

The Blemmere (CB) - Drawing Schedule

Drawing No.	Drawing Title	Variant	Status	Rev	Rev Date	Dept
A/1026/00/0/00	Drawing Register (CB)	All Variants	Construction	B	26 Oct 2020	INFORMATION
A/1026/00/AT/01	Planning Layouts	All Traditional Variants	Construction	B	26 Oct 2020	PLANNING / LAND
A/1026/00/CB/02	Planning Elevations	Country Brick	Construction	B	26 Oct 2020	PLANNING / LAND

A/1026/05/0/01	Ground Floor Accessibility	All Variants	Construction	B	26 Oct 2020	PLANNING / LAND
A/1026/05/0/02	First Floor Accessibility	All Variants	Construction	B	26 Oct 2020	PLANNING / LAND

A/1026/10/AT/01	Ground Floor Setting Out Plan	All Traditional Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/10/AT/02	First Floor Setting Out Plan	All Traditional Variants	Construction	B	26 Oct 2020	CONSTRUCTION

A/1026/15/0/01	Ground Floor Electrical GA	All Variants	Construction	B	26 Oct 2020	ELECTRICAL
A/1026/15/0/02	First Floor Electrical GA	All Variants	Construction	B	26 Oct 2020	ELECTRICAL

A/1026/20/AT/02	Section A-A	All Traditional Variants	Construction	B	26 Oct 2020	CONSTRUCTION
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A/1026/25/CB/00	Elevations	Country Brick	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/25/CB/01	Front Elevation	Country Brick	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/25/CB/02	Rear Elevation	Country Brick	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/25/CB/03	Primary Elevation	Country Brick	Construction	B	26 Oct 2020	CONSTRUCTION

A/1026/30/0/01	Foundation Layout	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/30/0/02	Structural Floor Beam Layout	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/30/0/03	Beam Details (Sheet 1)	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/30/0/04	Beam Details (Sheet 2)	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION

A/1026/40/0/01	First Floor Joist Setting Out	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/40/0/02	Joist Plan and Take Off	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/40/0/03	1st Floor Joist 3d View	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/40/0/04	Floor Boards Layout	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION

A/1026/50/0/01	Staircase Details	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
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A/1026/60/0/01	Roof Layout	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/60/0/02	Roof Trusses (Sheet 1)	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/60/0/03	Roof Trusses (Sheet 2)	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/60/0/04	Roof Structure 3d View	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION

A/1026/65/CB/01	Canopy Details	Country Brick	Construction	B	26 Oct 2020	CONSTRUCTION
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A/1026/70/0/S/01	Kitchen Layout	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/70/0/S/02	Kitchen Elevations	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/70/0/S/03	Kitchen 3D Perspective	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/70/0/S/04	Kitchen Electrics	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/70/0/U/01	Kitchen Layout	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/70/0/U/02	Kitchen Elevations	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/70/0/U/03	Kitchen 3D Perspective	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION

A/1026/75/0/01	Ground Floor W/C Layout	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/75/0/A/02	Bathroom Layout (Shower Over Bath)	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/75/0/A/03	Ensuite Layout (Electric Shower)	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/75/0/B/02	Bathroom Layout (No Shower)	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/75/0/B/03	Ensuite Layout (Thermostatic Shower)	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION

A/1026/80/0/01	Ground Floor Heating GA	All Variants	Construction	B	26 Oct 2020	MECHANICAL
A/1026/80/0/02	First Floor Heating GA	All Variants	Construction	B	26 Oct 2020	MECHANICAL
A/1026/80/0/05	Ground Floor DHCW Layout	All Variants	Construction	B	26 Oct 2020	MECHANICAL
A/1026/80/0/06	First Floor DHCW Layout	All Variants	Construction	B	26 Oct 2020	MECHANICAL
A/1026/80/0/09	Heating Schedules and Installation Notes	All Variants	Construction	B	26 Oct 2020	MECHANICAL
A/1026/80/0/CYL/01	Ground Floor Heating GA	All Variants	Construction	B	26 Oct 2020	MECHANICAL
A/1026/80/0/CYL/02	First Floor Heating GA	All Variants	Construction	B	26 Oct 2020	MECHANICAL
A/1026/80/0/CYL/05	Ground Floor DHCW Layout	All Variants	Construction	B	26 Oct 2020	MECHANICAL
A/1026/80/0/CYL/06	First Floor DHCW Layout	All Variants	Construction	B	26 Oct 2020	MECHANICAL
A/1026/80/0/CYL/09	Heating Schedules and Installation Notes	All Variants	Construction	B	26 Oct 2020	MECHANICAL

A/1026/90/CB/01	Lintel & Door Schedules	Country Brick	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/90/CB/02	Window Schedule	Country Brick	Construction	B	26 Oct 2020	CONSTRUCTION

A/1026/95/0/01	Wall Material Take Off	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/95/0/02	Electrical Take Off	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION
A/1026/95/0/03	Soil, Waste & Pipe Accessories	All Variants	Construction	B	26 Oct 2020	CONSTRUCTION

Total number of sheets: 55

Construction (Design and Management) Regulations 2015 (CDM 2015)

As Designer, Bellway Group has a key role to play in CDM as it is in a position to reduce the risks that arise during construction work. Fundamental to this process is to establish whether significant risks* (SR) remain within the design.

Significant Risk Schedule				
Housetype	Configuration	SR?	Assessed By	Date
The Blemmere	3b Semi (Corner Turner)	No	DCL	26 Oct 2020

* A significant risk is one that is not likely to be obvious to a competent contractor or builder; unusual or likely to be difficult to manage effectively.

Key to Drawing Numbers

A - ft² - variant - series - drgNo

Series codes:-	00	Planning
	10	GA Plans
	15	Electrical GAs & Setting Out
	20	Section(s)
	25	Elevations
	30	Foundation
	40	Joist Layout(s)
	50	Stairs Layout(s)
	60	Roof Layout(s)
	65	Entrance Canopy(ies)
	70	Kitchen & Utility Layout(s)
	75	Wetroom Layouts
	80	Heating Layouts
	90	Lintle, Window and Door Schedules
	95	Material / Equipment Takeoffs

Variant Codes:-	0	All
	CB	Country Brick
	CC	Country Contemporary
	CT	Country Tile Hanging
	CW	Country Weatherboarding
	TB	Town Brick
	TC	Town Contemporary
	TF	Town Feature Brick
	TT	Town Tile Hanging
	AT	All Traditional Variants
	AC	All Contemporary Variants

Roof Options:- (if applicable)	R1	Standard roof shape
	R2, R3 etc...	Optional roof shapes

NHBC Type Approvals Ref:- 00xx/--/20xx

SAP Summary:-	20xx
DER:- xx.xx (S), xx.xx (M)	DFEE:- xx.xx (S), xx.xx (M)
TER:- xx.xx (S), xx.xx (M)	TFEE:- xx.xx (S), xx.xx (M)

Air Permeability Figure:-	x.01 m³/hr/m²
Improvement over AD L1a 2013:-	x.xx% (S), x.xx% (M)

Approved Document G

Category:-	C	LpppD:-	99.2
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Floor Areas (Structural)

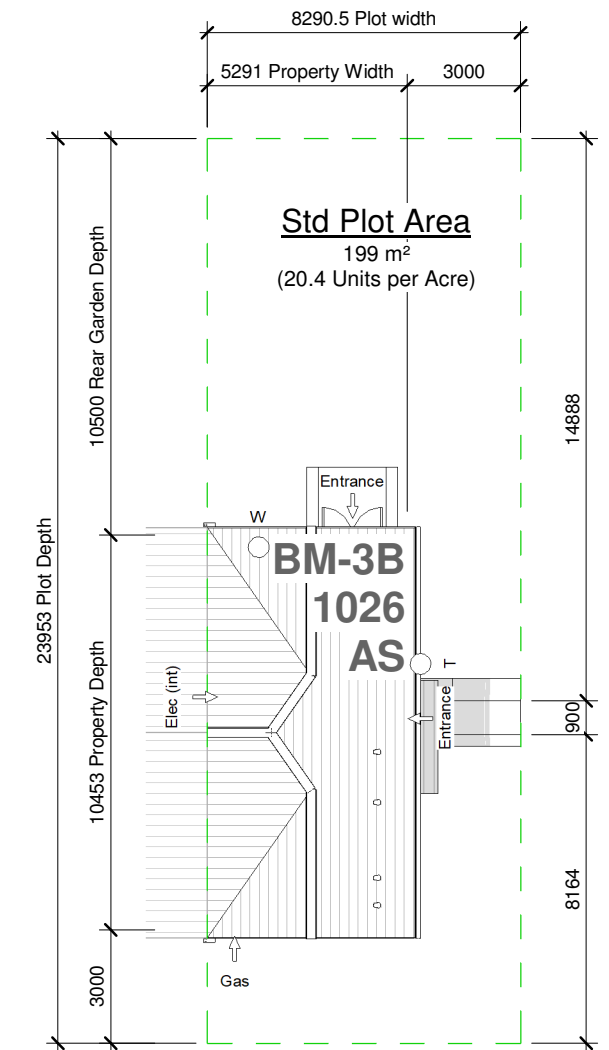
Name	Area (m²)	Area (ft²)
Ground Floor	47.64 m²	513 ft²
First Floor	47.64 m²	513 ft²
Combined	95.28 m²	1026 ft²

Room Areas (Finished)

Room	Area (m²)	Area (ft²)
Kitchen / Dining	16.72 m²	180 ft²
Living	15.12 m²	163 ft²
Hall	8.56 m²	92 ft²
W/C	2.71 m²	29 ft²
Cup'd	2.08 m²	22 ft²

Bed 1	12.17 m²	131 ft²
Bed 2	11.71 m²	126 ft²
Bed 3	7.51 m²	81 ft²
Landing	4.82 m²	52 ft²
Bath	4.15 m²	45 ft²
Ensuite	3.39 m²	37 ft²
Cup'd	1.06 m²	11 ft²

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



INFORMATION Bellway
www.bellway.co.uk

Bellway Group Technical

Wooslington House, Wooslington
Newcastle upon Tyne NE13 8BF
Tel: 0191 217 0717

Project
The Artisan Collection
2020 Issue
Working Drawings



Drawing Title
The Blemmere BM-3B-2S-0

1026 ft² | 3b Semi (Corner Turner) | All Variants
Drawing Register (CB)

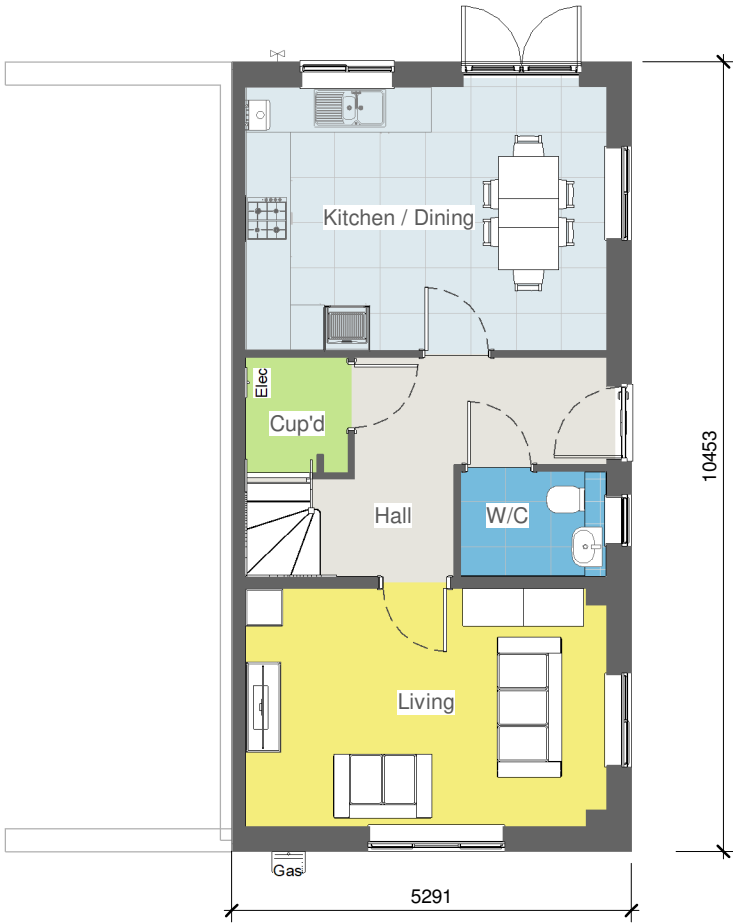
Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 200
Job No	Drg Status Construction	Revision B

Drawing No.
A/1026/00/0/00

Do not scale - if in doubt, ask

Room Schedule		
Room	Area (m²)	Area (ft²)
Kitchen / Dining	16.72 m²	180 ft²
Living	15.12 m²	163 ft²
Hall	8.56 m²	92 ft²
W/C	2.71 m²	29 ft²
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Ensuite	3.39 m²	37 ft²
Cup'd	1.06 m²	11 ft²

Revision Schedule		
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B	26 Oct 2020	See Amendment Schedule



1 Ground Floor
1 : 100



2 First Floor
1 : 100

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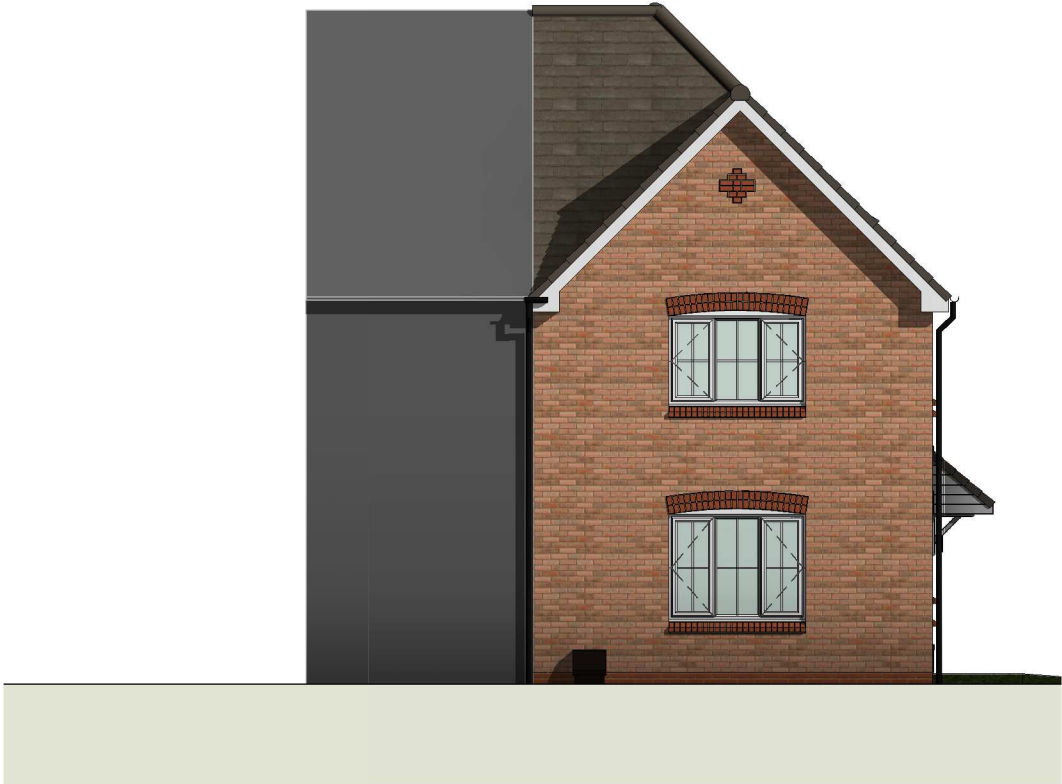


Drawing Title
The Blemmere **BM-3B-2S-AT**
1026 ft² | 3b Semi (Corner Turner) | All Traditional Variants
Planning Layouts

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 100
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/00/AT/01		

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Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



1

Front Elevation

1 : 100



2

Rear Elevation

1 : 100



3

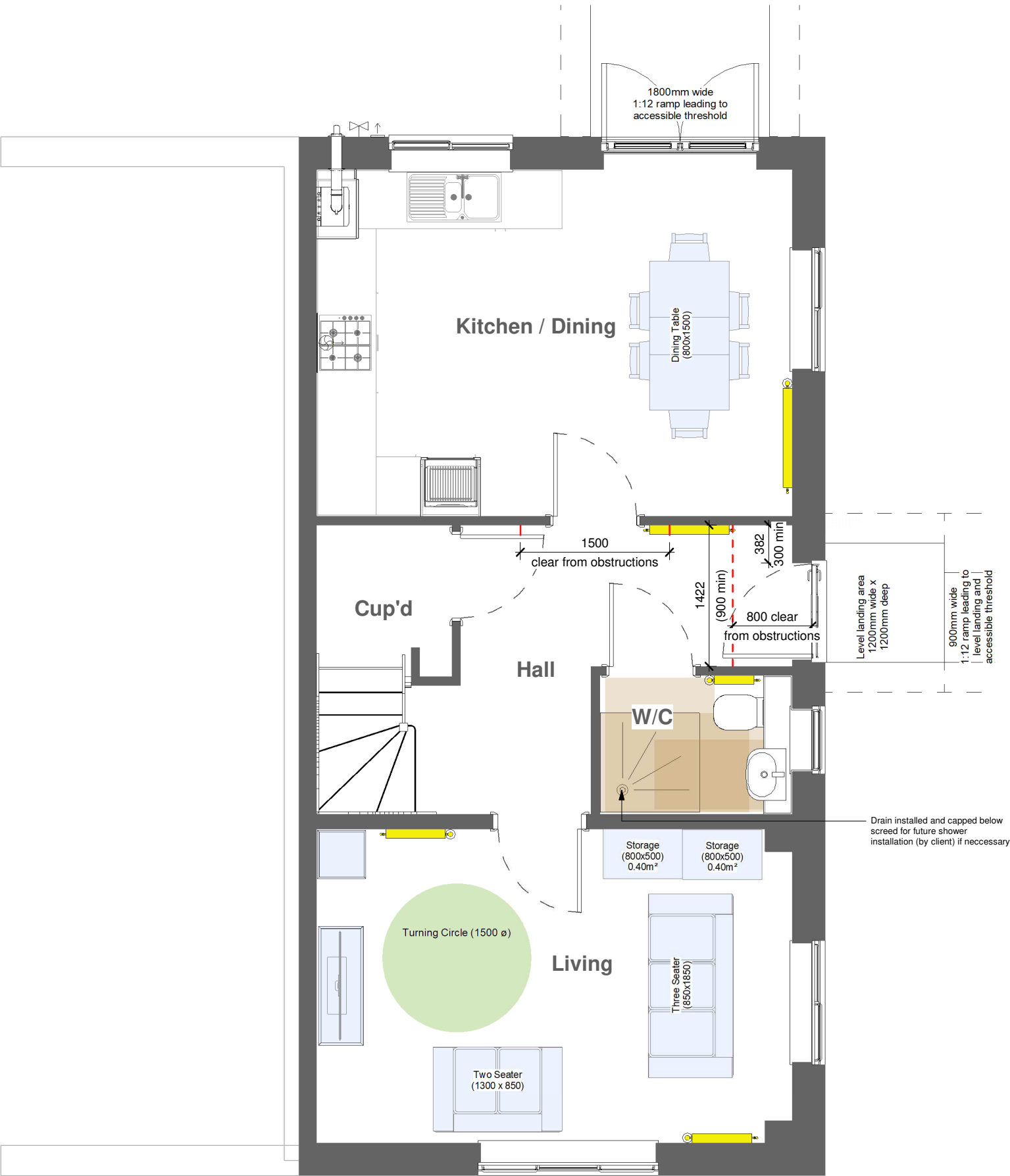
Primary Elevation

1 : 100



Drawn By	First Issue Date	Scale(s)
DCL	24 Sep 2019	1 : 100
Job No	Drg Status	Revision
	Construction	B
Drawing No.		A/1026/00/CB/02

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Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

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Drawing Title

The Blemmere

BM-3B-2S-0

1026 ft² | 3b Semi (Corner Turner) | All Variants
Ground Floor Accessibility

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/05/0/01		

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Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



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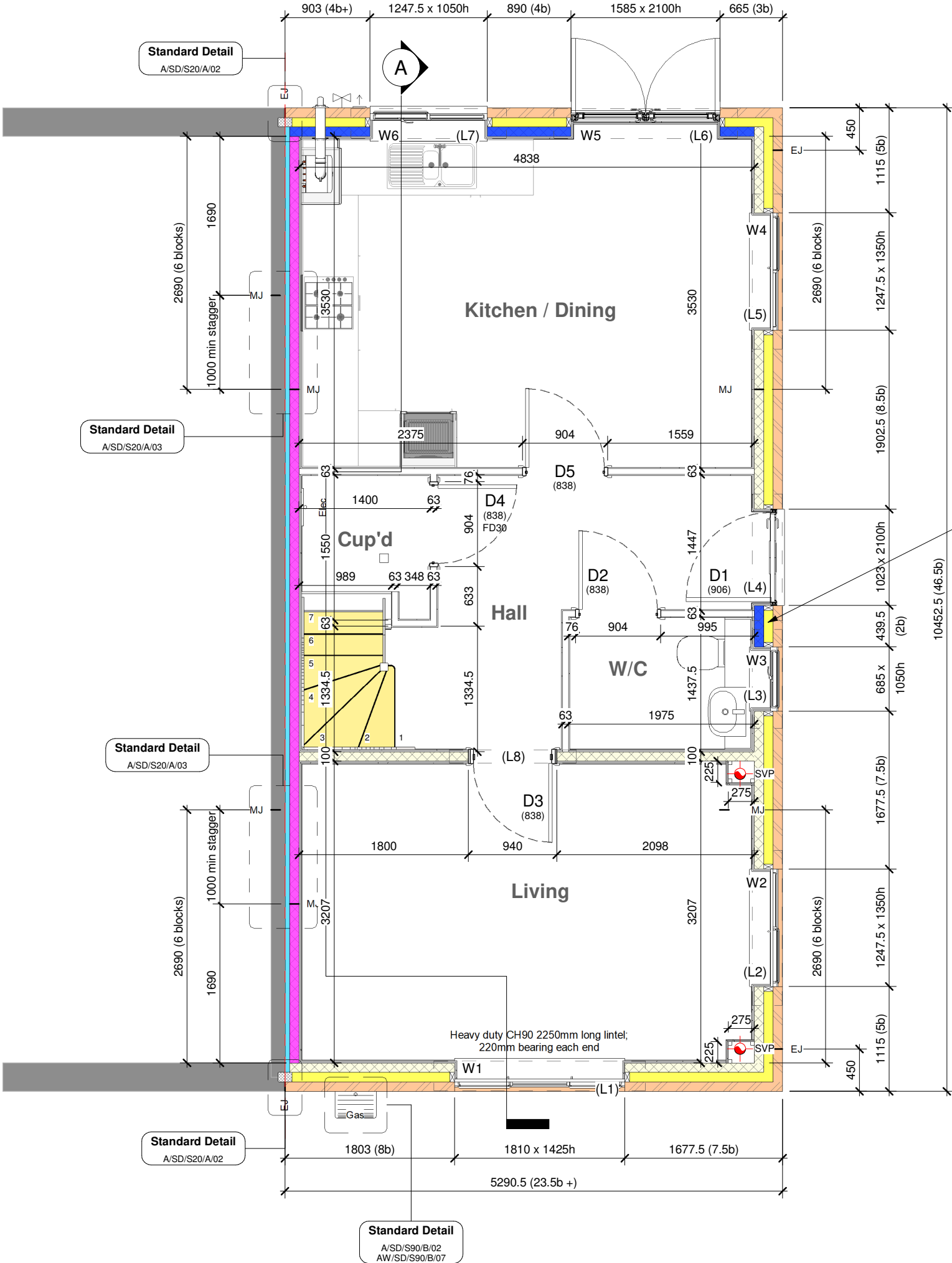


Drawing Title
The Blommere **BM-3B-2S-0**

1026 ft² | 3b Semi (Corner Turner) | All Variants
First Floor Accessibility

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/05/0/02		

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1 Ground Floor
1 : 50

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Wall Legend (100mm Cavity)

	Standard External Insulated Cavity Wall 102.5mm facing brickwork 100mm cavity filled with blown mineral fibre insulation 100mm aerated concrete block (2.9N/mm²) 12.5mm gypsum board on adhesive dabs
	Mid Strength External Insulated Cavity Wall 102.5mm facing brickwork 100mm cavity filled with blown mineral fibre insulation 100mm mid strength aerated concrete block (3.6N/mm²) 12.5mm gypsum board on adhesive dabs
	High Strength External Insulated Cavity Wall 102.5mm facing brickwork 100mm cavity filled with blown mineral fibre insulation 100mm high strength aerated concrete block (7.3N/mm²) 12.5mm gypsum board on adhesive dabs
	External Uninsulated Cavity Wall (to garage, cold roof space etc.) 102.5mm facing brickwork 100mm air cavity 100mm aerated concrete block (2.9N/mm²)
	Party Wall 100mm mid strength aerated concrete block (3.6N/mm²) 100mm Party Wall blown glass mineral wool insulation 100mm mid strength aerated concrete block (3.6N/mm²) 12.5mm gypsum board on adhesive dabs
	Internal Blockwork Partition Between Dwelling and Garage 100mm aerated concrete block (2.9N/mm²) 70mm British Gypsum Thermaline Super Thermal Laminate Plasterboard on adhesive dabs
	Internal Blockwork Partition 12.5mm gypsum board on adhesive dabs 100mm aerated concrete block (2.9N/mm²) 12.5mm gypsum board on adhesive dabs
	Structural Stud Partition 12.5mm gypsum board 12.5mm OSB2 sheathing 63 x 38mm timber studs (studs and noggings rotated through 90°) 12.5mm gypsum board 12.5mm OSB2 sheathing
	Non-Load Bearing Stud Partition 12.5mm gypsum board 63 x 38mm timber studs 12.5mm gypsum board
	Stud Partition with Acoustic Insulation 12.5mm gypsum board 63 x 38mm timber studs, with 65mm thick Isover APR 1200 acoustic insulation packed between 12.5mm gypsum board

Note:- all blockwork drawn magenta to be 3.6N/mm²
Note:- all blockwork drawn blue to be 7.3N/mm²
Refer to current Construction Specification for further details
For Country Tile (CT), Country Weatherboard (CW) and Town Tile (TT), external skin to be replaced with 3.6N/mm² lightweight aggregate blocks to areas which are to receive alternative external treatment only.
This drawing must be read in conjunction with 25 series drawings.

CONSTRUCTION

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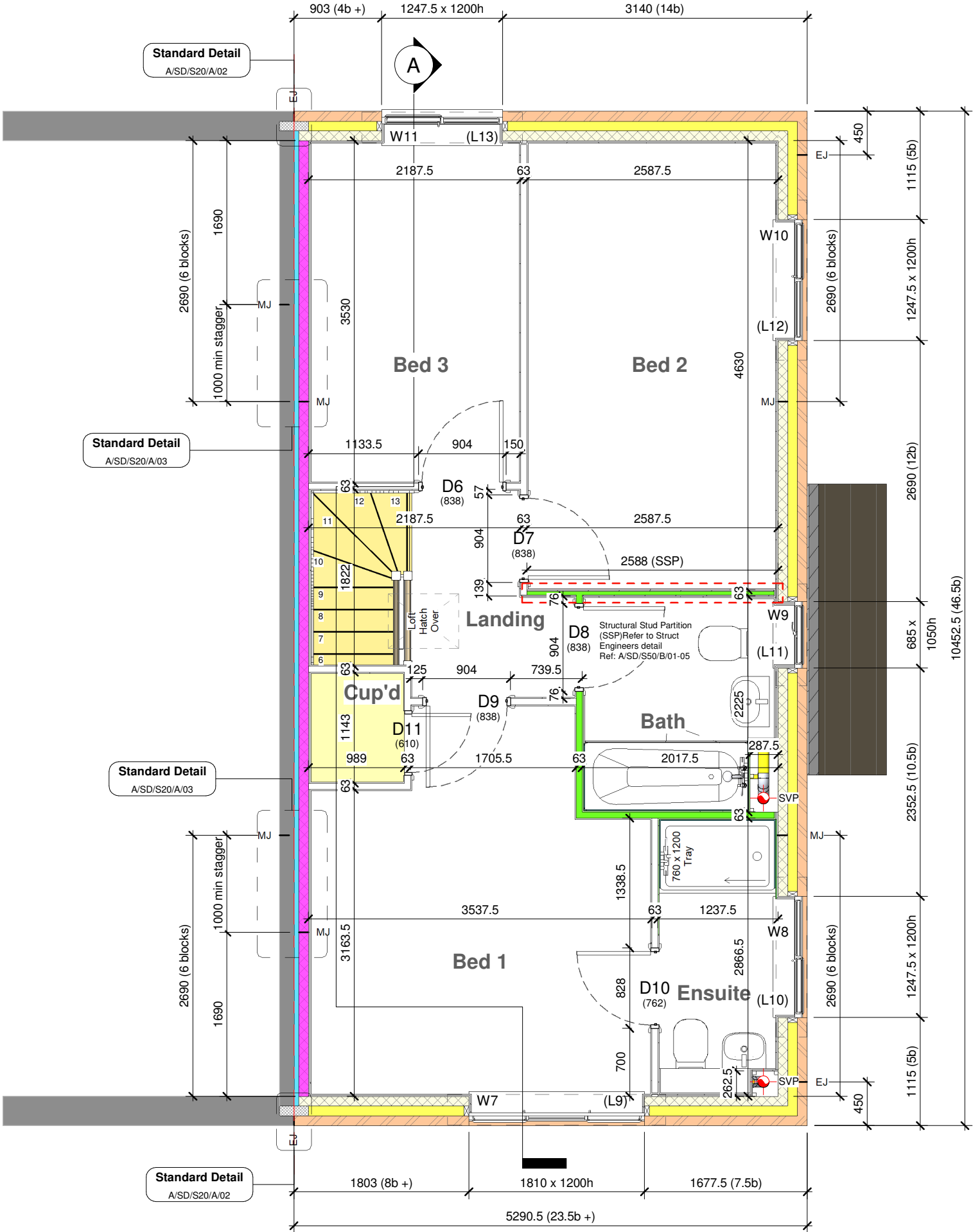
Project
The Artisan Collection
2020 Issue
Working Drawings



Drawing Title
The Blemmere **BM-3B-2S-AT**
1026 ft² | 3b Semi (Corner Turner) | All Traditional Variants
Ground Floor Setting Out Plan

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/10/AT/01		

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Revision Schedule		
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B	26 Oct 2020	See Amendment Schedule

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	Non-Load Bearing Stud Partition 12.5mm gypsum board 63 x 38mm timber studs 12.5mm gypsum board
	Stud Partition with Acoustic Insulation 12.5mm gypsum board 63 x 38mm timber studs, with 65mm thick Isover APR 1200 acoustic insulation packed between 12.5mm gypsum board

Note:- all blockwork drawn magenta to be 3.6N/mm²
Note:- all blockwork drawn blue to be 7.3N/mm²
Refer to current Construction Specification for further details
For Country Tile (CT), Country Weatherboard (CW) and Town Tile (TT), external skin to be replaced with 3.6N/mm² lightweight aggregate blocks to areas which are to receive alternative external treatment only.
This drawing must be read in conjunction with 25 series drawings.

CONSTRUCTION

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Project

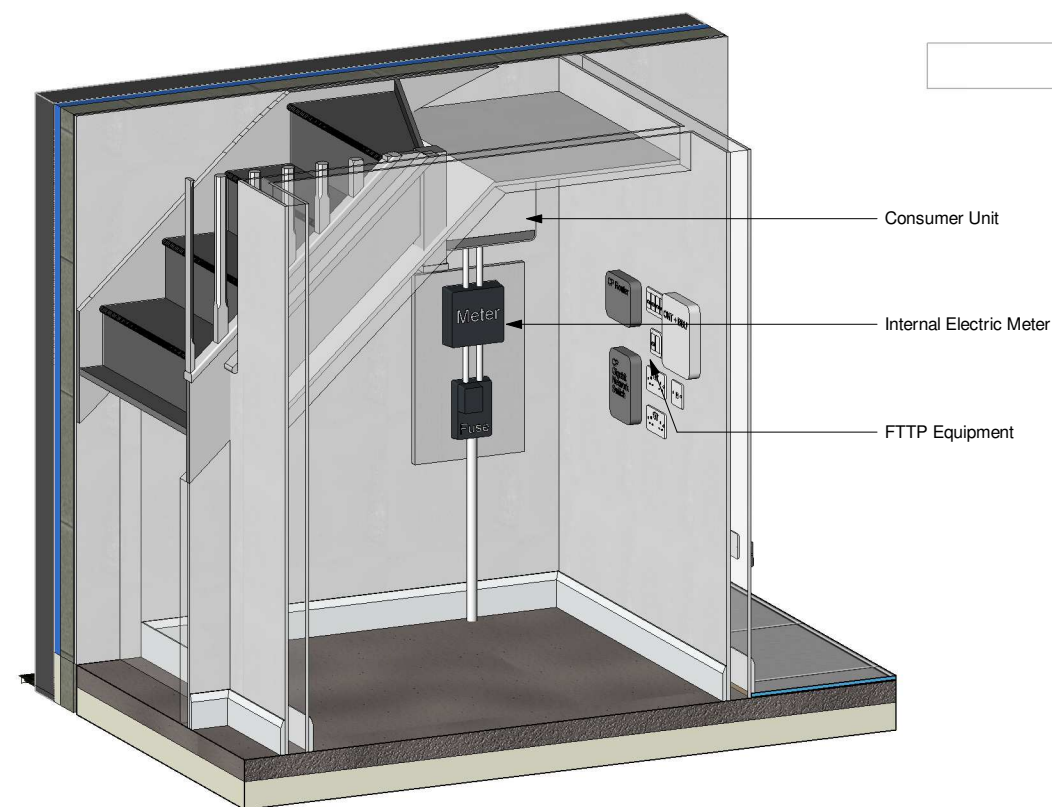
The Artisan Collection
2020 Issue
Working Drawings

Drawing Title
The Blemmere **BM-3B-2S-AT**
1026 ft² | 3b Semi (Corner Turner) | All Traditional Variants
First Floor Setting Out Plan

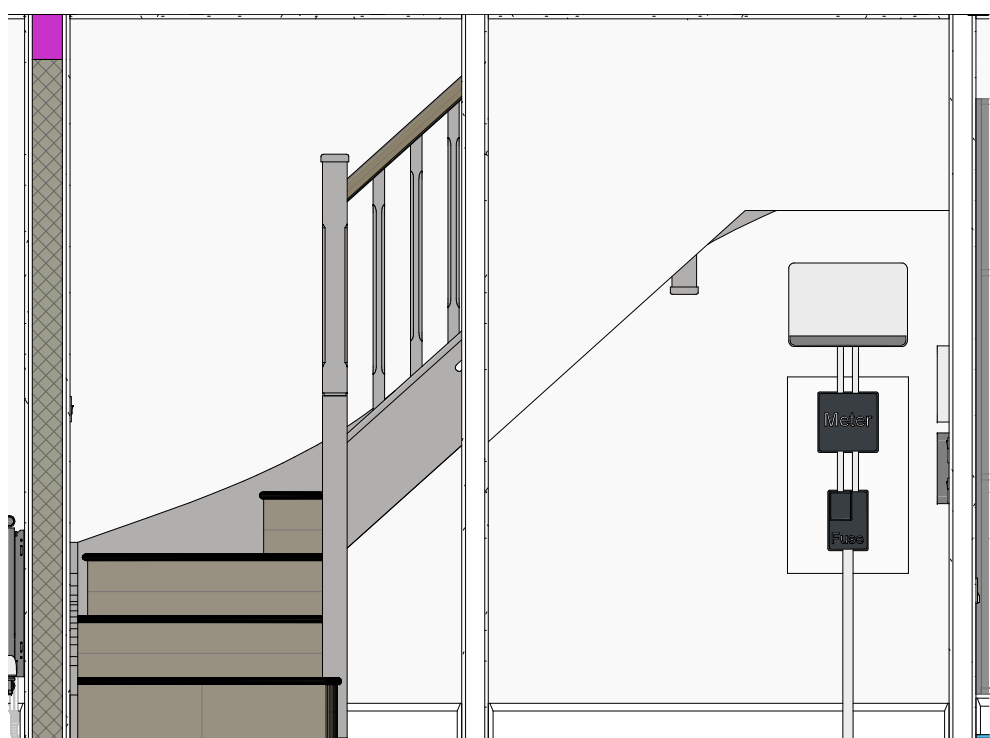
Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/10/AT/02		

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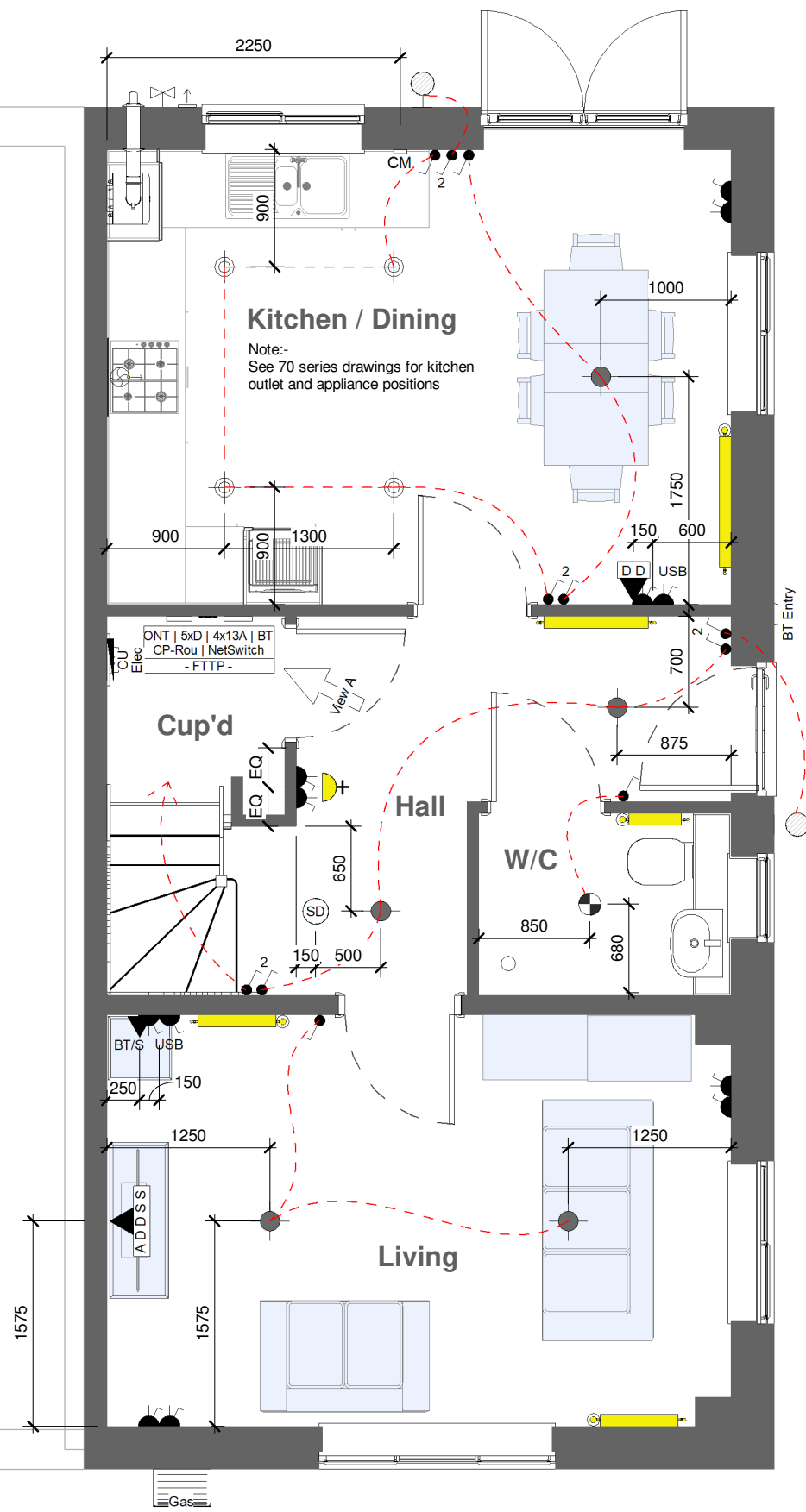
Greenlighting ECO800 Recessed Spotlights indicated on Layout.
Note: If **ANY** other recessed spotlight manufacturer is proposed, please ensure reference is made to Bellway Technical Alert ref: 3.0 TechAlert - Downlight and Noggins_01_V1.0 and Recessed Downlighting and Noggins Summary_01_V1.2 dated 06/04/20 to establish correct installation protocols.



2 Cupboard (View A)



Z Section Z - Z (Understairs Cupd)
1 : 25



1 Ground Floor Electrical GA
1 : 50

Revision Schedule

Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Electrical Legend

	Pendant light fitting		Weather compensator	
	Batten holder fitting			Ceiling mounted detector Smoke Heat
	IP65 recessed spotlight		Wall mounted CO detector (installed @ 150mm below ceiling)	
	IP65 recessed spotlight to be supplied with Fire Hood / Shroud		20VA Dual volt shaver socket (1350mm to underside above FFL)	
	External Wall mounted light fitting			BT point (3) Master Secondary
	Remote switches to unswitched sockets(2) Single Multi (8no max)		BT Customer Splice Point located externally (conduit to be installed 300-770mm above FGL)	
	Light switch 1 way(1) 1 2 3 gang			Room thermostat (1) Zone 1 Zone 2
	Light switch 2 way(1) 1 2 3 gang		Fan isolator switch (installed to centreline of door, 2150mm above FFL to underside of switch)	
	Light switch - Intermediate(1)		Shower isolator switch (1)	
	13A Single Un-switched fused spur connection		Wall mounted extract fan (installed @ 2125mm above FFL to centreline)	
	13A Single double pole switched fused spur connection		Ceiling mounted extract fan (arrow indicates ducting direction, RT = roof terminal)	
	20A DP Switch Flex Outlet w/ Neon indicator (for Immersion Heater)			2 module 4 module
	Single unswitched socket (13A) high level(2) low level(3)	A = Co-axial aerial D = CAT6 data - = Blank		
	Single switched socket (13A) high level(2) low level(3)		Lounge / Media Plate: Co-axial aerial, 2x CAT6 data, 2x satellite & 2x 13A double socket outlets(3)	
	Double switched socket (13A) high level(2) low level(3)		Wall mounted meter box (Electricity or Gas). Base of box / structural opening @ 900mm (12no bc) above external FGL	
	Cooker outlet plate(3) with 6mm Ø cable to 45A double pole switch		Low level Gas meter box (external ground level)	
	45A double pole switch(3) with 6mm Ø cable to distribution board	FTTP Key:-		
	Hot water cylinder connection box (Blank Faceplate)(2)	ONT:- Optical Network Termination unit, complete with Battery Backup Unit (BBU)		
	Consumer unit (underside of unit installed 1350mm above FFL)	CP-Rou:- Customer Provided Router		
	25A Flex outlet plate high level(2) low level(3)	NetSwitch:- Customer Provided Unmanaged Gigabit Network Switch		
	Frost thermostat			

Submain Isolator must be installed where cable length from meter to consumer unit exceeds 3m
Refer to Section 110 of STANDARD DETAILS - GROUP HOUSE TYPES for typical details

(1) Switches / controls installed @ 1200mm above FFL to top of fitting
(2) Switches installed @ 1050mm above FFL to underside of fitting (sockets located in kitchen islands to be mounted @ 750mm above FFL)
(3) Switches installed @ 450mm above FFL to underside of fitting

General Note - sockets located 400mm from internal corners of rooms to centrelines of sockets, unless otherwise stated

ELECTRICAL

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Working Drawings

Drawing Title

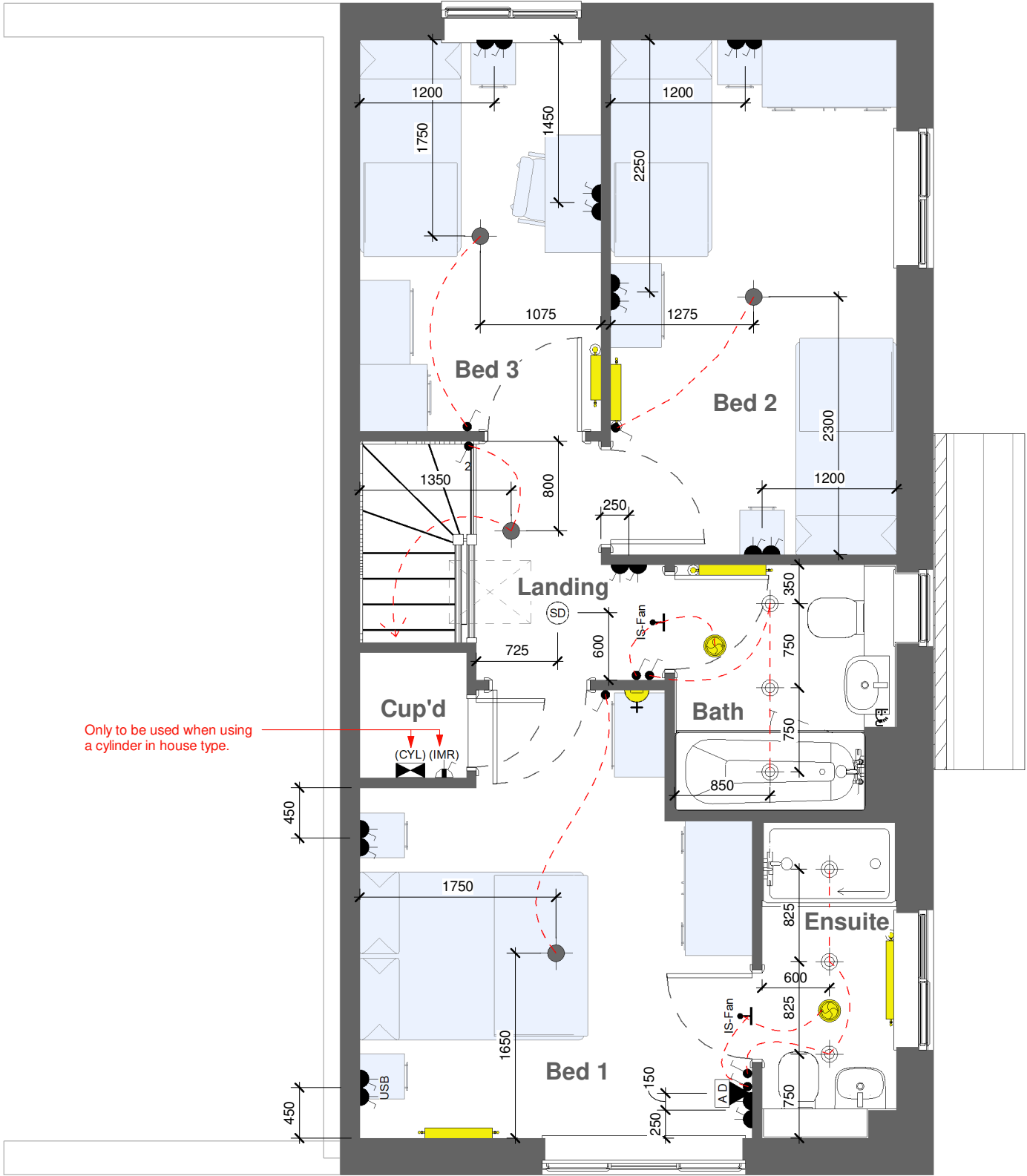
The Blemmere
1026 ft² | 3b Semi (Corner Turner) | All Variants
Ground Floor Electrical GA

BM-3B-2S-0

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/15/0/01		

Do not scale - if in doubt, ask

Greenlighting ECO800 Recessed Spotlights indicated on Layout.
Note: If **ANY** other recessed spotlight manufacturer is proposed, please ensure reference is made to Bellway Technical Alert ref: 3.0 TechAlert - Downlight and Noggins_01_V1.0 and Recessed Downlighting and Noggin Summary_01_V1.2 dated 06/04/20 to establish correct installation protocols.



Revision Schedule				
Rev	Date	Description		
B	26 Oct 2020	See Amendment Schedule		

	Pendant light fitting		Weather compensator	
	Batten holder fitting			Ceiling mounted detector Smoke Heat
	IP65 recessed spotlight		Wall mounted CO detector (installed @ 150mm below ceiling)	
	IP65 recessed spotlight to be supplied with Fire Hood / Shroud		20VA Dual volt shaver socket (1350mm to underside above FFL)	
	External Wall mounted light fitting			BT point ⁽³⁾ Master Secondary
	Remote switches to unswitched sockets ⁽²⁾ Single Multi (8no max)	BT Entry		
	Light switch 1 way ⁽¹⁾ 1 2 3 gang			Room thermostat ⁽¹⁾ Zone 1 Zone 2
	Light switch 2 way ⁽¹⁾ 1 2 3 gang		Fan isolator switch (installed to centreline of door, 2150mm above FFL to underside of switch)	
	Light switch - Intermediate ⁽¹⁾		Shower isolator switch ⁽¹⁾	
	13A Single Un-switched fused spur connection		Wall mounted extract fan (installed @ 2125mm above FFL to centreline)	
	13A Single double pole switched fused spur connection		Ceiling mounted extract fan (arrow indicates ducting direction, RT = roof terminal)	
	20A DP Switch Flex Outlet w/ Neon indicator (for Immersion Heater)			2 module 4 module A = Co-axial aerial D = CAT6 data - = Blank
	Single unswitched socket (13A) high level ⁽²⁾ low level ⁽³⁾			
	Single switched socket (13A) high level ⁽²⁾ low level ⁽³⁾			
	Double switched socket (13A) high level ⁽²⁾ low level ⁽³⁾			
	Cooker outlet plate ⁽³⁾ with 6mm Ø cable to 45A double pole switch	FTTP Key:- ONT:- Optical Network Termination unit, complete with Battery Backup Unit (BBU) CP-Rou:- Customer Provided Router NetSwitch:- Customer Provided Unmanaged Gigabit Network Switch		
	45A double pole switch ⁽²⁾ with 6mm Ø cable to distribution board			
	Hot water cylinder connection box (Blank Faceplate) ⁽²⁾			
	Consumer unit (underside of unit installed 1350mm above FFL)			

Submain Isolator must be installed where cable length from meter to consumer unit exceeds 3m
Refer to Section 110 of STANDARD DETAILS - GROUP HOUSE TYPES for typical details

- ⁽¹⁾ Switches / controls installed @ 1200mm above FFL to top of fitting
⁽²⁾ Switches installed @ 1050mm above FFL to underside of fitting (sockets located in kitchen islands to be mounted @ 750mm above FFL)
⁽³⁾ Switches installed @ 450mm above FFL to underside of fitting

General Note - sockets located 400mm from internal corners of rooms to centrelines of sockets, unless otherwise stated

ELECTRICAL

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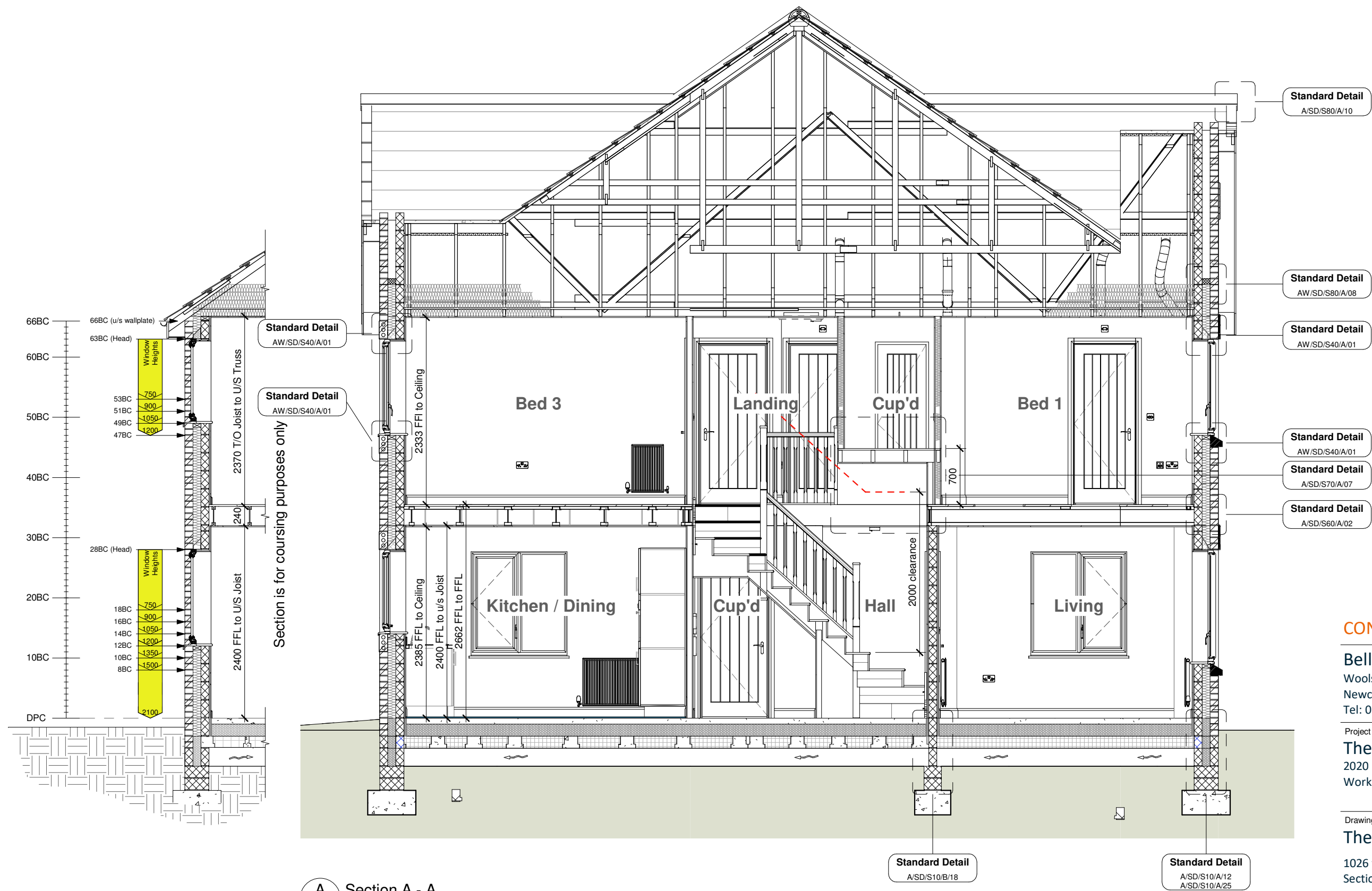
Project
The Artisan Collection
2020 Issue
Working Drawings

Drawing Title
The Blommere **BM-3B-2S-0**
1026 ft² | 3b Semi (Corner Turner) | All Variants
First Floor Electrical GA

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/15/0/02		

Do not scale - if in doubt, ask

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



A Section A - A
1 : 50

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Drawing Title
The Blommere **BM-3B-2S-AT**
1026 ft² | 3b Semi (Corner Turner) | All Traditional Variants
Section A-A

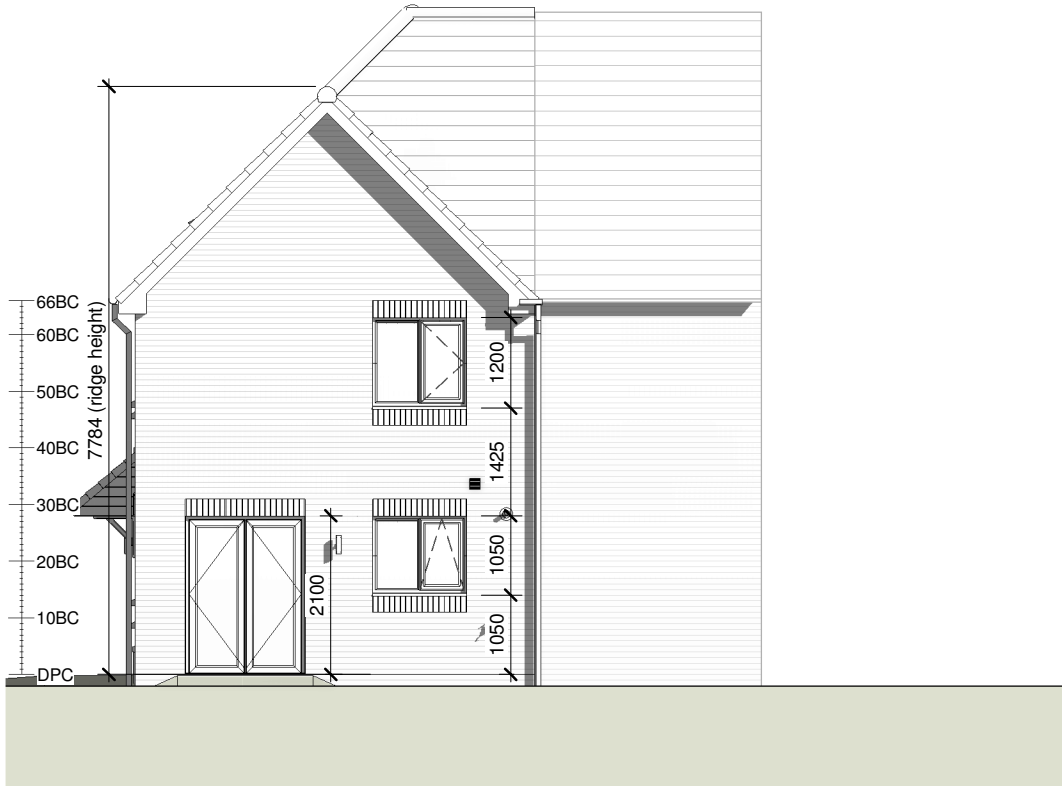
Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/20/AT/02		

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Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



1 Front Elevation
1 : 100



2 Rear Elevation
1 : 100



3 Primary Elevation
1 : 100

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Drawing Title
The Blommere **BM-3B-2S-CB**

1026 ft² | 3b Semi (Corner Turner) | Country Brick
Elevations

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 100
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/25/CB/00		

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Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



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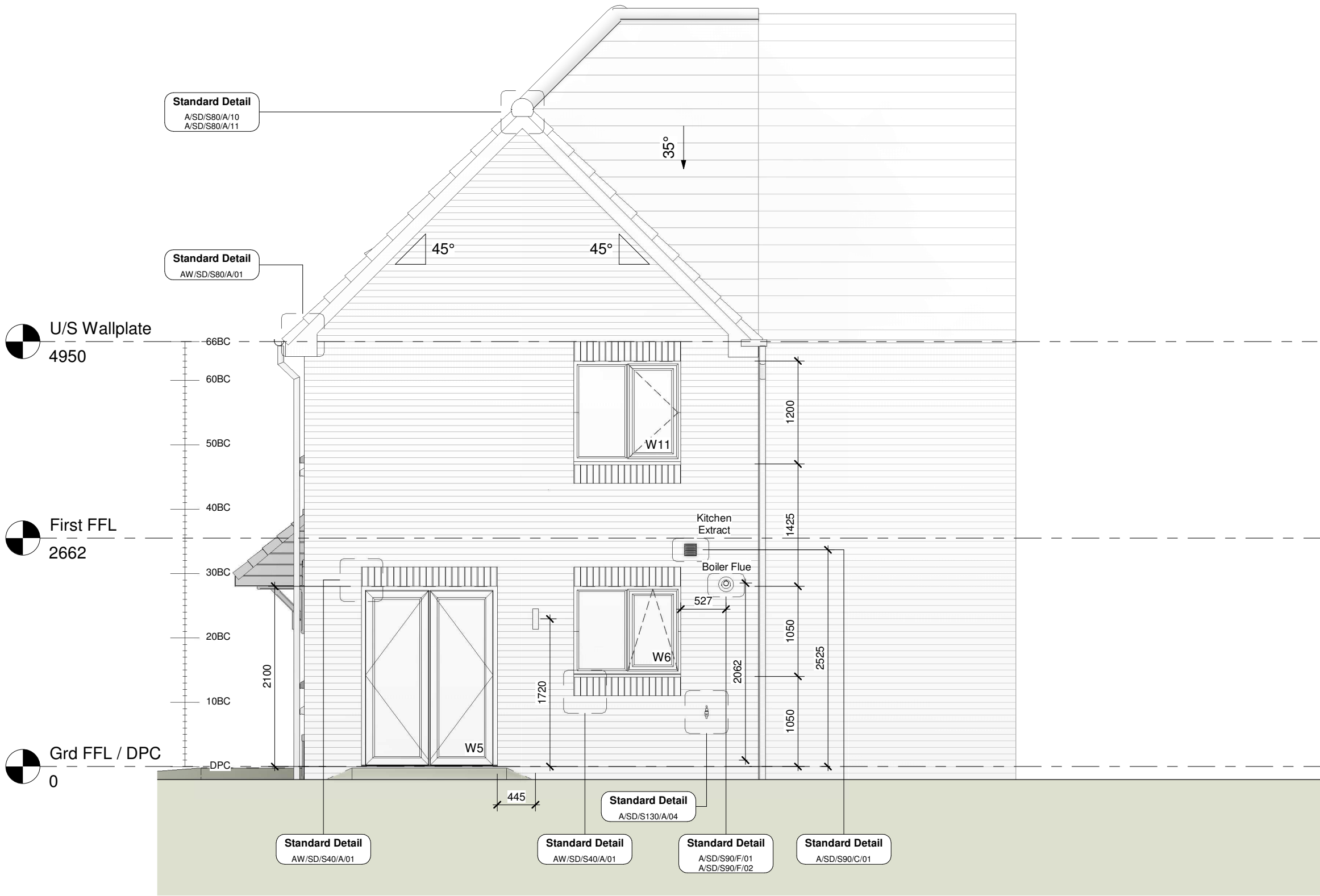
Drawing Title
The Blemmere **BM-3B-2S-CB**
1026 ft² | 3b Semi (Corner Turner) | Country Brick
Front Elevation

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/25/CB/01		

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1 Front Elevation
1 : 50

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



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Drawing Title
The Blemmere **BM-3B-2S-CB**

1026 ft² | 3b Semi (Corner Turner) | Country Brick
Rear Elevation

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/25/CB/02		

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1 Rear Elevation
1 : 50

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Tile ventilation terminal to SVP, located within 5th row of tiles up from eaves. Tile ventilation terminal to provide a minimum of 5000mm² free vent area. Marley Eternit ref 294 (or similar approved)

Tile ventilation terminal to ceiling mounted fan; located within 5th row of tiles up from eaves. Tile ventilation terminal to provide a minimum of 7000mm² free vent area. Marley Eternit ref 294 (or similar approved)

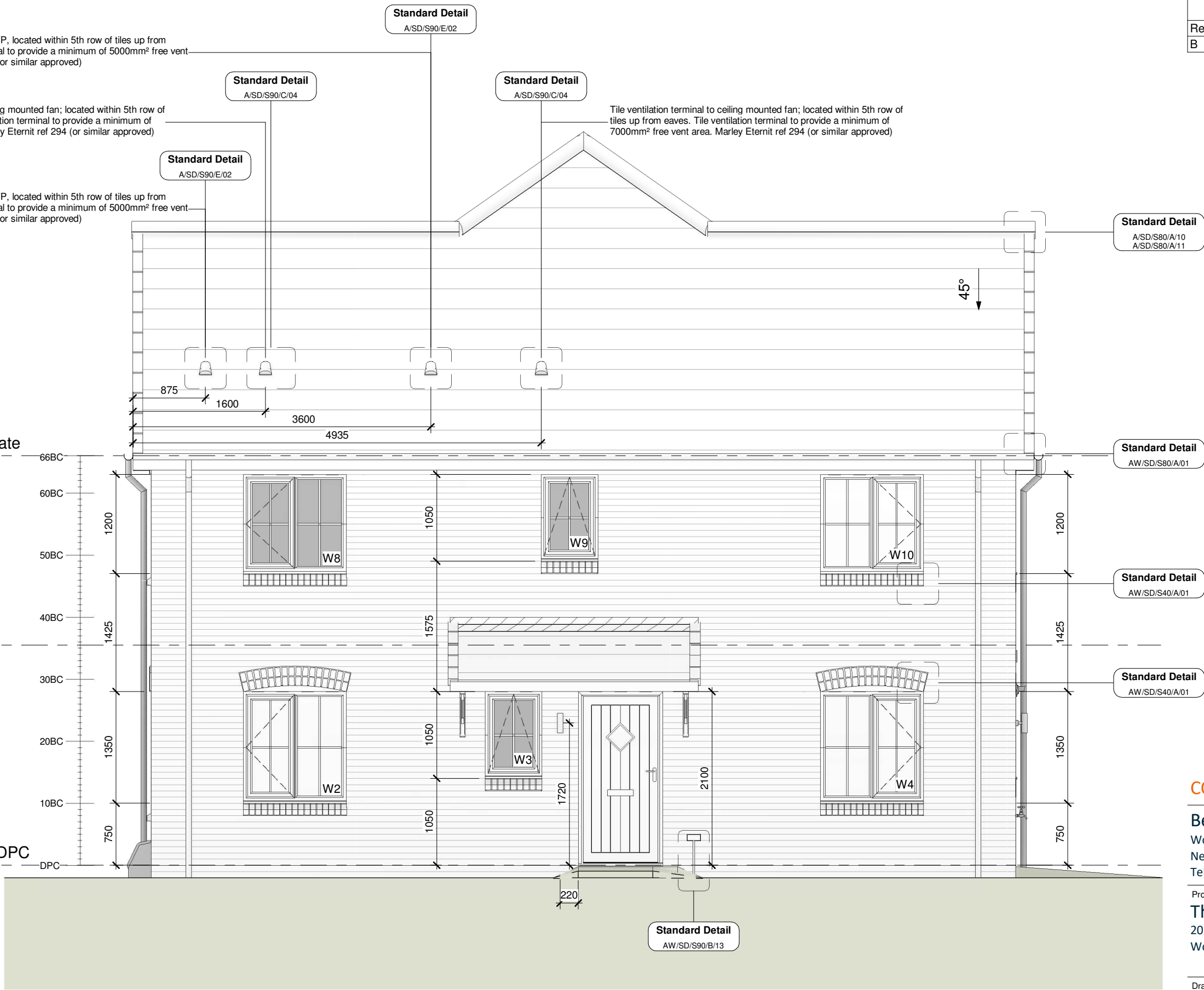
Tile ventilation terminal to SVP, located within 5th row of tiles up from eaves. Tile ventilation terminal to provide a minimum of 5000mm² free vent area. Marley Eternit ref 294 (or similar approved)

Tile ventilation terminal to ceiling mounted fan; located within 5th row of tiles up from eaves. Tile ventilation terminal to provide a minimum of 7000mm² free vent area. Marley Eternit ref 294 (or similar approved)

U/S Wallplate
4950

First FFL
2662

Grd FFL / DPC
0



1 Primary Elevation
1 : 50

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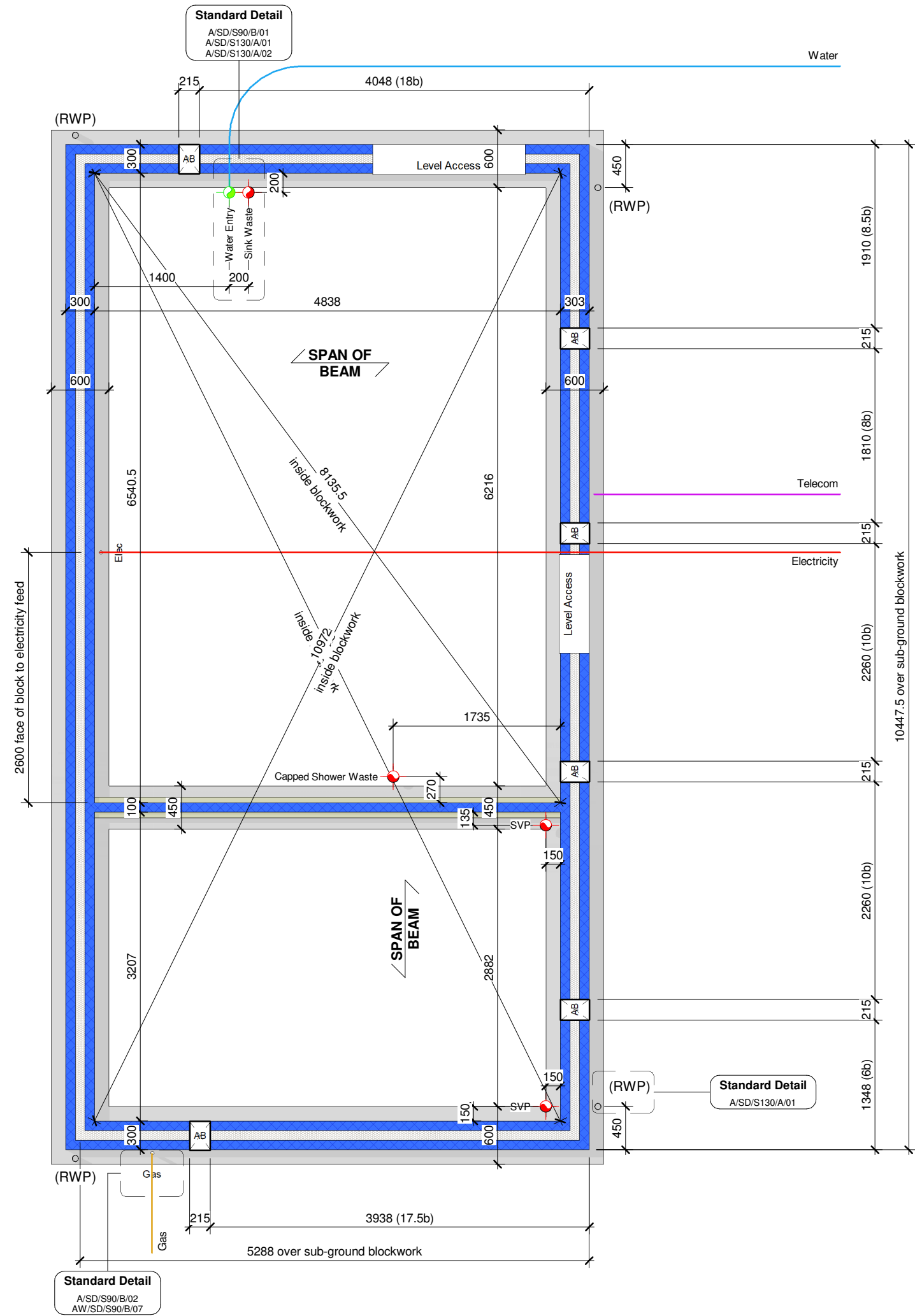
Project
The Artisan Collection
2020 Issue
Working Drawings



Drawing Title
The Blemmere **BM-3B-2S-CB**
1026 ft² | 3b Semi (Corner Turner) | Country Brick
Primary Elevation

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/25/CB/03		

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1 Foundation - Semi Detached
1 : 50

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Substructure Wall Legend (100mm Cavity)

	Standard External Insulated Cavity Wall (Below Ground) 100mm blocks (7.3N/mm²) upto 150mm below external ground level, then class B engineering brickwork (102.5mm) to DPC level 100mm cavity with expanded polystyrene board (thermal conductivity 0.038 W/m²/K) 100mm aerated concrete block / coursing bricks (7.3N/mm²)
	External Uninsulated Cavity Wall (To Garage etc - Below Ground) 100mm blocks (7.3N/mm²) upto 150mm below external ground level, then class B engineering brickwork (102.5mm) to DPC level 100mm cavity 100mm aerated concrete block / coursing bricks (7.3N/mm²)
	Party Wall (Below Ground) 100mm aircrete block (7.3N/mm²) 100mm cavity with expanded polystyrene board (thermal conductivity 0.038 W/m²/K) 100mm aircrete block (7.3N/mm²)
	Internal Blockwork Partition (Below Ground) 100mm aerated concrete block (7.3N/mm²) (Suspended ground floor beam manufacturer's coursing blocks / bricks as required)
	Sleeper Wall 100mm aerated concrete block (7.3N/mm²) to underside of suspended ground floor beams

Refer to current Construction Specification for further details

**NB. 3.6N/mm² Blockwork may be used below DPC
subject to Divisional Consulting Engineers Approval.**

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Drawing Title
The Blemmere
1026 ft² | 3b Semi (Corner Turner) | All Variants
Foundation Layout

BM-3B-2S-0

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/30/0/01		

Do not scale - if in doubt, ask

GENERAL NOTES - BEAM AND BLOCK

1. Building blocks to have a max. density of 1500kg/m³, and a crushing strength of 7.0N/mm².
2. Where support width exceeds 100mm split course to be turned through 90 degrees.
3. Once the beams and blocks have been installed, the floor should be suitably grouted with a nominal 4:1 sharp sand cement mix.

4. Any small holes required through the floor may be formed by removing infill blocks as necessary and making good with insitu concrete by the general contractor.

OVERALL U VALUE OF FLOOR = 0.131 W/m²/K

LOADING ALLOWANCES

- Live load: 1.5 kN/m²
- Finishes: 1.8 kN/m²
- Part allowance: 0.00 kN/m²

Partitions on ground floor not to exceed 1.0 kN/m run (based on timber stud).

- Self weight: See calcs
- Floor make up: 75mm structural concrete topping over structural overlay sheet of 150mm white EPS with white EPS blocks.

Bearing level is: FFL - 375mm

BLOCK KEY:

- W = Wide poly block (485mm)
- N = Narrow poly block (295mm)
- C = 100mm thick poly inlay sheet (tolerance) cut after inserting block runs.

VENTILATION:

AB Denotes location of airbricks & vents.
Each airbrick offers not less than 6000mm² ventilation.

V Dennotes approx. position of vents to inner walls.

Floor to provide:- 1500mm² per metre run of external wall OR...
500mm² per square metre of floor area whichever is greater

ENSURE AIRBRICKS ARE POSITIONED AS SHOWN

Revision Schedule

Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

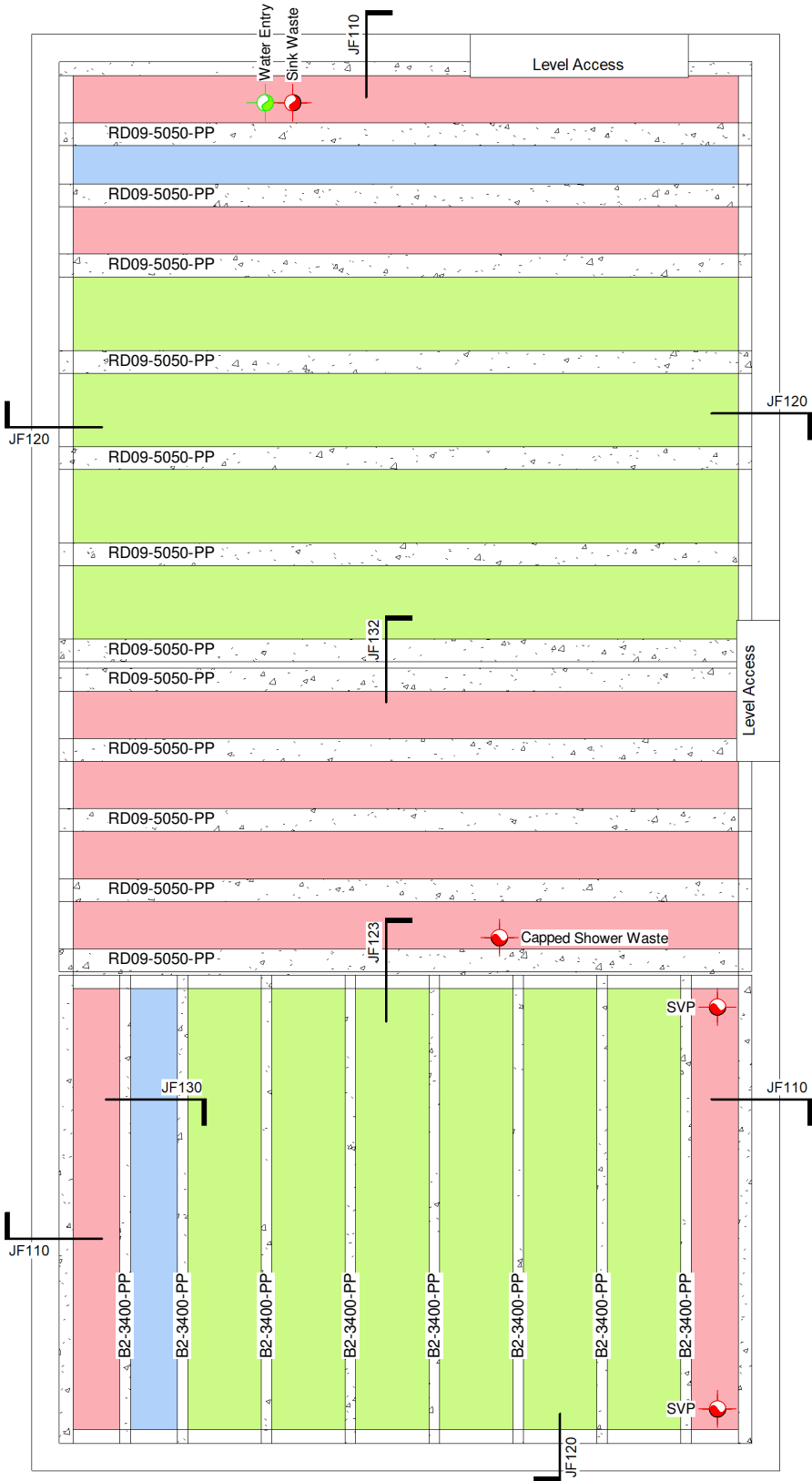
Ground Floor Beam Schedule

Qty	Length	Description	Weight (kg)
8	3400	B2 Prestressed Beam	112
12	5050	RD09 Prestressed Beam	322

GF Overlay Sheet Schedule

Location	Qty of Overlay Sheet	Qty of Poly Edge Strip (75mm high)
Ground Floor	46.64 m²	37.5 m

- W - Wide Poly Block (485mm wide)
- N - Narrow Poly Block (295mm wide)
- C - 100mm thick poly inlay sheet (tolerance), cut after inserting block runs.



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Drawing Title

The Blemmere

BM-3B-2S-0

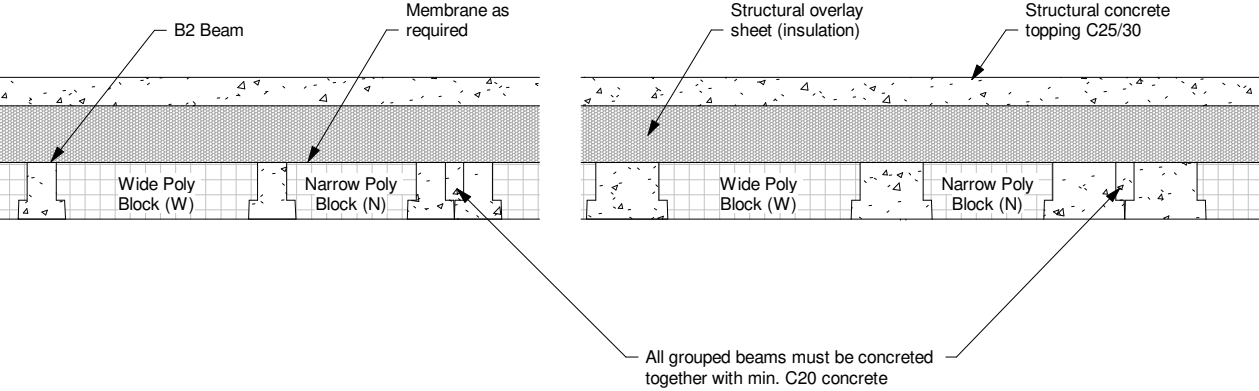
1026 ft² | 3b Semi (Corner Turner) | All Variants

Structural Floor Beam Layout

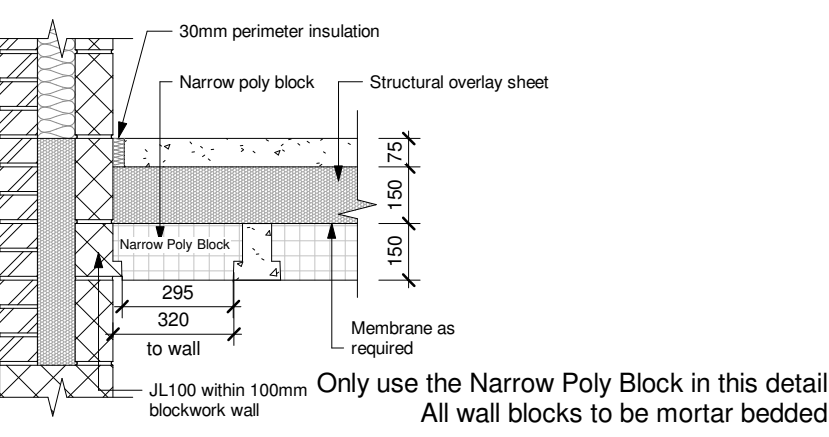
Drawn By	First Issue Date	Scale(s)
DCL	24 Sep 2019	1 : 50
Job No	Drg Status	Revision
	Construction	B
Drawing No.	A/1026/30/0/02	

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General Arrangement (See plan for locations)

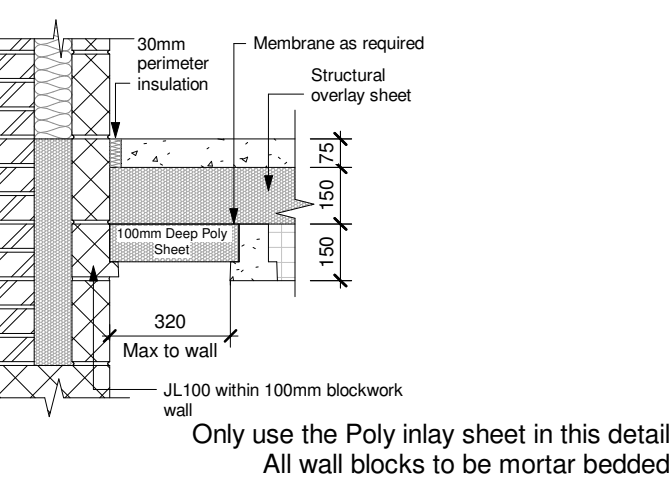


JF110 - Narrow Block Edge Detail

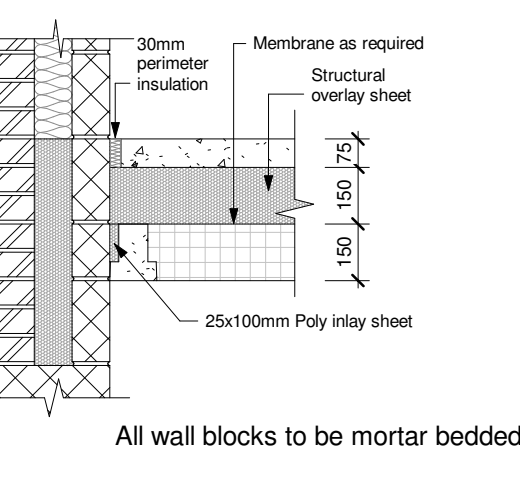


Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

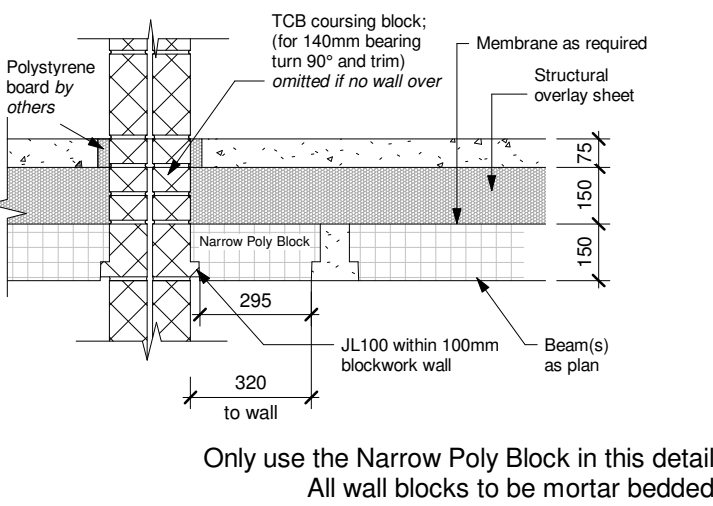
JF111 - Poly Sheet Edge Detail



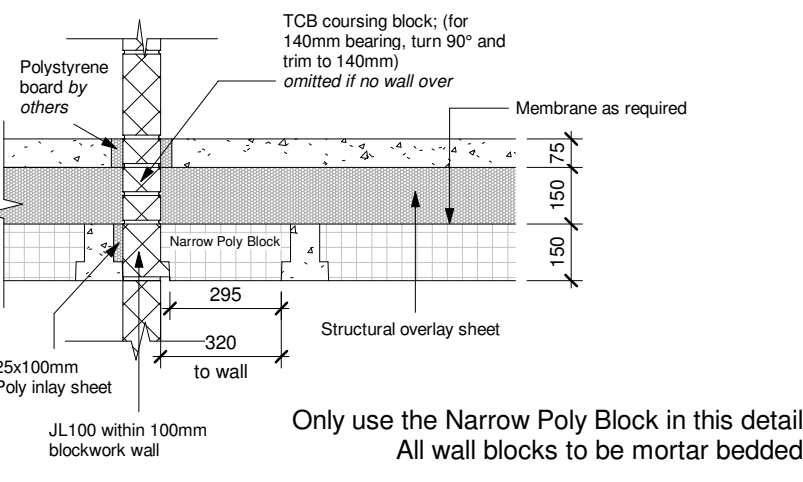
JF112 - Beam-Tight Edge Detail



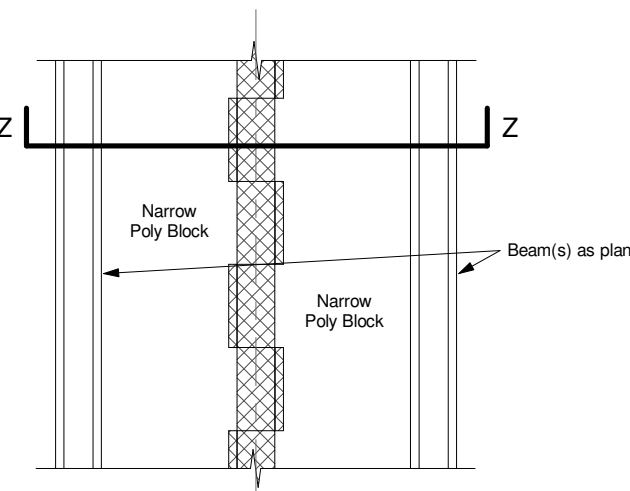
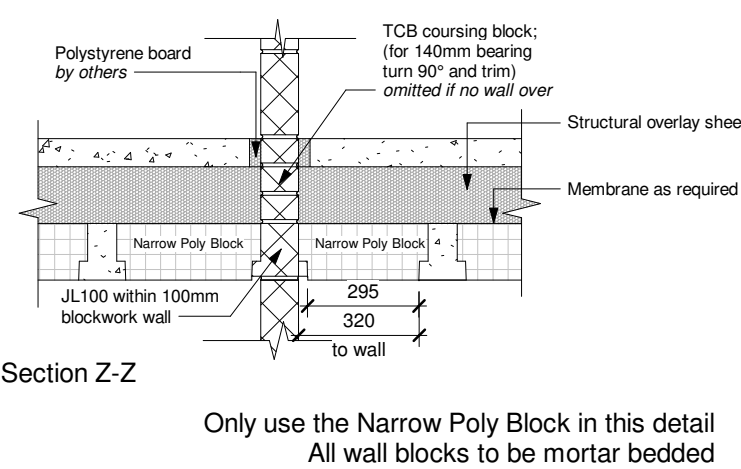
JF113 - Min. 215mm Internal Loadbearing Wall Edge Detail



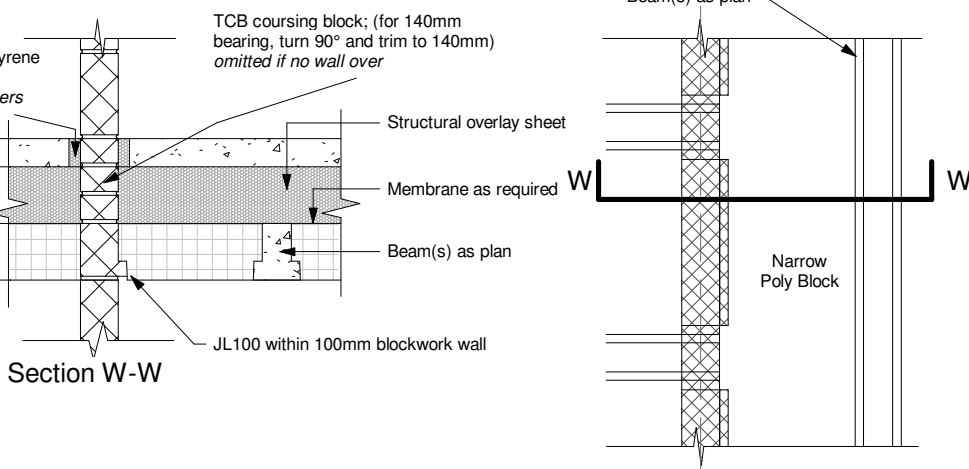
JF114 - Internal Loadbearing Wall Edge Detail



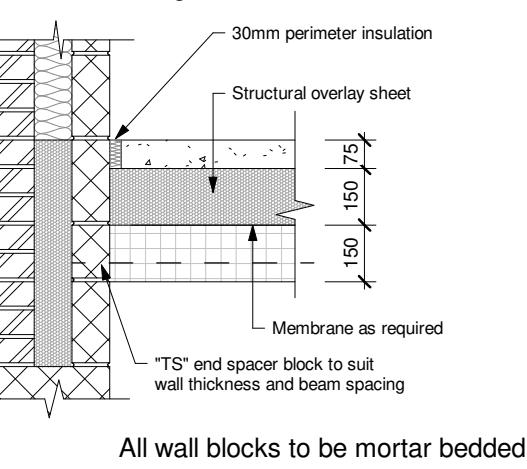
JF115 - 100mm Shared Edge Bearing



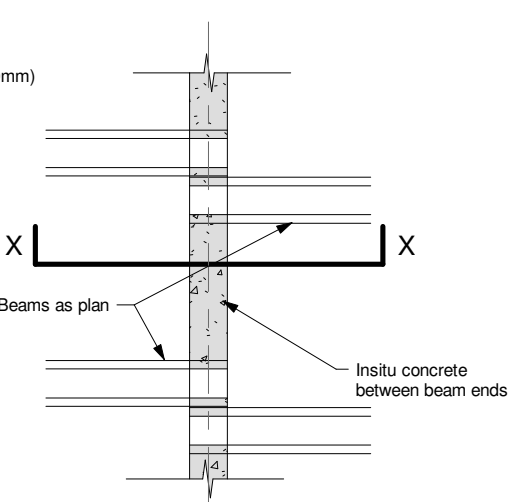
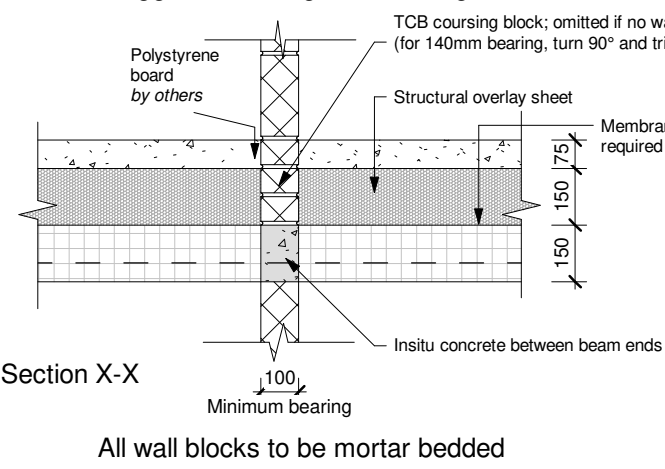
JF116 - Transverse Span, Loadbearing Wall



JF120 - Bearing End Detail



JF121 - Staggered Bearing Loadbearing Wall



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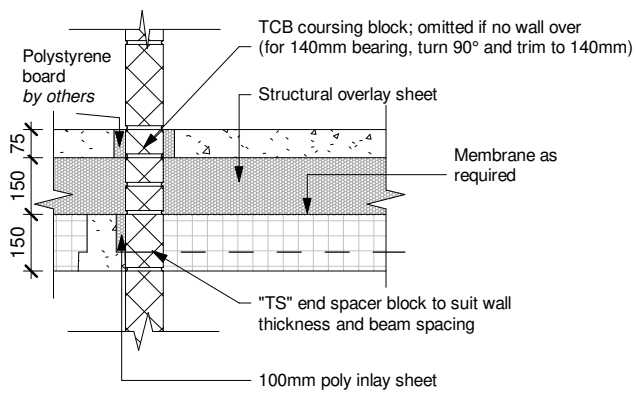
Drawing Title
The Blemmere BM-3B-2S-0
1026 ft² | 3b Semi (Corner Turner) | All Variants
Beam Details (Sheet 1)

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 20
Job No	Drg Status Construction	Revision B

Drawing No.
A/1026/30/0/03

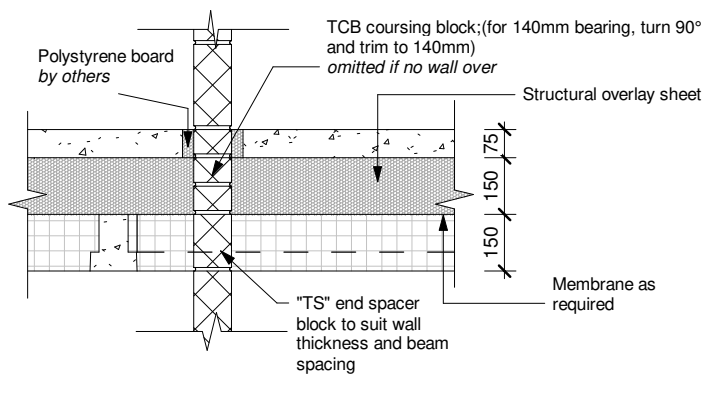
Do not scale - if in doubt, ask

JF123 - Transverse Span, Loadbearing Wall



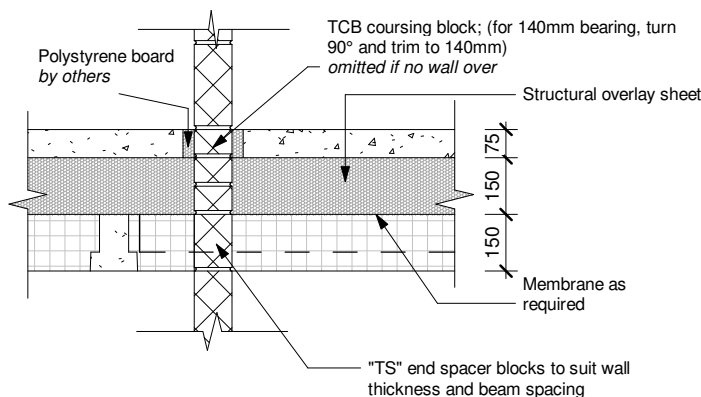
All wall blocks to be mortar bedded

JF124 - Transverse Stagger / Service Hole, Loadbearing Wall



All wall blocks to be mortar bedded

JF125 - End Bearing 215mm / 100mm Loadbearing Wall

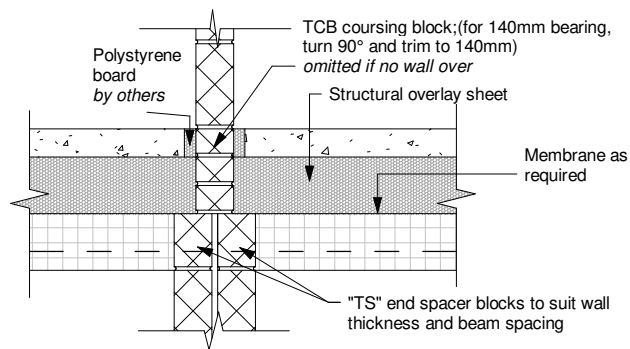


All wall blocks to be mortar bedded

Revision Schedule

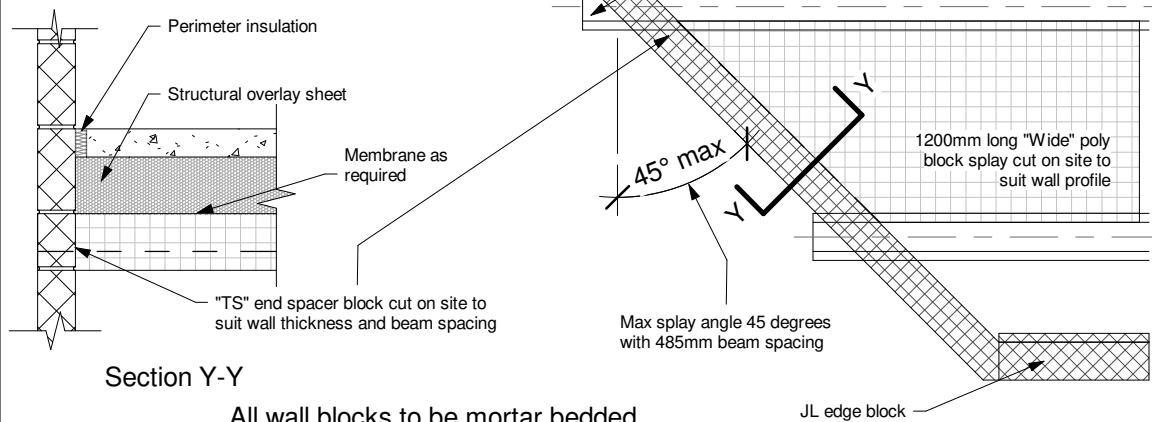
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

JF126 - End Bearing, min. 215mm Loadbearing Wall



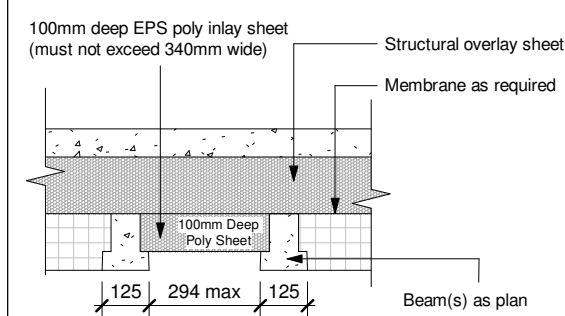
All wall blocks to be mortar bedded

JF128 - Splayed Bearing < 45°, Wide Block

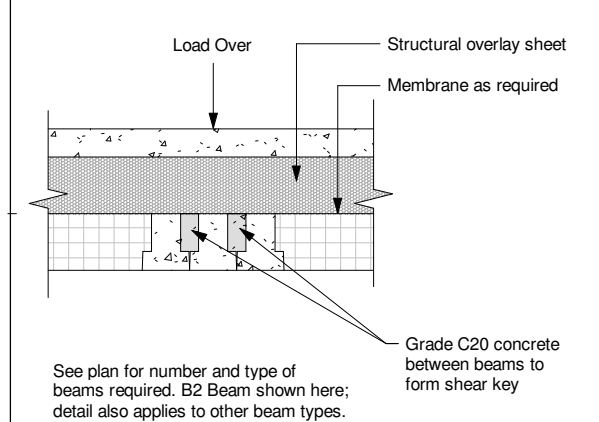


All wall blocks to be mortar bedded

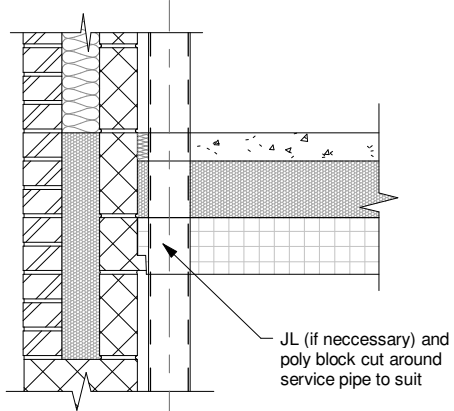
JF130 - Run-out Joint 100mm Sheet



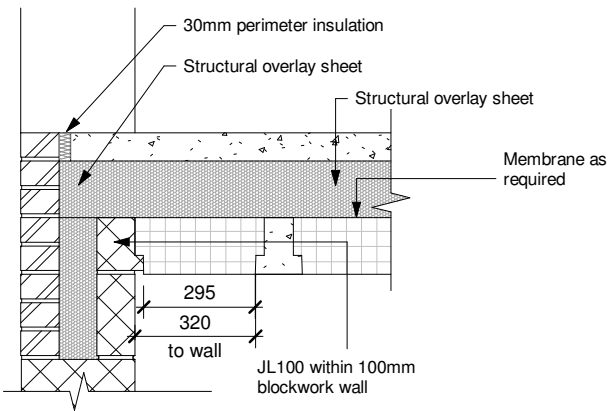
JF132 - Load Supported by Floor



JF54 - Service Pipe Tight to Wall

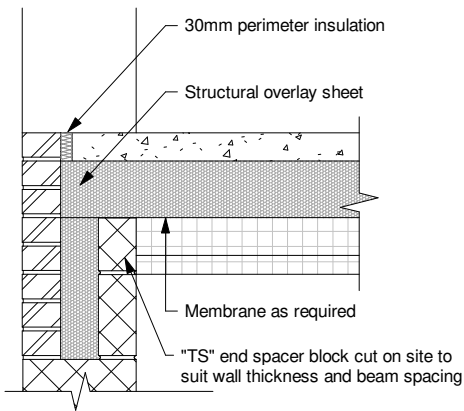


JF157 - Threshold Edge Detail Parallel



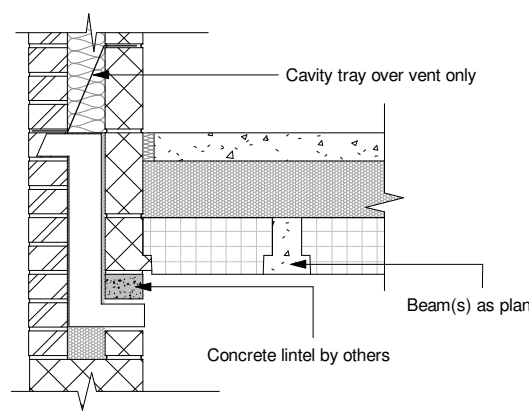
Only use the narrow poly block in this detail
All wall blocks to be mortar bedded

JF158 - Threshold End Detail



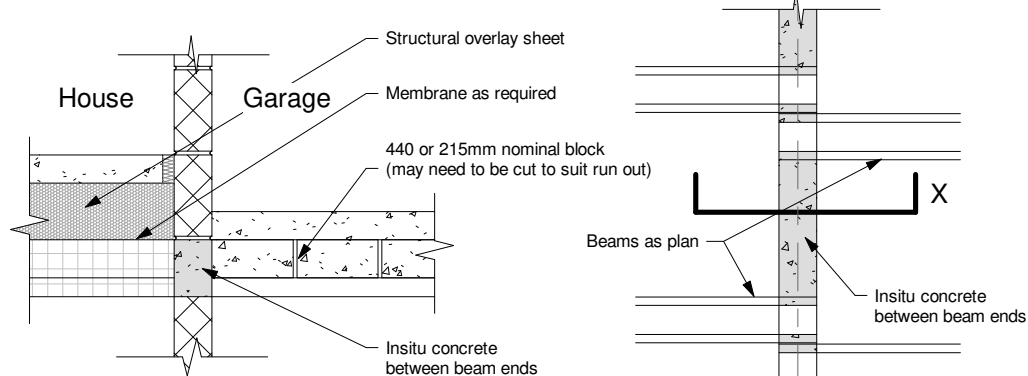
All wall blocks to be mortar bedded

JF159 - Vent & Air Brick Detail



All wall blocks to be mortar bedded

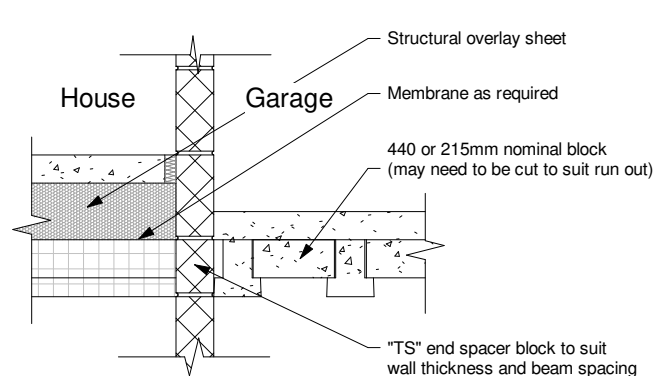
JF153 - Staggered Bearing Loadbearing Wall



Section X-X

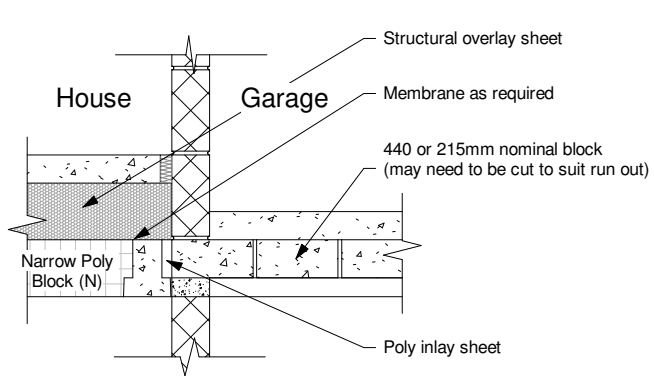
All wall blocks to be mortar bedded

JF154 - Internal Loadbearing Wall (House / Garage)



All wall blocks to be mortar bedded

JF155 - Internal Loadbearing Wall (House / Garage)



Only use the Narrow Poly Block in this detail
All wall blocks to be mortar bedded

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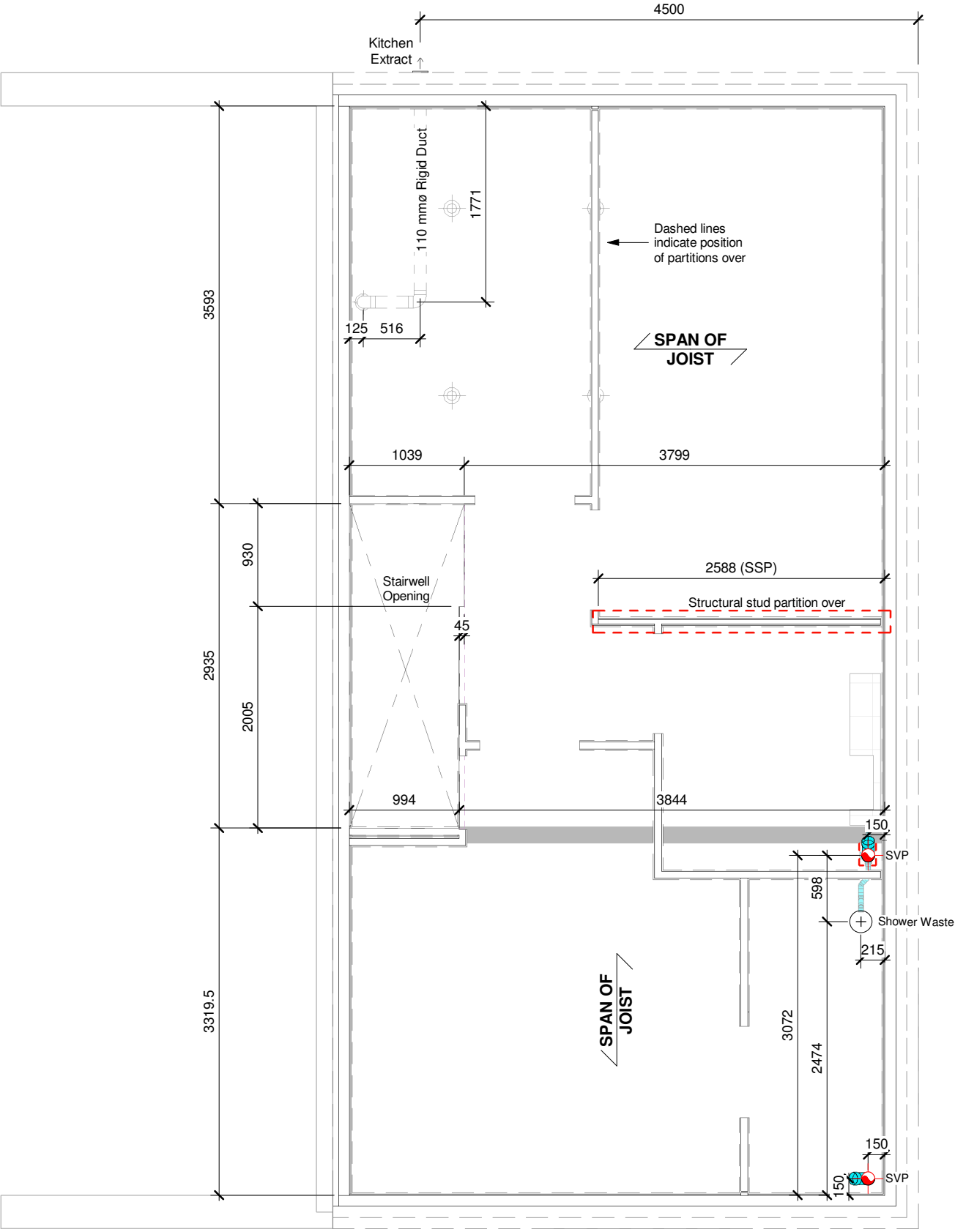
The Blemmere

BM-3B-2S-0

1026 ft² | 3b Semi (Corner Turner) | All Variants
Beam Details (Sheet 2)

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 20
Job No	Drg Status Construction	Revision B
Drawing No.	A/1026/30/0/04	

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1 First Floor Joist Setting Out
1 : 50

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

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Drawing Title

The Blemmere

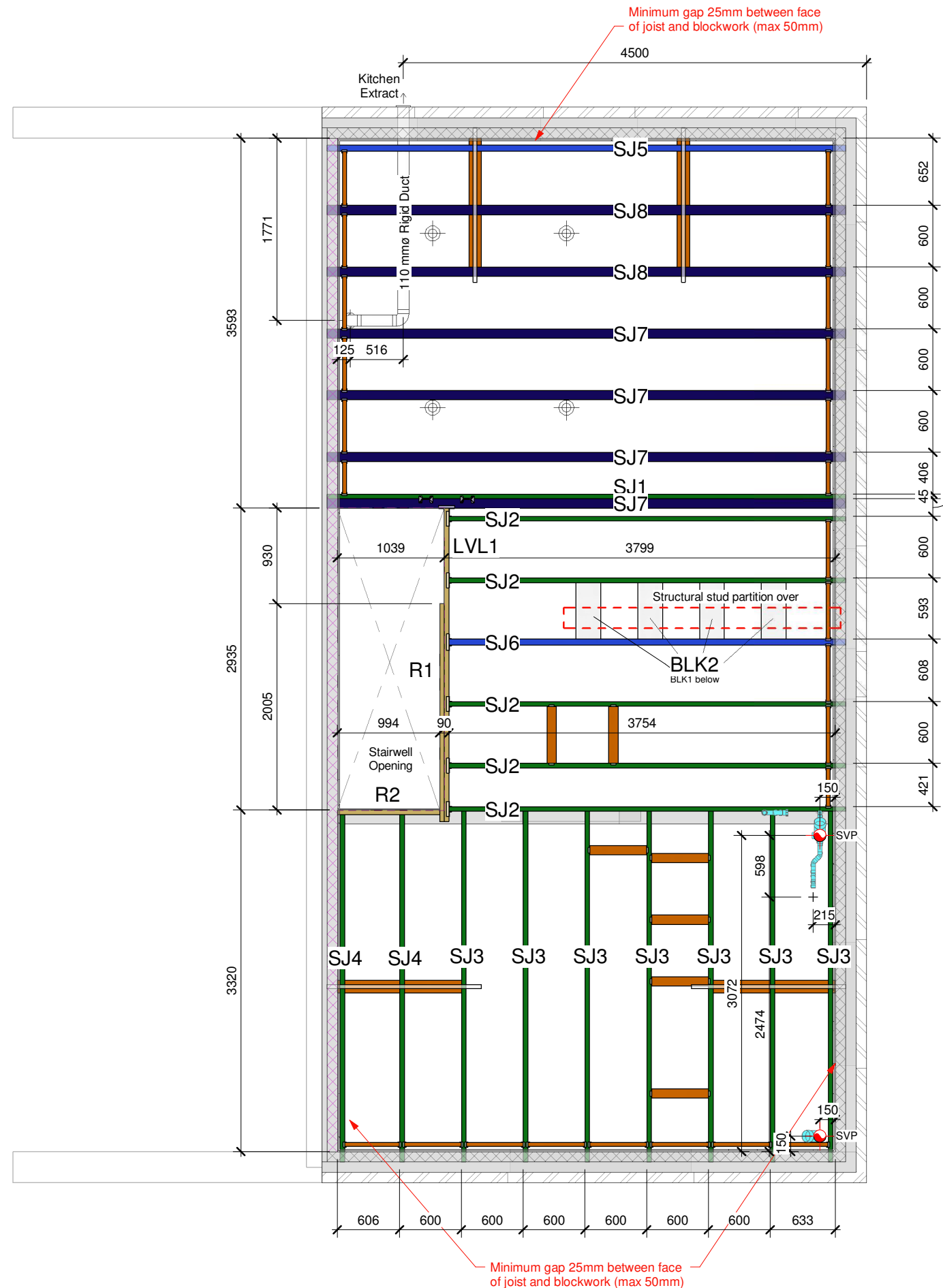
BM-3B-2S-0

1026 ft² | 3b Semi (Corner Turner) | All Variants

First Floor Joist Setting Out

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/40/0/01		

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Steico First Floor Joists & Blocking			
Qty	Ref	Length	Description
Beam/Joist			
1	LVL1	3048mm	ST4029 STEICO LVL R - 45x240mm
1	SJ1	5038mm	ST4119 SJL 45 - 240mm
5	SJ2	3854mm	ST4119 SJL 45 - 240mm
7	SJ3	3407mm	ST4119 SJL 45 - 240mm
2	SJ4	3375mm	ST4119 SJL 45 - 240mm
1	SJ5	5038mm	ST4125 SJL 60 - 240mm
1	SJ6	3854mm	ST4125 SJL 60 - 240mm
4	SJ7	5038mm	ST4132 SJL 90 - 240mm
2	SJ8	5038mm	ST4132 SJL 90 - 240mm

Blocking			
4	BLK1	592mm	ST4022 STEICO LVL R - 39x240mm
4	BLK2	548mm	ST4022 STEICO LVL R - 39x240mm

Noggin			
25	CN1		G7002 38x38 Nogging
7	PN1	550mm	G7000 Partition Nogging (38x90)
12	SN1		G7055 38x120mm Nogging - Plank

Rimboard			
1	R1	2118mm	ST4029 STEICO LVL R - 45x240mm
1	R2	994mm	ST4119 SJL 45 - 240mm

Steico First Floor Accessories		
Ref	Description	Qty
ZS38N Z Clip 38mm		
		64
Backer Block		
BB1	ST3215 Backer Block 300 x 157 x 41 mm	2
End Device		
SES158/45	End Device	16
SES158/58	End Device	3
SES158/89	End Device	12
Hanger		
H1	LITB240/47	5
H2	LITB240/61	1
H3	ITB240/47	1
I-Clip		
MJC1	G8138 MJC	4
Strap		
Str1	G8304 Simpson HES15B10	4

Revision Schedule

Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Project Information

File Name

Design Date

Software Version No.

STEICO BLEMME TYPE 2

AUG 2020 - EC5 Analytics.skd

28 Aug 2020

1.0.172

Design Information

Region

Design Code

Application

Service Class

UK

EC5

A - Residential Upper Floor

Service Class 1

Load and Deflection Settings

Dead Load (kN/m²)

Partitions Load (kN/m²)

Floor Imposed UD Load (kN/m²)

Floor Imposed Concentrated Load (kN)

0.40 - Permanent

0.35 - Permanent

1.50 - Medium Term

2.00 - Medium Term

Instantaneous Deflection

Net Final Deflection

300

250

-

-

Additional Information

Decking Type

Direct Applied Ceiling

Ceiling Material

Particle Board - 22mm P5

Yes

15mm - Ceiling (Gypsum board)



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Project

The Artisan Collection

2020 Issue

Working Drawings

Drawing Title

The Blommere

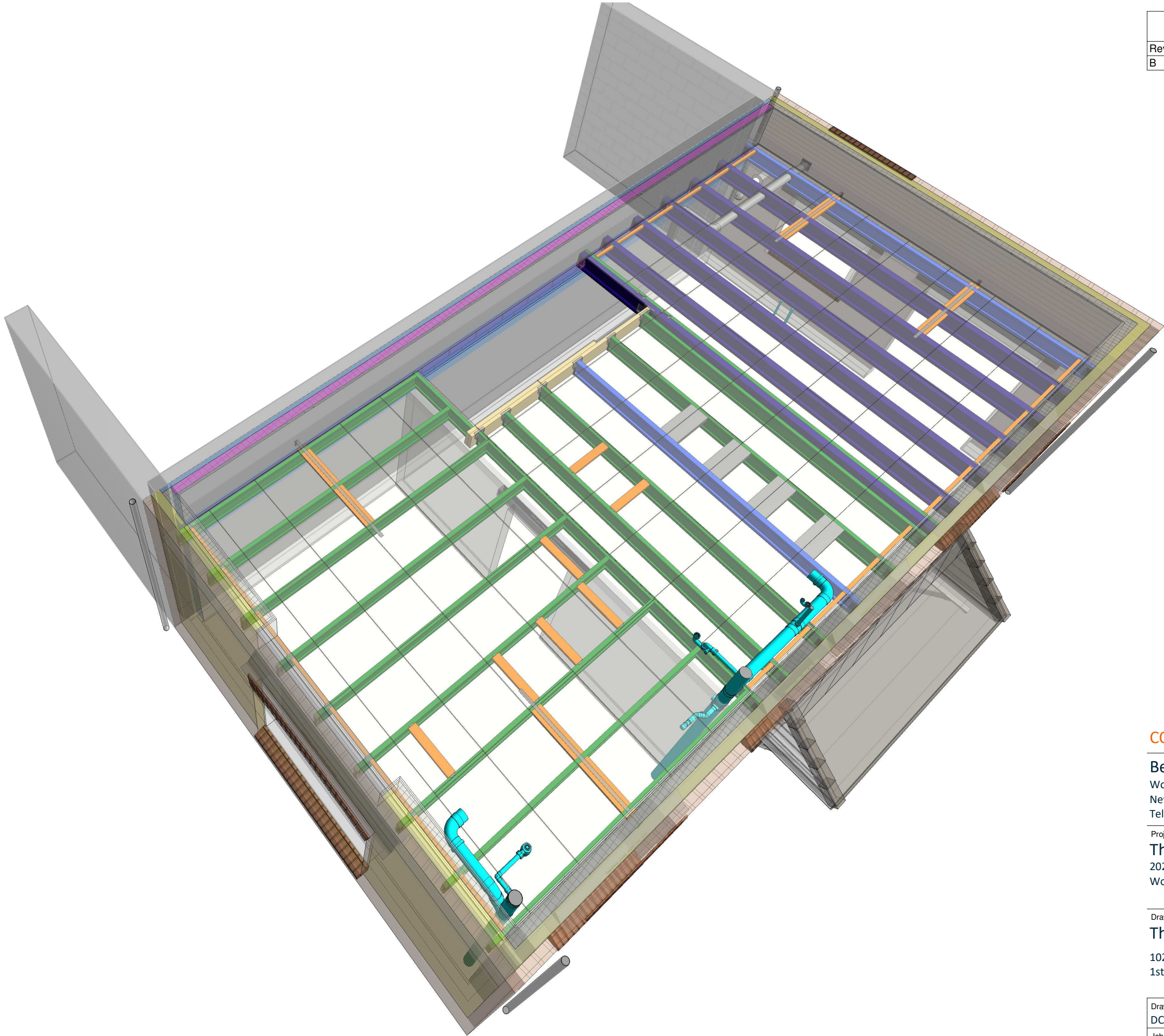
1026 ft² | 3b Semi (Corner Turner) | All Variants

Joist Plan and Take Off

BM-3B-2S-0

Drawn By	First Issue Date	Scale(s)
DCL	24 Sep 2019	1 : 50
Job No	Drg Status	Revision
	Construction	B
Drawing No.		
A/1026/40/0/02		

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Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



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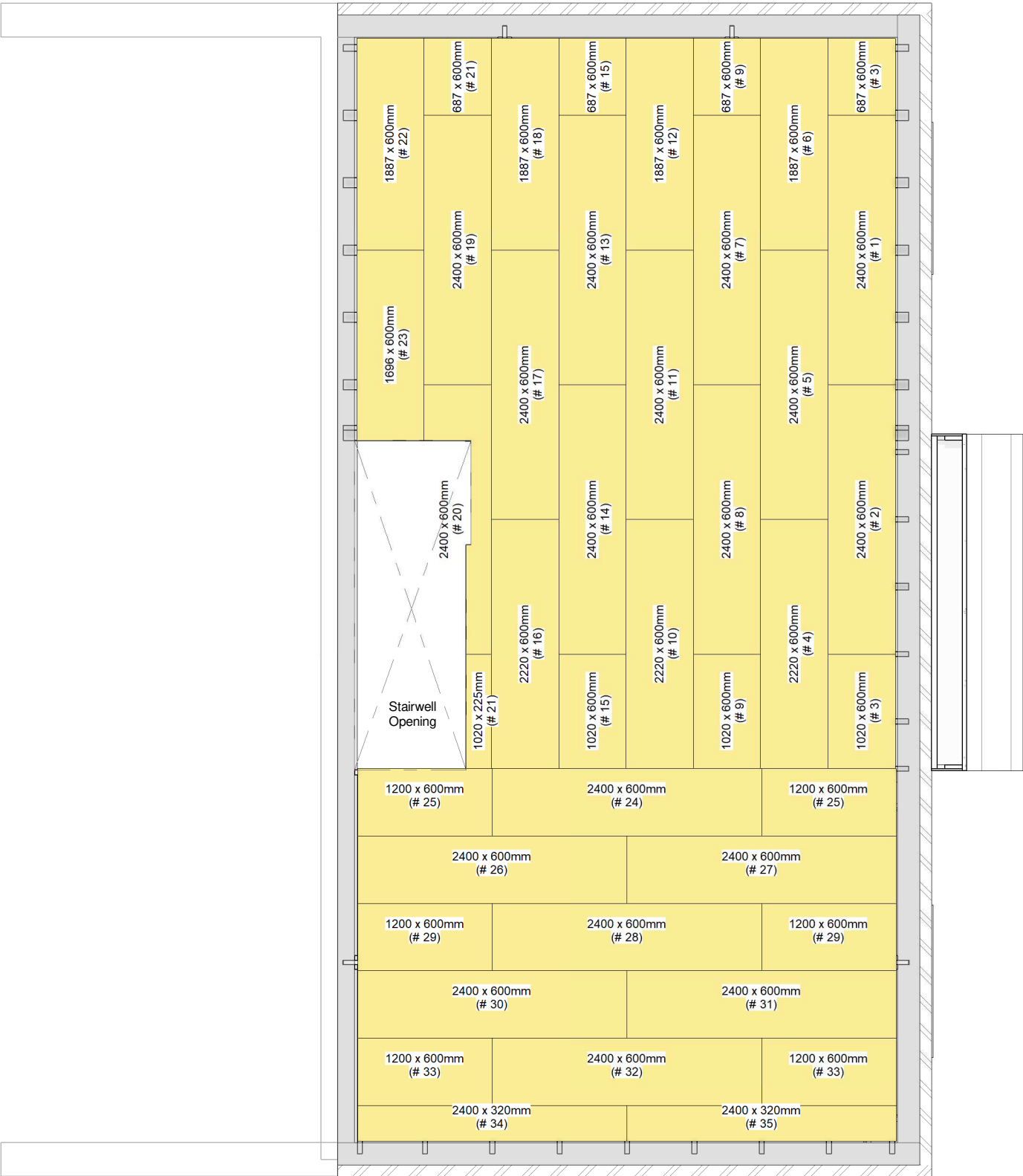


Drawing Title
The Blemmere **BM-3B-2S-0**
1026 ft² | 3b Semi (Corner Turner) | All Variants
1st Floor Joist 3d View

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s)
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/40/0/03		

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Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



Floorboard Schedule	
Qty	Description
35	22mm thick tongue and grooved chipboard floor board (2400 x 600mm)

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Working Drawings

Drawing Title

The Blemmere

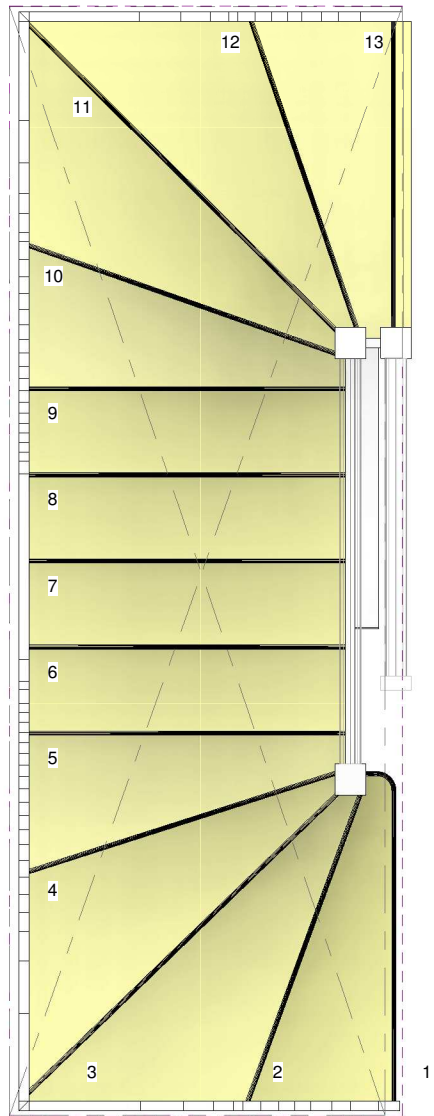
BM-3B-2S-0

1026 ft² | 3b Semi (Corner Turner) | All Variants
Floor Boards Layout

Drawn By	First Issue Date	Scale(s)
DCL	24 Sep 2019	1 : 50
Job No	Drg Status	Revision
	Construction	B
Drawing No.		
A/1026/40/0/04		

Do not scale - if in doubt, ask

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



1 Staircase - Plan
1 : 20



2 Stair - Elevation
1 : 25

3 Staircase - 3D View

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2020 Issue
Working Drawings

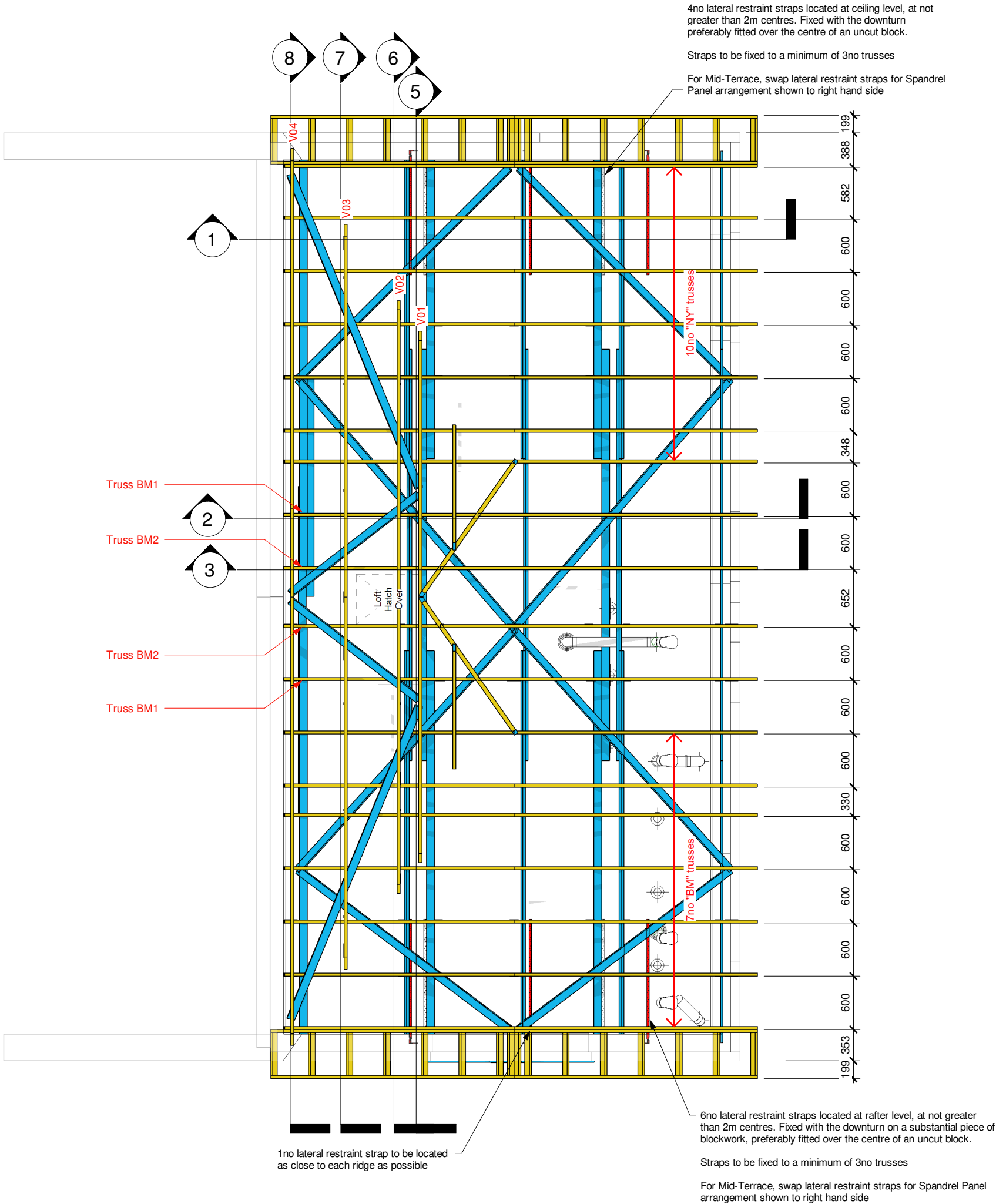
Drawing Title

The Blemmere
1026 ft² | 3b Semi (Corner Turner) | All Variants
Staircase Details

BM-3B-2S-0

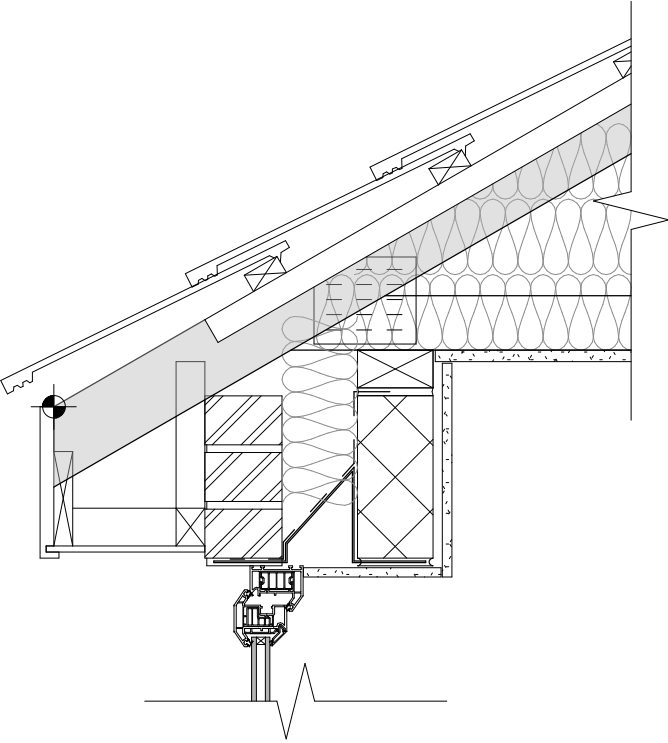
Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/50/0/01		

Do not scale - if in doubt, ask



1 Roof Trusses (Boxed Eaves) 1-50
1 : 50

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



2 Boxed Eaves Roof Setting Out
1 : 10

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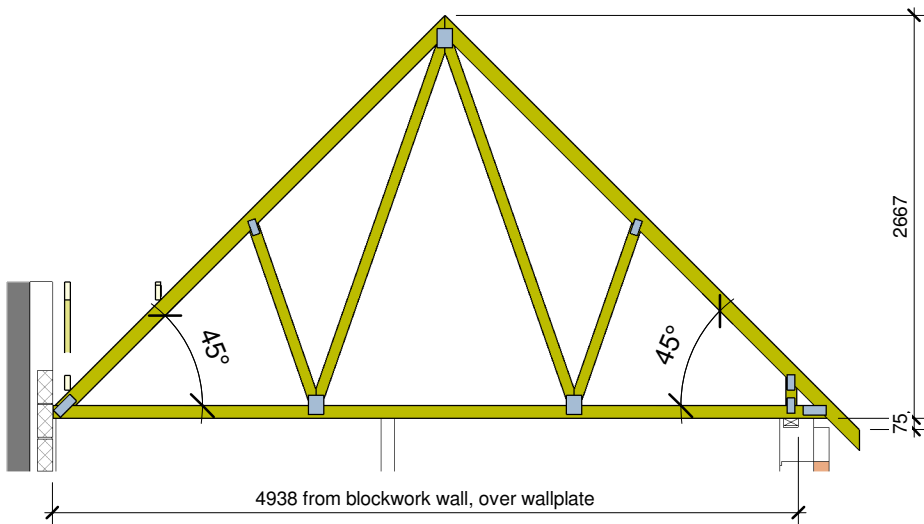


Drawing Title
The Blemmere **BM-3B-2S-0**
1026 ft² | 3b Semi (Corner Turner) | All Variants
Roof Layout

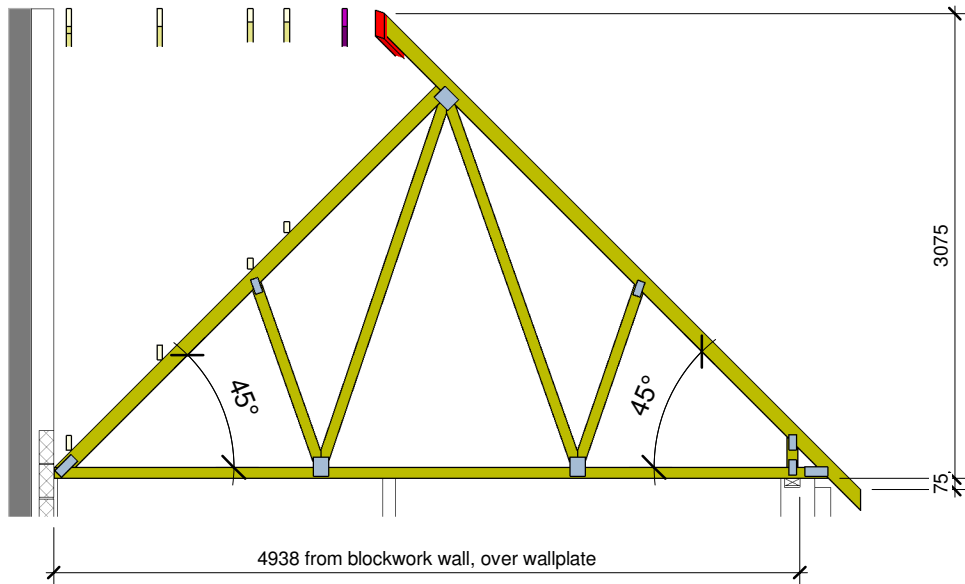
Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/60/0/01		

Do not scale - if in doubt, ask

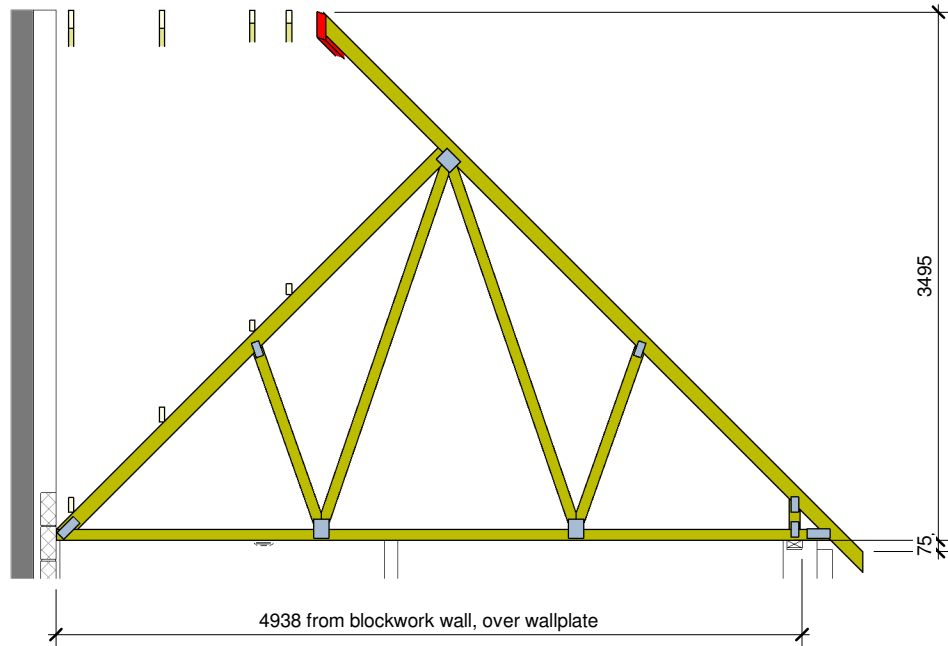
Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



1 Truss "BM" - 14no reqd (1ply, 36kg)
1 : 50



2 Truss "BM-1" - 2no reqd (1ply, 36kg)
1 : 50

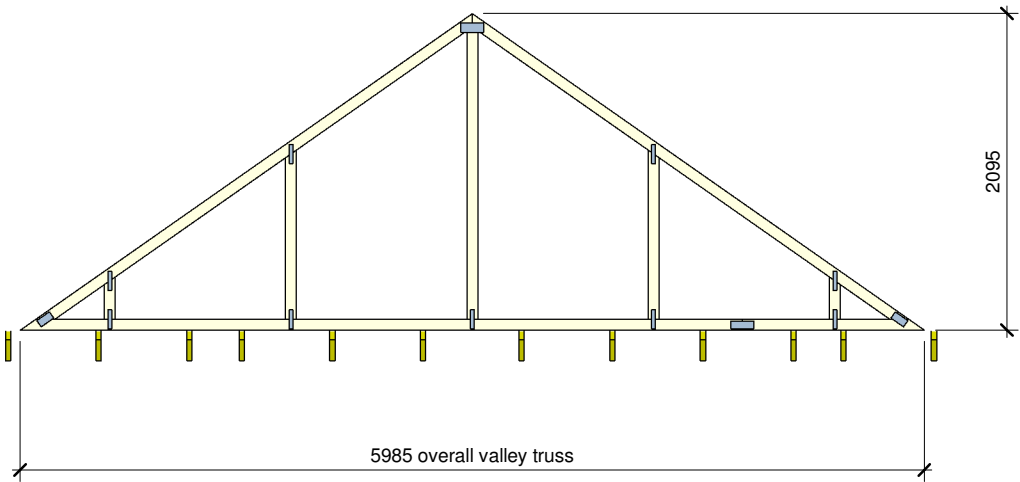


3 Truss "BM-2" - 2no reqd (1ply, 38kg)
1 : 50

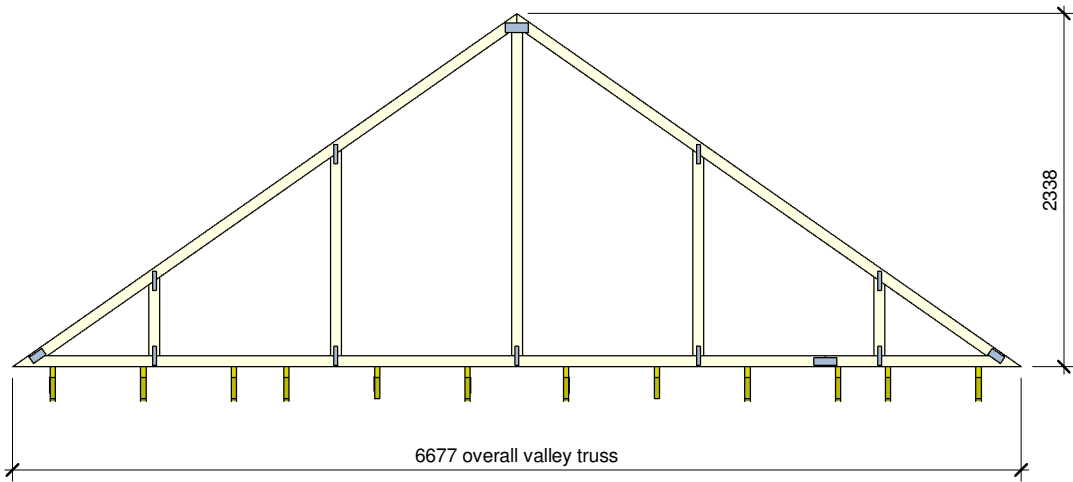


Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/60/0/02		

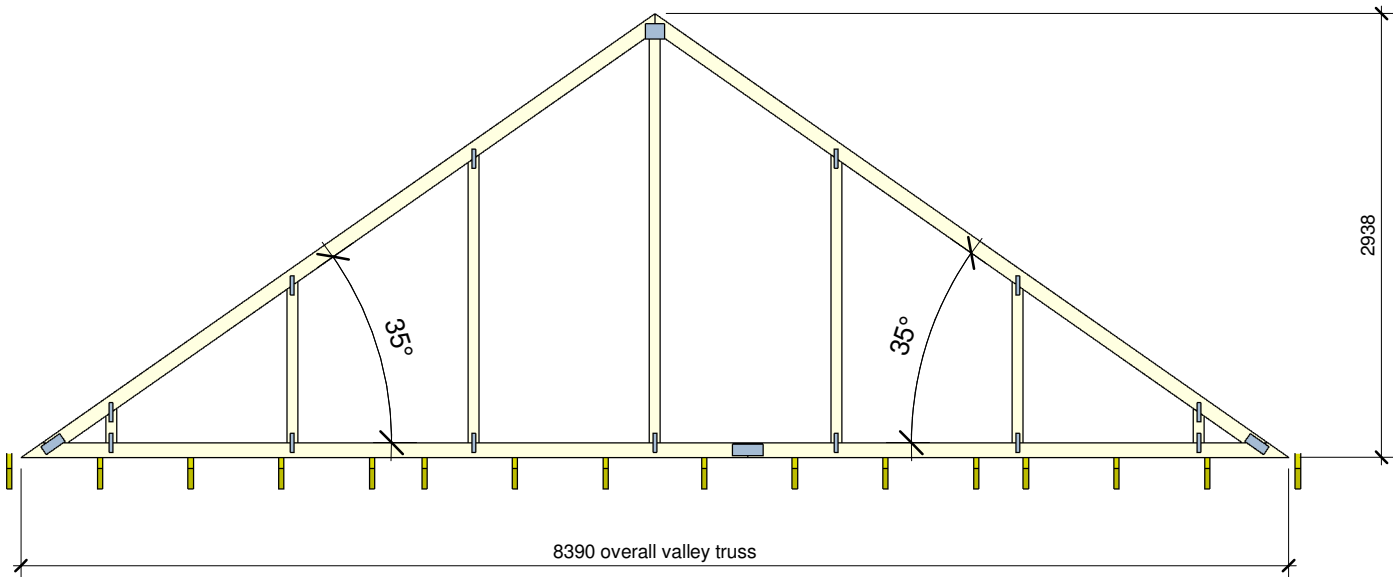
Do not scale - if in doubt, ask



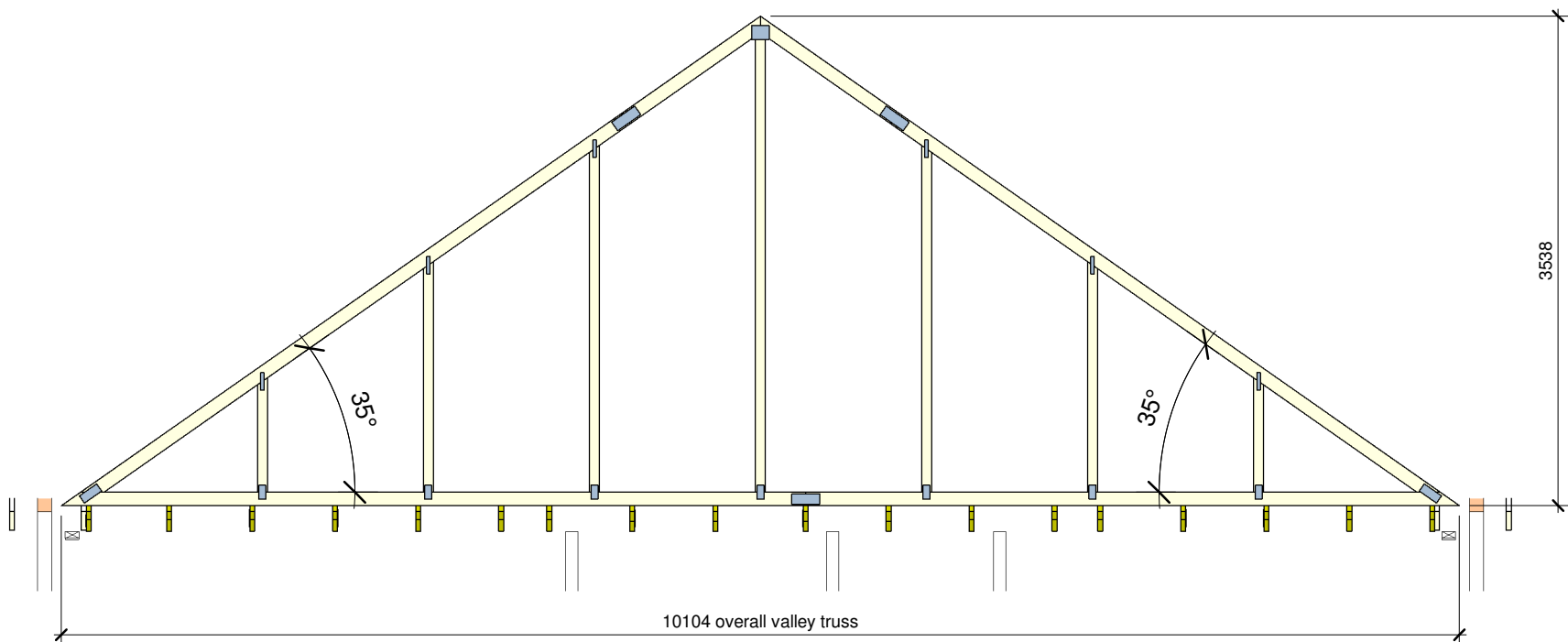
5 Valley Truss V01 - 1no reqd
1 : 50



6 Valley Truss V02 - 1no reqd
1 : 50



7 Valley Truss V03 - 1no reqd
1 : 50



8 Valley Truss V04 - 1no reqd
1 : 50

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

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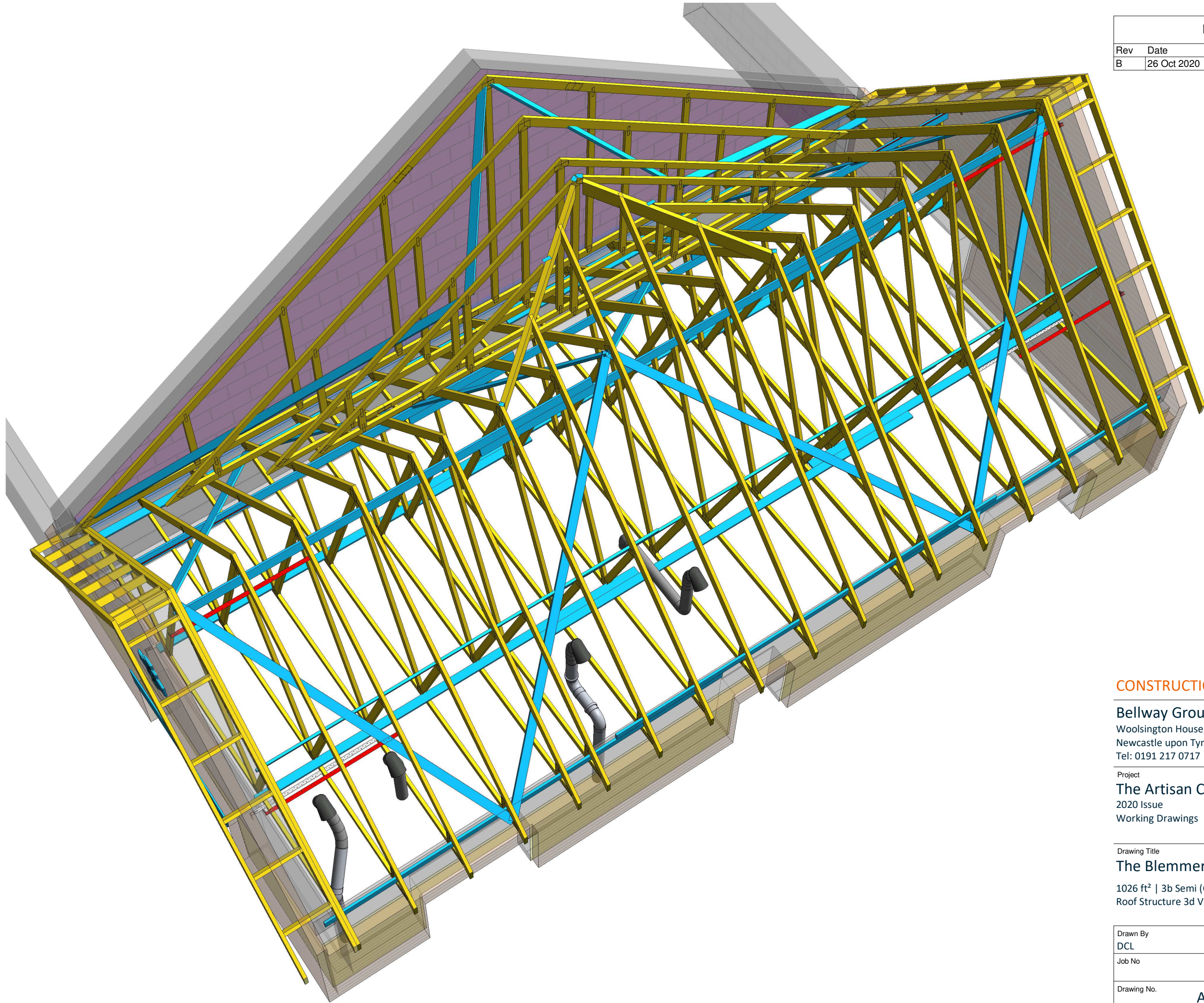
Drawing Title
The Blemmere **BM-3B-2S-0**

1026 ft² | 3b Semi (Corner Turner) | All Variants
Roof Trusses (Sheet 2)

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 50
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/60/0/03		

Do not scale - if in doubt, ask

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



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Drawing Title

The Blemmere

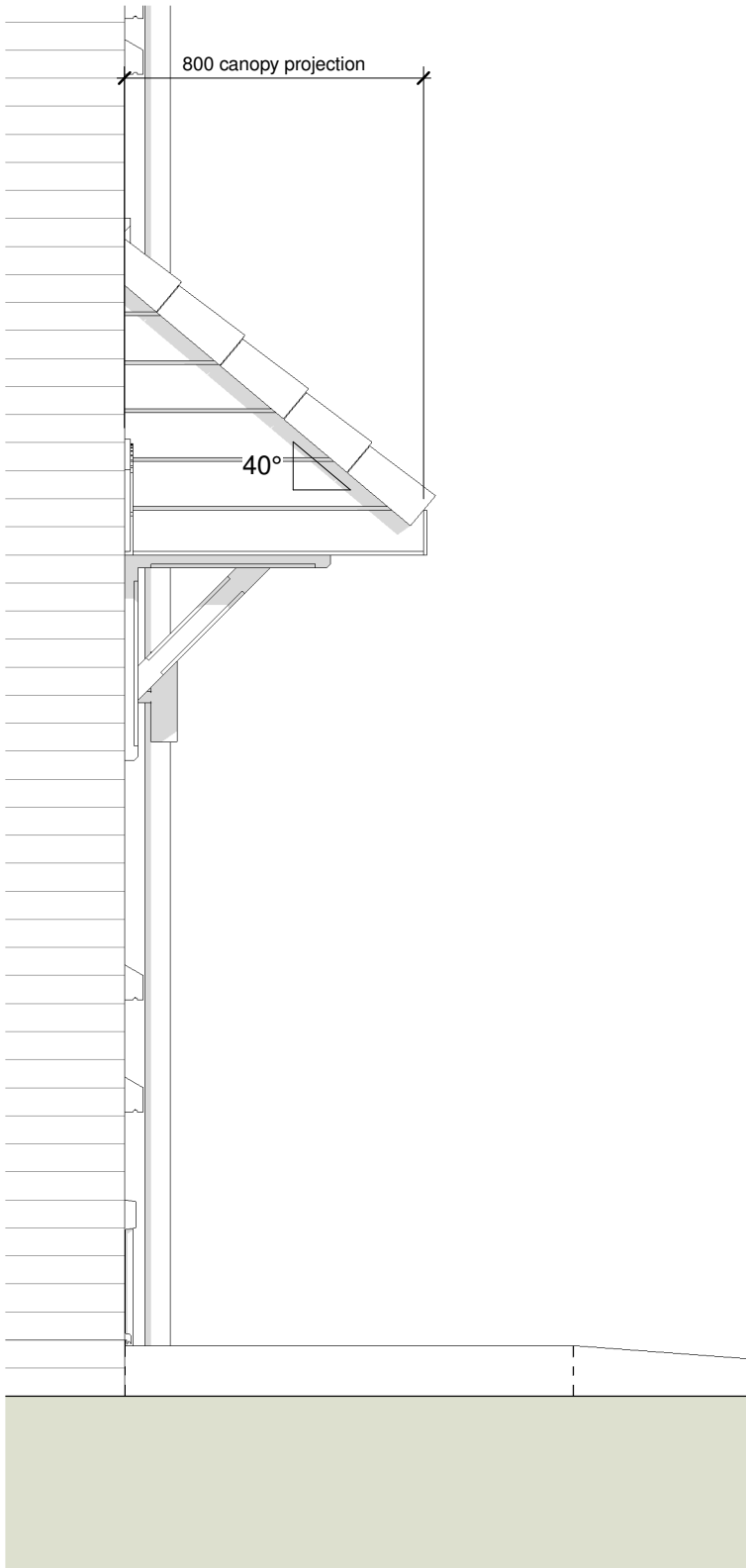
BM-3B-2S-0

1026 ft² | 3b Semi (Corner Turner) | All Variants
 Roof Structure 3d View

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s)
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/60/0/04		

Do not scale - if in doubt, ask

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

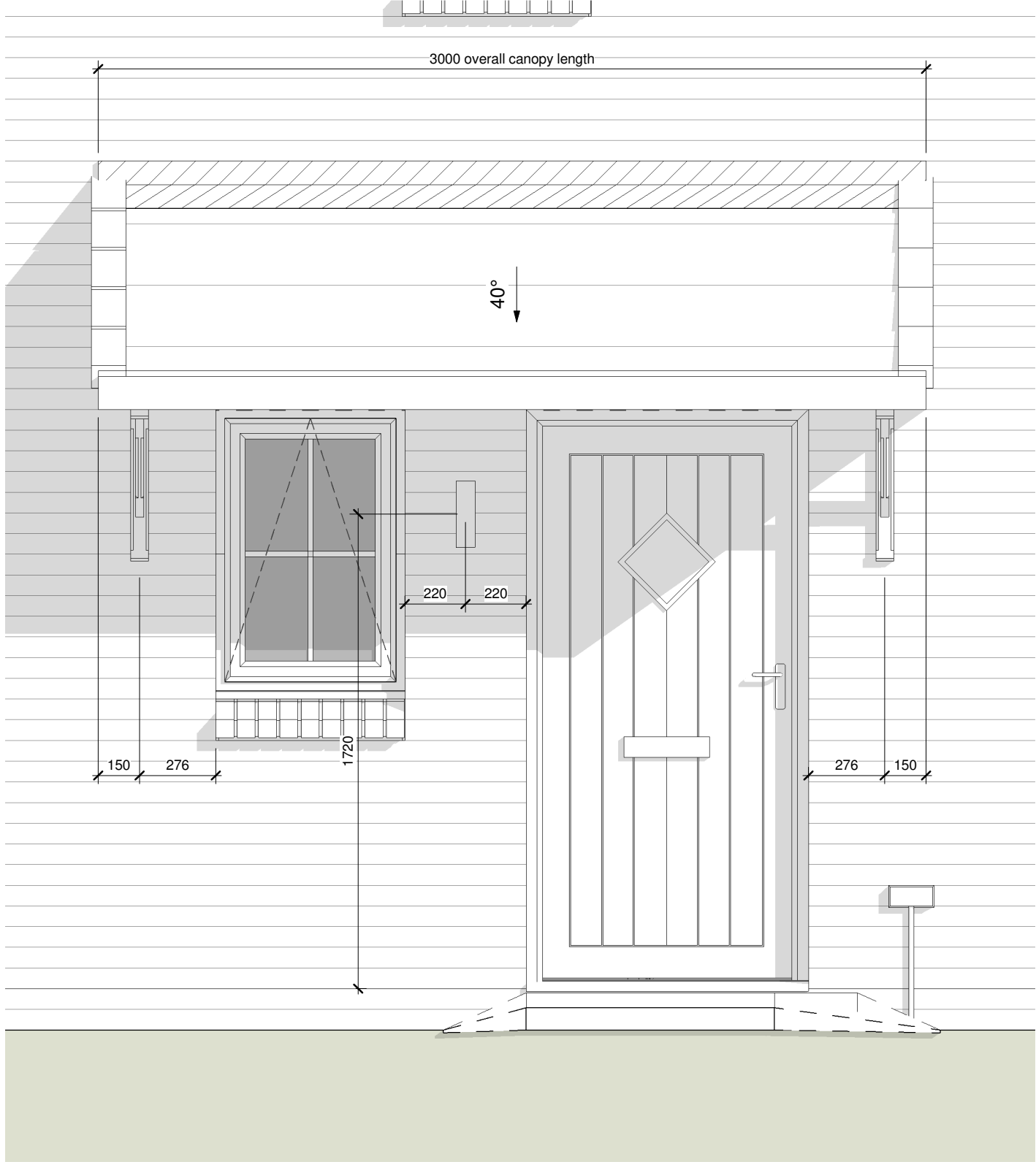


1

Side Elevation

1 : 20

Elevations for dimensional purposes only.
Read with A/SD/S100/A/01 for canopy
fixing and construction details.



2

Front Elevation

1 : 20

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Drawing Title

The Blemmere

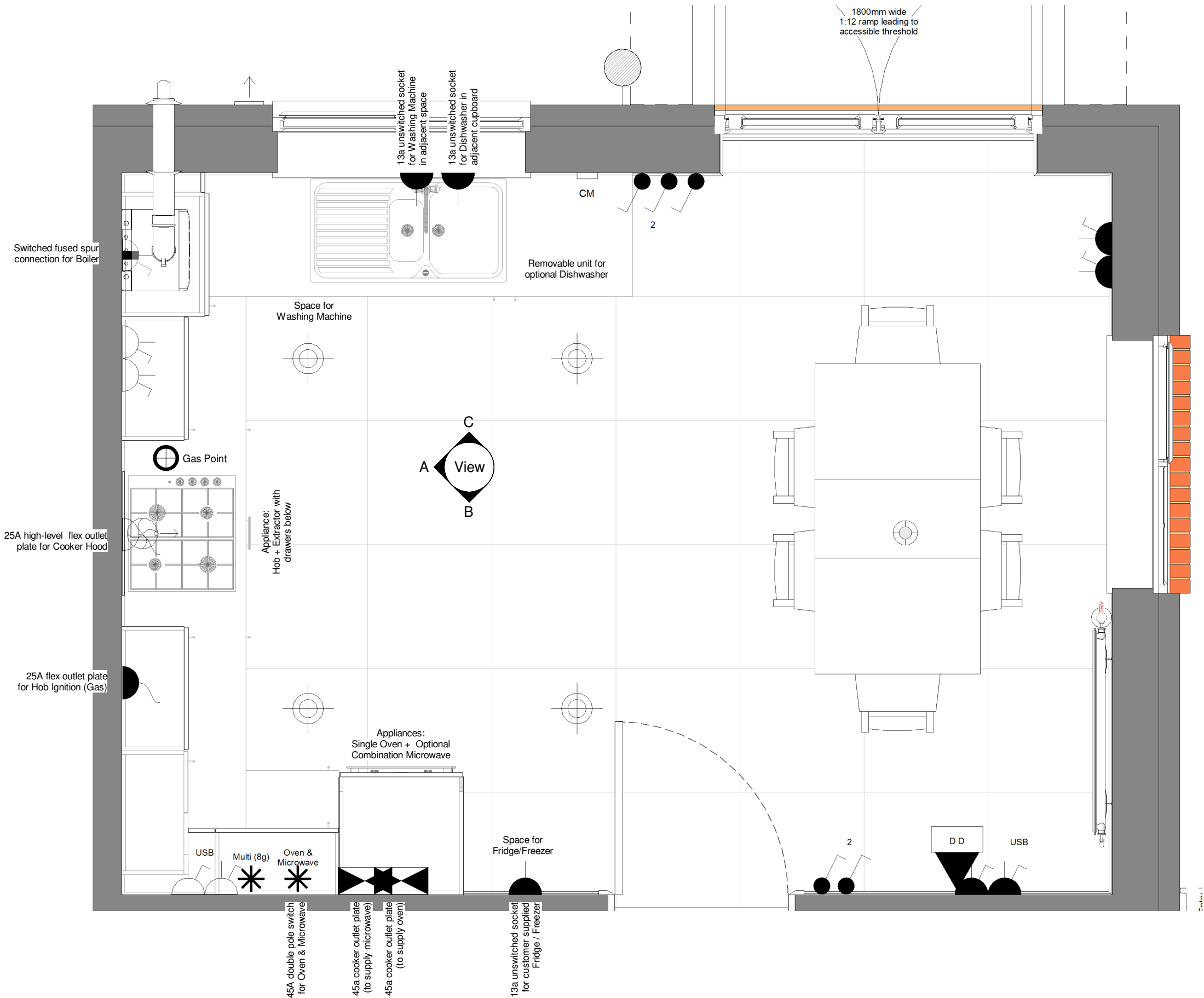
BM-3B-2S-CB

1026 ft² | 3b Semi (Corner Turner) | Country Brick
 Canopy Details

Drawn By	First Issue Date	Scale(s)
DCL	24 Sep 2019	1 : 20
Job No	Drg Status	Revision
	Construction	B
Drawing No.		A/1026/65/CB/01

Do not scale - if in doubt, ask

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



1 Kitchen Layout - Standard
1 : 20

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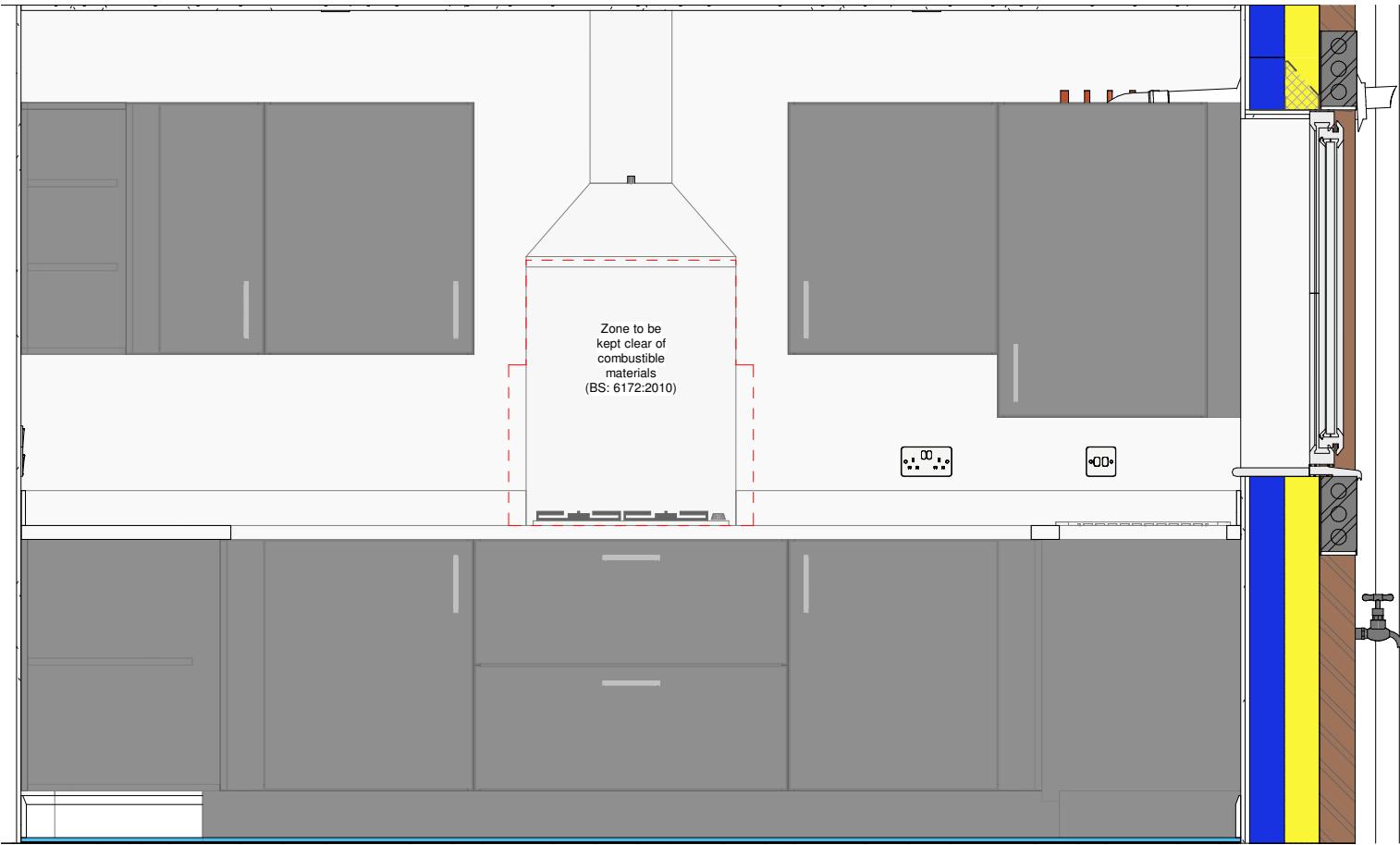


Drawing Title
The Blemmere **BM-3B-2S-0**

1026 ft² | 3b Semi (Corner Turner) | All Variants
Kitchen Layout - Standard

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 20
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/70/0/S/01		

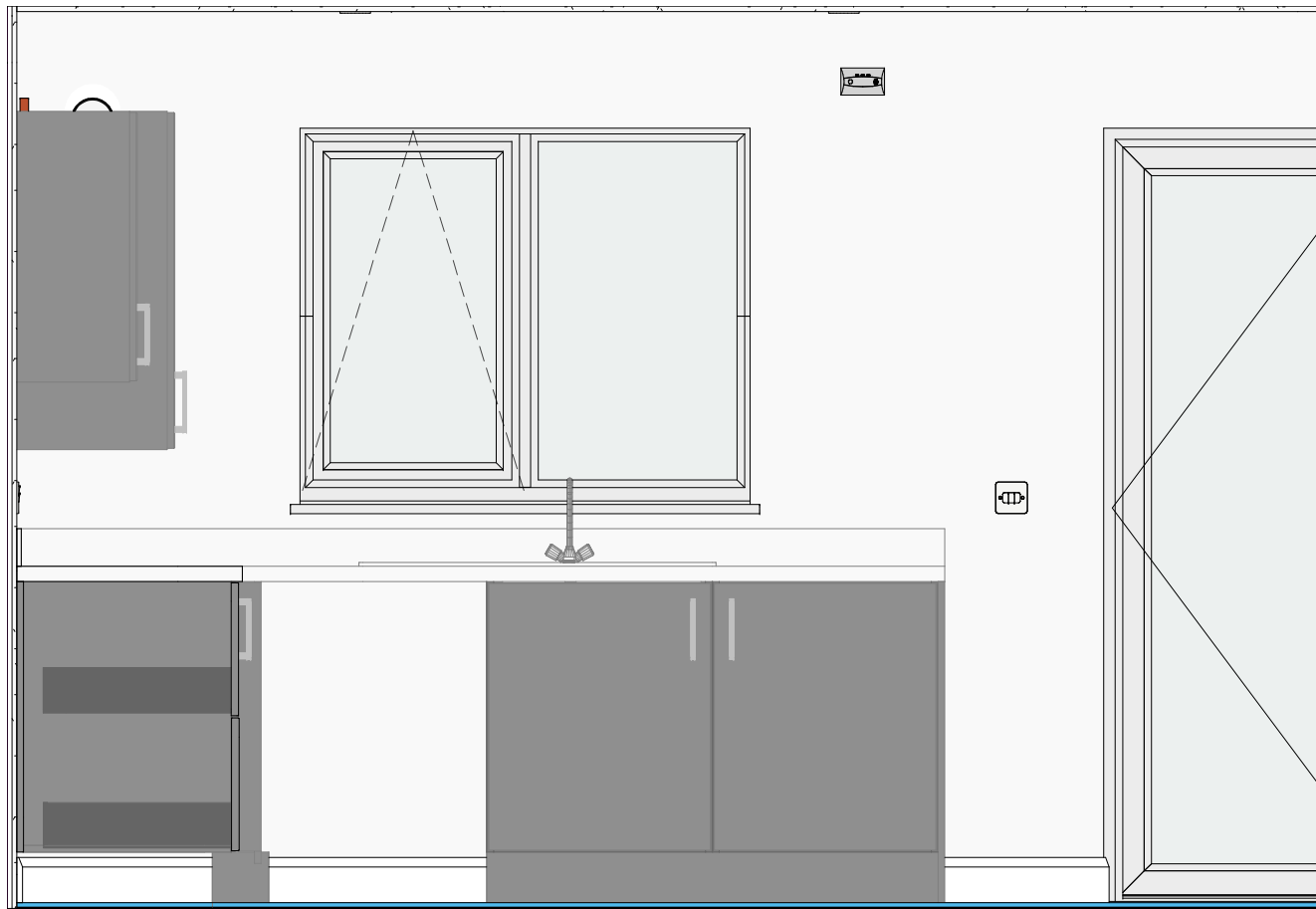
Do not scale - if in doubt, ask



A Kitchen - View A
1 : 20



B Kitchen - View B
1 : 20



C Kitchen - View C
1 : 20

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

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Drawing Title

The Blemmere
1026 ft² | 3b Semi (Corner Turner) | All Variants
Kitchen Elevations - Standard

BM-3B-2S-0

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 20
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/70/0/S/02		

Do not scale - if in doubt, ask

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



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Working Drawings

Drawing Title

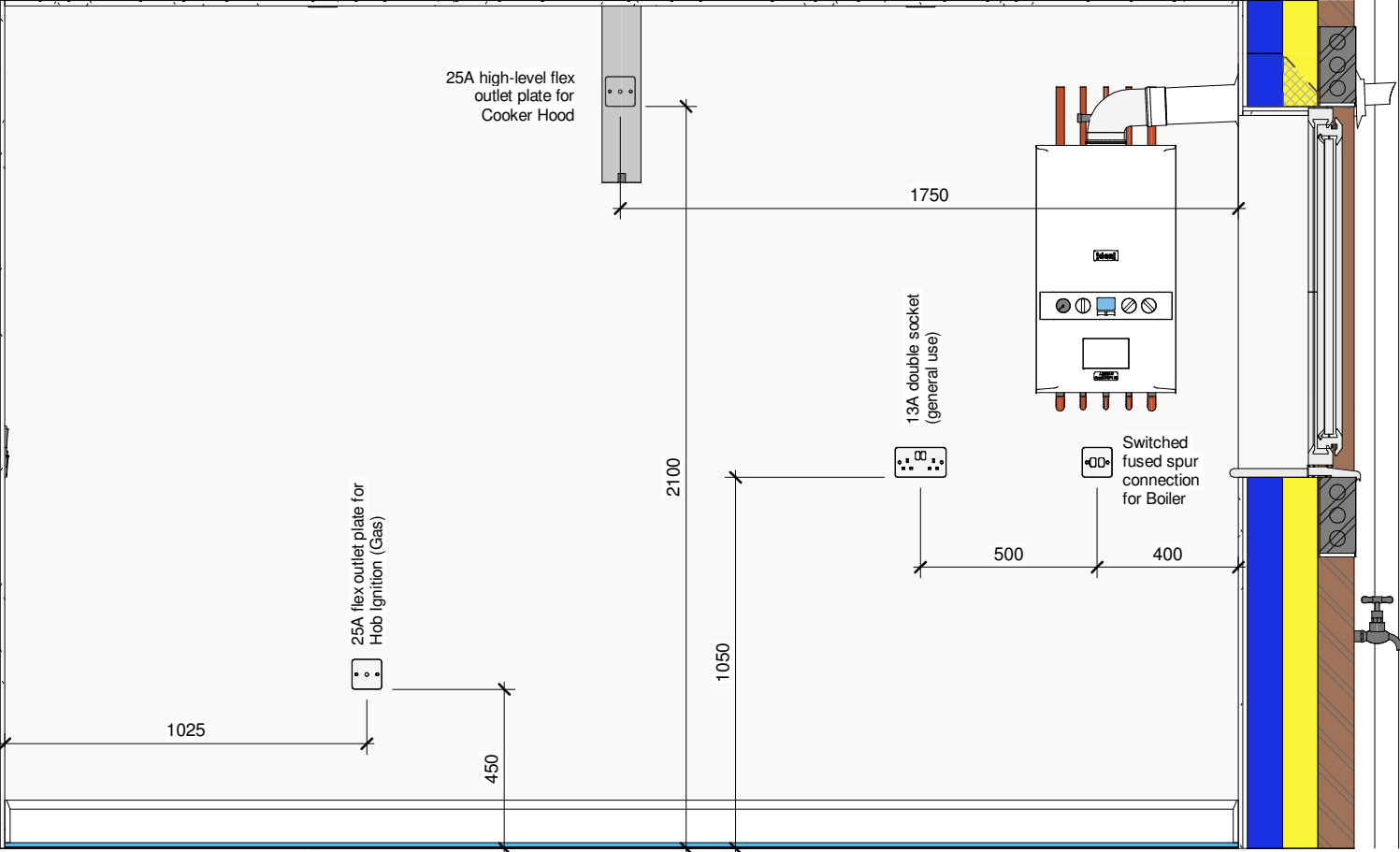
The Blemmere
1026 ft² | 3b Semi (Corner Turner) | All Variants
Kitchen 3D Perspective - Standard

BM-3B-2S-0

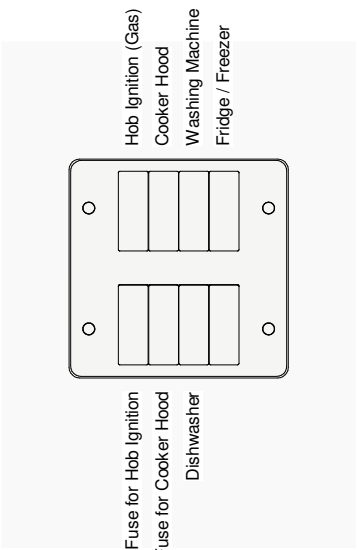
Image offers an artistic impression of appliance and unit layout only; refer to kitchen manufacturers literature for specific information (material colours / handle types etc).

Drawn By	First Issue Date	Scale(s)
DCL	24 Sep 2019	1 : 1
Job No	Drg Status	Revision
	Construction	B
Drawing No.	A/1026/70/0/S/03	

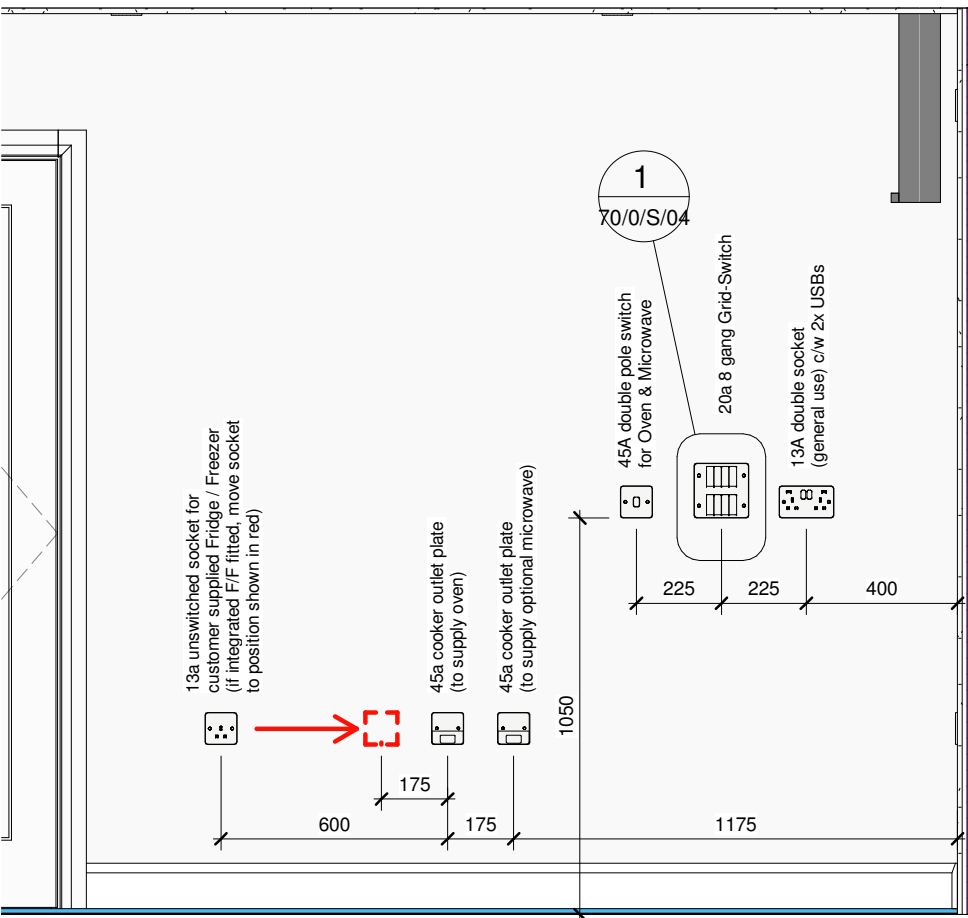
Do not scale - if in doubt, ask



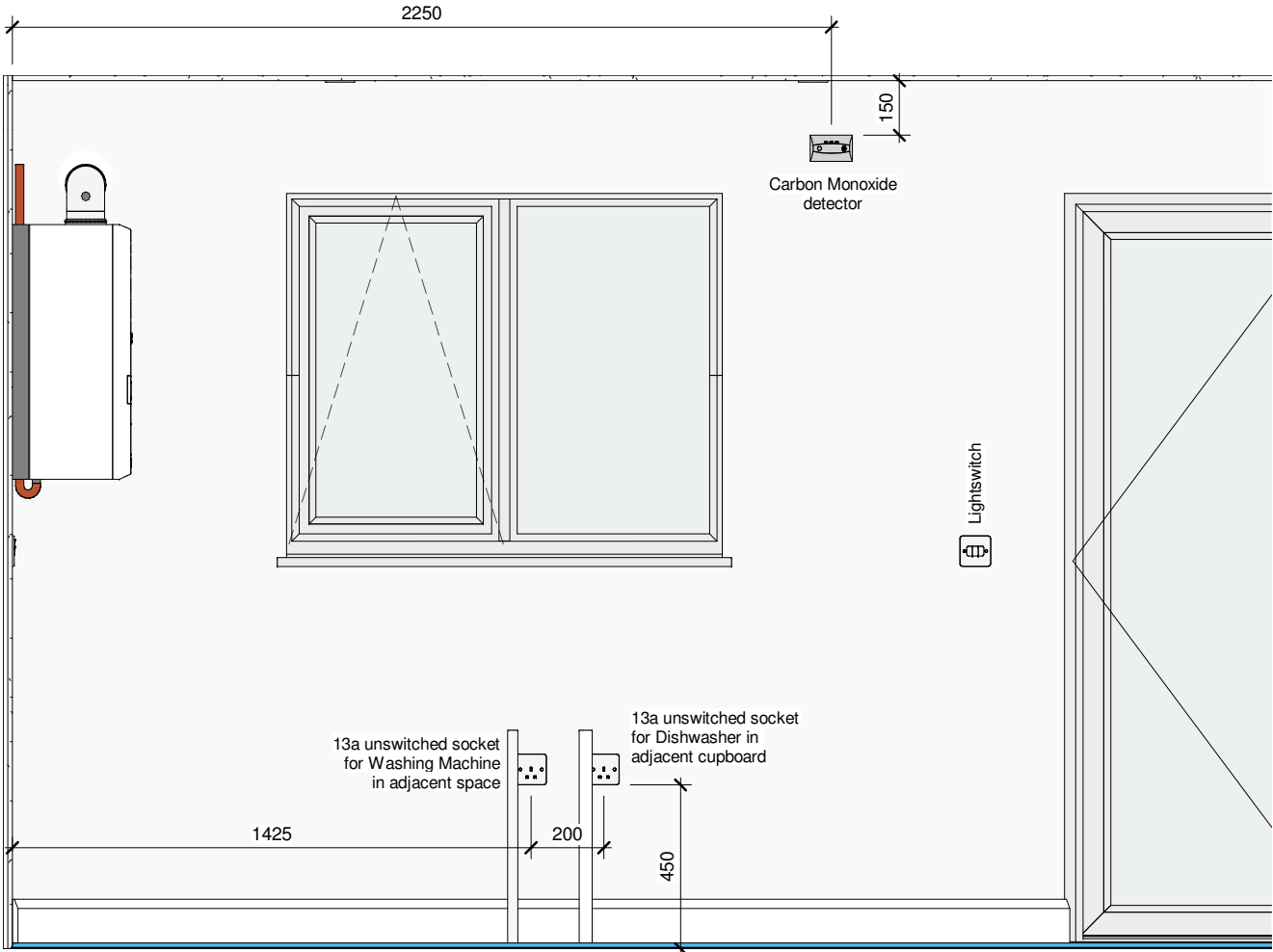
A Kitchen Electrics - View A
1 : 20



1 Grid Switch
1 : 5



B Kitchen Electrics - View B
1 : 20



C Kitchen Electrics - View C
1 : 20

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

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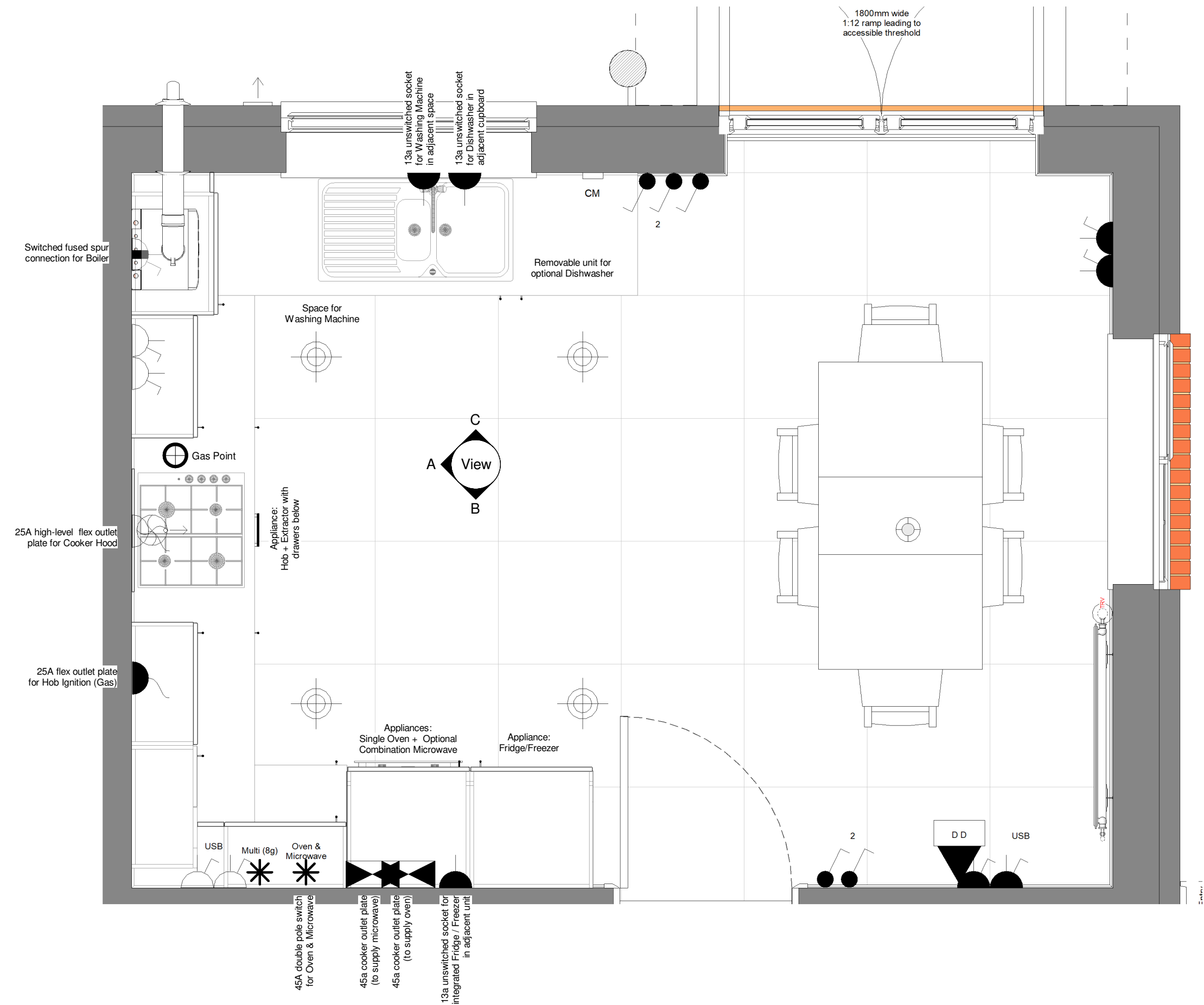
Drawing Title
The Blemmere **BM-3B-2S-0**
1026 ft² | 3b Semi (Corner Turner) | All Variants
Kitchen Electrics - Standard

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B

Drawing No. **A/1026/70/0/S/04**

Do not scale - if in doubt, ask

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



1 Kitchen Layout - Standard
1 : 20

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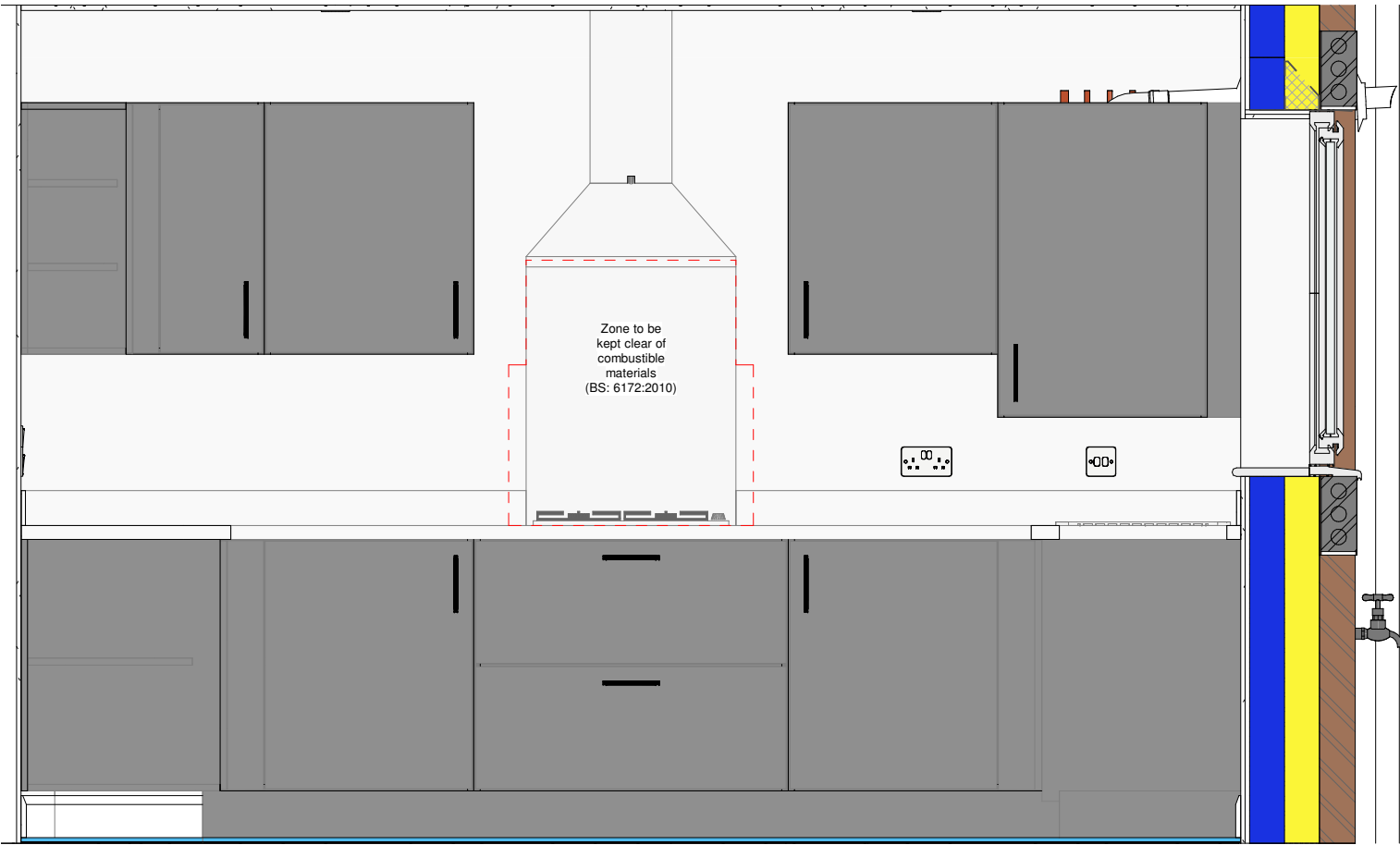


Drawing Title
The Blommere **BM-3B-2S-0**

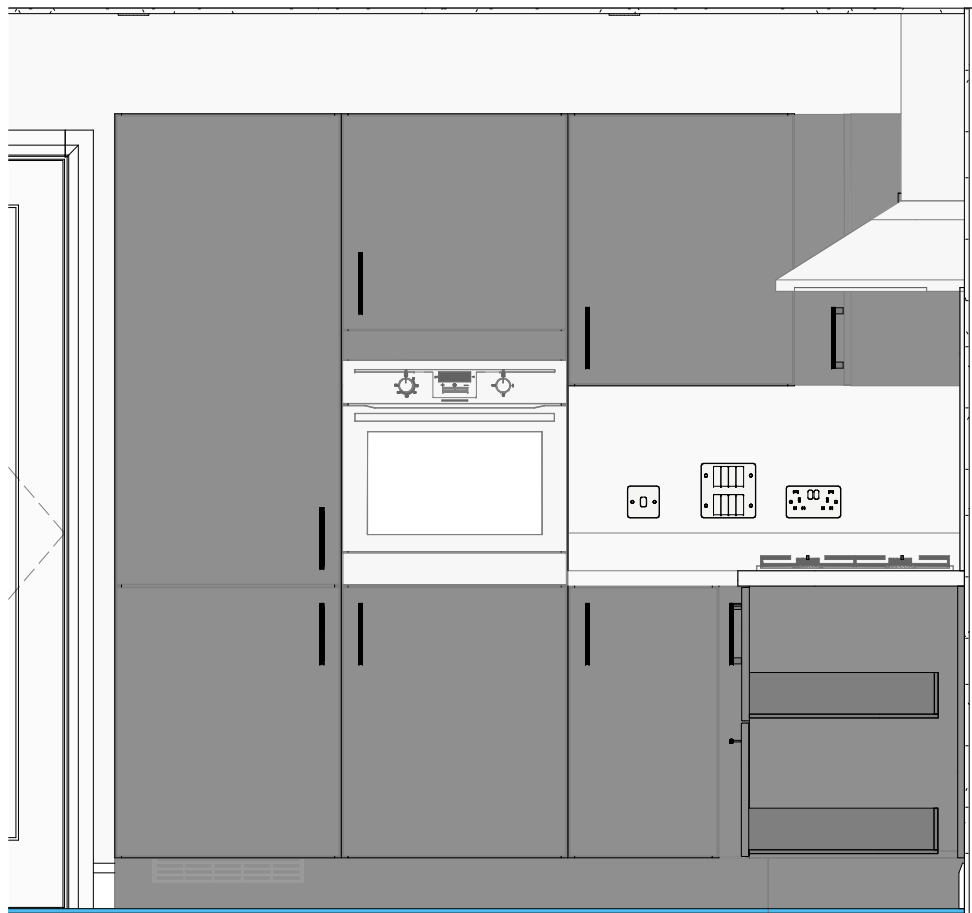
1026 ft² | 3b Semi (Corner Turner) | All Variants
Kitchen Layout - Upgrade

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 20
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/70/0/U/01		

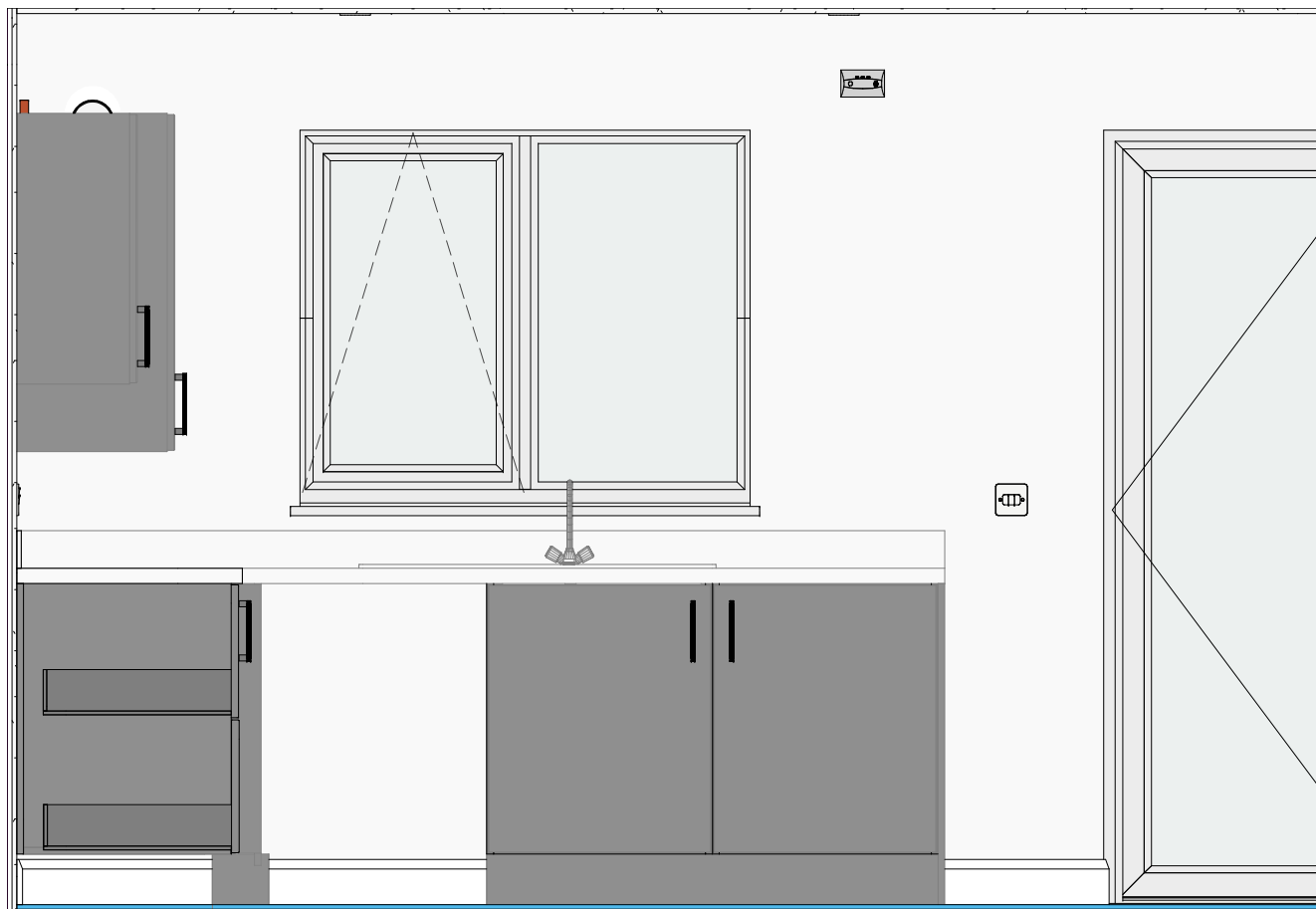
Do not scale - if in doubt, ask



A Kitchen - View A
1 : 20



B Kitchen - View B
1 : 20



C Kitchen - View C
1 : 20

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

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Drawing Title
The Blemmere **BM-3B-2S-0**
1026 ft² | 3b Semi (Corner Turner) | All Variants
Kitchen Elevations - Upgrade

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) 1 : 20
Job No	Drg Status Construction	Revision B

Drawing No. **A/1026/70/0/U/02**

Do not scale - if in doubt, ask

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



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2020 Issue
Working Drawings

Drawing Title

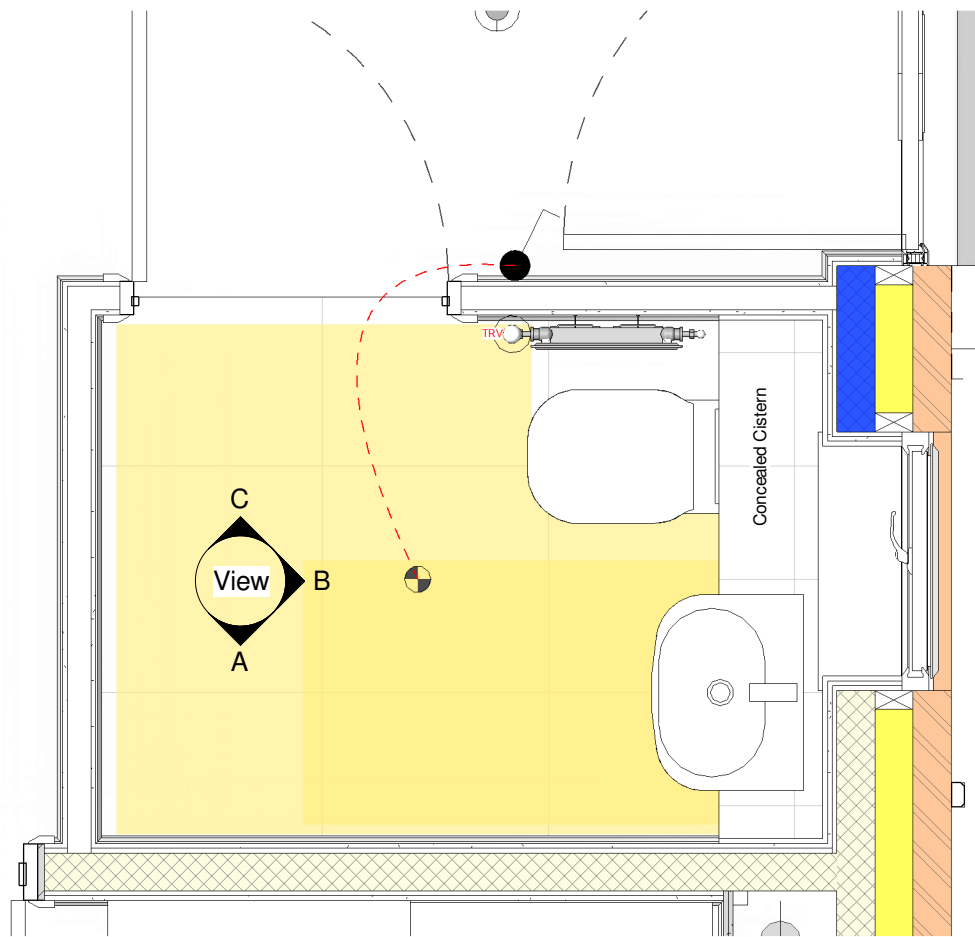
The Blemmere
1026 ft² | 3b Semi (Corner Turner) | All Variants
Kitchen 3D Perspective - Upgrade

BM-3B-2S-0

Image offers an artistic impression of appliance and unit layout only; refer to kitchen manufacturers literature for specific information (material colours / handle types etc).

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) N.T.S.
Job No	Drg Status Construction	Revision B
Drawing No.		A/1026/70/0/U/03

Do not scale - if in doubt, ask



1 Ground Floor W/C Layout
1 : 20

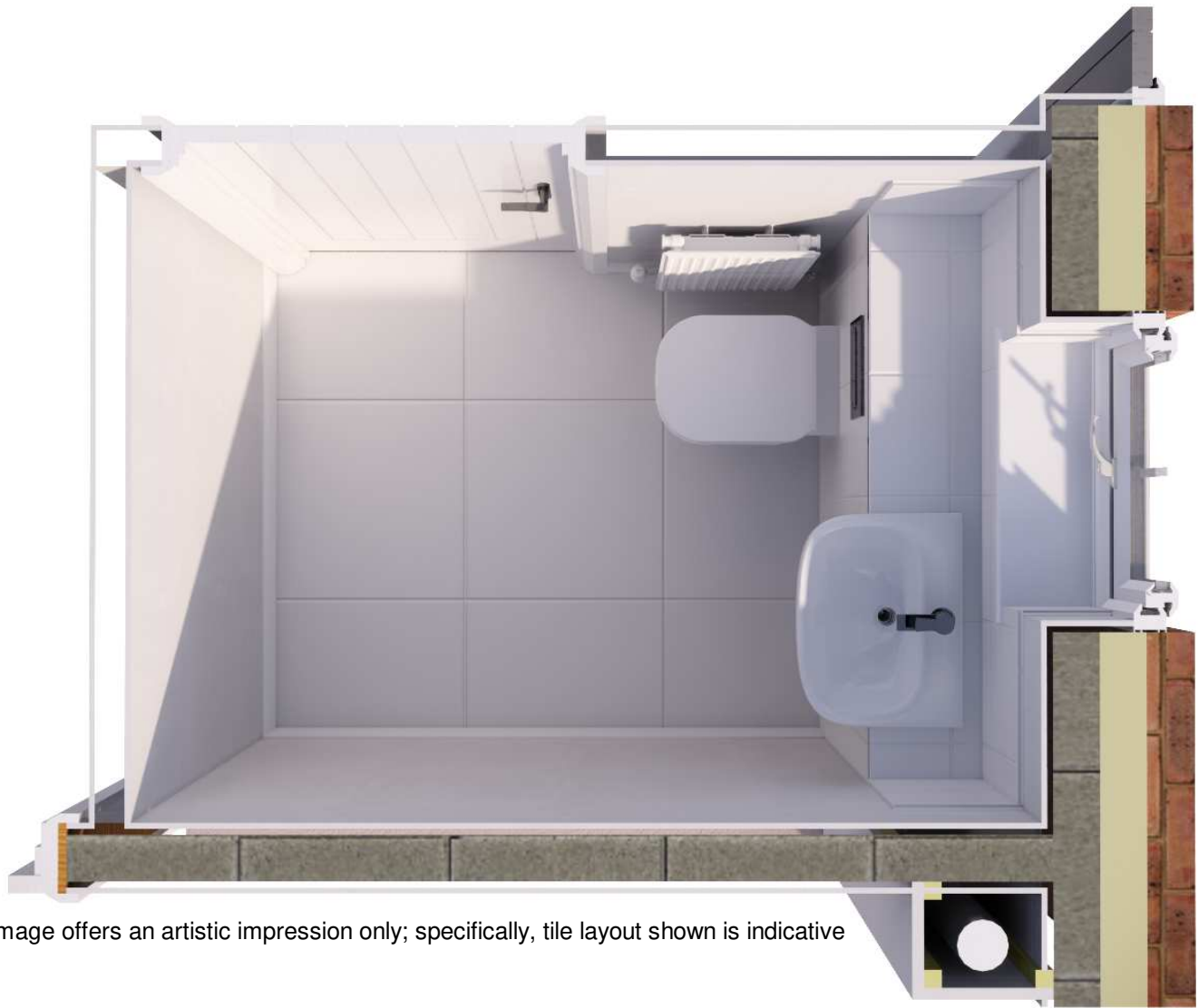
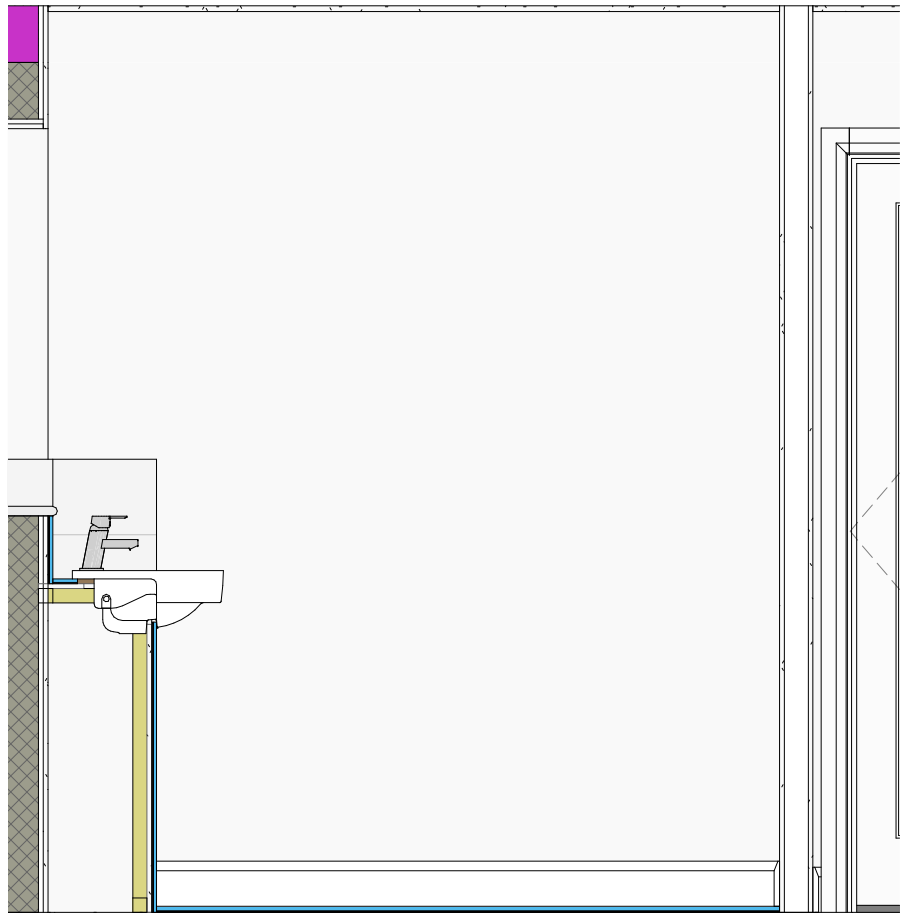


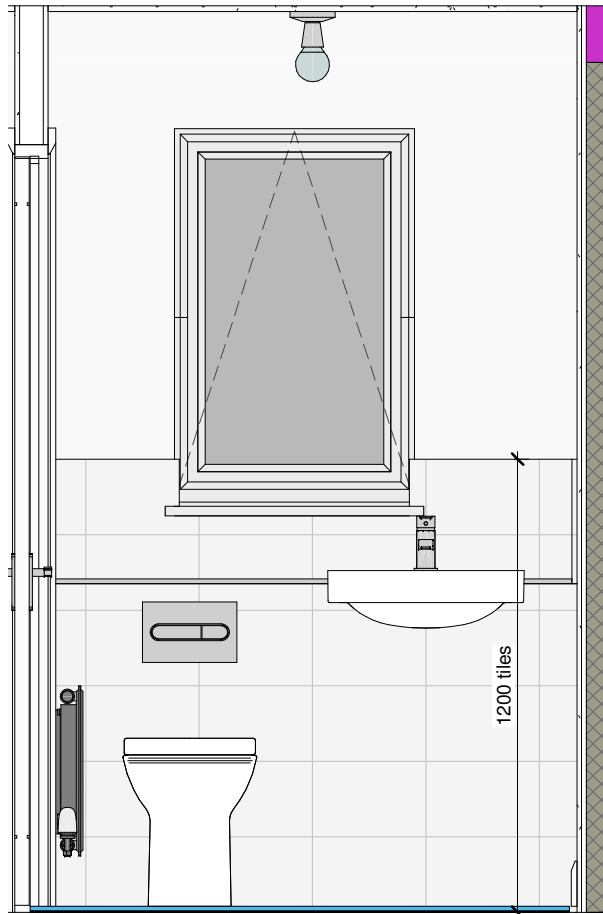
Image offers an artistic impression only; specifically, tile layout shown is indicative

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

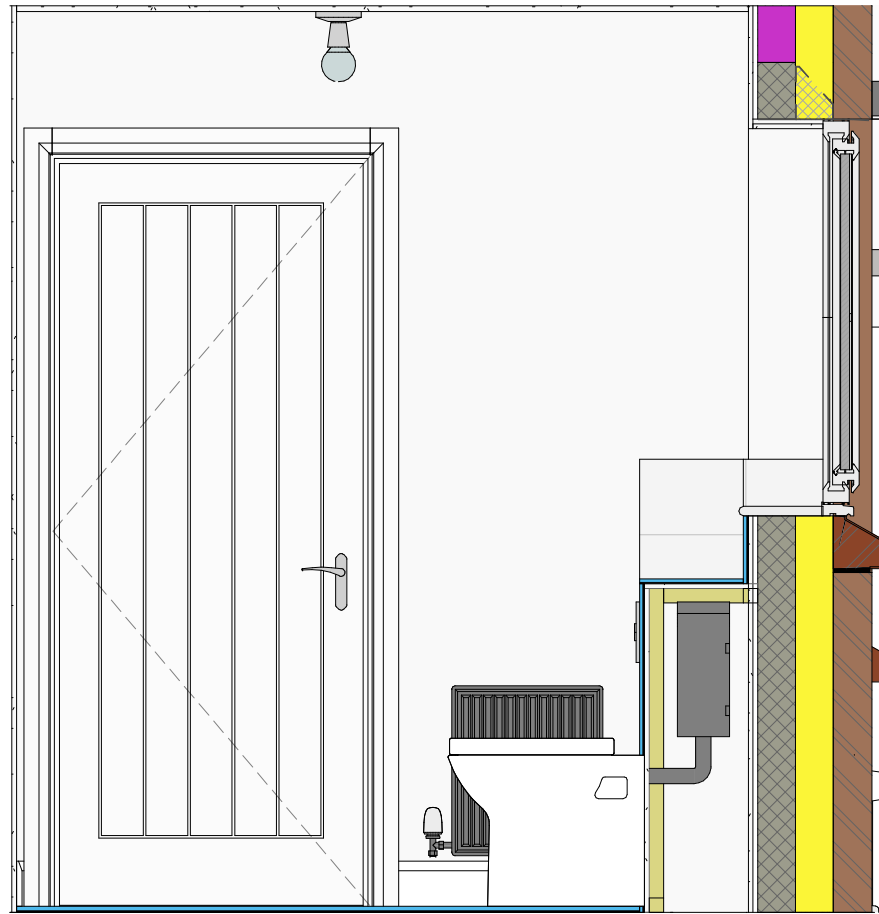
Plumbing Fixture Schedule - WC		
Manufacturer	Model	Description
W/C		
Bristan	Pisa (BWY PS BAS C)	Pisa basin mixer tap with clicker waste
Roca	Debba (32799S000)	Semi-Recessed vitreous china basin (520mm)
Roca	Debba (A347996000)	Single floorstanding WC with dual outlet
Roca	In-Wall - PL1 Dual - Chrome (890095001)	Chrome dual flush operating plate for concealed cistern
Roca	In-Wall Basic Tank L - 3/6 L (890121200)	Low height concealed cistern with dual flush (6/3 L)



A WC - View A
1 : 20



B WC - View B
1 : 20



C WC - View C
1 : 20

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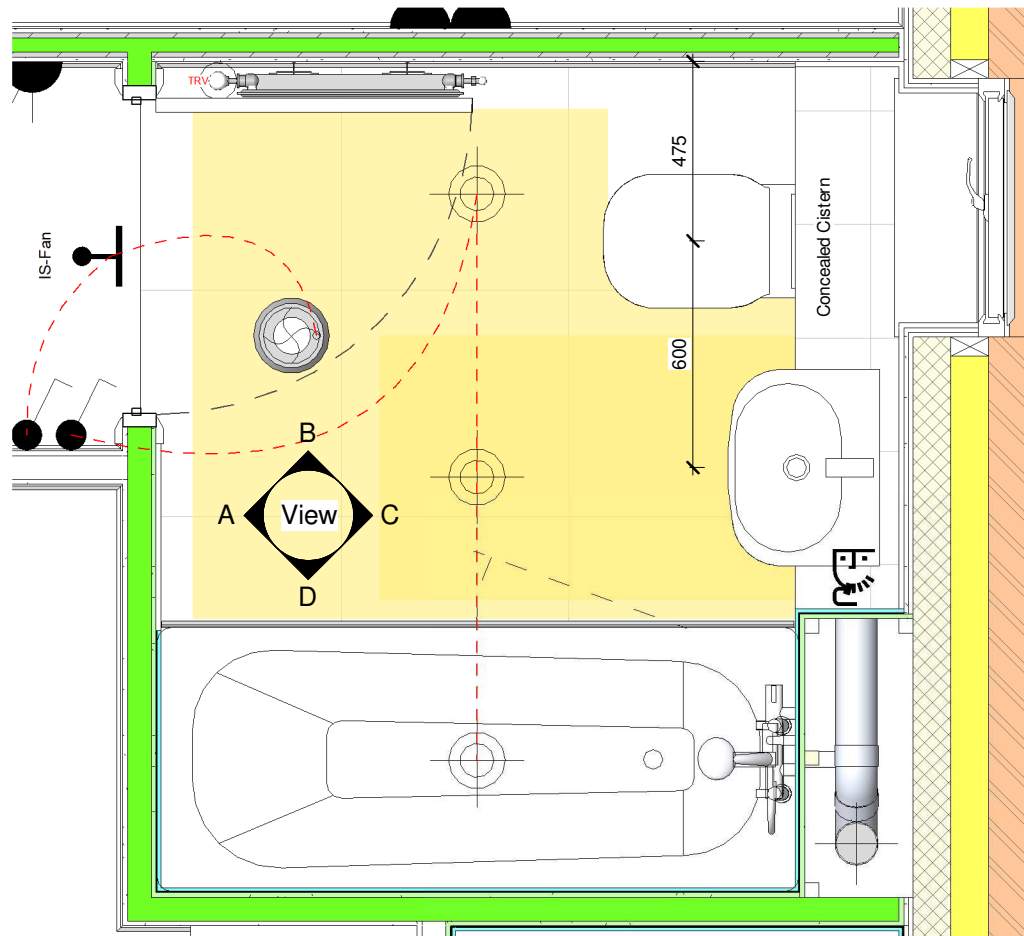


Drawing Title
The Blemmere **BM-3B-2S-0**
1026 ft² | 3b Semi (Corner Turner) | All Variants
Ground Floor W/C Layout

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B

Drawing No.
A/1026/75/0/01

Do not scale - if in doubt, ask



1 Bathroom Layout
1 : 20

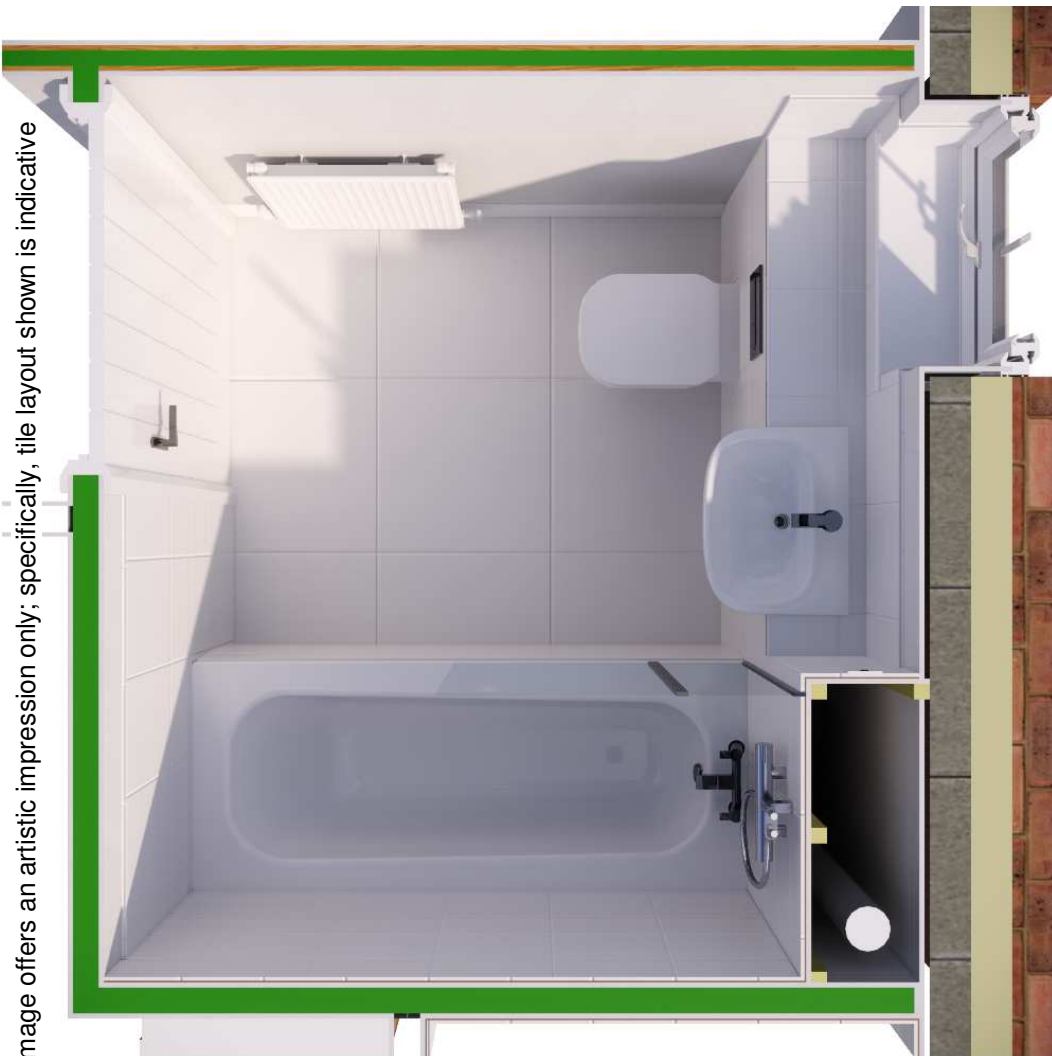
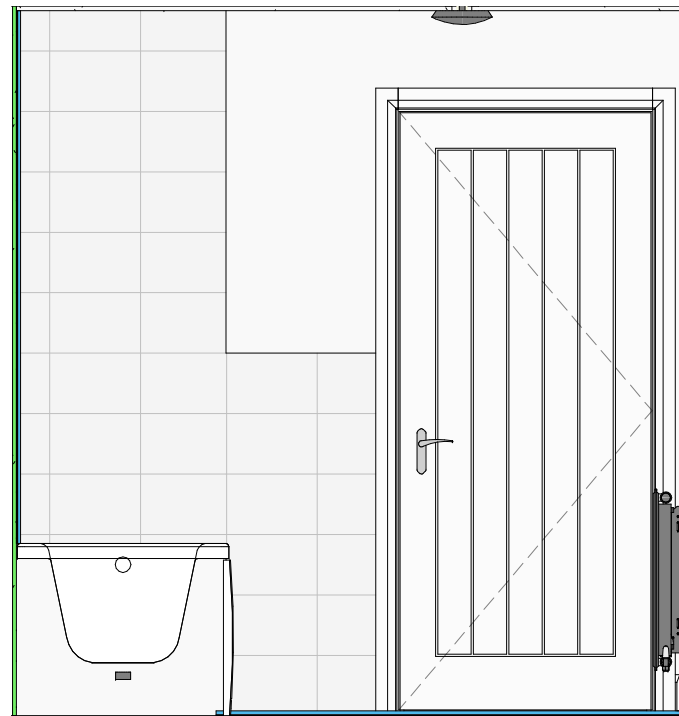
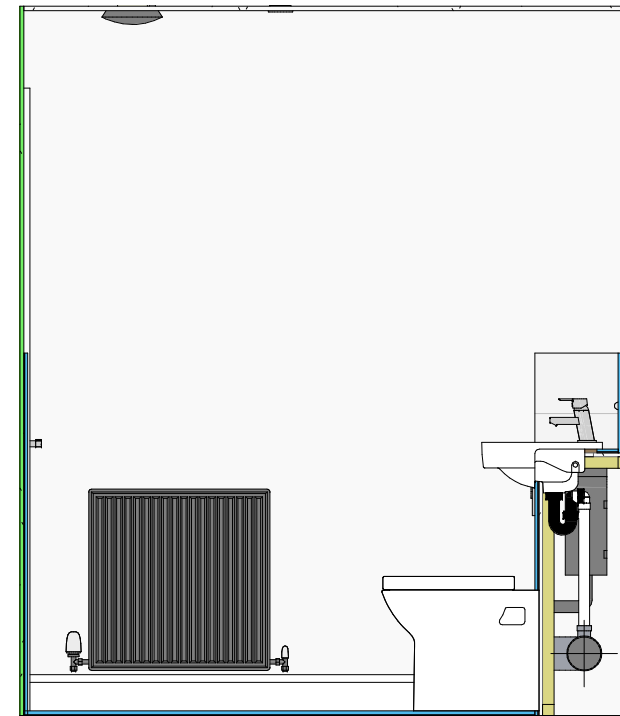


Image offers an artistic impression only; specifically, tile layout shown is indicative



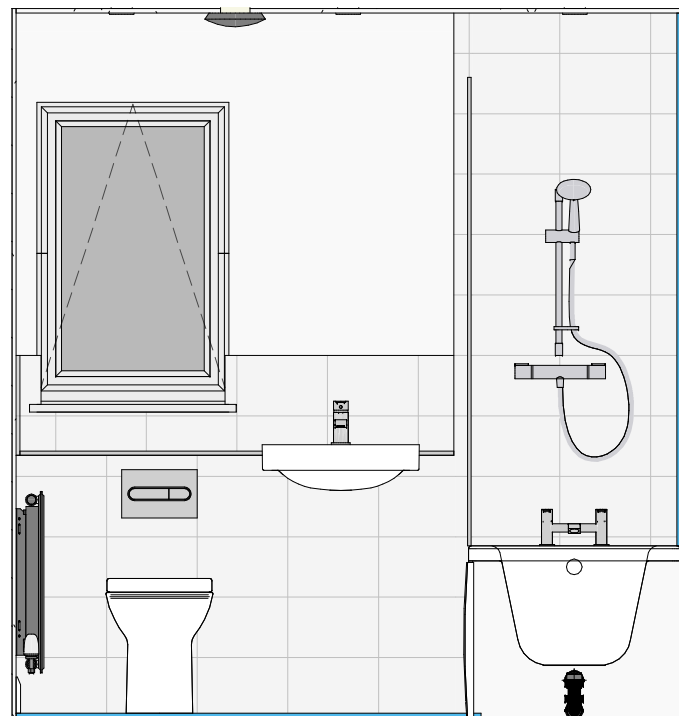
A Bathroom - View A
1 : 25



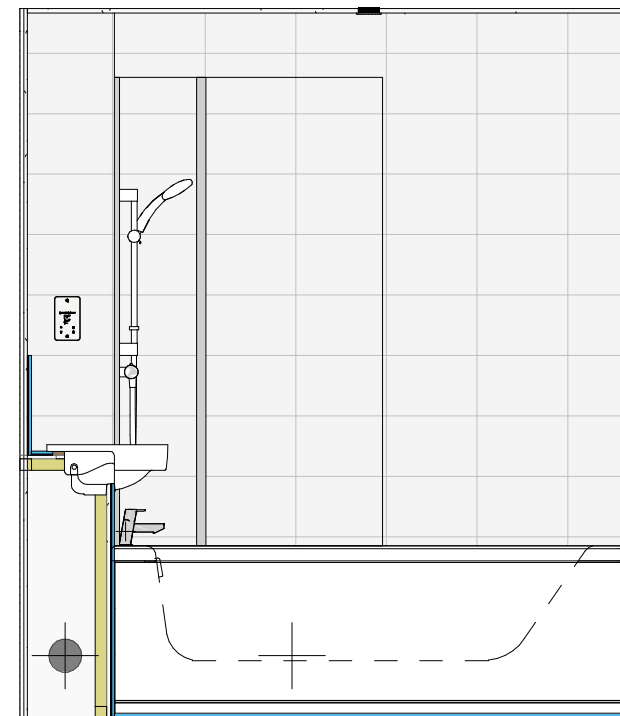
B Bathroom - View B
1 : 25

Plumbing Fixture Schedule - Bathroom (With Shower)

Manufacturer	Model	Description
Bath		
Bristan	Pisa (BWY PS BAS C)	Pisa basin mixer tap with clicker waste
Bristan	Pisa (BWY PS BF C)	Pisa bath filler
Kohler Mira	Relate (2.1874.005)	Thermostatic Mixer Shower
Roca	Debba (32799S000)	Semi-Recessed vitreous china basin (520mm)
Roca	Debba (A347996000)	Single floorstanding WC with dual outlet
Roca	In-Wall - PL1 Dual - Chrome (890095001)	Chrome dual flush operating plate for concealed cistern
Roca	In-Wall Basic Tank L - 3/6 L (890121200)	Low height concealed cistern with dual flush (6/3 L)
Roca	Malaga (A248288000) + Aqua (D50010001)	Rectangular acrylic bath. Order with Roca bath waste standard pop-up waste and overflow - chrome (D50010001)



C Bathroom - View C
1 : 25



D Bathroom - View D
1 : 25

Revision Schedule

Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Notes

Artisan Collection 3 bedroom properties with a bathroom and ensuite are available with four heating options:-

Combination Boiler

- 1) Thermostatic shower over bath, plus thermostatic shower in ensuite.
- 2) No shower over bath, electric shower in ensuite.
- 3) No shower over bath (bath taps fitted with flow restrictors), thermostatic shower in ensuite.

Heat Only Boiler with Hot Water Cylinder *

- 4) No shower over bath, thermostatic shower in ensuite.

For bathroom and ensuite layouts pertaining to the above numbered options, please see the following drawings.

Combination Boiler

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
1)	75/0/A/02	75/0/B/03
2)	75/0/B/02	75/0/A/03
3)	75/0/B/02	75/0/B/03

Heat Only Boiler with Hot Water Cylinder *

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
4)	75/0/B/02	75/0/B/03

* Heating designs for 3 bed properties with Heat Only Boilers and Hot Water Cylinders should be taken from 80 series drawings, affixed "CYL" - i.e., "A/123/80/AT/CYL/01"

CONSTRUCTION

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Newcastle upon Tyne NE13 8BF
Tel: 0191 217 0717

Project

The Artisan Collection

2020 Issue

Working Drawings



Drawing Title

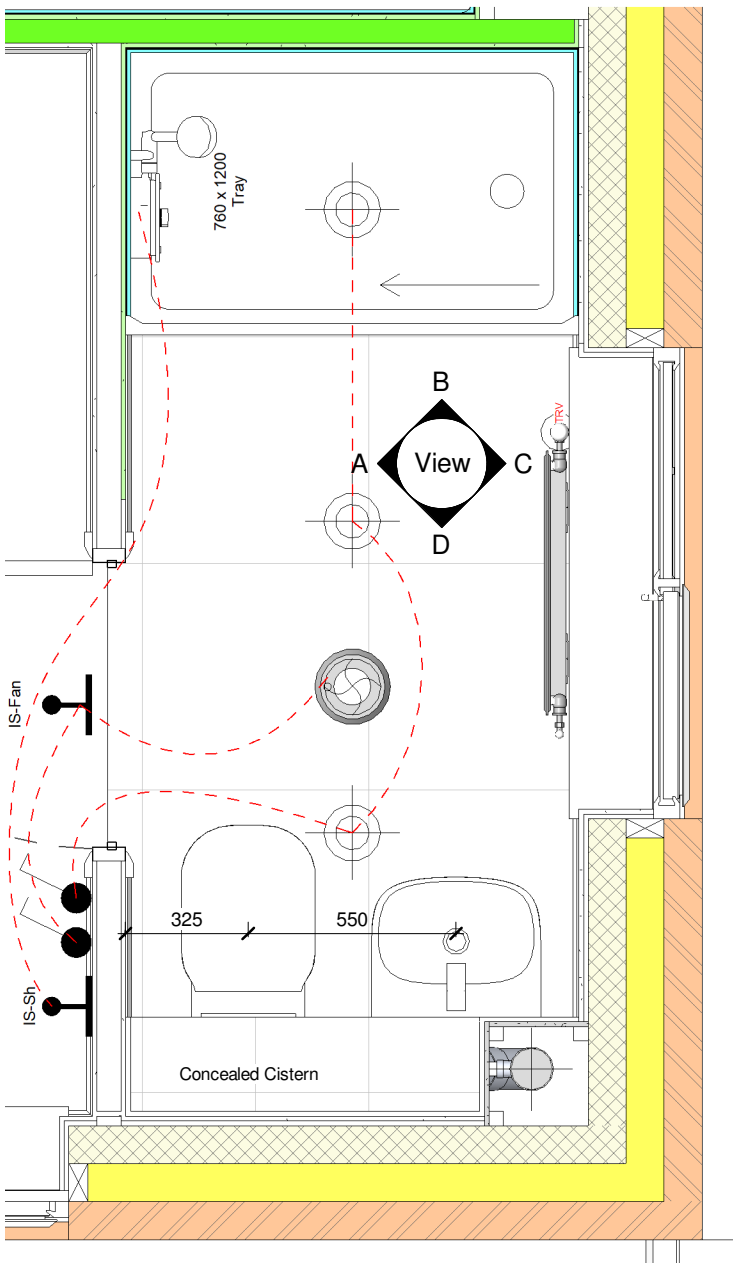
The Blemmere

BM-3B-2S-0

1026 ft² | 3b Semi (Corner Turner) | All Variants
Bathroom Layout (Shower Over Bath)

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/75/0/A/02		

Do not scale - if in doubt, ask



1 Ensuite Layout (Electric Shower)
1 : 20

Notes

Artisan Collection 3 bedroom properties with a bathroom and ensuite are available with four heating options:-

Combination Boiler

- 1) Thermostatic shower over bath, plus thermostatic shower in ensuite.
- 2) No shower over bath, electric shower in ensuite.
- 3) No shower over bath (bath taps fitted with flow restrictors), thermostatic shower in ensuite.

Heat Only Boiler with Hot Water Cylinder *

- 4) No shower over bath, thermostatic shower in ensuite.

For bathroom and ensuite layouts pertaining to the above numbered options, please see the following drawings.

Combination Boiler

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
1)	75/0/A/02	75/0/B/03
2)	75/0/B/02	75/0/A/03
3)	75/0/B/02	75/0/B/03

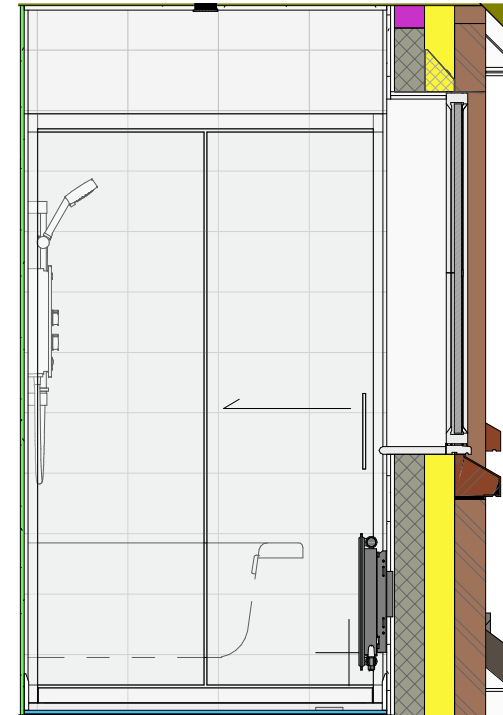
Heat Only Boiler with Hot Water Cylinder *

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
4)	75/0/B/02	75/0/B/03

* Heating designs for 3 bed properties with Heat Only Boilers and Hot Water Cylinders should be taken from 80 series drawings, affixed "CYL" - i.e., "A/123/80/AT/CYL/01"



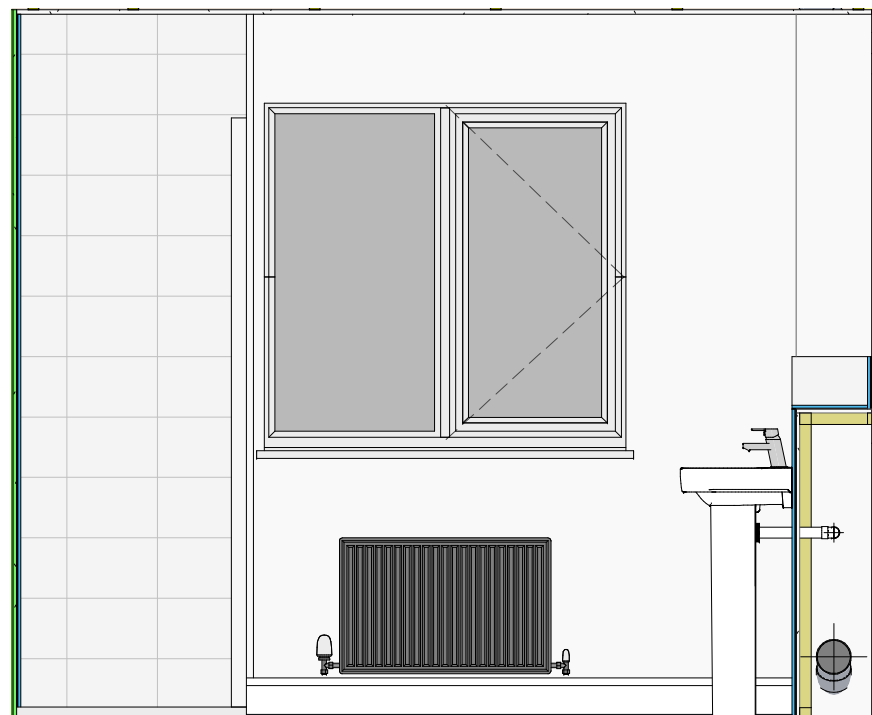
A Ensuite - View A
1 : 25



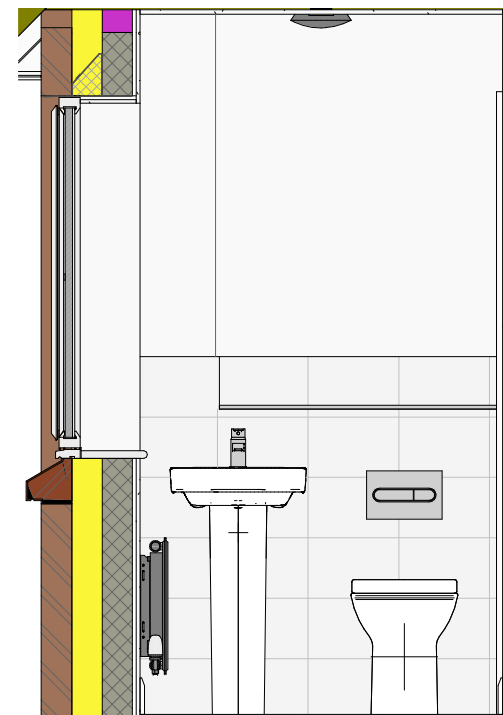
B Ensuite - View B
1 : 25

Plumbing Fixture Schedule - Ensuite (Electric Shower)

Manufacturer	Model	Description
Ensuite		
Bristan	Pisa (BWY PS SMBAS C)	Pisa small basin mixer tap with clicker waste
Kohler Mira	Azora (1.1634.011)	9.8kW Electric Shower
Mira	Elevate (2.1814.011)	1200mm wide shower screen with single sliding door
Mira	Flight Low (1.1697.006 WH)	1200 x 760mm low height flat top shower tray c/w Mira Flight low vortex waste
Roca	Debba (32599700U)	Wall-hung vitreous china basin (450mm)
Roca	Debba (33599000U)	Vitreous china full pedestal for basin
Roca	Debba (A347996000)	Single floorstanding WC with dual outlet
Roca	In-Wall - PL1 Dual - Chrome (890095001)	Chrome dual flush operating plate for concealed cistern
Roca	In-Wall Basic Tank L - 3/6 L (890121200)	Low height concealed cistern with dual flush (6/3 L)



C Ensuite - View C
1 : 25



D Ensuite - View D
1 : 25

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



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Tel: 0191 217 0717

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Drawing Title

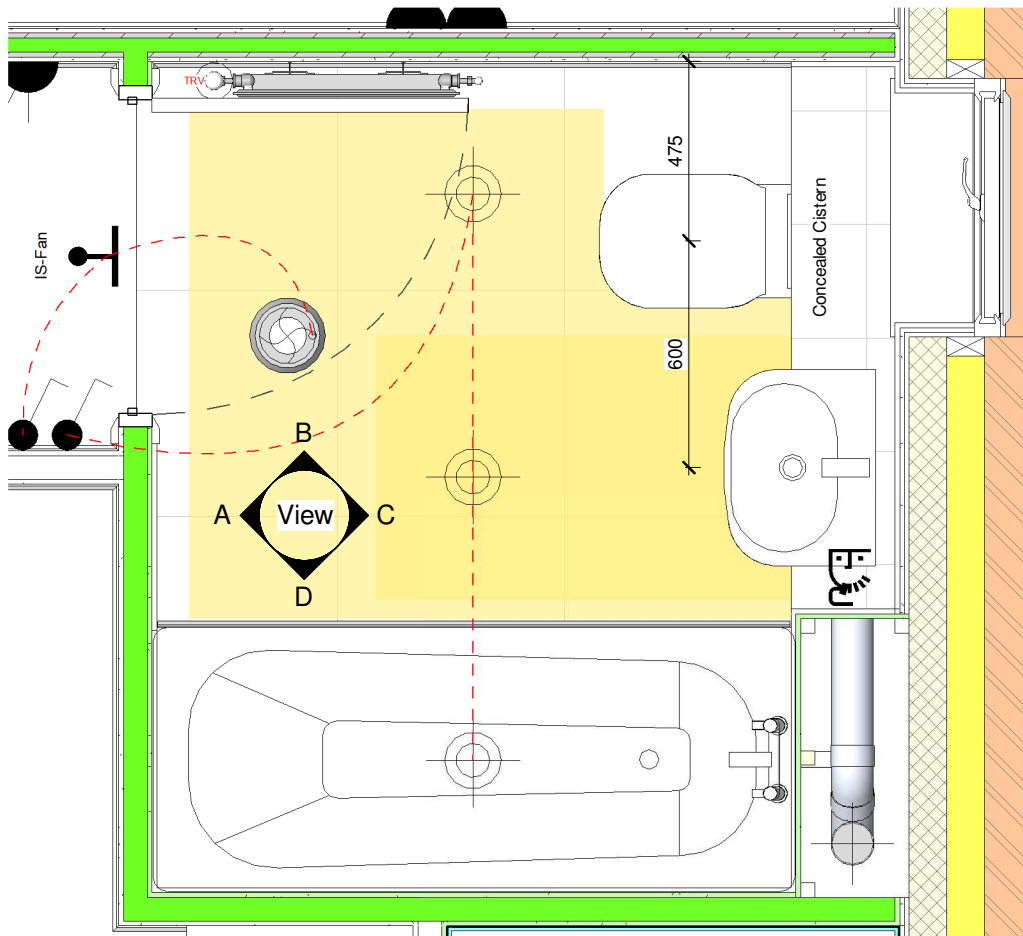
The Blemmere

BM-3B-2S-0

1026 ft² | 3b Semi (Corner Turner) | All Variants
Ensuite Layout (Electric Shower)

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/75/0/A/03		

Do not scale - if in doubt, ask



1 Bathroom Layout
1 : 20

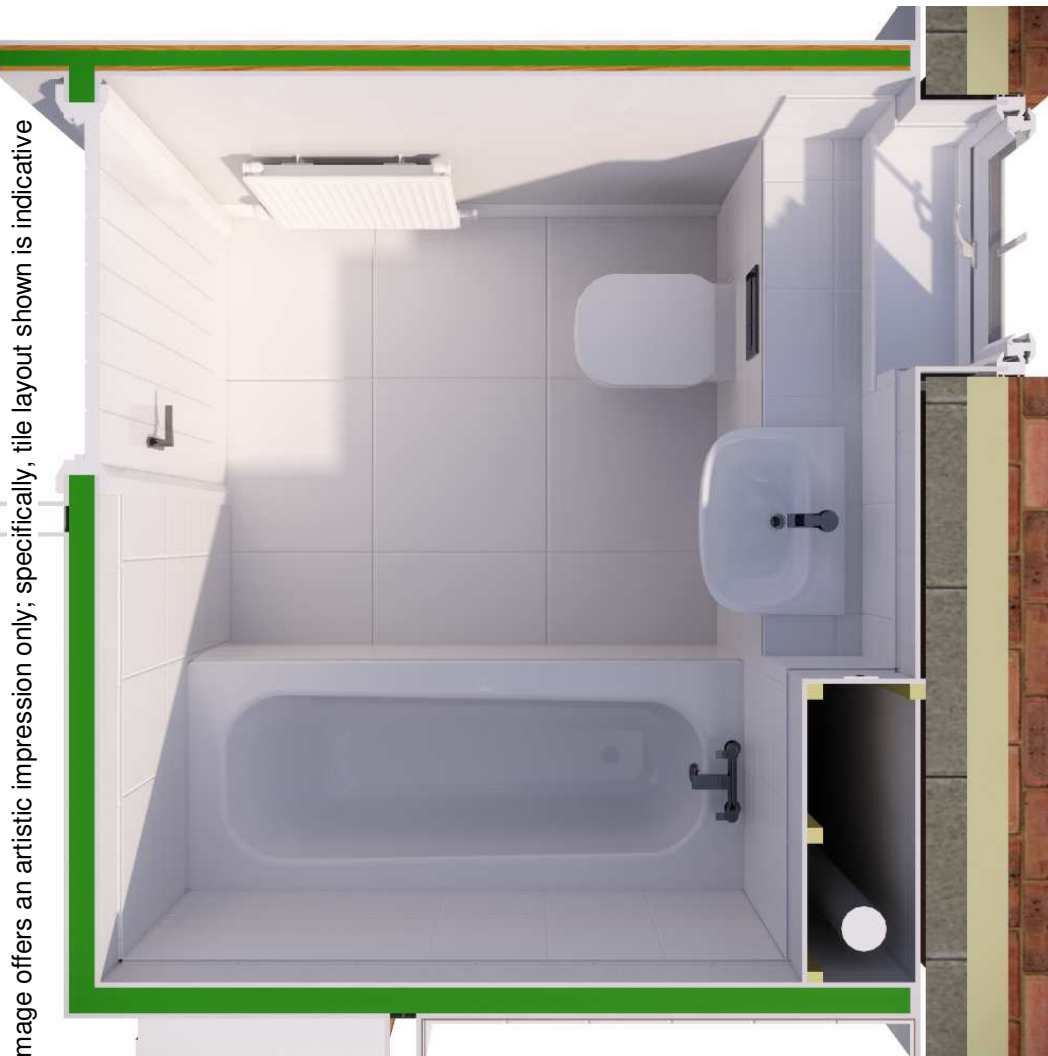
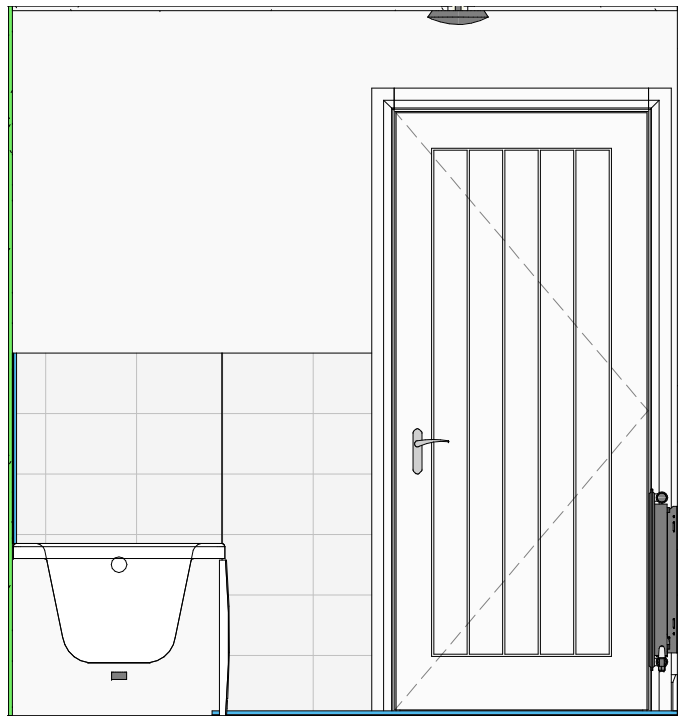
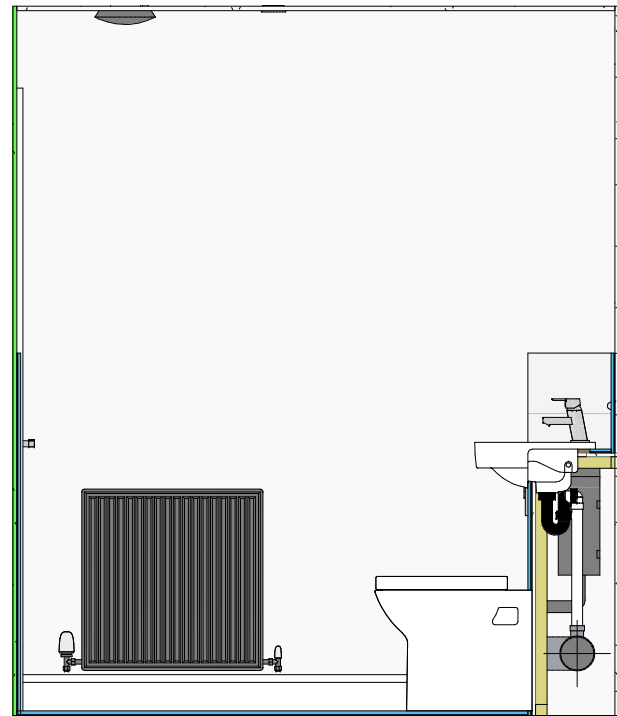


Image offers an artistic impression only; specifically, tile layout shown is indicative

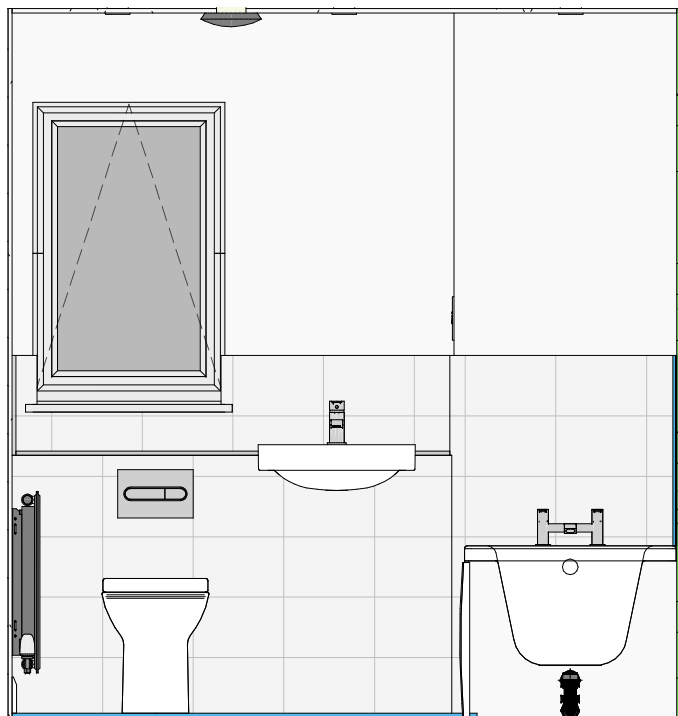


A Bathroom - View A
1 : 25

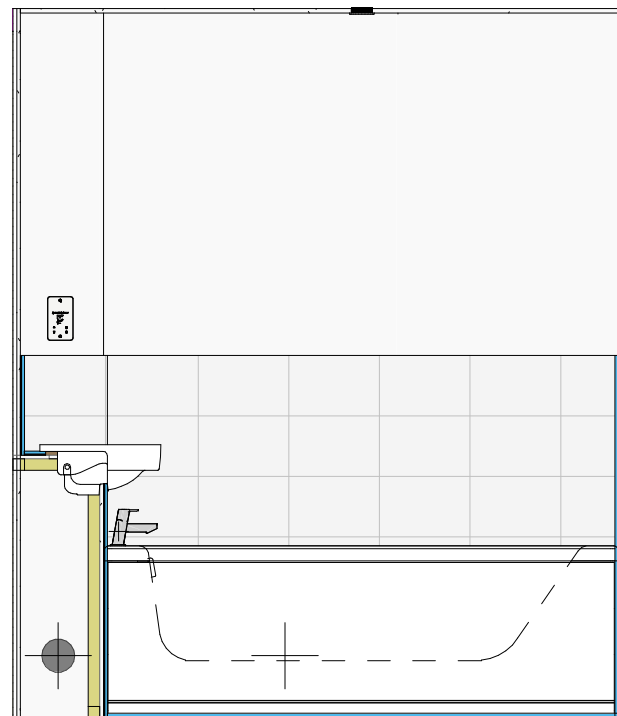


B Bathroom - View B
1 : 25

Plumbing Fixture Schedule - Bathroom (No Shower)		
Manufacturer	Model	Description
Bath		
Bristan	Pisa (BWY PS BAS C)	Pisa basin mixer tap with clicker waste
Bristan	Pisa (BWY PS BF C)	Pisa bath filler
Roca	Debba (32799S000)	Semi-Recessed vitreous china basin (520mm)
Roca	Debba (A347996000)	Single floorstanding WC with dual outlet
Roca	In-Wall - PL1 Dual - Chrome (890095001)	Chrome dual flush operating plate for concealed cistern
Roca	In-Wall Basic Tank L - 3/6 L (890121200)	Low height concealed cistern with dual flush (6/3 L)
Roca	Malaga (A248288000) + Aqua (D50010001)	Rectangular acrylic bath. Order with Roca bath waste standard pop-up waste and overflow - chrome (D50010001)



C Bathroom - View C
1 : 25



D Bathroom - View D
1 : 25

Revision Schedule

Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Notes

Artisan Collection 3 bedroom properties with a bathroom and ensuite are available with four heating options:-

Combination Boiler

- 1) Thermostatic shower over bath, plus thermostatic shower in ensuite.
- 2) No shower over bath, electric shower in ensuite.
- 3) No shower over bath (bath taps fitted with flow restrictors), thermostatic shower in ensuite.

Heat Only Boiler with Hot Water Cylinder *

- 4) No shower over bath, thermostatic shower in ensuite.

For bathroom and ensuite layouts pertaining to the above numbered options, please see the following drawings.

Combination Boiler

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
1)	75/0/A/02	75/0/B/03
2)	75/0/B/02	75/0/A/03
3)	75/0/B/02	75/0/B/03

Heat Only Boiler with Hot Water Cylinder *

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
4)	75/0/B/02	75/0/B/03

* Heating designs for 3 bed properties with Heat Only Boilers and Hot Water Cylinders should be taken from 80 series drawings, affixed "CYL" - i.e., "A/123/80/AT/CYL/01"

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Newcastle upon Tyne NE13 8BF
Tel: 0191 217 0717

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Drawing Title

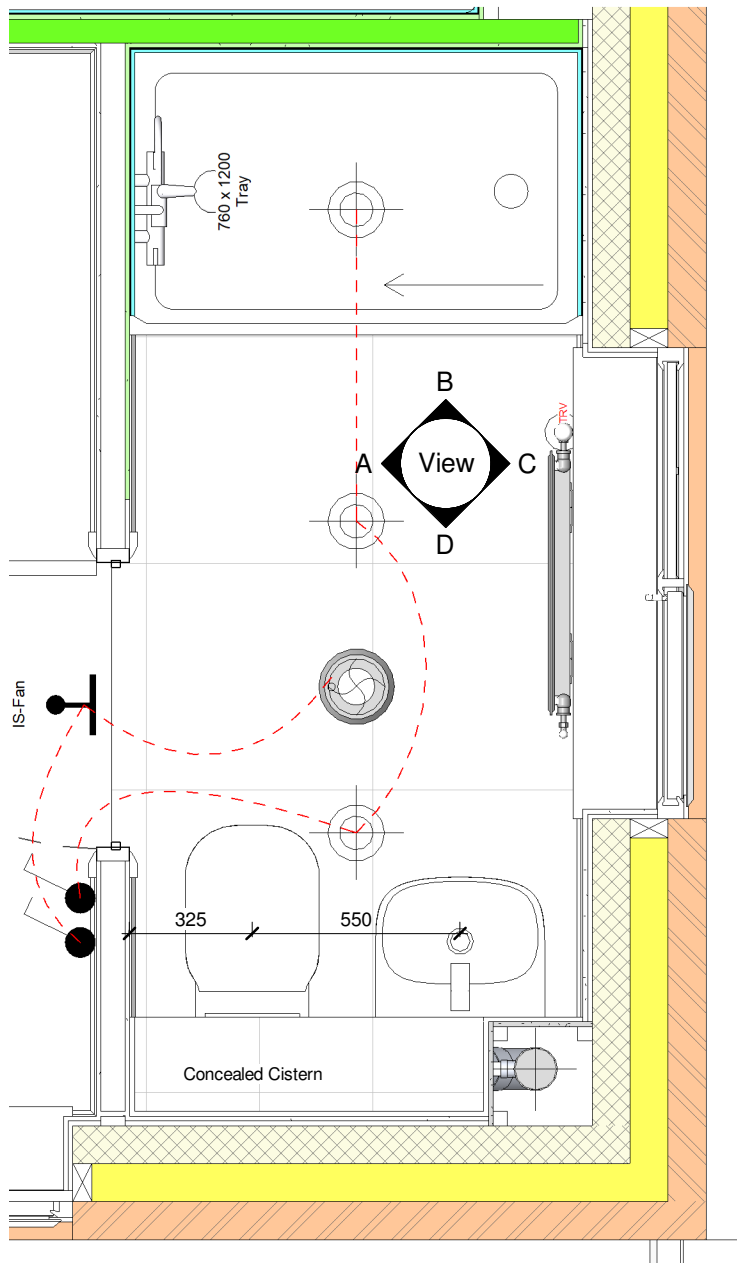
The Blemmere

BM-3B-2S-0

1026 ft² | 3b Semi (Corner Turner) | All Variants
Bathroom Layout (No Shower)

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/75/0/B/02		

Do not scale - if in doubt, ask



1 Ensuite Layout (Electric Shower)

1 : 20

Notes

Artisan Collection 3 bedroom properties with a bathroom and ensuite are available with four heating options:-

- Combination Boiler
- 1) Thermostatic shower over bath, plus thermostatic shower in ensuite.

2) No shower over bath, electric shower in ensuite.

3) No shower over bath (bath taps fitted with flow restrictors), thermostatic shower in ensuite.
- Heat Only Boiler with Hot Water Cylinder *
- 4) No shower over bath, thermostatic shower in ensuite.

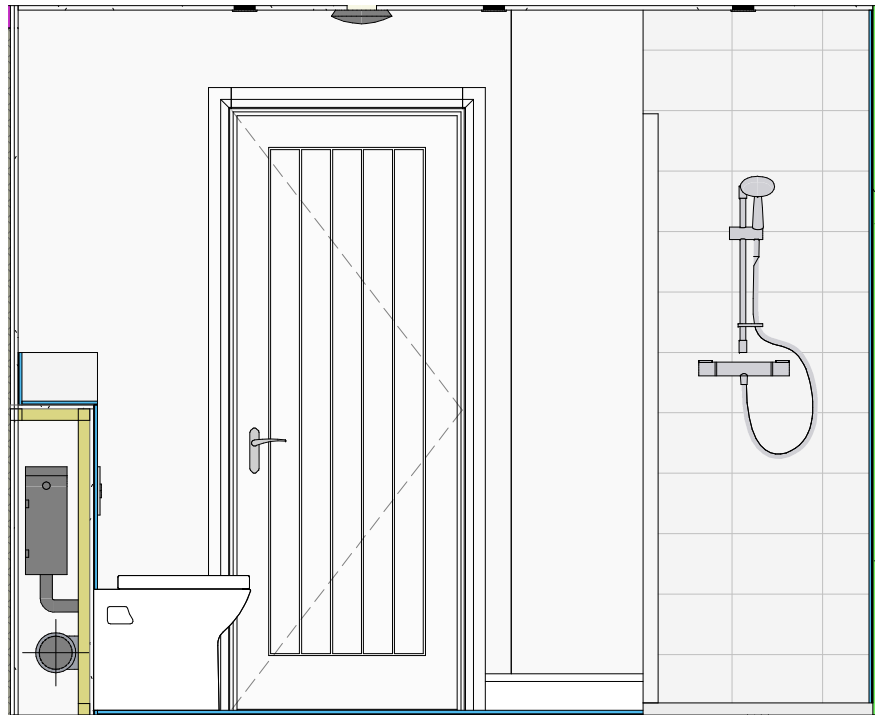
For bathroom and ensuite layouts pertaining to the above numbered options, please see the following drawings.

Combination Boiler		
Option No.	Bathroom Drawing No.	Ensuite Drawing No.
1)	75/0/A/02	75/0/B/03
2)	75/0/B/02	75/0/A/03
3)	75/0/B/02	75/0/B/03

Heat Only Boiler with Hot Water Cylinder *

Option No.	Bathroom Drawing No.	Ensuite Drawing No.
4)	75/0/B/02	75/0/B/03

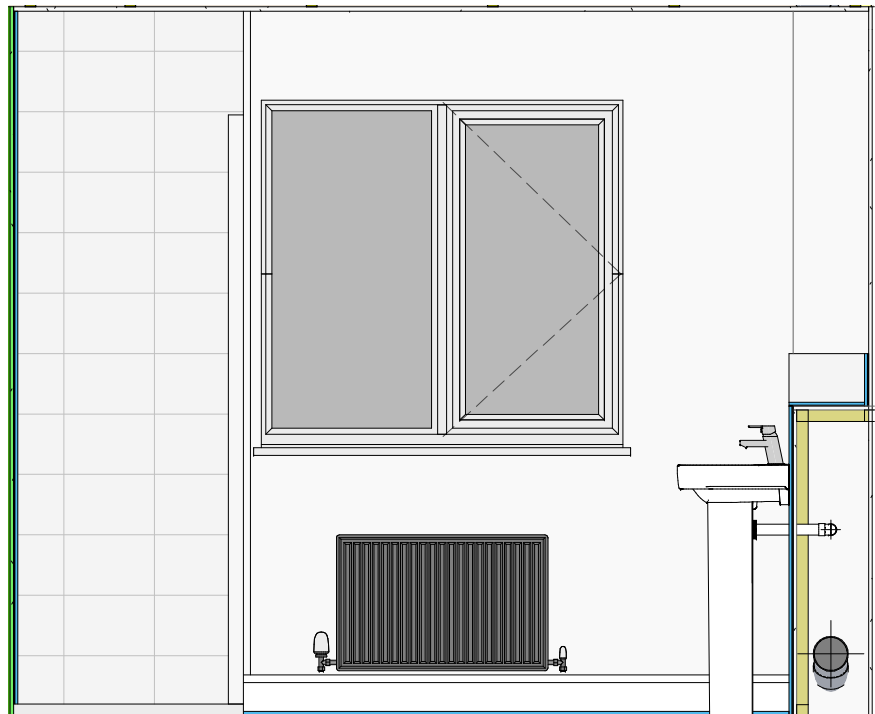
* Heating designs for 3 bed properties with Heat Only Boilers and Hot Water Cylinders should be taken from 80 series drawings, affixed "CYL" - i.e., "A/123/80/AT/CYL/01"



A Ensuite - View A

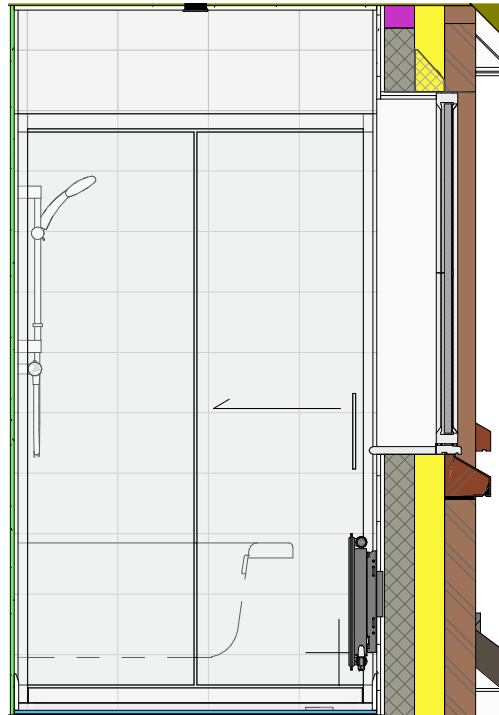
1 : 25

Plumbing Fixture Schedule - Ensuite (Thermostatic Shower)		
Manufacturer	Model	Description
Ensuite		
Bristan	Pisa (BWY PS SMBAS C)	Pisa small basin mixer tap with clicker waste
Kohler Mira	Relate (2.1874.005)	Thermostatic Mixer Shower
Mira	Elevate (2.1814.011)	1200mm wide shower screen with single sliding door
Mira	Flight Low (1.1697.006 WH)	1200 x 760mm low height flat top shower tray c/w Mira Flight low vortex waste
Roca	Debba (32599700U)	Wall-hung vitreous china basin (450mm)
Roca	Debba (33599000U)	Vitreous china full pedestal for basin
Roca	Debba (A347996000)	Single floorstanding WC with dual outlet
Roca	In-Wall - PL1 Dual - Chrome (890095001)	Chrome dual flush operating plate for concealed cistern
Roca	In-Wall Basic Tank L - 3/6 L (890121200)	Low height concealed cistern with dual flush (6/3 L)



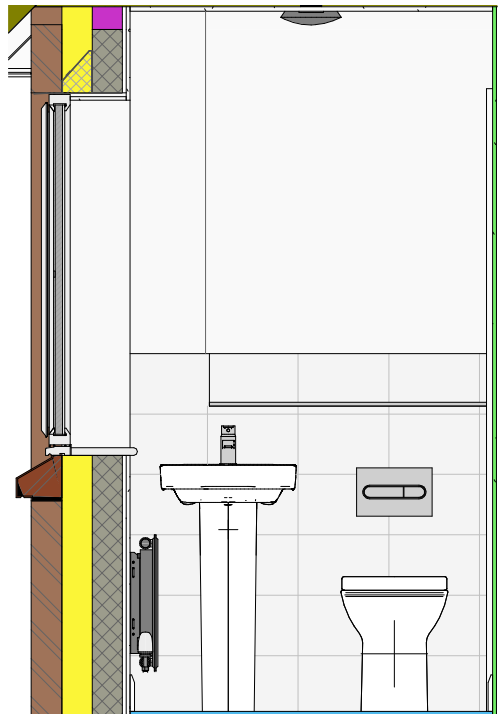
C Ensuite - View C

1 : 25



B Ensuite - View B

1 : 25



D Ensuite - View D

1 : 25

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule



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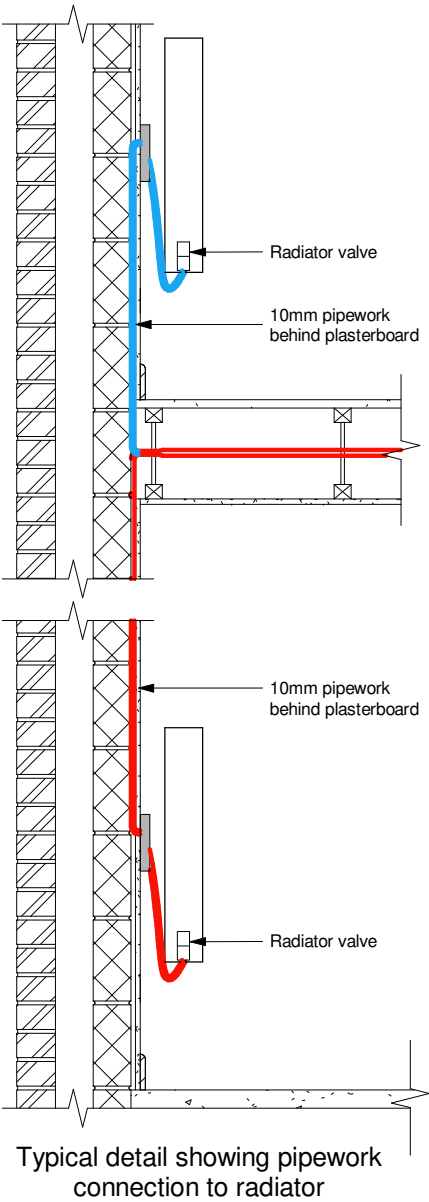
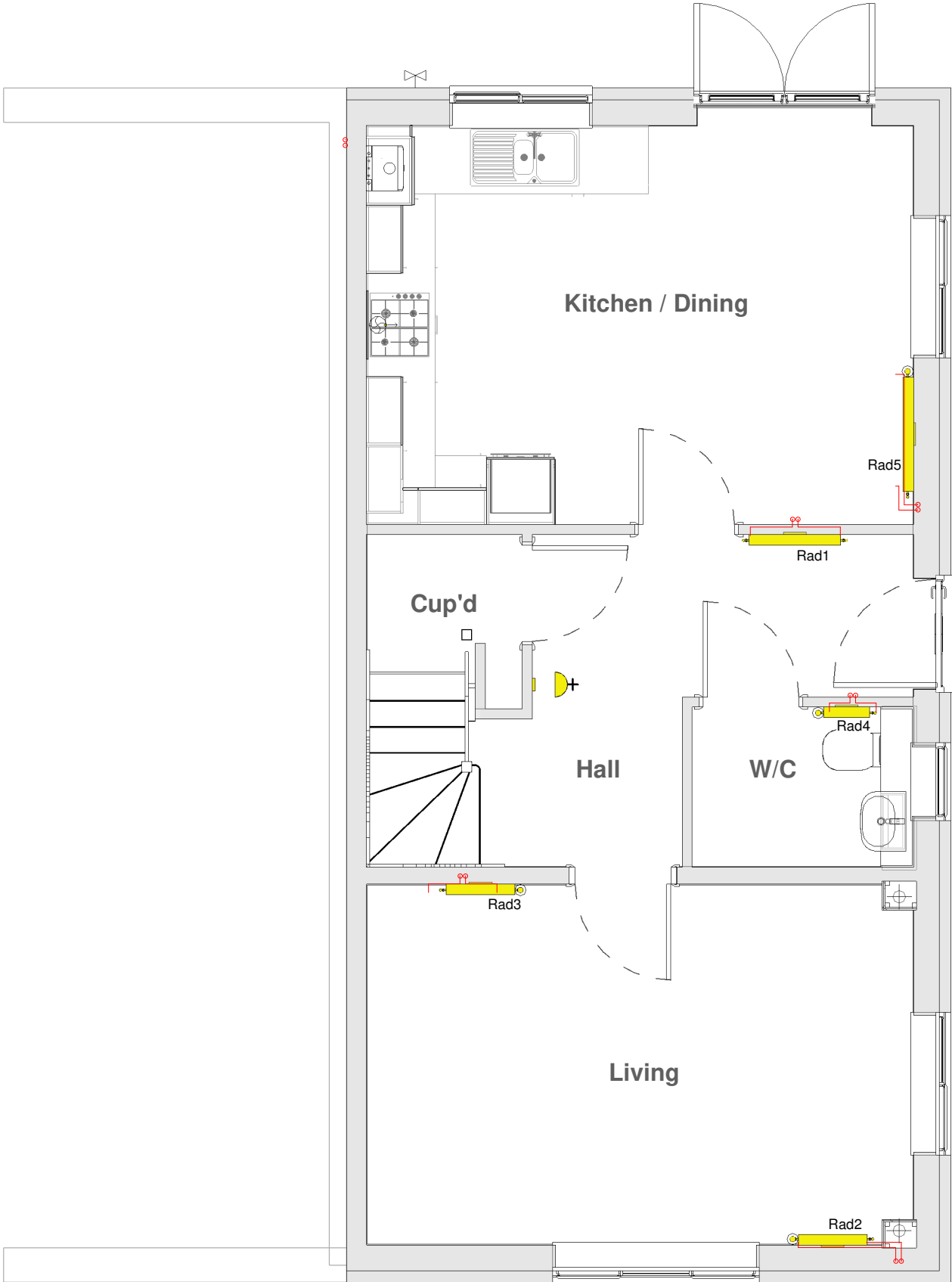
Project
The Artisan Collection
2020 Issue
Working Drawings



Drawing Title
The Blemmere **BM-3B-2S-0**
1026 ft² | 3b Semi (Corner Turner) | All Variants
Ensuite Layout (Thermostatic Shower)

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/75/0/B/03		

Do not scale - if in doubt, ask



Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Notes

All plumbing fitting and outlets must be fitted in accordance with manufacturers instructions and have isolating flow rate and pressure reducing valves as required. The installation must be in accordance with all relevant regulations.

The first metre of pipework from the boiler to be copper; all pipework in airing cupboard to be copper, all exposed pipework to be copper.

System to be balanced to achieve 80°C flow, 60°C return, with 20°C temperature drop across the boiler and radiators.

Gas Pipes	
Zone 1 Flow Return Pipes	
Zone 2 Flow Return Pipes	

Balanced flue to outside wall. The flue terminal must not be positioned less than 300mm from a window, air vent, or other ventilation opening; and must be fitted in accordance with the installation instructions.

All drops to ground floor radiators to be 10mm F&R TB unless otherwise stated with 15mm to point of drop.

Pipework routes should be confirmed as being compatible with joist layouts



Face-fix radiator pipe guide and seal to be utilised behind each radiator as above

MECHANICAL

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Newcastle upon Tyne NE13 8BF
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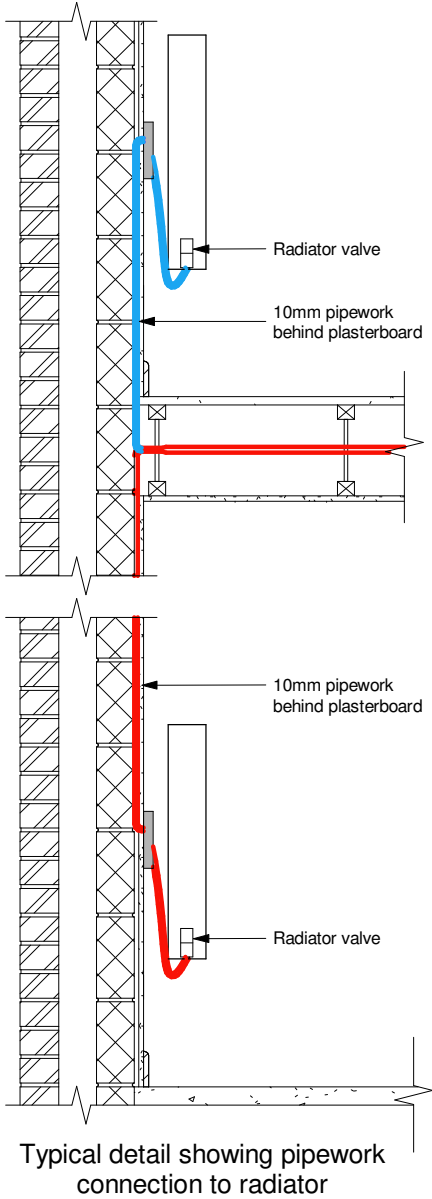
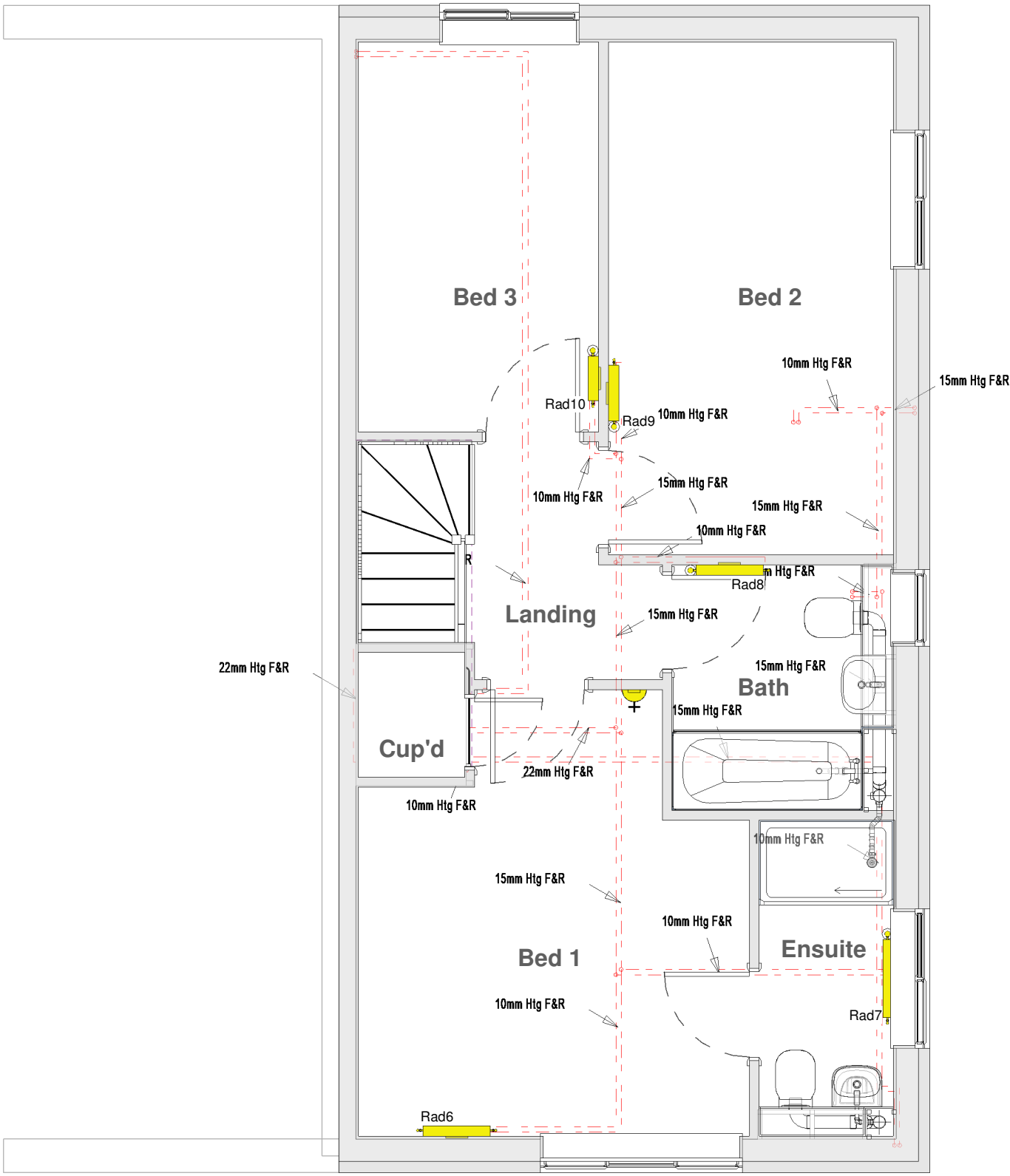
Project
The Artisan Collection
2020 Issue
Working Drawings

Drawing Title
The Blemmere **BM-3B-2S-0**

1026 ft² | 3b Semi (Corner Turner) | All Variants
Ground Floor Heating GA

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/80/0/01		

Do not scale - if in doubt, ask



Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Notes

All plumbing fitting and outlets must be fitted in accordance with manufacturers instructions and have isolating flow rate and pressure reducing valves as required. The installation must be in accordance with all relevant regulations.

The first metre of pipework from the boiler to be copper; all pipework in airing cupboard to be copper, all exposed pipework to be copper.

System to be balanced to achieve 80°C flow, 60°C return, with 20°C temperature drop across the boiler and radiators.

Gas Pipes	
Zone 1 Flow Return Pipes	
Zone 2 Flow Return Pipes	

Balanced flue to outside wall. The flue terminal must not be positioned less than 300mm from a window, air vent, or other ventilation opening; and must be fitted in accordance with the installation instructions.

All drops to ground floor radiators to be 10mm F&R TB unless otherwise stated with 15mm to point of drop.

Pipework routes should be confirmed as being compatible with joist layouts



Face-fix radiator pipe guide and seal to be utilised behind each radiator as above

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Drawing Title

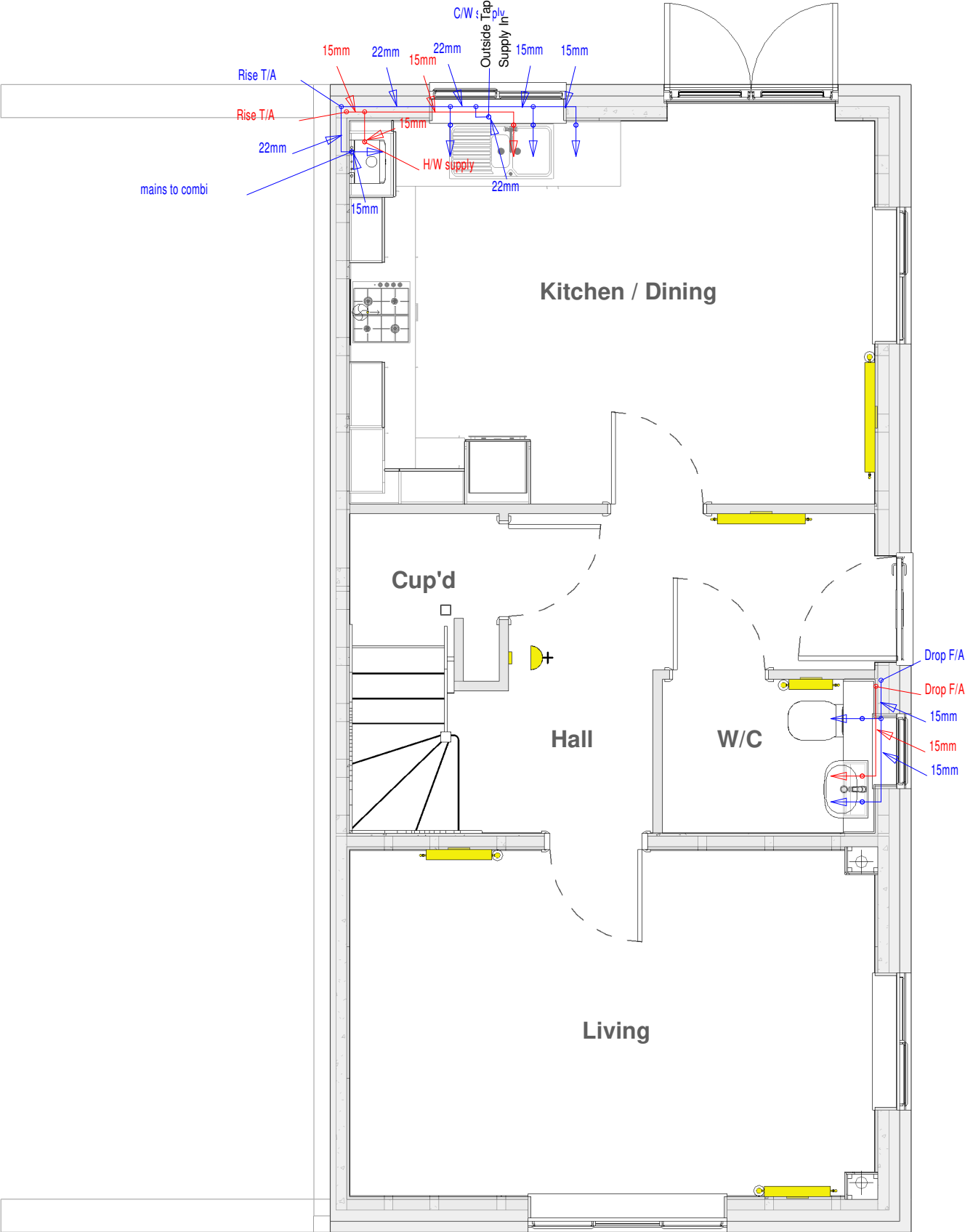
The Blemmere

BM-3B-2S-0

1026 ft² | 3b Semi (Corner Turner) | All Variants
First Floor Heating GA

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/80/0/02		

Do not scale - if in doubt, ask



Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Notes

All plumbing pipework to be OSMA Hep2o.

All pipework to fittings to be run in continuous lengths with formed bends at changes of direction with minimum of elbows and fittings.

Gas Pipes —

Domestic Hot —

Domestic Cold —

Note:- Diameter of last metre of pipework to fittings to suit the diameter of tails provided by the manufacturer

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Project

The Artisan Collection

2020 Issue

Working Drawings



Drawing Title

The Blemmere

1026 ft² | 3b Semi (Corner Turner) | All Variants

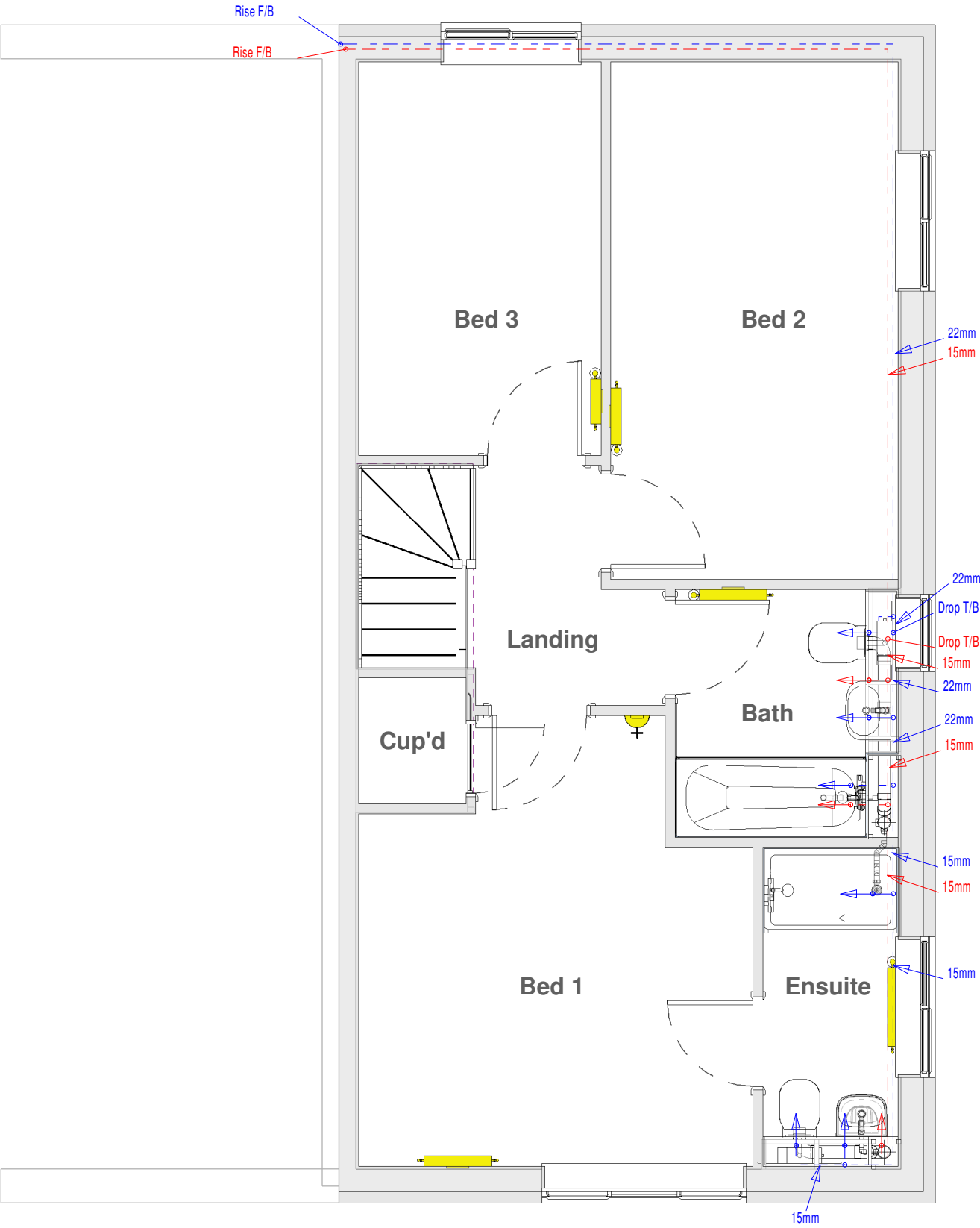
Ground Floor DHCW Layout

BM-3B-2S-0

1 Ground Floor DHCW Layout
1 : 50

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/80/0/05		

Do not scale - if in doubt, ask



1 First Floor DHCW Layout
1 : 50

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Notes

All plumbing pipework to be OSMA Hep2o.

All pipework to fittings to be run in continuous lengths with formed bends at changes of direction with minimum of elbows and fittings.

- Gas Pipes —————
- Domestic Hot —————
- Domestic Cold —————

Note:- Diameter of last metre of pipework to fittings to suit the diameter of tails provided by the manufacturer

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Project
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Drawing Title
The Blemmere

BM-3B-2S-0

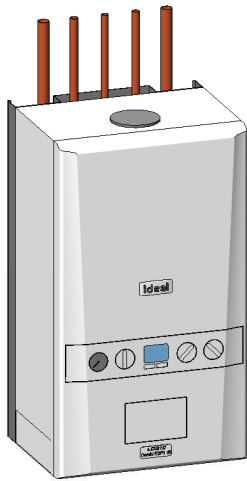
1026 ft² | 3b Semi (Corner Turner) | All Variants
First Floor DHCW Layout

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/80/0/06		

Do not scale - if in doubt, ask

Radiators (All Variants) - Stelrad Elite						
Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Hall	K1 - 600mm High x 800mm	8532	800	2730	Zone 1
Rad2	Living	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
Rad3	Living	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
Rad4	W/C	K1 - 450mm High x 400mm	8461	307	1048	Zone 1
Rad5	Kitchen / Dining	K1 - 600mm High x 1000mm	8534	1000	3413	Zone 1
Rad6	Bed 1	K1 - 600mm High x 600mm	8530	600	2048	Zone 2
Rad7	Ensuite	K1 - 450mm High x 700mm	8464	538	1836	Zone 2
Rad8	Bath	K1 - 600mm High x 600mm	8530	600	2048	Zone 2
Rad9	Bed 2	K1 - 600mm High x 500mm	8529	500	1707	Zone 2
Rad10	Bed 3	K1 - 600mm High x 400mm	8528	400	1365	Zone 2

Radiators (All Variants) - Stelrad Compact Horizontal						
Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Hall	K1 - 600mm High x 800mm	143750	784	2676	Zone 1
Rad2	Living	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad3	Living	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad4	W/C	K1 - 450mm High x 400mm	143680	302	1031	Zone 1
Rad5	Kitchen / Dining	K1 - 600mm High x 1000mm	143752	980	3345	Zone 1
Rad6	Bed 1	K1 - 600mm High x 600mm	143748	588	2007	Zone 2
Rad7	Ensuite	K1 - 450mm High x 700mm	143683	529	1805	Zone 2
Rad8	Bath	K1 - 600mm High x 600mm	143748	588	2007	Zone 2
Rad9	Bed 2	K1 - 600mm High x 500mm	143747	490	1672	Zone 2
Rad10	Bed 3	K1 - 600mm High x 400mm	143746	392	1338	Zone 2



ANCILLARY EQUIPMENT - COMBI BOILER ZONED

Boiler Type	Ideal Logic ESP1 35 [SAP ref: 17929]
Rated Heat Output	35kW
Stand Off Kit	Required - Part No. 211333 (inc piping)
Plastic Pipework	Pipework and fittings by Hepworth Hep 20
Heating Pump	Included with Boiler
Room Thermostat	ThermaQ programmable Room Thermostats dual zone – ref: TQX0072
T.R.V.s	Pegler Mistral II TRVs to all radiators except rooms with room thermostats
Motorised Valves	Danfoss 22mm heating zone valve x2
Radiator Valves	Lock Shield rad valves - Pegler Mercia
Weather Compensator	Ideal ref: 208917
Cleaner and Inhibitor	Adey MCI + inhibitor 500ml. Adey MC3 + cleaner 500ml. In accordance with the manufacturers instructions, and BS 7593:1992
Automatic By-Pass Valve	Myson automatic by-pass valve or equal and approved
Scale Inhibitor	Adey Magnascale 15; product number SRI-03-07978 (where required)
DHW Expansion	Ideal DHW expansion vessel kit (if required)
Additional Kits	Weather compensation kit (if required) Frost pipe stat (if required) Adey Magnaclean filter (if approved)

1. This system has been designed in accordance with CIBSE, BS Standards, The Building Regulations, NHBC Technical Standards and the clients own specification, where applicable, at the time of design to the temperatures specified and operating under continuous operation. However, to maintain these temperatures during extreme conditions it may be necessary to provide a supplementary heat source.

2. It is the responsibility of the installer to fully complete the Ideal Group Benchmark Installation, Commissioning and Servicing Record Log Book provided with the boiler.

3. The installation MUST comply with the current edition of the Building Regulations, all Codes of Practice, British Standards & the boiler installations instructions provided with the boiler.

4. The Design is based upon drawings and information received and therefore it's accuracy and performance is dependant on that information being correct.

5. Where boilers are to be located in cupboards / kitchen units these may have to be ventilated. See the specific boiler installation instructions and the British Standard 5440 : Part 2 :2000.

6. The flues shown on the drawing are to be used as a guide only with the terminal positions to comply with British Standard and Building Regulations. Where twin pipe flue and / or extended runs of flue are to be used the types & exact runs are to be determined by the installer on site with special attention being taken to ensure the correct gradient of the flue is maintained.

7. All radiators / towel rails to be securely fitted with the brackets provided & with a minimum clearance beneath the emitter of at least 100mm and 50mm above. All Radiators with an output exceeding 1500w MUST have a 15mm supply, this will generally be indicated on the drawing.

8. Where applicable, a pre-insulated indirect cylinder manufactured to the relevant British Standards, and a capacity of at least that indicated on the drawing shall be positioned all as shown on the drawing.

9. All pipework to be laid to fall to allow ease of draining and venting with air vents at all high points and drain cocks at all low points.

10. The design for the DHW is based upon sufficient mains cold water flow and pressure to enable correct operation of the system. If this is insufficient then a suitable accumulator and pressure booster pump may need to be fitted. A water softener may also need to be fitted and this needs to be checked on commissioning and installation of the system.

11. When the system requires a pressurisation unit the size and type shall be as indicated on the drawing. All the equipment shall be installed in accordance with the manufacturers specific installation instructions to ensure the correct operation of the equipment.
12. All pipework to be insulated in accordance with the Building Regulations & British Standards, with specific attention being given to pipework in unheated areas such as roof spaces and garages.

13. Boilers that are to be used in the high efficiency mode must have the condensate pipework and safety discharge pipe installed in accordance with the installation instructions provided with the boiler.

14. All the ancillary equipment specified must be installed to the manufacturers own installation instructions.

15. All Plumbing fittings & outlets to be fitted in accordance with the manufacturers instruction and be fitted with isolating / regulating valves.

16. All notching & drilling of floor joists to be carried out in accordance with BS 12828:2003, Figure NA.1 - Limitations on notching and drilling in structural joists.

17. The Ideal Design Service (BH) recommend all joints that are to be soldered should be made using a flux that is sparingly applied. All residue must be flushed out of the system before commissioning using a chemical cleanser. All as required by British Gas Specification for Wet Central Heating Systems.

18. The heating system must be treated with a corrosion inhibitor used in accordance with manufacturers instructions.

19. The boiler shall be commissioned all in accordance with the installation instructions provided with the boiler. The system shall be balanced by regulating the flow rate to ensure a 20°C difference across the boiler. On each radiator the lockshield valve is to be adjusted to give a 20°C drop across the emitter.

20. As some of these items may be heavy, reference should be made to the installers own CDM requirements for lifting and installing of this equipment. Care should also be taken when handling the boiler insulation panels which may cause irritation to the skin. No asbestos, mercury or CFCs are included in any part of the boiler or its manufacture.

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* N.B. - All wattage and Btu/hr figures are presented with a Δt 50°C.

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

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2020 Issue

Working Drawings

Drawing Title

The Blemmere

1026 ft² | 3b Semi (Corner Turner) | All Variants

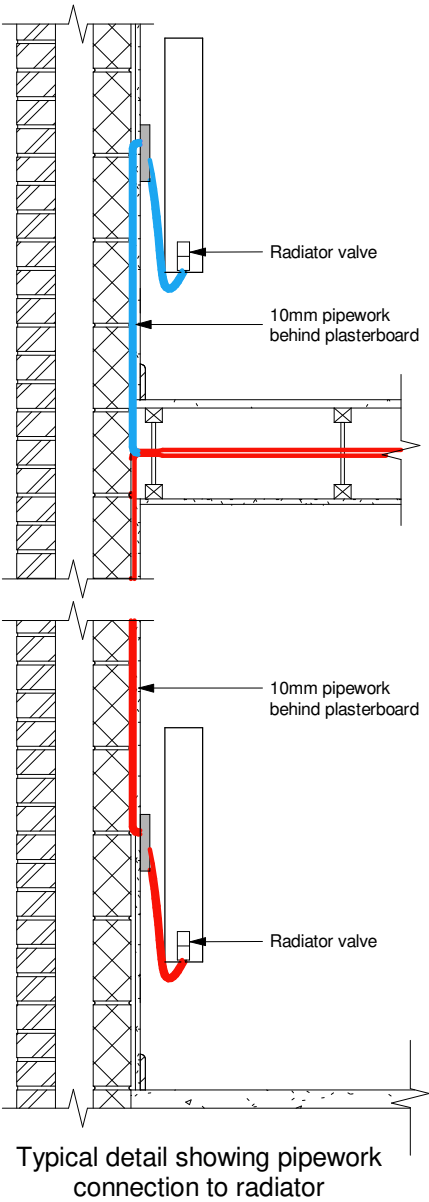
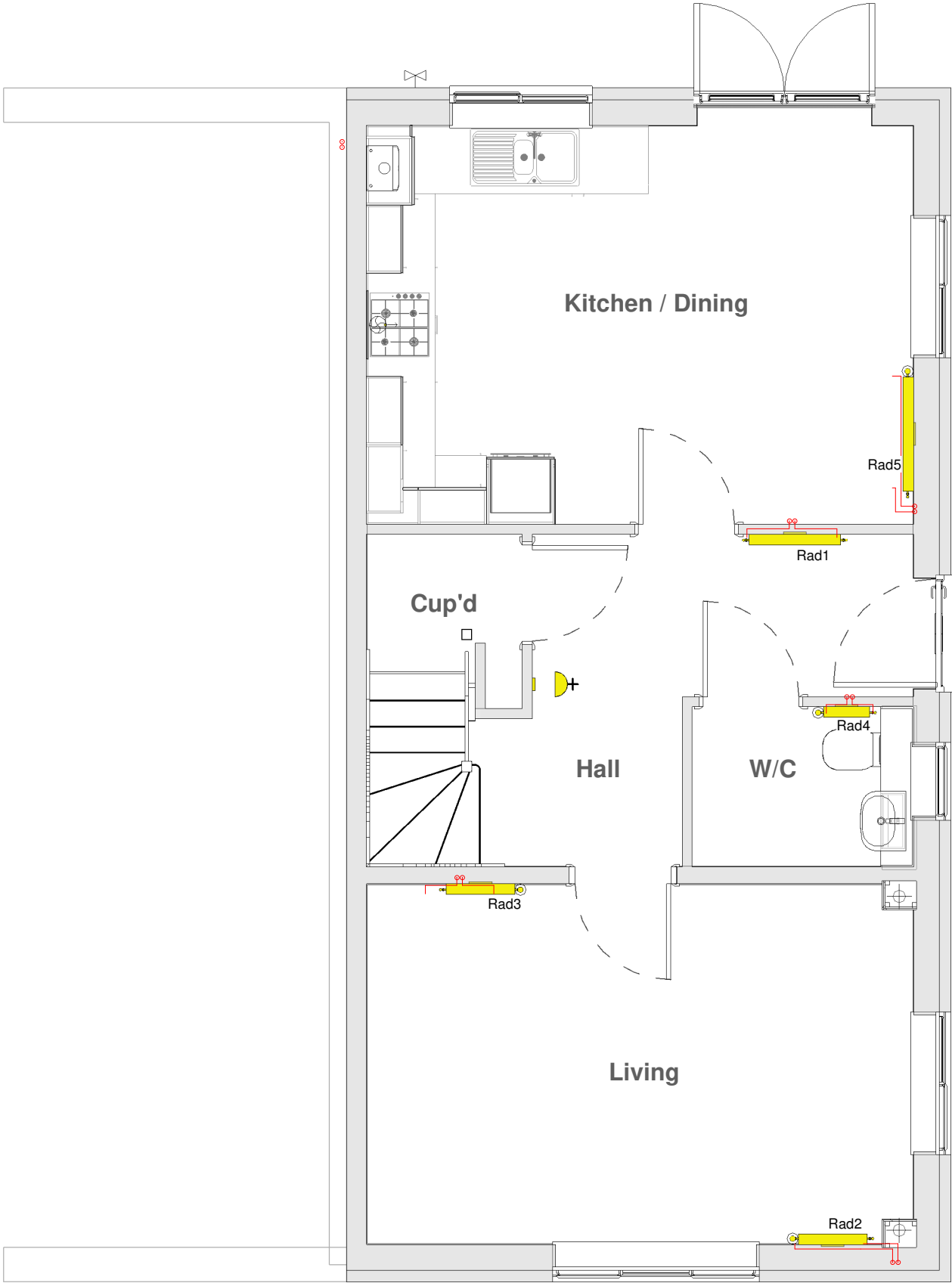
Heating Schedules and Installation Notes

BM-3B-2S-0

Drawn By	First Issue Date	Scale(s)
DCL	24 Sep 2019	
Job No	Drg Status	Revision
	Construction	B
Drawing No.		

A/1026/80/0/09

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Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Notes

All plumbing fitting and outlets must be fitted in accordance with manufacturers instructions and have isolating flow rate and pressure reducing valves as required. The installation must be in accordance with all relevant regulations.

The first metre of pipework from the boiler to be copper; all pipework in airing cupboard to be copper, all exposed pipework to be copper.

System to be balanced to achieve 80°C flow, 60°C return, with 20°C temperature drop across the boiler and radiators.

Gas Pipes	
Zone 1 Flow Return Pipes	
Zone 2 Flow Return Pipes	

Balanced flue to outside wall. The flue terminal must not be positioned less than 300mm from a window, air vent, or other ventilation opening; and must be fitted in accordance with the installation instructions.

All drops to ground floor radiators to be 10mm F&R TB unless otherwise stated with 15mm to point of drop.

Pipework routes should be confirmed as being compatible with joist layouts



Face-fix radiator pipe guide and seal to be utilised behind each radiator as above

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www.bellway.co.uk

Bellway Group Technical
Woosington House, Woosington
Newcastle upon Tyne NE13 8BF
Tel: 0191 217 0717

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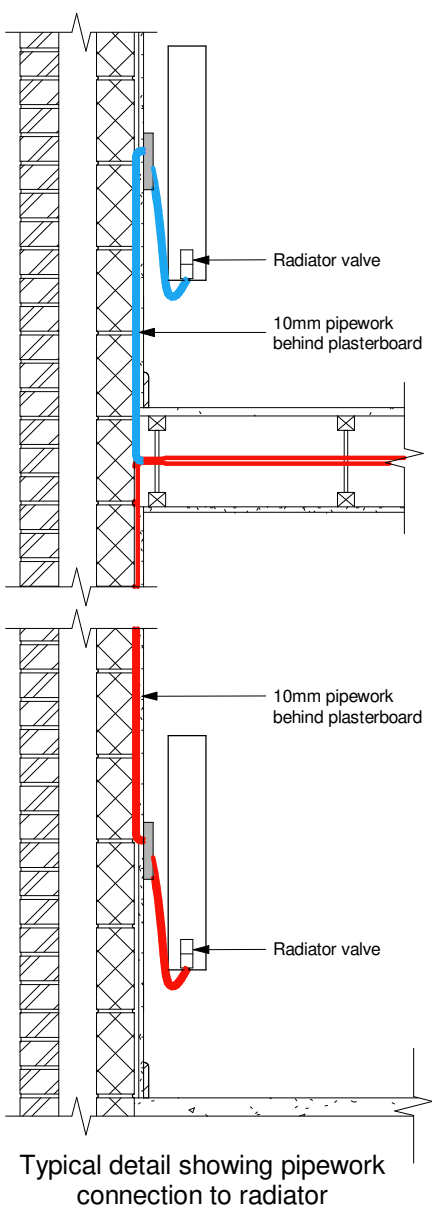
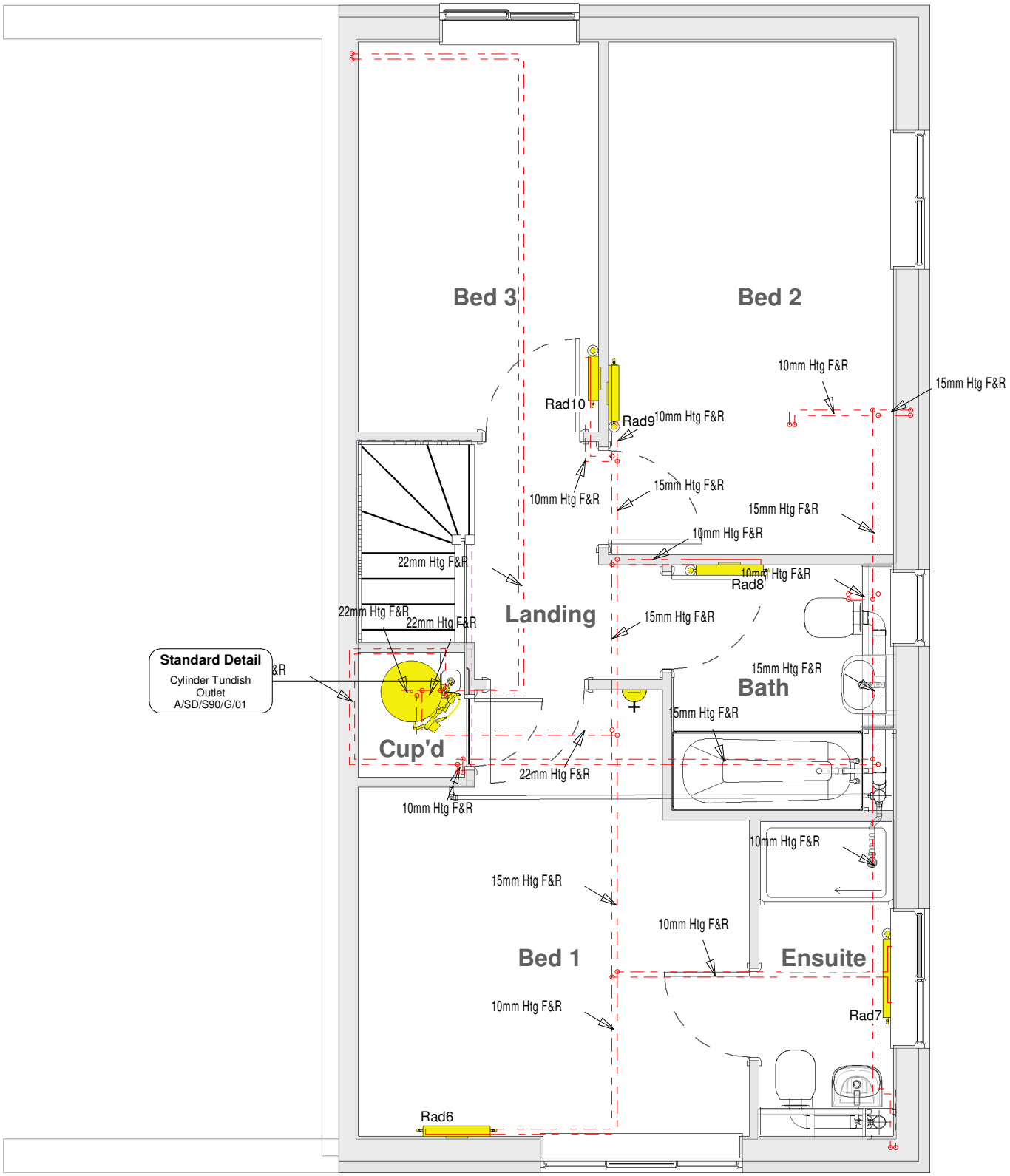
Drawing Title

The Blemmere
1026 ft² | 3b Semi (Corner Turner) | All Variants
Ground Floor Heating GA

BM-3B-2S-0

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B
Drawing No.		A/1026/80/0/CYL/01

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Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Notes

All plumbing fitting and outlets must be fitted in accordance with manufacturers instructions and have isolating flow rate and pressure reducing valves as required. The installation must be in accordance with all relevant regulations.

The first metre of pipework from the boiler to be copper; all pipework in airing cupboard to be copper, all exposed pipework to be copper.

System to be balanced to achieve 80°C flow, 60°C return, with 20°C temperature drop across the boiler and radiators.

Gas Pipes	
Zone 1 Flow Return Pipes	
Zone 2 Flow Return Pipes	

Balanced flue to outside wall. The flue terminal must not be positioned less than 300mm from a window, air vent, or other ventilation opening; and must be fitted in accordance with the installation instructions.

All drops to ground floor radiators to be 10mm F&R TB unless otherwise stated with 15mm to point of drop.

Pipework routes should be confirmed as being compatible with joist layouts



Face-fix radiator pipe guide and seal to be utilised behind each radiator as above

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www.bellway.co.uk

Bellway Group Technical
Wooslington House, Wooslington
Newcastle upon Tyne NE13 8BF
Tel: 0191 217 0717

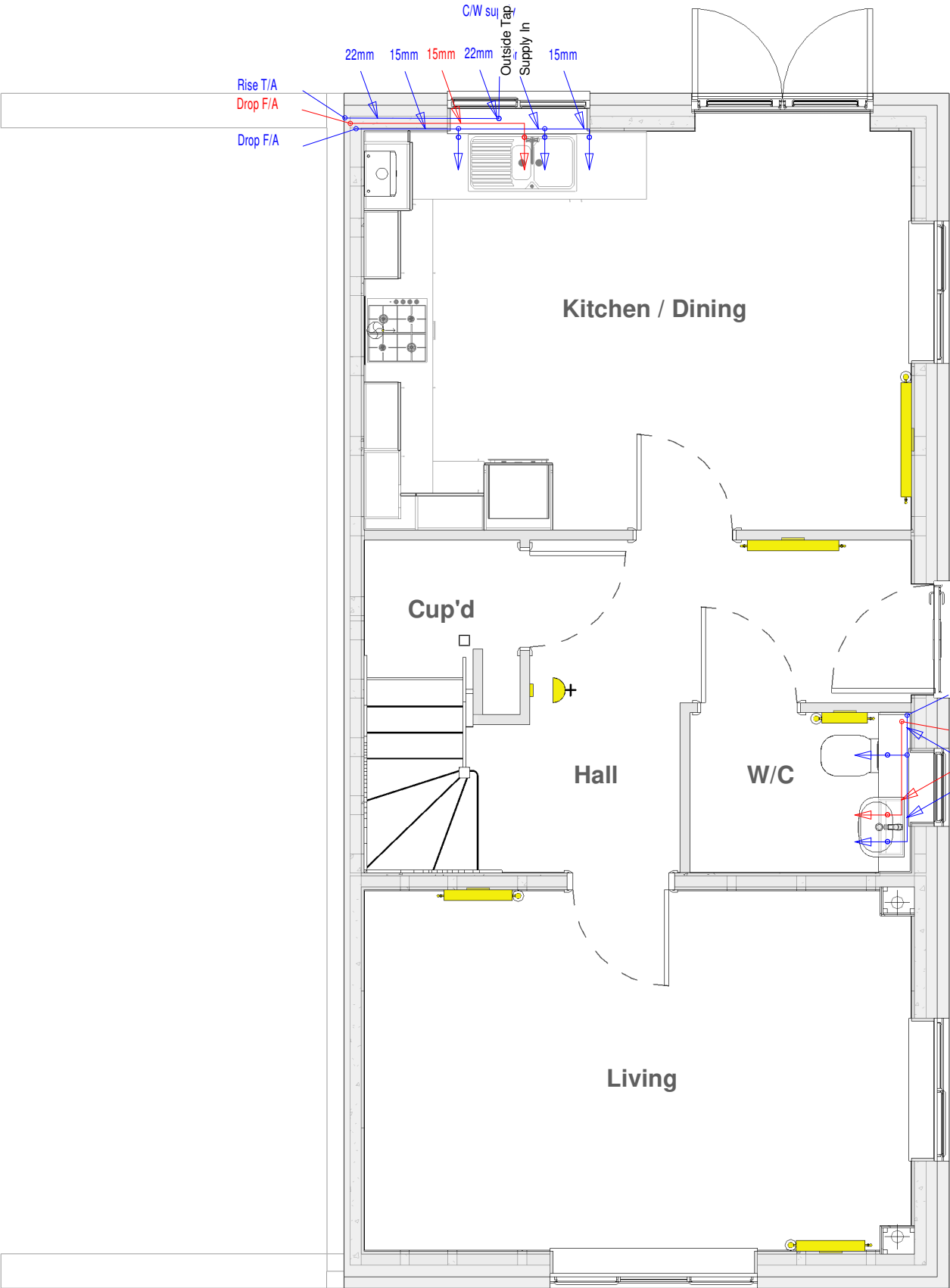
Project
The Artisan Collection
2020 Issue
Working Drawings

Drawing Title
The Blemmere **BM-3B-2S-0**

1026 ft² | 3b Semi (Corner Turner) | All Variants
First Floor Heating GA

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/80/0/CYL/02		

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Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Notes

All plumbing pipework to be OSMA Hep2o.

All pipework to fittings to be run in continuous lengths with formed bends at changes of direction with minimum of elbows and fittings.

Gas Pipes —————

Domestic Hot —————

Domestic Cold —————

Note:- Diameter of last metre of pipework to fittings to suit the diameter of tails provided by the manufacturer

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Bellway Group Technical

Woolsington House, Woolsington
Newcastle upon Tyne NE13 8BF
Tel: 0191 217 0717

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Drawing Title

The Blemmere

BM-3B-2S-0

1026 ft² | 3b Semi (Corner Turner) | All Variants
Ground Floor DHCW Layout

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s) As indicated
Job No	Drg Status Construction	Revision B
Drawing No.		A/1026/80/0/CYL/05

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

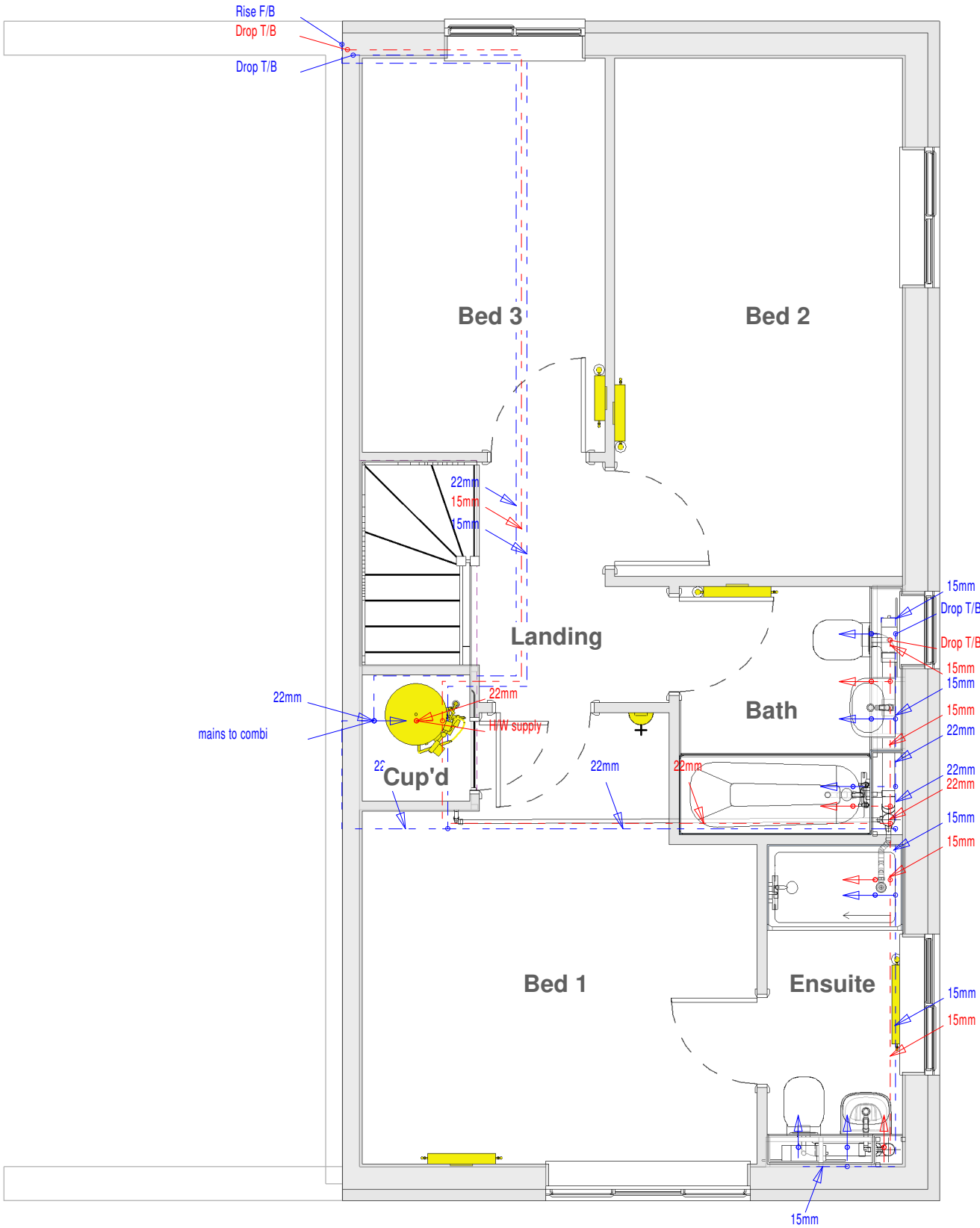
Notes

All plumbing pipework to be OSMA Hep2o.

All pipework to fittings to be run in continuous lengths with formed bends at changes of direction with minimum of elbows and fittings.

- Gas Pipes —
- Domestic Hot —
- Domestic Cold —

Note:- Diameter of last metre of pipework to fittings to suit the diameter of tails provided by the manufacturer



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Drawing Title

The Blemmere

BM-3B-2S-0

1026 ft² | 3b Semi (Corner Turner) | All Variants

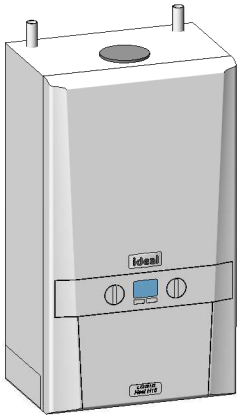
First Floor DHCW Layout

Drawn By	First Issue Date	Scale(s)
DCL	24 Sep 2019	As indicated
Job No	Drg Status	Revision
	Construction	B
Drawing No.	A/1026/80/0/CYL/06	

Do not scale - if in doubt, ask

Radiators (All Variants) - Stelrad Elite						
Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Hall	K1 - 600mm High x 800mm	8532	800	2730	Zone 1
Rad2	Living	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
Rad3	Living	K1 - 600mm High x 600mm	8530	600	2048	Zone 1
Rad4	W/C	K1 - 450mm High x 400mm	8461	307	1048	Zone 1
Rad5	Kitchen / Dining	K1 - 600mm High x 1000mm	8534	1000	3413	Zone 1
Rad6	Bed 1	K1 - 600mm High x 600mm	8530	600	2048	Zone 2
Rad7	Ensuite	K1 - 450mm High x 700mm	8464	538	1836	Zone 2
Rad8	Bath	K1 - 600mm High x 600mm	8530	600	2048	Zone 2
Rad9	Bed 2	K1 - 600mm High x 500mm	8529	500	1707	Zone 2
Rad10	Bed 3	K1 - 600mm High x 400mm	8528	400	1365	Zone 2

Radiators (All Variants) - Stelrad Compact Horizontal						
Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad1	Hall	K1 - 600mm High x 800mm	143750	784	2676	Zone 1
Rad2	Living	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad3	Living	K1 - 600mm High x 600mm	143748	588	2007	Zone 1
Rad4	W/C	K1 - 450mm High x 400mm	143680	302	1031	Zone 1
Rad5	Kitchen / Dining	K1 - 600mm High x 1000mm	143752	980	3345	Zone 1
Rad6	Bed 1	K1 - 600mm High x 600mm	143748	588	2007	Zone 2
Rad7	Ensuite	K1 - 450mm High x 700mm	143683	529	1805	Zone 2
Rad8	Bath	K1 - 600mm High x 600mm	143748	588	2007	Zone 2
Rad9	Bed 2	K1 - 600mm High x 500mm	143747	490	1672	Zone 2
Rad10	Bed 3	K1 - 600mm High x 400mm	143746	392	1338	Zone 2



ANCILLARY EQUIPMENT - LOGIC HEAT ONLY, ZONED

Boiler Type	Ideal Logic Heat Only HE 15 (SAP Ref: 018041)
Rated Heat Output	15kW
Plastic Pipework	Pipework and fittings by Hepworth HEP 20
Cylinder	ThermaQ / Kingspan pre plumbed twin zone 180ltr cylinder
Heating Pump	Included in cylinder
Pressurisation Unit	Included in cylinder
Programmable Stat	1 x 3 channel programmer and 2 x Room Thermostats ref: TQX0073 included with ThemaQ Evocyl Cylinder
Time Clock	Included in cylinder
Motorised Valves	Included in cylinder
T.R.V.s	Pegler Mistral II TRVs to all radiators except rooms with room thermostats
Radiator Valves	Lock Sheld rad valves - Pegler Mercia
Weather Compensator	Ideal ref: 208917
Cleaner and Inhibitor	Adey MC1 + inhibitor 500ml. Adey MC3 + cleaner 500ml. In accordance with the manufacturers instructions, and BS 7593:1992.
Scale Inhibitor	Adey Electroscale 22; product number SR1-03-02794 (if required)
Additional Kits	Honeywell DU145 automatic by-pass valve (if required) Honeywell frost pipe stat (if required) Adey Magnaclean filter (if approved)

1. This system has been designed in accordance with CIBSE, BS Standards, The Building Regulations, NHBC Technical Standards and the clients own specification, where applicable, at the time of design to the temperatures specified and operating under continuous operation. However, to maintain these temperatures during extreme conditions it may be necessary to provide a supplementary heat source.

2. It is the responsibility of the installer to fully complete the Ideal Group Benchmark Installation, Commissioning and Servicing Record Log Book provided with the boiler.

3. The installation MUST comply with the current edition of the Building Regulations, all Codes of Practice, British Standards & the boiler installations instructions provided with the boiler.

4. The Design is based upon drawings and information received and therefore it's accuracy and performance is dependant on that information being correct.

5. Where boilers are to be located in cupboards / kitchen units these may have to be ventilated. See the specific boiler installation instructions and the British Standard 5440 : Part 2 :2000.

6. The flues shown on the drawing are to be used as a guide only with the terminal positions to comply with British Standard and Building Regulations. Where twin pipe flue and / or extended runs of flue are to be used the types & exact runs are to be determined by the installer on site with special attention being taken to ensure the correct gradient of the flue is maintained.

7. All radiators / towel rails to be securely fitted with the brackets provided & with a minimum clearance beneath the emitter of at least 100mm and 50mm above. All Radiators with an output exceeding 1500w MUST have a 15mm supply, this will generally be indicated on the drawing.

8. Where applicable, a pre-insulated indirect cylinder manufactured to the relevant British Standards, and a capacity of at least that indicated on the drawing shall be positioned all as shown on the drawing.

9. All pipework to be laid to fall to allow ease of draining and venting with air vents at all high points and drain cocks at all low points.

10. The design for the DHW is based upon sufficient mains cold water flow and pressure to enable correct operation of the system. If this is insufficient then a suitable accumulator and pressure booster pump may need to be fitted. A water softener may also need to be fitted and this needs to be checked on commissioning and installation of the system.

11. When the system requires a pressurisation unit the size and type shall be as indicated on the drawing. All the equipment shall be installed in accordance with the manufacturers specific installation instructions to ensure the correct operation of the equipment.
12. All pipework to be insulated in accordance with the Building Regulations & British Standards, with specific attention being given to pipework in unheated areas such as roof spaces and garages.

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Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

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2020 Issue

Working Drawings

Drawing Title

The Blemmere

BM-3B-2S-0

1026 ft² | 3b Semi (Corner Turner) | All Variants

Heating Schedules and Installation Notes

Drawn By	First Issue Date	Scale(s)
DCL	24 Sep 2019	
Job No	Drg Status	Revision
	Construction	B
Drawing No.		

* N.B. - All wattage and Btu/hr figures are presented with a Δt 50°C.

Do not scale - if in doubt, ask

Lintel Schedule								
Location	Ref	Structural Opening	Lintel Ref	Length	Bearing LHS	Bearing RHS	Padstone	Comments
Living	L1	1810 mm	CH90 / 100	2250 mm	220 mm	220 mm	No	
Living	L2	1247.5 mm	CG90 / 100	1650 mm	201.5 mm	201.5 mm	No	
W/C	L3	685 mm	CG90 / 100	1050 mm	182.5 mm	182.5 mm	No	
Hall	L4	1023 mm	CG90 / 100	1350 mm	163.5 mm	163.5 mm	No	
Kitchen / Dining	L5	1247.5 mm	CG90 / 100	1650 mm	201.5 mm	201.5 mm	No	
Kitchen / Dining	L6	1585 mm	CG90 / 100	1950 mm	182.5 mm	182.5 mm	No	
Kitchen / Dining	L7	1247.5 mm	CG90 / 100	1650 mm	201.5 mm	201.5 mm	No	
Living	L8	940 mm	BSD 100	1350 mm	205 mm	205 mm	No	
Bed 1	L9	1810 mm	CG90 / 100	2250 mm	220 mm	220 mm	No	
Ensuite	L10	1247.5 mm	CG90 / 100	1650 mm	201.5 mm	201.5 mm	No	
Bath	L11	685 mm	CG90 / 100	1050 mm	182.5 mm	182.5 mm	No	
Bed 2	L12	1247.5 mm	CG90 / 100	1650 mm	201.5 mm	201.5 mm	No	
Bed 3	L13	1247.5 mm	CG90 / 100	1650 mm	201.5 mm	201.5 mm	No	

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Door Schedule - Country Brick											
Door From...	...To	Ref	Structural Height	Structural Width	Door Panel Height	Door Panel Width	Frame	Door Style	Security	Fire	Comments
Hall		D1	2100	1023	1960	906	uPVC	Insulated Composite Front Entrance Door - (BBP - Hornbeam 1). U-value = 0.64 W/m ² /°K.	ADQ		
W/C	Hall	D2	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Hall	Living	D3	2033	940	1981	838	Timber (150 x 25)	Internal Vertical Panel Door			
Cup'd	Hall	D4	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door		FD30	
Hall	Kitchen / Dining	D5	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Landing	Bed 3	D6	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Landing	Bed 2	D7	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Landing	Bath	D8	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Landing	Bed 1	D9	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Ensuite	Bed 1	D10	2033	828	1981	762	Timber (90 x 25)	Internal Vertical Panel Door			
Cup'd	Bed 1	D11	2033	676	1981	610	Timber (90 x 25)	Internal Vertical Panel Door			

CONSTRUCTION

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Newcastle upon Tyne NE13 8BF
Tel: 0191 217 0717

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2020 Issue

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Drawing Title

The Blommere

BM-3B-2S-CB

1026 ft² | 3b Semi (Corner Turner) | Country Brick

Lintel & Door Schedules

Drawn By DCL	First Issue Date 24 Sep 2019	Scale(s)
Job No	Drg Status Construction	Revision B
Drawing No. A/1026/90/CB/01		

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95.28m² floor area requires 45,000mm² minimum total background ventilation area (System 1 Ventilation)

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Window Schedule - Country Brick															
Location	Ref	Window Width		Height	External Cill Size		Hinge Side	Glazing	Toughened Glass?	Escape Hinges?	Security?	M4(2) Req'd?	Controlled Trickle Ventilation	Remarks	Image (not to scale)
		Standard Installation	Check Reveal Installation		Standard Installation	Check Reveal Installation									
Living	W1	1810 mm	1840 mm	1425 mm	85	125	Outer Sashes	Clear	*Toughened Glass req'd below 800mm*		ADQ	Handle spindle cited 300mm from underside of sash	7500 mm²		
Living	W2	1247.5 mm	1278 mm	1350 mm	85	125	Left	Clear			ADQ	Handle spindle cited 300mm from underside of sash	5000 mm²		
W/C	W3	685 mm	715 mm	1050 mm	85	125	Top Hung	Obscure			ADQ	Handle to base of opening sash	2500 mm²		
Kitchen / Dining	W4	1247.5 mm	1278 mm	1350 mm	85	125	Right	Clear			ADQ	Handle spindle cited 300mm from underside of sash	5000 mm²		
Kitchen / Dining	W5	1585 mm	1615 mm	2100 mm				Clear	*Toughened Glass req'd below 800mm*		ADQ		5000 mm²	uPVC Double French Door Set with accessible threshold	
Kitchen / Dining	W6	1247.5 mm	1278 mm	1050 mm	150	225	Right sash opens (Top Hung)	Clear			ADQ	Handle to base of opening sash	5000 mm²		
Bed 1	W7	1810 mm	1840 mm	1200 mm	85	125	Outer Sashes	Clear		Yes		Handle spindle cited 300mm from underside of sash	7500 mm²		
Ensuite	W8	1247.5 mm	1278 mm	1200 mm	85	125	Left	Obscure				Handle spindle cited 300mm from underside of sash	5000 mm²		
Bath	W9	685 mm	715 mm	1050 mm	85	125	Top Hung	Obscure			ADQ	Handle to base of opening sash	2500 mm²		
Bed 2	W10	1247.5 mm	1278 mm	1200 mm	85	125	Right	Clear		Yes		Handle spindle cited 300mm from underside of sash	5000 mm²		

Window Schedule - Country Brick															
Location	Ref	Window Width		Height	External Cill Size		Hinge Side	Glazing	Toughened Glass?	Escape Hinges?	Security?	M4(2) Req'd?	Controlled Trickle Ventilation	Remarks	Image (not to scale)
		Standard Installation	Check Reveal Installation		Standard Installation	Check Reveal Installation									
Bed 3	W11	1247.5 mm	1278 mm	1200 mm	150	225	Right	Clear		Yes		Handle spindle cited 300mm from underside of sash	5000 mm²		
Total Background Ventilation													55000 mm²		

CONSTRUCTION

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Woolsington House, Woolsington
Newcastle upon Tyne NE13 8BF
Tel: 0191 217 0717

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2020 Issue

Working Drawings

Drawing Title

The Blemmere

BM-3B-2S-CB

1026 ft² | 3b Semi (Corner Turner) | Country Brick

Window Schedule

Drawn By	First Issue Date	Scale(s)
DCL	24 Sep 2019	
Job No	Drg Status	Revision
	Construction	B
Drawing No.	A/1026/90/CB/02	

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Wall Materials - Country Brick Semi-Detached	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.65 m²
75mm high coursing blocks (7.3N/mm2)	0.81 m²
Acoustic Insulation	14.17 m²
Aerated block (2.9N/mm2)	91.15 m²
Aerated block (3.6N/mm2)	66.59 m²
Aerated block (7.3N/mm2)	7.74 m²
Blown Mineral Fibre Insulation	80.17 m²
Facing Brick - Main Brick	95.35 m²
Finishes - Wall Tiles	17.88 m²
Gypsum Wall Board	250.00 m²
Gypsum Wall Board (Moisture Resistant)	18.10 m²
OSB2	11.97 m²
Party Wall Insulation	68.79 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.82 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	4.69 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.67 m²

Wall Materials - Country Contemporary	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.65 m²
75mm high coursing blocks (7.3N/mm2)	0.81 m²
Acoustic Insulation	14.17 m²
Aerated block (2.9N/mm2)	91.15 m²
Aerated block (3.6N/mm2)	72.46 m²
Aerated block (7.3N/mm2)	7.74 m²
Blown Mineral Fibre Insulation	80.17 m²
Cedral Weatherboard (Vertical)	7.34 m²
Facing Brick - Main Brick	87.92 m²
Finishes - Wall Tiles	17.88 m²
Gypsum Wall Board	250.00 m²
Gypsum Wall Board (Moisture Resistant)	18.10 m²
OSB2	11.97 m²
Party Wall Insulation	68.79 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.82 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	4.69 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.67 m²

Wall Materials - Country Tile Hanging Semi-Detached	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.65 m²
75mm high coursing blocks (7.3N/mm2)	0.81 m²
Acoustic Insulation	14.17 m²
Aerated block (2.9N/mm2)	91.15 m²
Aerated block (3.6N/mm2)	133.73 m²
Aerated block (7.3N/mm2)	7.74 m²
Blown Mineral Fibre Insulation	80.17 m²
Facing Brick - Main Brick	29.54 m²
Finishes - Wall Tiles	17.88 m²
Gypsum Wall Board	250.00 m²
Gypsum Wall Board (Moisture Resistant)	18.10 m²
OSB2	11.97 m²
Party Wall Insulation	68.79 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.82 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	4.69 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.67 m²
Tile Hanging (Country)	67.11 m²

Wall Materials - Country Weatherboarding Semi-Detached	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.65 m²
75mm high coursing blocks (7.3N/mm2)	0.81 m²
Acoustic Insulation	14.17 m²
Aerated block (2.9N/mm2)	91.15 m²
Aerated block (3.6N/mm2)	153.15 m²
Aerated block (7.3N/mm2)	7.74 m²
Blown Mineral Fibre Insulation	80.17 m²
Cedral Weatherboard	86.53 m²
Facing Brick - Main Brick	10.93 m²
Finishes - Wall Tiles	17.88 m²
Gypsum Wall Board	250.00 m²
Gypsum Wall Board (Moisture Resistant)	18.10 m²
OSB2	11.97 m²
Party Wall Insulation	68.79 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.82 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	4.69 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.67 m²

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

Internal Boxing	
Timber Section	Qty of 2.4m lengths
38x38	21.5

Stud Walls - Vertical	
Timber Section	Qty of 2.4m Lengths

Sole Plate / Noggings	
Timber Section	Qty of 4.8m Lengths

Skirting Board	
Description	Overall Length
Skirting Board	88.0 m

Ceiling Schedule	
Description	Area
15mm thick gypsum plasterboard ceiling	89 m²

Wall Materials - Town Brick Semi-Detached	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.65 m²
75mm high coursing blocks (7.3N/mm2)	0.81 m²
Acoustic Insulation	14.17 m²
Aerated block (2.9N/mm2)	91.15 m²
Aerated block (3.6N/mm2)	66.59 m²
Aerated block (7.3N/mm2)	7.74 m²
Blown Mineral Fibre Insulation	80.17 m²
Facing Brick - Main Brick	96.28 m²
Finishes - Wall Tiles	17.88 m²
Gypsum Wall Board	250.00 m²
Gypsum Wall Board (Moisture Resistant)	18.10 m²
OSB2	11.97 m²
Party Wall Insulation	68.79 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.82 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	4.69 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.67 m²

Wall Materials - Town Contemporary	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.65 m²
75mm high coursing blocks (7.3N/mm2)	0.81 m²
Acoustic Insulation	14.17 m²
Aerated block (2.9N/mm2)	91.15 m²
Aerated block (3.6N/mm2)	72.46 m²
Aerated block (7.3N/mm2)	7.74 m²
Blown Mineral Fibre Insulation	80.17 m²
External Render	6.88 m²
Facing Brick - Main Brick	87.92 m²
Finishes - Wall Tiles	17.88 m²
Gypsum Wall Board	250.00 m²
Gypsum Wall Board (Moisture Resistant)	18.10 m²
OSB2	11.97 m²
Party Wall Insulation	68.79 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.82 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	4.69 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.67 m²

Wall Materials - Town Feature Brick Semi-Detached	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.65 m²
75mm high coursing blocks (7.3N/mm2)	0.81 m²
Acoustic Insulation	14.17 m²
Aerated block (2.9N/mm2)	91.15 m²
Aerated block (3.6N/mm2)	66.59 m²
Aerated block (7.3N/mm2)	7.74 m²
Blown Mineral Fibre Insulation	80.17 m²
Facing Brick - Main Brick	96.28 m²
Finishes - Wall Tiles	17.88 m²
Gypsum Wall Board	250.00 m²
Gypsum Wall Board (Moisture Resistant)	18.10 m²
OSB2	11.97 m²
Party Wall Insulation	68.79 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.82 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	4.69 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.67 m²

Wall Materials - Town Tile Hanging Semi-Detached	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.65 m²
75mm high coursing blocks (7.3N/mm2)	0.81 m²
Acoustic Insulation	14.17 m²
Aerated block (2.9N/mm2)	91.15 m²
Aerated block (3.6N/mm2)	129.02 m²
Aerated block (7.3N/mm2)	7.74 m²
Blown Mineral Fibre Insulation	80.17 m²
Facing Brick - Main Brick	34.54 m²
Finishes - Wall Tiles	17.88 m²
Gypsum Wall Board	250.00 m²
Gypsum Wall Board (Moisture Resistant)	18.10 m²
OSB2	11.97 m²
Party Wall Insulation	68.79 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	31.82 m²
SUBSTRUCTURE - Concrete Trench Block	10.62 m²
SUBSTRUCTURE - Engineering Brick	4.69 m²
SUBSTRUCTURE - Polystyrene Board Insulation	17.67 m²
Tile Hanging (Town)	62.37 m²

CONSTRUCTION

Bellway

www.bellway.co.uk

Bellway Group Technical

Wooslington House, Wooslington
Newcastle upon Tyne NE13 8BF
Tel: 0191 217 0717

Project

The Artisan Collection

2020 Issue

Working Drawings

Drawing Title

The Blemmere

1026 ft² | 3b Semi (Corner Turner) | All Variants

Wall Material Take Off

BM-3B-2S-0

Drawn By	First Issue Date	Scale(s)
DCL	24 Sep 2019	
Job No	Drg Status	Revision
	Construction	B
Drawing No.		
A/1026/95/0/01		

Do not scale - if in doubt, ask

Electrical Switches / Sockets Schedule				
Qty	Description	Manufacturer	Range	Model Number(s)
Bath				
1	Volex Casa 20VA Dual Volt Shaver Socket	Volex	Casa	D9800NR
Bed 1				
1	Co-Axial TV Module	Volex	Casa	D9978NR
1	Crabtree RJ45 Module Cat 6	Volex	Casa	7177
1	Volex 2 Module Moulded Plate	Volex	Casa	D9062NR
1	Volex Casa 1 Gang 1 Way 10AX Switch SP	Volex	Casa	D1010NR
1	Volex Casa 2 Gang 2 Way 10AX Switch SP	Volex	Casa	D1040NR
2	Volex Casa 2 Gang 13A Switched Socket	Volex	Casa	D1500NR
1	Volex Casa 2 Gang 13A Switched Socket Complete with 2x USB Ports 2A, 5v	Volex	Casa	D1500USBNR
1	Volex Casa 6A 3 Pole Fan Isolator	Volex	Casa	D1013NR
Bed 2				
1	Volex Casa 1 Gang 1 Way 10AX Switch SP	Volex	Casa	D1010NR
3	Volex Casa 2 Gang 13A Switched Socket	Volex	Casa	D1500NR
Bed 3				
1	Volex Casa 1 Gang 1 Way 10AX Switch SP	Volex	Casa	D1010NR
2	Volex Casa 2 Gang 13A Switched Socket	Volex	Casa	D1500NR
Cup'd				
1	BT Master Outlet	Volex	Casa	D9974NR
5	Crabtree RJ45 Module Cat 6	Volex	Casa	7177
1	Distribution Board	Wylex	T.B.C.	
1	Module Blank Piece	Volex	Casa	DG6081NR
1	Terminal Housing ONT and BBU	Huawei	EchoLife HG8110H-20 GPON	BT Code: 092347 Huawei BOM Code: 2311UHY
1	Volex 2 Module Moulded Plate	Volex	Casa	D9062NR
1	Volex 4 Module Moulded Plate	Volex	Casa	D9064NR
1	Volex Casa 1 Gang Blank Plate for connection to Cyl (order for properties with Hot Water Cylinder only)	Volex	Casa	D9991NR
2	Volex Casa 2 Gang 13A Switched Socket	Volex	Casa	D1500NR
1	Volex Casa 20A DP Switch Neon Flex Outlet for connection to Immersion Heater (Order for properties with Hot Water Cylinders only)	Volex	Casa	D1060FNR
Hall				
1	230v Optical Smoke Alarm c/w Battery Back Up	Electrium	-	D230OSA
1	Volex Casa 1 Gang 1 Way 10AX Switch SP	Volex	Casa	D1010NR
2	Volex Casa 2 Gang 2 Way 10AX Switch SP	Volex	Casa	D1040NR
1	Volex Casa 2 Gang 13A Switched Socket	Volex	Casa	D1500NR
Kitchen / Dining				
1	7 Year Battery CO Alarm XC70-EN	Honeywell	-	XC70EN
2	Crabtree RJ45 Module Cat 6	Volex	Casa	7177
1	Volex 2 Module Moulded Plate	Volex	Casa	D9062NR
3	Volex Casa 1 Gang 13A Unswitched Socket	Volex	Casa	D9100NR
1	Volex Casa 2 Gang 2 Way 10AX Switch SP	Volex	Casa	D1040NR
2	Volex Casa 2 Gang 13A Switched Socket	Volex	Casa	D1500NR
2	Volex Casa 2 Gang 13A Switched Socket Complete with 2x USB Ports 2A, 5v	Volex	Casa	D1500USBNR
1	Volex Casa 3 Gang 2 Way 10AX Switch SP	Volex	Casa	D1050NR
1	Volex Casa 8 Gang Module Grid Plate complete with Volex White Moulded marked switches and blanking plates as required	Volex	Casa	DG3578
1	Volex Casa 13A double-pole switched fused spur connection	Volex	Casa	D1080NR
2	Volex Casa 25A Flex Outlet Plate 3 Terminals	Volex	Casa	D9990NR
1	Volex Casa 45A Double Pole Switch	Volex	Casa	D9713NR
2	Volex Casa Cooker Outlet Plate	Volex	Casa	D9704NR
Landing				
1	230v Optical Smoke Alarm c/w Battery Back Up	Electrium	-	D230OSA
1	Volex Casa 1 Gang 2 Way 10AX Switch SP	Volex	Casa	D1020NR
1	Volex Casa 2 Gang 2 Way 10AX Switch SP	Volex	Casa	D1040NR
1	Volex Casa 2 Gang 13A Switched Socket	Volex	Casa	D1500NR
1	Volex Casa 6A 3 Pole Fan Isolator	Volex	Casa	D1013NR
Living				
1	BT Secondary Outlet	Volex	Casa	D9984NR
1	Volex Casa 1 Gang 1 Way 10AX Switch SP	Volex	Casa	D1010NR
2	Volex Casa 2 Gang 13A Switched Socket	Volex	Casa	D1500NR
1	Volex Casa 2 Gang 13A Switched Socket Complete with 2x USB Ports 2A, 5v	Volex	Casa	D1500USBNR
1	Volex Lounge / Media Plate (VX1590WH) c/w 2no 2-gang 13A sockets; Flush Box (SB695), Top Panel - 2no Satellite Output Modules (D9989NR), 1no Co-Axial TV Module (D9978NR), Lower Panel - 1no Single Module Blank Plate (DG6081NR), 2no Crabtree RJ45 Module Cat 6 (7177)	Volex	Casa	VX1590WH, c/w 2no SB695, 2no D9989NR, 1no D9978NR, 1no DG6081NR and 2no 7177

Lighting Schedule					
Room	Qty	Description	Manufacturer	Range	Model Number(s)
	2	Exterior Up/Down Wall Light with PIR	Deta	Exterior Lighting	L2856LED6
Bath	3	IP65 Fire Rated Dimmable Downlight - White (supplied with dimmable LED lamp (3000K)).	Green Lighting	Downlights	GL-ECO8WH
Bed 1	1	6" Pendant Set C/W Lampholder	Volex	Wiring Accessories	VX6677
Bed 2	1	6" Pendant Set C/W Lampholder	Volex	Wiring Accessories	VX6677
Bed 3	1	6" Pendant Set C/W Lampholder	Volex	Wiring Accessories	VX6677
Ensuite	3	IP65 Fire Rated Dimmable Downlight - White (supplied with dimmable LED lamp (3000K)).	Green Lighting	Downlights	GL-ECO8WH
Hall	2	6" Pendant Set C/W Lampholder	Volex	Wiring Accessories	VX6677
Kitchen / Dining	1	6" Pendant Set C/W Lampholder	Volex	Wiring Accessories	VX6677
Kitchen / Dining	4	IP65 Fire Rated Dimmable Downlight - White (supplied with dimmable LED lamp (3000K)).	Green Lighting	Downlights	GL-ECO8WH
Landing	1	6" Pendant Set C/W Lampholder	Volex	Wiring Accessories	VX6677
Living	2	6" Pendant Set C/W Lampholder	Volex	Wiring Accessories	VX6677
W/C	1	Straight Batten Lampholder	Volex	Wiring Accessories	D9215HONR

Extract Schedule						
Room	Qty	Description	Manufacturer	Range	Model No(s)	Terminal
Bath	1	Axial fan with a flow rate of up to 69m³/hr (19 l/s). IPX4 rated.	Airflow	iCON 15	72683501	Roof Vent Tile
Ensuite	1	Axial fan with a flow rate of up to 69m³/hr (19 l/s). IPX4 rated.	Airflow	iCON 15	72683501	Roof Vent Tile
Kitchen / Dining	1	Kitchen extractor fan / hood	-	-	-	Standard Wall Terminal

Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

CONSTRUCTION

Bellway

www.bellway.co.uk

Bellway Group Technical

Woolsington House, Woolsington
Newcastle upon Tyne NE13 8BF
Tel: 0191 217 0717

Project

The Artisan Collection

2020 Issue

Working Drawings

Drawing Title

The Blemmere

1026 ft² | 3b Semi (Corner Turner) | All Variants
Electrical Take Off

BM-3B-2S-0

Drawn By	First Issue Date	Scale(s)
DCL	24 Sep 2019	
Job No	Drg Status	Revision
	Construction	B
Drawing No.		
A/1026/95/0/02		

Do not scale - if in doubt, ask

Wavin Osma Soil pipes P/E					
DN	Diameter		Length (total)	Article Nr.	Article Descr.
	Size	Outside			
OsmaS PVC - U pipes, Grey RAL7100, ø110/160, L=4m max					
0	110 mmø	110.0 mm	9.0 m	4S073G	OsmaS PVC-U Pipe GY 110 L=3 P/E
0	110 mmø	110.0 mm	6.9 m	4S074G	OsmaS PVC-U Pipe GY 110 L=4 P/E



Wavin Osma Waste ABS pipes

DN	Diameter		Length (total)	Article Nr.	Article Descr.
	Size	Outside			
OsmaW ABS pipes, White RAL9100, ø32/40/50, Lmax=3m					
32	32 mmø	36.1 mm	1.4 m	4Z073W	OsmaW ABS Pipe WT 32 L=3 P/E
40	40 mmø	42.7 mm	1.0 m	5Z073W	OsmaW ABS Pipe WT 40 L=3 P/E



Wavin Osma Waste PP pipes

(incl. 21.5mm Overflow)

DN	Diameter		Length (total)	Article Nr.	Article Descr.
	Size	Outside			
Barrier Pipe (Coil)					
0	28 mmø	28.0 mm	1.5 m	Length not available	Length not available
OsmaW PP Pipes, White RAL9100, ø32/40/50, L=3m					
32	32 mmø	34.4 mm	2.3 m	4W073W	OsmaW PP Pipe WT 32 L=3 P/E
32	32 mmø	34.4 mm	3.7 m	Length not available	Length not available

Osma push fit waste PP pipes required for tundish discharge (cylinder option ONLY)

Wavin Osma Pipe Fittings & Accessories BOM		
Nr	Article Nr.	Product Description
OSMA-A Tubular P Trap		
2	4V801W	OsmaT PP Tubular P Trap 76mm WT 32

OSMAS Bend		
4	4S361G	OsmaS PVC-U Bend 90° GY 110 S/SW
1	4S463G	OsmaS PVC-U Bend 45° GY 110 D/SW

OSMAS PVC boss pipe short		
1	4S588G	OsmaS PVC-U Short Boss GY 110 D/SW

OSMAS PVC boss socket plug		
1	4S296G	OsmaS PVC-U Socket Plug GY 110 P/E

OSMAS PVC SW boss adaptor		
1	2S298G	OsmaS PVC-U Boss Adaptor GY 50x32 SW/S
2	2S299G	OsmaS PVC-U Boss Adaptor GY 50x40 SW/S

OSMAS PVC SW double socket		
1	4S104G	OsmaS PVC-U Double Socket GY 110 D/SW

OSMAS PVC-S bend		
2	4S263G	OsmaS PVC-U Bend 45° GY 110 SW/S

OSMAS PVC-S branch		
2	4S410G	OsmaS PVC-U Brch 45° GY 110x110x110 D/SW

OSMAS PVC-SW 1 bosspipe		
2	4S483G	OsmaS PVC-U Bossed Pipe GY 110x32 D/SW

OSMAT PP Bath Trap		
1	5V846W	OsmaT PP Bath Trap 76mm Seal 40

OSMAT PP Bottle Trap 76mm WT 32		
1	4V812W	OsmaT PP Bottle Trap 76mm WT 32

OSMAW ABS-SW Bend		
2	4Z160W	OsmaW ABS Knuckle Bend 90° WT 32
2	5Z160W	OsmaW ABS Knuckle Bend 90° WT 40
4	5Z163W	OsmaW ABS Bend 45° WT 40

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Revision Schedule		
Rev	Date	Description
B	26 Oct 2020	See Amendment Schedule

CONSTRUCTION

Bellway

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The Artisan Collection

2020 Issue

Working Drawings

The Blemmere

BM-3B-2S-0

1026 ft² | 3b Semi (Corner Turner) | All Variants

Soil, Waste & Pipe Accessories

Drawn By	First Issue Date	Scale(s)
DCL	24 Sep 2019	
Job No	Drg Status	Revision
	Construction	B
Drawing No.		
A/1026/95/0/03		

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