

NOTES

- GENERAL**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 2. ALL LEVELS ARE IN METRES UNLESS NOTED OTHERWISE.
 3. ALL LEVELS RELATE TO DRAINAGE DATUM UNLESS NOTED OTHERWISE.
 4. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
 5. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SUBSTRUCTURE AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
 6. THIS DRAWING IS COPYRIGHT © PROPERTY OF SHEAR DESIGN LIMITED.

KEY

- SITE BOUNDARY (TBC BY ARCHITECT)
- EXTENT OF LOWER GROUND FLOOR AREA (FFL100.00)
- PROPOSED IMPERMEABLE ROOF AREA
- PROPOSED IMPERMEABLE PAVING - VEHICLE & PEDESTRIAN LOADING (FINISHES TO MATCH OTHER BLOCK PAVING OR TO ARCHITECT'S SPECIFICATION)
- PROPOSED PERMEABLE PAVING - VEHICLE & PEDESTRIAN LOADING (FINISHES TO MATCH OTHER BLOCK PAVING OR TO ARCHITECT'S SPECIFICATION)
- 3m CASSEMENT FOR PROPOSED FOUL WATER DRAINAGE DIVERSION (SUBJECT TO S185 APPROVAL)
- PROPOSED RAIN GARDEN
- PROPOSED BLUE ROOF (BAUER STORMCELL WITH PAVED FINISH O.S.A.)
- PROPOSED BIODIVERSE GREEN ROOF (BAUER BIODIVERSE ROOF O.S.A.)
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED ATTENUATION TANK
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED LINEAR DRAINAGE CHANNEL
- PROPOSED FIN DRAIN
- PROPOSED SUMP UNIT
- PROPOSED FLOW CONTROL (HYDROBRAKE O.S.A.)
- PROPOSED FOUL WATER DRAINAGE
- EXISTING ADOPTED FOUL WATER DRAINAGE
- EXISTING ADOPTED SURFACE WATER DRAINAGE

- NOTES**
1. THIS DRAWING IS INDICATIVE AND SUBJECT TO DETAILED DESIGN.
 2. PROPOSED GREEN & BLUE ROOFS TO BE UNDER PRODUCTS AS NOTED IN KEY OR SIMILAR APPROVED PRODUCTS.
 3. LOCATION AND METERS OF EXISTING ADOPTED FOUL/SURFACE WATER DRAINAGE IS INDICATIVE AND BASED ON THAMES WATER PIP - EXISTING ADOPTED DRAINAGE SHOULD BE SURVEYED PRIOR TO DETAILED DESIGN AND METERS CONFIRMED ON SITE PRIOR TO CONSTRUCTION AND/OR ORDERING OF MATERIALS WITH RESULTS REPORTED BACK TO ENGINEER.
 4. METERS OF EXISTING SITE DRAINAGE BASED ON SURVEY BY ED LTD (SEPTEMBER 2022).
 5. SURFACE WATER DRAINAGE CHANNEL SIZES TO BE CONFIRMED AFTER PLANNING STAGE AS PART OF DETAILED DESIGN.
 6. ALL DRAINAGE INCLUDING COVER/METRE LEVELS IS INDICATIVE AND SUBJECT TO DETAILED DESIGN.
 7. LEVELS ARE AS PER LANDSCAPE ARCHITECT'S LAYOUT AND MAY BE SUBJECT TO DETAILED DESIGN.
 8. FINISHES MAY DIFFER WITHIN TYPES OF SURFACE AND ARE TO LANDSCAPE ARCHITECT'S SPECIFICATION.
 9. PROPOSED LEVELS TO LANDSCAPE ARCHITECT'S SPECIFICATION.
 10. PLANT LAYOUT OVER PAVED BLUE ROOFS TO MAE SPECIFICATION.



REV	DATE	DESCRIPTION	BY	CHK

CLIENT: TR17 BANBURY LLP
 PROJECT: CALTHORPE STREET, BANBURY
 TITLE: PROPOSED DRAINAGE LAYOUT

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