of 150 Jet floor
of 150 beam & block floor
on of 50mm Heaveguard.
on of step
ation.
on of step
ation.
of foundation level
m of foundation level (see Strip & Trench Fill Foundation Notes)
Denotes location of screen walls
Denotes location of retaining walls
76.90 Denotes finished levels by Civil Engineer
+75.92 Denotes existing levels
30.69 Denotes Additional Exposed Brickwork below DPC (Underbuild)
2C WP Denotes raised DPC / waterproofing, ≤150mm uno
3C WP Denotes raised DPC / waterproofing, ≥150mm uno
0.45m step 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

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. 45403IPLS-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 MCA0124/05 dated 05/07/24

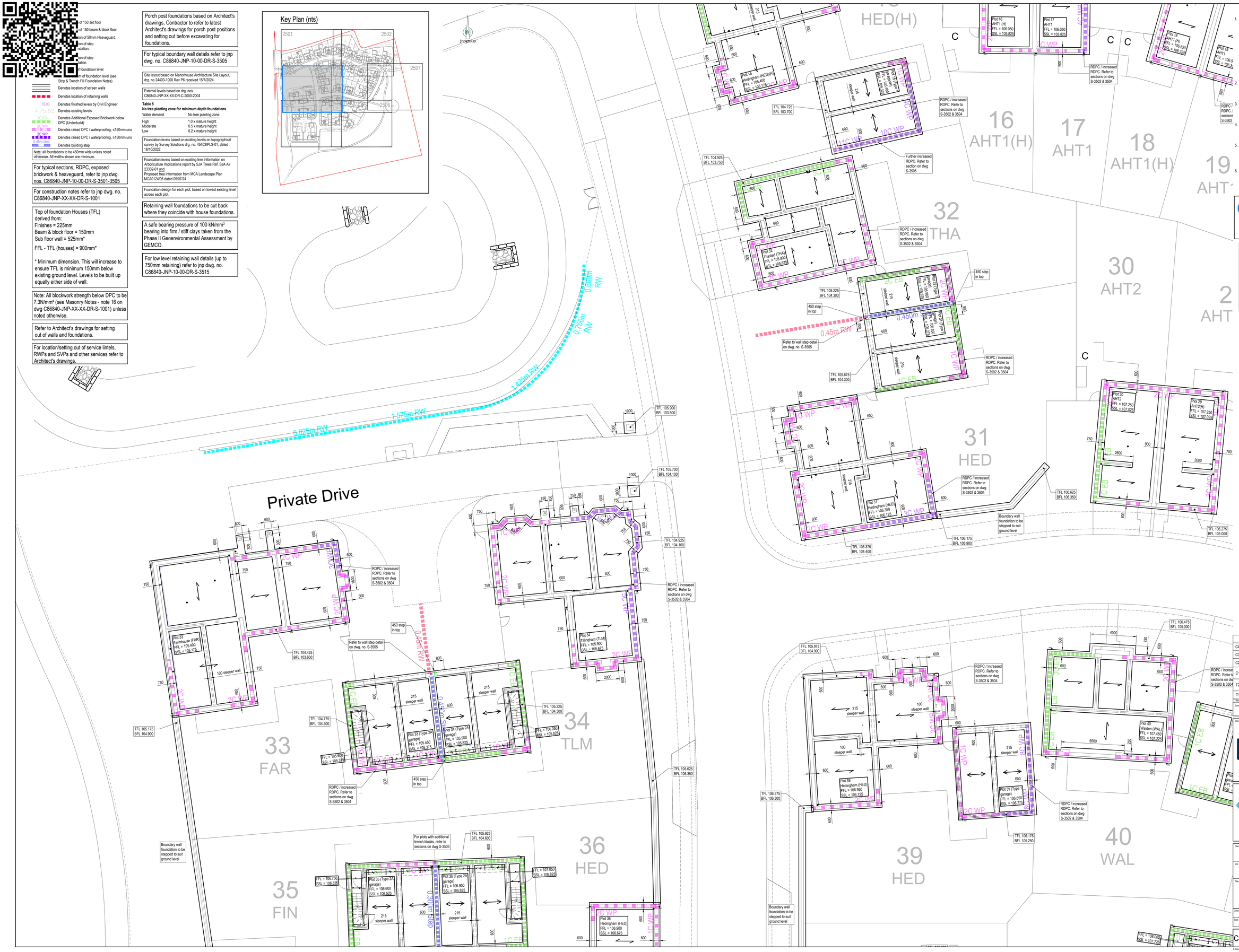
Foundation design for each plot, based on lowest existing level across each plot.

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

Key Plan (nts)



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Health & Safety Note

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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 (Construction/Maintenance/ Cleaning/Demolition/Acquisition)	Hazard Description	Mitigation Measures/ Residual Risk
1	Construction	Deep excavations (in excess of 1.5m)	The Contractor will implement safe methods of working for all deep excavations. Foundations may also be required to be deepened to ensure firm ground is found to be deepened at 1.5m below Existing Ground Level. SITE WIDE

Rev	Date	Description	Dr / Chk'd / App'd
C4	26/11/2025	Key plan updated to show additional sheet	RJ / AB
C3	28/01/2025	Foundation added for Plot 33 porch dwarf walls.	EML / AB
C2	17/01/2025	Sleeper walls and foundations amended to suit PCC floor manufacturer's drawings. Legend updated.	EML / AB
C1	22/11/2024	FFLs amended to reduce amount of piled pots, floor construction depth amended for private units, foundation levels updated to suit, garage stairwell lobby FFLs added.	RJ / AB
T2	27/09/2024	Legend amended	EML / AB
T1	19/07/2024	First Issue for Tender	EML / AB

Suitability: A4 - Approved/Stage Complete

Client Logo: Bellway

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Client: Bellway Homes Ltd (North London)

Job: Hares Leap, Henham, Essex

Title: Foundation Plans Sheet 3

Classification: F1, 60_20
Scale @ A0: 1:100

Project - Originator - Volume/Sub-volume - Location/Type - Discipline - Number: C86840-JNP-10-00-DR-S-2503
Revision: C4

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