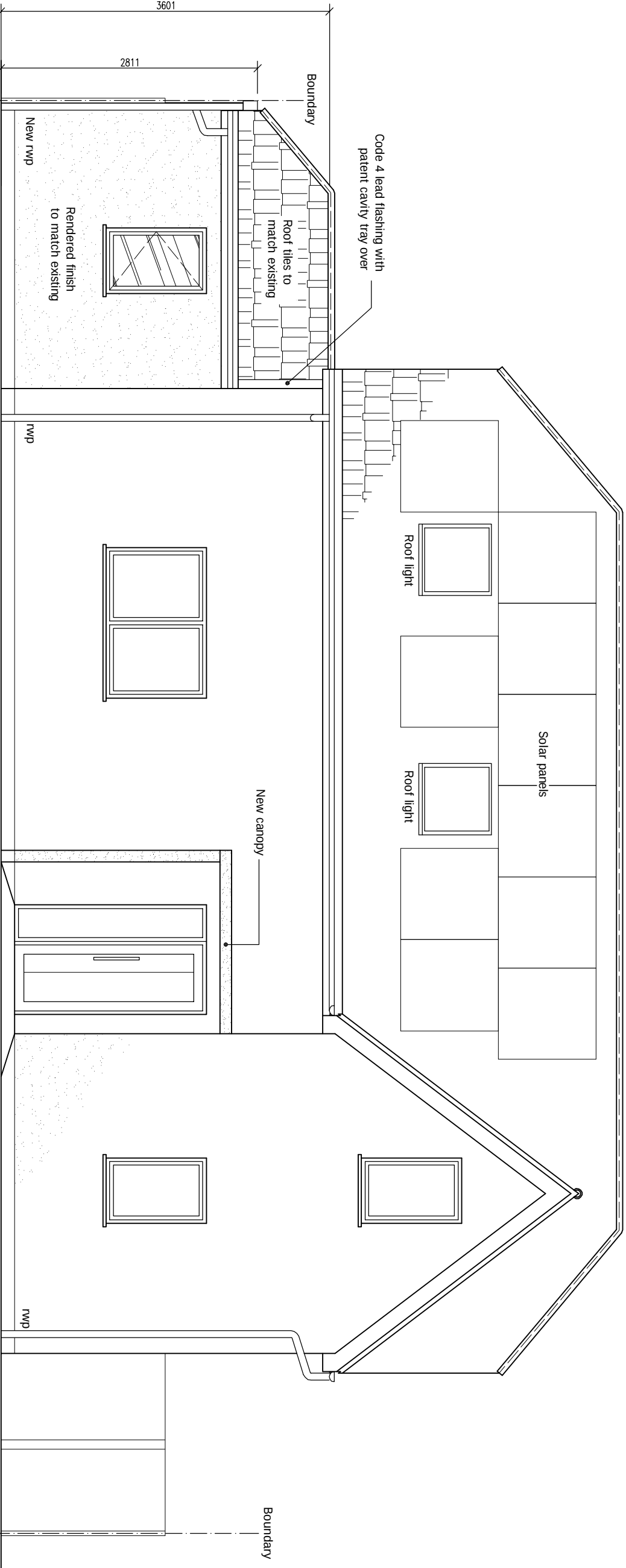


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ALL STRUCTURAL ELEMENTS (such as beams, lintels, joists, rafters, columns, walls, foundations and etc.) SHOWN ON DRAWINGS ARE ONLY INDICATIVE. THEY ARE SUBJECTED TO FURTHER STRUCTURAL ENGINEER'S CONSIDERATION.

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 Engineers' calculations and any specialist supplier's drawings, however, is responsible and should be checked by the contractor. The contractor to 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, etc. before commencing works. The contractor to ensure that all existing services are checked and approved by the relevant authorities before any works commence.

4. Portico Design are not responsible for builders changing design methods from proposed works. The client is responsible for ensuring that all proposed works are carried out in accordance with the proposed design.

5. Owner is responsible for purchasing additional materials and work prior to commencing design work. 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 all necessary propping and temporary supports are in place. Do not 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 commence.

9. Any discrepancies, either between written and site 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. On site then this will need to be brought to Portico Design attention straight away before works commence and approved by building control or the engineer before works commence.

10. All of Portico Design structural drawings are subject to loading being 75kN/m². If the design is for a different loading, the design should be revised and approved by building control or the engineer before works commence.

11. All walls/foundations to be designed by an engineer with an advertisement being implemented by the building control inspector/builder for load bearing or non-load bearing status before purchase of steel/a. 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 charged for these steel/a.

OTHER NOTES:

All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed proposed windows shown on this drawing which overlook other property's are designed to be not 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 ensure that they are in good condition. If not, they should be replaced. ALL DRAINAGE SHOWN 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-reading 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. If the drawing is not used for the intended purpose, the client will be responsible for any loss or damage. The use of these works, any drawings, documents or person that creates these rights will be subject to legal compensation. The client understands that no refunds can be given.

12. All drainage connections is assumed & is subject for checking by builder. Notices would be building control, drainage, etc. before works commence. Approved by building control or any other third party's instruction during building works.

SITE ADDRESS	
63 WOODFIELD WAY, NEW SOUTHGATE, LONDON, N11 2NR	
DRAWING TITLE	
PROPOSED DRAWINGS	
DRAWN AT	HEAD OFFICE
SCALE	AS SHOWN @ A3
DRAWING NO.	REVISION
08	d
THIS DRAWING'S CONTENT INCLUDING NOTES IS BOUND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & PORTICO DESIGN LTD	