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ALL STRUCTURAL ELEMENTS (such as beams, inlets, 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
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 Engineer's 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 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.
 4. OB Ltd are not responsible for building changing 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.
 5. OB Ltd are responsible for providing conditions including but not limited to: providing engineering details, site access, etc. for any additional structural design change on site from the start to end of building works requested.
 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)

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 and approved by Building Control or Planning Departments & that they are the current revised drawings before any works start on site.
 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 OB Ltd before executing 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 OB Ltd structural designs are subject to loading being in design. However, the contractor/owner must ensure that the design is in accordance with the design of the existing foundation type and building control either a raft or piled foundation. This design is not to be used for any other foundation type without the consent of OB Ltd.
 11. All steelwork to be used on site should be checked for load bearing or non-load bearing status before purchase of steel/s. If non-load bearing then steel should not be ordered. No refund or claim can be given against OB Ltd on the design/materials changed for these steel/s.

SITE ADDRESS	
69 WARWICK ROAD, BARNET, HERTS, EN5 5EH	
DRAWING TITLE	
EXISTING DRAWINGS	
DRAWN AT	HEAD OFFICE
SCALE	as shown
DRAWING NO.	02.
REVISION	02. APRIL. 2024
DRAWN BY	
WWW.OBJECT-BUILDERS.CO.UK	

THIS DRAWING CONTENT INCLUDING NOTES IS BOUND TO SIGNED AGREED CONTRACT BETWEEN CLIENT & OBJECT BUILDERS LTD

OTHER NOTES:
 All new proposed roof and wall finishes on this drawing to match existing materials. All new proposed rooflights and windows shown on this drawing which overlook other property's are designed to be non-opening and of obscure glazing. For a permitted development left design the former designed on this drawing is set back from the street by 20m. 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 drawings runs and ensure that they are in accordance with the design. ALL DRAWINGS SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.
 TERMS - this drawing has been created by OB Ltd for the "client" only. A liquid contract has been made between both party's in which a signed contract for creation of works involving person-working hours for this drawing has been made. No refund will be allowed or claim made of drawing and any other drawing/s relating to this project for whatever reason can be made. The client agrees to indemnify OB Ltd for any loss or damage to OB Ltd's business, reputation, or any other loss, including any costs, expenses, or damages, which may be incurred by OB Ltd as a result of the client's negligence or breach of contract. The client agrees to indemnify OB Ltd for any loss or damage to OB Ltd's business, reputation, or any other loss, including any costs, expenses, or damages, which may be incurred by OB Ltd as a result of the client's negligence or breach of contract. The client agrees to indemnify OB Ltd for any loss or damage to OB Ltd's business, reputation, or any other loss, including any costs, expenses, or damages, which may be incurred by OB Ltd as a result of the client's negligence or breach of contract.
 12. All drainage connections is assumed & is subject for checking by builder, Thomas water & building control, then water before works commence.

PRINT @ A3 SHEET SIZE