



DEVELOPMENT TO BE BUILT ON THE INSIDE OF THE BOUNDARY. LINE OF THE BOUNDARY TO BE CONFIRMED PRIOR TO CONSTRUCTION BY THE CONTRACTOR. UNDERPINNING TO ENGINEER SPEC. NO ELEMENT OF THE CONSTRUCTION IS TO BE ENCROACHING ON THE NEIGHBOURS PROPERTY.

ALL CONSTRUCTION WORK TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AND ALL OTHER RELEVANT COMPLIANCE AND SPECIFICATIONS. COMPLIANCE OF SUCH TO BE THE RESPONSIBILITY OF THE BUILDING CONTRACTOR OF CLIENT IN ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK

DRAINAGE SUBJECT TO SITE INVESTIGATION AND IN ACCORDANCE WITH LOCAL AUTHORITY

Foul line - - - - -  
Surface line - - - - -  
DRAINAGE SUBJECT TO SITE INVESTIGATION AND IN ACCORDANCE WITH LOCAL AUTHORITY



EXISTING SITE PLAN [LICENCE NO: 50241594 MAP REFERENCE: 3391-07, DN022, X713009 Y728167]

scale 1:250 @ A3

**Client**  
Aideen and Declan O'Sullivan  
27 Anne Devlin Road,  
Rathfarnham,  
Dublin 14

**Revisions**

STATUS OF DRAWING	planning
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**JOE FALLON DESIGN** ARCHITECTURE  
First Floor, 6 Main Street, Dundrum, Dublin 14  
1A Ryland Street, Buncloidy, Enniscorthy, Co. Wexford

Project extension to 27 Anne Devlin Road  
drawing site plan  
job no. 21044 scale as shown date 05.01.22 drawn by LK stage planning  
dwg no. 21044 DN-02

P: 01-5143688  
M: 087-2566808  
P: 053-9377633

UNDER THE BUILDING CONTROL ACT 2007, JOE FALLON IS A REGISTERED ASSIGNED CERTIFIER. REG NO. 80244 SCS1

checked: GS

All work to be carried out in accordance with the current Building Regulations and Technical Guidance Documents. These documents take precedence over any dimensions / notes / specifications on these drawings. The contractor / client is to make a thorough inspection of the site and make themselves fully aware of any peculiarities pertaining there to. The contractor is entirely responsible for the proper setting out of works on site. Written dimensions are to be used in preference to scaling. **Contractor / client is to check all dimensions prior to planning stage / construction. Any discrepancies to be reported before work is in hand.** Contractor is deemed to have included for everything required to a satisfactory condition though not specifically described on drawings. All work to be supervised and signed off by suitably qualified persons with up-to-date insurance and proper Health and Safety. All drainage works to comply with Local Authority Regulations - if in doubt contact Authority. All works must be carried out using proper materials that are fit for the use for which they are intended and for the conditions in which they are to be used. If in doubt, refer to the harmonised technical specifications. All materials and products to be fitted as per manufacturers instructions.



**A3**