



Existing Site Layout Plan | LICENCE NO: 50234065 | 3391-02, 3391-07 | DN022 | X, Y = 712927.84, 728466.54
 Scale 1:250 @ A3

Client
 Richard & Irene Harpur
 17 Butterfield Avenue,
 Rathfarnham, Dublin 14,
 D14 AK66.

Revisions



STATUS OF DRAWING
PLANNING DRAWING

notes

JOE FALLON DESIGN
 ARCHITECTURE

1st Floor, 4 Main Street, Duncum, Dublin 14
 1A Ryland Street, Buncloody, Enniscorthy, Co. Wexford

Project Proposed Extension/Alterations @ 17 Butterfield Avenue
drawing Existing Site Layout Plan
job no. 21051 **scale** 1:250 **date** 27.02.22 **drawn by** DOM **checked** GS

dwg no. 21051-PP-02
checked GS

A3

FOUL LINE (existing)
SURFACE LINE (existing)

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 ON SITE OR CLIENT PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK.

DEVELOPMENT TO BE BUILT ON THE INSIDE OF THE BOUNDARY. LINE OF THE BOUNDARY TO BE CONFIRMED PRIOR TO CONSTRUCTION BY CLIENT & CONTRACTOR, UNDERPINNING TO ENGINEER'S SPECIFICATION. NO ELEMENT OF THE CONSTRUCTION TO BE ENCRoACHING ON THE NEIGHBOUR'S PROPERTY.

DRAINAGE SUBJECT TO SITE INVESTIGATION AND IN ACCORDANCE WITH LOCAL AUTHORITY

BUTTERFIELD AVENUE

Approx. location of site notice

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 finish off project 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.