



- 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 top of foundation.
  - TFL Denotes top of foundation level
  - BFL Denotes bottom of foundation level (see Strip & Trench FFL 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 (Underbault)
  - Denotes raised DPC / waterproofing,  $\leq 150\text{mm}$  uno
  - Denotes raised DPC / waterproofing,  $\geq 150\text{mm}$  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/mm<sup>2</sup> (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 lints, 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 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. 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 MCA/124/05 dated 03/07/24

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/mm<sup>2</sup> 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

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**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 COM Regulations 2015

| Hazard Ref. | Hazard Type  | 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. Excavations shall not be carried out deeper locally if the ground is found to be located at 1.5m below existing ground level. SITE WORK |

|    |            |  |         |
|----|------------|--|---------|
| C4 | 13/05/2028 | Plot 51 & Garage 51 position on site adjusted (ground level)                               | R2 / AB |
| C3 | 23/05/2028 | Plot 49 sub-wall thickness amended to 215mm at interface of house & garage                 | EM / AB |
| C2 | 13/05/2028 | Plot 49 & Garage 49/50 position adjusted slightly. No changes to FFLs or Foundation depths | R2 / AB |
| C1 | 28/10/2025 | Final Issue for Construction   | R2 / AB |
| DL | 28/10/2025 | Issue  | EM / AB |

**A4 - Approved/Stage Complete**

**Bellway**

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

Foundation Plans Sheet 7

Scale: 1:100

Author: [Name]

Check: [Name]

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Approved: [Name]

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