

+8.34

+5.50

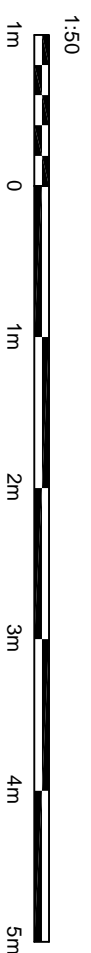
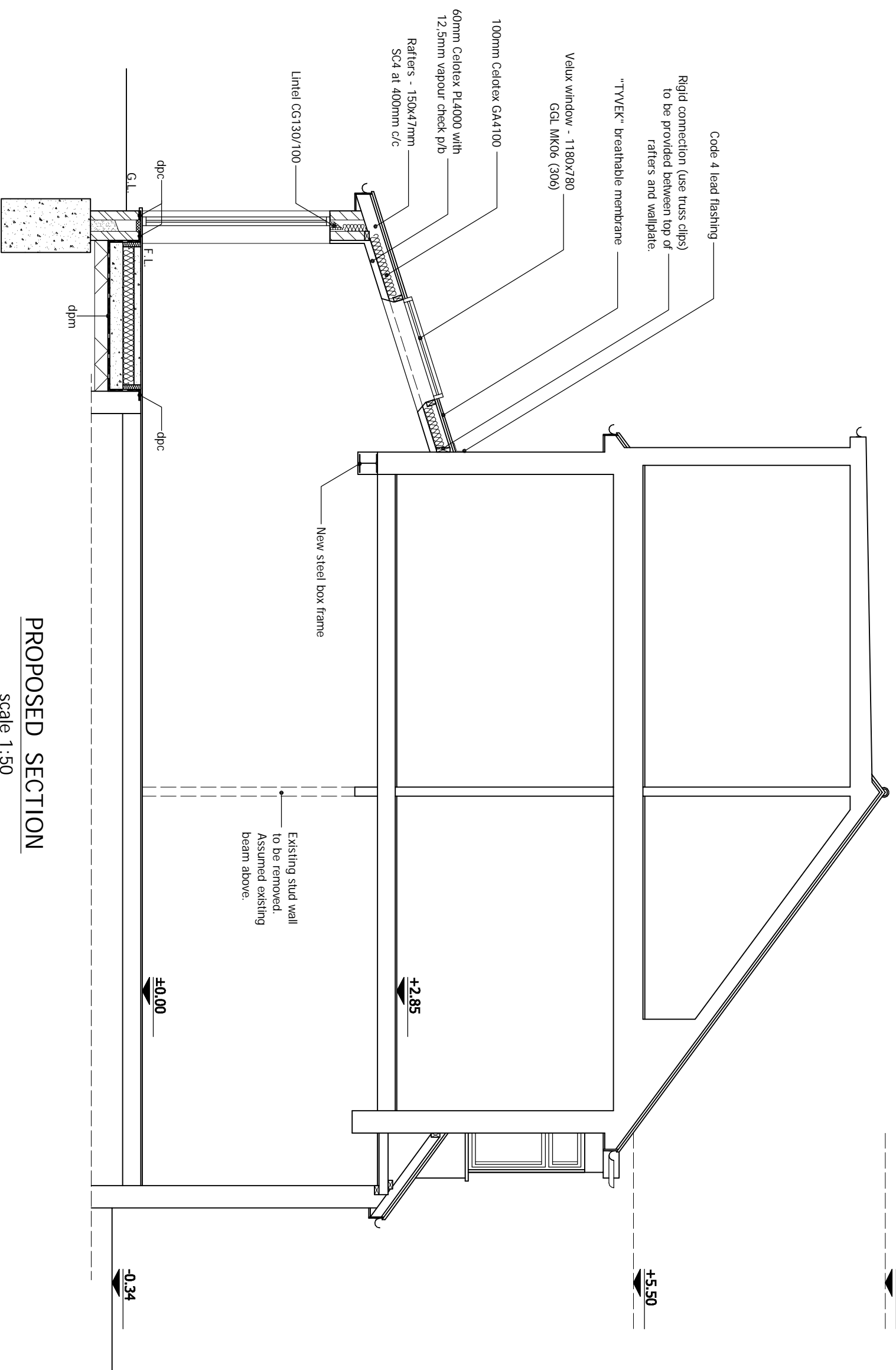
+2.85

±0.00

-0.34

Existing stud wall  
to be removed.  
Assumed existing  
beam above.

New steel box frame



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

DRAWING STATUS	CONSTRUCTION
REV.	DATE NAME DESCRIPTION

OBJECT BUILDERS LTD  
 SUITE 9, HAMLIN HOUSE, BEADLES  
 LANE, OLD OXTED, RH8 9JJ  
 Tel: 0203 8220825  
 office@object-builders.co.uk

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 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.
- 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.
- Verify boundary lines & ground conditions including checking positions and new connections of all gas, electricity, water, drainage, etc. before commencing works.
- Owner is responsible for establishing own boundary lines on OS Lid 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.
- OS Lid are not responsible for builders changing design methods from proposed works. The client is responsible 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.
- Owner is responsible for providing suitable and safe access to the site for the proposed 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. (Client's responsibility)

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

PROPOSED SECTION

Scale 1:50

OTHER NOTES:

- 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.
  - Works carried out under a building notice or prior to approval of drawings are at the contractor/owner risk. (all OS Lid drawings must be approved before works commence)
  - OS Lid drawings are not to be used for the fabrication of steelwork or other control departments are fully responsible for the fabrication of condensed works.
  - Any discrepancies, either between drawings and site dimensions or between the drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of OS Lid before starting the structural, drainage, mechanical and electrical works. This then this will need to be brought to OS Lid attention straight away before works commence and approved by building control or the engineer before works can commence.
  - All of OS Lid structural designs are subject to loading being in design. However the design of the structure and building control will need to obtain on a different method of construction, if required by an engineer with an additional cost being independent on site by building control inspector/builder for load bearing or non-load bearing studs before purchase of steel/s, if non-load bearing then steel should not be ordered. No refund or claim can be given against OS Lid on the design/modifications changed for these steel/s.
- An inspection of the underground drainage was not possible on survey. Contractor should check drawings for any discrepancies with the above and to comply with current building regulations.
- THIS DRAWING CONTENT INCLUDING NOTES IS BOUND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & OBJECT BUILDERS LTD

SITE ADDRESS  
 69 WARWICK ROAD,  
 BARNET, HERTS, EN5 5EH

DRAWING TITLE	PROPOSED DRAWINGS
DRAWN AT	HEAD OFFICE
SCALE	as shown
DRAWING NO.	06
REVISION	02. APRIL. 2024
DRAWN BY	

WWW.OBJECT-BUILDERS.CO.UK