



16
T1(H)

17
AHT1

18
AHT1(H)

19
AHT1

20
AHT2(H)

21
AHT2

22
AHT1(H)

23
AHT1

24
HED

30
AHT2

29
AHT2(H)

28
AHT1

27
AHT1(H)

25
THA

26
HED(H)

49
HED

40
WAL

41
ASH

Legend

- Denotes span of 150. Jet floor
- Denotes span of 150 beam & block floor
- Denotes location of 50mm Heaveguard
- Denotes location of step in soft of foundation
- Denotes location of step in soft of foundation
- Denotes top of foundation level
- Denotes bottom of foundation level (see Strip & Trench Fill Foundation Notes)
- Denotes location of screen walls
- Denotes location of retaining walls
- Denotes finished levels by Civil Engineer
- Denotes existing levels
- Denotes Additional Exposed Brickwork below DPC (Underbuid)
- Denotes raised DPC / waterproofing, $\pm 150\text{mm}$ uno
- Denotes building step

Note: all foundations to be 450mm wide unless noted otherwise. All widths shown are minimum.

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/setting 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 Manorhouse Architecture Site Layout, drg. no. 24403-1000 Rev P6 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

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 MCA12405 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/mm² 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

General Notes

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- All dimensions are millimetres (mm), and levels are in metres (m) unless noted otherwise and should be checked on site prior to construction/fabrication.
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- 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. Foundations may not be excavated to the ground level if the ground is found to be decorated at 1m below existing ground level. SITE WORK

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

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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.

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C3	25/1/2025	Key plan updated to show additional sheet	RJ / AB
C2	10/10/2025	Slipper walls amended to suit PCC floor manufacturer's (Gardall) Legend added	EM / AB
C1	02/11/2024	FFLs amended to reduce amount of plaster pits. floor construction depth amended for private walls. Foundation levels updated to suit garage steelwork lobby FFLs added.	RJ / AB
T3	11/10/2024	Plans 24-25 and Plans 24-25 & 26 garages amended to Pile & C&B foundations.	EM / AB
T2	27/08/2024	Legend amended	EM / AB
T1	08/07/2024	First Issue for Tender	EM / AB
Rev	0001	Revisions	Rev 1/2024/0001

A4 - Approved/Stage Complete

Client:



Client: Bellway Homes Ltd (North London)
Job: Hares Leap, Henham, Essex
Title: Foundation Plans Sheet 4

Scale: 1:100
Drawing: FL 60_20
Date: 25/1/2025

Project: Hares Leap, Henham, Essex
Drawing: Foundation Plans Sheet 4
C86840-JNP-10-00-DR-S-2504 C3

