

TOP PLAN Boukonsultante

Geregistreerde Artikel 21 Maatskappy (1985-004638-08)

Stasieweg 10

KUILSRIVIER

Telefoon 903 3189

Faks 903 2175

Schedule of finishes for Mr B Nell, for new dwelling on erf 20541 as per plan.



Walls and Window Sills

Foundations cast in 15Mpa concrete, slab cast with 15Mpa. Steel foundations and slab is allowed, refer to others. We allow for an average foundation height of 0.25m based on the highest distance of 0.3m, between the ground floor slab and the lowest distance of 0.20m. Exterior finish smooth plastered with lime cement. Garage walls bagged and not painted. Brick force: every fifth layer and three layers over all openings, with pre cast concrete lintels to openings greater than one meter. Plaster bands around the windows and door openings and 2 bands around outside walls of house under fascias. Internal window sills, smooth finished cement plaster. All walls to be built with 14MPa clay maxis.

We provide a schedule of finish based on the captured data from the plan in RTF format. This can be imported unto your letterhead and presented with the agreement to indicate what is specified and what not.

Roof Construction

IBR galv roof sheets pitch 5 degrees, on 50x76 purlens at maximum 1200 centers, on Poly minium 202 Envirotuff underlay, on prefabricated gang nail trusses at maximum 1200 spacing, on 114x38 wall plates and anchored to brickwork with 30x2mmx1m hoop iron ties, built into walls for minimum of 400mm. The roof is not painted.

Roof Construction

Roof Tiles Elite St Colours pitch 25 degrees, on 38x38 battens at maximum 320 centers, on Poly minium 202 Envirotuff underlay, on prefabricated gang nail trusses at maximum 760 spacing, on 114x38 wall plates and anchored to brickwork with 30x2mmx1m hoop iron ties, built into walls for minimum of 400mm. The roof is not painted.

Eaves

Closed eaves formed with 4 mm flexit on 38x38 brandering, fiber cement fascias.
Gable overhang = 0m, Soffit overhang = 0m.

Rainwater Disposal

Aluminium gutters with 75mm downpipes, Allowance is made for 20m of storm water pipe and 0m open channel.

Room Finishes

Finishes as listed below, on 30mm screed, on 100mm concrete, on 250 micron waterproof sheeting, on compacted filling. Isotherm insulation, 50mm thick allowed on top of the ceiling.

RmNr	Floor Cover	Skirting	Ceiling	Cornice	Finish
1	TF100	P75	SK	R75	P
2	TF100	P75	SK	R75	P
3	C120	P75	SK	R75	P
4	C120	P75	SK	R75	P
5	C120	P75	SK	R75	P
6	C120	P75	SK	R75	P
7	TF100	NONE	SK	R75	P
G	NONE	NONE	NONE	NONE	B
B1	TF100	None	SK	R75	P
B2	TF100	None	SK	R75	P
K1	TF100	None	SK	R75	P

26 January 2012

On behalf of Top Plan

On behalf of Owner

Date

B1 Tiles wall: TW100 to height of 1.2m
 B2 Tiles wall: TW100 to height of 1.2m
 K1 Tiles wall: TW100 area allowed: 20sq meters

Diagonal, borders and patterns will be charged as an extra.

Doors

Frame	Qty	Door	Finish	Handle	Rm1	Rm2
	2	Door Garage Roller WISPECO	BROWN			
Door frame 813 no sill	1	Door H/Core Albany	PAINT	CH	3	1
Door frame 813 no sill	1	Door H/Core Albany	PAINT	CH	4	1
Door frame 813 no sill	1	Door H/Core Albany	PAINT	CH	6	1
Door frame 813 no sill	1	Door H/Core Albany	PAINT	CH	B1	1
Door frame 813 no sill	1	Door H/Core Albany	PAINT	CH	B2	6
Door frame 813 O/O	1	DOOR STABLE PD1S PLY	VARNISH	BR	K1	
Door frame 813 O/I	1	Door Kentucky	VARNISH	BR	1	
Door frame 813 O/I	1	Door Swartland PD6 (FC3)	VARNISH	BR	2	

Windows

Description	Qty	Rm1
Window AL Brz PTT1818	1	2
Window AL Brz PT 189	1	K1
Window AL Brz PTT1818	1	3
Window AL Brz PT 99	1	B1
Window AL Brz PTT1818	1	5
Window AL Brz PT 99	1	B2
Window AL Brz PTT1818	1	6
Window AL Brz PTT 618	1	2

Sanitary Ware

Description	Qty
B1 Basin with pedestal	1
B1 Bath rectangular	1
B1 WC close coupled set	1
B2 Basin with pedestal	1
B2 Corner shower	1
B2 WC close coupled set	1
Sink 1350 Karran Intro Double End bowl	1
Sink mixer Wall	1

Paint

External Walls;	Sabre Medium Quality, 2.00 coat(s).
External Walls Under coat;	Sabre Medium Quality, 1.00 coat(s).
Internal Walls;	Sabre Medium Quality, 2.00 coat(s).
Internal Walls Under coat;	Sabre Medium Quality, 1.00 coat(s).
Painted Ceilings;	Sabre Medium Quality, 2.00 coat(s).
Varnished Ceilings;	Sabre Medium Quality, 2.00 coat(s).

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Electrical

	Qty
Light Points	12
Water tight light points	3
Double Plugs	8
Oven Connection	1
Telephone points	0
TV Points	0
Two Way Switches	1

Others (INCL VAT)

Description	Amount
Allowance for steel in foundation and slab	3,000
Built in Cupboards	40,000
Fire place / Braai units	4,000
Light Fittings	3,500
Paving	6,500
Shower doors	2,500
BUILDING PRICE	640,000

Legend

Short Code	Description
B	Bagged
P	Plaster
C120	Carpet R120/sqm
TF100	Tiles Floor Ceramic R100/sqm
NONE	No Finish
P75	Pine Skirting 75mm
R75	Rhino Cornice 75mm
SK	Skimmed rhino board

Notes

Walls in clay maxis and not imperial bricks

Wall height to be 2.55 high and not 2.89 as per plan

Wall between dining and passage can be at least 1m shorter to create more space in rooms.

Please advise on size of braai/fire place. We made an allowance for unit to be bought and built in.

Our quote is based on exposed gutters and down pipes with 2 plaster bands around outside walls.

A saving is possible to change to Taunis tile instead of Elite.

We allowed for aluminium top hung windows, please discuss.

Discuss garage internal gutter.

Discuss shower option in B2, or BIC in passage.

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