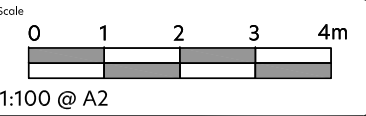


Type C.03 (KMM Homes)

4 Bedroom, 2.5 Storey Townhouse/Semi-detached
113.0 m² / 1,216 ft² (approx.) Gross Internal Area
100% NDSS based upon 4B/6P family homes
85% NDSS based upon 4B/8P family homes



Notes

Figured dimensions are to be used in all cases.

Dimensions should not be scaled from drawing unless for planning application purposes.

Land Registry and ownership boundaries are produced by Studio KMA using of reasonable endeavors. Studio KMA cannot be held responsible for scale discrepancies in plans supplied by others.

Any discrepancies in dimensions should be clarified with the Architect at the address below prior to commencement of the works.

No deviation from this drawing will be permitted without the prior written consent of the Architect.

This drawing is to be read in conjunction with all the relevant Mechanical and Electrical drawings.

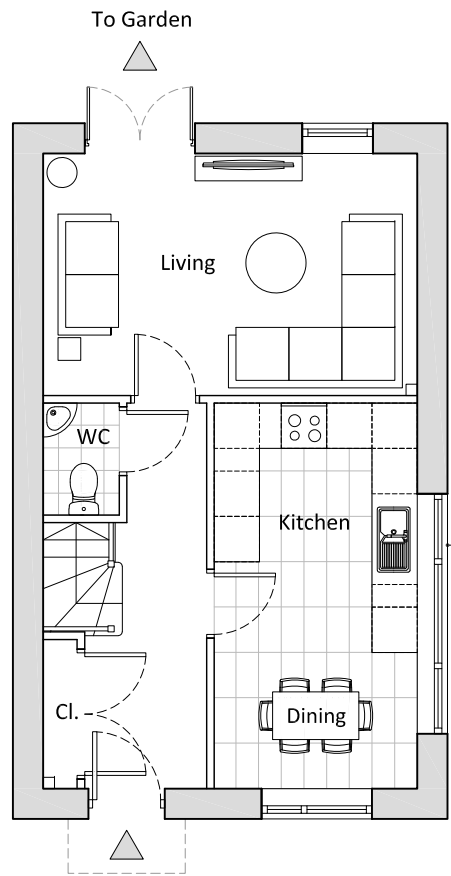
This drawing is to be read in conjunction with the relevant Structural Engineer's drawings, structural calculations and recommendations.

This drawing is to be read in conjunction with the relevant Fire Safety Strategy drawings.

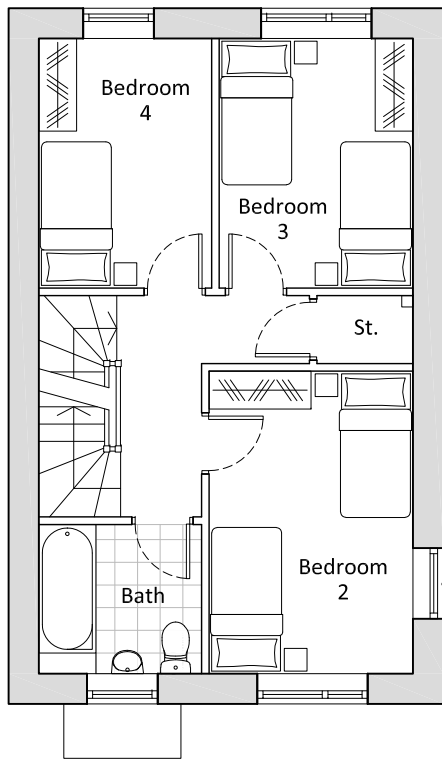
Please note that the use of any quantification data is done so at the users own risk.

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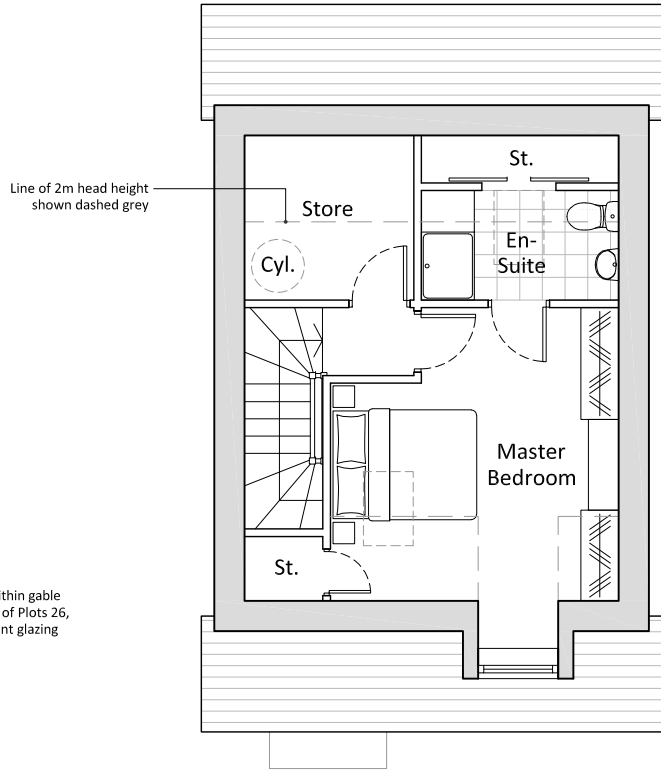
Revision Notes				
Rev	Date	Revision Description	Drawn	Checked
P2	23.01.24	Update to dormer	CTW	AT
P1	10.10.23	Initial Issue	CTW	AT



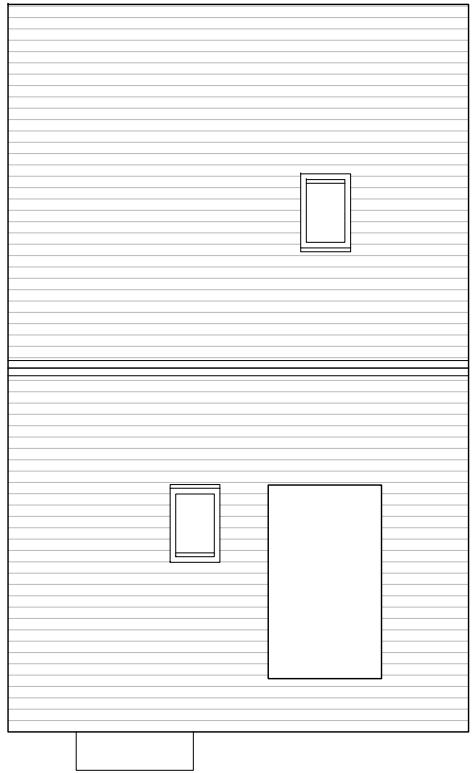
Ground Floor Plan



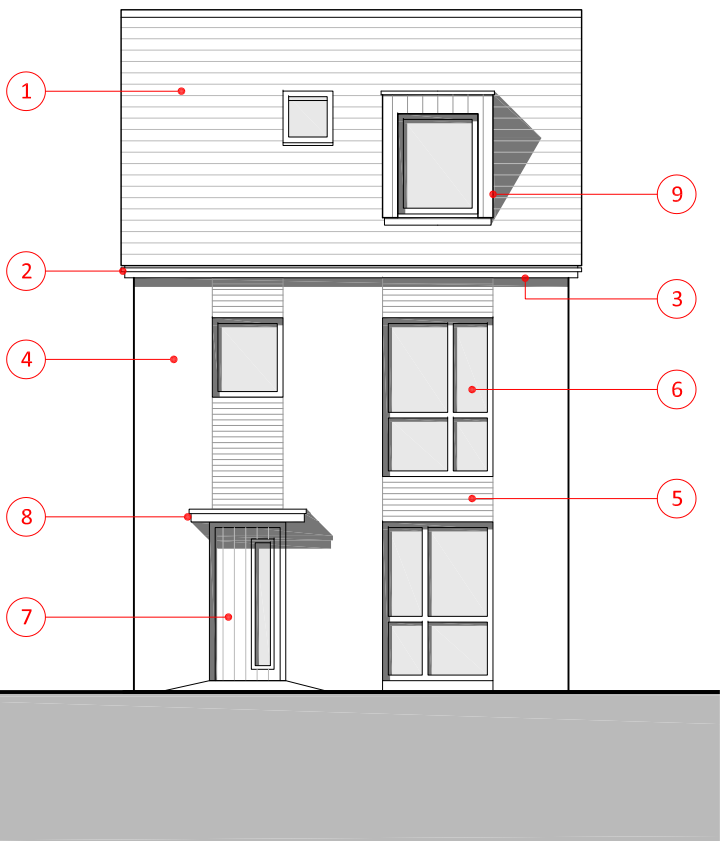
First Floor Plan



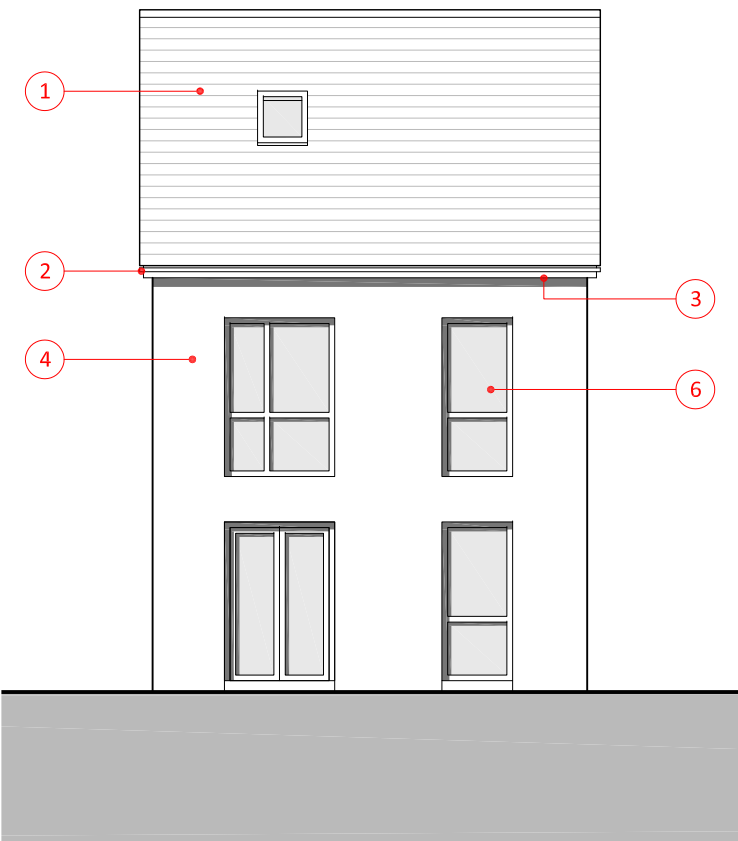
Second Floor Plan



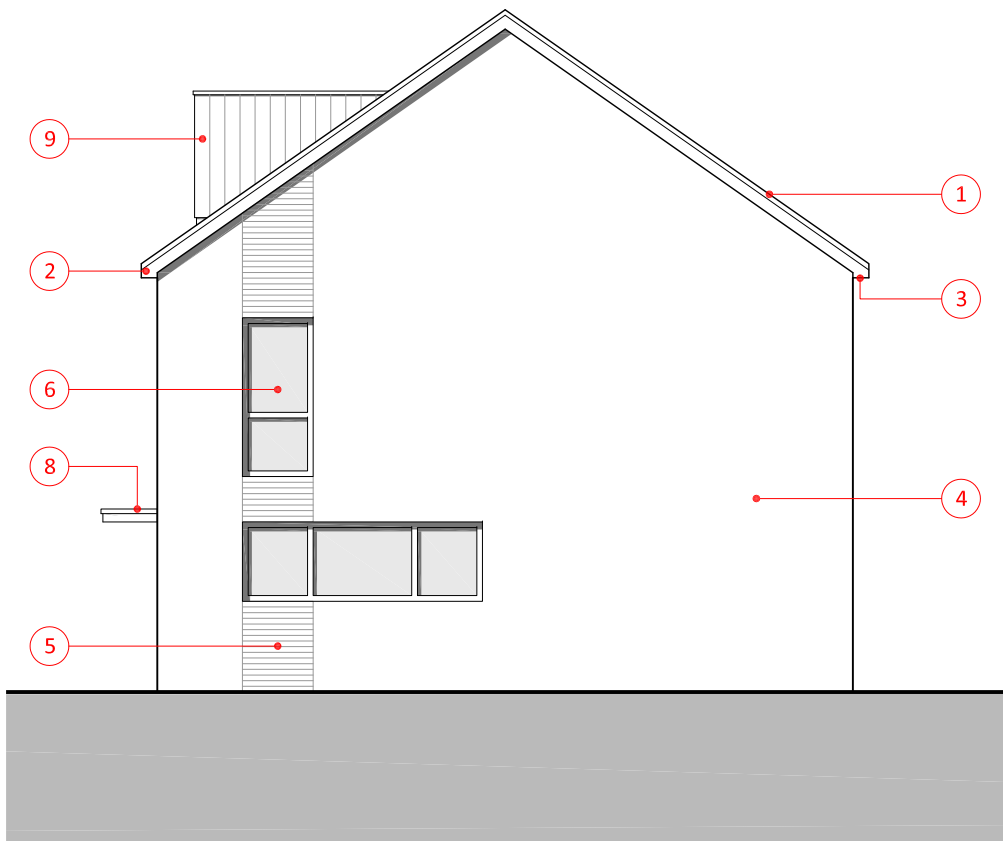
Roof Plan



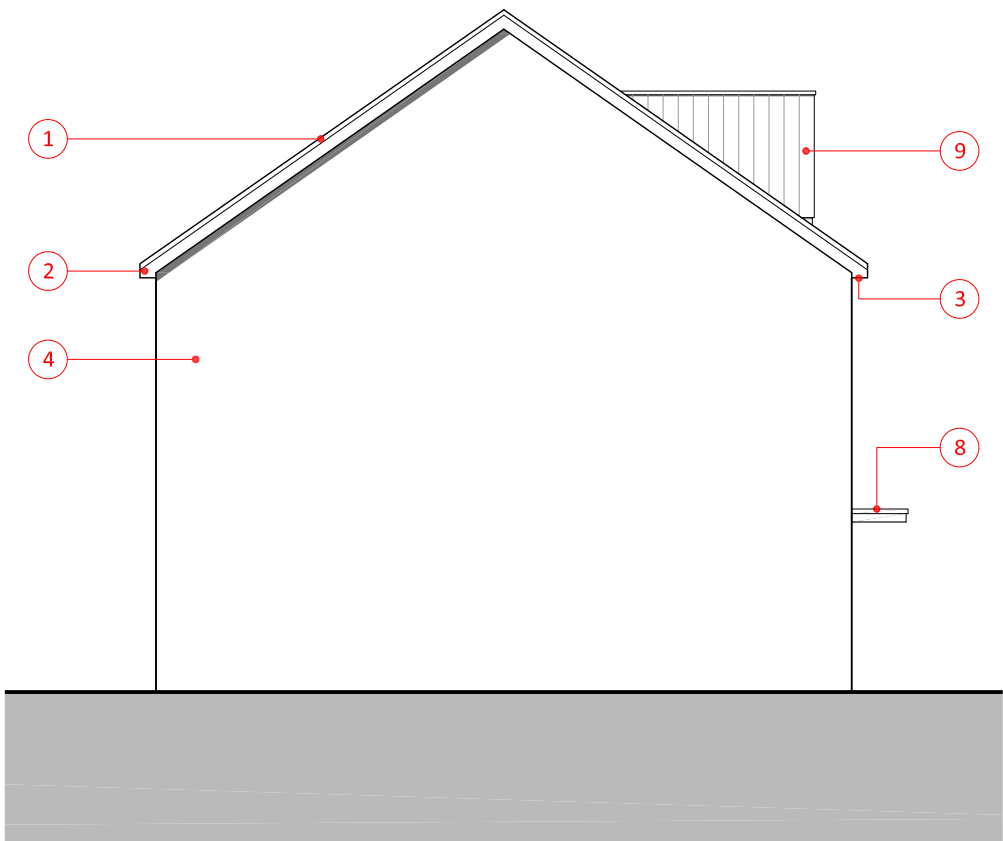
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

Materials:

1. Artificial slate ('Marley Edgemere', with dry ridge / verge detailing, colour: anthracite, or similar approved / subject to availability).

2. Deep capacity 117mm diameter half-round gutters, plastic, discharging to 68mm diameter downpipes, including brackets and ancillary fittings (colour: black) or similar approved.

3. 10mm soffit boards, uPVC, (colour: black), extending over brick leaf, depth as required. 18mm fascia boards, uPVC, (colour: black), depth to suit roof pitch and overhang.

4. Primary facing brickwork, ('Wienerberger Cinnabar Red Multi' brick, size 215 x 102.5 x 65mm, or similar approved / subject to availability).

5. Secondary facing brickwork, ('Wienerberger Old Eccleston Blend' brick, size 215 x 102.5 x 65mm, or similar approved / subject to availability).

6. uPVC double glazed windows (colour: black, effect: woodgrain), to PAS24: 2016, Regs Part-Q compliant and to 'Secured by Design' standard and to meet u-Value of SAP / predicted energy assessments.

7. Glass Reinforced Polymer (GRP) external doors (colour: black, effect: woodgrain), complete with 'Secured by Design' uPVC frame (colour: black), with synthetic Part M mobility cill and low-e glazing (style: Catswold obscured) or similar approved, satin anodised aluminium (SAA) hardware finish and to meet u-value of SAP / predicted energy assessments.

8. GRP entrance canopy ('Flat Contemporary Canopy' by Storm King, size 1,500 x 720mm; colour: black), or similar to Local Authority approval.

9. Composite cladding weatherboard to dormers (colour: dark grey / anthracite, effect: timber / woodgrain).



Project Name
**Openshaw
Club Street**

Drawing Title
**Proposed
House Type C.03**

Drawing Number
OCS-KMA-XX-XX-DR-A-7104

Project Number
T1180

Status
**A3
Planning**

Revision
P2

Drawn by
CTW

Authorised by
AT

Date
22.01.24

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