

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 site 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_HAMP_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-RCUFH0011
Section 2-2 = SD-G-RCUFH0012
Section 3-3 = SD-G-RCUFH0029
Section 4-4 = SD-G-RCUFH0034
Section 5-5 = SD-G-RCUFH0039
Section 6-6 = SD-G-RCUFH0046
Section 7-7 = SD-G-RCUFH0016
Section 8-8 = SD-G-RCUFH0019
Section 9-9 = SD-G-RCUFH0015
Section 10-10 = SD-G-RCUFH0018
Section 11-11 = SD-G-RCUFH0017

External footings generally to be:

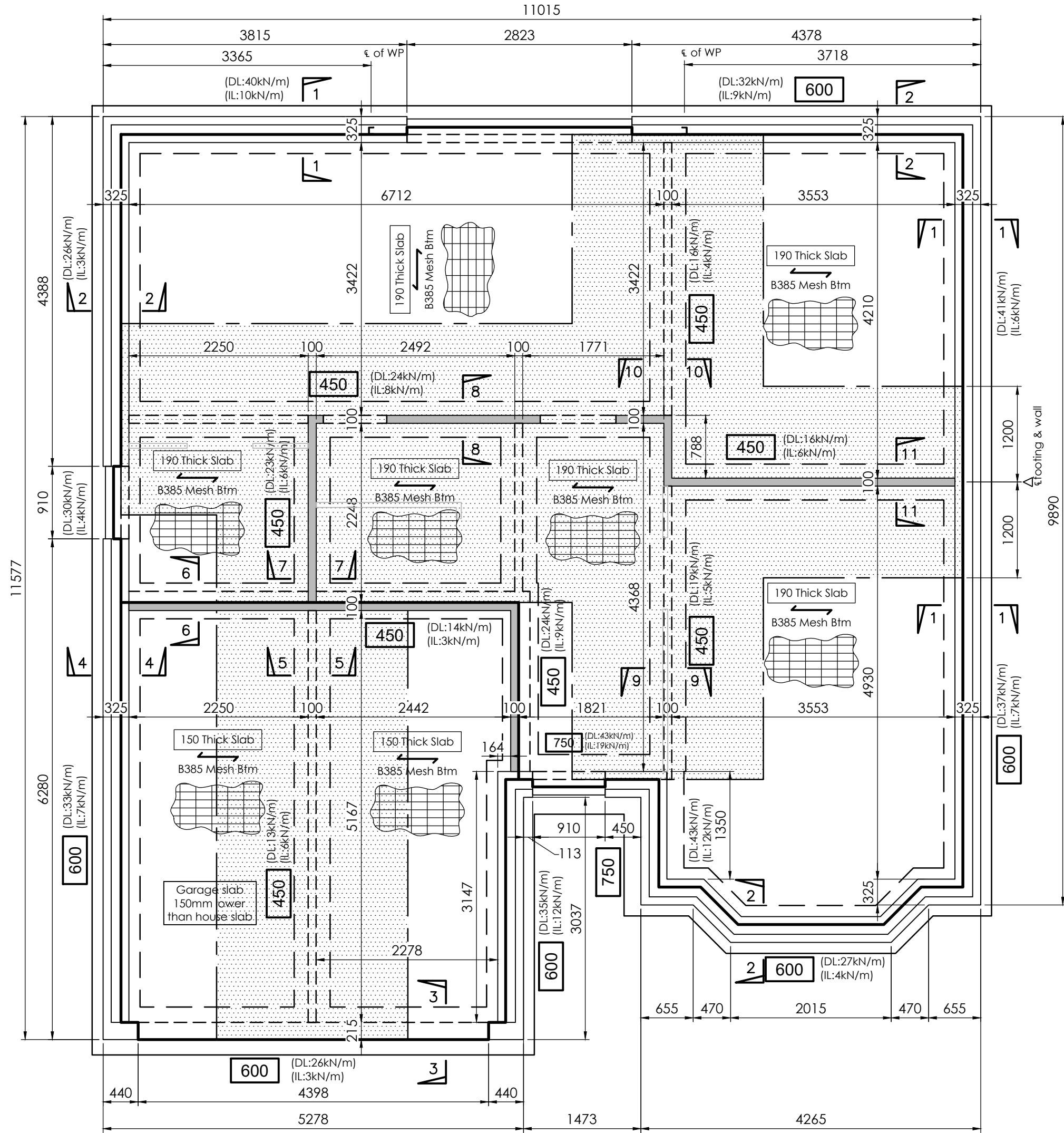
600mm Wide x 175mm Deep.
750mm Wide x 225mm Deep.

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

B	06/10/23	Layout updated to latest client info	MC
A	16/05/23	Line Loads added to Garage RHS, Front(Hall) & Lounge LHS ext walls	MC
Mark	Date	Details	By

Revision history

Drawing originator:



Client:



Project title:

Redrow Homes Group
Standard Housetype Catalogue

Drawing title:

Hampstead (EG_HAMP_DM)
Foundation/RC Slab layout
BETTS_EG_HAMP_DM_RCSLAB

Scale: 1:50 for the original size of A2

Drawn by: KF | Checked by: MC | Passed by: | Date: Jul 22

Drawing status:

Construction

Job No:	Drawing No:	Project	Origin	Volume	Level	Type	Discip.	Number	Revision:
RED737	HAMP	BET						01	B

Do not scale this drawing

6-7 Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY
enquiries@betts-associates.co.uk
Tel 01244 288178

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 site 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.

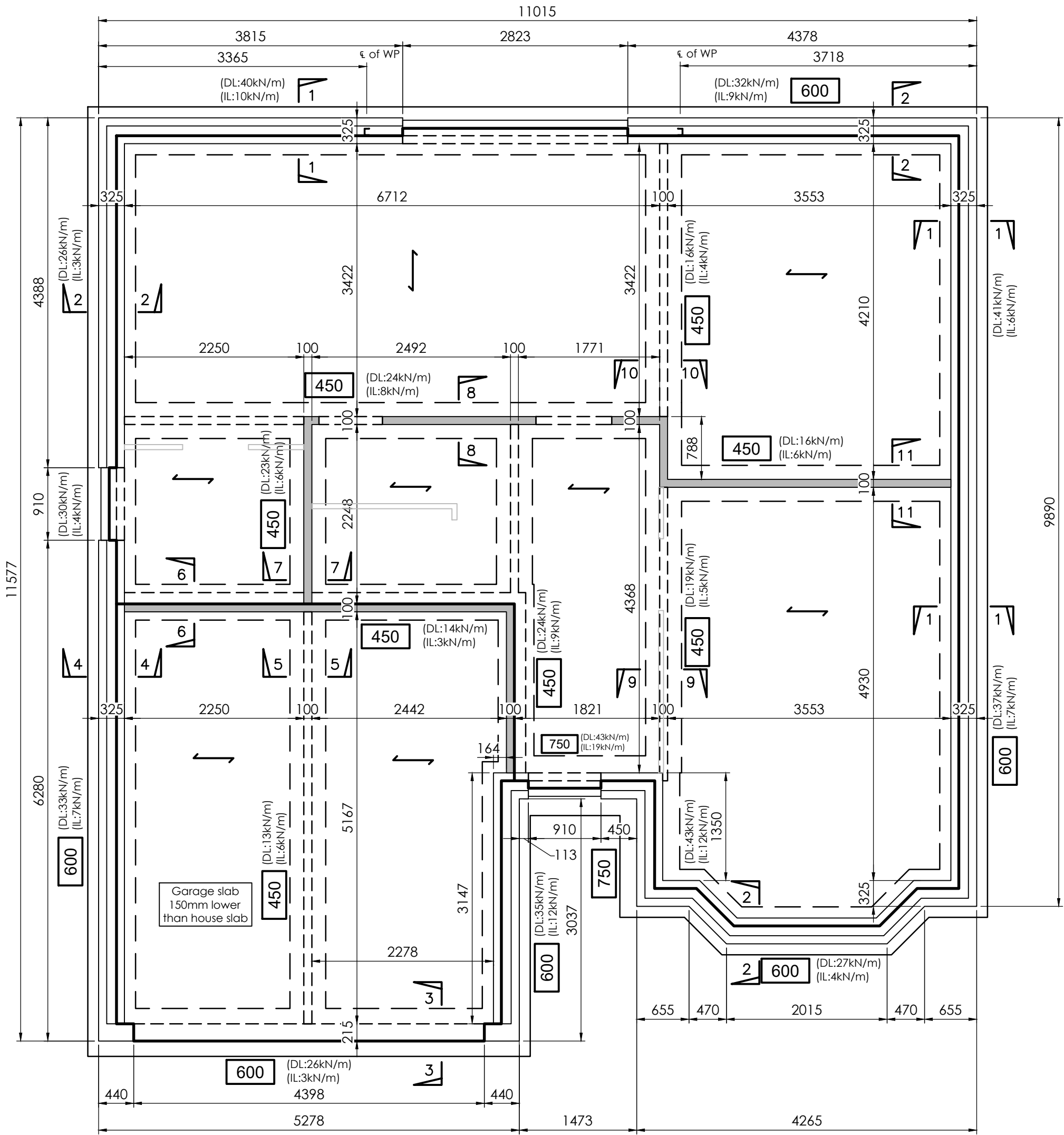
Beam & Block Floor

- 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. Jettfloor 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 Jettfloor 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_HAMP_DM. If there are any subsequent revisions to these drawings, refer to Redrow Homes for further instruction

Schedule of sections:	External footings generally to be:
Section 1-1 = SD-G-BB0001	600mm Wide x 175mm Deep.
Section 2-2 = SD-G-BB0002	
Section 3-3 = SD-G-BB0011	
Section 4-4 = SD-G-BB0016	
Section 5-5 = SD-G-BB0020	Internal footings generally to be:
Section 6-6 = SD-G-BB0030	450mm Wide x 175mm Deep.
Section 7-7 = SD-G-BB0006	
Section 8-8 = SD-G-BB0009	
Section 9-9 = SD-G-BB0005	
Section 10-10 = SD-G-BB0008	
Section 11-11 = SD-G-BB0007	

- 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	06/10/23	Layout updated to latest client info	MC
A	16/05/23	Line Loads added to Garage RHS, Front(Hall) & Lounge LHS ext walls	MC
Mark	Date	Details	By

Revision history	
------------------	--

Drawing originator:



Client:



Project title:

Redrow Homes Group
Standard Housetype Catalogue

Drawing title:

Hampstead (EG_HAMP_DM)
Foundation/RC Slab layout
BETTS_EG_HAMP_DM_B&B

Scale: 1:50 for the original size of A2

Drawn by: KF | Checked by: MC | Passed by: | Date: Jul 22

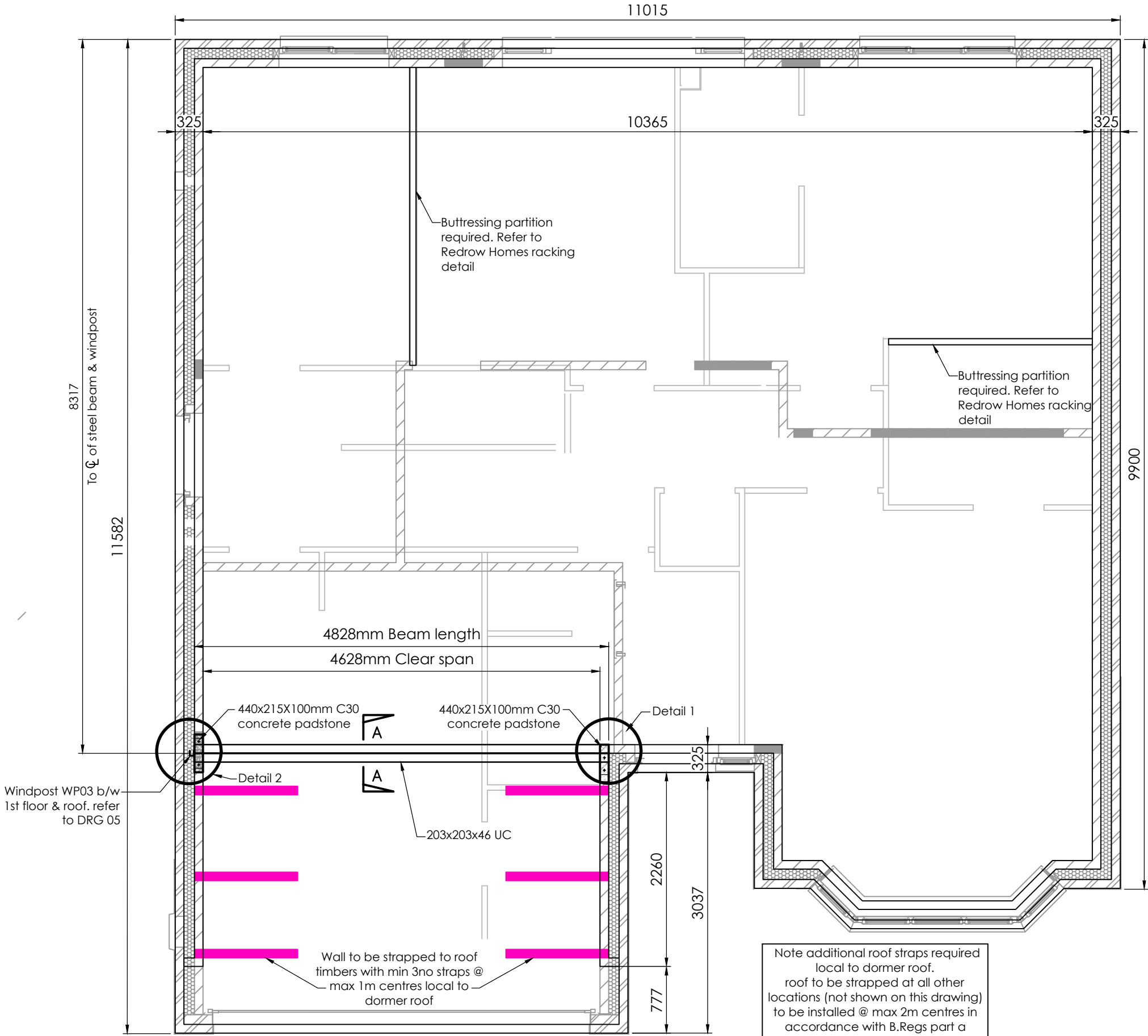
Drawing status:

Construction

Job No:	Drawing No:	Project	Origin	Volume	Level	Type	Discip.	Number	Revision:
RED737	HAMP	BET						02	B

Do not scale this drawing

6-7 Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY
enquiries@betts-associates.co.uk
Tel 01244 288178



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;
- Steel Beams Notes: -**
- SB1. The steel beams rely on the final construction conditions (including the curing of concrete elements & mortar) for stability and to achieve full loadbearing capacity.
- SB2. In the temporary condition the beams are to be propped and precautions taken to avoid displacement of the beam (lateral movement, turning & rotation, etc...)
- SB3. Protective paint specification for all structural steelwork

In shop:-

Blast clean to sa21/2 in accordance with BS 7079 : Part A1 (BS EN ISO 8501-1)

Internal steelwork:-

High build zinc phosphate epoxy primer (80 microns) followed by high build recoatable epoxy micaceous iron oxide (mio) (120 microns), giving a minimum coating thickness of 200 microns

Superstructure Masonry Notes: -

- SM1. For brickwork specification refer to architect's details.
- SM2. Superstructure brickwork should be class F2 S2.
- SM3. Superstructure blockwork shall be 3.6N/mm².
- SM4. Substructure blockwork as noted on block strength section.
- SM5. The contractor is to provide all temporary bracing / strutting to brick / block walls to ensure their stability.
- SM6. All mortar to be class M4/(iii)

This drawing is based on Redrow homes ltd housepack drawing EG_HAMP_DM if a subsequent revision has been made to the housepack drawing refer to Redrow homes ltd for further instructions.

- Load bearing masonry below
- Timber partitions indicated thus

For setting out of internal partitions refer to Redrow drawing 202.

Note:- Steel beams rely on final construction conditions for stability. in the temporary condition, the contractor is to provide all necessary temporary propping

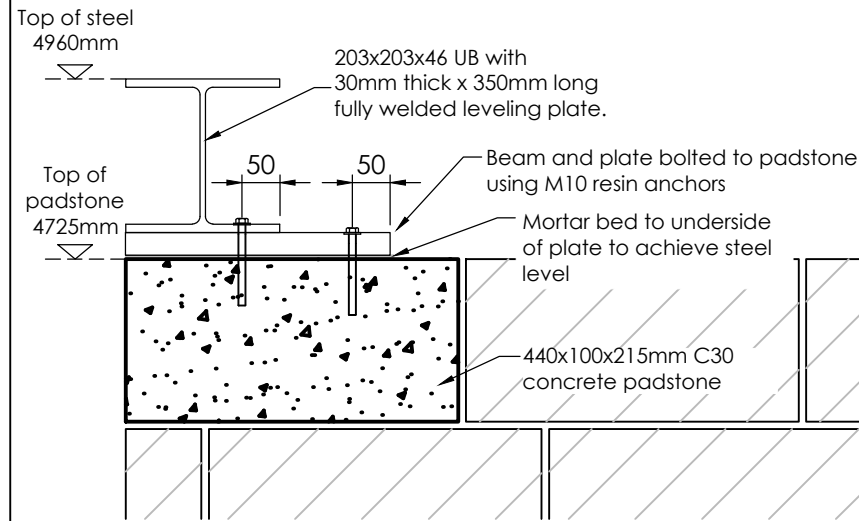
All levels to be in accordance with Redrow details

CDM Key

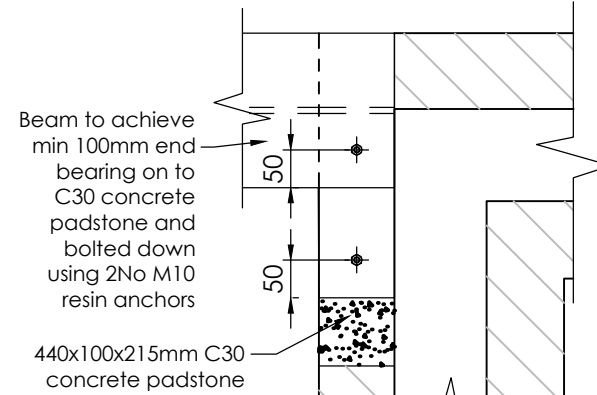
For details refer to CDM sheet

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

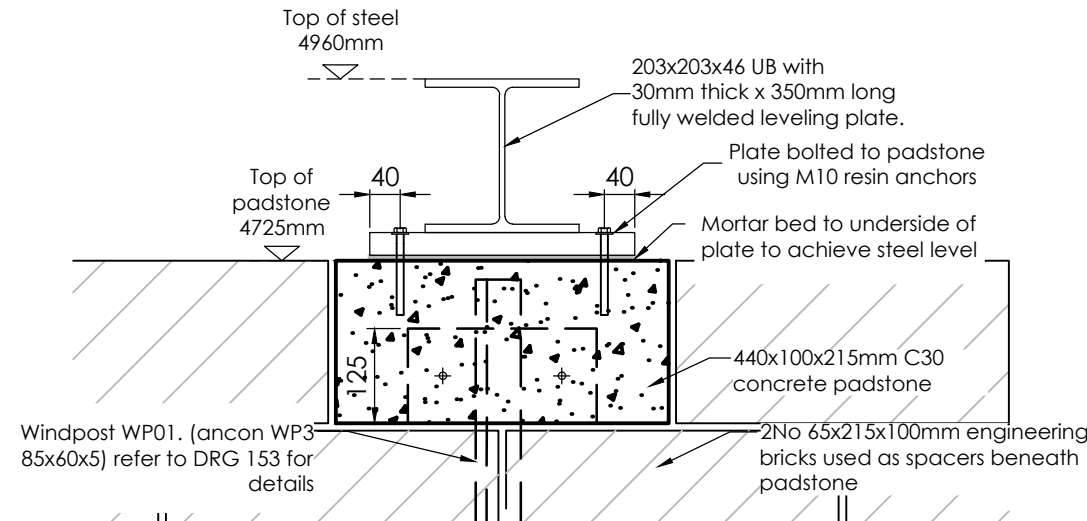
Note level difference between standard coursing and padstone setting out. Site to ensure masonry fully built in around steel bearings.



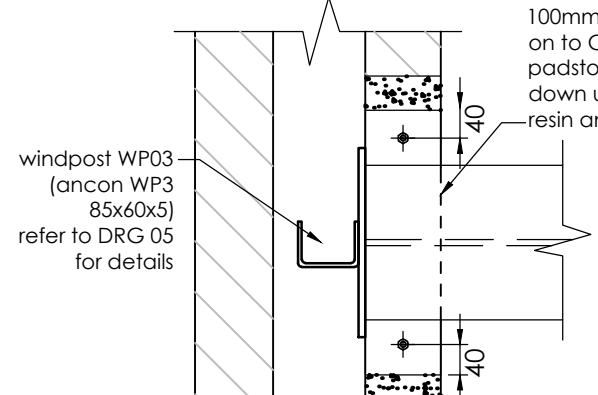
ELEVATION ON DETAIL 2
SCALE (1:10)



PLAN VIEW ON DETAIL 1
SCALE (1:10)



ELEVATION ON DETAIL 2
SCALE (1:10)



PLAN VIEW ON DETAIL 2
SCALE (1:10)

C	06/10/23	Ground floor layout underlay updated to latest client info	MC
B	21/04/23	Steel/padstone level updated to correct wall plate level.	MC
A	22/02/23	Elevations updated in line with DCC2 revision	KF

Mark	Date	Details	By
------	------	---------	----

Revision history

Drawing originator:



Client:



Project title:

Redrow Homes
Standard Housetype Catalogue

Drawing title:

Hampstead (EG_HAMP_DM)
First Floor Layout (Showing steels below)
BETTS_EG_HAMP_DM_First Floor

Scale: As Indicated for the original size of A2

Drawn by: KF | Checked by: MC | Passed by: | Date: Aug 22

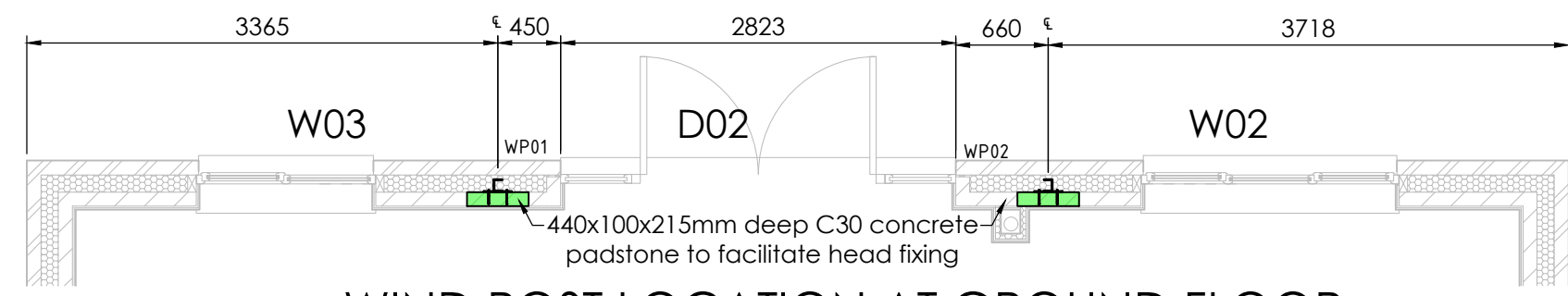
Drawing status:

Construction

Job No:	Drawing No:	Project	Origin	Volume	Level	Type	Discp.	Number	Revision:
RED737	HAMP	BET	00	FF	DR	S	03	C	

Do not scale this drawing

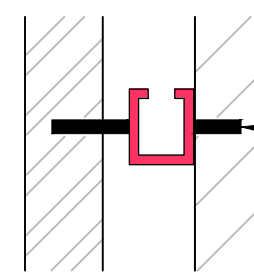
6-7 Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY
enquiries@betts-associates.co.uk
Tel 01244 288178



WIND POST LOCATION AT GROUND FLOOR

All dimensions must be checked against latest Redrow drawings
All windposts are Ancon WP3 (or similar approved)

All steel windposts, wall ties, plates and bolts to be stainless steel.



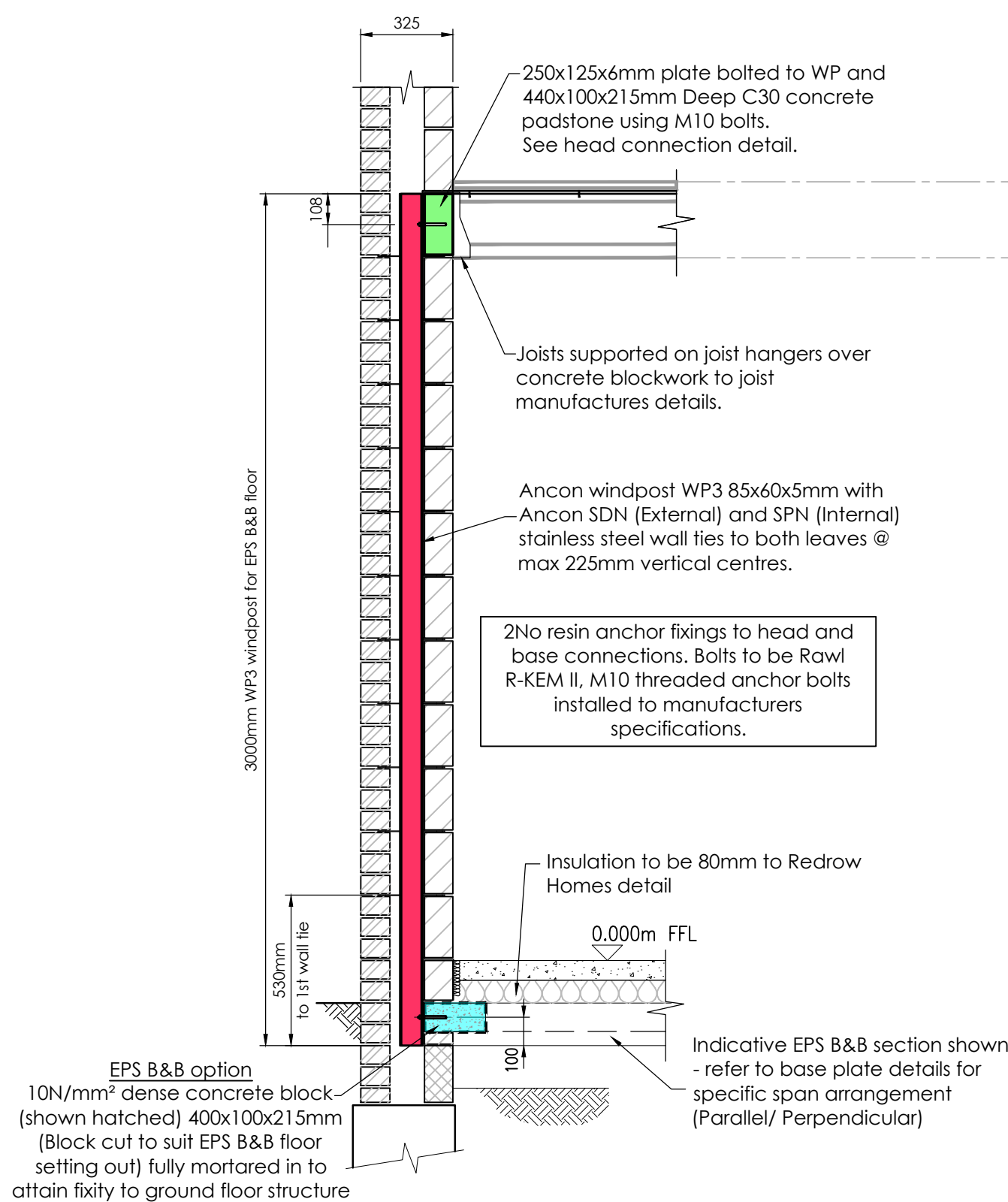
Plan on windpost

Ancon windpost WP3 85x60x5mm with Ancon SDN (External) and SPN (Internal) stainless steel wall ties to both leaves @ max 225mm vertical centres.

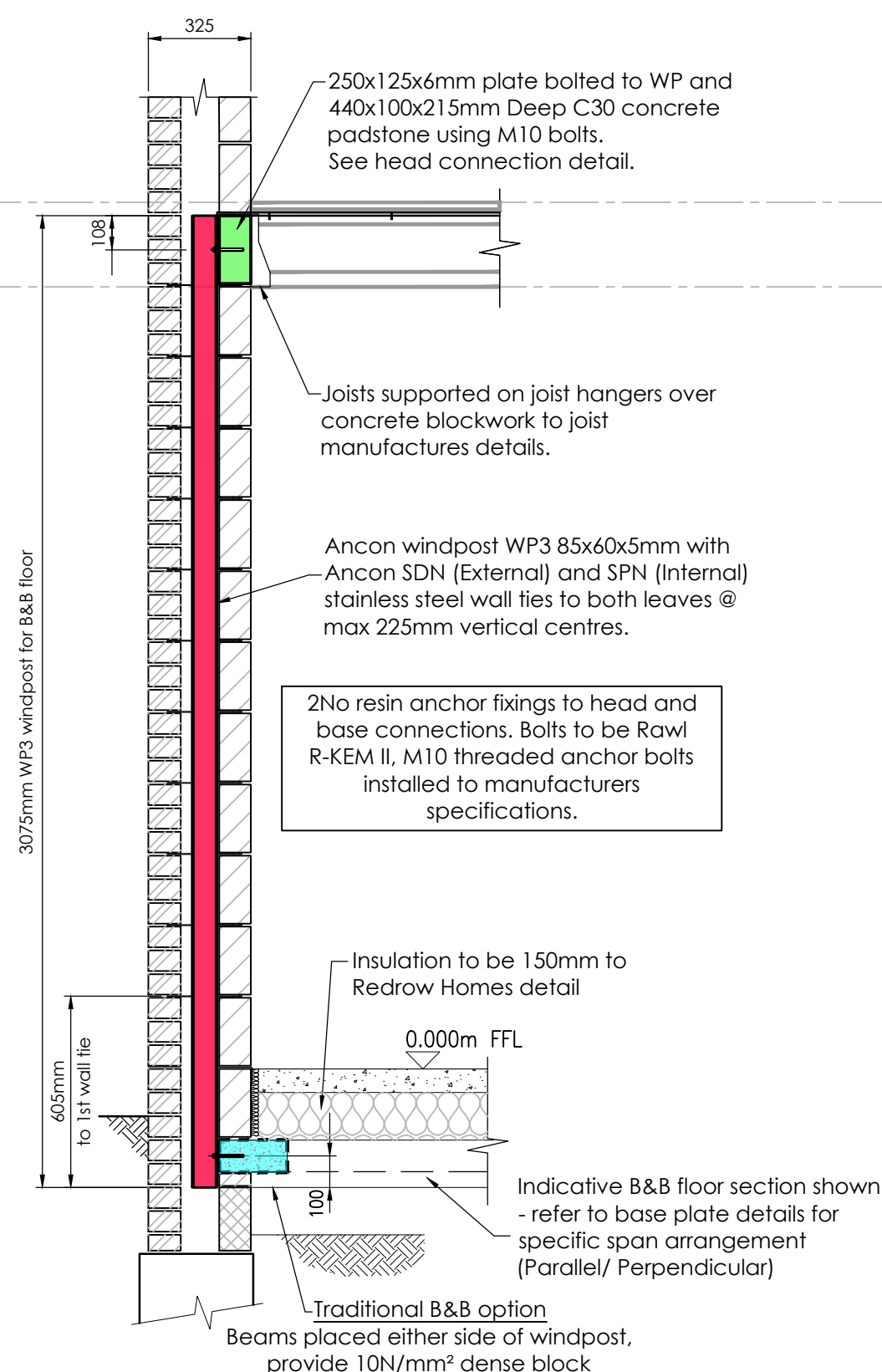


WINDPOST LOCATION ELEVATION SHOWING WP01, WP02 & WP03 (REFER TO DRAWING 05 FOR WP03 DETAILS)

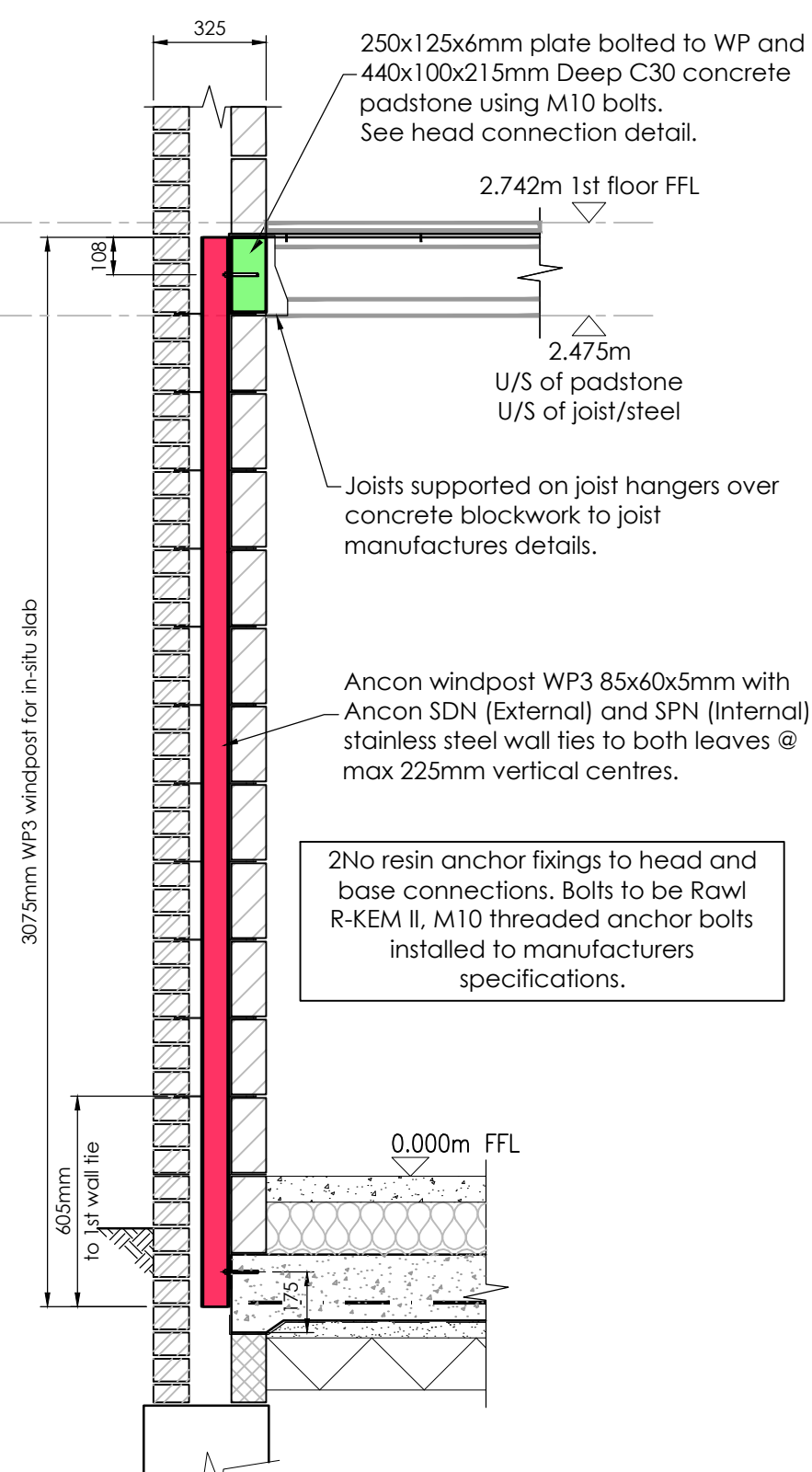
Note different windpost lengths for each floor type and windpost position:
WP01/ WP02 - In-situ slab - 3075mm
Beam & Block - 3075mm
EPS Beam & Block - 3000mm
WP03 - 2240mm



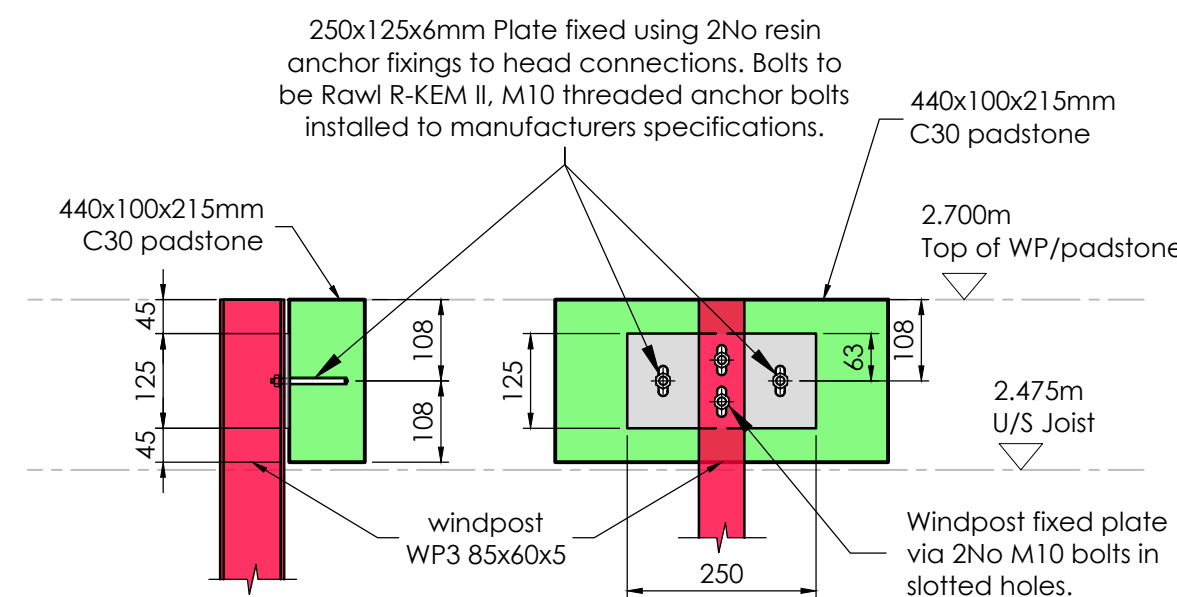
Windpost WP01 & WP02 Detail
EPS Beam & Block



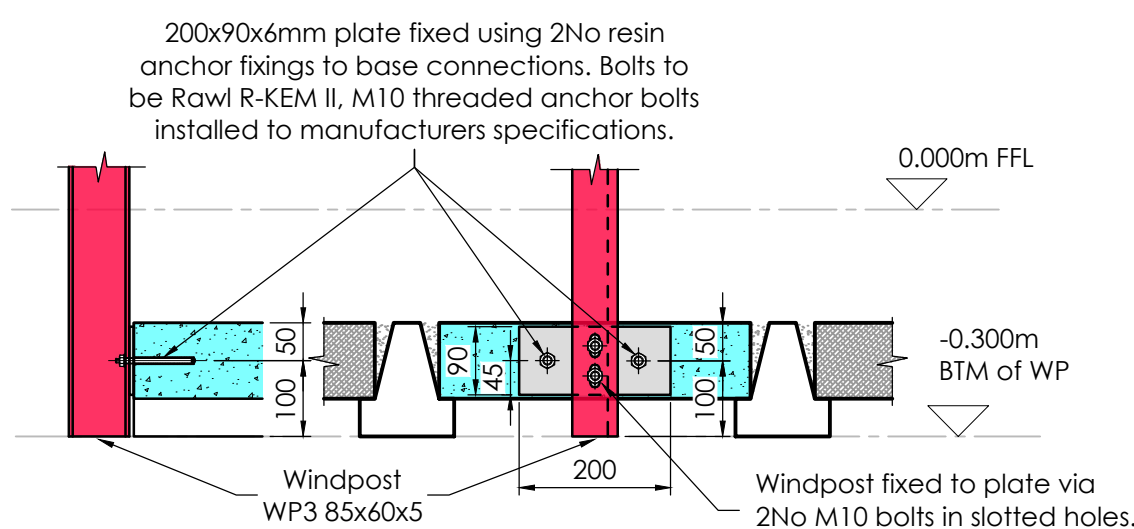
Windpost WP01 & WP02 Detail
Beam & Block



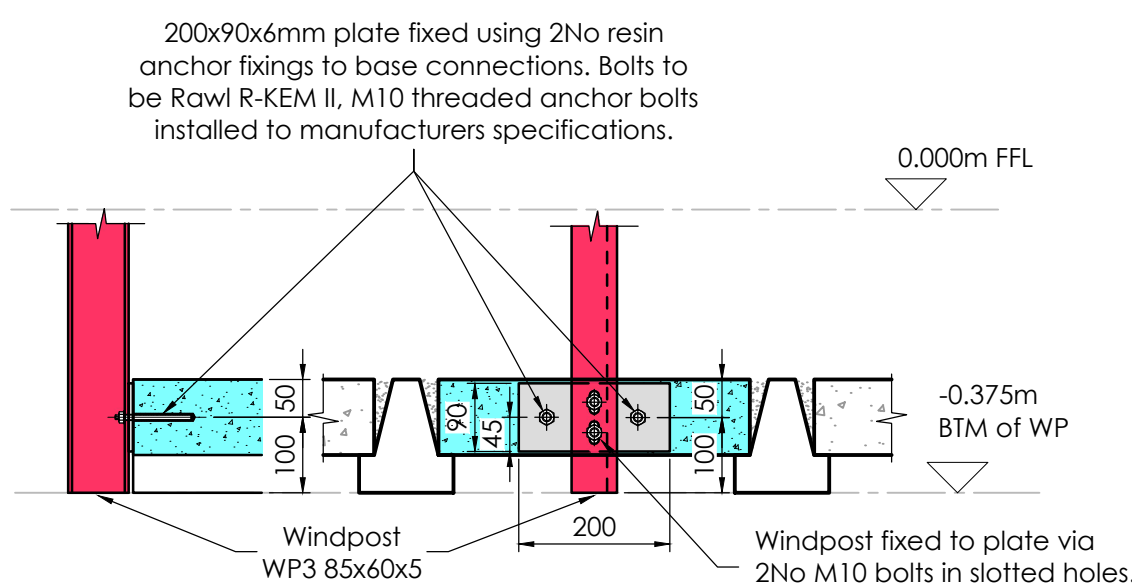
Windpost WP01 & WP02 Detail
In-Situ Slab



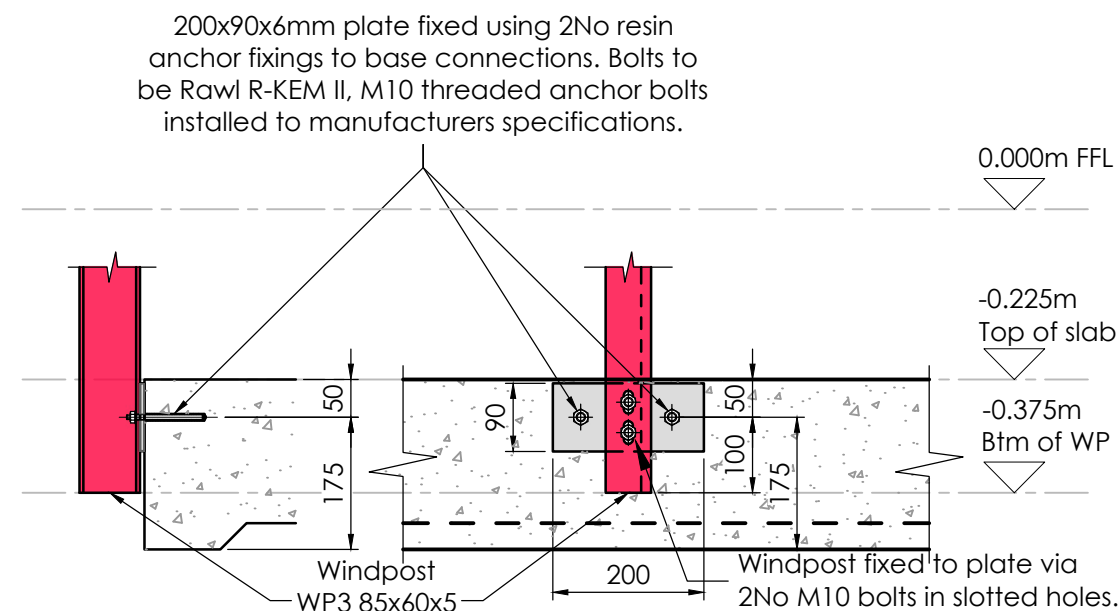
Head plate detail



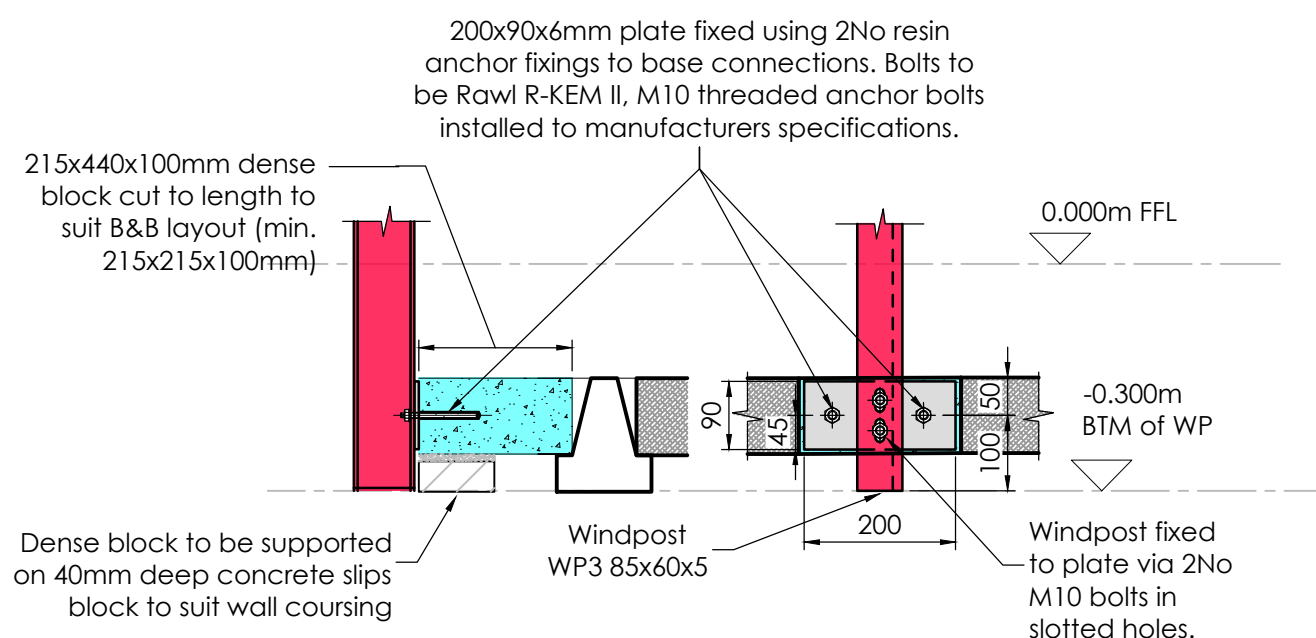
EPS Beam & Block Base plate detail WP01
Floor spans perpendicular to wall



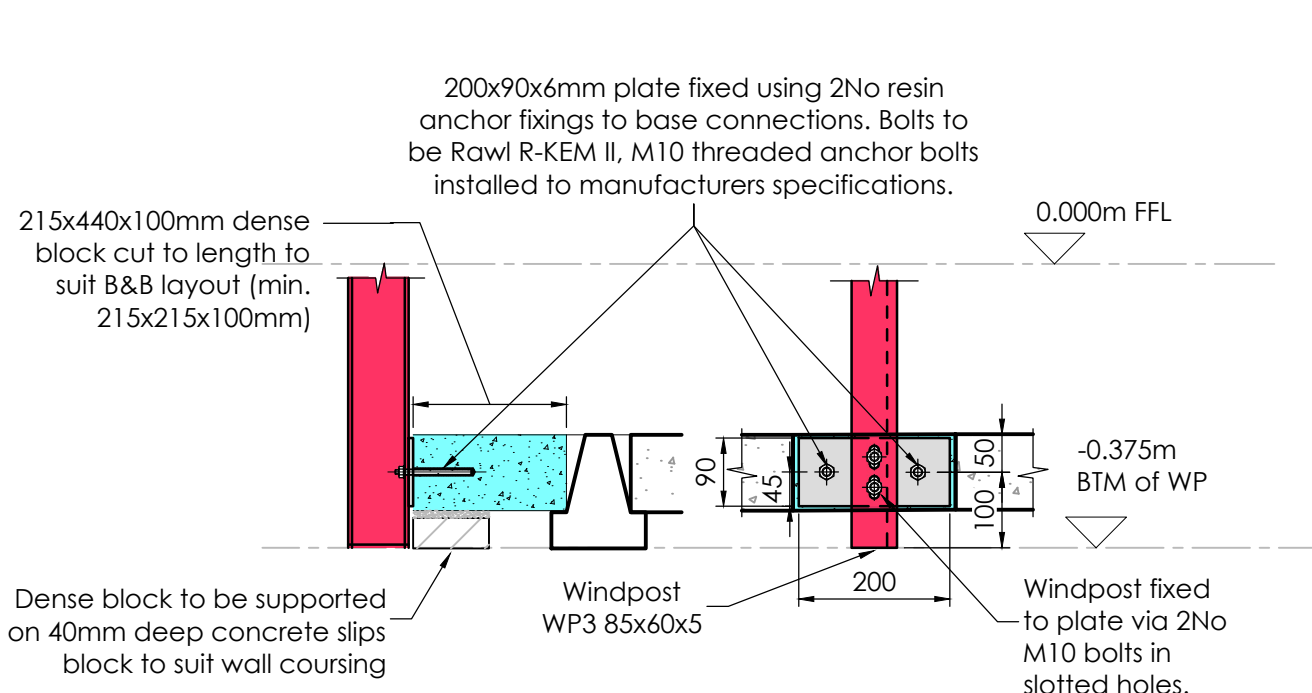
B&B Base plate detail WP01
Floor spans perpendicular to wall



RC slab + underfloor heating
base plate detail



EPS Beam & Block Base plate detail WP02
Floor spans parallel to wall



B&B Base plate detail WP02
Floor spans parallel to wall

B	21/04/23	2nd Floor wallplate length updated	MC
A	22/02/23	Elevations updated in line with DCC2 revision	KF
Mark	Date	Details	By

Revision history

Drawing originator:



Project title:

Redrow Homes
Standard Housetype Catalogue

Drawing title:

Hampstead (EG_HAMP_DM)
Ground Floor Windposts (WP01 & WP02)
BETTS_EG_HAMP_DM_Windpost WP01 & WP02

Scale: As Indicated for the original size of A1

Drawn by: KF | Checked by: MC | Passed by: | Date: Oct 22

Drawing status:

Construction

Job No:	Drawing No:	Project	Origin	Volume	Level	Type	Discp.	Number	Revision:
RED737	HAMP	BET	00	FF	DR	S	04	B	

Do not scale this drawing
6-7 Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY
enquiries@betts-associates.co.uk
Tel 01244 288178

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;

Steel Beams Notes: -

- SB1. The steel beams rely on the final construction conditions (including the curing of concrete elements & mortar) for stability and to achieve full loadbearing capacity.
- SB2. In the temporary condition the beams are to be propped and precautions taken to avoid displacement of the beam (lateral movement, turning & rotation, etc...)

Superstructure Masonry Notes: -

- SM1. For brickwork specification refer to architect's details.
- SM2. Superstructure brickwork should be class F2 S2.
- SM3. Superstructure blockwork shall be 3.6N/mm².
- SM4. Substructure blockwork as noted on block strength section.
- SM5. The contractor is to provide all temporary bracing / strutting to brick / block walls to ensure their stability.
- SM6. All mortar to be class M4/(iii)

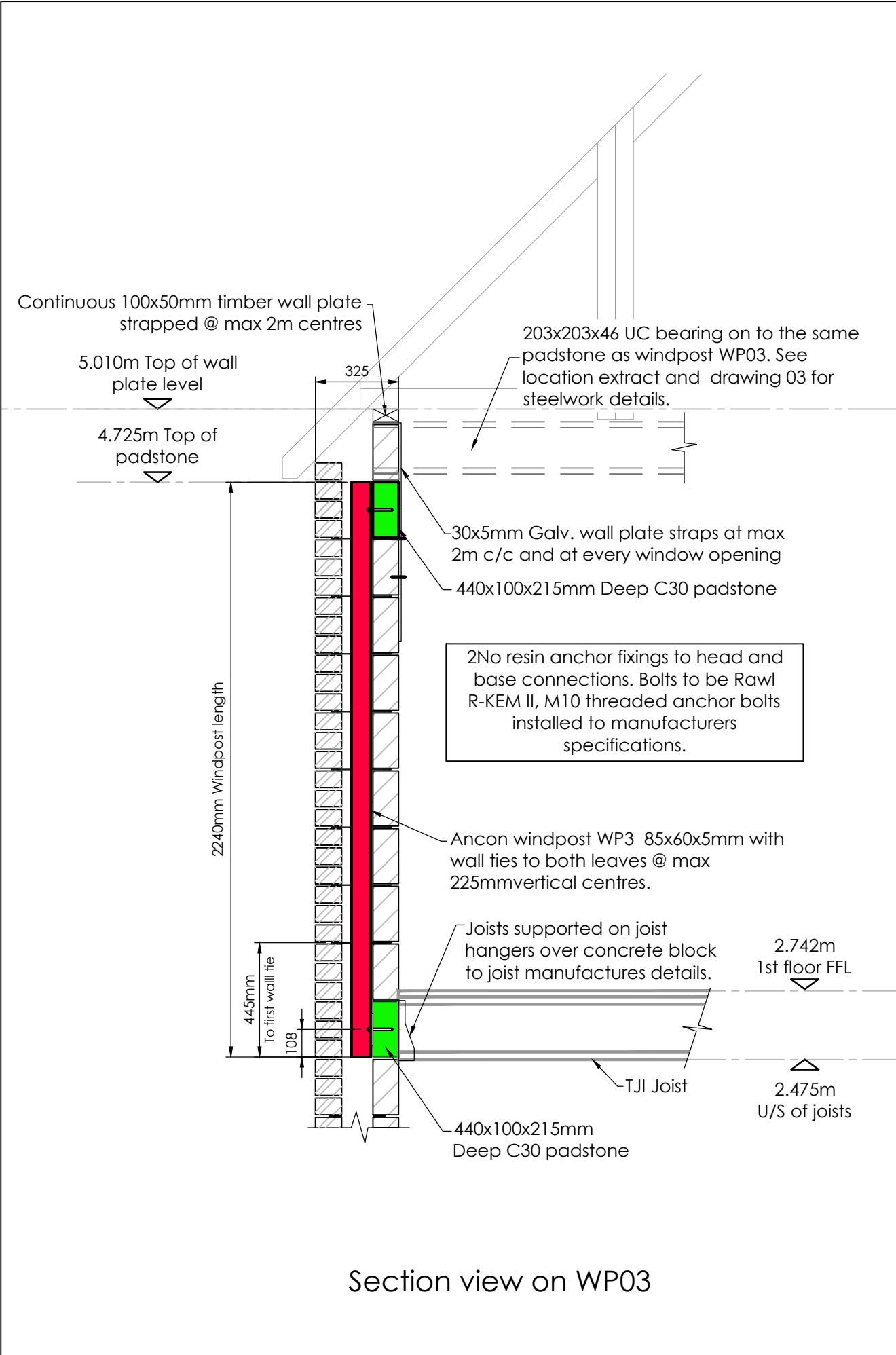
This drawing is based on Redrow homes ltd housepack drawing EG_HAMP_DM if a subsequent revision has been made to the housepack drawing refer to Redrow homes ltd for further instructions.

- Load bearing masonry below
- Timber partitions indicated thus

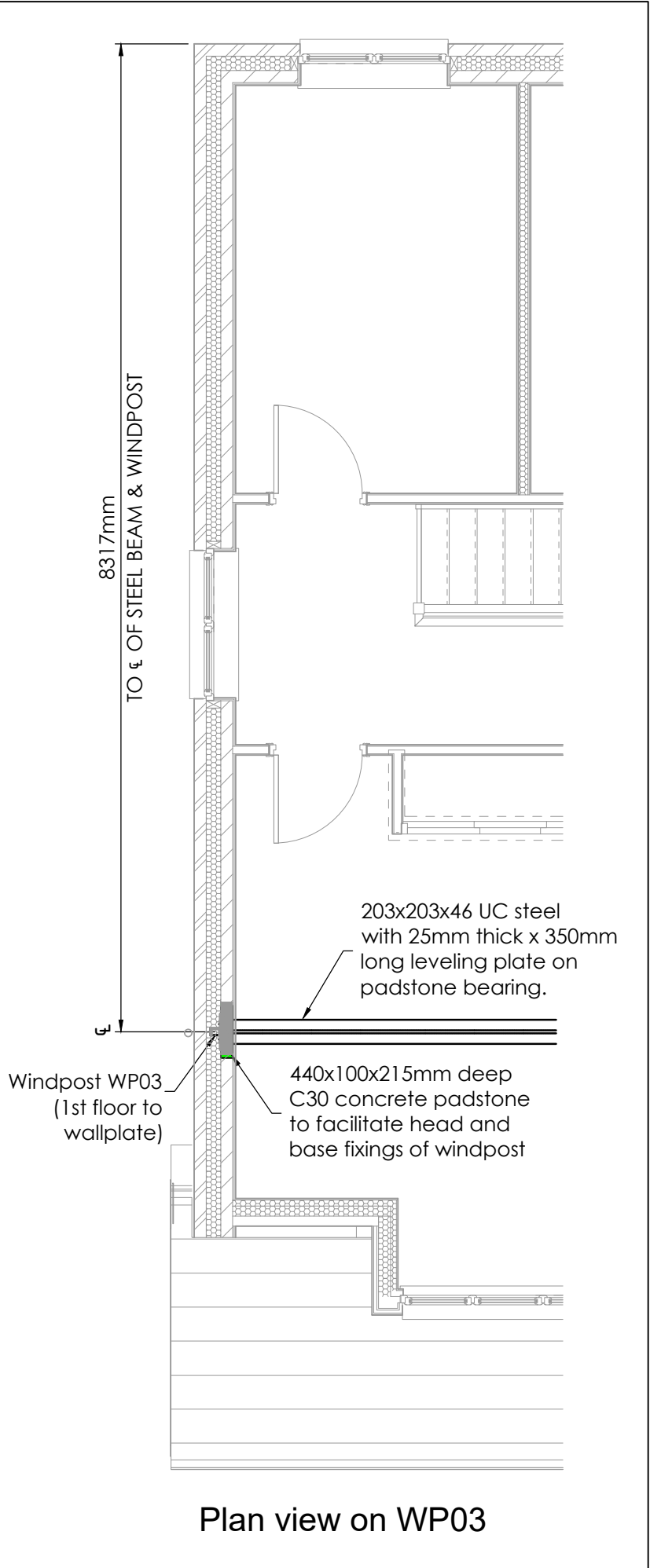
For setting out of internal partitions refer to Redrow drawing 202.

Note:-
Steel beams rely on final construction conditions for stability. in the temporary condition, the contractor is to provide all necessary temporary propping

All levels to be in accordance with Redrow details

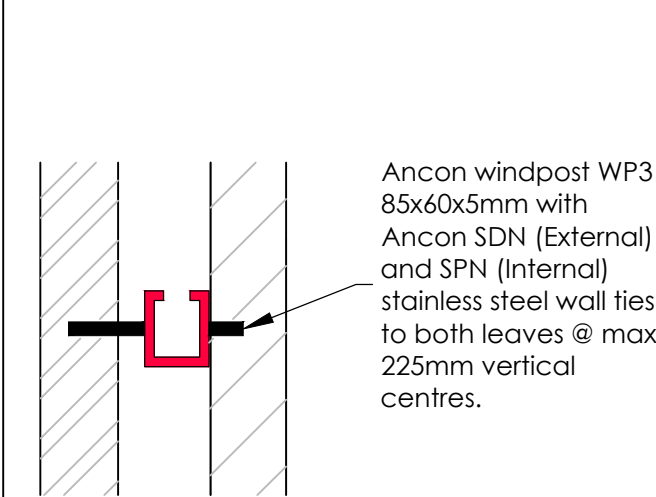


Section view on WP03

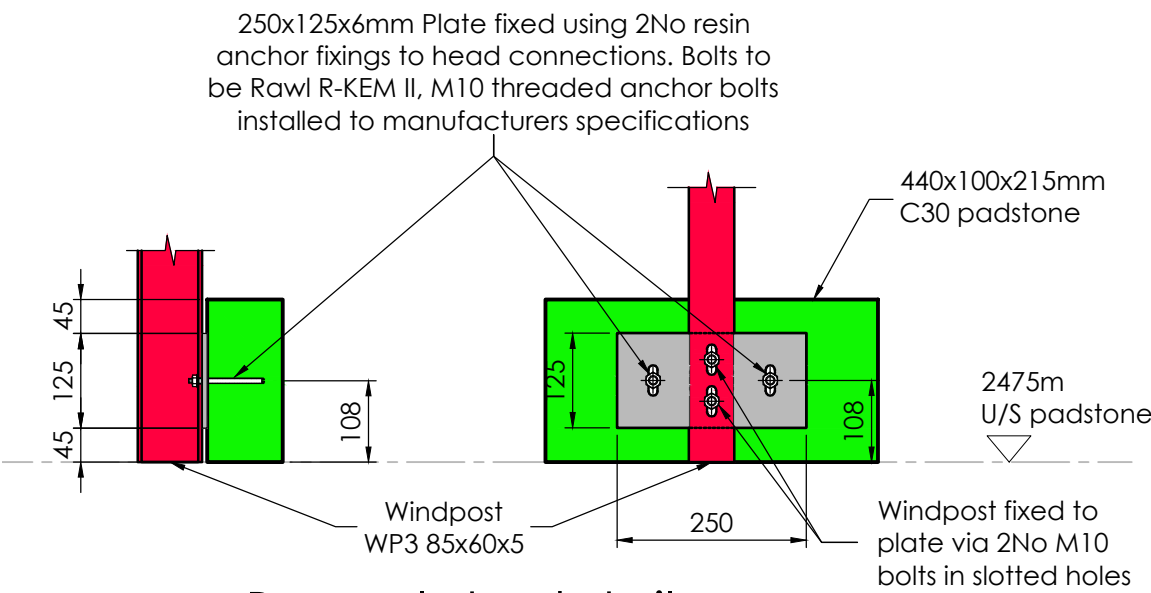


Plan view on WP03

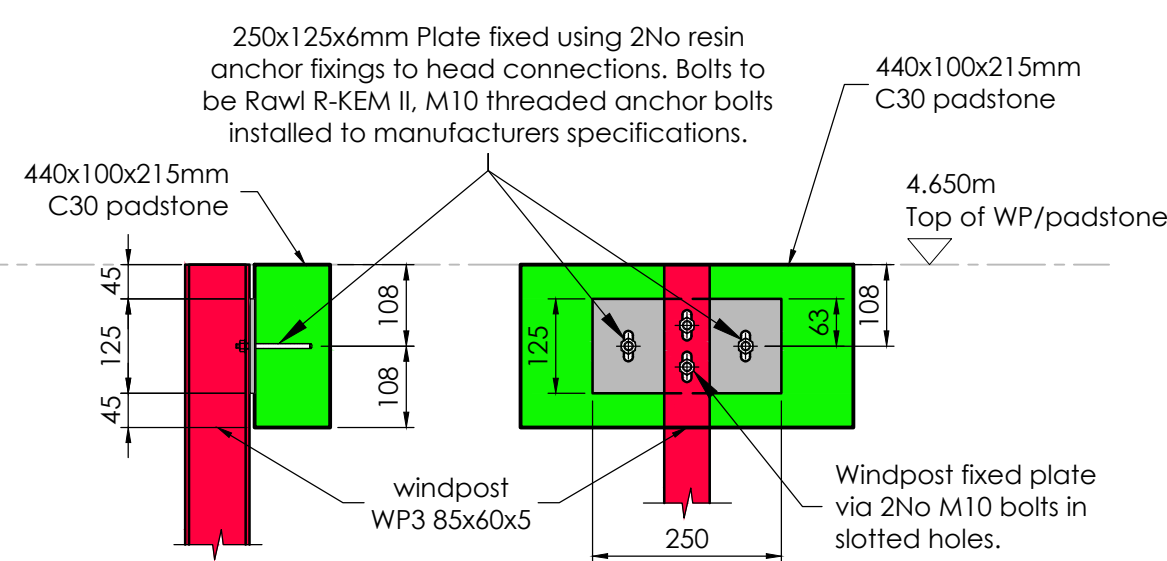
WINDPOST WP03 DETAILS



Plan on wind post



Base plate detail



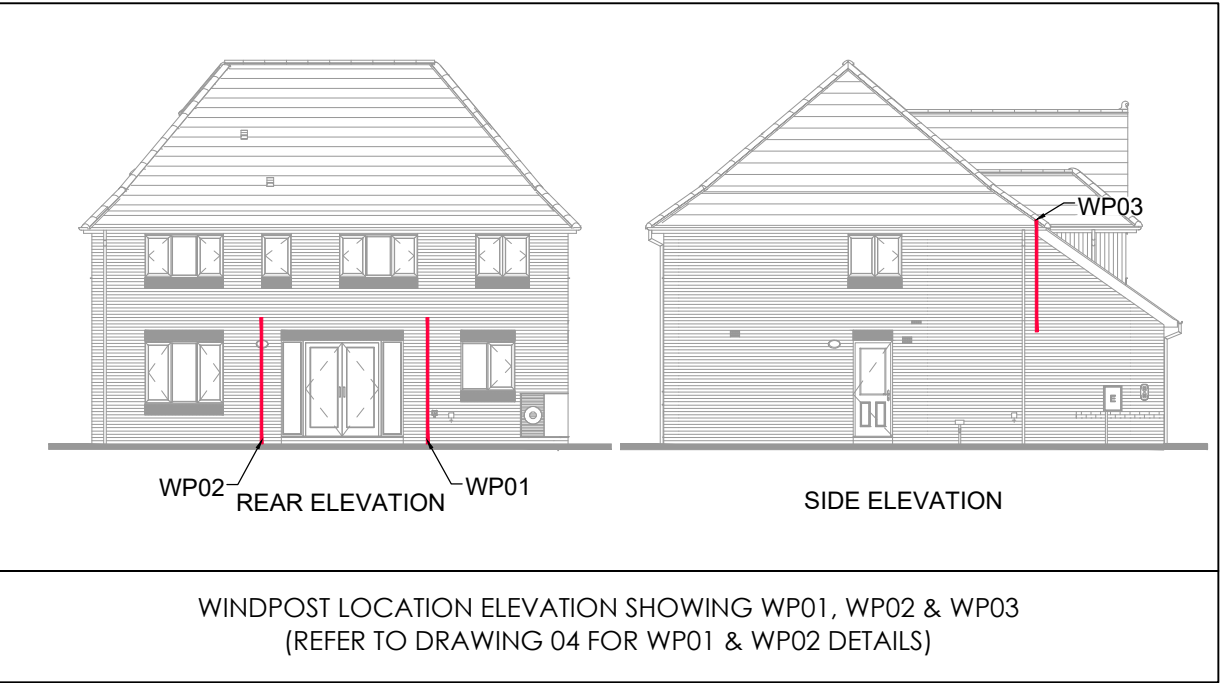
Head plate detail

Note different windpost lengths for each floor type and windpost position:

WP01/ WP02 - In-situ slab - 3075mm
Beam & Block - 3075mm
EPS Beam & Block - 3000mm

WP03 - 2240mm

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	21/04/23	Steel/padstone/WP level updated to correct wall plate level.	MC
A	22/02/23	Elevations updated in line with DCC2 revision	KF
Mark	Date	Details	By

Revision history

Drawing originator:



Client:



Project title:

Redrow Homes
Standard Housetype Catalogue

Drawing title:

Hampstead (EG_HAMP_DM)
First Floor Windpost (WP03)
BETTS_EG_HAMP_DM_Windpost WP03

Scale: As Indicated for the original size of A2

Drawn by: KF | Checked by: MC | Passed by: | Date: Aug 22

Drawing status:

Construction

Job No:	Drawing No:	Project	Origin	Volume	Level	Type	Discip.	Number	Revision:
RED737	HAMP	BET	00	FF	DR	S	05	B	

Do not scale this drawing

6-7 Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire, CH5 2LY
enquiries@betts-associates.co.uk
Tel 01244 288178

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)



Side Elevation



Rear Elevation



Front Elevation



Side Elevation

A	22/02/23	Elevations updated in line with DCC2 revision	KF
Mark	Date	Details	By

--	--	--	--

Revision history

Drawing originator:



Client:



Project title:

Redrow Homes Group
Standard Housetype catalogue

Drawing title:
Hampstead (EG_HAMP_DM)

Movement Joint/Bed joint reinforcement Elevations
BETTS_EG_HAMP_DM_MJ & BJR Elevation B1

Scale: 1:100 for the original size of A3

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

Drawing status:

Construction

Job No:	Drawing No:	Project	Origin	Volume	Level	Type	Discip.	Number	Revision:
RED 737	HAMP [BETTS]	-	00	DR	S	06	A		

Do not scale this drawing

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

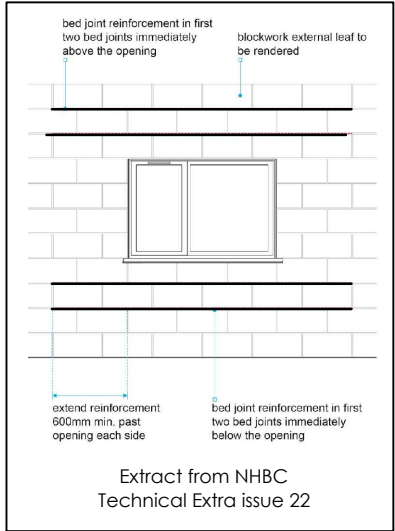
Chester 01244 288178 | Altrincham 0161 613531 |

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)

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 leaf of external walls must not be used on external leaf.



Front Elevation

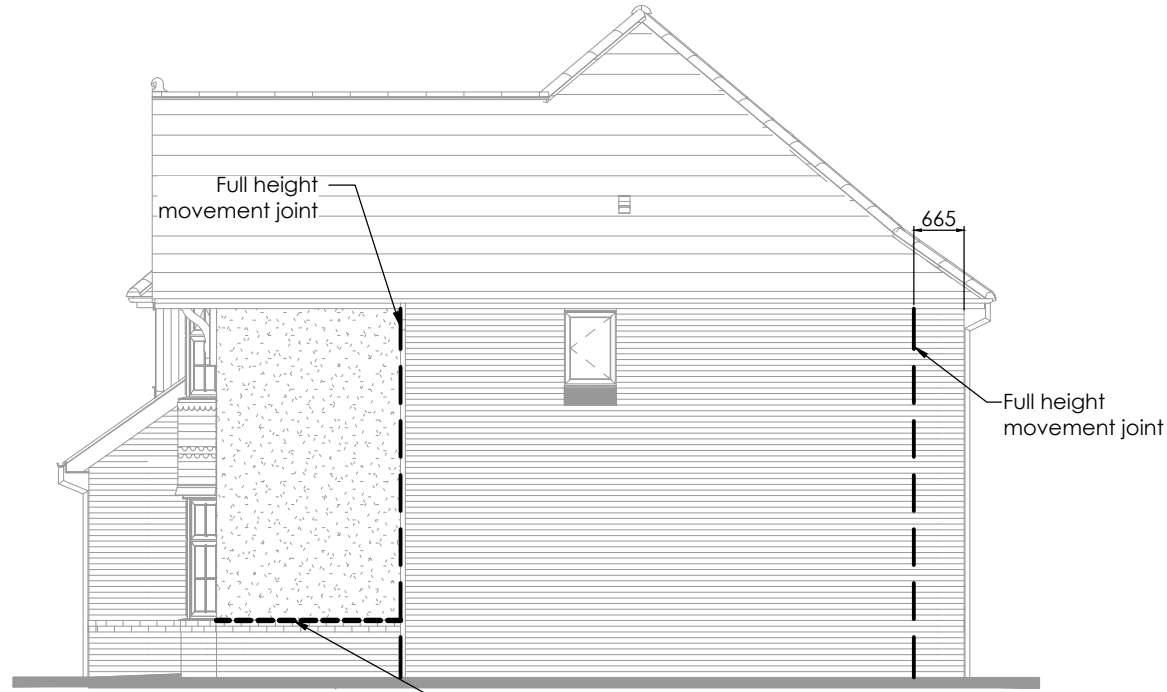
DPM slip membrane above brick banding



Side Elevation



Rear Elevation



Side Elevation

A	22/02/23	Elevations updated in line with DCC2 revision	KF
Mark	Date	Details	By

Revision history

Drawing originator:



Client:



Project title:

Redrow Homes Group
Standard Housetype catalogue

Drawing title:

Hampstead (EG_HAMP_DM)

Movement Joint/Bed joint reinforcement Elevations

BETTS_EG_HAMP_DM_MJ & BJR Elevation A1

Scale: 1:100

for the original size of A3

Drn by: KF

Chkd by: MC

Passed by:

Date: Aug 22

Drawing status:

Construction

Job No:

Drawing No:

Project Origin. Volume Level Type Discip. Number

Revision:

RED 737

HAMP [BETTS]

-

0

DR

S

07

A

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