

1. Do not scale off this drawing. Use figured dimensions only
2. All dimensions are in millimeters unless otherwise noted
3. All dimensions to be checked on site
4. All omissions & discrepancies to be reported to the architect immediately
5. Check site conditions prior to commencement of works
6. This drawing is to be read in conjunction with other consultants & specialists drawings

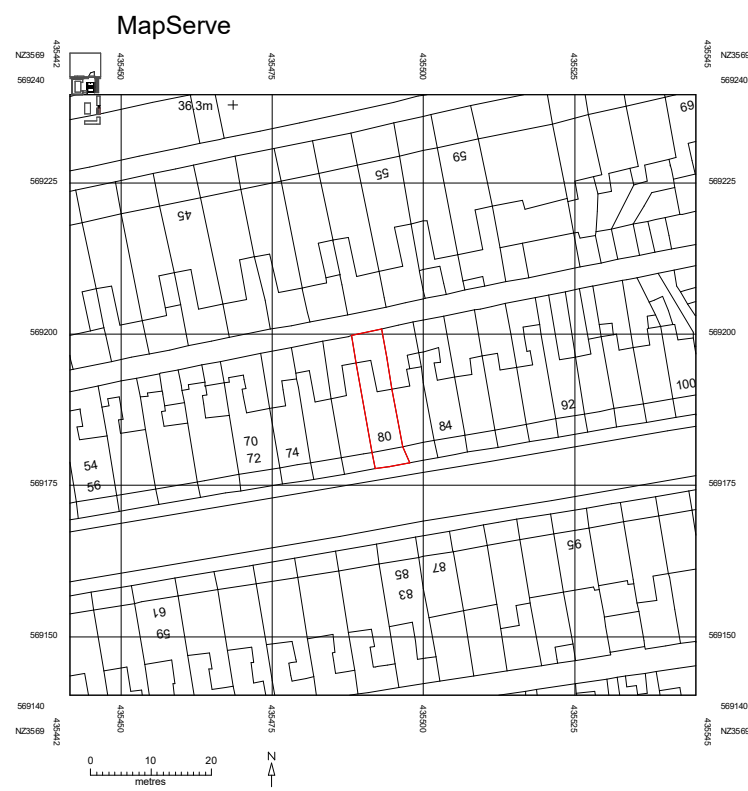
Rev	Description	Date
P0 1	First Issue	12.12.22
P0 2	Revised following comments from planner and discussion with client.	01.03.23
P0 3	Revised following discussion with client.	06.11.23



Site Plan as Existing  
1 : 500



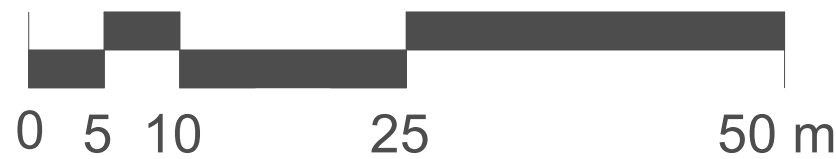
Site Plan as Proposed  
1 : 500



Location Plan as Existing  
1 : 1250



Scale 1 : 500



- GENERAL NOTES:
1. THESE DRAWINGS HAVE BEEN PREPARED FOR THE SOLE PURPOSE OF ENSURING COMPLIANCE WITH THE CURRENT TOWN AND COUNTRY PLANNING ACT AND BUILDING REGULATIONS LEGISLATION AND SHOULD NOT BE USED AS WORKING DRAWINGS. ALL CONSTRUCTION DETAILS, VERIFICATION OF DIMENSIONS, MATERIALS, SIZES AND DISCUSSIONS/ CORRESPONDENCE WITH STATUTORY AUTHORITIES IS THE SOLE AND TOTAL RESPONSIBILITY OF THE BUILDER/ MAIN CONTRACTOR.
  2. ATTENTION IS DRAWN TO THE CLIENT'S RESPONSIBILITIES UNDER THE PARTY WALL ACT 1996. NO WORK IS TO BE UNDERTAKEN TO ADJACENT PROPERTIES WITHOUT EXPRESSED WRITTEN CONSENT GIVEN BY THE NEIGHBOURING PROPERTY. THIS IS A CIVIL MATTER AND THE CLIENT SHOULD SEEK ADVICE FROM AN APPROVED PARTY WALL SURVEYOR ON THE APPLICATION OF THE ACT RELATIVE TO THIS PROJECT. THE BEARING THE ACT MAY HAVE ON THIS PROJECT AND THE PROCEDURE FOR SERVING NOTICE (IF APPLICABLE).
  3. THE BUILDER/ MAIN CONTRACTOR IS TO OBTAIN ALL OF THE NECESSARY CERTIFICATION FROM LOCAL AUTHORITY FOR POSITIONING AND SITING OF SKIPS AND TO PROVIDE SUFFICIENT SKIPS TO CART AWAY ALL DEBRIS. ANY PROVISION OF SCAFFOLDING/ GANTRY'S ETC. TO BE APPROVED AND LICENSED BY THE LOCAL HIGHWAY/ AUTHORITY.
  4. NO WORKS TO COMMENCE WITHOUT FULL APPROVAL UNDER THE CURRENT BUILDING REGULATIONS AND TOWN AND COUNTRY PLANNING ACT. ALL WORKS AND MATERIALS TO COMPLY WITH CURRENT BUILDING REGS, BRITISH STANDARDS, CPS AND/OR EQUIVALENT STANDARDS.
  5. MAINTAIN ALL REFUSE DISPOSAL.
  6. IT IS THE BUILDER/ MAIN CONTRACTOR'S RESPONSIBILITY TO ENSURE DRAINAGE IS AGREED WITH THE BUILDING CONTROL OFFICER AND NORTHUMBRIAN WATER PRIOR TO COMMENCEMENT OF WORKS.
  7. ALL WORKS TO BE EXECUTED BY BUILDER SAFELY UNDER CURRENT LEGISLATURE, AND ADHERE TO ALL HEALTH AND SAFETY EXECUTIVE REQUIREMENTS.
  8. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS, SAFE DELIVERY/ HANDLING OF MATERIALS, ISSUE OF P.P.E. ERECTION OF SAFE SCAFFOLDING, ETC. TO COMPLY WITH ALL CURRENT SAFETY LEGISLATION AND H.S.E INFORMATION SHEETS.
  9. THE SITE IS TO BE LEFT IN A CLEAN, TIDY AND COMPLETE STATE WITH ANY DAMAGE TO EXISTING PROPERTY ADJACENT PROPERTIES MADE GOOD AT THE CONTRACTOR'S EXPENSE.
  10. THE CLIENT AND BUILDER'S ATTENTION IS DRAWN TO THEIR OBLIGATIONS UNDER THE CURRENT HEALTH AND SAFETY (CONSTRUCTION AND DESIGN MANAGEMENT) REGULATIONS. ADVICE SHOULD BE SOUGHT FROM THE LOCAL HEALTH AND SAFETY EXECUTIVE OFFICE AND WHERE APPROPRIATE, A CDM COORDINATOR.
  11. IT IS THE MAIN CONTRACTOR/ BUILDER'S RESPONSIBILITY TO ENSURE THE FINAL BUILDING COMPLIANCE CERTIFICATE IS COMPLETE AND ISSUED TO THE CLIENT.

**DRO ARCHITECTURE**  
 204-206, Crescent, Newcastle upon Tyne, NE3 4RY.  
 T: 0161 2719118  
 E: contact@droadarchitecture.co.uk  
 W: www.droadarchitecture.co.uk

**Project**  
 22004 - 80 Bamborough Terrace  
**Mr and Mrs Marr**  
 Drawing Title  
 Existing and Proposed Site Plans

Scale at A3 Information Issued  
 As indicated S0 - For Information  
 Project Originator Volume Local Type Role Number Rev  
 22004 - DRO - PL - XX - DR - A - 0110 - P03