Guidance For Pricing

Cundall have used their reasonable endeavours to establish the requirements of the Client during the design stages. In this regard, the Contractor should refer to the guidance provided by BSRIA BG 6 - 'A Design Framework for Building Services' (2014 Edition) section 2.11 - Precision In Design.

This states that the design stages represent an iterative process whereby the level of detail and the degree of precision included in the design increases from one stage to the next. Following the guidelines given in Turner and Simister's Handbook of Project Management, which relate specifically to precision of cost estimates, and applying similar guidelines to the accuracy of all design, the following levels of accuracy could reasonably be achieved by the end of the respective design stages:

- **RIBA Stage 2: ± 25%**
- **RIBA Stage 3: ± 15% (± 20% at the completion of RIBA Stage 3a)**
- **RIBA Stage 4: ± 5%**

The Contractor should take into account the level of uncertainty indicated in the guidelines at the designated design stage of the project, and the Contractor should reflect the associated risk and uncertainty in their pricing.

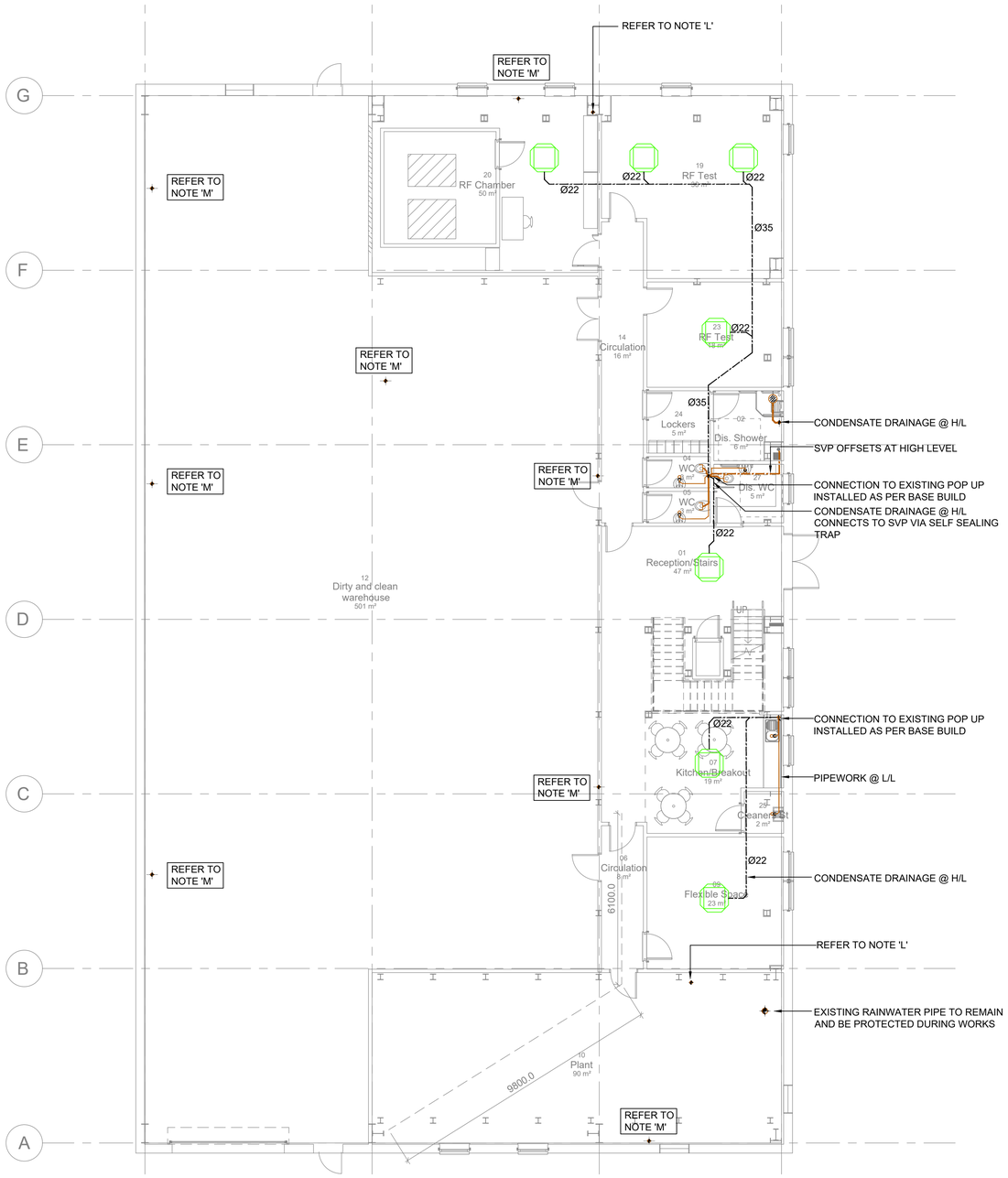
The above precision figures do not include the effects of fundamental variations to the scale or nature of the project, however, they will reasonably be applied to quantities of materials, associated labour costs, service outlets and the final locations for equipment.

FOLLOWING INFORMATION MAY AFFECT THE DESIGN & CONTRACTOR WILL ALLOW FOR IT IN THEIR PRICING

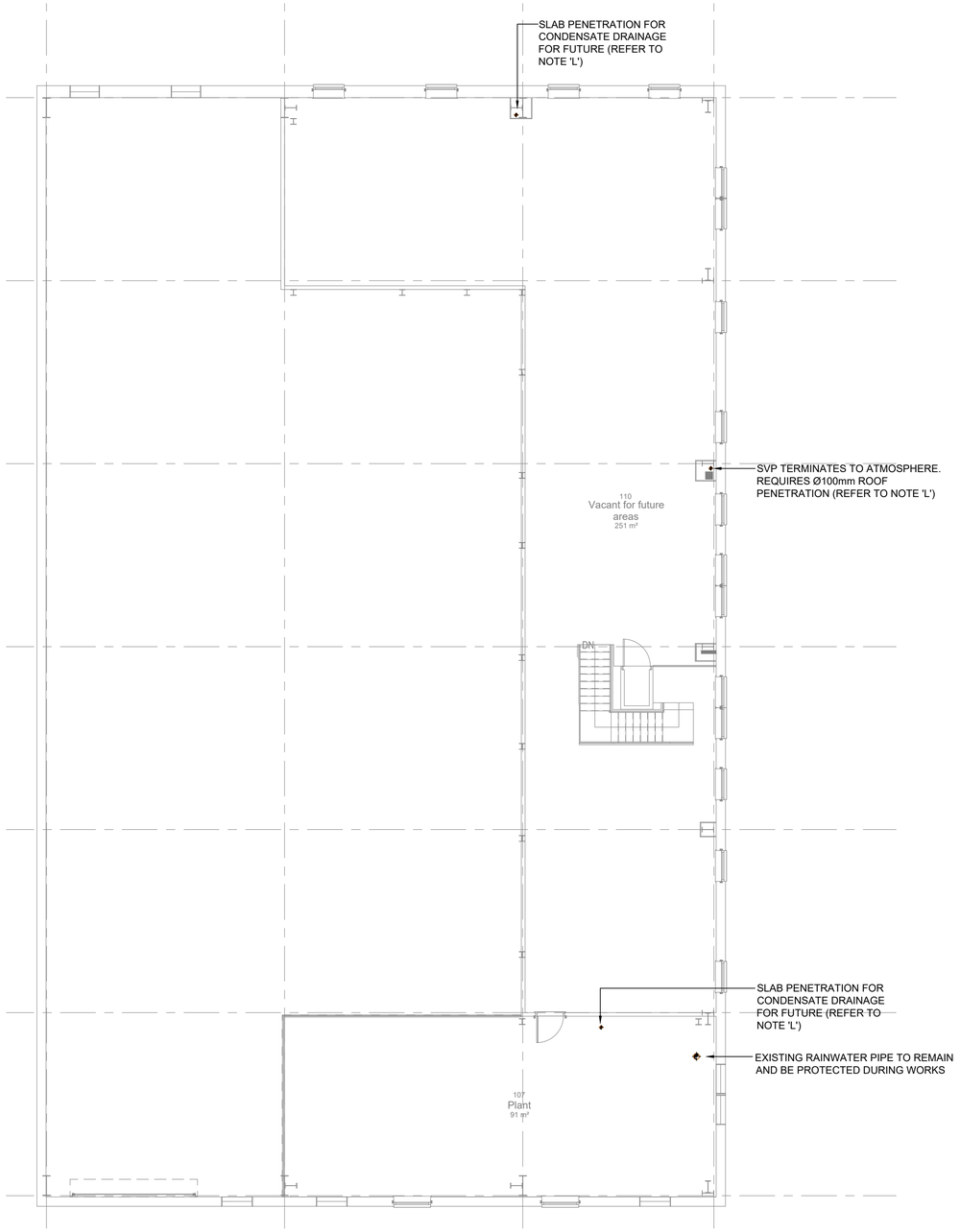
THE FOLLOWING INFORMATION IS PRESENTLY OUTSTANDING AND MAY AFFECT THE INFORMATION SHOWN ON THIS DRAWING.

1. CONTRACTOR IS RESPONSIBLE FOR DESIGN.
2. THE CONTRACTOR SHALL NOTE THAT THEY ARE RESPONSIBLE FOR PURCHASING ALL DEVICES REQUIRED BY THE DESIGN AND AS SUCH LEAD TIME SHOULD BE TAKEN INTO ACCOUNT WITHIN THEIR PROCUREMENT PROCESS.

LEGEND:
- SOIL VENT PIPE
- STUB STACK
- LOW LEVEL WASTE PIPE
- HIGH LEVEL SOIL VENT PIPE
- HIGH LEVEL CONDENSATE DRAINAGE



LEVEL 00



LEVEL 01 (MEZZANINE)

CDM RISK

WORKING ON THE FIRST FLOOR: MAINTENANCE WORK TO BE LIMITED TO DAYLIGHT HOURS.
ALL CONTRACTORS TO PROVIDE RITELITE K9 30 PORTABLE WORK LIGHT.

True scale at 1:1

1016090 A1

Based on.		
Architects Drg No.	7604-FDG-ZZ-XX-DR-A-11101-P08	Rev
Structural Drg No.		Rev
Survey Drg No.		Rev
Other Drg No.		Rev
Other Drg No.		Rev

Notes

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL, STRUCTURAL AND ENGINEERING SERVICES DRAWINGS, SPECIFICATIONS, SCHEDULES AND PROJECT SPECIFIC DOCUMENTS.
2. ALL PLANT AND EQUIPMENT IS TO BE INSTALLED TO MANUFACTURER'S RECOMMENDATIONS, ALLOWING FULL ACCESS FOR COMMISSIONING, MAINTENANCE AND REMOVAL/REPLACEMENT.
3. ALL DIMENSIONS IN mm UNLESS OTHERWISE STATED.
4. DO NOT SCALE FROM THIS DRAWING.

PARTICULAR NOTES:

A. ALL MAIN LARGE DIAMETER DISCHARGE AND VENTILATING PIPEWORK WILL BE INSTALLED IN LIGHTWEIGHT CAST IRON TO BS EN 877:1999.
B. HORIZONTAL DISCHARGE PIPEWORK WILL BE IN MuPVC TO BS EN 1566-1:200 WITH KITEMARK CERTIFICATION FROM THE CONNECTION OF INDIVIDUAL SANITARY FITTINGS TO THE CONNECTION TO THE MAIN DISCHARGE STACK.
C. AIR ADMITTANCE VALVES TO BE MOUNTED AT 1200mm AFFL OR ABOVE THE LEVEL OF THE HIGHEST FITTING SERVED FLOOD LEVEL, THE VALVES SHALL COMPLY WITH BS EN 12380-A1 CLASSIFICATION, AND ARE PERMITTED IN THEIR USE WHERE TRADITIONAL VENTILATION DISCHARGING TO ATMOSPHERE IS NOT INCORPORATED INTO THE SYSTEM.
D. WHERE AIR ADMITTANCE VALVES ARE INSTALLED WITHIN SANITARY FITTING BACKPANELLING, PROVISION SHALL BE MADE FOR VENTILATION OF THE SANITARYWARE MOUNTING PANEL.
E. ALL FLOOR GULLIES ARE TO BE PROVIDED WITH REMOVABLE BASKETS FOR CLEANING AND MAINTENANCE.
F. GRADIENTS OF ALL DISCHARGE PIPEWORK WILL BE IN EXCESS OF THE MINIMUM REQUIREMENTS OF SECTION 3 OF THE WORKS SPECIFICATION BUT TYPICALLY 22mm/m MINIMUM.
G. ALL METALLIC SYSTEMS WILL BE CONTINUITY BONDED OR MECHANICAL COUPLINGS SUPPLIED WITH INTEGRAL ELECTRICAL CONTINUITY NIBS AND TESTED TO ENSURE EARTH CONTINUITY IN ACCORDANCE WITH THE BRITISH STANDARD AND THIS SPECIFICATION.
H. ALL TRAPS MUST RETAIN NOT LESS THAN 25mm OF SEAL WHEN SUBJECTED TO THE APPROPRIATE DISCHARGE TESTS, BS EN 12056 NG.3.2.1 GENERAL REFERS.
I. WHERE OPEN ENDS OF PIPE, FITTINGS ETC., ARE LEFT EXPOSED DURING THE PROGRESS OF THE WORK AND PRIOR TO COMPLETION, THEN A SUITABLE PLUG OR CAP WILL BE TEMPORARILY BUT FIRMLY FIXED TO SUCH OPEN ENDS AS TO PREVENT THE INGRESS OF ANY FOREIGN MATTER.
J. VENTILATING PIPES WHICH WILL FINALLY TERMINATE TO ATMOSPHERE WILL TERMINATE WITH A VENT COWL OR BALLOON GUARD, 900mm VERTICALLY AND/OR 3000mm HORIZONTALLY FROM THE NEAREST OPENING INTO THE BUILDING OR FRESH AIR INTAKE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND BS EN 12056.
K. PROVIDE AND INSTALL ON ALL PLASTIC PIPEWORK PASSING THROUGH FIRE COMPARTMENT FLOORS OR WALLS AND EXCEEDING 40mm INTERNAL DIAMETER A 2 HOUR RATED INTUMESCENT FIRESLEEVE HAVING AN APPROPRIATE AGRÉMENT CERTIFICATE AND FIRE RATING COMPATIBLE WITH THE WALL, FLOOR OR CAVITY BARRIER TO WHICH IT IS FITTED.
L. PROVIDE ACCESS IN AREAS WITH RISERS FOR INSTALLATION AND MAINTENANCE PURPOSES.
M. INDICATED EXISTING POP UP LOCATIONS TO BE CAPPED.

Issue	Date	Description	By	Chkd	Verfd
P4	27/09/18	STAGE 3 - TENDER ADDENDUM	RP	BS	PDW
P3	15/08/18	STAGE 3 - TENDER ISSUE	FRM	BS	MW
P2	03/08/18	STAGE 3 - TENDER ISSUE	RP	BS	YK
P1	26/07/18	STAGE 3 - WORK IN PROGRESS	RP	YK	PDW

Project
SATELLITE APPLICATION DISC II

Client
SATELLITE APPLICATION CATAPULT

Architect
FAIRHURSTS DESIGN GROUP

Title
PROPOSED DRAINAGE LAYOUT

Drawing No.	Drawing Status
BSXX(52)1001	D2 - ISSUED FOR TENDER
Job No.	**Scale**
1016090	1:100

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