



TFL 105.175
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

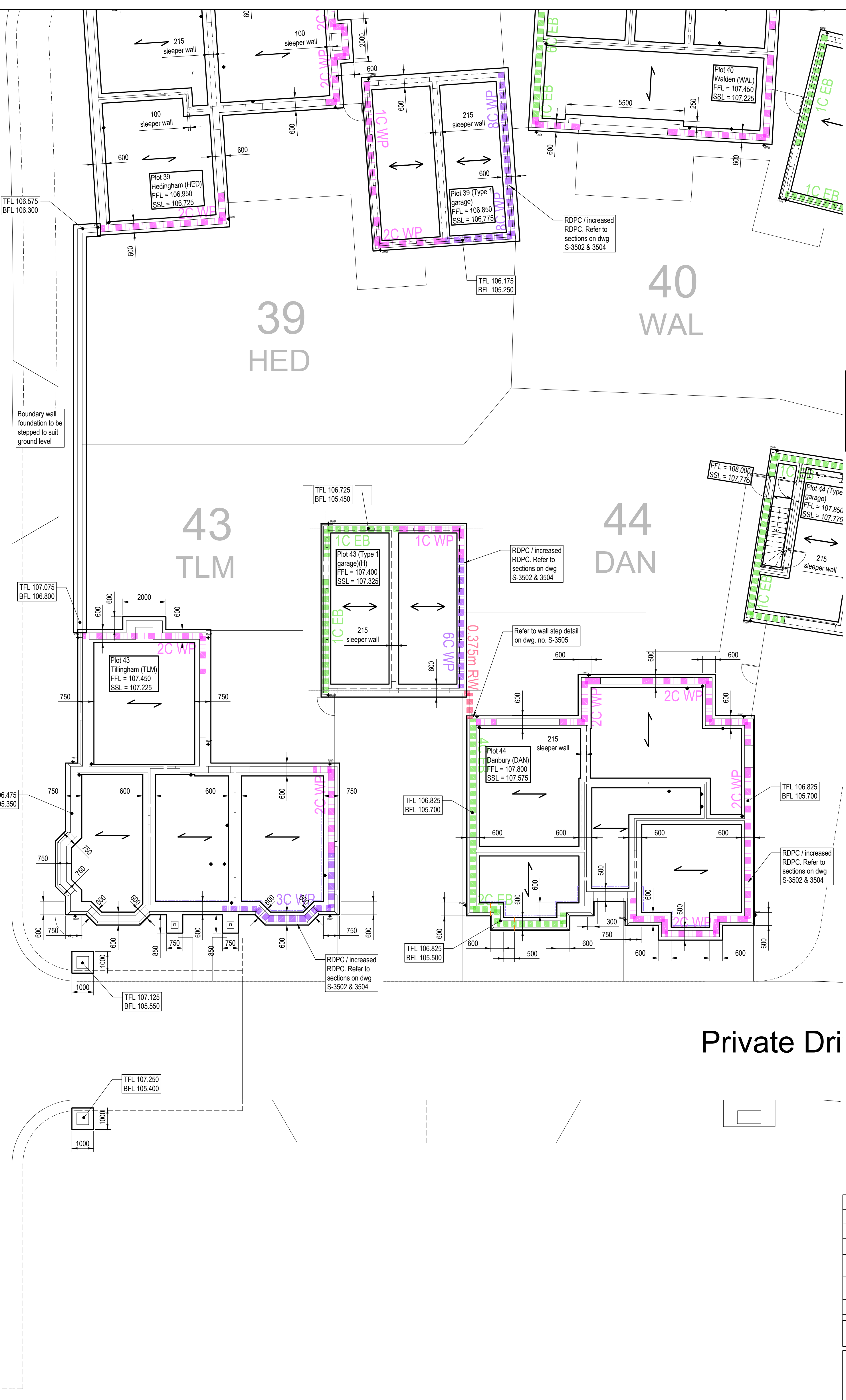
TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900

TFL 105.625
BFL 104.900



- General Notes**
- Where this drawing has been issued in electronic .dwg format, it has been done so in good faith. JNP Group do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to JNP Group. The electronic .dwg file should not be assumed to be to scale and should not be used for 'overlaying', setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information. JNP Group take no responsibility for this information, which should be checked against the originators paper drawing(s).
 - All dimensions are millimetres (mm), and levels are in metres (m) unless noted otherwise and should be checked on site prior to construction/fabrication.
 - Do not scale from this drawing. Only figured dimensions are to be relied upon. Don't hesitate to get in touch with JNP Group if additional information is required.
 - Any discrepancies between drawings of different scales and between drawings and specifications, where appropriate, to be reported to JNP Group for decision.
 - Copyright reserved. This drawing may only be used for The Client and location specified in the title block. It may not be copied or disclosed to any third party without the prior written consent of JNP Group.
 - This drawing should only be used for construction if the drawing status is "A4 - Approved/Stage Complete". JNP Group takes no responsibility for construction works undertaken to drawings that are not marked with this status.

Health & Safety Note

The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

HAZARD IDENTIFICATION BOX			
This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type	Hazard Description	Mitigation Measures / Residual Risk
1	Construction	Deep excavations in excess of 1m	The Contractor will implement safe methods of working for all deep excavations. Excavations may not be required to be deemed ready if the ground is to be decorated at 1m below Existing Ground Level SITE WORK

For typical sections, RDPC, exposed brickwork & heaveguard, refer to jnp dwg. nos. C86840-JNP-10-00-DR-S-3501-3505

For construction notes refer to jnp dwg. no. C86840-JNP-XX-XX-DR-S-1001

Top of foundation Houses (TFL) derived from:
Finishes = 225mm
Beam & block floor = 150mm
Sub floor wall = 525mm*
FFL - TFL (houses) = 900mm*

* Minimum dimension. This will increase to ensure TFL is minimum 150mm below existing ground level. Levels to be built up equally either side of wall.

Note: All blockwork strength below DPC to be 7.3N/mm² (see Masonry Notes - note 16 on dwg C86840-JNP-XX-XX-DR-S-1001) unless noted otherwise.

Refer to Architect's drawings for setting out of walls and foundations.

For location/settling out of service lintels, RWPs and SVPs and other services refer to Architect's drawings.

Porch post foundations based on Architect's drawings, Contractor to refer to latest Architect's drawings for porch post positions and setting out before excavating for foundations.

For typical boundary wall details refer to jnp dwg. no. C86840-JNP-10-00-DR-S-3505

Site layout based on Manohouse Architecture Site Layout, drg. no. 24403-1000 Rev PB received 15/7/2024.

External levels based on drg. nos. C86840-JNP-XX-XX-DR-C-2000-2004

Table 5
No tree planting zone for minimum depth foundations

Water demand	No tree planting zone
High	1.0 x mature height
Moderate	0.5 x mature height
Low	0.2 x mature height

Foundation levels based on existing levels on topographical survey by Survey Solutions drg. no. 45403PLS-01, dated 18/10/2022.

Foundation levels based on existing tree information on Arboriculture Implications report by SJA Trees Ref. SJA Air 23332-01 and Proposed tree information from MCA Landscape Plan MCA012405 dated 05/07/24

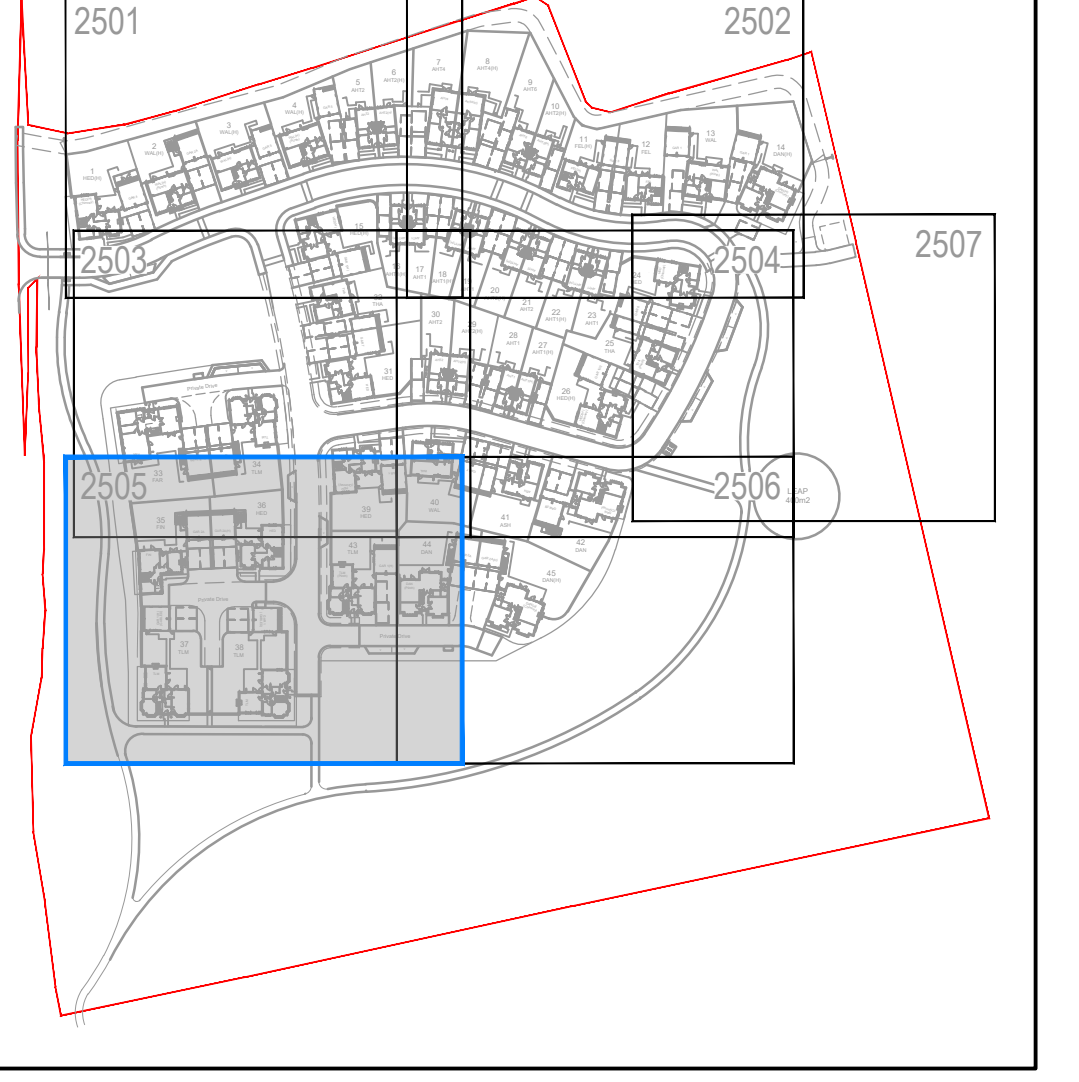
Foundation design for each plot, based on lowest existing level across each plot.

Retaining wall foundations to be cut back where they coincide with house foundations.

A safe bearing pressure of 100 kN/m² bearing into firm / stiff clays taken from the Phase II Geoenvironmental Assessment by GEMCO.

For low level retaining wall details (up to 750mm retaining) refer to jnp dwg. no. C86840-JNP-10-00-DR-S-3515

Key Plan (nts)



Rev	Description	By	Date
C3	25/1/2025	Key plan updated to show additional sheet	RJ / AB
C2	1/10/2025	Swamp walls amended to suit PCC floor manufacturer's drawings. Legend amended.	EM / AB
C1	23/1/2024	FFLs amended to reduce amount of piled pits, floor construction depth amended for private walls, foundation levels updated to suit, garage internal lobby FFLs added.	AJ / AB
T2	27/02/2024	Legend amended	EM / AB
T1	18/07/2024	First Issue for Tender	EM / AB
Rev	0000	Issued	Rev 1/2024 (App)

A4 - Approved/Stage Complete



Client: Bellway Homes Ltd (North London)
Job: Hares Leap, Henham, Essex

Foundation Plans
Sheet 5

