

**57 HIGH STREET, PAISLEY, SCOTLAND
STUDENT ACCOMMODATION (120 UNITS)
FEASIBILITY COST ESTIMATE
17 DECEMBER 2021**

DOCUMENT ISSUE SHEET

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1	Feasibility Cost Estimate	DRAFT	15/12/2021	DT	JS	DW	JS
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Authorised by (Director)	Jake Suthers
Date	17/12/2021

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1.0 EXECUTIVE COST SUMMARY

Our Feasibility Cost Estimate is for the construction of 120 bedroom student accommodation with associated basement works and communal living spaces totalling 43,402 ft² GIA. The cost plan breakdown for the entire development can be found within Appendix A-C of this report. Our Cost Plan is based on the design information received by Dan Taylor via email on 29th November 2021. Construction costs are shown at Q4 2021 prices, excluding professional fees, VAT and other developer direct costs. A full set of Assumptions and Exclusions are contained within the body of the document.

Facilitating Works

Allowance for general site clearance (land to the rear)	item	£20,000
Allowance for demolition of existing building	item	£180,000
Allowance for removal of contaminated materials	item	Excluded
Allowance for disconnection / diversion of existing services	item	Excluded
Allowance for removal of underground obstructions and the like	item	Excluded
Sub Total	item	£200,000

New Build Works

Basement box - shell & core	GIA	7,050	ft ² @ £	£240	£1,690,000
Student residential - shell & core	GIA	36,351	ft ² @ £	£148	£5,380,000
Student residential - fit out	NSA	23,541	ft ² @ £	£151	£3,560,000
Sub Total	GIA	43,402	ft² @ £	£245	£10,630,000

External Works and Services

Allowance for renewables - scope TBC	item	£100,000
Allowance for incoming services and connections - scope TBC	item	£150,000
Allowance for service reinforcement / upgrades	item	Excluded
Allowance for works to existing substation to adjacent carpark	item	Excluded
Allowance for external wall treatment to adjacent property	item	Excluded
Allowance for external façade lighting	item	Excluded
Allowance for external works	item	£25,000
Sub Total	item	£275,000

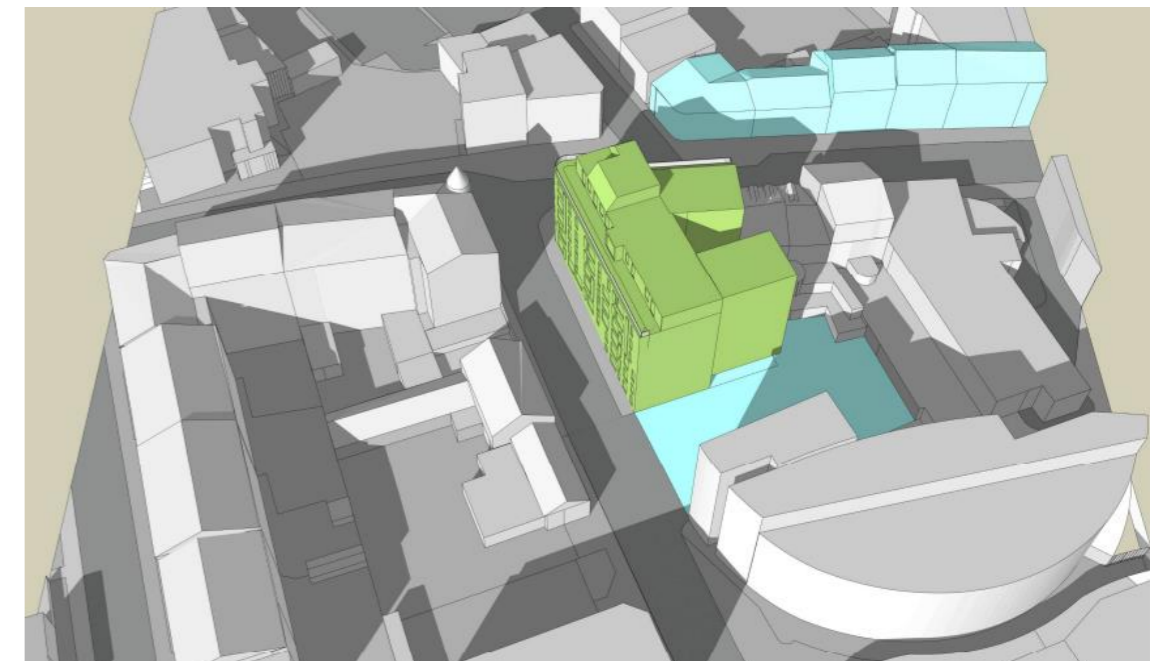
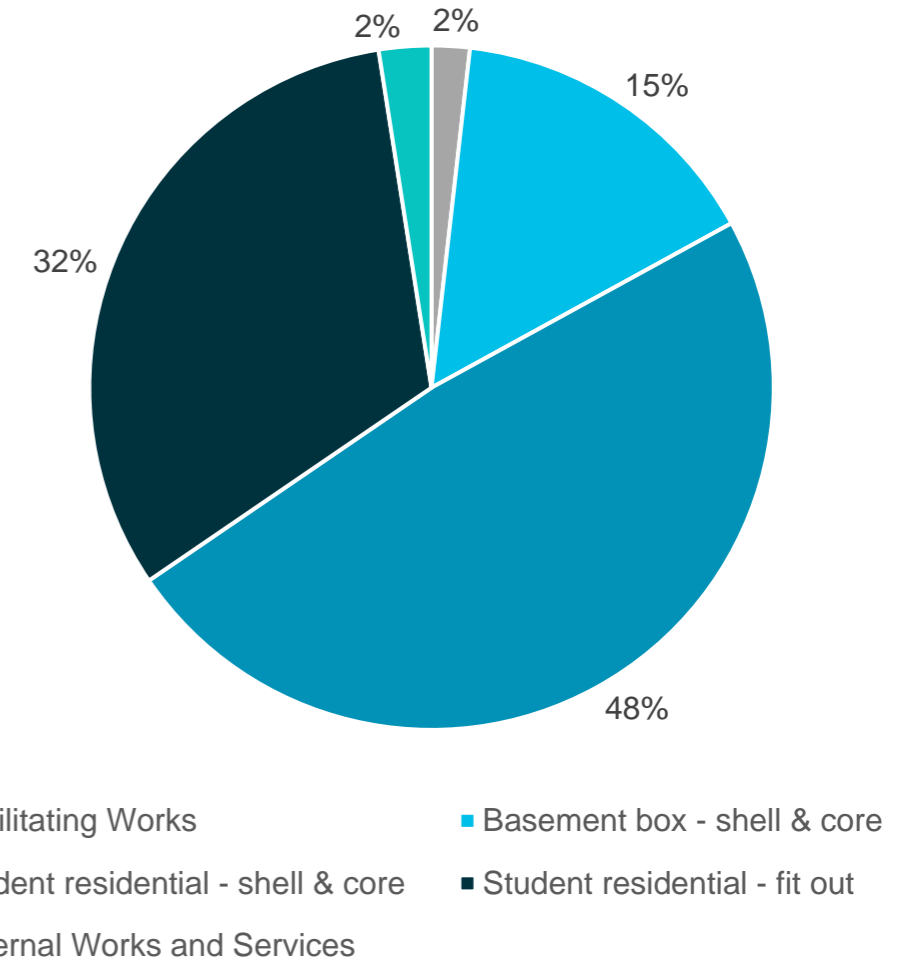
SUB-TOTAL: FORECAST BUILDING WORKS COSTS (EXCLUDING VALUE ADDED TAX)	GIA	43,402	ft² @ £	£256	£11,105,000
	GIA	4,032	m² @ £	£2,754	

Allowance for professional fees	item	Excluded
Allowance for design development reserves and construction contingencies	item	Excluded
Allowance for future tender price inflation	item	Excluded

Sub Total	item	£0
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TOTAL: FORECAST CONSTRUCTION COST (EXCLUDING VALUE ADDED TAX)	GIA	43,402	ft² @ £	£256	£11,105,000
	GIA	4,032	m² @ £	£2,754	
	Beds	120	nr	£92,542	

Percentage Cost Split



2.0 NRM1 ELEMENTAL SUMMARY

GIA (ft2): 7,050

GIA (ft2): 36,361

NSA (ft2): 23,541

GIA (ft2): 43,402

Ref	Group Element / Element	Basement		Above Ground - Shell & Core		Student Residential Fitout		Total		
		£/ft2 GIA	£	£/ft2 GIA	£	£/ft2 NSA	£	£/ft2 GIA	£	%
1	Substructure	£96	£674,901	£10	£363,608	£0	£0	£24	£1,038,509	10%
1.1	Substructure	£96	£674,901	£10	£363,608	£0	£0	£24	£1,038,509	10%
2	Superstructure	£56	£395,095	£75	£2,713,658	£13	£296,460	£78	£3,405,213	32%
2.1	Frame, upper floors and roof	£39	£276,909	£32	£1,152,460	£0	£0	£33	£1,429,369	13%
2.2	Stairs and ramps	£1	£10,000	£2	£55,000	£0	£0	£1	£65,000	1%
2.3	External walls, windows and doors	£6	£41,846	£32	£1,171,598	£0	£0	£28	£1,213,444	11%
2.4	Internal walls, partitions and doors	£9	£66,340	£9	£334,600	£13	£296,460	£16	£697,400	7%
3	Internal Finishes	£14	£95,603	£5	£171,861	£22	£512,209	£18	£779,673	7%
3.1	Wall finishes	£6	£41,814	£2	£67,562	£9	£222,432	£8	£331,808	3%
3.2	Floor finishes	£4	£25,555	£2	£55,078	£7	£153,090	£5	£233,723	2%
3.3	Ceiling finishes	£4	£28,234	£1	£49,220	£6	£136,688	£5	£214,141	2%
4	Fittings, Furniture and Equipment	£1	£8,000	£1	£24,125	£20	£479,925	£12	£512,050	5%
4.1	Fixed fittings, furniture and equipment	£1	£8,000	£1	£24,125	£20	£479,925	£12	£512,050	5%
4.2	Loose fittings, furniture and equipment	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
5	Services	£30	£211,513	£32	£1,145,824	£69	£1,635,257	£69	£2,992,594	28%
6	Sub-Total: Facilitating & Building Works	£196	£1,385,111	£122	£4,419,075	£124	£2,923,851	£201	£8,728,038	82%
7	Main contractors preliminaries @ 16.00%	£31	£221,618	£19	£707,052	£20	£467,816	£32	£1,396,486	13%
8	Main contractors overheads and profit @ 5.00%	£11	£80,336	£7	£256,306	£7	£169,583	£12	£506,226	5%
9	Total: Building Works Estimate (Excluding VAT)	£240	£1,690,000	£148	£5,380,000	£151	£3,560,000	£245	£10,630,000	100%

3.0 SCHEDULE OF APPROXIMATE AREAS

Level	Resi (NSA)	Total Net (NSA)	Cinema	Study	Games Room	WCs	Laundry Room	Storage	Gym	Social Space	M'ment Room	Circ.	Lifts	Stairs	Plant	Light Well	Voids, Structure, Misc.	Gross Internal Area (GIA)	N:G	External Terrace
	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	%	m2
Lower Ground	207	207	52	28	113	31	16	11	0	0	0	100	4	22	2	15	55	655	32%	
Ground Floor	182	182	0	0	0	0	0	5	42	82	14	95	4	34	2	0	27	485	38%	
First Floor	401	401	0	0	0	0	0	2	0	0	0	87	4	33	2	0	126	655	61%	
Second Floor	401	401	0	0	0	0	0	2	0	0	0	87	4	33	2	0	126	655	61%	
Third Floor	401	401	0	0	0	0	0	2	0	0	0	87	4	33	2	0	126	655	61%	
Fourth Floor	362	362	0	0	0	0	0	2	0	0	0	87	4	31	2	0	39	526	69%	38
Fifth Floor	233	233	0	0	0	0	0	2	0	0	0	88	4	26	2	0	28	383	61%	150
Roof	0	0	0	0	0	0	0	0	0	0	0	0	4	14	0	0	0	19	0%	39
Total (m2)	2,187	2,187	52	28	113	31	16	23	42	82	14	633	28	227	13	15	528	4,032	54%	227
Total (ft2)	23,541	23,541	560	301	1,216	334	172	249	452	883	151	6,813	301	2,447	136	161	5,679	43,402	54%	2,443

3.0 SCHEDULE OF RESIDENTIAL UNIT MIX

Level	Unit Type				Total	
	Typical Studio	m2	Large Studio	m2	nr	m2
Lower Ground	8	144	3	63	11	207
Ground Floor	9	162	1	20	10	182
First Floor	18	324	4	77	22	401
Second Floor	18	324	4	77	22	401
Third Floor	18	324	4	77	22	401
Fourth Floor	15	270	5	92	20	362
Fifth Floor	11	198	2	35	13	233
Roof	0	0	0	0	0	0
Total (m2)		1,746	23	441	120	2,187
Total (ft2)	97	18,794	23	4,747	120	23,541
% allocation	80%		20%		100%	
Av. Size m2	18		19		18	
Av. Size ft2	194		206		196	

Notes

- Generally areas referred to in this report are measured in accordance with the RICS Code of Measuring Practice, 6th Edition.
- The areas are intended for the production of the cost estimate/cost plan only and should not be relied upon for any other
- 10.764 has been used as a multiple to calculate ft2.
- Rounded to the nearest whole number.
- Refer to Appendix for GIA mark-ups.

4.0 BASIS, ASSUMPTIONS & EXCLUSIONS

The following information forms the basis of costs expressed within this report:

- Design information received by Dan Taylor via. email on 29th November 2021.
- 3618_Paisley_Sketch Proposal Document - Rev D
- PL(00)001E LGF
- PL(00)002E Ground
- PL(00)003E First
- PL(00)005E Third
- PL(00)006E Fourth
- PL(00)008 Roof Terrace
- PL(90)001 Site Plan

The following industry best practice standards have been used as a basis for measurement and calculating forecast construction costs:

- RICS Code of Measurement Practice 6th Edition
- RICS New Rules of Measurement 1

Basis and Assumptions:

- For the purpose of preparing this estimate, we have assumed a traditional procurement route which is competitively tendered to at least 3 bidding Principal Contractors. The allowances for Main Contractor Preliminaries, Overhead and Profit (OHP) are summarised below, which we believe are reflective of the current market conditions, size and nature of this project:-

Preliminaries @ 16%
Overheads & Profit @ 5%

- No allowance has been included for construction risks, design development risks, employer change risks or employer other risks. We would recommend that the employer hold at least 10% separate risk allowance for this project at this juncture.
- The basis of pricing has been derived from rates prevailing in the UK at the base date of this cost estimate.
- In compiling this estimate, we have assumed that the design will be developed within a controlled sequence to facilitate a competitive tender within normal and stable market conditions.
- Works assumed to be carried out by Tier 1/2 Main Contractor.
- Scope of works and specifications were not available, therefore we have included approximate quantities and made reasonable assumptions where design information was missing. These are noted throughout the cost estimate.
- Tender price inflation has been excluded from this cost plan, however it is worth noting that at present the construction market is experiencing increased tender price inflation due to a shortage in raw material supply, increased demand and a general decrease in labour supply. This is a risk to the project and the employer should make due allowances within their development appraisal for this risk and possible tender price inflation beyond this point.
- Works will be tendered as one complete package for the whole of the works. No allowances have been considered for an early works package or similar.
- This estimate will need to be updated at the next design stage to ensure alignment with the updated design.
- We have reduced the kitchen rate from £5.5k to £2.5k as per Employer instruction.

4.0 BASIS, ASSUMPTIONS & EXCLUSIONS

The following costs are excluded from this estimate:-

- Professional fees; planning / building control fees; statutory fees; site surveys; monitoring costs; environmental audits; wind studies; third party fees / costs; other fees.
- Value Added Tax (VAT).
- Site, building or other surveys, including statutory service investigations.
- Site acquisition fees / costs and other developers direct costs.
- Cost in respect of rights exercised by Adjoining Owners (Rights of Light, Party Wall Awards, Over sail Rights, Projection Licences etc.).
- Capital allowances or other incentives / grants.
- Boundary issues, adjoining owners negotiations / costs.
- Costs associated with any road closures, etc.
- Finance charges, developers costs and profit.
- Works associated with Section 106 and 278 agreements.
- Show floors, room mock-ups and marketing suites; any other marketing costs (including brochures, etc.)
- Phasing / out of hours working.
- Monitoring of existing building & adjacent buildings / structures.
- Loose fittings, fixtures and equipment.
- Abnormal ground condition / removal of underground obstructions.
- Contaminated land / asbestos removal.
- Enhancements in specification to penthouse residential units.
- No allowance have been made for feature lighting, rain water recovery installations, grey water installations, softened water installations, UV water treatment to BCWS, chlorine dosing to BCWS, remote metering / home
- Comfort cooling / air conditioning.
- Future tender price inflation.
- Oversailing charges, approval with adjacent properties to be negotiated by client direct. Assumed no restriction during construction.
- Impact of sustainability requirements that may be required over and above those noted or achieving Building Regulations.
- Cinema screens, surround sound, AV and the like.
- Folding screen to games room.
- Arcade equipment, fridge, vending machine and the like to games room.

4.0 BASIS, ASSUMPTIONS & EXCLUSIONS

The following costs are excluded from this estimate:-

- Any benches to games room.
- Booth seating to communal social space.
- Bins or bin store.
- External planter boxes.
- Cinema seating.
- Gym equipment.
- Enhanced renewable technologies.
- Window blinds.

APPENDIX A

Basement Shell & Core Cost Breakdown

SHELL & CORE WORKS

BASEMENT

Basement GIA 655m²
 Nr of Floors 1Nr

Substructure	Qty	Unit	Rate	Total
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Basement Excavation

- Allowance for excavation and off-site disposal; assume non-hazardous inert materials; assume average 3.2m deep	2,096	m ²	65	136,240
- Allowance for de-watering	1	item	15,000	15,000
- Allowance for breaking through obstructions				Excluded
- Allowance for diversion of existing services				Excluded

Basement Retaining Wall

- Allowance for pile rig mobilisation, maintenance, standing time and demobilisation	1	item	12,500	12,500
- Allowance for permanent interlocking sheet piling; average 5m deep (no design)	540	m ²	225	121,500
- Allowance for clutch joints; fully welded including sealant	346	m ²	60	20,736
- Allowance for temporary propping of new steel sheet piling	1	item	50,000	50,000
- Allowance for capping beam to perimeter	108	lm	700	75,600
- Allowance for internal blockwork cavity wall	346	m ²	125	43,200
- Allowance for underpinning				Excluded

Lowest Floor Construction

- Allowance for raft slab; assume 300mm thick	655	m ²	225	147,375
- Allowance for under slab drainage system	655	m ²	50	32,750
- Extra over allowance for forming lift pit	1	nr	5,000	5,000
- Extra over allowance for crane base	1	nr	15,000	15,000

- *Note: potentially only need in-situ concrete retaining wall which would reduce costs. Structural engineer to confirm.*

Sub Total | Substructure: 7,050 ft² 96 674,901

Frame	Qty	Unit	Rate	Total
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- Allowance based on £/ft ² GIA; assume in-situ concrete frame; no abnormals	7,050	ft ²	22	155,109
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Sub Total | Frame : 7,050 ft² 22 155,109

Upper Floors	Qty	Unit	Rate	Total
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- Not applicable	-	m ²	0	0
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Sub Total | Upper Floors : 7,050 ft² 0 0

Roof	Qty	Unit	Rate	Total
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SHELL & CORE WORKS

BASEMENT

Basement GIA 655m²
Nr of Floors 1Nr

- Allowance for basement roof slab	655	m ²	160	104,800
- Allowance for soffit thermal and moisture protection	170	m ²	100	17,000
Sub Total Roof:	7,050	ft²	17	121,800

Stairs and Ramps

	Qty	Unit	Rate	Total
- Allowance for main staircase, including floor finish and balustrade. Assume concrete	2	flgt	5,000	10,000
Sub Total Stairs and Ramps :	7,050	ft²	1	10,000

External walls, Windows and Doors

	Qty	Unit	Rate	Total
- Allowance for solid external wall forming lightwell including external paint finish; assume 5m high including upstand	85	m ²	250	21,190
- Allowance for windows; assume 1.2m wide x 1.8m high; Velfec or similar	14	nr	972	13,608
- Allowance for glazed facade; assume 3.2m high	9	m ²	700	6,048
- E.O allowance for external single leaf doors	1	nr	1,000	1,000
Sub Total External walls, Windows and Doors:	7,050	ft²	6	41,846

Internal Walls & Doors

	Qty	Unit	Rate	Total
- Partitions; 2.8m high	499	m ²	110	54,890
- Allowance for internal single doors	13	nr	650	8,450
- Allowance for internal double doors	3	nr	1,000	3,000
Sub Total Internal Walls & Doors:	7,050	ft²	9	66,340

Wall Finishes

	Qty	Unit	Rate	Total
- Allowance based on £/m ² for functional areas:				
- Cinema	52	m ²	300	15,600
- Study	28	m ²	75	2,100
- Games Room	113	m ²	75	8,475
- WCs	31	m ²	150	4,650
- Laundry Room	16	m ²	75	1,200
- Storage	11	m ²	50	534
- Circulation	100	m ²	75	7,529
- Stairs	22	m ²	75	1,637
- Plant	2	m ²	50	90
Sub Total Wall Finishes:	7,050	ft²	6	41,814

SHELL & CORE WORKS

BASEMENT

Basement GIA 655m²
Nr of Floors 1Nr

Floor Finishes	Qty	Unit	Rate	Total	
- Allowance for self levelling screed	353	m ²	25	8,822	
- Cinema	52	m ²	45	2,340	
- Study	28	m ²	45	1,260	
- Games Room	113	m ²	45	5,085	
- WCs	31	m ²	65	2,015	
- Laundry Room	16	m ²	40	640	
- Storage	11	m ²	30	320	
- Circulation	100	m ²	50	5,019	
- Plant	2	m ²	30	54	
Sub Total Floor Finishes:		7,050	ft²	4	25,555

Ceiling Finishes	Qty	Unit	Rate	Total	
- Suspended drylining to all areas; Dulux Matt Emulsion - BS White	353	m ²	45	15,879	
- Extra over moisture proof paint to bathroom; Dulux - Brilliant White	31	m ²	5	155	
- Extra over allowance for acoustic ceiling to cinema	52	m ²	100	5,200	
- Extra over allowance for forming bulkheads	1	item	5,000	5,000	
- Allowance for non acoustic access hatches	1	item	2,000	2,000	
Sub Total Ceiling Finishes:		7,050	ft²	4	28,234

SHELL & CORE WORKS
 BASEMENT

Basement GIA 655m²
 Nr of Floors 1Nr

Fittings & Furnishings	Qty	Unit	Rate	Total
- Allowance for cleaners vanity and sink	1	nr	550	550
- Allowance for toilet cubicles	6	nr	750	4,500
- Allowance for WC vanity unit	1	item	1,250	1,250
- Allowance for general signage	1	floor	700	700
- Allowance for misc. fittings and fixtures	1	item	1,000	1,000
- Allowance for tiered seating to cinema				Excluded
- Loose furniture				Excluded
Sub Total Fittings & Furnishings:	7,050	ft²	1	8,000

Services	Qty	Unit	Rate	Total
- Allowance for shell & core services based on £/ft ²	7,050	m ²	30	211,513
- Allowance for cinema screen, sound system, AV to cinema				Excluded
- Allowance for lift	1	item		Incl S&C costs
Sub Total Services :	7,050	ft²	30	211,513

SUB TOTAL Excl On-Costs	7,050	ft²	196	1,385,111
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On Costs	Qty	Unit	Rate	Total
- Main Contractor Preliminaries	16.00%			221,618
- Main Contractor OH&P	5.00%			80,336
- Construction Contingency	0.00%			Excluded
- Design Reserve	0.00%			Excluded
Sub Total On Costs:				301,954

GRAND TOTAL Incl On-Costs	7,050	ft²	240	1,690,000
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APPENDIX B

Above Ground Shell & Core Cost Breakdown

SHELL & CORE WORKS
 ABOVE GROUND

Above Ground GIA 3378m²
 Nr of Floors 7Nr

Substructure	Qty	Unit	Rate	Total
- Allowance based on £/ft2 GIA	36,361	ft ²	10	363,608
Sub Total Substructure:	36,361	ft²	10	363,608

Frame	Qty	Unit	Rate	Total
- Allowance based on £/ft2 GIA; assume in-situ concrete frame; no abnormals	36,361	ft ²	12	436,330
Sub Total Frame :	36,361	ft²	12	436,330

Upper Floors	Qty	Unit	Rate	Total
- Allowance for in-situ concrete upper floors; 250mm thick	2,893	m ²	160	462,880
Sub Total Upper Floors :	36,361	ft²	13	462,880

Roof	Qty	Unit	Rate	Total
- Allowance for roof / terrace areas, including slab, thermal, moisture, drainage and the like	655	m ²	250	163,750
- E.O for external finish to external roof terrace	227	m ²	100	22,700
- Allowance for glass balustrade to terrace areas	103	lm	600	61,800
- Allowance for abseiling points and man safe system	1	item	5,000	5,000
- Allowance for planting, planter boxes and the like				Excluded
- Allowance for BMU				Excluded
Sub Total Roof:	36,361	ft²	7	253,250

Stairs and Ramps	Qty	Unit	Rate	Total
- Allowance for main staircase, including floor finish and balustrade. Assume concrete	11	flgt	5,000	55,000
Sub Total Stairs and Ramps :	36,361	ft²	2	55,000

External walls, Windows and Doors	Qty	Unit	Rate	Total
- Allowance for solid external wall; metsec and facing brick	2,215	m ²	350	775,082
- Allowance for parapet wall to roof	167	m ²	450	75,150
- Allowance for windows; assume 1.2m wide x 1.8m high; Velfec or similar	178	nr	972	173,016
- Allowance for glazed external wall	91	m ²	750	68,250
- E.O allowance for curved glazed façade	48	m ²	1,200	57,600

SHELL & CORE WORKS

ABOVE GROUND

Above Ground GIA 3378m²
 Nr of Floors 7Nr

- E.O allowance for external single leaf doors	5	nr	1,500	7,500
- E.O allowance for external double leaf doors	4	nr	3,750	15,000
Sub Total External walls, Windows and Doors:	36,361	ft²	32	1,171,598

Internal Walls & Doors

	Qty	Unit	Rate	Total
- Partitions; 2.8m high	2,795	m ²	110	307,450
- Allowance for internal single doors	31	nr	650	20,150
- Allowance for internal double doors	7	nr	1,000	7,000
Sub Total Internal Walls & Doors:	36,361	ft²	9	334,600

Wall Finishes

	Qty	Unit	Rate	Total
- Allowance based on £/m ² for functional areas:				
- Storage	12	m ²	50	623
- Gym	42	m ²	100	4,200
- Social Space	82	m ²	75	6,150
- Management Room	14	m ²	50	700
- Circulation	533	m ²	75	39,939
- Stairs	205	m ²	75	15,410
- Plant	11	m ²	50	540
Sub Total Wall Finishes:	36,361	ft²	2	67,562

Floor Finishes

	Qty	Unit	Rate	Total
- Allowance for self levelling screed with acoustic underlay, EPS insulation, T&G Gypsum Screed board	694	m ²	25	17,345
- Storage	12	m ²	30	374
- Gym	42	m ²	150	6,300
- Social Space	82	m ²	45	3,690
- Management Room	14	m ²	30	420
- Circulation	533	m ²	50	26,626
- Plant	11	m ²	30	324
Sub Total Floor Finishes:	36,361	ft²	2	55,078

Ceiling Finishes

	Qty	Unit	Rate	Total
- Suspended drylining to all areas; Dulux Matt Emulsion	694	m ²	45	31,220
- Extra over allowance for forming bulkheads	6	floors	1,500	9,000
- Allowance for non acoustic access hatches	6	floors	1,500	9,000
Sub Total Ceiling Finishes:	36,361	ft²	1	49,220

SHELL & CORE WORKS
 ABOVE GROUND

Above Ground GIA 3378m²
 Nr of Floors 7Nr

Fittings & Furnishings	Qty	Unit	Rate	Total
- Allowance for kitchen; including units, worktops and appliances	1	nr	2,500	2,500
- Allowance for cleaners vanity and sink	6	nr	550	3,300
- Allowance for sink and coffee vanity to communal social	1	nr	2,000	2,000
- Allowance for bike racks	19	nr	175	3,325
- Allowance for post boxes	1	item	10,000	10,000
- Allowance for general signage	6	floor	500	3,000
- Booth seating areas				Excluded
- Gym equipment				Excluded
- Loose furniture				Excluded
Sub Total Fittings & Furnishings:	36,361	ft²	1	24,125

Services	Qty	Unit	Rate	Total
- Allowance for shell & core services based on £/ft ²	36,361	m ²	30	1,090,824
- Allowance for lift	1	item	55,000	55,000
Sub Total Services :	36,361	ft²	32	1,145,824

SUB TOTAL Excl On-Costs	36,361	ft²	122	4,419,075
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On Costs	Qty	Unit	Rate	Total
- Main Contractor Preliminaries	16.00%			707,052
- Main Contractor OH&P	5.00%			256,306
- Construction Contingency	0.00%			Excluded
- Design Reserve	0.00%			Excluded
Sub Total On Costs:				963,358

GRAND TOTAL Incl On-Costs	36,361	ft²	148	5,380,000
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APPENDIX C

Student Residential Fit Out Cost Breakdown

STUDIO FIT OUT
 TYPICAL UNIT TYPE

Average Apartment Size (NSA) 18m²
 Nr of Units 120Nr

Internal Walls & Doors	Qty	Unit	Rate	Total
- Partitions	10	m ²	70	700
- E.O Bathroom partition; extra moisture proof lining allowed	19	m ²	10	190
- E.O for forming pocket door	1	nr	250	250
- Allowance for internal sliding door	1	nr	650	650
- Allowance for entrance door	1	nr	650	650
Sub Total Internal Walls & Doors:	194	ft²	13	2,440

Wall Finishes	Qty	Unit	Rate	Total
- Allowance for paint finish; assume 2.8m high	50	m ²	8	400
- Allowance for moisture resistant paint to ensuite	11	m ²	5	55
- Allowance for ceramic tiles to ensuite shower area; PC cost of £35/m ²	8	m ²	65	520
- Basin splashback	1	item	120	120
- Kitchen splashback	1	item	250	250
- Skirtings; moulded softwood, painted satin	17	m	12	200
- Extra over for bathroom skirtings; moisture resistant	7	m	20	136
- Extra over allowance for plywood behind kitchen walls	1	item	150	150
Sub Total Wall Finishes:	194	ft²	9	1,831

Floor Finishes	Qty	Unit	Rate	Total
- Allowance for self levelling screed	18	m ²	25	450
- Vinyl flooring throughout, Gerfloor Griptex or Polyfloor	18	m ²	45	810
Sub Total Floor Finishes:	194	ft²	7	1,260

Ceiling Finishes	Qty	Unit	Rate	Total
- Suspended drylining to all areas; Dulux Matt Emulsion	18	m ²	45	810
- Extra over moisture proof paint to bathroom; Dulux	3	m ²	5	15
- Extra over allowance for forming bulkheads	1	item	150	150
- Allowance for non acoustic access hatches	1	nr	150	150
Sub Total Ceiling Finishes:	194	ft²	6	1,125

STUDIO FIT OUT
 TYPICAL UNIT TYPE

Average Apartment Size (NSA) 18m²
 Nr of Units 120Nr

Fittings & Furnishings	Qty	Unit	Rate	Total
- Allowance for kitchens; including units, worktops and appliances	1	item	2,500	2,500
- Mirror to ensuite	1	item	75	75
- Wardrobe to studio bedroom	1	item	750	750
- Allowance for joinery to vanity units in ensuites	1	nr	500	500
- Ensuite fittings including polished chrome WC roll holder, robe hook, door stop etc	1	nr	125	125
- Loose furniture				Excluded
Sub Total Fittings & Furnishings:	194	ft²	20	3,950

5 Services

5A Sanitaryware	Qty	Unit	Rate	Total
- WC	1	nr	225	225
- WHB	1	nr	75	75
- Basin mixer	1	nr	70	70
- Shower mixer	1	nr	180	180
- Shower	1	nr	140	140
- Shower screen to bath	1	nr	85	85
- Shower tray	1	item	250	250
- WC - offload and installation	1	nr	150	150
- WHB - offload and installation	1	nr	150	150
- Shower - offload and installation	1	nr	150	150
- Sub-contractor prelims	1	item	10%	148
Sub Total 5A Sanitaryware:	194	ft²	8	1,623

5B Disposal Installations	Qty	Unit	Rate	Total
- Soil and waste to sanitaryware	3	nr	80	240
- Soil and waste to whitegoods	3	nr	80	240
- Condensate to heat interface unit	1	nr	70	70
- Condensate to MVHR unit	1	nr	70	70
- Testing and commissioning	1	item	2%	12
- Sub-contractor prelims	1	item	10%	63
Sub Total 5B Disposal Installations:	194	ft²	4	696

STUDIO FIT OUT
 TYPICAL UNIT TYPE

Average Apartment Size (NSA) 18m²
 Nr of Units 120Nr

5C Water Installations	Qty	Unit	Rate	Total
- Cold water to sanitaryware	3	nr	100	300
- Cold water to whitegoods	3	nr	100	300
- Insulation to cold water, polyethylene	1	nr	25	25
- Cold water meter			Incl. in Shell & Core costs	
- Hot water to sanitaryware	2	nr	125	250
- Hot water to whitegoods	1	nr	125	125
- Insulation to hot water, polyethylene	3	nr	50	150
- Testing and commissioning	1	item	2%	23
- Sub-contractor prelims	1	item	10%	117
Sub Total 5C Water Installations:	194	ft²	7	1,290

5D Heat Source	Qty	Unit	Rate	Total
- Heat interface unit - supply and install	1	nr	1,550	1,550
- Heat meter	1	nr	250	250
- Testing and commissioning	1	item	2%	36
- Sub-contractor prelims	1	item	10%	184
Sub Total 5D Heat Source:	194	ft²	10	2,020

5E Space Heating and Air Treatment	Qty	Unit	Rate	Total
- Electric towel rail; unbranded	1	nr	145	145
- Radiator; plastic pipework	1	nr	300	300
- Low temperature hot water underfloor heating				Excluded
- Low temperature hot water supply to underfloor heating				Excluded
- Electric underfloor heating to bathrooms				Excluded
- Testing and commissioning	1	item	2%	9
- Sub-contractor prelims	1	item	10%	45
Sub Total 5E Space Heating and Air Treatment:	194	ft²	3	499

5F Ventilation	Qty	Unit	Rate	Total
- MVHR unit - supply and install	1	nr	1,000	1,000
- Extra over for acoustic fire rated enclosure	-	nr	360	-
- MVHR ductwork - supply and install	18	m ²	22	396
- Extra over for fire sleeves	18	m ²	2	36
- Extra over for linear grilles				Excluded
- MVHR ductwork insulation (first 2 metres of fresh air and exhaust ductwork) - supply and install	1	item	60	60
- Extra over for acoustic attenuators, in line plastic ducts	1	nr	160	160

STUDIO FIT OUT
 TYPICAL UNIT TYPE

Average Apartment Size (NSA) 18m²
 Nr of Units 120Nr

- Extract boost system - override switch in utility cupboard	1 nr	35	35
- Extract boost system - override switch in kitchen	1 nr	35	35
- Extract boost system - wiring to light switches to bathrooms	1 nr	35	35
- Extract boost system - humidity sensor in MVHR	1 nr	35	35
- Recirculating kitchen extract hood			Included
- Extra over for Clivet Unit providing passive cooling			Excluded
- Kitchen extract ductwork			Excluded
- Testing and commissioning	item	2%	36
- Sub-contractor prelims	item	10%	183
Sub Total 5F Ventilation:		194 ft²	10 2,011

5E Electrical Installations

Qty Unit Rate Total

LV

- Tenants distribution board	1 nr	600	600
- Meter to above c/w aerial	1 nr	90	90
- ARC protection			Excluded

Small power to utility cupboard

- Switched fused connection unit to heat interface unit	1 nr	5	5
- Switched fused connection unit to MVHR unit	1 nr	5	5
- Switched fused connection unit to washing machine	1 nr	5	5
- Switched fused connection unit to LTHW manifold	1 nr	5	5
- Single switched 13Amp outlet to electricity and HIU meter transmitter	1 nr	5	5
- Single switched 13Amp outlet	1 nr	5	5
- Twin switched 13Amp outlet	1 nr	8	8

Small power to kitchen

- Twin switched 13Amp outlet	3 nr	8	24
- Single unswitched 13Amp outlet to dishwasher, extract hood and fridge freezer	1 nr	5	5
- Fused connection unit for dishwasher, extract hood and fridge freezer	1 nr	5	5
- Grid for above fused spurs	1 nr	35	35
- 45 amp double pole cooker control switch	1 nr	20	20
- 32 amp double pole hob control switch	1 nr	20	20
- Single unswitched 13Amp outlet to hob and oven	1 nr	5	5
- Fused connection unit to kitchen cabinet lighting	1 nr	5	5

Small power to circulation areas

STUDIO FIT OUT
 TYPICAL UNIT TYPE

Average Apartment Size (NSA) *18m²*
Nr of Units *120Nr*

- Twin switched 13Amp outlet	1	nr	8	8
- Twin switched 13Amp outlet to store	1	nr	8	8
<u>Small power to living areas</u>				
- Twin switched 13Amp outlet	3	nr	8	24
- Twin switched 13Amp outlet c/w USB Port	3	nr	25	75
<u>Small power to bedrooms</u>				
- Twin switched 13Amp outlet	1	nr	8	8
<u>Small power to ensuite</u>				
- Shaver outlet	1	nr	15	15
- Fused connection unit to electric underfloor heating				Excluded
- Fused connection unit to electric heated towel rail				Excluded
- Single unswitched 13Amp outlet to electric heated towel rail				Excluded
<u>Small power to external areas</u>				
- Single switched 13Amp outlet				Excluded
<u>Small power installation and wiring</u>				
- Power installation	27	nr	15	405
- Power primary wiring	24	nr	21	504
- Power secondary wiring	3	nr	12	36
<u>Lighting installation</u>				
- Recessed downlight to circulation - supply only	2	nr	12	24
- Recessed downlight to living areas - supply only	2	nr	12	24
- Recessed downlight to kitchen - supply only	2	nr	12	24
- Recessed downlight to bedrooms - supply only	2	nr	12	24
- Recessed downlight to ensuite - supply only	2	nr	12	24
- Surface mounted bulkhead to utility - supply only				Excluded
- External wall mounted light - supply only				Excluded
- Fused connection unit to wardrobe cabinet lighting	1	nr	5	5
- Wardrobe lighting				Part of wardrobe package
- Kitchen cabinet lighting				Excluded
- Lighting installation	11	nr	15	165
- Lighting wiring	11	nr	20	220
- 1 gang 1 way light switch - supply only				Excluded
- 1 gang 1 way light double pole switch - supply only				Excluded
- 1 gang 2 way light switch - supply only				Excluded

STUDIO FIT OUT
 TYPICAL UNIT TYPE

Average Apartment Size (NSA) 18m²
 Nr of Units 120Nr

- 1 gang intermediate light switch - supply only				Excluded
- 2 gang 1 way light switch - supply only				Excluded
- 2 gang 2 way light switch - supply only	2	nr	4	8
- 3 gang 1 way light switch - supply only				Excluded
- 3 gang 2 way light switch - supply only				Excluded
- 1 gang 1 way light switch - supply only (to external lighting)				Excluded
- Light switch installation	2	nr	15	30
<u>Other</u>				
- Door bell	1	nr	50	50
- Earthing and bonding	18	m ²	2	36
- Testing and commissioning	1	item	2%	51
- Sub-contractor prelims	1	item	10%	262
Sub Total 5E Electrical Installations:	194	ft²	15	2,877

5H Gas Installations	Qty	Unit	Rate	Total
- Testing and commissioning				Excluded
- Sub-contractor prelims				Excluded
Sub Total 5H Gas Installations:	194	ft²	-	-

5I Lift Installations	Qty	Unit	Rate	Total
- Testing and commissioning				Included in Shell & Core
- Sub-contractor prelims				
Sub Total 5I Lift Installations:				-

5J Protective Installations	Qty	Unit	Rate	Total
- Sprinkler heads	4	nr	165	660
- Sprinkler heads to balcony				Excluded
- Sprinkler flow valve	1	nr	250	250
- Testing and commissioning	1	item	2%	18
- Sub-contractor prelims	1	item	10%	93
Sub Total 5J Protective Installations:	194	ft²	5	1,021

STUDIO FIT OUT
 TYPICAL UNIT TYPE

Average Apartment Size (NSA) 18m²
 Nr of Units 120Nr

5K Communications

Fire alarm installations

	Qty	Unit	Rate	Total
- 230v combined optical heat detector and sounder	1	nr	30	30
- 230v combined optical smoke detector and sounder	1	nr	30	30
- External sounder				Excluded
- Smoke detector override switch				Excluded
- Fire alarm interlink	1	nr	25	25
- Mains wiring	2	nr	20	40
- Extra over for LD1 design	1	nr	95	95

Telephone

- Master telephone socket	1	nr	5	5
- Secondary telephone socket				Excluded
- Telephone installation	1	nr	18	18
- Telephone wiring	1	nr	15	15

Data

- Wifi Router				Excluded
- Consumer Splicing Point (install only)	1	nr	50	50
- Single RJ45 socket				Excluded
- Double RJ45 socket	1	nr	10	10
- Data installation	1	nr	18	18
- Data wiring	1	nr	15	15

Television

- Quad outlet (TV, SAT1, SAT2, FM/DAB, Virgin, RJ45)	1	nr	40	40
- Diplex outlet (Terrestrial and Return Feed)				Excluded
- TV Brush Plate				Excluded
- Television installation	1	nr	18	18
- Television wiring	4	nr	15	60

Entry system

- Video entry system				Excluded
- Testing and commissioning	1	item	2%	9
- Sub-contractor prelims	1	item	10%	48

Sub Total | 5K Communications: 194 ft² 3 526

5L Specialist Installations

Local control

	Qty	Unit	Rate	Total
- Central heating time controller	1	item	300	300
- Energy management display screen				Excluded



STUDIO FIT OUT
 TYPICAL UNIT TYPE

Average Apartment Size (NSA) 18m²
Nr of Units 120Nr

Other

- Putty pads to sockets in party walls			Excluded
- Panic alarm (fused spur only)			Excluded
- Trunking within utility cupboard	1 item	150	150
- Testing and commissioning	1 item	2%	9
- Sub-contractor prelims	1 item	10%	46

Sub Total | 5L Specialist Installations: 194 ft² 3 505

STUDIO FIT OUT
 TYPICAL UNIT TYPE

Average Apartment Size (NSA) 18m²
Nr of Units 120Nr

5M BWICS	Qty	Unit	Rate	Total
- Allowance for Builder's Work for Services	1	item	3%	392
Sub Total 5M BWICS:	194	ft²	2	392

SUB TOTAL Excl On-Costs	194	ft²	124	24,065
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On Costs	Qty	Unit	Rate	Total
- Main Contractor Preliminaries	16.00%			3,850
- Main Contractor OH&P	5.00%			1,396
- Construction Contingency	0.00%			Excluded
- Design Reserve	0.00%			Excluded
Sub Total On Costs:	194	ft²	27	5,246

GRAND TOTAL Incl On-Costs	194	ft²	151	29,320
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APPENDIX C

GIA Area Mark-Ups

iTWO costX Drawing

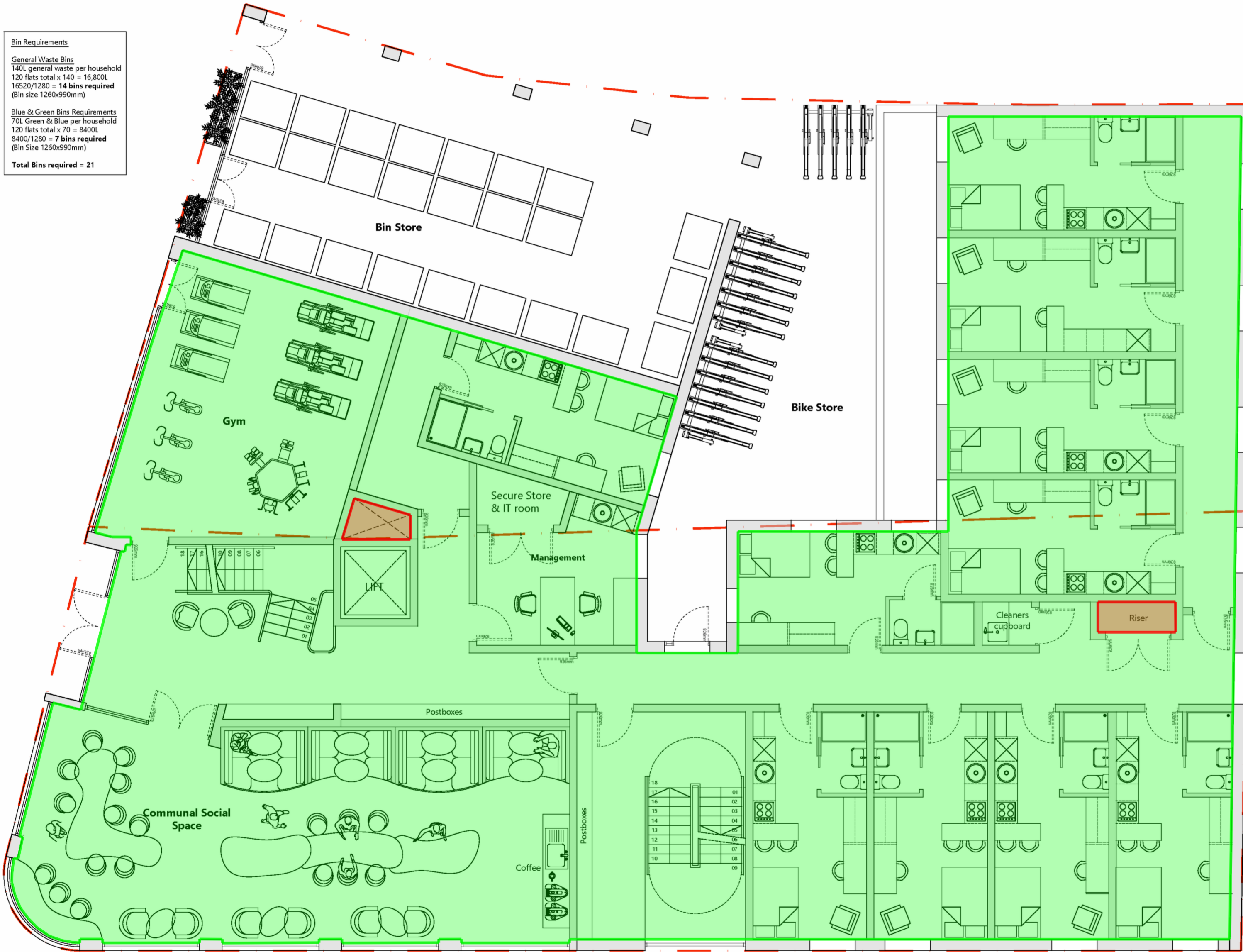
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 Building: 57 High Street, Paisley

Drawing: 120 Units: Ground
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Legend
 GIA
 Ground Floor 485 m²

Bin Requirements
 General Waste Bins
 140L general waste per household
 120 flats total x 140 = 16,800L
 16520/1280 = 14 bins required
 (Bin size 1260x990mm)
 Blue & Green Bins Requirements
 70L Green & Blue per household
 120 flats total x 70 = 8400L
 8400/1280 = 7 bins required
 (Bin Size 1260x990mm)
Total Bins required = 21



Key:
 Boundary

Accommodation

Lower Ground Floor	11no. single studio units
Ground Floor	10no. single studio units
First Floor	22no. single studio units
Second Floor	22no. single studio units
Third Floor	22no. single studio units
Fourth Floor	20no. single studio units
Fifth Floor	13no. single studio units
Total Units	120 Units

Areas

Site Area:	690 m ²
Gross Internal Area of all floors:	
Lower Ground	634 m ²
Ground	555 m ²
First	575 m ²
Second	575 m ²
Third	575 m ²
Fourth	530 m ²
Fifth	387 m ²
Roof Terrace	61 m ²
Total	3892 m²
Net Internal Areas of all floors:	
Lower Ground	672 m ²
Ground	595 m ²
First	616 m ²
Second	616 m ²
Third	616 m ²
Fourth	571 m ²
Fifth	426 m ²
Roof Terrace	70 m ²
Total	4182 m²

Rev	Description	Date
E	Revised Scheme	26.11.21
D	Scheme Expanded	22.10.21
C	Scheme expanded	15.10.21
B	Notes revised	23.04.21
A	First Issue	18.02.21



Client: B11 LLP
 Project: Student Residence
 57 High Street
 Paisley

Title: Proposed Ground Floor Plan

DWG no: 3618-PL(00)002 Date: 24.11.21

Drawn by: TS Checked by: RS Scale: 1:50 @A1

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 Mill House
 Grandholm Crescent
 Bridge of Don
 Aberdeen, AB22 8BB

Proposed Ground Floor Plan
 Floor plans are indicative and for illustrative purposes only. Scale 1:50 on A1



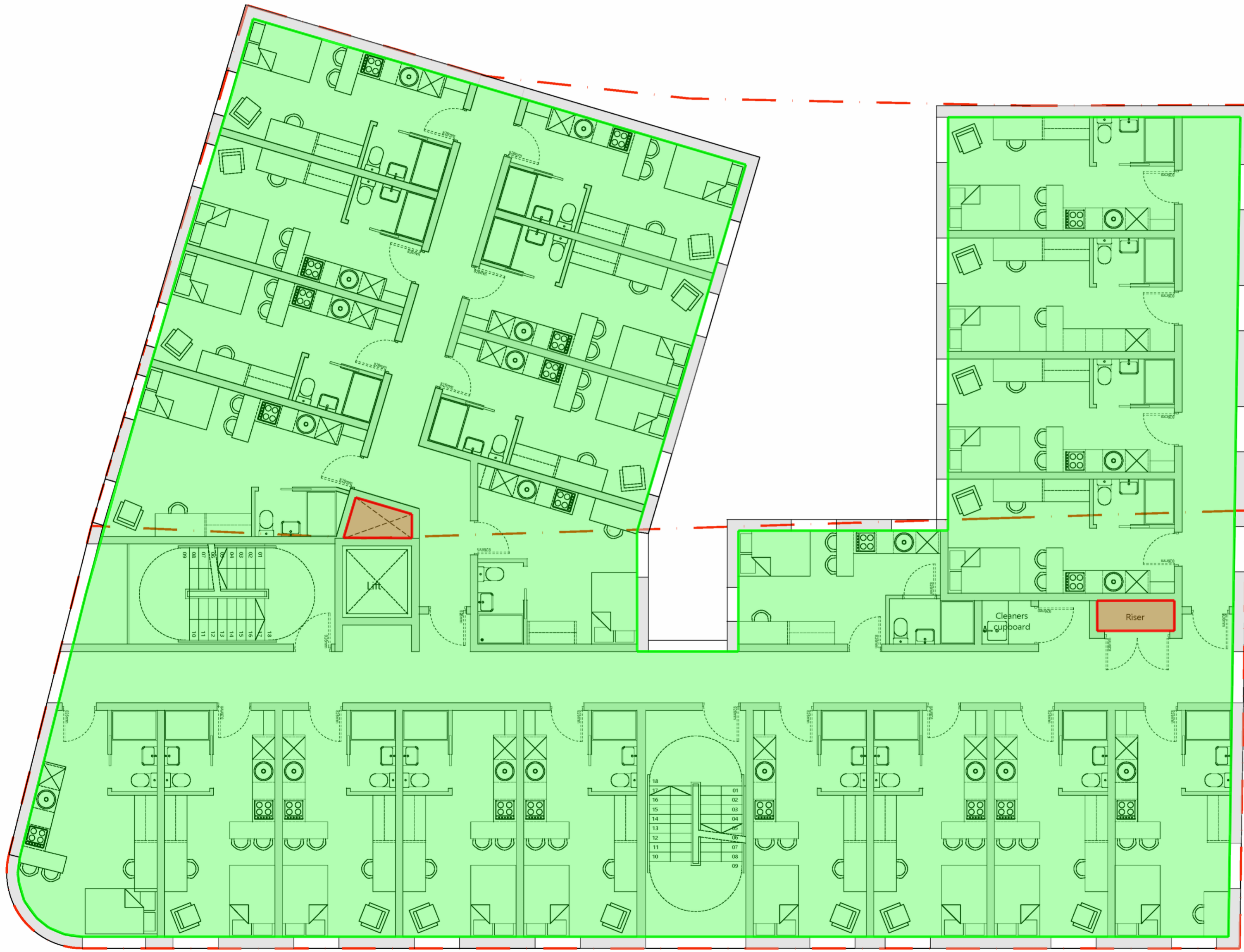
iTWO costX Drawing

Project: <Templates>
 Building: 57 High Street, Paisley

Drawing: 120 Units: First
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Legend

GIA
 First Floor 572 m2



Key:

--- Boundary

Accommodation

Lower Ground Floor
11no. single studio units

Ground Floor
10no. single studio units

First Floor
22no. single studio units

Second Floor
22no. single studio units

Third Floor
22no. single studio units

Fourth Floor
20no. single studio units

Fifth Floor
13no. single studio units

Total Units 120 Units

Areas

Site Area: 690m²

Gross Internal Area of all floors:

Lower Ground	634m ²
Ground	555m ²
First	575m ²
Second	575m ²
Third	575m ²
Fourth	530m ²
Fifth	387m ²
Roof Terrace	61m ²
Total	3892m ²

Net Internal Areas of all floors:

Lower Ground	672m ²
Ground	595m ²
First	616m ²
Second	616m ²
Third	616m ²
Fourth	571m ²
Fifth	426m ²
Roof Terrace	70m ²
Total	4182m ²

Rev	Description	Date
E	Revised Scheme	26.11.21
D	Scheme Expanded	22.10.21
C	Scheme expanded	15.10.21
B	Notes revised	23.04.21
A	FIRST ISSUE	18.02.21



Client: B11 LLP
 Project: Student Residence
 57 High Street
 Paisley

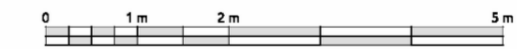
Title: Proposed First Floor Plan

DWG no: 3618-PL(00)003 Date: 24.11.21

Drawn by: TS Checked by: RS Scale: 1:50 @A1

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Proposed First Floor Plan
 Floor plans are indicative and for illustrative purposes only Scale: 1:50 on A1



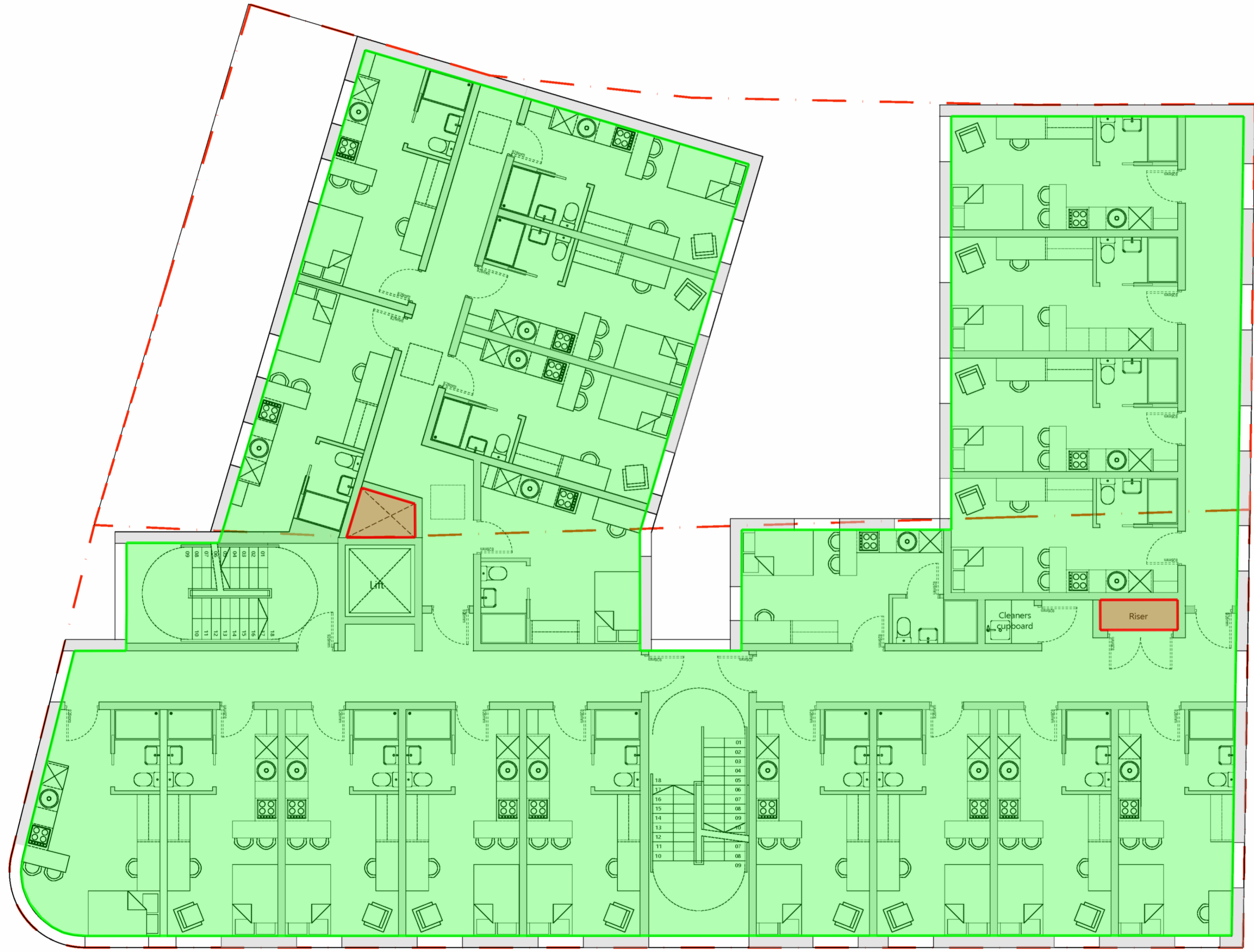
iTWO costX Drawing

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Drawing: 120 Units: Fourth
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Legend

GIA
 Fourth Floor 526 m²



Key:

--- Boundary

Accommodation

Lower Ground Floor
11no. single studio units

Ground Floor
10no. single studio units

First Floor
22no. single studio units

Second Floor
22no. single studio units

Third Floor
22no. single studio units

Fourth Floor
20no. single studio units

Fifth Floor
13no. single studio units

Total Units 120 Units

Areas

Site Area: 690m²

Gross Internal Area of all floors:

Lower Ground	634m ²
Ground	555m ²
First	575m ²
Second	575m ²
Third	575m ²
Fourth	530m ²
Fifth	387m ²
Roof Terrace	61m ²
Total	3892m²

Net Internal Areas of all floors:

Lower Ground	672m ²
Ground	595m ²
First	616m ²
Second	616m ²
Third	616m ²
Fourth	571m ²
Fifth	426m ²
Roof Terrace	70m ²
Total	4182m²

Rev	Description	Date
E	Revised Scheme	26.11.21
D	Scheme Expanded	22.10.21
C	Scheme expanded	15.10.21
B	Notes revised	23.04.21
A	First Issue	18.02.21



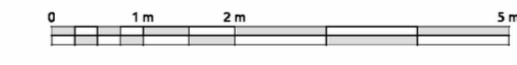
Client: B11 LLP
 Project: Student Residence
 57 High Street
 Paisley

Title: Proposed Fourth Floor Plan

DWG no: 3618-PL(00006) Date: 24.11.21
 Drawn by: TS Checked by: RS Scale: 1:50 @A1

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 Bridge of Don
 Aberdeen, AB22 8BB

Proposed Fourth Floor Plan
 Floor plans are indicative and for illustrative purposes only. Scale 1:50 on A1



iTWO costX Drawing

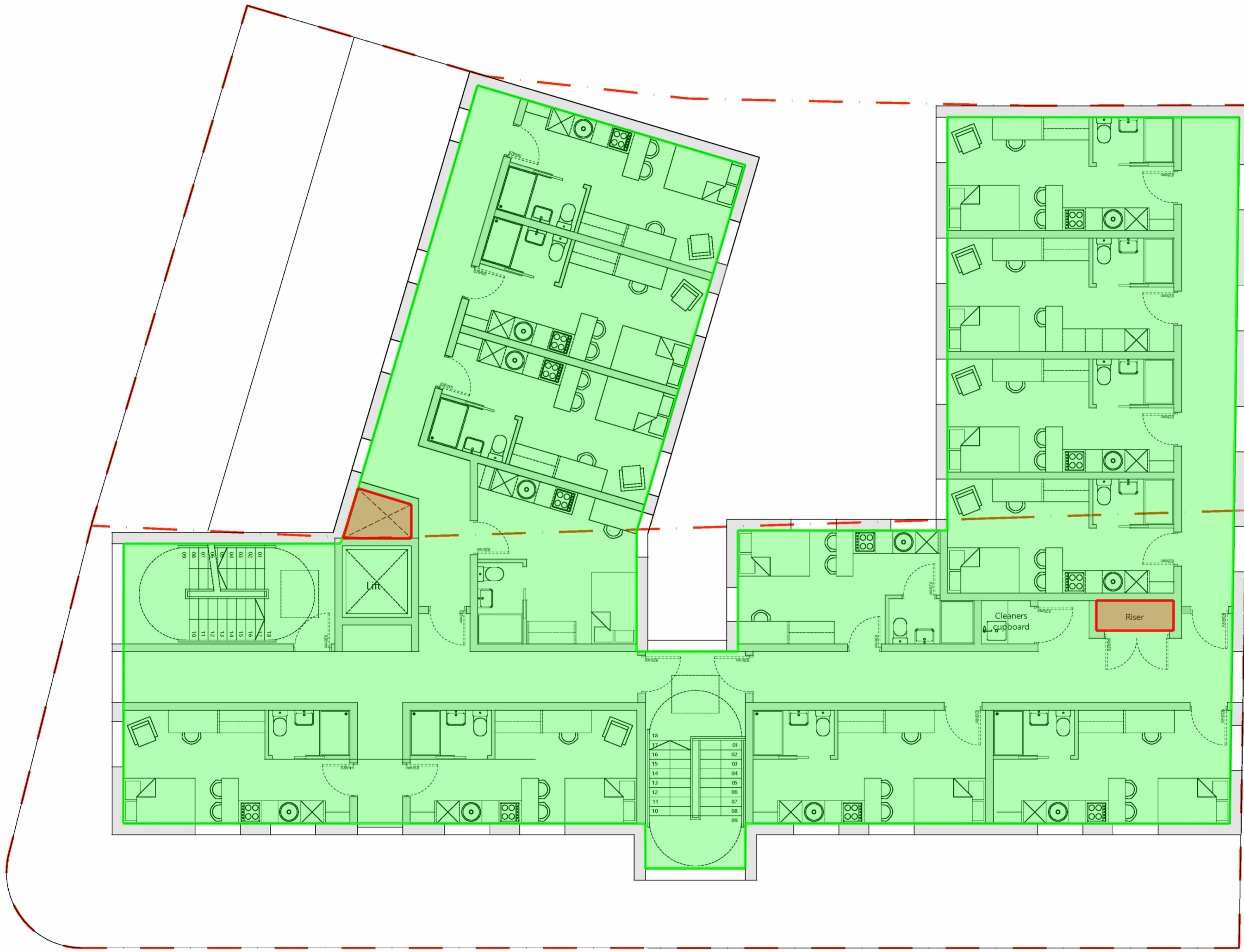
Project: <Templates>
 Building: 57 High Street, Paisley

Drawing: 120 Units: Fifth
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Legend

GIA
 Fifth Floor 383 m²



Key:
 Boundary

Accommodation

Lower Ground Floor	11no. single studio units
Ground Floor	10no. single studio units
First Floor	22no. single studio units
Second Floor	22no. single studio units
Third Floor	22no. single studio units
Fourth Floor	20no. single studio units
Fifth Floor	13no. single studio units
Total Units	120 Units

Areas

Site Area:	690m ²
Gross Internal Area of all floors:	
Lower Ground	634m ²
Ground	555m ²
First	575m ²
Second	575m ²
Third	575m ²
Fourth	530m ²
Fifth	387m ²
Roof Terrace	61m ²
Total	3892m²
Net Internal Areas of all floors:	
Lower Ground	672m ²
Ground	595m ²
First	616m ²
Second	616m ²
Third	616m ²
Fourth	571m ²
Fifth	426m ²
Roof Terrace	70m ²
Total	4182m²

Rev	Description	Date
E	Revised Scheme	26.11.21
D	Scheme Expanded	22.10.21
C	Scheme expanded	15.10.21
B	Notes revised.	23.04.21
A	First Issue	18.02.21



Client: B11 LLP
Project: Student Residence
 57 High Street
 Paisley

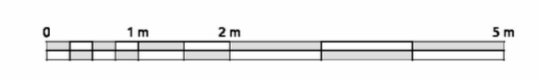
Title: Proposed Fifth Floor Plan

DWG no: 3618-PL(00)007 **Date:** 24.11.21

Drawn by: TS **Checked by:** RS **Scale:** 1:50 @A1

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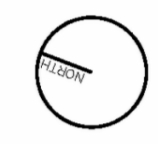
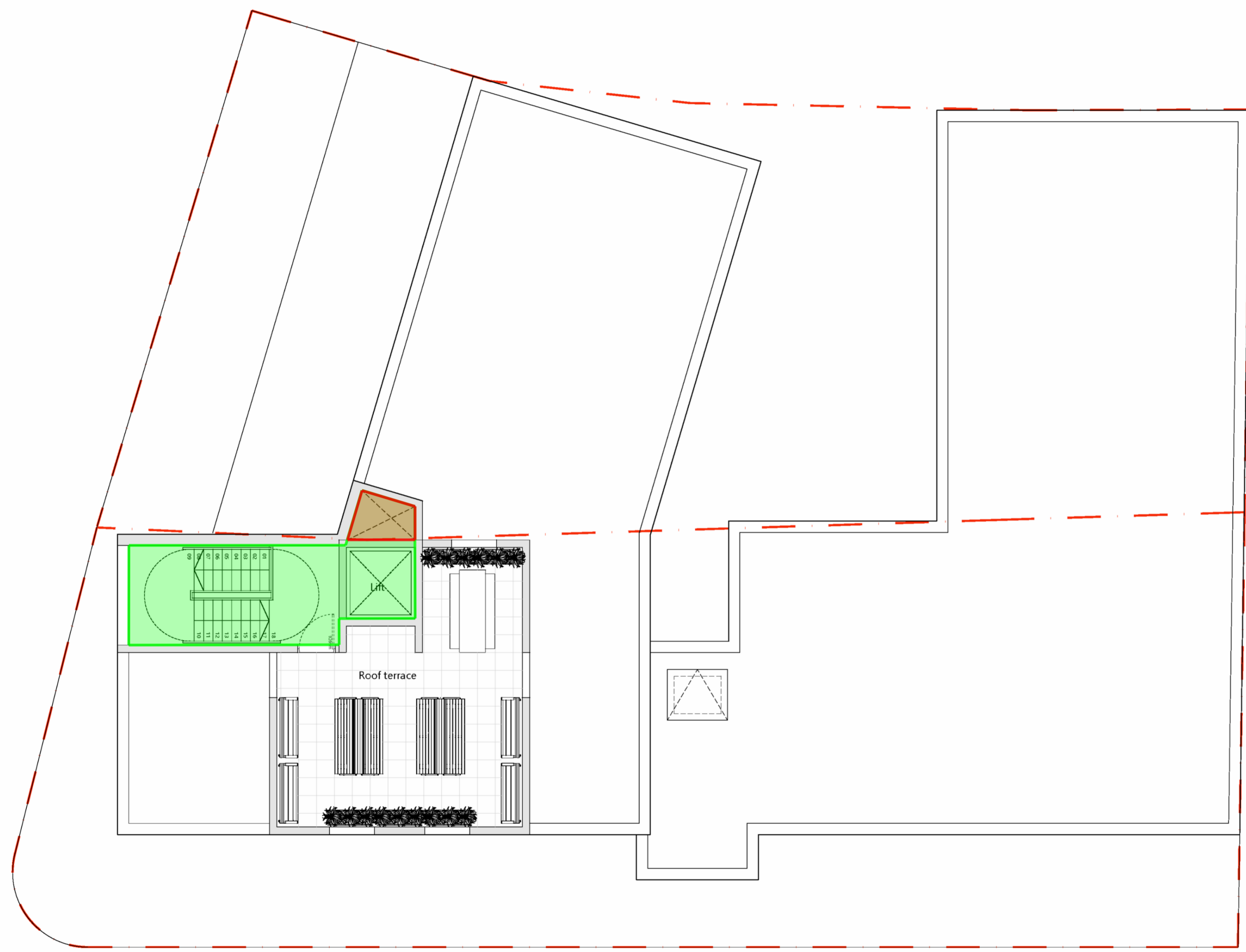
Proposed Fifth Floor Plan
 Floor plans are indicative and for illustrative purposes only. Scale 1:50 on A1



iTWO costX Drawing

Project: <Templates>
 Building: 57 High Street, Paisley

Drawing: 120 Units: Roof Terrace
 Filename: C:\Users\rache\OneDrive\Business & Investments\3) The QS Company\C) Projects\Paisley Student Resi\Design Info\Dan email\Roof Terrace.pdf



Legend
 GIA
 Roof 19 m2

Key:

--- Boundary

Accommodation

Lower Ground Floor
 11no. single studio units

Ground Floor
 10no. single studio units

First Floor
 22no. single studio units

Second Floor
 22no. single studio units

Third Floor
 22no. single studio units

Fourth Floor
 20no. single studio units

Fifth Floor
 13no. single studio units

Total Units 120 Units

Areas

Site Area: 690m²

Gross Internal Area of all floors:

Lower Ground	634m ²
Ground	555m ²
First	575m ²
Second	575m ²
Third	575m ²
Fourth	530m ²
Fifth	387m ²
Roof Terrace	61m ²
Total	3892m ²

Net Internal Areas of all floors:

Lower Ground	672m ²
Ground	595m ²
First	616m ²
Second	616m ²
Third	616m ²
Fourth	571m ²
Fifth	426m ²
Roof Terrace	70m ²
Total	4182m ²

Revised Scheme 26.11.21

Rev	Description	Date

TINTO

Client: B11 LLP

Project: Student Residence
 57 High Street
 Paisley

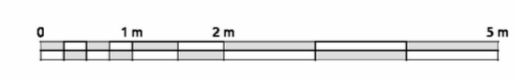
Title: Proposed Main Roof Plan

DWG no: 3618-PL(00)008 Date: 24.11.21

Drawn by: TS Checked by: RS Scale: 1:50 @A1

tinto.co.uk
 Mill House
 Grandholm Crescent
 Bridge of Dorn
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Proposed Main Roof Plan
 Floor plans are indicative and for illustrative purposes only Scale 1:50 on A1



Submitted by:

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