

The Baker (CB (R1)) - Drawing Schedule

Drawing No.	Drawing Title	Variant	Status	Rev	Rev Date	Dept
A/876/00/0/00	Drawing Register (CB (R1))	All Variants	Construction	E	26 Aug 2021	INFORMATION
A/876/00/AT/01	Planning Layouts	All Traditional Variants	Construction	E	26 Aug 2021	PLANNING / LAND
A/876/00/CB/R1/02	Planning Elevations	Country Brick	Construction	E	26 Aug 2021	PLANNING / LAND
A/876/05/0/01	Ground Floor Accessibility	All Variants	Construction	E	26 Aug 2021	ELECTRICAL
A/876/05/0/02	First Floor Accessibility	All Variants	Construction	E	26 Aug 2021	ELECTRICAL
A/876/10/AT/01	Ground Floor Setting Out Plan	All Traditional Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/10/AT/02	First Floor Setting Out Plan	All Traditional Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/15/AT/01	Ground Floor Electrical GA	All Traditional Variants	Construction	E	26 Aug 2021	ELECTRICAL
A/876/15/AT/02	First Floor Electrical GA	All Traditional Variants	Construction	E	26 Aug 2021	ELECTRICAL
A/876/20/AT/R1/01	Section A-A	All Traditional Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/25/CB/R1/00	Elevations	Country Brick	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/25/CB/R1/01	Front Elevation	Country Brick	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/25/CB/R1/02	Rear Elevation	Country Brick	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/25/CB/R1/03	Gable Elevation	Country Brick	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/30/0/01	Foundation Layout	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/30/0/02	Structural Floor Beam Layout	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/30/0/03	Beam Details (Sheet 1)	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/30/0/04	Beam Details (Sheet 2)	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/40/0/01	First Floor Joist Setting Out	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/40/0/02	Joist Plan and Take Off	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/40/0/03	1st Floor Joist 3d View	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/40/0/04	Floor Boards Layout	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/50/0/01	Staircase Details	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/60/0/R1/01	Roof Layout	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/60/0/R1/02	Roof Trusses	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/60/0/R1/03	Roof Structure 3d View	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/65/CB/01	Canopy Details	Country Brick	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/70/0/S/01	Kitchen Layout	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/70/0/S/02	Kitchen Elevations	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/70/0/S/03	Kitchen 3D Perspective	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/70/0/S/04	Kitchen Electrics	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/70/0/U/01	Kitchen Layout	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/70/0/U/02	Kitchen Elevations	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/70/0/U/03	Kitchen 3D Perspective	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/70/0/U/04	Kitchen Electrics	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/75/0/01	Ground Floor W/C Layout	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/75/0/02	Bathroom Layout	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/80/AT/01	Ground Floor Heating GA	All Traditional Variants	Construction	E	26 Aug 2021	MECHANICAL
A/876/80/AT/02	First Floor Heating GA	All Traditional Variants	Construction	E	26 Aug 2021	MECHANICAL
A/876/80/AT/05	Ground Floor DHCW Layout	All Traditional Variants	Construction	E	26 Aug 2021	MECHANICAL
A/876/80/AT/06	First Floor DHCW Layout	All Traditional Variants	Construction	E	26 Aug 2021	MECHANICAL
A/876/80/AT/09	Heating Schedules and Installation Notes	All Traditional Variants	Construction	E	26 Aug 2021	MECHANICAL
A/876/90/CB/01	Lintel & Door Schedules	Country Brick	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/90/CB/02	Window Schedule	Country Brick	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/95/0/01	Wall Material Take Off (R1)	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/95/0/02	Wall Material Take Off (R2)	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/95/0/03	Wall Material Take Off (R1)(Mid)	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/95/0/04	Electrical Take Off	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION
A/876/95/0/05	Soil, Waste & Pipe Accessories	All Variants	Construction	E	26 Aug 2021	CONSTRUCTION

Total number of sheets: 49

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 Baker	2b Semi/Terr	No	Group	26 Aug 2021

* 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:- 0202/--/2019

SAP Summary:-	20xx
DER:- xx.xx	DFEE:- xx.xx
TER:- xx.xx	TFEE:- xx.xx

Air Permeability Figure:-	x.01 m³/hr/m²
Improvement over AD L1a 20xx:-	x.xx%

Approved Document G

Category:-	B	LpppD:-	98.9
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Floor Areas (Structural)

Name	Area (m²)	Area (ft²)
Ground Floor	40.67 m²	438 ft²
First Floor	40.67 m²	438 ft²
Combined	81.34 m²	876 ft²

Room Areas (Finished)

Room	Area (m²)	Area (ft²)
Living / Dining	19.68 m²	212 ft²
Kitchen	7.79 m²	84 ft²
Hall	7.36 m²	79 ft²
W/C	2.10 m²	23 ft²
Cup'd	1.65 m²	18 ft²

Bed 2	13.47 m²	145 ft²
Bed 1	13.40 m²	144 ft²
Landing	6.99 m²	75 ft²
Bath	4.03 m²	43 ft²
Cup'd	0.70 m²	8 ft²

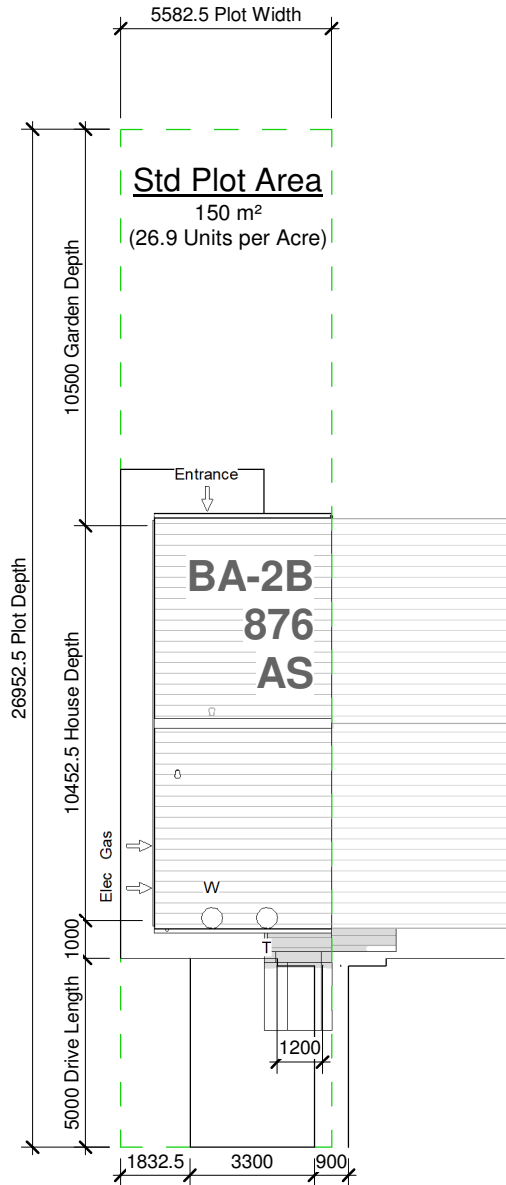
M4(2) Compliant

This drawing demonstrates compliance with Part M4(2)
Category 2: Accessible and adaptable dwellings



Revision Schedule

Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM



INFORMATION



Bellway Group Technical

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

Project
The Artisan Collection
2018 Issue
Working Drawings



Drawing Title
The Baker BA-2B-2S-0

876 ft² | 2b Semi/Terr | All Variants
Drawing Register (CB (R1))

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 200
Project No	Drg Status Construction	Revision E

Drawing No.
A/876/00/0/00

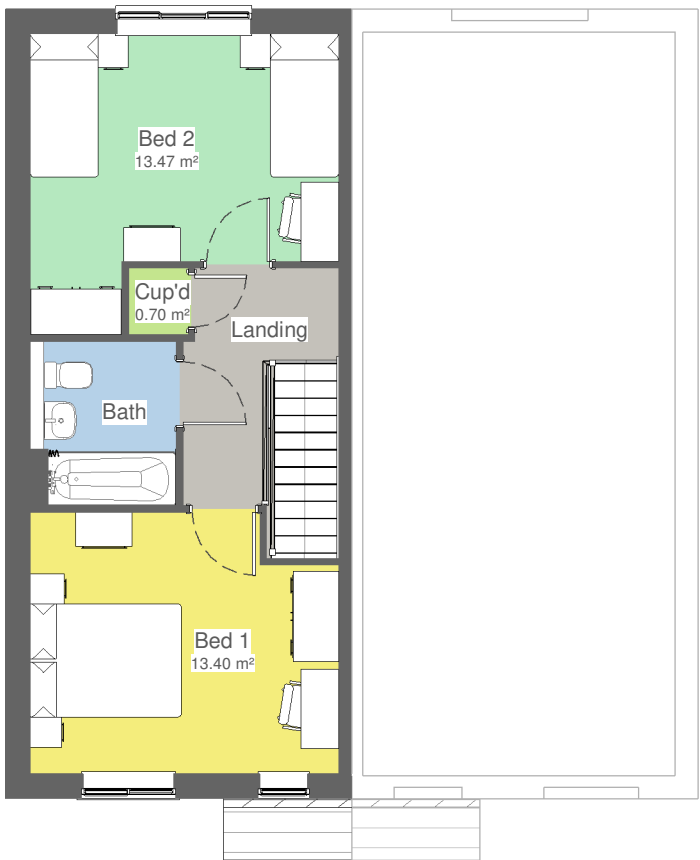
Do not scale - if in doubt, ask

Room Schedule		
Room	Area (m²)	Area (ft²)
Living / Dining	19.68 m²	212 ft²
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Bed 2	13.47 m²	145 ft²
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Landing	6.99 m²	75 ft²
Bath	4.03 m²	43 ft²
Cup'd	0.70 m²	8 ft²

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM



1 Ground Floor
1 : 100



2 First Floor
1 : 100



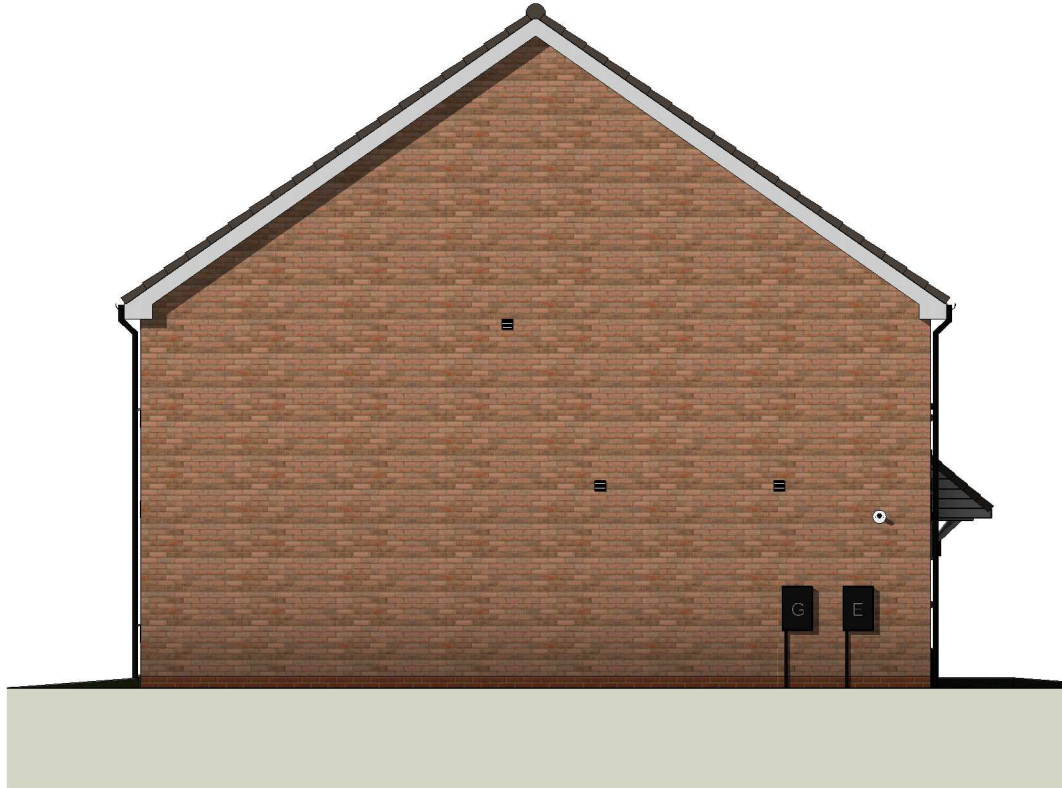
Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 100
Project No	Drg Status Construction	Revision E
Drawing No. A/876/00/AT/01		

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Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM



1 Front Elevation
1 : 100



2 Gable Elevation
1 : 100



3 Rear Elevation
1 : 100

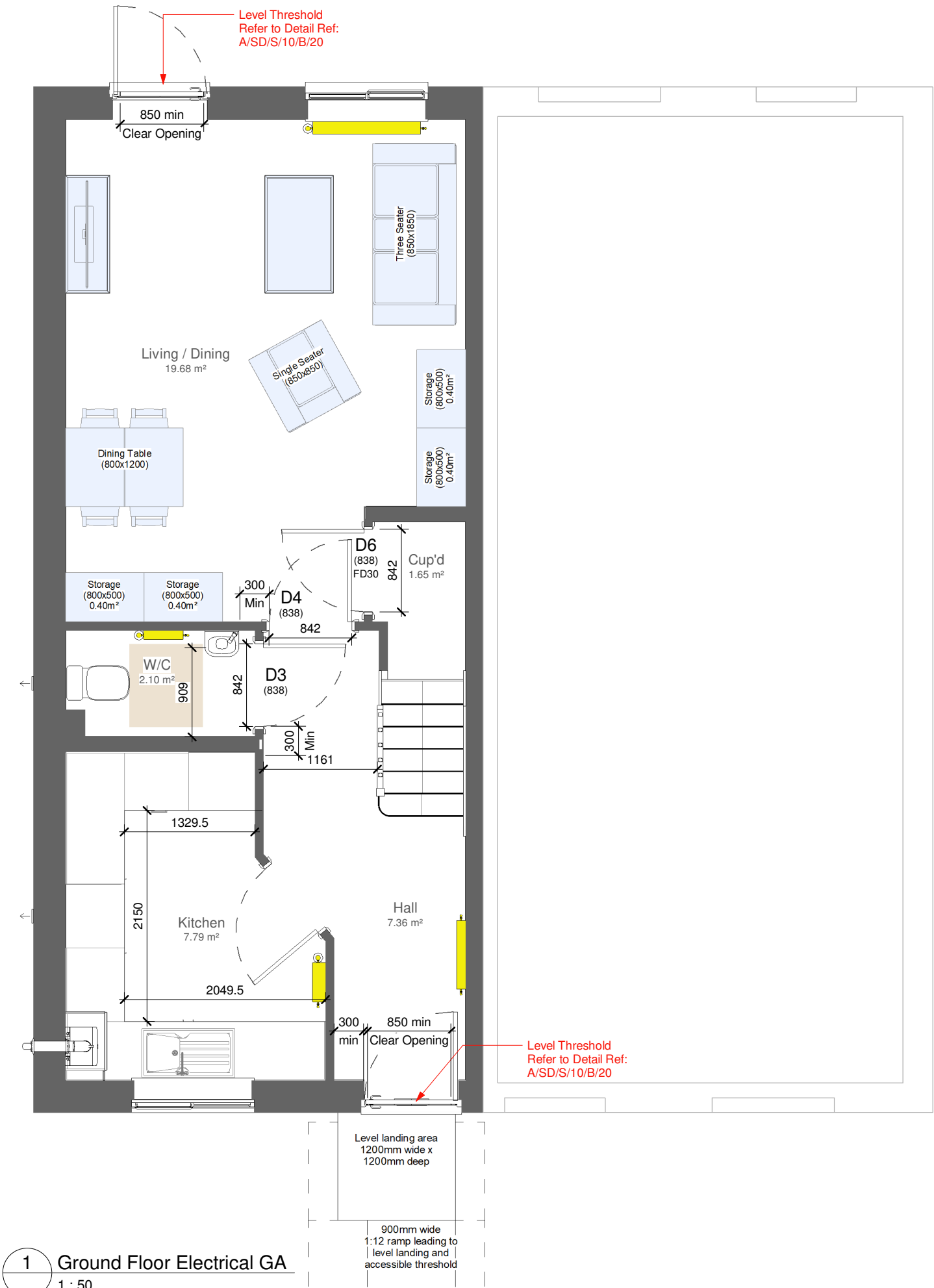


Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 100
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/00/CB/R1/02	

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

M4(2) Compliant

This drawing demonstrates compliance with Part M4(2)
Category 2: Accessible and adaptable dwellings



1 Ground Floor Electrical GA
1 : 50

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Project
The Artisan Collection
2018 Issue
Working Drawings



Drawing Title

The Baker

BA-2B-2S-0

876 ft² | 2b Semi/Terr | All Variants
Ground Floor Accessibility

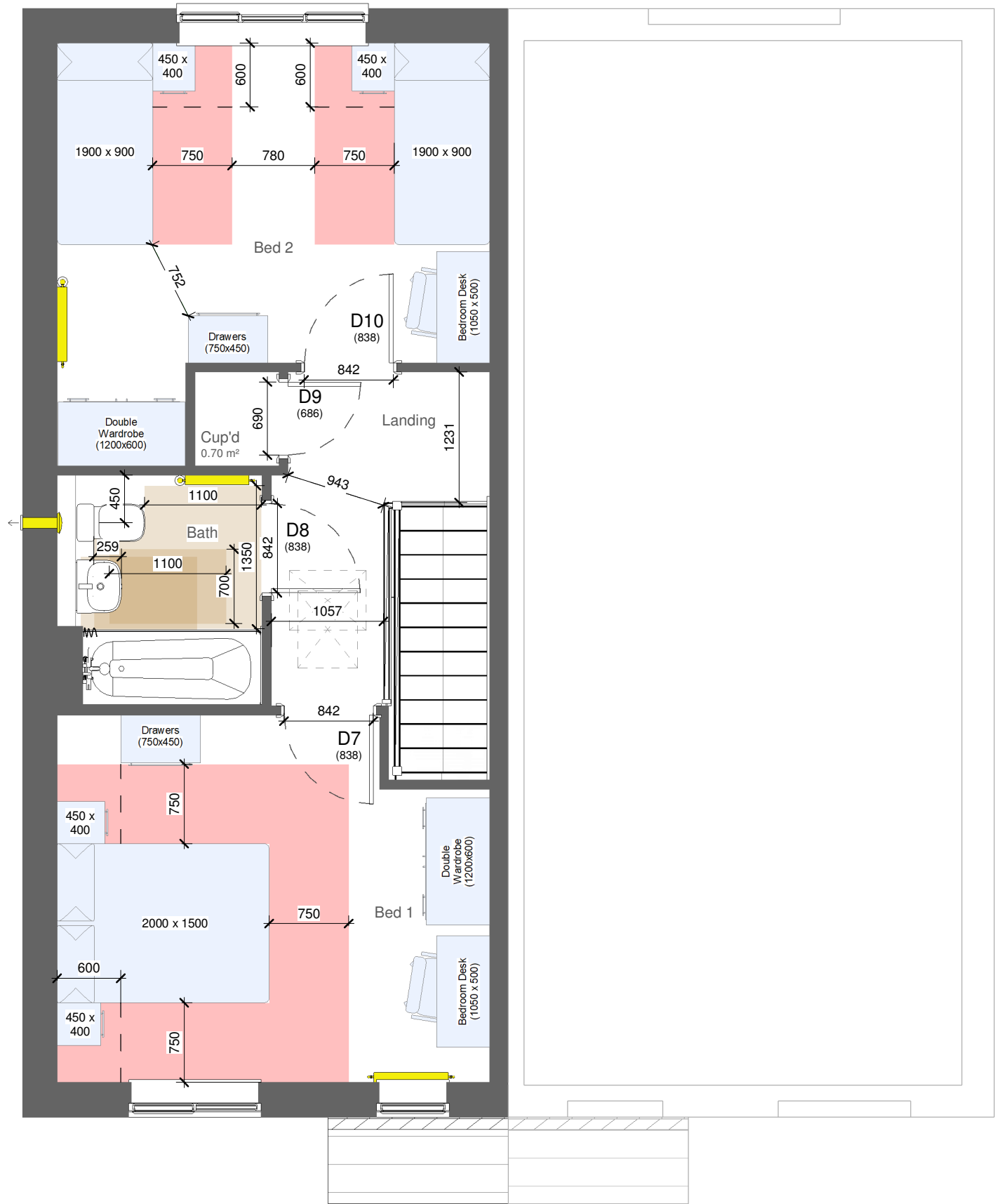
Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/05/0/01	

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Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

M4(2) Compliant

This drawing demonstrates compliance with Part M4(2)
Category 2: Accessible and adaptable dwellings



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Project

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2018 Issue
Working Drawings



Drawing Title

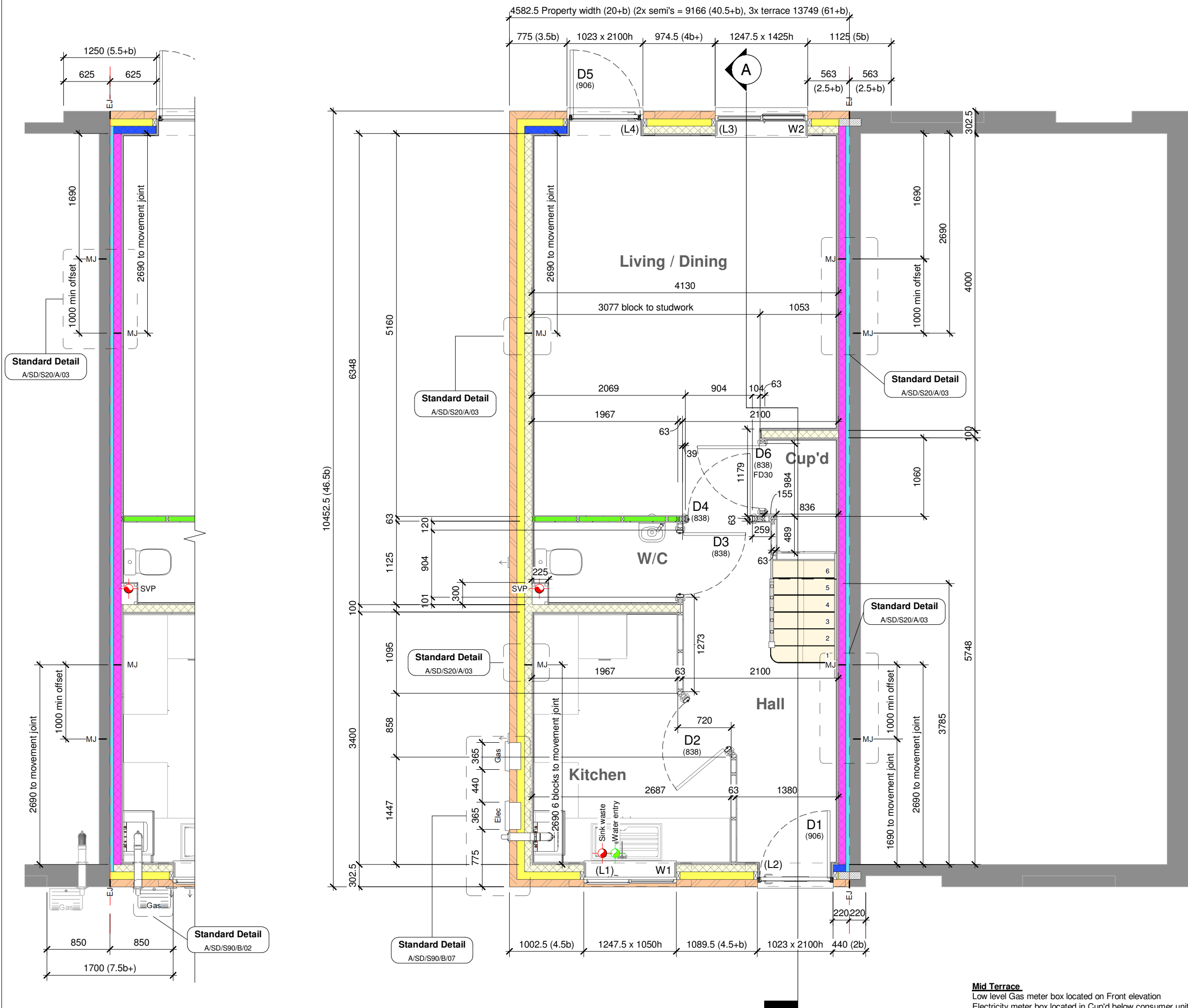
The Baker

BA-2B-2S-0

876 ft² | 2b Semi/Terr | All Variants
First Floor Accessibility

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/05/0/02	

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2 Ground Floor Mid Terrace Callout
1 : 50

1 Ground Floor
1 : 50

Mid Terrace
Low level Gas meter box located on Front elevation
Electricity meter box located in Cup'd below consumer unit

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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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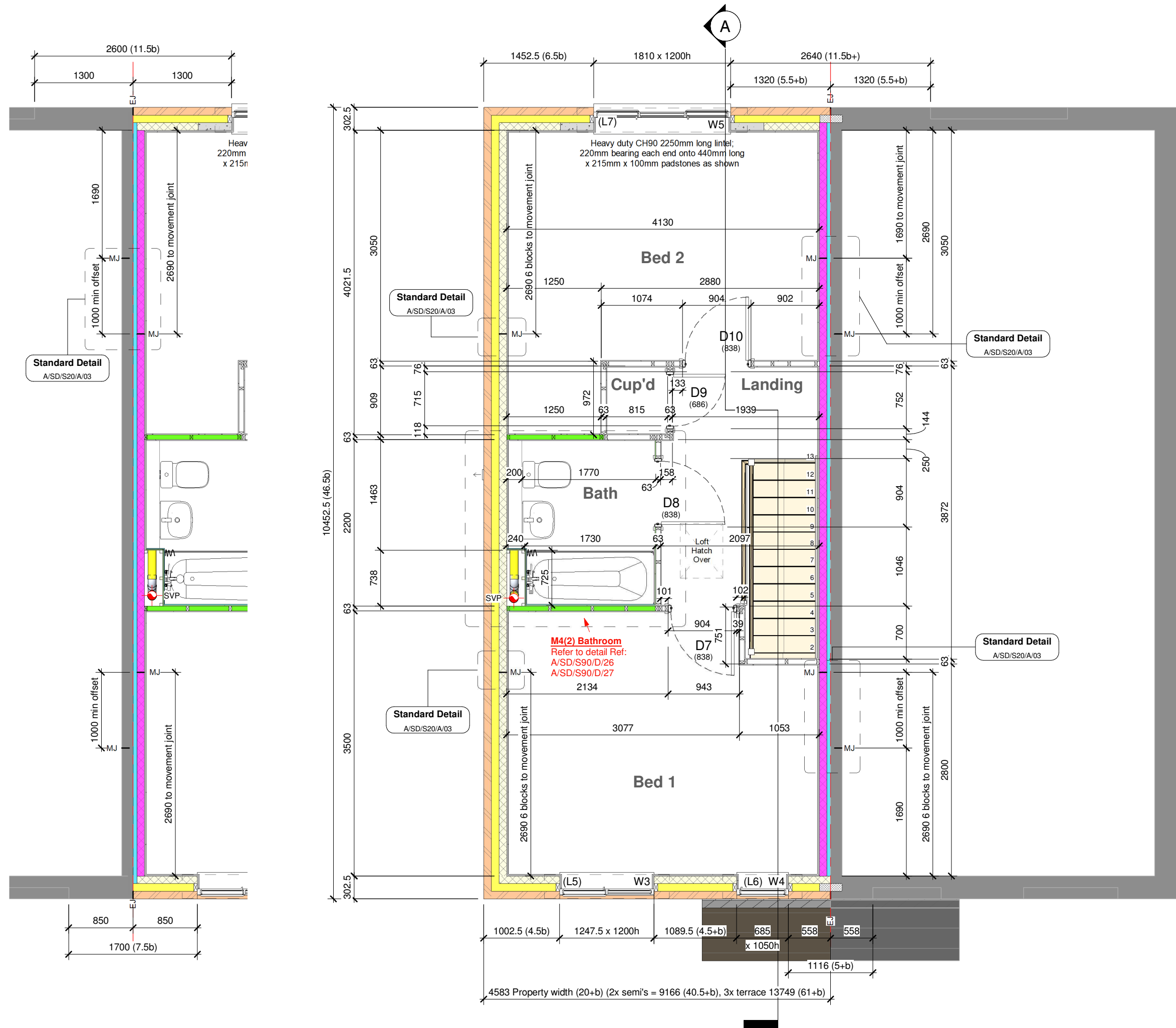
Project
The Artisan Collection
2018 Issue
Working Drawings

Drawing Title
The Baker
876 ft² | 2b Semi/Terr | All Traditional Variants
Ground Floor Setting Out Plan

BA-2B-2S-AT

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/10/AT/01	

Do not scale - if in doubt, ask



2 First Floor Mid Terrace Callout
1 : 50

1 First Floor
1 : 50

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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
2018 Issue
Working Drawings



Drawing Title
The Baker BA-2B-2S-AT

876 ft² | 2b Semi/Terr | All Traditional Variants
First Floor Setting Out Plan

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 50
Project No	Drng Status Construction	Revision E

Drawing No.
A/876/10/AT/02

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Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

Electrical Legend (Affordable Range)

	Pendant light fitting		Weather compensator
	Batten holder fitting		Ceiling mounted detector Smoke Heat
	External Wall mounted light fitting		Wall mounted CO detector (installed 150mm below ceiling)
	Remote switch to unswitched sockets ⁽²⁾		BT point ⁽³⁾ Master Secondary
	Light switch 1 way ⁽¹⁾ 1 2 3 gang		BT Customer Splice Point located externally (conduit to be installed 300-770mm above FGL)
	Light switch 2 way ⁽¹⁾ 1 2 3 gang		Room thermostat ⁽¹⁾ Zone 1 Zone 2
	Light switch - Intermediate ⁽¹⁾		Fan isolator switch (installed to centreline of door, 2150mm above FGL to underside of switch)
	13A Single Un-switched fused spur connection		Shower isolator switch ⁽¹⁾
	13A Single double pole switched fused spur connection		Wall mounted extract fan (installed @ 2125mm above FFL to centreline)
	Single unswitched socket (13A) high level ⁽²⁾ low level ⁽³⁾		Ceiling mounted extract fan (arrow indicates ducting direction, RT = roof terminal)
	Single switched socket (13A) high level ⁽²⁾ low level ⁽³⁾		2 module 4 module
	Double switched socket (13A) high level ⁽²⁾ low level ⁽³⁾		A = Co-axial aerial - = Blank
	Cooker outlet plate ⁽³⁾ with 6mm Ø cable to 45A double pole switch		Wall mounted meter box (Electricity or Gas). Base of box / structural opening @ 900mm (12no bc) above external FGL
	45A double pole switch ⁽²⁾ with 6mm Ø cable to distribution board		Low level Gas meter box (external ground level)
	Consumer unit (underside of unit installed 1350mm above FFL)	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	
	25A Flex outlet plate high level ⁽²⁾ low level ⁽³⁾		
	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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Project
The Artisan Collection
2018 Issue
Working Drawings



Drawing Title

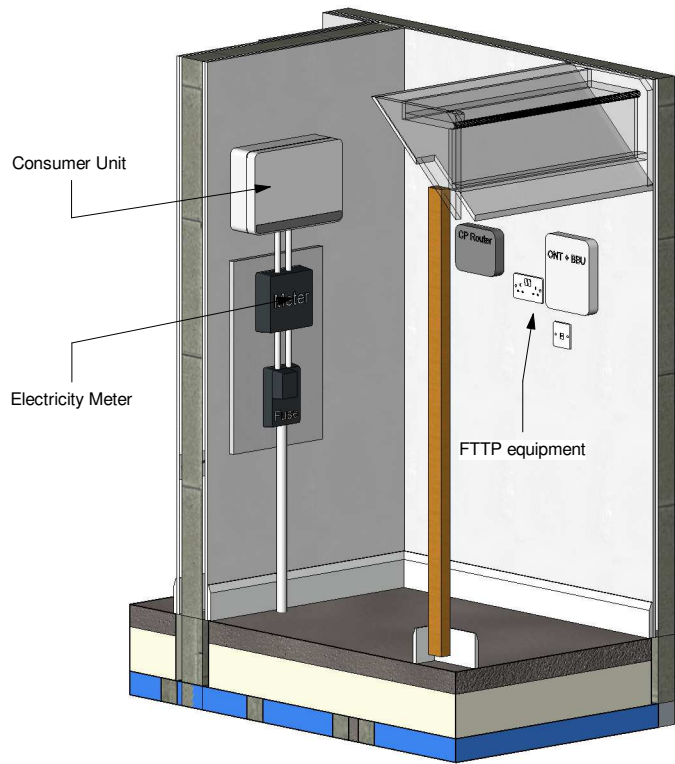
The Baker

BA-2B-2S-AT

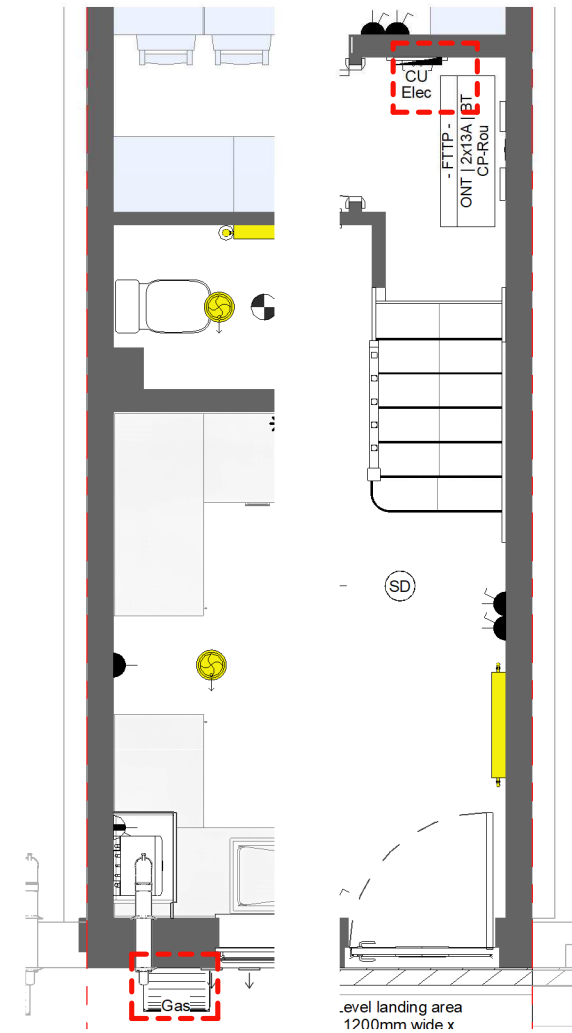
876 ft² | 2b Semi/Terr | All Traditional Variants
Ground Floor Electrical GA

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 50
Project No	Drng Status Construction	Revision E
Drawing No.	A/876/15/AT/01	

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2 Mid Terrace Cupd View

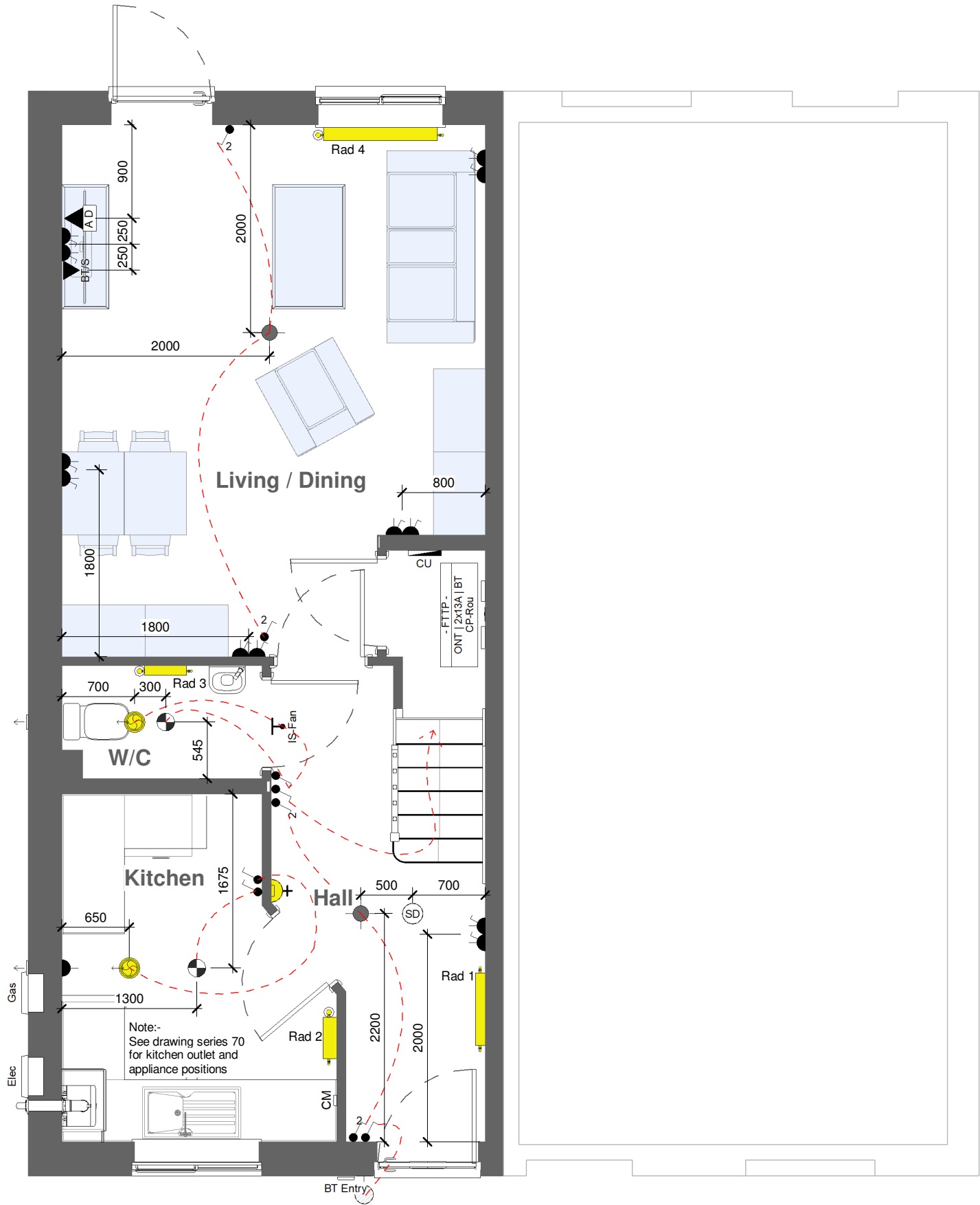


Mid Terrace

Low level Gas meter box located on Front elevation
Electricity meter box located in Cup'd below consumer unit

3 AT - Ground Floor Gas & Elec - Mid Terr

1 : 50



1 Ground Floor Electrical GA

1 : 50

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

Electrical Legend (Affordable Range)

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

- ⁽¹⁾ Switches / controls installed @ 1200mm above FFL to top of fitting
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Project

The Artisan Collection
2018 Issue
Working Drawings

Drawing Title

The Baker

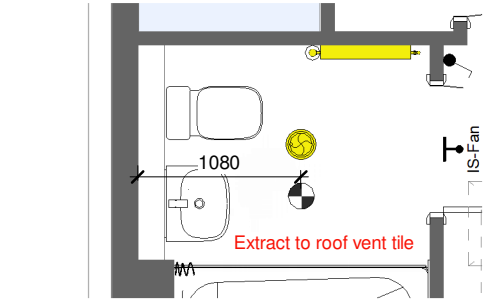
876 ft² | 2b Semi/Terr | All Traditional Variants
First Floor Electrical GA

BA-2B-2S-AT

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/15/AT/02	

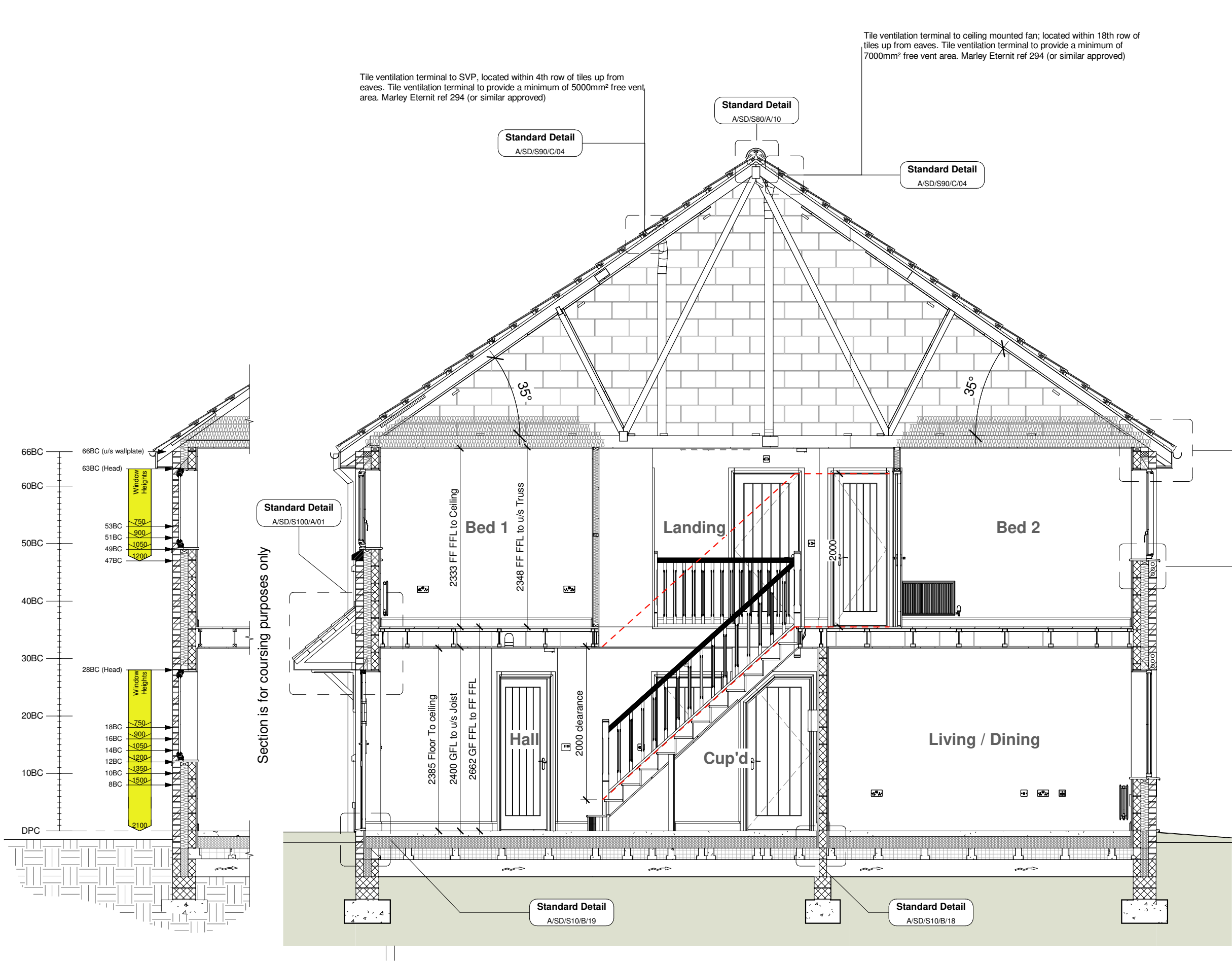
Do not scale - if in doubt, ask

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



2 Bathroom Extract (Mid Terraced Only)
1 : 50

1 First Floor Electrical GA
1 : 50



A Section A - A
1 : 50

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

CONSTRUCTION

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Project
The Artisan Collection
2018 Issue
Working Drawings



Drawing Title
The Baker
876 ft² | 2b Semi/Terr | All Traditional Variants
Section A-A

BA-2B-2S-AT

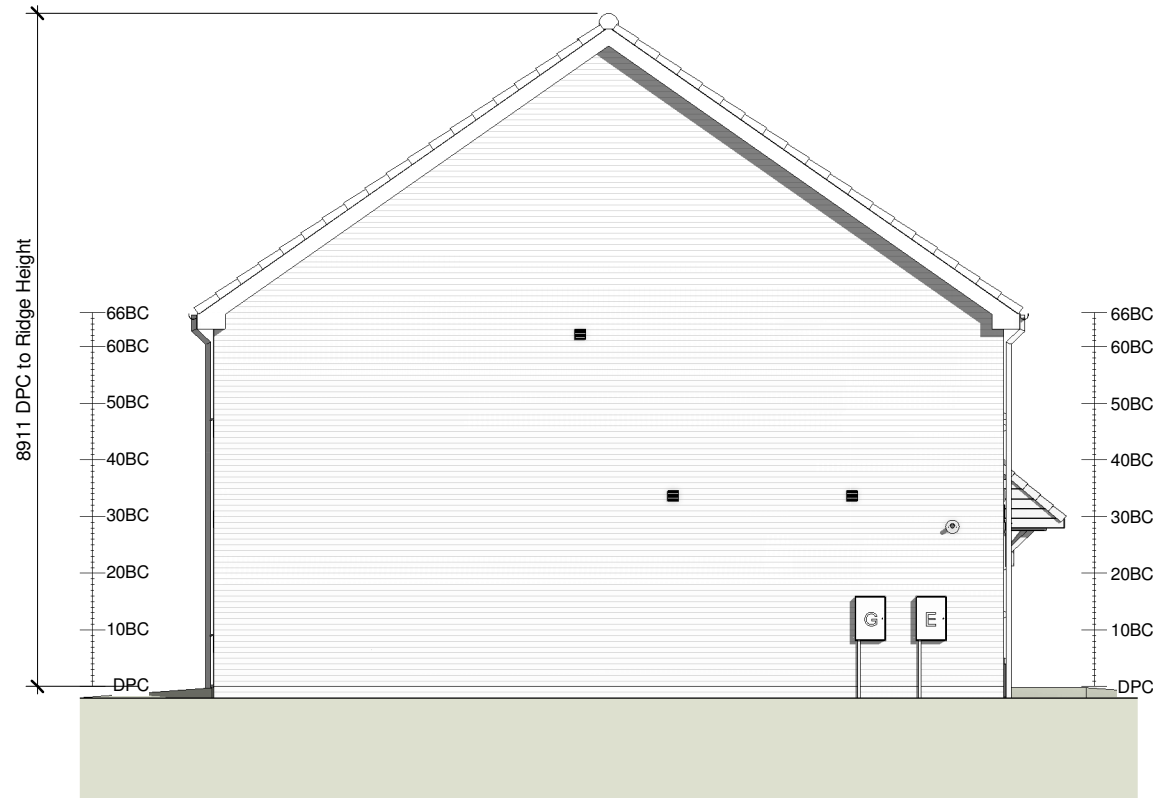
Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/20/AT/R1/01	

Do not scale - if in doubt, ask

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM



1 Front Elevation
1 : 100



2 Gable Elevation
1 : 100



3 Rear Elevation
1 : 100

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Drawing Title
The Baker BA-2B-2S-CB

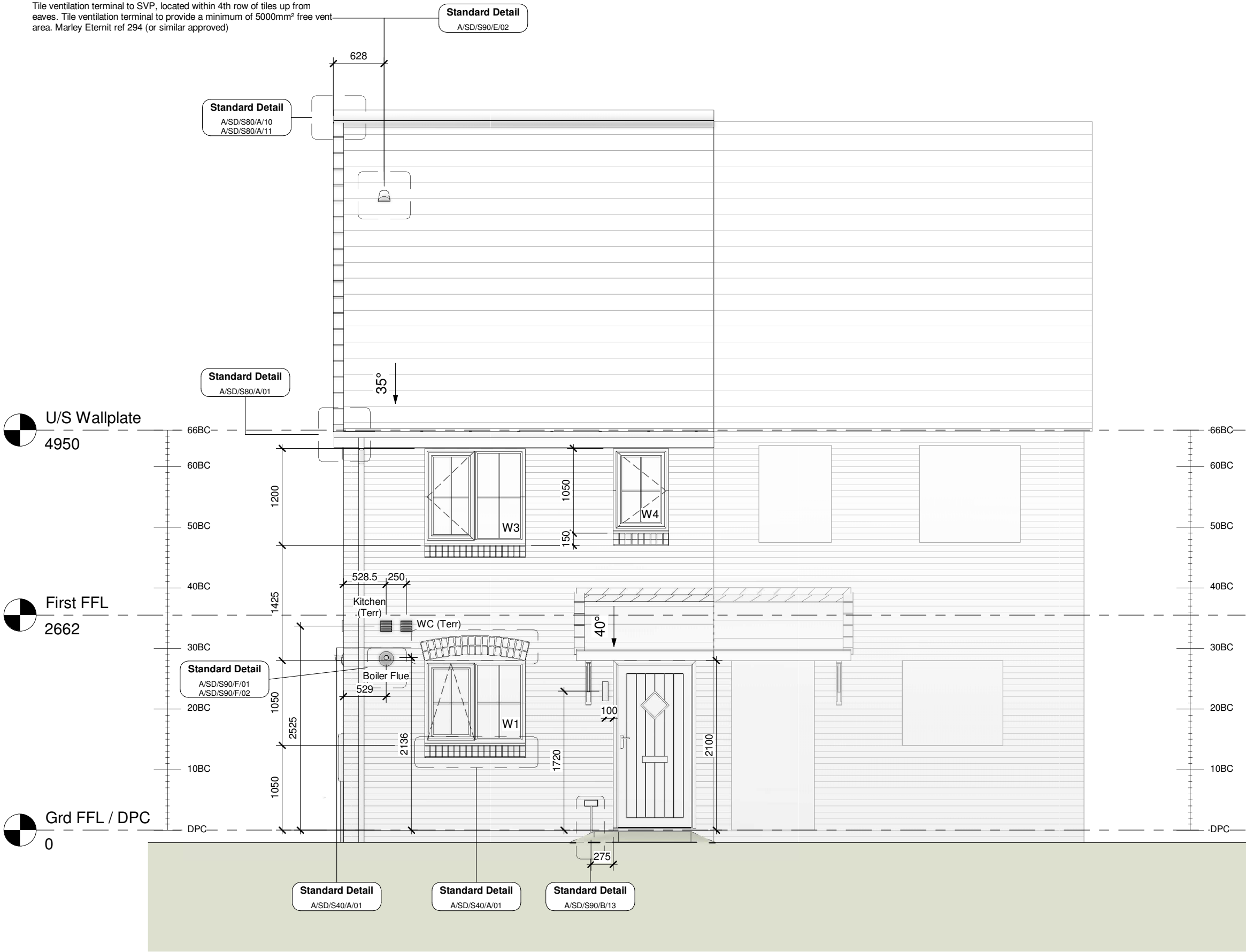
876 ft² | 2b Semi/Terr | Country Brick
Elevations

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 100
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/25/CB/R1/00	

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Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

Tile ventilation terminal to SVP, located within 4th 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)



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Drawing Title
The Baker **BA-2B-2S-CB**

876 ft² | 2b Semi/Terr | Country Brick
Front Elevation

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/25/CB/R1/01	

Do not scale - if in doubt, ask

1 Front Elevation
1 : 50



Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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Project

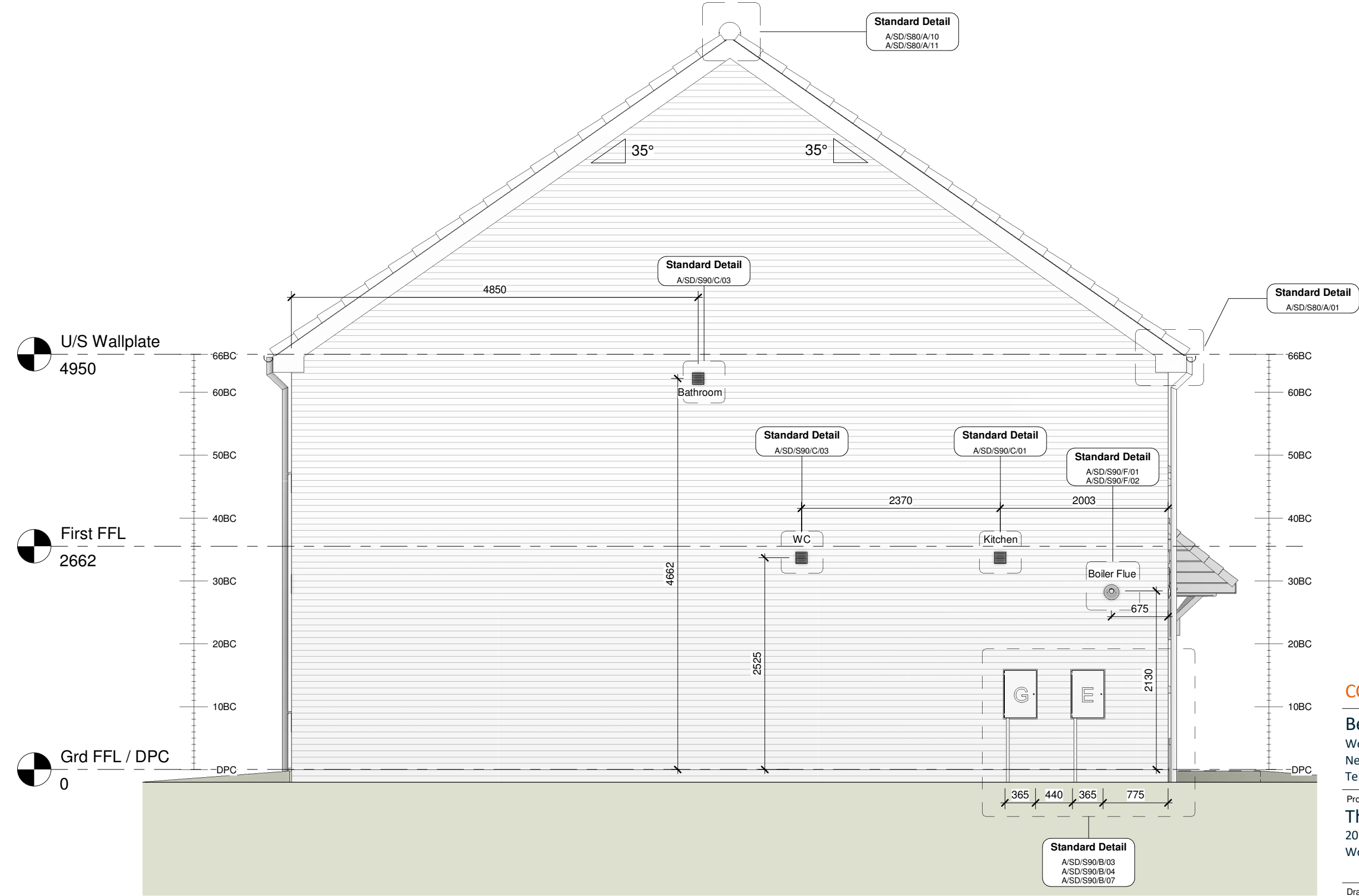
The Artisan Collection
2018 Issue
Working Drawings

Drawing Title
The Baker BA-2B-2S-CB
876 ft² | 2b Semi/Terr | Country Brick
Rear Elevation

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision E
Drawing No. A/876/25/CB/R1/02		

Do not scale - if in doubt, ask

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM



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Project
The Artisan Collection
2018 Issue
Working Drawings



Drawing Title
The Baker **BA-2B-2S-CB**

876 ft² | 2b Semi/Terr | Country Brick
Gable Elevation

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision E
Drawing No. A/876/25/CB/R1/03		

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 = 0.125 W/m²/K

LOADING ALLOWANCES

- Live load:

Finishes:

Part allowance:
- 1.5 kN/m²

1.8 kN/m²

0.00 kN/m²
- Partitions on ground floor not to exceed 1.0 kN/m run (based on timber stud).
- Self weight:

Floor make up:
- See calcs

75mm structural concrete topping over structural overlay sheet of 150mm white EPS / PIR with white EPS blocks.
- Bearing level is: FFL - 375mm

BLOCK KEY:

- W =

N =

C =
- Wide poly block (485mm)

Narrow poly block (295mm)

100mm thick poly inlay sheet (tolerance) cut after inserting block runs.

VENTILATION:

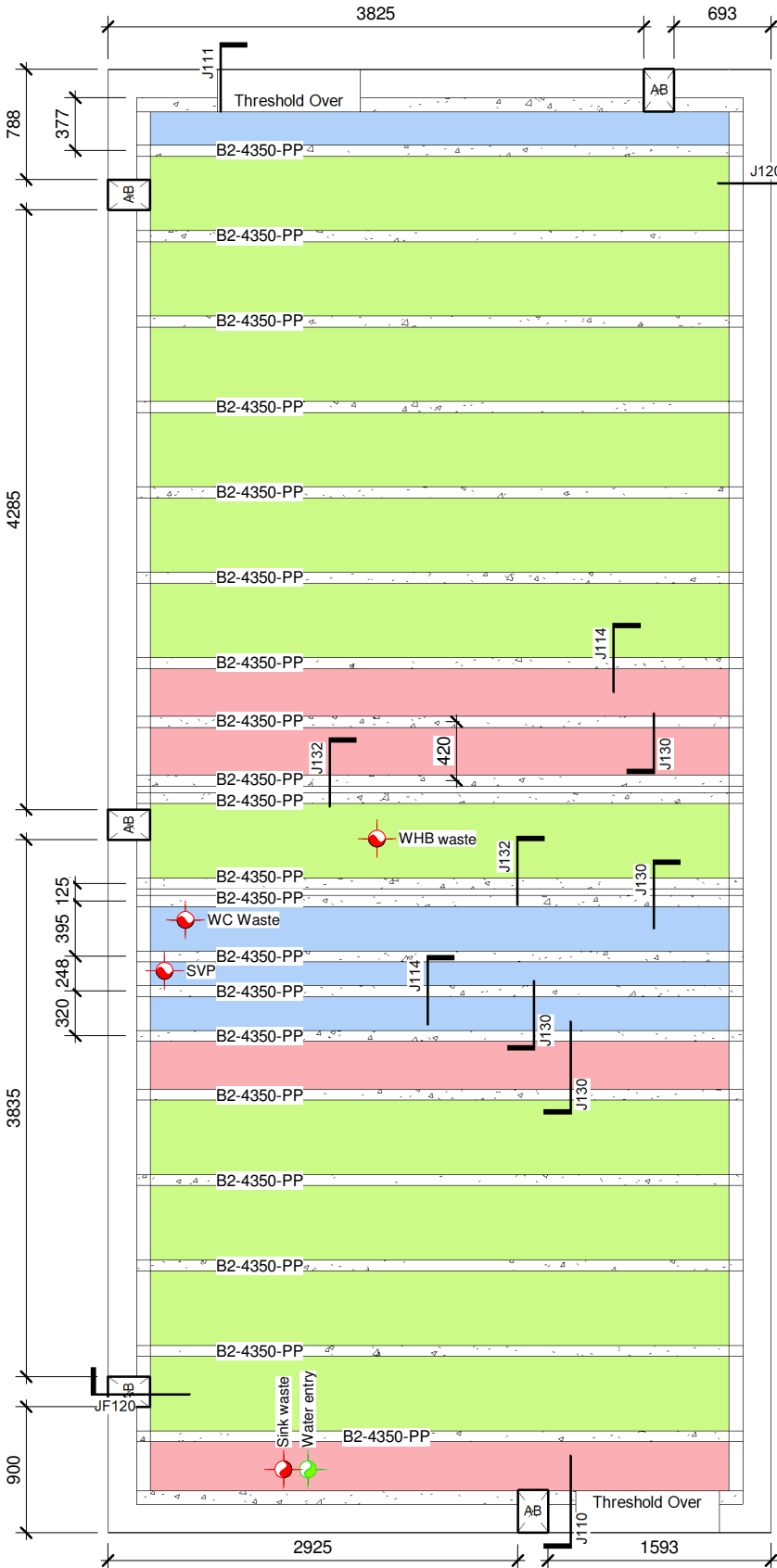
- AB Denotes location of airbricks & vents.

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



1 Beam Layout 1-50
1 : 50

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

Ground Floor Beam Schedule			
Qty	Length	Description	Weight (kg)
20	4350	B2 Prestressed Beam	143

GF Overlay Sheet Schedule		
Location	Qty of Overlay Sheet	Qty of Poly Edge Strip (75mm high)
Ground Floor	39.74 m²	34.5 m

Garage Floor Infill Block Schedule		
Qty	Area	Block Type
4	0.4 m²	440 x 215 x 100mm 7N/mm² infill blocks

- 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 Baker

876 ft² | 2b Semi/Terr | All Variants

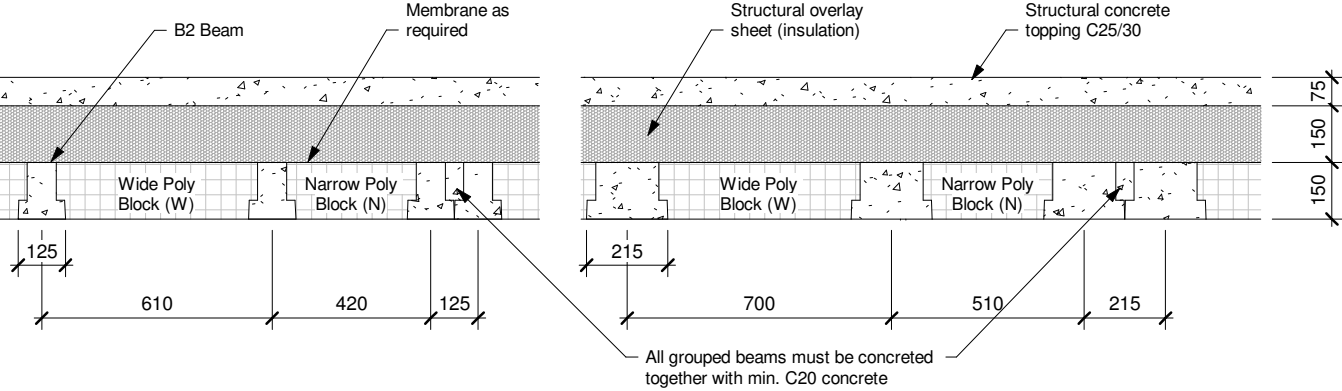
Structural Floor Beam Layout

BA-2B-2S-0

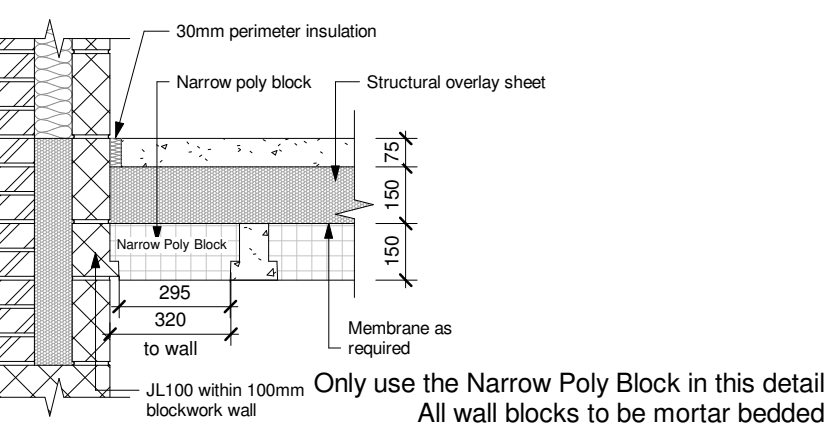
Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/30/0/02	

Do not scale - if in doubt, ask

General Arrangement (See plan for locations)

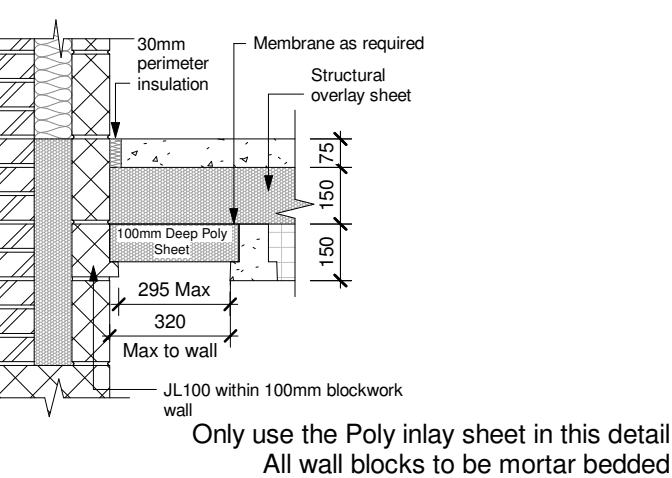


JF110 - Narrow Block Edge Detail

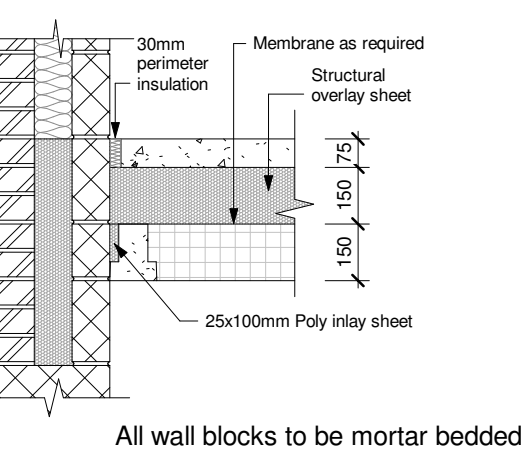


Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

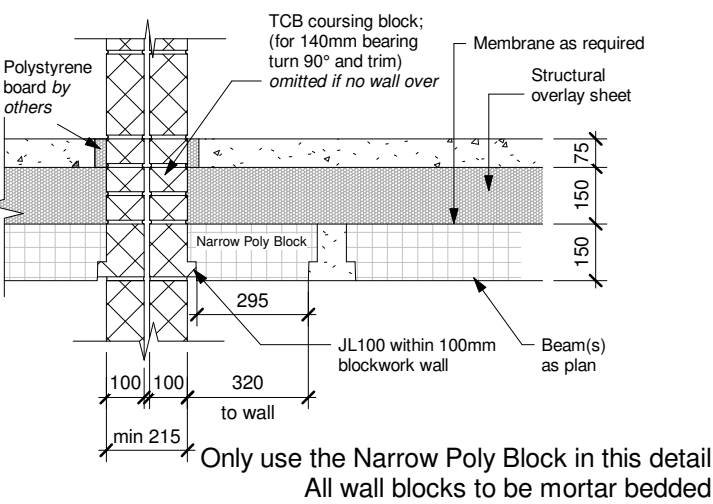
JF111 - Poly Sheet Edge Detail



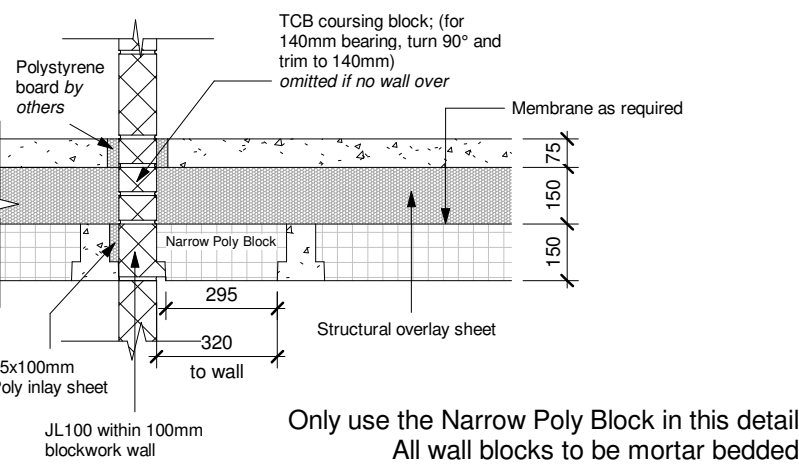
JF112 - Beam-Tight Edge Detail



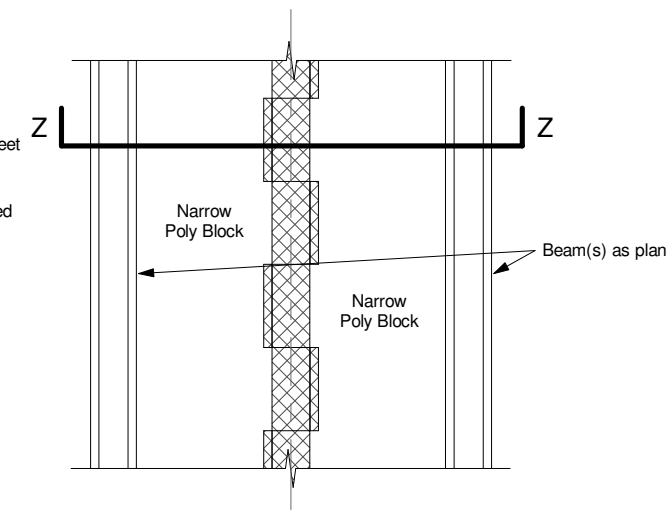
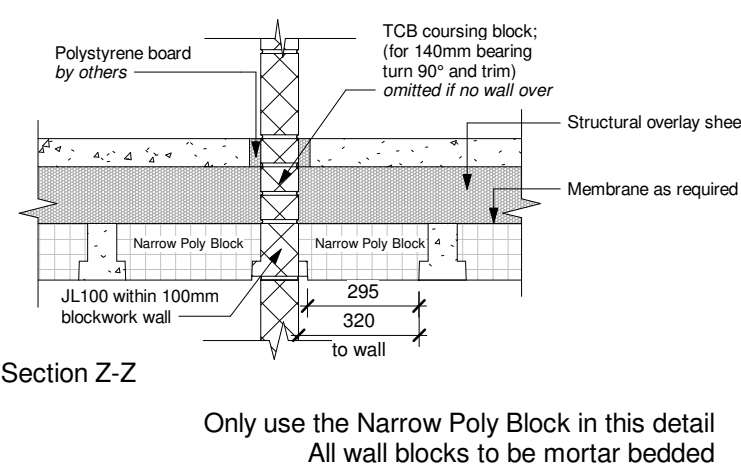
JF113 - Min. 215mm Internal Loadbearing Wall Edge Detail



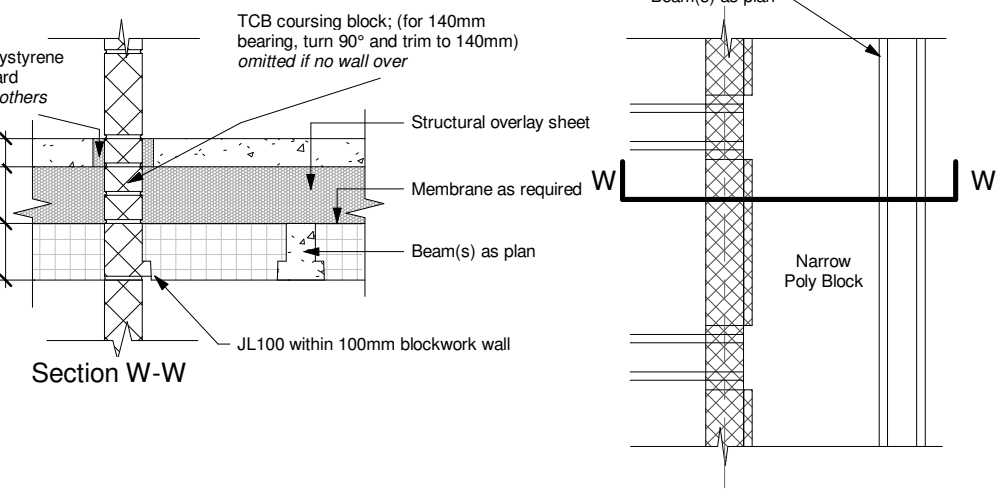
JF114 - Internal Loadbearing Wall Edge Detail



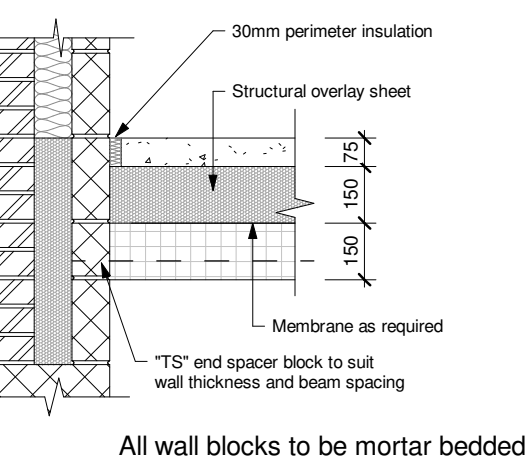
JF115 - 100mm Shared Edge Bearing



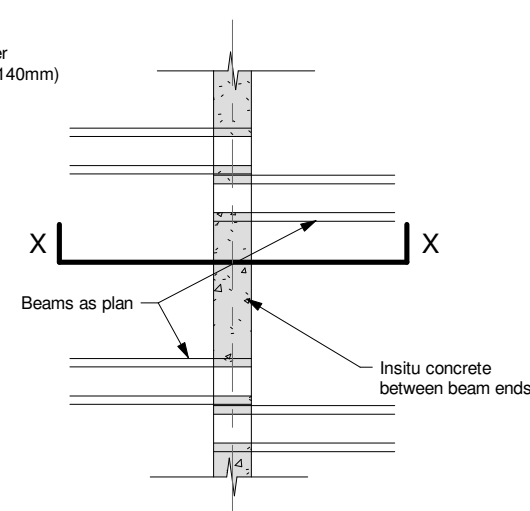
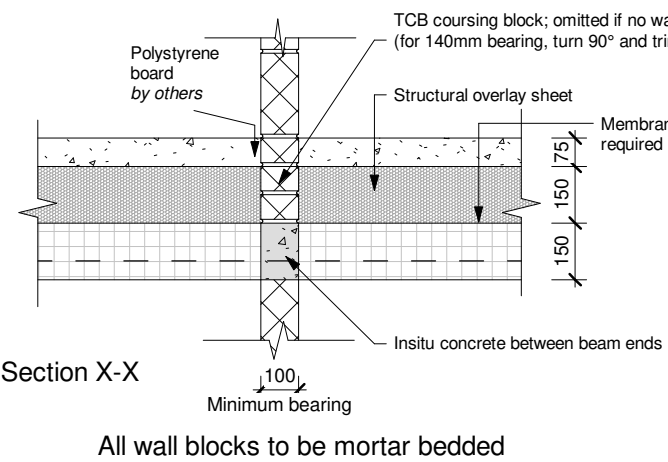
JF116 - Transverse Span, Loadbearing Wall



JF120 - Bearing End Detail



JF121 - Staggered Bearing Loadbearing Wall



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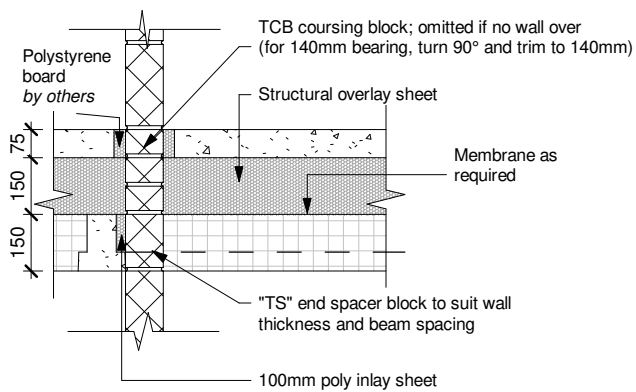
Drawing Title
The Baker BA-2B-2S-0
876 ft² | 2b Semi/Terr | All Variants
Beam Details (Sheet 1)

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 20
Project No	Drg Status Construction	Revision E

Drawing No.
A/876/30/0/03

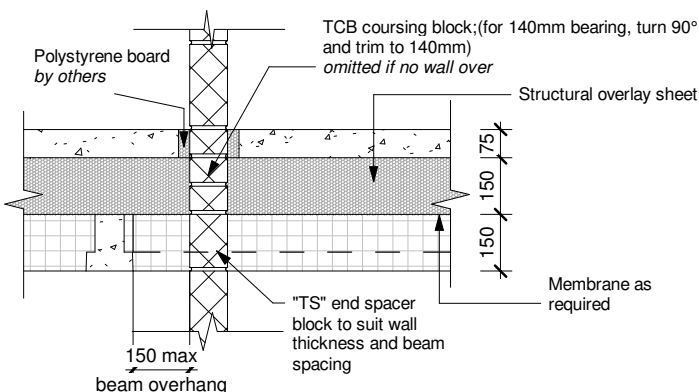
Do not scale - if in doubt, ask

JF123 - Transverse Span, Loadbearing Wall



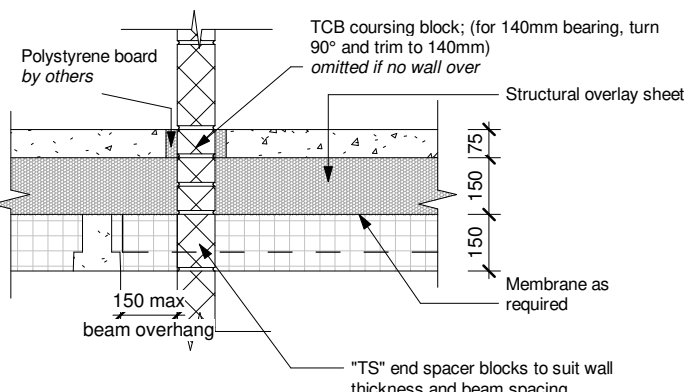
All wall blocks to be mortar bedded

JF124 - Transverse Stagger / Service Hole, Loadbearing Wall



All wall blocks to be mortar bedded

JF125 - End Bearing 215mm / 100mm Loadbearing Wall

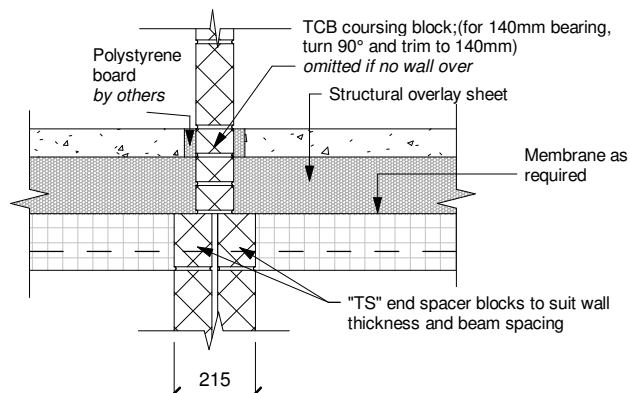


All wall blocks to be mortar bedded

Revision Schedule

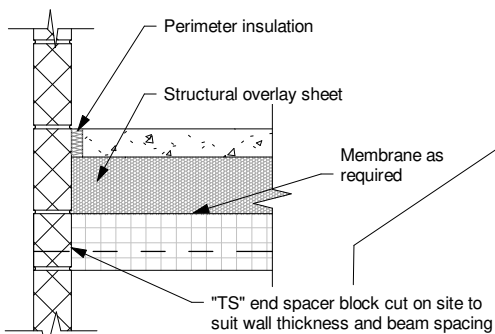
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

JF126 - End Bearing, min. 215mm Loadbearing Wall



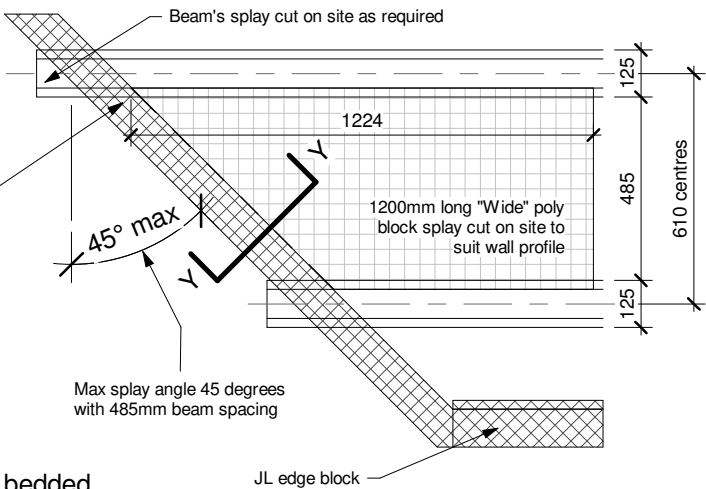
All wall blocks to be mortar bedded

JF128 - Splayed Bearing < 45°, Wide Block

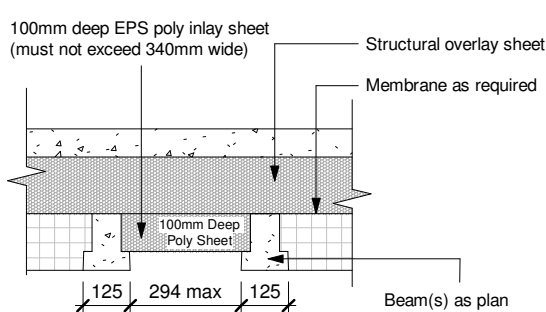


Section Y-Y

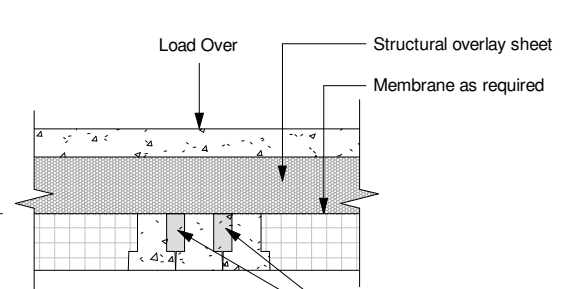
All wall blocks to be mortar bedded



JF130 - Run-out Joint 100mm Sheet

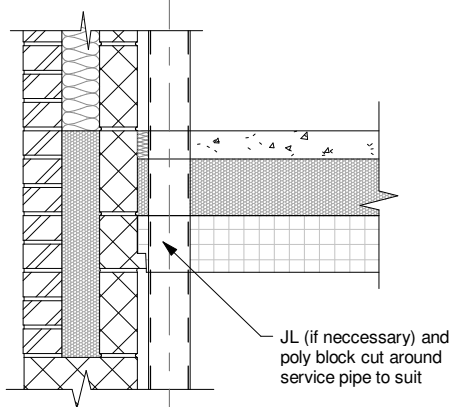


JF132 - Load Supported by Floor

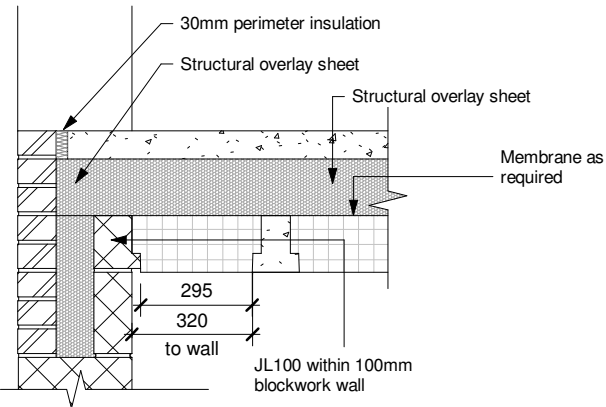


See plan for number and type of beams required. B2 Beam shown here; detail also applies to other beam types.

JF54 - Service Pipe Tight to Wall

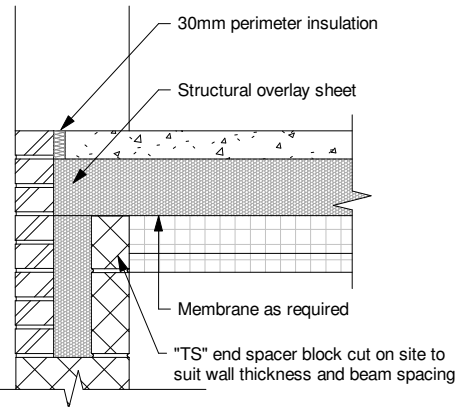


JF157 - Threshold Edge Detail Parallel



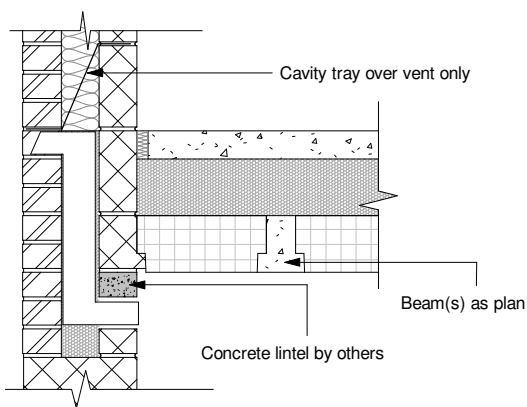
Only use the narrow poly block in this detail
All wall blocks to be mortar bedded

JF158 - Threshold End Detail



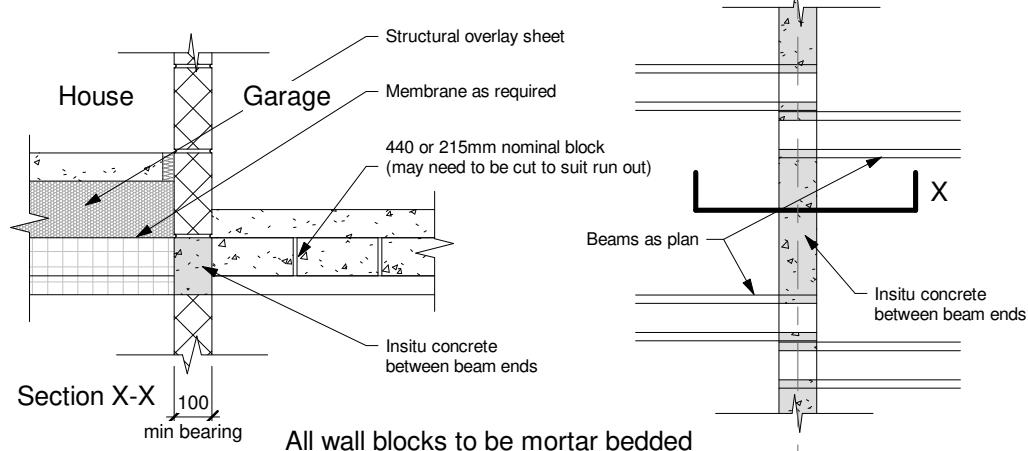
All wall blocks to be mortar bedded

JF159 - Vent & Air Brick Detail



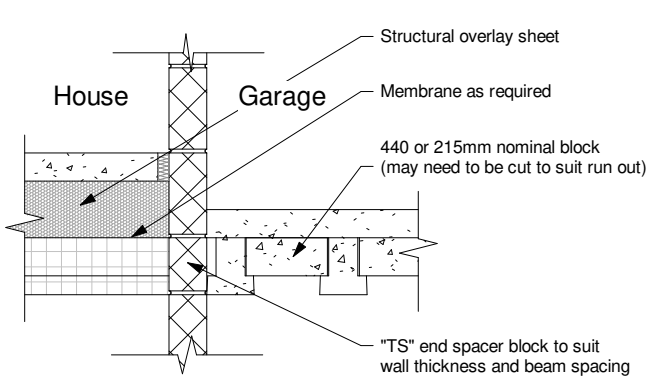
All wall blocks to be mortar bedded

JF153 - Staggered Bearing Loadbearing Wall



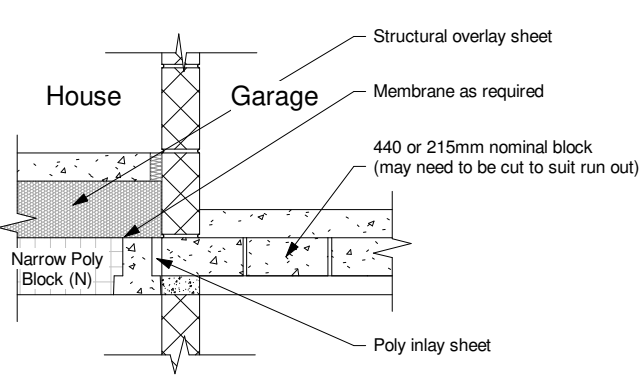
All wall blocks to be mortar bedded

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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Project
The Artisan Collection
2018 Issue
Working Drawings



Drawing Title
The Baker

BA-2B-2S-0

876 ft² | 2b Semi/Terr | All Variants
Beam Details (Sheet 2)

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 20
Project No	Drng Status Construction	Revision E

Drawing No.
A/876/30/0/04

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Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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Project

The Artisan Collection

2018 Issue

Working Drawings



Drawing Title

The Baker

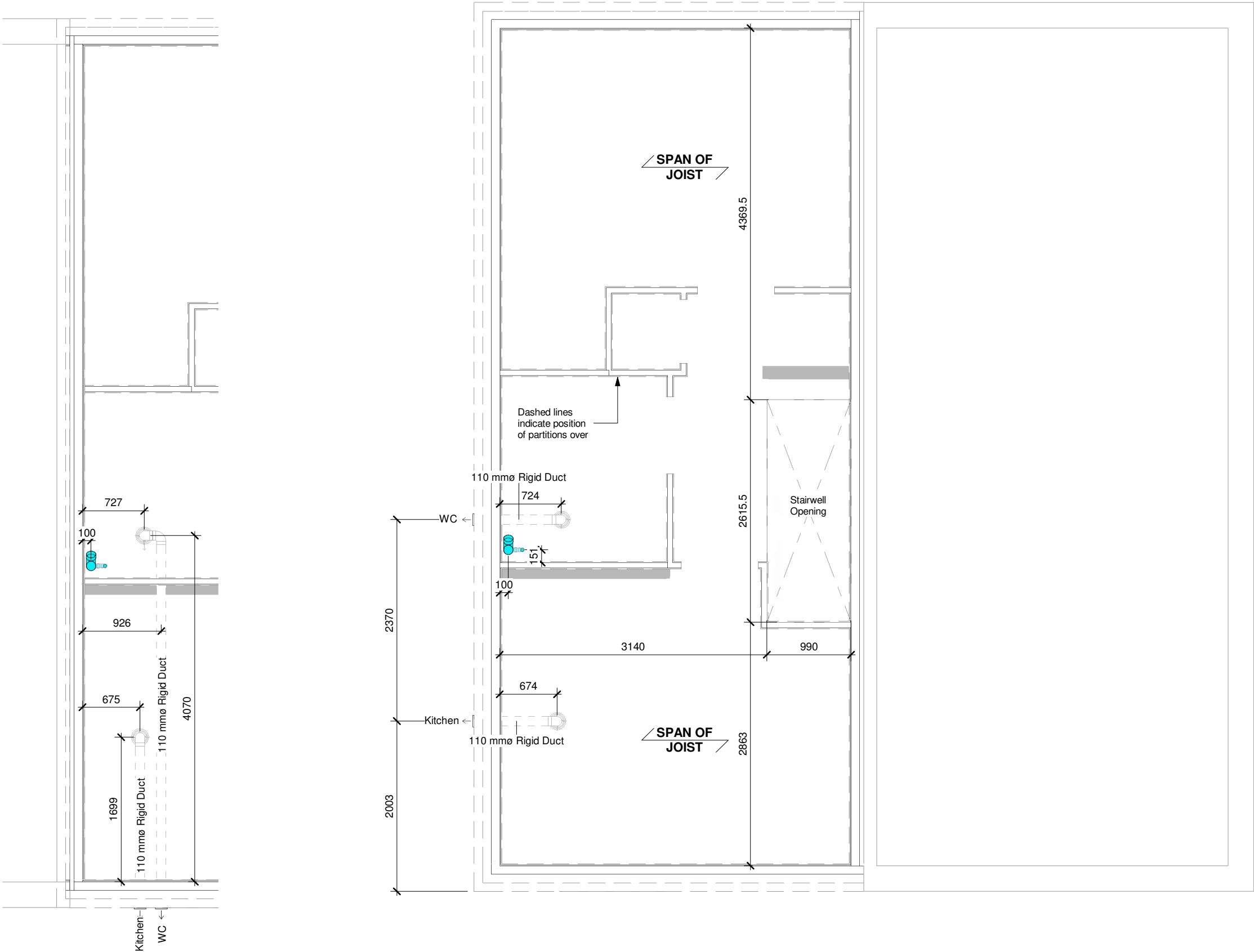
876 ft² | 2b Semi/Terr | All Variants

First Floor Joist Setting Out

BA-2B-2S-0

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision E
Drawing No. A/876/40/0/01		

Do not scale - if in doubt, ask



2

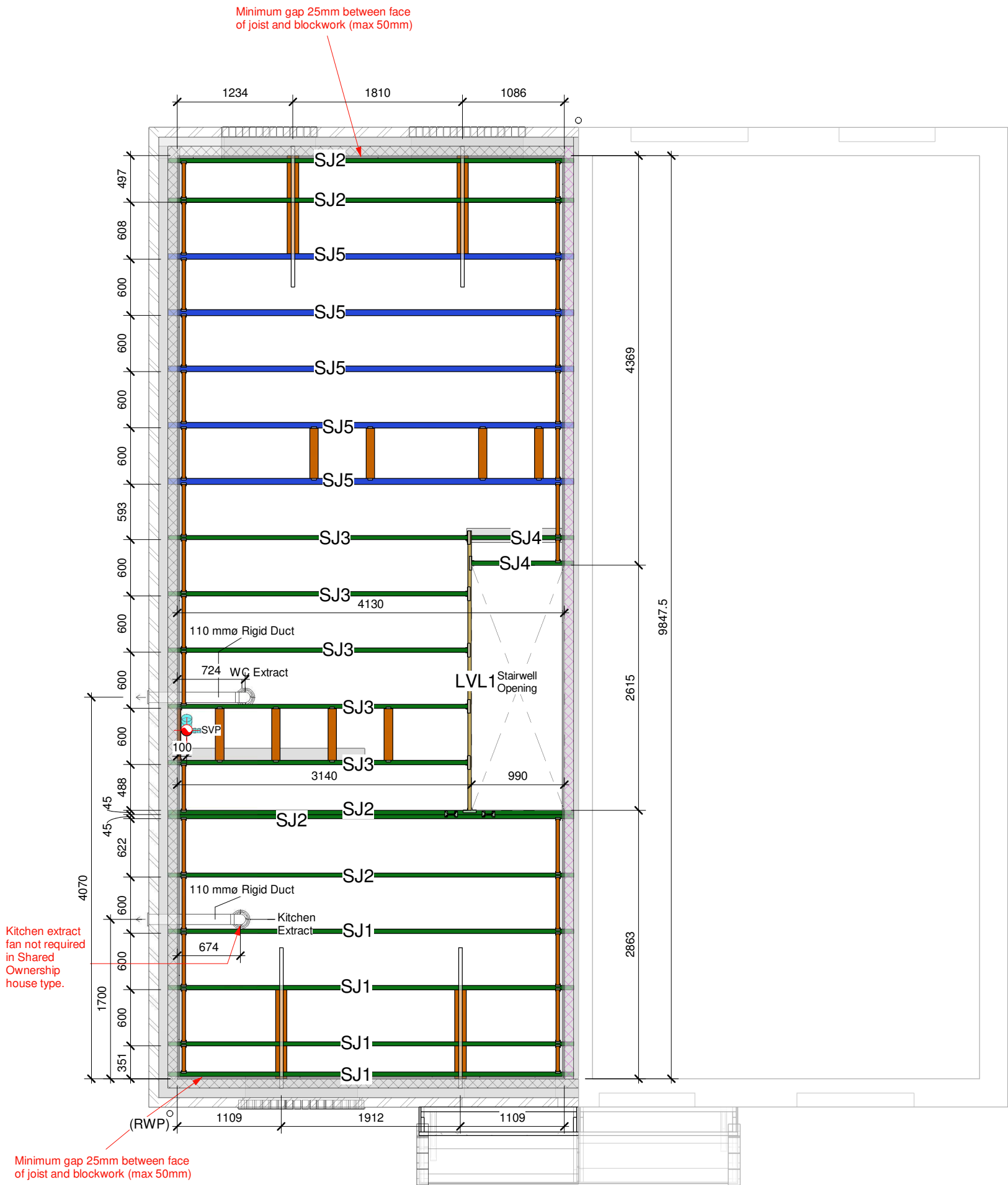
AT - First Floor Joist Setting Out - Mid

1 : 50

1

First Floor Joist Setting Out

1 : 50



1 First Floor Joists
1 : 50

Steico First Floor Joists & Blocking

Qty	Ref	Length	Description
-----	-----	--------	-------------

84			
----	--	--	--

Beam/Joist			
1	LVL1	2985mm	ST4022 STEICO LVL R - 39x240mm
4	SJ1	4330mm	ST4119 SJL 45 - 240mm
5	SJ2	4330mm	ST4119 SJL 45 - 240mm
5	SJ3	3201mm	ST4119 SJL 45 - 240mm
2	SJ4	1090mm	ST4119 SJL 45 - 240mm
5	SJ5	4330mm	ST4125 SJL 60 - 240mm

Noggin			
30	CN1		G7002 38x38 Nogging
8	PN1		G7000 Partition Nogging (38x90)
12	SN1		G7055 38x120mm Nogging - Plank

Steico First Floor Accessories

Ref	Description	Qty
-----	-------------	-----

ZS38N Z Clip 38mm		76
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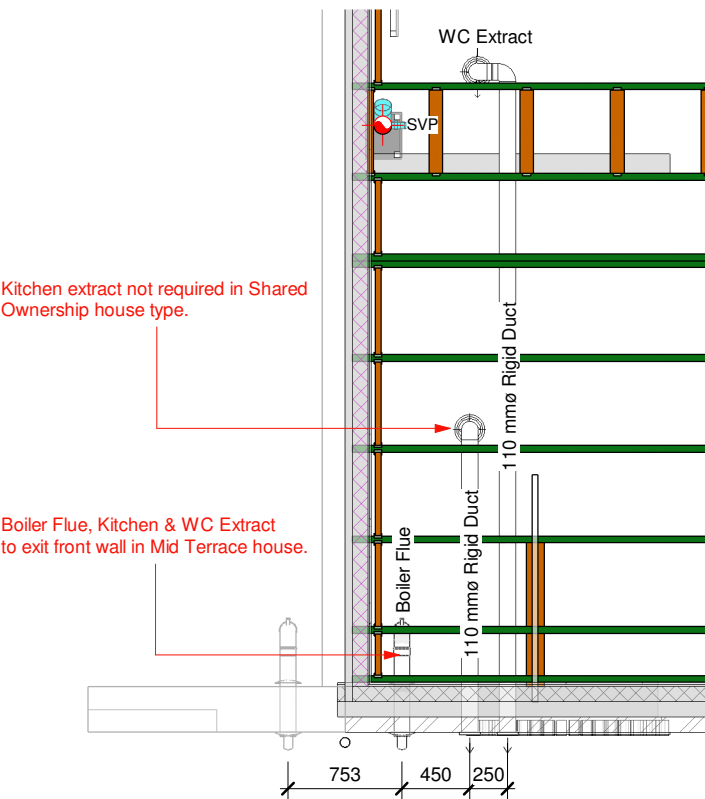
Backer Block		
BB1	ST3202 Backer Block 300 x 157 x 18 mm	2

End Device		
SES158/45	End Device	25
SES158/58	End Device	10

Hanger		
H1	LITB240/47	6
H2	LITB240/40	1

I-Clip		
MJC1	G8138 MJC	4

Strap		
Str1	G8304 Simpson HES15B10	4



2 Extract Positions - Mid Terrace
1 : 50

Revision Schedule

Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

Project Information

File Name	STEICO BAKER AUG 2021 EC5 Analytics.skd
Design Date	25 Aug 2021
Software Version No.	1.0.193

Design Information

Region	UK
Design Code	EC5
Application	A - Residential Upper Floor
Service Class	Service Class 1

Load and Deflection Settings

Dead Load (kN/m²)	0.40 - Permanent
Partitions Load (kN/m²)	0.35 - Permanent
Floor Imposed UD Load (kN/m²)	1.50 - Medium Term
Floor Imposed Concentrated Load (kN)	2.00 - Medium Term

Instantaneous Deflection	300 - 12mm
Net Final Deflection	250 - 0

Additional Information

Decking Type	Particle Board - 22mm P5
Direct Applied Ceiling	Yes
Ceiling Material	15mm - Ceiling (Gypsum board)



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Project
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2018 Issue
Working Drawings



Drawing Title

The Baker

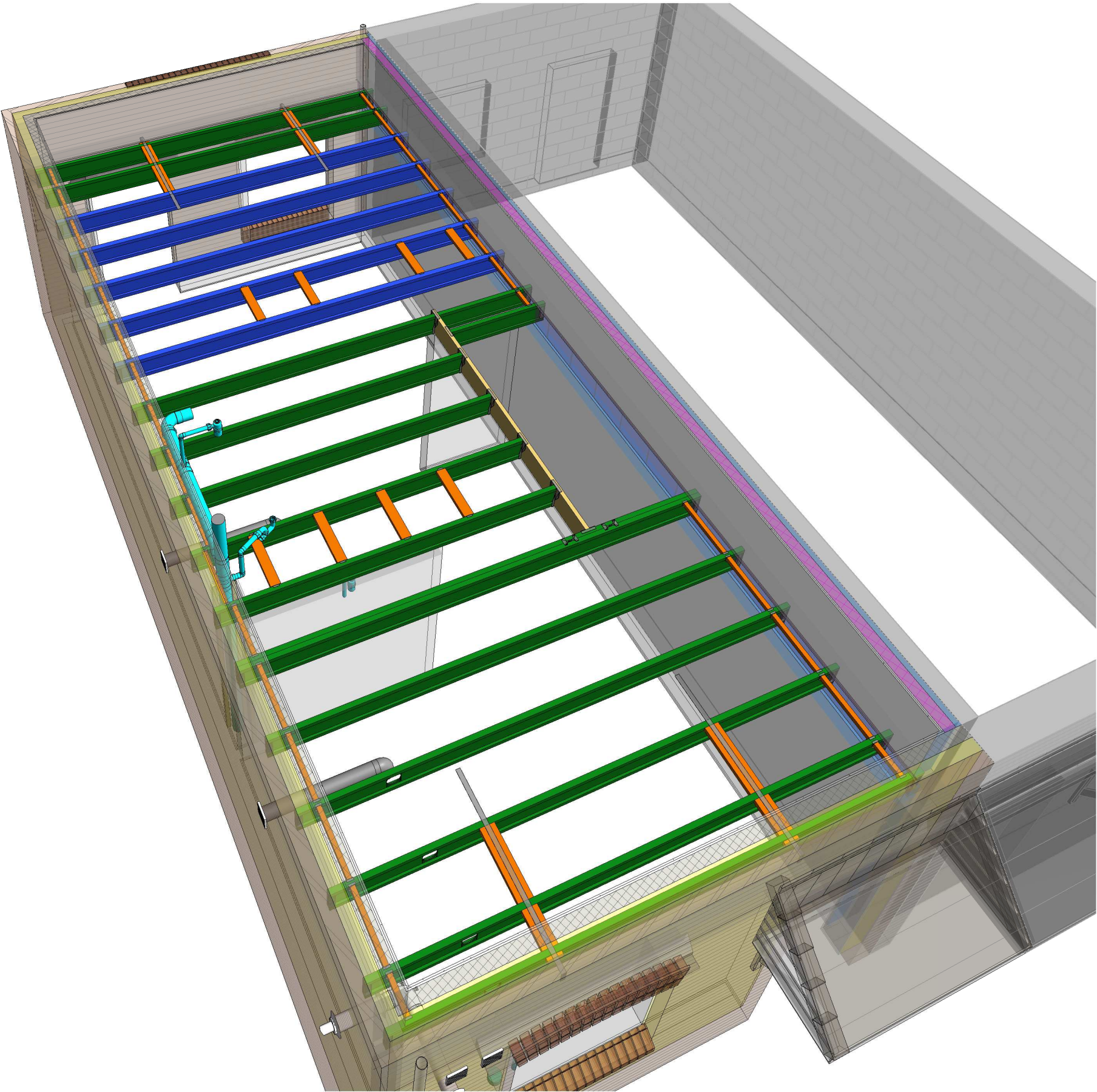
BA-2B-2S-0

876 ft² | 2b Semi/Terr | All Variants
Joist Plan and Take Off

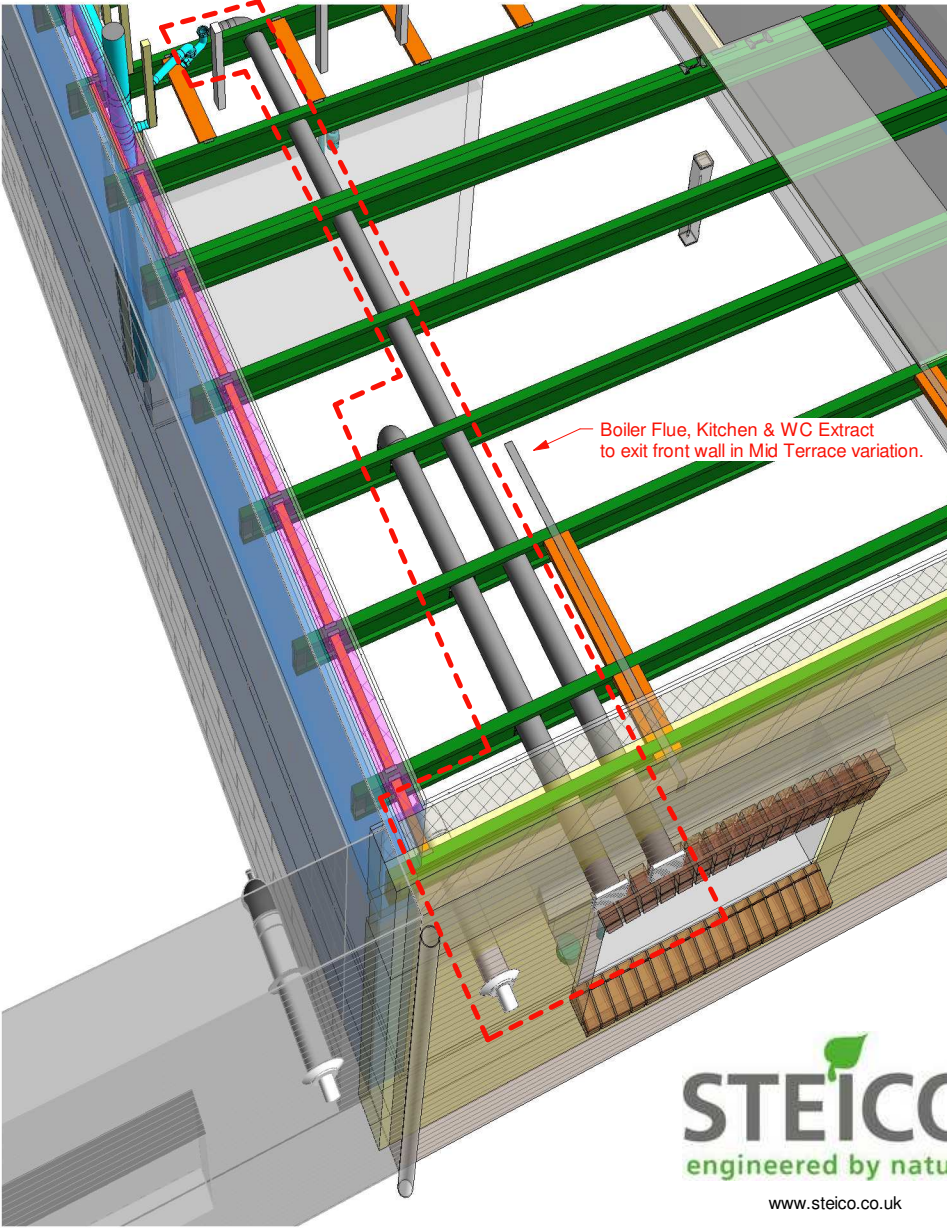
Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision E

Drawing No.
A/876/40/0/02

Do not scale - if in doubt, ask



1 Floor Joists



2 Floor Joists - Mid Terrace

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM



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Project
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2018 Issue
Working Drawings

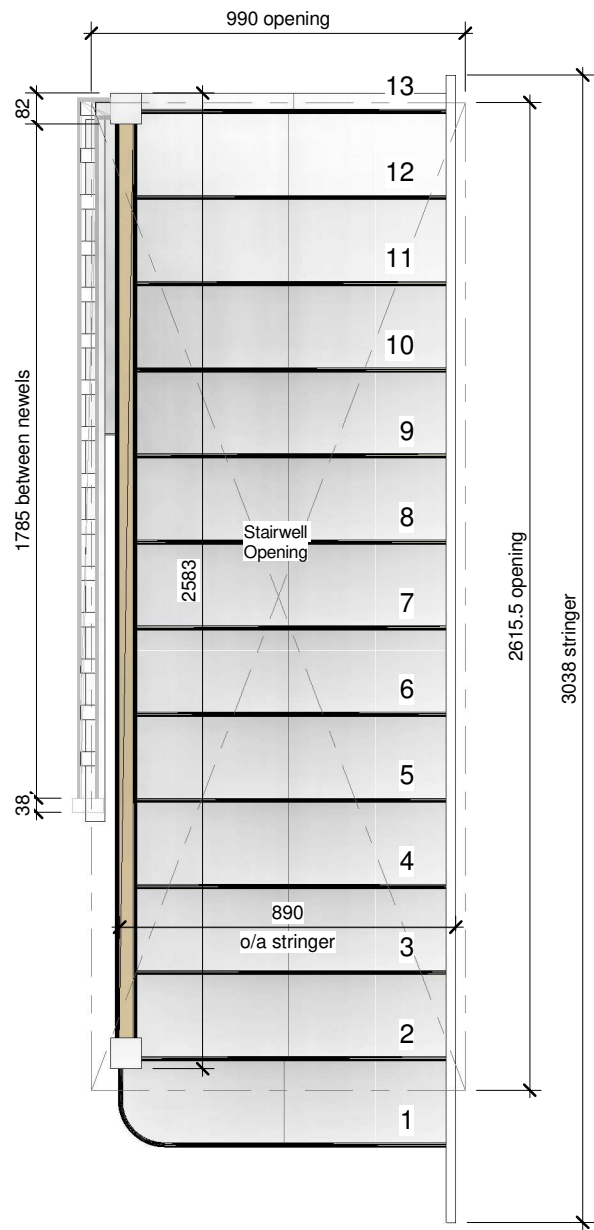


Drawing Title
The Baker BA-2B-2S-0
876 ft² | 2b Semi/Terr | All Variants
1st Floor Joist 3d View

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s)
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/40/0/03	

Do not scale - if in doubt, ask

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM



1 Staircase - Plan
1 : 20



2 Stair - Elevation
1 : 25



3 Staircase - 3D View

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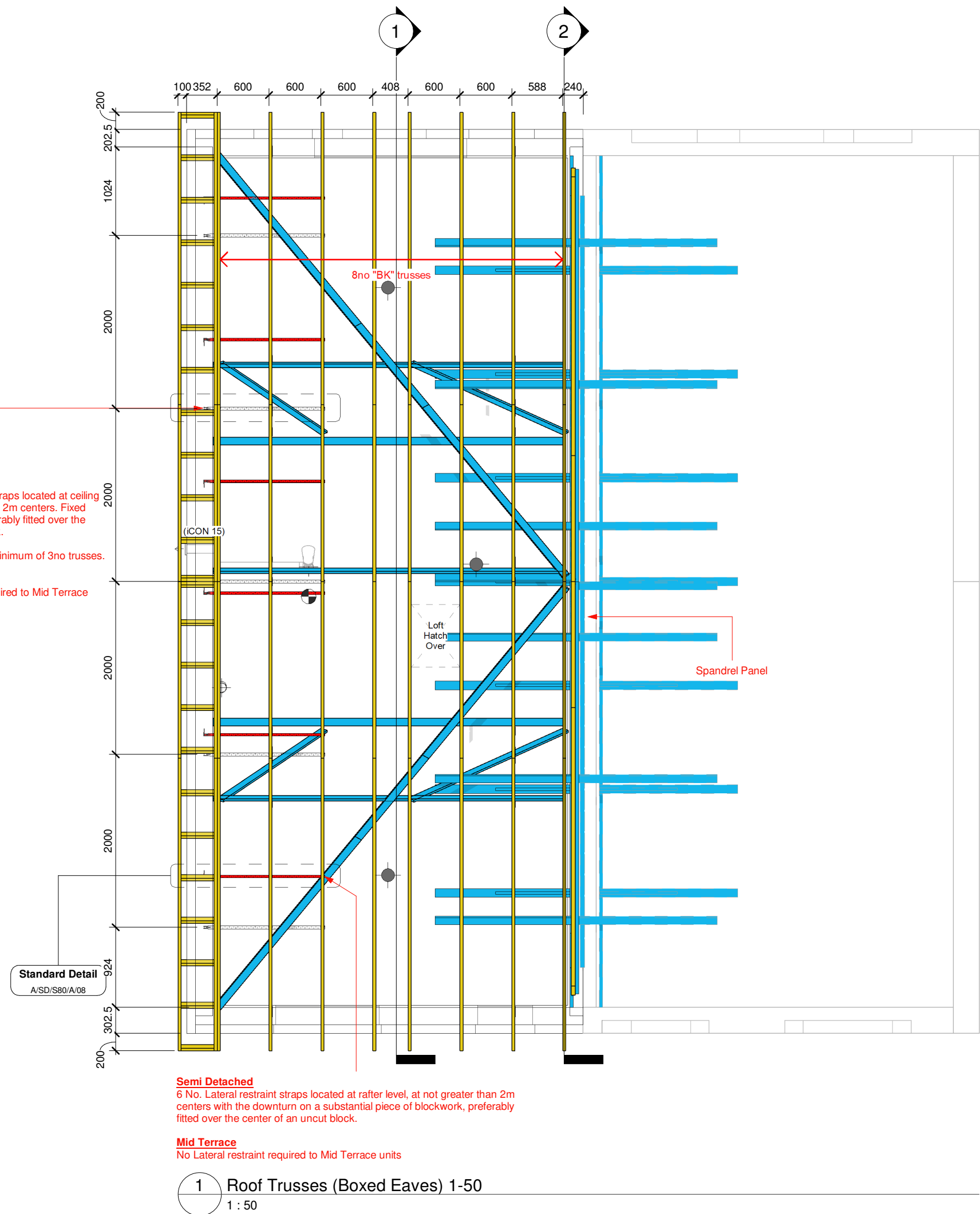
Project
The Artisan Collection
2018 Issue
Working Drawings



Drawing Title
The Baker BA-2B-2S-0
876 ft² | 2b Semi/Terr | All Variants
Staircase Details

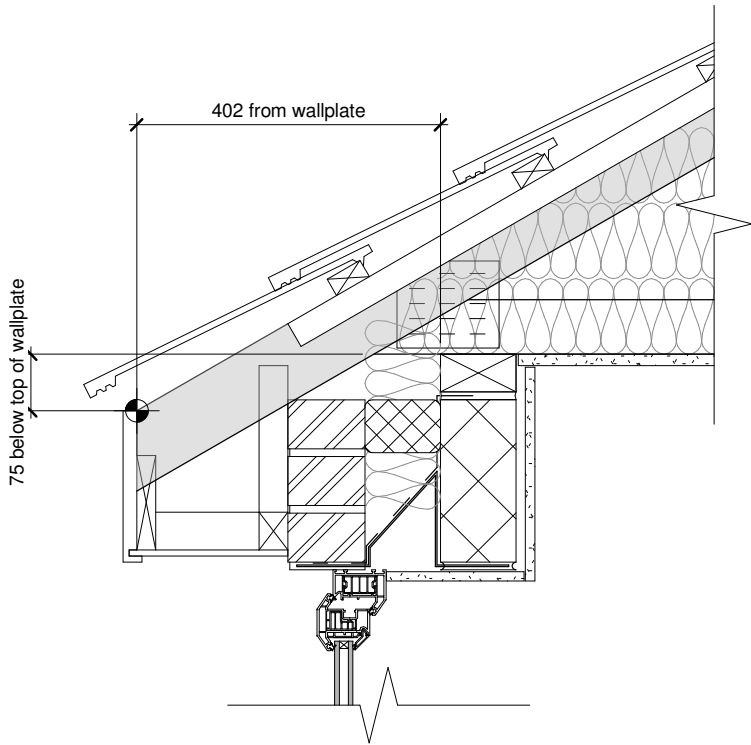
Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/50/0/01	

Do not scale - if in doubt, ask



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

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

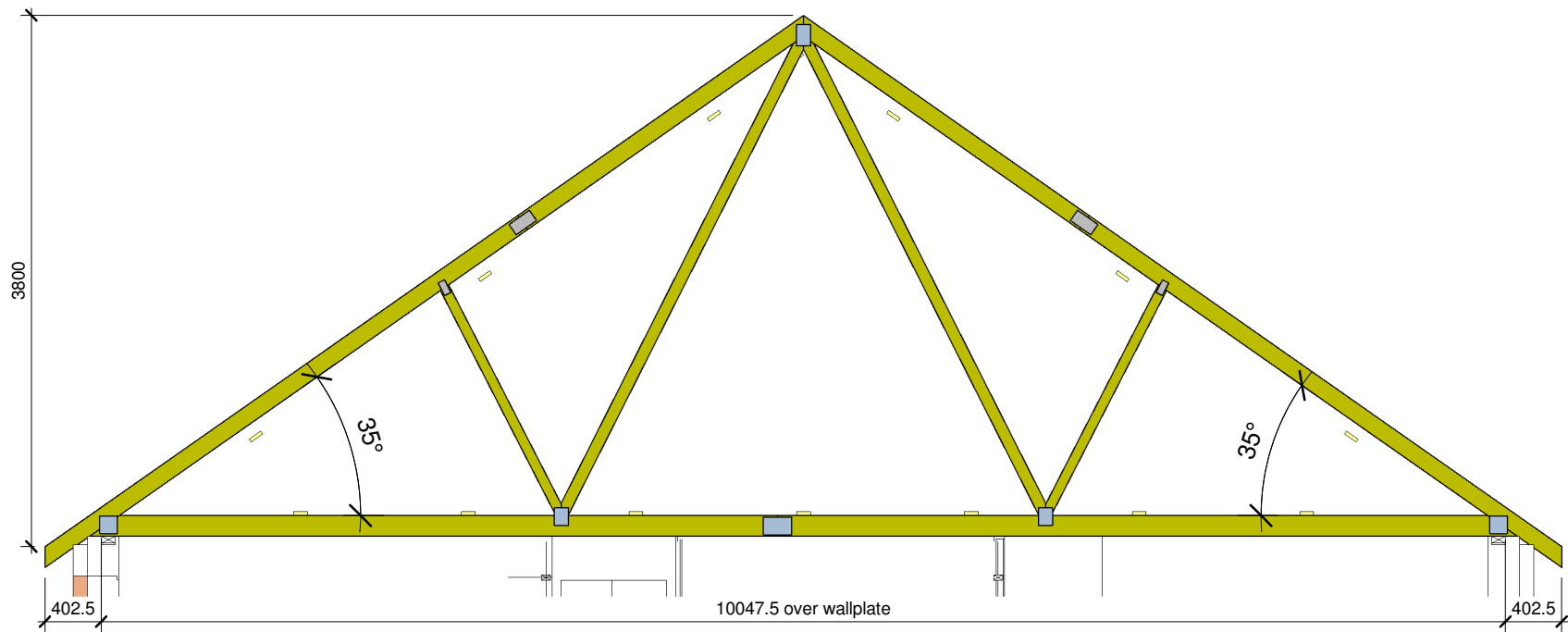


2 Boxed Eaves Roof Setting Out
1 : 10

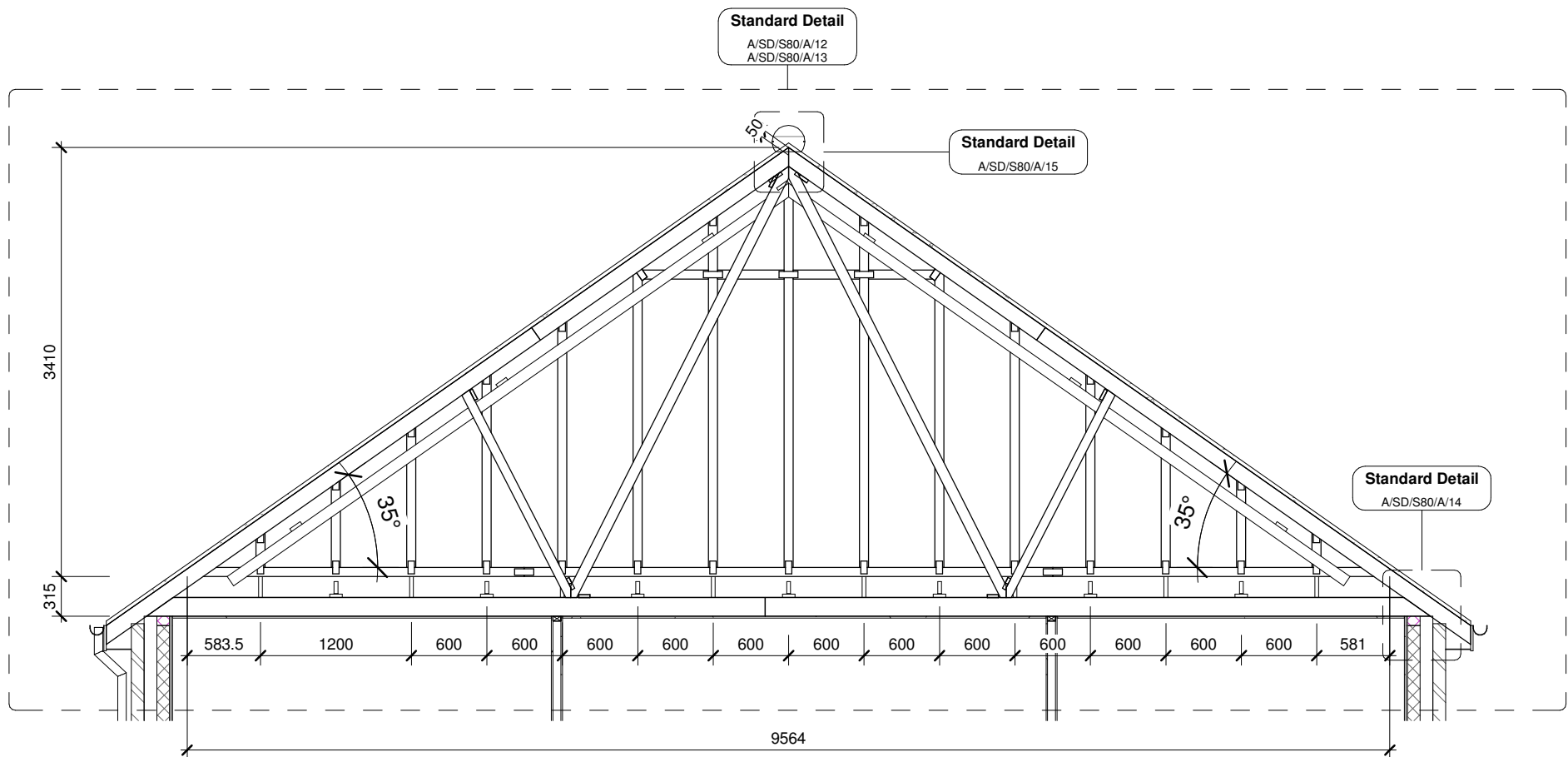


Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision E

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM



1 Truss BK" - 8no reqd (1ply, 84kg)
1 : 50



2 Spandrel Panel
1 : 50

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Project
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2018 Issue
Working Drawings



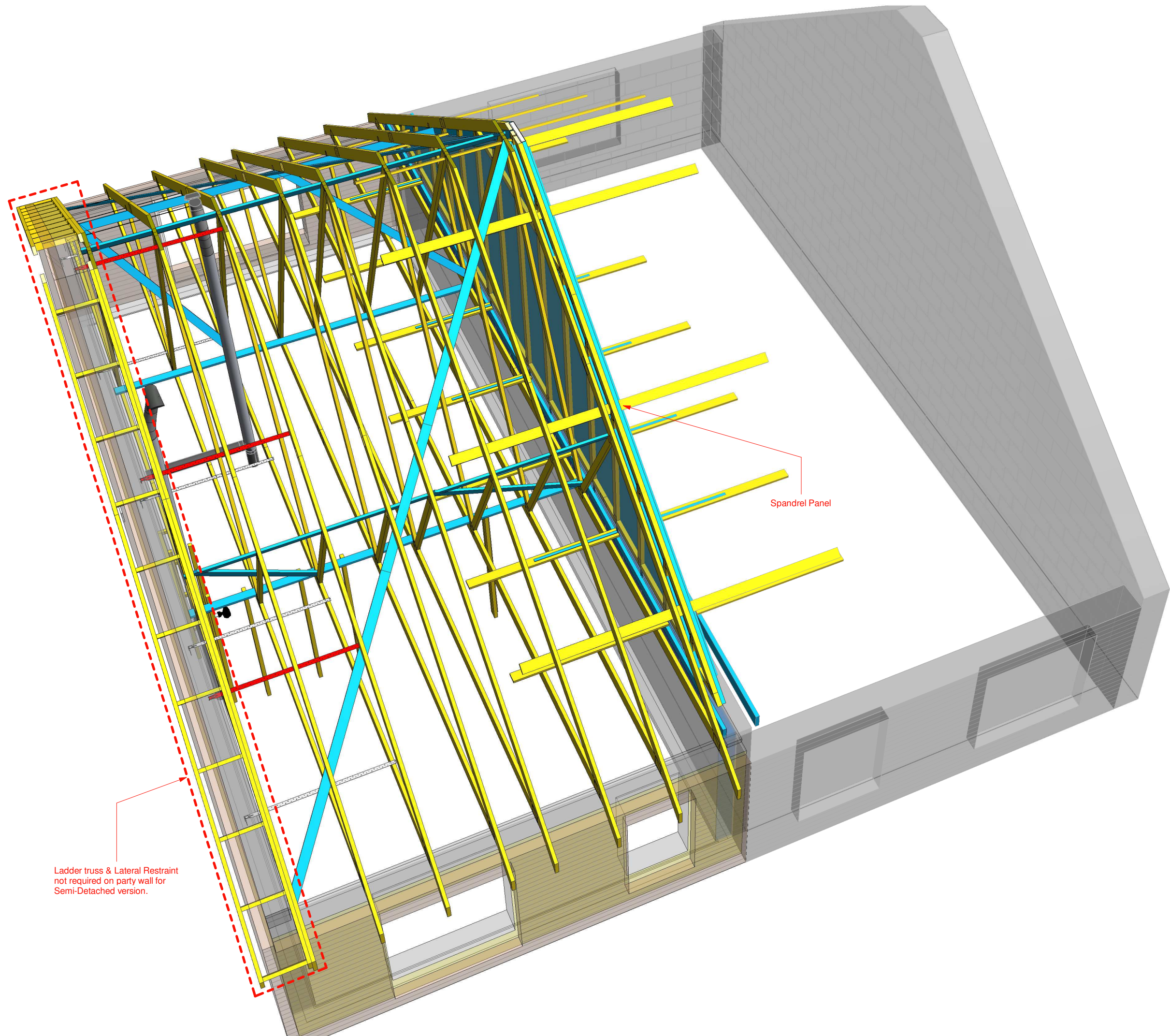
Drawing Title
The Baker

BA-2B-2S-0

876 ft² | 2b Semi/Terr | All Variants
Roof Trusses

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 50
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/60/0/R1/02	

Do not scale - if in doubt, ask



Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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Drawing Title

The Baker

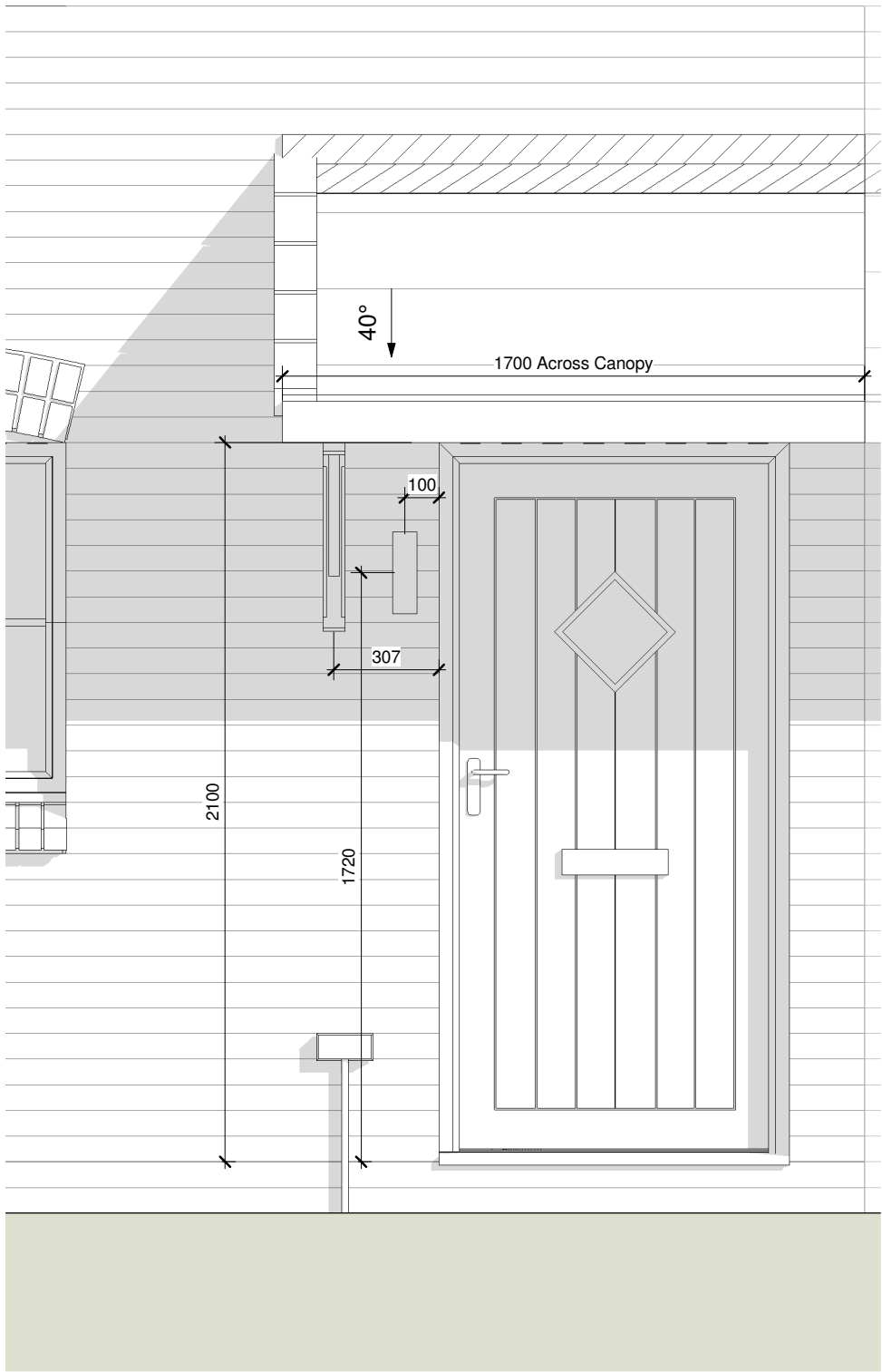
876 ft² | 2b Semi/Terr | All Variants
Roof Structure 3d View

BA-2B-2S-0

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s)
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/60/0/R1/03	

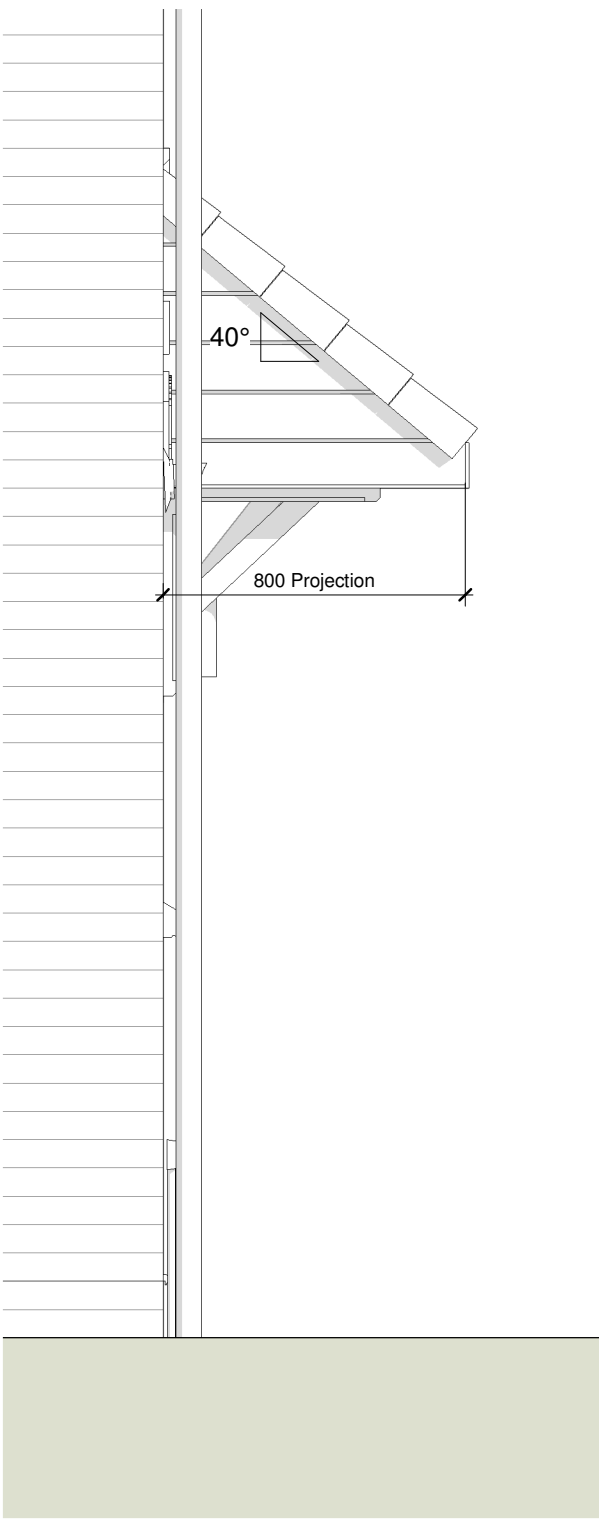
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Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM



1 Front Elevation
1 : 20

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



2 Gable Elevation
1 : 20



Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 20
Project No	Drg Status Construction	Revision E
Drawing No. A/876/65/CB/01		

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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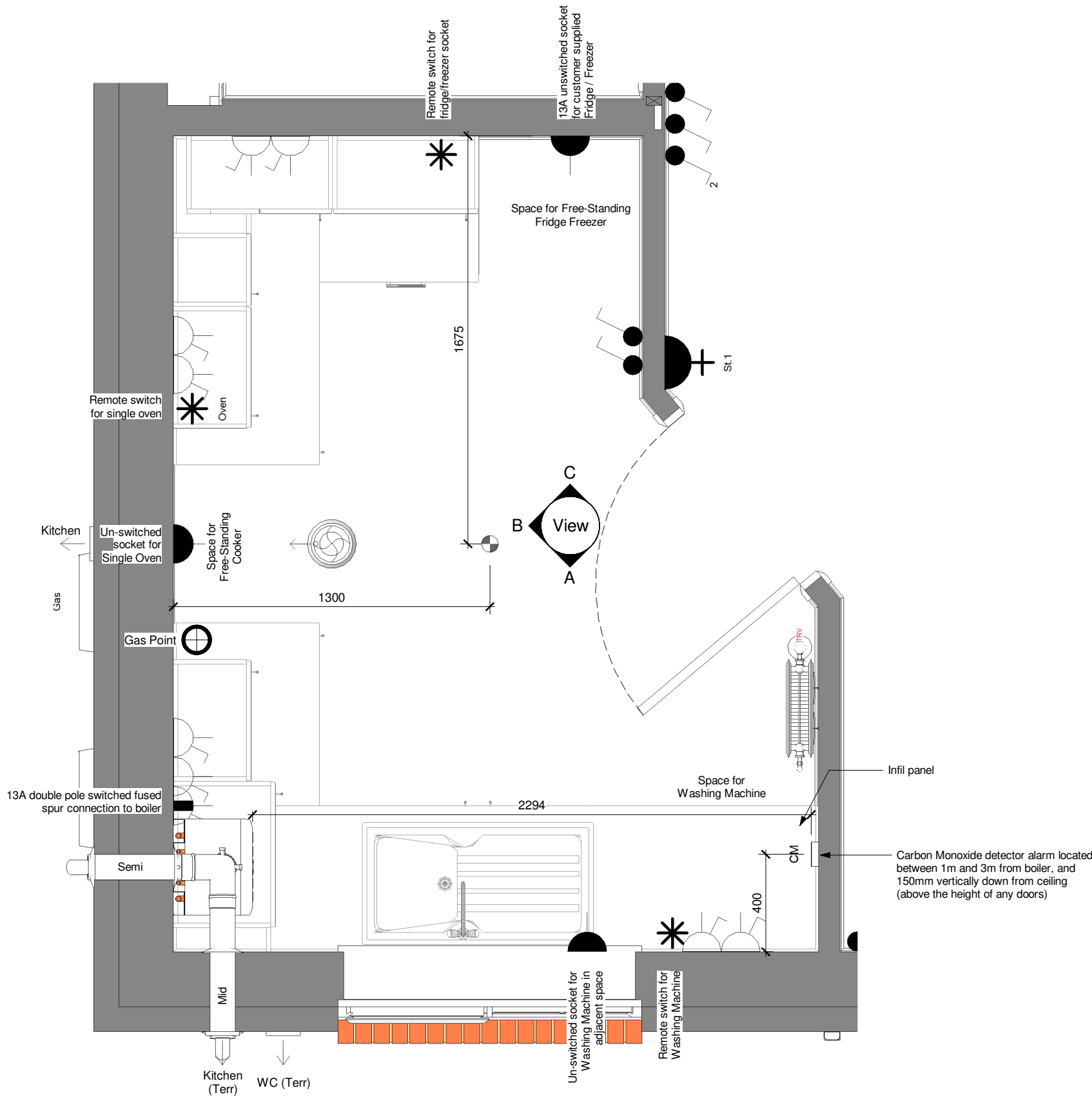


Drawing Title
The Baker **BA-2B-2S-0**

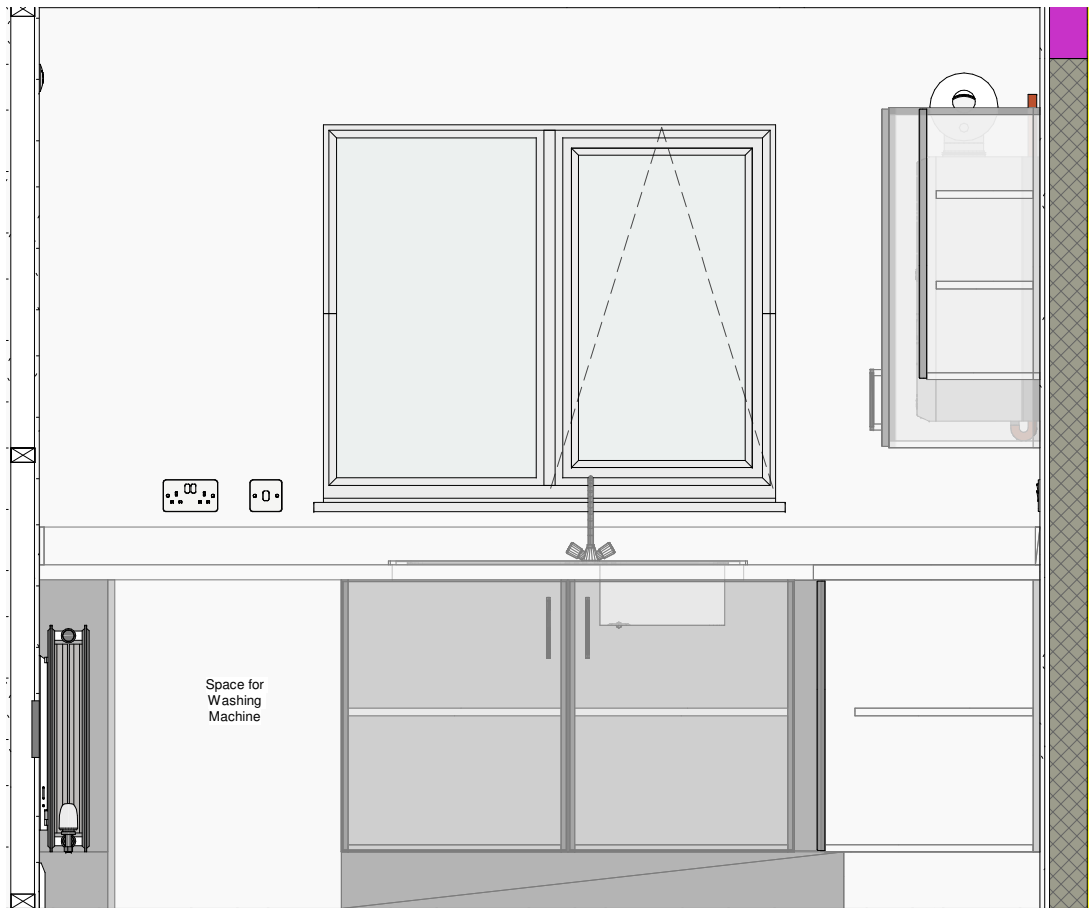
876 ft² | 2b Semi/Terr | All Variants
Kitchen Layout - Standard

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 20
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/70/0/S/01	

Do not scale - if in doubt, ask



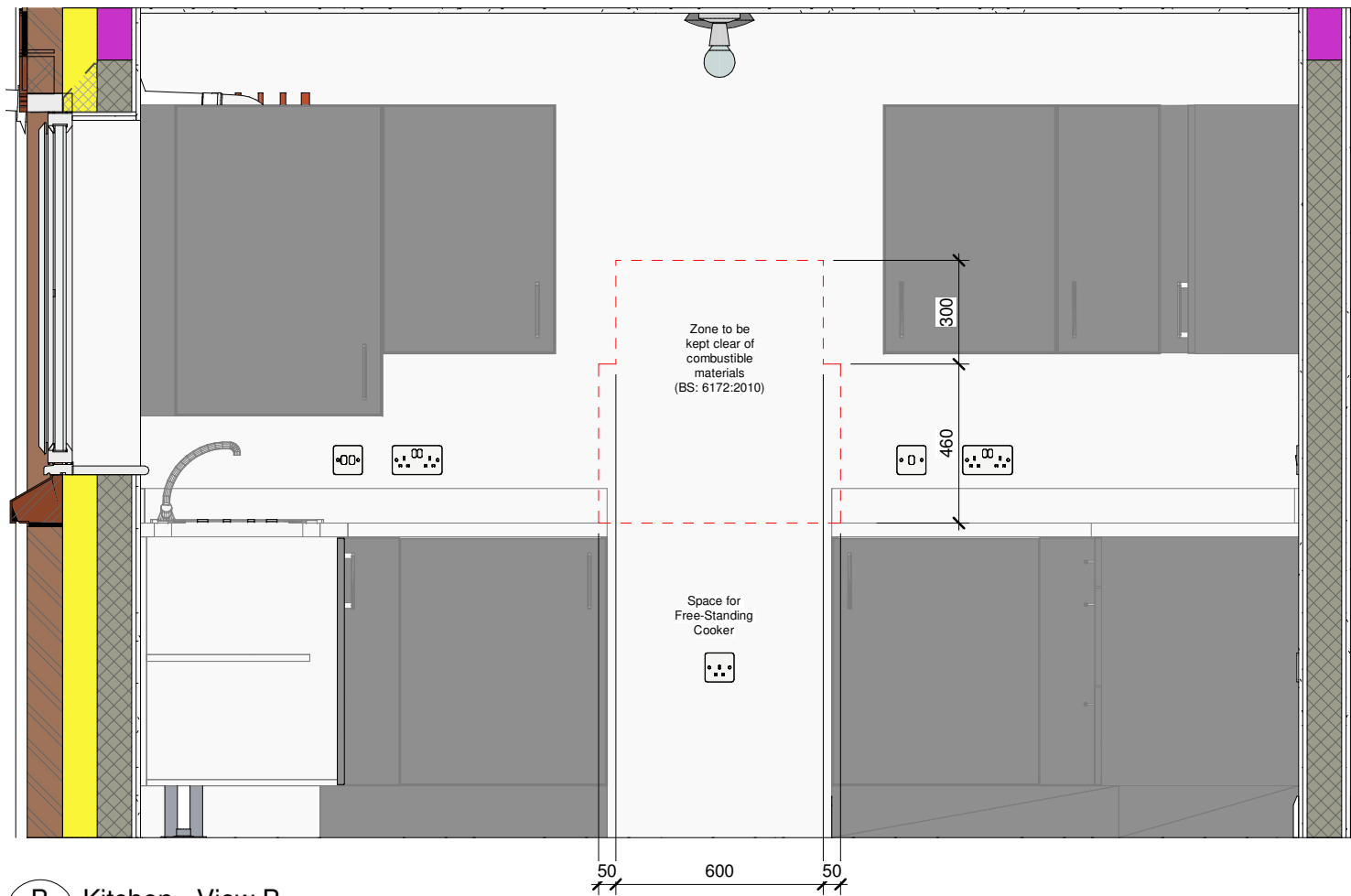
1 Kitchen Layout - Rented Specification
1 : 20



A Kitchen - View A
1 : 20



C Kitchen - View C
1 : 20



B Kitchen - View B
1 : 20

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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Drawing Title
The Baker BA-2B-2S-0

876 ft² | 2b Semi/Terr | All Variants
Kitchen Elevations - Standard

Drawing Created By Group	First Issue Date 09 Nov 2020	Scale(s) 1 : 20
Project No	Drg Status Construction	Revision E
Drawing No. A/876/70/0/S/02		

Do not scale - if in doubt, ask



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

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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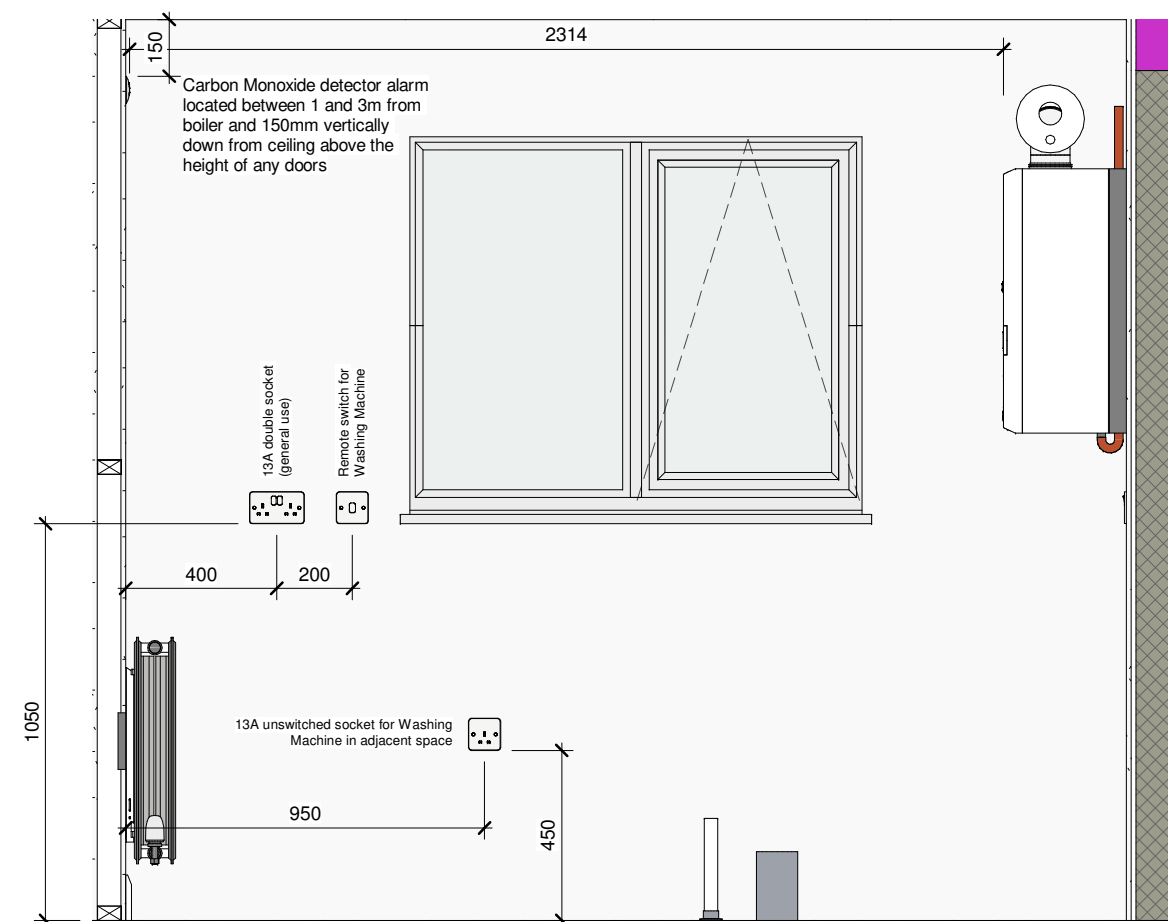
Drawing Title

The Baker
876 ft² | 2b Semi/Terr | All Variants
Kitchen 3D Perspective - Standard

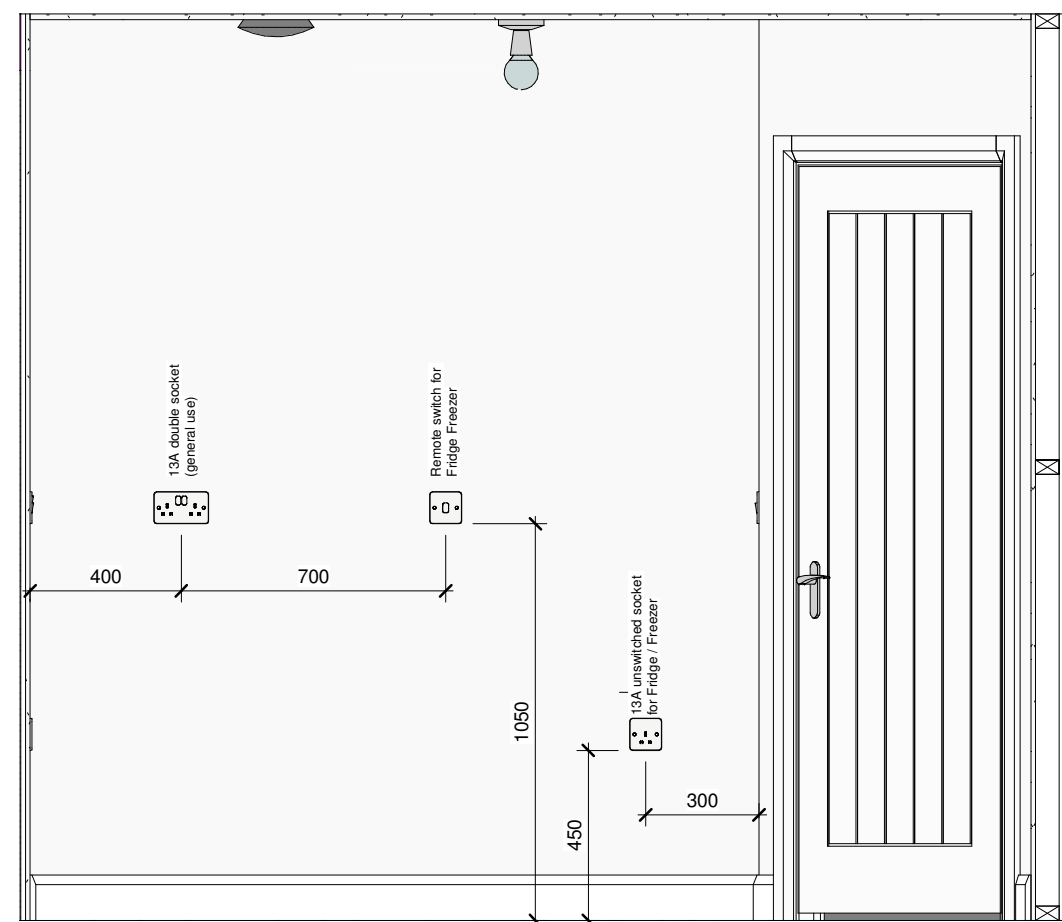
BA-2B-2S-0

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 1
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/70/0/S/03	

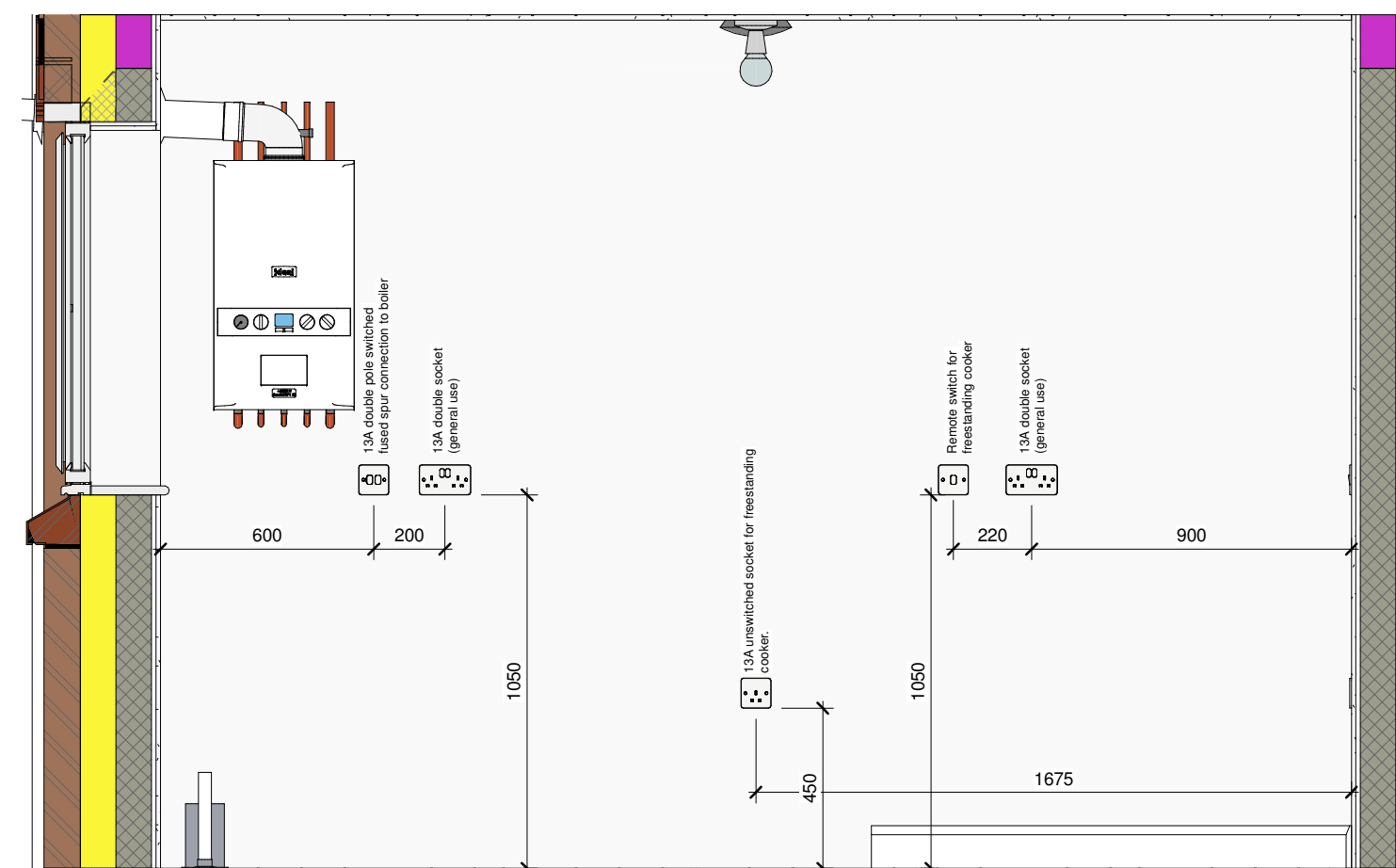
Do not scale - if in doubt, ask



A Rented Specification Kitchen Electrics - View A
1 : 20



C Rented Specification Kitchen Electrics - View C
1 : 20



B Rented Specification Kitchen Electrics - View B
1 : 20

Revision Schedule

Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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Drawing Title

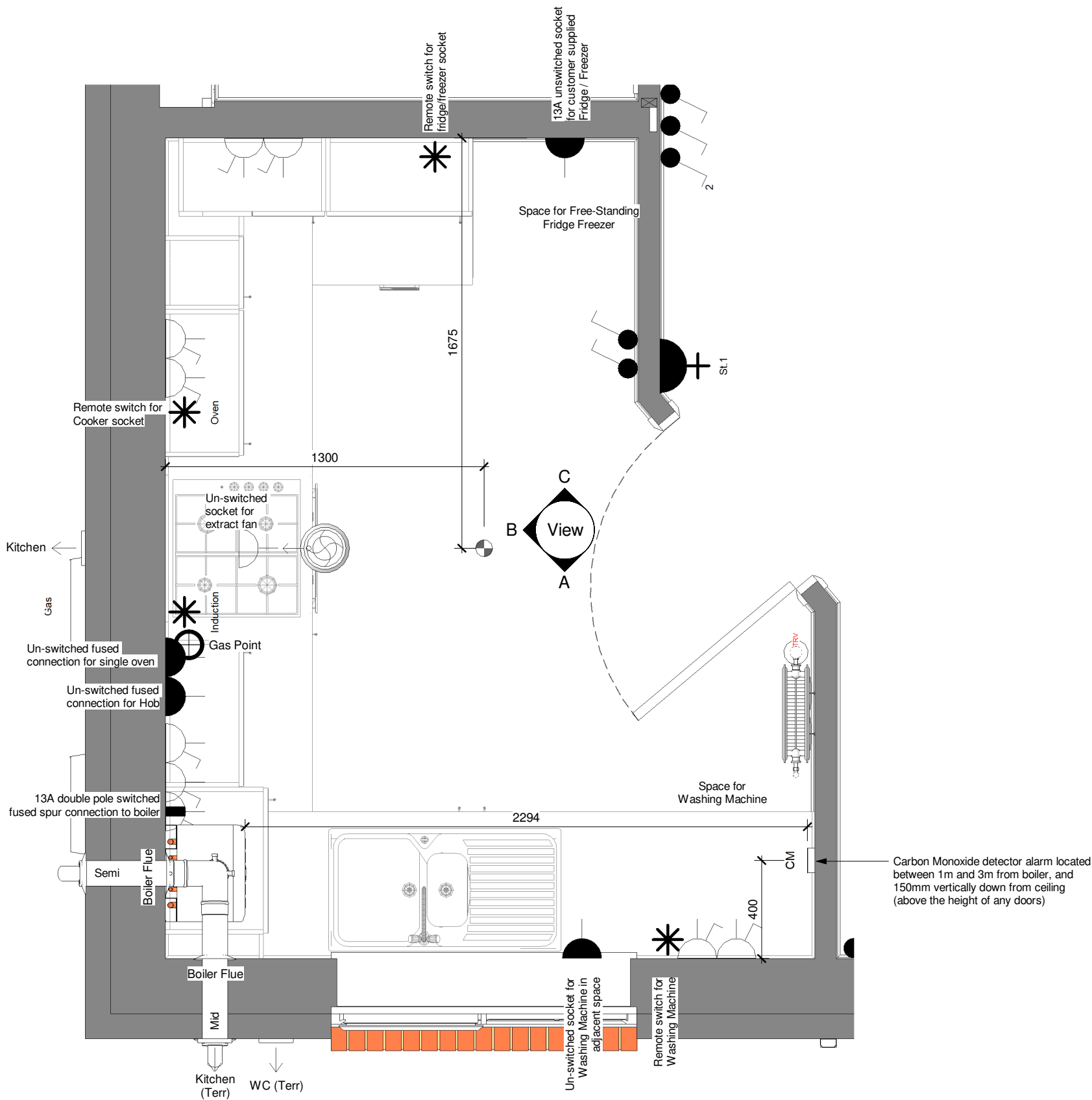
The Baker

BA-2B-2S-0

876 ft² | 2b Semi/Terr | All Variants
Kitchen Electrics - Standard

Drawing Created By Group	First Issue Date 09 Nov 2020	Scale(s) 1 : 20
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/70/0/S/04	

Do not scale - if in doubt, ask



1 Kitchen Layout - Shared Ownership Specification
1 : 20

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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2018 Issue
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Drawing Title
The Baker BA-2B-2S-0

876 ft² | 2b Semi/Terr | All Variants
Kitchen Layout - Upgrade

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) 1 : 20
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/70/0/U/01	

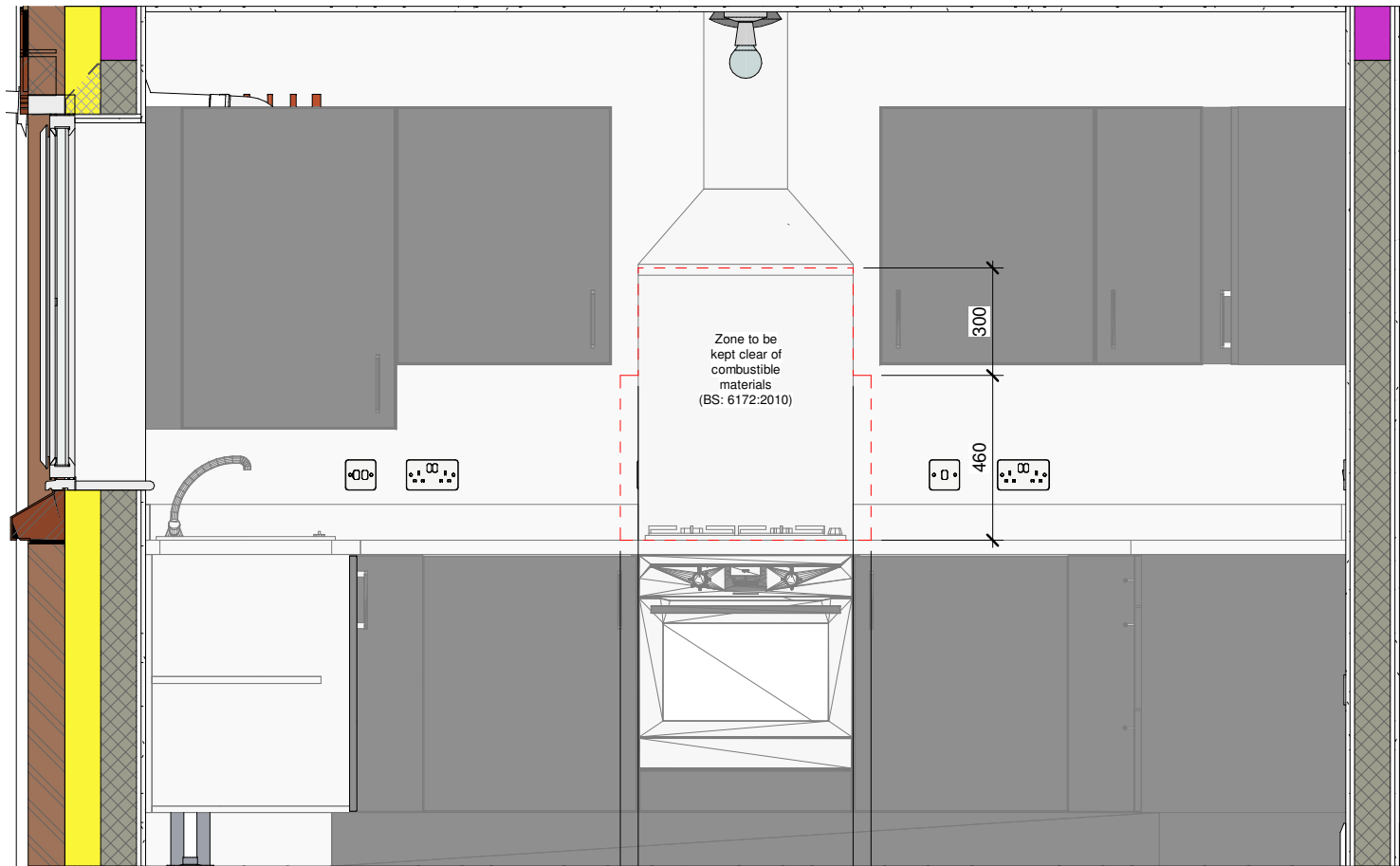
Do not scale - if in doubt, ask



A Kitchen - View A
1 : 20



C Kitchen - View C
1 : 20



B Kitchen - View B
1 : 20

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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Drawing Title
The Baker

BA-2B-2S-0

876 ft² | 2b Semi/Terr | All Variants
Kitchen Elevations - Upgrade

Drawing Created By Group	First Issue Date 09 Nov 2020	Scale(s) 1 : 20
Project No	Drg Status Construction	Revision E

Drawing No. **A/876/70/0/U/02**

Do not scale - if in doubt, ask

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM



1 Shared Ownership Specification
N.T.S.

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

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Project

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2018 Issue
Working Drawings

Drawing Title

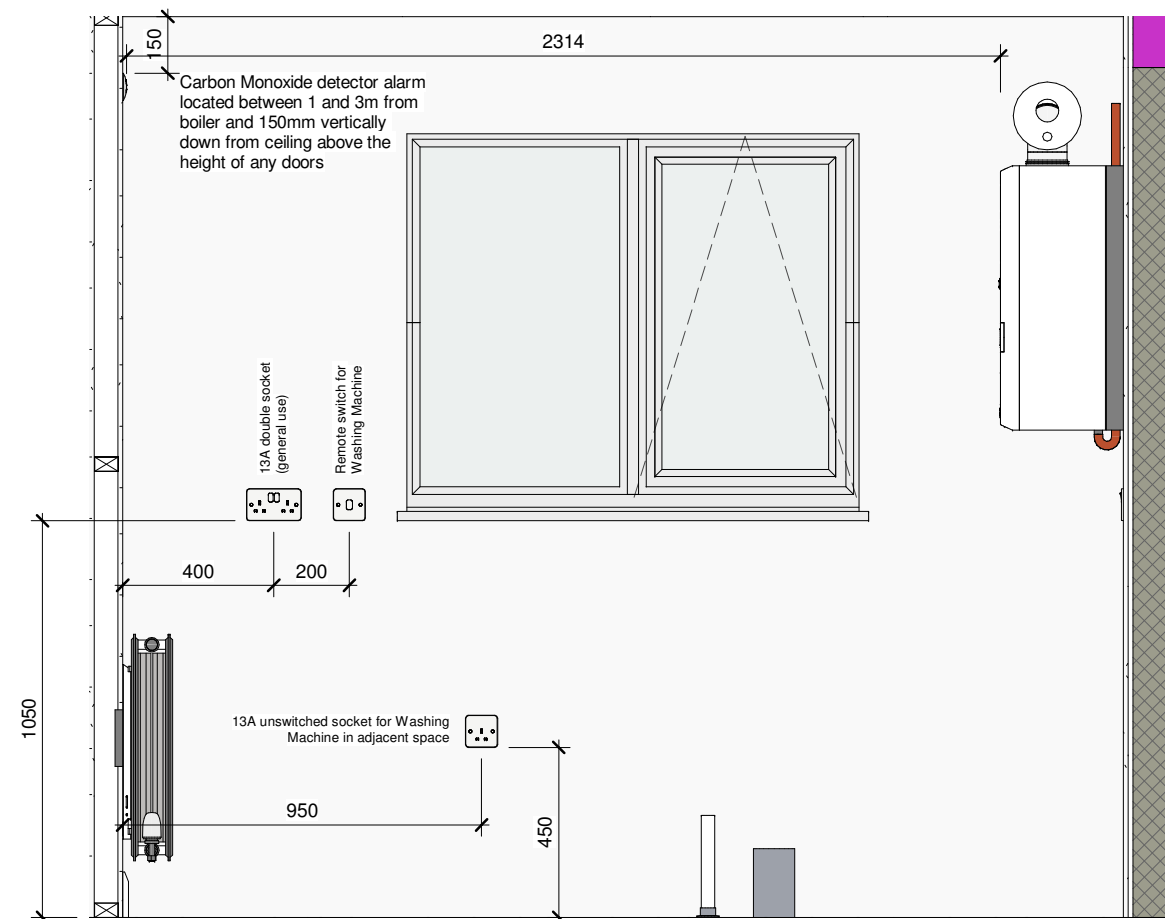
The Baker

876 ft² | 2b Semi/Terr | All Variants
Kitchen 3D Perspective - Upgrade

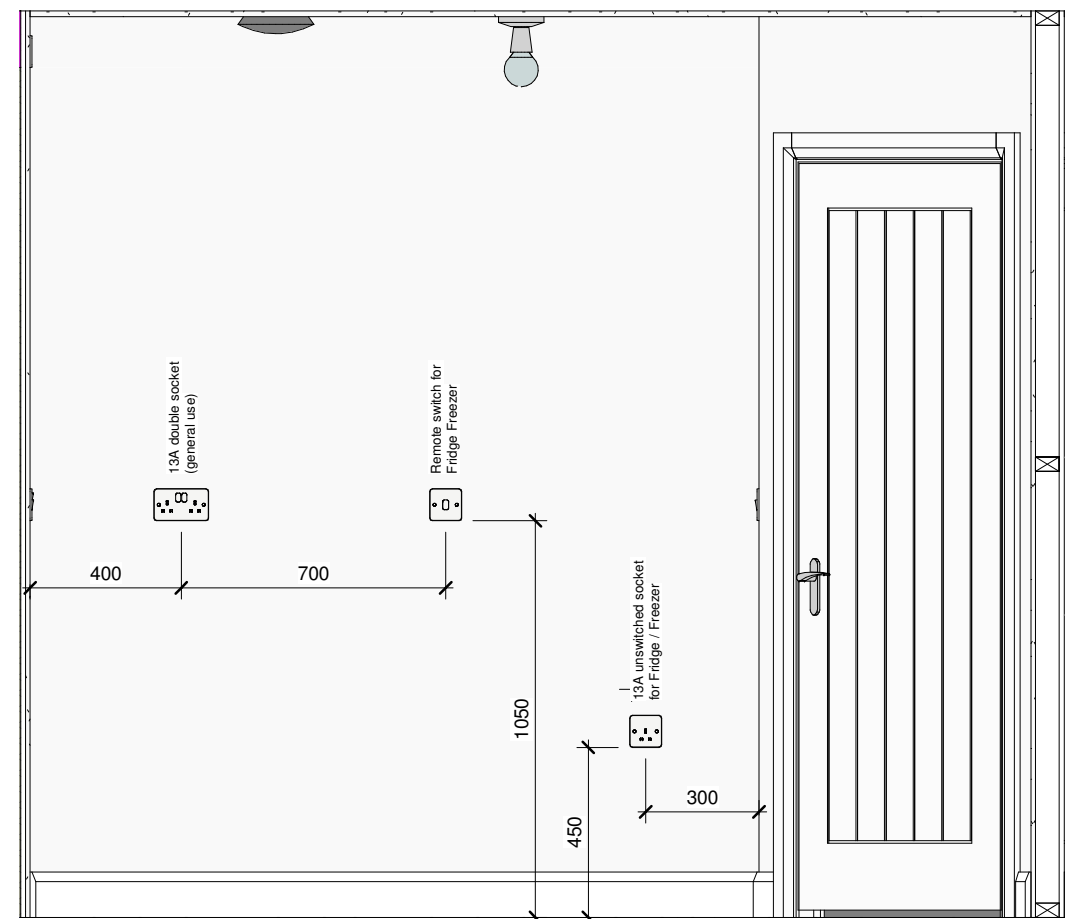
BA-2B-2S-0

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) N.T.S.
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/70/0/U/03	

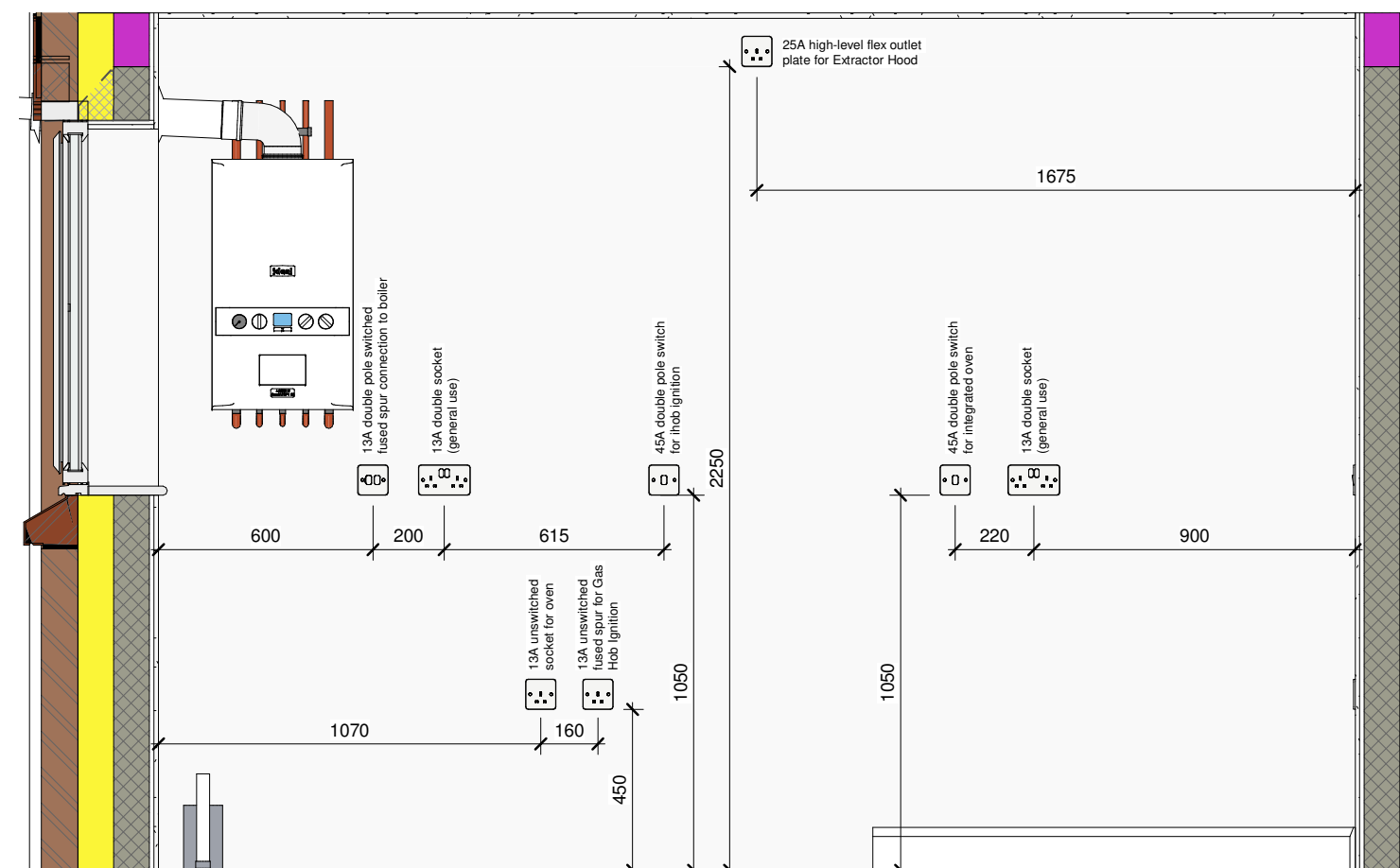
Do not scale - if in doubt, ask



A Shared Ownership Specification Kitchen Electrics - View A
1 : 20



C Shared Ownership Specification Kitchen Electrics - View C
1 : 20



B Shared Ownership Specification Kitchen Electrics - View B
1 : 20

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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2018 Issue
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Drawing Title
The Baker BA-2B-2S-0

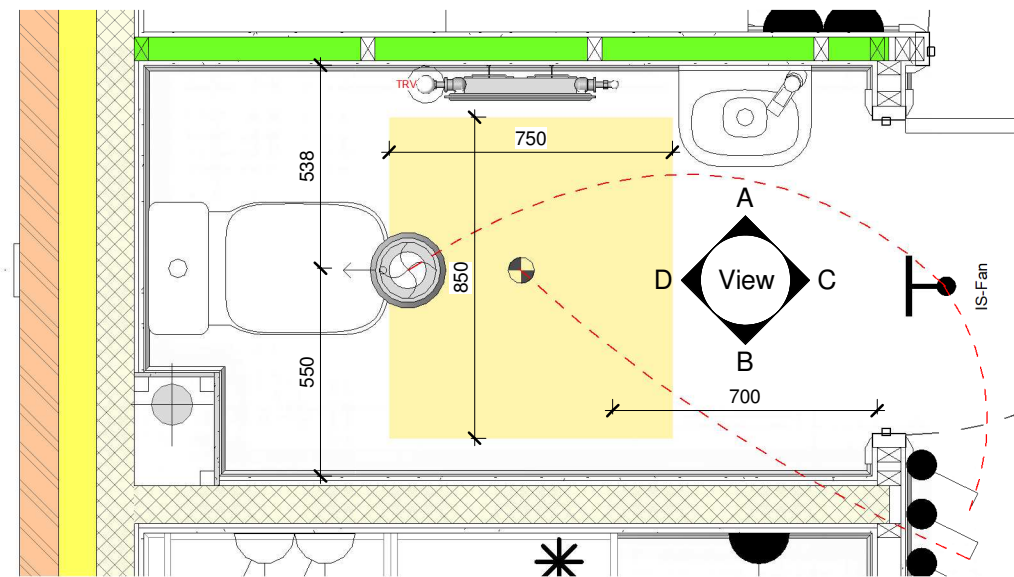
876 ft² | 2b Semi/Terr | All Variants
Kitchen Electrics - Upgrade

Drawing Created By Group	First Issue Date 09 Nov 2020	Scale(s) 1 : 20
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/70/0/U/04	

Do not scale - if in doubt, ask

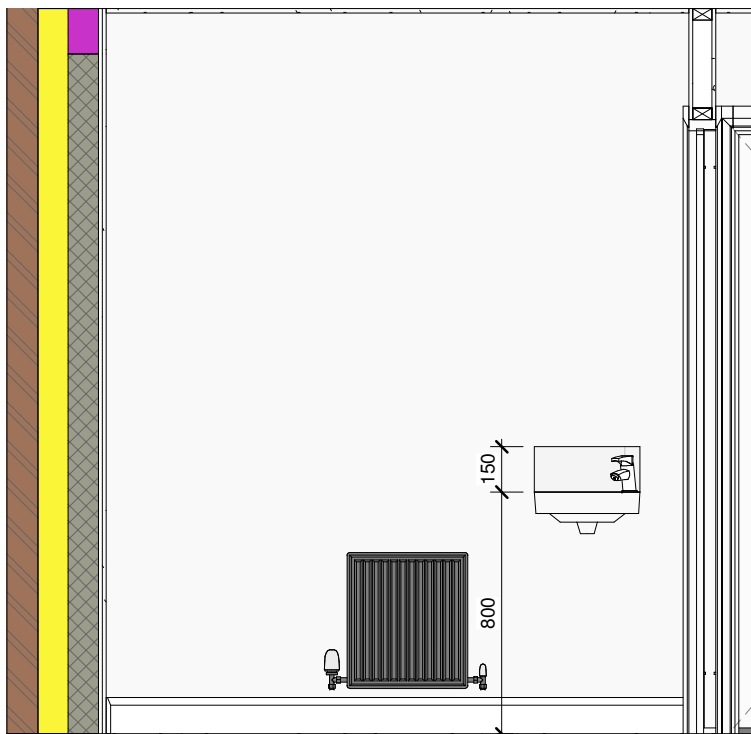


Image offers an artistic impression only; specifically, tile layout shown is indicative

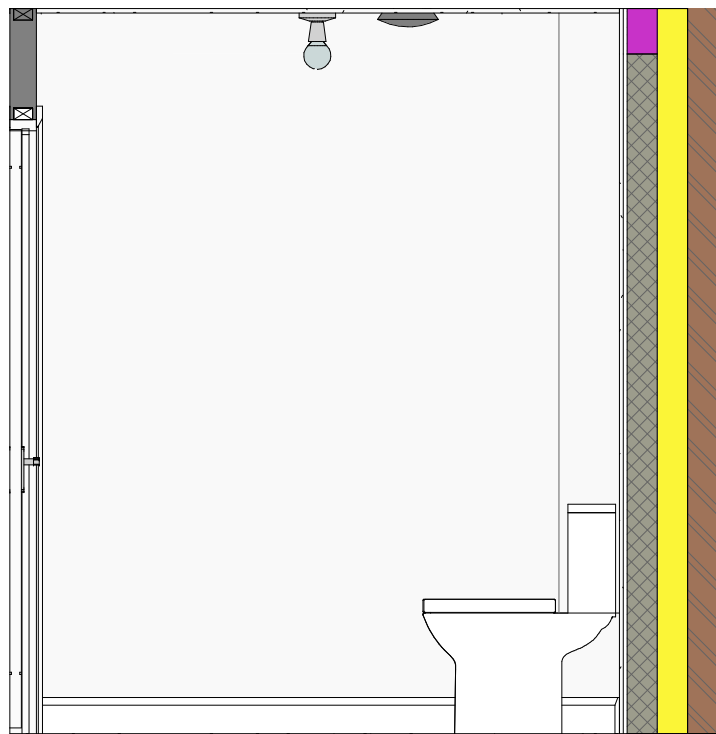


1 Ground Floor W/C Layout
1 : 20

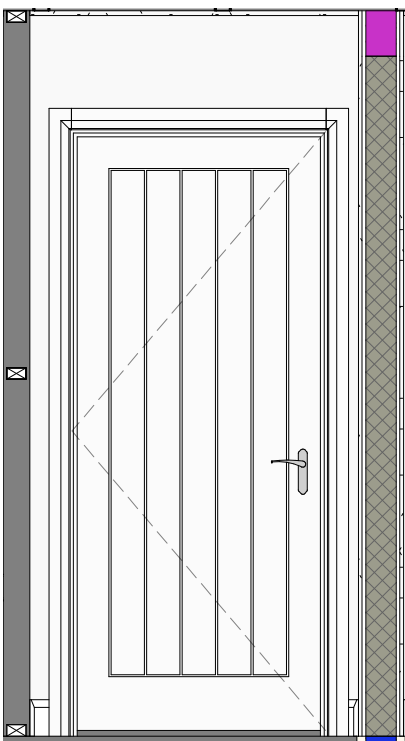
Plumbing Fixture Schedule - WC		
Manufacturer	Model	Description
W/C		
Bristan	Orta (BWY OR SMBASNW C)	Orta small basin mixer tap
Roca	Polo WC (34229A003) + Polo Cistern (34129G00F)	Close-coupled WC with horizontal outlet
Roca	Reyna (475130000)	Wall-hung vitreous china basin (400mm). Order with plug and chain.



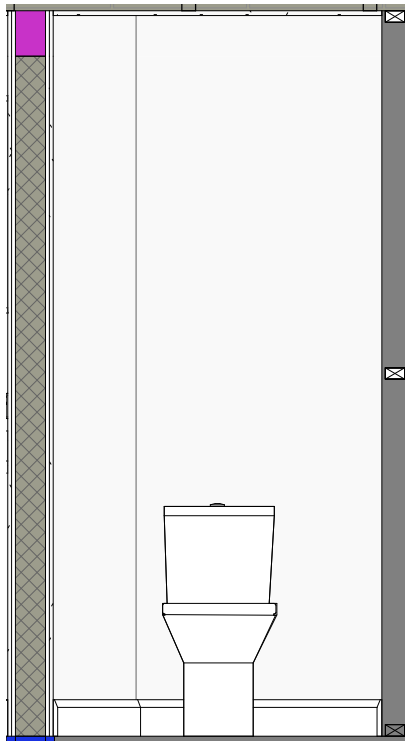
A WC - View A
1 : 25



B WC - View B
1 : 25



C WC - View C
1 : 25



D WC - View D
1 : 25

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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Working Drawings

Drawing Title

The Baker

876 ft² | 2b Semi/Terr | All Variants

Ground Floor W/C Layout

Drawing Created By

Group

Project No

Drawing No.

First Issue Date

28 Feb 2019

Drg Status

Construction

Scale(s)

As indicated

Revision

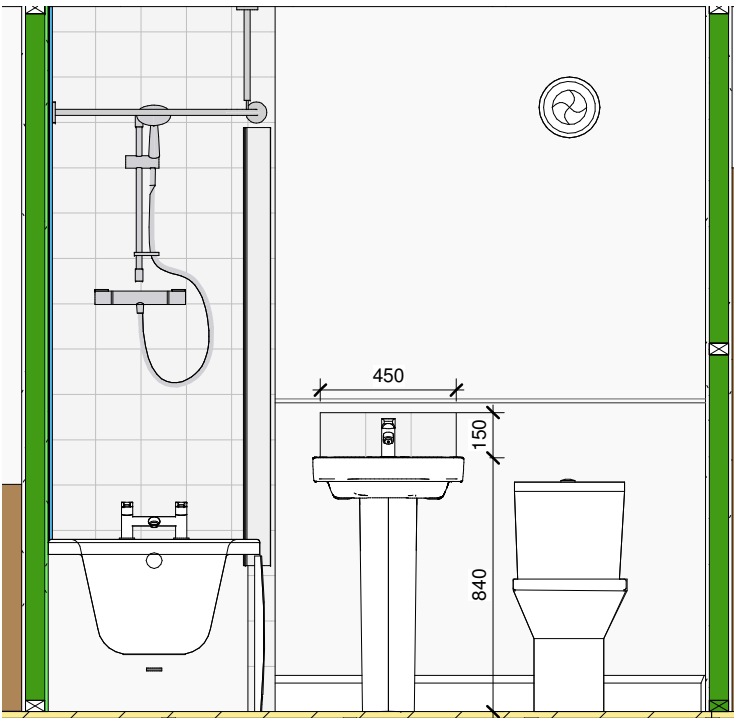
E

BA-2B-2S-0

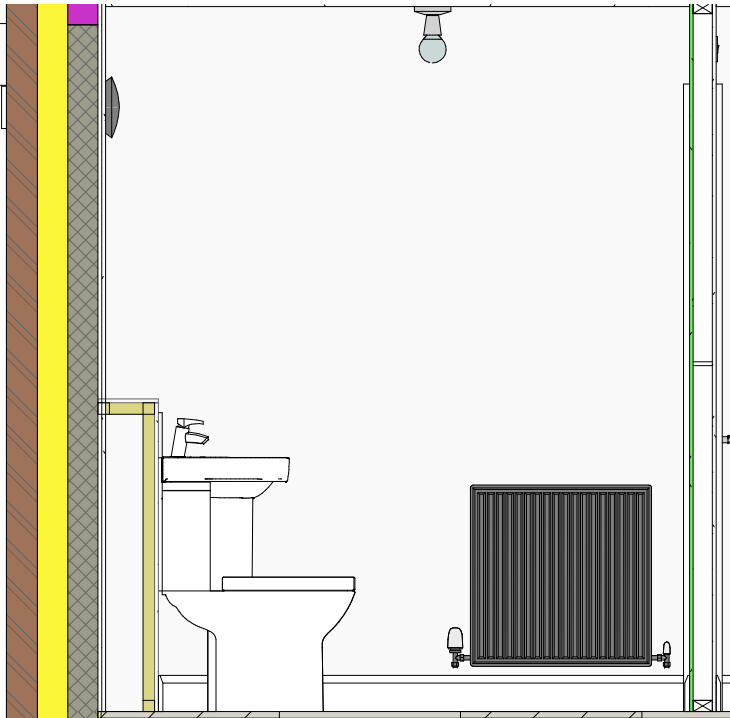
A/876/75/0/01

Do not scale - if in doubt, ask

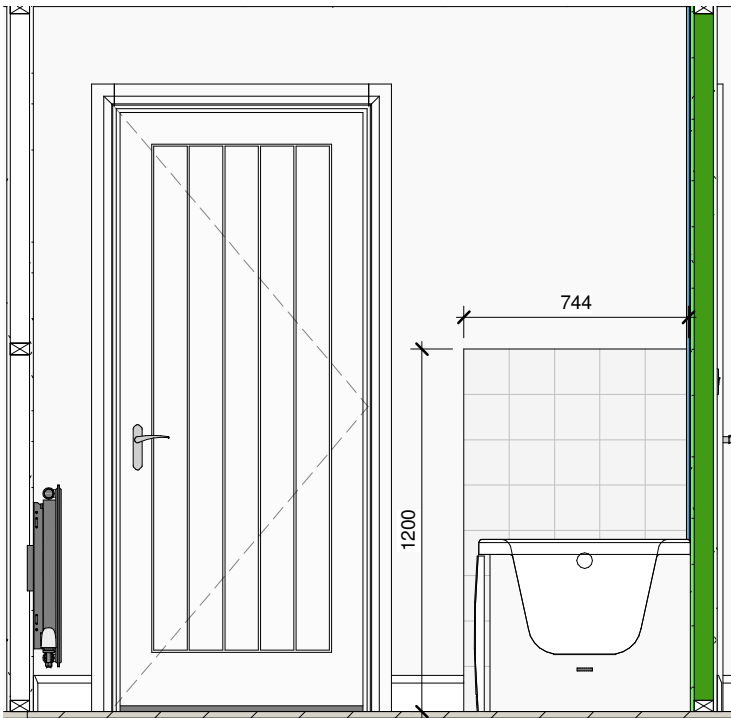
Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM



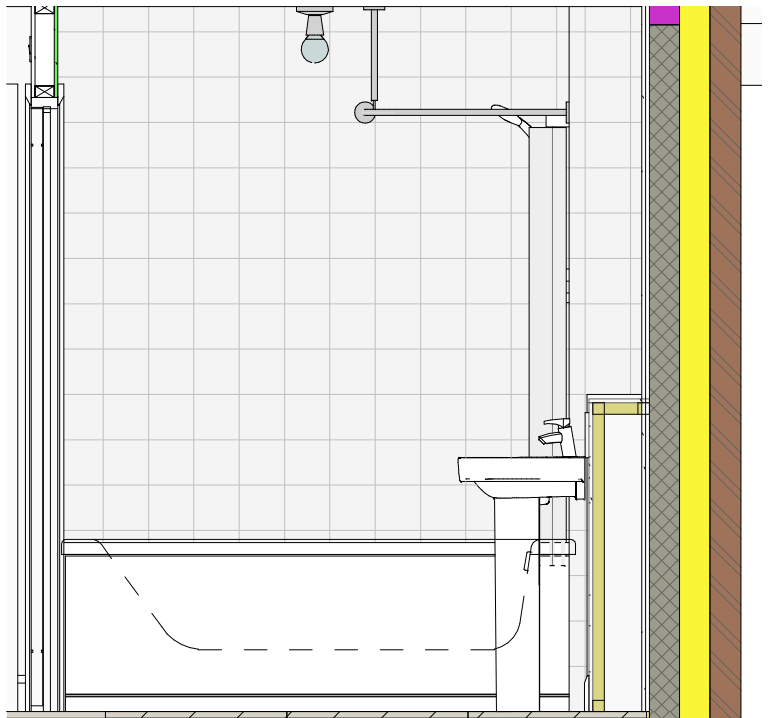
A Bathroom - View A
1 : 25



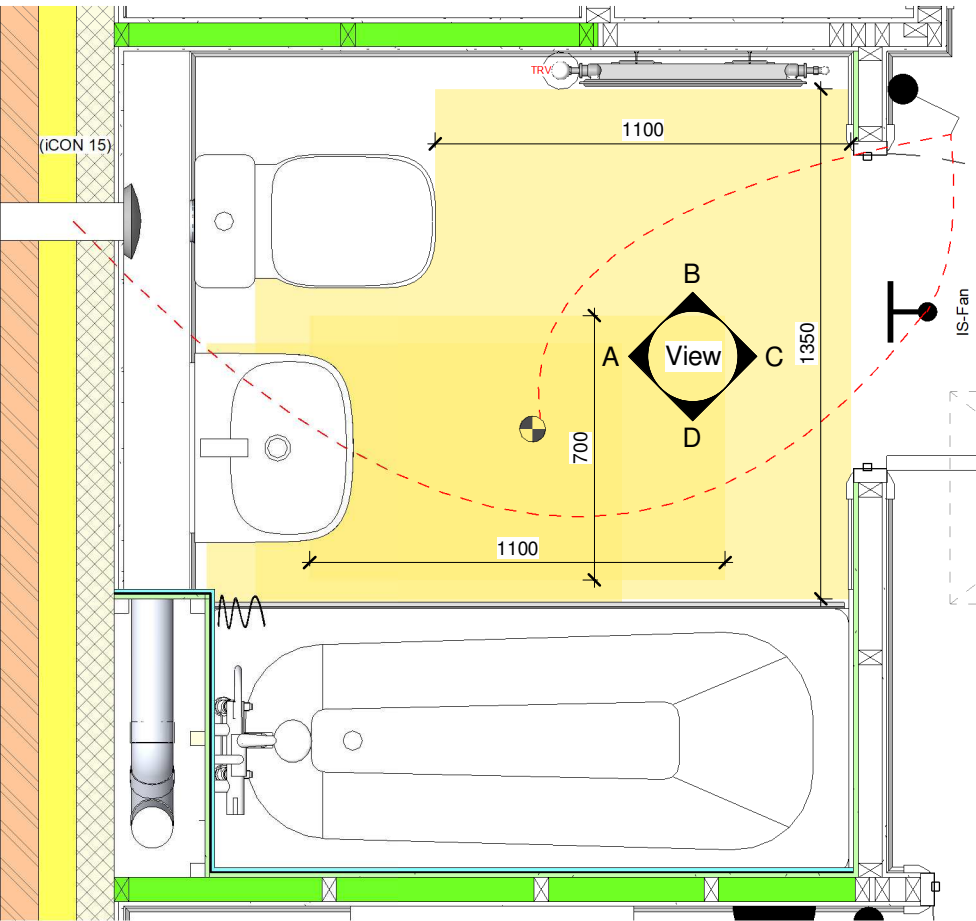
B Bathroom - View B
1 : 25



C Bathroom - View C
1 : 25



D Bathroom - View D
1 : 25



1 Bathroom Layout
1 : 20



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

Plumbing Fixture Schedule - Bathroom		
Manufacturer	Model	Description
Bath		
Bristan	Orta (BWY OR BASNW C)	Orta basin mixer tap
Bristan	Orta (BWY OR BF C)	Orta bath filler
Kohler Mira	React (2.1878.005)	Thermostatic Mixer Shower
Roca	Carla - with Anti-Slip (A2374N3000). Complete with internal fixing grips (Z031003014)	Rectangular, anti-slip steel bath with grips. Order with plug and chain
Roca	Debba (32599600U)	Wall-hung vitreous china basin (500mm). Order with plug and chain.
Roca	Debba (33599000U)	Vitreous china full pedestal for basin
Roca	Polo WC (34229A003) + Polo Cistern (34129G00F)	Close-coupled WC with horizontal outlet

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2018 Issue
Working Drawings

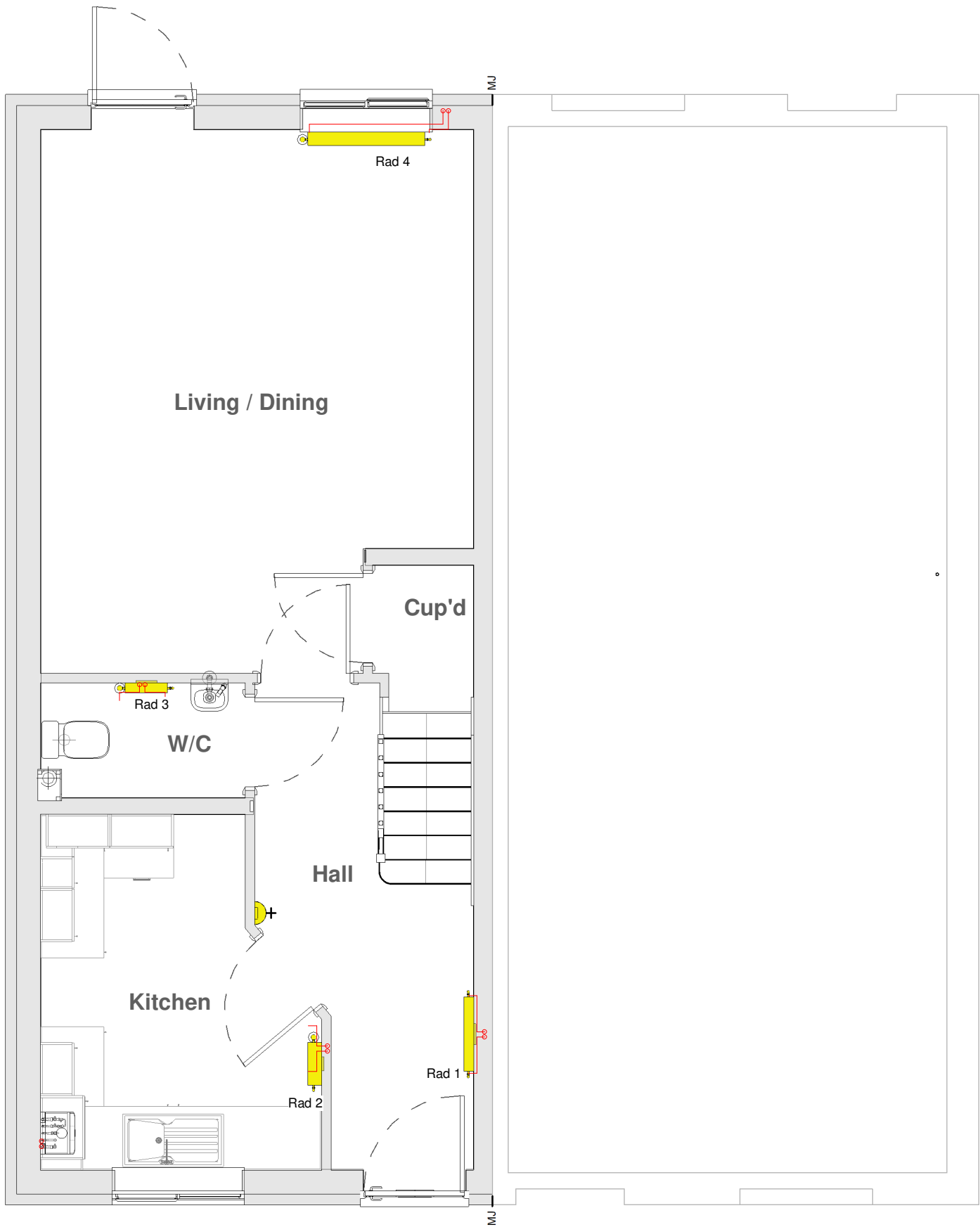


Drawing Title
The Baker BA-2B-2S-0

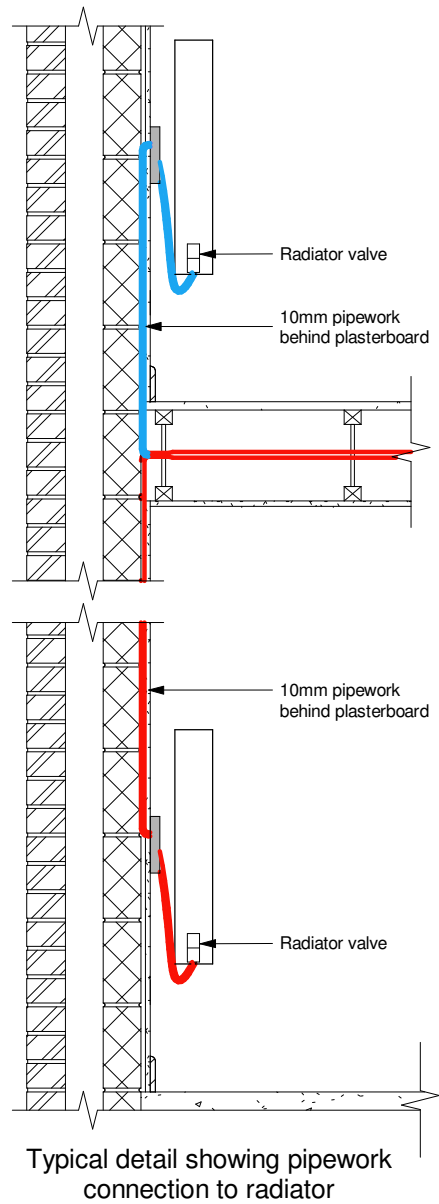
876 ft² | 2b Semi/Terr | All Variants
Bathroom Layout

Drawing Created By	First Issue Date	Scale(s)
Group	28 Feb 2019	As indicated
Project No	Drg Status	Revision
	Construction	E
Drawing No.	A/876/75/0/02	

Do not scale - if in doubt, ask



1 Ground Floor Heating GA
1 : 50



Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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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2018 Issue
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Drawing Title
The Baker **BA-2B-2S-AT**

876 ft² | 2b Semi/Terr | All Traditional Variants
Ground Floor Heating GA

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/80/AT/01	

Do not scale - if in doubt, ask

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

Notes

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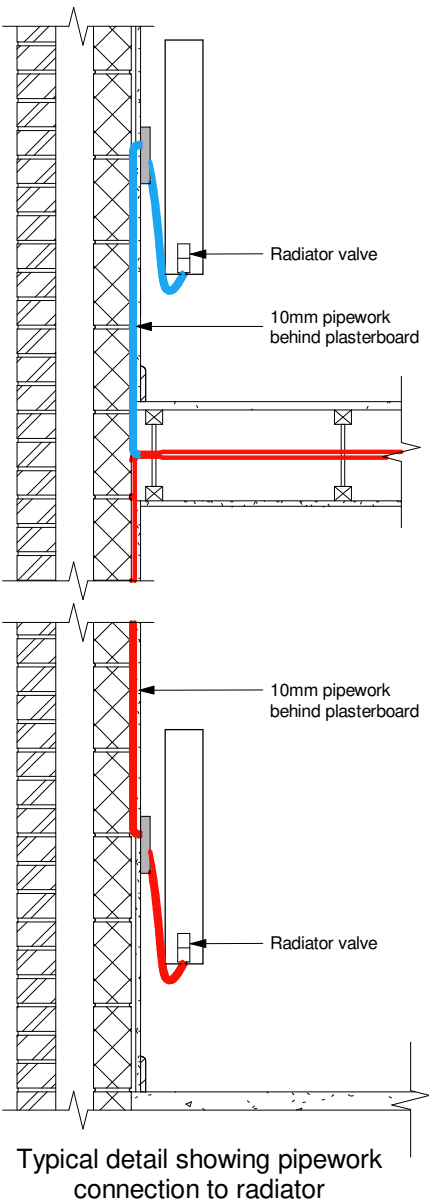
System to be balanced to achieve 80°C flow, 60°C return, with 20°C temperature drop across the boiler and radiators.

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

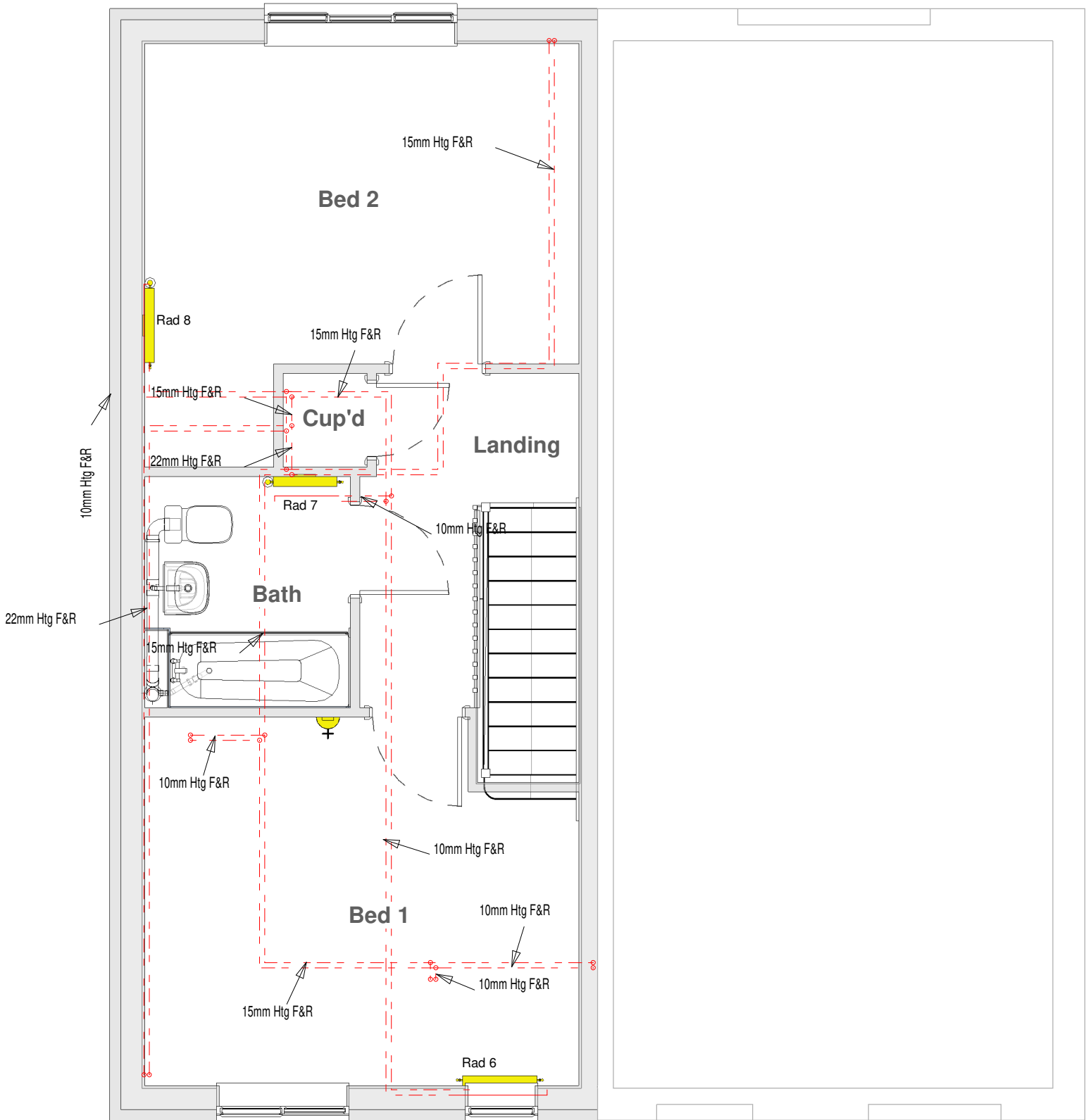
Balanced flue to outside wall. The flue terminal must not be positioned less than 300mm from a window, air vent, or other ventilation opening; and must be fitted in accordance with the installation instructions.

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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



1 First Floor Heating GA
1 : 50

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Drawing Title
The Baker **BA-2B-2S-AT**
876 ft² | 2b Semi/Terr | All Traditional Variants
First Floor Heating GA

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/80/AT/02	

Do not scale - if in doubt, ask



1 Ground Floor DHCW Layout
1 : 50

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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 Baker

876 ft² | 2b Semi/Terr | All Traditional Variants
Ground Floor DHCW Layout

BA-2B-2S-AT

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/80/AT/05	

Do not scale - if in doubt, ask

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

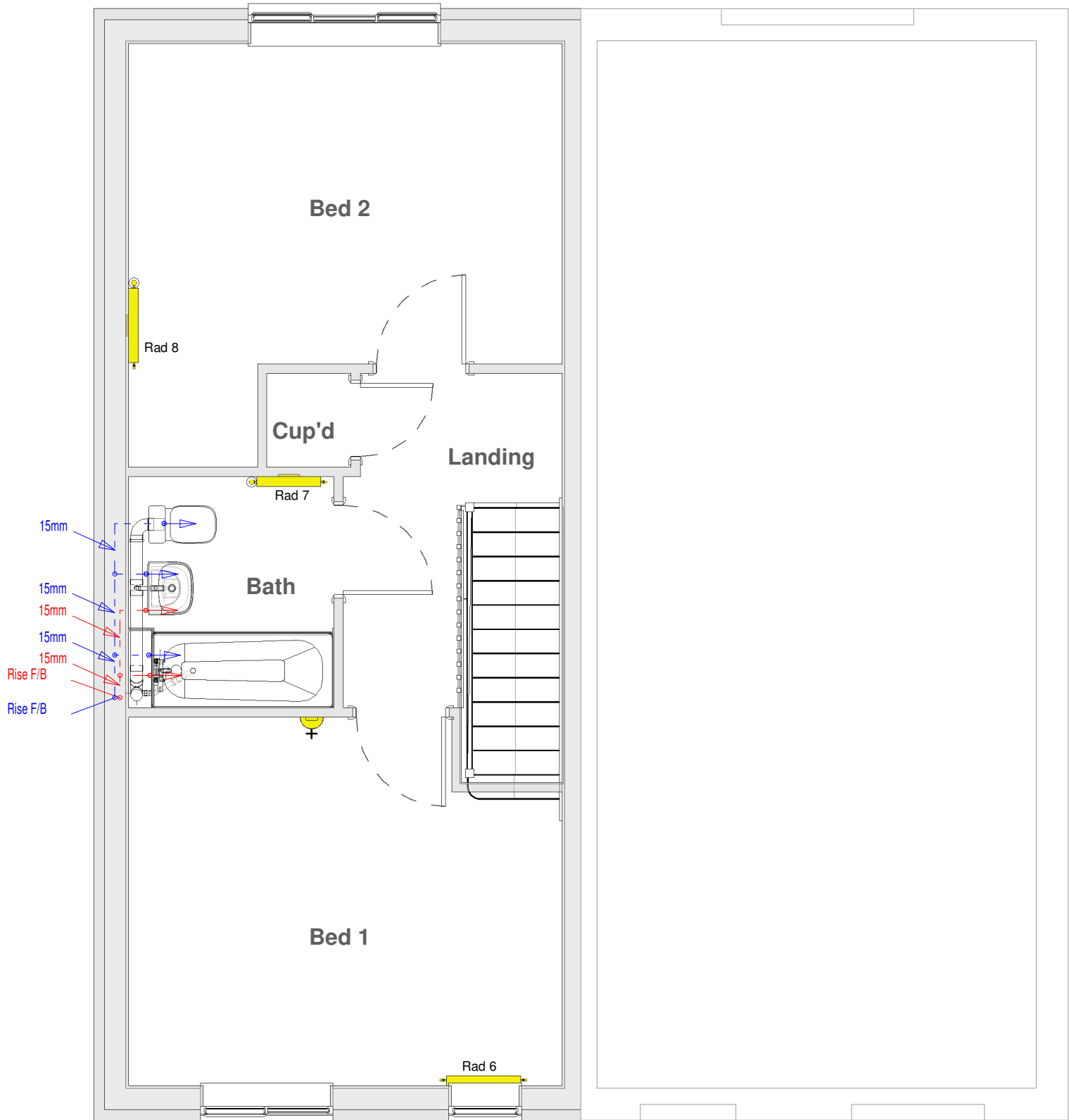
Notes

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



1 First Floor DHCW Layout
1 : 50

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Drawing Title

The Baker

876 ft² | 2b Semi/Terr | All Traditional Variants
First Floor DHCW Layout

BA-2B-2S-AT

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s) As indicated
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/80/AT/06	

Do not scale - if in doubt, ask

Radiators (Traditional Variants) - Stelrad Elite						
Emitter No.	Room	Type	Stelrad UIN	Watts*	Btu/hr*	Heating Zone
Rad 1	Hall	K1 - 600mm High x 700mm	8531	700	2389	Zone 1
Rad 2	Kitchen	K2 - 600mm High x 400mm	8564	711	2427	Zone 1
Rad 3	W/C	K1 - 450mm High x 400mm	8461	307	1048	Zone 1
Rad 4	Living / Dining	K2 - 450mm High x 1100mm	8504	1550	5290	Zone 1
Rad 6	Bed 1	K1 - 450mm High x 700mm	8464	538	1836	Zone 2
Rad 7	Bath	K1 - 600mm High x 600mm	8530	600	2048	Zone 2
Rad 8	Bed 2	K1 - 450mm High x 700mm	8464	538	1836	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
Programmer	
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.

21. This drawing has been prepared by Ideal Group and remains their sole copyright and it must not be altered or amended in any form without the written consent of the Ideal Group. It is also supplied on the understanding that it will be treated as confidential and will only be used by our client or their nominees for the purpose of installing the equipment specified.

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

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

MECHANICAL

Bellway

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Tel: 0191 217 0717

Project

The Artisan Collection

2018 Issue

Working Drawings

Drawing Title

The Baker

876 ft² | 2b Semi/Terr | All Traditional Variants

Heating Schedules and Installation Notes

BA-2B-2S-AT

Drawing Created By	First Issue Date	Scale(s)
Group	28 Feb 2019	
Project No	Drg Status	Revision
	Construction	E
Drawing No.	A/876/80/AT/09	

Do not scale - if in doubt, ask

Lintel Schedule								
Location	Ref	Structural Opening	Lintel Ref	Length	Bearing LHS	Bearing RHS	Padstone	Comments
Kitchen	L1	1247.5 mm	CG90 / 100	1650 mm	201.5 mm	201.5 mm	No	Arch former required to Country Brick Vairant only
Hall	L2	1023 mm	CG90 / 100	1350 mm	163.5 mm	163.5 mm	No	
Living / Dining	L3	1247.5 mm	CG90 / 100	1650 mm	201.5 mm	201.5 mm	No	
Living / Dining	L4	1023 mm	CG90 / 100	1350 mm	163.5 mm	163.5 mm	No	
Bed 1	L5	1247.5 mm	CG90 / 100	1650 mm	201.5 mm	201.5 mm	No	
Bed 1	L6	685 mm	CG90 / 100	1050 mm	182.5 mm	182.5 mm	No	
Bed 2	L7	1810 mm	CH90 / 100	2250 mm	220 mm	220 mm	Yes	

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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		
Hall	Kitchen	D2	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
W/C	Hall	D3	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Hall	Living / Dining	D4	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Living / Dining		D5	2100	1023	1960	906	uPVC	Insulated Composite Rear / Side Entrance Door - (BBP - Larch). U-value = 1.3W/m ² /°K.	ADQ		
Cup'd	Living / Dining	D6	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door With Chamfered Top Leading Edge		FD30	
Landing	Bed 1	D7	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Bath	Landing	D8	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			
Cup'd	Landing	D9	2033	752	1981	686	Timber (90 x 25)	Internal Vertical Panel Door			
Landing	Bed 2	D10	2033	904	1981	838	Timber (90 x 25)	Internal Vertical Panel Door			

CONSTRUCTION

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Project

The Artisan Collection

2018 Issue

Working Drawings



Drawing Title

The Baker

876 ft² | 2b Semi/Terr | Country Brick
Lintel & Door Schedules

BA-2B-2S-CB

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s)
Project No	Drg Status Construction	Revision E
Drawing No.	A/876/90/CB/01	

Do not scale - if in doubt, ask

81.34m² floor area requires 45,000mm² minimum total background ventilation area (System 1 Ventilation)

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

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									
Kitchen	W1	1247.5 mm	1278 mm	1050 mm			Left	Clear			ADQ	Handle spindle cited 300mm from underside of sash	7500 mm ²	Handles set 250mm up from bottom of opening sash	
Living / Dining	W2	1247.5 mm	1278 mm	1425 mm			Left	Clear	*Toughened Glass reqd below 800mm*		ADQ	Handle spindle cited 300mm from underside of sash	10000 mm ²	Handles set 250mm up from bottom of opening sash	
Bed 1	W3	1247.5 mm	1278 mm	1200 mm			Left	Clear		Yes		Handle spindle cited 300mm from underside of sash	7500 mm ²	Handles set 250mm up from bottom of opening sash	
Bed 1	W4	685 mm	715 mm	1050 mm			Right	Clear			ADQ	Handle spindle cited 300mm from underside of sash	5000 mm ²	Handles set 250mm up from bottom of opening sash	
Bed 2	W5	1810 mm	1840 mm	1200 mm			Outer Sashes	Clear		Yes		Handle spindle cited 300mm from underside of sash	15000 mm ²	Handles set 250mm up from bottom of opening sash	
Total Background Ventilation												45000 mm ²			

CONSTRUCTION

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Project

The Artisan Collection
2018 Issue
Working Drawings



Drawing Title

The BakerBA-2B-2S-CB

876 ft² | 2b Semi/Terr | Country Brick

Window Schedule

Drawing Created By	First Issue Date	Scale(s)
Group	28 Feb 2019	
Project No	Drg Status	Revision
	Construction	E
Drawing No.	A/876/90/CB/02	

Do not scale - if in doubt, ask

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

Internal Boxing		
Section (mm)	Total Meterage	Qty of 2.44m lengths

Stud Partitions		
Section (mm)	Total Meterage	Qty of 2.44m lengths
Vertical Studs		
63x38	181 m	74.18
Horizontal Plates / Rails / Noggins		
63x38	59.87 m	24.54

Skirting Board	
Description	Overall Length
Skirting Board	75.5 m

Ceiling Schedule	
Description	Area
15mm thick gypsum plasterboard ceiling	77 m²

CONSTRUCTION

Bellway

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Project

The Artisan Collection

2018 Issue

Working Drawings

Drawing Title

The Baker

876 ft² | 2b Semi/Terr | All Variants

Wall Material Take Off (R1)

BA-2B-2S-0

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s)
Project No	Drg Status Construction	Revision E
Drawing No. A/876/95/0/01		

Do not scale - if in doubt, ask

Wall Materials - Country Brick (R1)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	102.32 m²
Aerated block (3.6N/mm2)	48.47 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Facing Brick - Main Brick	104.21 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.37 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Country Tile Hanging (R1)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	102.32 m²
Aerated block (3.6N/mm2)	62.06 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Facing Brick - Main Brick	91.07 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.37 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²
Tile Hanging (Country)	13.59 m²

Wall Materials - Country Weatherboarding (R1)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	102.32 m²
Aerated block (3.6N/mm2)	65.28 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Cedral Weatherboard	16.81 m²
Facing Brick - Main Brick	88.10 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.37 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Country Contemporary (R1)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	105.37 m²
Aerated block (3.6N/mm2)	48.47 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Cedral Weatherboard	4.26 m²
Facing Brick - Main Brick	101.66 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.37 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Town Brick (R1)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	102.32 m²
Aerated block (3.6N/mm2)	48.47 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Facing Brick - Main Brick	104.17 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.37 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Town Feature Brick (R1)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	102.32 m²
Aerated block (3.6N/mm2)	48.47 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Facing Brick - Main Brick	104.17 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.37 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Town Tile Hanging (R1)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	102.32 m²
Aerated block (3.6N/mm2)	60.85 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Facing Brick - Main Brick	92.24 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.37 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²
Tile Hanging (Town)	12.38 m²

Wall Materials - Town Contemporary (R1)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	103.40 m²
Aerated block (3.6N/mm2)	50.43 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Cedral Weatherboard	1.09 m²
External Render	2.69 m²
Facing Brick - Main Brick	101.66 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.37 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

Internal Boxing		
Section (mm)	Total Meterage	Qty of 2.44m lengths

Stud Partitions		
Section (mm)	Total Meterage	Qty of 2.44m lengths
Vertical Studs		
63x38	181 m	74.18
Horizontal Plates / Rails / Noggins		
63x38	59.87 m	24.54

Ceiling Schedule	
Description	Area
15mm thick gypsum plasterboard ceiling	77 m²

Skirting Board	
Description	Overall Length
Skirting Board	75.5 m

CONSTRUCTION

Bellway

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Project

The Artisan Collection

2018 Issue

Working Drawings



Drawing Title

The Baker

876 ft² | 2b Semi/Terr | All Variants
Wall Material Take Off (R2)

BA-2B-2S-0

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s)
Project No	Drg Status Construction	Revision E
Drawing No. A/876/95/0/02		

Do not scale - if in doubt, ask

Wall Materials - Country Brick (R2)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	82.57 m²
Aerated block (3.6N/mm2)	48.47 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Facing Brick - Main Brick	102.50 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.37 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Country Tile Hanging (R2)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	82.57 m²
Aerated block (3.6N/mm2)	71.73 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Facing Brick - Main Brick	84.89 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.38 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²
Tile Hanging (Country)	23.06 m²

Wall Materials - Country Weatherboarding (R2)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	82.57 m²
Aerated block (3.6N/mm2)	74.94 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Cedral Weatherboard	26.47 m²
Facing Brick - Main Brick	77.30 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.38 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Country Contemporary (R2)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	84.53 m²
Aerated block (3.6N/mm2)	48.47 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Cedral Weatherboard	3.17 m²
Facing Brick - Main Brick	102.01 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.37 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Town Brick (R2)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	82.57 m²
Aerated block (3.6N/mm2)	48.47 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Facing Brick - Main Brick	107.23 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.37 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Town Feature Brick (R2)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	82.57 m²
Aerated block (3.6N/mm2)	48.47 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Facing Brick - Main Brick	102.57 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.37 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Town Tile Hanging (R2)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	82.57 m²
Aerated block (3.6N/mm2)	60.85 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
Facing Brick - Main Brick	92.24 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.37 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²
Tile Hanging (Town)	12.38 m²

Wall Materials - Town Contemporary (R2)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	82.57 m²
Aerated block (3.6N/mm2)	50.43 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	81.50 m²
External Render	2.69 m²
Facing Brick - Main Brick	100.05 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	50.72 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	4.37 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

Wall Materials - Country Brick (R1) (Terr)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	35.67 m²
Aerated block (3.6N/mm2)	115.11 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	32.39 m²
Facing Brick - Main Brick	31.55 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	119.59 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	1.99 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Country Contemporary (R1) (Terr)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	37.64 m²
Aerated block (3.6N/mm2)	115.11 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	32.39 m²
Cedral Weatherboard	3.17 m²
Facing Brick - Main Brick	29.00 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	119.59 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	1.99 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Country Tile Hanging (R1) (Terr)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	35.67 m²
Aerated block (3.6N/mm2)	125.38 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	32.39 m²
Facing Brick - Main Brick	21.14 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	119.59 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	1.97 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²
Tile Hanging (Country)	10.27 m²

Wall Materials - Country Weatherboarding (R1) (Terr)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	35.67 m²
Aerated block (3.6N/mm2)	129.10 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	32.39 m²
Cedral Weatherboard	13.99 m²
Facing Brick - Main Brick	17.60 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	119.59 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	1.97 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Internal Boxing		
Section (mm)	Total Meterage	Qty of 2.44m lengths

Stud Partitions		
Section (mm)	Total Meterage	Qty of 2.44m lengths
Vertical Studs		
63x38	181 m	74.18
Horizontal Plates / Rails / Noggins		
63x38	59.87 m	24.54

Wall Materials - Town Brick (R1) (Terr)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	35.67 m²
Aerated block (3.6N/mm2)	115.11 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	32.39 m²
Facing Brick - Main Brick	31.02 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	119.59 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	1.97 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Town Contemporary (R1) (Terr)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	35.67 m²
Aerated block (3.6N/mm2)	117.08 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	32.39 m²
External Render	1.96 m²
Facing Brick - Main Brick	30.96 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	119.59 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	1.99 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Town Feature Brick (R1) (Terr)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	35.67 m²
Aerated block (3.6N/mm2)	115.11 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	32.39 m²
Facing Brick - Main Brick	31.02 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	119.59 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	1.97 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²

Wall Materials - Town Tile Hanging (R1) (Terr)	
Material	Area
75mm high coursing blocks (3.6N/mm2)	6.77 m²
75mm high coursing blocks (7.3N/mm2)	0.13 m²
150 x 150mm Wall Tiles (Affordable WC)	5.37 m²
Acoustic Insulation	12.22 m²
Aerated block (2.9N/mm2)	35.67 m²
Aerated block (3.6N/mm2)	124.39 m²
Aerated block (7.3N/mm2)	1.55 m²
Blown Mineral Fibre Insulation	32.39 m²
Facing Brick - Main Brick	22.09 m²
Fermacell Gypsum Fibreboard	13.90 m²
Finishes - Wall Tiles	0.05 m²
Gypsum Wall Board	216.04 m²
Gypsum Wall Board (Moisture Resistant)	10.07 m²
Party Wall Insulation	119.59 m²
SUBSTRUCTURE - Aerated block (7.3N/mm2)	29.69 m²
SUBSTRUCTURE - Concrete Trench Block	9.65 m²
SUBSTRUCTURE - Engineering Brick	1.97 m²
SUBSTRUCTURE - Polystyrene Board Insulation	16.94 m²
Tile Hanging (Town)	9.28 m²

Skirting Board	
Description	Overall Length
Skirting Board	75.5 m

Ceiling Schedule	
Description	Area
15mm thick gypsum plasterboard ceiling	77 m²

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

Project The Artisan Collection 2018 Issue Working Drawings	
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Drawing Title The Baker	BA-2B-2S-0
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876 ft² | 2b Semi/Terr | All Variants
Wall Material Take Off (R1)(Mid)

Drawing Created By Group	First Issue Date 28 Feb 2019	Scale(s)
Project No	Drg Status Construction	Revision E
Drawing No. A/876/95/0/03		

Do not scale - if in doubt, ask

Electrical Switches / Sockets Schedule				
Qty	Description	Manufacturer	Range	Model Number(s)
Bed 1				
1	Volex Casa 1 Gang 1 Way 10AX Switch SP	Volex	Casa	D1010NR
3	Volex Casa 2 Gang 13A Switched Socket	Volex	Casa	D1500NR
1	Volex Co-Axial TV Outlet	Volex	Casa	D9992NR
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
Cup'd				
1	BT Master Outlet	Volex	Casa	D9974NR
1	Distribution Board	Wylex	T.B.C.	
1	Terminal Housing ONT and BBU	Huawei	EchoLife HG8110H-20 GPON	BT Code: 092347 Huawei BOM Code: 2311UHY
2	Volex Casa 2 Gang 13A Switched Socket	Volex	Casa	D1500NR
Hall				
1	230v Optical Smoke Alarm c/w Battery Back Up	Electrium	-	D230OSA
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 3 Gang 2 Way 10AX Switch SP	Volex	Casa	D1050NR
1	Volex Casa 6A 3 Pole Fan Isolator	Volex	Casa	D1013NR
Kitchen				
1	7 Year Battery CO Alarm XC70-EN	Honeywell	-	XC70EN
3	Volex Casa 1 Gang 13A Unswitched Socket	Volex	Casa	D9100NR
1	Volex Casa 2 Gang 2 Way 10AX Switch SP	Volex	Casa	D1040NR
4	Volex Casa 2 Gang 13A Switched Socket	Volex	Casa	D1500NR
1	Volex Casa 13A double-pole switched fused spur connection	Volex	Casa	D1080NR
2	Volex Casa 20A DP Switch	Volex	Casa	D1070NR
1	Volex Casa 45A Double Pole Switch	Volex	Casa	D9713NR
Landing				
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
1	Volex Casa 1 Gang 2 Way 10AX Switch SP	Volex	Casa	D1020NR
1	Volex Casa 2 Gang 13A Switched Socket	Volex	Casa	D1500NR
1	Volex Casa 6A 3 Pole Fan Isolator	Volex	Casa	D1013NR
Living / Dining				
1	BT Secondary Outlet	Volex	Casa	D9984NR
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
2	Volex Casa 1 Gang 2 Way 10AX Switch SP	Volex	Casa	D1020NR
5	Volex Casa 2 Gang 13A Switched Socket	Volex	Casa	D1500NR

Lighting Schedule					
Room	Qty	Description	Manufacturer	Range	Model Number(s)
	1	Exterior Up/Down Wall Light with PIR	Deta	Exterior Lighting	L2856LED6
Bath	1	Straight Batten Lampholder	Volex	Wiring Accessories	D9215HONR
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
Hall	1	6" Pendant Set C/W Lampholder	Volex	Wiring Accessories	VX6677
Kitchen	1	Straight Batten Lampholder	Volex	Wiring Accessories	D9215HONR
Landing	1	6" Pendant Set C/W Lampholder	Volex	Wiring Accessories	VX6677
Living / Dining	1	6" Pendant Set C/W Lampholder	Volex	Wiring Accessories	VX6677
W/C	1	Straight Batten Lampholder	Volex	Wiring Accessories	D9215HONR

Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

Extract Schedule						
Room	Qty	Description	Manufacturer	Range	Model No(s)	Terminal
Bath	1	Axial fan with a flow rate of up to 69m³/hr (19l/s). IPX4 rated.	Airflow	iCON 15	72683501	Standard Wall Terminal
Kitchen	1	Axial fan with a flow rate of up to 117m³/hr (32 l/s). IPX4 rated.	Airflow	iCON 30	72591601	Standard Wall Terminal
W/C	1	Axial fan with a flow rate of up to 69m³/hr (19 l/s). IPX4 rated.	Airflow	iCON 15	72683501	Standard Wall Terminal

CONSTRUCTION

Bellway

www.bellway.co.uk

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Tel: 0191 217 0717

Project

The Artisan Collection

2018 Issue

Working Drawings

Drawing Title

The Baker

876 ft² | 2b Semi/Terr | All Variants
Electrical Take Off

Drawing Created By

Group

First Issue Date

28 Feb 2019

Scale(s)

Project No

Drg Status

Construction

Revision

E

Drawing No.

A/876/95/0/04

BA-2B-2S-0

Do not scale - if in doubt, ask

wavin

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	14.0 m	4S073G	OsmaS PVC-U Pipe GY 110 L=3 P/E
0	110 mmø	110.0 mm	3.7 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	1.5 m	4Z073W	OsmaW ABS Pipe WT 32 L=3 P/E
40	40 mmø	42.7 mm	0.5 m	5Z073W	OsmaW ABS Pipe WT 40 L=3 P/E

wavin Wavin Osma Pipe Fittings & Accessories BOM		
Nr	Article Nr.	Product Description
OSMAS Bend		
1	4S361G	OsmaS PVC-U Bend 90° GY 110 S/SW
OSMAS PVC boss socket plug		
2	4S296G	OsmaS PVC-U Socket Plug GY 110 P/E
OSMAS PVC SW boss adaptor		
2	2S298G	OsmaS PVC-U Boss Adaptor GY 50x32 SW/S
OSMAS PVC SW double socket		
1	4S104G	OsmaS PVC-U Double Socket GY 110 D/SW
OSMAS PVC-S bend		
1	4S263G	OsmaS PVC-U Bend 45° GY 110 SW/S
OSMAS PVC-S branch		
1	4S410G	OsmaS PVC-U Brch 45° GY 110x110x110 D/SW
OSMAS PVC-SW 1 bosspipe		
1	4S484G	OsmaS PVC-U Bossed Pipe GY 110x40 D/SW
1	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		
2	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

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Revision Schedule			
Rev	Date	Description	Drn By
E	26 Aug 2021	See Amendment Schedule	JM

CONSTRUCTION

Bellway

www.bellway.co.uk

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Project

The Artisan Collection

2018 Issue

Working Drawings

Drawing Title

The Baker

876 ft² | 2b Semi/Terr | All Variants

Soil, Waste & Pipe Accessories

BA-2B-2S-0

Drawing Created By	First Issue Date	Scale(s)
Group	28 Feb 2019	
Project No	Drg Status	Revision
	Construction	E
Drawing No.	A/876/95/0/05	

Do not scale - if in doubt, ask