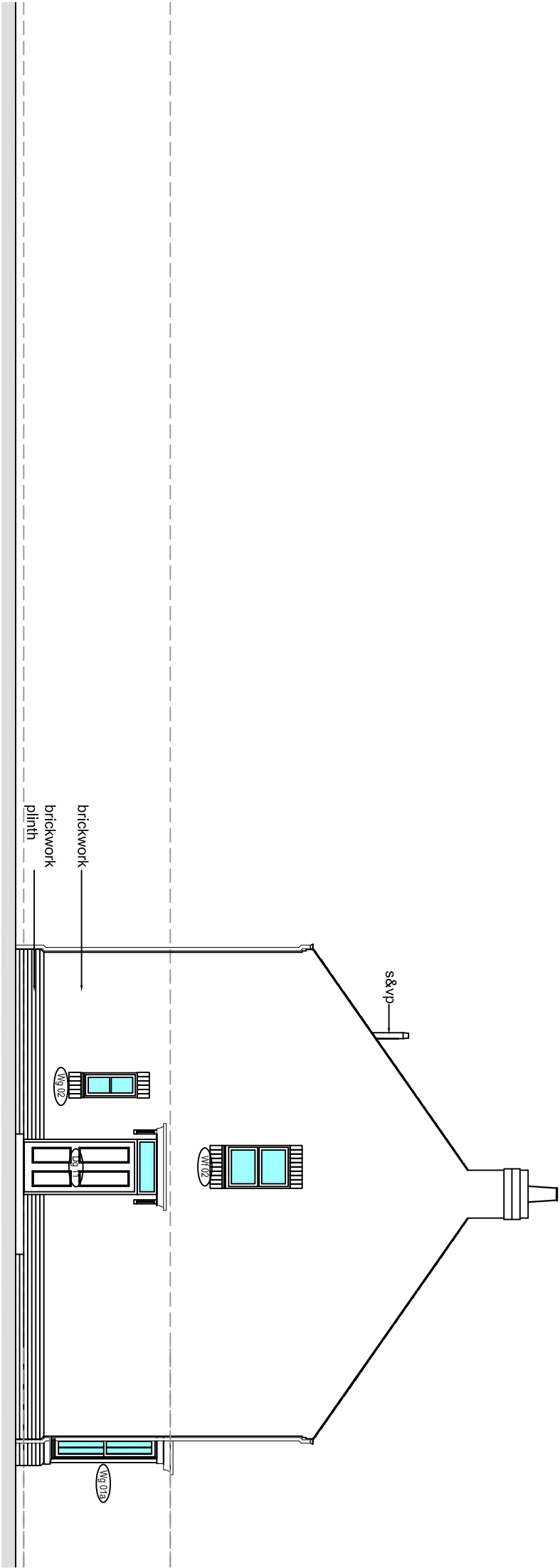
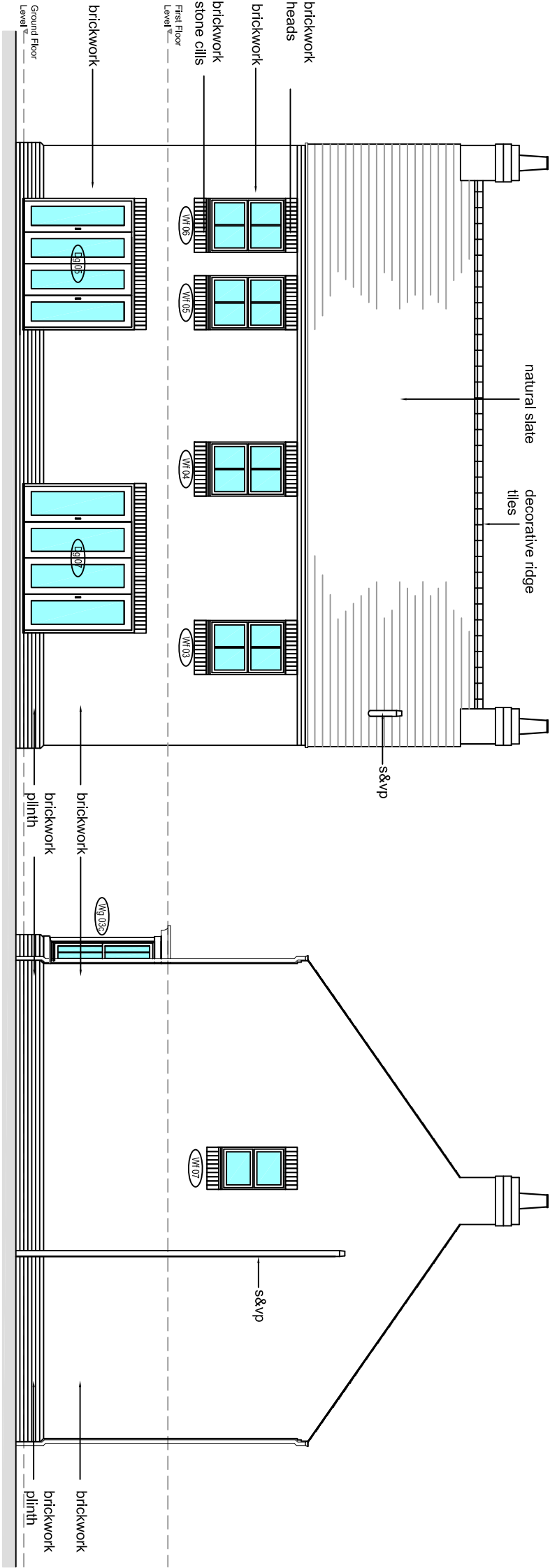




Front Elevation - (East)

Side Elevation - (North)



Rear Elevation - (West)

Side Elevation - (South)

Rain Water Goods:
100mm half round cast iron gutters and gutter brackets, circular 63mm dia. cast iron rainwater pipes. Outlets from all gutters to have leaf guards installed to restrict ingress of debris. Rainwater goods to be installed in strict accordance with manufacturers instructions and recommendations and Part H3 of the building regulations. Colour - matt black.

Flashings:
Abutment flashings in Code 4 lead and soakers stepped as required abutments. Cover flashings to have min. 150mm upstand. Code 4 lead valley's to roof construction. Cavity trays to be installed above all openings.

Heads and Cills:
To be pre-cast artstone: Colour - Light Buff
Heads to be Chamfered Structural Heads.
Cills to be Stooled Cills.
Porch and door surround to be sub-contractor design - all details to be submitted to Local Authority for approval before manufacture.

Mortar
To be lime based mortar, with Flush Finished pointing. Contractor to inform Local Authority Conservation Office five working days prior notice in writing of a meeting on site to approve the mix and finish.
Nb. Contractor to provide a brickwork panel.

Ventilation Wall Covers for extract fans and air bricks to be: Ryton's metal air brick style grille and louvered 6x6 grille, powder coated RAL8004 (copper brown).



Flashings:
Abutment flashings in Code 4 lead and soakers stepped as required abutments. Cover flashings to have min. 150mm upstand. Code 4 lead valley's to roof construction. Cavity trays to be installed above all openings.

Means of Escape:
Bedrooms to have a secondary means of escape, unobstructed minimum size of opening windows to have an unobstructed openable area of 0.33m sq. and at least 450mm high and 450mm wide. The bottom of the openable area should be not more than 1100mm above floor level.

C	Front elevation omitted.	19/11/2021	MR	MR
B	Rear and side windows / doors updated.	05/11/2021	MR	MR
A	Notes and specifications added.	10/01/2020	MR	MR
rev	description	date	dr by	sp by

Sustain ARCHITECTURE

Sustain ARCHITECTURE
Inchcape, Cefn Brychan Road, Pantymwyn, Mold, Flintshire, CH75EN
T: 01352 741000 F: 01352 741000
E: enquiries@sustain-architecture.com
W: www.sustain-architecture.com

client	Hlg Holdings Ltd.			
project	Residential Development: 38 Percy Road, Wrexham, LL13 7EF			
drawing	Elevations as Proposed			
drawing number	scale	rev	issue status	
19-020 BR05	1:100@A3	C	Build Regs.	

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