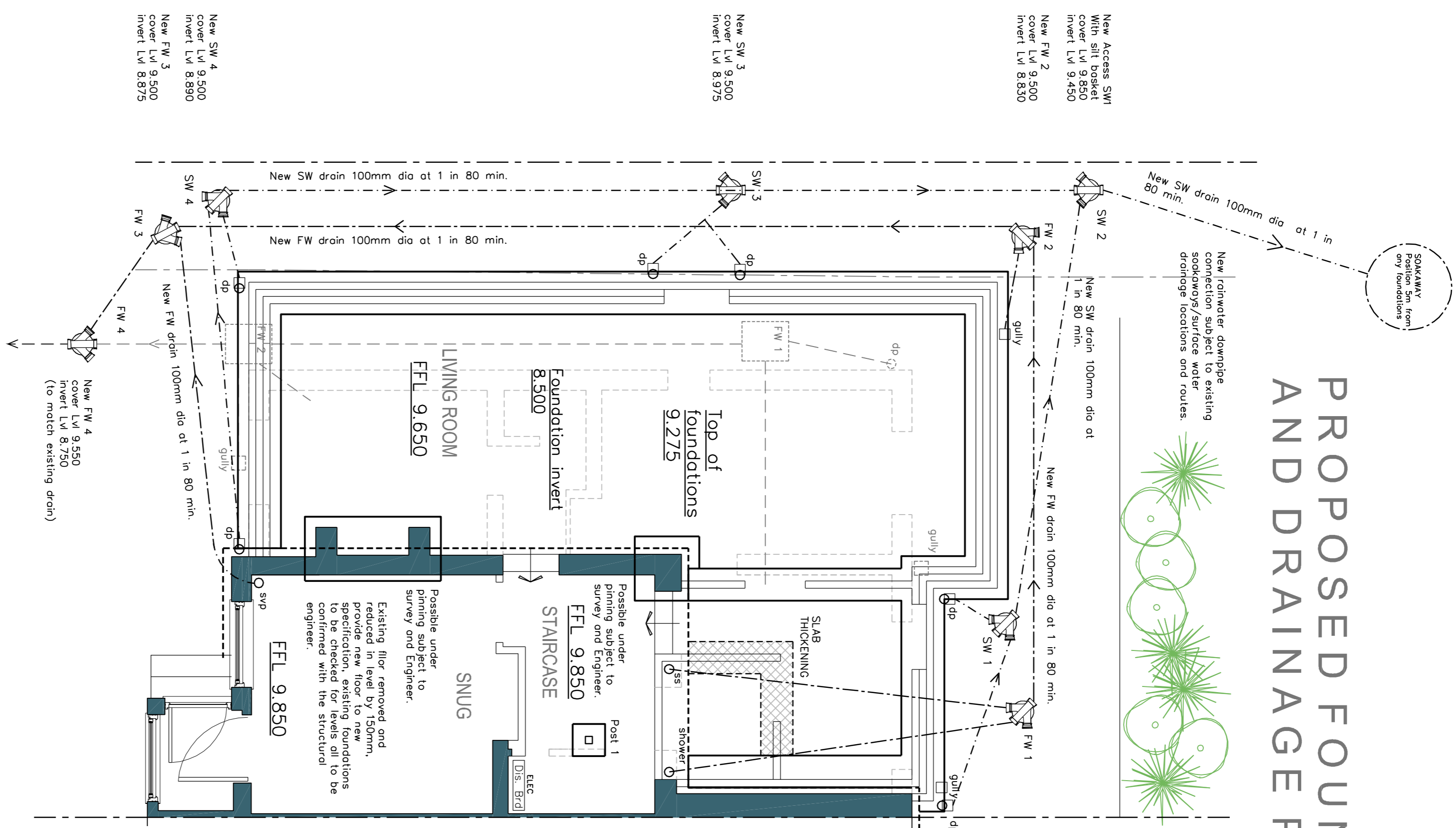
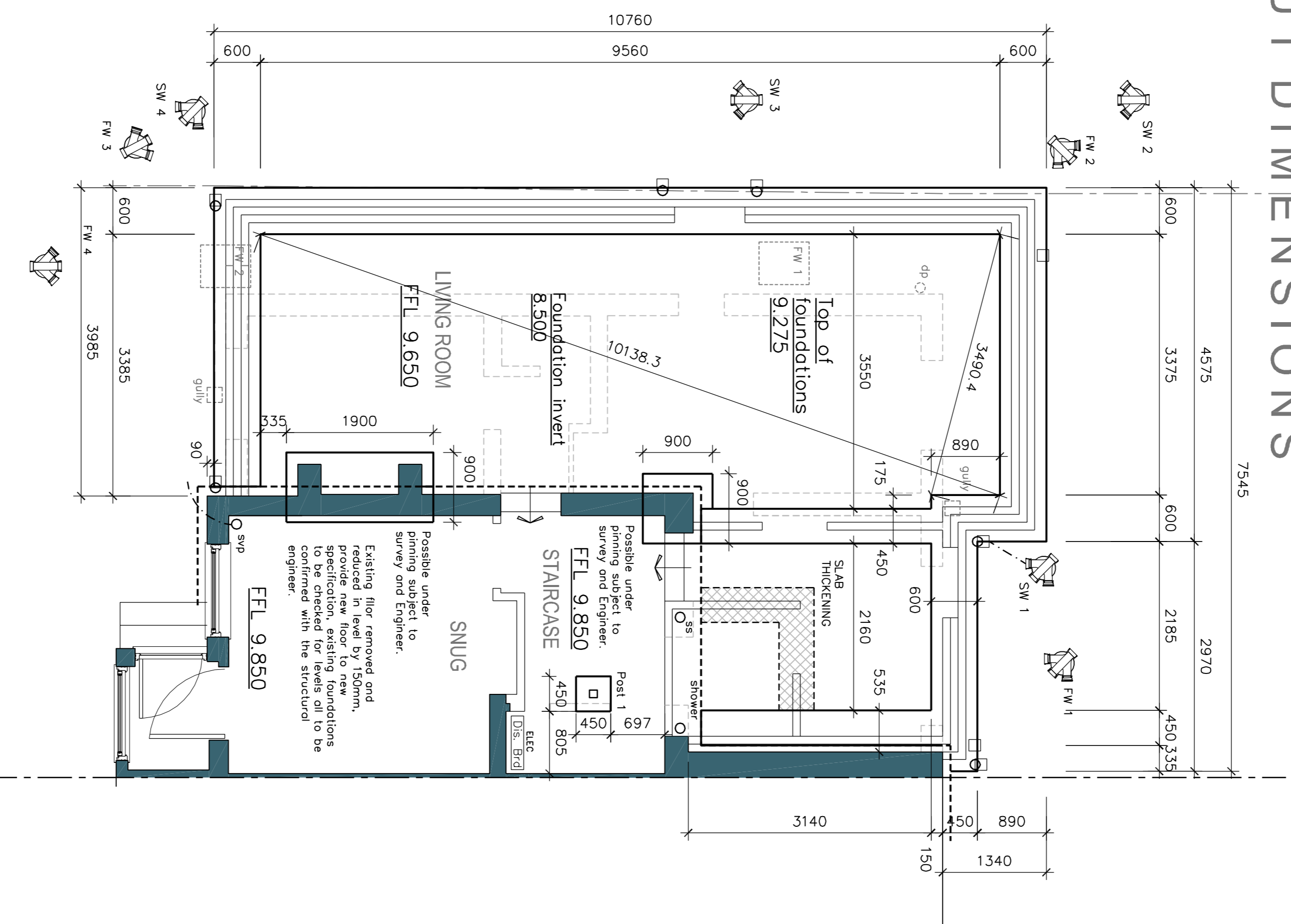
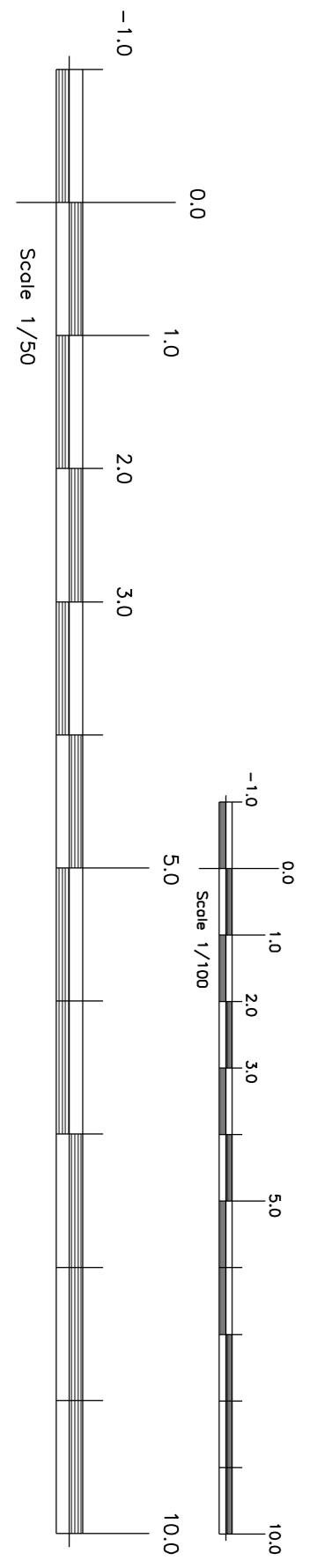


PROPOSED FOUNDATION SETTING OUT DIMENSIONS



PROPOSED FOUNDATION AND DRAINAGE PLAN



THIS DRAWING & ANY DESIGN THEREON IS THE COPYRIGHT OF INIGO ARCHITECTURE LTD AND MUST NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT.
ALL DIMENSIONS AND LEVELS ARE SUBJECT TO A THOROUGH AND ACCURATE ON SITE CHECK BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORKS.
ALL SIZES OF STRUCTURAL COMPONENTS ARE TO BE VERIFIED BY A STRUCTURAL ENGINEER.
ELECTRICAL INSTALLATION OR MODIFICATION, WATERS AND THE RELEVANT BRITISH STANDARDS AND C.O.P.S AND ARE TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND COMPLY WITH THE 17TH EDITION OF THE REGULATIONS INCLUDING AMENDMENTS 1 & 2. PLEASE NOTE ELECTRICAL CONTRACTORS MUST BE MEMBERS OF THE NATIONAL INSPECTOR COUNCIL FOR ELECTRICAL INSTALLATION & CONTRACTING (NICEIC) & THE ELECTRICAL CONTRACTORS ASSOCIATION. MECHANICAL INSTALLATION OR MODIFICATION INCLUDING HEATING & HOT WATER IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND COMPLY WITH THE 17TH EDITION OF THE REGULATIONS INCLUDING AMENDMENTS 1 & 2. ALL WORKS ARE TO COMPLY WITH THE LATEST VERSION OF THE BRITISH STANDARDS AND LOCAL REGULATIONS.
THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, CONSENTS AND DOCUMENTATION FOR ANY WORKS.
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL PLAN DRAWINGS & DOCUMENTS RELATING TO THE WORKS, DO NOT SCALE FROM THIS DRAWING EXCEPT FOR DIMENSIONS EXPRESSED.

CDM Regulations 2007 - Designers' Notes on Significant Residual Risks

1.
These notes relate solely to information shown on this drawing. Only significant risks which are considered to be unusual or unlikely to be obvious to a competent contractor or other designer will be highlighted. This information may be subject to revision as the design develops.

Refer to drawings	Verification Status	Verified by	Date
MEQ/DESIGN			
PLANNING			
BUILDING CONTROL		NMH	04/13
CONSTRUCTION			

No	Revision	Date	Drn	Chkd

Minimum depth of foundations to be 1250mm from GL on strikeable clay else 1500mm on all other soils. All foundations to be constructed in accordance with the structural engineer's recommendations, adopting C10/20 concrete to internal face to within 300mm from foundation bearing.
Locate existing foul & surface water drains and confirm all details prior to work. Suitable for surface water drainage through perforation testing.
Down pipes to connect to water butt, with over flow to connect to new soakaway, or existing surface water drains. Soakaways are to be located and removed if within proposed extension if there not combined.
Provide screw down type covers to existing and new drainage covers.
All rainwater downpipes to discharge in to ground in accordance with BS5255 Part 1 grids such as Hallowth SC2/1 & H11. See construction manual for specifications.
Make good external works and surface water drainage as required and to the clients details.
New foundation to be concrete trench fill and confirmed by the structural engineer following site investigation and sample testing.
Buried drainage to be confirmed on site. Client to advise on any public drainage on site or restrictive covenants.
All existing buried drainage to be site checked. Provide new drainage to connect existing drains to new soakaway in effected neighbours etc.
Inspect and make good and clean any defects with existing drains and clean prior to works, including drainage on adjacent properties to which new will connect.
Incoming service locations to be confirmed with utility companies.
New foundation to be constructed against existing and to underpin as required to suit all to the satisfaction of the building inspector/engineer.
New foundation to be at least equal to the depth of existing and lower than any level of adjacent existing foundations. All clay adopt details as given in specification for building near to trees if required to exceed any tree roots by at least 600mm.
Location of any public sewers to be established relative to new works and a build over agreement to be entered if required, be done to the Sewer authority approval and to their technical standards.

INIGO ARCHITECTURE LTD

Client: **Mr & Mrs Cherry**
Project Title: **Proposed Side And Rear Extension**
Project No: **L-04**
Scale: **1/50**
Date: **04/13**
Drawn by: **NMH**
Checked: **NMH**
Title: **Proposed Foundation And Drainage Plans**

CIAT CHARTERED PRACTICE AND DEVELOPMENT CONSULTANTS
4 NORWICH ROAD BARTON-LE-CLAY BEDFORDSHIRE MK45 4DQ
E-mail: info@inigoarchitecture.co.uk
Tel: 01582 883428