



Damon Kay,
110 Bradley Road,
Trowbridge,
Wiltshire,
BA14 0RG,

QUOTATION DATE: 1st January 2014
QUOTATION EXPIRY DATE: 1st January 2014
ESTIMATED START DATE: 1st January 2014
ESTIMATED COMPLETION DATE: 1st January 2014

110030201 QUOTATION

Dear Mr. Damon Kay,

I would like to take this opportunity to thank you for inviting us to tender for your project. Following our site visit on Wednesday 1st January 2014, I have been able to calculate a quotation to complete your proposed three/four bedroom dwelling.

This quotation is fixed for the duration of the project and is subject to our full terms and conditions, while it's based on architectural drawing number DK110 and structural engineering drawing number DK110ENG. This quotation is based on standard materials while VAT is not charged due to our accounts being below the threshold. As a company we are very competitive on price and it's certainly not in our interests to overcharge any client.

Below I have included a broken down quotation which allows complete transparency of all costs, while a detailed description of works has been included for your understanding. Every effort will be made to maintain the price quoted for a limited period but no guarantee can be given to this effect.

All building work is carried out by professional workmen and is completed to the highest standard, where required Andy Kay Construction is compliant with the latest regulations. As a company we hold public liability insurance which is provided by Direct Line and is fully underwritten by UK Insurance LTD.

BROKEN DOWN QUOTATION

QUANTITY	PRODUCT DESCRIPTION	OUR UNIT PRICE	TOTAL PRICE
1	PREPARE OVERSITE AND EXUVATE FOOTING TRENCH DAYS LABOUR OF TWO EMPLOYEES	£0.00	£0.00
1	FOOTING TRENCH BELOW DAMP PROOF COURSING DAYS LABOUR OF TWO EMPLOYEES	£0.00	£0.00

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1	SQUARE METERS OF READY MIX GEN1 CONCRETE	£0.00	£0.00
1	TONNE YELLOW BUILDING SAND	£0.00	£0.00
1	BAGS OF 25KG STANDARD CEMENT	£0.00	£0.00
1	CONCENTRATED MORTAR PLASTICISER	£0.00	£0.00
1	100MM x 215MM x 440MM DENSE CONCRETE BLOCKS	£0.00	£0.00
1	100MM x 215MM x 440MM AGGREGATE BLOCKS	£0.00	£0.00
1	65MM x 100MM x 215MM KINGSWOOD ORANGE MULTI BRICK	£0.00	£0.00
1	100MM x 150MM x 1.5M CONCRETE LINTEL	£0.00	£0.00
	OVERSITE BELOW DAMP PROOF COURSING		
1	TONNE OF TYPE ONE SCALPINS	£0.00	£0.00
1	TONNE YELLOW BUILDING SAND	£0.00	£0.00
1	ROLL OF DAMP PROOF MEMBRANE	£0.00	£0.00
1	100MM x 1.2M x 2.4M CELOTEX INSULATION BOARD	£0.00	£0.00
1	SQUARE METER OF READY MIX GEN1 CONCRETE	£0.00	£0.00
1	SQUARE METERS OF READY MIX SCREED	£0.00	£0.00
1	TONNE 10MM TO DUST	£0.00	£0.00
1	BAGS OF 25KG STANDARD CEMENT	£0.00	£0.00
	UNDERGROUND FOUL DRAINAGE		
1	DAYS LABOUR OF TWO EMPLOYEES	£0.00	£0.00
1	3M x 100MM UNDERGROUND PIPE	£0.00	£0.00
1	110MM STRAIGHT CONNECT DOUBLE SOCKET DRAIN COUPLING	£0.00	£0.00
1	110MM 30 DEGREE DOUBLE SOCKET DRAIN BEND	£0.00	£0.00
1	110MM 45 DEGREE DOUBLE SOCKET DRAIN COUPLING	£0.00	£0.00
1	110MM 87.5 DEGREE DOUBLE SOCKET DRAIN COUPLING	£0.00	£0.00
1	110MM SOCKETED DRAIN T JUNCTION	£0.00	£0.00
1	110MM SQUARE DRAIN HOPPER	£0.00	£0.00
1	110MM SQUARE DRAIN HOPPER GRATING	£0.00	£0.00
1	450MM DIAMETER DRAIN CHAMBER BASE	£0.00	£0.00
1	450MM DIAMETER DRAIN CHAMBER RISERS	£0.00	£0.00
1	450MM x 900MM DRAIN CHAMBER COVER	£0.00	£0.00
1	4600 LITRE SEPTIC TANK	£0.00	£0.00

UNDERGROUND SURFACE WATER DRAINAGE			
1	DAYS LABOUR OF TWO EMPLOYEES	£0.00	£0.00
1	100MM x 3M UNDERGROUND PIPE	£0.00	£0.00
1	110MM STRAIGHT CONNECT DOUBLE SOCKET DAIN COUPLING	£0.00	£0.00
1	110MM SLIP DAIN COUPLING	£0.00	£0.00
1	110MM 45 DEGREE DOUBLE SOCKET DAIN COUPLING	£0.00	£0.00
1	110MM 87.5 DEGREE DOUBLE SOCKET DAIN COUPLING	£0.00	£0.00
1	110MM SOCKETED DRAIN Y JUNCTION	£0.00	£0.00
1	110MM SOCKETED DRAIN T JUNCTION	£0.00	£0.00
1	110MM SQUARE DRAIN HOPPER	£0.00	£0.00
1	110MM SQUARE DRAIN HOPPER GRATING	£0.00	£0.00
1	250MM DIAMETER DRAIN CHAMBER BASE	£0.00	£0.00
1	250MM DIAMETER DRAIN CHAMBERC RISERS	£0.00	£0.00
1	250MM x 900MM DRAIN CHAMBER COVER	£0.00	£0.00
1	333MM x 1M x 1M AQUAVOID HEAVY WATER CRATE	£0.00	£0.00
1	ROLL OF 4.5M x 100M GEOTEXTILE MEMBRANE	£0.00	£0.00
1	TONNE OF PEA GRAVEL	£0.00	£0.00
SUPERSTRUCTURE			
1	DAYS LABOUR OF THREE EMPLOYEES	£0.00	£0.00
1	BOX OF 250 225MM WALL TIES	£0.00	£0.00
1	BOX OF 50 INSTALLATION RETAINING DISK	£0.00	£0.00
1	ROLL OF 100MM x 20M POLYTHENE DAMP PROOF COURSING	£0.00	£0.00
1	ROLL OF 225MM x 20M POLYTHENE DAMP PROOF COURSING	£0.00	£0.00
1	ROLL OF 450MM x 20M POLYTHENE DAMP PROOF COURSING	£0.00	£0.00
1	TONNE YELLOW BUILDING SAND	£0.00	£0.00
1	BAGS OF 25KG STANDARD CEMENT	£0.00	£0.00
1	25 LITER OF FED MIX	£0.00	£0.00
1	100MM x 225MM x 450MM CONCRETE BLOCKS	£0.00	£0.00
1	100MM x 215MM x 440MM AGGREGATE BLOCKS	£0.00	£0.00
1	65MM x 100MM x 215MM KINGSWOOD ORANGE MULTI BRICK	£0.00	£0.00
1	70MM x 450MM x 1.2M CAVITIY BATS	£0.00	£0.00
1	100MM x 100MM x 900MM CAVITY IG STEEL LINTEL	£0.00	£0.00
1	100MM x 100MM 1.2M CAVITY IG STEEL LINTELS	£0.00	£0.00

1	100MM x 100MM 1.5M CAVITY IG STEEL LINTELS	£0.00	£0.00
1	100MM x 100MM 1.8M CAVITY IG STEEL LINTELS	£0.00	£0.00
1	100MM x 100MM 2.1M CAVITY IG STEEL LINTELS	£0.00	£0.00
1	100MM x 100MM 2.4M CAVITY IG STEEL LINTELS	£0.00	£0.00
1	100MM x 100MM 2.7M CAVITY IG STEEL LINTELS	£0.00	£0.00
1	100MM x 2.4M CAVITY CLOSURES	£0.00	£0.00
1	B1/B2/B4/B5 152MM x 89MM UB 16 x 2.4M STEEL RSJ	£0.00	£0.00
1	B6 203MM x 133MM UB 30 x 3.9M STEEL RSJ	£0.00	£0.00
1	B8 152MM x 89MM UB 16 x 3.0M STEEL RSJ	£0.00	£0.00
1	P1 152MM UC 30 3.5M STEEL RSJ	£0.00	£0.00
1	P2 152MM x UC 23 x 4.8M STEEL RSJ	£0.00	£0.00
1	P3 203MM x UC 46 x 6M STEEL RSJ	£0.00	£0.00
1	100MM x 150MM x 800MM CONCRETE THROAT LINTEL	£0.00	£0.00
1	225MM x 230MM CONCRETE FLUE LINING	£0.00	£0.00
1	225MM x 230MM 45 DEGREE CONCRETE FLUE LINING	£0.00	£0.00
1	DECORATIVE CHIMNEY POT	£0.00	£0.00
	FIRST FLOOR		
1	DAYS LABOUR OF TWO EMPLOYEES	£0.00	£0.00
1	50MM x 200MM x 4.8M C24 FLOOR JOIST	£0.00	£0.00
1	50MM x 240MM TIMBER TO TIMBER FLOOR JOIST HANGERS	£0.00	£0.00
1	100MM x 245MM TIMBER TO TIMBER FLOOR JOIST HANGERS	£0.00	£0.00
1	5MM x 30MM x 1.5M FLOOR STRAPS	£0.00	£0.00
1	18MM x 600MM x 1.2M T&G CHIPBOARD FLOORING	£0.00	£0.00
1	50MM x 50MM x 4.8M HERRINGBONE	£0.00	£0.00
	ROOF		
1	DAYS LABOUR OF TWO EMPLOYEES	£0.00	£0.00
1	50MM x 100MM x 4.8M C24 TIMBER WALL PLATE	£0.00	£0.00
1	5MM x 30MM x 1M WALL PLATE STRAPS	£0.00	£0.00
1	50MM x 125MM x 4.8M C24 TIMBER ROOF RIDGE	£0.00	£0.00
1	50MM x 200MM x 4.8M C24 TIMBER ROOF RIDGE	£0.00	£0.00
1	50MM x 150MM x 4.8M C24 TIMBER ROOF RAFTERS	£0.00	£0.00
1	50MM x 100MM x 4.8M C16 TIMBER STUDWORK	£0.00	£0.00

1	50MM x 170MM x 4.8M C16 TIMBER CEILING JOIST	£0.00	£0.00
1	5MM x 30MM x 1.5M ROOF RAFTER STRAPS	£0.00	£0.00
1	25MM x 200MM x 4.8M LAYBOARD	£0.00	£0.00
1	1M x 50M ROLL OF ROOF SHEILD	£0.00	£0.00
1	25MM x 50MM x 4.8M ROOF TILE BATTEN	£0.00	£0.00
1	150MM x 2.4M UNDERCLOACK	£0.00	£0.00
1	450MM 1/2 ROUND ROOF RIDGE	£0.00	£0.00
1	5MM x 300MM x 600MM BLUE SPANISH SLATE	£0.00	£0.00
1	300MM x 6M CODE4 LEAD	£0.00	£0.00
1	450MM x 3M CODE5 LEAD	£0.00	£0.00
1	TONNE YELLOW BUILDING SAND	£0.00	£0.00
1	STANDARD 25KG BAGS OF CEMENT	£0.00	£0.00
1	FIXING (ADISIVES, COPPER NAILS, SCREWS, ETC.)	£0.00	£0.00
	FASCIA, GUTTERING AND SOFFIT		
1	18MM x 175MM x 4.8M HARDWOOD FASCIA	£0.00	£0.00
1	6MM x 175MM x 2.4M HARDWOOD SOFFIT	£0.00	£0.00
1	18MM x 150MM HARDWOOD FASCIA	£0.00	£0.00
1	100MM x 4M 1/2 ROUND GUTTER	£0.00	£0.00
1	100MM GUTTER BRACKETS	£0.00	£0.00
1	100MM STOP ENDS	£0.00	£0.00
1	100MM RUNNING OUTLETS	£0.00	£0.00
1	65MM x 2.5M ROUND DOWNPIPE	£0.00	£0.00
1	65MM 112 DEGREE SWAN NECK	£0.00	£0.00
1	65MM DOWNPIPE WALL BRACKETS	£0.00	£0.00
1	65MM DOWNPIPE CONNECTORS	£0.00	£0.00
1	65MM DOWNPIPE SHOE	£0.00	£0.00
	HARDWOOD DOORS AND WINDOWS		
1	DAYS LABOUR OF TWO EMPLOYEES	£0.00	£0.00
1	900MM x 2.1M FRONT DOOR DECORATIVE INFILL	£0.00	£0.00
1	900MM x 2.1M BACK DOOR FROSTED TOP PANEL	£0.00	£0.00
1	838MM x 980MM HALF HOUR HARDWOOD FIRE DOOR	£0.00	£0.00
1	1.2M x 2.1M HARDWOOD FRENCH DOOR	£0.00	£0.00

1	1.8M x 2.1M HARDWOOD 3 LEAF BI-FOLDING DOOR	£0.00	£0.00
1	2.1M x 2.1M HARDWOOD 3 LEAF BI-FOLDING DOOR	£0.00	£0.00
1	2.1M x 2.4M HARDWOOD 3 LEAF BI-FOLDING DOOR	£0.00	£0.00
1	600MM x 1050MM HARDWOOD GEORGIAN WINDOW	£0.00	£0.00
1	1050MM x 1200MM HARDWOOD GEORGIAN WINDOW	£0.00	£0.00
1	1200MM x 1200MM HARDWOOD GEORGIAN WINDOW	£0.00	£0.00
1	1200MM x 1800MM HARDWOOD GEORGIAN WINDOW	£0.00	£0.00
1	780MM x 980MM VELUX ROOF WINDOW	£0.00	£0.00
1	780MM x 980MM VELUX ROOF WINDOW FLASHING KIT	£0.00	£0.00
FIRST FIX			
1	DAYS LABOUR OF TWO EMPLOYEES	£0.00	£0.00
1	12.5MM x 1.2M x 2.4M SQUARE EDGE PLASTER BOARD	£0.00	£0.00
1	100MM x 1.2M x 2.4M CELOTEX INSULATION BOARD	£0.00	£0.00
1	90MM x 1.2M x 2.4M CELOTEX INSULATION BOARD	£0.00	£0.00
1	PACK OF 100MM ROCKWALL	£0.00	£0.00
1	PACK OF 150MM ROCKWALL	£0.00	£0.00
1	900MM x 2350MM x 2.7M SOFTWOOD STAIRCASE	£0.00	£0.00
1	50MM x 100MM x 4.8M C16 TIMBER STUDWORK	£0.00	£0.00
1	32MM x 132MM x 762MM x 1980MM DOOR LINING	£0.00	£0.00
1	METERS OF 32MM x 250MM MDF WINDOW BOARD	£0.00	£0.00
1	FIXING (ADISIVES, NAILS, SCREWS ETC.)	£0.00	£0.00
SECOND FIX			
1	DAYS LABOUR OF TWO EMPLOYEES	£0.00	£0.00
1	STAIRCASE BASE RAIL, HANDRAIL, SPINDLES AND SPACERS	£0.00	£0.00
1	50MM x 4.2M BULLNOSE ARCHATRAVE	£0.00	£0.00
1	100MM x 4.8M BULLNOSE SKIRTING BOARD	£0.00	£0.00
1	762MM x 1980MM HARDWOOD INTERNAL DOOR	£0.00	£0.00
1	INTERNAL DOOR FURNITURE (HANDLE, HINGES, LATCH ETC.)	£0.00	£0.00
1	FIXING (ADISIVES, NAILS, SCREWS ETC.)	£0.00	£0.00
SUB-CONTRACTED PLASTER			
1	LABOUR OF SUB-CONTRACTED PLASTER	£0.00	£0.00

1	SUPPLY OF MATERIALS AND FITTINGS	£0.00	£0.00
	SUB-CONTRACTED ELECTRICIAN (PC SUM)		
1	LABOUR OF SUB CONTRACTED ELECTRICIAN	£0.00	£0.00
1	SUPPLY OF MATERIALS AND FITTINGS	£0.00	£0.00
	SUB-CONTRACTED PLUMBER		
1	LABOUR OF SUB-CONTRACTED PLUMBER	£0.00	£0.00
1	SUPPLY OF MATERIALS AND FITTINGS	£0.00	£0.00
1	WORCESTER GREENSOURCE AIR SOURCE HEAT PUMP 9.5 KW	£0.00	£0.00
1	IN ROOF SOLAR HOT WATER COLLECTORS	£0.00	£0.00
1	SQUARE METERS OF WET UNDERFLOOR HEATING SYSTEM	£0.00	£0.00
	RETAINING WALL AND PATIO		
1	DAYS LABOUR OF TWO EMPLOYEES	£0.00	£0.00
1	SQUARE METERS OF READY MIX GEN1 CONCRETE	£0.00	£0.00
1	TONNE OF TYPE ONE SCALPINS	£0.00	£0.00
1	TONNE YELLOW BUILDING SAND	£0.00	£0.00
1	BAGS OF 25KG STANDARD CEMENT	£0.00	£0.00
1	CONCENTRATED MORTAR PLASTICISER	£0.00	£0.00
1	100MM x 215MM x 440MM DENSE CONCRETE BLOCKS	£0.00	£0.00
1	65MM x 100MM x 215MM KINGSWOOD ORANGE MULTI BRICK	£0.00	£0.00
1	SQUARE METER OF 50MM SLABS	£0.00	£0.00
	HIRE OF EQUIPMENT		
1	HIRE SCAFFOLDING	£0.00	£0.00
1	HIRE OF 5 TONNE EXCUVATOR	£0.00	£0.00
1	HIRE OF 1 TONNE SKIP LOADER	£0.00	£0.00
1	HIRE OF 5 METER TELEHANDLER	£0.00	£0.00
1	HIRE OF 10 YARD GENERAL WASTE SKIP	£0.00	£0.00
		SUB-TOTAL	£0.00
		TOTAL	£0.00

DESCRIPTION OF WORK

PREPARE OVERSITE AND EXCAVATE FOOTING TRENCH

The oversite will be excavated as required while 65M of footing trench will be excavated to a minimum depth of 2.5M (Building Inspector may insist deeper). The final depth of the footings will depend on soil status once excavation of the trenches is complete. The base of the trench will be filled with concrete to a depth of 2.1M of gen1 concrete.

FOOTING TRENCH BELOW DAMP PROOF COURSING

Ready mix gen1 concrete will be used to create the required foundation, while 100MM x 215MM x 440MM dense concrete blocks will be used to build up (internal and external) to meet the level of the footing trench. 100MM x 150MM x 1.5M concrete lintels will be used to bridge over any drainage stated on drawing number DK110. 100MM x 215MM x 440MM aggregate blocks will be used one course before the DPC level on the internal skin while three course 65MM x 100MM x 215MM kingswood orange multi brick will be used on the external skin.

OVERSITE BELOW DAMP PROOF COURSING

17 tonne of type one scalpins will be used to create a 150MM of hard core sub base which will be compacted to the required specification. 2 tonne of yellow building sand will be used for the blinding of the oversite as this will protect the DPM membrane. 100MM x 1.2M x 2.4M insulation boards will be installed to building regulation requirements. Ready mix gen1 concrete will be used to prepare the over site ready to take 75MM screed.

UNDERGROUND FOUL DRAINAGE

100MM underground pipe will be laid in 6MM pea gravel to construct the drainage system as required on drawing number DK110. A 4600 liter septic tank will be installed into the ground and will be positioned a minimum of 5M from any direction of the dwelling.

UNDERGROUND SURFACE WATER DRAINAGE

100MM underground pipe will be laid in 6MM pea gravel to construct the drainage system as required on drawing number DK110. 333MM x 1M x 1M aquavoid heavy water crate will be used to create a modern soak away while the geotextile membrane will be used to cover the water crate. These water creates will be installed at a minimum depth of 1m and positioned a minimum of 5M from any direction of the dwelling.

SUPERSTRUCTURE

The external cavity walls will be constructed using 65MM x 100MM x 215MM kingswood orange multi brick. 100MM x 215MM x 440MM aggregate blocks will be used to construct the internal skin with a 120MM cavity. The cavity will consist of 70MM cavity bats and 50MM vented cavity space. All lintels will be installed to drawing number DK110 while all RSJ's will be installed to structural engineering drawing DK110ENG.

FIRST FLOOR

The first floor will be constructed using 50MM x 200MM x 4.8M C24 timber which is a common structural timber and will be used to form the floor joist. 50MM x 240MM and 100MM x 245MM floor joist hangers will be used to form stairwell trimming while the required joists will need to be doubled up. 5MM x 30MM x 1.5M will be used to building regulations. 18MM x 600MM x 1.2M T&G chipboard flooring will be used with 50MM x 50MM herringbone used at mid span of joist.

ROOF

The dwelling roof will be a constructed using C24 timber which is a common structural timber. A 50MM x 100M C24 wall plate will be installed around the perimeter of the block work (internal skin), while the wall plate straps measuring 5MM x 30MM x 1M will be installed at 2M maximum centers. 50MM x 200MM C24 roof ridge will be installed with 50MM x 150MM roof rafters at 400MM centers. 50MM x 100MM studwork will create a total of 9 dormers as required on drawing number DK110. 25MM x 200MM lay board will be used to form valleys which will be covered using CODE5 lead. Roof shield will be installed and secured using 25MM x 50MM roof tile batten. The entire roof will be finished using 5MM x 300MM x 600MM Spanish slate (natural) with a half round ridge.

FASCIA, GUTTERING AND SOFFIT

Hardwood fascia and soffit board will be supplied while UPVC guttering and downpipe will be installed to drawing number DK110 (style and colour subject to change).

HARDWOOD DOORS AND WINDOWS

All bi-folding doors, external doors, and windows will be supplied as required on drawing number DK110 (style subject to change). All windows will be of a Georgian style and created from a Sapele hardwood, using a basic ironmongery locking system. All glazing panels will be of matching size measuring 24MM thick and of an energy rating B (minimum). All windows will be supplied factory finished and stained to prolong their life span. 5 Velux windows and their counterpart flashing kits will be installed measuring 780MM x 980MM along with a 350MM sun tunnel. All windows and doors will be provided with trickle vents and safety fire egress hinges while items featured below 900MM on the building will also include safety glass.

FIRST FIX



100MM x 1.2M x 2.4M Celotex insulation board will be installed in the roof while 90MM Celotex will be install in all nine dormers. 100MM and 150MM Rockwall insulation will be installed in the loft space. 50MM x 100MM studwork will form stud partitions as required on drawing number DK110. The interior of the newly constructed dwelling will be dry lined using a 12.5MM square edge plaster board and will be fixed directly to the walls while a three coat plaster will be applied. All door lining will be installed in softwood measuring 32MM x 132MM x 762MM x 1980MM in order to take the hardwood internal doors supplied.

SECOND FIX

50MM bullnose architrave and 100MM bullnose skirting board will be installed where required. 32MM x 250MM MDF window boards will be installed where required.

SUB-CONTRACTED PLASTER

The sub-contracted plaster will complete all plastering throughout the proposed dwelling. This will include the installation of all angle beads and jointing tape, while three coats of plaster will be applied to all areas.

SUB-CONTRACTED ELECTRICIAN

The sub-contracted electrician will complete all wiring along with first and second fix electronics.

SUB-CONTRACTED PLUMBER

The sub-contracted plumber will complete all heating and gas requirements along with all first and second fix plumbing.

RETAINING WALL AND PATIO

100MM x 215MM x 440MM dense concrete blocks will be led on the flat to create a retaining wall which will be faced with 65MM x 100MM x 215MM kingswood orange multi brick. While 50 square meters of Bradstone sunset buff natural sandstone paving slabs will be laid using a standard mortar.

I hope this quotation is within your budget and I look forward to your reply with great interest.

Yours Sincerely

D KAY

Damon Kay



PLEASE SIGN AND RETURN THIS FORM OF ACCPETANCE IF YOU WISH TO PROCEED WITH THIS QUOTATION.

Andy Kay Construction,
110 Bradley Road,
Trowbridge
Wiltshire,
BA14 0RG,

110030201 QUOTE ACCEPTANCE

Dear Andy Kay Construction,

I Mr. Damon Kay accept the quoted price of £0.00 (zero pounds and zero pence) subject to terms and condition for the proposed work carried out at 110 Bradley Road, Trowbridge, Wiltshire, BA14 0RG.

I understand this price is fixed for the duration of the contract period and is not to be varied unless there is an agreed change to the description of works set out on document "110030201 Mr. D Kay Quotation".

Yours Sincerely,
Mr. Damon Kay (Property Owner)

Signature: *D KAY*

Date: 1st January 2014