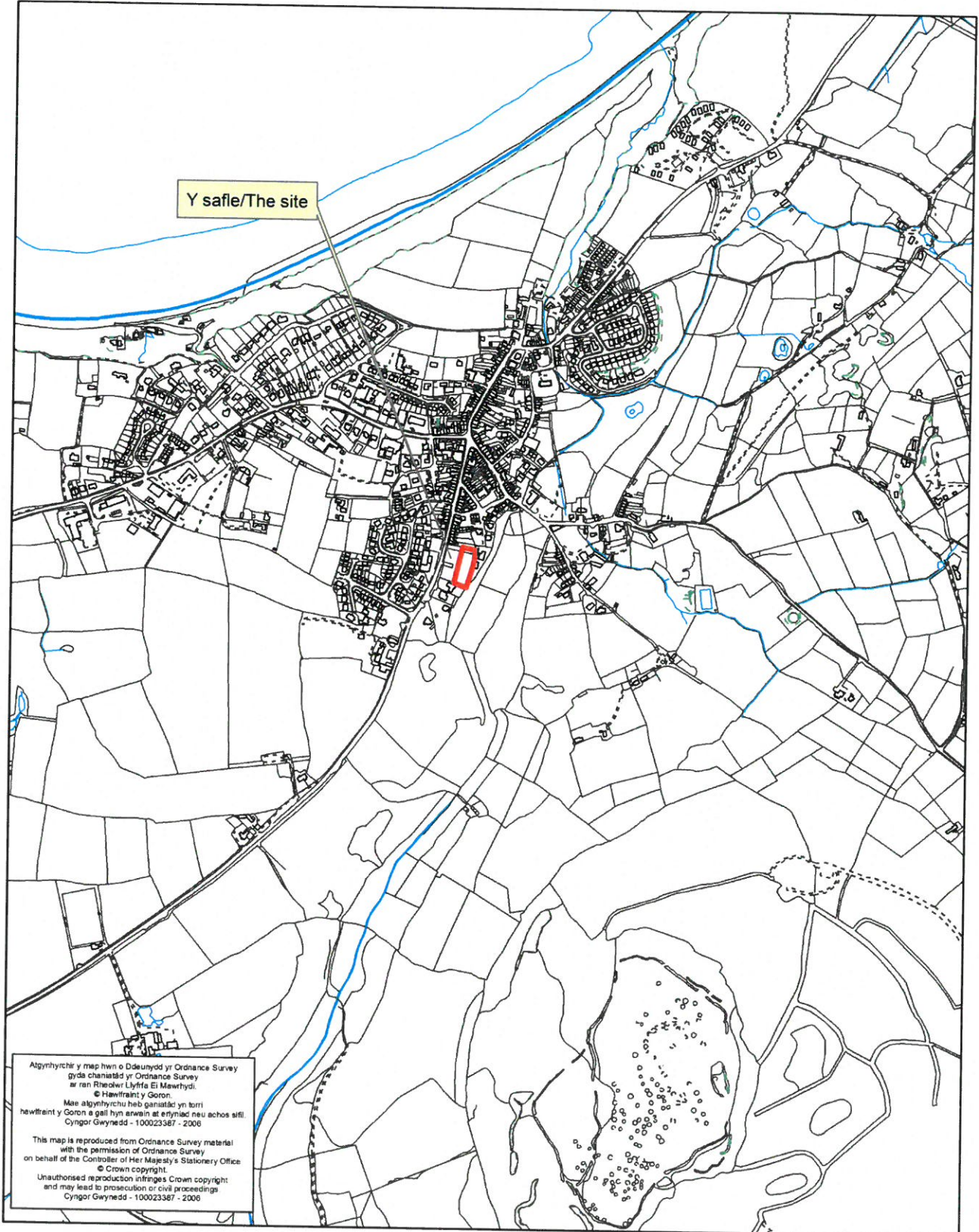




Rhif y Cais / Application Number : C17/0656/42/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.





Rev	Description	Drawn

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Scheme: **Proposed Bungalow Development**

Address: **Maes y Gam, Stryd Fawr, Nefyn, Gwynedd**

Title: **Location Plan**

Drawn: HGJ Checked: - Date: 12 June 2017

Scale: 1:1250 @ A3 Job: 24871 Drawing No: 24871/PA/02/07



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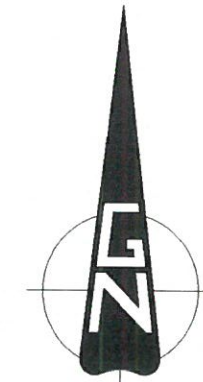
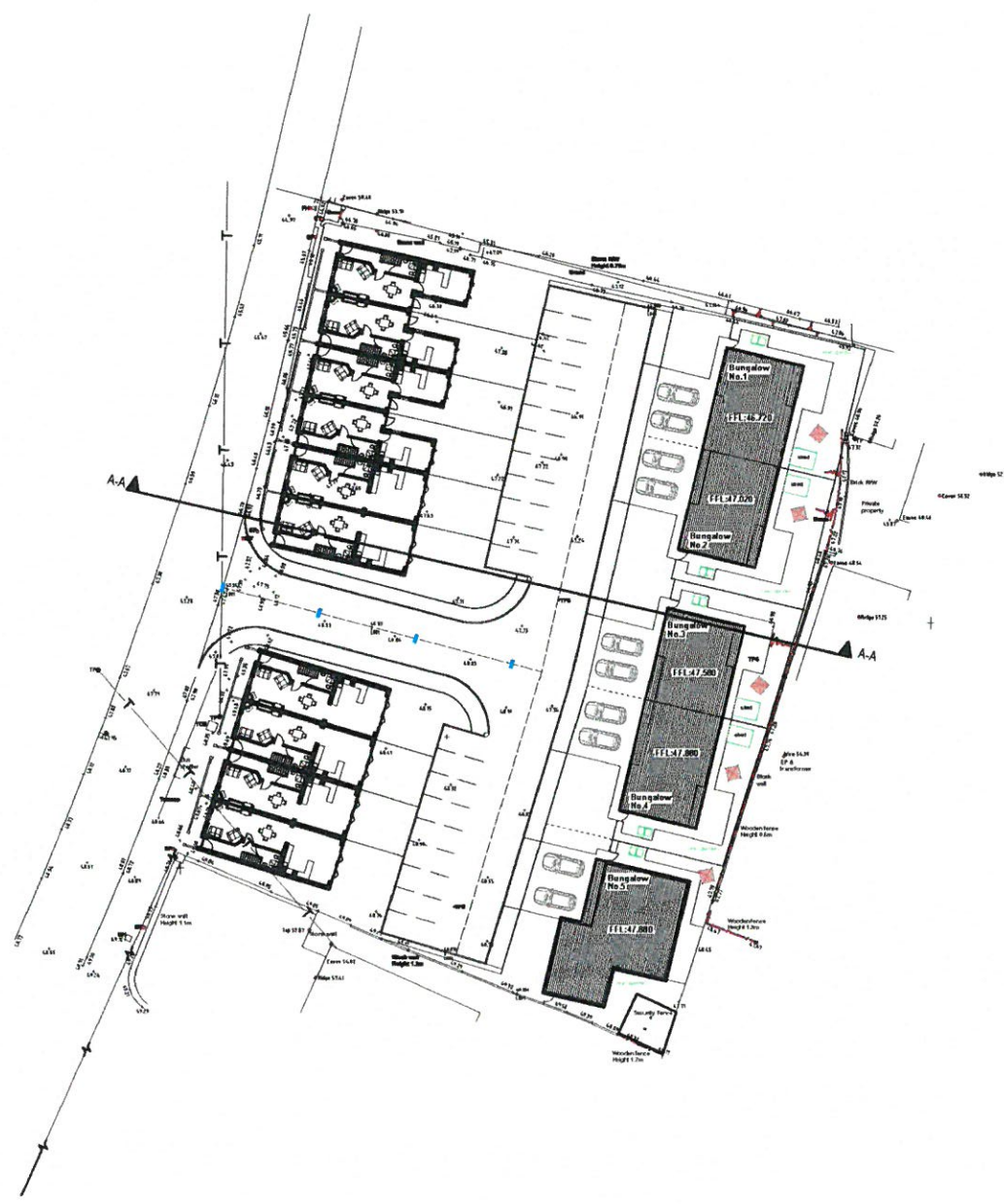
Scheme: **Proposed Bungalow Development**





Address: **Maes y Gam, Stryd Fawr, Nefyn, Gwynedd**

Title: **Existing Site Layout**

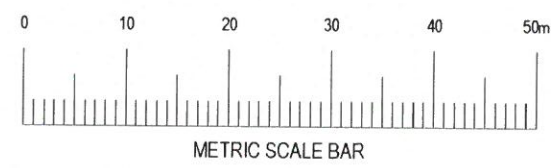
Drawn: HGJ Checked: - Date: 12 June 2017

Scale: 1:500 @ A3 Job: 24871 Drawing No: 24871/PAJ/02/01



- LEGEND**
-  2.4m x 1.8m garden shed, located to the rear of the property, large enough to house 2x cycle storage spaces and 1m² for garden tools
 -  Storage of non-recyclable waste and recyclable household waste. On storage space adequately sized to take Gwynedd Council bins / recycling boxes and garden bin
 -  30m line length rotary line
 -  1800mm high hedged and braced gate filled within 1800mm high fencing to rear garden areas for Secure by Design compliance

- INTERNAL FLOOR AREAS**
- Bungalow No 1 - 60.4m²
 - Bungalow No 2 - 60.4m²
 - Bungalow No 3 - 60.4m²
 - Bungalow No 4 - 60.4m²
 - Bungalow No 5 - 103.6m²



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Scheme: Proposed Bungalow Development

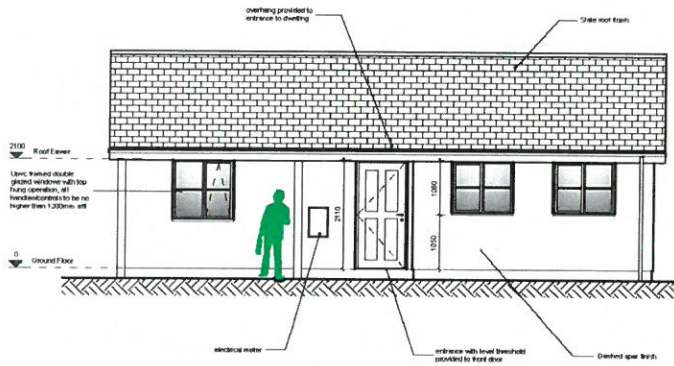
Address: Maes y Gam, Stryd Fawr, Nefyn, Gwynedd

Title: Proposed Site Layout

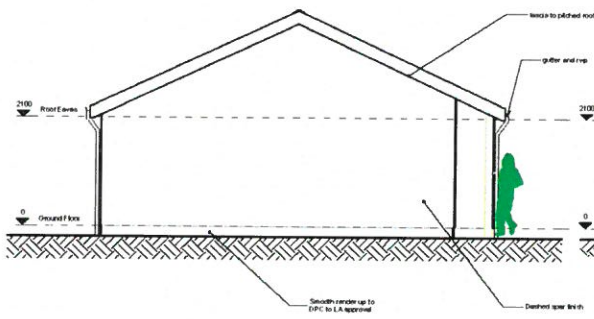
Drawn: HGJ Checked: - Date: 12 June 2017

Scale: 1:500 @ A3 Job: 24871 Drawing No: 24871/PH2/PA/02

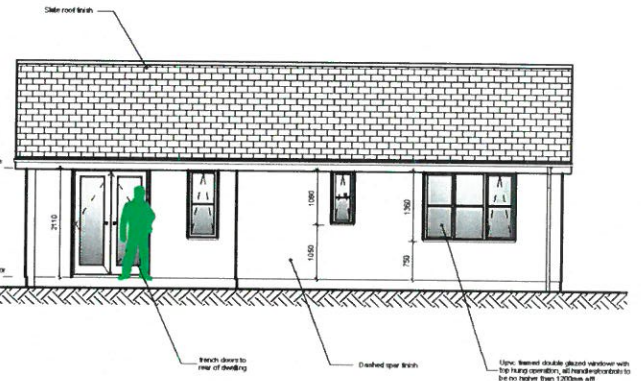
BUNGALOWS No's 1,2,3 & 4



FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



LINEAR SCALE 1:100

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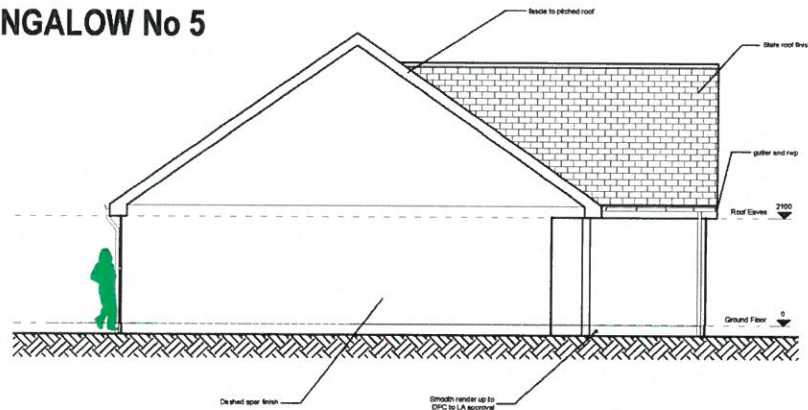
e-mail: h.jones@wakemans.com Tel: 01286 672581 Fax: 01286 676630

Scheme: Proposed Bungalow Development
Address: Maes y Garn, Stryd Fawr, Nefyn, Gwynedd

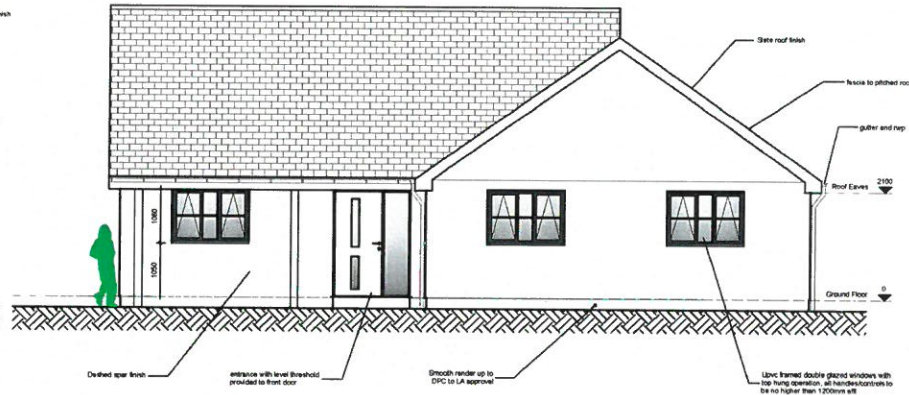
Title: Proposed Elevations - Bungalows No's 1,2,3 & 4

Drawn: HGJ Checked: - Date: 12 June 2017
Scale: 1:100 @ A3 Job: 24871 Drawing No: 24871/PA/02/03

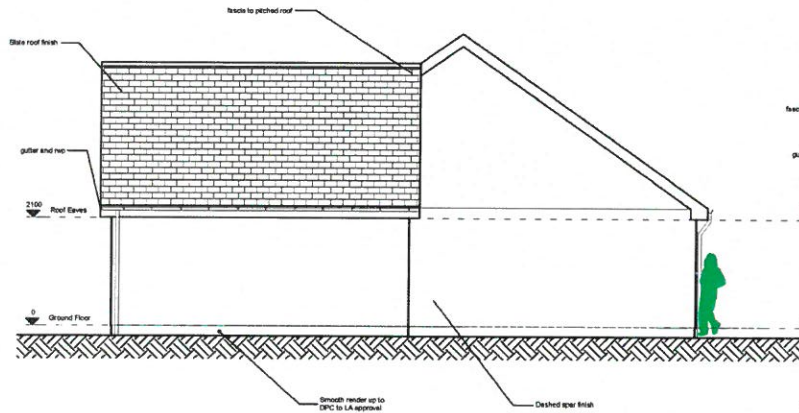
BUNGALOW No 5



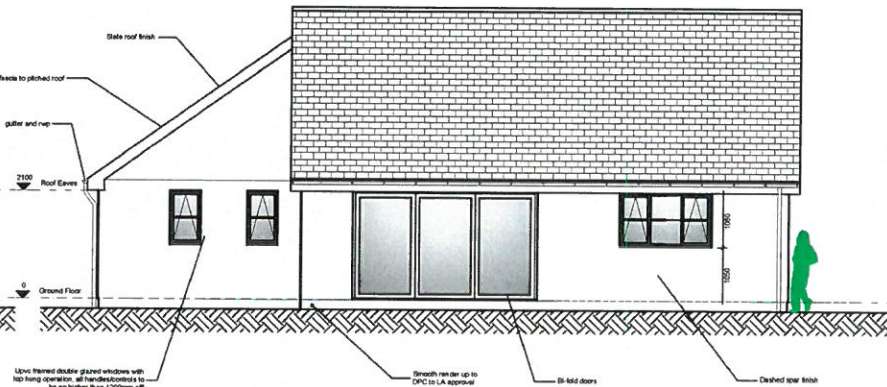
GABLE ELEVATION



FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION

Rev | Description | Drawn |

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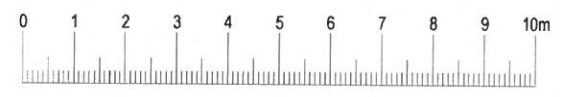
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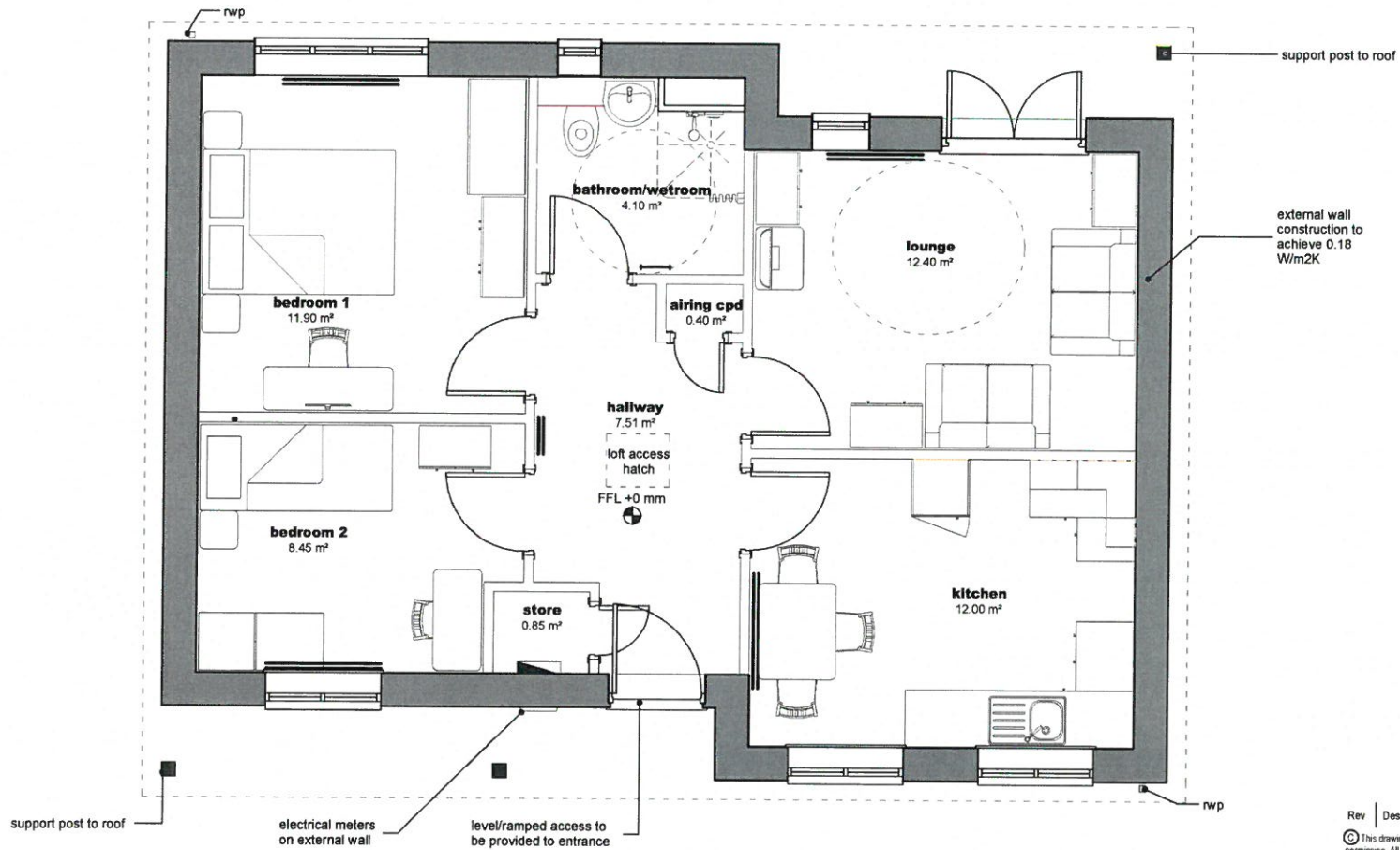
Scheme: Proposed Bungalow Development
Address: Maes y Gam, Stryd Fawr, Nefyn, Gwynedd

Title: Proposed Elevations - Bungalows No 5

Drawn: HGJ Checked: - Date: 12 June 2017
Scale: 1:100 @ A3 Job: 24871 Drawing No: 24871/PA/02/04



LINEAR SCALE 1:100



LINEAR SCALE 1:50

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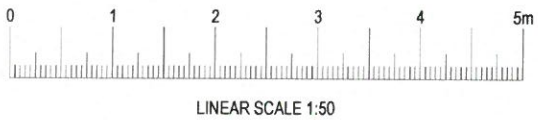
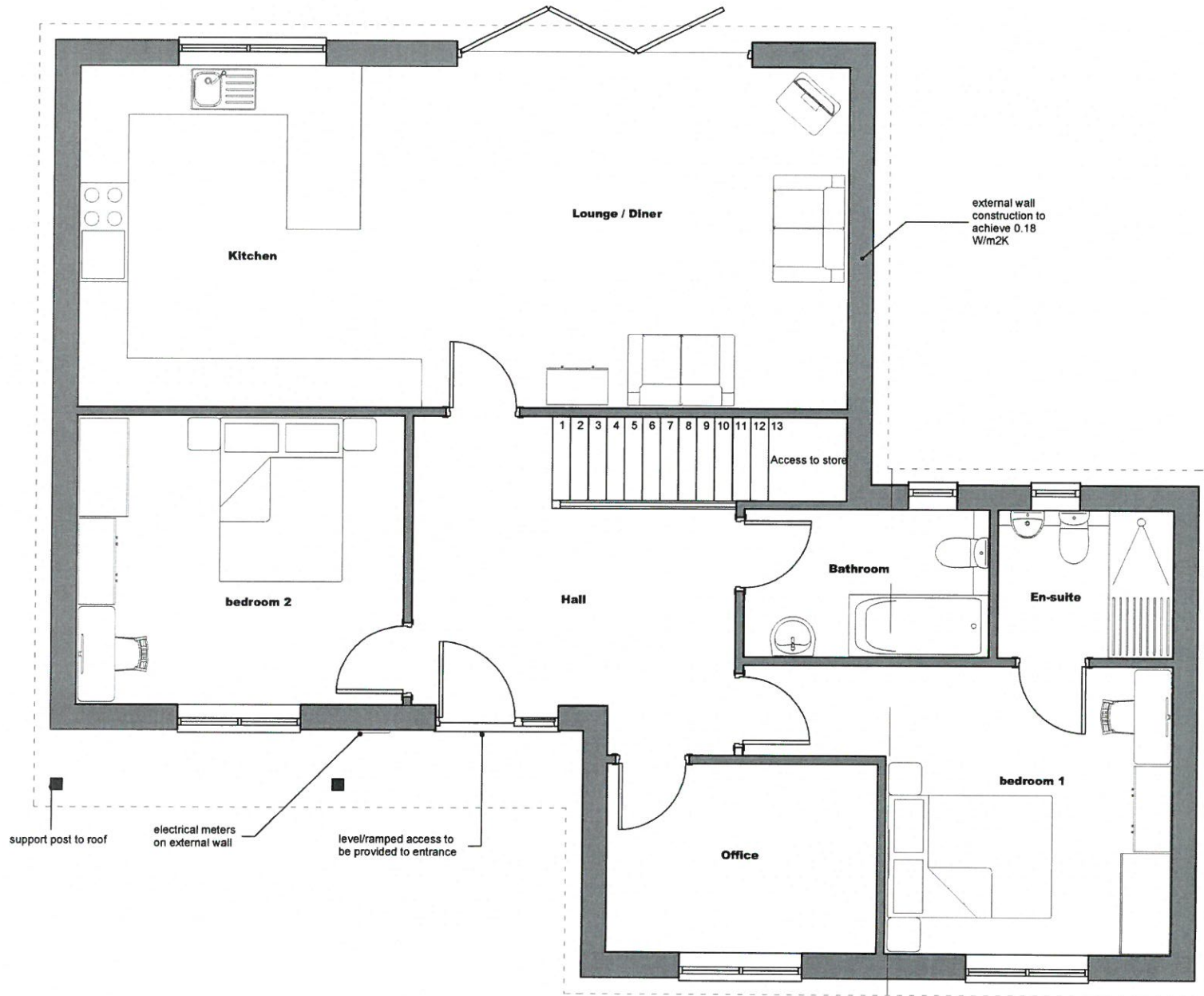
Scheme: Proposed Bungalow Development

Address: Maes y Gam, Stryd Fawr, Nefyn, Gwynedd

Title: Proposed Floorplan - Bungalows No's 1,2,3 & 4

Drawn: HGJ Checked: - Date: 12 June 2017

Scale: 1:50 @ A3 Job: 24871 Drawing No: 24871/PA/02/05



Rev | Description | Drawn |

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Scheme: Proposed Bungalow Development

Address: Maes y Gam, Stryd Fawr, Nefyn, Gwynedd

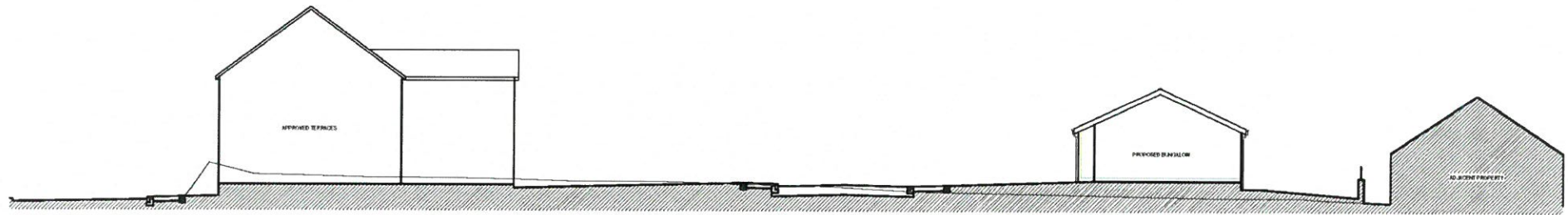
Title: Proposed Floorplan - Bungalows No 5

Drawn: HGJ Checked: - Date: 12 June 2017

Scale: 1:50 @ A3 Job: 24871 Drawing No: 24871/PA/02/06



EXISTING SECTION A-A



PROPOSED SECTION A-A

Rev	Description	Drawn	1
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Scheme: Proposed Bungalow Development

Address: Maes y Gam, Stryd Fawr, Nefyn, Gwynedd

Title: SECTION A-A

Drawn: HGJ Checked: - Date: 12 June 2017

Scale: 1:200 @ A3 Job: 24871 Drawing No: 24871/PA/02/08

CLAY Y BRANCH CONNECTION ON EXISTING Ø 225mm CONCRETE PIPE

HYDROBRAKE FLOW CONTROL CHAMBER, BY HYDRO INTERNATIONAL (SLS) <http://www.hydro-int.com/> TEL: (01275) 337937. REF: SHE-0101-5000-1298-5000

STORMCELL ATTENUATION SYSTEM, BY HYDRO INTERNATIONAL (SLS) STORMBLOC PROVISION: 10.8m x 7.2m x 0.52m DP (x 0.95 Void Ratio) STORAGE PROVIDED: 38.413m³ <http://www.hydro-int.com/> TEL: (01275) 337937.



GWYBODAETH YCHWANEGL
ADDITIONAL INFORMATION
Deddywyd/Received: 1/8/13
Llofnod/signature: GJ

ORIGINAL DRAWING
DATE: 1/8/13
GWAYBODAETH YCHWANEGL
ADDITIONAL INFORMATION

- NOTES**
- ALL LEVELS IN METRES UNLESS NOTED OTHERWISE ON DRAWING.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND ARCHITECTS DRAWINGS AND RELEVANT SPECIFICATION CLAUSES.
 - PLEASE REFER TO ARCHITECTS DRAWINGS FOR FINAL BUILDING LOCATION.
 - ALL DRAINAGE COMPONENTS ARE TO COMPLY WITH CURRENT BRITISH STANDARDS, AS IN EXISTING AND BUILDING REGULATIONS REQUIREMENTS.
 - ALL WORKS TO BE ACCORDANCE WITH RULES FOR ADOPTION IN OPEN DRAIN.
 - ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH THE SPECIFICATION FOR HIGHWAY WORKS (SPECS 800).
 - DRAIN PIPE THROUGH WALLS OR THROUGH ROOFING MATERIALS SHOULD BE TO HAVE E.C. BRIDGE LINTELS OVER AND PIPE SURROUNDING IN FLEXIBLE MATERIAL (10mm).
 - FINAL LOCATIONS AND DETAILS OF 100, 150MM PIPES, 150MM STUBS, RAINWATER DOWN PIPES, GULLIES ETC. TO BE CONFIRMED BY REFERENCE TO ARCHITECT DETAIL DETAILS.
 - ALL THRESHOLD DRAIN DETAILS TO BE TO ARCHITECT DETAILS.
 - ALL PIPES INTO CHAMBERS TO SLOPE TO SUFFICIENT.
 - AT ALL CRITICAL POINTS TO AN EXISTING NETWORK, THE POSITION AND INVERT LEVEL OF EXISTING DRAINAGE MUST BE CONFIRMED PRIOR TO ADVANCE OF THE PROGRAMME OF WORKS BUT NOT LESS THAN 14 DAYS PRIOR TO THE START OF WORKS. THE POSITION AND INVERT LEVEL OF EXISTING DRAINAGE OR EXISTING OF ANY MATERIALS TO BE ALLOWED TO REMAIN FOR ANY NECESSARY REVISIONS TO THE PROPOSED DESIGN.
 - ALL DRAINAGE PIPES TO BE TO BE 45mm OR 75mm WHERE RELEVANT UNLESS NOTED OTHERWISE.
 - ALL NEW ADAPTIVE DRAINAGE PIPES AND SURFACE WATER PIPES SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 12201 IN ALL FALLS UNDO.
 - ALL CONNECTIONS FROM HIGHWAY GULLIES TO BE 150mm DIA. LAID AT FALL OF BETWEEN 1% AND 1.5% WITH TYPE 2 BED AND SURROUNDING TO ALL CONNECTIONS WITH MIN 150mm COVER, TYPE 2 BED AND SURROUNDING TO ALL OTHER CONNECTIONS.
 - THRESHOLD PIPES & FITTINGS
THRESHOLD PIPES & FITTINGS FOR DRAINAGE PIPES SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 12201, BS EN 12202 & BS EN 12203.
 - THRESHOLD STRUCTURES WALL PIPE
THRESHOLD STRUCTURES WALL PIPE SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 12201, BS EN 12202 & BS EN 12203. PIPES SHALL BE BY EXTRA LAYER ON DRAINAGE PIPES TO BE 150mm DIA. LAID AT FALL OF BETWEEN 1% AND 1.5% WITH TYPE 2 BED AND SURROUNDING TO ALL CONNECTIONS WITH MIN 150mm COVER, TYPE 2 BED AND SURROUNDING TO ALL OTHER CONNECTIONS.
 - MAN-GUARD TRENCH COVERS
MAN-GUARD TRENCH COVERS SHALL BE ACCEPTABLE FOR PIPES GREATER THAN 150mm DIA. SUBJECT TO STRUCTURAL DESIGN & CALCULATIONS BEING PROVIDED.
 - TRANSMISSION, HANDLING, STORAGE AND LAYING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 - WHERE A FITTING IS INSTALLED ON A SEWER LENGTH, IT SHALL HAVE THE SAME INTERNAL BORE AS THE SEWER. MAX. LENGTH OF PIPE FOR LAYING IS 10m OR 15m, WHICHEVER IS THE GREATER, UNLESS NOTED OTHERWISE.
 - CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF BS EN 12201, BS EN 12202 & BS EN 12203. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION. WORKS MAY ONLY BE UNDERTAKEN BY A CDMW HEALTH AND SAFETY APPROVED CONTRACTOR.
 - OPTIMUM TRENCH WIDTH
OPTIMUM TRENCH WIDTH - PIPE + 30mm. CONTRACTOR TO FURBER TRENCH WALLS AND SURFACE PROFILES.
 - CHAMBER COVERS
ALL CHAMBER COVERS TO COMPLY WITH BS EN 124 AND BS 700 AND THE RELEVANT GUIDANCE DOCUMENTS IN FORCE.
- KEY**
- DENOTES PROPOSED ADAPTABLE SURFACE WATER CHAMBER & PIPE RUN
 - DENOTES PROPOSED NON-ADAPTABLE SURFACE WATER CHAMBER & PIPE RUN
 - DENOTES EXISTING COMBINED SEWER
 - DENOTES PROPOSED ADAPTABLE FOUL SEWER CHAMBER & PIPE RUN
 - DENOTES PROPOSED NON-ADAPTABLE FOUL SEWER CHAMBER & PIPE RUN
 - DENOTES RAIN WATER PIPE AND GULLY
 - DENOTES HYDRO STORMCELL ATTENUATION SYSTEM
 - DENOTES WELSH WATER 300mm EXAMINATION
 - DENOTES SITE BOUNDARY
- | NO. | REVISION | DATE | BY | CHKD. |
|-----|---|--------|----|-------|
| 1 | ISSUED FOR TENDER | 1/8/13 | GJ | LR |
| 2 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 3 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 4 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 5 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 6 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 7 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 8 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 9 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 10 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 11 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 12 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 13 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 14 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 15 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 16 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 17 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 18 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 19 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 20 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 21 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 22 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 23 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 24 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 25 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 26 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 27 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 28 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 29 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |
| 30 | REVISED TO REFLECT COMMENTS FROM CLIENT | 1/8/13 | GJ | LR |

PROPOSED RESIDENTIAL Dev.,
MAES Y GARN, NEFYN, GWYNEDD.

Title:
PROPOSED DRAINAGE LAYOUT

Job Ref:	Drawing Ref:	Revision:
21014	501	K
Drawn by:	Date:	Scale:
B.Thorne	23/02/16	1:R 1/200
Checked by:	Date:	Scale:

Checklist from phase 1 - Working in partnership with

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www.wakemans.com

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tel: 01497 738912
mobile: 07990 382379