

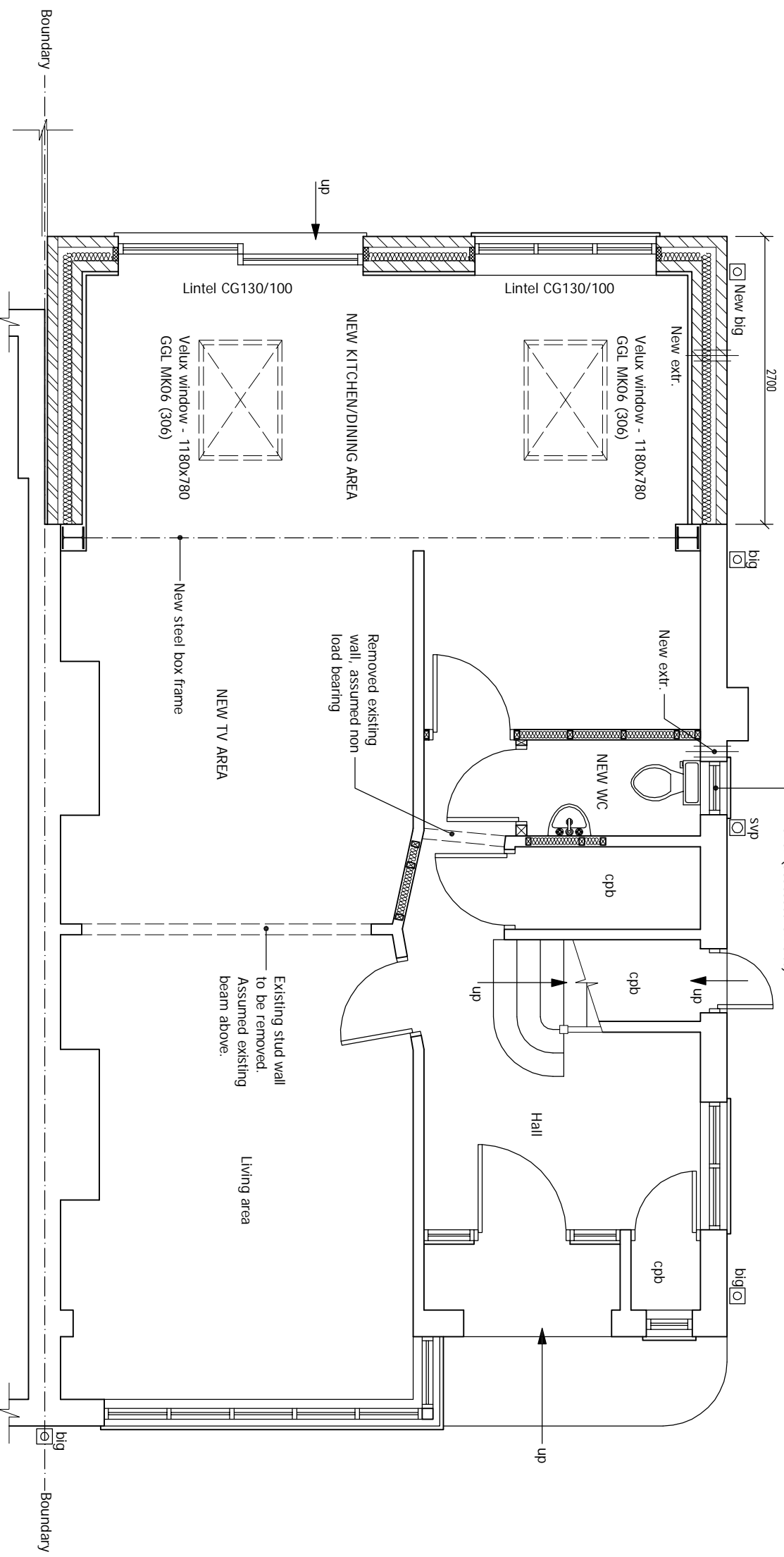
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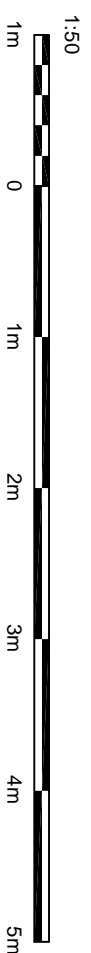
An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. THE DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY THE CONTRACTOR.

New internal doors to have 10mm air gap to underside.



PROPOSED GROUND FLOOR PLAN

Scale 1:50



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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:

1. 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.
2. Inform the Building Control department that the works are about to commence on site after receiving on 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, electricity, water, drainage, etc. before commencing works. Obtain necessary permissions for all gas, electricity, water, drainage, etc. before commencing works. Obtain necessary permissions for all gas, electricity, water, drainage, etc. before commencing works.
4. OB Ltd are not responsible for building design methods from proposed works. The client is 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.
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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. (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.

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. 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's/owner's risk. (all OB Ltd drawings must be approved before works commence)
9. Any discrepancies, either between written and site dimensions or between the drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of OB Ltd before starting the structural, drainage, mechanical and electrical works. This then this will need to be brought to OB Ltd attention straight away before works commence and approved by building control or the engineer before works can commence.
10. All of OB Ltd structural designs are subject to building control approval. However, the contractor/owner must ensure that all necessary permissions are obtained from building control departments or fully responsible for the likelihood of consented works.
11. All new/old steel beams to be supported on foundations. This includes any additional steel beams being independent on site by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/s. If non-load bearing then steel/s should not be ordered. No refund or claim can be given against OB Ltd on the design/modifications changed for these steel/s.

SITE ADDRESS

69 WARWICK ROAD,
BARNET, HERTS, EN5 5EH

DRAWING TITLE

PROPOSED DRAWINGS

DRAWN AT HEAD OFFICE

SCALE as shown

DRAWING NO. 04.

REVISION 02. APRIL. 2024

WWW.OBJECT-BUILDERS.CO.UK