Rhif y Cais / Application Number : C15/0383/39/LL

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

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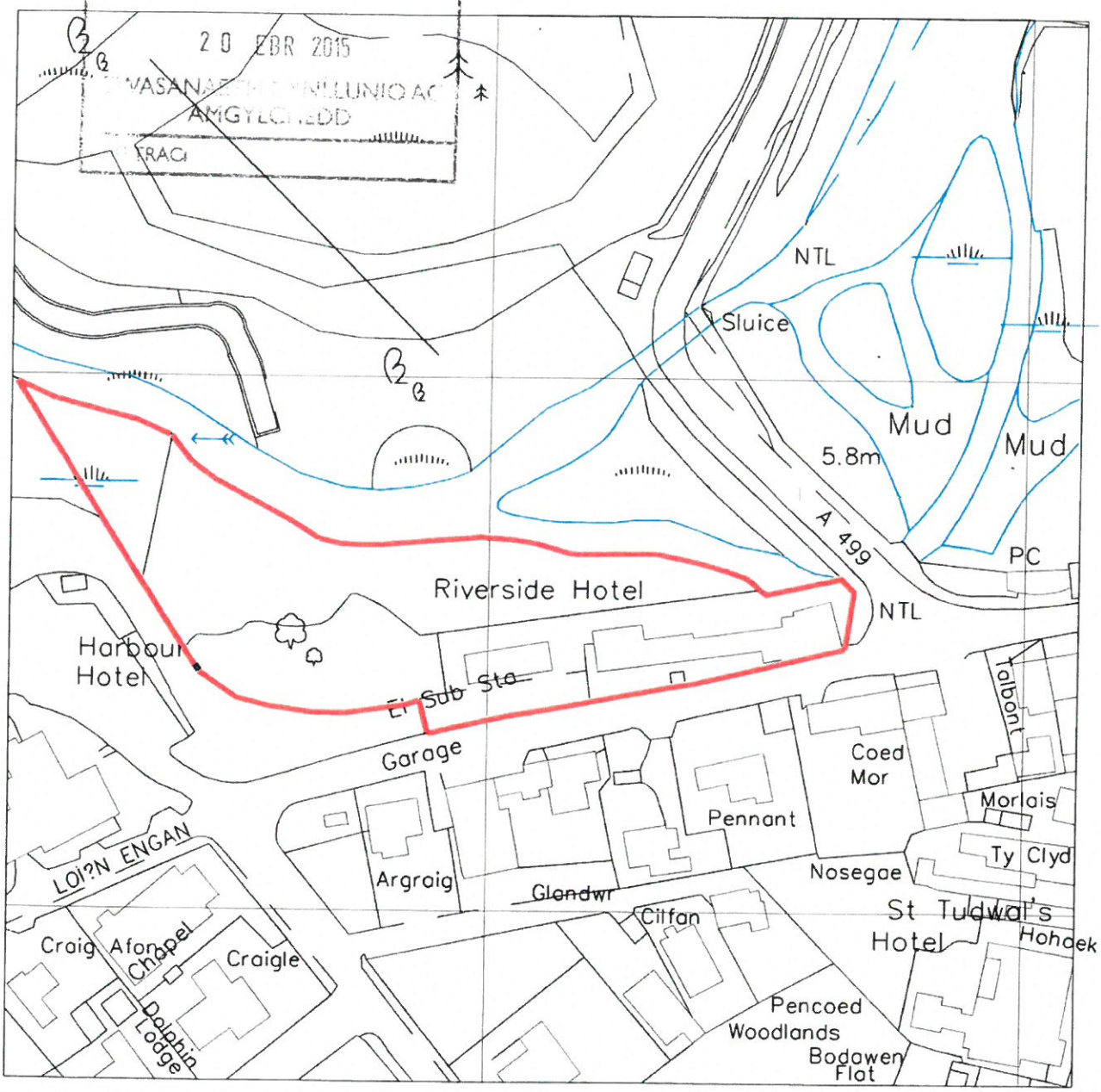
CYNGOR GWYNEDD
ADRAN RHEOLEIDDIO
20 EBR 2015
AMGYLCHEDD



SITE AREA .410 hectares / 1.0 acres

SDA ARCHITECTS & DESIGNERS

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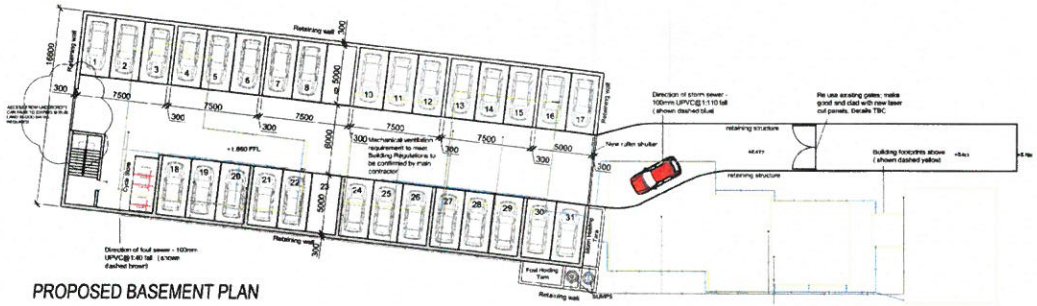
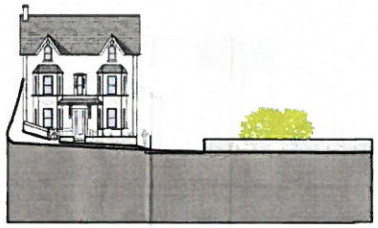
E: mail@sdapartnership.com www.sdapartnership.com
LEEDS LONDON CALIFORNIA

PROJECT	STAGE			
REDEVELOPMENT OF RIVERSIDE HOTEL ABERSOCH	TENDER			
	SCALE	JOB No.	DWG No.	REV.
	1:1250 @ A4	A1D0002	A(00)001	-
TITLE	DRAWN	CHECKED	DATE	
LOCATION PLAN	JOC	CP	JUNE 2014	

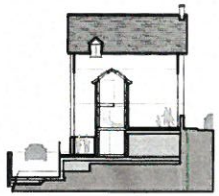

Retaining wall
Retaining wall
Retaining wall
Retaining wall
Retaining wall
Retaining wall
Retaining structure
Retaining structure
Direction of storm sewer - 100mm UPVC@1:110 fall (shown dashed blue)
Re use existing gates: make good and clad with new laser cut panels. Details TBC
New roller shutter
Building footprints above (shown dashed yellow)
Mechanical ventilation requirement to meet Building Regulations to be confirmed by main contractor
Core Area
Core Area
Fuel Holding Tank
Direction of foul sewer - 100mm UPVC@1:40 fall (&100mm dashed brown)
SUMPS
+1.860 FFL
15600
7500
7500
7500
7500
7500
5000
8000
8000
300
300
300

PROPOSED SITE ELEVATION AA
SCALE 1:200

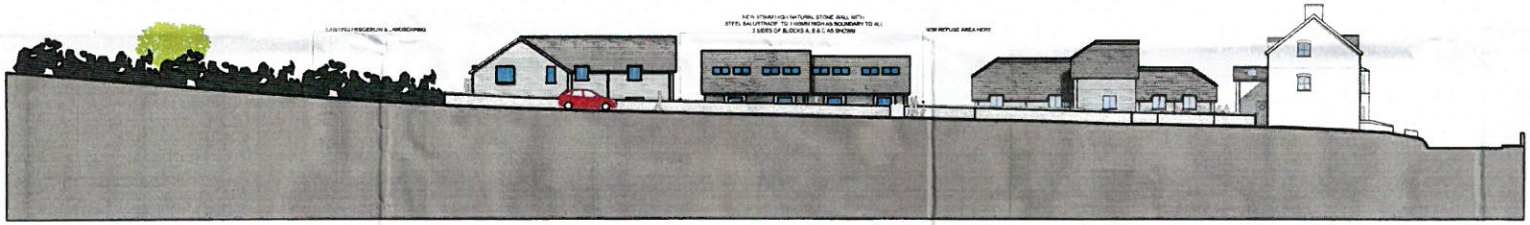
PROPOSED SITE ELEVATION BB
SCALE 1:200



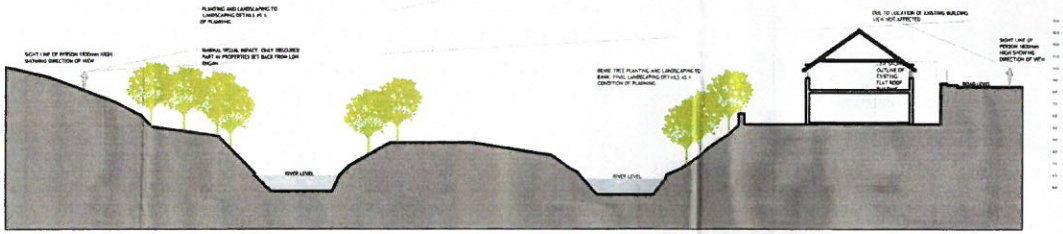
PROPOSED SITE ELEVATION DD
SCALE 1:200



PROPOSED SITE SECTION Z-Z
SCALE 1:200



PROPOSED SITE ELEVATION CC
SCALE 1:200



PROPOSED SITE SECTION Y-Y
SCALE 1:200

Notes

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NOTE:

ALL EXISTING FLOORS AND WALLS TO EXISTING HOTEL FRONT TO BE MADE GOOD AFTER DEMOLITIONS READY TO RECEIVE NEW FINISHES. REMOVE ANY EXISTING SURFACE IMPERFECTIONS AND CRACKS BEFORE DECORATING.

ALL RUBBLE AND MATERIAL FOLLOWING DEMOLITION TO BE REMOVED FROM SITE BY THE CONTRACTOR ALONG WITH ANY EXCAVATION WORK DEEMED NECESSARY.

ALL STRUCTURAL WORK TO BE AS PER STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS.
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STRUCTURAL OPENINGS / SIZES TO BE CHECKED ON SITE PRIOR TO ORDER AND MANUFACTURE.
ALL DIMENSIONS TO BE CONFIRMED AND CHECKED ON SITE.

CONTRACTORS TO VISIT SITE IN ORDER TO CARRY OUT THEIR OWN BUILDING AND SITE CONDITION SURVEY. ANY WORK THAT THEY DEEM TO BE NECESSARY THAT IS NOT SHOWN ON SDA DRAWINGS TO BE BROUGHT TO THE ATTENTION OF SDA ARCHITECTS.

CYNLLUN DIWYGEDIG
REVISED PLAN
Derbynwyd/Received 6/11/15
Llofnod/Signature

REV.	DATE	DESCRIPTION	DRN	CKD.
K	06.11.15	BIKE SHEDS OMITTED. ACCESS FROM BASEMENT CAR PARK REINSTATED, FLOOD GATE PROVIDED	JM	CP
J	11.09.15	IN LANDSCAPE AREA, FOOTPATH REDUCED & EXTERNAL STEPS OMITTED. DECKED AREA TO BLOCK A REVISED. PUBLIC PRAV ACCESS TO DEVELOPMENT REVISED. 2ND WINDOW & BAY ADDED TO EXISTING BUILDING. ENTRANCE DOOR AT UNIT 2 BLOCK A REPLACED WITH WINDOW. MINOR AMENDMENT SUBMISSION.	JM	CP
H	29.01.15	BOATHOUSES OMITTED. BIKE SHEDS ADDED	JDC	CP
G	29.01.15	FURTHER AMENDMENTS TO ROOF LAYOUT OF BOATHOUSES	JDC	CP
F	14.01.15	AMENDMENTS TO ROOF LAYOUT OF BOATHOUSES FOLLOWING COMMENTS FROM PLANNER	JDC	CP
E	16.12.14	BLOCK B & C - ROOF SLOPES/HEIGHTS AMENDED	JDC	CP
D	08.12.14	EXTRA BOATHOUSE ADDED. BLOCK C UNIT INCREASED IN HEIGHT. BLOCK B INCREASED IN HEIGHT. BLOCK A INCREASED IN HEIGHT DUE TO INCREASE IN BLOCK SIZES (Dimension of areas increase as shown above dashed red line)	JDC	CP
C	08.10.14	DISABLED PARKING SPACE REMOVED	JDC	CP
B	09.07.14	DISABLED PARKING SPACE ADDED PERPENDICULAR TO CENDLYN ROAD	JDC	CP
A	04.07.14	LEVEL/RAMP APPROACH ADDED TO RETAIL/CAFE AREA IN BLOCK A. BOAT HOUSE LAYOUT ALTERED AT REQUEST OF PLANNING OFFICER	JDC	CP

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LEEDS LONDON CALIFORNIA

PROJECT
REDEVELOPMENT OF RIVERSIDE HOTEL ABERSOCH

TITLE
PROPOSED SITE PLAN

STAGE
TENDER

JOB No.	DWG No.	REV.
A1D0002	A(00)01-100	K
SCALE 1:200@ A1	DATE JUNE 2015	
DRAWN JM	CHECKED CP	

BSI REGISTERED UKAS QUALITY MANAGEMENT FS 56715

South Elevation

NOTE:

ALL EXISTING FLOORS AND WALLS TO EXISTING HOTEL FRONT TO BE MADE GOOD AFTER DEMOLITIONS READY TO RECEIVE NEW FINISHES. REMOVE ANY EXISTING SURFACE IMPERFECTIONS AND CRACKS BEFORE DECORATING.

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East Elevation

Notes

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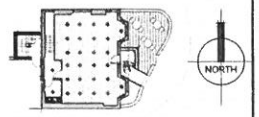
Refer to:
Velfac document for window schedule and specification. Please note that doors 6, 7, 10, 14 and 17 have not been priced by Velfac due to the curved nature. These will need to be sourced and fabricated by Others.

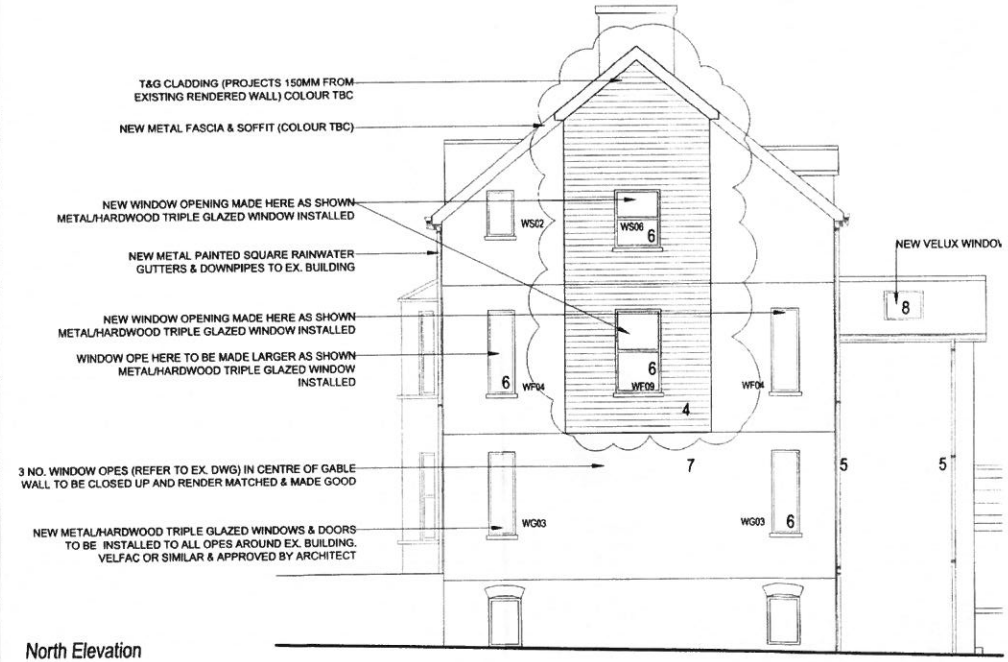
Drawing A(30)01 409 for Door schedule

Hafele document for ironmongery schedule and specification

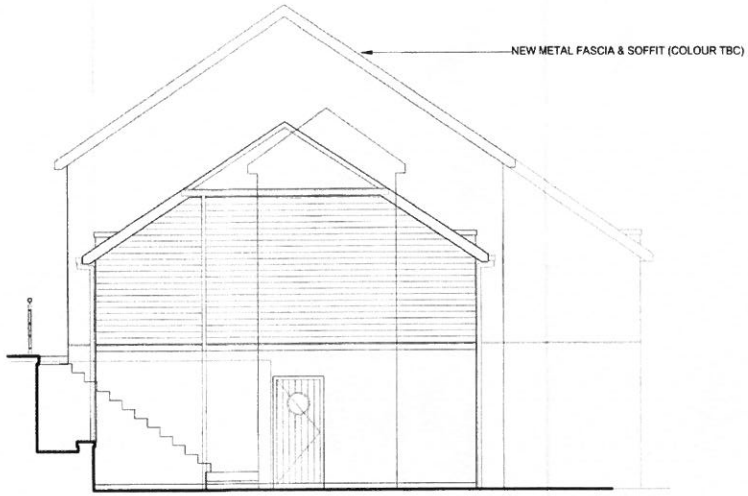


Key Plan

1.METAL FASCIA/BARGEBOARD (CCLOUR TBC) & TIMBER SOFFIT
2.PRESSED METAL CILL CTBC
3.NATURAL WELSH SLATE
4.CEDRAL LAP WEATHERBOARD CLADDING CTBC
5.NEW SQUARE RAINWATER GUTTERS & DOWNPIPES. ALUMASC ALUMINUM OR SIMILAR AND APPROVED
6.NEW METAL/HARDWOOD TRIPLE GLAZED WINDOWS & DOORS. VELFAC OR SIMILAR & APPROVED BY ARCHITECT
7.THROUGH COLOUR STO RENDER OR EQUIVALENT CTBC
8.780x980 / 860X980 VELUX
9.TIMBER AND GLAZED BALCONIES
10.LEADZINC CLAD ORIEL WINDOW
11.METAL AND TIMBER CANOPY



North Elevation



West Elevation

REV.	DATE	DESCRIPTION	DRN.	CKD.
A	05.08.15	Additional windows and bay added	JM	CP

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LEEDS LONDON CALIFORNIA

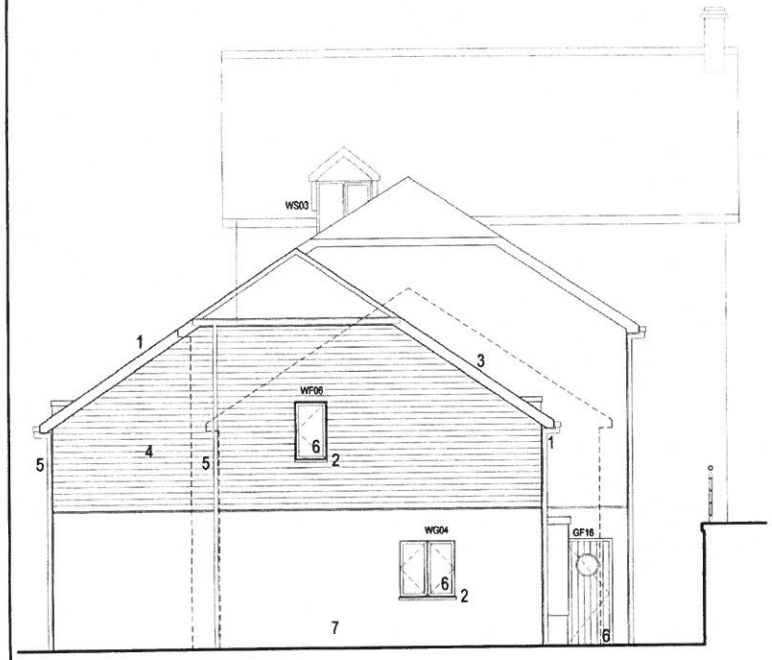
PROJECT
REDEVELOPMENT OF RIVERSIDE HOTEL ABERSOCH

TITLE
EXISTING BUILDING PROPOSED ELEVATIONS

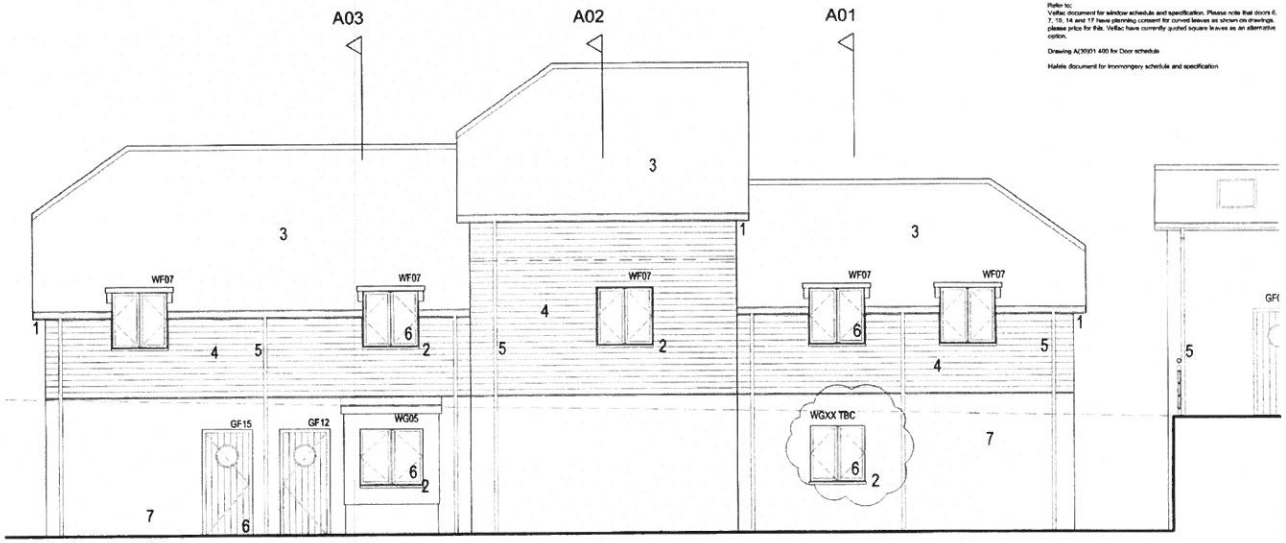
STAGE
TENDER

JOB No.	DWG No.	REV.
A1D0002	A(20)01-203	A
SCALE 1:50@ A1	DATE JUNE 2015	
DRAWN JM	CHECKED CP	

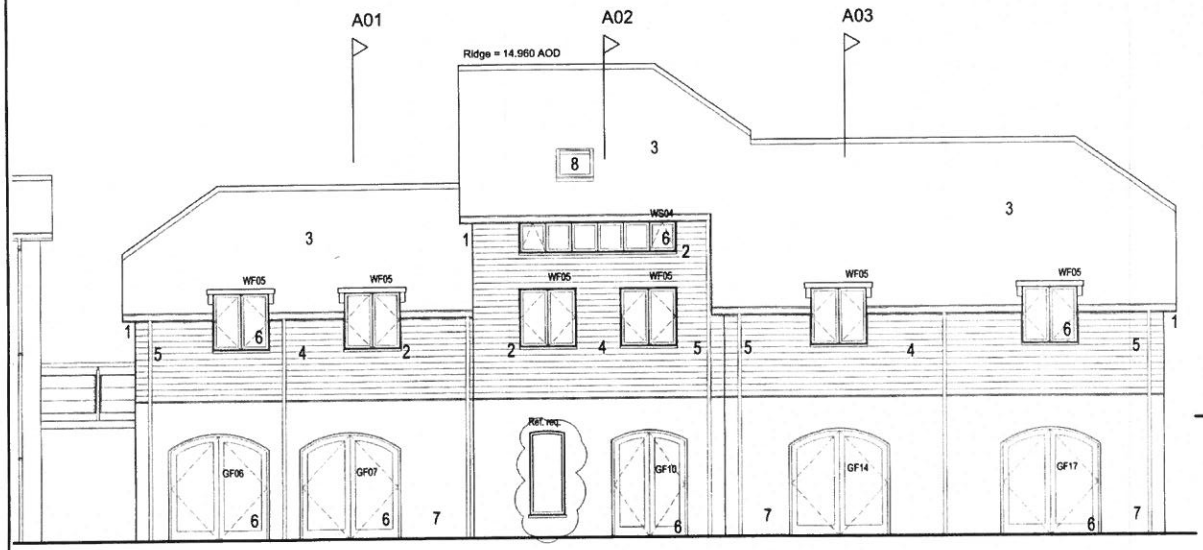
BSI REGISTERED FS 56715 UKAS QUALITY MANAGEMENT



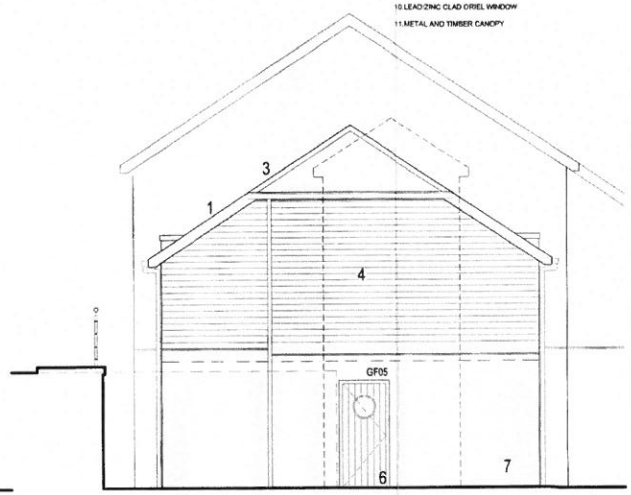
West Elevation



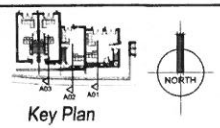
South Elevation



North Elevation



East Elevation



Key Plan

Notes

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Refer to:
Velfac document for window schedule and specification. Please note that doors 6, 7, 13, 14 and 17 have planning consent for curved leaves as shown on drawings. please price for this. Velfac have currently quoted square leaves as an alternative option.

Drawing A(30)01 400 for Door schedule

Halete document for Ironmongery schedule and specification

1.METAL FASCIA/BARGEBOARD (COLOUR TBC) & TIMBER SOFFIT
2.PRESSED METAL CILL CTBC
3.NATURAL WELSH SLATE
4.CEDRAL LAP WEATHERBOARD CLADDING CTBC
5.NEW SQUARE RAINWATER GUTTERS & DOWNPIPES. ALUMASC ALUMINIUM OR SIMILAR AND APPROVED
6.NEW METAL/HARDWOOD TRIPLE GLAZED WINDOWS & DOORS. VELFAC OR SIMILAR & APPROVED BY ARCHITECT
7.THROUGH COLOUR STO RENDER OR EQUIVALENT CTBC
8.780x980 / 660x980 VELUX
9.TIMBER AND GLAZED BALCONIES
10.LEAD/ZINC CLAD ORIEL WINDOW
11.METAL AND TIMBER CANOPY

REV.	DATE	DESCRIPTION	DRN	CKD
A	05.08.15	Degree of roof pitch reduced to suit revised 5.68m/FTL. Ridge height remains the same. Cladding type revised. Door replaced with fixed window. Additional window.	JM	CP

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LEEDS LONDON CALIFORNIA

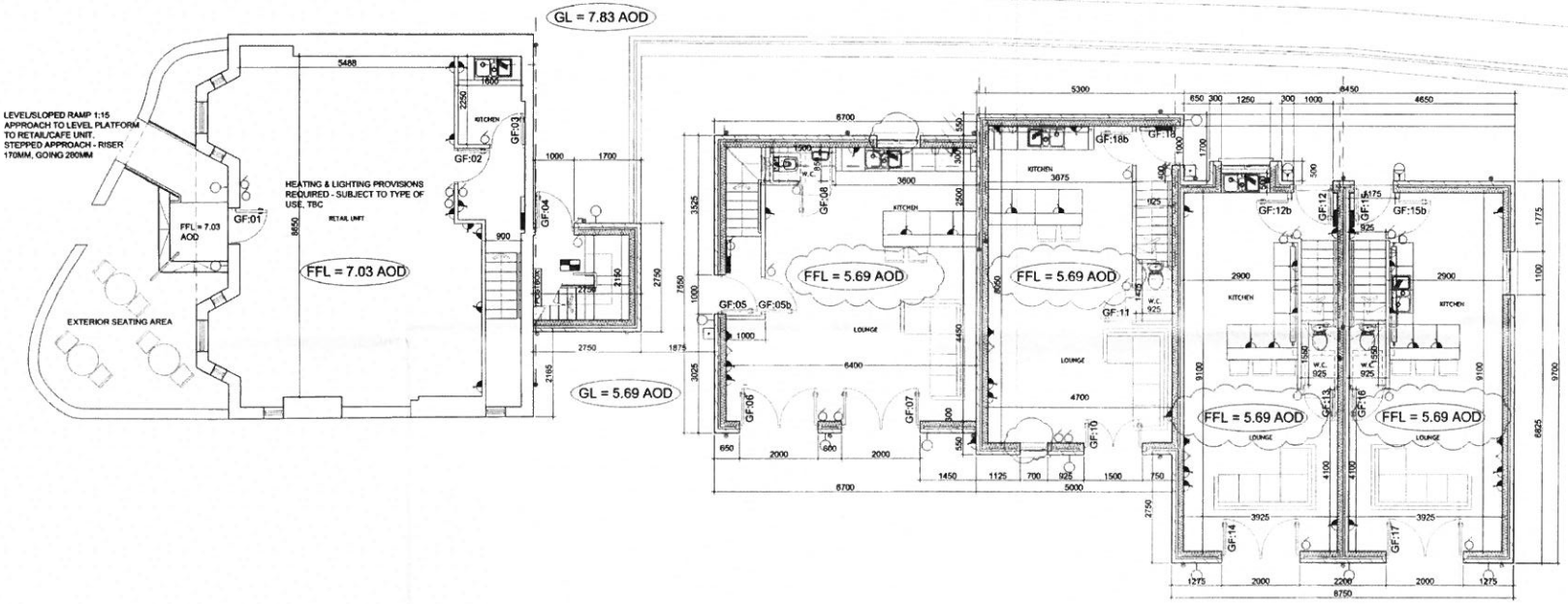
PROJECT
REDEVELOPMENT OF RIVERSIDE HOTEL ABERSOCH

TITLE
BLOCK A
PROPOSED ELEVATIONS

STAGE
TENDER

JOB No.	DWG No.	REV.
A1200002	A(20)01-200	A
SCALE 1:50@ A1	DATE JUNE 2015	
DRAWN JM	CHECKED CP	

BSI REGISTERED FS 56715 UKAS QUALITY MANAGEMENT



FINISHES SCHEDULE	
Location	Finish
External decking areas	Hardwood Decking Boards (Ipe)
Living/Kitchen Ground Floor Living/Kitchen F & S Floor	Engineered Timber Hardwood HARDIE European Oak
Bathrooms Floor Area	Aura Limestone Tiles (edge, to be dry-mortared) 611B
Bedrooms Floor Area	Engineered Timber Hardwood HARDIE European Oak
Hall Floor Area	Engineered Timber Hardwood HARDIE European Oak
Stairway Floor Area	Engineered Timber Hardwood HARDIE European Oak
Living/Kitchen Walls	Vinyl Matt Paint C1BC (plasterboard)
Bathroom Walls	Aura Limestone - Beige Vinyl Matt Paint C1BC
Bedroom Walls	Vinyl Matt Paint C1BC
Hall Walls	Vinyl Matt Paint C1BC
Stairway Walls	Vinyl Matt Paint C1BC
Living/Kitchen Ceiling	Vinyl Matt Paint C1BC
Bathroom Ceiling	Vinyl Silk Paint C1BC
Bedroom Ceiling	Vinyl Matt Paint C1BC
Hall Ceiling	Vinyl Matt Paint C1BC
Stairway Ceiling	Vinyl Matt Paint C1BC

All internal plasterboards to be Farrow and Ball, except for bathrooms and ensuite.

LEGEND		
Symbol	Description	Symbol
01	Light Switches 1.200mm to top of switch	
02	Telephone/Data Point 400mm to bottom of socket	
03	Television Point 1.200mm high	
04	Twin Socket Point 400/1200mm to bottom of socket	
05	Fridge/Freezer Point 300mm to bottom of socket	
06	Cooker Switch	
07	Call Bell Switch 1200 High	
08	Ceiling/Recessed Light Point	
09	Distribution Box	
10	Meter Board	
11	Extra Light Point (in Kitchen)	
12	Wall bracket light 2100 mm High	
13	Sprinkler Sensitive	
14	Emergency Lighting in KITCHEN	
15	Alarm	
16	SVP 110C	
17	Obstruction of Foul Sewer 100C	
18	Obstruction of Storm Sewer	

NORTH

Notes

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ALL DIMENSIONS TO BE CONFIRMED AND CHECKED ON SITE

ALL PUBLIC STAIRWELL AND PUBLIC AREAS OF STRUCTURE TO BE 1 HR FIRE RESISTANCE (PLASTERBOARD, ECT).

ALL PUBLIC/COMMON DOORS TO BE FITTED WITH SELF CLOSING MECHANISM

PART L CALCULATIONS YET TO BE CARRIED OUT BY OTHERS, MAIN CONTRACTOR RESPONSIBLE FOR COMPLYING WITH BUILDING REGULATIONS PART L.

SOUND INSULATION - REVERBERATION BETWEEN UNITS TO BE DESIGNED AND CONFIRMED BY MAIN CONTRACTOR

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HEATING SYSTEM
UNDERFLOOR HEATING TO ALL FLOORS EXCEPT 2NO. AFFORDABLE UNITS TO HAVE ELECTRIC RADIATORS. HOT WATER VIA PRESSURISED CYLINDER WITHIN ROOF VOIDS
PLEASE NOTE - ALL DUCTWORK THAT PASSES THROUGH THE COMPARTMENT FLOOR OR WALL OF TO BE PROVIDED WITH FIRE DAMPERS

ELECTRIC LIGHTING - LIGHTING STRATEGY TBC
NEW LED ELECTRIC LIGHTING TO BE INSTALLED
LIGHTING LAMPS, FIXTURES AND FITTINGS TO BE STANDARD AND LIGHTING LUX LEVELS TO BE AS REQUIRED BY BRITISH STANDARDS.
EMERGENCY LIGHTING TO BE PROVIDED TO THE COMMON AREAS IN THE APARTMENTS ONLY TO BS5266
PLEASE NOTE - ALL DUCTWORK THAT PASSES THROUGH THE COMPARTMENT FLOOR OR WALL TO BE PROVIDED WITH FIRE DAMPERS

DRAINAGE
THE LOCATION OF EXISTING MANHOLES TO BE CHECKED ON SITE. NEW DRAINAGE TO BE CONNECTED TO THE EXISTING MANHOLE/DRAINAGE LINE.
EXISTING RAINWATER DOWN PIPES TO HOTEL FRONT TO BE REPLACED.
PLEASE NOTE - ALL DUCTWORK THAT PASSES THROUGH THE COMPARTMENT FLOOR OR WALL TO BE PROVIDED WITH FIRE DAMPERS
ALL SVPS TO BE WITHIN SERVICE VOIDS AND/OR PARTY WALLS - NO STANDALONE BOXING OUT IN ROOMS
ALL ENTRANCE & PATIO DOORS ON GROUND FLOOR TO HAVE ACCO DRAINS FITTED

KITCHENS - REFER TO GRIDHARTEEN DOCUMENTS
FOR 2NO. AFFORDABLE HOUSING - HOWDEN'S GREENWICH SHAKER GREY OR SIMILAR AND APPROVED

SANITARYWARE - REFER TO CPHART DOCUMENTS & SDA DRAWING A(20)01-101
FOR 2NO. AFFORDABLE HOUSING - IDEAL STANDARD CONCEPT RANGE OR SIMILAR AND APPROVED

FIRE ESCAPE WINDOWS
ESCAPE WINDOWS TO BE PROVIDED AT GFL AND FFL. THE WINDOW TO HAVE AN UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 0.33SQM AND AT LEAST 450MM HIGH AND 450MM WIDE

FIRE ALARM
THE FIRE ALARM TO BE INDEPENDENT TO EACH DWELLING/APARTMENT AND HAVE A SMOKE DETECTOR TO EACH LANDING AREA. 3 STOREY HOUSES TO HAVE 30MIN FIRE PROTECTED STAIRCASE. APARTMENTS TO HAVE 30MIN FIRE PROTECTED LOBBY.

DESIGN TO COMPLY WITH NHBC

RAINWATER PIPE CALCULATION TO BE CONFIRMED BY MAIN CONTRACTOR.

REV.	DATE	DESCRIPTION	DRN.	CKD.
A	05.08.15	Degree of roof pitch reduced to suit revised 5.69mFFL. Door at unit 2 replaced with fixed light. New window at unit 1	JM	CP

SDA ARCHITECTS & DESIGNERS

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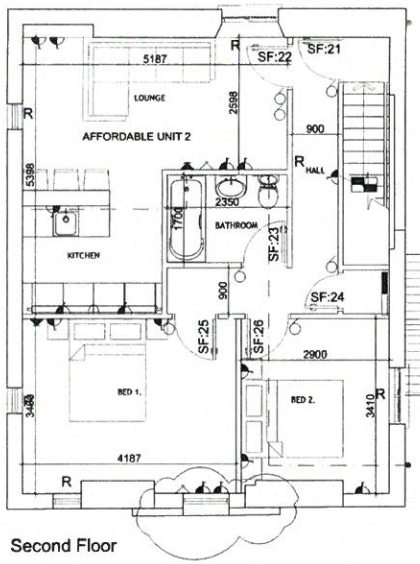
PROJECT
REDEVELOPMENT OF RIVERSIDE HOTEL
ABERSOCH

TITLE
BLOCK A
PROPOSED GROUND FLOOR

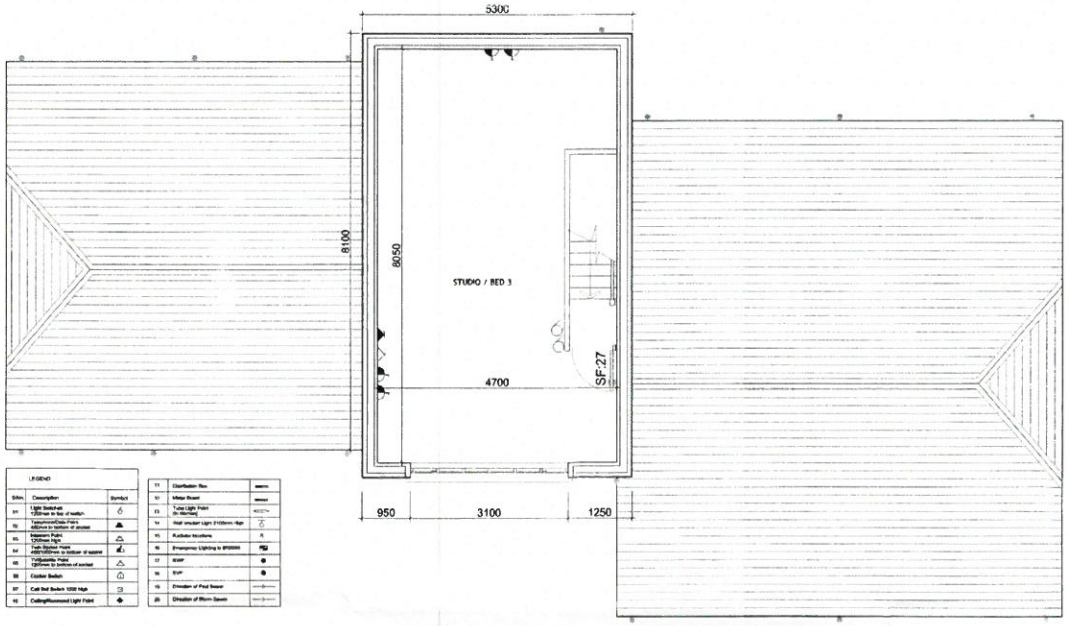
STAGE
TENDER

JOB No.	DWG No.	REV.
A1D0002	A(20)01-100	A
SCALE 1:50@ A1	DATE JUNE 2015	
DRAWN JM	CHECKED CP	

BSI REGISTERED FS 56715 UKAS QUALITY MANAGEMENT



Second Floor



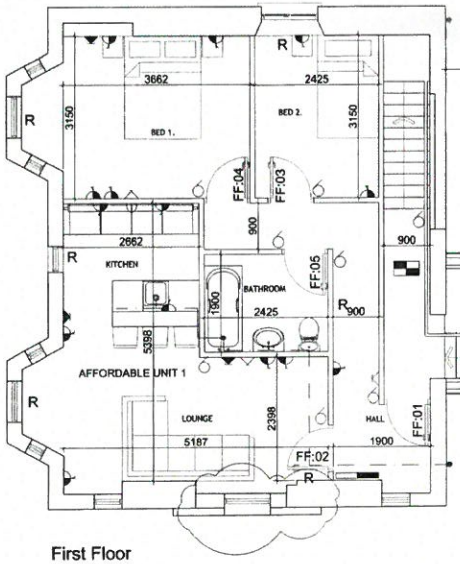
FINISHES SCHEDULE	
Location	Finish
External decking areas	Manufacturer's terms from specification
Lift upliftman Ground Floor Living/Kitchen F & S 1 bar	Engineered Timber Homecut HW808 European Oak
Bathroom Floor Area	Jura Limestone Tile beige, to be slip resistant R11B
Bedroom Floor Area	Engineered Timber Homecut HW808 European Oak
Hall Floor Area	Engineered Timber Homecut HW808 European Oak
Stairway Floor Area	Engineered Timber Homecut HW808 European Oak

Living/Kitchen Walls	Vinyl Matt Paint CTBC/ Splashback/tiles
Bathroom Walls	Jura Limestone / Beige Vinyl Matt Paint CTBC
Bedroom Walls	Vinyl Matt Paint CTBC
Hall Walls	Vinyl Matt Paint CTBC
Stairway Walls	Vinyl Matt Paint CTBC

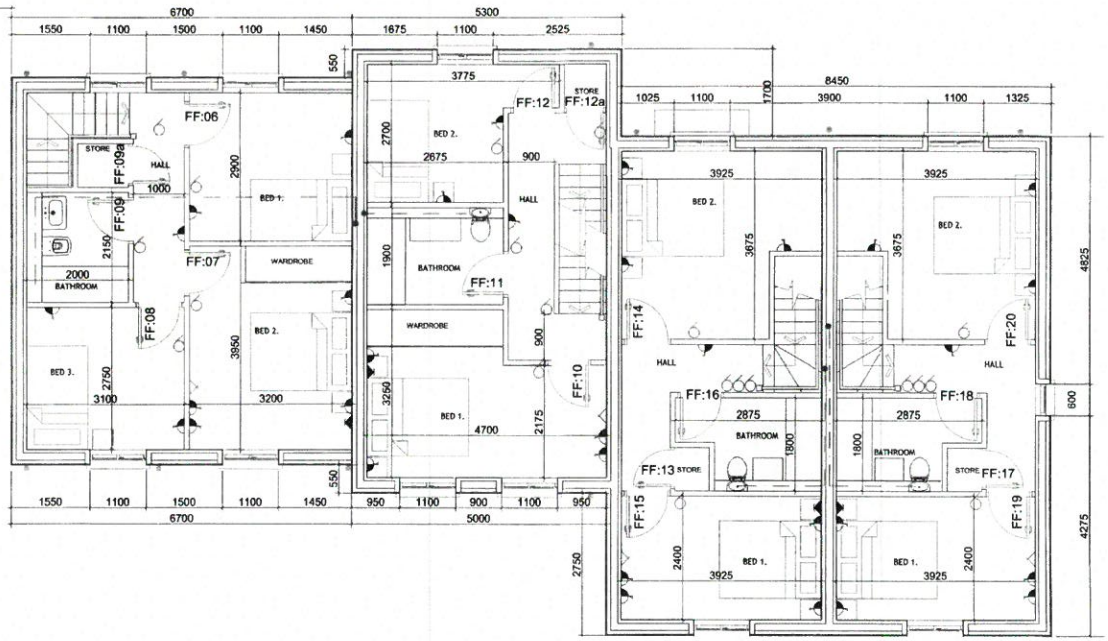
Living/Kitchen Ceiling	Vinyl Matt Paint CTBC
Bathroom Ceiling	Vinyl Silk Paint CTBC
Bedroom Ceiling	Vinyl Matt Paint CTBC
Hall Ceiling	Vinyl Matt Paint CTBC
Stairway Ceiling	Vinyl Matt Paint CTBC

All internal paintwork/skirtings to be Farrow and Ball, except for bathroom and ensuite.

LEGEND			
Sym.	Description	Symbol	
01	Light Switch 1200mm to top of switch		
02	Telephone/Data Point 400mm to bottom of socket		
03	Telephone Point 1200mm High		
04	Twin Socket Point 400mm to bottom of socket		
05	Telephone Point 400mm to bottom of socket		
06	Cooker Switch		
07	Cell Int Switch 1200 High		
10	Ceiling/Recessed Light Point		
11	Distribution Box		
12	Meter Board		
13	Tube Light Point (to Manufr)		
14	Wall bracket Light 2100mm High		
15	Audibles locations		
16	Emergency Lighting to BS5266		
17	SVP		
18	SVP		
19	Direction of Foul Sewer		
20	Direction of Storm Sewer		



First Floor



Notes

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NOTE:

ALL EXISTING FLOORS AND WALLS TO EXISTING HOTEL FRONT TO BE MADE GOOD AFTER DEMOLITIONS READY TO RECEIVE NEW FINISHES, REMOVE ANY EXISTING SURFACE IMPERFECTIONS AND CRACKS BEFORE DECORATING.

ALL STRUCTURAL WORK TO BE AS PER STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS.
ALL SIZES SHOWN ARE FOR PRICING PURPOSES ONLY.
STRUCTURAL OPENINGS / SIZES TO BE CHECKED ON SITE PRIOR TO ORDER AND MANUFACTURE.
ALL DIMENSIONS TO BE CONFIRMED AND CHECKED ON SITE.

ALL PUBLIC STAIRWELL AND PUBLIC AREAS OF STRUCTURE TO BE 1 HR FIRE RESISTANCE (PLASTERBOARD, ECT)

ALL PUBLIC/COMMON DOORS TO BE FITTED WITH SELF CLOSING MECHANISM

PART L CALCULATIONS YET TO BE CARRIED OUT BY OTHERS. MAIN CONTRACTOR RESPONSIBLE FOR COMPLYING WITH BUILDING REGULATIONS PART L.

SOUND INSULATION - REVERBERATION BETWEEN UNITS TO BE DESIGNED AND CONFIRMED BY MAIN CONTRACTOR

CONTRACTORS TO VISIT SITE IN ORDER TO CARRY OUT THEIR OWN BUILDING AND SITE CONDITION SURVEY. ANY WORK THAT THEY DEEM TO BE NECESSARY THAT IS NOT SHOWN ON SDA DRAWINGS TO BE BROUGHT TO THE ATTENTION OF SDA ARCHITECTS.

HEATING SYSTEM
UNDERFLOOR HEATING TO ALL FLOORS EXCEPT 2NO. AFFORDABLE UNITS TO HAVE ELECTRIC RADIATORS. HOT WATER VIA PRESSURISED CYLINDER WITHIN ROOF VOIDS.
PLEASE NOTE - ALL DUCTWORK THAT PASSES THROUGH THE COMPARTMENT FLOOR OR WALL OF TO BE PROVIDED WITH FIRE DAMPERS

ELECTRIC LIGHTING - LIGHTING STRATEGY TBC
NEW LED ELECTRIC LIGHTING TO BE INSTALLED.
LIGHTING LAMPS, FIXTURES AND FITTINGS TO BE STANDARD AND LIGHTING LUX LEVELS TO BE AS REQUIRED BY BRITISH STANDARDS.
EMERGENCY LIGHTING TO BE PROVIDED TO THE COMMON AREAS IN THE APARTMENTS ONLY TO BS5266
PLEASE NOTE - ALL DUCTWORK THAT PASSES THROUGH THE COMPARTMENT FLOOR OR WALL TO BE PROVIDED WITH FIRE DAMPERS

DRAINAGE
THE LOCATION OF EXISTING MANHOLES TO BE CHECKED ON SITE. NEW DRAINAGE TO BE CONNECTED TO THE EXISTING MANHOLE/DRAINAGE LINE.
EXISTING RAINWATER DOWN PIPES TO HOTEL FRONT TO BE REPLACED.
PLEASE NOTE - ALL DUCTWORK THAT PASSES THROUGH THE COMPARTMENT FLOOR OR WALL TO BE PROVIDED WITH FIRE DAMPERS
ALL SVPS TO BE WITHIN SERVICE VOIDS AND/OR PARTY WALLS - NO STANDALONE BOXING OUT IN ROOMS
ALL ENTRANCE & PATIO DOORS ON GROUND FLOOR TO HAVE ACCO DRAINS FITTED

KITCHENS - REFER TO GRIDTHIRTEEN DOCUMENTS.
FOR 2NO. AFFORDABLE HOUSING - HOVDEN'S GREENWICH SHAKER GREY OR SIMILAR AND APPROVED

SANITARYWARE - REFER TO CPHART DOCUMENTS & SDA DRAWING A(20)01-101
FOR 2NO. AFFORDABLE HOUSING - IDEAL STANDARD CONCEPT RANGE OR SIMILAR AND APPROVED

FIRE ESCAPE WINDOWS
ESCAPE WINDOWS TO BE PROVIDED AT GFL AND FFL. THE WINDOW TO HAVE AN UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 0.33SQ M AND AT LEAST 450MM HIGH AND 450MM WIDE

FIRE ALARM
THE FIRE ALARM TO BE INDEPENDENT TO EACH DWELLING/APARTMENT AND HAVE A SMOKE DETECTOR TO EACH LANDING AREA. 3 STOREY HOUSES TO HAVE 30MIN FIRE PROTECTED STAIRCASE. APARTMENTS TO HAVE 30MIN FIRE PROTECTED LOBBY.

DESIGN TO COMPLY WITH NHBC

RAINWATER PIPE CALCULATION TO BE CONFIRMED BY MAIN CONTRACTOR.

REV.	DATE	DESCRIPTION	DRN.	CKD.
A	19.08.15	Additional window and bay added	JM	CP

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LEEDS LONDON CALIFORNIA

PROJECT
REDEVELOPMENT OF RIVERSIDE HOTEL ABERSOCH

TITLE
BLOCK A
PROPOSED UPPER FLOORS

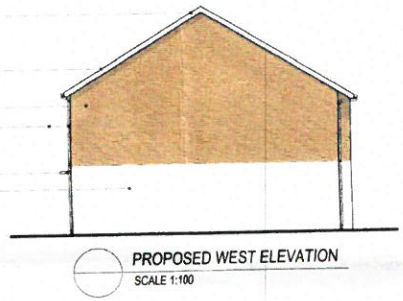
STAGE
TENDER

JOB No.	DWG No.	REV.
A1D0002	A(20)01-101	A
SCALE 1:50@ A1	DATE JUNE 2015	
DRAWN JM	CHECKED CP	

BSI REGISTERED UKAS QUALITY MANAGEMENT FS 56715

PROPOSED SOUTH ELEVATION
SCALE 1:100

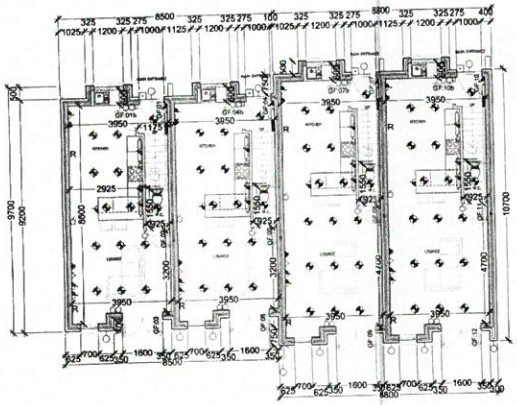
PROPOSED NORTH ELEVATION
SCALE 1:100



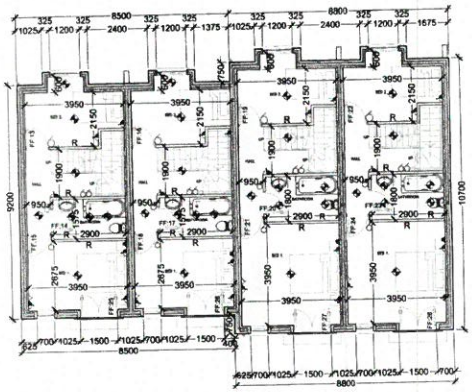
PROPOSED WEST ELEVATION
SCALE 1:100

PROPOSED EAST ELEVATION
SCALE 1:100

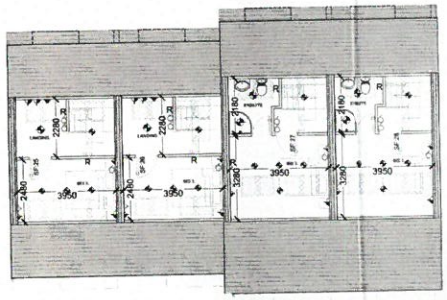
BLOCK B



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED SECOND FLOOR PLAN
SCALE 1:100

SCALE BAR

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LEGEND		
S/No	Description	Symbol
01	Light Switches 1200mm to top of switch	
02	Telephone/Data Point 400mm to bottom of socket	
03	Intercom Point 1470mm high	
04	Fuel Socket Point 400/1200mm to bottom of socket	
05	TV/Satellite Point 1470mm to bottom of socket	
06	Cooker Switch	
07	Call Bell Switch 1250 high	
10	Ceiling/Recessed Light Point	
11	Distribution Box	
12	Meter Room	
13	Tube Light Point (to fitting)	
14	Wall bracket Light 2100mm High	
15	Radiator locations	R
16	RWP	
17	SVP	
18	Direction of Foul Sewer	
19	Direction of Storm Sewer	

FINISHES SCHEDULE	
Location	Finish
Living/Kitchen Ground Floor	Manor Francais Stone/Stone
Living/Kitchen F & S Floor	Semi Solid Timber
Bathroom Floor Area	Ceramic Floor Tiles
Bedroom Floor Area	High Grade Carpet
Hall Floor Area	Semi Solid Timber
Stairway Floor Area	Hard Wearing Carpet
Living/Kitchen Walls	Vinyl Matt Paint CTBC
Bathroom Walls	Full Height Wall Tiles
Bedroom Walls	Vinyl Matt Paint CTBC
Hall Walls	Vinyl Matt Paint CTBC
Stairway Walls	Vinyl Matt Paint CTBC
Living/Kitchen Ceiling	Vinyl Matt Paint CTBC
Bathroom Ceiling	Vinyl Silk Paint CTBC
Bedroom Ceiling	Vinyl Matt Paint CTBC
Hall Ceiling	Vinyl Matt Paint CTBC
Stairway Ceiling	Vinyl Matt Paint CTBC

NOTE:

ALL EXISTING FLOORS AND WALLS TO EXISTING HOTEL FRONT TO BE MADE GOOD AFTER DEMOLITIONS READY TO RECEIVE NEW FINISHES. REMOVE ANY EXISTING SURFACE IMPERFECTIONS AND CRACKS BEFORE DECORATING.

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ALL DIMENSIONS TO BE CONFIRMED AND CHECKED ON SITE.

ALL PUBLIC STAIRWELL AND PUBLIC AREAS OF STRUCTURE TO BE 1 HR FIRE RESISTANCE (PLASTERBOARD, ECT)

ALL PRIVATE STAIRS TO BE OF TIMBER CONSTRUCTION WITH TIMBER BALUSTRADES

ALL PUBLIC/COMMON DOORS TO BE FITTED WITH SELF CLOSING MECHANISM

U VALUES FOR THE THERMAL ELEMENTS OF THE DWELLING & APARTMENTS TO BE CONFIRMED BY BUILDING CONTROL TO MEET BUILDING REGULATIONS STANDARDS

CONTRACTORS TO VISIT SITE IN ORDER TO CARRY OUT THEIR OWN BUILDING AND SITE CONDITION SURVEY. ANY WORK THAT THEY DEEM TO BE NECESSARY THAT IS NOT SHOWN ON SDA DRAWINGS TO BE BROUGHT TO THE ATTENTION OF SDA ARCHITECTS.
HEATING SYSTEM
AS PER LOCATIONS SHOWN ON DRAWINGS.
PLEASE NOTE - ALL DUCTWORK THAT PASSES THROUGH THE COMPARTMENT FLOOR OR WALL OF TO BE PROVIDED WITH FIRE DAMPERS

ELECTRIC LIGHTING
NEW STANDARD ELECTRIC LIGHTING TO BE INSTALLED IAS PER DRAWINGS.
LIGHTING LAMPS, FIXTURES AND FITTINGS TO BE STANDARD AND LIGHTING LUX LEVELS TO BE AS REQUIRED BY BRITISH STANDARDS.
LIGHTING TO HAVE AN AVERAGE EFFICIENCY OF NOT LESS THAN 55 LAMP LUMENS PER CIRCUIT WATT.
PLEASE NOTE - ALL DUCTWORK THAT PASSES THROUGH THE COMPARTMENT FLOOR OR WALL TO BE PROVIDED WITH FIRE DAMPERS

DRAINAGE
THE LOCATION OF EXISTING MANHOLES TO BE CHECKED ON SITE. NEW DRAINAGE TO BE CONNECTED TO THE EXISTING MANHOLE/DRAINAGE LINE.
EXISTING RAINWATER DOWN PIPES TO HOTEL FRONT TO BE REPLACED.
PLEASE NOTE - ALL DUCTWORK THAT PASSES THROUGH THE COMPARTMENT FLOOR OR WALL TO BE PROVIDED WITH FIRE DAMPERS
ALL ENTRANCE & PATIO DOORS ON GROUND FLOOR TO HAVE ACCO DRAINS FITTED

SANITARYWARE
NEW SANITARYWARE COLOUR TO BE WHITE.

FIRE ESCAPE WINDOWS
ESCAPE WINDOWS TO BE PROVIDED AT GFL AND FFL. THE WINDOW TO HAVE AN UNOBSTRUCTED OPENABLE AREA THAT IS AT LEAST 0.3350 M AND AT LEAST 450MM HIGH AND 450MM WIDE

FIRE ALARM & DETECTION SYSTEM
THE FIRE ALARM TO BE INDEPENDENT TO EACH DWELLING/APARTMENT AND HAVE A SMOKE DETECTOR TO EACH LANDING AREA.
THE EMERGENCY LIGHTING SHOULD COMPLY WITH BS 5266 Pt1:2011. ALL TO BE FITTED TO BUILDING AS PER FIRE & BUILDING REGULATIONS BY CONTRACTOR

REV.	DATE	DESCRIPTION	DRN	CKD
E	23.12.14	ENSUITE ADDED TO 2ND FLOOR OF LARGER UNITS	JOC	
D	18.12.14	AMENDED LARGER FIRST & SECOND FLOORS (ON TWO OF THE UNITS) ADDED	JOC	CP
C	16.12.14	FIRST 2 UNITS REVERTED BACK TO ORIGINAL DESIGN & SIZE. ROOF PITCH NOW 31 DEGREES	JOC	CP
B	03.12.14	MAIN BLOCK WIDENED BY 1800MM AND HEIGHT OF ROOF OF THIS BLOCK INCREASED BY 525MM	JOC	CP
A	04.07.14	PROTECTED STAIRWAY/LOBBY ADDED TO GF DWELLINGS FOR BUILDING REGULATIONS	JOC	CP

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LEEDS LONDON CALIFORNIA

RECEIVED
24 NOV 2015
CYNGHORRAETH DINAS LEEDS AC ARDDELEDD

PROJECT
REDEVELOPMENT OF RIVERSIDE HOTEL ABERSOCH

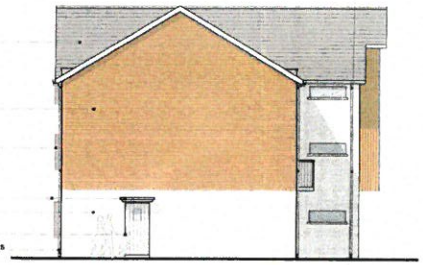
TITLE
BLOCK B ALTERNATE LAYOUT

STAGE
TENDER

JOB No.	DWG No.	REV.
A1D0002	A(20)002	E
SCALE 1:100	DATE JUNE 2014	
DRAWN JOC	CHECKED CP	

BSI REGISTERED FS 58715 UKAS QUALITY MANAGEMENT

PROPOSED SOUTH ELEVATION
SCALE 1:100

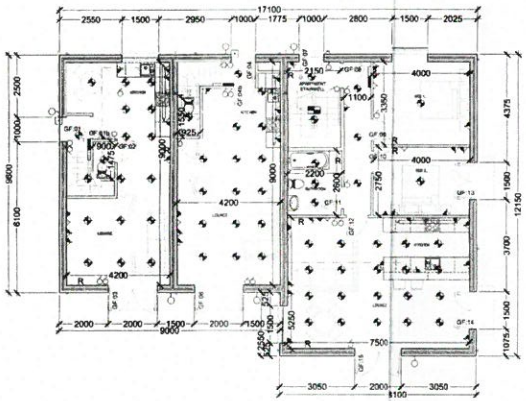


PROPOSED EAST ELEVATION
SCALE 1:100

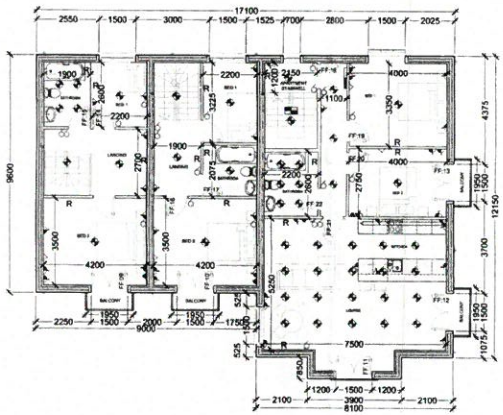
PROPOSED WEST ELEVATION
SCALE 1:100

PROPOSED NORTH ELEVATION
SCALE 1:100

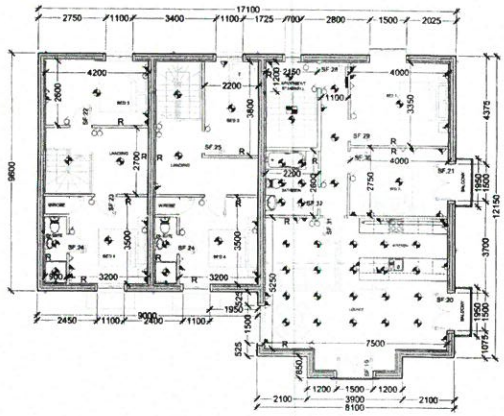
BLOCK C



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED SECOND FLOOR PLAN
SCALE 1:100

SCALE BAR

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LEGEND

S/No.	Description	Symbol
01	Light Switches 1,200mm to top of switch	
02	Telephone/Data Point 450mm to bottom of socket	
03	Internet Point 1,200mm high	
04	Tv/R Socket Point 450/1,200mm to bottom of socket	
05	TV/Satellite Point 1,200mm to bottom of socket	
06	Cooker Switch	
07	Call Bell Switch 1,200 high	
10	Ceiling/Recessed Light Point	
11	Distribution Box	
12	Meter Board	
13	Tube Light Point (In Kitchen)	
14	Wall bracket Light 2100mm High	
15	Radiator locations	R
16	Emergency Lighting to BS5266	
17	RWP	
18	SVP	
19	Direction of Foul Sewer	
20	Direction of Storm Sewer	

FINISHES SCHEDULE

Location	Finish
Living/Kitchen Ground Floor	Porcelain Ceramic Floor Tiles
Living/Kitchen F & S Floor	Semi Solid Timber
Bathroom Floor Area	Ceramic Floor Tiles
Bedroom Floor Area	High Grade Carpet
Hall Floor Area	Semi Solid Timber
Stairway Floor Area	Hard Wearing Carpet
Living/Kitchen Walls	Vinyl Matt Paint CTBC
Bathroom Walls	Full Height Wall Tiles
Bedroom Walls	Vinyl Matt Paint CTBC
Hall Walls	Vinyl Matt Paint CTBC
Stairway Walls	Vinyl Matt Paint CTBC
Living/Kitchen Ceiling	Vinyl Matt Paint CTBC
Bathroom Ceiling	Vinyl Silk Paint CTBC
Bedroom Ceiling	Vinyl Matt Paint CTBC
Hall Ceiling	Vinyl Matt Paint CTBC
Stairway Ceiling	Vinyl Matt Paint CTBC

REV.	DATE	DESCRIPTION	DRN	CKD
D	18.12.14	LARGER FIRST & SECOND FLOORS ADDED	JOC	CP
C	16.12.14	MAIN BLOCK (CONTAINING 2 NO DWELLINGS) WIDENED BY ANOTHER 1.5 M	JOC	CP
B	03.12.14	MAIN BLOCK WIDENED BY 2M, FRONT FACE WIDENED BY 1.650M AND HEIGHT OF ROOF OF THIS BLOCK INCREASED BY 575MM	JOC	CP
A	08.07.14	ENCLOSED PROTECTED LOBBY/STAIR ADDED TO CFL TO BE IN COMPLIANCE WITH FIRE & BUILDING REGULATIONS	JOC	CP

SDA ARCHITECTS & DESIGNERS

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LEEDS LONDON CALIFORNIA

PROJECT
REDEVELOPMENT OF RIVERSIDE HOTEL ABERSOCH

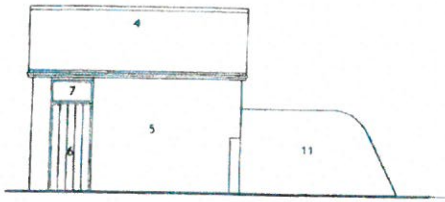
TITLE
ALTERNATE BLOCK C LAYOUT

STAGE
TENDER

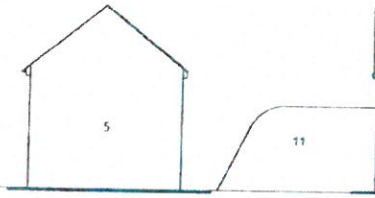
JOB No.	DWG No.	REV.
A1D0002	A(20)003	D
SCALE 1:100 @ A1	DATE JUNE 2014	
DRAWN JOC	CHECKED CP	

BSI REGISTERED FS 56715 UKAS QUALITY MANAGEMENT

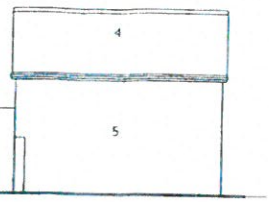
Datblygiad Preswyl Cynaliadwy Glan Yr Afon Abersoch.
Riverside Abersoch - Sustainable Residential Development.



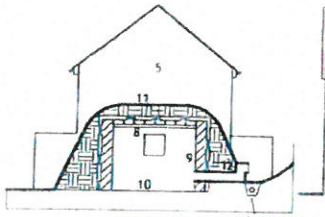
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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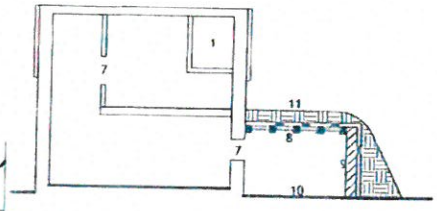

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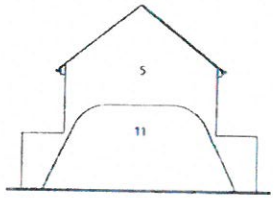
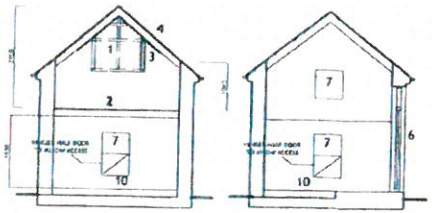
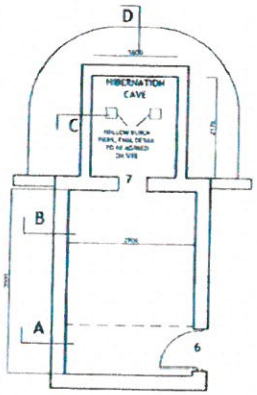


NORTH ELEVATION

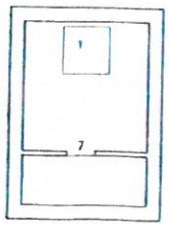


SECTION B

SECTION A

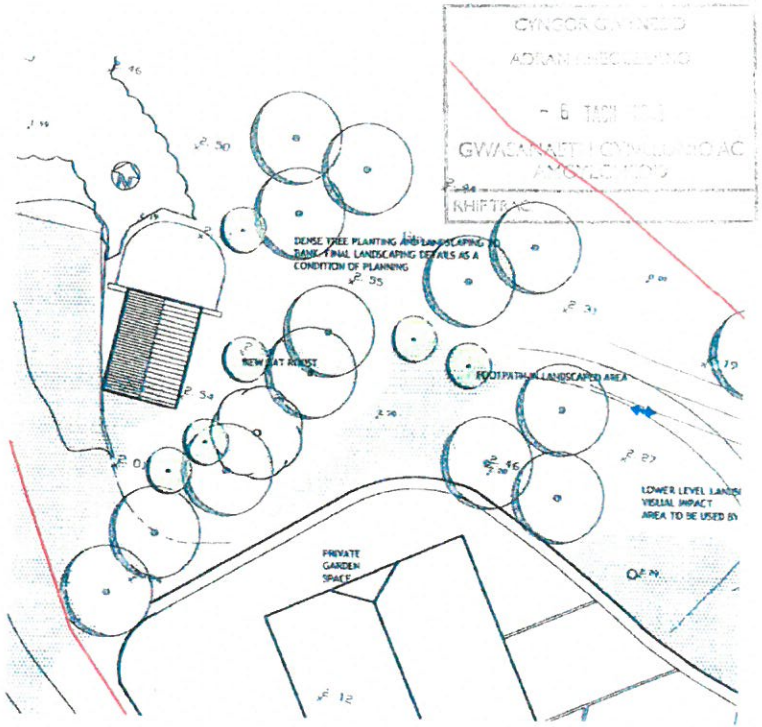


GROUND FLOOR



FIRST FLOOR

DETAILS OF BAT ROOST BUILDING



DETAILS OF BAT ROOST BUILDING

KEY

1 HEAT BOX
2 BOARDED FLOOR
3 BATTENED SOFFIT
4 RECLAIMED SLATES ON BITUMEN FELT
5 PAINTED RENDER
6 ACCESS DOOR WITH OPEN BAT ACCESS ABOVE
7 BAT ACCESS
8 INSULATEDCONCRETE BEAM & BLOCK FLOOR WITH WATERPROOFING
9 INSULATED 225 BLOCK WALL WATERPROOFED EXTERNALLY
10 EARTH FLOOR
11 PLANTED EARTH COVERING
12 COOL AIR INTAKE AT BOTTOM OF SLOPE RAISED ABOVE GROUND AT OUTSIDE WITH LAND DRAIN TAKEN TO LOWER LEVEL

NOTE
INTERNAL SURFACES LEFT ROUGH FINISH WITH PARTIALLY FILLED COURSING FOR PIPISTREL BATS
ADDITIONAL SCHWEGLAR TYPE BAT BOXES TO BE AGREED ON SITE

CYNLLUN DIWYGIEDIG
REVISED PLAN
Derbyniwyd/Received 6/11/15
Llofnod/signature

CYNLLUN DIWYGIEDIG
REVISED PLAN
Derbyniwyd/Received 24/6/12
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PROJECT TITLE
REDEVELOPMENT OF RIVERSIDE HOTEL ABERSOCH

DRAWING TITLE
BAT ROOST DETAILS

JOB No	00715	DATE	SEPT 2011
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PRELIMINARY ☐ APPROVAL ☐ CONSTRUCTION ☐
TENDER ☐ PLANNING ☒ AS-BUILT ☐