

DRAINAGE

ALL JUNCTIONS OF DRAINS TO BE IN THE DIRECTION OF FLOW AND NEVER AT A RIGHT ANGLE

ALL DRAINS PASSING UNDER STRUCTURE SHALL HAVE STANDARD FLEXIBLE CONNECTION ON EITHER SIDE OF WALL AND HAVE A LINTEL ABOVE IT.

ALL DRAINAGE WITHIN STRUCTURE TO HAVE A 1:40 FALL AND COMPLY WITH BS 5572 4. MIN 125 HALF ROUND GUTTERS WITH 68mm DOWN-PIPES DISCHARGING INTO BACK INLET GULLY TRAP

OPENINGS

ALL WINDOW AND DOOR OPENINGS TO HAVE VERTICAL AND HORIZONTAL D.P.C.'S

ALL CILLS IN D.P.C.'S TURNED UP AT BACK AND ENDS.

ALL WINDOWS TO HAVE OPENING SECTIONS TO GIVE A MIN OF 5% OF FLOOR AREA AS VENTILATION TO EACH ROOM.

ELECTRICAL

INSTALL NEW ELECTRICAL FITTINGS TO MEET CURRENT IEE REGULATIONS.

ALL SWITCHES AND CONTROLS SHOULD BE AT LEAST 500mm FROM ANY OBSTRUCTION.

ALARM

ALARM TO BE LINKED TO EXISTING DWELLING ALARM SYSTEM.

GENERAL

D.P.C. TO BE MIN 150mm ABOVE GROUND LEVEL. ALL LAPS TO BE MIN OF 150mm.

ALL EXPOSED TIMBERS TO BE TREATED WITH PRESERVATIVE.


ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.

WORKMANSHIP AND MATERIALS TO BE THE BEST AVAILABLE QUALITY AND COMPLY WITH ALL RELEVANT STANDARDS.

ALL DIMENSIONS AND POSITIONS OF EXISTING SERVICES TO BE CHECKED ON SITE.

DO NOT SCALE THE DRAWING.

The information contained in this drawing is confidential and must not be divulged to any third party without the written consent of 4bes Design Services.


 38 Larkfield Avenue
 Lucan
 Co. Dublin

7 Saggart Lakes
 Coldwater Common,
 Saggart, Co. Dublin
 D24PY01

PROPOSED GARDEN ROOM - PLAN VIEW

DRAWN	JOHN FORBES , 38 LARKFIELD AVE. , LUCAN, Co. DUBLIN	
DATE	Dec 2021	Sean Keller
SCALE	1:50 @ A3	SL - 1