BACKHOUSE

Backhouse Housing Limited, Box House, Bath Road, Box, SN13 8AA

Issue:
C9
Date: 09.10.23

Site: Boreham Mead, Warminster.
House Type: T3.4
Tenure: Open Market
As Plots: 1
Opp Plots:



HOUSE TYPE DETAILS

Sales Area m²:	95.6m2
Sales Area Sqft:	1029sqft
Beds:	3
Approx Construction Area m²:	113.2m2
Approx Construction Sqft:	1218sqft

Structural Engineers Drawing Number:

SAP Engineers Drawing Number:

Building Regulations:

DRAWINGS PRODUCED BY

ERIC COLE ARCHITECTURE

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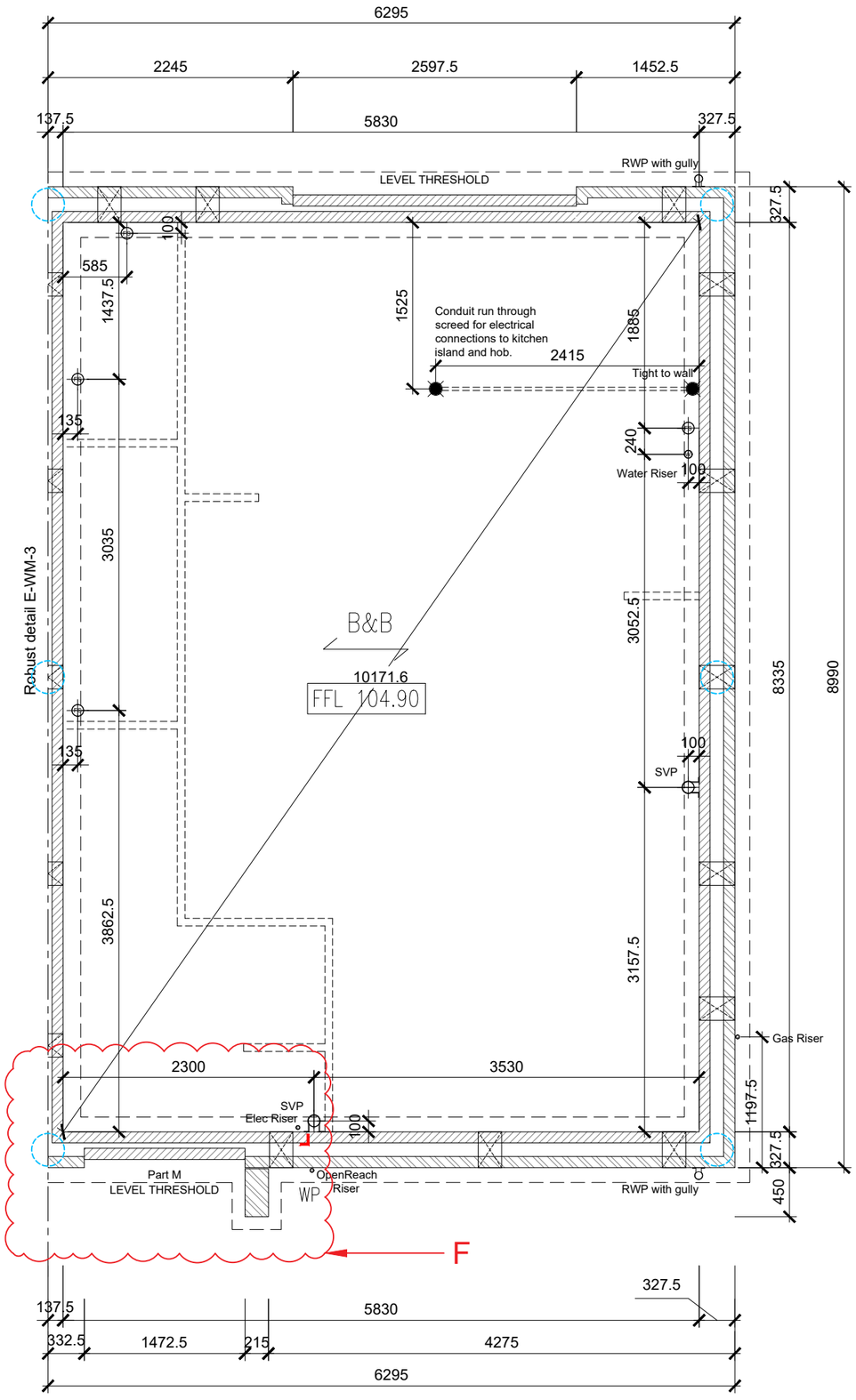
Drawing Number	Drawing Description	Revision
1902 - T3.4 - 01	Substructure	G
1902 - T3.4 - 02	Ground Floor Plan	G
1902 - T3.4 - 03	First Floor Plan	D
1902 - T3.4 - 04	Roof Plan	C
1902 - T3.4 - 05	First Floor Structure Plan	A
1902 - T3.4 - 11	Front Elevation	F
1902 - T3.4 - 12	Rear Elevation	E
1902 - T3.4 - 13	Right Side Elevation	E
1902 - T3.4 - 21	Section - AA	C
1902 - T3.4 - 22	Section - BB	C
1902 - T3.4 - 31	Kitchen Plan	A
1902 - T3.4 - 32	Kitchen Elevations A, B and C	A
1902 - T3.4 - 33	Kitchen Elevations D, E and F	A
1902 - T3.4 - 41	Bathroom Plan and Elevations	B
1902 - T3.4 - 42	Ensuite Plan and Elevations	B
1902 - T3.4 - 43	Cloakroom Plans and Elevations	B
1902 - T3.4 - 51	Schedules	D
1902 - T3.4 - 61	Ground Floor Electrical Layout	A
1902 - T3.4 - 62	First Floor Electrical Layout	-
1902 - T3.4 - 63	Roof / Loft Electrical Layout	-



Key

- Face brickwork
- Insulation blown fibre
- Insulation fibre batts
- Insulation rigid
- Blockwork
- 70mm stud wall with 12.5mm wallboard each side
- As above with sound insulating quilt between studs.
- Telescopic air brick
- SVP
- Floor socket
- Rain water pipe

Structural Key

For detailed / full information regarding structural elements please refer to the Structural Engineer's current drawings. The structural information shown on Eric Cole drawings is for reference only.

- Movement joint.
- Windpost.
- Steel column / beam.
- Foundation
- Pile

ALL SUBSTRUCTURE LINTELS TO BE 100x75mm PRESTRESSED CONCRETE LINTELS WITH 150mm BEARING. LOCATION TO BE CO-ORDINATED WITH INDIVIDUAL PLOT DRAINAGE. WHERE 2 DRAINS PASS UNDER SINGLE PC LINTELS A 215mm BRICK PIER TO BE BUILT IN BETWEEN.

NOTES:
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REV.	DESCRIPTION.	DATE.	INITIAL
A	Island conduit and notes added	31.03.20	MH
B	Structural info added.	01.04.20	KMD
C	Key adjusted.	15.05.20	KMD
D	Bifold door width reduced. Foundation for canopy post added.	17.02.21	KMD
E	Gas riser location changed.	26.05.21	KMD
F	Porch reduced. Post removed.	17.09.21	KMD
G	Scale bar added	06.10.23	RJW

0 1 2 3 4m

Scale 1:50

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C9 Date: 09.10.23

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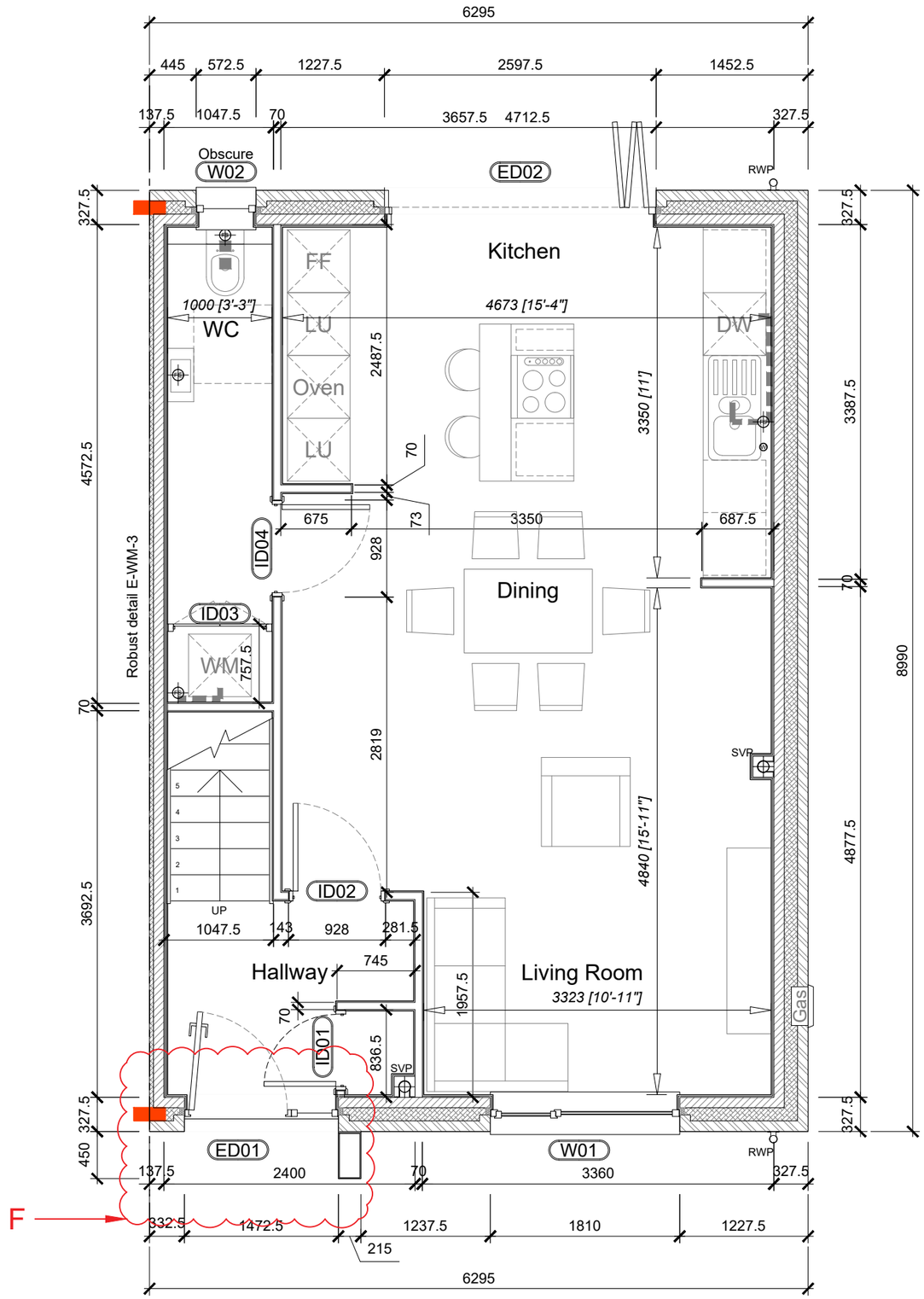
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – SUBSTRUCTURE				
SCALE:	1:50 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 01	REV:	G	DATE:	31.02.20



Key

- Face brickwork
- Insulation blown fibre
- Insulation fibre batts
- Insulation rigid
- Blockwork
- 70mm stud wall with 12.5mm wallboard each side
- As above with sound insulating quilt between studs.
- Telescopic air brick
- Cavity fire barrier
- Drainage 50mm
- Drainage 100mm
- Radiator
- Towel radiator
- SVP
- Floor socket
- Rain water pipe
- Gas meter box wall mounted

Structural Key

For detailed / full information regarding structural elements please refer to the Structural Engineer's current drawings. The structural information shown on Eric Cole drawings is for reference only.

- Movement joint.
- Windpost.
- Steel column / beam.

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REV.	DESCRIPTION.	DATE.	INITIAL
A	Island conduit and notes added	31.03.20	MH
B	Structural info added.	01.04.20	KMD
C	Key altered. Door ID01 changed, Door ID05 removed.	15.05.20	KMD
D	Bifold doors reduced in width. Post added to front porch. Window width reduced.	24.03.21	KMD
E	Gas meter box moved.	26.05.21	KMD
F	Porch reduced. Post removed.	17.09.21	KMD
G	Scale bar added	06.10.23	RJW

0 1 2 3 4m

Scale 1:50

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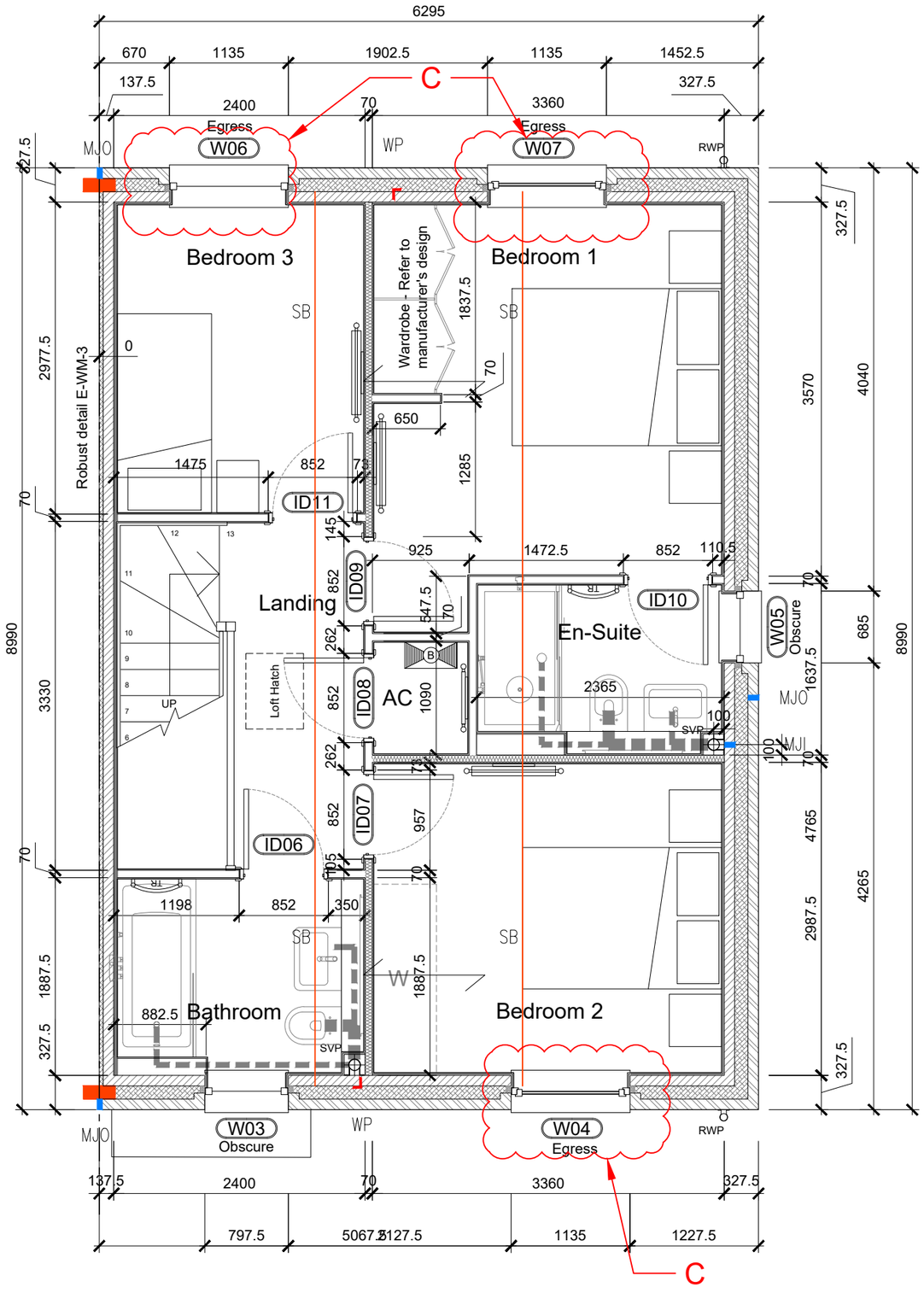
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER		
DWG TITLE:	T3.4 – GROUND FLOOR PLAN		
SCALE:	1:50 @ A3	DRAWN: MRH	CHECKED: RJW
DWG NO:	1902 – T3.4 – 02	REV: G	DATE: 31.03.20



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REV.	DESCRIPTION.	DATE.	INITIAL.
A	Structural info added.	01.04.20	KMD
B	Gas boiler added	18.05.20	KMD
C	Window widths reduced.	24.03.21	KMD
D	Scale bar added	06.10.23	RJW

Key

- Face brickwork
- Insulation blown fibre
- Insulation fibre batts
- Insulation rigid
- Blockwork
- 70mm stud wall with 12.5mm wallboard each side
- As above with sound insulating quilt between studs.
- Telescopic air brick
- Cavity fire barrier
- Drainage 50mm
- Drainage 100mm
- Radiator
- Towel radiator
- SVP
- Floor socket
- Rain water pipe
- Gas meter box wall mounted

Structural Key

For detailed / full information regarding structural elements please refer to the Structural Engineer's current drawings. The structural information shown on Eric Cole drawings is for reference only.

- Movement joint.
- Windpost.

0 1 2 3 4m

Scale 1:50

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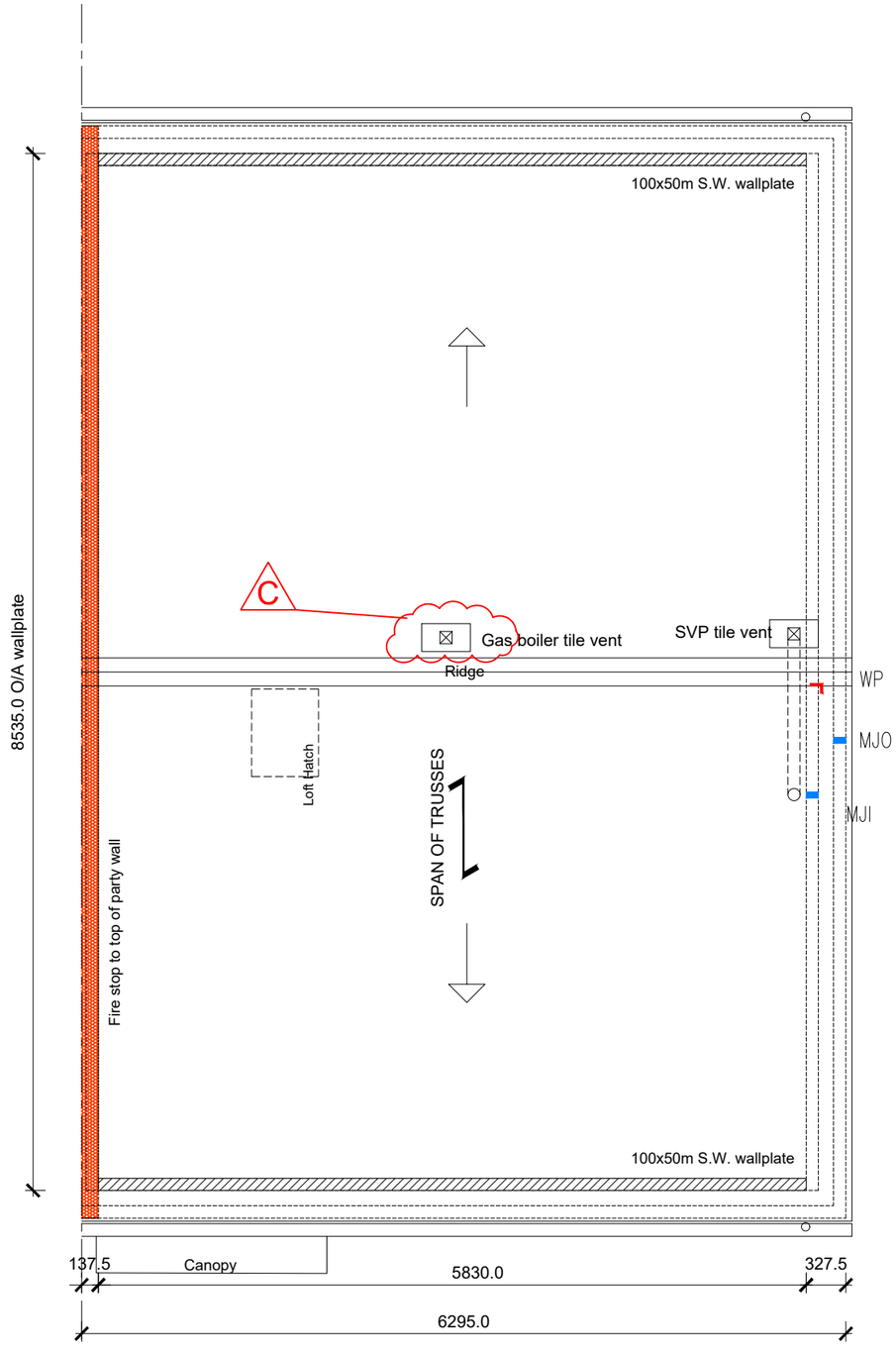
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – FIRST FLOOR PLAN				
SCALE:	1:50 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 03	REV:	D	DATE:	22.11.19



Roof

Roof truss and bracing design by specialist manufacturer. Refer to specialist manufacture for layouts, profiles and all bracing requirements.

Roof insulation to be 100mm mineral wool insulation between ceiling joists and 300mm mineral wool insulation over joists laid perpendicular to joists.

See specific details for all venting of roof space.

Loft hatches to be fully insulated. Location indicated on drawings is indicative and will be adjusted on site to suit roof truss design.

Structural Key

For detailed / full information regarding structural elements please refer to the Structural Engineer's current drawings. The structural information shown on Eric Cole drawings is for reference only.

- Movement joint.
- Windpost.

NOTES:
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REV.	DESCRIPTION.	DATE.	INITIAL
A	Structural info added.	01.04.20	KMD
B	Gas boiler vent added	18.05.20	KMD
C	Scale bar added	06.10.23	RJW

0 1 2 3 4m
Scale 1:50

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C9
Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – ROOF PLAN				
SCALE:	1:50 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 04	REV:	C	DATE:	22.11.19

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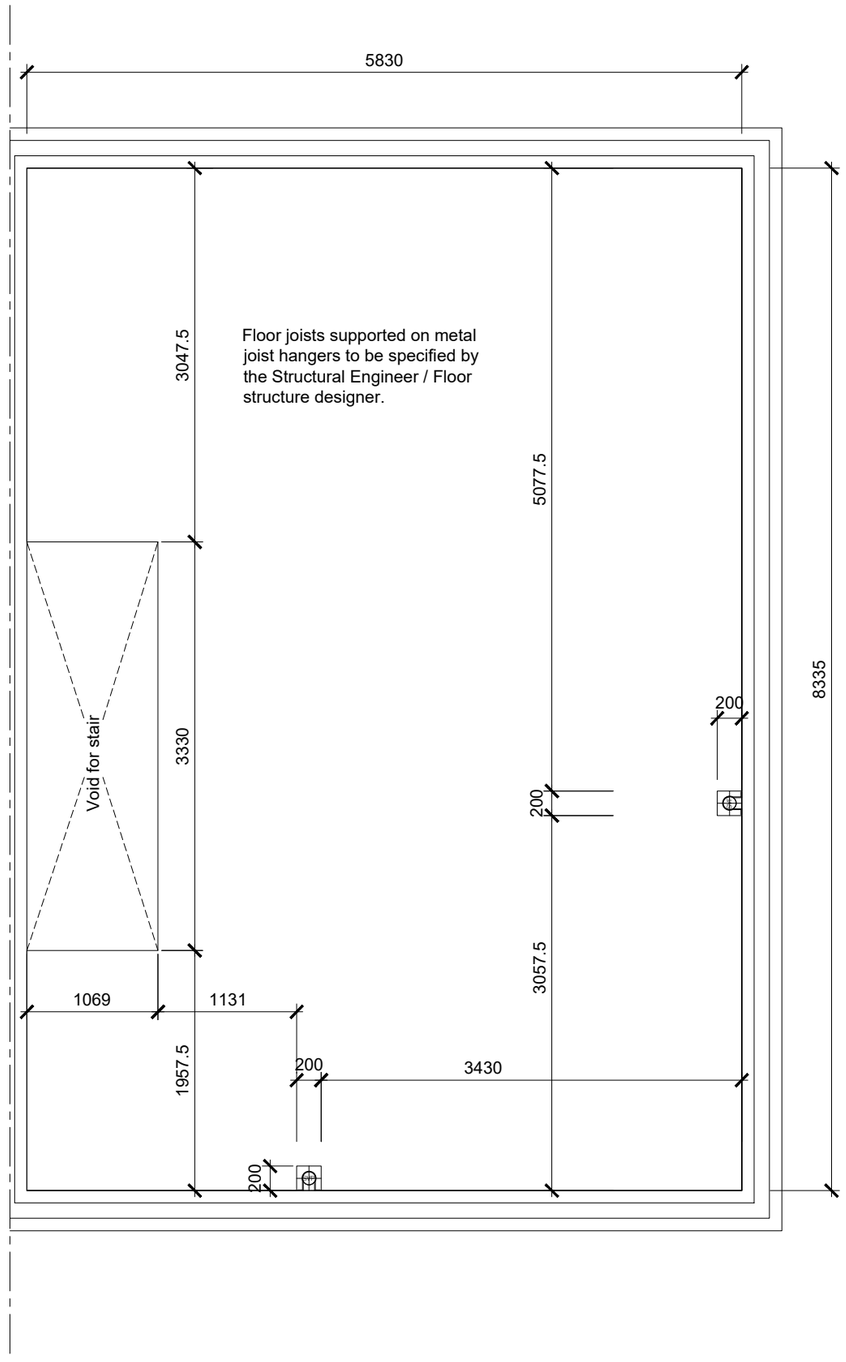
REV.	DESCRIPTION.	DATE.	INITIAL
A	Scale bar added	06.10.23	RJW



Floor Joists

1st floor joists to be designed by specialist contractors. All joists to be supported by joist hangers.

100mm sound insulating quilt fitted throughout floor zone over ceiling.

Ventilation ducting to be run through floor zone as indicated on drawings.

Drainage runs within the floor zone to be supported from top chords of floor trusses and kept clear of structure and ceiling.

0 1 2 3 4m
Scale 1:50

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C9
Date: 09.10.23

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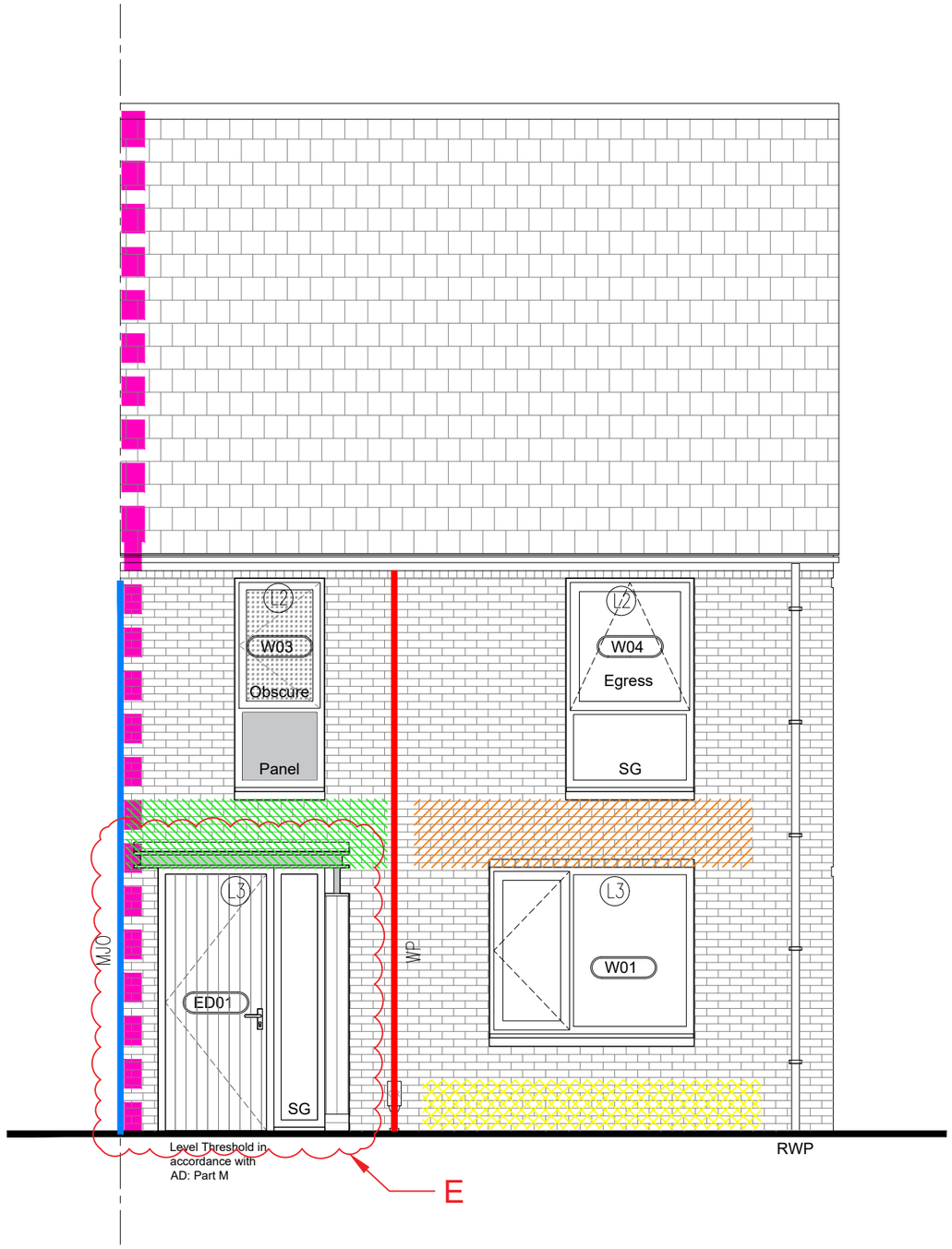
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – FIRST FLOOR STRUCTURE PLAN				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 05	REV:	A	DATE:	10.02.20



Key

- Obscure glazing
- Panel to match window frame
- Soldier course brickwork
- Recessed course brickwork
- Openreach
- Electricity or Gas external wall mounted metre box
- Bed joint reinforcement. Both skins. See structural engineers details.
- Bed joint reinforcement. Outer leaf. See structural engineers details.
- Bed joint reinforcement. Inner leaf. See structural engineers details.
- Bed joint reinforcement. Both skins. See structural engineers details.
- Windpost / Windbeam
- Movement joint external
- Movement joint internal
- Cavity fire barrier in elevation

NOTES:
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REV.	DESCRIPTION.	DATE.	INITIAL
A	Structural info added.	01.04.20	KMD
B	Key altered	18.05.20	KMD
C	Cavity fire barrier indicated.	04.06.20	KMD
D	Post added to canopy. Windows changed.	24.03.21	KMD
E	Entrance porch changed. Post removed.	17.09.21	KMD
F	Scale bar added	06.10.23	RJW

0 1 2 3 4m
Scale 1:50

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
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Date: 09.10.23

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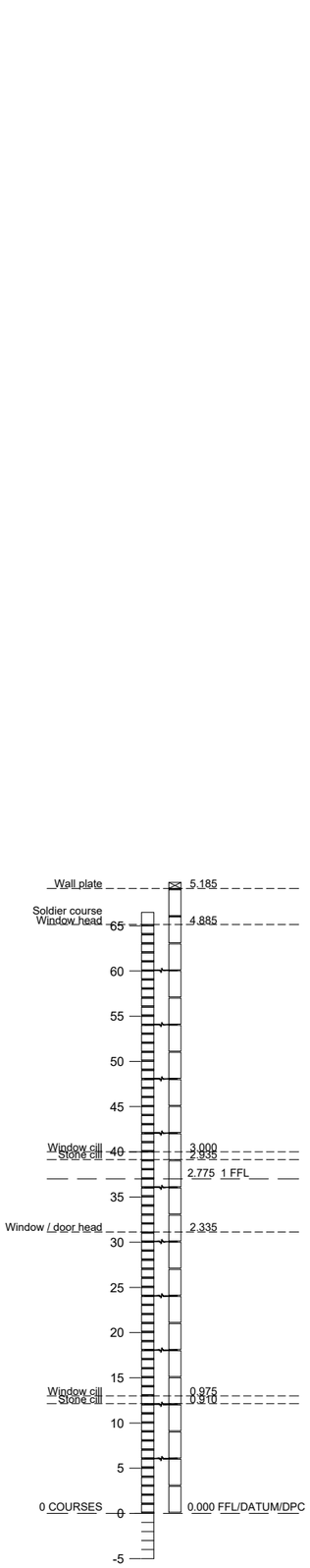
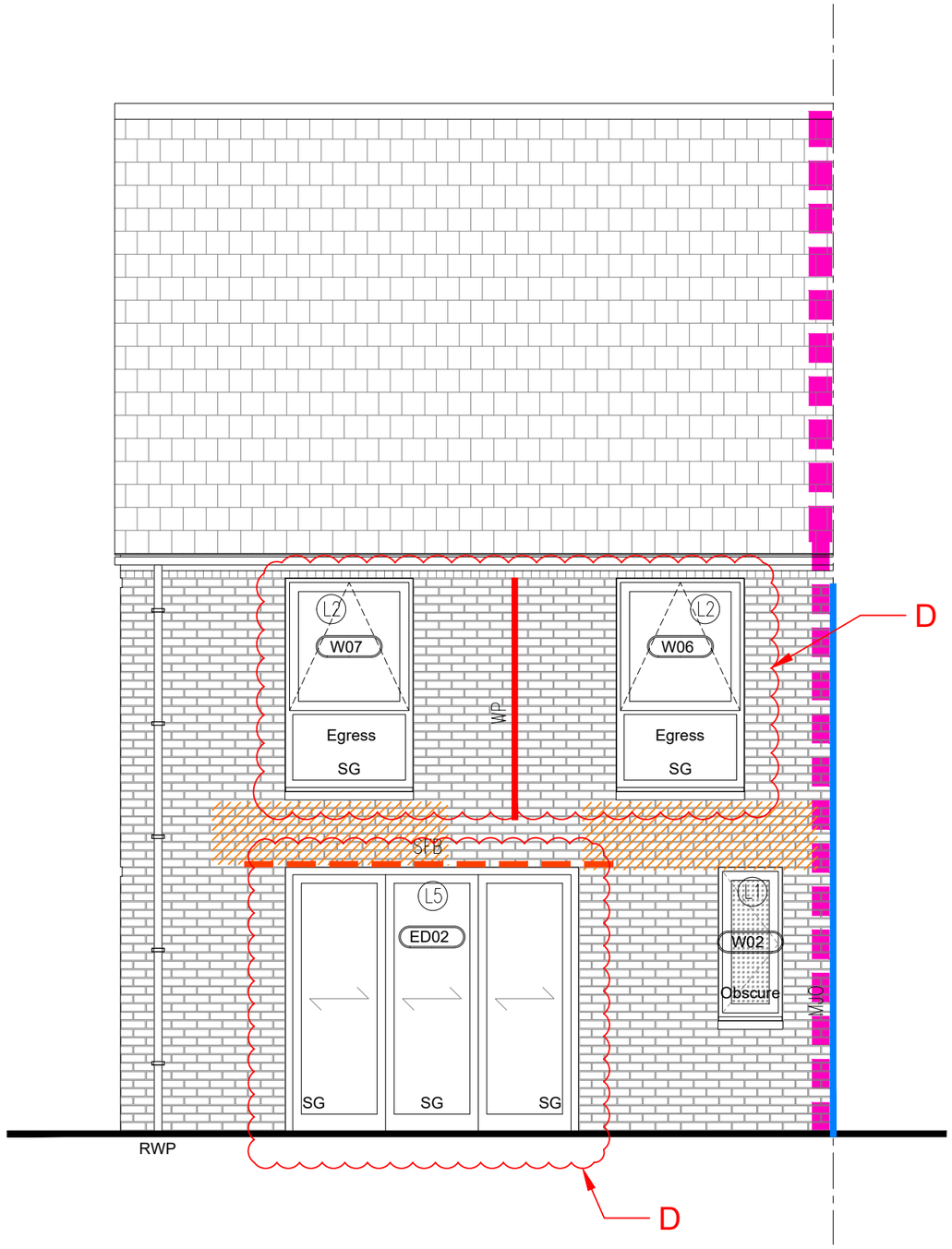
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER		
DWG TITLE:	T3.4 – FRONT ELEVATION		
SCALE:	1:50 @ A3	DRAWN: KMD	CHECKED: RJW
DWG NO:	1902 – T3.4 – 11	REV: F	DATE: 22.11.19





Key

- Obscure glazing
- Panel to match window frame
- Soldier course brickwork
- Recessed course brickwork
- Openreach (OR)
- Electricity or Gas external wall mounted metre box (E / G)
- Steel column / beam.
- Bed joint reinforcement. Both skins. See structural engineers details.
- Bed joint reinforcement. Outer leaf. See structural engineers details.
- Bed joint reinforcement. Inner leaf. See structural engineers details.
- Bed joint reinforcement. Both skins. See structural engineers details.
- Windpost / Windbeam
- Movement joint external
- Movement joint internal
- Cavity fire barrier in elevation

NOTES:
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REV.	DESCRIPTION.	DATE.	INITIAL
A	Structural info added.	01.04.20	KMD
B	Key altered	18.05.20	KMD
C	Cavity fire barrier indicated.	04.06.20	KMD
D	Bifold width reduced. Windows reduced width.	24.03.21	KMD
E	Scale bar added	06.10.23	RJW

0 1 2 3 4m

Scale 1:50

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C9 Date: 09.10.23

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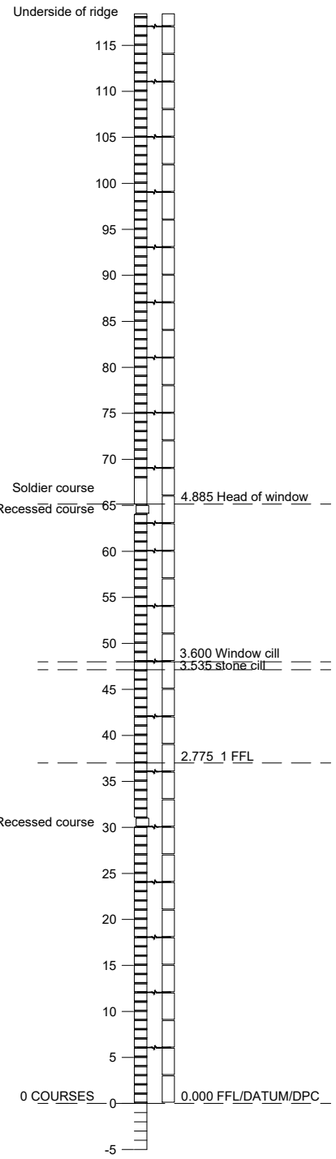
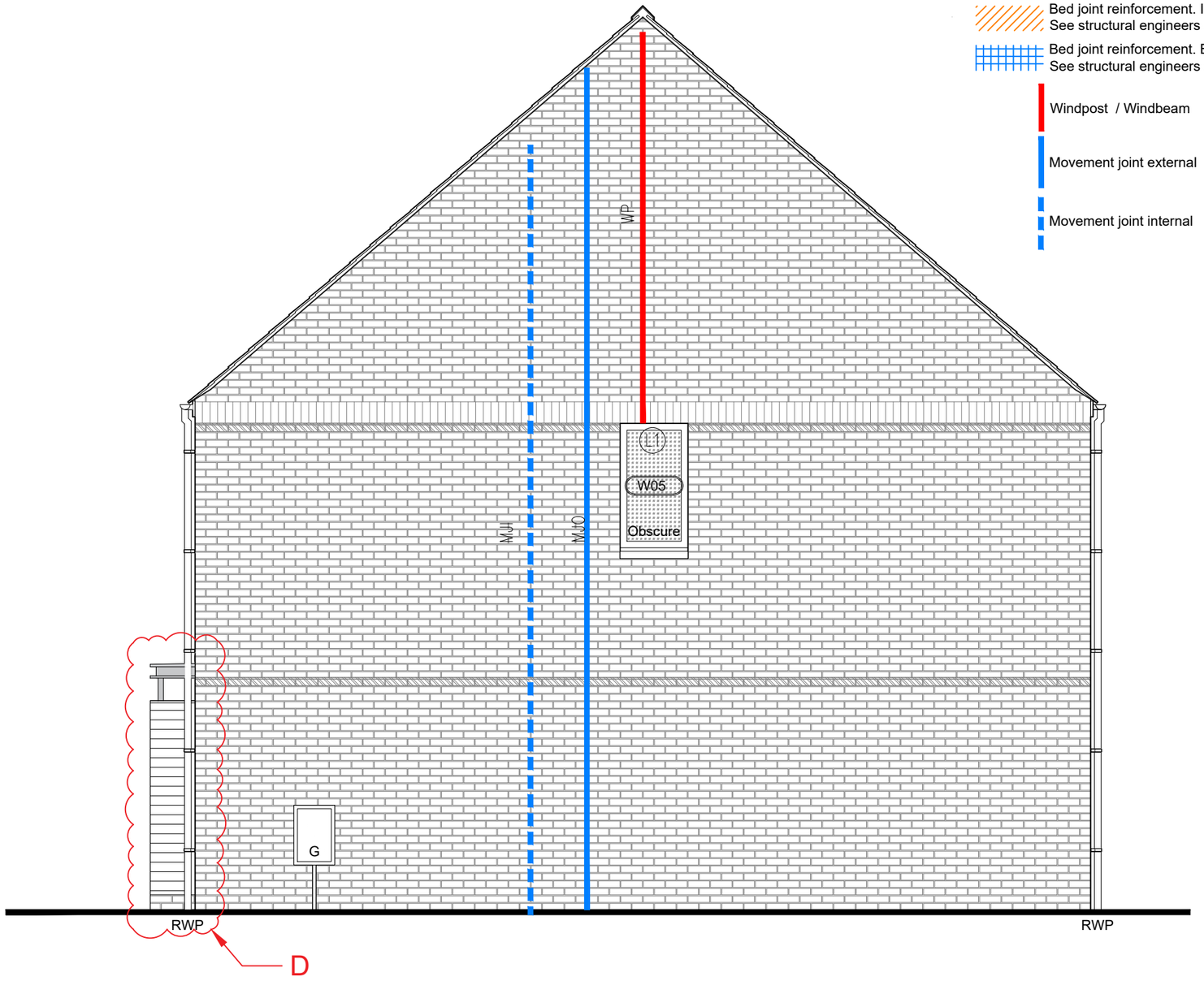
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – REAR ELEVATION				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 12	REV:	E	DATE:	22.11.19





Key

- Obscure glazing
- Panel to match window frame
- Soldier course brickwork
- Recessed course brickwork
- OR Openreach
- E G Electricity or Gas external wall mounted metre box
- Bed joint reinforcement. Both skins. See structural engineers details.
- Bed joint reinforcement. Outer leaf. See structural engineers details.
- Bed joint reinforcement. Inner leaf. See structural engineers details.
- Bed joint reinforcement. Both skins. See structural engineers details.
- Windpost / Windbeam
- Movement joint external
- Movement joint internal

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REV.	DESCRIPTION.	DATE.	INITIAL
A	Structural info added.	01.04.20	KMD
B	Key altered	18.05.20	KMD
C	Gas meter box moved.	16.05.21	KMD
D	Porch reduced.	17.09.21	KMD
E	Scale bar added	06.10.23	RJW

0 1 2 3 4m
Scale 1:50

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C9
Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – RIGHT SIDE ELEVATION				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 13	REV:	E	DATE:	22.11.19

NOTES:
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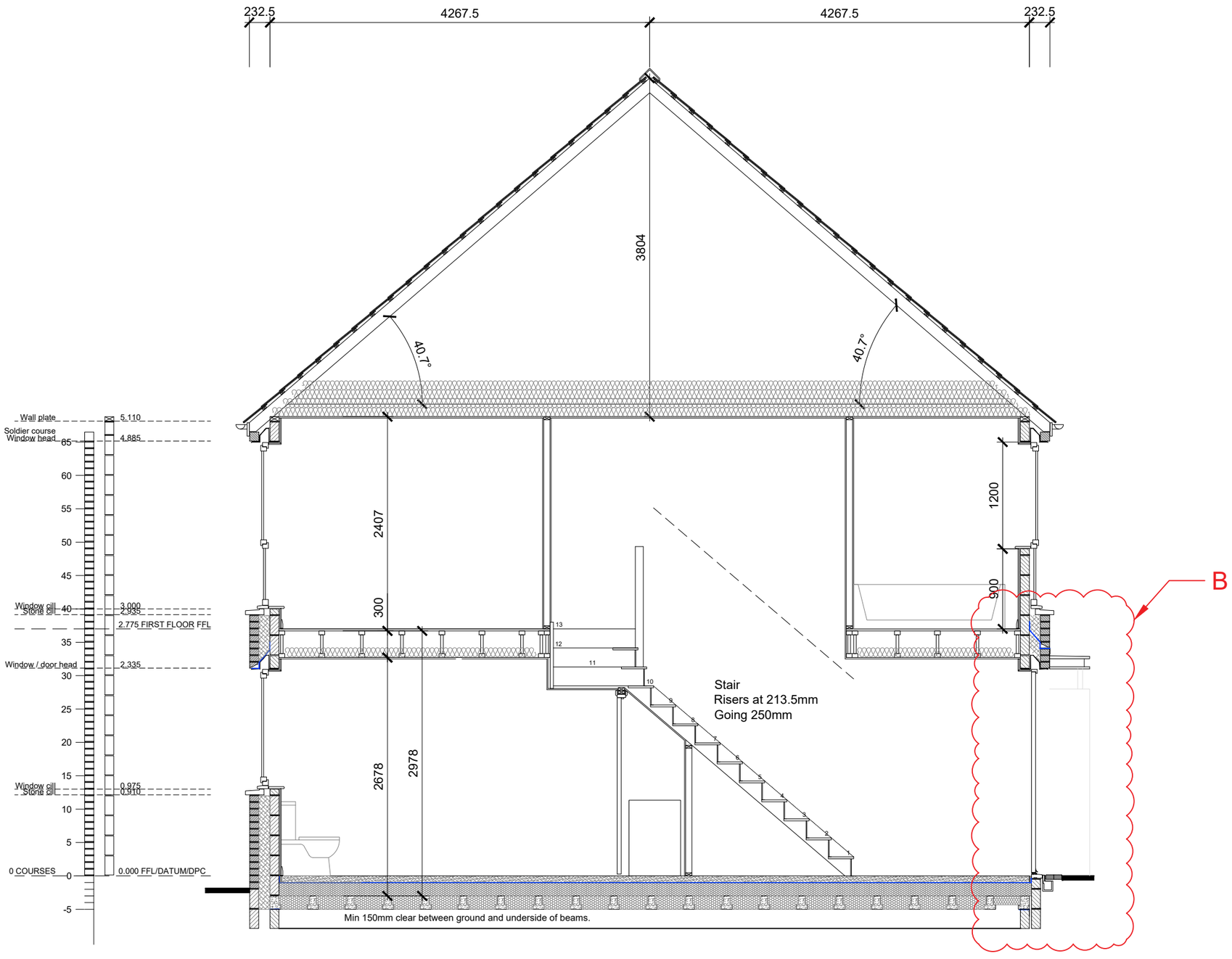
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Floor thickness changed to 300mm.	18.05.20	KMD
B	Porch reduced.	17.09.21	KMD
C	Scale bar added	06.10.23	RJW



Roof

Roof truss and bracing design by specialist manufacturer. Refer to specialist manufacture for layouts, profiles and all bracing requirements.

Roof insulation to be 100mm mineral wool insulation between ceiling joists and 300mm mineral wool insulation over joists laid perpendicular to joists.

See specific details for all venting of roof space.

Loft hatches to be fully insulated. Location indicated on drawings is indicative and will be adjusted on site to suit roof truss design.

Floor Joists

1st floor joists to be designed by specialist contractors. All joists to be supported by joist hangers.

100mm sound insulating quilt fitted throughout floor zone over ceiling.

Ventilation ducting to be run through floor zone as indicated on drawings.

Drainage runs within the floor zone to be supported from top chords of floor trusses and kept clear of structure and ceiling.

0 1 2 3 4m
Scale 1:50

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C9
Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – SECTION – AA				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 21	REV:	C	DATE:	02.01.20

NOTES:
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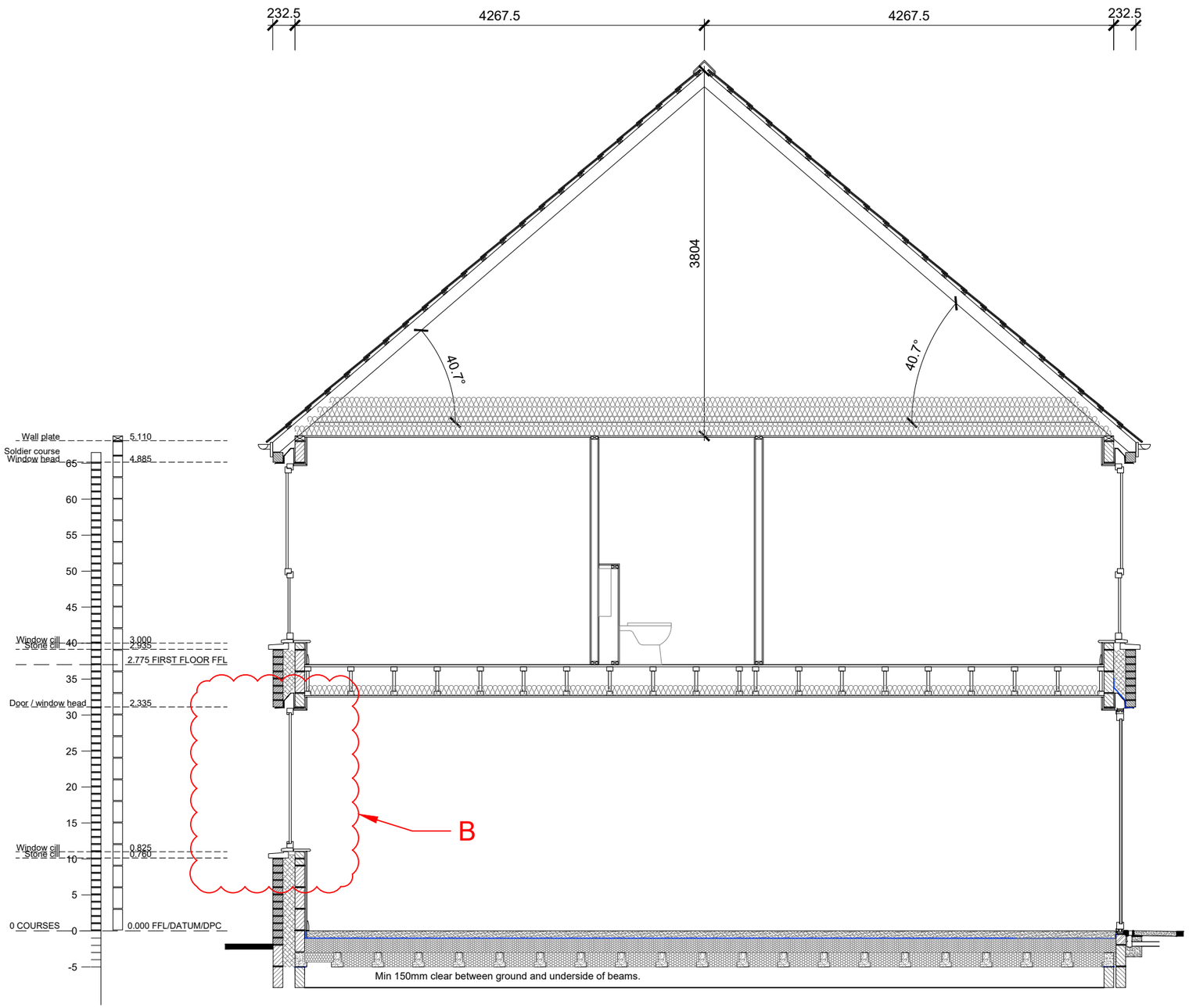
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Floor thickness changed to 300mm.	18.05.20	KMD
B	Cill height raised.	24.03.21	KMD
C	Scale bar added	06.10.23	RJW



Roof

Roof truss and bracing design by specialist manufacturer. Refer to specialist manufacture for layouts, profiles and all bracing requirements.

Roof insulation to be 100mm mineral wool insulation between ceiling joists and 300mm mineral wool insulation over joists laid perpendicular to joists.

See specific details for all venting of roof space.

Loft hatches to be fully insulated. Location indicated on drawings is indicative and will be adjusted on site to suit roof truss design.

Floor Joists

1st floor joists to be designed by specialist contractors. All joists to be supported by joist hangers.

100mm sound insulating quilt fitted throughout floor zone over ceiling.

Ventilation ducting to be run through floor zone as indicated on drawings.

Drainage runs within the floor zone to be supported from top chords of floor trusses and kept clear of structure and ceiling.

0 1 2 3 4m
Scale 1:50

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C9
Date: 09.10.23

ERIC COLE ARCHITECTURE

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – SECTION – BB				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 22	REV:	C	DATE:	02.01.20

NOTES:
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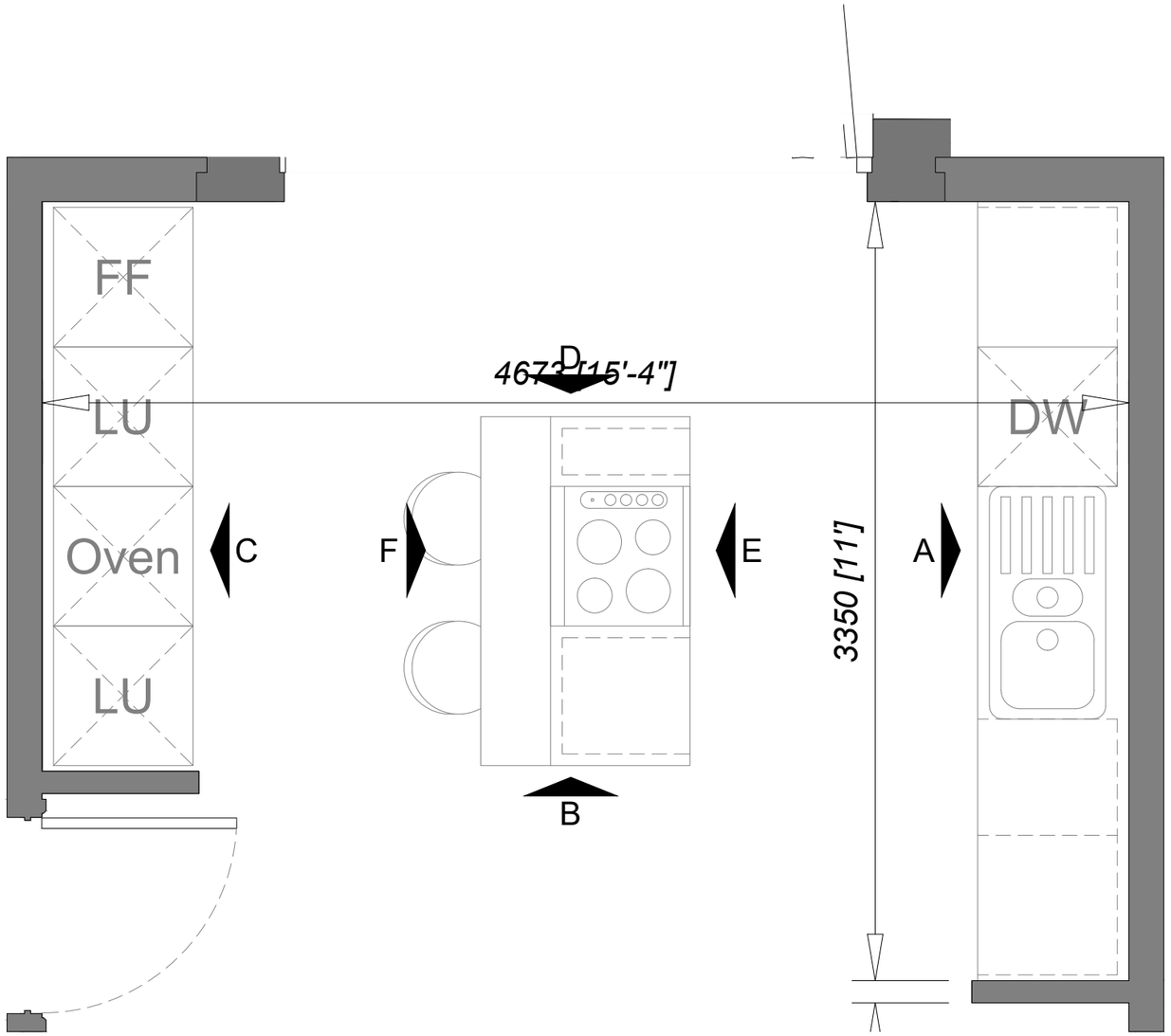
6. If in doubt ask!

REV.	DESCRIPTION.	DATE.	INITIAL
A	Island width changed to 900mm.	18.05.20	KMD



KITCHEN PLAN

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C9
Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – KITCHEN PLAN				
SCALE:	1:25 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 31	REV:	A	DATE:	02.01.20

NOTES:
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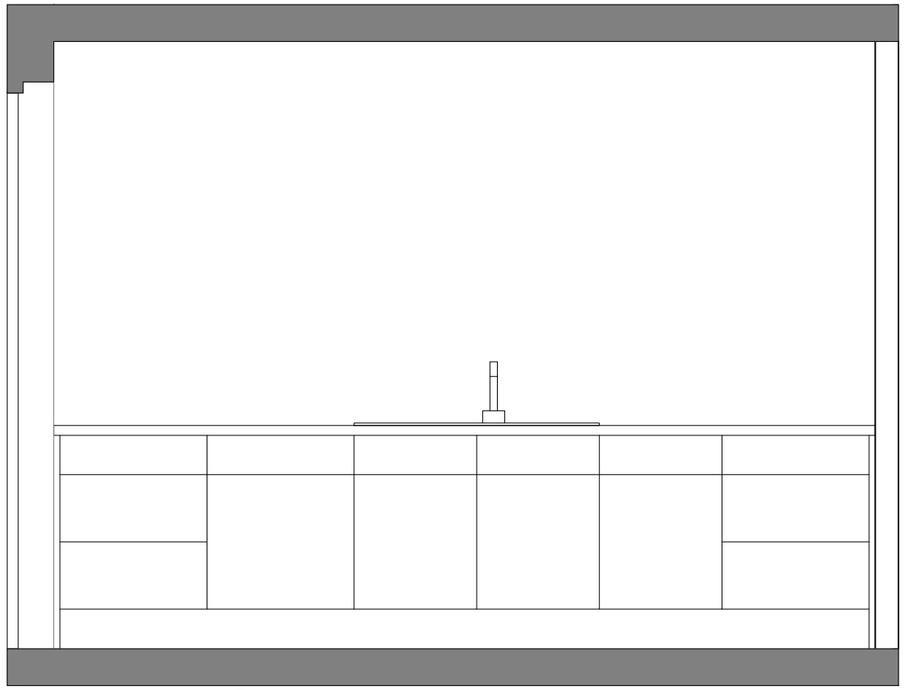
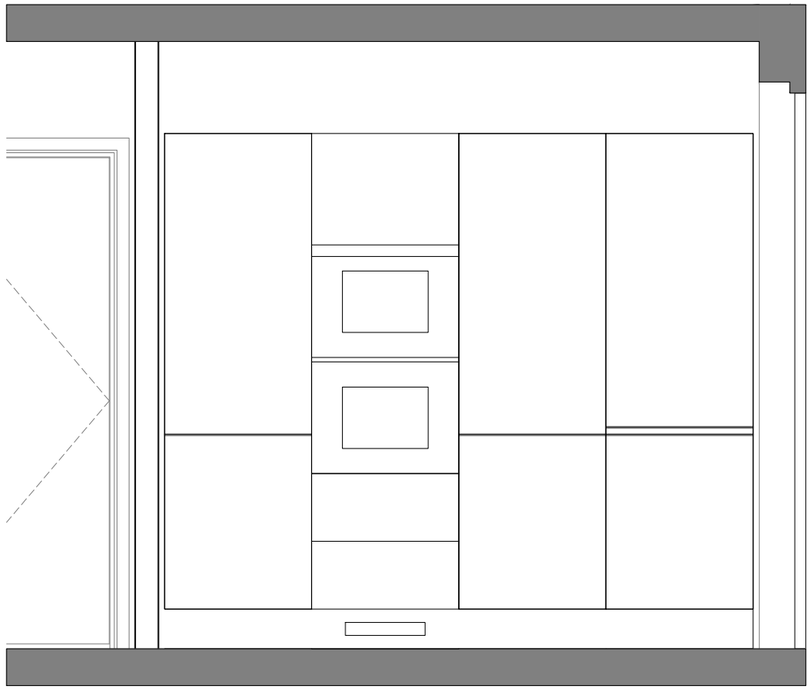
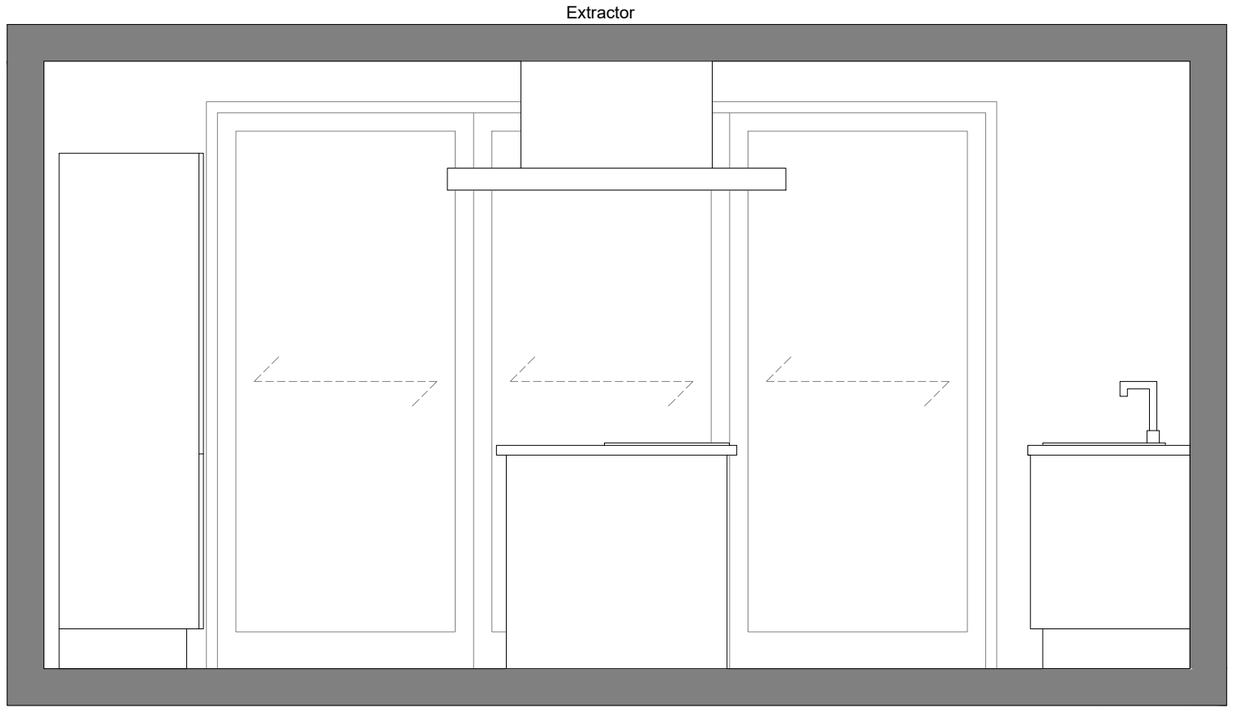
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Island width changed to 900mm.	18.05.20	KMD



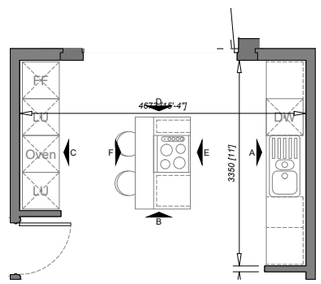
ELEVATION A



ELEVATION C



ELEVATION B



DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C9
Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – KITCHEN ELEVATIONS A, B AND C				
SCALE:	1:25 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 32	REV:	A	DATE:	02.01.20

NOTES:
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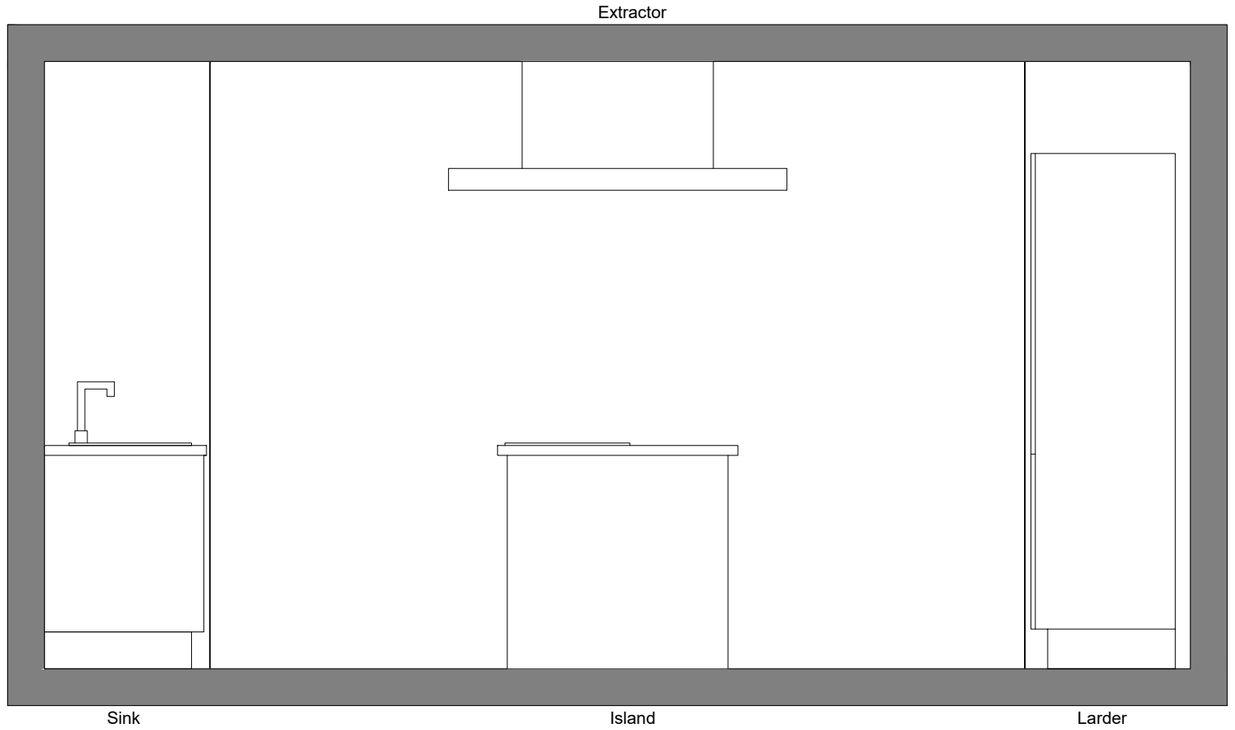
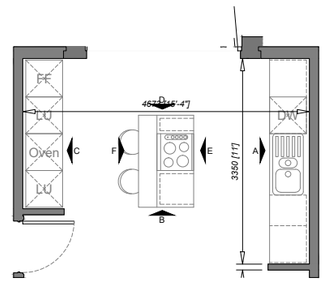
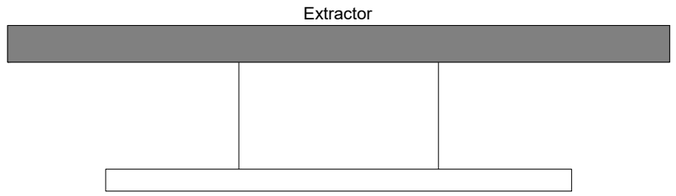
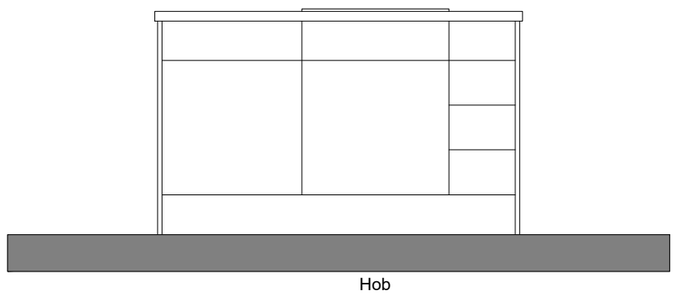
REV.	DESCRIPTION.	DATE.	INITIAL
A	Island width changed to 900mm.	18.05.20	KMD



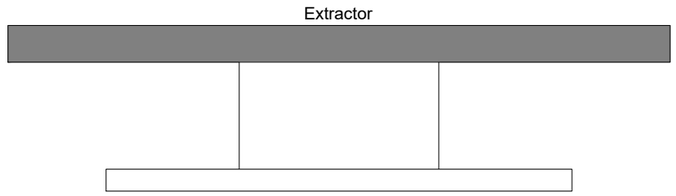
KITCHEN ELEVATION D

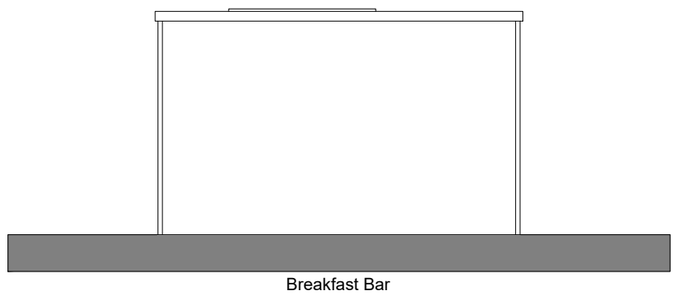






KITCHEN ELEVATION F





KITCHEN ELEVATION F

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C9
Date: 09.10.23

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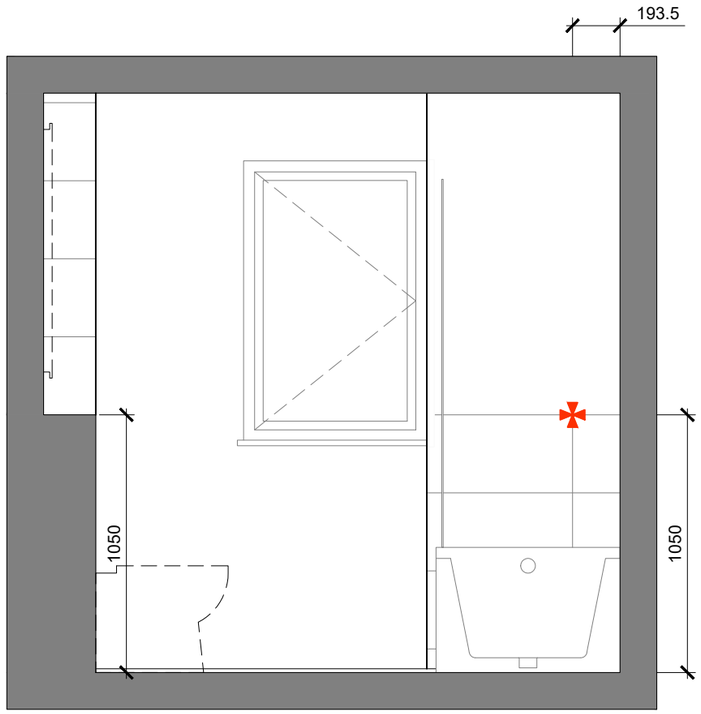
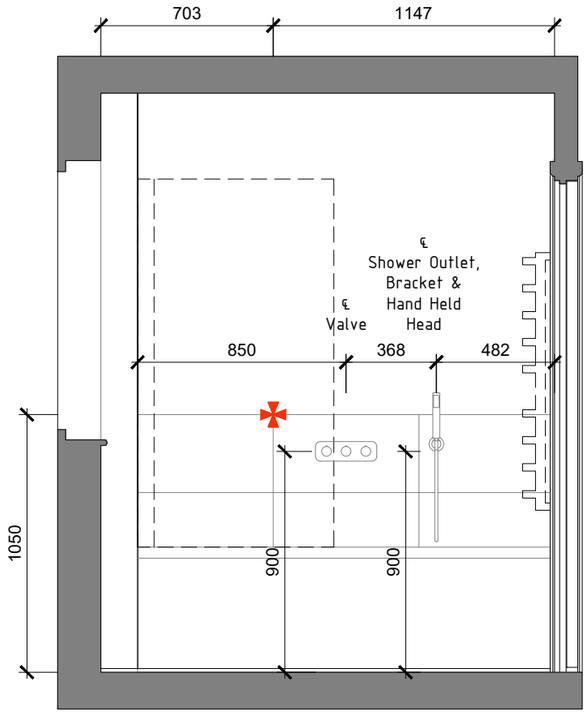
ECL JOB NO – 19065

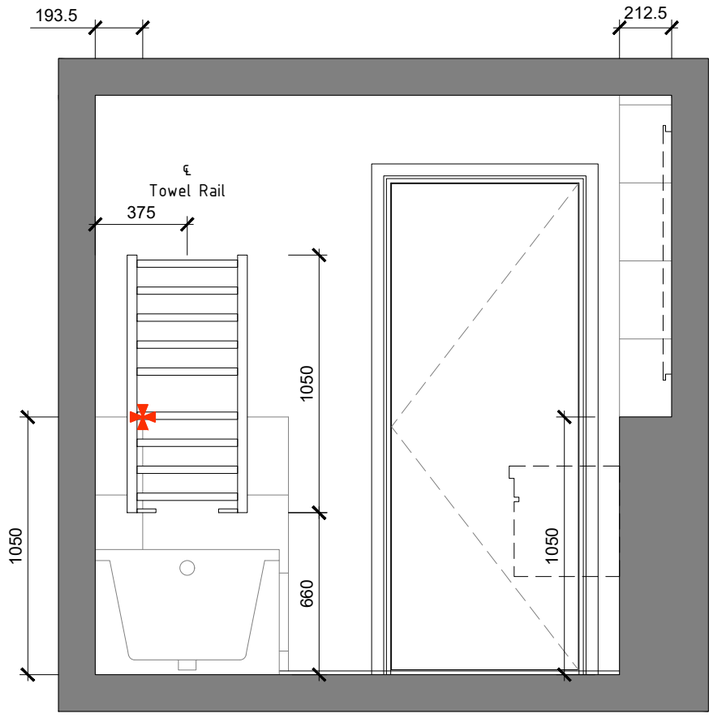
PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – KITCHEN ELEVATIONS D, E AND F				
SCALE:	1:25 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 33	REV:	A	DATE:	02.01.20



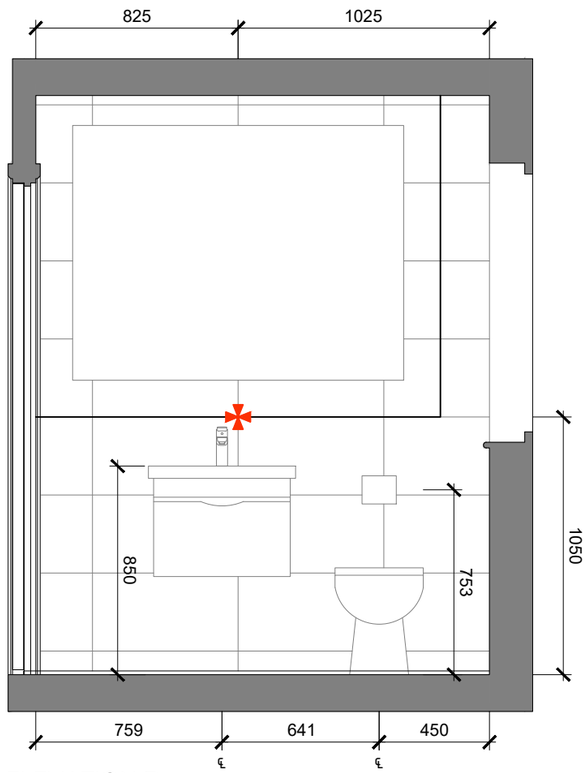
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

Based on tile sizes:
Floor = 443mm x 443mm
Wall = 592mm x 316mm

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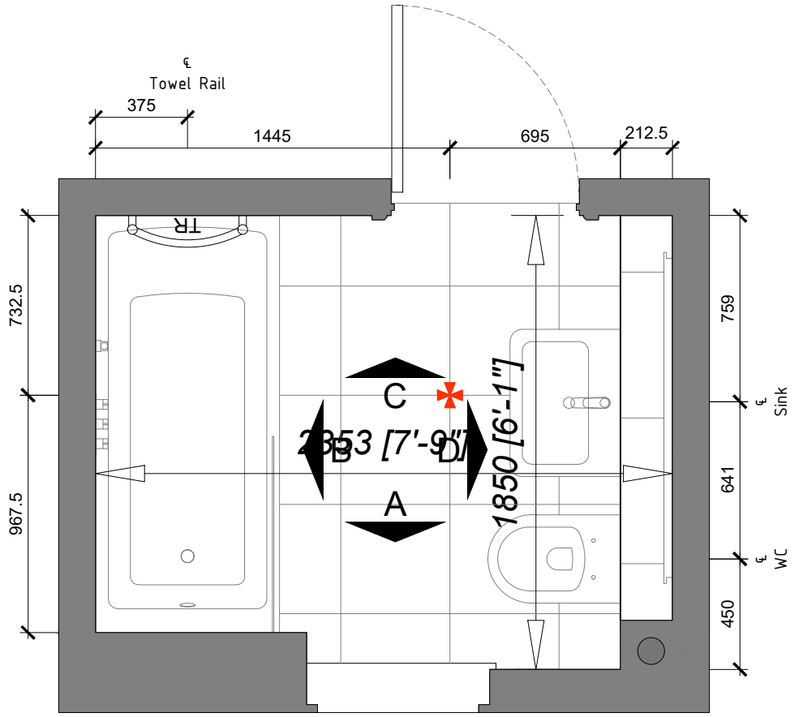
REV.	DESCRIPTION.	DATE.	INITIAL
A	Tile layouts and dimensions added	31.03.20	MH
B	Wall tiles laid Landscape	18.05.20	KMD



BATHROOM PLAN

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C9
Date: 09.10.23

ERIC COLE ARCHITECTURE

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Stonehouse, Gloucestershire, GL10 3RF
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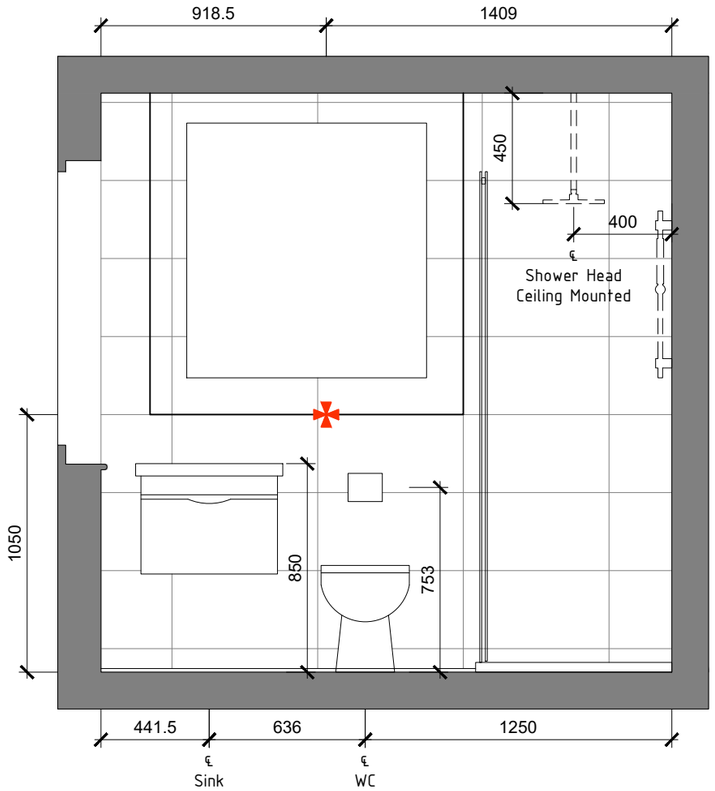
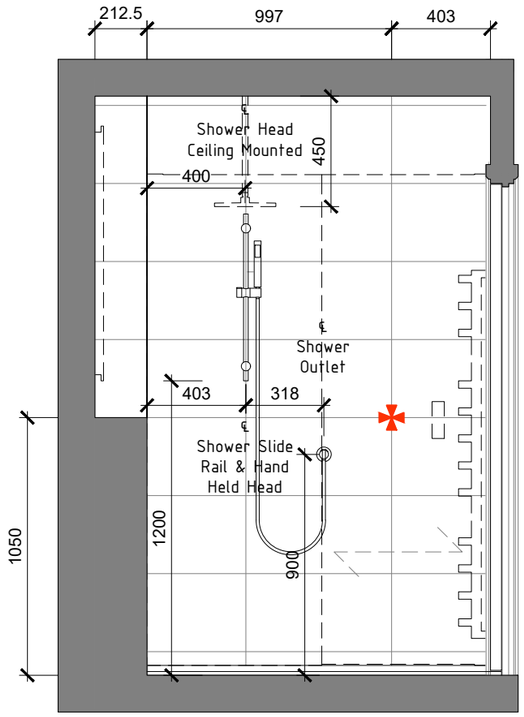
ECL JOB NO – 19065

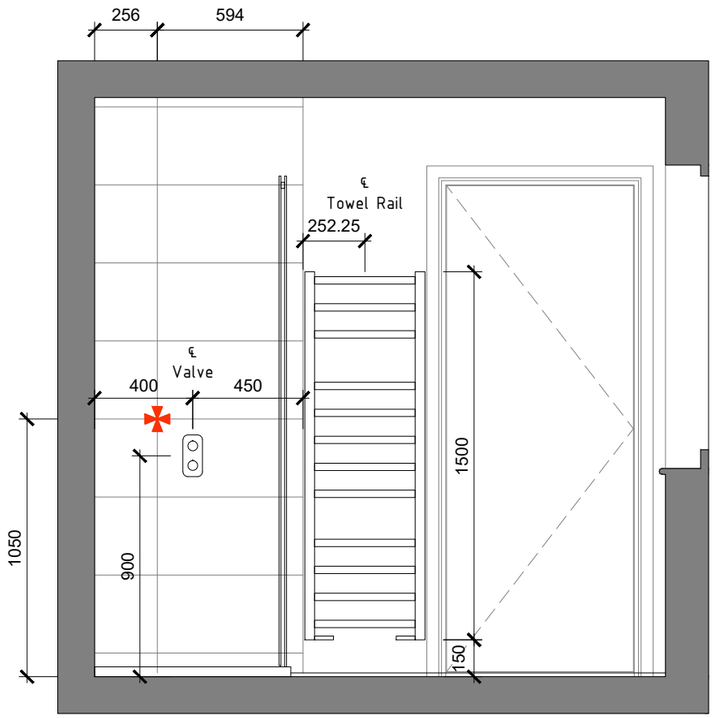
PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – BATHROOM PLAN AND ELEVATIONS A, B, C AND D				
SCALE:	1:25 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 41	REV:	B	DATE:	31.03.20



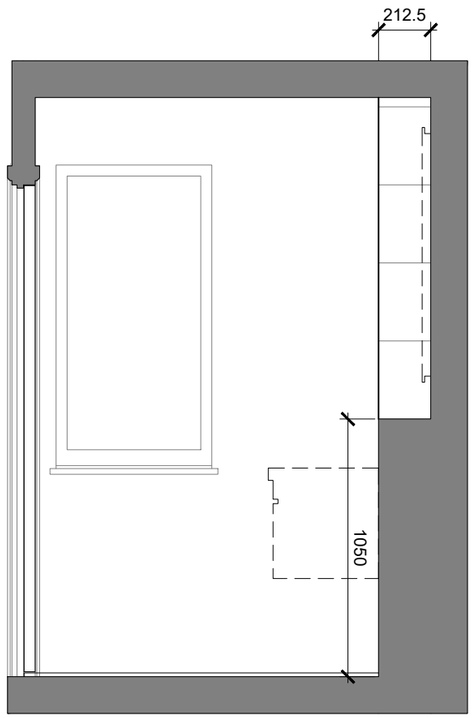
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

Based on tile sizes:
Floor = 443mm x 443mm
Wall = 592mm x 316mm

NOTES:
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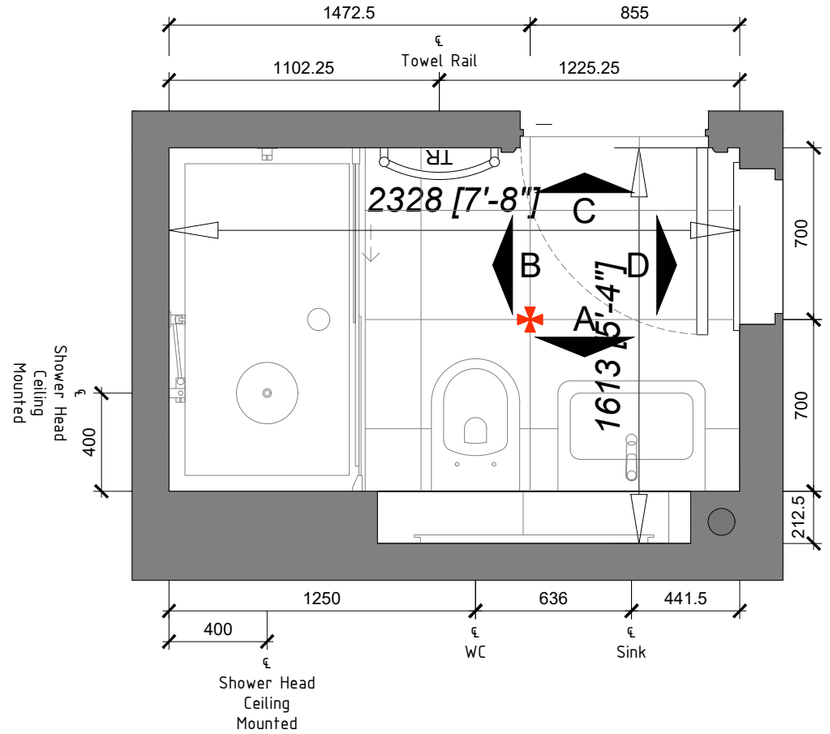
REV.	DESCRIPTION.	DATE.	INITIAL
A	Tile layouts and dimensions added	31.03.20	MH
B	Wall tles laid landscape	18.05.20	KMD



ENSUITE PLAN

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C9
Date: 09.10.23

ERIC COLE ARCHITECTURE

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Stonehouse, Gloucestershire, GL10 3RF
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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – ENSUITE PLAN AND ELEVATIONS A, B, C AND D				
SCALE:	1:25 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 42	REV:	B	DATE:	31.03.20

NOTES:
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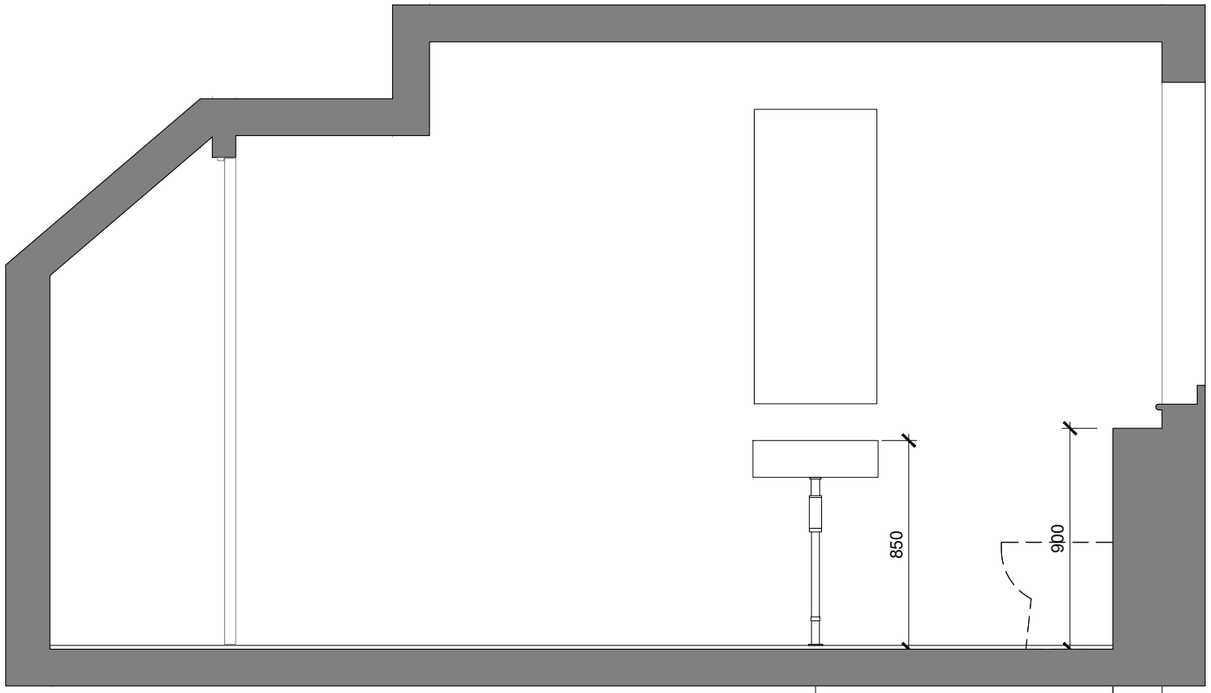
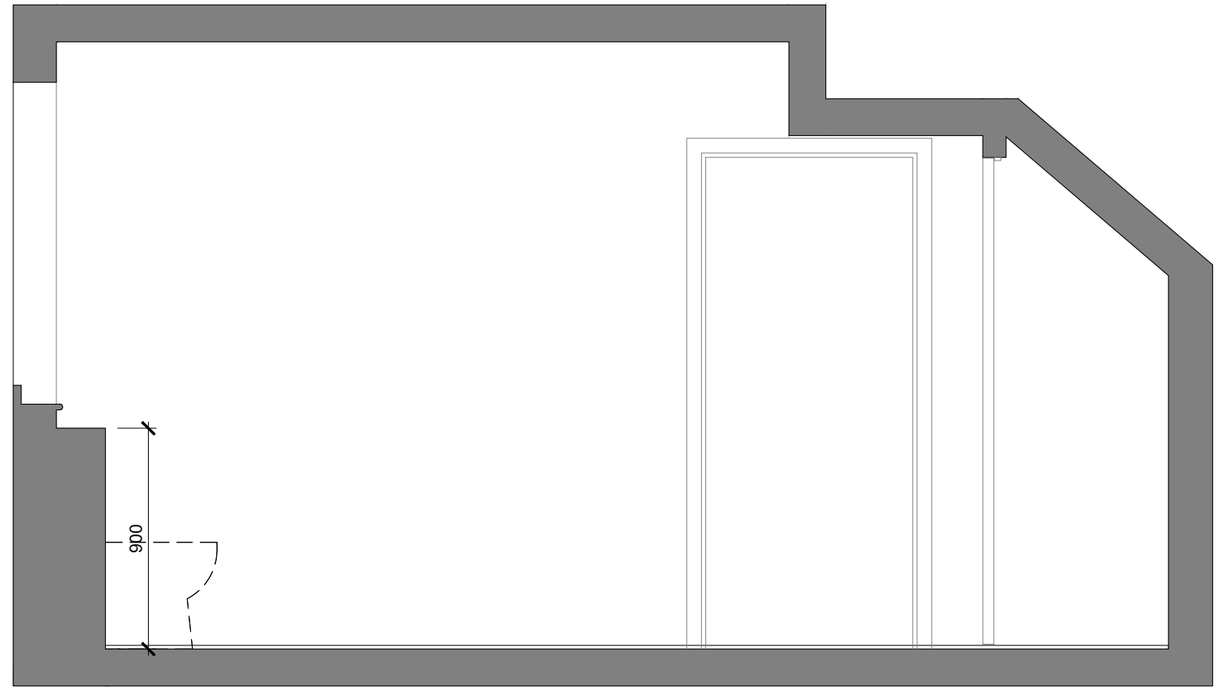
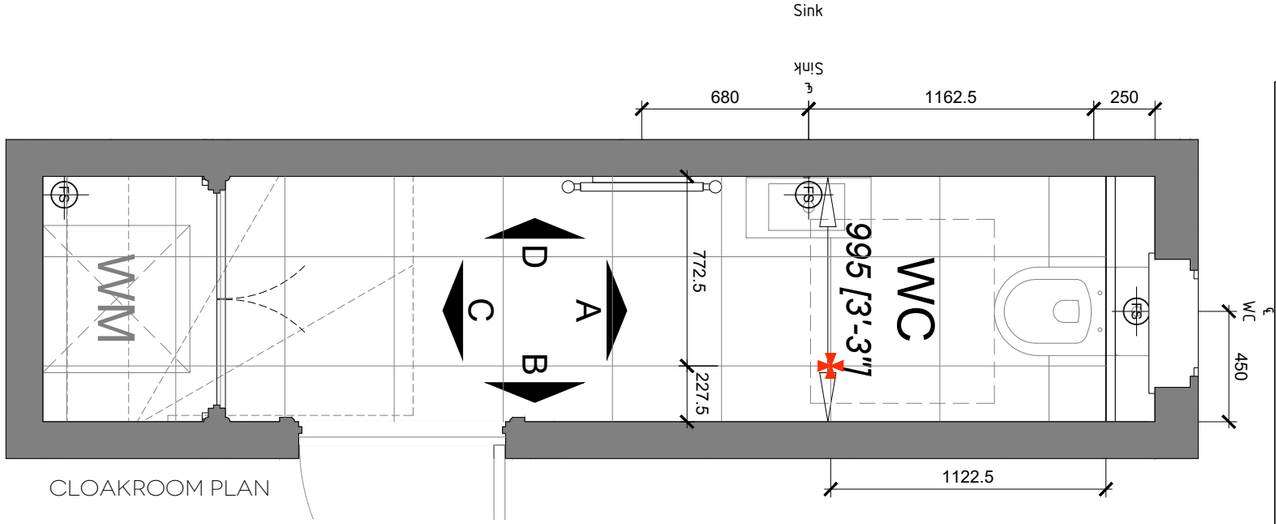
REV.	DESCRIPTION.	DATE.	INITIAL
A	Tile layouts and dimensions added	31.03.20	MH
B	Door removed. Room lengthened.	04.06.20	KMD



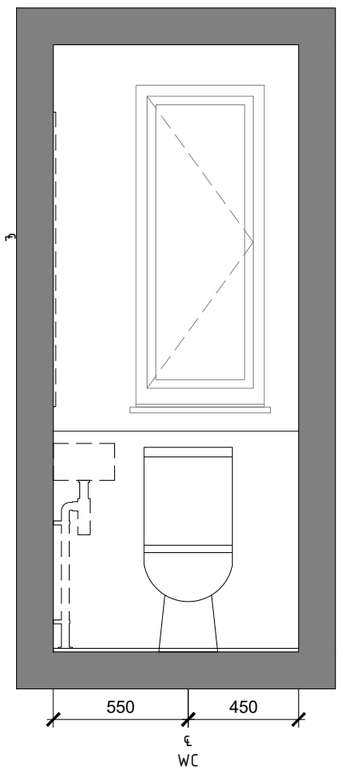
ELEVATION D



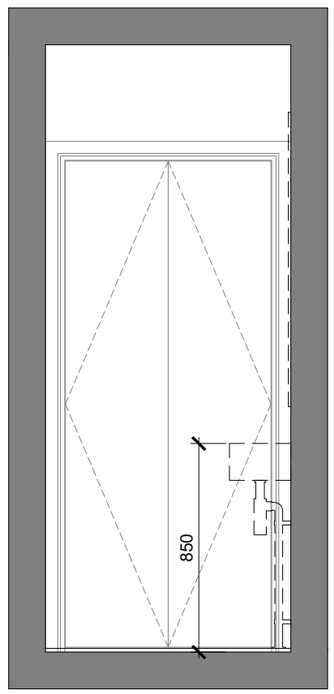
ELEVATION B



CLOAKROOM PLAN



ELEVATION A



ELEVATION C

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C9
Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – CLOAKROOM PLANS AND ELEVATIONS A, B, C & D				
SCALE:	1:25 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 43	REV:	B	DATE:	31.03.20

EXTERNAL DOOR SCHEDULE

OPENING REFERENCE	DOOR SIZE W & H	STRUCTURAL OPENING W & H	LINTEL SIZE W+300	SPECIFICATION / NOTES
ED01	939 x 2250	1472.5 x 2335	1750	SL, T, SG, PTM
ED02	(3)	2597.5 x 2335	2900	BF, SG, PTM

NB: ALL LINTELS TO HAVE A MINIMUM OF 150MM BEARING

SL Glazed sidelight
BF Bifold doors
T Solid timber-look door
SG Safety glass
PTM Approved Document Part M threshold

WINDOW SCHEDULE

OPENING REFERENCE	STRUCTURAL OPENING W & H	LINTEL TYPE	LINTEL SIZE W+300	SPECIFICATION / NOTES
W01	1810 x 1510	-	2100	SH, E
W02	572.5 x 1360	-	850	SH, E, OB
W03	797.5 x 1885	-	1100	SH, E, OB, P
W04	1135 x 1885	-	1450	TH, SG, E, ESC
W05	685 x 1285	-	1000	F, OB
W06	1135 x 1885	-	1450	TH, SG, E, ESC
W07	1135x 1885	-	1450	TH, SG, E, ESC

Internal Door Schedule

OPENING REFERENCE	DOOR SIZE W & H	STRUCTURAL OPENING W & H	LINTEL SIZE W+300	SPECIFICATION / NOTES
ID01	686 x 1981	786 x 2046	N/A	EC
ID02	838 x 1981	928 x 2046	N/A	-
ID03	2 x 457 x 1981	1005 x 2046	N/A	DD, CB
ID04	838 x 1981	928 x 2046	N/A	-
ID06	762 x 1981	852 x 2046	N/A	-
ID07	762 x 1981	852 x 2046	N/A	-
ID08	762 x 1981	852 x 2046	N/A	AC
ID09	762 x 1981	852 x 2046	N/A	-
ID10	762 x 1981	852 x 2046	N/A	-
ID11	762 x 1981	852 x 2046	N/A	-

D

DD Double doors
SG Safety glass
EC Electrical Cupboard
CB Cupboard
AC Airing Cupboard

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REV.	DESCRIPTION.	DATE.	INITIAL.
A	Schedules updated	31.03.20	MH
B	ID05 removed	18.05.20	KMD
C	ED02 narrowed. Windows W01, W04, W06, W07 changed.	24.03.21	KMD
D	Cupboard doors changed.	14.12.21	KMD

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C9
Date: 09.10.23

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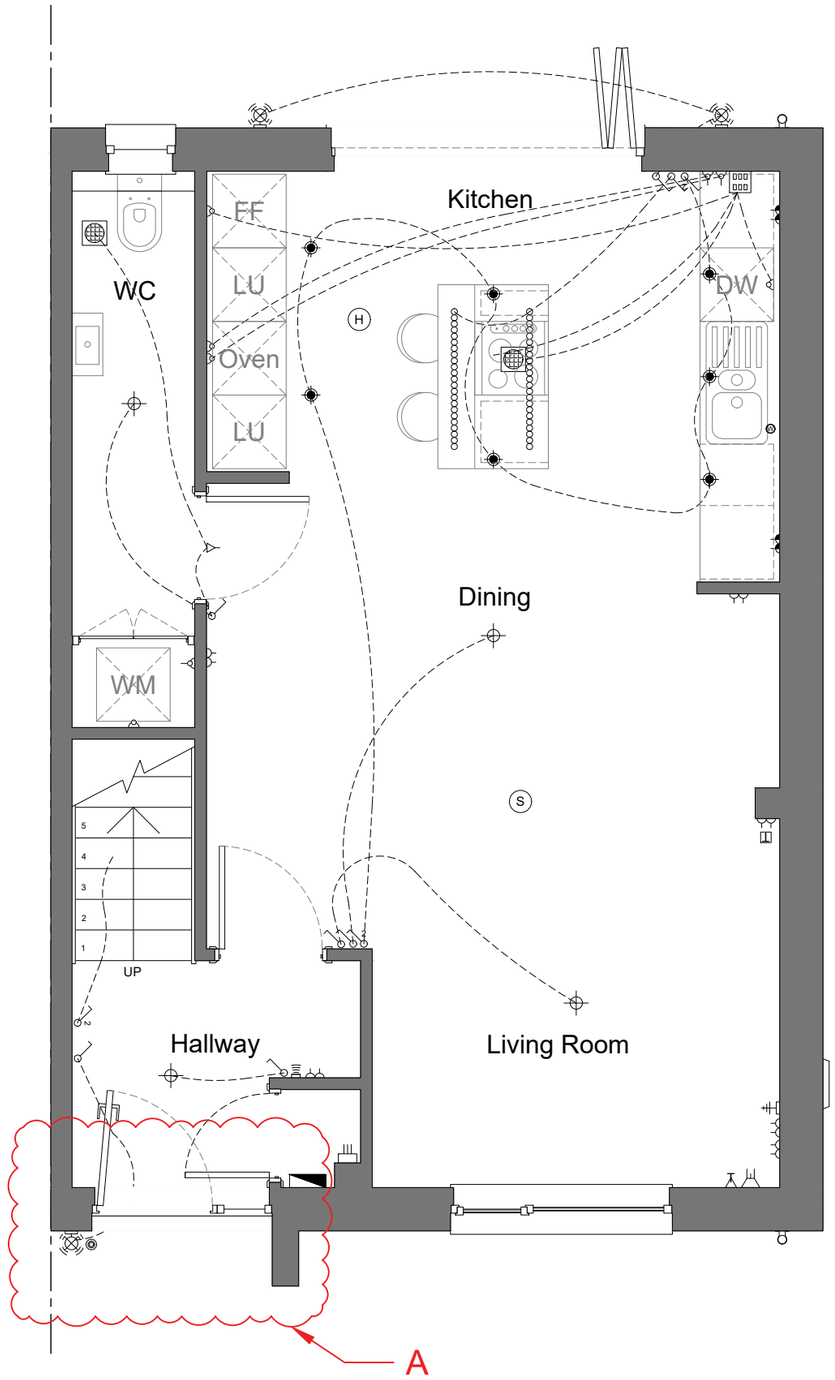
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – SCHEDULES				
SCALE:	–	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 51	REV:	D	DATE:	31.03.20

Electrical Key (Private)

- 13amp double switched socket - 1050mm above FFL
- 13amp double switched socket - 450mm above FFL
- 13amp double switched socket with double USB ports- 450mm above FFL
- Grid switch - 1050mm above FFL. - Washing machine, dishwasher, fridge/freezer, cooker hood, hob.
- Cooker switch
- Cable outlet for appliance - Behind appliance.
- Switched fused spur outlet for appliance.
- Switched fused connection with indicator light.
- Isolator switch
- Shaver socket - 1200mm above FFL
- Door bell sounder
- Door bell push
- TV aerial outlet
- Openreach socket
- Cat 6 socket
- Consumer unit
- One way light switch
- Two way light switch
- Three way light switch
- One way light switch with indicator light.
- Recessed spot light
- Ceiling rose pendant light.
- Batten light holder.
- IP65 rated ceiling fitting.
- Indirect LED strip light.
- Wall mounted exterior light fitting with PIR.
- Room Thermostat
- Programmable thermostat
- Smoke Detector / Sounder- Interlinked - Battery back up
- Heat Detector / Sounder- Interlinked - Battery back up
- Carbon monoxide Detector / Sounder- Interlinked - Battery back up
- Boiler programmer
- Ceiling mounted extract fan. - WC = 6 l/s. - Bathroom = 15 l/s. Kitchen = 30 l/s (adj to hob) 60 l/s elsewhere. - Utility = 30 l/s.
- Wall mounted extract fan. - WC = 6 l/s. - Bathroom = 15 l/s. Kitchen = 30 l/s (adj to hob) 60 l/s elsewhere. - Utility = 30 l/s.
- Telephone point
- Radiator - Indicative position. To be sized by M&E designer / contractor in conjunction with SAP assessor.
- Towel Radiator - connected to heating circuit and to have electrical heating element. Allow for remote switch outside of bath / shower room at 450mm above FFL.
- Boiler

Note:
All electrical fittings to party walls to be staggered to comply with Part E of the Building Regulations.



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6. If in doubt ask!

REV.	DESCRIPTION.	DATE.	INITIAL.
A	Porch bulk head light removed. Wall light moved	17.09.21	KMD

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C9
Date: 09.10.23

ERIC COLE ARCHITECTURE

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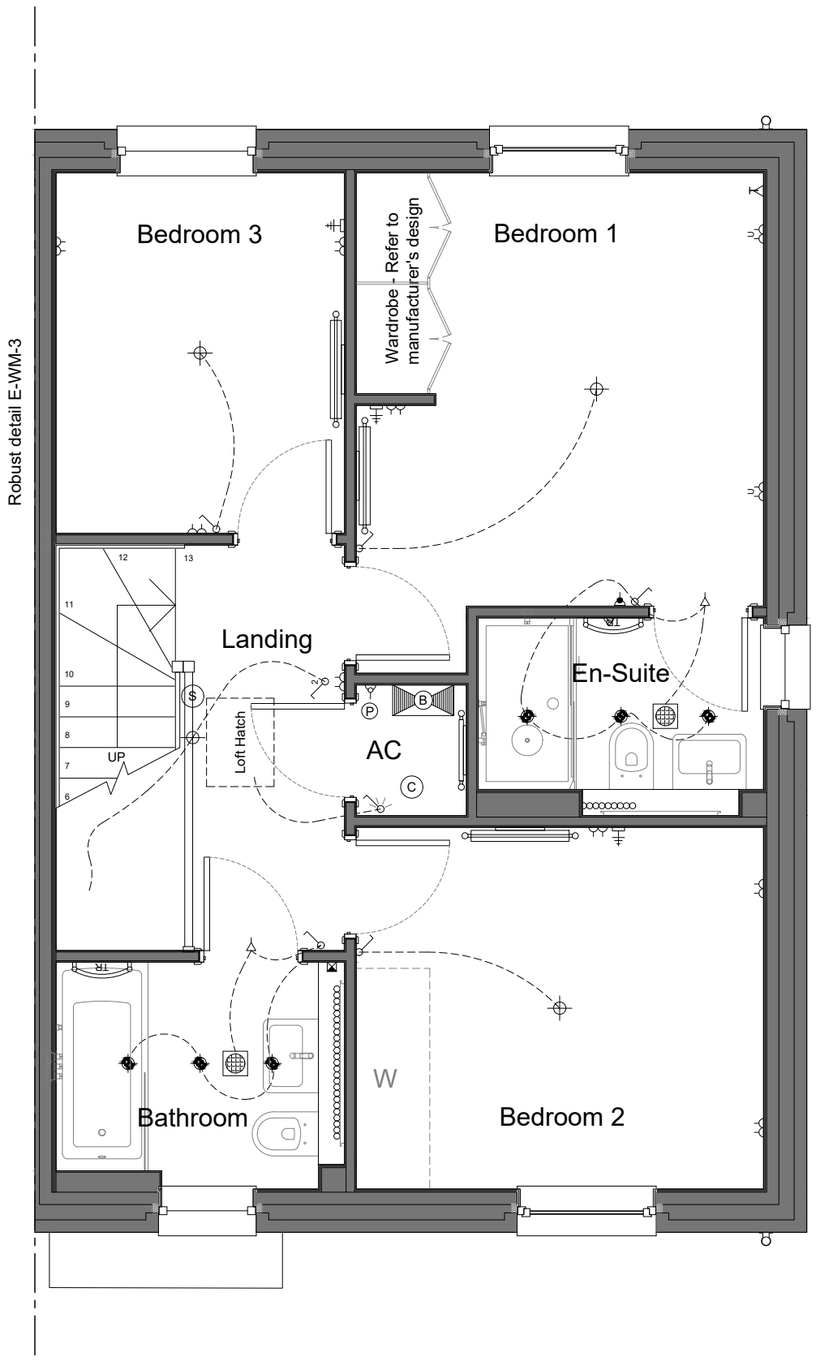
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – GROUND FLOOR ELECTRICAL LAYOUT				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 61	REV:	A	DATE:	18.05.20

Electrical Key (Private)

- 13amp double switched socket - 1050mm above FFL
- 13amp double switched socket - 450mm above FFL
- 13amp double switched socket with double USB ports- 450mm above FFL
- Grid switch - 1050mm above FFL. - Washing machine, dishwasher, fridge/freezer, cooker hood, hob.
- Cooker switch
- Cable outlet for appliance - Behind appliance.
- Switched fused spur outlet for appliance.
- Switched fused connection with indicator light.
- Isolator switch
- Shaver socket - 1200mm above FFL
- Door bell sounder
- Door bell push
- TV aerial outlet
- Openreach socket
- Cat 6 socket
- Consumer unit
- One way light switch
- Two way light switch
- Three way light switch
- One way light switch with indicator light.
- Recessed spot light
- Ceiling rose pendant light.
- Batten light holder.
- IP65 rated ceiling fitting.
- Indirect LED strip light.
- Wall mounted exterior light fitting with PIR.
- Room Thermostat
- Programmable thermostat
- Smoke Detector / Sounder- Interlinked - Battery back up
- Heat Detector / Sounder- Interlinked - Battery back up
- Carbon monoxide Detector / Sounder- Interlinked - Battery back up
- Boiler programmer
- Ceiling mounted extract fan. - WC = 6 l/s. - Bathroom = 15 l/s. Kitchen = 30 l/s (adj to hob) 60 l/s elsewhere. - Utility = 30 l/s.
- Wall mounted extract fan. - WC = 6 l/s. - Bathroom = 15 l/s. Kitchen = 30 l/s (adj to hob) 60 l/s elsewhere. - Utility = 30 l/s.
- Telephone point
- Radiator - Indicative position. To be sized by M&E designer / contractor in conjunction with SAP assessor.
- Towel Radiator - connected to heating circuit and to have electrical heating element. Allow for remote switch outside of bath / shower room at 450mm above FFL.
- Boiler

Note:
All electrical fittings to party walls to be staggered to comply with Part E of the Building Regulations.



NOTES:
1. Scaled dimensions must not be taken from this drawing.
2. This drawing must be read in conjunction with all relevant drawings, documents and information prepared by the Architects, other Consultants and Specialists .
3. Any discrepancy on this drawing must be referred to the Architects and clarification obtained before any action by others and prior to commencement of works.
4. All dimensions must be checked on site before any action by others and prior to commencement of work or the preparation of Specialists drawings.
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REV.	DESCRIPTION.	DATE.	INITIAL

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C9
Date: 09.10.23

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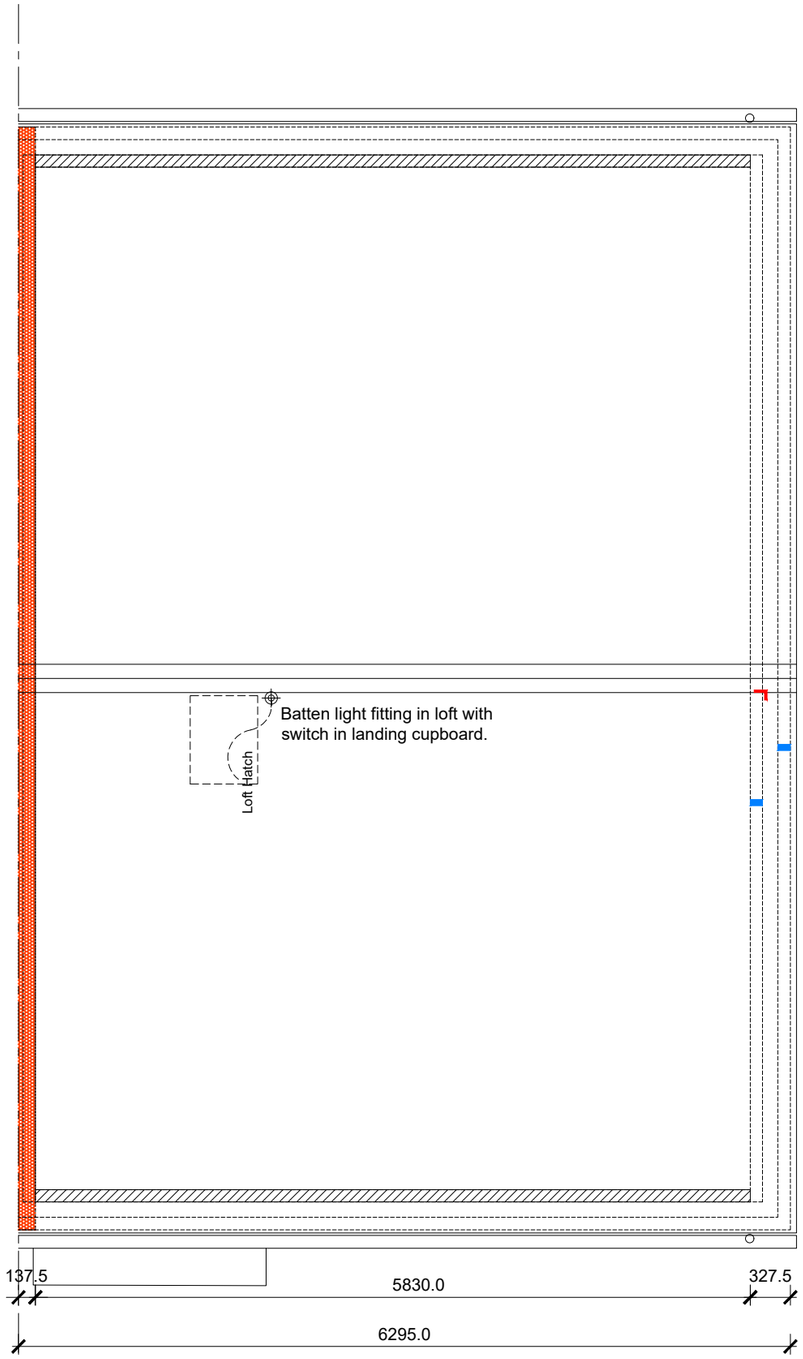
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – FIRST FLOOR ELECTRICAL LAYOUT				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 62	REV:	–	DATE:	18.05.20

Electrical Key (Private)

Batten light holder.



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REV.	DESCRIPTION.	DATE.	INITIAL

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C9
Date: 09.10.23

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ECL JOB NO – 19065

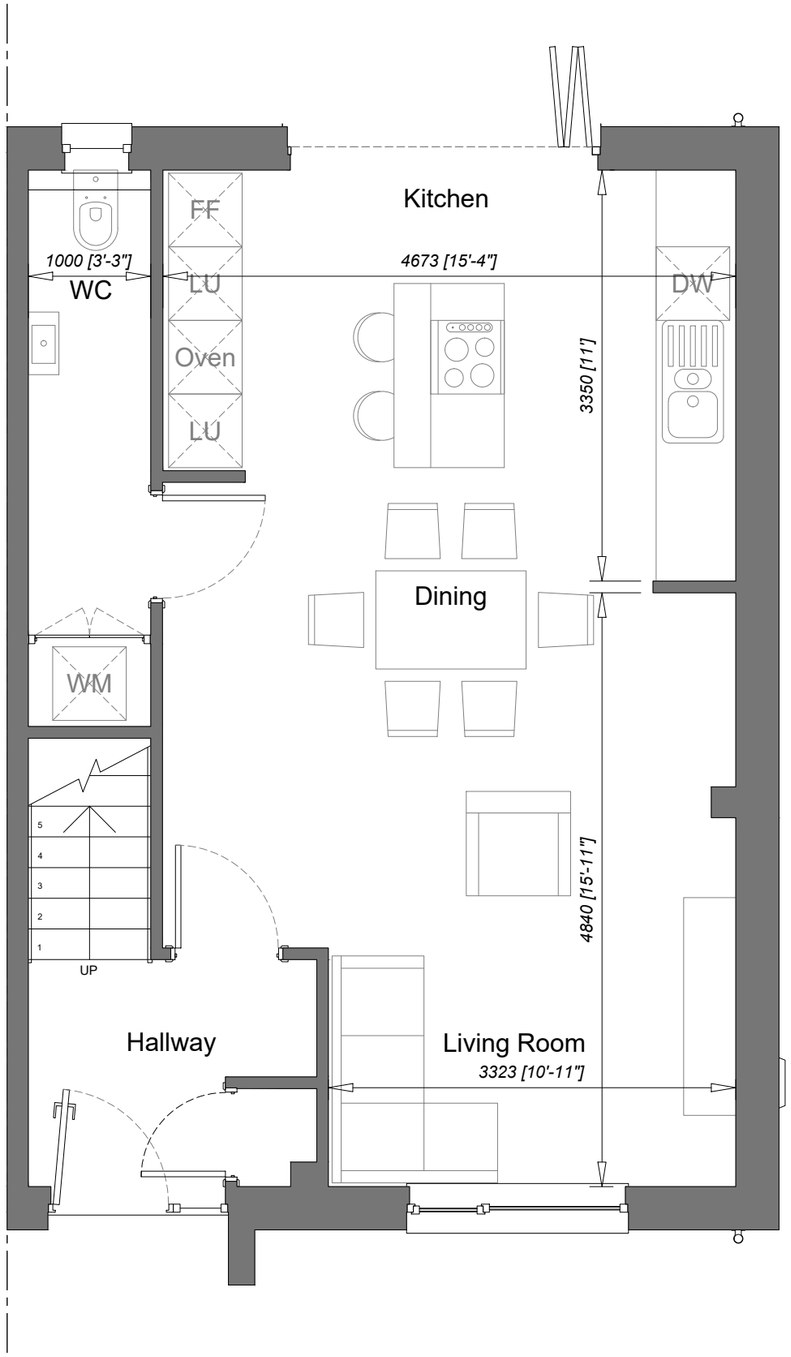
PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.4 – ROOF / LOFT ELECTRICAL LAYOUT				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.4 – 63	REV:	–	DATE:	18.05.20

BACKHOUSE

Backhouse Housing Limited, Box House, Bath Road, Box, SN13 8AA



Boreham Mead



Ground Floor

House Type T3.4 - Floor Area = 95.6m^2

DRAWINGS PRODUCED BY

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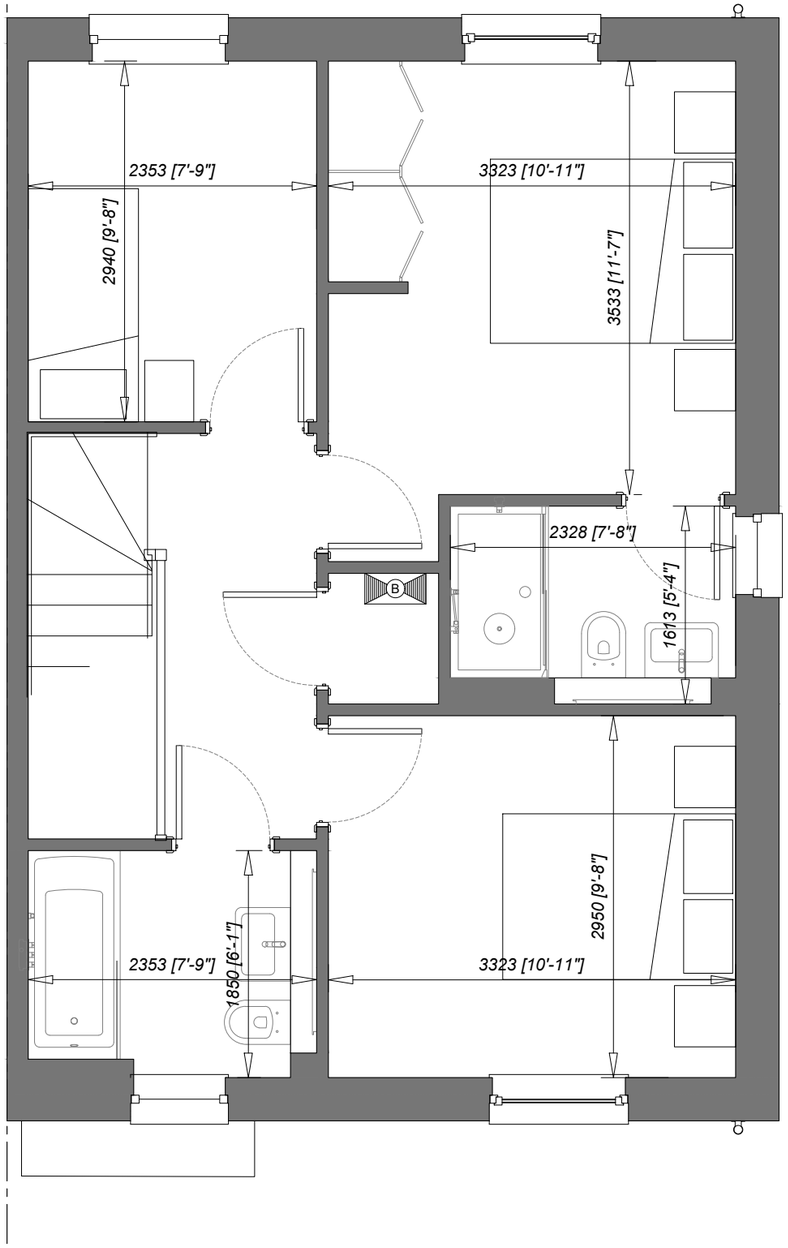
Boreham Mead



First Floor

House Type T3.4 - Floor Area = 95.6m^2

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