BACKHOUSE

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

Issue:
C10
Date: 09.10.23

Drawing Number	Drawing Description	Revision
1902 - T3.2 - 01	Substructure	F
1902 - T3.2 - 02	Ground Floor Plan	G
1902 - T3.2 - 03	First Floor Plan	E
1902 - T3.2 - 04	Roof Plan	C
1902 - T3.2 - 05	First Floor Structure Plan	B
1902 - T3.2 - 11	Front Elevation	F
1902 - T3.2 - 12	Rear Elevation	F
1902 - T3.2 - 13	Side Elevation	F
1902 - T3.2 - 21	Section - AA	C
1902 - T3.2 - 22	Section - BB	C
1902 - T3.2 - 31	Kitchen Plan	A
1902 - T3.2 - 32	Kitchen Elevations A, B and C	A
1902 - T3.2 - 33	Kitchen Elevations D, E and F	A
1902 - T3.2 - 41	Bathroom Plan and Elevation A, B, C and D	B
1902 - T3.2 - 42	En-suite Plans and Elevations A, B, C and D	B
1902 - T3.2 - 43	Cloakroom Plans and Elevations A, B, C and D	B
1902 - T3.2 - 51	Schedules	D
1902 - T3.2 - 61	Ground Floor Electrical Layout	A
1902 - T3.2 - 62	First Floor Electrical Layout	-
1902 - T3.2 - 63	Roof / Loft Floor Electrical Layout	-

Site: Boreham Mead, Warminster
House Type: T3.2
Tenure: Open Market
As Plots: 3, 23
Opp Plots: 6, 28



HOUSE TYPE DETAILS

Sales Area m²: 95.6m2
Sales Area Sqft: 1029sqft
Beds: 3

Approx Construction Area m²: 113.2m2
Approx Construction Sqft: 121.8sqft

Structural Engineers Drawing Number:

SAP Engineers Drawing Number:

Building Regulations:

DRAWINGS PRODUCED BY

ERIC COLE ARCHITECTURE

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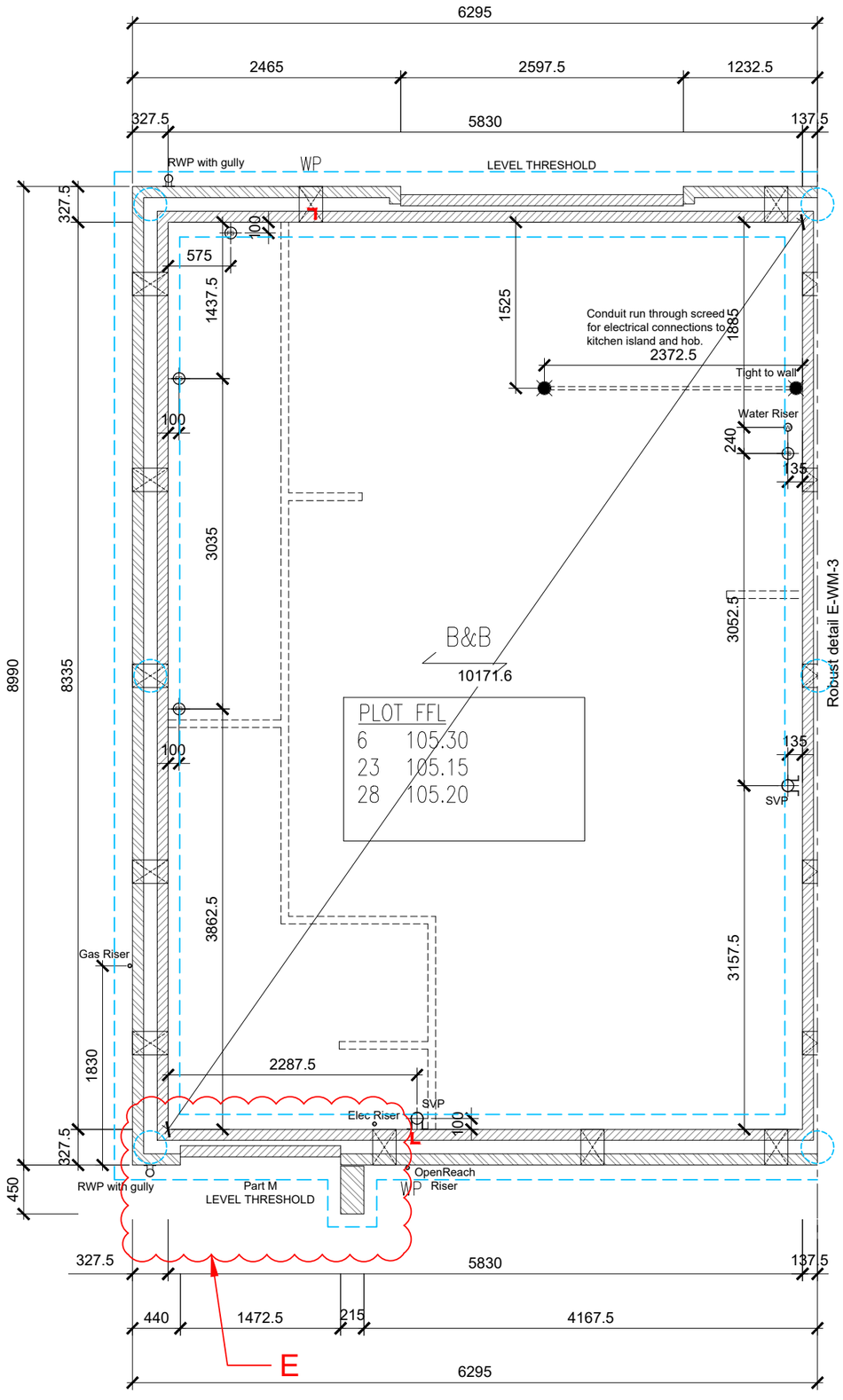

Key

- 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 (TR)
- SVP
- Floor socket
- Rain water pipe
- Gas meter box wall mounted (Gas)
- Movement joint.
- Windpost.
- 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.

UNDER FLOOR VOID VENTILATION BY MEANS OF PREFABRICATED TELESCOPIC VENTS AND UPVC AIR BRICKS, (1800mm MAX CTRS AND 450mm FROM ANY EXTERNAL CORNER) WITH ALL RELEVANT SLOTS IN INTERMEDIATE DWARF WALLS TO PROVIDE CROSS VENTILATION AND TO GIVE A MINIMUM 1500mm^2 PER METRE RUN or 500mm^2 PER M2 OF THE FLOOR AREA, WHICHEVER IS THE GREATER.

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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	01.06.20	KMD
D	Bifold door reduced width. Post added to canopy.	18.02.21	KMD
E	Porch depth reduced. Pile removed from porch.	15.09.21	KMD
F	Scale bar added	06.10.23	RJW

0 1 2 3 4m
Scale 1:50

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C10
Date: 09.10.23

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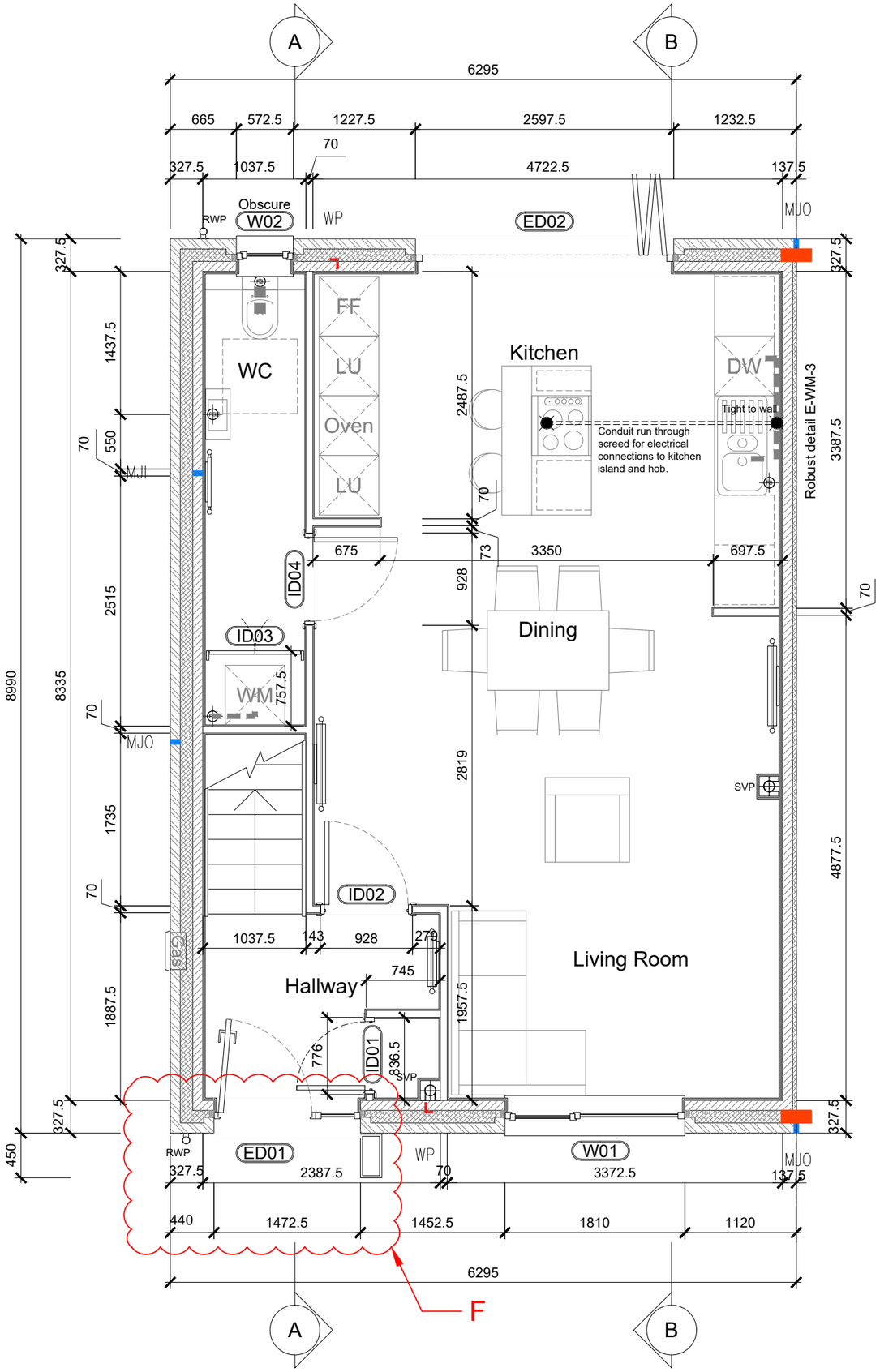
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – SUBSTRUCTURE				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 01	REV:	F	DATE:	31.03.20



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
- Movement joint.
- Windpost.

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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	Door removed.	15.05.20	KMD
D	Bifold door reduced width. Post added to canopy.	18.02.21	KMD
E	Window width changed.	19.03.21	KMD
F	Porch depth reduced.	15.09.21	KMD
G	Scale bar added	06.10.23	RJW

0 1 2 3 4m

Scale 1:50

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Issue: C10 Date: 09.10.23

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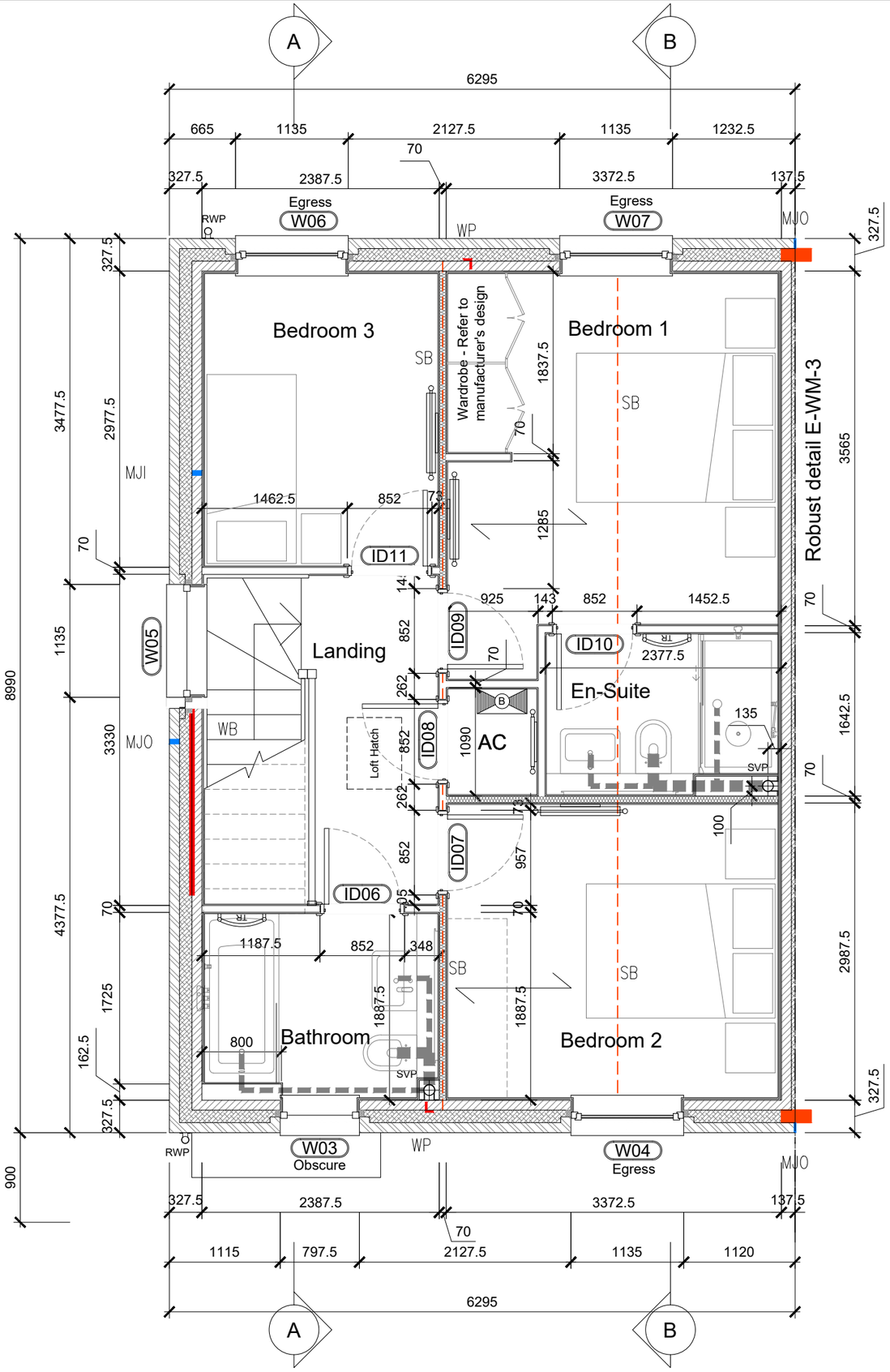
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER		
DWG TITLE:	T3.2 – GROUND FLOOR PLAN		
SCALE:	1:50 @ A3	DRAWN: KMD	CHECKED: RJW
DWG NO:	1902 – T3.2 – 02	REV: G	DATE: 31.03.20



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

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REV.	DESCRIPTION.	DATE.	INITIAL
A	Structural info added	01.04.20	KMD
B	Gas Boiler indicated	15.05.20	KMD
C	Window widths reduced.	19.03.21	KMD
D	Walls indicated / layer switched on	04.05.21	KMD
E	Scale bar added	06.10.23	RJW

0 1 2 3 4m

Scale 1:50

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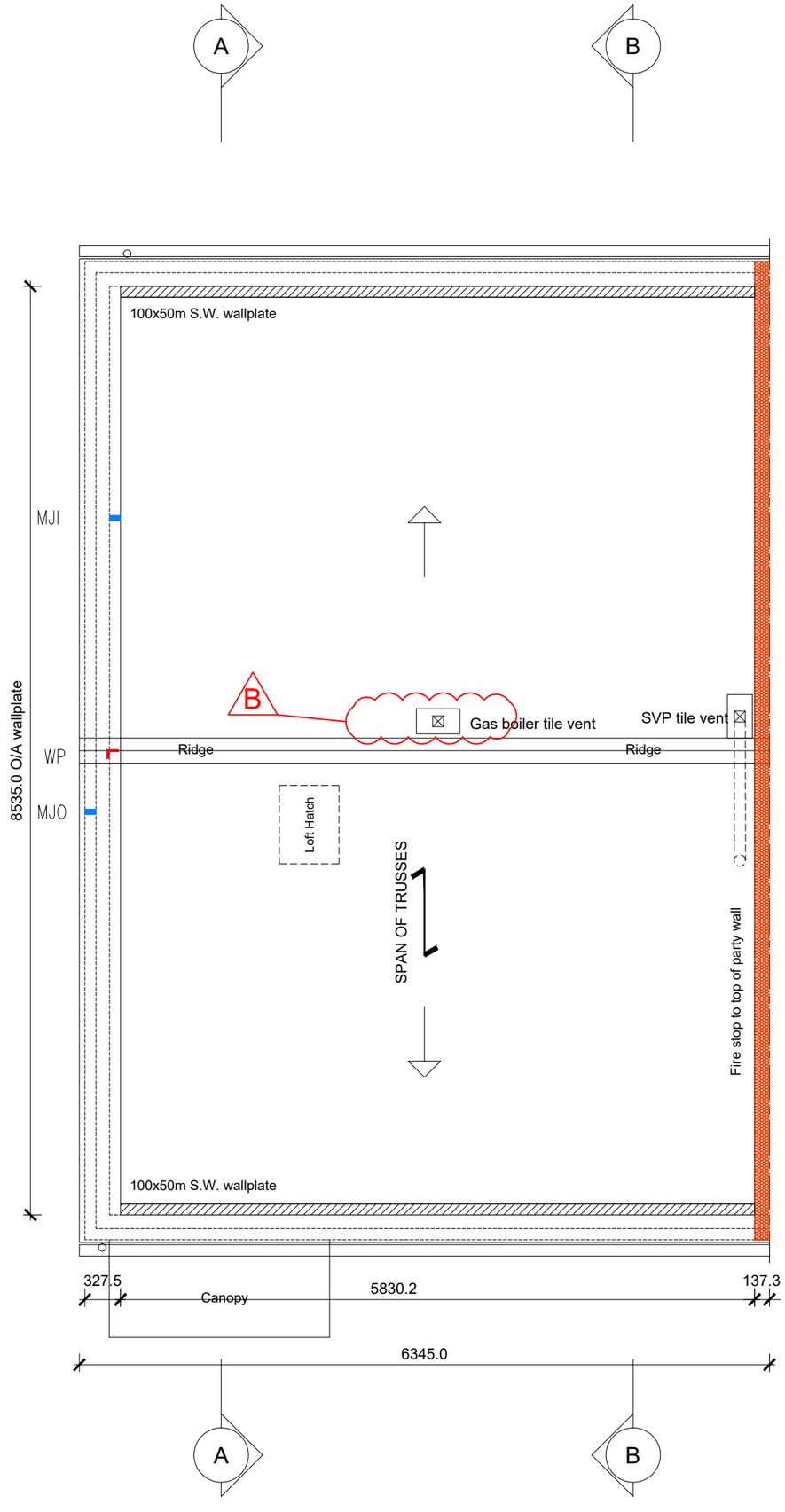
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER		
DWG TITLE:	T3.2 – FIRST FLOOR PLAN		
SCALE:	1:50 @ A3	DRAWN: KMD	CHECKED: RJW
DWG NO:	1902 – T3.2 – 03	REV: E	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.

- 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	05.15.20	KMD
C	Scale bar added	06.10.23	RJW

0 1 2 3 4m
Scale 1:50

DRAWING PREPARED FOR:

BACKHOUSE

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C10
Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – ROOF PLAN				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 04	REV:	C	DATE:	22.11.19

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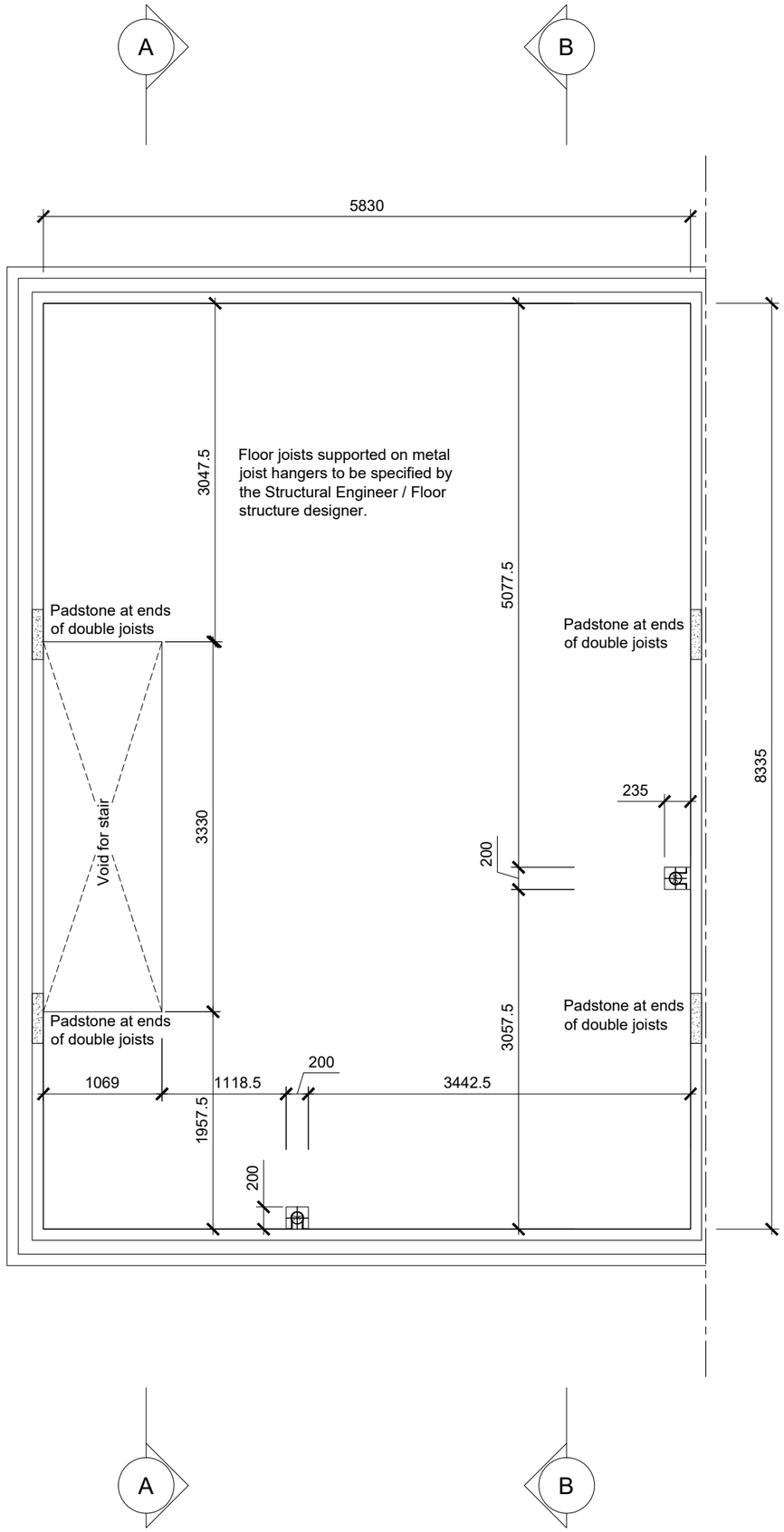
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Padstones at ends of double joists added	08.02.22	KMD
B	Scale bar added	06.10.23	RJW



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: C10 Date: 09.10.23

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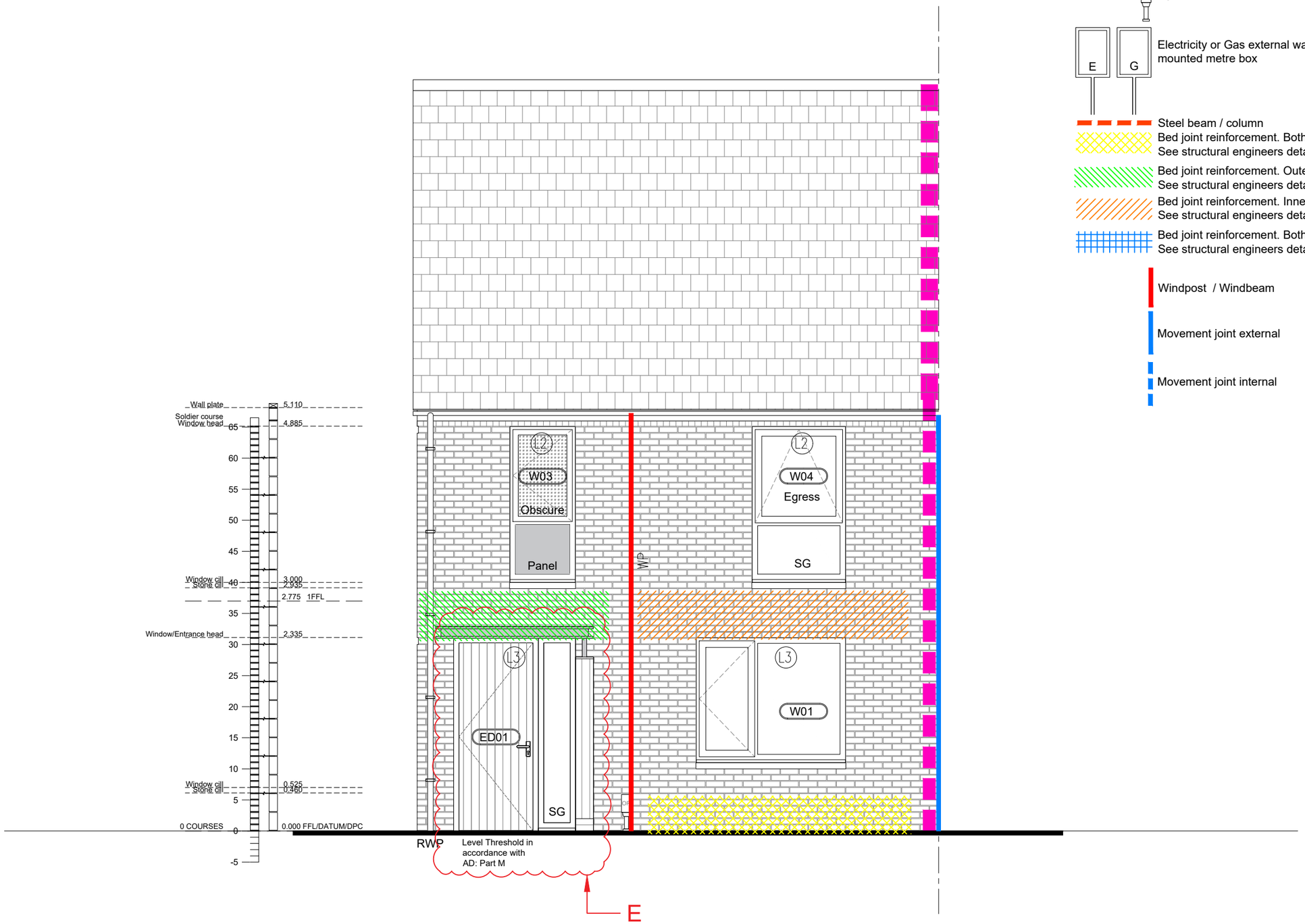
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – FIRST FLOOR STRUCTURE PLAN				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 05	REV:	B	DATE:	10.01.20



Key

- Obscure glazing
- Panel to match window frame
- Soldier course brickwork
- Recessed course brickwork
- Openreach

Electricity or Gas external wall mounted metre box

- Steel beam / column
- 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 Adjusted. Side of porch changed	15.05.20	KMD
C	Post added to porch canopy.	18.02.21	KMD
D	Windows changed.	19.03.21	KMD
E	Porch changed	15.09.21	KMD
F	Scale bar added	06.10.23	RJW

0 1 2 3 4m
Scale 1:50

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C10
Date: 09.10.23

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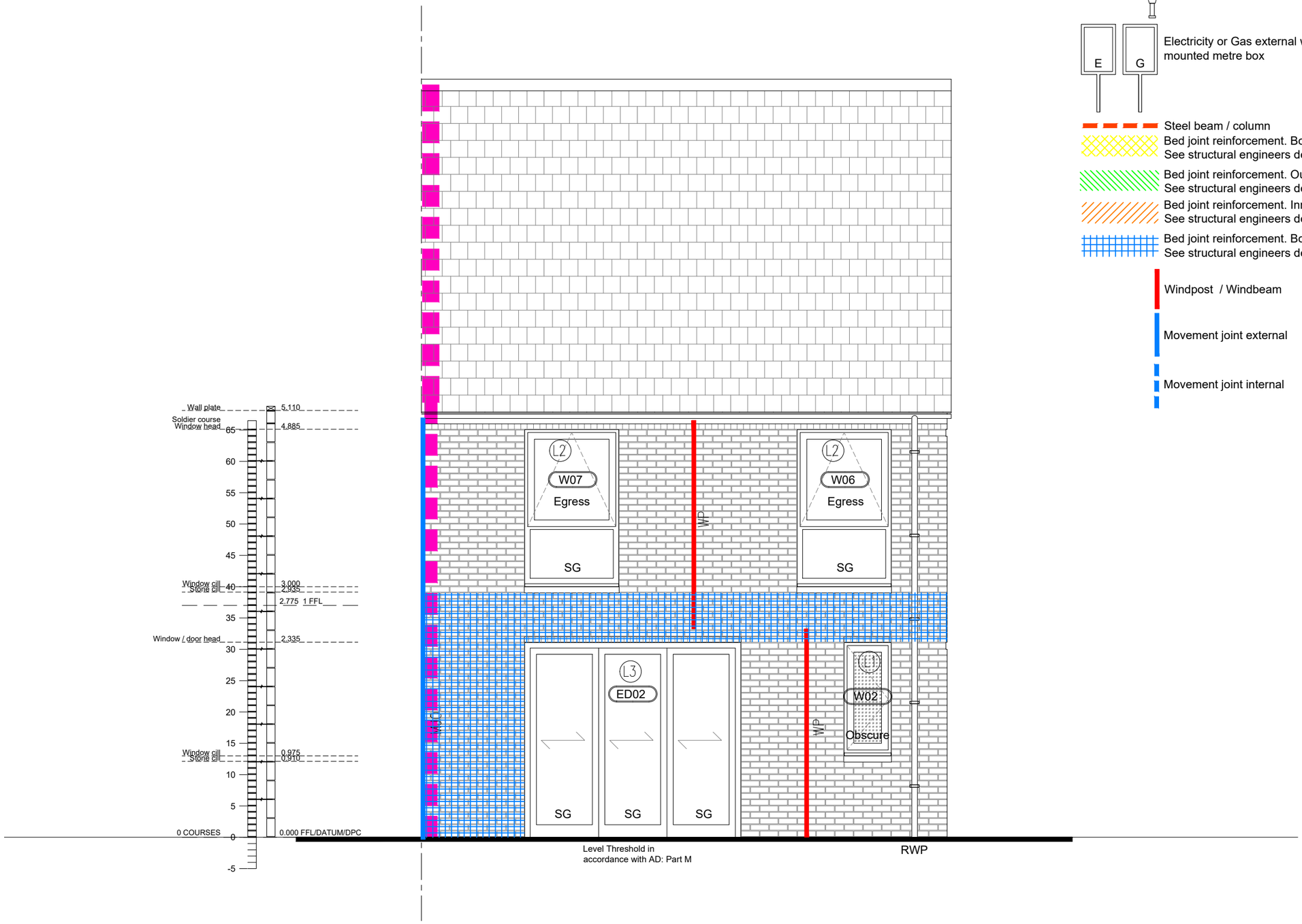
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – FRONT ELEVATION				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 11	REV:	F	DATE:	22.11.19



Key

- Obscure glazing
- Panel to match window frame
- Soldier course brickwork
- Recessed course brickwork
- Openreach

Electricity or Gas external wall mounted metre box

- Steel beam / column
- 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 adjusted	15.05.20	KMD
C	Bifold doors reduced width. Steel removed.	18.02.21	KMD
D	Windows reduced width	19.03.21	KMD
E	Brick re-inforcement changed	08.02.22	KMD
F	Scale bar added	06.10.23	RJW

0 1 2 3 4m
Scale 1:50

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BACKHOUSE

Issue:
C10
Date: 09.10.23

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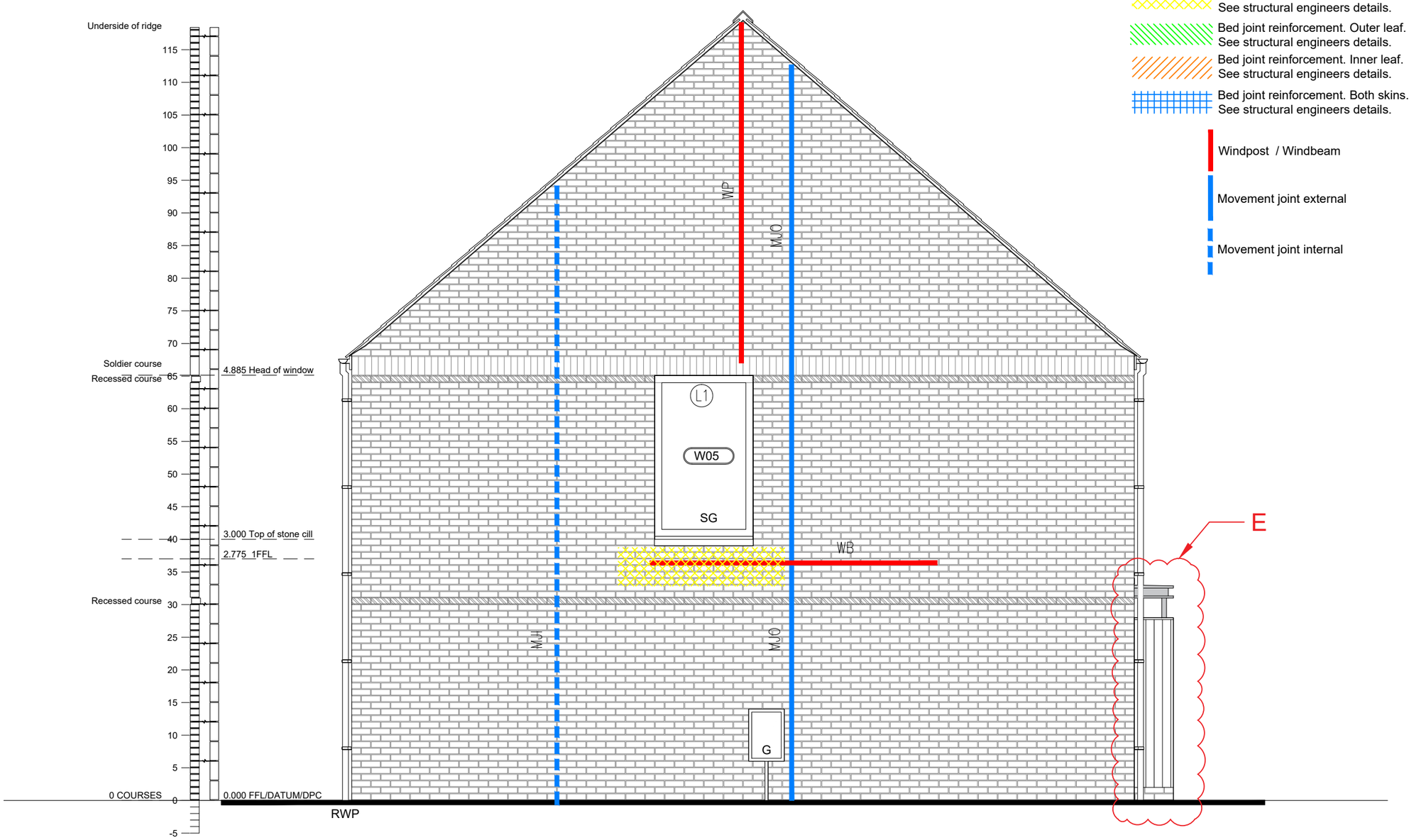
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – REAR ELEVATION				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 12	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 beam / column
- 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 adjusted. Side of porch adjusted.	15.05.20	KMD
C	Post added to porch.	18.02.21	KMD
D	Window width reduced.	19.03.21	KMD
E	Porch depth reduced	15.09.21	KMD
F	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:	T3.2 – LEFT SIDE ELEVATION				
SCALE:	1:50 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 13	REV:	F	DATE:	22.11.19

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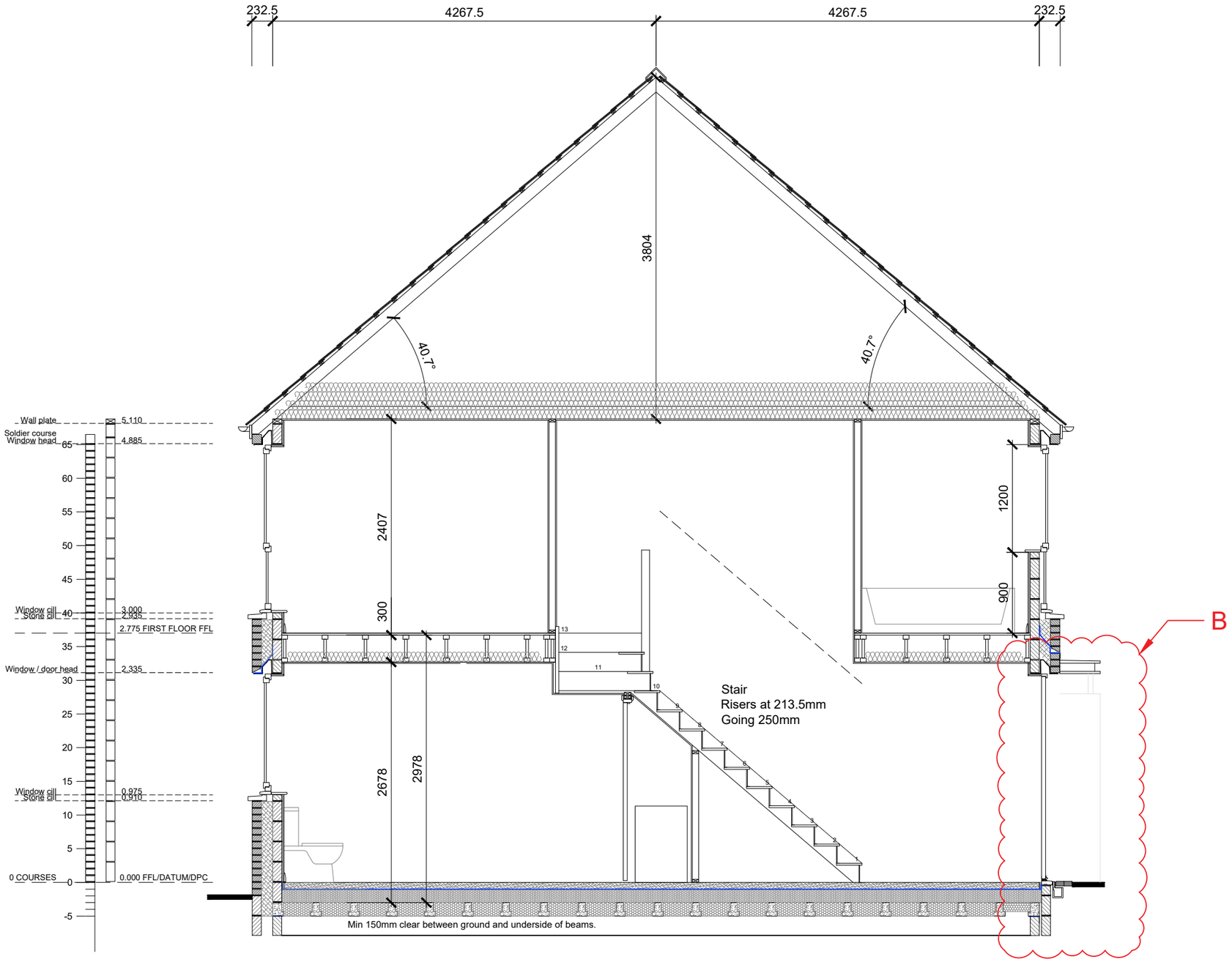
REV.	DESCRIPTION.	DATE.	INITIAL
A	1st floor depth changed to 300mm	15.05.20	KMD
B	Porch depth reduced	15.09.21	KMD
C	Scale bar added	06.10.23	RJW



0 1 2 3 4m
Scale 1:50

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.

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BACKHOUSE

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER			
DWG TITLE:	T3.2 – SECTION AA			
SCALE:	1:50 @ A3	DRAWN: MRH	CHECKED: RJW	
DWG NO:	1902 – T3.2 – 21	REV: C	DATE: 02.01.20	

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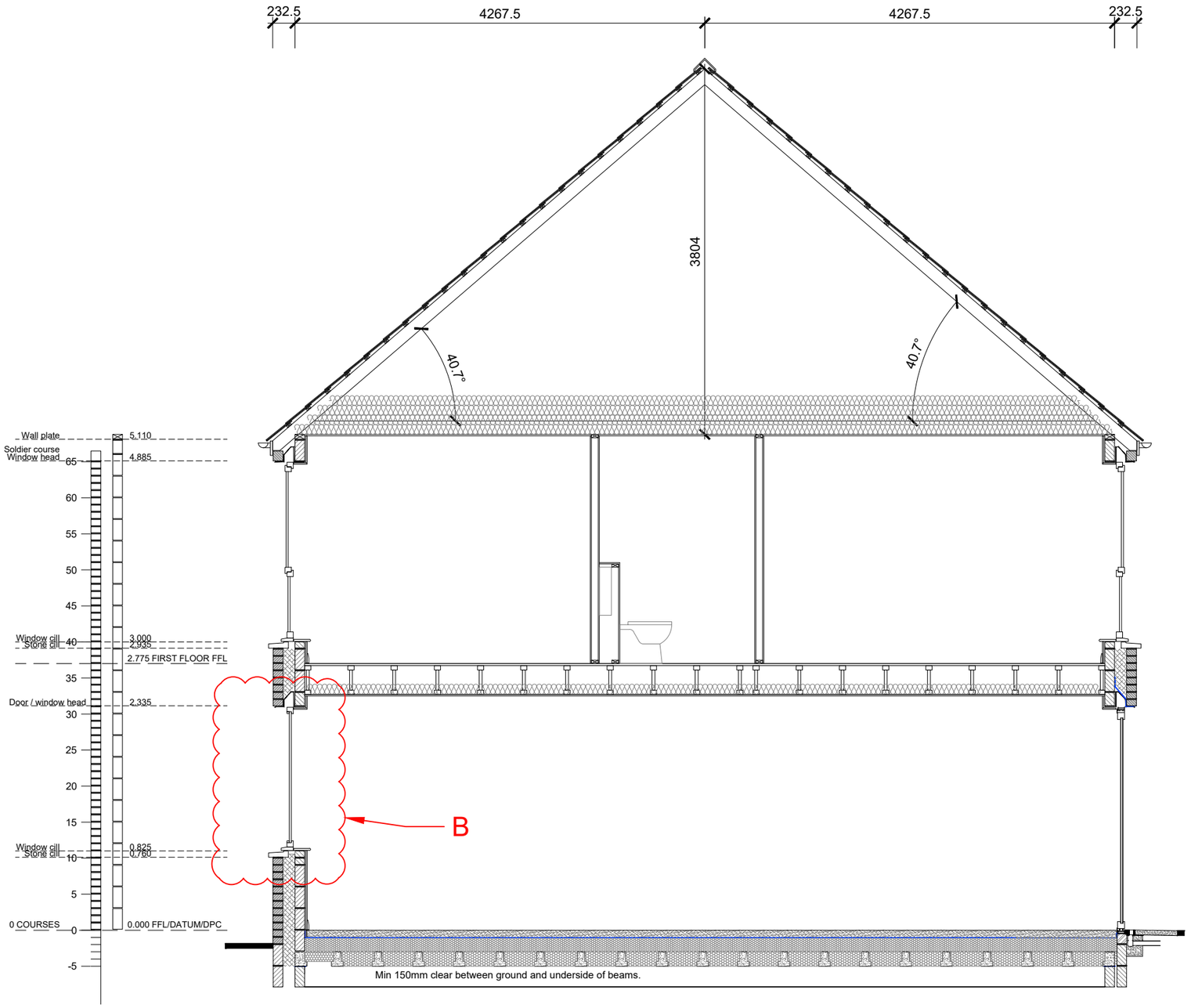
REV.	DESCRIPTION.	DATE.	INITIAL
A	1st floor depth changed to 300mm	15.05.20	KMD
B	Window height changed.	19.03.21	KMD
C	Scale bar added	06.10.23	RJW



Roof

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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.

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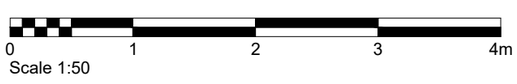

Scale 1:50

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C10
Date: 09.10.23

ERIC COLE ARCHITECTURE

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – SECTION BB				
SCALE:	1:50 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 22	REV:	C	DATE:	22.11.19

NOTES:
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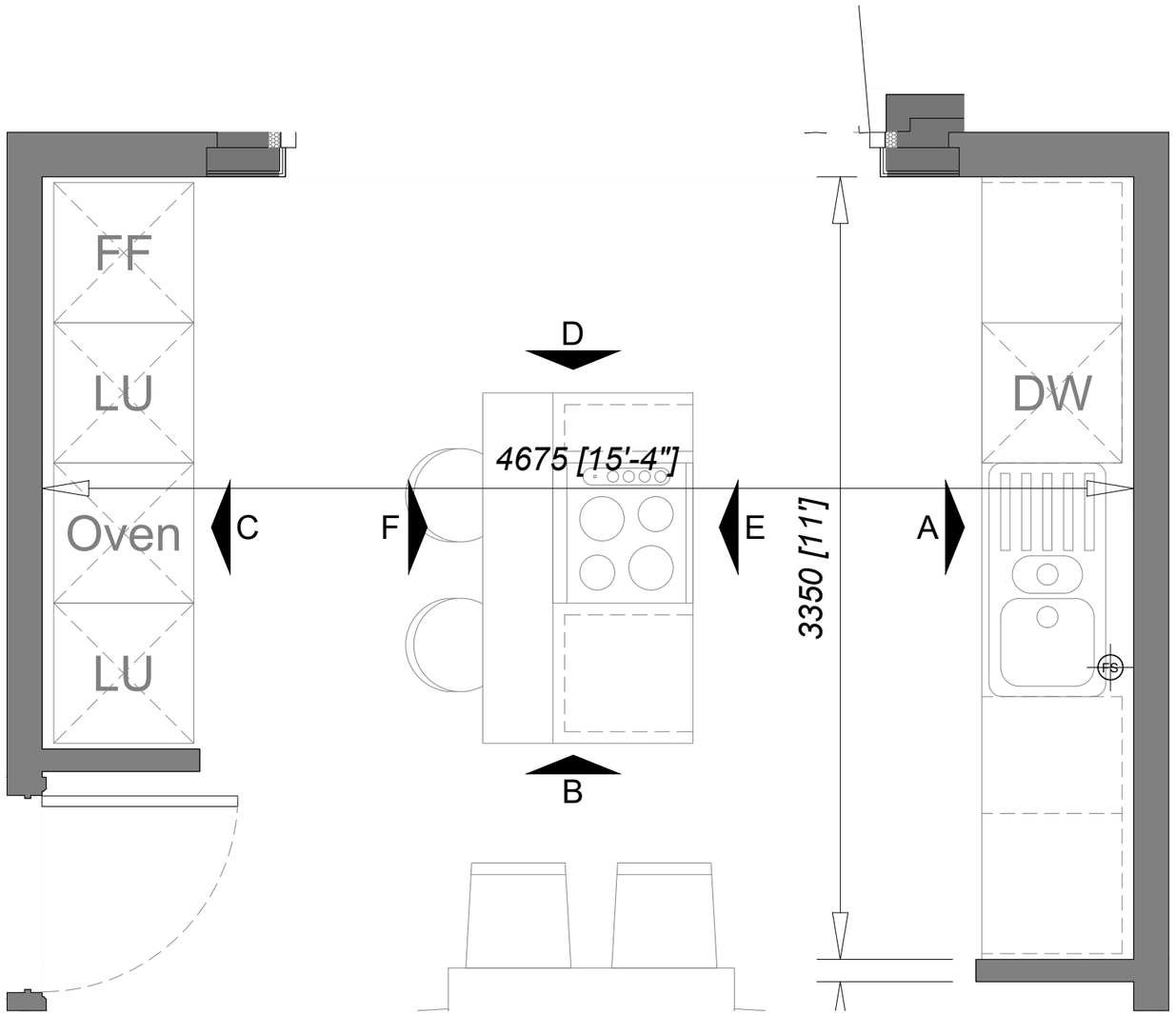
REV.	DESCRIPTION.	DATE.	INITIAL
A	Island width changed to 900	15.05.20	KMD



KITCHEN PLAN

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C10
Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – KITCHEN PLAN				
SCALE:	1:25 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 31	REV:	A	DATE:	22.11.19

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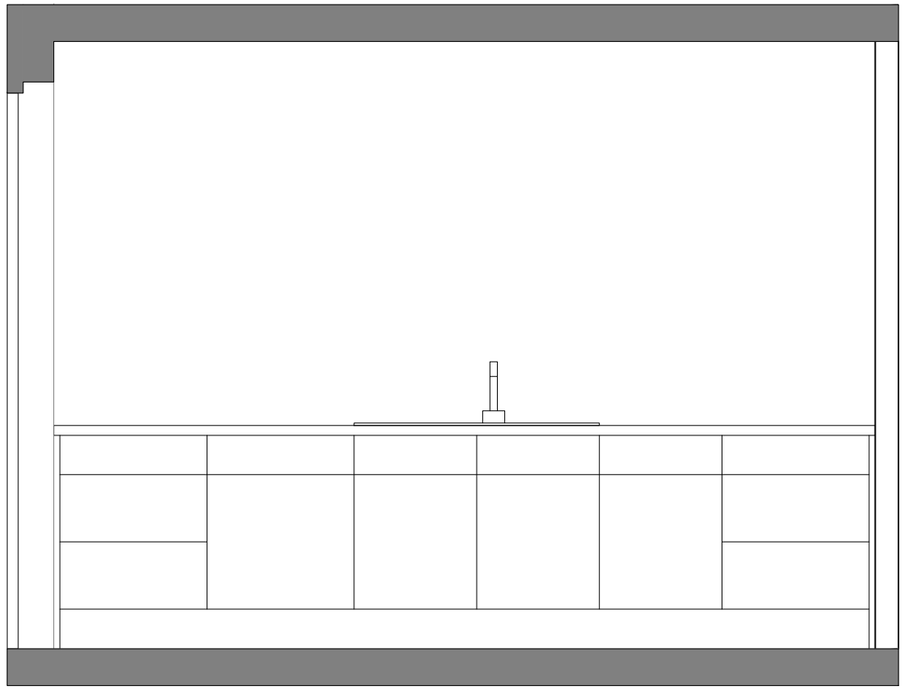
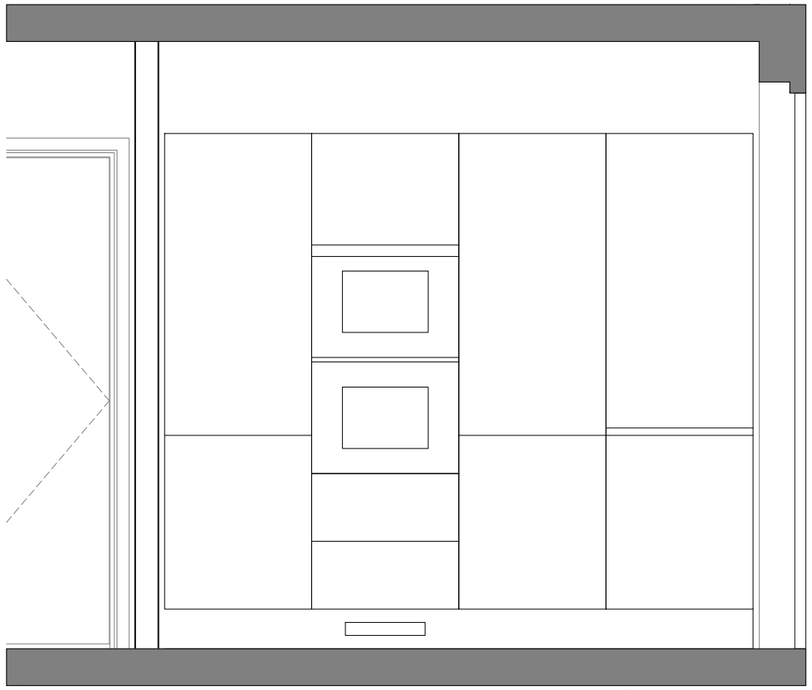
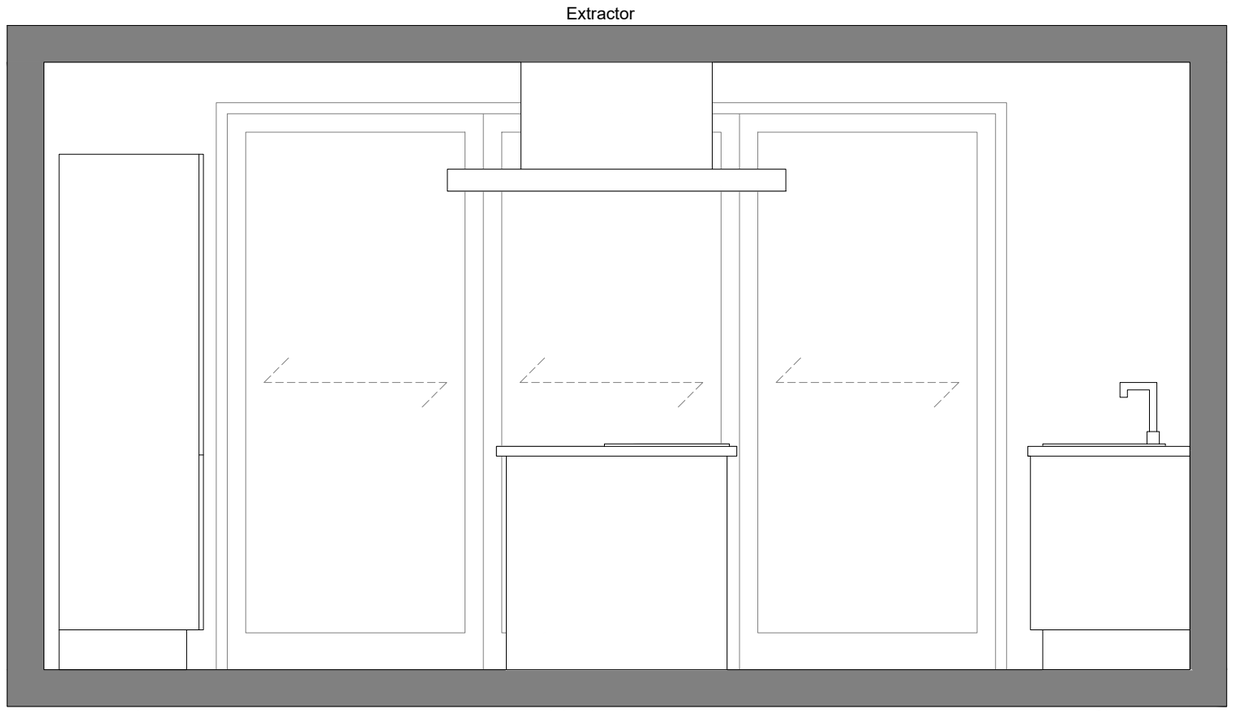
REV.	DESCRIPTION.	DATE.	INITIAL
A	Island width changed to 900	15.05.20	KMD



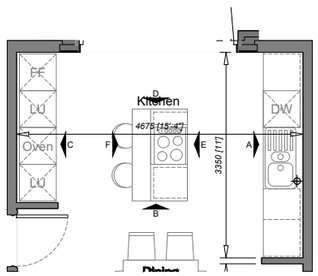
ELEVATION A



ELEVATION C



ELEVATION B



DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C10
Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – KITCHEN ELEVATIONS A, B AND C				
SCALE:	1:25 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 32	REV:	A	DATE:	22.11.19

NOTES:
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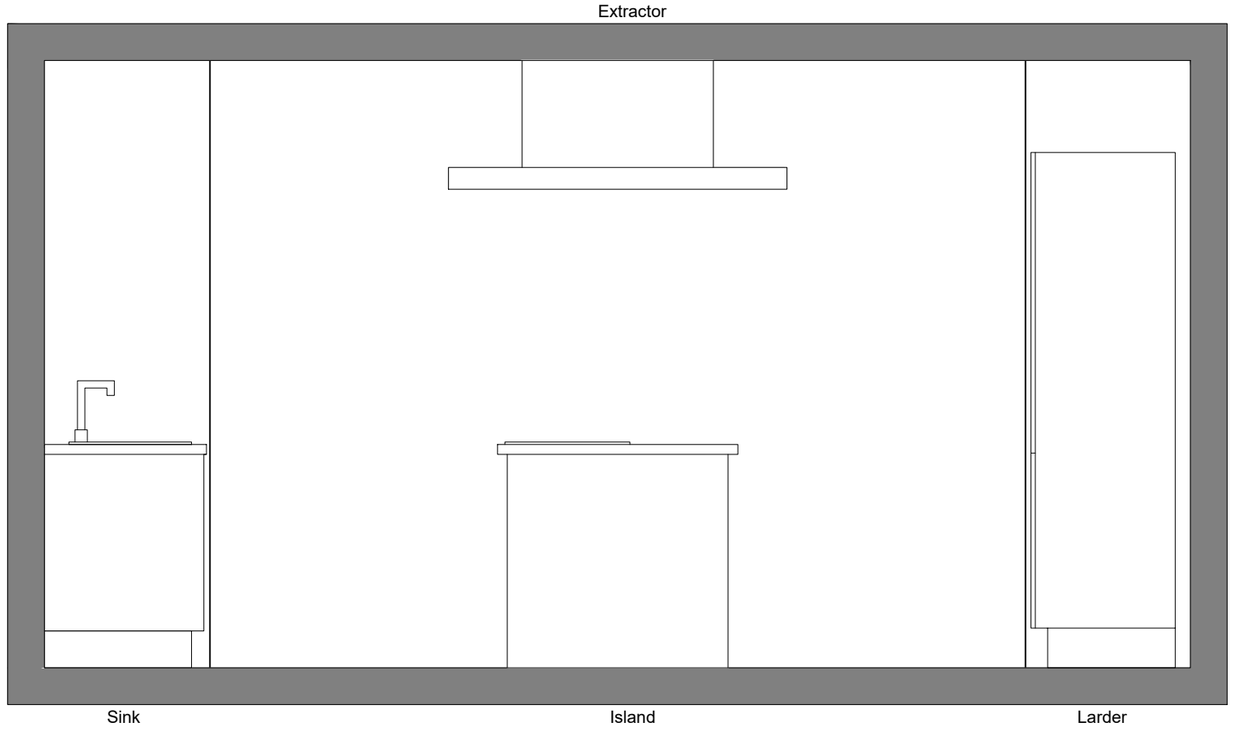
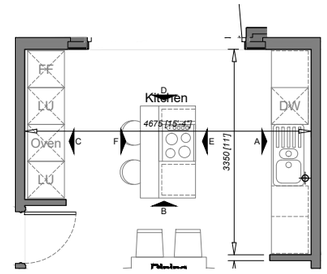
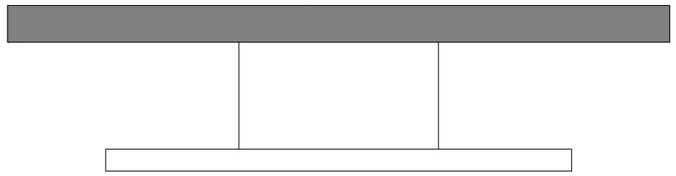
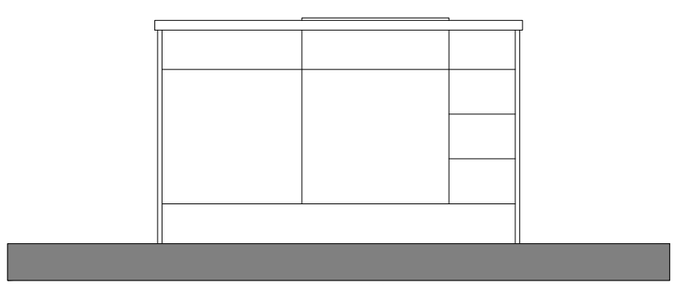
REV.	DESCRIPTION.	DATE.	INITIAL
A	Island width changed to 900	15.05.20	KMD



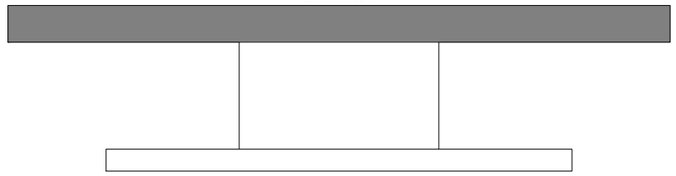
ELEVATION D

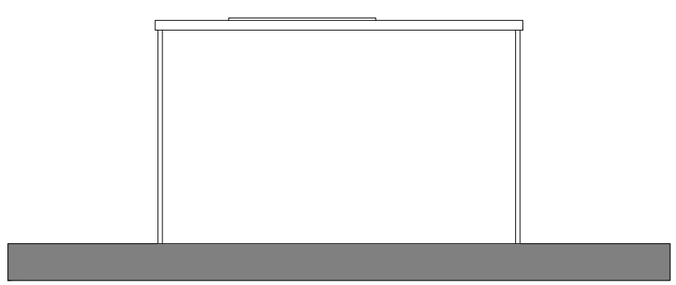






ELEVATION E





ELEVATION F

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C10
Date: 09.10.23

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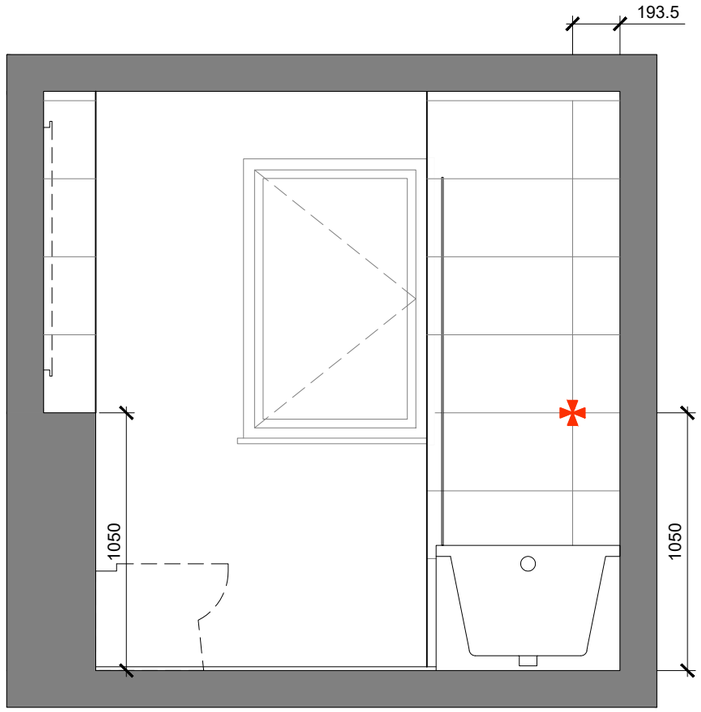
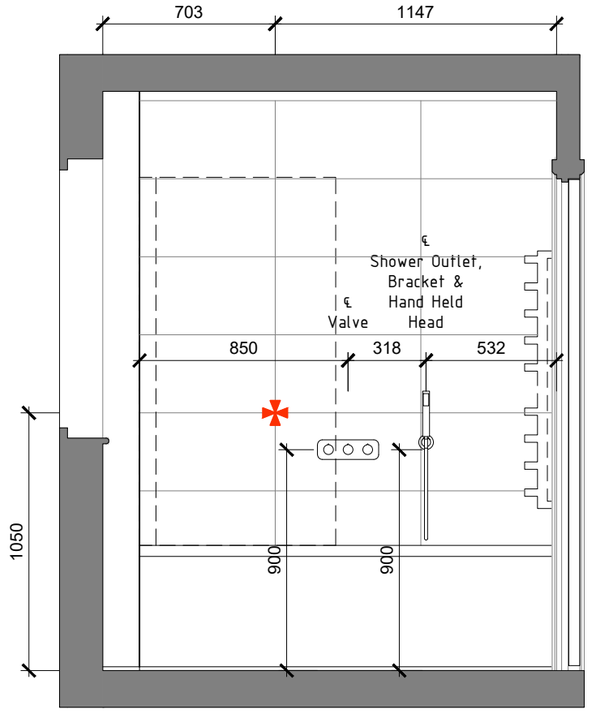
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – KITCHEN ELEVATIONS D, E AND F				
SCALE:	1:25 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 33	REV:	A	DATE:	22.11.19



ELEVATION A



ELEVATION B

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

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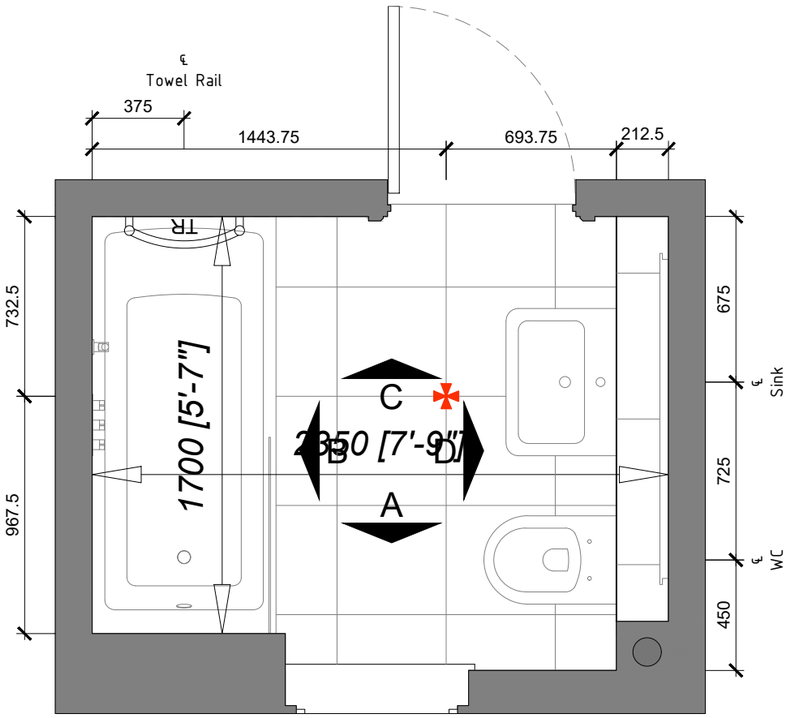
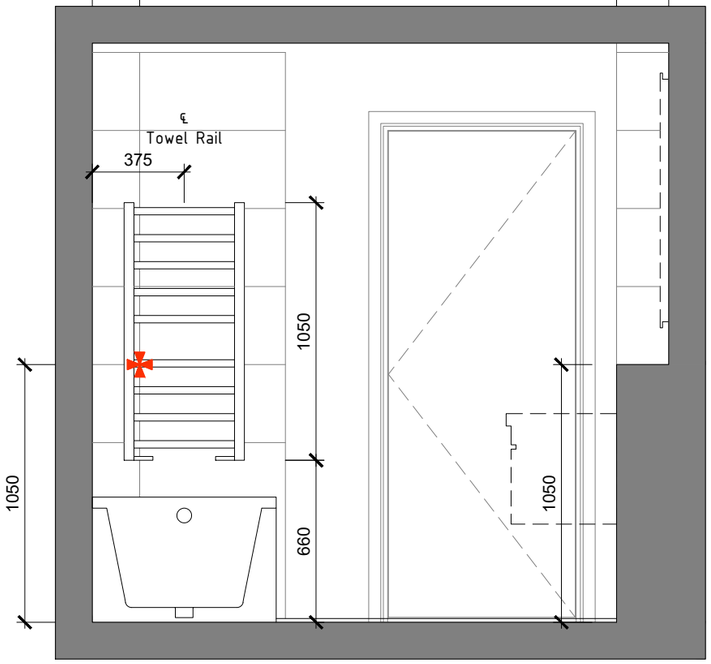
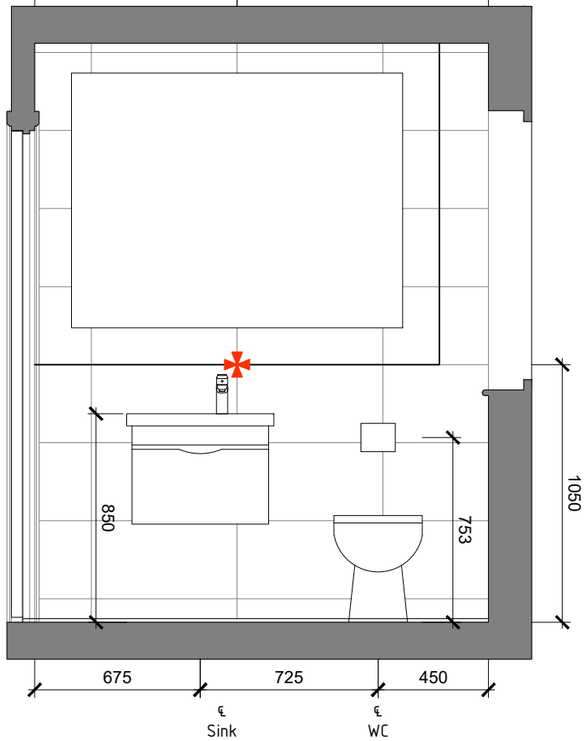
REV.	DESCRIPTION.	DATE.	INITIAL
A	Tile layouts and dimensions added	30.03.20	MH
B	Tile layout changed to landscape	15.05.20	KMD



BATHROOM PLAN



ELEVATION C



ELEVATION D

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C10
Date: 09.10.23

ERIC COLE ARCHITECTURE

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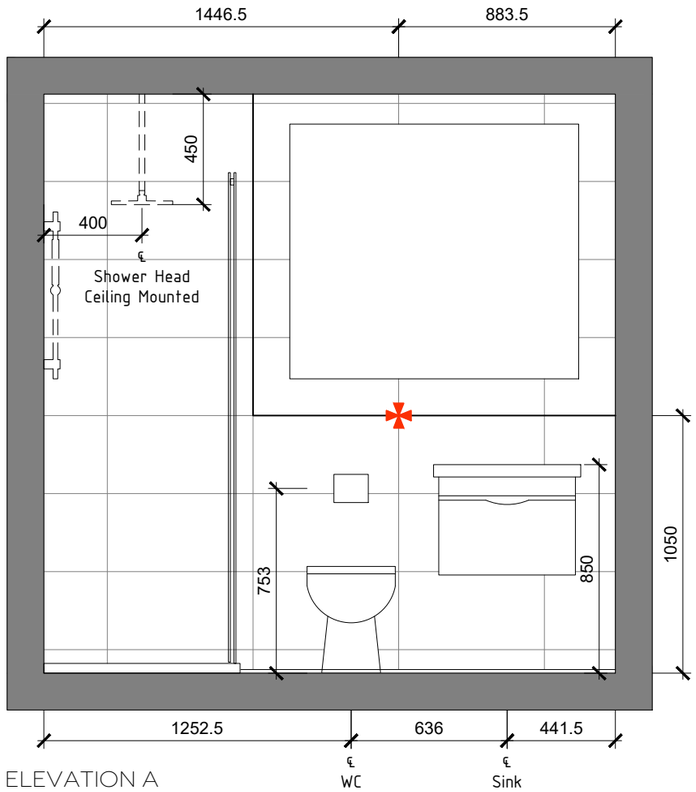
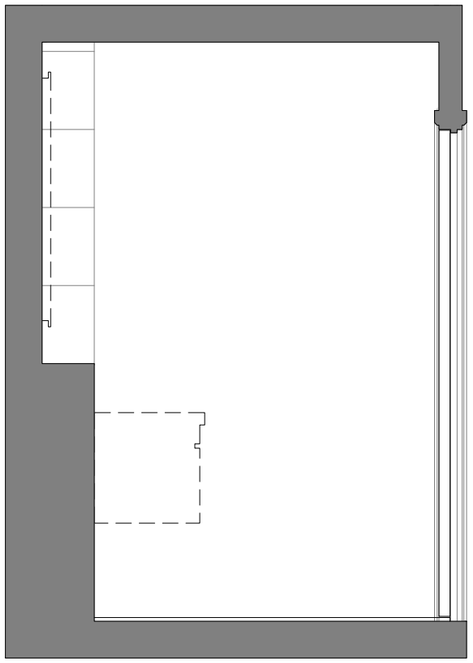
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – BATHROOM PLAN AND ELEVATIONS				
SCALE:	1:25 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 41	REV:	B	DATE:	30.03.20



ELEVATION A



ELEVATION B

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

NOTES:
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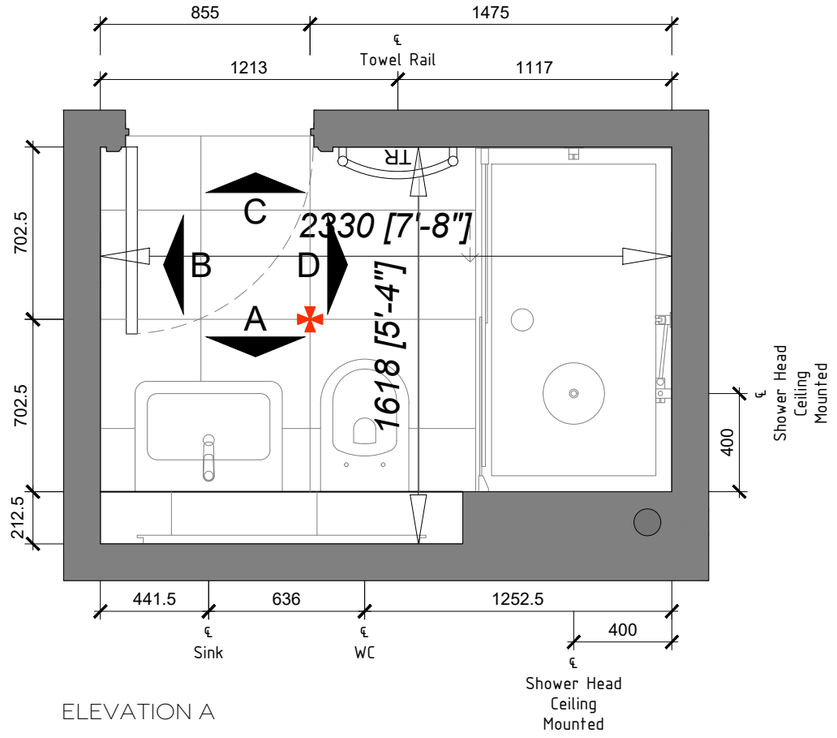
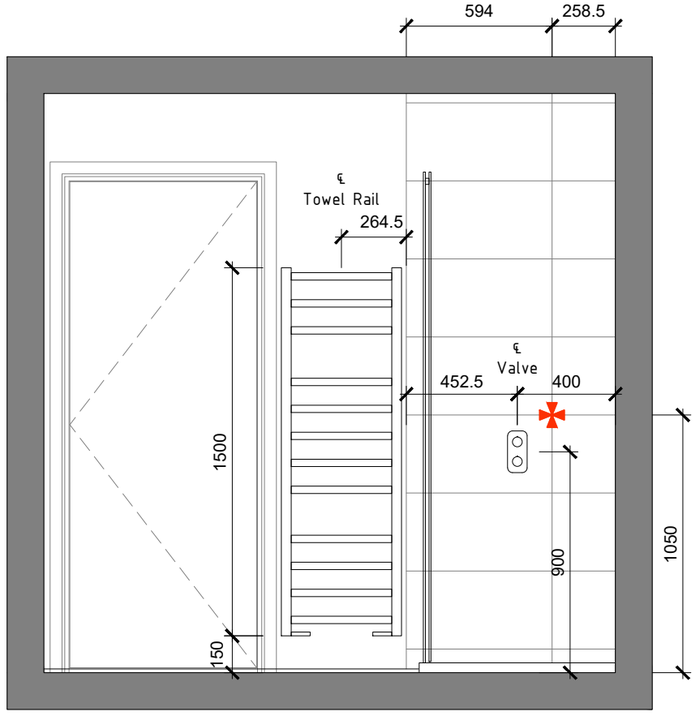
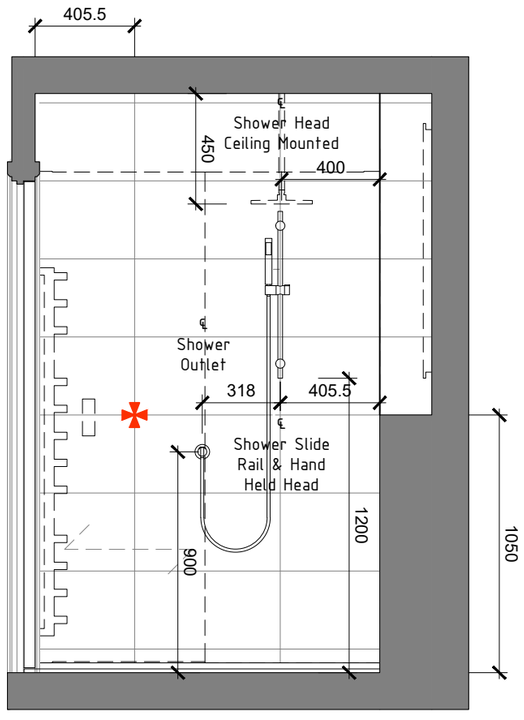
REV.	DESCRIPTION.	DATE.	INITIAL
A	Tile layouts and dimensions added	30.03.20	MH
B	Tiles layout changed to landscape	15.05.20	KMD



ELEVATION A



ELEVATION C



ELEVATION D

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C10
Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – ENSUITE PLANS AND ELEVATIONS				
SCALE:	1:25 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 42	REV:	B	DATE:	30.03.20

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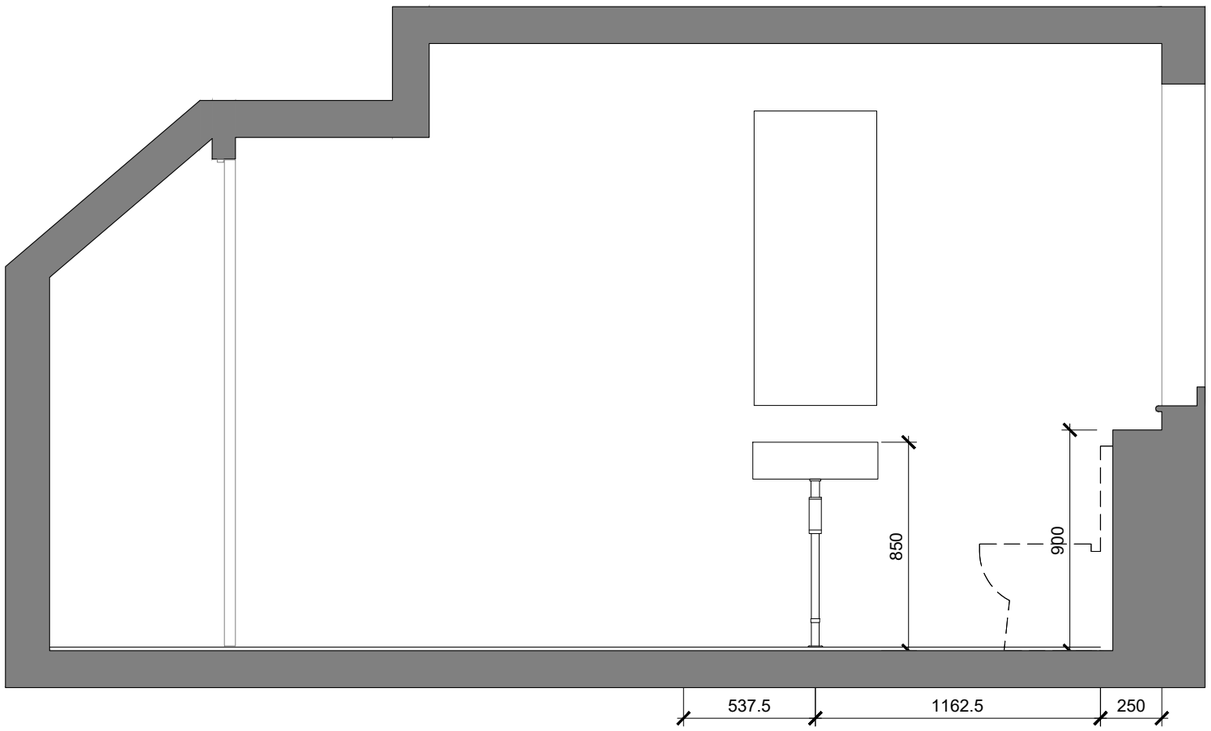
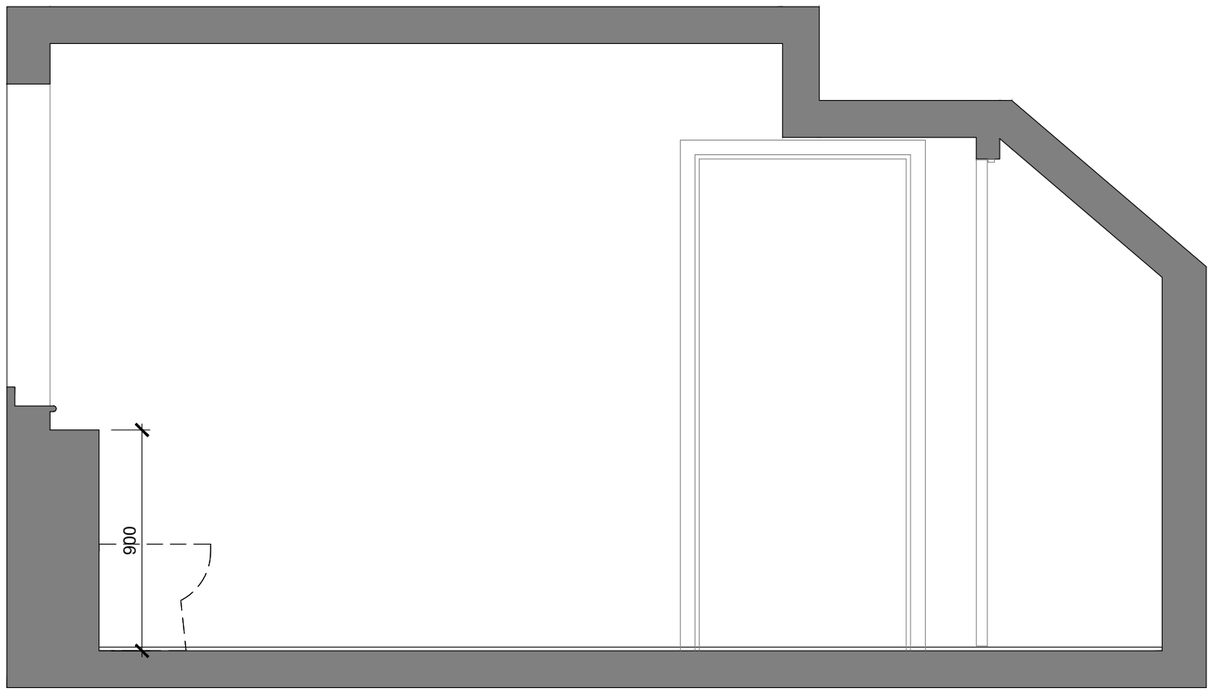
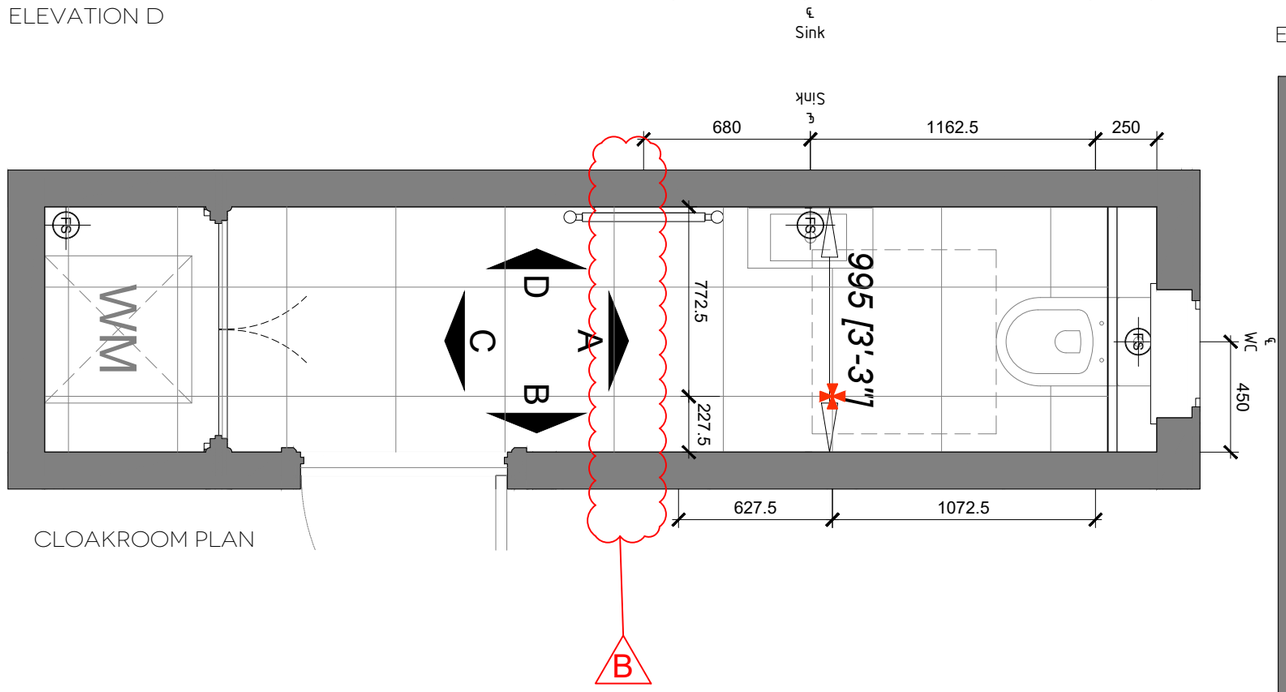
REV.	DESCRIPTION.	DATE.	INITIAL
A	Tile layouts and dimensions added	30.03.20	MH
B	Door removed and layout increased.	01.06.20	KMD



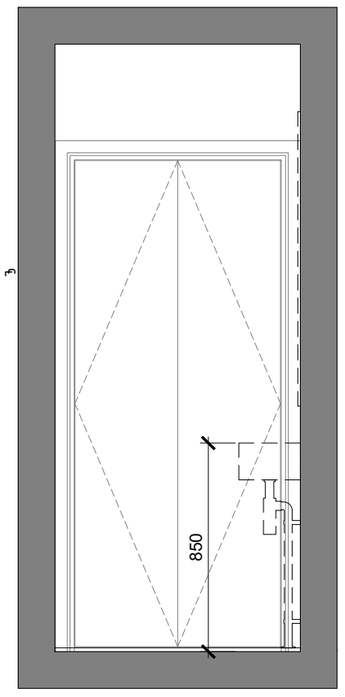
ELEVATION D



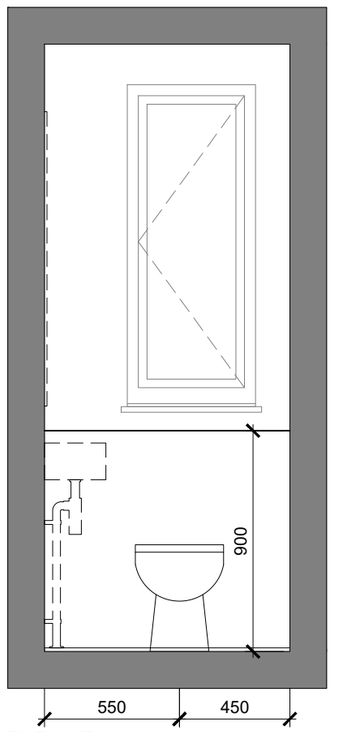
ELEVATION B



CLOAKROOM PLAN



ELEVATION C



ELEVATION A

Based on tile sizes:
Floor = 443mm x 443mm

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C10
Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – CLOAKROOM PLAN AND ELEVATIONS A, B, C AND D				
SCALE:	1:25 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 43	REV:	B	DATE:	30.03.20

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

INTERNAL DOOR SCHEDULE

OPENING REFERENCE	DOOR SIZE W & H	STRUCTURAL OPENING W & H	LINTEL SIZE W+300	SPECIFICATION / NOTES
ID01	686 x 1981	776 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	-

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

E

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	TH, E, OB, P
W04	1135 x 1885	-	1450	TH, SG, E, ESC
W05	1135 x 1885	-	1450	F, SG
W06	1135 x 1885	-	1450	TH, SG, E, ESC
W07	1135 x 1885	-	1450	TH, SG, E, ESC

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

ESC Escape
SH Side Hung
TH Top Hung
SG Safety glass
E Easy clean hinges
OB Obscure glazing
P Obscure Panel

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REV.	DESCRIPTION.	DATE.	INITIAL.
A	Schedules updated	31.03.20	MH
B	Internal door ID05 removed	15.05.20	KMD
C	ED02 width reduced	18.02.21	KMD
D	Window sizes changed.	19.03.21	KMD
E	Cupboard doors changed	14.12.21	KMD

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C10
Date: 09.10.23

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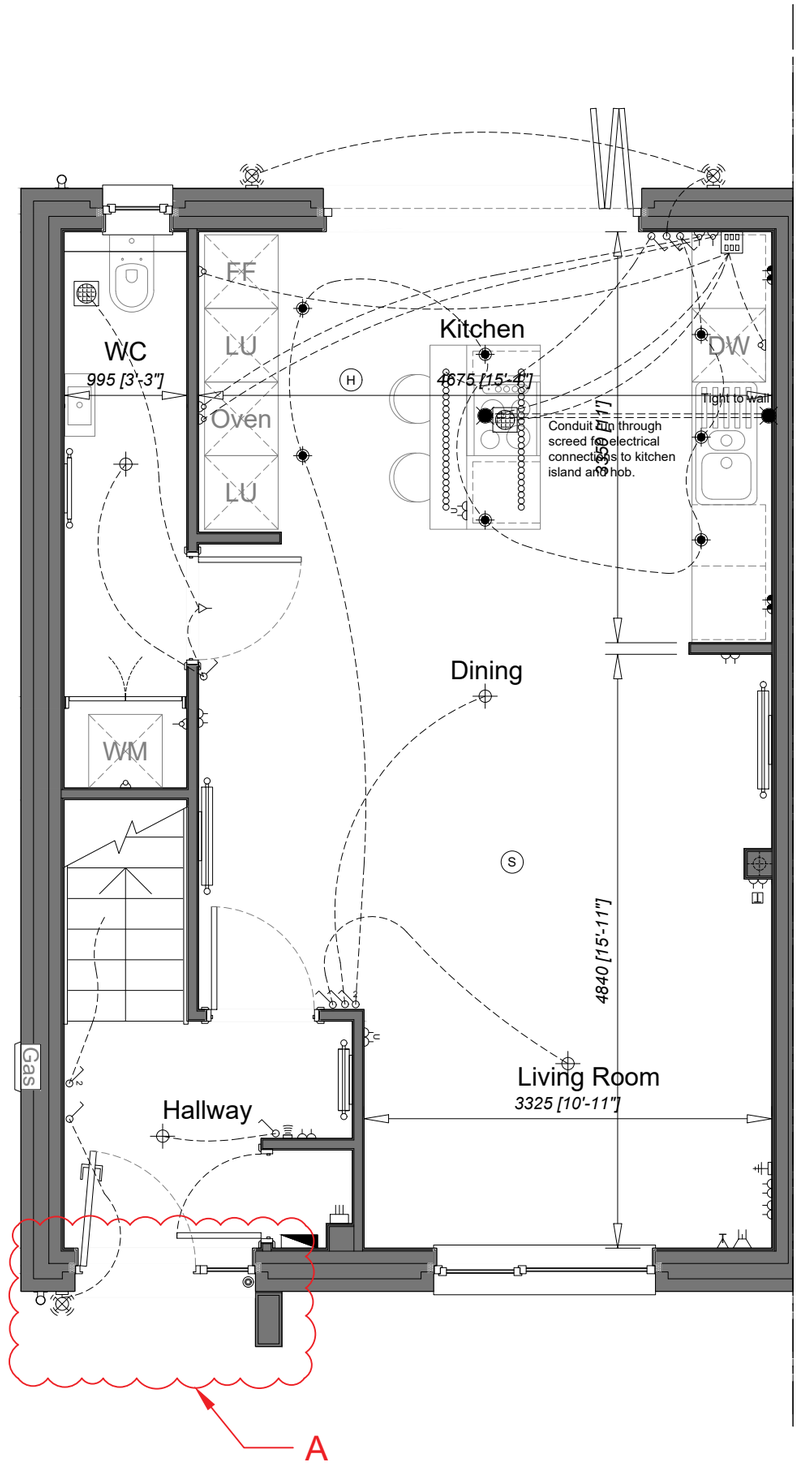
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – SCHEDULES				
SCALE:	–	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 51	REV:	E	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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5. The copyright of this drawing remains with the Architect.
6. If in doubt ask!

REV.	DESCRIPTION.	DATE.	INITIAL.
A	Porch bulkhead light removed. Wall light moved.	15.09.21	KMD

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C10
Date: 09.10.23

ERIC COLE ARCHITECTURE

Eric Cole Ltd. Eagle Suite, The Wheelhouse, Bond's Mill, Stonehouse, Gloucestershire, GL10 3RF
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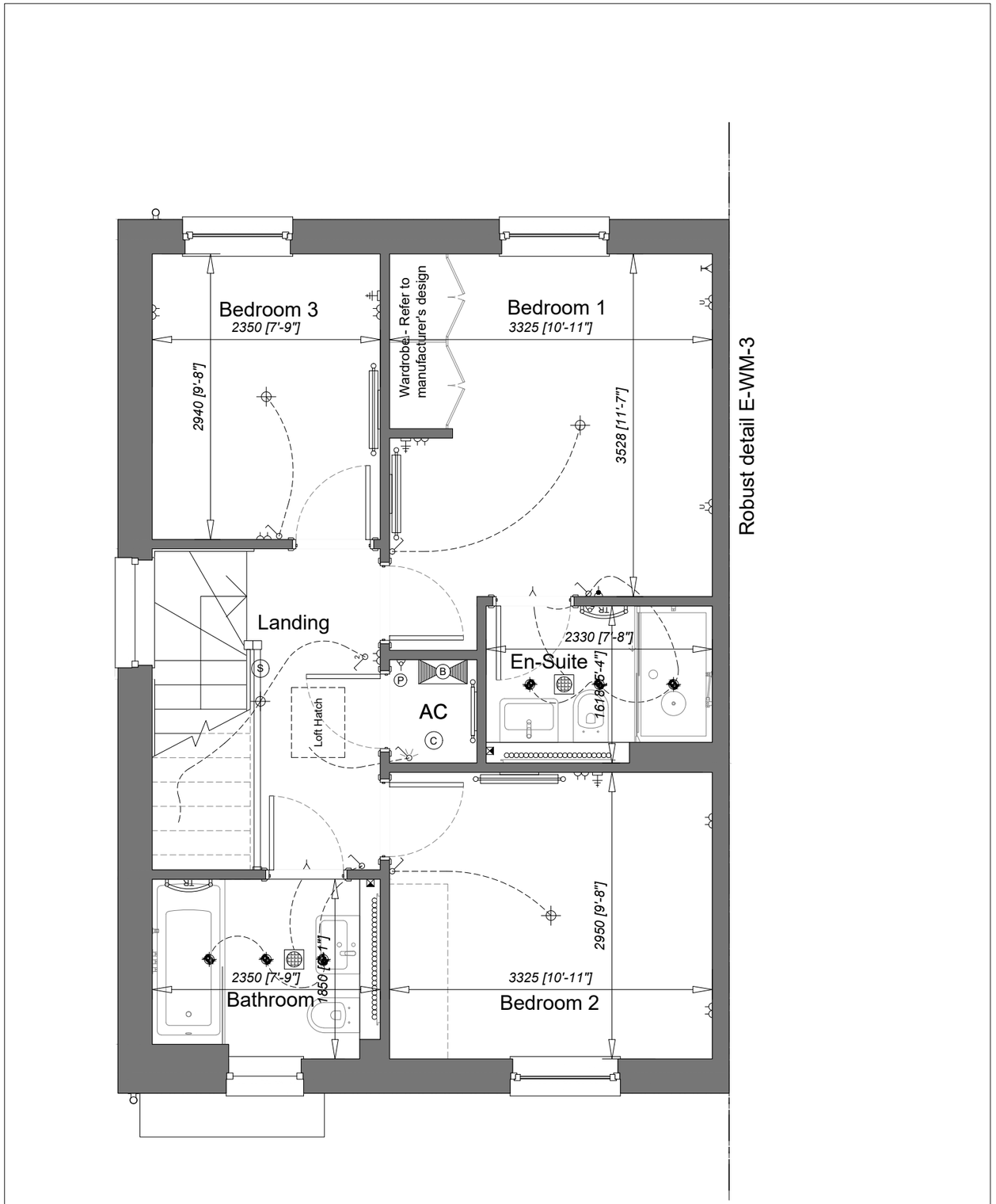
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – GROUND FLOOR ELECTRICAL LAYOUT				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 61	REV:	A	DATE:	13.05.20

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.



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REV.	DESCRIPTION.	DATE.	INITIAL

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C10
Date: 09.10.23

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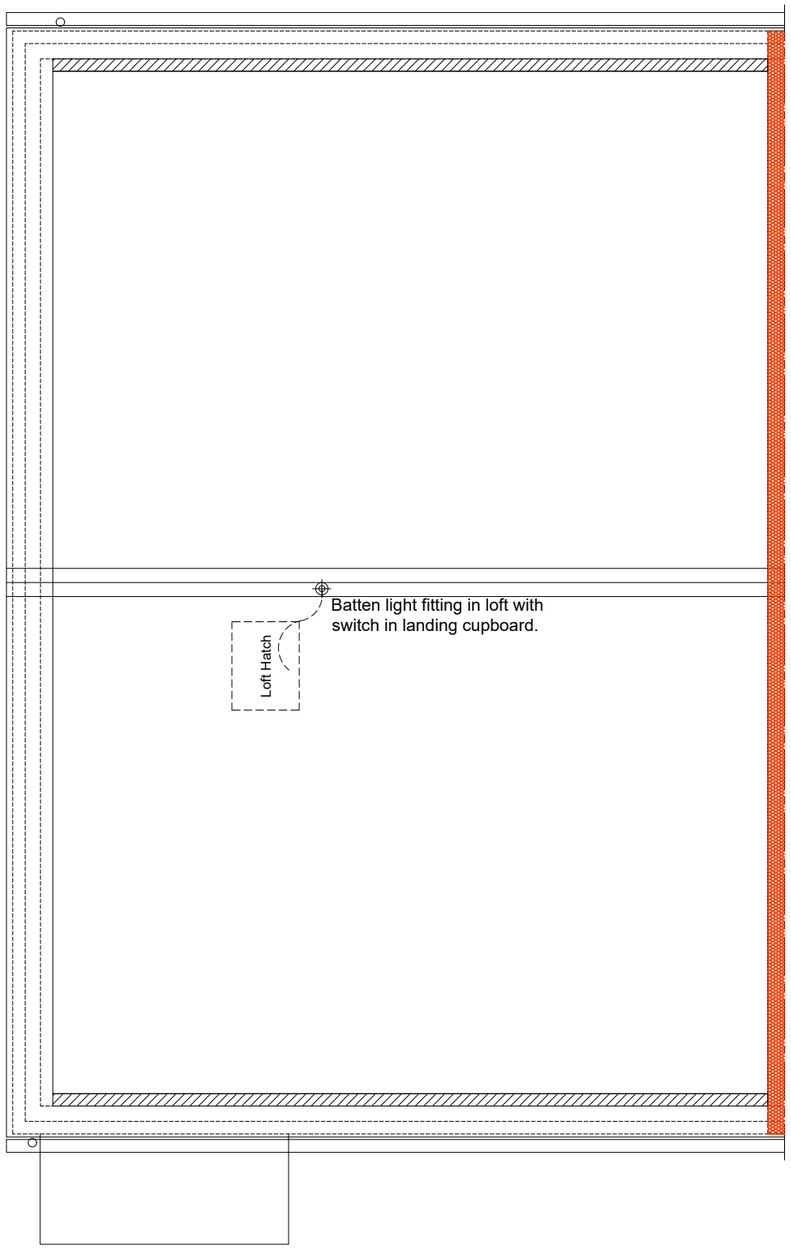
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – FIRST FLOOR ELECTRICAL LAYOUT				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 62	REV:	–	DATE:	20.05.20

Electrical Key (Private)

Batten light holder.



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REV.	DESCRIPTION.	DATE.	INITIAL

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C10
Date: 09.10.23

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ECL JOB NO – 19065

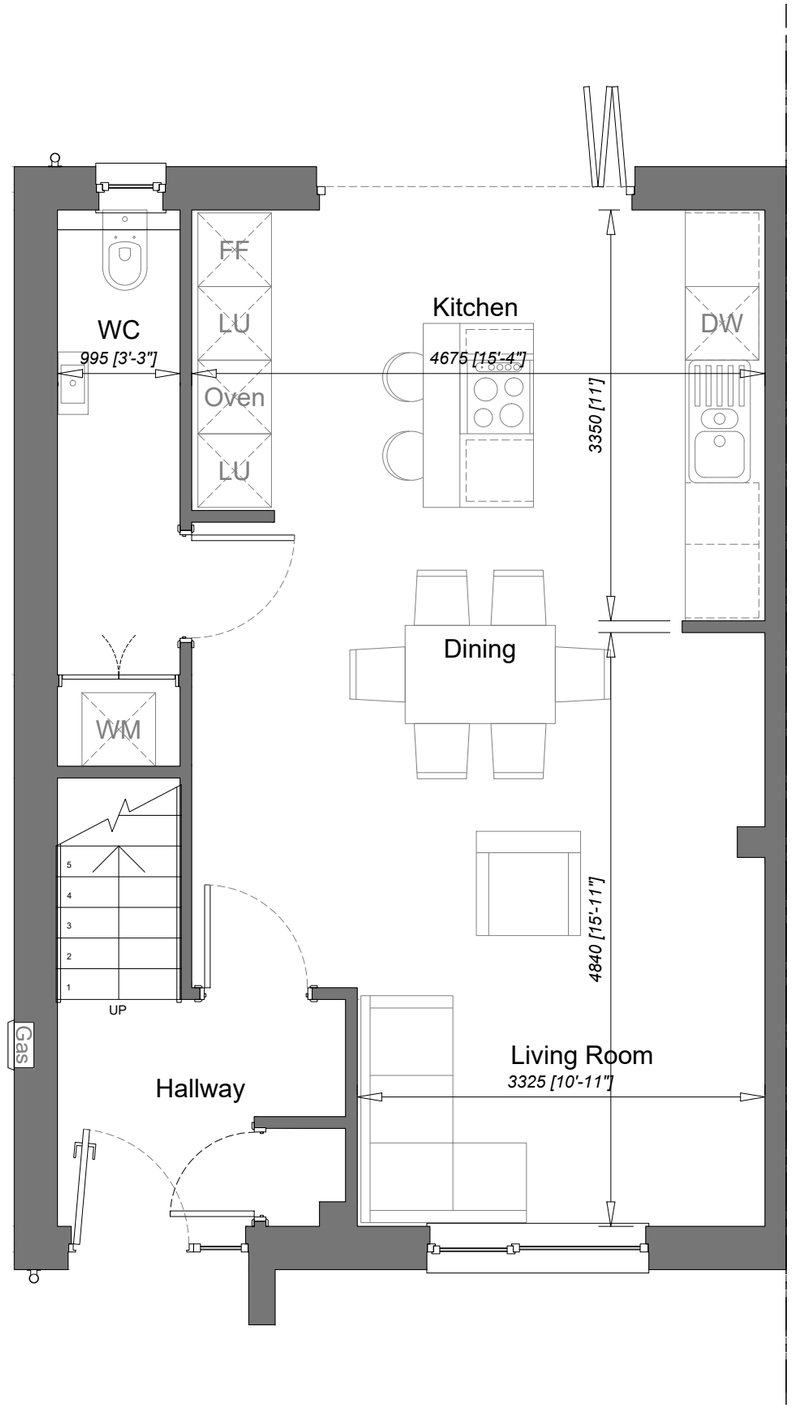
PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.2 – ROOF / LOFT ELECTRICAL LAYOUT				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.2 – 63	REV:	–	DATE:	15.05.20

BACKHOUSE

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



Boreham Mead



Ground Floor

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

DRAWINGS PRODUCED BY

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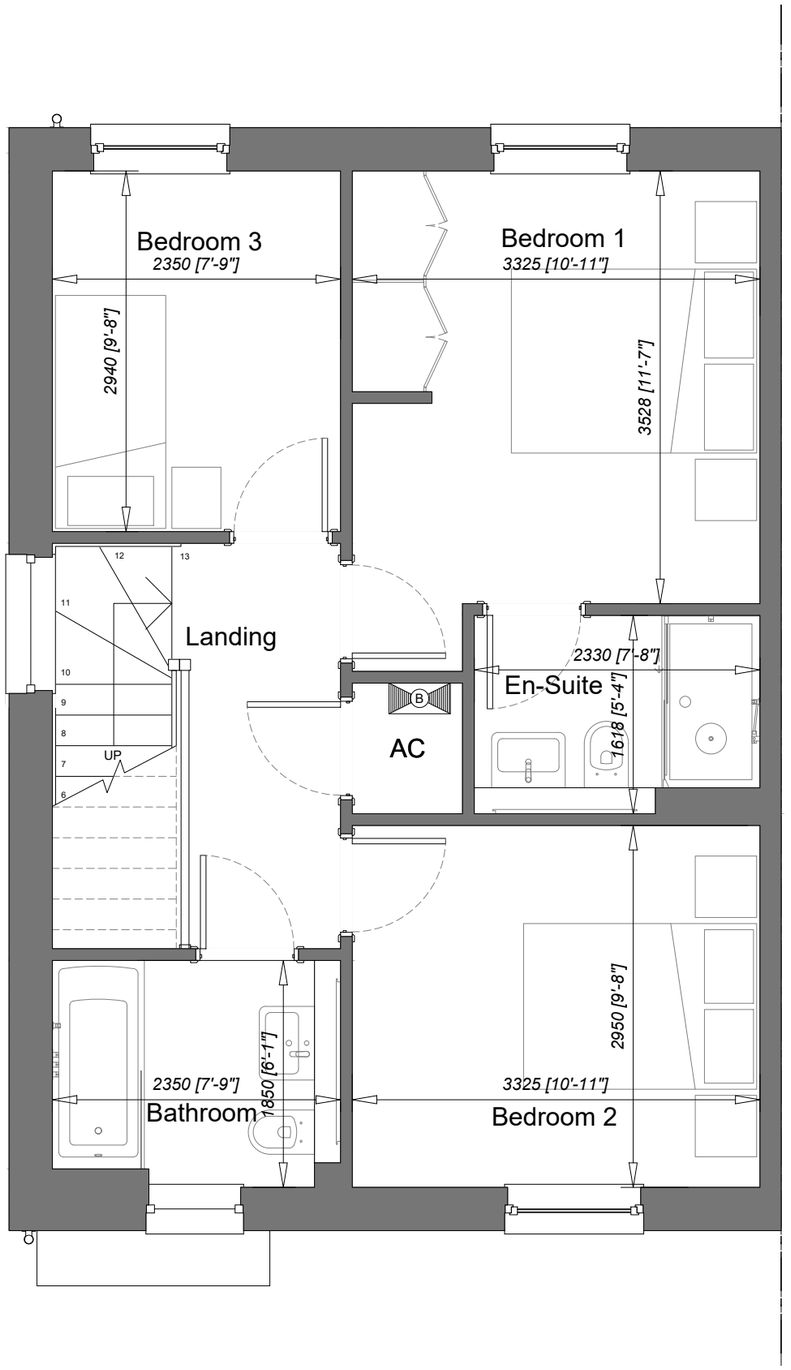
Boreham Mead



First Floor

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

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