



NOTE:  
 This Design is Copyright And Must Not Be Reproduced Without Written Consent From Design Solutions.  
 This Drawing is Not To Be Scaled. The Contractor is To Check All Dimensions And Notify The Client or Supervising Officer of Any Discrepances or Omissions.

WHERE BLOCKWORK WALLS ABUT CONCRETE FACES, INCORPORATE FURFLEX CONNECTOR RESIN ANCHORED ON (M10) AT 600mm VERT. CS.

FOR SECTIONS SEE STRUCT ENGS DRAWINGS 14067 S111 TO S112

FOR BASEMENT SLAB RC DETAILS REFER TO STRUCT. ENGS DRG 14067 S191 & 192

BASEMENT WALLS  
 215mm THK BLOCKWORK 10.4N/mm<sup>2</sup> BLOCKS LAD FLAT.  
 100mm THK BLOCKWORK 7.0N/mm<sup>2</sup>

NOTE:  
 ALL SETTING OUT DIMENSIONS ARE TO TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

refer to structural engineers details for structural steelwork design.

200mm thick SIRA RC wall to basement

NOTE:  
 hollow core plank floor design and layout to be provided by manufacturer / supplier as per specification.  
 (hollow core floor construction)

NOTE:  
 hollow core plank floor design and layout to be provided by manufacturer / supplier as per specification.

MEANS OF ESCAPE:  
 Doors to all rooms (except bathrooms and showers) leading on to the staircase throughout the height of the building must be FD20/E20.

Escape door between rooms to be min. 600mm wide x 2030mm high opening within or above doors to habitable rooms on each floor to be minimum 30 minutes fire resisting.

New stair enclosure, partition & floor, floor within escape route to be 30 minute fire resisting construction.

All first and second floor window openings to habitable rooms to provide means of escape - windows designed to provide minimum opening of 0.33m<sup>2</sup> with a minimum dimension of 450mm wide.

New stair enclosure, partition & floor, floor within escape route to be 30 minute fire resisting construction.

**BUILDING REGULATION SUBMISSION**

REV.	Date	Description
A	10/05/2015	Updated for Building Control.
B	11/05/2015	Updated for fire details.
C	28/09/2015	General updates.

Client: Elling & Co.

Site:  
 Red Roofs  
 Coombe Hill Road  
 Kingston Upon Thames KT2 7DU

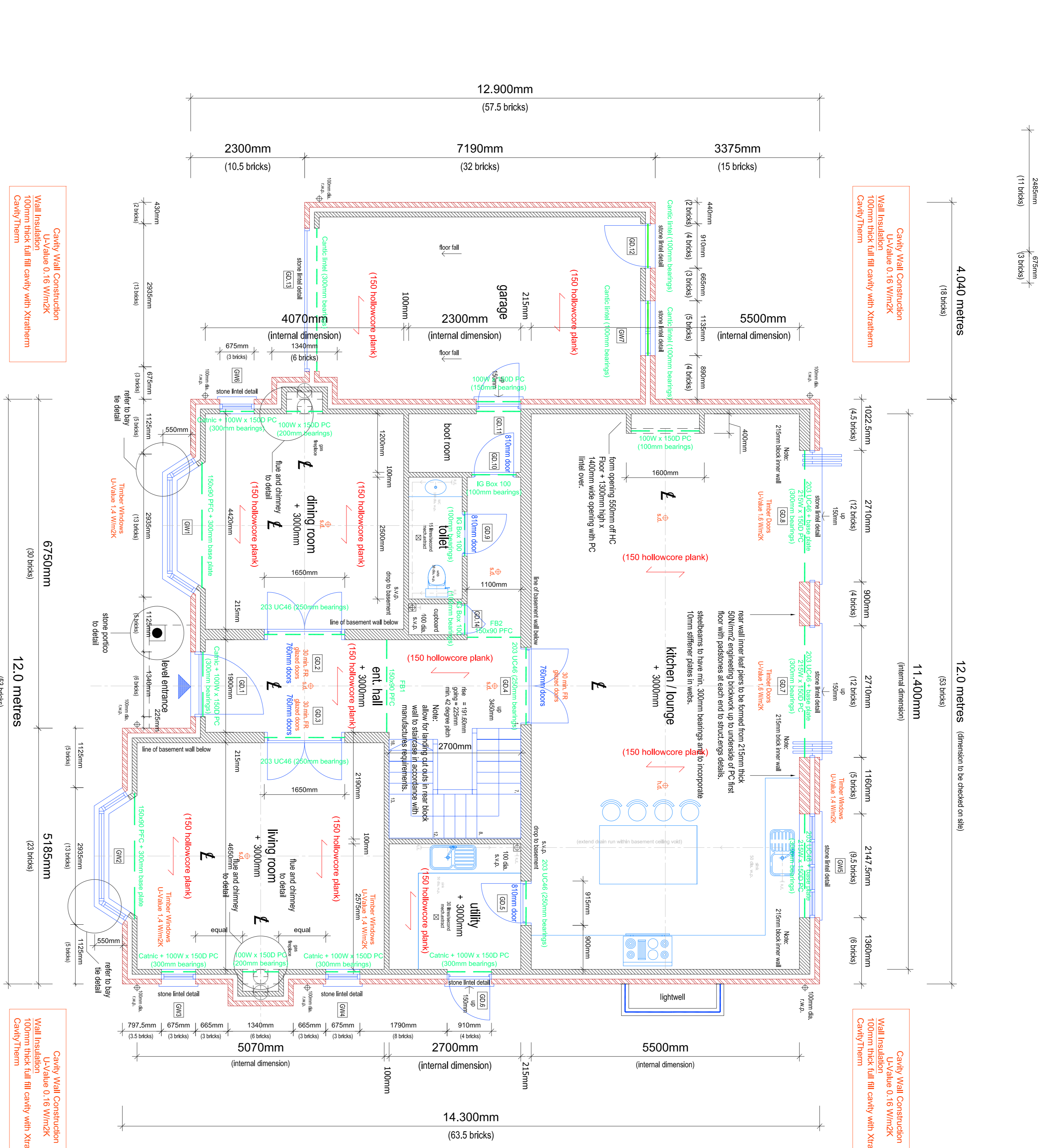
**Design solutions**

Architectural & Property Design Services  
 The Studio, 7 Station Approach, Stoneleigh, Epsom KT19 0QZ  
 tel: 020 8393 5809  
 mobile: 07970 700773  
 email: design.solutions@stakek.co.uk  
 web: design.solutions@stakek.co.uk

Title: House 2 - Ground Floor Plan

Date: May 2015 Scale: 1:50 @ A1 Rev: C

Drawing No: **0428/BR/08**



DRAINAGE FOR DRAINAGE LAYOUT AND DETAILS REFER TO STRUCTURAL ENGINEERS DRAWINGS 14104/C001, C002 & C003

Cavity Wall Construction  
 U-Value 0.16 W/m<sup>2</sup>K  
 100mm thick full fill cavity with Xtratherm CavityTherm

Cavity Wall Construction  
 U-Value 0.16 W/m<sup>2</sup>K  
 100mm thick full fill cavity with Xtratherm CavityTherm

Cavity Wall Construction  
 U-Value 0.16 W/m<sup>2</sup>K  
 100mm thick full fill cavity with Xtratherm CavityTherm

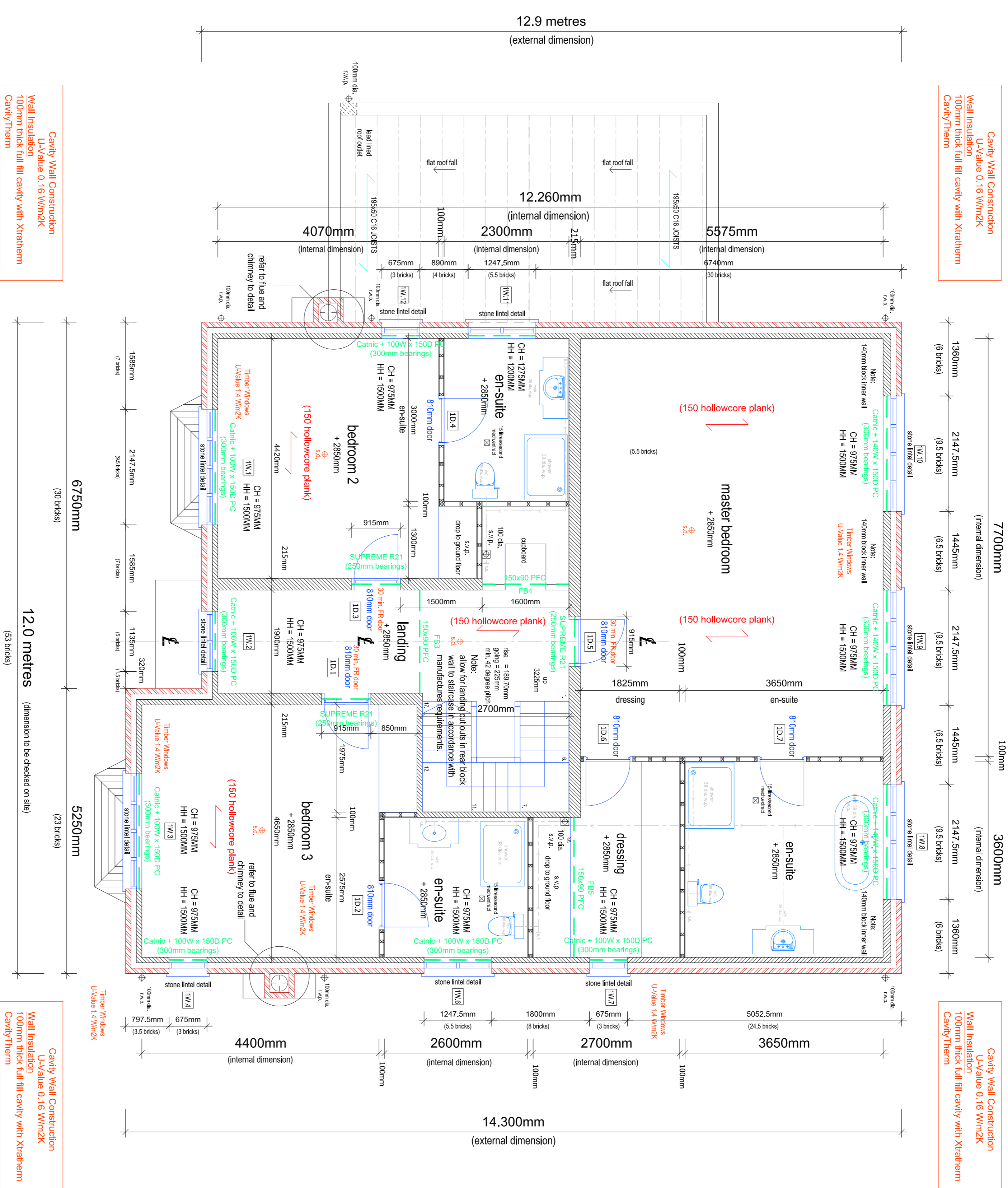
Cavity Wall Construction  
 U-Value 0.16 W/m<sup>2</sup>K  
 100mm thick full fill cavity with Xtratherm CavityTherm

F.F.L. 50.325  
 S.S.L. 50.225

**HOUSE 2**  
**Ground Floor Plan - As Proposed**  
 (149 sqm - 1,603 sq ft)

**FIRST FLOOR WINDOW CENTRES TO LINE WITH GROUND FLOOR OPENINGS BELOW**

NOTE:  
12.0 metres (dimension to be checked on site)



**DRAINAGE FOR DRAINAGE LAYOUT AND DETAILS REFER TO STRUCTURAL ENGINEERS DRAWINGS 14/104/CD01, CD02 & CD03**

**Cavity Wall Construction**  
U-Value 0.16 W/m<sup>2</sup>K  
100mm thick full fill cavity with Xtratherm Cavity Therm

**Cavity Wall Construction**  
U-Value 0.16 W/m<sup>2</sup>K  
100mm thick full fill cavity with Xtratherm Cavity Therm

**Cavity Wall Construction**  
U-Value 0.16 W/m<sup>2</sup>K  
100mm thick full fill cavity with Xtratherm Cavity Therm

**Cavity Wall Construction**  
U-Value 0.16 W/m<sup>2</sup>K  
100mm thick full fill cavity with Xtratherm Cavity Therm

NOTE:  
FIRST FLOOR WINDOW CENTRES TO LINE WITH GROUND FLOOR OPENINGS BELOW

NOTE:  
LINTEL / STEEL LAYOUT TAKEN FROM STRUCTURAL ENGINEERS DRAWINGS - TO BE CROSSED REFERENCED AND CHECKED

LINTELS SHOWN ARE AT FIRST FLOOR DOOR HEAD LEVEL STEELBEAMS SHOWN ARE AT FLOOR LEVEL ABOVE

**HOUSE 2**  
**First Floor Plan - As Proposed**  
(140 sqm - 1,506 sq ft)

F.F.L. 53.775  
S.S.L. 53.675

NOTE:  
THIS DESIGN IS COPYRIGHT AND MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT FROM DESIGN SOLUTIONS. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS AND NOTIFY THE CLIENT OR SUPERVISING OFFICER OF ANY DISCREPANCIES OR OMISSIONS.

WHERE BLOCKWORK WALLS ABUT CONCRETE FACES, INCORPORATE FURLEX CONNECTOR RESIN ANCHORED ON (M10) AT 500mm VERT. CRS.  
FOR SECTIONS SEE STRUCT. ENGS DRAWINGS 14067 S111 TO S112

FOR BASEMENT SLAB RC DETAILS REFER TO STRUCT. ENGS DRG 14067 S191 & 192

BASEMENT WALLS  
215mm THK BLOCKWORK 10.4N/m<sup>2</sup> BLOCKS LAID FLAT.  
100mm THK BLOCKWORK 7.0N/m<sup>2</sup>

NOTE:  
ALL SETTING OUT DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

refer to structural engineers details for structural steelwork design.  
200mm thick SIKA RC wall to basement

NOTE:  
Basement perimeter walls to line with inner block skin walls above.

NOTE:  
hollow core plank floor design and layout to be provided by manufacturer / supplier as per specification.  
(hollow core floor construction)  
typically indicates span PC floor units to specialist manufacturers design and details

MEANS OF ESCAPE:  
Doors to all rooms (except bathrooms and showers) leading on to the staircase throughout the height of the building must be FD20/EC20.  
Escape door between rooms to be min. 600mm wide x 2030mm high.  
Glazing within or above doors to habitable rooms on each floor to be minimum 30 minutes fire resisting.  
New stair enclosure, partition & floor, floor within escape route to be 30 minute fire resisting construction.  
All first and second floor window openings to habitable rooms to be minimum 30 minutes fire resisting and designed to provide a minimum opening of 0.33m<sup>2</sup> with a minimum dimension of 450mm wide.  
New stair enclosure, partition & floor, floor within escape route to be 30 minute fire resisting construction.

**BUILDING REGULATION SUBMISSION**

Rev.	Date	Description
A	10/05/2015	Updated for Building Control.
B	11/05/2015	Checked for size.
C	28/09/2015	Checked for size.
D	17/11/2015	Issue for construction.

Client: **Elting & Co.**  
Site: **Red Roots**  
**Coombe Hill Road**  
**Kingston Upon Thames KT2 7DU**

**Design solutions**  
Architectural & Property Design Services  
The Studio, 7 Station Approach, Stoneleigh, Epsom, KT19 0OZ  
tel: 020 8393 5809  
mobile: 07970 700773  
email: design.solutions@designsolutions.co.uk  
web: design.solutions@designsolutions.co.uk

Title: **House 2 - First Floor Plan**  
Date: **May 2015** Scale: **1:50 @ A1** Rev: **D**  
Drawing No: **0428/BR/09**

NOTE:  
This Design is Copyright And Must Not Be Reproduced Without Written Consent From Design Solutions.  
This Drawing is Not To Be Scaled. The Contractor is To Check All Dimensions And Notify The Client or Supervising Officer of Any Discrepances or Omissions.

WHERE BLOCKWORK WALLS ABUT CONCRETE FACES, INCORPORATE FURFX CONNECTOR RESIN ANCHORED ON (M10) AT 600mm VERT. C/s.

FOR SECTIONS SEE STRUCT. ENGS DRAWINGS 14067 S111 TO S112

FOR BASEMENT SLAB RC DETAILS REFER TO STRUCT. ENGS DRG 14067 S191 & 192

BASEMENT WALLS  
215mm THK BLOCKWORK 10.4N/mm<sup>2</sup> BLOCKS Laid FLAT  
100mm THK BLOCKWORK 7.0N/mm<sup>2</sup>

NOTE:  
ALL SETTING OUT DIMENSIONS ARE TO TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION

refer to structural engineers details for structural steelwork design.

200mm thick SIKKA RC wall to basement

NOTE:  
Basement perimeter walls to line with inner block skin walls above.

NOTE:  
hollow core plank floor design and layout to be provided by manufacturer / supplier as per specification.

(hollow core floor construction)  
typically indicates span PC floor units to specialist manufactures design and details

MEANS OF ESCAPE:  
Doors to all rooms (except bathrooms and showers) leading on to the staircase throughout the height of the building must be FD20/E20.

Escape door between rooms to be min. 600mm wide x 2030mm high  
Clearing within or above doors to habitable rooms on each floor to be minimum 30 minutes fire resisting.

New stair enclosure, partition & floor, floor within escape route to be 30 minute fire resisting construction.

All first and second floor window openings to habitable rooms to provide means of escape - windows designed to provide minimum opening of 0.33m<sup>2</sup> with a minimum dimension of 450mm wide.

New stair enclosure, partition & floor, floor within escape route to be 30 minute fire resisting construction.

**BUILDING REGULATION SUBMISSION**

Rev.	Date	Description
A	10/05/2015	Updated for Building Control
B	25/05/2015	General updates, issues added.
C	20/07/2016	Redline's size revised.
D		

Client: **Elting & Co.**

Site: **Red Roofs  
Coombe Hill Road  
Kingston Upon Thames KT2 7DU**

**design solutions**

Architectural & Property Design Services  
The Studio, 7 Station Approach, Stoneleigh, Epsom, KT19 0QZ  
tel: 020 8393 5809  
mobile: 07970 700773  
email: design.solutions@talktalk.net  
web: design.solutions@dnm.co.uk

Title: **House 2 - Second Floor Plan**

Date: **May 2015** Scale: **1:50 @ A1** Rev: **D**

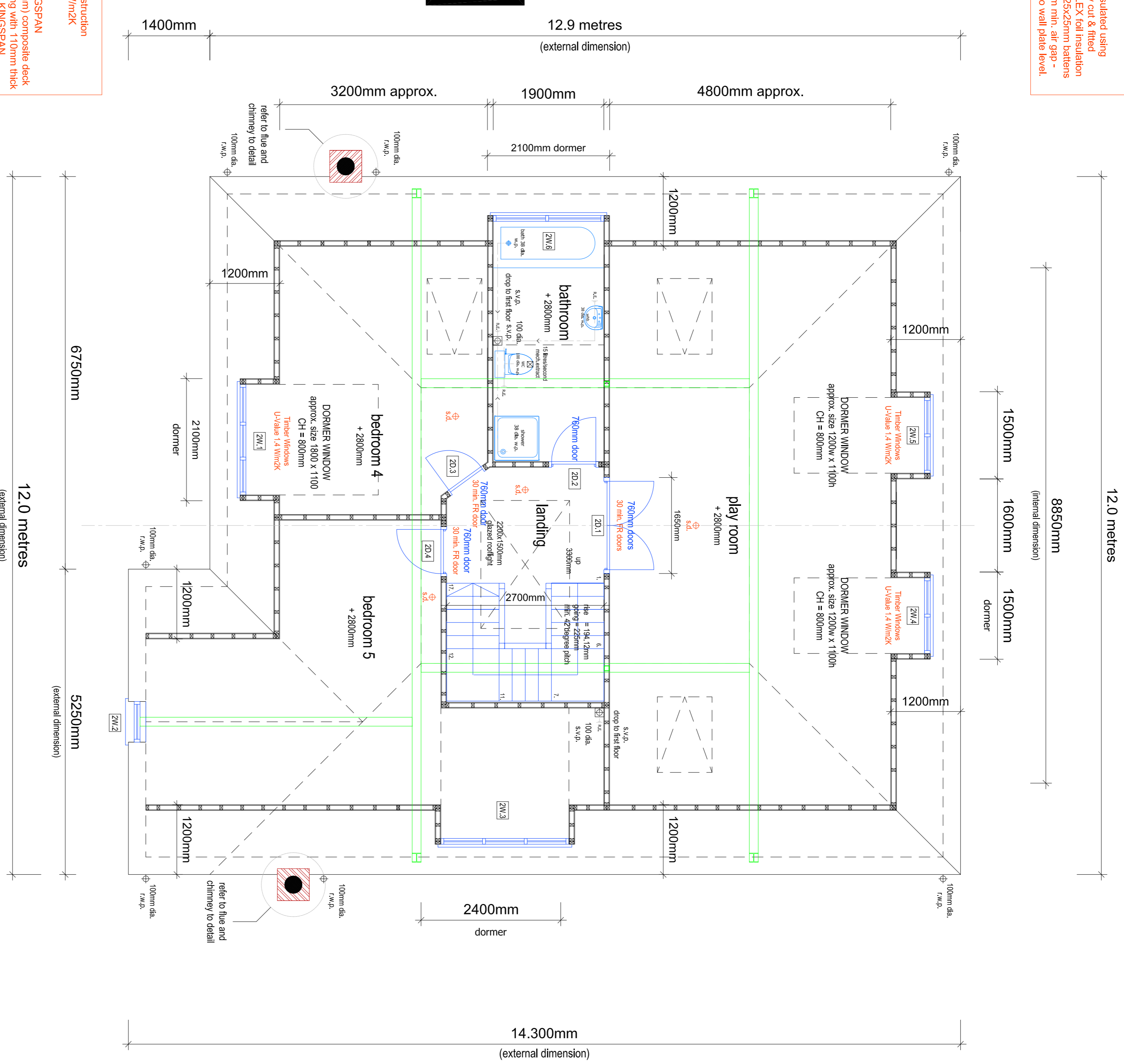
Drawing No: **0428/BR/10**

Pitched Roof Construction  
U-Value 0.18 W/m<sup>2</sup>K  
Pitched Roof Insulation  
new roof construction to be insulated using 100mm thick CELOTEX tightly cut & fitted between rafters with THINSULEX foil insulation fixed to rafters to ensure 20mm min. air gap - insulation to be carried down to wall plate level.

NOTE:  
perimeter ashlar wall to be constructed using 100x50mm C16 timber studs at 400 C/s.

Dormer Roof Construction  
U-Value 0.16 W/m<sup>2</sup>K  
Dormer Roof Insulation  
Warm deck construction: KINGSPAN THERMAQOOF TR31 (16mm) composite deck consisting of 6mm ply decking with 110mm thick insulation over joists + 50mm KINGSPAN Kooltherm K7 tight to underside between joists.

Dormer Wall Construction  
U-Value 0.28 W/m<sup>2</sup>K  
Dormer Roof Insulation  
100mm thick CELOTEX FR500 insulation packed tightly between 50x150mm s/w treated framing.

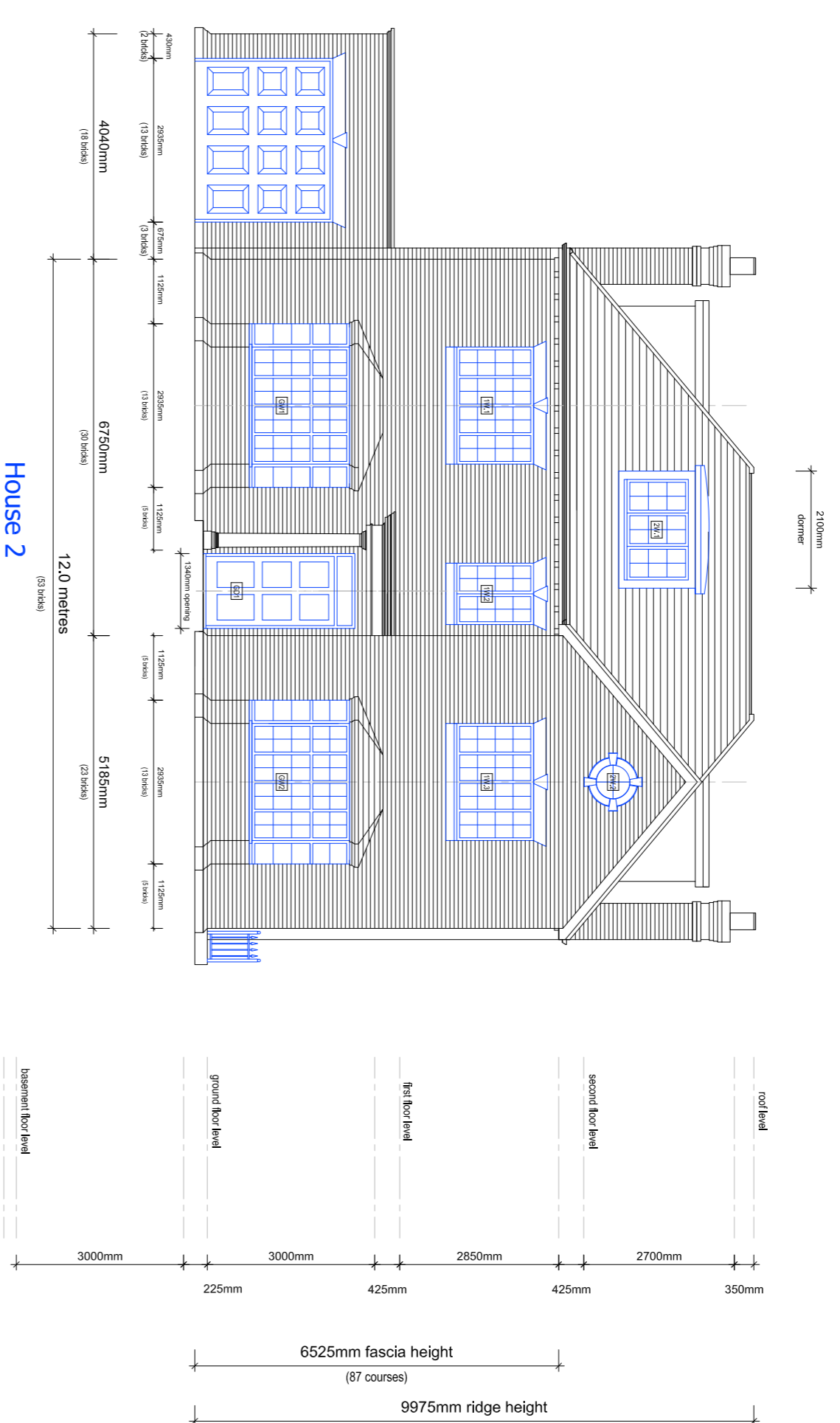


**HOUSE 2**  
**Second Floor Plan - As Proposed**  
(88 sqm - 947 sq ft)

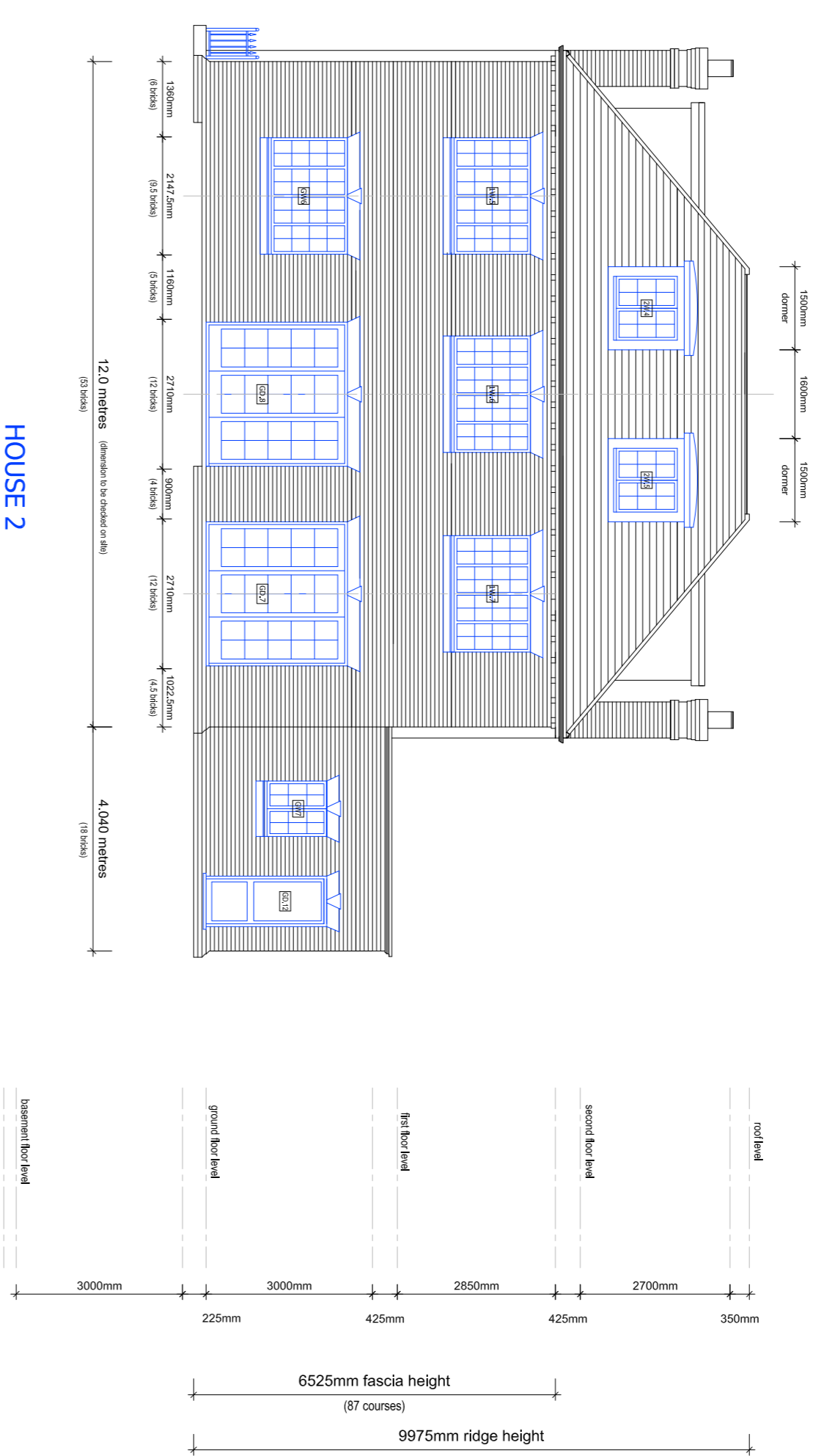
F.F.L. 57.200  
S.S.L. 57.125



**NOTE:**  
 This Design is Copyright And Must Not Be Reproduced Without  
 Written Consent From Design Solutions.  
 This Drawing is Not To Be Scaled. The Contractor is To Check  
 All Dimensions And Notify The Client or Supervising Officer of  
 Any Discrepances or Omissions.



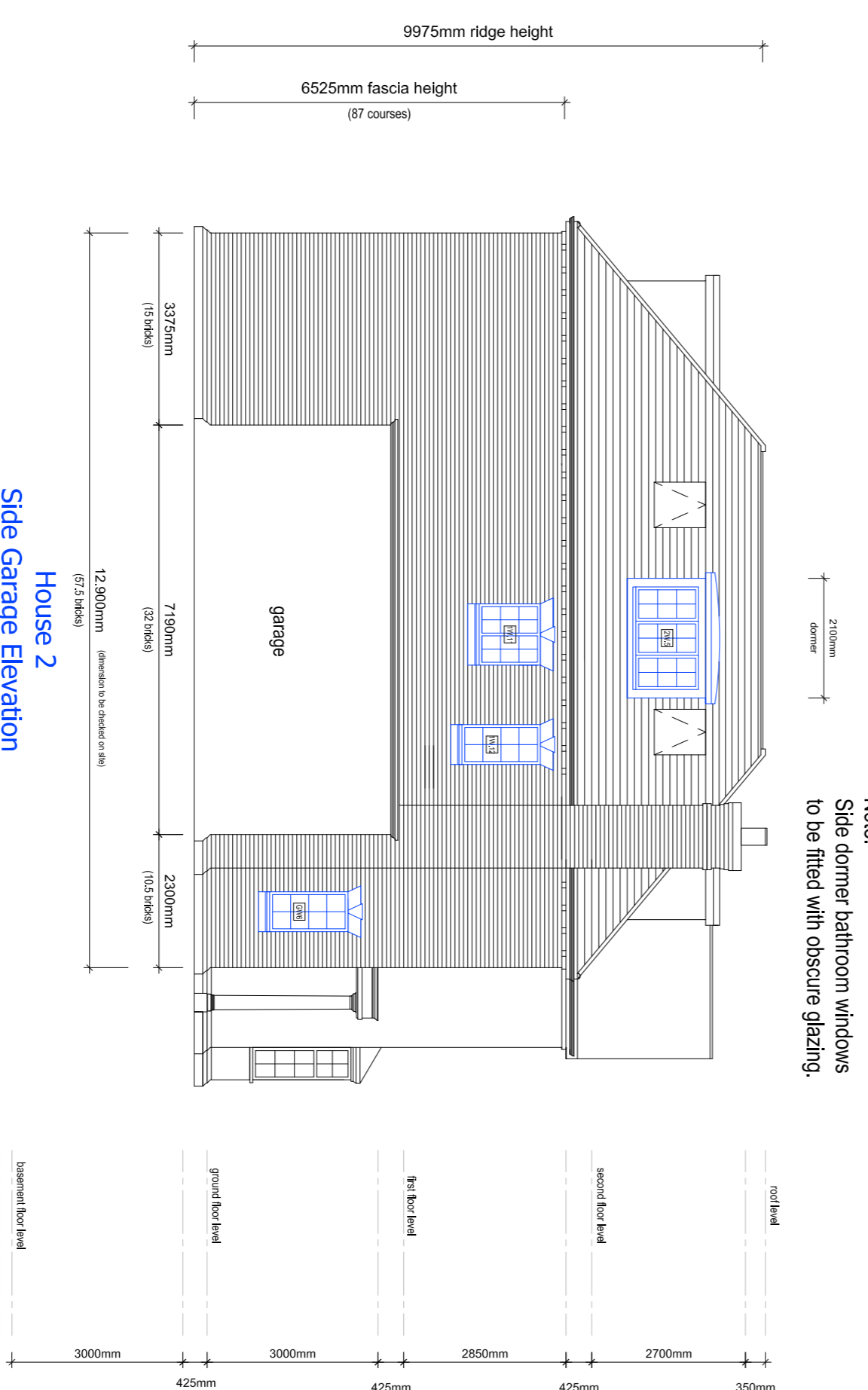
House 2  
 Front Garden Elevation



HOUSE 2  
 Rear Garden Elevation



House 2  
 Side Access Elevation



House 2  
 Side Garage Elevation

Note:  
 Side corner bathroom windows  
 to be filled with obscure glazing.

**BUILDING REGULATION SUBMISSION**

Rev.	Date	Description
A	10/05/2015	Updated for Building Control
B	11/06/2015	Updated for sale

Client:  
 Elling & Co.  
 Site:  
 Red Roofs  
 Coombe Hill Road  
 Kingston Upon Thames KT2 7DU

**design solutions**  
 Architectural & Property Design Services  
 The Studio 7, Station Approach, Stoneleigh, Epsom, KT19 0QZ  
 tel: 020 8393 5809  
 mobile: 07970 700773  
 email: design.solutions@talktalk.net  
 web: design.solutions@omnic.co.uk

Title: House 2 - Elevations		
Date: May 2015	Scale: 1:100 @ A1	Rev: B
Drawing No: 0428/BR/12		