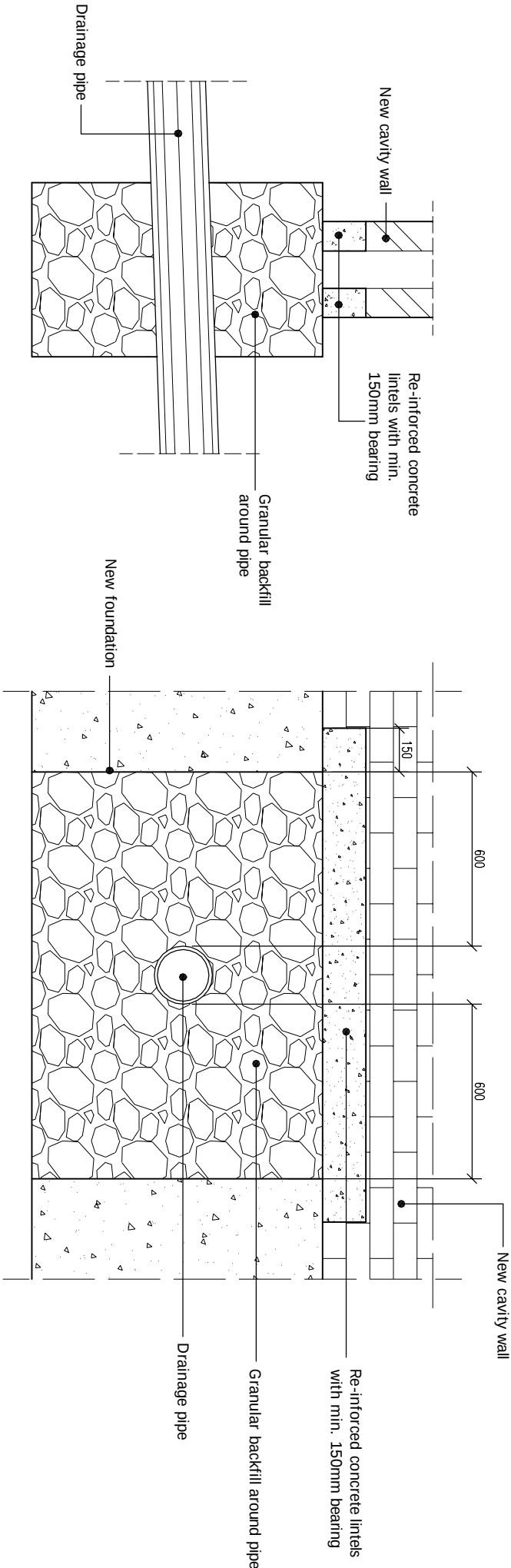
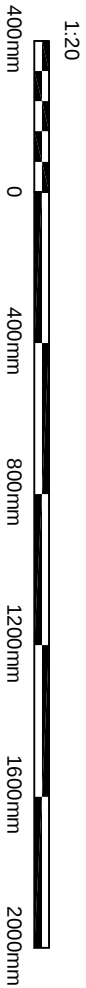


The invert levels of existing drains to be confirmed on site. Bottom of new foundations to be below the invert level of any adjacent drains onto a suitable sub-soil.



DETAIL - DRAINAGE PIPE THRU FOUNDATION

Scale 1:20



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ALL STRUCTURAL ELEMENTS (such as beams, lintels, joists, rafters, columns, walls, foundations and etc.) SHOWN ON DRAWINGS ARE ONLY INDICATIVE. THEY ARE SUBJECTED TO FURTHER STRUCTURAL ENGINEER'S CONSIDERATION.

DRAWING STATUS	CONSTRUCTION
REV.	DATE
NAME	DESCRIPTION

PORTICO DESIGN LTD	
127-129 Turnpike Lane, Hornsey, London, N8 0DU	
020 8342 8289	

GENERAL NOTES:

- Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check, and co-ordinate all dimensions on site during the course of the works and prior to setting out on site. This drawing to be read in conjunction with all other Architect's and Engineer's drawings. Structural Engineers' calculations and any specialist supplier's drawings, however, is responsible and should-Engineers' calculations and any specialist supplier's drawings, however, is responsible and should-Engineers' calculations and any specialist supplier's drawings, however, is responsible and should-
- Planning Departments & that they are the current revised drawings before any works start on site, on approved decision from planning / building control in writing for your proposed works.
- Verify boundary lines & ground conditions including checking positions and new connections of all gas, water, electricity, drainage, and other services. The client to provide access to all services and check the existing layout. The client to provide access to all services and check the existing layout. The client to provide access to all services and check the existing layout.
- Portico Design are not responsible for builders changing design methods from proposed works. The client is responsible for establishing own boundary lines as Portico Design are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. If uncertain a land search should be carried out by the homeowner/contractor.
- Portico Design are not responsible for builders changing design methods from proposed works. The client is responsible for establishing own boundary lines as Portico Design are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. If uncertain a land search should be carried out by the homeowner/contractor.
- Owner's responsibility for providing additional materials and labour for any 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.
- Request a copy of the Party Wall Award where works affect party wall or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (Clients responsibility)

- Where works involve excavation 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 scale off this drawing as the scaling may be off-works carried out under a building notice or prior to approval of drawings are of the contractor/owner risk. (all Portico Design drawings must be approved before works commence and approved by building control or the engineer before works can commence.
- Any discrepancies, either between written and the dimensions 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. The client to provide access to all services and check the existing layout. The client to provide access to all services and check the existing layout. The client to provide access to all services and check the existing layout.
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OTHER NOTES:

- All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed waterproofing, drainage, and other services. The client to provide access to all services and check the existing layout. The client to provide access to all services and check the existing layout. The client to provide access to all services and check the existing layout.
- Portico Design are not responsible for builders changing design methods from proposed works. The client is responsible for establishing own boundary lines as Portico Design are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. If uncertain a land search should be carried out by the homeowner/contractor.
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SITE ADDRESS
63 WOODFIELD WAY, NEW
SOUTHGATE, LONDON, N11 2NR

DRAWING TITLE

PROPOSED DRAWINGS

DRAWN AT HEAD OFFICE

SCALE AS SHOWN @ A3 15. DECEMBER, 2023

DRAWING NO.

12.

REVISION

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THIS DRAWING'S CONTENT INCLUDING NOTES IS BOUND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & PORTICO DESIGN LTD