

The drawings, details and specifications are solely for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

Drawing to be read in conjunction with specification, details notes and any specialist design elements. Any works carried out prior to approval are done so at the clients/builders own risk.

The contractor is responsible for checking all scaled and stated dimensions prior to commencement on site. The length of all structural elements are to be checked on site prior to placing orders.

The builder is to expose any existing structural elements (foundations, walls, lintels, floors, beams, roofs etc) which are accepting additional loads for Building Control and client approval prior to commencement.

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Any boundaries shown on the plan are their assumed location/line and the client should check the precise line of any boundaries prior to commencement. No works to project over the boundary line.

Client is resolve all matters relating to the Party Wall etc Act 1996 prior to commencing building works

PMG Ltd will not be liable for the accuracy of any hidden details; such as wall constructions, lintels, existing beams, foundations, drainage, etc. It is the responsibility of the client and his appointed contractor to expose all hidden features prior to commencement of any building works. The client should arrange for all drainage to be surveyed and traced prior to commencement to ensure that the drainage layouts shown on the plans are correct. The client should arrange for a trial hole to be excavated, prior to commencement, and for Building Control inspection to allow the proposed foundation type and depth to be agreed.

All drainage layouts shown on the plans are indicative only. The client must appoint a drainage survey and tracing company to ascertain the exact layout, depth and condition of the existing drainage prior to the commencement of any building works.

Project Title
Proposed Extension & Loft Conversion
82 Silvester Road
Cowplain
Waterlooville
Hampshire
PO8 8TS

Drawing Title
Proposed Details

Client
Mr P Sibley

Date:
May 2020

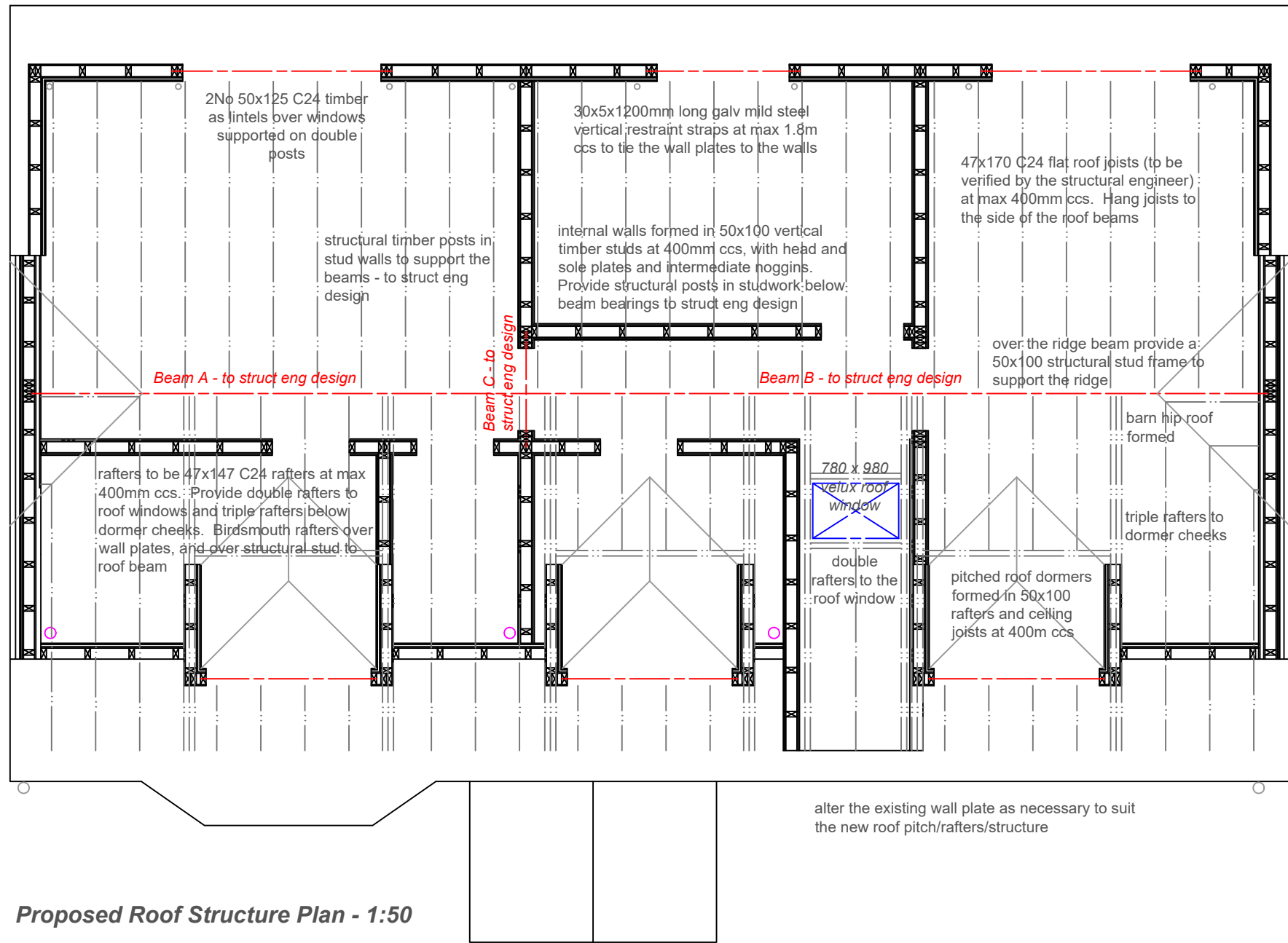
Scale:
1:50 at A1

Drawing No.
003 rev A

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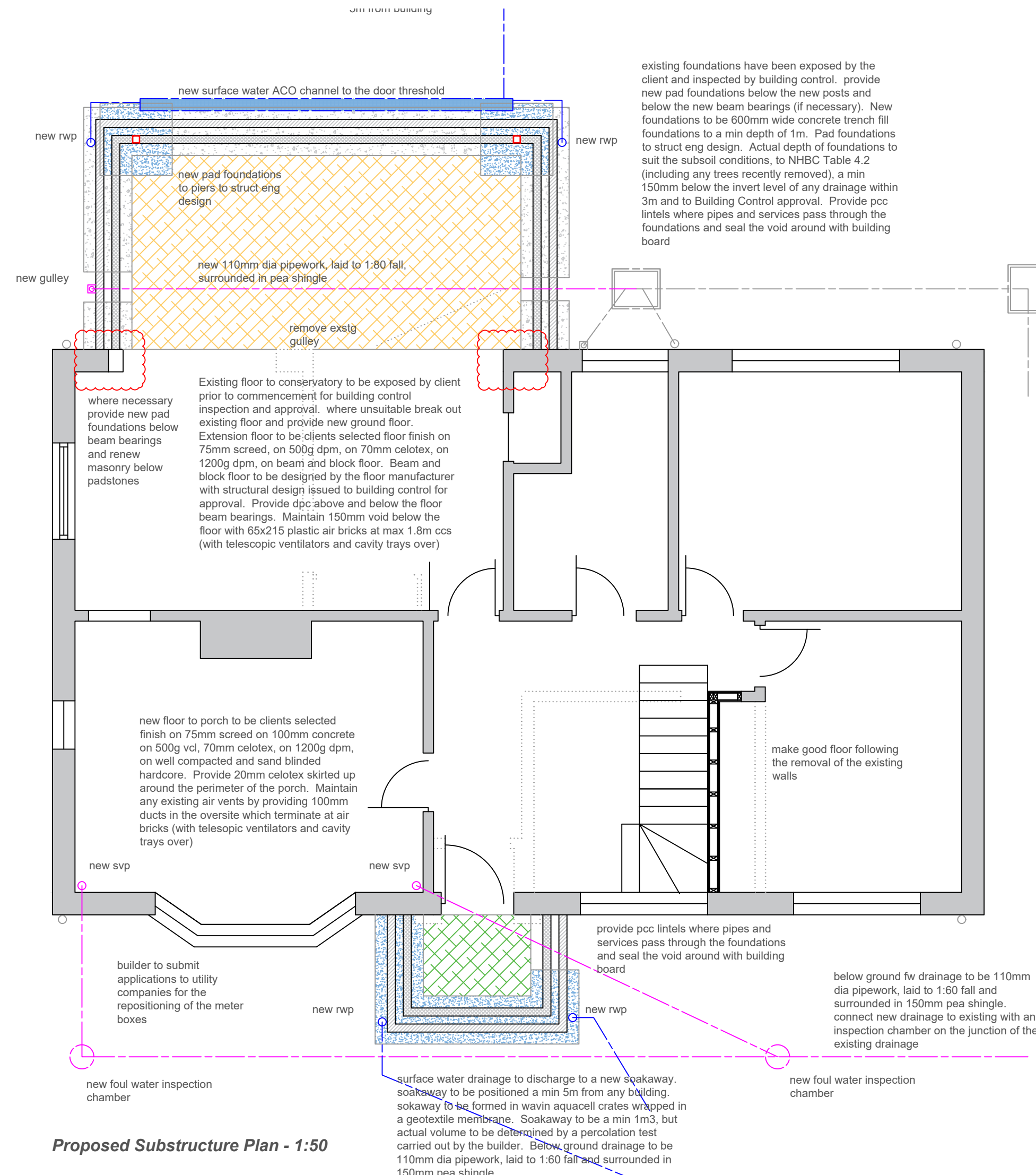


dormer walls formed in 50x100 vertical timber studs at 400mm ccs, with head and sole plates and intermediate nogginns.

gable walls formed in 50x100 vertical timber studs at 400mm ccs, with head and sole plates and intermediate nogginns. Provide structural posts in the stud walls below the beam bearings as detailed by the structural engineer

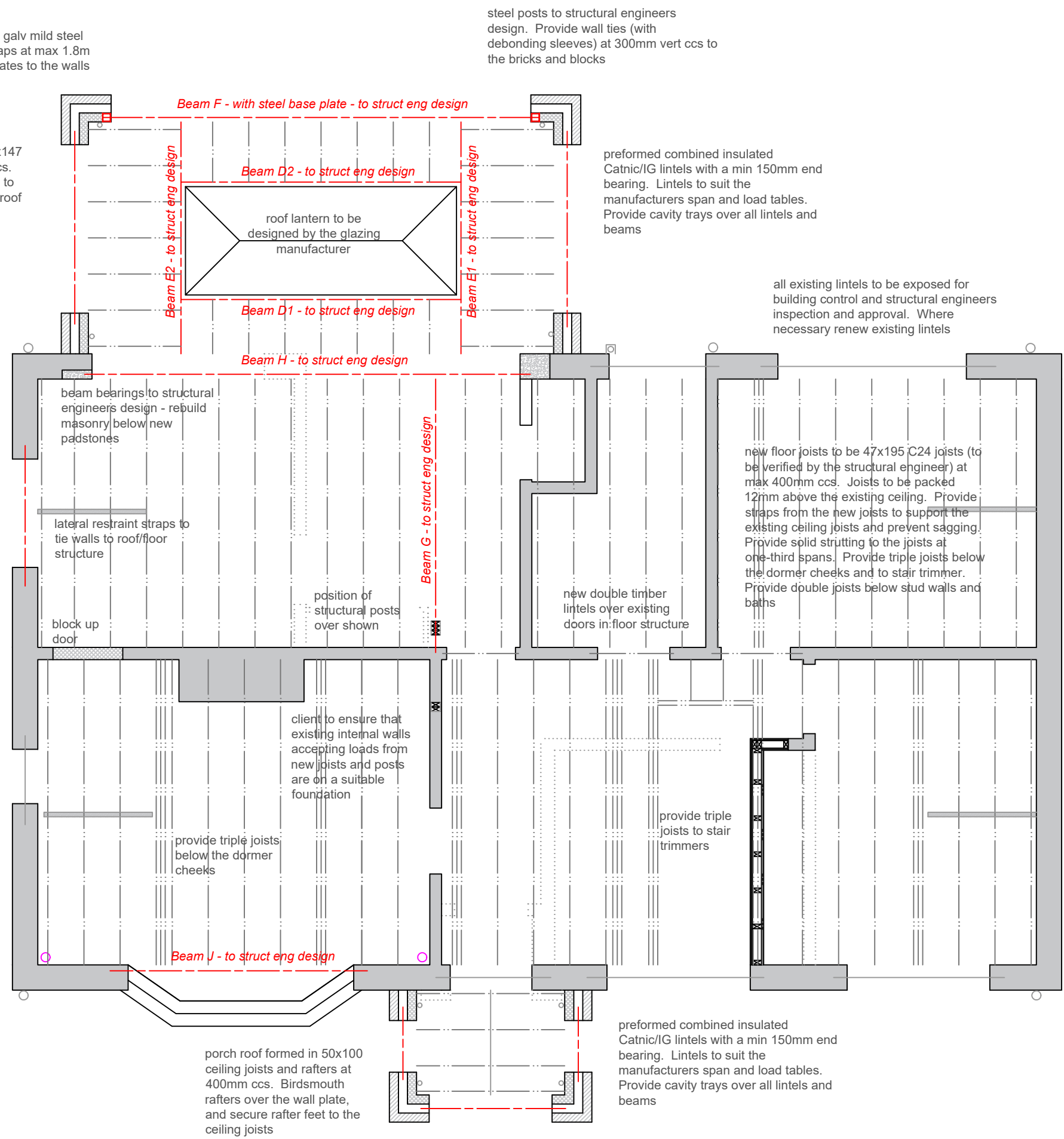
provide lateral restraint straps from the gable walls over the rafters, ceiling joists and floor joists at max 1.8m ccs. Straps to be 30x5x1200mm long galv mild steel, with solid nogginns below

ashlar walls formed in 50x100 vertical timber studs at 400mm ccs, with head and sole plates and intermediate nogginns.



30x5x1200mm long galv mild steel vertical restraint straps at max 1.8m ccs to tie the wall plates to the walls

flat roof joists to be 47x147 C24 joists at 400mm ccs. Increase depth of joists to match the depth of the roof lantern trimmers if necessary.



Proposed First Floor/ Roof Structure Plan - 1:50