

Please do not scale from this drawing.

Please note;

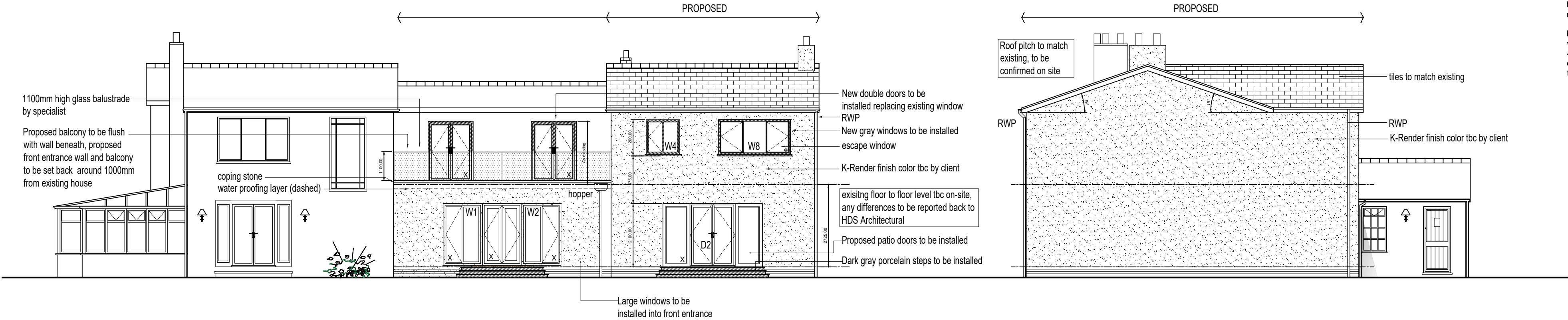
All new windows are to be double glazed units with a 16mm air gap and soft E coating or double glazed with a 12mm air gap and argon filling to achieve a u-value of 1.4 minimum.

All roof tiles and brickwork is to be as approved by Local Authority planning department.

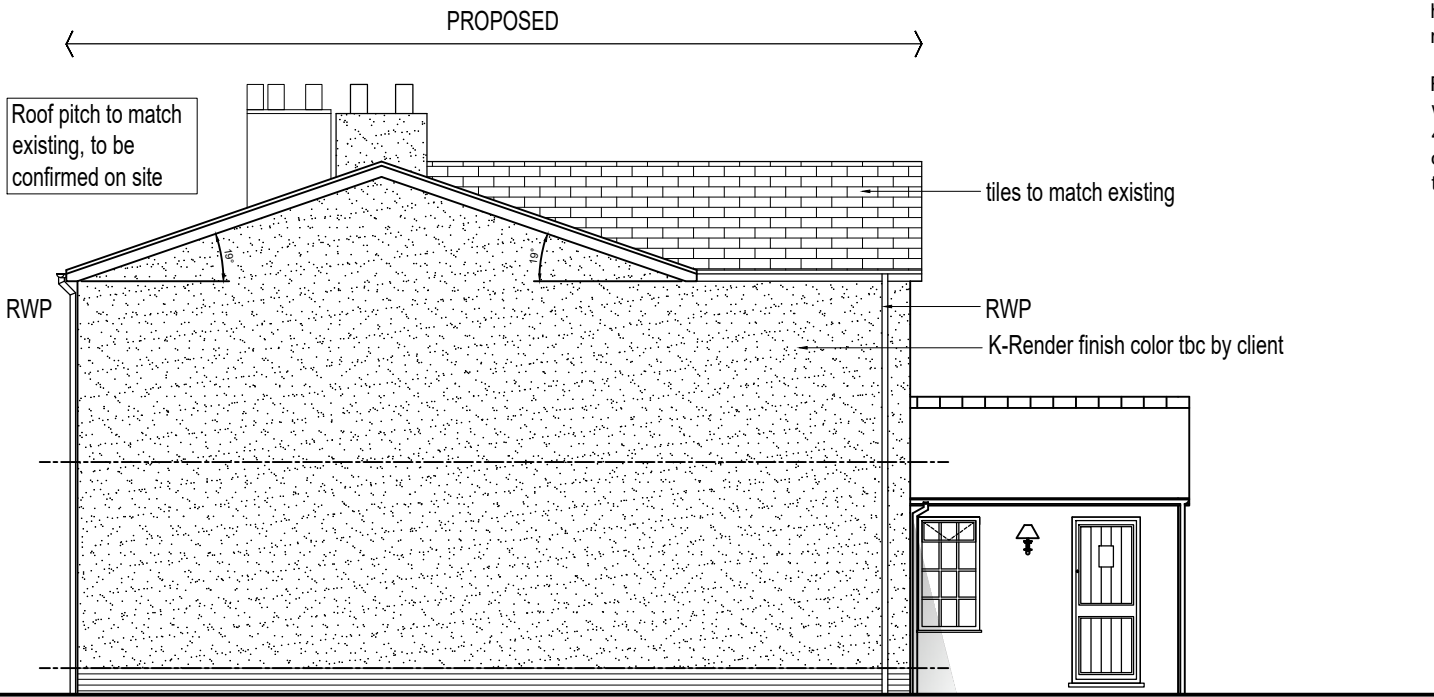
Safety glazing to panes marked x is to be provided to BS6206 as required by approved document N1.

Background ventilation is to be provided in the form of trickle vents to all windows and to have a minimum ventilation rate of 5000mm minimum for each habitable room and 2500mm minimum for each wet room.

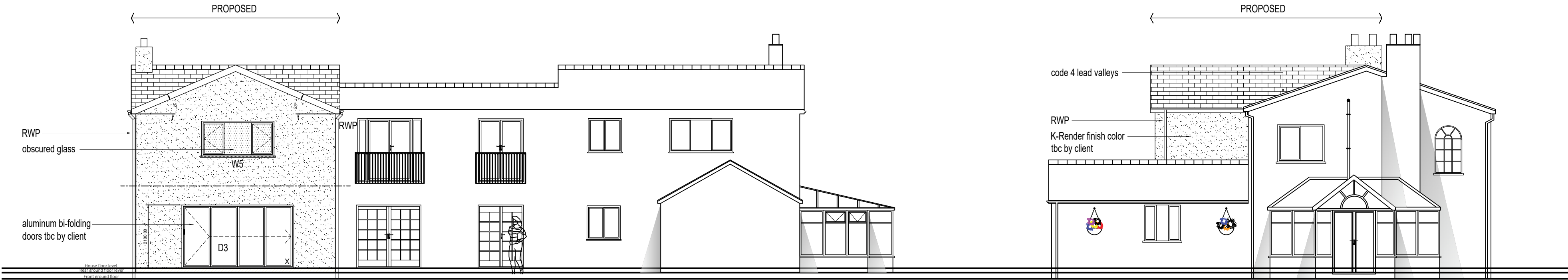
First floor windows to bedrooms to be escape windows marked with a minimum openable area of 450mm x 450mm and 0.33 m2. The bottom of the openable window is to be no more than 1100mm from the FFL.



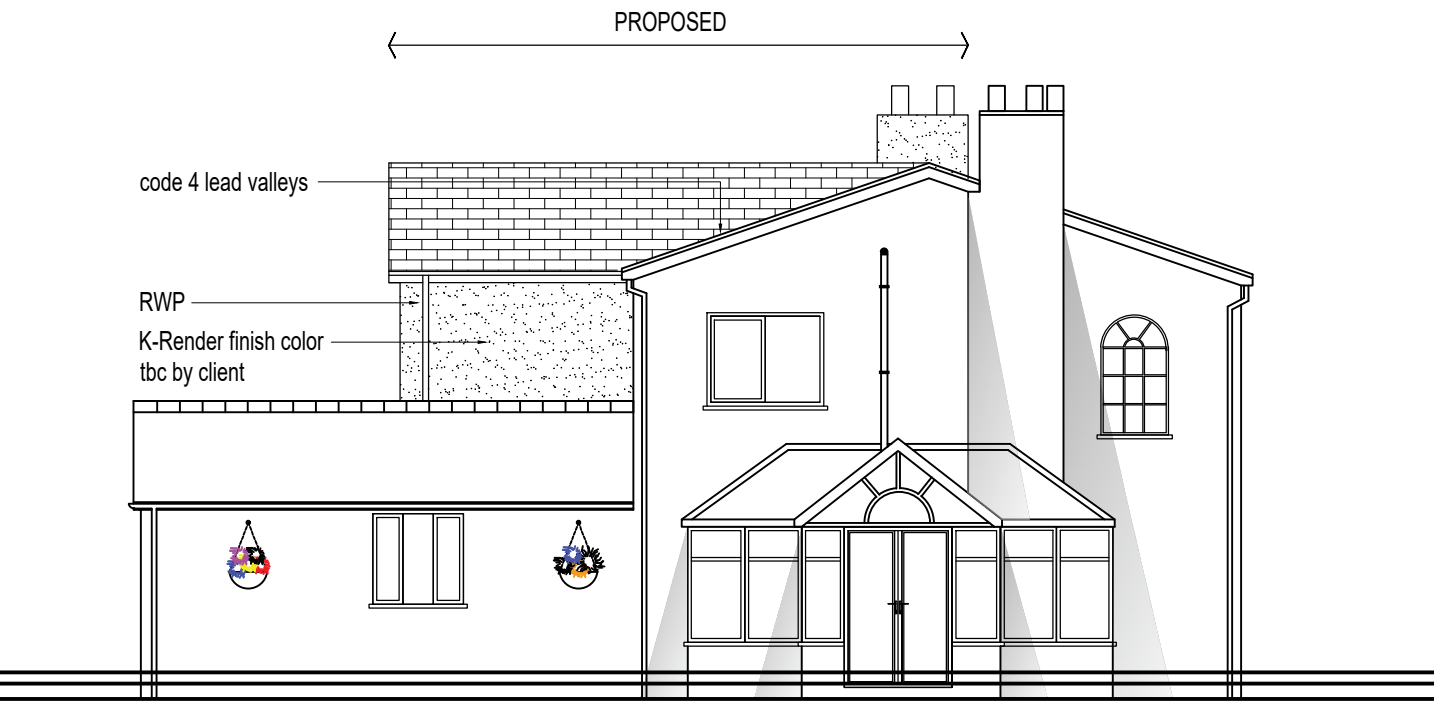
Proposed Front Elevation



Proposed Right Elevation



Proposed Rear Elevation



Proposed Left Elevation



Project; Bryn Hyfryd, Minera Road, Wrexham, LL11 5LR.	
Title; Proposed Elevations	Scale (A2); 1:50
Dwg No; MR/BR/09	Date; October 2019
Revision; Rev-A Balustrade height altered 25.11.19 Rev-B client requested amendments 22.11.21	