



DEPARTMENT OF QUANTITY SURVEYING. TAKING-OFF FOR THE PROPOSED MEDIUM SCALE BUILDING.

(A CASE OF STUDY OF TAKING-OFF FOR PROPOSED THREE (3) BEDROOM BUNGALOW FOR OLUBIYO OLUFEMI AT OBAGBAJA ESTATE, ALIARA, ILORIN, ILORIN WEST LOCAL GOVERNMENT AREA, KWARA STATE.

BY

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ND/23/QTS/PT/0007**

SUBMITTED TO

THE DEPARTMENT OF QUANTITY SURVEYING INSTITUTE OF ENVIRONMENTAL STUDIES (IES) KWARA STATE POLYTECHNIC ILORIN, KWARA STATE

IN PARTIAL FULFILMENT OF THE REQUIREMENT FOR THE AWARD OF NATIONAL DIPLOMA (ND) IN DEPARTMENT OF QUANTITY SURVEYING.

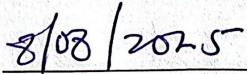
JULY, 2025.

CERTIFICATION

This is to certify that, SULYMAN ABDULQUADRI OLAYINKA, with the matric number ND/23/QTS/PT/0007, Have successfully completed the practical project work in partial fulfillment and requirement for Award of National Diploma in Quantity Surveying department, Institute of environmental studies, Kwara state polytechnic, Ilorin.



QS. MUSTAPHA LUKMAN
(Project Supervisor)



DATE

QS. SIDIQ LATEEF
(HEAD OF DEPARTMENT)

DATE

EXTERNAL EXAMINER
QS ZAKARI MAHMUD TSARAGI

DATE

STUDENT

DATE

DEDICATION

This project work is dedicated to Almighty God for seeing me through my stay in Kwara State Polytechnic and it also dedicated to my Parents.

ACKNOWLEDGEMENT

My profound gratitude goes to God forgiving me the privilege to complete this course, and particular my project successfully despite all the obstacles in my path.

My appreciate goes to my parent, and everyone who are in support from one way or the other.

My appreciation goes to my project supervisor QS MUSTAPHA LUKMAN despite his tight schedule still found us precious time to go through my taking off sheet and write up, a big thanks to all our lecturers and non-academic staff may God bless and reward you all abundantly.

SULYMAN ABDULQUADRI OLAYINKA

ND/23/QTS/PT/0007

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ABSTRACT

This project focuses on preliminary activities that led to preparation of draft Bill of quantity for proposed three Bedroom Bungalow Building located at Obagbaja Estate, Aliara, Ilorin., Ilorin West Local Government Area, Kwara State. Meanwhile, this is to prepare pre-constructional cost on any proposed project and understanding the process of site investigation and to understand the Construction Company/ industry.

CHAPTER ONE

1.0 BACKGROUND INFORMATION

This project is based on proposed residential development and take-off project residential development for Olubiyo Olufemi , Obagbaja Estate, Aliara, Ilorin., Ilorin West Local Government Area, Kwara State, is one of the 36 states in Nigeria, in which Ilorin is the capital. But our project for the proposed residential development for Olubiyo Olufemi, Obagbaja Estate, Aliara, Ilorin., Ilorin West Local Government Area, Kwara State.

The design team on consultancy, services headed by the architects, civil engineers, who carry out the design, this process is a planned office works into the requirement of the client. The production of a building in a more economical, quick and orderly manner, other professionals function along side with the architect for the cost implication and preparation of bill of quantities (BOQs).

The expected professional needed at the stage is the quantity Surveyor. His Concern is the economic of all resources Such as labour, plant materials and the financial aspect in order to produce building in the quick and economical manner because many buildings today have not been completed.

1.1 DESCRIPTION OF WORKS

This project consist of construction and erection of the proposed residential development for Olubiyo Olufemi , Obagbaja Estate, Aliara, Ilorin., Ilorin West Local Government Area, Kwara State.

The residential development and take off project residential development for Olubiyo Olufemi , Obagbaja Estate, Aliara, Ilorin., Ilorin West Local Government Area, Kwara State of about 28.78in length, 10.50 widths.

The construction is formed on reinforced concrete pad foundation and framed structure. The suspended floor is of reinforced concrete slab (150mm thick). The walls are 225mmthick concrete block.

The roofing used is long span aluminum roofing sheet fixed a roofing structure, purchase, Electrical etc.

1.2 AIM AND OBJECTIVES

The major aim of the study is to estimate and budget for a proposed residential development for Olubiyo Olufemi , Obagbaja Estate, Aliara, Ilorin., Ilorin West Local Government Area, Kwara State.

OBJECTIVES

To understand bill operation I.e taking–off process, abstract bill drafting and pricing.

To understand the process of site feasibility report.

To understand the process of given pre - constructed cost of any proposed project.

1.3 SCOPE OF THE PROJECT

The scope of the project is to prepare a draft bill of quantities for a proposed residential development for Olubiyo Olufemi , Obagbaja Estate, Aliara, Ilorin., Ilorin West Local Government Area, Kwara State.

However, the limitation may not be accurate as a result of:

A:Inability to conduct proper site investigation

B: Inability to conduct the architect that designs the project.

CHAPTER TWO

SITE REPORT

2.0 TITLE

The proposed building project for proposed residential development for Olubiyo Olufemi , Obagbaja Estate, Aliara, Ilorin., Ilorin West Local Government Area, Kwara State.

2.1 LOCATION

The site is situated at Ilorin West Local Government, The site is a loamy soil type, the site is best described as loamy soil also, the site is sloppy

2.2 SITE DESCRIPTION

Nature of the land: the proposed land is of loamy soil in nature with sloppy surface. This reducing the possibility of increase in construction cost due to strip foundation.

2.3 ACCESSIBILITY

The site is located at Obagbaja Estate, Aliara, Ilorin., Ilorin West Local Government Area, Kwara State: therefore, there is an existing road, which leads to the site.

2.4 AVAILABILITY AND PROXIMITY OF RESOURCES

Proximity means the closeness of materials to the proposed site. The construction resources include the following:

I. PLANT

Also, necessary plant needed for this proposed project is readily available here in Ilorin township, such plant include, Bulldozer, scraper, electric generator, concrete mixer vibrator Compacting machine etc.

ii. MATERIALS

The white materials necessary for this proposed building project for a proposed residential development for Olubiyo Olufemi , Obagbaja Estate, Aliara, Ilorin., Ilorin West Local Government Area, Kwara State, which is very available in Ilorin metropolis

However, all the materials needed for the execution of this proposed project is little but removed from the site of work Thus, a reasonable amount is to be set aside for the transportation of materials, which will eventually increase the constructional cost in general.

EXTENET OF PRELIMINARIES REQUIRED

Extent preliminaries have a great effect on construction, such preliminaries are explained below

1. SETTING OUT: In setting out, site clearance is necessary by cutting down for tree and hedges top soil excavation before and making the provision of setting out instrument such as profile pegs, measuring tape etc. before the commencement of site operation.

ELECTRICITY: Provision for electricity is by connecting of wires from the nearby poles in the site. And provision for electrical generator shall there is power failure, generator shall be used. These affect the cost on construction.

TEMPORERY FENCE:Temporary fence should be done to cover and protect the material left and kept onsite.

IV. FIRST AID BOX: This is very important in anyconstruction due to some injury that may occur on site,which might be minor or major injuries before going to thehospital.

V. WATER SUPPLY: Water supply will have to be fromIlorin township possibility with the use of tanker and therewill be need for reservoir tank.

SCALFOLDING: There should be a provision for scaffolding because the project building. so there will be need for scaffolding during commencement of the work.

2.5 DEFINITION OF TERMS

1. PROVISIONAL SUM: - Refers to a sum provided for work or for cost which can not be easily for seen, defined or detailed at the time the tendering documents are issued.

2. PRIME SUM COST: - This refers to a sum provided for work or services to be executed by a nominated sub-contractor.

3. BESMM 4 R: - Describe "Taking off" as the process in which dimension are scaled or read from drawings and entered in a recognized form on a specially ruled paper called dimension paper.

4. BESMM4 R:- Define "Tender" formal offer to construct and complete the contract work in accordance with the various contract documents for the tender sum.

5. BESMM4 R:- Define "Bill of Quantities" as one that consist of a schedule of items of work to be carried out under the contract with quantities entered against each item, prepared in accordance with the standard method of measurement of building works.

6. BESMM4 R opened that "contract drawing depict the details and scope of the works to be executed under the contract, they must be prepared in sufficient detail to enable the contractor to satisfy only price the bill of quantities.

7. According to Willis's is "budgeting" is a targeted financial statement or document of the cost of a proposed construction project.

CHAPTER THREE

3.0 TAKING OFF PROCESS EXPLAINED

The order of taking-off as described [Seeley 1988] largely follows the order of construction to simplify the work and to reduce the risk of items being missed, but it's not necessarily that adopted in standard method of measurement. The measured items will then subsequently be solved into bill order which can embrace the work section in standard method of measurement to secure uniformity and assist with a number of skin work sections such as 1.5 (excavating and filling) 1.11 [mixing, casting turning in situ zone), 1.14 [brick and block walling].

In a simple building the order of taking off could take from shown in the following schedule, although it will be appreciated that this may be varied to suit individual preferences and specific location.

Section of work copied from [BESMM4R]

1. Groundwork and substructure or foundation work up to and including damp-proof course (DPC)
2. Brick work including face work
3. Block work
4. Fireplace, dummy breast and stats (where appropriate),
5. Floors (solid and suspended)
6. Roofs (pitched and flat, including covering and rain water installation)
7. Windows, including adjustments of openings
8. Doors, including adjustments of openings

9. Fittings and fixtures

10. Stairs

11. Finishes (walls, ceiling, and floors)

12. External walls including. Roads, path, fence, and graded areas.

13. Drainage work.

3.1 WASTE CALCULATION

Except in simple cases dimension should not be calculated mentally. Not only with the risk of error be reduced if the calculations are written down they will be calculated/ checked, but another person can readily see the origin of the dimension. These preliminary calculations known as "waste calculation" are made on the right hand side at the description column. They must be written definitely and clearly, and not scribbled as if they were a calculation worked out on scrap paper the term waste are needed for this part of the column might be through simply "useless" but in fact implies a means to an end. Every effort must be made to commit to writing the train of thought of the taken-off. Waste calculation should be limited to these necessary for the clear setting down of the dimension by the taken off, and should not be the place of squaring.

HOW CERTAIN DIMENSION ARE EVALUATED

			LENGTH
			91.29
			8,050
			6,110
			14251.29
			WIDTH
			25.69

3.Linear measurements

4. Enumerated items

5.Items

(Ref: opined from Willis's element of quantity surveying tenth edition).

3.3 DESCRIPTION

According to BESMM 4 R who quoted that considerable care and skill are required to frame adequate and yet at the same time, concise descriptions. This is probably the most difficult aspect of taking off work and one which the student should take great pain to master. The wording of description forms an important part of editing the bill.

In addition to covering all the matters detailed in the standard method of measurement of building works [Besmm 4 R] the descriptions must include all the information which the estimator will require to build up a realistic price for the item in question where there is doubt in the mind of the estimator as to the full nature and / or of the item being priced, then the description is lacking in some essential features. Description can

		91.29			
				12,000	
				13,500	
				11,700	
			4)	<u>37291.29</u>	
			AW =	9322082	
	99.14	under side of coric		<u>12,1050</u>	
	1.00			<u>1010</u>	
	1.01	Excavation, Trendiest width Exceeding			
		0.30m maximum depth not exceeding			
	2.00m				

3.4 DEDUCTIONS

Where deduction is to made, the description is preceded by deduct which is often abbreviated deduct. When carelessly written has been known to be mistaken for add. It is of course, important to make quite clear whether a measurement is to be added or deducted and some surveyors always put the word "Add" for any description immediately following a deduction, others only when a following addition is coupled to the deduction by "&" as in the example below. In taking off on traditional paper, it is important that all deduction in a series of coupled description are clearly marked "deduct" all doubt whether any description is an add or deduct thereby being removed. An example of deductions follows:

Under the traditional method of processing dimension, the function of the abstract was to collect similar items together and to classify them primarily into the SMM sections and subsequently according to certain accepted rules of order and arrangement, to put them in a suitable sequence for writing the bill. The abstract was prepared by copying the description and squared dimension from the taken-off into abstract paper in a tabulated form as nearly as practicable in the order of the bills.

The need for an abstract was eliminated by the use of the cut and shuffle system. The principles behind the abstract were retained but the order was affected by noting each item on a separate slip of paper and sorting them into the correct order, as described.

(Copied Willis' element of quantity surveying tenth edition)

3.7 ABSTRACTIONS

Under this traditional method of taking off abstraction can be extensively used to shorten description and individual words.

However, in the case of cut and shuffle taking-off such abbreviations are restricted to solve slip description in the examples that follow abbreviations have been kept to a minimum.

A special note might perhaps be made here of the abbreviations "ab" for "as before". Where this is used and might refer to more than one item it always refers to the last types of 44mm door measures, if there had been several different varieties of however, there is any doubt it is also best to add to the brief description sufficient for it to be identified or to say '44mm' door abcol. 146. The reference in the column number being a definite guide other abbreviations also includes;

- | | | |
|--------|---|--------|
| 1. Med | - | Medium |
| 2. Jst | - | Joist |
| 3. Jt | - | Joint |

4. Irreg	-	Irregular
5. Mo	-	Moulded
6. Ov'll	-	Over all
7. O.b	-	one brick
8. m/ce	-	Mortice
9. A.b.d	-	as before described

3.8 NILLING

Nilling is simply defined as the method of canceling wrong calculation or writings during taking-off process. Instead of crossing or shouting the calculated or written item "Willis' best in this process, there are three listed areas where Nilling is used is applied in taking off which include;

- i. On waste educations
- ii. On figured dimension
- iii. And on figured descriptions

An example of Niling on a dimension sheet on taking off drawn below:

4.00							
9.00							
6.00							
18.00							
17.00							
2.00							
800							
900							
1000							

↑
NIL
↓

Bill of quantities usually known as the BOQ contains required complete analysis of labour, materials and plants required, contained outlined and detected in the architects and civil engineer drawings and details and accurately representing the work to be executed and obtaining the cost of a proposed project before it is been carried out

PURPOSE/ FUNCTION OF A BILL OF QUANTITY

- I. First and foremost it enables all contractors tendering for a contract to price on exactly the same information.
- II. It limits the risks element borne by the contractor to the rate but enters the bill and there by results in more realistic and competitive tenders
- III. It prompts the client and design team to finalize most project particular before the bill is prepared and ideally based on full production drawing and project specification
- IV. After being priced it provide a satisfactory basis for the evaluation of various and adjustments to the final account.

V. Priced bills also provide a useful basis for the valuation of certified stage payment throughout a contract.

VI. It gives an itemized list of the component point of each part, and could form an approximate checklist for the successful contractor in ordering material and components and assessing L.S requirements of labour and other resource and in progressing the work.

VII. After being priced, it provides a good basis for the preparation of cost analysis for use in the cost planning of future projects

3.10 COMPOSITION AND PREPARATION OF BILL OF QUANTITIES

According to Willis's the element quantity surveying 1998, which says the traditional preparation of a bill of quantities divides itself into two distinct stages which are listed as follows:

1. The measurement of the dimension and the completion of the descriptions from the drawing and specification. This process is commonly known as taking - off.
2. the preparation of the bill: this involves the calculation of volume, area etc (squaring the dimension) traditionally this, was followed by entering the description and the squared dimension
3. on an abstract (abstracting) to (collect descriptions and the squared dimensions] NIL Collect similar items together and present them in a recognized bill order from this abstract that draft was written (billing).

3.11 STAGES IN BILL OF QUANTITIES

There are four distinct stages in the preparation of a bill of quantities that are listed below

- I. Taking- off
- II. Squaring

III. Abstracting

IV. Billing

Conclusively, for a standard and acceptable bill of quantities to be provided / produced all the above discussions in the chapter must be carefully dealt with.

3.12 METHOD OF BILL PREPARATION

There is several method of preparing bill but five methods are mentioned and explained here. And these are:

- I. Activity bill method
- II. Annotated bill method
- III. Cut and shuffle method
- IV. Elemental bill method
- V. Non operational bill method [derived from iv or H. Seeley[1988]]

Means while, in the course of this study the section order was adopted while the bill was prepared in all elemental form: the reason is that it's the best order to pricing and making enquiries

Also it is suitable on the cost analysis purpose and post contract arrangement. Lastly is the best understanding for any taker - off

EXPLANATION OF THE METHOD ABOVE BILL PREPARATION METHOD

ACTIVITY BILL METHOD: This bill was a development of the operation form list without the separation of labour and materials. It was sub- divided into section based on the activities or operation derived from a network analysis. The work was measured in accordance with the standard method although, on site and off site activities were usually separated and special

equipments and components and the work of nominated specialists could be grouped in [section) NIL} separation bills.

[Copied from Seeley 1988 building quantity explained]

ANNOTATED BILL METHOD: it is possible for the bill of quantities to give the contractor full details of the quantity types and quantity of materials and labour. Nevertheless, there are always some billed items whose location in the works is not readily identifiable and it is most useful to leave a note against them in the bill giving their location. This approach has resulted in the production of annotated bill.

Annotation may be prepared in a separate document from the bill of quantities or they may be bound in at the back of the bill. This provides the clearest and most helpful method.

OPERATION BILL METHOD: This was developed by the building research establishment in the 1960's and they sub-divided the work into site done by a distinct from Trade's or element.

Operation was defined as work done by a man, or by gang of men some definite stage in the building process. It involved fundamental divergence from a traditional bill, with the separation of labour and materials items and required significant changes in the rules of measurement prescribed in the standard method.

Operational bill were both bulky and costly to produce. On the other hand typing and printing of the bill could be started at an earlier stage and there was a reduction in the amount of editing necessary (derived from Seeley 1988 building quantities explained).

ELEMENTAL BILL METHOD: This bill method is divided into appropriate building elements instead of the normal work sections. Hence excavating and filling mixing walling are replaced by such bill headings as substructure, external walls internal walls and floors. There are benefits to be gained by using RICS building cost information services (BICS) Element and sub elements to secure standardization and assist with planning and cost analysis work.

[Copied from Seeley 1988 building quantities explained].

CUT AND SHUFFLE BILL METHOD: the system was developed in the early 1960's and by the late 1970's was probably one of the most widely used methods of entering dimension and description. It has been aptly described as a rationalized traditional procedure. Unlike abstracting and building there is no universally accepted format and many different paper rulings and methods of implementations are used in different offices.

The cut and shuffle system is designed to eliminate the preparation and checking of the abstract and draft bill. Hence there is only one major written operation namely taking off compared with the drawing to illustrate a normal cut and shuffle paper and ruling is below

3.13 RULES OF BILL

The order of billed terms will be the same as in the abstract as far as practicable and they will generally follow the order and terminology item to be priced in the bill is referenced by letters and number in first column. It will be noticed that all work in the below description are written in full.

Wrought Mahogany

		Starting, picture eails, architects and the like			
	F	25 × 150 mould: screwed with bass cup and screw:			
		Plugged to mansory	71	m	
	G	Extra over for mittres	16	nr	
	H	Extra over for ends	12	nr	
	N	25× 20 ditto	22	m	
	K	Extra over for mitres	8	nr	
(Taken from Seeley 1998 building quantities explained)					

CHAPTER FIVE

SUMMARY RECOMMENDATION AND CONCLUSION

5.0 SUMMARY

The research was carried out to estimate and budget for a proposed student Hostel project A case study of college Development and take off project residential development for pastor Paul, Ilorin south local govt. area Ilorin kwara state.

5.1 CONCLUSION

Conclusion, we observed that estimating and budgeting for residential development for pastor Paul, Ilorin south local govt. area Ilorin kwara state.

- A. . It enables a basis for the valuation of variations, which often Occur during the progress of the work.
- B. It enables all contractors to tender for a contract to price exactly the same information with a minimum of effort.
- C. It gives an itemized list of the component of the building with a full description and the quantity of each part and this may assist successful contractor in ordering materials and accessing his labour requirement for the contractor.
- D. It serve as a Guideline for any contractors
- E. After items are been priced, it provides a good basis for an analysis which subsequently will be of use on future contract in cost planning work.
- F. Fully described and accurately represent the quantity of the workers to be carried out.

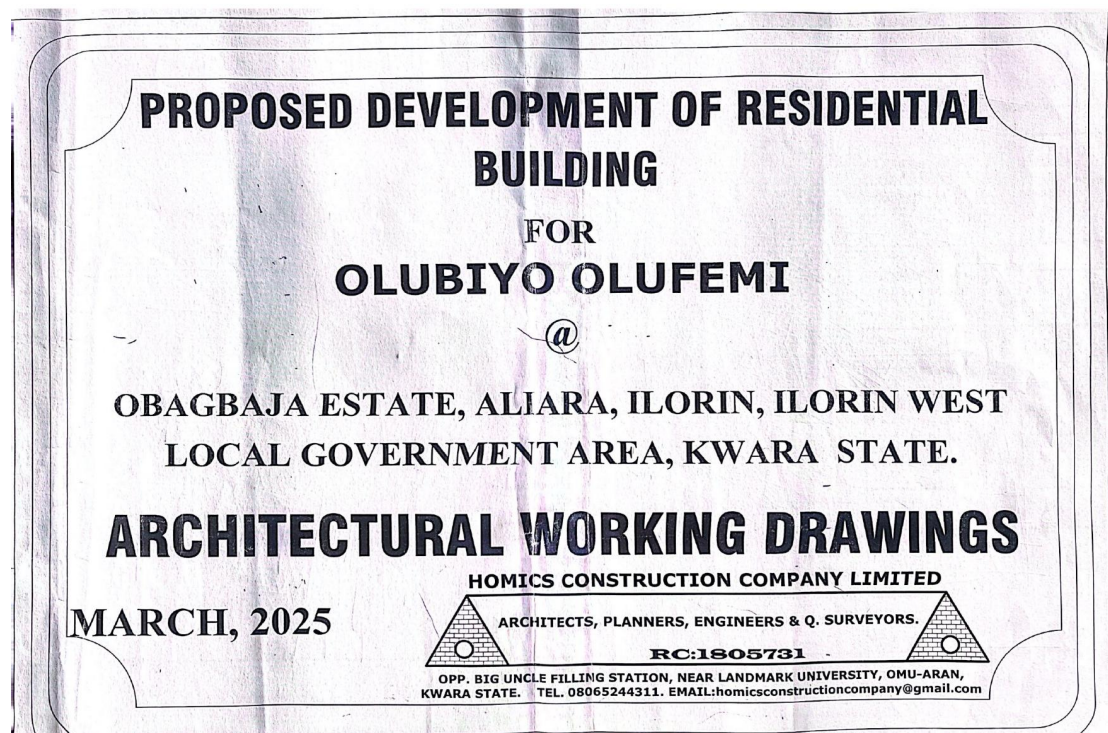
5.2 RECOMMENDATION

From the analysis of death in chapter of the project, the following recommendation should be made

- a. The quantity surveyor should provide an estimate during the preliminary stage of the project in order to forecast it's likely cost
- b. It is important in order not to overestimate, proper estimating procedure should be used and the layout of the estimated should be clear and logical

REFERENCE

- BASIC ENGINEERING STANDARDS AND METHOD OF MEASUREMENT (BESMM3).
- IVOR H. SEELEY (1979 and 1988) FIFTH EDITION BUILDING QUANTITIES EXPLAINED 'printed and bound in Great Britain by Creative Print and Design limited (Wales) Ebbw Vale'
- J. WILLIS ELEMENT OF QUANTITY SURVEYING THE TENTH EDITION
"Published by Blackwell Publishing"

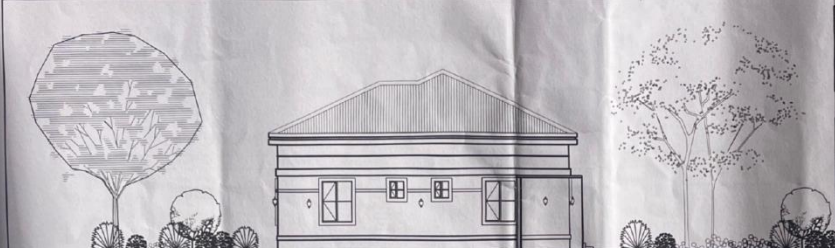


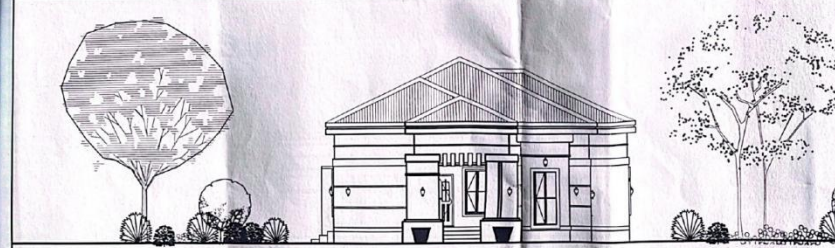
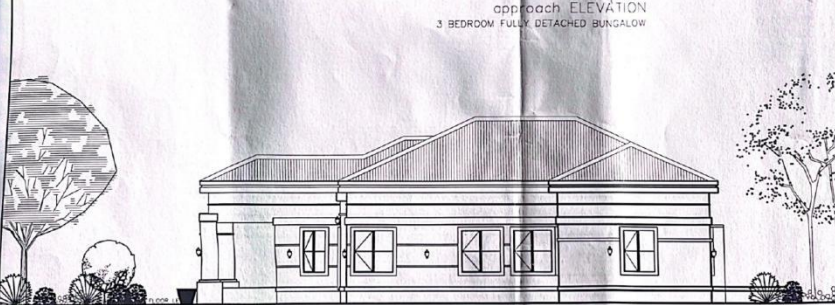


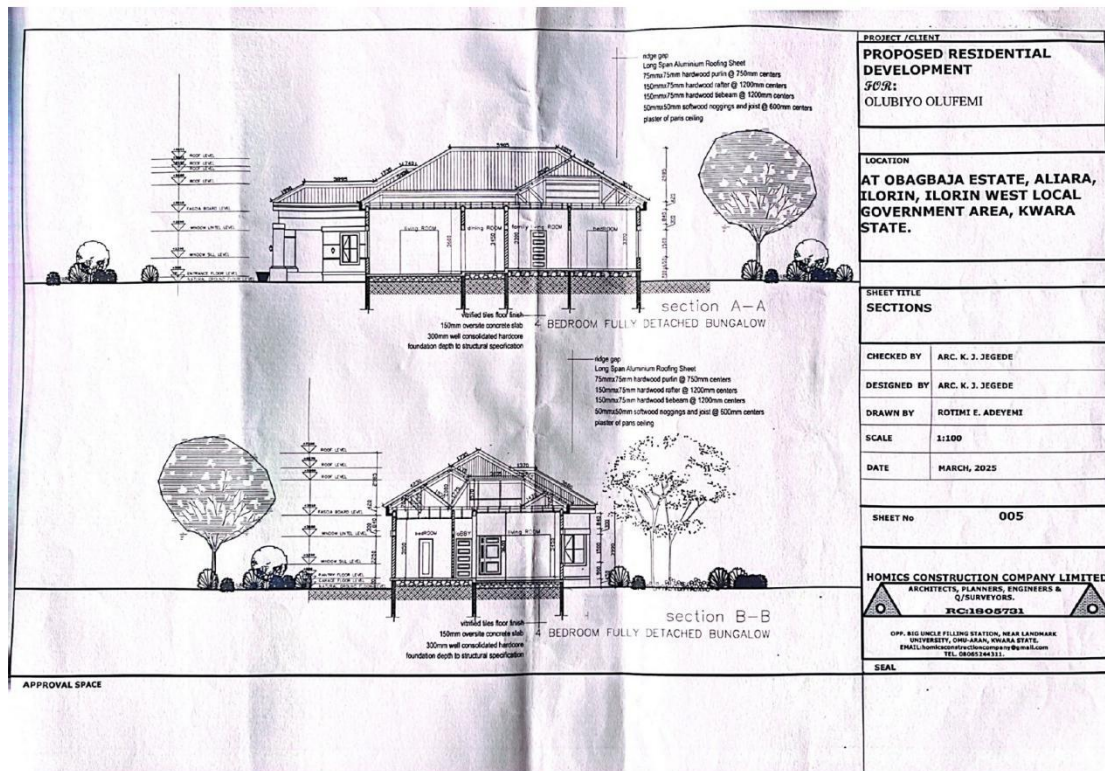
PROJECT / CLIENT	
PROPOSED RESIDENTIAL DEVELOPMENT	
FOR:	
OLUBIYO OLUFEMI	
LOCATION	
AT OBAGBAJA ESTATE, ALIARA, ILORIN, ILORIN WEST LOCAL GOVERNMENT AREA, KWARA STATE.	
SHEET TITLE	
SEPTIC TANK AND SOAK-AWAY PIT DETAILS	
CHECKED BY	ARC. K. J. JEODE
DESIGNED BY	ARC. K. J. JEODE
DRAWN BY	ROTIMI E. ADEYEMI
SCALE	1:100
DATE	MARCH, 2025
SHEET No	009
HOMICS CONSTRUCTION COMPANY LIMITED	
ARCHITECTS, PLANNERS, ENGINEERS & CIVIL SERVICES	
	RC.1605731
DPP, BIG LIGUE TELLING STATION, NEAR LANDMARK UNIVERSITY, CHID-AKAN, KWARA STATE.	
EMAIL: HOMICS@GMAIL.COM TEL: 09062344315	

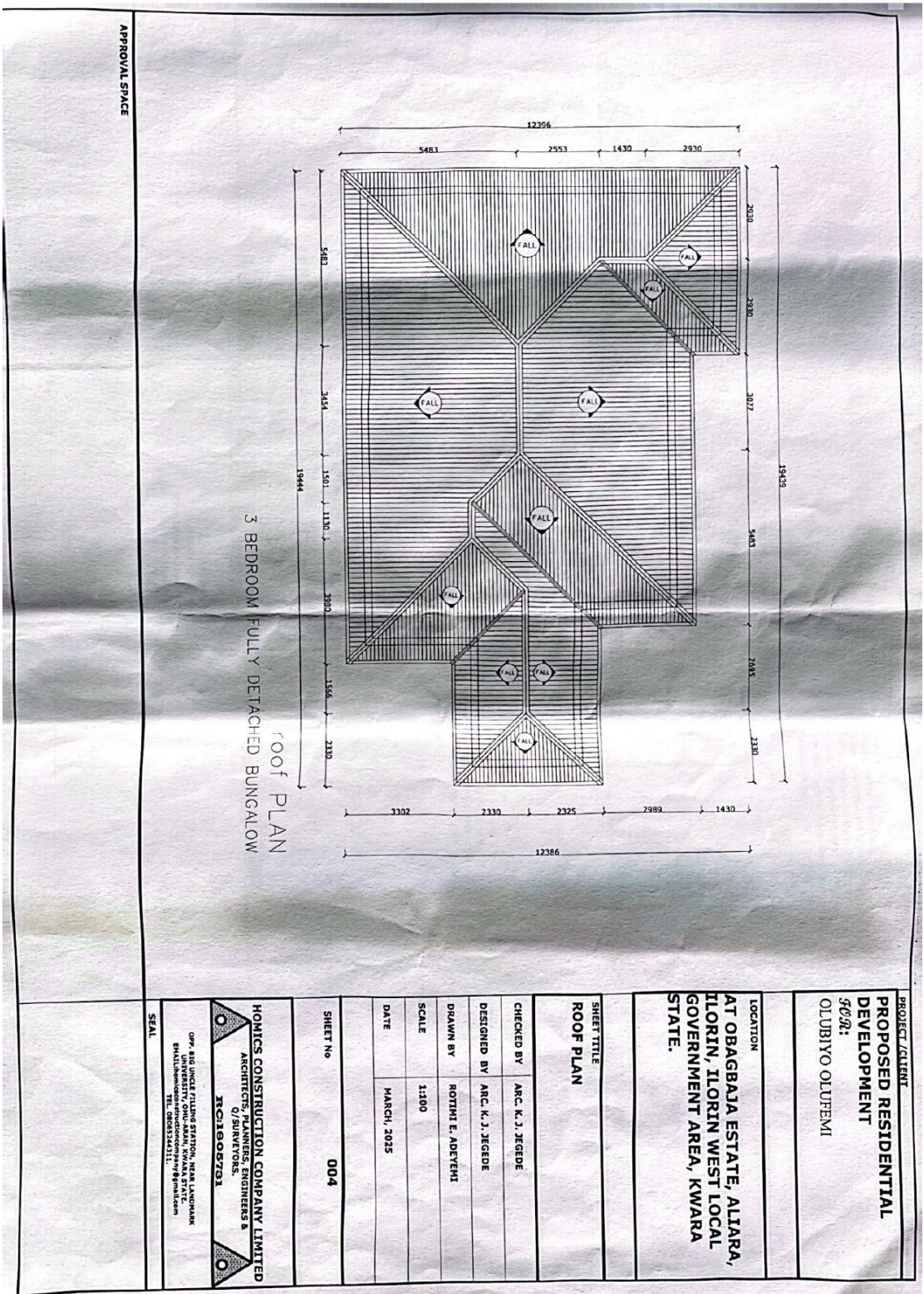
note: all swing doors should have door wedge

PROJECT / CLIENT PROPOSED RESIDENTIAL DEVELOPMENT FCR: OLUBIYO OLUFEMI	
LOCATION AT OBAGBAJA ESTATE, ATIARA, ILORIN, ILORIN WEST LOCAL GOVERNMENT AREA, KWARA STATE.	
SHEET TITLE DOORS AND WINDOWS SCHEDULE	
CHECKED BY	ARC. K. J. JEGEDE
DESIGNED BY	ARC. K. J. JEGEDE
DRAWN BY	ROTIMI E. ADEYEMI
SCALE	1:100
DATE	MARCH, 2025
SHEET NO 008	
HOMICS CONSTRUCTION COMPANY LIMITED ARCHITECTS, PLANNERS, ENGINEERS & QUANTITY SURVEYORS RC1805731 OPP. NEW RIVER JELLING STATION, NEW LAGOS/AAKA UNIVERSITY, ORO- AKA, YWARA STATE. EMAIL: HOMICS@GMAIL.COM OR HOMICS@HOTMAIL.COM TEL: 08065243311	

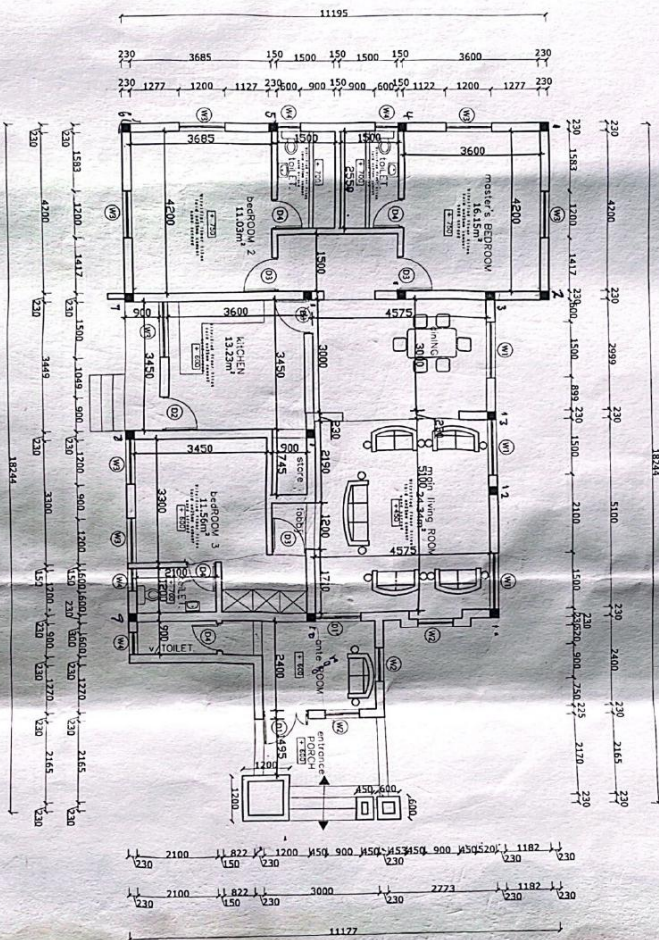
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 approach ELEVATION 3 BEDROOM FULLY DETACHED BUNGALOW	PROJECT / CLIENT PROPOSED RESIDENTIAL DEVELOPMENT FOR: OLUBIYO OLUFEMI									
	LOCATION AT OBAGBAJA ESTATE, ALIARA, ILORIN, ILORIN WEST LOCAL GOVERNMENT AREA, KWARA STATE.									
 right side ELEVATION 3 BEDROOM FULLY DETACHED BUNGALOW	SHEET TITLE ELEVATIONS									
	<table border="1"> <tr> <td>CHECKED BY</td> <td>ARC. K. J. JEGEDE</td> </tr> <tr> <td>DESIGNED BY</td> <td>ARC. K. J. JEGEDE</td> </tr> <tr> <td>DRAWN BY</td> <td>ROTIMI E. ADEYEMI</td> </tr> <tr> <td>SCALE</td> <td>1:100</td> </tr> <tr> <td>DATE</td> <td>MARCH, 2025</td> </tr> </table>	CHECKED BY	ARC. K. J. JEGEDE	DESIGNED BY	ARC. K. J. JEGEDE	DRAWN BY	ROTIMI E. ADEYEMI	SCALE	1:100	DATE
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SCALE	1:100									
DATE	MARCH, 2025									
APPROVAL SPACE	SHEET No 006 HOMICS CONSTRUCTION COMPANY LIMITED ARCHITECTS, PLANNERS, ENGINEERS & Q/SURVEYORS. RC1805731 OPP. BIG UNCLE FILLING STATION, NEAR LANDMARK UNIVERSITY, ODU-ANAN, KWARA STATE. EMAIL: homicsconstructioncompany@yahoo.com TEL: 08062344311 SEAL									





3 BEDROOM FULLY DETACHED BUNGALOW



APPROVAL SPACE

PROJECT/CLIENT
**PROPOSED RESIDENTIAL
 DEVELOPMENT**
 509:
 OLUBIYO OLUFEMI

LOCATION
 AT OBAGBAJA ESTATE, ALIARA,
 ILORIN, ILORIN WEST LOCAL
 GOVERNMENT AREA, KWARA
 STATE.

SHEET TITLE
FLOOR PLAN

CHECKED BY
 ARC. K. J. JEGEDE

DESIGNED BY
 ARC. K. J. JEGEDE

DRAWN BY
 ROTIMI E. ADEYEMI

SCALE
 1:100

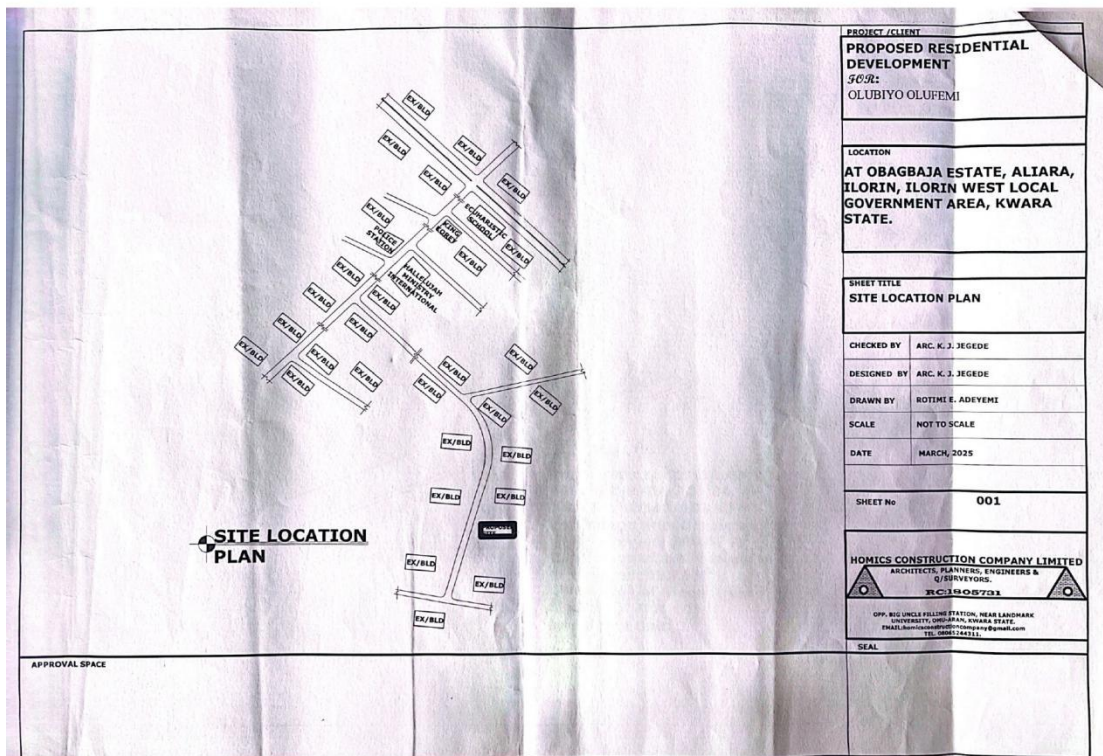
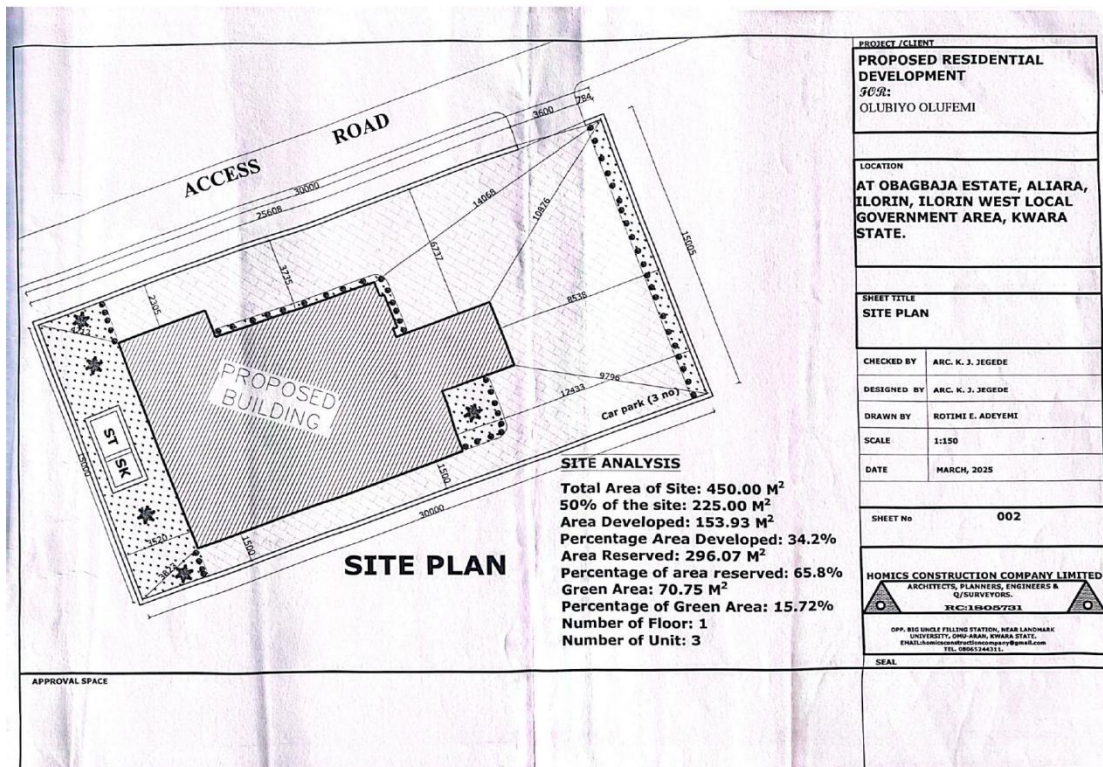
DATE
 MARCH, 2025

SHEET NO
003

HOMICS CONSTRUCTION COMPANY LIMITED
 ARCHITECTS, PLANNERS, ENGINEERS &
 Q/SURVIVORS.
RC1808731

001, RIG UNICE FILLING STATION, NEAR LANDMARK
 UNIVERSITY, OBU-AAA, NWAA STATE.
 EMAIL: hmc@hmc.com.ng
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SEAL

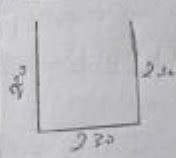


1.20		Ditto openings	1.20		
1.70	1.44	D1	0.90	1.08	Lobby 2
4/0.90			3.45		
2.10	9.52	D3	3.20	11.37	Bedroom 3
4/0.75			3.00		
2.10	6.30	D4	2.40	7.20	Art room
	15.30		2.10		
			1.20	2.62	Toilet
			2.10		
			0.90	1.87	Visitors Toilet
			3.00		
			1.50	4.50	Entrance
				123.32	
		Floor Finishes			400x600x8mm
		32mm thick Corast			thick glazed Vitrified
		Sand (1:1) Backfilling			VITRIFIED Ceramic floor
		and Bedding to receive			finn of approved color
		Subsequent finishes			bedded and protection
		exceeding 600mm			Grouted bed (measured
		wide			Separately exceeding
		(1.28+1.2+1.3)			600mm wide
4.20					Ditto skirting fire
3.60	15.12	Master's Bedroom			600mm wide height
4/0.55					2100mm
1.50	7.65	Toilet			Net width
4.20					(1.22+1.00)
3.69	15.50	Bedroom 2			Protection
3.23					Protect all works
1.50	4.85	Lobby			In this Section of
4.98					Work
2.00	14.34	Dining			
3.60					
3.45	12.42	Kitchen			
5.10					
4.52	23.26	Living Room			
0.70					
1.75	1.60	Store			

T	D	S	DESCRIPTION	T	D	S	DESCRIPTION
			Dinning				Art room
			3 000				2 400
			4 575				3 000
15.15			<u>2/7,575</u>	10.80			<u>7/5,400</u>
3.00	45.45		15,150	3.00	32.40		10,800
			Master Bedroom				Visitors Toilet
			4 200				2 100
			3 000				900
14.40			<u>2/7,200</u>	6.00			<u>2/3,000</u>
3.00	48.20		14,400	3.00	18.00		6,000
			Bedroom 2				2 Toilet 1
			4 200				2 550
			3 685				1 500
15.77			<u>2/7,885</u>	2/8.10			<u>2/4,050</u>
3.00	47.31		15,770	3.00	48.60		8,100
			Kitchen				Toilet 2
			3 450				1 200
			3 600				2 100
14.10			<u>2/7,050</u>	6.60			<u>2/3,300</u>
3.00	42.30		14,100	3.00	19.80		6,600
			Store				Lobby
			900				1 200
			1 745				900
5.27			<u>2/2,645</u>	4.20			<u>2/2,100</u>
3.00	15.89		5,290	3.00	12.60		4,200
					42.09		

T	D	S	DESCRIPTION	T	D	S	DESCRIPTION
			Internal 33,235				Wall fixings
			less				External wall
			$\frac{1}{2} \times 35 \quad 68$				$L = 18,244$
			<u>32,560</u>	58.87			$W = 11,172$
			External + Internal	3.00	176.61		$\sqrt{29,436}$
			55,278				<u>58,892</u>
			<u>32,560</u>				Ditto openings
			<u>87,838</u>				
	88.27			1.20			
	7.00	264.90	A & L = 450	1.20	1.44	D1	
			<u>88,288</u>	3/1.50			
			Ditto openings	1.50	4.50	W1	
3/1.50				3/0.90			
1.50	6.71	W1		1.50	4.05	W2	
3/0.90				7/1.20			
1.50	4.05	W2		1.50	12.60	W3	
7/1.20				4/0.60			
1.50	2.60	W3		0.90	1.68		
4/0.60					<u>30.30</u>		
0.70	1.68	H4					Internal wall
2.10	2.52	D1		18.30			Living 57.00
4/0.90				3.00	54.90		Room 4,575
0.90	1.89	D2					<u>2/91.50</u>
4/0.90							<u>18,300</u>
2.10	7.56	D3					Bedrooms
4/0.75				13.50			32.00
2.10	6.30			3.00	40.50		<u>34.80</u>
	<u>43.31</u>						<u>2/67.80</u>
							<u>13,500</u>

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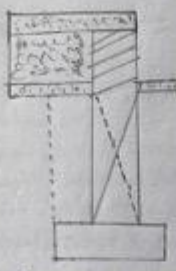
T	D	S	DESCRIPTION	T	D	S	DESCRIPTION
			D2	3/4	2.40		
	1.80		L = 900		0.69	4.92	W1
	0.23		Add	3/4	1.80		
	0.23	0.09	1/4		0.69	3.73	W2
			1800	3/4	2.10		
					0.69	10.14	W3
4/4	1.80		D3	4/4	1.50		
	0.23		L = 900		0.69	4.14	W4
	0.23	0.28	Add 1/4		2.10		
			1800		0.69	1.45	D1
4/4	1.65		D4		1.80		
	0.23		L = 950		0.69	1.24	D2
	0.23	0.35	Add 1/4	4/4	1.80		
			1650		0.69	4.92	D3
		2.70		4/4	1.65		
			Form Work to		0.69	4.55	D4
			Lintel			35.17	
							Reinforcement in
			$3/20 = 690$				Lintel
			Sawn treated formwork	3/4	2.40	28.80	W1
			to sides and soffit of	3/4	1.80	21.6	W2
			Lintel (1.11/1.5/1.10)	3/4	2.10	58.80	W3
				4/4	1.50	24.0	W4
				4/4	2.10	8.40	D1
				4/4	1.80	7.20	D2
				4/4	1.80	28.80	D3
				4/4	1.65	26.40	D4
					204.0	204.88kg	181.5

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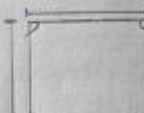
T	D	S	DESCRIPTION	T	D	S	DESCRIPTION
			Ditto Stirrup to Column y/lame L = 220 L = 220 4/180 720 Add band 2/100 200 920				Concrete in Lintel Reinforce Insitu Concrete 112.4 in Lintel (1.11.52.1.1.0) W1 L = 1500 Add 2/100 900 2400
16/16	0.92	0.35	No required for Column 200 3000 1571 = 16 Hr 145.32 201.17 346.57 kg (1.11.13.1.1.0)	3/	2.40 0.23 0.23	0.38	W2 L = 900 Add 2/100 900 1800
				3/	2.10 0.23 0.23	0.38	W3 L = 1200 Add 2/100 900 2100
				4/	1.60 0.23 0.23	0.32	W4 L = 600 Add 2/100 900 1500
					2.10 0.23 0.23	0.11	D1 L = 1200 Add 2/100 900 2100

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				DESCRIPTION
<u>Super Structure</u>				<u>Concrete in Column</u>
Concrete in Column (100)	16			Reinforce length
Concrete in beam (lintel beam) (m ³)	3.00			Concrete 11214
Concrete in root beam (m ³)	0.23			Exceeding minimum
	0.23	2.54		Strength at 21 km
				In 28 days
Form Work				(1.11/512-1.1)
Form work to side of Column (m ²)				
Form work to side of substructure beam (m ²)				<u>Form Work to side</u>
Side of root beam (m ²)				<u>of Column</u>
Reinforcement kg/ton				230
Reinforcement in Column kg/ton				230
Reinforcement in lintel beam kg/ton				2/460
Reinforcement in root beam kg/ton				920
Stirrup/links kg/ton	16			Sawn faced form
Concrete in lintel (m ³)	3.00			work to side of
Reinforcement in lintel kg/ton	0.92	44.66		Column
Block work 230/600 (m ³)				(1.11/1-1.3-1)
Door and window				
Finishing				<u>Reinforcement in</u>
Wall finishing (m ²)				<u>Column</u>
Ceiling finishing (m ²)				Height 3000
Floor finishing (m ²)				less 25 50
Painting				2,950
Decoration				Add 288
				3238
				Add 200
				3538
	16			12 mm high yield reinforced
	3.54	226.58		bar in column
		201.19		100.888 kg

T	D	S	DESCRIPTION	T	D	S	DESCRIPTION
			<u>Adjustment for Backfilling</u>				<u>Finishing</u>
							External perimeter = 57.928
			Height of wall 1200				Height
			less A.G.L. = 450	57.98			A.G.L. = 450
			% = 150	0.60	34.29		Add 150
			600mm				600mm
			Depth				25mm thick concrete and sand mortar (1:1.5) exceeding 600mm wide rendered on blocks wall
57.98			Backfilling to excavation				(1.29.72.00)
0.23							\$
0.60	8.20						Prepare and apply one prime coat and two finishing coats of high grade premium portland emulsion paint on general surface of rendered wall exceeding 300mm girth external
33.24			Add				(1.29.1.2.2)
0.23			Disposal of surplus excavated material as per				
0.60	4.60						
	12.60						

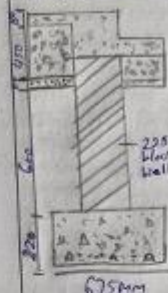
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T	D	S	DESCRIPTION	T	D	S	DESCRIPTION
			Base type B				High yield steel bars
4/			3				12mm Ø bent in column
4/	0.47	30.08	150				XO.617kg/m
4/	1.114	5.76	50				$\frac{237.40 \times 0.617}{1000}$
4/	0.69	2.76	400				$\approx 0.15t$
4/	0.84	7.36	250				
		41.96	688				
			688				
			Link / stirrup				Wire mesh
				18.24			BRC fabric square
			Con. Cur = 250mm	11.20	204.32		Wire mesh A-145
			Length = 225				Weighting 2.72kg/m
			Less 2/55				Laid as detailed in
			50				Manufactural manual
			4/175				{1.1137/1}
			900				
			At work 3600				Masonry
			2.00				Block Work in Sub-
			900mm				Structure
			No Required				External Girth = 57.98
			L = 2800				Internal Girth = 33.25
			Less 300				Height = 1500
			277.40				Less = 150
			300				9/c = 220
			277.40 + 1				1200
			12.541				
			$\approx 1341 = 14$				
				57.98			Vibrated hollow sand-
				1.20	69.58		crete block work, filled
				33.24			with concrete (1:1.5:10) as
				1.20	39.37		work proceeds, bedded and
							jointed to constant ground
							marker (1:1.5) and laid in
							structure bond in foundation
							{1.14/1 * 2.1.1}

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T	D	S	DESCRIPTION	T	D	S	DESCRIPTION
			Concrete in Column Base				Vertical Work
			Reinforced Insitu Concrete mix (1:2:4 - 20mmagg) to Column base; exceeding 400mm thick in structure (1-11.2-2-2-2)				Concrete in Column Depth = 1.050
14	0.23						Less
	0.23						blinding 150
	0.40	0.34					% 400
	1.20						600
	1.20						Actual
	0.40	0.58					150
	0.45						Actual 450
	0.60						1200
	0.40	0.11					Reinforced Insitu Concrete mix (1:2:4 - 20mmagg) Vertical work exceeding 300mm thick in foundation column reinforced (1-11.5-2-1-1)
	0.60						
	0.60						
	0.40	0.74					
		1.17					
			Concrete in over-site				
			Plate Insitu Concrete Mix (1:2:4 - 20mmagg)				
	57.98						
	33.25		Horizontal work in over-site bed n.e				
	0.15	91.58	300mm thick in structure placed on unblinded hardcore (1-11.2-1-1)				

T	D	S	DESCRIPTION	T	D	S	DESCRIPTION
			17,495 + 15,740 33+ <u>33,235</u> Width of excavation $3/25 = 675\text{mm}$ Depth 1,050 Loss excavate 150 border 450 Topsoil 150 <u>300</u> Excavate for foundation trench commencing from stripped level not exceeding 2.00mm deep (1.5:6.2:1) \$ Backfill with material arising from excavation final thickness exceeding 500mm (1.5:1:2.2)				Filling Imported Filling Note: Structural Drawing for foundation layout adopted for the measurement for filling to make up level 150mm thickness Imported laterite lay by 150mm (1.5:12:1.1) Master Bedroom Toilet 1 Bedroom Lobby 1 Dinning Kitchen Living Room store Lobby 2
97.98 0.68 0.30	11.82			4.20 3.60 0.15	2.27		
				2.55 1.50 0.15	1.15		
				4.20 3.69 0.15	2.33		
				3.23 1.50 0.15	0.93		
				4.78 3.00 0.15	2.18		
33.25 0.68 0.30	6.78			3.60 3.45 0.15	1.86		
	18.61			5.10 4.55 0.15	3.47		
				0.90 1.75 0.15	0.24		
				1.20 0.90 0.15	0.16		

T	D	S	DESCRIPTION	T	D	S	DESCRIPTION
			<u>Site Clearance</u> Clear site of bushes Cutting down bridges and small trees, grub up their roots and cart away from site (1.5:4:1.0)				<u>Strip foundation</u> 
			L W 18,244 11,195				<u>External Girth</u> L 18,244 W 11,195 2/27,878 58,878 less 1/15 900 57,978
18.67			Add spread 2/15 450 450				<u>Internal Girth</u> H V 1800 1500 2550 1500 1800 3600 600 3450 600 900 2100 450 2190 1200 1245 1200 1200 570 1710 970 1200 13,495 15,740
11.65	217.74		18,694 11,645				
			(217.74)				
			Excavated Vegetable topsoil average depth not exceeding 0.15m (1.5:5:1.0)				
			Relining excavated topsoil into temporary spilled heap average distance from site 11c 30m.				
18.67							
11.65							
0.15	32.66		(32.66)				

T	D	S	DESCRIPTION	T	D	S	DESCRIPTION
			Taking-off for Quantities for a proposed Residential building for OLUBIYO OLUFEMI located at Obayegun Estate, Alimosho, Lagos West Local Govt. area Kwara State. In accordance to BESMMUK prepared by: Name: Matrix No: Date:				* Damp Proof Membrane In situ Concrete Works * Mass Concrete - Concrete in building (m ³) - Concrete in foundation (m ³) * Horizontal Works (m ³) - Concrete in Column base - Concrete in external bed - Concrete in step local * Vertical Works - Concrete in Column (m ³) * Form Works - Sides of Column base (m ³) - Sides of Column (m ³) - Edges of outside bed (m ³) - Edges of step bed (m ³) * Reinforcement - To Column base (t) - To Column (t) - Link (Stirrup) (t) - Wire Mesh Masonry * Block Work (m ³) Wall - External - Internal - Step Finishing * Wall Finishing - External rendering - Decoration * Painting to general surface - Wall (m ²)
			Taking-off List Sub-structure Excavating and filling * Site Clearance (m ²) - Site preparation - Topsoil Removal (m ³) * Retaining excavated Topsoil (m ³) * Foundation Excavation - Strip Foundation (m ³) * Disposal - Excavated material (m ³) * Filling - Brick filling (m ³) - Lint * Imported Filling - Laterite Filling (m ³) - Hardcore filling (m ³)				

T	D	S	DESCRIPTION	T	D	S	DESCRIPTION
			<u>Ceiling finish</u>	4.28			
			15mm thick cement	2.00	14.24		Dinning
			and Sand mortar (1:3)	3.60			
			Plain rendering finish	3.45	12.42		Kitchen
			flushed smooth	5.10			
			to horizontal Scaff	4.56	23.26		Living Room
			at suspended slab	0.90			
			exceeding cover wide	1.75	1.60		Store
			(1.28.7.20.1)	1.20			
			§	0.90	1.08		Lobby
				3.45			
			Prepare and apply	3.30	11.39		Bedroom
			one Sand mortar (1:3)	3.00			
			Plain rendering to	2.40	7.20		Art room
			horizontal Scaff at	2.10			
			suspended slab	1.20	2.52		Toilet
			exceed 300mm wide	2.10			
			guards of 8' slab	0.90	1.89		Visitors Toilet
			spartan emulsion	3.00			
			paint on rendered	1.50	4.50		Entrance
			Scaff at suspended		123.32		
			slab exceeding 300mm				
			wide				
4.20							
2.60	15.12		Master's Bedroom				
1.50	9.65		Toilet				
4.20							
2.67	15.50		Bedroom 2				
3.23							
1.50	4.65		Lobby				