BACKHOUSE

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

Issue:
C10
Date: 09.10.23

Drawing Number	Drawing Description	Revision
1902 - T3.1 - 01	Substructure	G
1902 - T3.1 - 02	Ground Floor Plan	H
1902 - T3.1 - 03	First Floor Plan	E
1902 - T3.1 - 04	Roof Plan	B
1902 - T3.1 - 05	First Floor Structure Plan	B
1902 - T3.1 - 11	Front Elevation	G
1902 - T3.1 - 12	Rear Elevation	G
1902 - T3.1 - 13	Side Elevation	F
1902 - T3.1 - 21	Section - AA	D
1902 - T3.1 - 22	Section - BB	D
1902 - T3.1 - 31	Kitchen Plan	-
1902 - T3.1 - 32	Kitchen Elevations A, B and C	-
1902 - T3.1 - 33	Kitchen Elevations D, E and F	-
1902 - T3.1 - 41	Bathroom Plan and Elevations A, B, C and D	B
1902 - T3.1 - 42	Ensuite Plan and Elevations A, B, C and D	B
1902 - T3.1 - 43	Cloakroom Plan and Elevations A, B, C and D	A
1902 - T3.1 - 51	Schedules	E
1902 - T3.1 - 61	Ground Floor Electrical Layout	A
1902 - T3.1 - 62	First Floor Electrical Layout	-
1902 - T3.1 - 63	Roof / Loft Electrical Layout	-

Site: Boreham Mead, Warminster
House Type: T3.1
Tenure: Open Market
As Plots: 2, 5, 25, 27
Opp Plots: 4, 24, 26



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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Stonehouse, Gloucestershire, GL10 3RF
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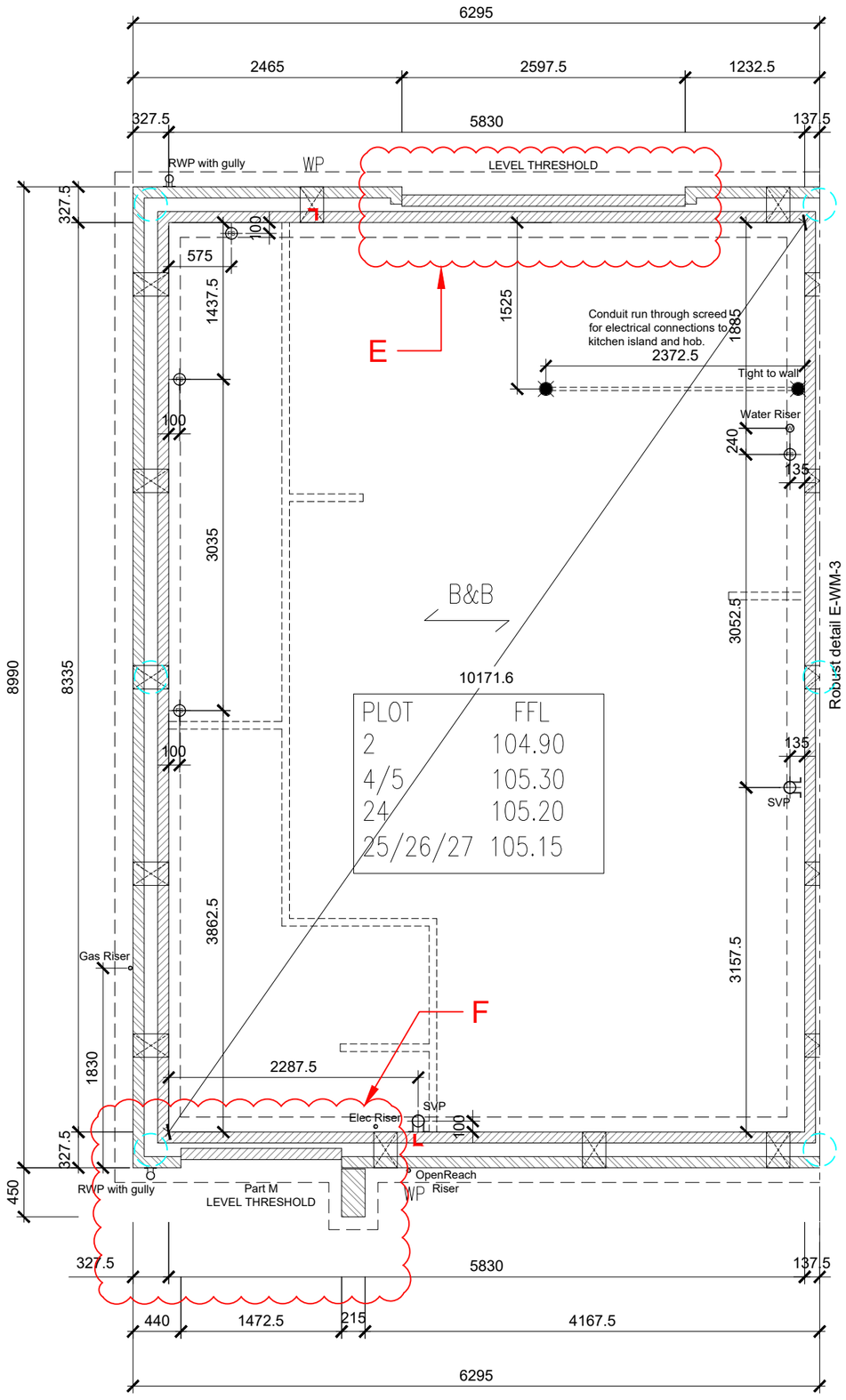

Key

- 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
- 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.	12.05.20	KMD
D	Gas riser moved.	28.05.20	KMD
E	Bifold door reduced width. Post to porch canopy added	18.02.21	KMD
F	Porch depth reduced. Post removed. Pile removed from porch.	15.09.21	KMD
G	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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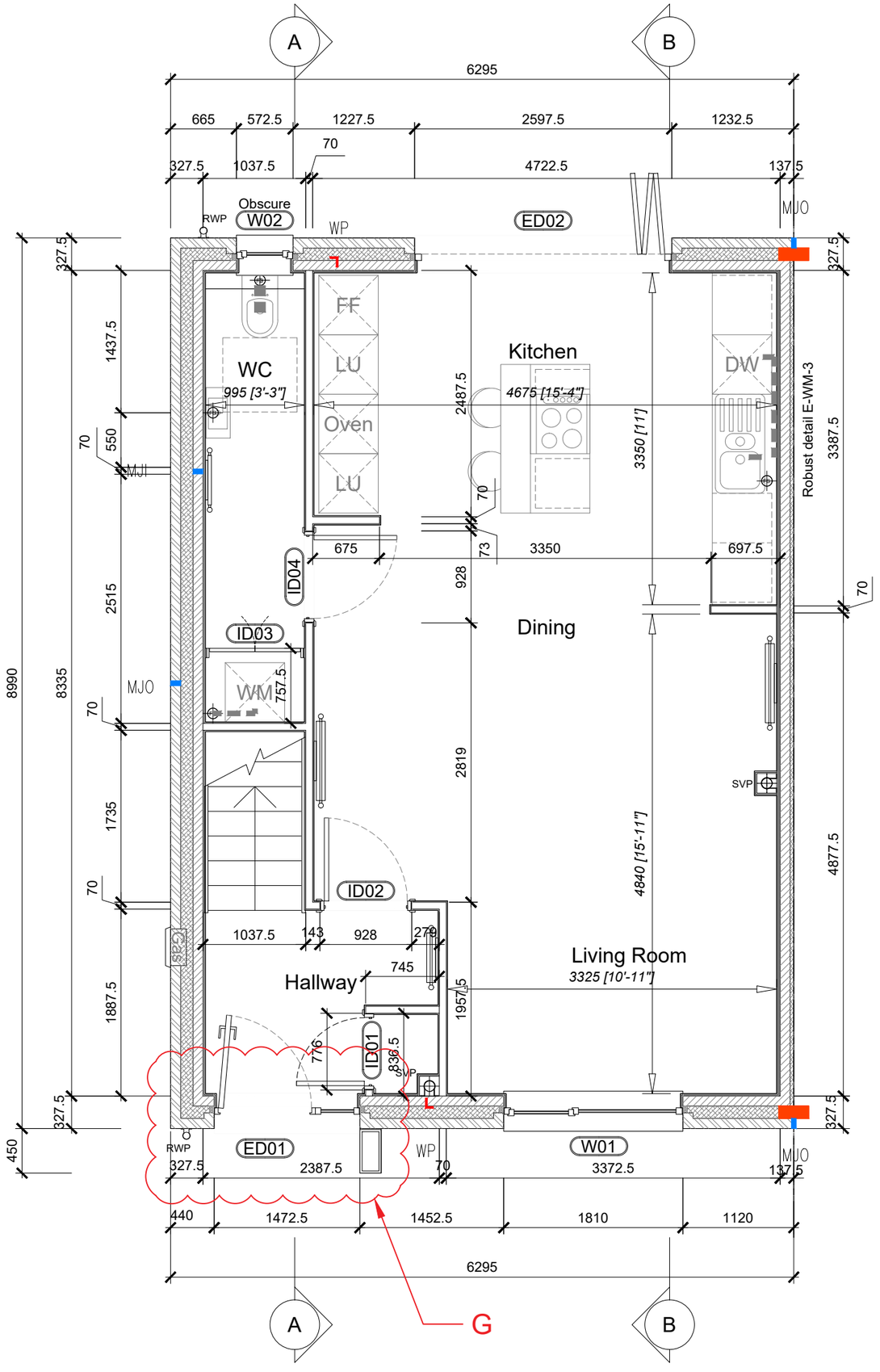
ECL JOB NO – 19065

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

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.

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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	12.05.20	KMD
D	Gas Meter moved.	28.05.20	KMD
E	Bifold doors reduced width. Post added to porch canopy	18.02.21	KMD
F	Window W01 reduced width.	18.03.21	KMD
G	Porch reduced. Column removed.	15.09.21	KMD
H	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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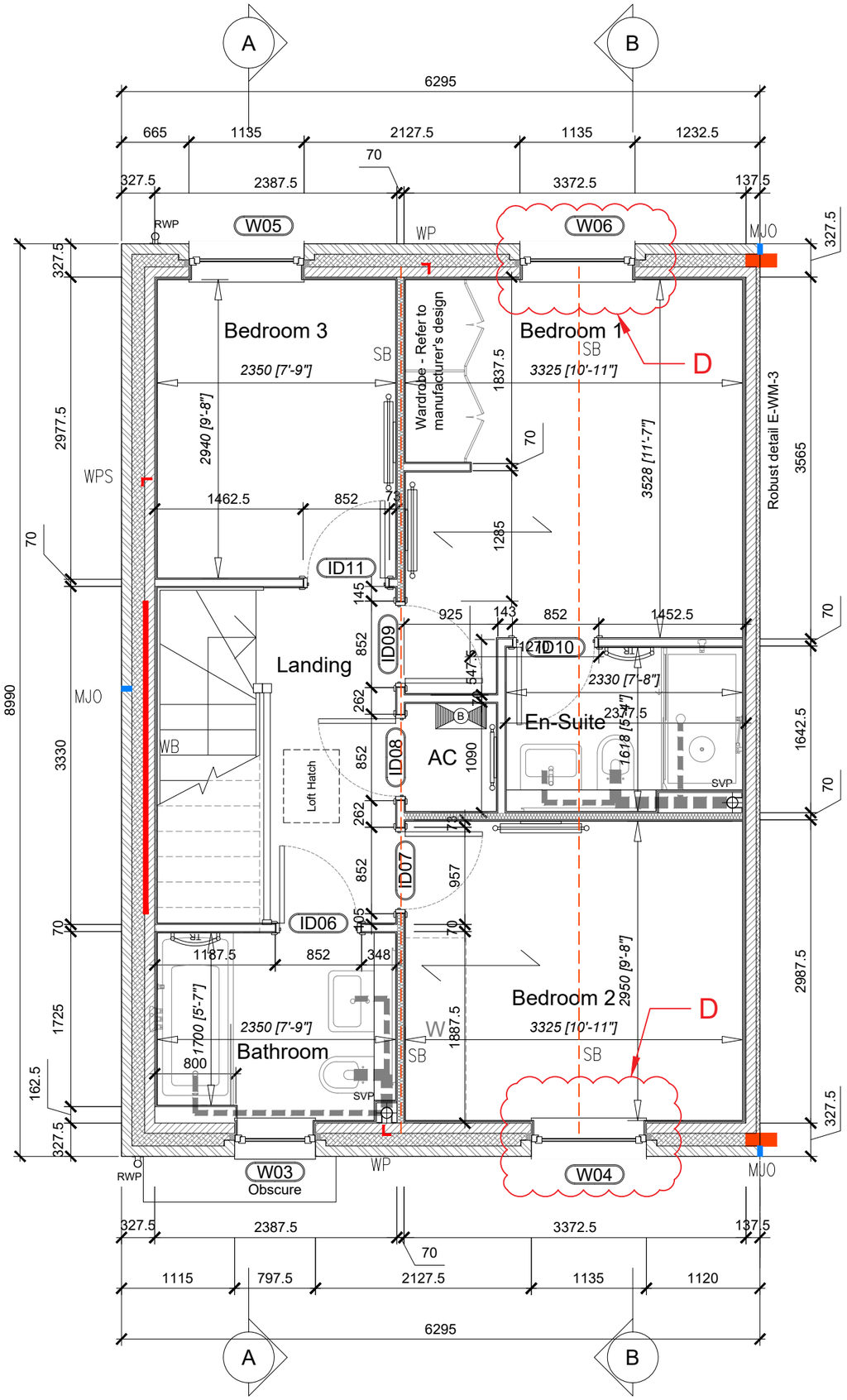
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.1 – GROUND FLOOR PLAN				
SCALE:	1:50 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.1 – 02	REV:	H	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
- Movement joint.
- Windpost.
- Steel beam / column

NOTES:
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REV.	DESCRIPTION.	DATE.	INITIAL.
A	Structural info added	01.04.20	KMD
B	Key adjusted	12.05.20	KMD
C	Window widths reduced.	16.03.21	KMD
D	W04 and W06 moved.	18.03.21	KMD
E	Scale bar added	06.10.23	RJW

0 1 2 3 4m
Scale 1:50

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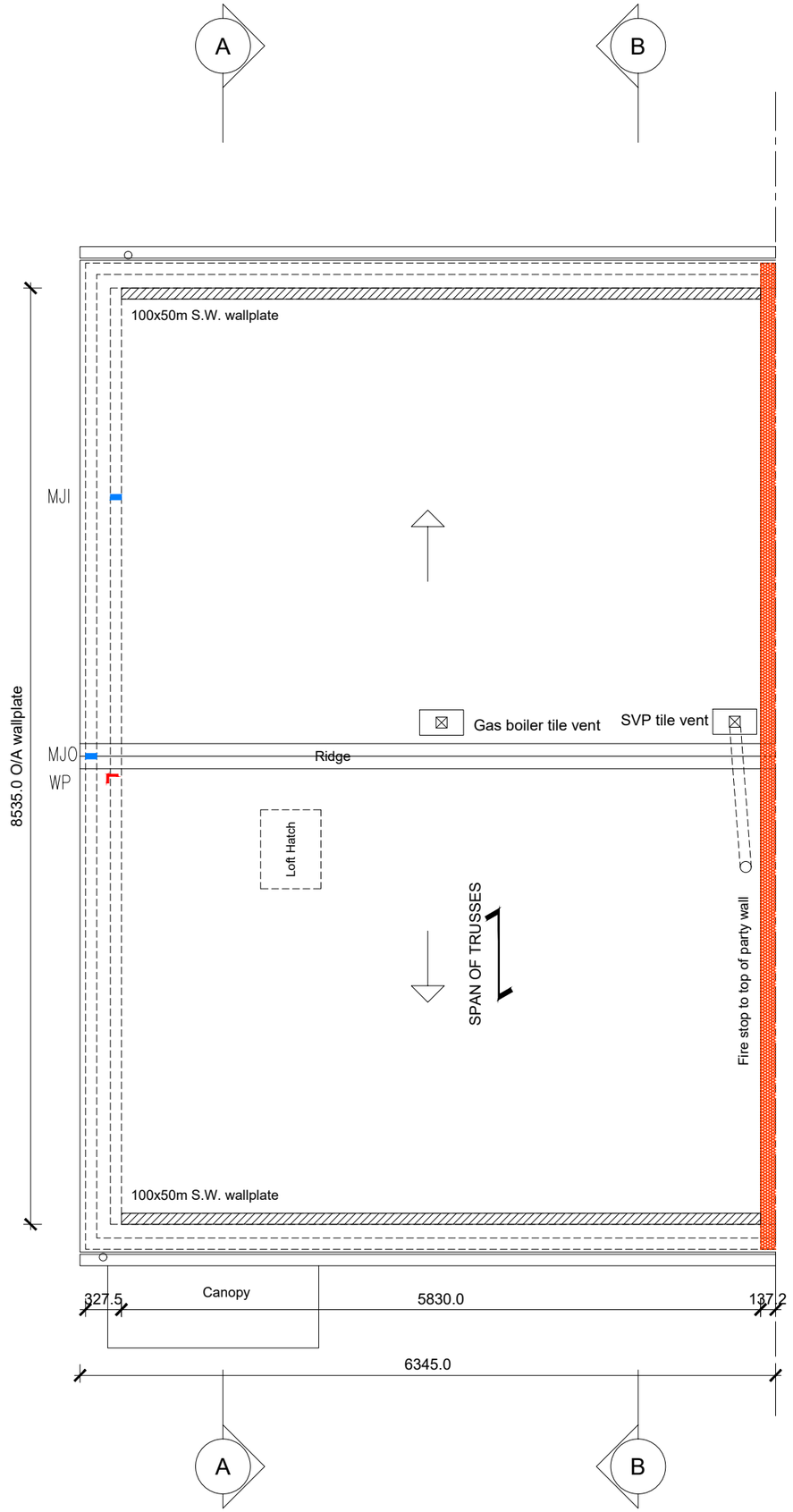
ECL JOB NO – 19065

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

NOTES:
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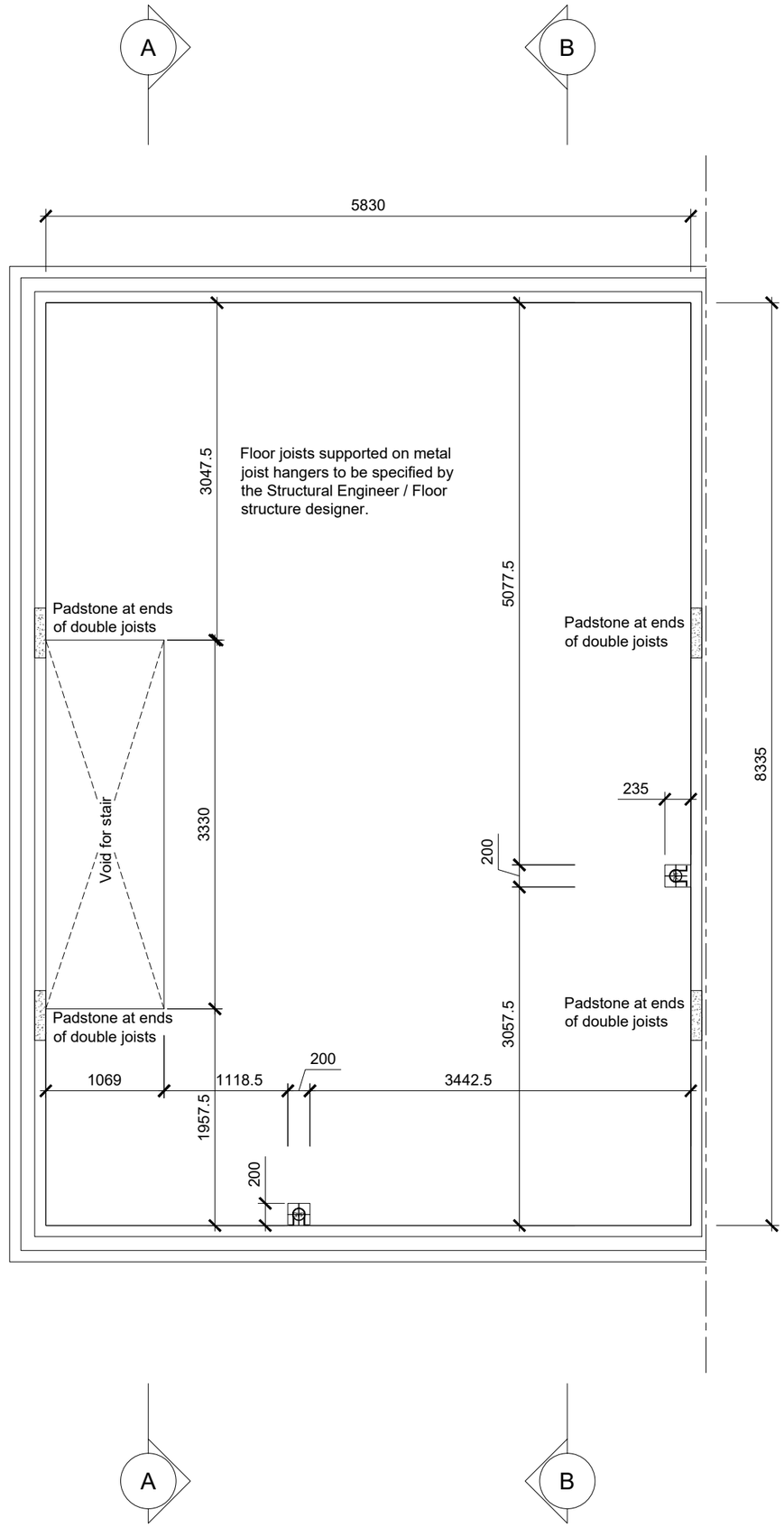
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Padstones added.	08.02.22	KMD
B	Scale bar added	06.10.23	RJW



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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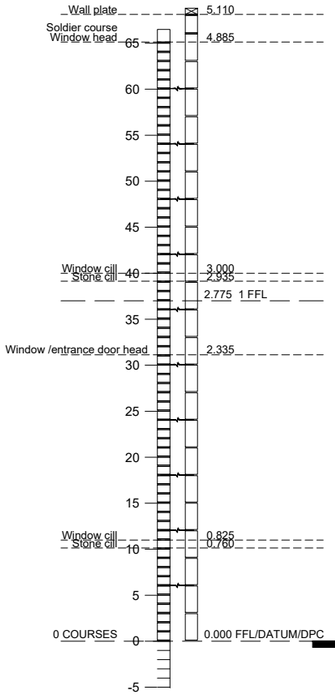
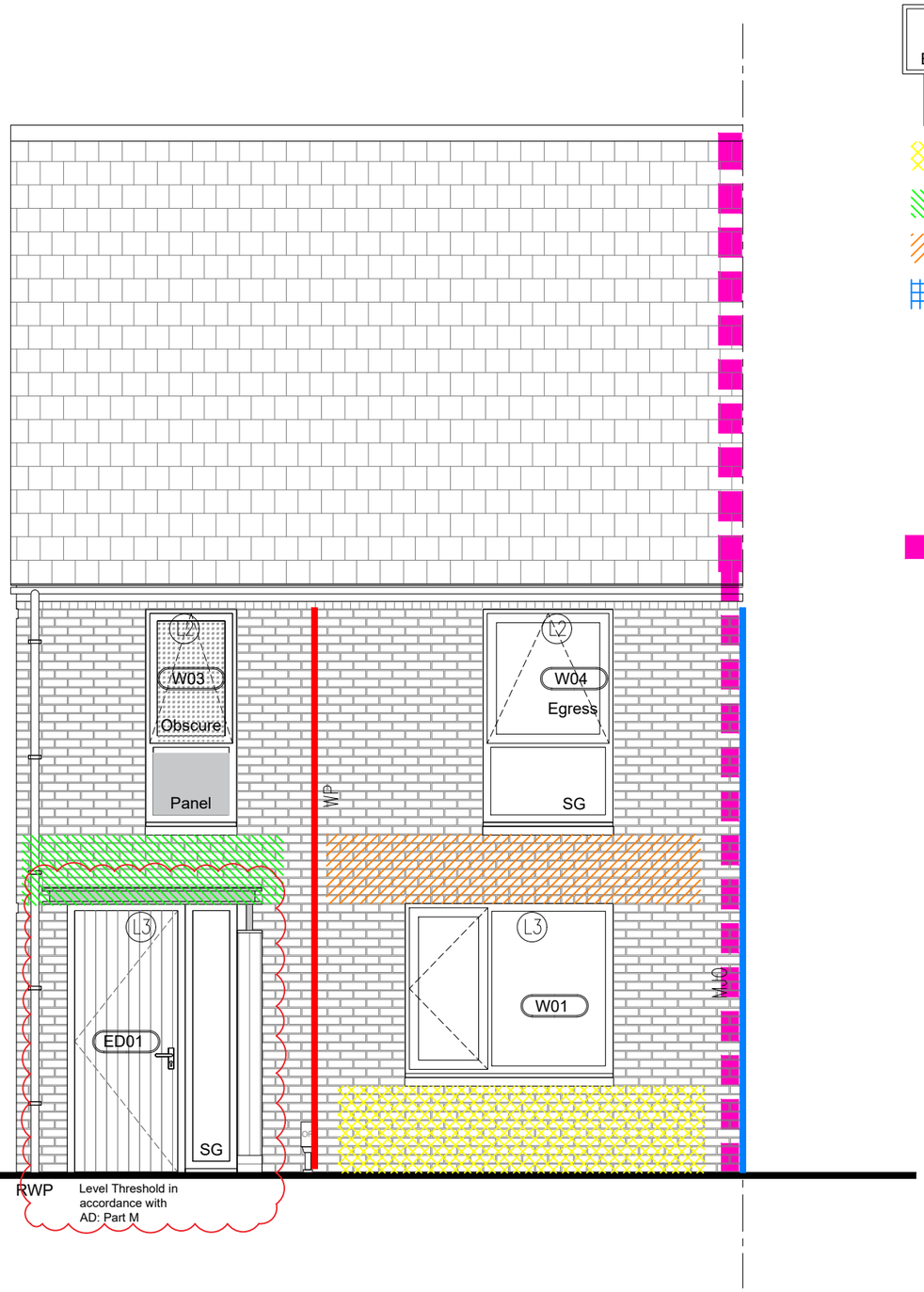
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER			
DWG TITLE:	T3.1 – FIRST FLOOR STRUCTURE PLAN			
SCALE:	1:50 @ A3	DRAWN: KMD	CHECKED: RJW	
DWG NO:	1902 – T3.1 – 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
- 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 adjusted. Porch side changed to wood.	12.05.20	KMD
C	Cavity fire barrier location indicated.	29.05.20	KMD
D	Post added to porch. Windows changed. Aluminium head added.	17.03.21	KMD
E	Brick head added. Window width reduced and moved.	18.03.21	KMD
F	Canopy changed. Post removed.	15.09.21	KMD
G	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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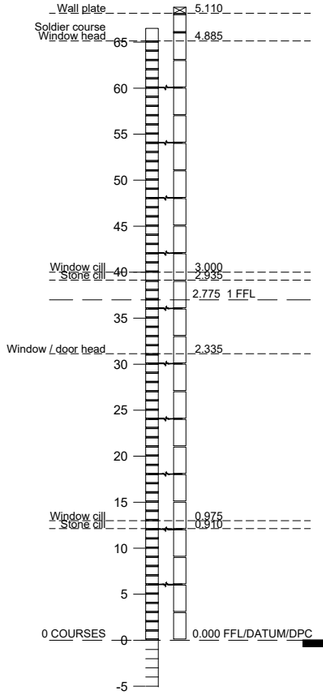
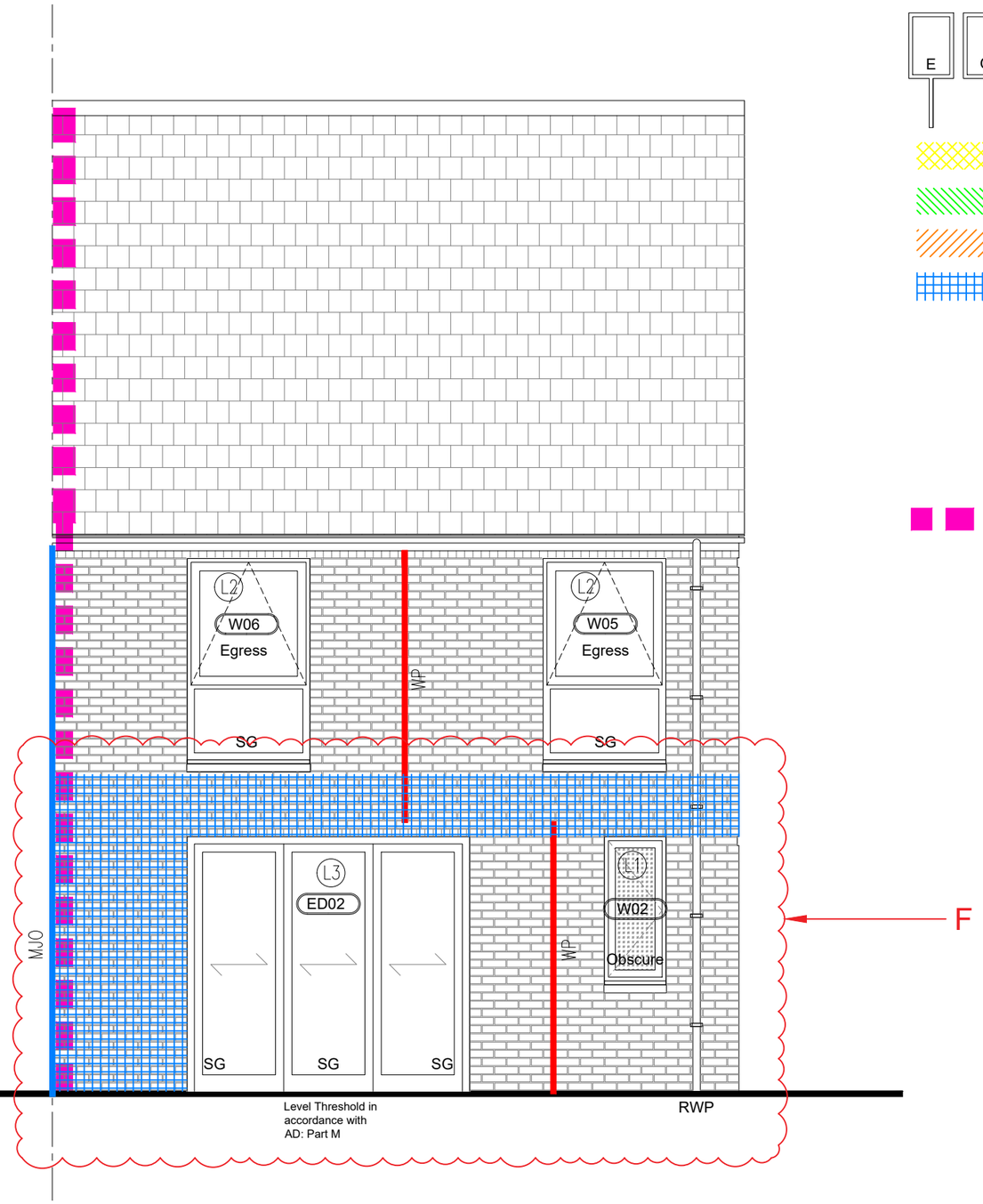
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.1 – FRONT ELEVATION				
SCALE:	1:50 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.1 – 11	REV:	G	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)
- 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 adjusted.	12.05.20	KMD
C	Cavity fire barrier indicated.	29.05.20	KMD
D	Bifold door reduced width. Windows reduced width	16.03.21	KMD
E	Window moved.	18.03.21	KMD
F	Bed joint re-inforcement increased.	08.02.21	KMD
G	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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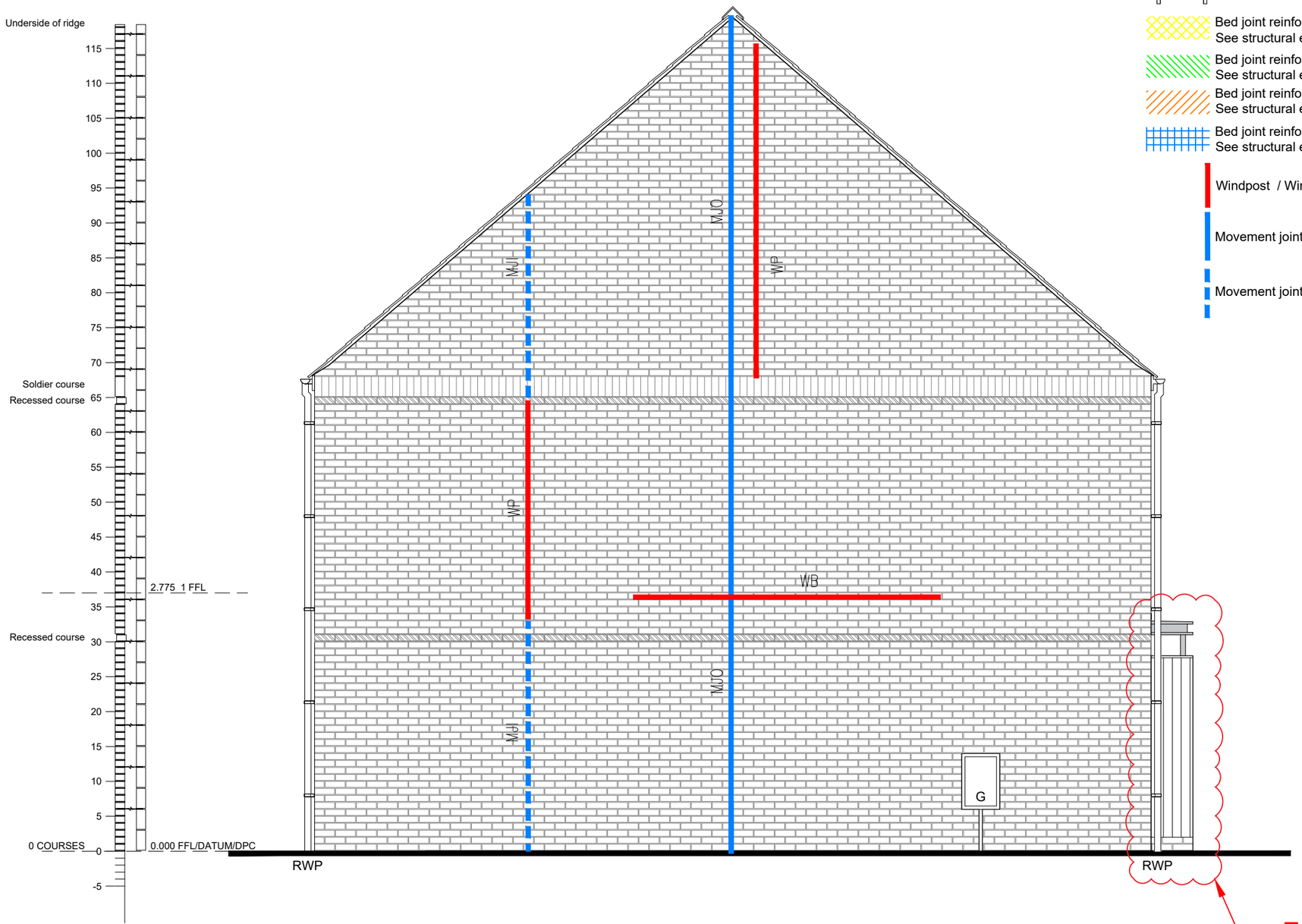
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.1 – REAR ELEVATION				
SCALE:	1:50 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.1 – 12	REV:	G	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 adjusted, Porch wall changed to wood.	12.05.20	KMD
C	Gas meter moved.	28.05.20	KMD
D	Post added to canopy.	18.02.21	KMD
E	Canopy reduced. Post removed.	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:	T3.1 – LEFT SIDE ELEVATION			
SCALE:	1:50 @ A3	DRAWN: MRH	CHECKED: RJW	
DWG NO:	1902 – T3.1 – 13	REV: F	DATE: 22.11.19	

NOTES:
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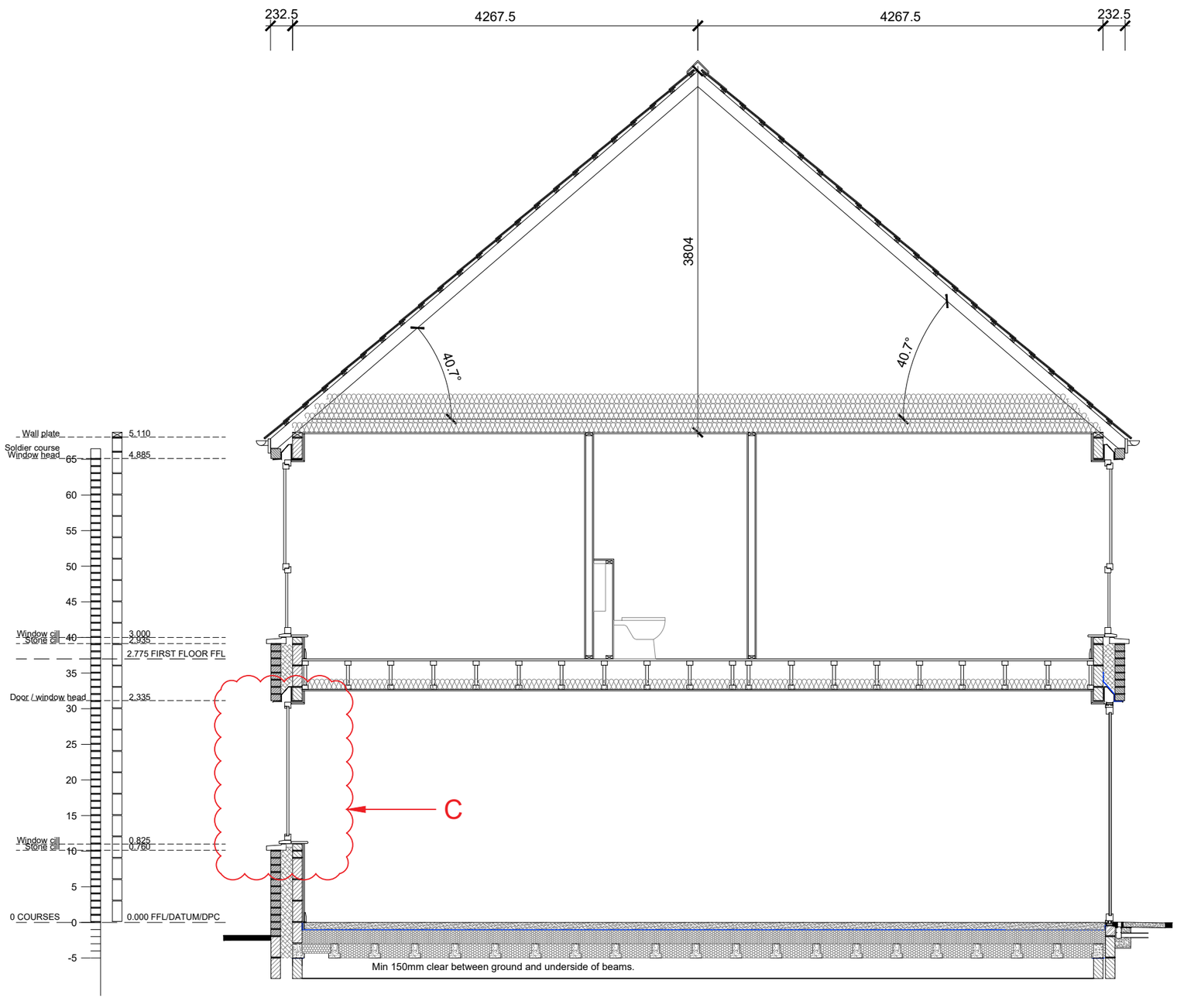
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Floor joist depth 300mm	12.05.20	KMD
B	Insulation indicated	29.05.20	KMD
C	Window cill height raised.	18.03.21	KMD
D	Scale bar added	06.10.23	RJW



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.

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C10
Date: 09.10.23

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ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER			
DWG TITLE:	T3.1 – SECTION – AA			
SCALE:	1:50 @ A3	DRAWN: MRH	CHECKED: RJW	
DWG NO:	1902 – T3.1 – 21	REV: D	DATE: 22.11.19	

NOTES:
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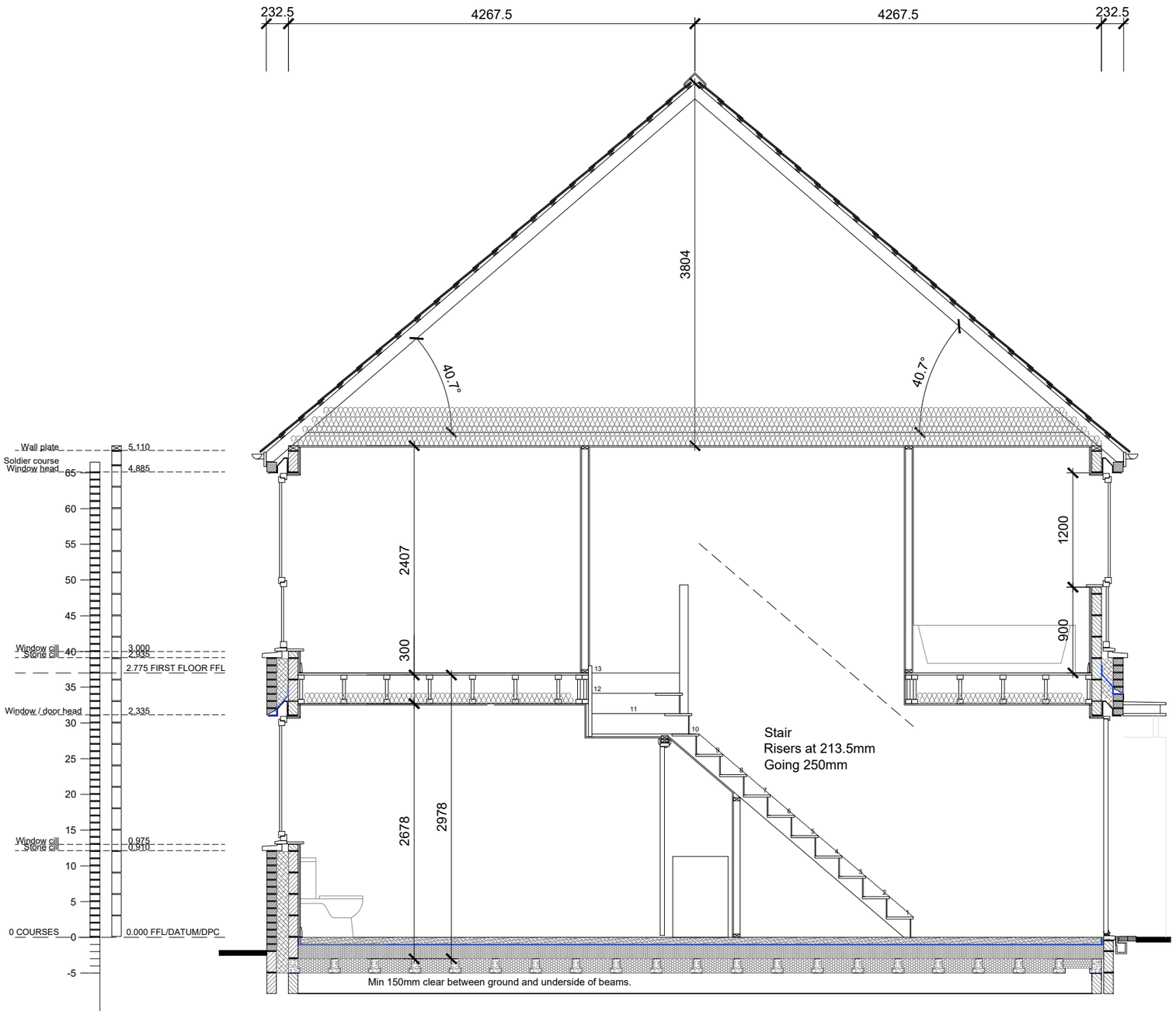
REV.	DESCRIPTION.	DATE.	INITIAL.
A	Floor joist depth 300mm	12.05.20	KMD
B	Insulation indicated.	29.05.20	KMD
C	Porch canopy reduced	15.09.21	KMD
D	Scale bar added	06.10.23	RJW



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.

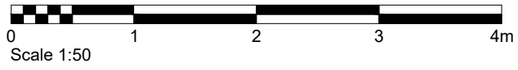
Floor Joists

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.



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:	T3.1 – SECTION – BB			
SCALE:	1:50 @ A3	DRAWN: MRH	CHECKED: RJW	
DWG NO:	1902 – T3.1 – 22	REV: D	DATE: 22.11.19	

NOTES:
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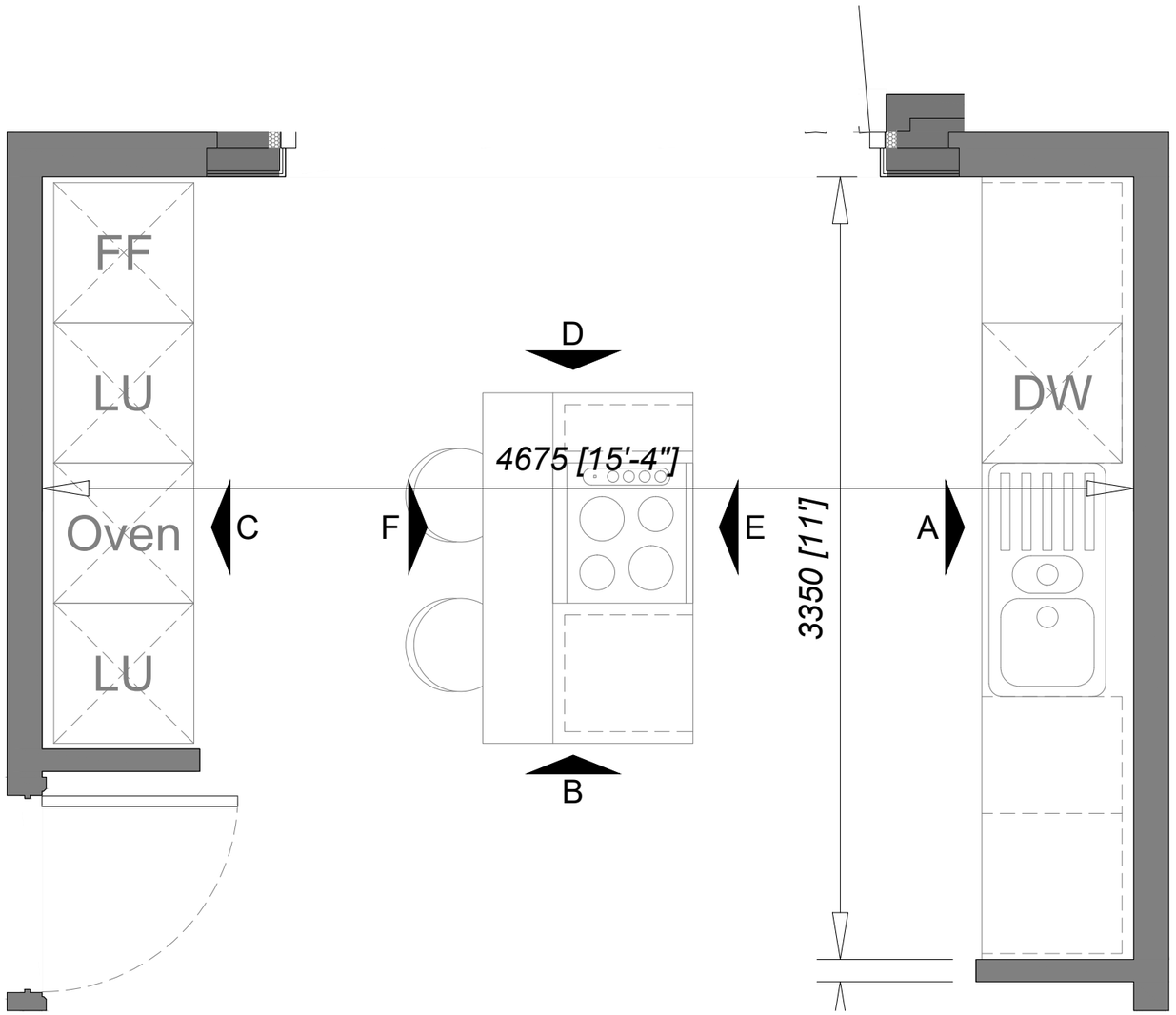
REV.	DESCRIPTION.	DATE.	INITIAL



KITCHEN PLAN

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
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Date: 09.10.23

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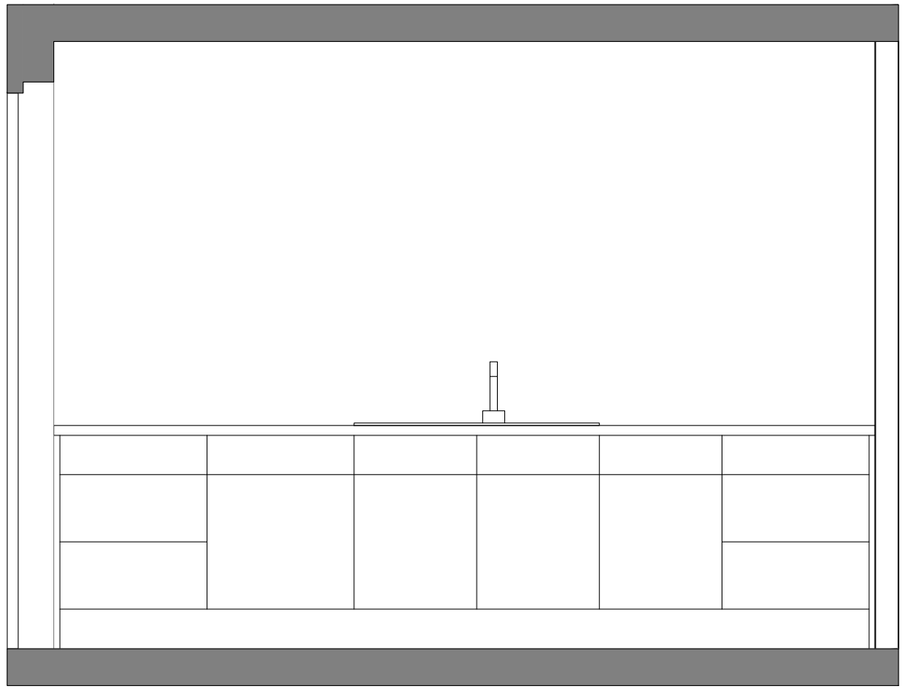
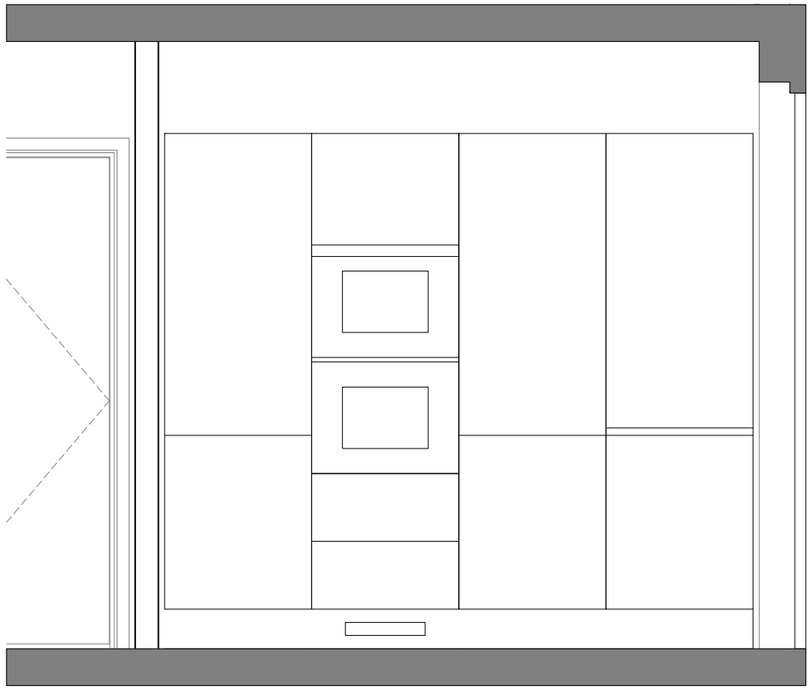
ECL JOB NO – 19065

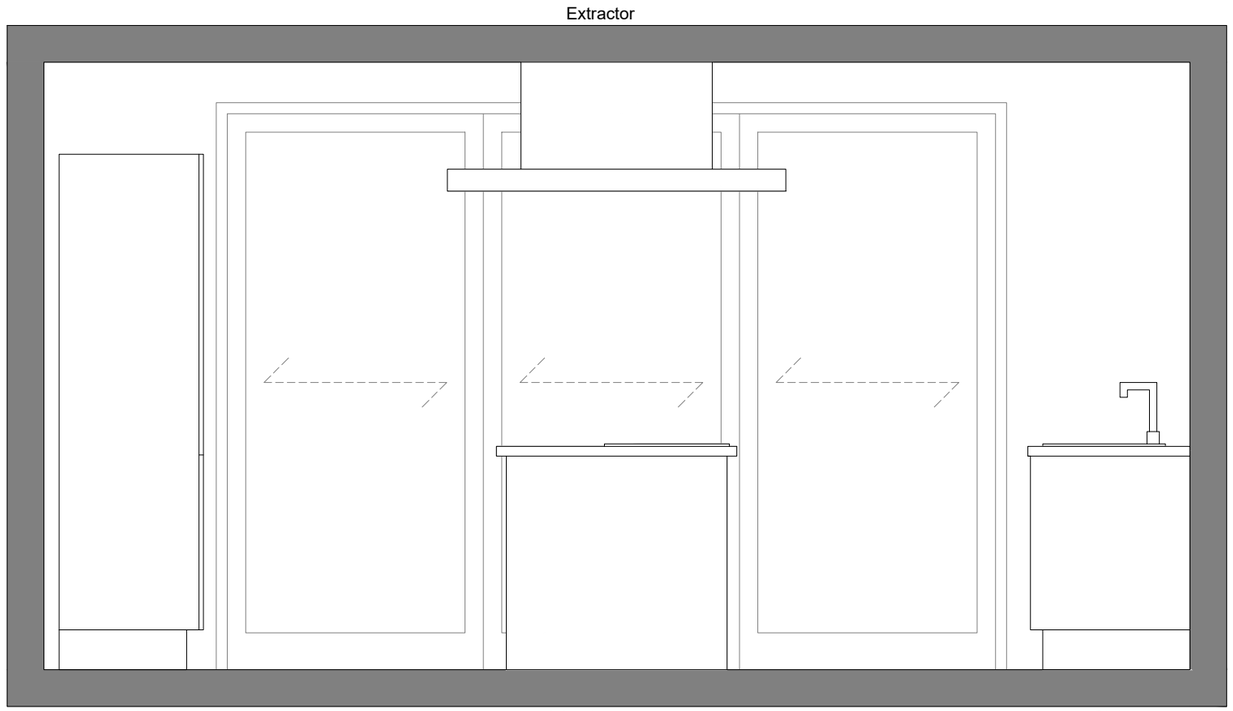
PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.1 – KITCHEN PLAN				
SCALE:	1:25 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.1 – 31	REV:	–	DATE:	10.01.20



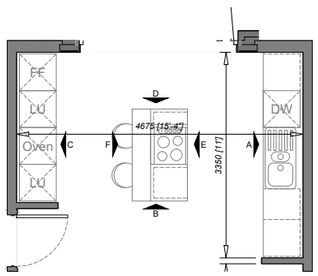
ELEVATION A



ELEVATION C



ELEVATION B



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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:	T3.1 – KITCHEN ELEVATIONS A, B AND C				
SCALE:	1:25 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.1 – 32	REV:	–	DATE:	20.01.20

NOTES:
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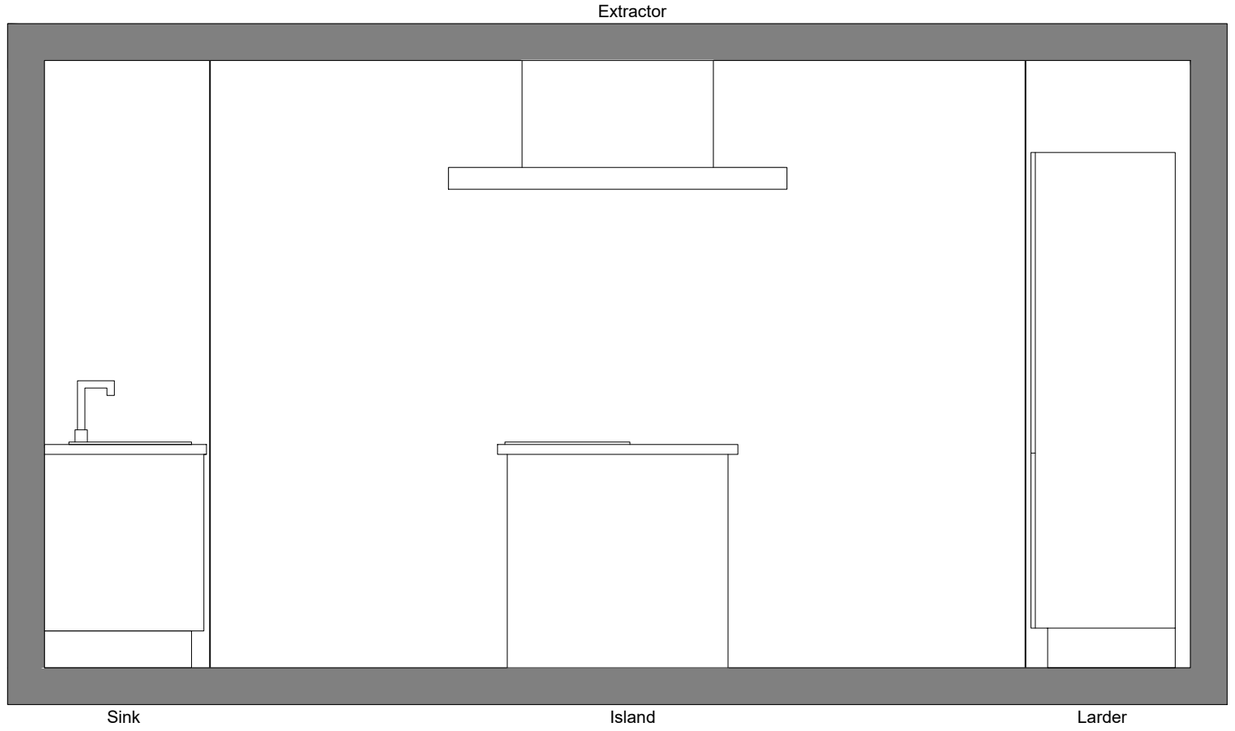
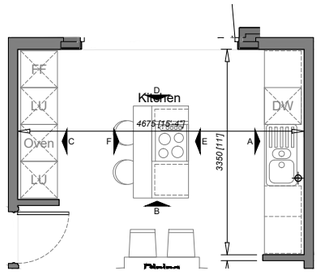
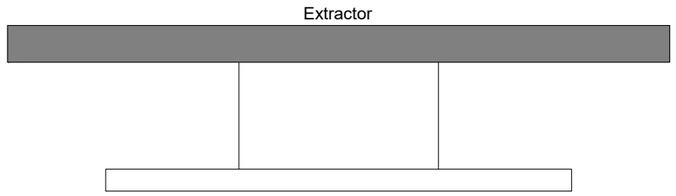
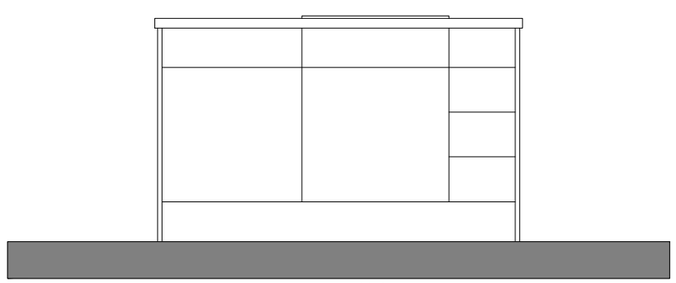
REV.	DESCRIPTION.	DATE.	INITIAL



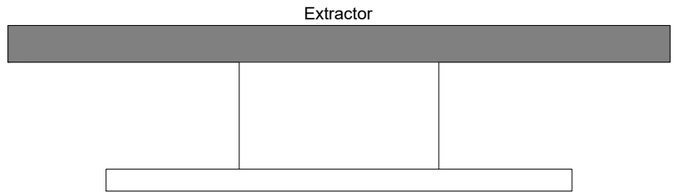
ELEVATION D







ELEVATION E





ELEVATION F

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
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Date: 09.10.23

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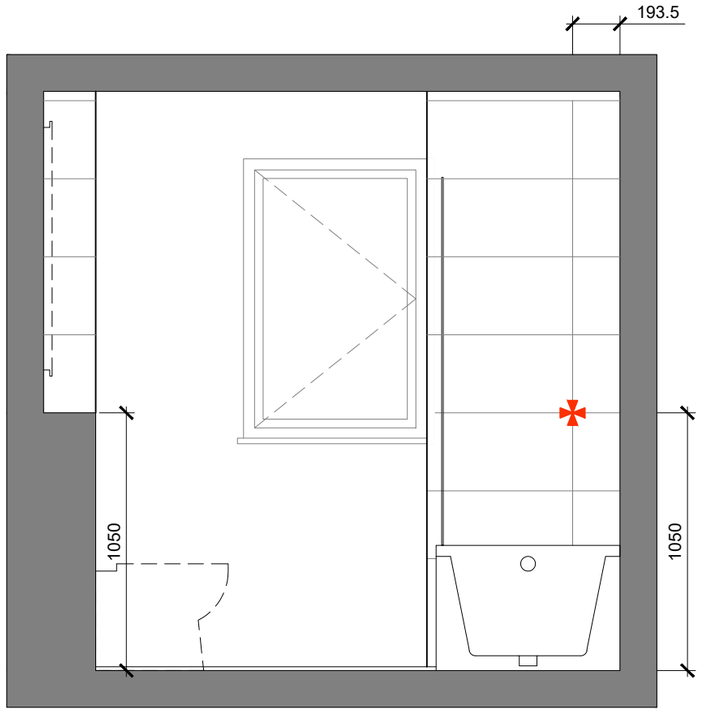
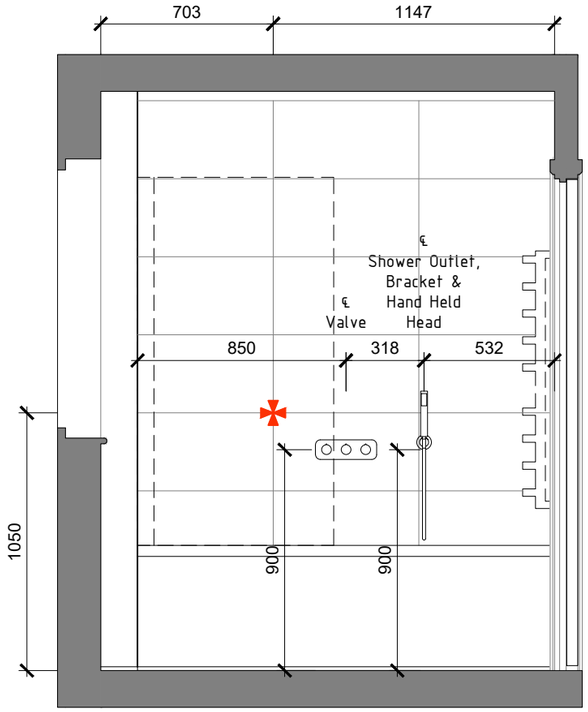
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.1 – KITCHEN ELEVATIONS E AND F				
SCALE:	1:25 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.1 – 33	REV:	–	DATE:	20.01.20



ELEVATION A



ELEVATION B

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

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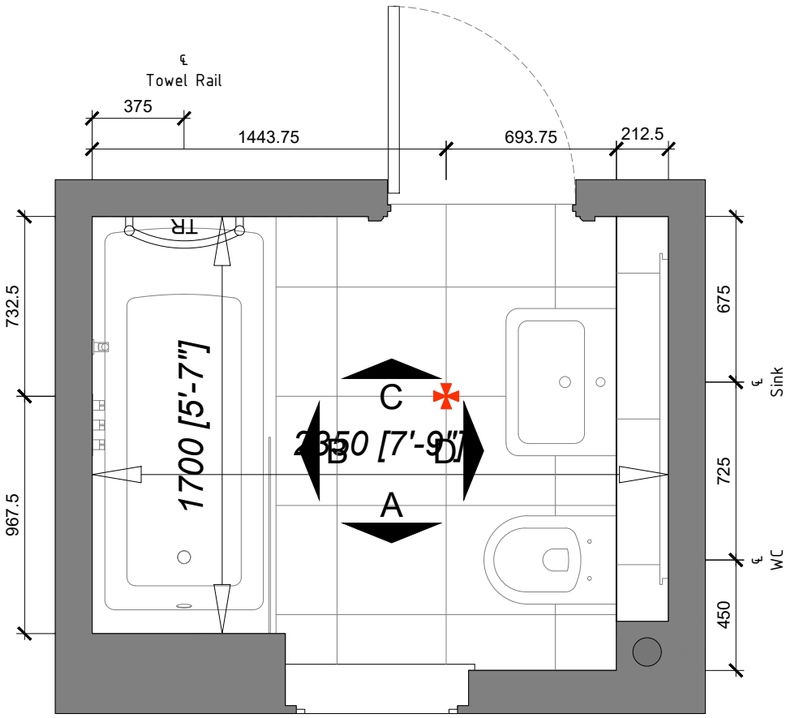
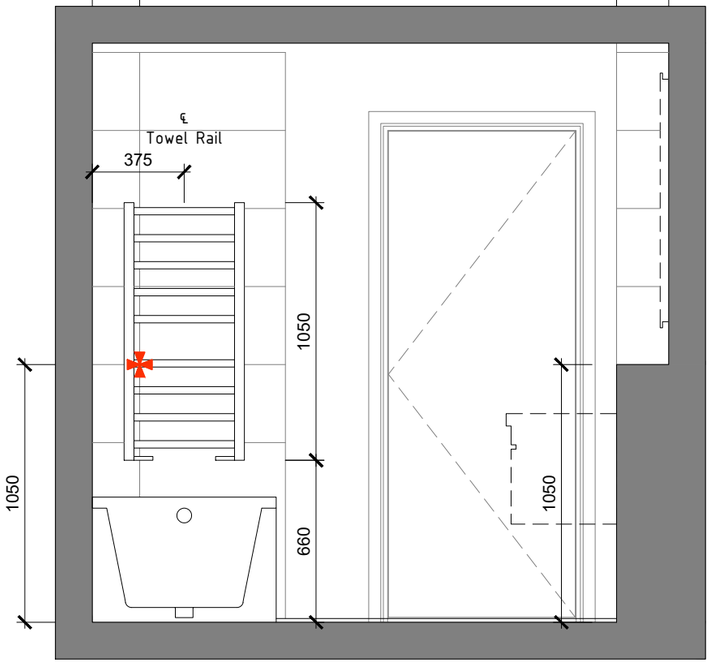
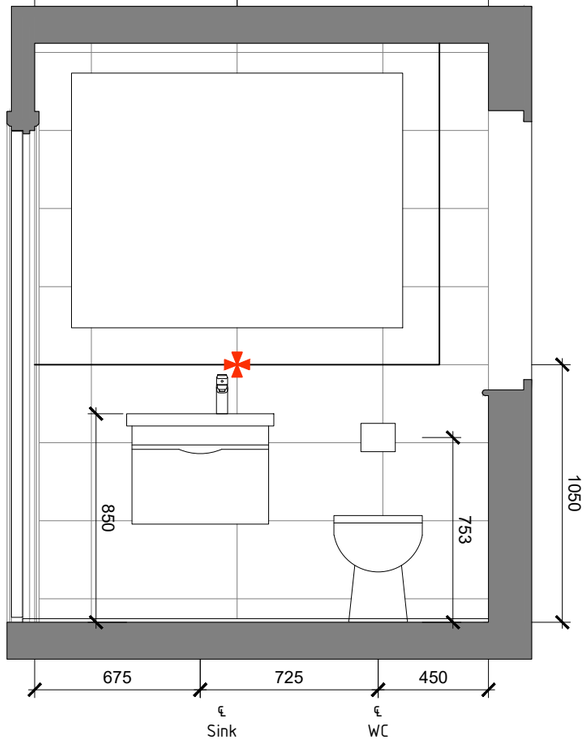
REV.	DESCRIPTION.	DATE.	INITIAL
A	Tile layouts and dimensions added	30.03.20	MH
B	Tiles laid landscape	12.05.20	KMD



BATHROOM PLAN



ELEVATION C



ELEVATION D

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C10
Date: 09.10.23

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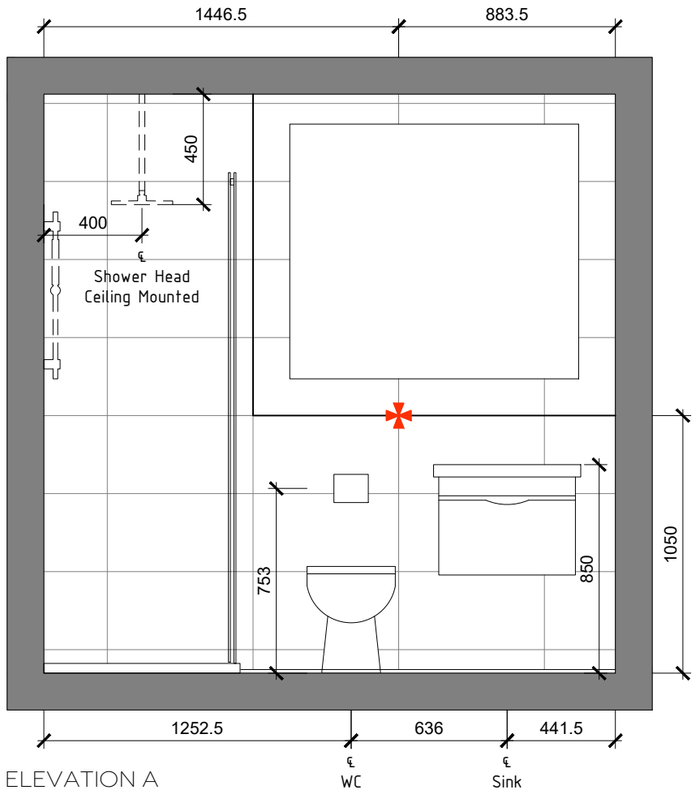
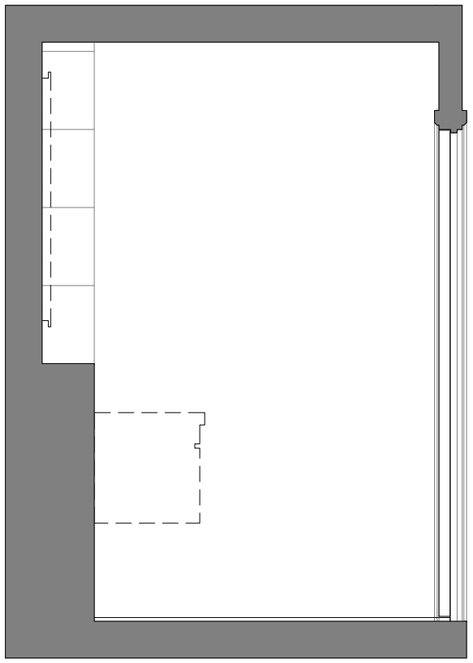
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.1 – BATHROOM PLAN AND ELEVATIONS A, B, C AND D				
SCALE:	1:25 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.1 – 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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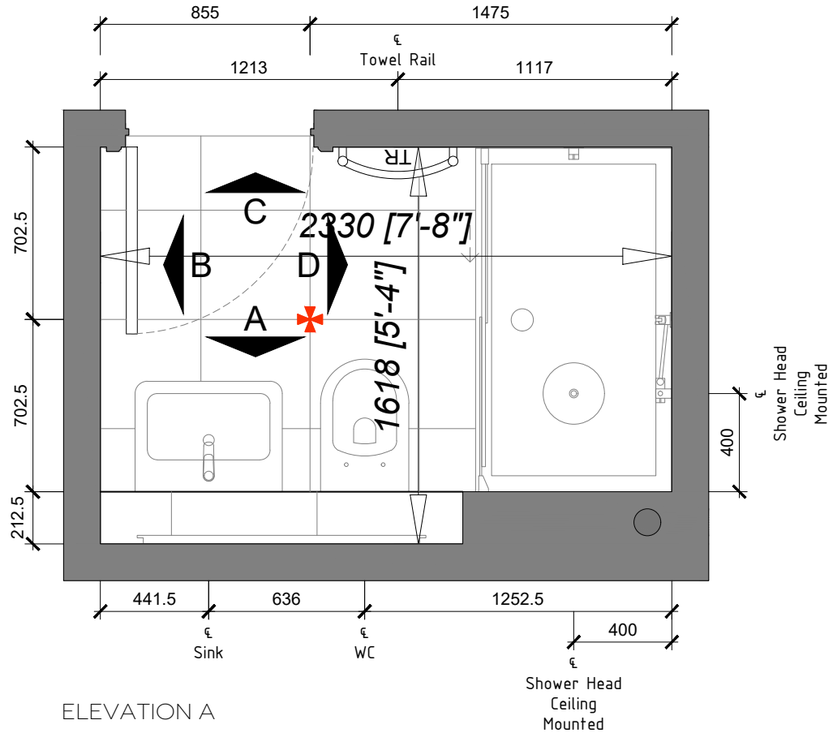
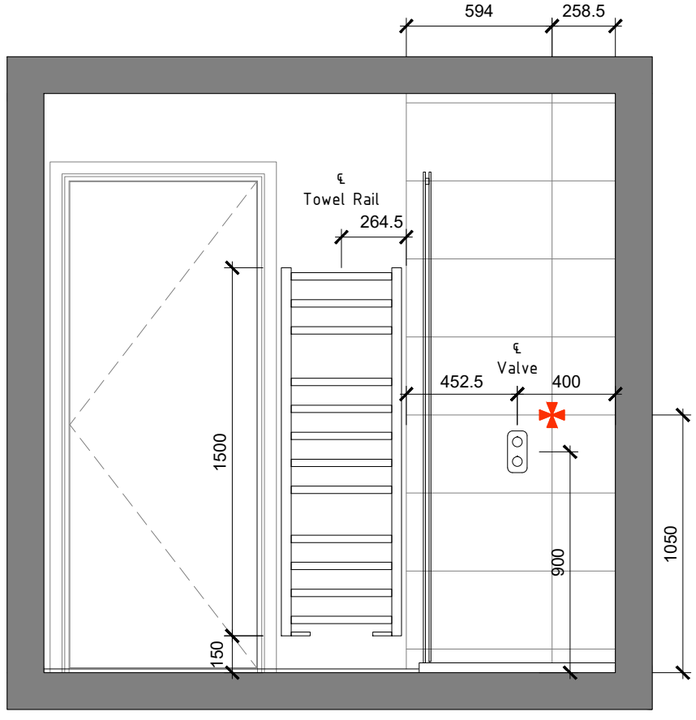
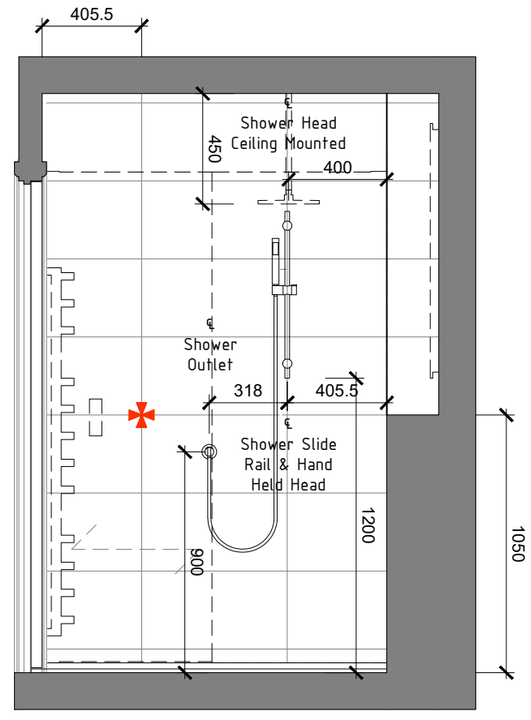
REV.	DESCRIPTION.	DATE.	INITIAL
A	Tile layouts and dimensions added	30.03.20	MH
B	Tiles set landscape	12.05.20	KMD



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:	T3.1 – ENSUITE PLAN AND ELEVATIONS A, B, C AND D				
SCALE:	1:25 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.1 – 42	REV:	B	DATE:	30.03.20

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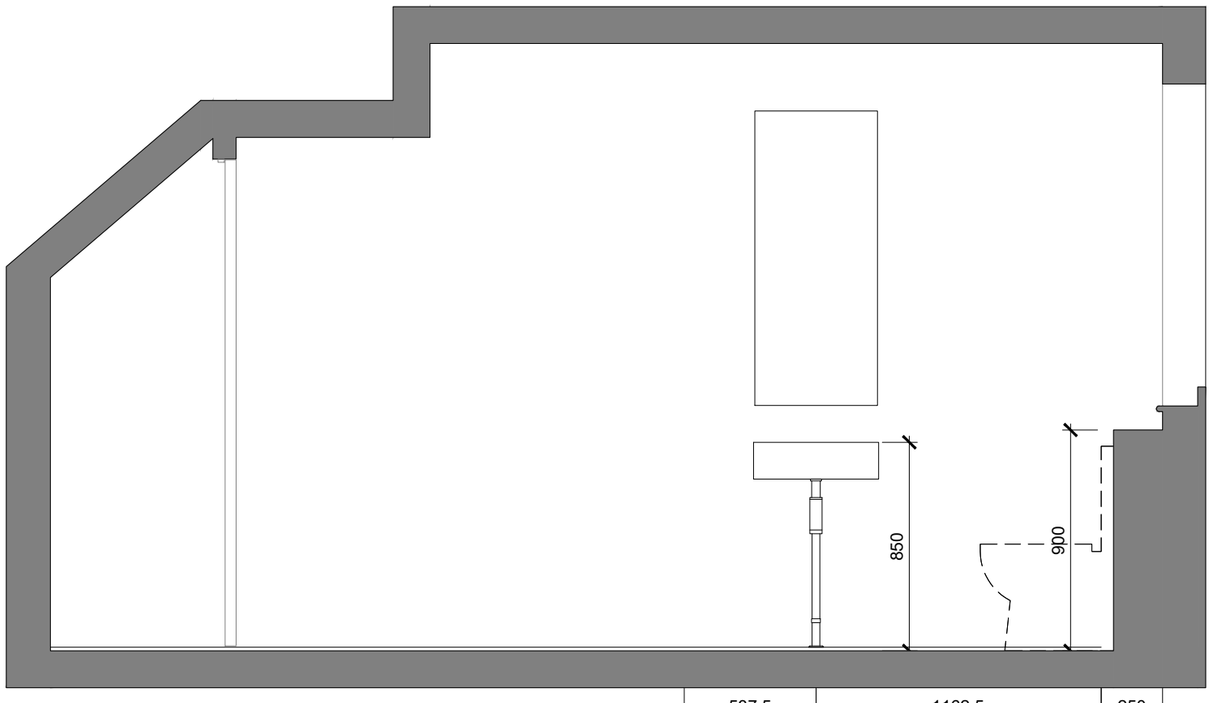
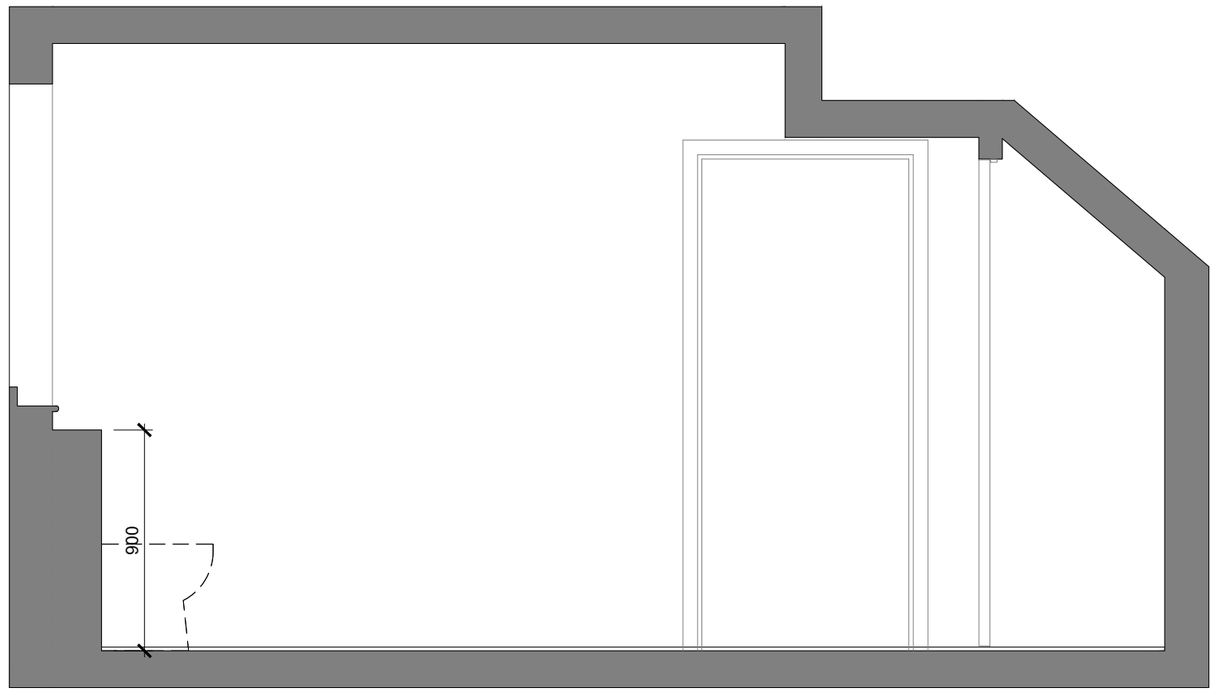
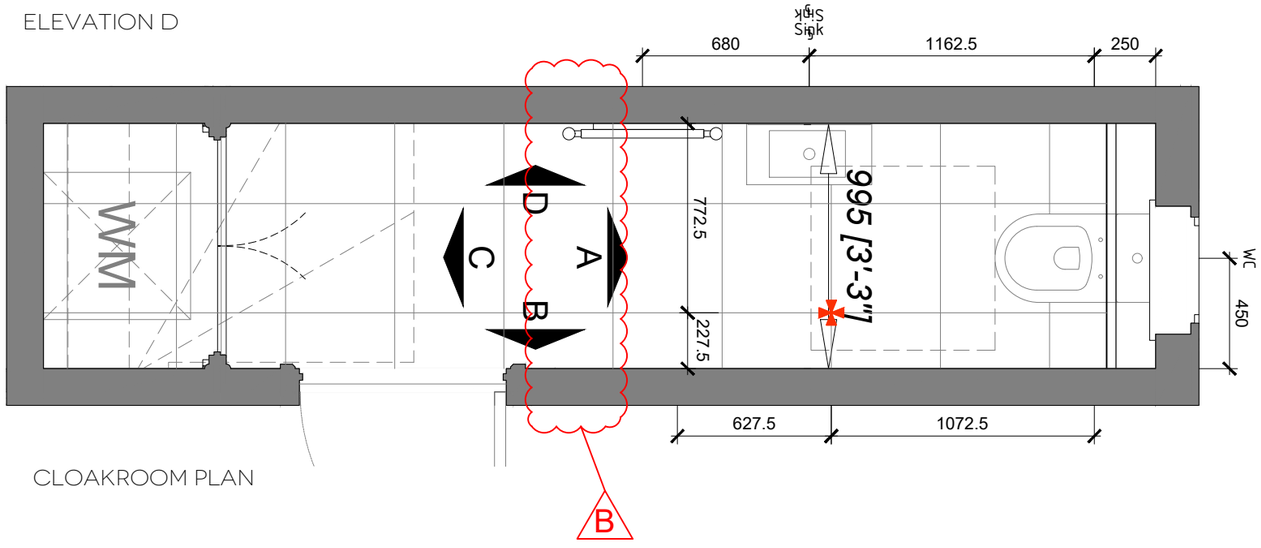
REV.	DESCRIPTION.	DATE.	INITIAL
A	Tile layouts and dimensions added	30.03.20	MH
B	Door ID05 removed. Room size increased.	28.05.20	KMD



ELEVATION D

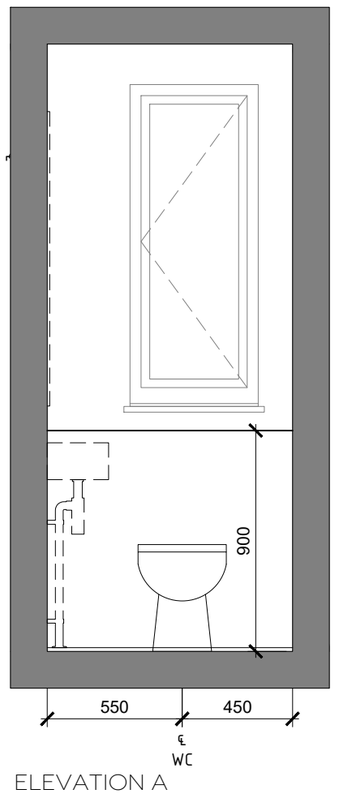


ELEVATION B

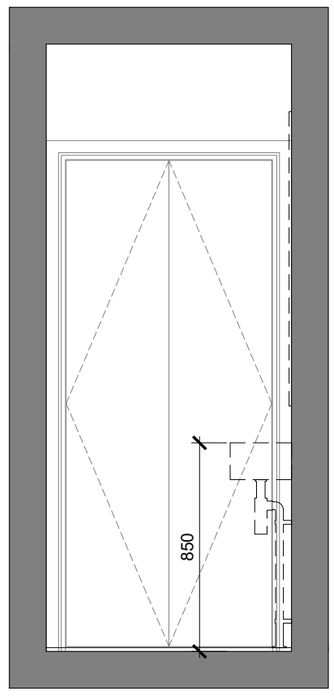


CLOAKROOM PLAN

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



ELEVATION A



ELEVATION C

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:	T3.1 – CLOAKROOM PLAN AND ELEVATIONS				
SCALE:	1:25 @ A3	DRAWN:	MRH	CHECKED:	RJW
DWG NO:	1902 – T3.1 – 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	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	-

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, OB, P
W04	1135 x 1885	-	1450	TH, SG, E, ESC
W05	1135 x 1885	-	1450	TH, SG, E, ESC
W06	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	Escape windows noted. ID05 removed	12.05.20	KMD
C	ED02 width reduced	18.02.21	KMD
D	Window width reduced	18.03.21	KMD
E	Cupboard door sizes amended.	14.12.21	KMD

DRAWING PREPARED FOR:

BACKHOUSE

Issue:
C10
Date: 09.10.23

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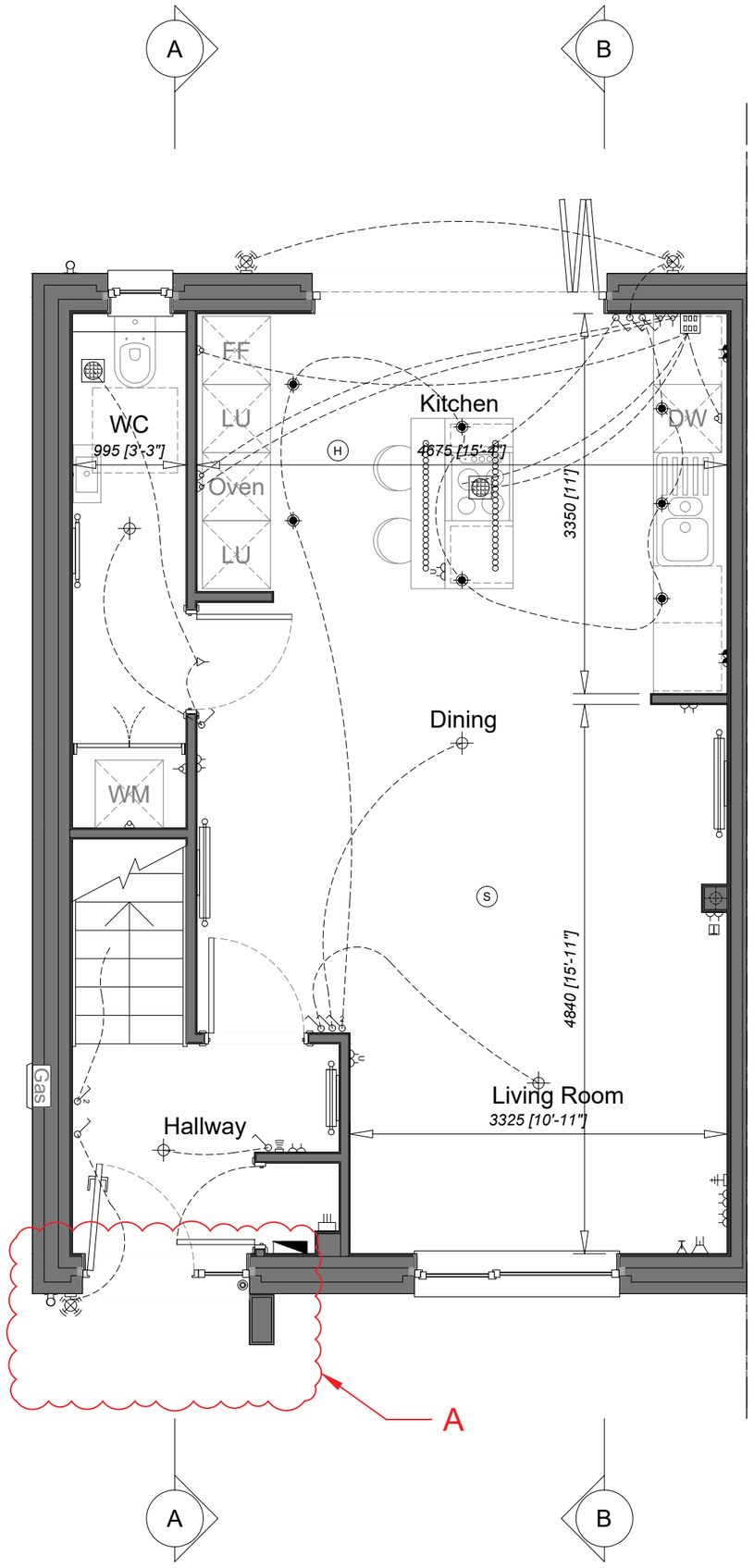
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.1 – SCHEDULES				
SCALE:	–	DRAWN:	HP	CHECKED:	RJW
DWG NO:	1902 – T3.1 – 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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REV.	DESCRIPTION.	DATE.	INITIAL.
A	Entrance lighting changed. Bulkhead light removed.Wall light moved.	15.09.21	KMD

DRAWING PREPARED FOR:

BACKHOUSE

Issue: C10
Date: 09.10.23

ERIC COLE ARCHITECTURE

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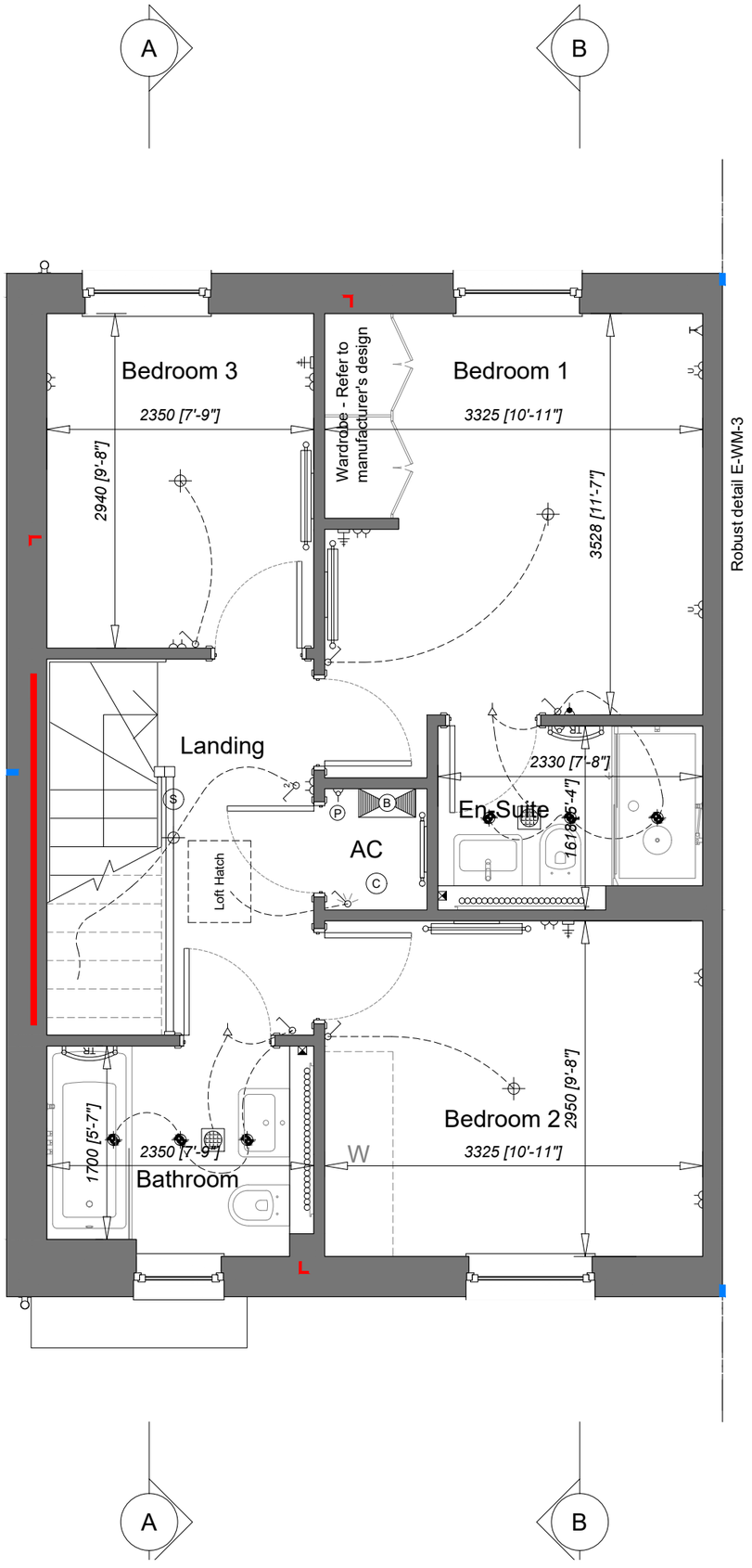
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.1 – GROUND FLOOR ELECTRICAL LAYOUT				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.1 – 61	REV:	A	DATE:	12.05.20

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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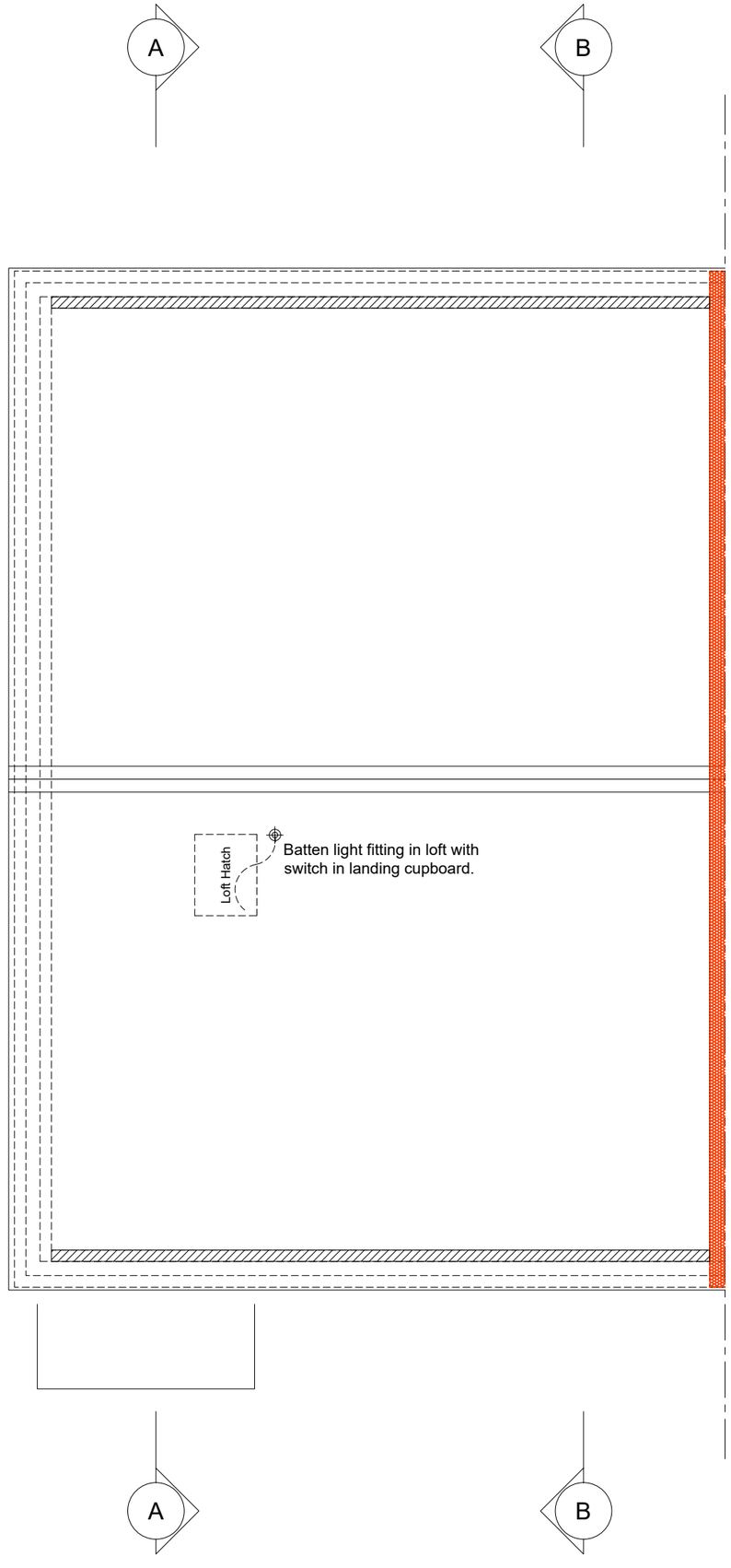
ECL JOB NO – 19065

PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.1 – FIRST FLOOR ELECTRICAL LAYOUT				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.1 – 62	REV:	–	DATE:	12.05.20

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

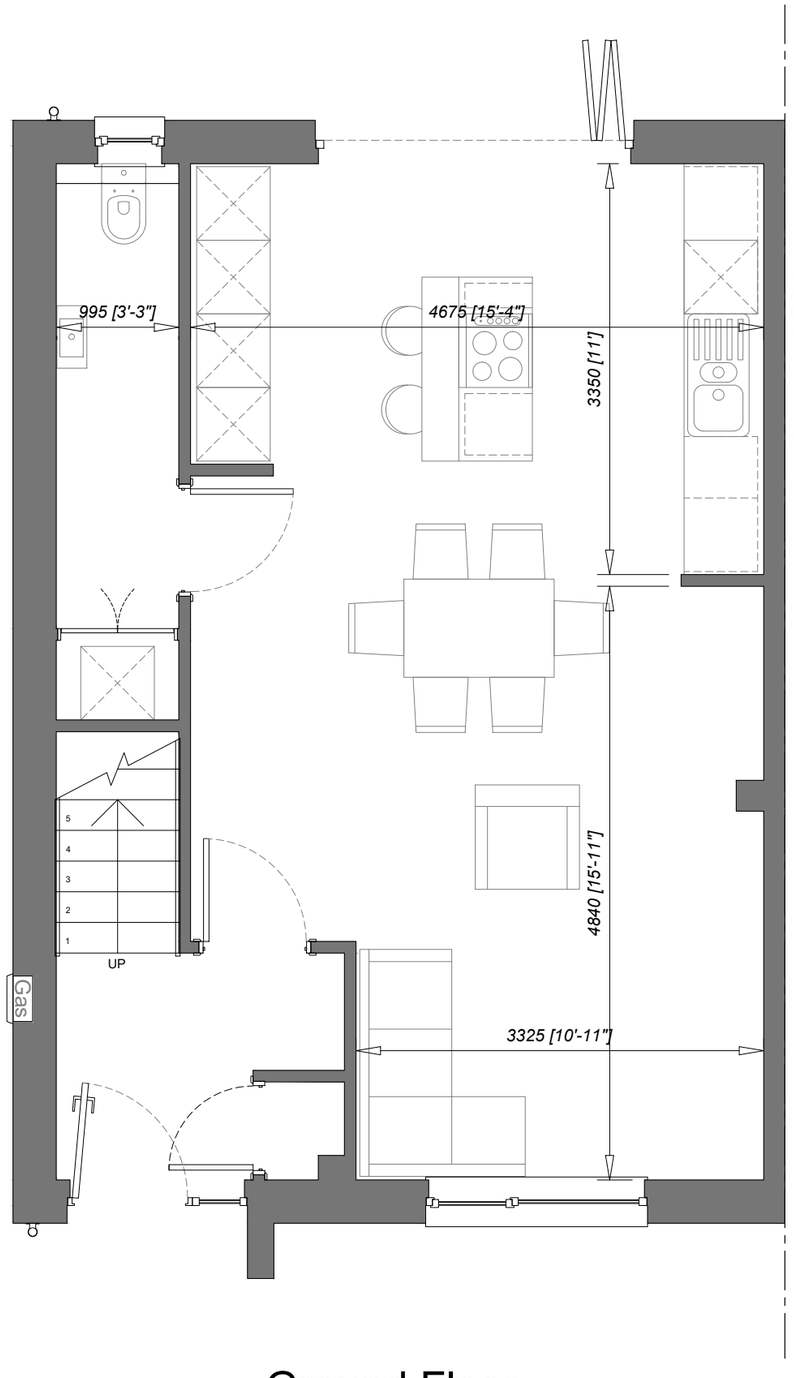
PROJECT:	BOREHAM MEAD, WARMINSTER				
DWG TITLE:	T3.1 – ROOF / LOFT ELECTRICAL LAYOUT				
SCALE:	1:50 @ A3	DRAWN:	KMD	CHECKED:	RJW
DWG NO:	1902 – T3.1 – 63	REV:	–	DATE:	12.05.20

BACKHOUSE

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



Boreham Mead



Ground Floor

House Type T3.1 - Floor Area = 95.6m^2

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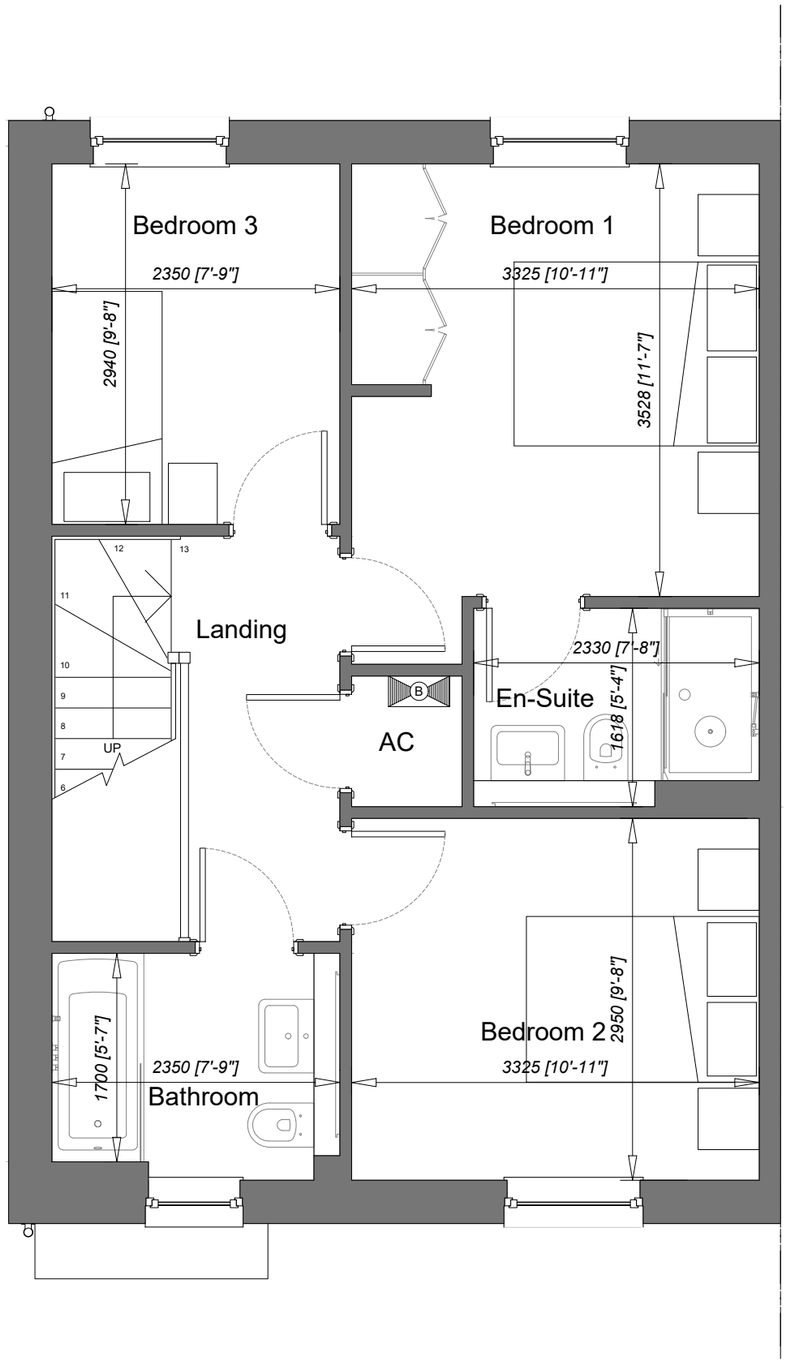
Boreham Mead



First Floor

House Type T3.1 - Floor Area = 95.6m^2

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