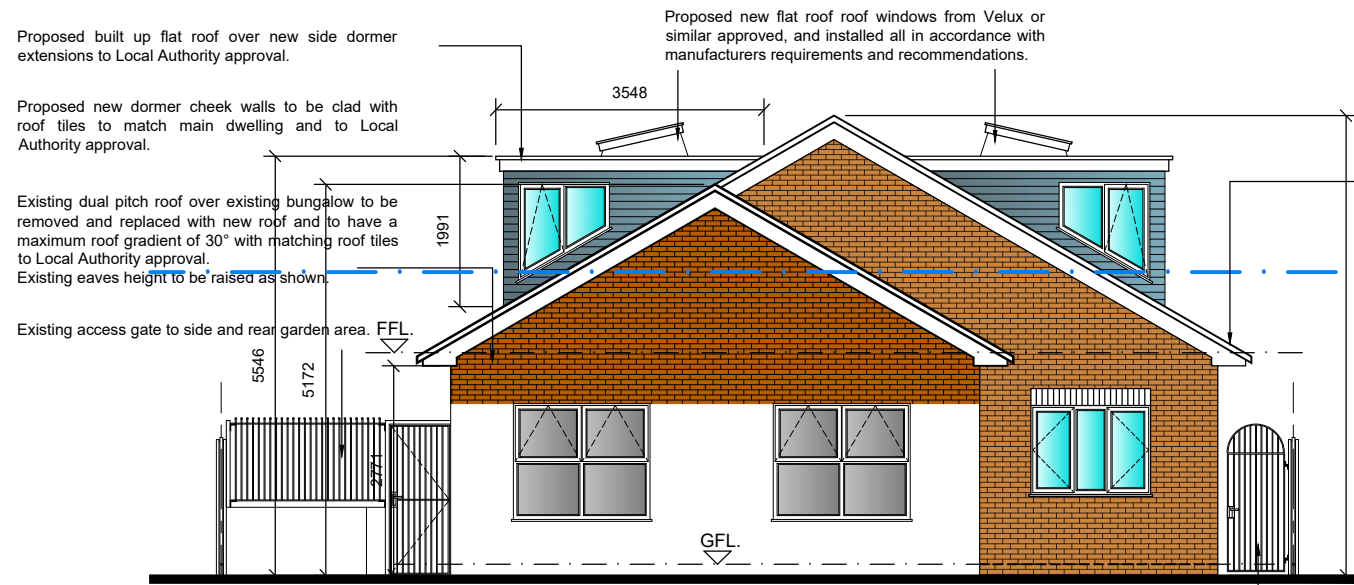


GENERAL NOTES.

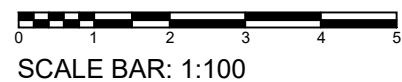
1. The drawing is the property of Y A Architectural Services and copyright is reserved by them, and this drawing is not to be copied or disclosed by or to any unauthorised persons without prior written consent of Y A Architectural Services.
2. All dimensions are approximate only and are to be checked on site by contractor and any discrepancies to be reported prior to commencement of work.
3. Do not scale from this drawing, only work to written dimensions.
4. All new drains to be laid, jointed and tested to the entire satisfaction of the Local Authority.
5. All work to comply with current Building Regulations and subsequent revisions.
6. Foundations not to encroach over boundaries.

ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE

BLUE DASHED LINES INDICATES EXISTING BUNGALOW RIDGE HEIGHT



PROPOSED FRONT ELEVATION
SCALE: 1:100

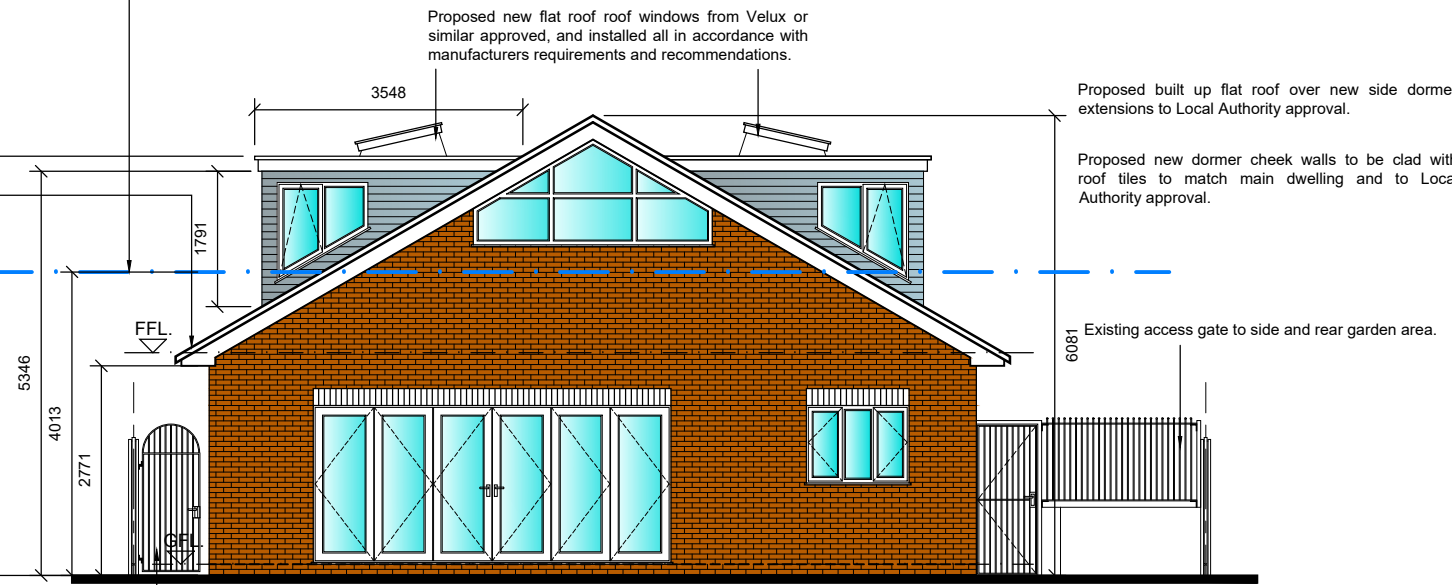


Proposed new dual pitch roof over single storey rear and side extensions with roof tiles to match existing and to Local Authority approval.

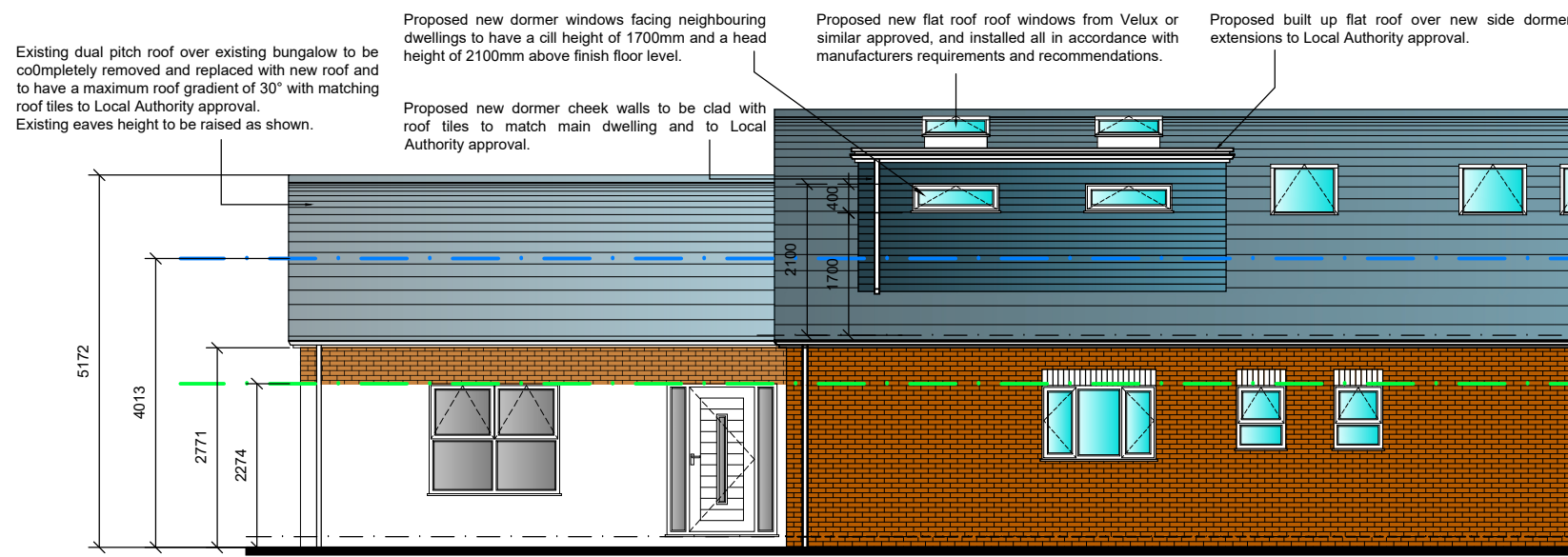
LEAD FLASHING.
Where new single storey front extension and existing bungalow roof abuts new extension wall provide new stepped Code 4 lead flashing with cavity tray Dpc in new wall, with weepholes at maximum 900mm centres.
Lead flashing to have a minimum upstand of 150mm and to be installed all in accordance with Lead Association requirements and recommendations and to Local Authority Building Control Surveyors requirements on site.

DAMP PROOF COURSE.
Provide a suitable horizontal DPC complying to BS 743 to external cavity wall and internal brick walls positioned 150mm above external finished ground level, stepped where necessary and as shown on drawings.
Provide horizontal and vertical insulated DPC's to all openings in external walls with Thermabate or similar approved cavity closer, or to Local Authority Building Control Surveyors requirements on site.

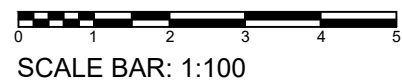
Existing approximately 1800mm high concrete post and timber infill panel party boundary fence.



PROPOSED REAR ELEVATION
SCALE: 1:100



PROPOSED SIDE ELEVATION
SCALE: 1:100

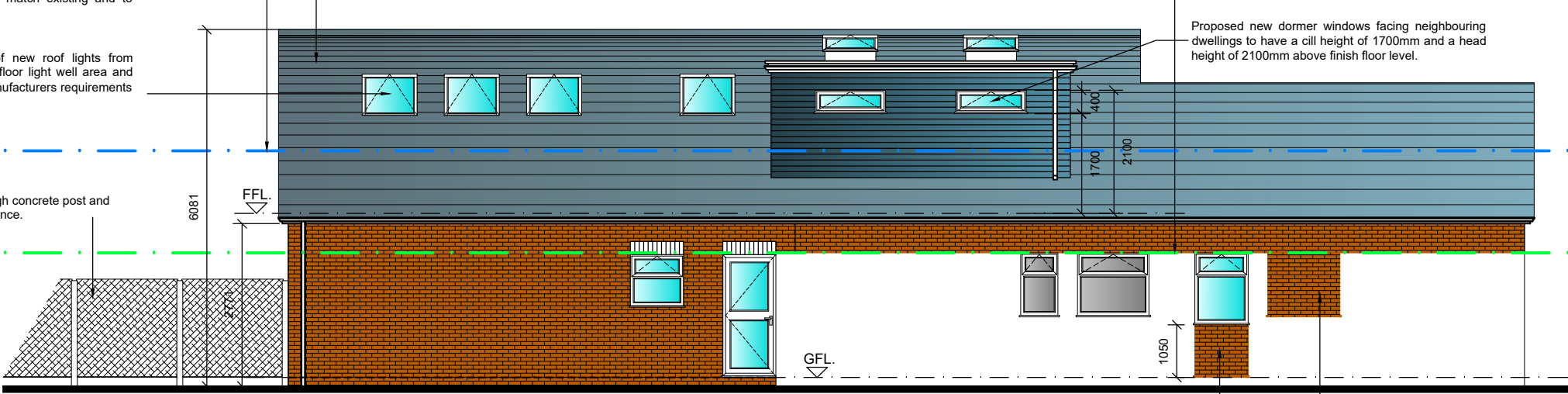


PROPOSED NEW SINGLE STOREY REAR AND SIDE EXTENSION ROOF.
Proposed new dual pitch roof over single storey rear and side extensions with roof tiles to match existing and to Local Authority approval.

ROOF WINDOWS.
Proposed approximate position of new roof lights from Velux or similar approved to first floor light well area and installed all in accordance with manufacturers requirements and recommendations.

BLUE DASHED LINES INDICATES EXISTING BUNGALOW RIDGE HEIGHT

GREEN DASHED LINES INDICATES EXISTING BUNGALOW EAVES HEIGHT

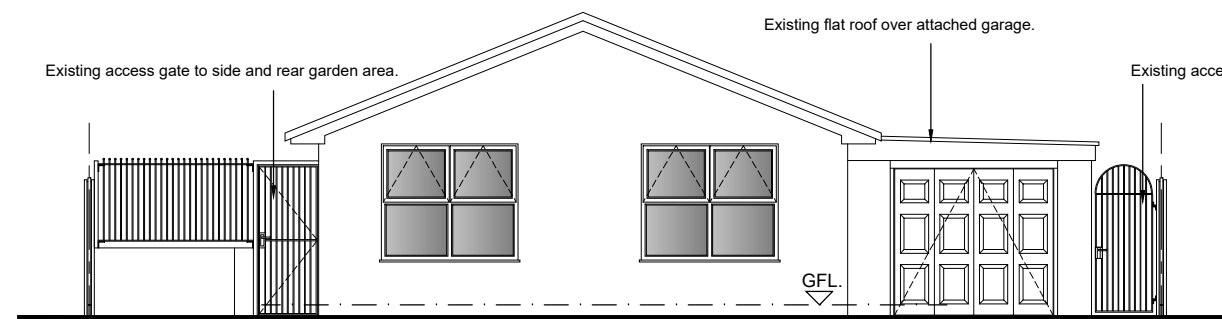


PROPOSED SIDE ELEVATION
SCALE: 1:100

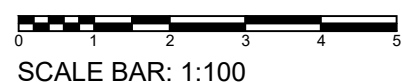
EXISTING KITCHEN DOOR.
Existing kitchen door to be carefully removed and replaced with new window, with existing opening to be partly bricked up externally with matching bricks and internally with brick work.
New window to have a eave height of 1050mm above finish floor level and existing head height to be retained.
All disturbed surfaces to be made good.

EXISTING KITCHEN WINDOW.
Existing kitchen window to be carefully removed and opening to be bricked up externally with matching bricks and internally with brick and cavities to run continuously.

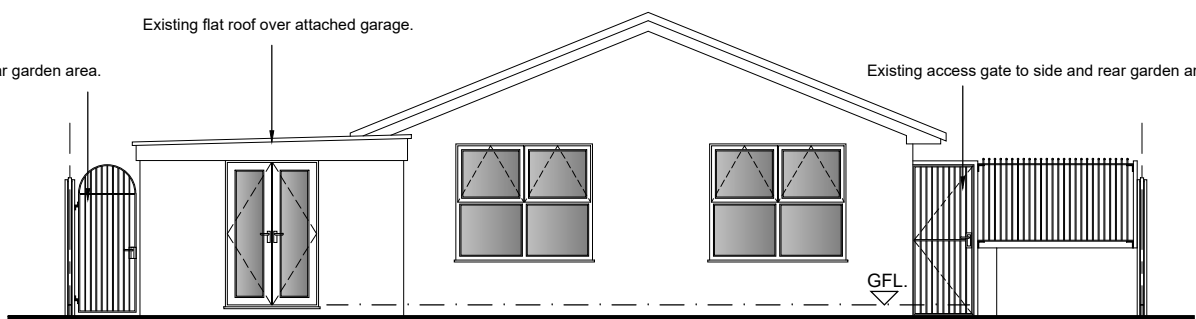
ALL DIMENSIONS AND LEVELS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT ON SITE



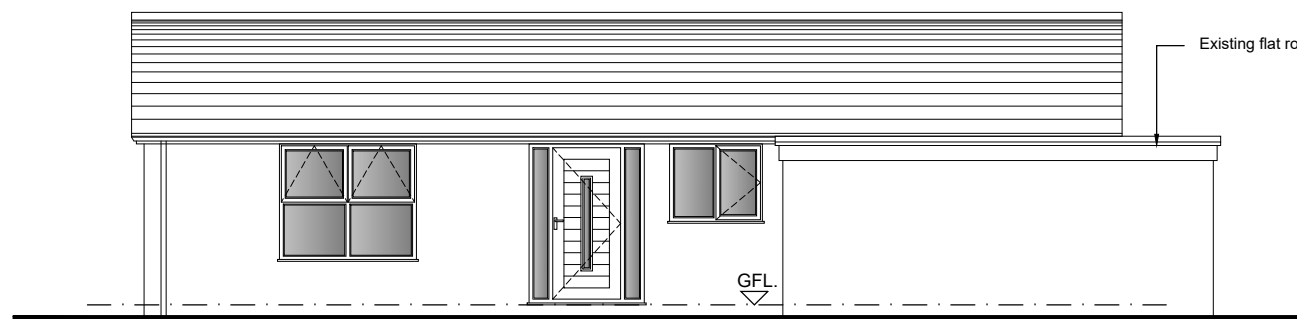
EXISTING FRONT ELEVATION
SCALE: 1:100



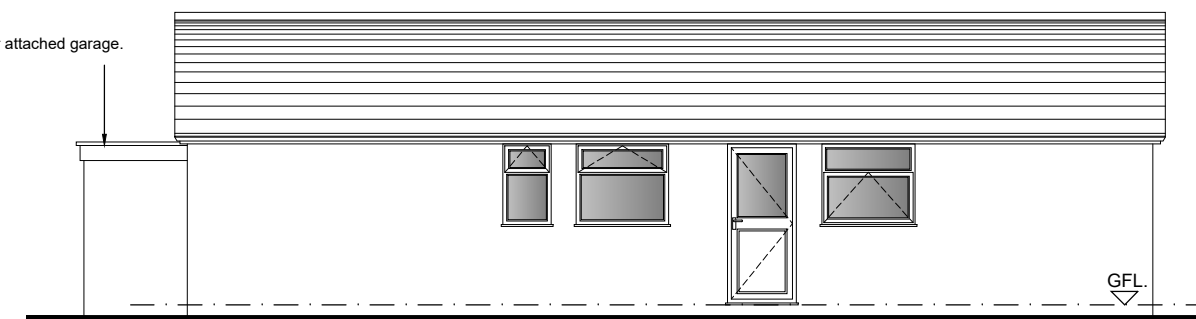
Existing approximately 1800mm high concrete post and timber infill panel party boundary fence.



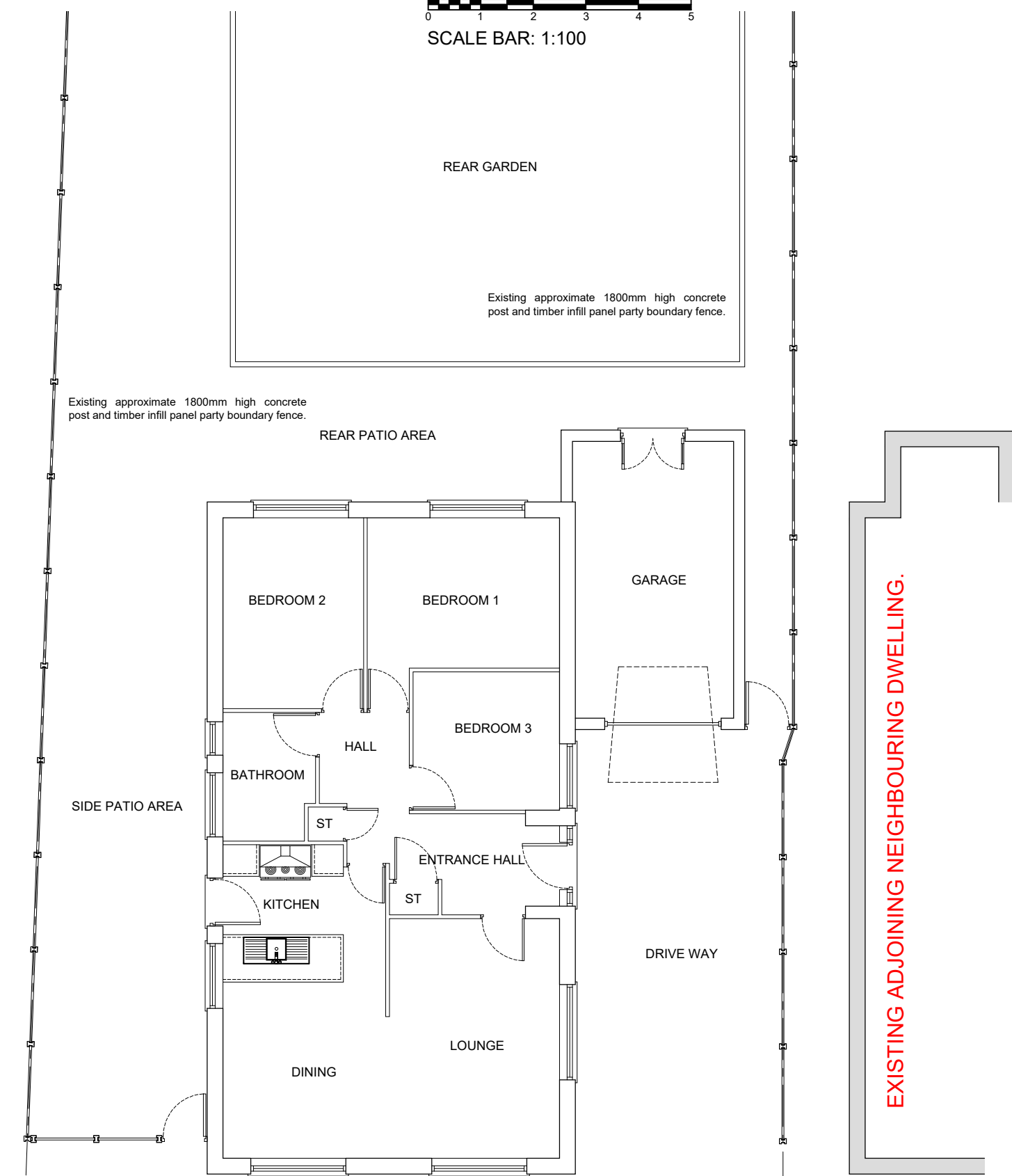
EXISTING REAR ELEVATION
SCALE: 1:100



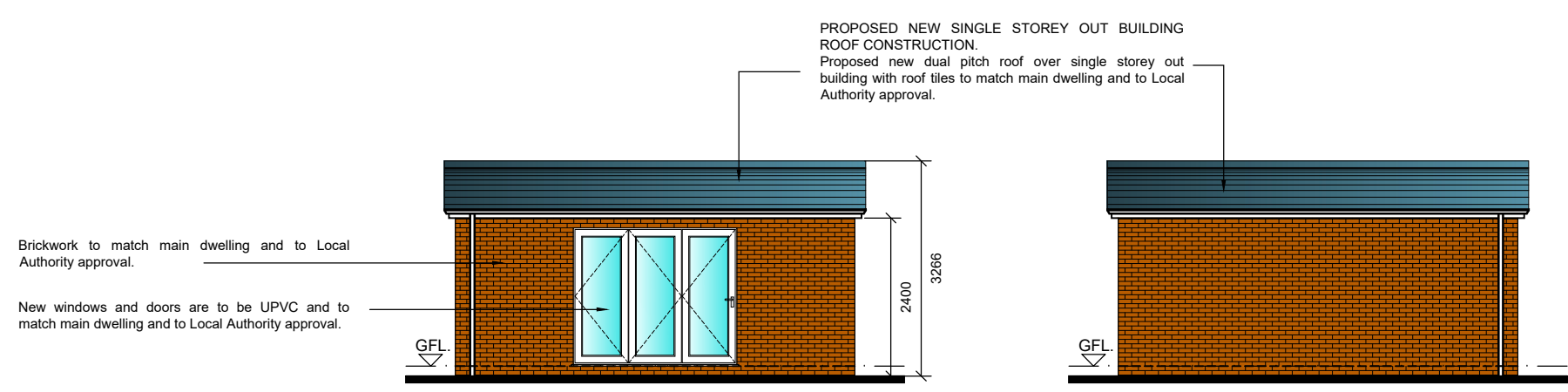
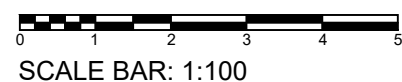
EXISTING SIDE ELEVATION
SCALE: 1:100



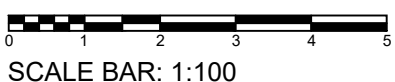
EXISTING SIDE ELEVATION
SCALE: 1:100



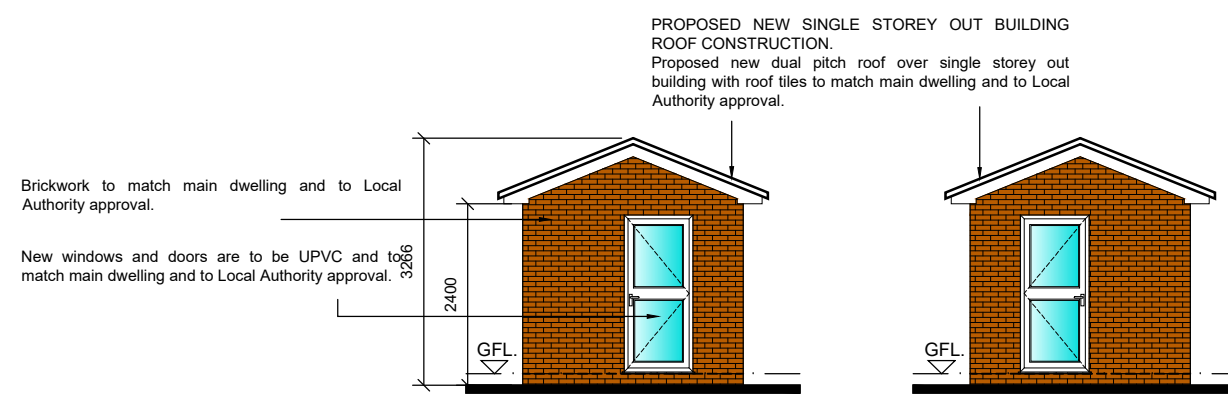
EXISTING GROUND FLOOR PLAN
SCALE: 1:100



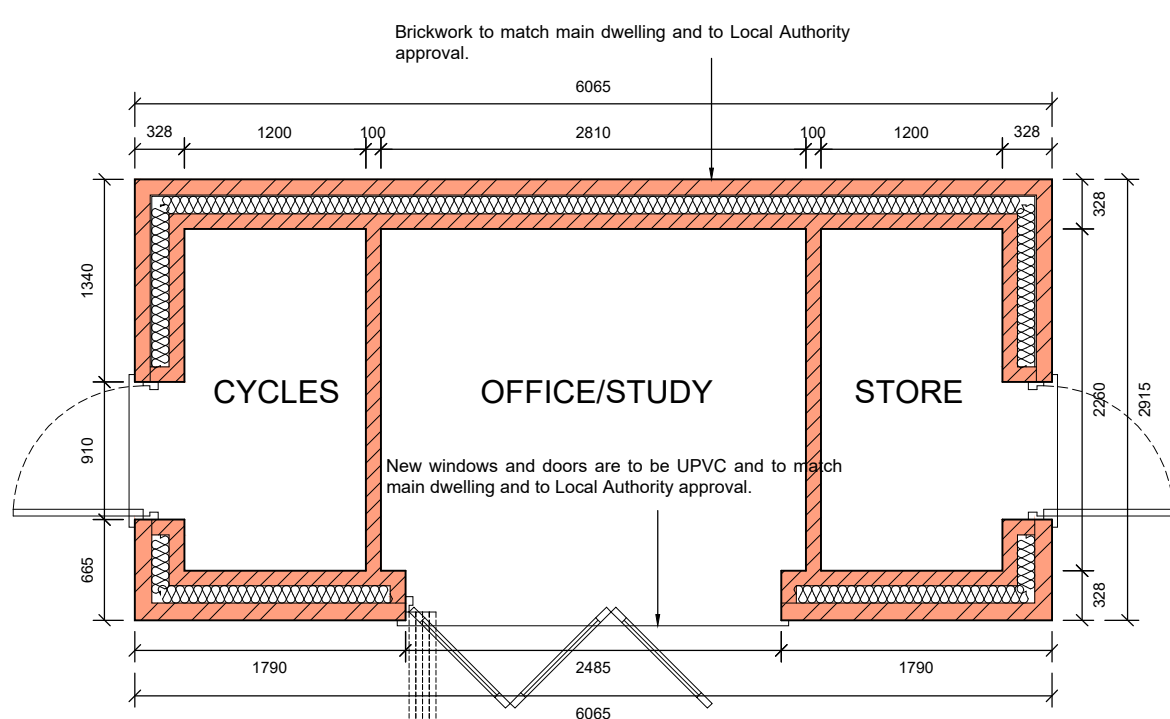
PROPOSED FRONT ELEVATION OF
OUT BUILDING
SCALE: 1:100



PROPOSED REAR ELEVATION OF
OUT BUILDING
SCALE: 1:100



PROPOSED SIDE ELEVATIONS OF OUT BUILDING
SCALE: 1:100



PROPOSED FLOOR PLAN OF OUT BUILDING
SCALE: 1:50



PLANNING ISSUE

A	REAR DOUBLE STOREY REAR EXTENSION CHANGED TO SINGLE AND SCHEME REVISED FOLLOWING CLIENTS REQUIREMENTS AND SUBMITTED FOR PLANNING.	07.07.25
AMENDMENTS		DATE
Y A Architectural Services Unity House, Fletcher Street, Bolton, Lanc. BL3 6NE tel/fax: 01204 559988 Mobile: 07802 434415 e-mail: design@yaas.co.uk www.yaas.co.uk		
DRAWN: Y AHMED.		DATE: 07.07.25
CHECKED:		SCALE: 1:100, 1:50@A1
PROJECT: PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS, INCLUDING RAISING OF EAVES AND RIDGE HEIGHTS, INSTALLATION OF SIDE DORMERS AND INTERNAL ALTERATIONS, TOGETHER WITH THE ERECTION OF A SINGLE STOREY OUTBUILDING AT 1 RUDOWICK DRIVE, BURY. CLIENT: MR WAQQAS QAMAR.		
JOB TITLE: EXISTING AND PROPOSED PLANS AND ELEVATIONS, INCLUDING PLANS AND ELEVATIONS OF NEW OUTBUILDING.		
JOB No:		2002-P01A