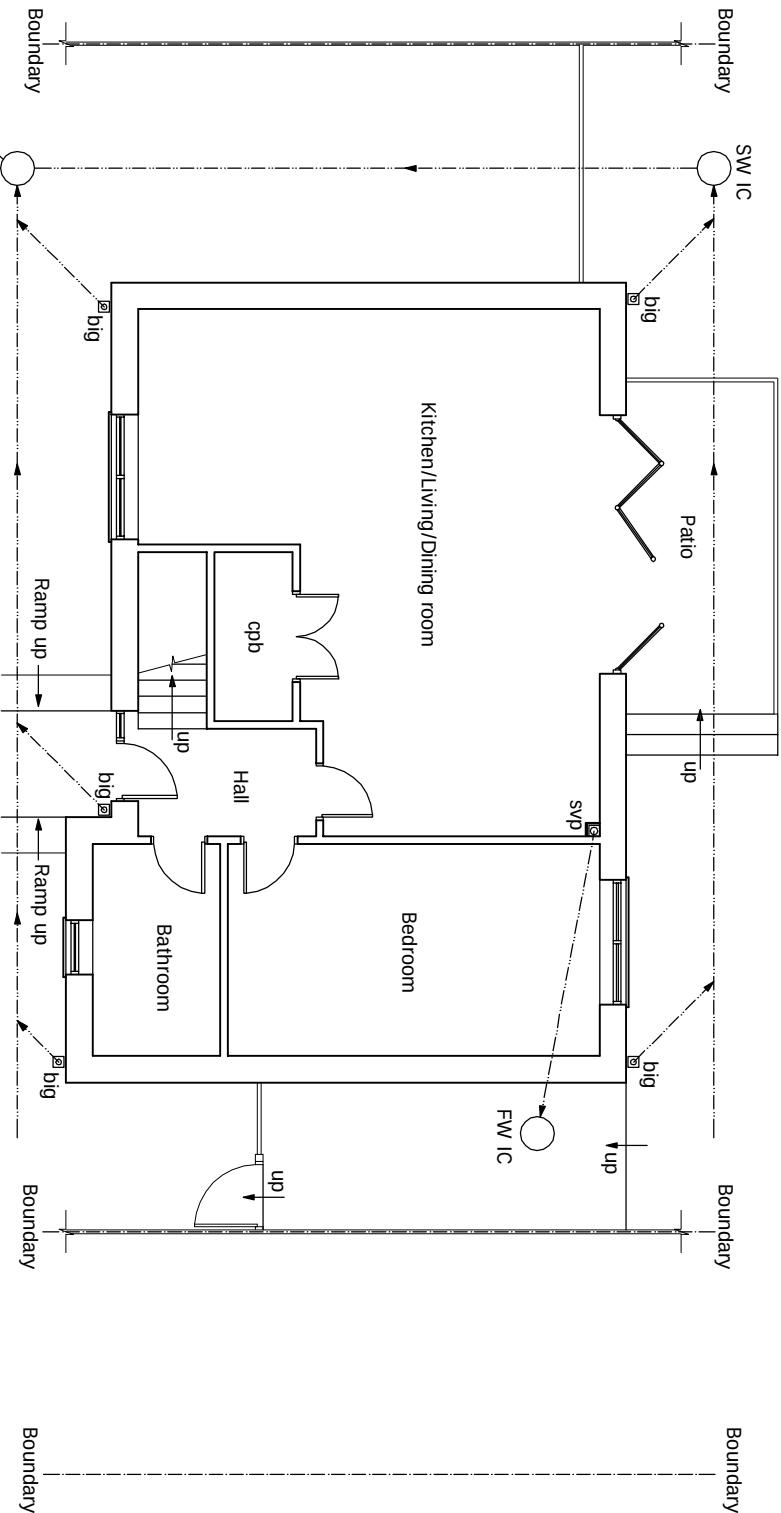
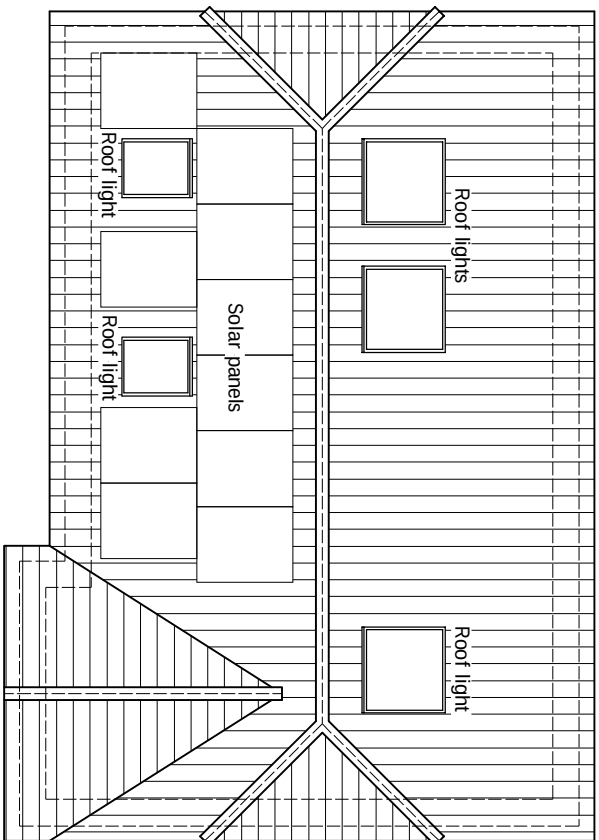


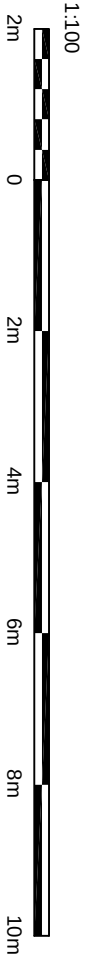
An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results.
THE DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY THE CONTRACTOR.



EXISTING GROUND FLOOR PLAN
Scale 1:100



EXISTING ROOF PLAN
scale 1:100



© This drawing and the works shown are the copyright of PORTICO DESIGN LTD and may not be reproduced except by written permission.

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. 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 contractor to ensure that all services are correctly installed and that the building is safe to occupy. 4. 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. 5. Portico Design are not responsible for building control or planning departments 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. 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)	
REV.	DATE	NAME	DESCRIPTION
PORTICO DESIGN LTD 127-129 Turnpike Lane, Hornsey, London, N8 0DU 020 8342 8289			
SITE ADDRESS 63 WOODFIELD WAY, NEW SOUTHGATE, LONDON, N11 2NR		DRAWING TITLE EXISTING DRAWINGS	
DRAWN AT HEAD OFFICE		DRAWN BY	
SCALE AS SHOWN @ A3		15. DECEMBER, 2023	
DRAWING NO.		REVISION	
01.		-	