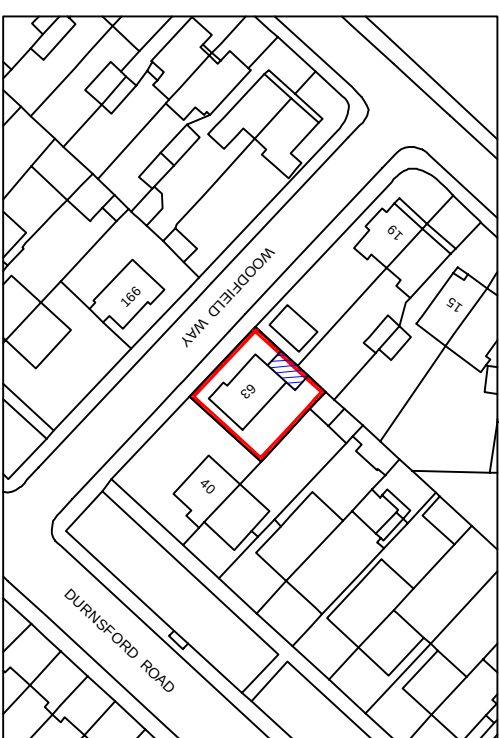
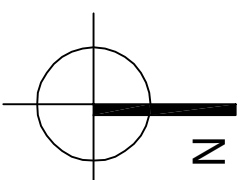
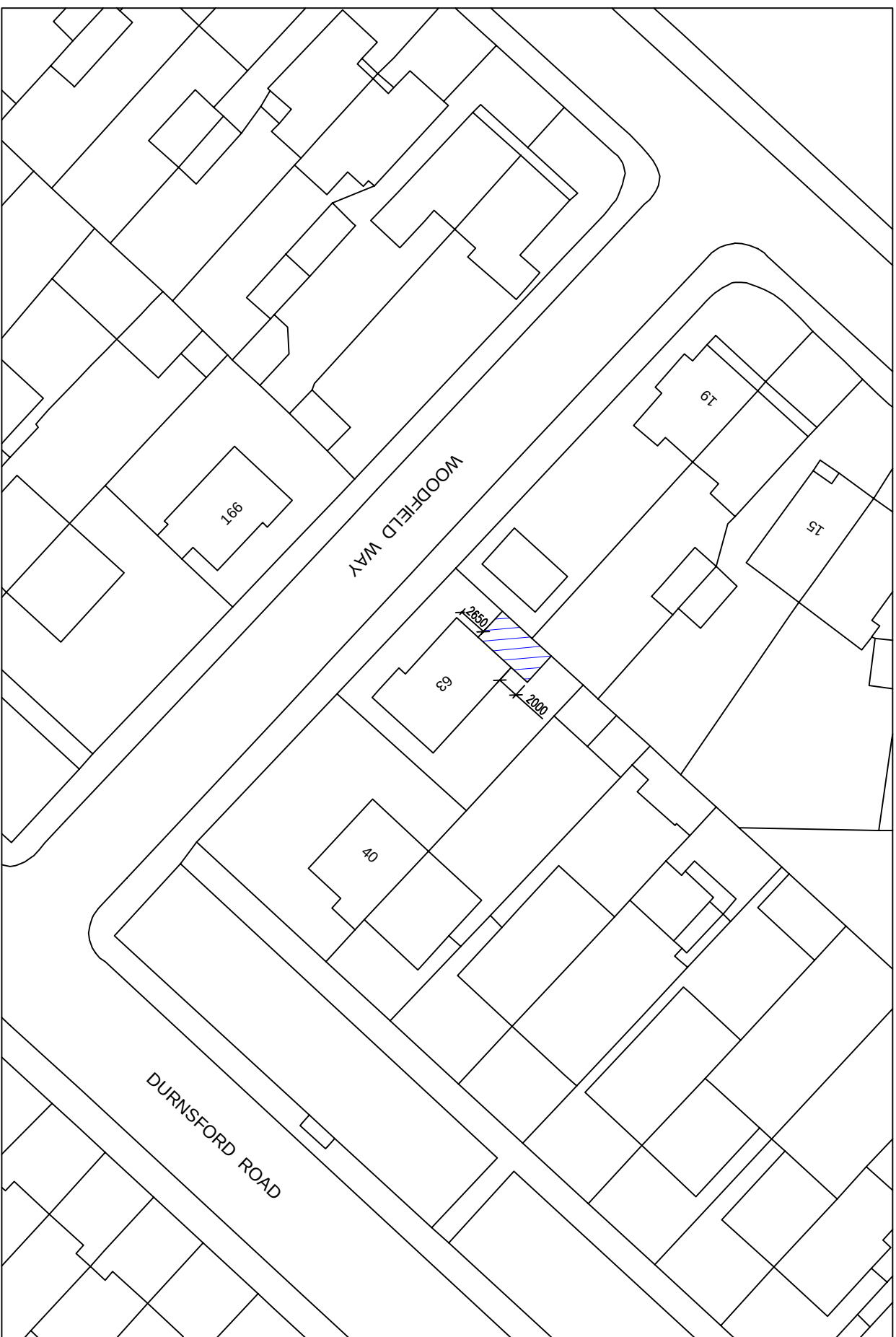
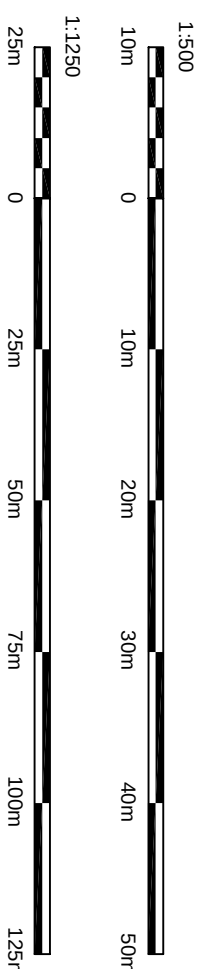




LOCATION PLAN

scale 1:1250



DRAWING STATUS		PLANNING	
REV.	DATE	NAME	DESCRIPTION
PORTICO DESIGN LTD 127-129 Tumble Lane, Horseley, London, NN 0DU 020 8342 8289			
GENERAL NOTES: All dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and re-confirm all dimensions on site during the course of the works prior to setting out on site. This drawing to be read in conjunction with all other Architects' and Engineer's drawings, Structural Engineers' calculations and any specialist supplier's drawings. Furthermore it is responsible and should:- 1. Ensure that all working drawings and calculations are completed, approved by Building Control and Planning Departments & that they are the current revised drawings before any works start on site. 2. Inform the Building control department that the works are about to commence on site after receiving an approved decision from planning / building control in writing for your proposed works. 3. Verify boundary line & ground conditions including checking positions and new connections of all gas, electrical, water & other services drainage ect, within the site prior to the commencement of excavations 4. Owner is responsible for establishing an safe boundary line as Portico Design are not responsible for excavations if materials or structures are damaged by the piling and/or foundation control equipment used on the site. Any work should be carried out by the piling and/or foundation control 5. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the start to end of building works requested by building control or any other third party's instruction during building works 6. Request a copy of the Party Wall Award where works affect party wall & involve excavations within 3 meters of adjoining buildings or building over a public sewer. (clients responsibility)			
7. Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and temporary supports are in place, "do not touch off" prior to approval of drawings are at the contractors/Builders risk. (all Portico Design drawings must be approved before works commenced) Builders Risk, (all Portico Design drawings must be planned & building control approved) 8. Works carried out under a building notice or prior to approval of drawings are at the contractors/Builders risk. 9. Any discrepancies, either between written and site measurements or between this drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of Portico Design before executing the structural, drainage, mechanical and electrical works. This includes types of materials if structural stone on drawings do not match what is on site then it will need to be brought to Portico Design attention straight away before commencing work. If the drawings do not match the site conditions, the contractor shall be held responsible for any damage caused by the contractor. If the contractor has been instructed or approved by building control or the engineer before works commenced, then the contractor shall be held responsible for any damage caused by the contractor. 10. All of Portico Design structural designs are subject to findings being in deep, if however the existing foundation is different a trial-hole will need to be dug to establish the existing foundation type and building control will need to advise on a different method of construction, achieved by building control additional cost or paid by the contractor. If the contractor has been instructed or approved by building control or the engineer before works commenced, then the contractor shall be held responsible for any damage caused by the contractor. 11. All walls which have been designed to be removed on plans are to be checked on site by building control inspector/BUILDER for load bearing or non-load bearing status before purchases of steel/s, if non-load bearing then steel/s should not be ordered. No refund or claim can be given against Portico Design on the design/materials changed for these steel/s.			
OTHER NOTES: All structural steelwork and roof finishes on this drawing to match existing materials. All in proposed details shown on this drawing will be designed not protrude more than 150mm from the existing roof profile. All new proposed windows shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing. For a permitted development loft design, the dormer designed on this drawing is set back from the eaves by 200mm, this note is a confirmation that it is designed this way. All works to be set back from the eaves by 200mm, this note is a confirmation that it is designed this way. All works to be set back from the eaves by 200mm, this note is a confirmation that it is designed this way. All works to be set back from the eaves by 200mm, this note is a confirmation that it is designed this way. An inspection of the underground drainage was not possible on survey. Contractor should check drainage units and invert levels prior to starting work on site and notify building control of results. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONSTRUCTION.			
TERMS - this drawing has been created for Portico Design Ltd for the Client, only, a bound contract has been made between them in which a signed contract for execution of works involving person-working hours for this drawing has been made. This drawing is not to be used for any other purpose without the written consent of Portico Design. Portico Design Ltd hold full copyright of this material and have the legal right to control the use of these works, any company, department or person that infringes these rights will be subject to legal compensation brought against them, client accepting these terms here agreed on all the above by signing contract between both party's and acknowledging that no financial cost may be given. 12. All drainage connections is assumed & is subject for foul and surface connections should be approved by building control before works commence.			
PRINT @ A3 SHEET SIZE			
THIS DRAWING CONTENT INCLUDING NOTES IS BOUND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & PORTICO DESIGN LTD			
SITE ADDRESS		63 WOODFIELD WAY, NEW SOUTHGATE, LONDON, N11 2NR	
DRAWING TITLE		PROPOSED DRAWINGS	
DRAWN AT HEAD OFFICE		DRAWN BY	
SCALE AS SHOWN		@ A3 31. JANUARY, 2024	
DRAWING NO.	REVISION		
15.	-		