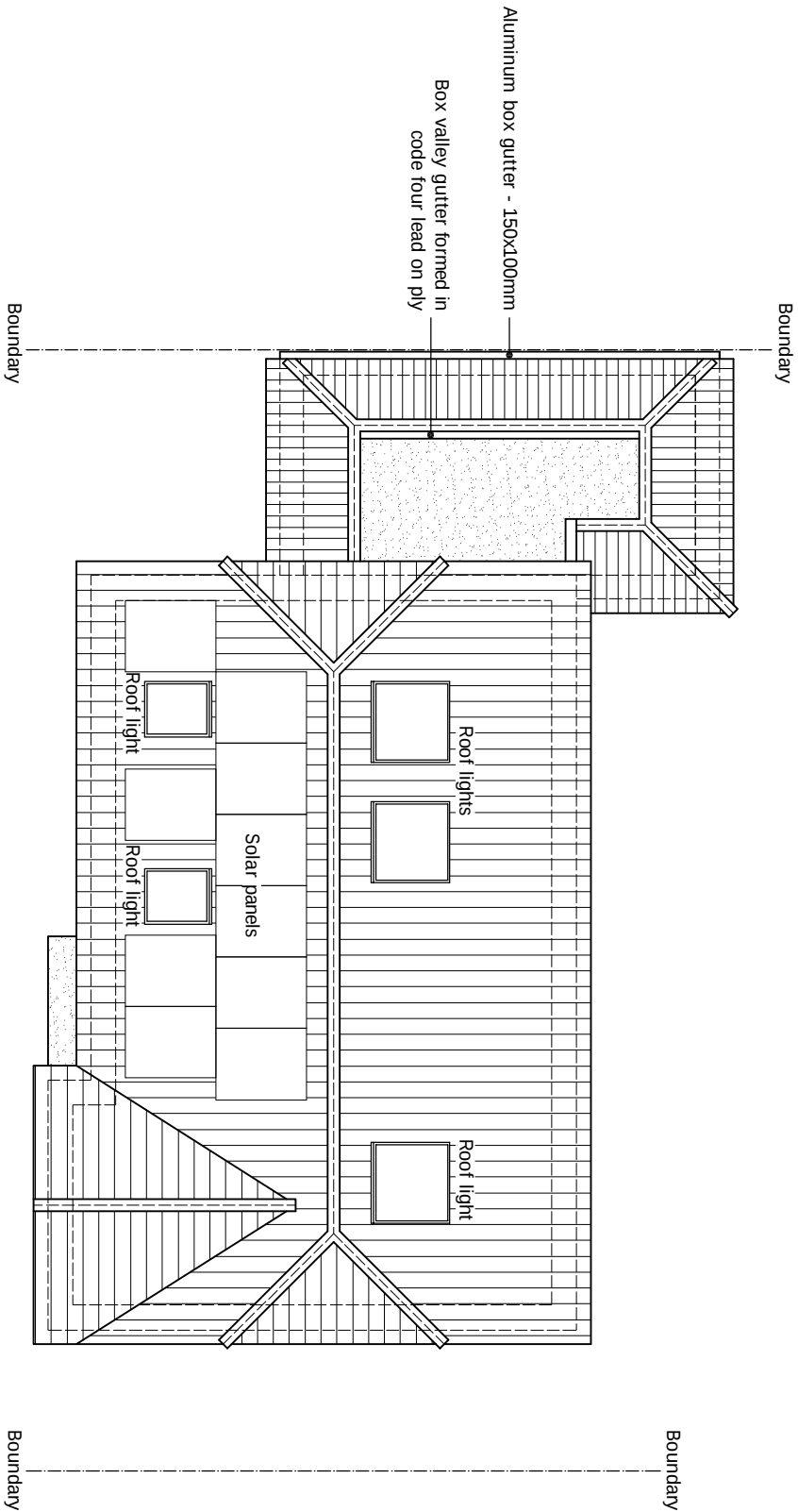
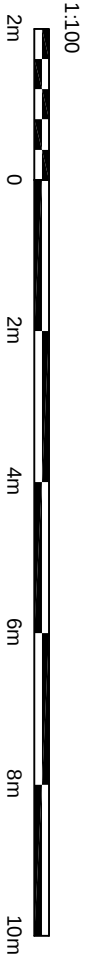




PROPOSED ROOF PLAN

scale 1:100



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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			
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, 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.							
REV.	DATE	NAME	DESCRIPTION				
PORTICO DESIGN LTD							
127-129 Turnpike Lane, Hornsey, London, N8 0DU 020 8342 8289							
1. 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, electrical, water & other services. If any services are found to be in conflict with the proposed works, the homeowner 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.							
4. Portico Design are not responsible for builders changing design methods from proposed works. The client is responsible for ensuring that any changes to the design are agreed in writing with the architect.							
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 or 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 of necessary propping and temporary works are designed and installed in accordance with current building regulations.							
8. Works carried out under a Building Notice or prior to approval of drawings are of the contractor/owner's risk. (all Portico Design drawings must be approved before works commence). Builders building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works.							
9. The contractor is responsible for ensuring that all works are carried out in accordance with the relevant codes of practice, standards, and specifications. The contractor is responsible for ensuring that all works are carried out in accordance with the relevant codes of practice, standards, and specifications.							
10. All of Portico Design structural designs are subject to footings below 1m deep, if not otherwise stated. The existing foundation is different a full-blown wall need to be dug to establish the method of construction, if requested by building control either a raft or piled foundation, this will need to be designed by an engineer with an additional cost being implemented.							
11. All walls / which have been designed to be removed on plans are to be checked on site by the contractor. If a non-load bearing then steel's should not be ordered. No refund or claim can be given against Portico Design on the design/materials charged for these steel's/.							
OTHER NOTES:							
All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed waterproofing, insulation, and glazing to be installed in accordance with current building regulations. 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 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 ensure they are not blocked. If blocked, they should be cleared before any works commence. THIS IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.							
TERMS - this drawing has been created by 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-sitting 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 against Portico Design. Portico Design Ltd hold full copyright of this material and have the full right to control the use of these works, any contract, agreement or person that provides these rights will be subject to legal compensation brought against them. client accepting these terms has agreed on all the above by signing contract between both party's and understands that no refunds can be given.							
12. All drainage connections is assumed & is subject for checking by client. Homeowner should be building control, drainage engineer, or other relevant authority before any works commence. Approved by building control, drainage engineer, or other relevant authority before any works commence.							
THIS DRAWING'S CONTENT INCLUDING NOTES IS BOUND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & PORTICO DESIGN LTD							
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DRAWING NO.				DRAWING TITLE			
SCALE AS SHOWN @ A3				PROPOSED DRAWINGS			
26. JANUARY. 2024				DRAWN BY			
REVISION				DRAWN AT HEAD OFFICE			
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