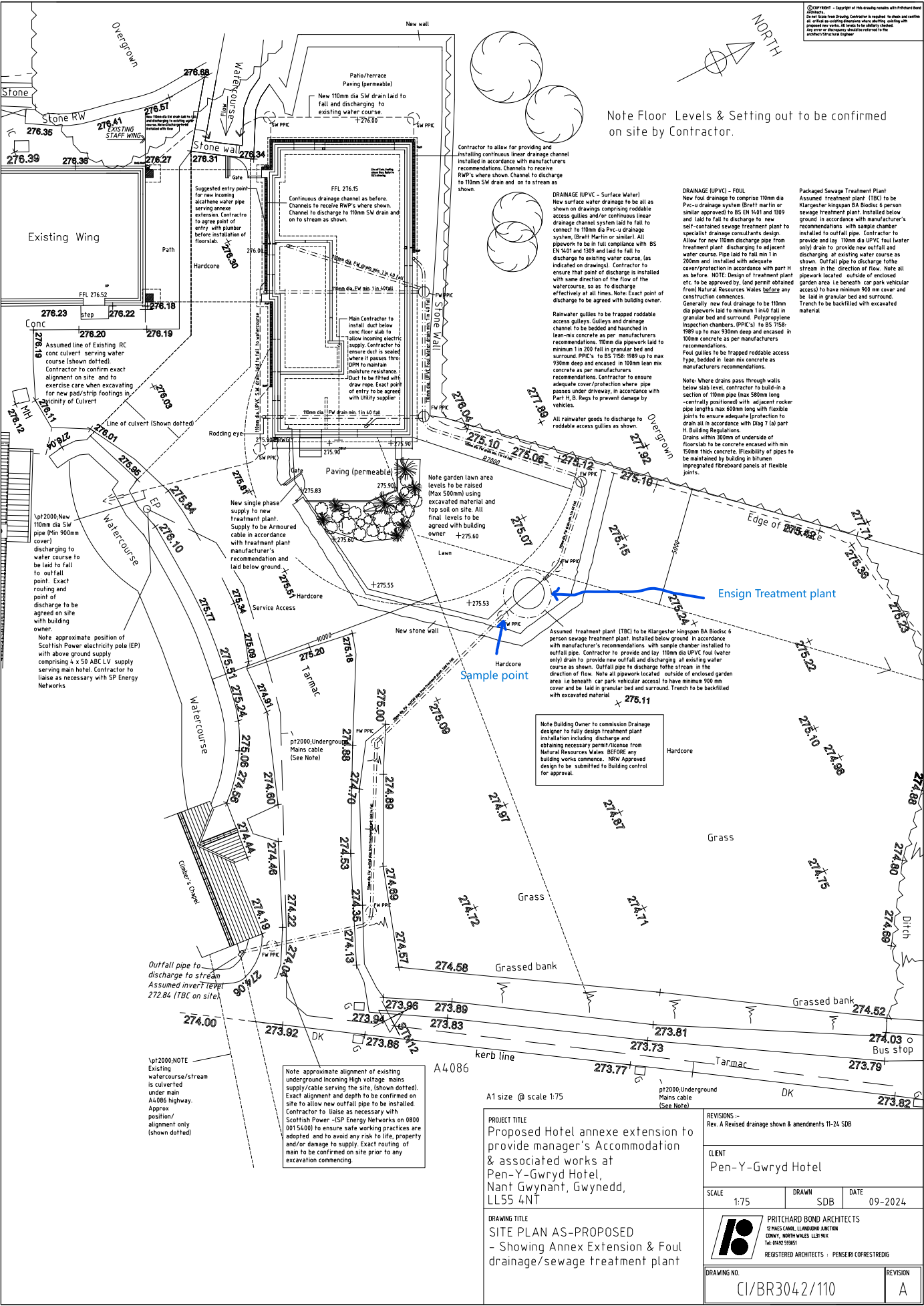


DISCLAIMER - Copying of this drawing results with Pritchard Bond Architects. Do not scale from Drawing. Contractor is required to check and verify all critical dimensions. Where conflict arises between drawings, the drawing with the highest number shall prevail. All works to be undertaken in accordance with the Building Regulations and the Building Control Officer's requirements.



Note Floor Levels & Setting out to be confirmed on site by Contractor.

DRAINAGE (UPVC) - Surface Water
New surface water drainage to be as shown on drawings comprising roadable access gullies and/or continuous linear drainage channel system laid to fall to connect to 110mm dia Pvc-u drainage system (Brett Martin or similar). All pipework to be in full compliance with BS EN 1401 and 1399 and laid to fall to discharge to existing water course, as indicated on drawings. Contractor to ensure that point of discharge is installed with same direction of the flow of the watercourse, so as to discharge effectively at all times. Note Exact point of discharge to be agreed with building owner.

DRAINAGE (UPVC) - Foul
New foul drainage to comprise 110mm dia Pvc-u drainage system (Brett Martin or similar approved) to BS EN 1401 and 1399 and laid to fall to discharge to new self-contained sewage treatment plant to specialist drainage consultants design. Allow for new 110mm discharge pipe from treatment plant discharging to adjacent water course. Pipe laid to fall min 1 in 200mm and installed with adequate cover/protection in accordance with part 11 as before. NOTE: Design of treatment plant etc. to be approved by, and permit obtained from Natural Resources Wales before any construction commences. Generally new foul drainage to be 110mm dia pipework laid to minimum 1m/100 fall in granular bed and surround. Polypropylene inspection chambers (PPIC's) to BS 758: 1989 up to max 930mm deep and encased in 100mm concrete as per manufacturers recommendations. Four gullies to be trapped roadable access type, bedded in lean mix concrete as per manufacturers recommendations.

Ensign Treatment plant
Packaged Sewage Treatment Plant (TBC) to be Klargaster Kingspan BA Biodig 6 person sewage treatment plant. Installed below ground in accordance with manufacturer's recommendations, with sample chamber installed to outfall pipe. Contractor to provide and lay 110mm dia UPVC foul water only drain to provide new outfall and discharging at existing water course as shown. Outfall pipe to discharge to the stream in the direction of flow. Note all pipework located outside of enclosed garden area i.e. beneath car park vehicular access to have minimum 900 mm cover and be laid in granular bed and surround. Trench to be backfilled with excavated material.

Reinwater gullies to be trapped roadable access gullies. Gullies and drainage channel to be bedded and hunched in lean-mix concrete as per manufacturers recommendations. 110mm dia pipework laid to minimum 1 in 200 fall in granular bed and surround. PPIC's to BS 758: 1989 up to max 930mm deep and encased in 100mm lean mix concrete as per manufacturers recommendations. Contractor to ensure adequate cover/protection where pipe passes under driveway, in accordance with Part 11. B. Beds to prevent damage by vehicles.

All rainwater gullies to discharge to roadable access gullies as shown.

Note: Where drains pass through walls below slab level, contractor to build-in a section of 100mm pipe (max 500mm long - centrally positioned with adjacent rocker pipe lengths max 600mm long with flexible joints to ensure adequate protection to drain all in accordance with Day 7 (a) part 11 Building Regulations. Drains within 300mm of underside of floorslab to be concrete encased with min 100mm thick concrete. Flexibility of pipes to be maintained by building in bitumen impregnated fibreboard panels of flexible joints.

Note Building Owner to commission Drainage designer to fully design treatment plant installation including discharge and obtaining necessary permit/license from Natural Resources Wales BEFORE any building works commence. New approved design to be submitted to Building control for approval.

Note approximate alignment of existing underground incoming high voltage mains supply/cable serving the site, (shown dotted). Exact alignment and depth to be confirmed on site to allow new outfall pipe to be installed. Contractor to liaise as necessary with Scottish Power - (SP Energy Networks on 0800 0015400) to ensure safe working practices are adopted and to avoid any risk to life, property and/or damage to supply. Exact routing of main to be confirmed on site prior to any excavation commencing.

NOTE Existing watercourse/stream is culverted under main A4086 highway. Approx position/alignment only (shown dotted)

Assumed line of Existing RC conc culvert serving water course (shown dotted). Contractor to confirm exact alignment on site and to exercise care when excavating for new pad/strip footings in vicinity of Culvert

Line of culvert (Shown dotted)

Assumed position of Scottish Power electricity pole (EP) with above ground supply comprising 4 x 50 ABC LV supply serving main hotel. Contractor to liaise as necessary with SP Energy Networks

A1 size @ scale 1:75

PROJECT TITLE Proposed Hotel annex extension to provide manager's Accommodation & associated works at Pen-Y-Gwryd Hotel, Nant Gwynnant, Gwynedd, LL55 4NT		REVISIONS - Rev. A Revised drainage shown & amendments 11-24 SDB	
DRAWING TITLE SITE PLAN AS-PROPOSED - Showing Annex Extension & Foul drainage/sewage treatment plant		CLIENT Pen-Y-Gwryd Hotel	
SCALE 1:75	DRAWN SDB	DATE 09-2024	
DRAWING NO. CI/BR3042/110		REVISION A	

PRITCHARD BOND ARCHITECTS
12 MASS CAROL, LLANDUDNO JUNCTION
CONY, NORTH WALES LL31 9JX
TEL: 01492 539851
REGISTERED ARCHITECTS - PENSGIRI COFFRESTREDIG