



Housetype: Betts_EG_HARR_DM_Multisheet	Job No:-		RED 737								Revision: D							
	Date of Issue:-																	
	Day		10	12	26	19	16	20	05	26								
	Month		05	09	10	02	05	06	10	10								
	Year		22	22	22	23	23	23	23	23								
Description		Size	No.															
Foundation/RC Slab Layout		A3	01	-	-	-	-	A	B	B	B							
Beam and Block Layout		A3	02	-	-	-	-	A	B	B	B							
First Floor Layout (showing steels below)		A2	03	-	-	-	-	-	A	B	B							
MJ & BJR Elevations A1		A3	04	-	-	-	A	A	A	A	A							
Distribution																		
Redrow Homes Group Technical				-	-	-	-	-	-	-	-							
Purpose of Issue: I-Info P-Prelim B-Bill T-Tender C-Const A-Approval				C	C	C	C	C	C	C	C							
Method of Issue: CDE-Upload E-Email D-Disk P-Print X-Issue sheet only				E	E	E	E	E	E	E	E							
Issued By:				MC	KF	KF	MC	MC	MC	MC	MC							
Comments: For calculations refer to separate structural calculation document																		

General Notes

- G1. This drawing is to be read in conjunction with all relevant Client, Architects & Specialists Drawings & Specifications.
- G2. All materials & workmanship shall be in accordance with NHBC Standards;

Concrete Mixes

- C1. Unless noted otherwise, mixes shall be designated mixes in accordance with BS8500 and NHBC Standards Section 2.1, as follows:

Location	Mix	Max Agg Size (mm)	Consistency Class
Ground floor slab	RC28/35	20	S2
concrete foundations	Gen 1	20	S3

The above mix details for concrete in contact with the ground are based upon design sulphate class DS-1, ACEC class AC-1. Refer to site specific Soil Investigation Report for site specific modifications to the above mixes.

- C2. All workmanship, including formwork, reinforcement, testing, casting and curing, shall be in accordance with NHBC Standards Section 2.1

- C3. Cover to reinforcement to be as follows;

Top of slab 25 mm
Btm of slab 40 mm

- C4. Minimum laps in reinforcement to be as follows:

Mesh Ends - 400 mm
Mesh Sides - 250 mm

Foundation Notes

- F1. Foundations widths have been based on an allowable design ground bearing capacity of 100kN/m². Refer to site specific soil investigation report for sie specific bearing capacity.

- F4. Foundation formation depths are to be stepped in accordance with NHBC Standards.

600 Denotes width of foundations refer to plan.

- F5. Where ground conditions are locally poor or unsuitable at the minimum specified depth, the formation level is to be extended down to an approved bearing strata in lean mix concrete.

- F6. Where the following conditions occur, and have not been identified within the Geo-environmental report or on drawings, further advice should be sought:

- Presence of trees, on or around the site
- Presence of ponds and/or streams
- Knowledge of, or discovery of, tipped or waste materials
- Knowledge of, or discovery of, old mine or quarry's
- Ground slopes greater than anticipated.

- F7. Foundation excavations should take due account of external services.

- F8. Excavations for foundations are to be inspected by the Local Authority/ NHBC Inspector prior to casting.


Substructure Masonry Notes

- M1. For brickwork specification refer to Architect's Details.
- M2. The contractor is to provide all temporary bracing/ strutting to brick/ block walls to ensure their stability.

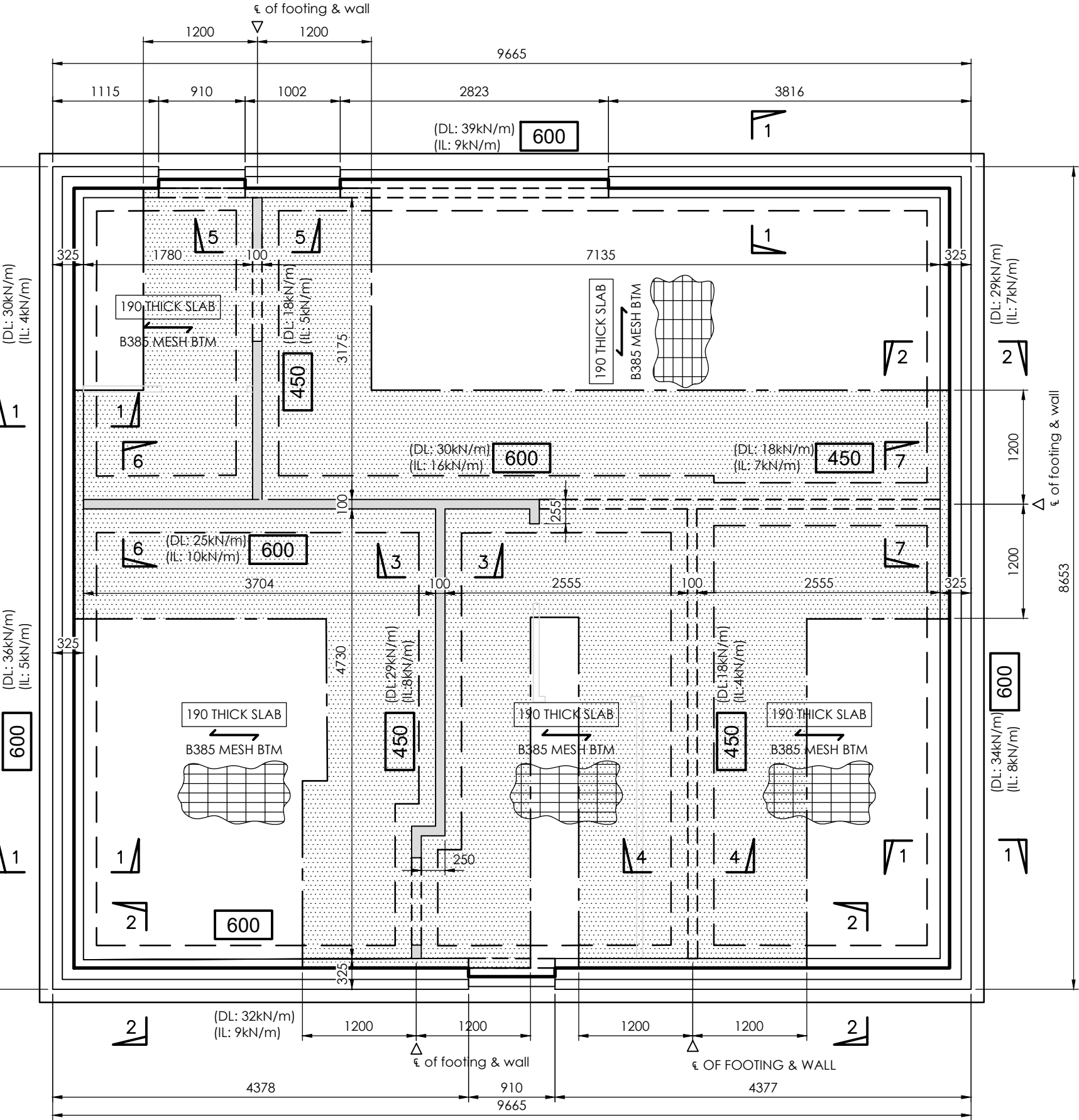
Ground Floor Slab Notes

- G1. The ground floor slab is designed as suspended and is to be cast on a sub-base of clean well graded, inert selected site fill material. This material should be nominally compacted to provide a suitable base for receiving freshly poured concrete and shall be blinded with fines and covered with 1200g DPM. For below floor insulation requirements refer to architects specification.

- G2. All ground floor slabs to be 190mm thick, U.N.O. and reinforced in accordance with details shown on the drawing. Slabs are to receive a power float finish in accordance with Redrow Homes specification and requirements.

- G4. The main bars, at 100mm centres, are to be placed parallel with the span directions shown thus: -  and shall be located nearest to the outer faces of the slab.

(DL:-kN/m) (IL:-kN/m) Indicates Dead & Imposed service line loads in kN/m. These loads include all superstructure loadings and the ground floor slab. All loadings below the slab are to be added to the loads shown. The above statement is based on information contained in drawings for EG_HARR_DM. If there are any subsequent revisions to these drawings, refer to Redrow Homes for further instruction



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Beam & Block Floor

- PC1. PC floors shall be designed in accordance with BS 8110, with spans taken as simply supported and to carry the following service loadings plus self weight in kN/m²:-

Timber partitions* = 0.75
Finishes/ screed = 1.80 (Inc. Jetfloor topping self wgt)
Superimposed = 1.50
Superimposed garage = 2.50

* Alternatively assume a line load of 2kN/m for non-loadbearing block partitions.

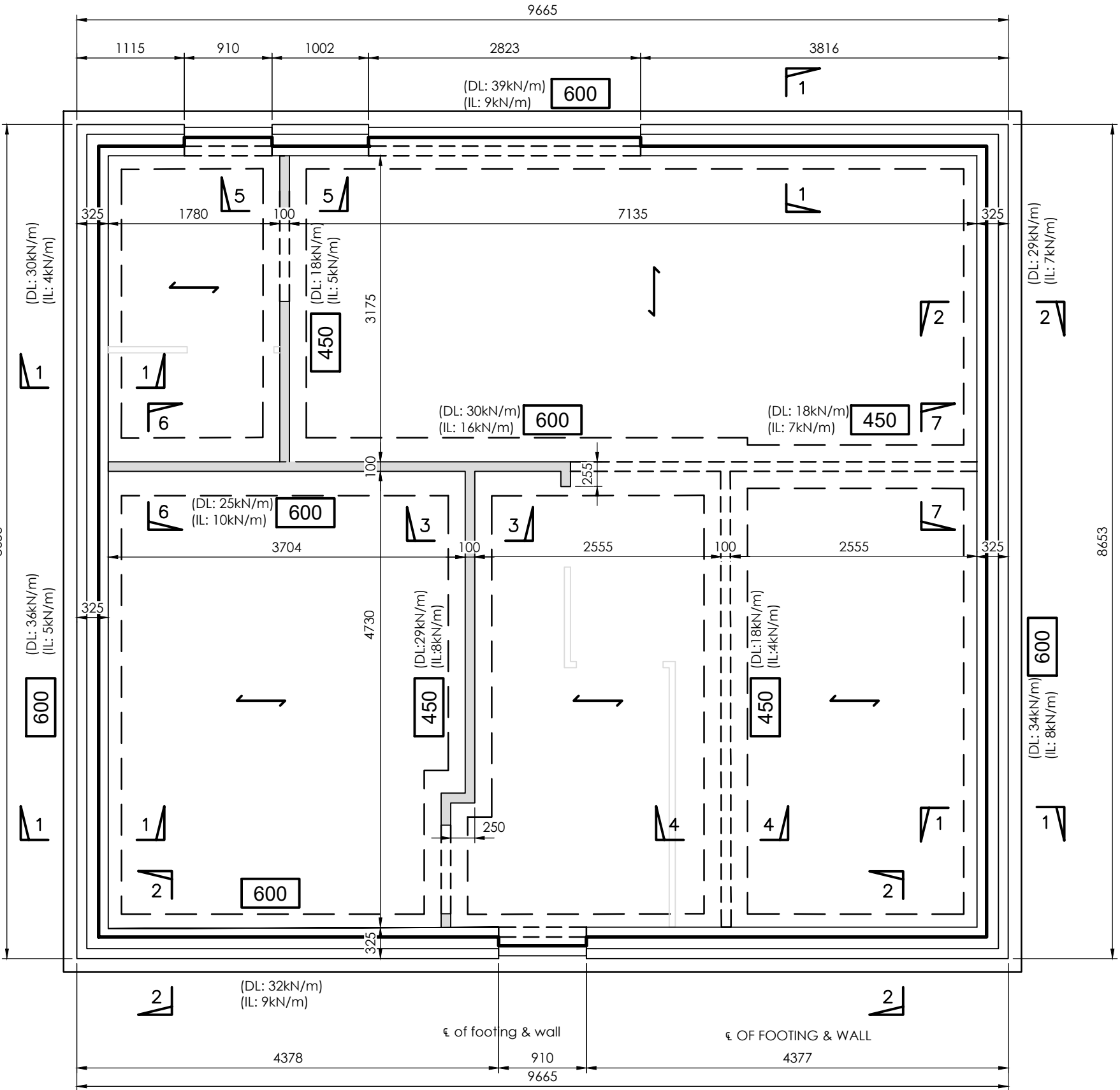
- PC2. Provide minimum 150mm clear void between lowest point of pre-cast ground floor and ground level - Refer to sections.

- PC3. Denotes span of Hanson Jetfloor or S/A with a certified fibrous screed.

- PC4. The camber in the units shall be within the limits specified in BS 8110; the anticipated maximum camber is to be specified.

- PC5. The maximum size and location of holes to be drilled on site is to be specified.

- PC6. Flooring layouts shall be submitted to the client for review prior to manufacture.



(DL:-kN/m) (IL:-kN/m) Indicates Dead & Imposed service line loads in kN/m. These loads include all superstructure loadings and the ground floor slab. All loadings below the slab are to be added to the loads shown.
The above statement is based on information contained in drawings for EG_HARR_DM. If there are any subsequent revisions to these drawings, refer to Redrow Homes for further instruction

Schedule of sections:

Section 1-1 = SD-G-BB0001
Section 2-2 = SD-G-BB0002
Section 3-3 = SD-G-BB0006
Section 4-4 = SD-G-BB0005
Section 5-5 = SD-G-BB0009
Section 6-6 = SD-G-BB0007
Section 7-7 = SD-G-BB0008

External footings generally to be:
600mm Wide x 175mm Deep.

Internal footings generally to be:
450mm Wide x 175mm Deep.
600mm Wide x 250mm Deep.

- Indicates internal loadbearing walls
- Indicates timber partitions
- Refer to Redrow details for setting out

CDM Key

FOR DETAILS REFER TO CDM SHEET

ELEMENT	HAZARD
FOUNDATIONS	COLLAPSE
	FALLS
	HEALTH
	MANUAL HANDLING
GROUND FLOOR STRUCTURAL	MAN HANDLING-STEEL AND LINTEL

B	20.06.23	Front Door Setting out amended	MC
A	16.05.23	Line load details amended for N-S Sub-wall	MC
Mark	Date	Details	By

Revision history

Drawing originator:



Client:



Project title:

Redrow Homes
Standard Housetype Catalogue

Drawing title:

Harrogate (EG_HARR_DM)
Foundation/Beam & Block Layout
BETTS_EG_HARR_DM_B&B

Scale: 1:50 for the original size of A3

Drm by: KF | Chkd by: MC | Passed by: | Date: Sep 22

Drawing status:

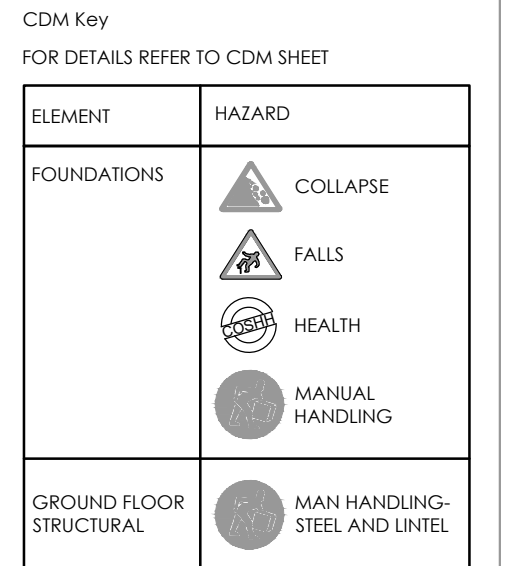
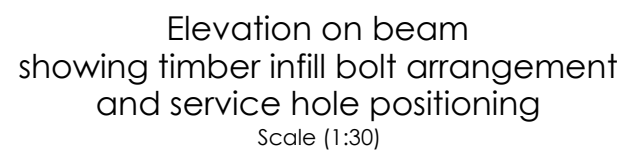
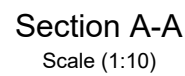
CONSTRUCTION


Job No:	Drawing No:	Project	Origin	Volume	Level	Type	Discp.	Number	Revision:
RED 737	HARR BET	-	00	DR	S	02	B		

Do not scale this drawing

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enquiries@betts-associates.co.uk

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 Indicates internal loadbearing masonry walls @ ground floor below
 Indicates timber partitions
 Refer to Redrow details for setting out

Revision history



BETTS HYDRO
CONSULTING ENGINEERS



BETTS ASSOCIATES
CONSULTING ENGINEERS



BETTS GEO
CONSULTING ENGINEERS



Redrow Homes

Standard Housetype Catalogue

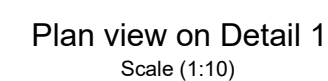
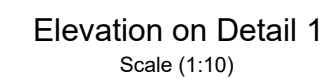
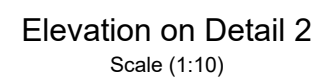
Harrogate (EG_HARR_DM)
First Floor Layout (Showing steels below)
BETTS_EG_HARR_DM_First Floor

Drawing status:

Job No:	Drawing No:							Revision:
	Project	Origin.	Volume	Level	Type	Discip.	Number	
RED737	HARR	BET	00	FF	DR	S	03	B

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For setting out of internal timber partitions refer to Redrow Homes drawing 202

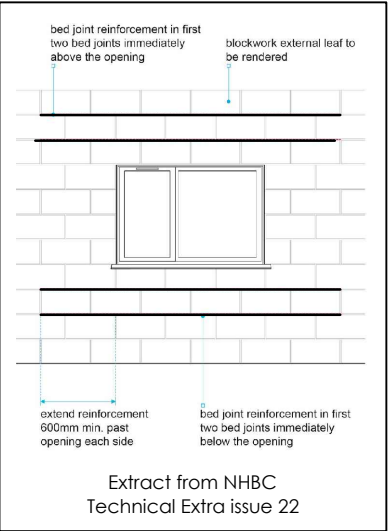


Movement joints and bed joint reinforcement indicated apply only when house is built as shown. if house is built as a semi-detached or terrace refer to block drawings for details.

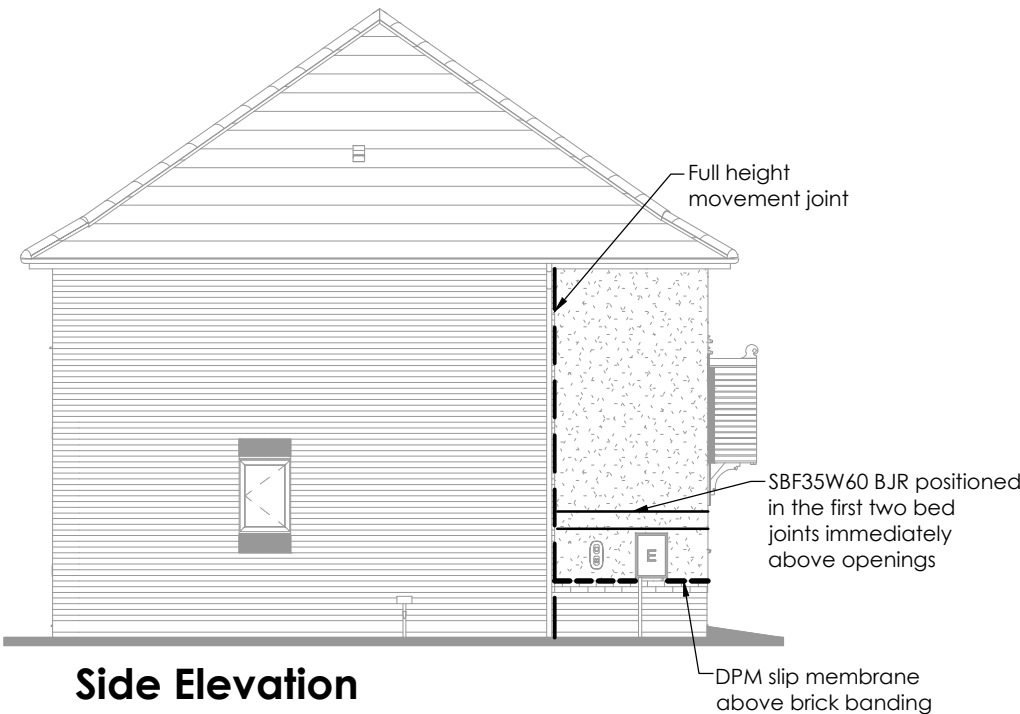
See Redrow Homes standard details for movement joint construction details.

All exposed sub-DPC masonry over 600mm in height will require movement joints at max 6m (or to follow on from MJs in the superstructure, whatever is less centers)

All blockwork which is to receive a render finish is to be 100mm, 3.6N/mm² with a density of at least 1350Kg/m³. Blocks specified for internal lear of external walls must not be used on external leaf.



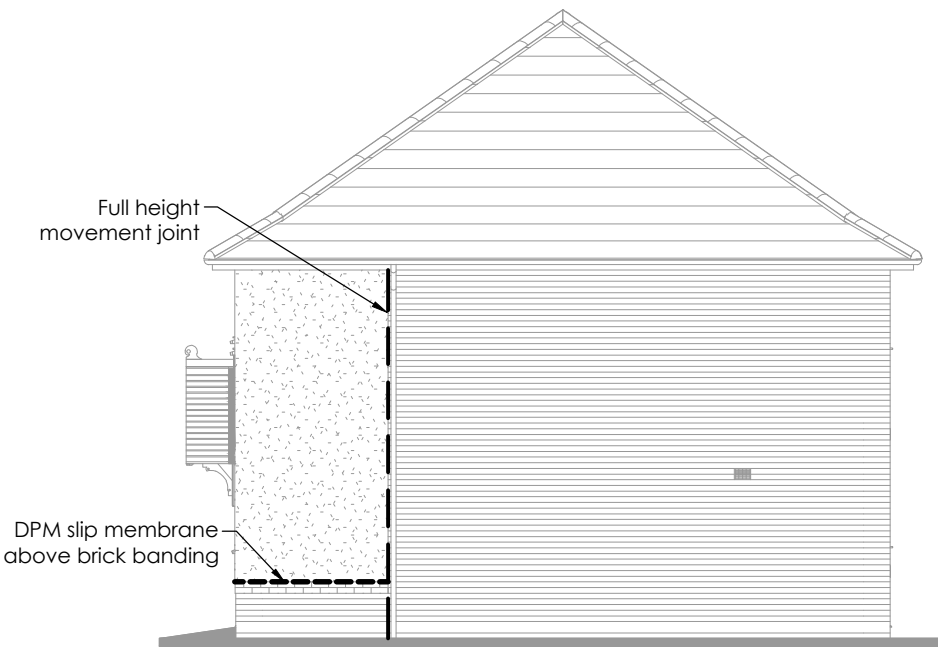
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

A	19/02/23	Updated in line with DCC2 information	MC
Mark	Date	Details	By

Revision history

Drawing originator:



Client:



Project title:

Redrow Homes
Standard Housetype Catalogue

Drawing title:
Harrogate (EG_HARR_DM)

Movement Joint/Bed joint reinforcement Elevations
BETTS_EG_HARR_DM_MJ & BJR Elevations A1

Scale: 1:50 for the original size of A3

Drn by: KF | Chkd by: MC | Passed by: | Date: May 22

Drawing status:
CONSTRUCTION

Job No:	Drawing No:	Revision:
RED 737	Project Origin. Volume. Level Type Discip. Number HARR BET - Elev DR S 04	A

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