

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 other 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_LETC_SM If there are any subsequent revisions to these drawings, refer to Redrow Homes for further instruction

Schedule of sections:

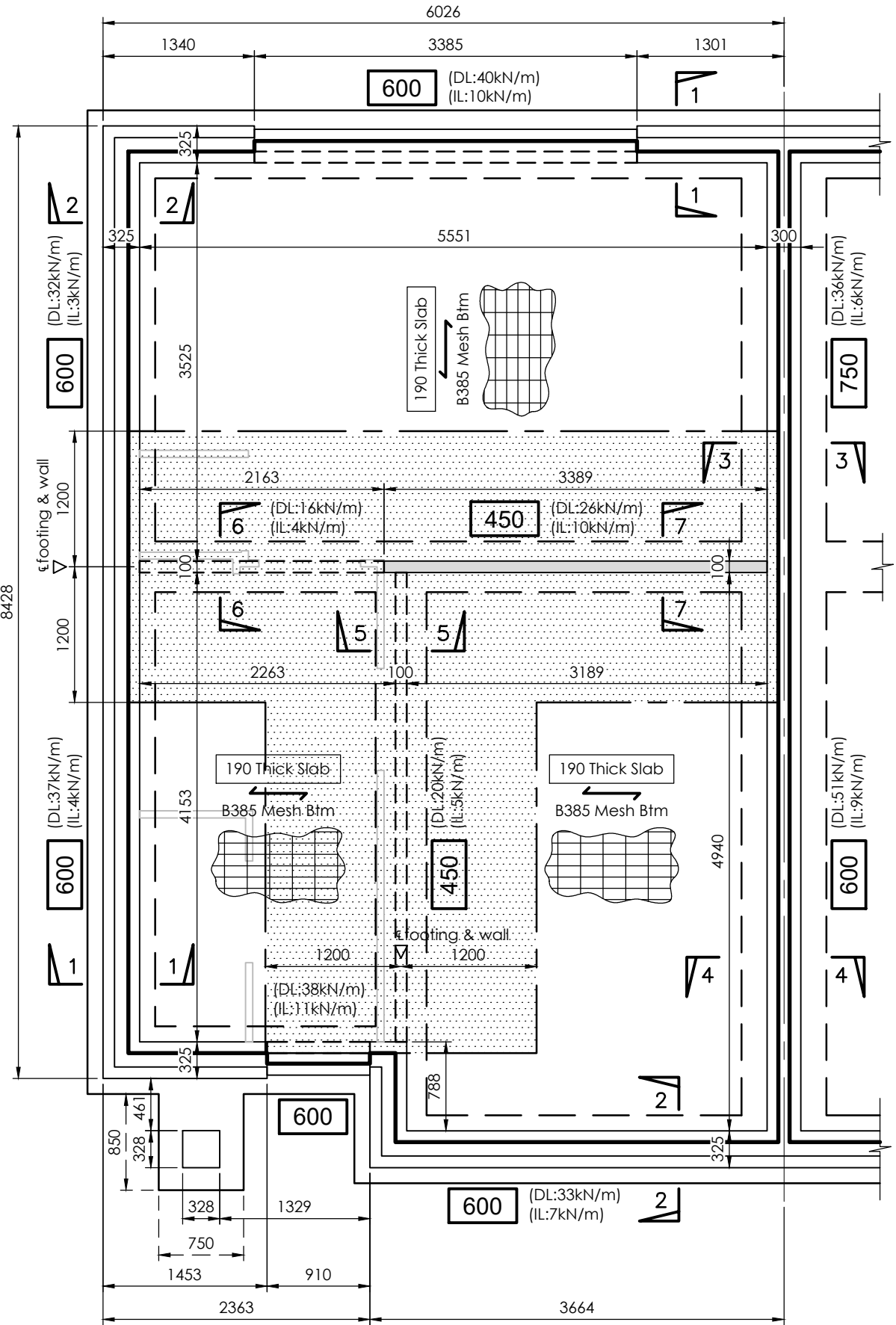
Section 1-1 = SD-G-RCUFH0011
Section 2-2 = SD-G-RCUFH0012
Section 3-3 = SD-G-RCUFH0117
Section 4-4 = SD-G-RCUFH0116
Section 5-5 = SD-G-RCUFH0015
Section 6-6 = SD-G-RCUFH0018
Section 7-7 = SD-G-RCUFH0019

External/Party wall footings generally to be:

600mm Wide x 175mm Deep.
750mm Wide x 225mm Deep.

Internal footings generally to be:

450mm Wide x 175mm Deep.








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

Areas hatched thus indicate extent of A193 mesh top unless noted otherwise

CDM Key

For details refer to CDM sheet

Element	Hazard
Foundations	 Collapse
	 Falls
	 Health
	 Manual handling
Ground floor structural	 Man handling-steel and lintel

Mark	Date	Details	By
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Revision history

Drawing originator:



Client:



Project title:

Redrow Homes Group
Standard Housetype catalogue

Drawing title:

Letchworth (EG_LETC_SM)
Foundation/RC Slab layout
BETTS_EG_LETC_SM_RCSLAB

Scale: 1:50 for the original size of A3

Drn by: MC | Chkd by: MC | Passed by: | Date: Jun 22

Drawing status:

Construction

Job No:	Drawing No:	Project	Origin	Volume	Level	Type	Discp.	Number	Revision:
RED 737	LETC [BETTS]	-	0	DR	S	01	-	-	-

Do not scale this drawing

6-7 Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY
enquiries@betts-associates.co.uk

Chester 01244 288178 | Altrincham 0161 613531 |

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concrete foundations	Gen 1	20	S3

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600 Denotes width of foundations refer to plan.

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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.

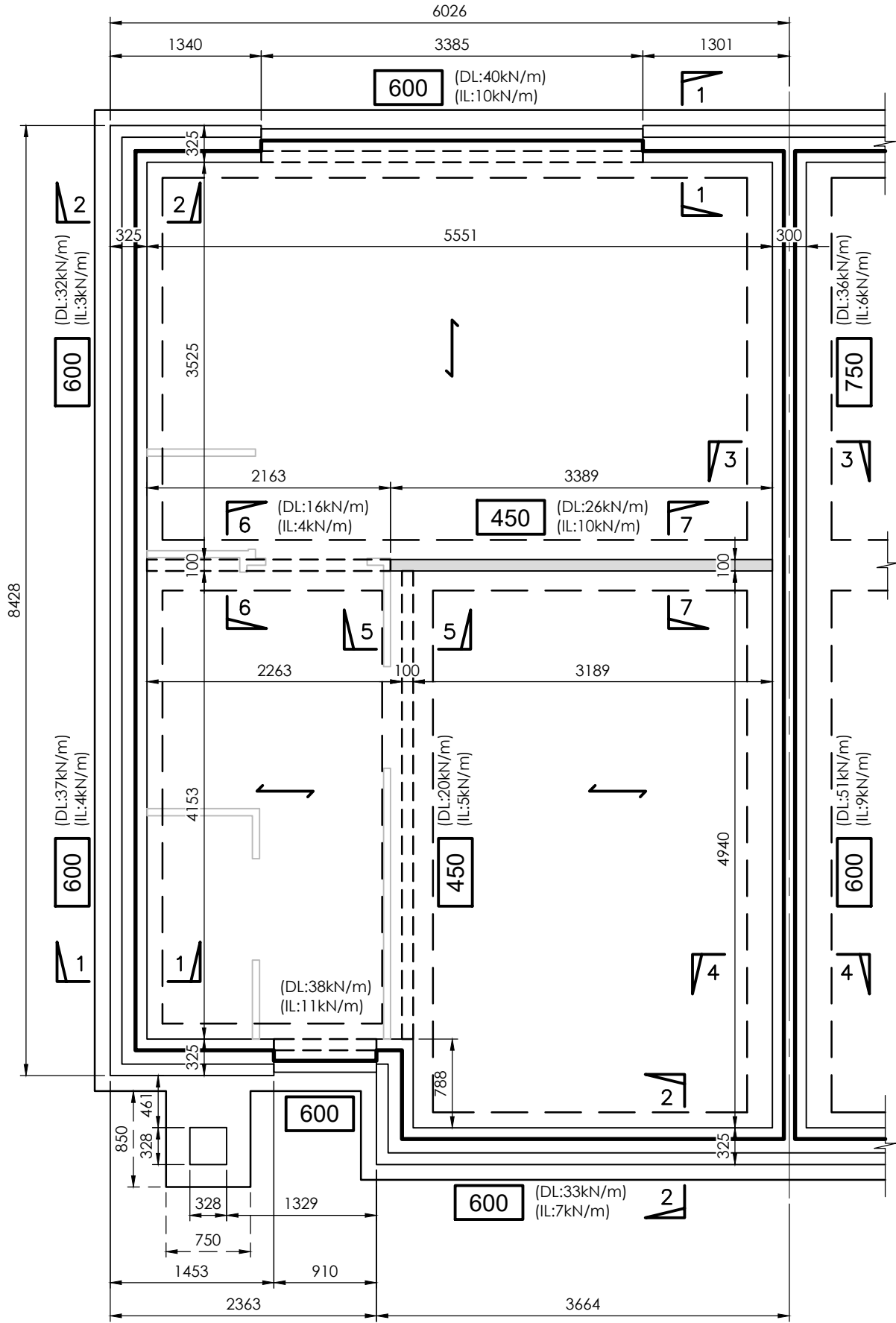
- PC2. Provide minimum 150mm clear void between lowest point of pre-cast ground floor and ground level - Refer to sections.

- 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.



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The above statement is based on information contained in drawings for EG_LETC_SM. 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-BB0084
Section 4-4 = SD-G-BB0083
Section 5-5 = SD-G-BB0005
Section 6-6 = SD-G-BB0008
Section 7-7 = SD-G-BB0009

External/Party wall footings generally to be:
600mm Wide x 175mm Deep.
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Internal footings generally to be:
450mm Wide x 175mm 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

Mark	Date	Details	By
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Revision history

Drawing originator:



Client:



Project title:

Redrow Homes Group
Standard Housetype catalogue

Drawing title:

Letchworth (EG_LETC_SM)
Foundation/Beam & Block layout
BETTS_EG_LETC_SM_B&B

Scale: 1:50 for the original size of A3

Drm by: MC | Chkd by: MC | Passed by: | Date: Jun 22

Drawing status:

Construction

Job No:	Drawing No:	Project	Origin	Volume	Level	Type	Discp.	Number	Revision:
RED 737	LETC [BETTS]	-	0	DR	S	02	-	-	-

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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 MJ's in the superstructure, whatever is less centers)



Front Elevation



Rear Elevation

2No Layers of DPC to extend full length of lintel bearing footprint for openings over 3m. Refer to Betts detail "RED550-1000"



Side Elevation

Mark	Date	Details	By
Revision history			

Drawing originator:



Client:



Project title:

Redrow Homes Group
Standard Housetype catalogue

Drawing title:

Letchworth (EG_LETC_SM)

Movement Joint/Bed joint reinforcement Elevations

BETTS_EG_LETC_SM_MJ & BJR Elevation B1

Scale: 1:50 for the original size of A3

Drn by: MC | Chkd by: MC | Passed by: | Date: Jun 22

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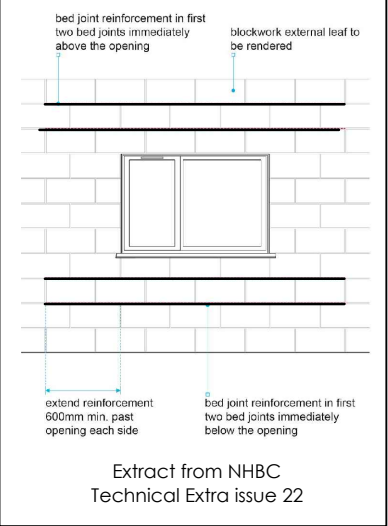
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All blockwork which is to receive a render finish is to be 100mm, 3.6N/mm² with a density of at least 1350Kg/m³. Blocks specified for internal lear of external walls must not be used on external leaf.



Provide SBF35W60 BJR @ max 225mm c/c in accordance with Bekaert specifications

Full height movement joint

Full height movement joint

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Rear Elevation

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Letchworth (EG_LETC_SM)

Movement Joint/Bed joint reinforcement Elevations

BETTS_EG_LETC_SM_MJ & BJR Elevation A1

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