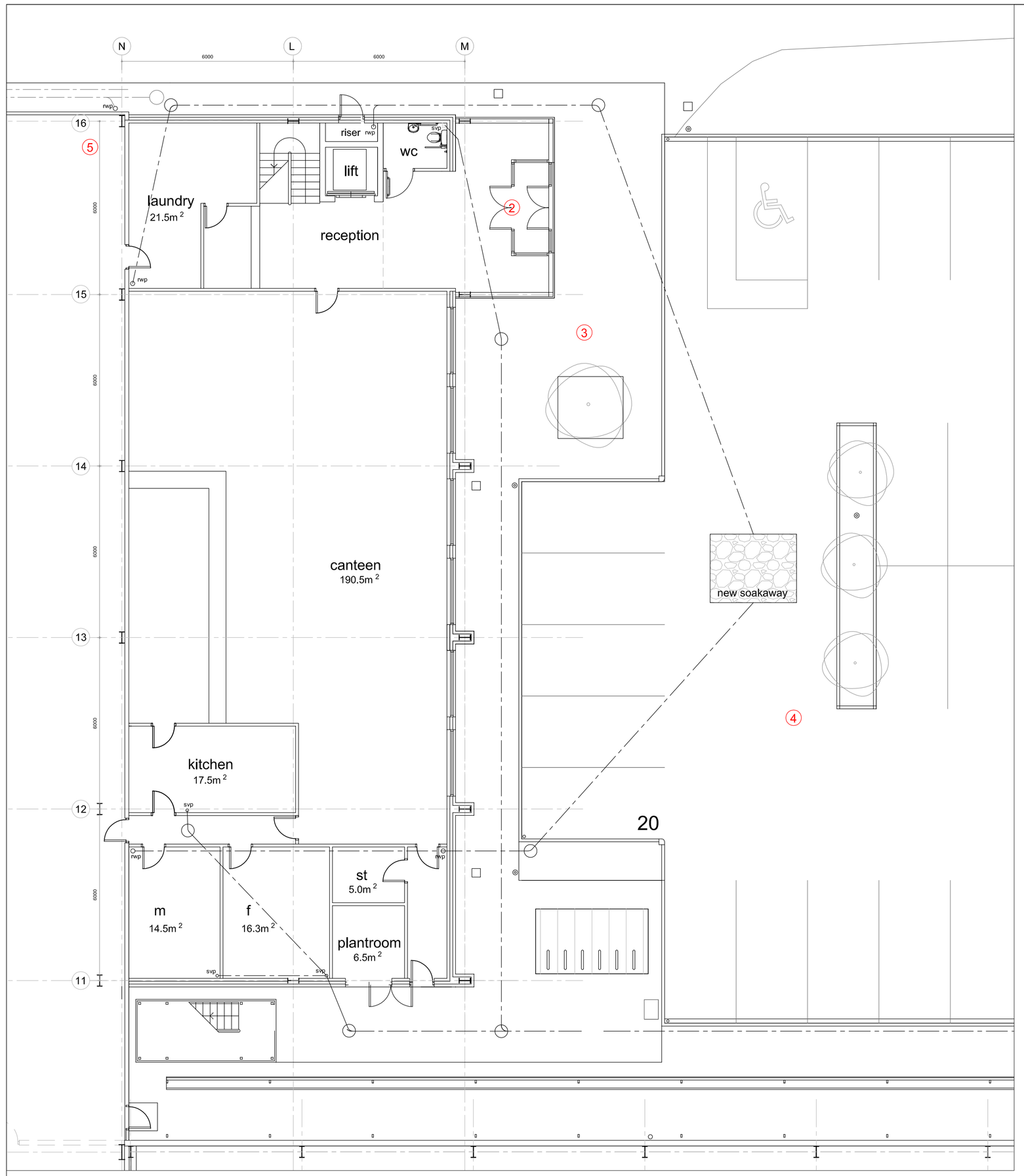


Ground Floor Level 0 1:100

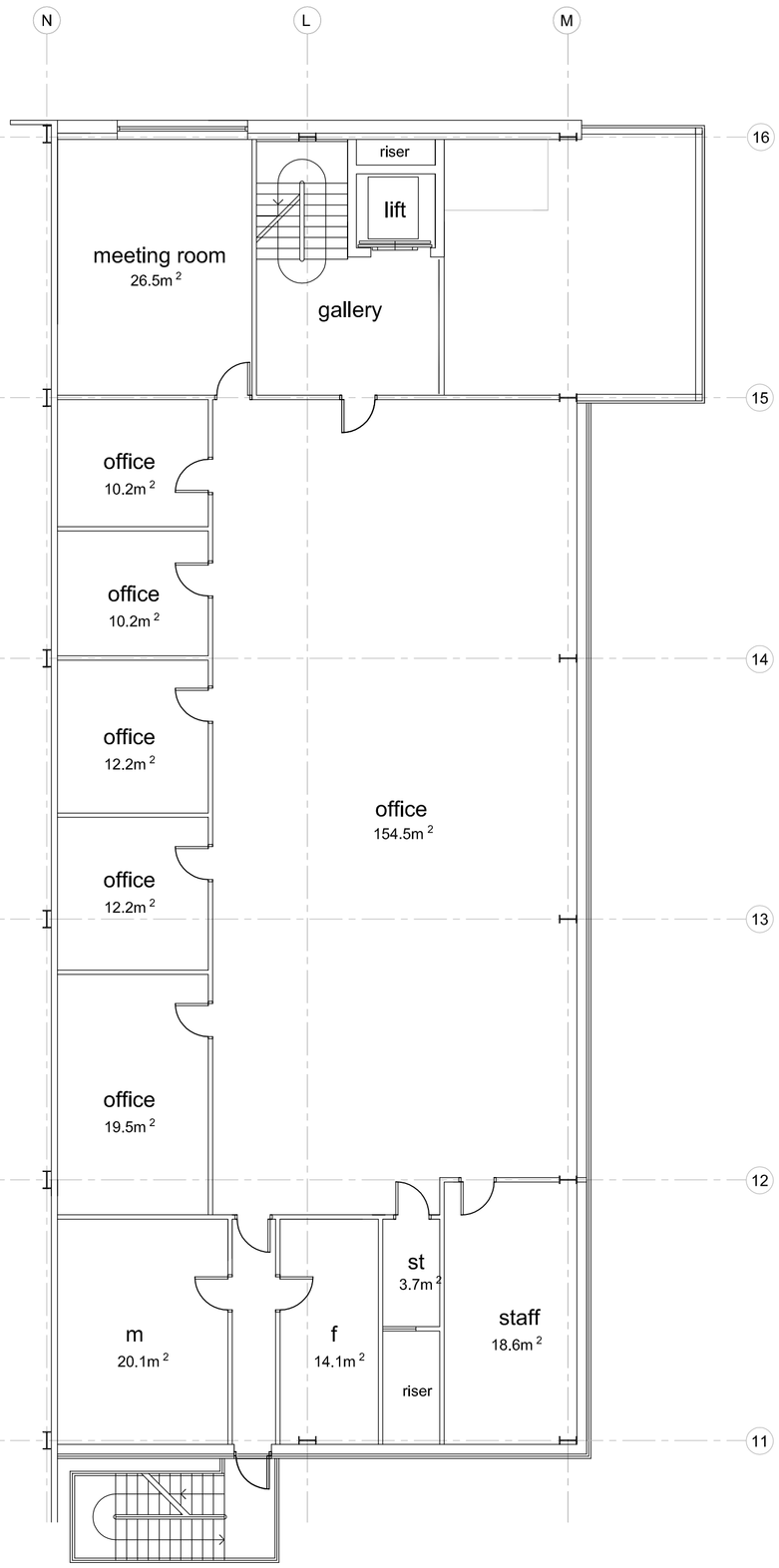
0 1 2 3 4 5

SCOPE OF WORKS

1. new steel frame office facility comprising:
   - insulated feature modular rainscreen cladding panels
   - PCC aluminium window scrrens and doors
   - external feature louvred shading
   - green roof
2. new feature entrance
3. new feature hard and soft landscaping to new entrance
4. new carparking including disabled parking and covered cycle store subject to seperate application
5. previously approved hi bay extension

GROSS FLOOR AREA	
Ground Floor Level 0	371m2
Level 1	356m2
Level 2	356m2
Level 3	356m2
TOTAL	1439m2

Level 1



Levels 2 & 3

DRAINAGE NOTES

ALL EXISTING MANHOLE AND GULLEY POSITIONS ARE TO BE CHECKED ON SITE

PIPE SPECIFICATION SHALL BE AS FOLLOWS :

A - 110-250mm Ø TO BE UPVC PIPES HEPWORTH OR SIMILAR APPROVED TO R12/346.

B - ABOVE 250mm Ø TO BE OSMA TWINWALL OR SIMILAR APPROVED TO R12/344.

ALL STACKS, DOWNPIPES AND GULLIES TO BE RODDABLE.

BEDDING SURROUNDS

UNDER BUILDING (ALL PIPES)	
LESS THAN 300mm GENERALLY	CONCRETE BED AND SURROUND CLASS SA
EXTERNAL UNDER ROADS (PLASTIC)	
LESS THAN 1200mm	CLASS SB+SLAB
MORE THAN 1200mm	CLASS SA OR SD TWINWALL
External Under Soft Landscaping (Plastic)	
LESS THAN 600mm	CLASS SC+SLAB
MORE THAN 600mm	CLASS SA OR SD TWINWALL
NB ALL COVERS ARE BASED FROM FINISHED FORMATION LEVEL TO SOFFIT OF PIPE	

MINIMUM FALLS:

FOUL BRANCHES	1: 40
BETWEEN FOUL ACCESS CHAMBERS	1: 80
SURFACE WATER GENERALLY	1: 100

BRANCH CONNECTIONS TO ENTER ACCESS CHAMBERS AT HALF PIPE LEVEL.

INTERNAL ACCESS CHAMBERS TO HAVE DOUBLE SEAL COVERS.

EXTERNAL GULLIES TO BE FITTED WITH SILT BUCKETS.

ACCESS CHAMBERS, CONNECTIONS AND PIPEWORK ARE SHOWN APPROXIMATELY, FINAL POSITIONS TO SUIT INTERNAL AND EXTERNAL FINISHES.

ALL BRANCH CONNECTIONS FROM GULLIES TO BE 160mm DIAMETER.

IT IS ADVISED ALL PLASTIC PIPEWORK IS TO BE INSTALLED IN LENGTHS NO LONGER THAN 3.0m TO PREVENT IRREGULAR LEVELS IN THE INVERT OF THE PIPE.

ALL FOUL AND SURFACE WATER DISCHARGE RATES TBC PRIOR TO INSTALLATION

EXISTING DRAINAGE INVERTS/BANK/TOP WATER LEVELS TBC

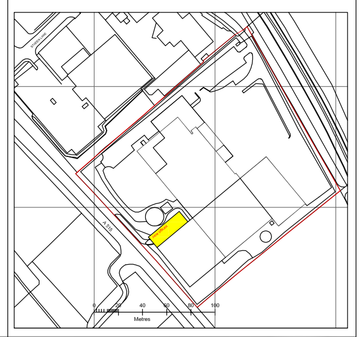
ALL COVER LEVELS AND BEDDING TBC

ALL RWP'S TO BE CONSTRUCTED TO ENABLE RODDING TO BE CARRIED OUT DOWN THE PIPE.

ALL SURFACE WATER PIPES TO BE 110Øm UNO.

All work to be in accordance with the Building Regulations 1991 and subsequent amendments and to be to the satisfaction of the Local Authority Building Control Officer.

Notes:
All work to be carried out in a professional and workman like manner, in accordance with Building Regulations 2000 with amendments, N.H.B.C, BBA agreement certificates, British Standards and relevant codes of practice.
Materials used are to be the best of their respective kind and fit for purpose. All materials to be used and fixed strictly in accordance with manufacturers recommendations and method statement. ALL DIMENSIONS are to be checked on site and any discrepancies verified prior to commencement.



SELDEN RESEARCH New Office Facility

Planning

PHA
PHArchitects
0114 2350193
07721 306623
email hpharch@aol.com
web www.pharchitects.co.uk
45 Marsh House Road
Sheffield
S11 9SP

job
SELDEN RESEARCH LTD
New Build Office Facility

title
Plans as proposed

job no	Selden04		drawing no
date	01:2017		office 02
scale	A4 nts	A1 1:100	
revision	A	B	C D E