

Site Plans - Reference and Terrace Plans - T1 Revisions (from the B2 issue 18/10/2022)

- Block 45 - Units 102 & 103 moved back by 300mm and raised up by 150mm. (new FFL 26.70). Extra step added to entrance threshold.
- Parking space 102 moved.
- Block 112 - garden entrance into 372 changed for fire path. Levels, gate etc adjusted accordingly.
- Blocks 4,5,46,59,68,69,77, 103, 94, 114, 111 - slab levels revised to suit build-up of impermeable paving in parking areas under blocks. (Slab lower, thicker insulation/ void filler)
- Block 59 - Underbuild removed
- A1, A2, A3 - slab levels revised to suit build-up of impermeable paving in parking areas under blocks
- All timber clad houses - move fence line to be 200 from corner. Units - 68-69, 207-208, 79-80, 81-82, 311-312, 350-351, 331-332, 90-91, 204-206.
- Add 327 x 327 brick piers to hit and miss walls and dwarf walls with railings - move wall wall alignments accordingly.
- Review all revised house types for RWP and SVP positions.
 - o D1P- 1 no. SVP - 95, 330, 333, 334, 352, 365, 366, 66, 78,
 - o J1P1 J1A - max 4 no. RWP - 8, 9, 159, 263, 264, 282, 317, 353, 367, 368, 209
- Retaining wall with fences indicated back to front (retaining wall on high side rather than low side) - 244/289, 245/246, 284/285
- Retaining wall to garden fence of 30, 15 and 18 to be indicated.
- Blocks 60, 61 & 62 (stepped blocks) - location of RWPs has changed.
- Add road refs to site plan
- Move brick pier wall to 341 to avoid pins to cycle path
- Move rear gate of 99 1 bay east to avoid clash with charging pillar (path too narrow)
- Between parking bays 71 and 73 move road end so kerb and wall piers do not clash.
- Make gardens of 72, 73 and 74 200mm shorter and make rear path wider.
- Move unit 8 north by 100mm and move parking U167UJ north by 300 to make path to back of 29 wider.
- Path behind 258/ substation is too narrow for bins. Cannot impinge on the 1000 zone. Move garden wall to 258 east by 245mm
- French drain positions to patio paving edges indicated, based on levels and falls
- Threshold drain positions indicated to garden/ carport doors, based on levels and falls.



BOUNDARY REFERENCE KEY

- 900w AD Part M access route at max 1:20 gradient. (drop kerbs to allow for wheelchair access.)
- 1800h brick wall with piers. Refer to Str. Eng. for size, spacing and foundation details.
- 2000h brick wall with piers
- 600h brick wall with end piers
- Brick type and colour to match adjacent/ adjoining houses
- low brick wall to height indicated. Typically 150mm above GL on high side
- 1800h garden fence - timber panels on concrete posts
- 1100h galvanised estate railings
- 1100h galvanised anti-climb railings with brick faced retaining wall.
- 450-600h low rail or line of posts
- 1100h total dwarf wall with vertical railings over with 1100h 327x327 piers.
- 1100h timber post and rail fence
- 1100h total dwarf wall with vertical hit/miss fence over, with 1100h 327x327 piers. Ref to Landscape Architect drgs. for details and planting layouts.
- Paved steps where indicated. Max 150 tread rise. Width as indicated. Hand rail to min. 1 side or side walls to min 900 high when acting as handrail. Min 1 full paving slab at top of stair.
- Refuse - Curtilage storage
- Refuse - Collection point
- recessed post box and rear entrance
- EV point - ESCo - capped to base level
- EV point - single outlet (House)
- EV post - Twin outlet - ESCo
- 2.2 x 1.6m base for 7' x 5' shed
- 1.8 x 0.9m hardstanding base for refuse
- provision for rotary dryer

BUILDING KEY

- 81 & 82 Residential unit outline (units 81 and 82 shown), or associated building (plant room, bin store, etc).
- 40, 39, 40, 39, 39 Allocated parking (39 and 40) - indicated location adjacent or bay, or - under carport/ overhang (light shading)

NOTES

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, seek confirmation.

This drawing must be read in conjunction with all other architects detail drawings, schedules and specifications.

All drawings are to be read in conjunction with relevant drawings from other consultants. In the case of inconsistencies, seek confirmation.

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Rev	Description	Dwn	Ckd	Date
T1	Tender Issue	DB	AR	25/11/2022

Client:	EASTLEIGH BOROUGH COUNCIL
Project:	LOWER ACRE, ONE HORTON HEATH
Drawing Title:	REFERENCE PLANS KEY PLAN

AXIS MASON		Sommerville House, Phillips Street St. Helier, Jersey, JE2 4SW 01534 870 137 WWW.AXISMASON.COM	
LONDON	GLASGOW	JERSEY	GDANSK DUBAI
Scale @ A1:	1:1000	Date:	JUNE 2021
Project Co-ordinator:	AR	Issue Status:	TENDER
Job No:	Drawing No:	Revision:	
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