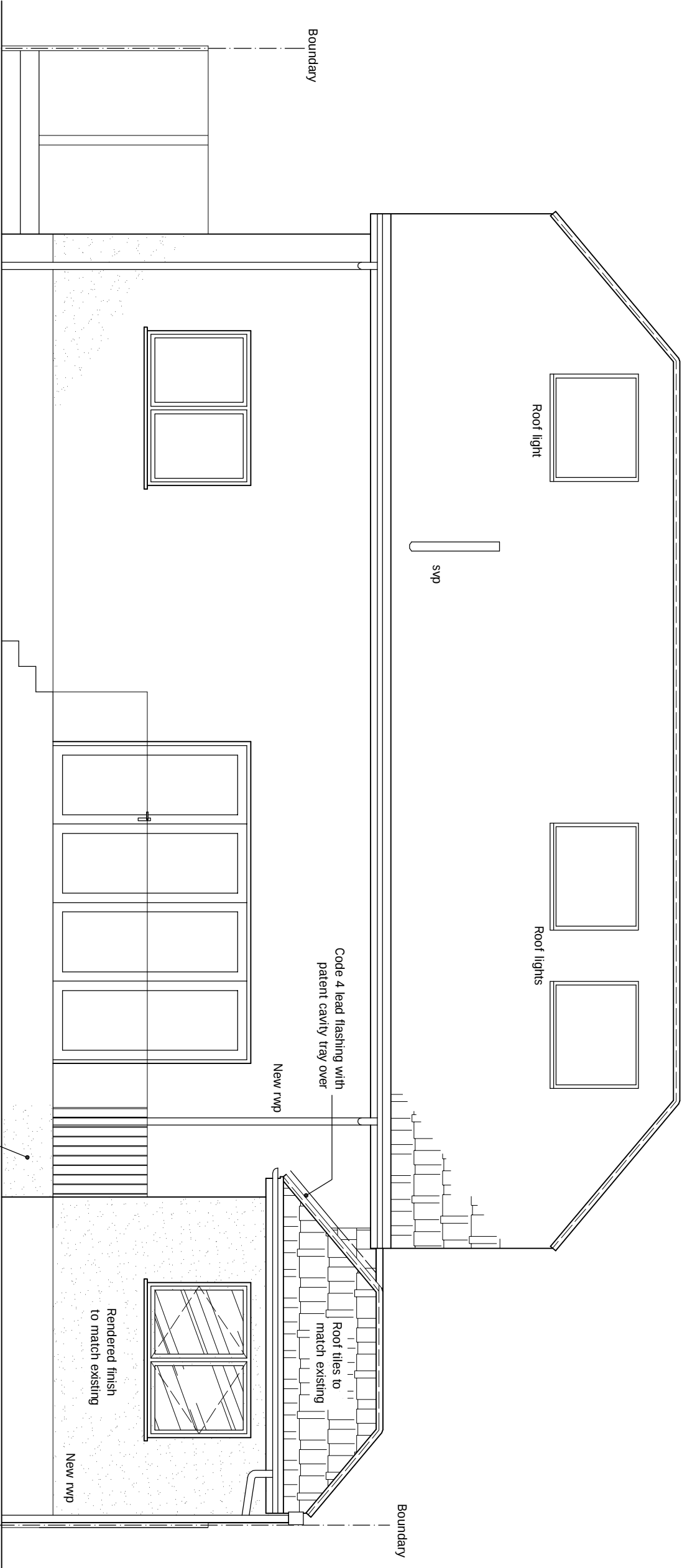


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ALL STRUCTURAL ELEMENTS (such as beams, lintels, joists, rafters, columns, walls, foundations and etc.) SHOWN ON DRAWINGS ARE ONLY INDICATIVE. THEY ARE SUBJECTED TO FURTHER STRUCTURAL ENGINEER'S CONSIDERATION.

DRAWING STATUS	CONSTRUCTION
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REV.	DATE	NAME	DESCRIPTION
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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 Engineer's calculations and any specialist supplier's drawings. Homeowner is responsible and should ensure that all working drawings and calculations are completed, approved by Building Control or 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 lines & ground conditions including checking positions and new connections of all gas, water, electricity, drainage, and other services. The client is responsible for any additional checks required. The client is responsible for any additional checks required. The client is responsible for any additional checks required.
4. Portico Design are not responsible for builders changing design methods from proposed works. The client is responsible for any additional checks required. The client is responsible for any additional checks required.
5. Owner is responsible for purchasing additional materials and any additional engineering design costs for any additional structural design changes 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 or involve excavations within 3 meters of adjoining buildings or building over a public sewer. (Clients responsibility)

OTHER NOTES:

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. No scale off this drawing as the scaling may be off.
8. Works carried out under a building notice or prior to approval of drawings are at the contractor/owner's risk. (all Portico Design drawings must be approved before works commence and approved by building control or the engineer before works can commence.
9. 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.
10. All of Portico Design structural drawings are subject to loading being 7m deep. If the depth of the foundation is less than 7m, the foundation will need to be designed by an engineer with an additional cost being implemented. The existing foundation type and building control will need to advise on a different method of construction. If requested by building control either a raft or piled foundation. All walls / roofs to be designed by an engineer with an additional cost being implemented. All walls / roofs to be designed by an engineer with an additional cost being implemented. All walls / roofs to be designed by an engineer with an additional cost being implemented.
11. All walls / roofs to be designed by an engineer with an additional cost being implemented. All walls / roofs to be designed by an engineer with an additional cost being implemented. All walls / roofs to be designed by an engineer with an additional cost being implemented.
12. All drainage connections is assumed & is subject for checking by customer. Homeowner is responsible for any additional checks required. The client is responsible for any additional checks required. The client is responsible for any additional checks required.

OTHER NOTES:

All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed windows and doors shown on this drawing which overlook other property's are designed to be non opening and of obscure glazing. For a permitted development lot 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 carried out in accordance with the latest appropriate codes of practice and to comply with current building regulations.
An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and report back to Portico Design Ltd for the "client" only. A bound contract has been made between both party's in which a signed contract for creation of works involving person-seeing hours for this drawing has been made. No refund will be allowed or claim made of drawing and any other drawings relating to this project for whatever reason can be made. The client is responsible for any additional checks required. The client is responsible for any additional checks required. The client is responsible for any additional checks required.
12. All drainage connections is assumed & is subject for checking by customer. Homeowner is responsible for any additional checks required. The client is responsible for any additional checks required. The client is responsible for any additional checks required.

SITE ADDRESS

63 WOODFIELD WAY, NEW
SOUTHGATE, LONDON, N11 2NR

DRAWING TITLE

PROPOSED DRAWINGS

DRAWN AT	HEAD OFFICE	DRAWN BY
SCALE AS SHOWN	@ A3	15. DECEMBER, 2023

DRAWING NO.	REVISION
09	-