

PLUMBING & DRAINAGE - PRICED BILL OF QUANTITIES

Project: xxxxxx  
Client: xxxxxx  
Developer: xxxxxx  
Architect: xxxxxx  
M&E Consultant: xxxxxx  
Prepared by: Optimar Consulting Inc.  
Date: April 2026  
Revision: Rev 1 - Priced Issue

PRICING BASIS: Material rates include 12% Isle of Man uplift over UK mainland prices (Manx Water bylaws, Manx Utilities supply). Labour rates based on UK mainland standard plumber installation rate of £50/hr (£45-£55/hr range). Blue cells are input rates - adjustable by client.

| Ref                             | Item                                | Description                                                               | Qty | Unit | Material Unit Rate (£)<br>IoM | Material<br>Total (£) | Labour Unit<br>Rate (£) | Labour<br>Total (£) | Line<br>Total (£) | Notes |
|---------------------------------|-------------------------------------|---------------------------------------------------------------------------|-----|------|-------------------------------|-----------------------|-------------------------|---------------------|-------------------|-------|
| SECTION A - COLD WATER SERVICES |                                     |                                                                           |     |      |                               |                       |                         |                     |                   |       |
| A.01                            | 65mm MDPE incoming main             | 65mm MDPE to BS EN 12201, incoming CW service main, below ground          | 3   | M    | £11.20                        | £33.60                | £22.50                  | £67.50              | £101.10           |       |
| A.02                            | PRV on incoming main                | Pressure reducing valve, Hattersley or equal                              | 1   | EA   | £61.60                        | £61.60                | £37.50                  | £37.50              | £99.10            |       |
| A.03                            | IV on incoming main                 | Isolation valve, Hattersley type, DZR                                     | 1   | EA   | £24.64                        | £24.64                | £20.00                  | £20.00              | £44.64            |       |
| A.04                            | CV on incoming main                 | Check valve on incoming supply, DZR                                       | 1   | EA   | £13.44                        | £13.44                | £12.50                  | £12.50              | £25.94            |       |
| A.05                            | Stop tap                            | Landlord stop tap in basement                                             | 1   | EA   | £15.68                        | £15.68                | £15.00                  | £15.00              | £30.68            |       |
| A.06                            | 20mm CW rising main (copper)        | Copper pipe with Geberit press-fit, vertical risers basement to manifolds | 33  | M    | £6.16                         | £203.28               | £17.50                  | £577.50             | £780.78           |       |
| A.07                            | 20mm HW rising main (copper)        | Copper pipe with Geberit press-fit, vertical risers from cylinders        | 33  | M    | £6.16                         | £203.28               | £17.50                  | £577.50             | £780.78           |       |
| A.08                            | 20mm CW branch pipework (HEP20)     | HEP20/Rehau multilayer, manifold to outlets within apartments             | 99  | M    | £2.80                         | £277.20               | £10.00                  | £990.00             | £1,267.20         |       |
| A.09                            | 20mm HW branch pipework (HEP20)     | HEP20/Rehau multilayer, manifold to outlets within apartments             | 78  | M    | £2.80                         | £218.40               | £10.00                  | £780.00             | £998.40           |       |
| A.10                            | Floor manifolds                     | 1 per floor in service cupboards (basement, GF, 1F, 2F)                   | 4   | EA   | £134.40                       | £537.60               | £125.00                 | £500.00             | £1,037.60         |       |
| A.11                            | Manifold isolation valve            | At riser side, 1 per apartment                                            | 6   | EA   | £24.64                        | £147.84               | £20.00                  | £120.00             | £267.84           |       |
| A.12                            | Stopcock + check valve (apartment)  | Inside apartment cupboard, 1 set per apartment                            | 6   | EA   | £29.12                        | £174.72               | £20.00                  | £120.00             | £294.72           |       |
| A.13                            | Lockshield valve                    | At entry to property, max 2000mm AFF, labelled, 1 per apt                 | 6   | EA   | £13.44                        | £80.64                | £12.50                  | £75.00              | £155.64           |       |
| A.14                            | Surestop switch                     | Near water stopcock, 1 per apartment                                      | 6   | EA   | £42.56                        | £255.36               | £17.50                  | £105.00             | £360.36           |       |
| A.15                            | Ball-o-fix service valves (CW)      | 1 at each CW outlet point                                                 | 42  | EA   | £11.76                        | £493.92               | £10.00                  | £420.00             | £913.92           |       |
| A.16                            | WM valve tees (Pegler)              | Tee with integral IV for WM connection, 1 per apt                         | 6   | EA   | £15.68                        | £94.08                | £12.50                  | £75.00              | £169.08           |       |
| A.17                            | DW valve tees                       | Dishwasher valve tee, 2-bed apartments only                               | 4   | EA   | £15.68                        | £62.72                | £12.50                  | £50.00              | £112.72           |       |
| A.18                            | Drain-down valves                   | Permanent copper scour pipes to outside, 1 per level                      | 4   | EA   | £9.52                         | £38.08                | £15.00                  | £60.00              | £98.08            |       |
| A.19                            | Priority demand valve               | Shuts off potable supply on sprinkler activation                          | 1   | EA   | £95.20                        | £95.20                | £50.00                  | £50.00              | £145.20           |       |
| A.20                            | Pressure reducing valve (per floor) | To balance floors and prevent splashback                                  | 6   | EA   | £61.60                        | £369.60               | £37.50                  | £225.00             | £594.60           |       |
| A.21                            | 90D bend - 20mm CW pipe             | Geberit press-fit / HEP20 as applicable                                   | 66  | EA   | £7.28                         | £480.48               | £10.00                  | £660.00             | £1,140.48         |       |
| A.22                            | Tee - 20mm CW pipe                  | Geberit press-fit / HEP20 as applicable                                   | 33  | EA   | £10.64                        | £351.12               | £12.50                  | £412.50             | £763.62           |       |
| A.23                            | CW pipework insulation              | Class O foil-faced, zero ODP, GWP <5, per BS 5422/5970                    | 132 | M    | £3.92                         | £517.44               | £5.00                   | £660.00             | £1,177.44         |       |

|                                                                                       |                                        |                                                                |       |    |        |           |        |           |            |  |
|---------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------------------------------|-------|----|--------|-----------|--------|-----------|------------|--|
| SECTION A SUBTOTAL - COLD WATER SERVICES                                              |                                        |                                                                |       |    |        | £4,749.92 |        | £6,610.00 | £11,359.92 |  |
| SECTION B - HOT WATER DISTRIBUTION (CYLINDERS EXCLUDED - PRICED SEPARATELY BY CLIENT) |                                        |                                                                |       |    |        |           |        |           |            |  |
| B.01                                                                                  | Ball-o-fix service valves (HW)         | 1 at each HW outlet, terminate 300mm from outlet               | 20    | EA | £11.76 | £235.20   | £10.00 | £200.00   | £435.20    |  |
| B.02                                                                                  | T&P relief pipework                    | From cylinder to nearest SVP via tundish, AD Part G3 Diagram 1 | 6     | EA | £20.16 | £120.96   | £37.50 | £225.00   | £345.96    |  |
| B.03                                                                                  | White pipe covers (exposed copper)     | Proprietary white covers for exposed copper above floor level  | 30    | M  | £5.04  | £151.20   | £4.00  | £120.00   | £271.20    |  |
| B.04                                                                                  | 90D bend - 20mm HW pipe                | Geberit press-fit / HEP20 as applicable                        | 62    | EA | £7.28  | £451.36   | £10.00 | £620.00   | £1,071.36  |  |
| B.05                                                                                  | Tee - 20mm HW pipe                     | Geberit press-fit / HEP20 as applicable                        | 17    | EA | £10.64 | £180.88   | £12.50 | £212.50   | £393.38    |  |
| B.06                                                                                  | HW pipework insulation                 | Class O foil-faced, zero ODP, GWP <5, per BS 5422/5970         | 111   | M  | £3.92  | £435.12   | £5.00  | £555.00   | £990.12    |  |
| SECTION B SUBTOTAL - HOT WATER DISTRIBUTION                                           |                                        |                                                                |       |    |        | £1,574.72 |        | £1,932.50 | £3,507.22  |  |
| SECTION C - ABOVE-GROUND DRAINAGE                                                     |                                        |                                                                |       |    |        |           |        |           |            |  |
| C.01                                                                                  | 32mm waste pipe                        | PVC polypropylene push-fit to BS 5254, Geberit/Marley/Polypipe | 7     | M  | £3.14  | £21.98    | £10.00 | £70.00    | £91.98     |  |
| C.02                                                                                  | 40mm waste pipe (horizontal)           | PVC polypropylene push-fit                                     | 59.66 | M  | £3.58  | £213.58   | £11.00 | £656.26   | £869.84    |  |
| C.03                                                                                  | 40mm waste pipe (vertical)             | PVC polypropylene push-fit                                     | 24    | M  | £3.58  | £85.92    | £11.00 | £264.00   | £349.92    |  |
| C.04                                                                                  | 40mm vent pipe (horizontal)            | PVC polypropylene push-fit                                     | 50    | M  | £3.58  | £179.00   | £11.00 | £550.00   | £729.00    |  |
| C.05                                                                                  | 40mm vent pipe (vertical)              | PVC polypropylene push-fit                                     | 30    | M  | £3.58  | £107.40   | £11.00 | £330.00   | £437.40    |  |
| C.06                                                                                  | 100mm waste pipe                       | PVC-U to BS 4514                                               | 63.91 | M  | £9.52  | £608.42   | £15.00 | £958.65   | £1,567.07  |  |
| C.07                                                                                  | Soil vent pipe (110mm)                 | PVC-U to BS 4514, full height stacks                           | 10    | EA | £47.04 | £470.40   | £75.00 | £750.00   | £1,220.40  |  |
| C.08                                                                                  | 45D bend - 40mm waste pipe             | PVC                                                            | 4     | EA | £1.68  | £6.72     | £6.00  | £24.00    | £30.72     |  |
| C.09                                                                                  | 45D bend - 40mm vent pipe              | PVC                                                            | 3     | EA | £1.68  | £5.04     | £6.00  | £18.00    | £23.04     |  |
| C.10                                                                                  | 45D bend - 100mm waste pipe            | PVC                                                            | 2     | EA | £5.38  | £10.76    | £7.50  | £15.00    | £25.76     |  |
| C.11                                                                                  | 90D bend - 32mm waste pipe             | PVC                                                            | 8     | EA | £1.34  | £10.72    | £5.00  | £40.00    | £50.72     |  |
| C.12                                                                                  | 90D bend - 40mm waste pipe             | PVC                                                            | 11    | EA | £2.02  | £22.22    | £6.00  | £66.00    | £88.22     |  |
| C.13                                                                                  | 90D bend - 40mm vent pipe              | PVC                                                            | 13    | EA | £2.02  | £26.26    | £6.00  | £78.00    | £104.26    |  |
| C.14                                                                                  | 90D elbow - 100mm waste pipe           | PVC                                                            | 8     | EA | £6.16  | £49.28    | £10.00 | £80.00    | £129.28    |  |
| C.15                                                                                  | Tee - 32mm to 40mm waste pipe          | PVC                                                            | 1     | EA | £2.46  | £2.46     | £6.00  | £6.00     | £8.46      |  |
| C.16                                                                                  | Tee - 32mm to 100mm waste pipe         | PVC                                                            | 6     | EA | £6.50  | £39.00    | £7.50  | £45.00    | £84.00     |  |
| C.17                                                                                  | Tee - 40mm to 100mm waste pipe         | PVC                                                            | 8     | EA | £6.50  | £52.00    | £7.50  | £60.00    | £112.00    |  |
| C.18                                                                                  | Tee - 40mm vent pipe                   | PVC                                                            | 3     | EA | £2.46  | £7.38     | £6.00  | £18.00    | £25.38     |  |
| C.19                                                                                  | Tee - 100mm waste pipe                 | PVC                                                            | 3     | EA | £8.40  | £25.20    | £10.00 | £30.00    | £55.20     |  |
| C.20                                                                                  | Wye - 40mm waste pipe                  | PVC                                                            | 1     | EA | £3.92  | £3.92     | £7.50  | £7.50     | £11.42     |  |
| C.21                                                                                  | Wye - 100mm waste pipe                 | PVC                                                            | 1     | EA | £9.52  | £9.52     | £10.00 | £10.00    | £19.52     |  |
| C.22                                                                                  | P-traps (various)                      | Various sizes as required per appliance                        | 24    | EA | £8.40  | £201.60   | £7.50  | £180.00   | £381.60    |  |
| C.23                                                                                  | WHB bottle traps                       | 32mm chrome, 1 per WHB                                         | 10    | EA | £13.44 | £134.40   | £10.00 | £100.00   | £234.40    |  |
| C.24                                                                                  | 110mm PVC-U trap                       | At base of SVP stacks                                          | 3     | EA | £15.68 | £47.04    | £12.50 | £37.50    | £84.54     |  |
| C.25                                                                                  | AAV (Durgo) valves                     | A1-rated, above rodding points                                 | 3     | EA | £20.16 | £60.48    | £10.00 | £30.00    | £90.48     |  |
| C.26                                                                                  | SVP access panels                      | Proprietary white, at GF and 1F level per stack                | 10    | EA | £16.80 | £168.00   | £12.50 | £125.00   | £293.00    |  |
| C.27                                                                                  | SVP connections                        | Connection of branch waste to SVP stacks                       | 4     | EA | £8.96  | £35.84    | £25.00 | £100.00   | £135.84    |  |
| C.28                                                                                  | Sleeves and fire collars               | At penetrations through fire-rated floors/walls                | 31    | EA | £17.92 | £555.52   | £15.00 | £465.00   | £1,020.52  |  |
| C.29                                                                                  | Mineral wool to drainage stacks        | 25mm thick, min 10 kg/m³, to all SVPs and direction changes    | 80    | M  | £5.04  | £403.20   | £6.00  | £480.00   | £883.20    |  |
| SECTION C SUBTOTAL - ABOVE-GROUND DRAINAGE                                            |                                        |                                                                |       |    |        | £3,563.27 |        | £5,593.91 | £9,157.18  |  |
| SECTION D - BELOW-GROUND DRAINAGE (PRICED SEPARATELY PER CLIENT REQUEST)              |                                        |                                                                |       |    |        |           |        |           |            |  |
| D.01                                                                                  | 100mm sewage waste pipe (below ground) | PVC-U below ground including bedding and surround              | 16    | M  | £13.44 | £215.04   | £20.00 | £320.00   | £535.04    |  |
| D.02                                                                                  | 90D elbow - 100mm sewage pipe          | PVC below ground                                               | 4     | EA | £6.16  | £24.64    | £10.00 | £40.00    | £64.64     |  |

|                                                    |                                   |                                                                   |       |      |         |           |         |           |            |             |
|----------------------------------------------------|-----------------------------------|-------------------------------------------------------------------|-------|------|---------|-----------|---------|-----------|------------|-------------|
| D.03                                               | 110mm PVC-U trap (below ground)   | At base of external stacks                                        | 1     | EA   | £15.68  | £15.68    | £12.50  | £12.50    | £28.18     |             |
| D.04                                               | Manholes / inspection chambers    | Precast concrete or polypropylene, 450/600mm dia                  | 3     | EA   | £246.40 | £739.20   | £200.00 | £600.00   | £1,339.20  |             |
| D.05                                               | Connection to existing foul sewer | Allowance for connection into existing foul drainage              | 1     | Item | £168.00 | £168.00   | £150.00 | £150.00   | £318.00    |             |
| SECTION D SUBTOTAL - BELOW-GROUND DRAINAGE         |                                   |                                                                   |       |      |         | £1,162.56 |         | £1,122.50 | £2,285.06  |             |
| SECTION E - BASEMENT CLEANERS STORE                |                                   |                                                                   |       |      |         |           |         |           |            |             |
| E.01                                               | Cleaners sink                     | Commercial grade Belfast-type cleaners sink, basement B14         | 1     | EA   | £95.20  | £95.20    | £75.00  | £75.00    | £170.20    |             |
| E.02                                               | Sanivite+ pumped waste system     | Product code 6004, 4 inlets 40mm, 32mm discharge, per spec Note 9 | 1     | EA   | £425.60 | £425.60   | £125.00 | £125.00   | £550.60    |             |
| E.03                                               | Sanivite+ spare unit              | Duplicate unit as spare per spec Note 9                           | 1     | EA   | £425.60 | £425.60   | £0.00   | £0.00     | £425.60    | Supply only |
| E.04                                               | Zip Aquapoint 4 water heater      | 50L including unvented kit and PRV, per spec Note 10              | 1     | EA   | £470.40 | £470.40   | £125.00 | £125.00   | £595.40    |             |
| E.05                                               | Cleaners sink trap                | Suitable trap for Belfast-type sink                               | 1     | EA   | £13.44  | £13.44    | £10.00  | £10.00    | £23.44     |             |
| E.06                                               | 40mm basement waste pipe          | PVC, cleaners store area                                          | 24.66 | M    | £3.58   | £88.28    | £11.00  | £271.26   | £359.54    |             |
| E.07                                               | 100mm basement waste pipe         | PVC, basement-level SVP collection                                | 27.91 | M    | £9.52   | £265.70   | £15.00  | £418.65   | £684.35    |             |
| E.08                                               | 90D elbow - 100mm basement waste  | PVC                                                               | 1     | EA   | £6.16   | £6.16     | £10.00  | £10.00    | £16.16     |             |
| E.09                                               | Wye - 100mm basement waste        | PVC                                                               | 1     | EA   | £9.52   | £9.52     | £10.00  | £10.00    | £19.52     |             |
| SECTION E SUBTOTAL - BASEMENT CLEANERS STORE       |                                   |                                                                   |       |      |         | £1,799.91 |         | £1,044.91 | £2,844.82  |             |
| SECTION F - SUNDRIES & TESTING                     |                                   |                                                                   |       |      |         |           |         |           |            |             |
| F.01                                               | Kitchen sink connections          | CW + HW supply connection points, 1 per apartment                 | 6     | EA   | £16.80  | £100.80   | £25.00  | £150.00   | £250.80    |             |
| F.02                                               | Check valves (various)            | DZR, various locations per spec                                   | 27    | EA   | £13.44  | £362.88   | £12.50  | £337.50   | £700.38    |             |
| F.03                                               | Isolation valves (general)        | Hattersley or equal, DZR, various locations                       | 16    | EA   | £24.64  | £394.24   | £20.00  | £320.00   | £714.24    |             |
| F.04                                               | Pressure testing                  | Pipework tested to 1.5x pressure rating, 4 hrs per apt            | 1     | Item | £56.00  | £56.00    | £400.00 | £400.00   | £456.00    |             |
| F.05                                               | Chlorination                      | Full system from incoming supply to all apartments                | 1     | Item | £134.40 | £134.40   | £200.00 | £200.00   | £334.40    |             |
| F.06                                               | Flushing and chemical cleaning    | Per BSRIA AG 8/91, biocide dosing, water treatment report         | 1     | Item | £89.60  | £89.60    | £200.00 | £200.00   | £289.60    |             |
| F.07                                               | Pipework labelling to BS 1710     | Colour-coded bands and direction arrows, all new pipework         | 1     | Item | £134.40 | £134.40   | £200.00 | £200.00   | £334.40    |             |
| F.08                                               | Pipe supports/clips (CW)          | Per BS 3974 spacing tables                                        | 102   | EA   | £2.80   | £285.60   | £4.00   | £408.00   | £693.60    |             |
| F.09                                               | Pipe supports/clips (HW)          | Per BS 3974 spacing tables                                        | 111   | EA   | £2.80   | £310.80   | £4.00   | £444.00   | £754.80    |             |
| F.10                                               | Pipe supports/clips (waste)       | Per BS 3974 spacing tables                                        | 108   | EA   | £2.80   | £302.40   | £4.00   | £432.00   | £734.40    |             |
| F.11                                               | Pipe supports/clips (vent)        | Per BS 3974 spacing tables                                        | 63    | EA   | £2.80   | £176.40   | £4.00   | £252.00   | £428.40    |             |
| SECTION F SUBTOTAL - SUNDRIES & TESTING            |                                   |                                                                   |       |      |         | £2,347.52 |         | £3,343.50 | £5,691.02  |             |
| ABOVE-GROUND TOTAL (Sections A + B + C + E + F)    |                                   |                                                                   |       |      |         |           |         |           | £32,560.15 |             |
| BELOW-GROUND TOTAL (Section D - Priced Separately) |                                   |                                                                   |       |      |         |           |         |           | £2,285.06  |             |
| GRAND TOTAL (ALL SECTIONS)                         |                                   |                                                                   |       |      |         |           |         |           | £34,845.21 |             |

NOTES & QUALIFICATIONS

- 1

Material rates include 12% Isle of Man uplift over UK mainland prices. The project is located in Douglas, IoM, and the spec references Manx Water bylaws and Manx Utilities (MUA). IoM material costs tend to run 10-15% higher than UK mainland due to shipping. See "Pricing Sources" sheet for full rate basis and source references.
- 2

Labour unit rates are based on UK mainland standard plumber installation rates of £50/hr (typical range £45-£55/hr per Checkatrade/MyBuilder 2026 UK data). Labour hours per item based on Spon's M&E Services Price Book methodology. Isle of Man labour rates may vary - client to adjust as needed. See "Pricing Sources" sheet for full rate basis and source references.
- 3

Material unit rates (blue cells, Column F) and labour unit rates (blue cells, Column H) are input cells - client can adjust to reflect actual supplier quotes and preferred labour rates.
- 4

Sanitaryware is EXCLUDED (priced separately by client).
- 5

DHW cylinders and OSO cylinder package (170L and 200L with dual immersions) are EXCLUDED (priced separately by client). Only distribution pipework from cylinder positions to outlets is included.

- 6 Gas installation excluded - confirmed as made redundant.
- 7 Ventilation/MEV, sprinkler system (by specialist installer), electrical services, and space heating are all excluded from this BOQ.
- 8 Below-ground drainage (Section D) is priced as a separate section per client request.
- 9 All pipe run lengths are estimated from 1:50 architectural plans. No dedicated plumbing or drainage drawings were provided. This is a D&B tender - the M&E consultant drawings are design intent only.
- 10 Below-ground drainage runs and manhole positions are assumed - no drainage drawings, site survey, or CCTV reports available.
- 11 Pipe materials: Risers/mains to manifolds = Copper with Geberit press-fit. Branches from manifolds to outlets = HEP20/Rehau multilayer (per spec page 21). Final connections below floor = Copper. Drainage = PVC-U/polypropylene push-fit.
- 12 5% waste factor should be applied to piping quantities for procurement. Floor-to-floor height assumed at 3m (verify from section drawing C/10-01).

**BOQ SUMMARY**  
**Plumbing & Drainage**

|  | Section                           | Description                      | Material (£) | Labour (£) | Total (£)  |
|--|-----------------------------------|----------------------------------|--------------|------------|------------|
|  | A                                 | Cold Water Services              | £4,749.92    | £6,610.00  | £11,359.92 |
|  | B                                 | Hot Water Distribution           | £1,574.72    | £1,932.50  | £3,507.22  |
|  | C                                 | Above-Ground Drainage            | £3,563.27    | £5,593.91  | £9,157.18  |
|  | D                                 | Below-Ground Drainage (Separate) | £1,162.56    | £1,122.50  | £2,285.06  |
|  | E                                 | Basement Cleaners Store          | £1,799.91    | £1,044.91  | £2,844.82  |
|  | F                                 | Sundries & Testing               | £2,347.52    | £3,343.50  | £5,691.02  |
|  | ABOVE-GROUND SUBTOTAL (A+B+C+E+F) |                                  |              |            | £32,560.15 |
|  | BELOW-GROUND SUBTOTAL (D)         |                                  |              |            | £2,285.06  |
|  | GRAND TOTAL                       |                                  |              |            | £34,845.21 |

# ASSUMPTIONS, EXCLUSIONS & QUALIFICATIONS

## Armitage House Conversion

Prepared by Optimar Consulting Inc. | April 2026

| #  | Category       | Detail                                                                                                                                                                                                                 |
|----|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | General        | All pipe run lengths are estimated from 1:50 architectural plans (SC1613 C/10-02 to C/10-05). No dedicated plumbing or drainage drawings were provided.                                                                |
| 2  | General        | This is a D&B (Design & Build) tender. The M&E consultant drawings (March Consultants, MAR 1296) are design intent only. The contractor is responsible for detailed design.                                            |
| 3  | General        | Floor-to-floor heights estimated from existing section drawing SC1613 C/10-01. Assumed 3m per floor unless measured otherwise.                                                                                         |
| 4  | General        | Riser positions based on indicative locations shown on architectural plans and M&E design intent drawings M/001 to M/004.                                                                                              |
| 5  | Pricing        | Material rates include 12% Isle of Man uplift over UK mainland prices. The spec references Manx Water bylaws and Manx Utilities (MUA). IoM material costs run 10-15% higher than UK mainland due to shipping.          |
| 6  | Pricing        | Labour rates based on UK mainland standard plumber installation rate of £50/hr (typical range £45-£55/hr per Checkatrade/MyBuilder 2026 UK data). IoM labour rates may differ - client to adjust blue cells as needed. |
| 7  | Pricing        | All material and labour unit rates (blue cells) are adjustable by the client to reflect actual supplier quotes and preferred rates.                                                                                    |
| 8  | Pricing        | 5% waste factor recommended on piping quantities for procurement (not included in BOQ line quantities).                                                                                                                |
| 9  | Pipe Materials | Risers and mains TO manifolds: Copper with Geberit press-fit fittings.                                                                                                                                                 |
| 10 | Pipe Materials | Branch runs FROM manifolds TO outlets within apartments: HEP20/Rehau multilayer (plastic preferred per M&E spec page 21).                                                                                              |
| 11 | Pipe Materials | Final connections below floor to cylinders, sinks, baths, showers: Copper with Geberit press-fit. All exposed copper above floor level to have proprietary white pipe covers.                                          |
| 12 | Pipe Materials | Drainage pipework: PVC-U/polypropylene push-fit. SVPs: 110mm PVC-U to BS 4514. Manufacturers: Geberit, Marley, or Polypipe.                                                                                            |
| 13 | Exclusions     | Sanitaryware - priced separately by client (Ben Lyon, B.L. Plumbing & Drainage).                                                                                                                                       |
| 14 | Exclusions     | DHW cylinders and OSO cylinder package (170L for 1-bed, 200L for 2-bed apartments, with dual immersions) - priced separately by client. Only distribution pipework from cylinder positions is included.                |
| 15 | Exclusions     | Gas installation - confirmed as made redundant per client.                                                                                                                                                             |
| 16 | Exclusions     | Ventilation and MEV systems - not in plumbing scope.                                                                                                                                                                   |
| 17 | Exclusions     | Sprinkler system - by specialist LPC-approved installer. Only priority demand valve for integration is included.                                                                                                       |
| 18 | Exclusions     | Electrical services and space heating.                                                                                                                                                                                 |
| 19 | Exclusions     | Builders work (holes, chases, making good) unless specifically noted in BOQ items.                                                                                                                                     |
| 20 | Below-Ground   | Below-ground drainage runs and manhole positions are assumed. No drainage drawings, site survey, or CCTV reports were available.                                                                                       |
| 21 | Below-Ground   | External drainage pipe material assumed as 110mm PVC-U with granular bedding and surround.                                                                                                                             |
| 22 | Below-Ground   | Manholes assumed as precast concrete or polypropylene, 450/600mm diameter.                                                                                                                                             |
| 23 | Drawing Refs   | SC1613 C/10-01: Existing Floor Plans, Sections & Elevations (1:100)                                                                                                                                                    |
| 24 | Drawing Refs   | SC1613 C/10-02: Proposed Basement Plan (1:50)                                                                                                                                                                          |
| 25 | Drawing Refs   | SC1613 C/10-03: Proposed Ground Floor Plan (1:50)                                                                                                                                                                      |
| 26 | Drawing Refs   | SC1613 C/10-04: Proposed First Floor Plan (1:50)                                                                                                                                                                       |
| 27 | Drawing Refs   | SC1613 C/10-05: Proposed Second Floor Plan (1:50)                                                                                                                                                                      |
| 28 | Drawing Refs   | MAR1296 M/001-M/004: Heating & Ventilation design intent drawings                                                                                                                                                      |
| 29 | Drawing Refs   | MAR1296 Combined MEP Tender Document (scope of works, prelims, form of tender, Feb 2024)                                                                                                                               |



## PRICING SOURCES & RATE BASIS

### Plumbing & Drainage BOQ

All rates current as of April 2026

| 1. LABOUR RATE BASIS |                       |                       |                                                                                                                                               |                 |
|----------------------|-----------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| #                    | Parameter             | Value                 | Source                                                                                                                                        | Date            |
| 1                    | Base hourly rate      | £50/hr                | Checkatrade UK Plumber Cost Guide 2026 - average UK plumber hourly rate                                                                       | Feb 2026        |
| 2                    | Rate range            | £45-£55/hr            | MyBuilder Plumber Hourly Rates 2026 - UK average £40-£60/hr                                                                                   | Dec 2025        |
| 3                    | Cross-reference       | £50/hr average        | Checkatrade: "The average plumber cost is £50 per hour or £350 per day"                                                                       | 2026            |
| 4                    | Cross-reference       | £42/hr average        | HaMuch.com UK Plumber Rates - national average excluding materials                                                                            | 2026            |
| 5                    | Cross-reference       | £55/hr average        | WhatCosts.com UK Plumbing Prices - general plumbing average                                                                                   | 2026            |
| 6                    | Cross-reference       | £58/hr average        | Gas Engineer Software user data - higher end of range                                                                                         | Feb 2026        |
| 7                    | Rate adopted          | £50/hr                | Mid-point of UK mainland standard range. Based on qualified plumber, standard working hours, residential installation.                        | April 2026      |
| 8                    | IoM adjustment        | Not applied to labour | Labour uplift not applied - client (Ben Lyon, B.L. Plumbing & Drainage) will use own labour rates. Blue cells in BOQ are adjustable.          | -               |
| 9                    | Labour hours per item | Estimated             | Based on standard UK residential plumbing installation productivity rates per Spon's Mechanical & Electrical Services Price Book methodology. | 2025/26 edition |

| 2. MATERIAL RATE BASIS |                                       |                                   |                                                                                                             |            |
|------------------------|---------------------------------------|-----------------------------------|-------------------------------------------------------------------------------------------------------------|------------|
| #                      | Category                              | Basis                             | Source / Notes                                                                                              | IoM Uplift |
| 1                      | Copper pipe (20mm)                    | UK trade supply price per metre   | Builder Depot, Plumbing Superstore, City Plumbing - UK trade merchant pricing for copper tube to BS EN 1057 | +12%       |
| 2                      | Geberit Mapress press-fit fittings    | UK trade supply price per fitting | Geberit Mapress copper range - Primaflow F&P / Plumbing Superstore / Pipekit UK trade pricing               | +12%       |
| 3                      | HEP20/Rehau multilayer pipe           | UK trade supply price per metre   | Plumbing merchant pricing for HEP20 barrier pipe / Rehau RAUPIANO range                                     | +12%       |
| 4                      | PVC-U drainage pipe (32/40/100/110mm) | UK trade supply price per metre   | Polypipe, Marley, FloPlast - standard UK trade merchant pricing                                             | +12%       |
| 5                      | PVC fittings (bends, tees, traps)     | UK trade supply price per fitting | Polypipe, Marley, FloPlast - standard push-fit drainage fittings range                                      | +12%       |
| 6                      | Valves (Hattersley/Pegler)            | UK trade supply price per valve   | Hattersley catalogue pricing / Pegler Yorkshire - via UK plumbing merchants                                 | +12%       |
| 7                      | Ball-o-fix service valves             | UK trade supply price per valve   | Ballofix / BWT UK - standard quarter-turn service valves                                                    | +12%       |
| 8                      | Surestop switches                     | UK trade supply price             | Surestop Ltd RRP less typical trade discount                                                                | +12%       |
| 9                      | AAV (Durgo) valves                    | UK trade supply price             | McAlpine / Marley - A1-rated air admittance valves                                                          | +12%       |
| 10                     | Sanivite+ pumped waste                | UK RRP / trade supply             | SFA Saniflo UK - Sanivite+ product code 6004                                                                | +12%       |
| 11                     | Zip Aquapoint 4 water heater          | UK trade supply price             | Zip Water UK - Aquapoint 4, 50L model including unvented kit                                                | +12%       |
| 12                     | Pipe insulation (Class O)             | UK trade supply price per metre   | Kaiflex / Armacell - Class O foil-faced insulation per BS 5422                                              | +12%       |
| 13                     | Mineral wool (drainage stacks)        | UK trade supply price per metre   | 25mm mineral wool pipe sections, min 10 kg/m³ density                                                       | +12%       |
| 14                     | SVP access panels                     | UK trade supply price             | Flomasta / Manthorpe - proprietary white access panels                                                      | +12%       |
| 15                     | Fire collars                          | UK trade supply price             | Snap-fit intumescent pipe collars, matched to pipe size and fire rating                                     | +12%       |

|    |                                       |                       |                                                                           |             |
|----|---------------------------------------|-----------------------|---------------------------------------------------------------------------|-------------|
| 16 | <b>Manholes / inspection chambers</b> | UK trade supply price | Polypipe / Clark Drain - precast concrete or polypropylene, 450/600mm dia | <b>+12%</b> |
| 17 | <b>PRV / CV / IV (incoming main)</b>  | UK trade supply price | Hattersley or equal - incoming main ancillaries                           | <b>+12%</b> |
| 18 | <b>Floor manifolds</b>                | UK trade supply price | Multi-port manifolds for residential CW/HW distribution                   | <b>+12%</b> |
| 19 | <b>Pipe supports and clips</b>        | UK trade supply price | Talon / Munsen rings / plastic clips per BS 3974                          | <b>+12%</b> |

### 3. ISLE OF MAN MATERIAL UPLIFT JUSTIFICATION

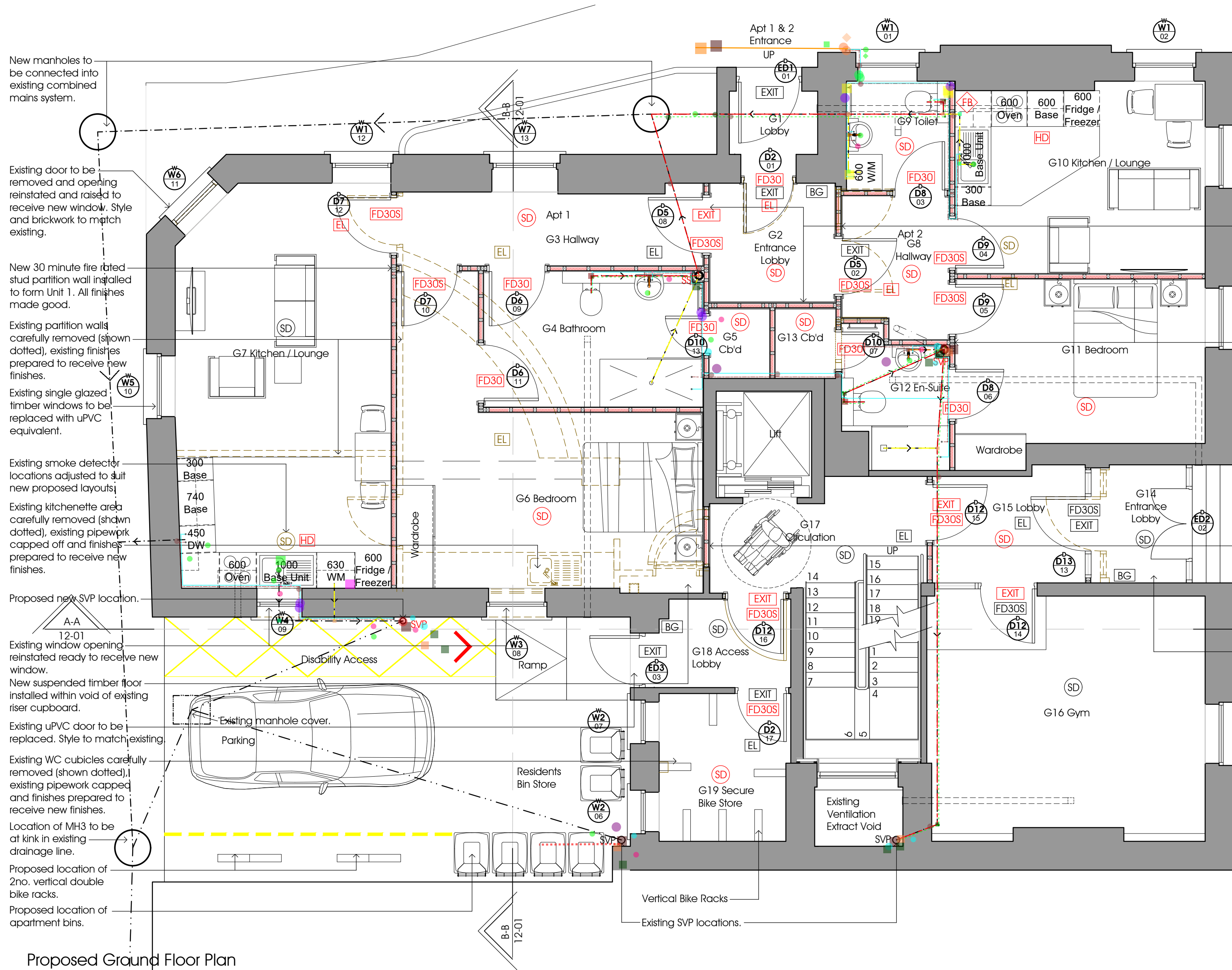
| # | Factor                      | Detail                                                                                                                                                       |
|---|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>Shipping costs</b>       | Materials shipped from UK mainland to Isle of Man via sea freight (Isle of Man Steam Packet Company). Adds transit cost, handling, and lead time.            |
| 2 | <b>Limited local supply</b> | Isle of Man has limited plumbing merchant competition compared to UK mainland. Fewer trade merchants = less price competition.                               |
| 3 | <b>Manx Water bylaws</b>    | Spec references Manx Water bylaws and Manx Utilities Authority (MUA). Some materials may require specific IoM-compliant specifications or certifications.    |
| 4 | <b>Industry benchmark</b>   | Standard industry allowance for IoM projects is 10-15% material uplift over UK mainland pricing. 12% adopted as mid-point.                                   |
| 5 | <b>Uplift applied</b>       | All material unit rates in Column F of the Priced BOQ include the 12% IoM uplift. UK mainland base rates can be derived by dividing Column F values by 1.12. |

### 4. KEY REFERENCE PUBLICATIONS

- 1 Checkatrade - Plumber Costs in 2026 ([checkatrade.com/blog/cost-guides/plumber-cost](https://www.checkatrade.com/blog/cost-guides/plumber-cost))
- 2 MyBuilder - Plumber Hourly Rates in 2026 ([mybuilder.com/plumbing/price-guides/plumber-cost](https://www.mybuilder.com/plumbing/price-guides/plumber-cost))
- 3 HaMuch - Plumber Rates Near You 2026 ([hamuch.com/rates/plumber](https://www.hamuch.com/rates/plumber))
- 4 WhatCosts - Plumber Prices United Kingdom 2026 ([whatcosts.com/plumbing/united-kingdom](https://www.whatcosts.com/plumbing/united-kingdom))
- 5 Gas Engineer Software - Average Plumber Hourly Rates UK 2026 ([gasengineerssoftware.co.uk](https://www.gasengineerssoftware.co.uk))
- 6 Spon's Mechanical & Electrical Services Price Book 2025/26 - labour productivity and installation hours methodology
- 7 Builder Depot - Geberit Mapress Press Fit Fittings pricing ([builderdepot.co.uk](https://www.builderdepot.co.uk))
- 8 Plumbing Superstore - Geberit Mapress range pricing ([plumbingsuperstore.co.uk](https://www.plumbingsuperstore.co.uk))
- 9 Pipekit - Geberit Mapress Copper Pipe & Fittings ([pipekit.co.uk](https://www.pipekit.co.uk))
- 10 City Plumbing - trade counter and online pricing ([cityplumbing.co.uk](https://www.cityplumbing.co.uk))
- 11 Polypipe / Marley / FloPlast - PVC drainage trade pricing via UK merchants
- 12 SFA Saniflo UK - Sanivite+ product pricing
- 13 Zip Water UK - Aquapoint range pricing

*Note: All material and labour unit rates (blue cells in the Priced BOQ) are adjustable by the client. The rates above represent the basis used by Optimar Consulting for the initial pricing. The client is encouraged to replace material rates with actual supplier quotations where available.*





Proposed Ground Floor Plan

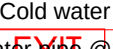
Key

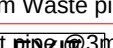
 Proposed Smoke Detectors

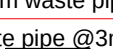
 Existing Smoke Detectors

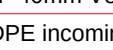
 Proposed Fire Door Rating

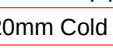
 Proposed Heat Detector

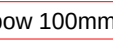
 Proposed Emergency Exit

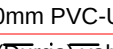
 Proposed Signage

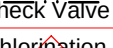
 Existing Emergency Exit

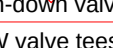
 Existing Signage

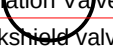
 Existing Break Glass

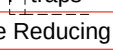
 Existing Emergency Lighting

 Proposed Emergency Lighting

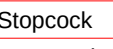
 Demolished Walls

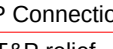
 Proposed drainage routes

 Existing drainage routes

 Fire Blanket

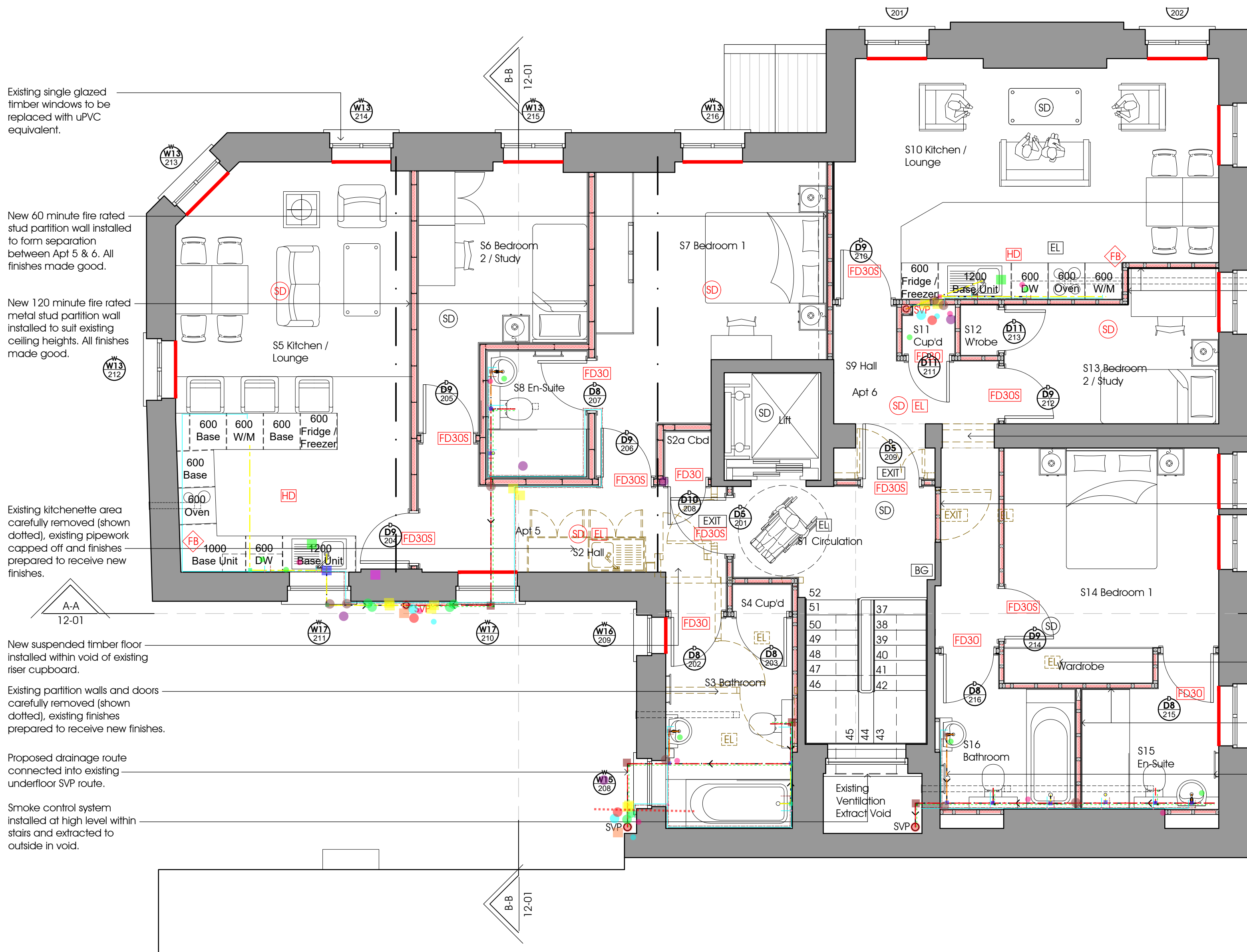
 Proposed manholes

 Existing fire alarm panel, disk board and metre box to be enclosed within locked secure cupboard.

 Proposed intermittent extract ventilation route

| Legend                                                                                                    |          |       |
|-----------------------------------------------------------------------------------------------------------|----------|-------|
| Description                                                                                               | Quantity | Unit  |
| 20mm Cold water pipe @3m Vertical                                                                         | 22       | Count |
| 20mm Cold water pipe to form new entrance lobby and separation between Apt 1 & 2. All finishes made good. | 25       | m     |
| 20mm Hot water pipe @3m Vertical                                                                          | 4        | Count |
| 20mm Hot water pipe @3m Vertical                                                                          | 22       | m     |
| 32mm Waste pipe                                                                                           | 1        | m     |
| 40mm Vent pipe @3m Vertical                                                                               | 1        | Count |
| 40mm Vent Pipe                                                                                            | 19       | m     |
| 40mm waste pipe                                                                                           | 6        | m     |
| 40mm Waste pipe @3m Vertical                                                                              | 4        | Count |
| 45D bend - 40mm Vent Pipe                                                                                 | 3        | Count |
| 40mm Bend - 40mm Vent Pipe                                                                                | 3        | Count |
| 65mm MDPE incoming main                                                                                   | 3        | m     |
| 90D - 32mm Waste pipe                                                                                     | 4        | Count |
| 90D - 40mm pipe                                                                                           | 4        | Count |
| 90D bend - 20mm Cold water pipe                                                                           | 20       | Count |
| 90D bend - 20mm Hot water pipe                                                                            | 21       | Count |
| 90D Bend - 40mm Vent Pipe                                                                                 | 4        | Count |
| 90D Elbow 100mm pipe                                                                                      | 3        | Count |
| 100mm waste Pipe                                                                                          | 21       | m     |
| 110mm PVC-U below ground                                                                                  | 1        | Count |
| 110mm PVC-U                                                                                               | 3        | Count |
| AV (Durgu) Valves                                                                                         | 6        | Count |
| Ball-o-fix valves(HW)                                                                                     | 6        | Count |
| Check Valve                                                                                               | 1        | Count |
| Chlorination                                                                                              | 1        | Count |
| Clean out sink                                                                                            | 1        | Count |
| Drain-down valves                                                                                         | 1        | Count |
| DW valve tees                                                                                             | 1        | Count |
| Floor Manholes                                                                                            | 1        | m     |
| Isolation Valve                                                                                           | 1        | Count |
| Lockshield valve                                                                                          | 1        | Count |
| Lockshield valve                                                                                          | 1        | Count |
| P-traps                                                                                                   | 1        | Count |
| Pressure Reducing valve                                                                                   | 1        | Count |
| Pump                                                                                                      | 1        | Count |
| Shut off potable valve                                                                                    | 6        | Count |
| Sleeves and Fire collars                                                                                  | 14       | Count |
| Soil vent pipe                                                                                            | 2        | Count |
| Stop tap                                                                                                  | 1        | Count |
| Stopcock                                                                                                  | 1        | Count |
| Surestop switch                                                                                           | 1        | Count |
| SVP access panel                                                                                          | 4        | Count |
| SVP Connection                                                                                            | 4        | Count |
| T&P relief                                                                                                | 2        | Count |
| TEE- 20mm COLD WATER PIPE                                                                                 | 9        | Count |
| TEE- 20mm HOT WATER PIPE                                                                                  | 4        | Count |
| TEE- 32mm to 40mm Waste pipe                                                                              | 1        | Count |
| TEE- 32mm to 100mm Waste pipe                                                                             | 2        | Count |
| TEE- 40mm to 100mm pipe                                                                                   | 5        | Count |
| Water heater bottle traps                                                                                 | 2        | Count |
| WM valve tees (Pegler)                                                                                    | 1        | Count |
| Zip heater                                                                                                | 1        | Count |





Existing single glazed timber windows to be replaced with uPVC equivalent.

New 60 minute fire rated stud partition wall installed to form separation between Apt 5 & 6. All finishes made good.

New 120 minute fire rated metal stud partition wall installed to suit existing ceiling heights. All finishes made good.

Existing kitchenette area carefully removed (shown dotted), existing pipework capped off and finishes prepared to receive new finishes.

New suspended timber floor installed within void of existing riser cupboard.

Existing partition walls and doors carefully removed (shown dotted), existing finishes prepared to receive new finishes.

Proposed drainage route connected into existing underfloor SVP route.

Smoke control system installed at high level within stairs and extracted to outside in void.

Key

(SD) Proposed Smoke Detectors

| Legend                   |                                   |          |       |
|--------------------------|-----------------------------------|----------|-------|
| Existing Smoke Detectors |                                   | Quantity | Unit  |
| Description              |                                   |          |       |
| (SD)                     | 20mm Cold water pipe @3m Vertical | 3        | Count |
| (FD30)                   | 20mm Cold water pipe              | 37       | Count |
| (SD)                     | 20mm Hot water pipe @3m Vertical  | 3        | Count |
| (HD)                     | 20mm Hot water pipe               | 1        | Count |
| (W13)                    | 32mm Waste pipe                   | 3        | m     |
| (W13)                    | 40mm Vent pipe @3m Vertical       | 2        | Count |
| (EXIT)                   | 40mm Vent Pipe                    | 16       | m     |
| (W13)                    | 40mm waste pipe                   | 11       | m     |
| (W13)                    | 90D - 100mm Sewage Waste Pipe     | 4        | Count |
| (W13)                    | 90D - 32mm Waste pipe             | 3        | Count |
| (W13)                    | 90D - 40mm Waste pipe             | 3        | Count |
| (W13)                    | 90D bend - 20mm Cold water pipe   | 23       | Count |
| (W13)                    | 90D bend - 20mm Hot water pipe    | 21       | Count |
| (W13)                    | 90D Bend - 40mm Waste Pipe        | 6        | Count |
| (W13)                    | 100mm Sewage Waste Pipe           | 16       | m     |
| (W13)                    | AAV (Durgo) valves                | 1        | Count |
| (W13)                    | Ball-o-fix valves (HW)            | 7        | Count |
| (W13)                    | Check Valve                       | 10       | Count |
| (W13)                    | Cleaners sink                     | 1        | Count |
| (W13)                    | Drain-down valves                 | 1        | Count |
| (W13)                    | DW valve tees                     | 2        | Count |
| (W13)                    | Floor Manifolds                   | 2        | Count |
| (W13)                    | Isolation Valve                   | 6        | Count |
| (W13)                    | Lockshield valve                  | 2        | Count |
| (W13)                    | P-traps                           | 2        | Count |
| (W13)                    | Sleeves and Fire collars          | 8        | Count |
| (W13)                    | Soil vent pipe                    | 4        | Count |
| (W13)                    | SVP access panel                  | 3        | Count |
| (W13)                    | T&P relief                        | 2        | Count |
| (W13)                    | Tee-40mm waste pipe               | 1        | Count |
| (W13)                    | Tee-100,32mm waste pipe           | 1        | Count |
| (W13)                    | Tee-100,32mm waste pipe           | 3        | Count |
| (W13)                    | Tee-100,40mm waste pipe           | 4        | Count |
| (W13)                    | Tee-100mm waste pipe              | 2        | Count |
| (W13)                    | TEE- 20mm Cold water pipe         | 13       | Count |
| (W13)                    | TEE- 20mm Hot water pipe          | 7        | Count |
| (W13)                    | TEE- 40mm Vent Pipe               | 2        | Count |
| (W13)                    | Water heater bottle traps         | 3        | Count |
| (W13)                    | WM valve tees (Pegler)            | 1        | Count |
| (W13)                    | WYE- (40mm, 40mm, 40mm)           | 1        | Count |

New 30 minute fire rated stud partition wall installed. All finishes made good.

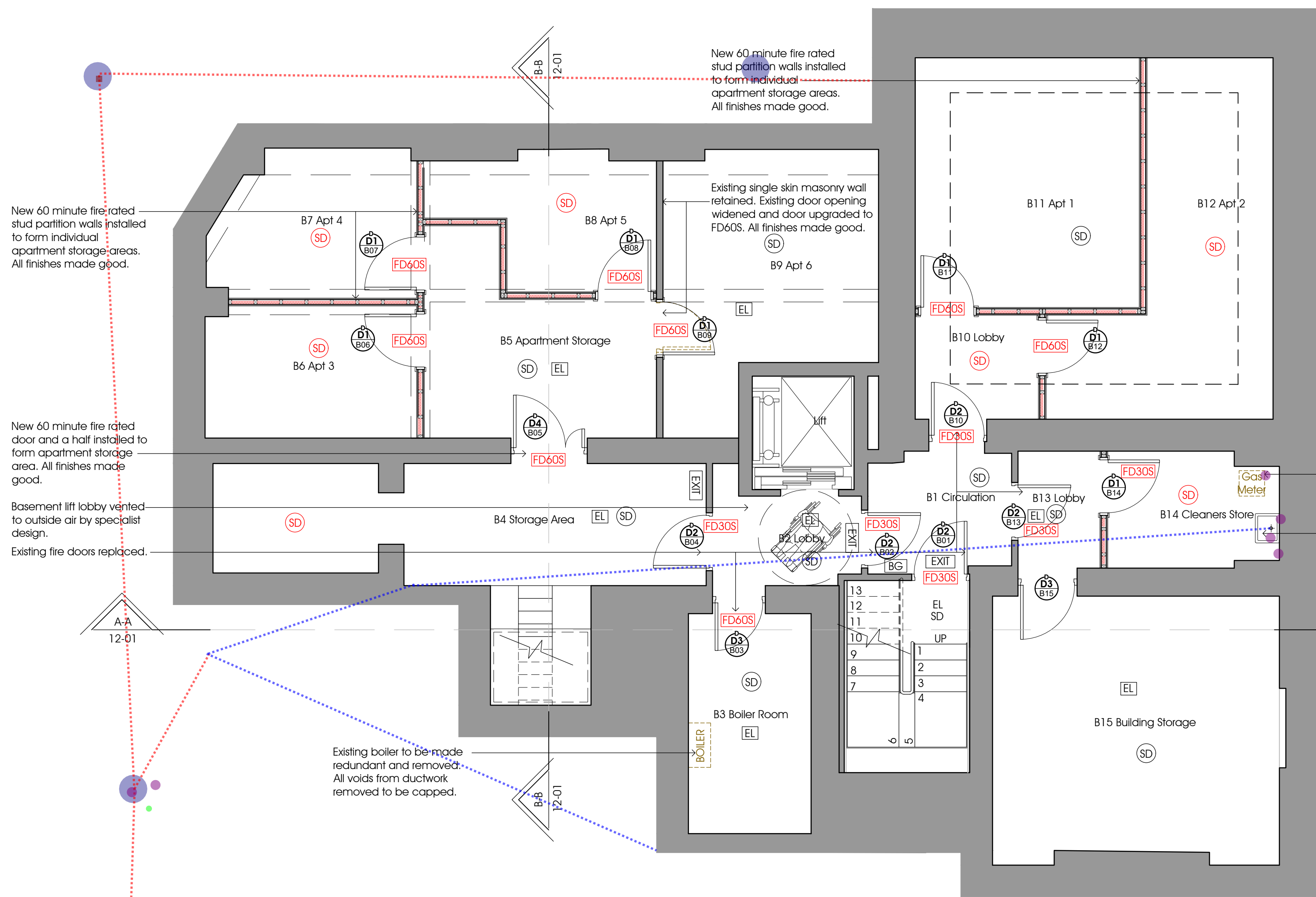
Existing partition wall carefully removed (shown dotted), existing finishes prepared to receive new finishes.

Existing door and frame removed and new stud wall installed in opening to match existing wall thickness. All finishes made good.

Existing smoke detector & emergency lighting locations adjusted to suit new proposed layouts.

New 30 minute fire rated stud partition walls installed. All finishes made good.

Proposed drainage route connected into existing underfloor SVP routes.



Proposed Basement Plan

- Key
- SD Proposed Smoke Detectors
  - SD Existing Smoke Detectors
  - FD30 Proposed Fire Door Rating
  - HD Proposed Heat Detector
  - EXIT Proposed Emergency Exit Signage
  - EXIT Existing Emergency Exit Signage
  - BG Existing Break Glass
  - EL Existing Emergency Lighting
  - EL Proposed Emergency Lighting
  - Demolished Walls

Existing gas metre to be made redundant and capped off.

Proposed commercial grade cleaners sink to be installed. Install new Saniflo system and electric water heater to M&E specification.

| Legend                       |          |       |  |
|------------------------------|----------|-------|--|
| Description                  | Quantity | Unit  |  |
| 40mm waste pipe              | 24.66    | m     |  |
| 90D Elbow 100mm Pipe         | 1        | Count |  |
| 100mm waste Pipe             | 27.91    | m     |  |
| Cleaners sink                | 1        | Count |  |
| Drain-down valves            | 1        | Count |  |
| Manholes/Inspection chambers | 3        | Count |  |
| Sanivite + pumped waste      | 1        | Count |  |
| Sanivite + spare unit        | 1        | Count |  |
| Water heater                 | 1        | Count |  |
| Water heater bottle traps    | 1        | Count |  |
| Wye- 100mm waste Pipe        | 1        | Count |  |



Existing single glazed timber windows to be replaced with uPVC equivalent.

New 60 minute fire rated stud partition wall installed to form separation between Apt 3 & 4. All finishes made good.

New 30 minute fire rated stud partition wall installed. All finishes made good.

Existing smoke detector & emergency lighting locations adjusted to suit new proposed layouts.

Existing kitchenette area carefully removed (shown dotted), existing pipework capped off and finishes prepared to receive new finishes.

Existing window opening reinstated ready to receive new window.

New suspended timber floor installed within void of existing riser cupboard.

Existing partition walls and doors carefully removed (shown dotted), existing finishes prepared to receive new finishes.

Proposed drainage route connected into existing underfloor SVP route.

Proposed new SVP pipe installed and connected into existing manhole on ground floor.

Existing high level MEA Chiller

Key

(SD) Proposed Smoke Detectors

Legend

| Description |                                 |    |       |
|-------------|---------------------------------|----|-------|
| (SD)        | Proposed Smoke Detectors        | 35 | Count |
| (FD30)      | Proposed Fire Door Rating       | 4  | Count |
| (HD)        | Proposed Heat Detector          | 37 | m     |
| (FB)        | Proposed Emergency Exit Signage | 4  | Count |
| (EL)        | Proposed Emergency Lighting     | 28 | m     |
| (EXIT)      | Proposed Emergency Exit Signage | 3  | m     |
| (D9)        | Proposed Emergency Exit Signage | 15 | m     |
| (D8)        | Proposed Emergency Exit Signage | 18 | m     |
| (D7)        | Proposed Emergency Exit Signage | 4  | Count |
| (D6)        | Proposed Emergency Exit Signage | 1  | Count |
| (D5)        | Proposed Emergency Exit Signage | 3  | Count |
| (D4)        | Proposed Emergency Exit Signage | 4  | Count |
| (D3)        | Proposed Emergency Exit Signage | 4  | Count |
| (D2)        | Proposed Emergency Exit Signage | 4  | Count |
| (D1)        | Proposed Emergency Exit Signage | 20 | Count |
| (D0)        | Proposed Emergency Exit Signage | 7  | Count |
| (D9)        | Proposed Emergency Exit Signage | 4  | Count |
| (D8)        | Proposed Emergency Exit Signage | 15 | m     |
| (D7)        | Proposed Emergency Exit Signage | 1  | Count |
| (D6)        | Proposed Emergency Exit Signage | 13 | Count |
| (D5)        | Proposed Emergency Exit Signage | 2  | Count |
| (D4)        | Proposed Emergency Exit Signage | 1  | m     |
| (D3)        | Proposed Emergency Exit Signage | 8  | Count |
| (D2)        | Proposed Emergency Exit Signage | 2  | Count |
| (D1)        | Proposed Emergency Exit Signage | 1  | Count |
| (D0)        | Proposed Emergency Exit Signage | 4  | Count |
| (D9)        | Proposed Emergency Exit Signage | 9  | Count |
| (D8)        | Proposed Emergency Exit Signage | 4  | Count |
| (D7)        | Proposed Emergency Exit Signage | 3  | Count |
| (D6)        | Proposed Emergency Exit Signage | 2  | Count |
| (D5)        | Proposed Emergency Exit Signage | 11 | Count |
| (D4)        | Proposed Emergency Exit Signage | 6  | Count |
| (D3)        | Proposed Emergency Exit Signage | 4  | Count |
| (D2)        | Proposed Emergency Exit Signage | 3  | Count |
| (D1)        | Proposed Emergency Exit Signage | 1  | Count |
| (D0)        | Proposed Emergency Exit Signage | 1  | Count |
| (D9)        | Proposed Emergency Exit Signage | 2  | Count |
| (D8)        | Proposed Emergency Exit Signage | 1  | Count |
| (D7)        | Proposed Emergency Exit Signage | 2  | Count |
| (D6)        | Proposed Emergency Exit Signage | 1  | Count |
| (D5)        | Proposed Emergency Exit Signage | 1  | Count |
| (D4)        | Proposed Emergency Exit Signage | 2  | Count |
| (D3)        | Proposed Emergency Exit Signage | 1  | Count |
| (D2)        | Proposed Emergency Exit Signage | 1  | Count |
| (D1)        | Proposed Emergency Exit Signage | 1  | Count |
| (D0)        | Proposed Emergency Exit Signage | 1  | Count |