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ALL DIMENSIONS AND PARTICULARS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES. DO NOT SCALE OFF THIS DRAWING.

1.8m high close boarded timber boundary fence

native hedgerow to be maintained at approx. 1.8m high

garden
lawn to be built up to underside of decking

timber gate

#External Space Lighting
External space lighting to be 9W down light REF: Lyx in Matt Chrome to be externally mounted in positions as indicated on plan (either side of rear elevation) lights are to be activated by PIR movement sensors. Available from www.efficientlight.co.uk

#110mm dia. overflow outlet pipe.
Storm water drainage layout to be designed by structural engineer - Waldeck Associates.

#Stormbank 3300l capacity rainwater harvesting tank

#110mm dia. rainwater harvesting tank inlet pipe

#110mm dia. rainwater harvesting tank outlet duct

Secured by Design
PAS24 certificates to be issued by contractor for all external doors.

BS750 certificates to be issued by contractor for all windows.

Sanitary Fittings
Sanitary fittings and W.C. to be duel flush of 6 and 4 litres.

All taps to have flow restrictors to 3l/s.

Bath to be Armitage Shanks Alto range with 149litre capacity.

100mm dia. p.v.c.u. foul drain run @ 1:60 fall to run to sewage treatment plant

I.C 4

I.C 5

planting

900x600mm concrete paving slabs

planting

1130 2300 3450 2150 1650 1845 3215 3215 1130

W1 W2 W3 W4 W5 W6 D2 W7

DETAIL J/K

DETAIL E

bed 1 (13.9m2) 3025 x 4000

bed 2 allocated home office (10.8m2) 3500 x 3025

bed 3 (6.9m2) 2200 x 3025

bath (5.5m2) 1700 x 3025

utility (5.8m2)

WM

service cupb'd

200mm dia. vertical passive vent stack

kitchen/living (31m2) 7300 x 4000

Internal Storage Space
Overhead = 0.43m3
Under Work Surface = 1.09m3
Total Kitchen = 1.52m3
Utility (Under Work Surface) = 0.93m3
Total Internal Storage = 2.45m3

Triple compartment 30l capacity recycling bin from www.homerecycling.co.uk (W470 x D295 x H440 mm)
recycling leaflet to be included in handover pack
fridge

kitchen units above

cupb'd

hot water cylinder

200mm dia. vertical passive vent stack

200mm dia. vertical passive vent stack

5kW wood burning stove on glass hearth

#position of low level 220x60mmx70mm Cavibrick air brick providing a permanent ventilation area of 7500mm2 for a wood burning stove

B.T. T.V.

Finished Floor Level = 4.270 ODN

#a 13 amp non switched fuse spur should be installed in a central position (hall) to provide the facility for the resident to have installed an intruder alarm system

D8 D7 D6 D4 D9 D5 hall D3 D1 principal entrance

W12 W11 W10 W9 W8

2080 900 3320 900 1940 900 805 1900 900 2000 900 1800

level landing 1800 x 1000

canopy above

150x150mm C24 timber post to be confirmed by structural engineer

150x150mm C24 timber post to be confirmed by structural engineer

10845

composting bays 662litre capacity (W1800 x D700 x H525 mm)

bin store

r.w.p

water butt

timber gate

Water Butt
Rainsaver 200 litre water butt with proprietary stand, openable lid, tap and rainwater diverter with automatic overflow in to storm water drains. Available from www.waterbuttsdirect.co.uk

900x600mm concrete paving slabs

shed to include Sheffield cycle stand or equivalent screw fixed to paving slab base

shed (4m2)
shed to sit on concrete paving slab base

concrete paving slabs sloping up 100mm at a maximum of 1:12 slope

#External Space Lighting
External space lighting to be 9W down light REF: Lyx in Matt Chrome to be externally mounted in positions as indicated on plan (either side of principal entrance) lights are to be activated by photoelectric sensors. Available from www.efficientlight.co.uk

yard
pea gravel

Rotamate rotary airer available from Eco Washing Lines.co.uk 2.4m dia. with 40m hanging space

car parking

1 2 3 4

plot driveway to be sloped up at a maximum slope of 1:20 to a level of 4.170m ODN

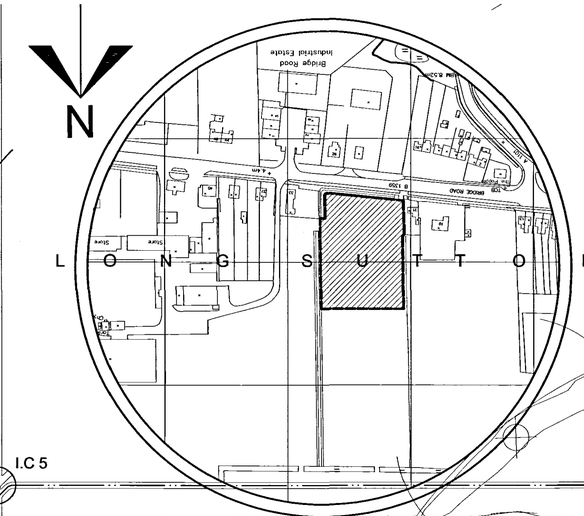
#Fencing to be constructed without footholds, to a minimum height of 1800mm close-boarded timber fencing. The rails of which should face the garden. Gates fitted to the rear gardens of each plot, should be fitted with anti lift hinges and a rim latch lock.

1.8m high close boarded timber boundary fence

native hedgerow to be maintained at approx. 1.8m high

Earth-Bunding
Earth-Bunding not to exceed natural repose of soil. If a steeper angle required, soil reinforcement to be installed

Internal Light Fittings
All internal light fittings to be of the type that only takes energy efficient light bulbs. Robert Woodheads to provide full details of light fittings to Building Control and Jon Shilling at Quadrant Surveying Ltd



Location Plan 1:2500

Units 2,3 and 4 Details

Max. Height	= 4.6m
Max. Length	= 21.9m
Max. Width	= 6.3m
Floor Area (per unit)	= 86m2

Storm Water = Rainwater Harvesting
Foul Water = Sewage Treatment Plant

main driveway
Finished Driveway Level = 3.520 (ODN)

07 OCT 2008
1030/08

DETERMINED PLAN

Floor Plans (Unit 2) 1:50
Total Floor Area = 86m2

SEARCH ARCHITECTS
SUSTAINABLE ECOLOGICAL ARCHITECTURE LTD

LESH
Unity Gardens
Lincolnshire Rural Housing Association
Land Adjacent 21 Bridge Road, Bridge Road, Long Sutton

89 Gedney Road, Long Sutton, Spalding, Lincs. PE12 9JU. Tel: (01406) 364646. Fax: (01406) 364471. Email: molearch@searcharchitects.co.uk W: www.searcharchitects.co.uk

662/01WD'H'
3Bed Floor Plans
Working Dwg.
21 August 2008
Scale: 1:50 1:2500