

DWELLING	
Name	Area
CARPORT	59.8 m ²
PATIO	50.0 m ²
PORCH	0.7 m ²
PORCH	21.9 m ²
PORCH	13.4 m ²
PORCH	86.0 m ²
PASSAGE	4.8 m ²
PASSAGE	4.8 m ²
POOL AREA	15.3 m ²
POOL AREA	15.3 m ²
BAR AREA	26.2 m ²
BEDROOM 1	13.4 m ²
BRAAI AREA	13.4 m ²
DINING AREA	27.3 m ²
EN SUITE 1	9.5 m ²
GUEST BEDROOM 1	15.2 m ²
GUEST BEDROOM 2	15.2 m ²
GUEST BEDROOM 3	15.2 m ²
GUEST BEDROOM 4	15.2 m ²
GUEST EN SUITE 1	5.7 m ²
GUEST EN SUITE 2	5.7 m ²
GUEST EN SUITE 3	5.7 m ²
GUEST EN SUITE 4	5.7 m ²
KITCHEN	14.1 m ²
LOUNGE AREA	18.0 m ²
STORE ROOM	6.2 m ²
WASH ROOM	7.0 m ²
WC	2.0 m ²
	221.7 m ²
	387.5 m ²

DOORS			
Type Mark	Number	Width	Height
D1	1	6000	2440
D1: 1	1	4200	2440
D2	2	4200	2440
D2: 2	2	3600	2440
D3	1	3600	2440
D3	2	3600	2440
D3	3	3600	2440
D3	4	3600	2440
D4: 1	5	2400	2440
D5	1	900	2100
D5	2	900	2100
D5	3	900	2100
D5	4	900	2100
D5: 4	1	900	2100
D6	1	900	2100
D6: 1			

WINDOWS					
Type Mark	Number	Height	Width	Head Height	Sill Height
W5: 1	1	300	600	1445	1145
W4	1	300	900	1445	1145
W4: 1	1	300	1500	1445	1145
W3	2	300	1500	1445	1145
W3	3	300	1500	1445	1145
W3	4	300	1500	1445	1145
W3	5	300	1500	1444	1144
W3	6	300	1500	1445	1145
W3: 6					
W2: 1	1	900	900	2100	1200
W1	1	1200	6000	1955	755
W1: 1					

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 - ALL TIMBER TO BE TREATED TO SABS SPEC 1228 OF 1994 AND COMPLY WITH SANS 1005
 - ALL EXTERNAL WOOD TO BE TREATED WITH APPROPRIATE WATER BASED SEALANT (RYSIX)
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 - WATER RETICULATION, HOT WATER INSTALLATION THERMAL INSULATION
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 - "OWNER" MAY REFER TO PLANCAD, AS APPLICABLE

DETAILS & SPECIFICATIONS TO FOLLOW LATER / ON SITE (AS APPLICABLE)

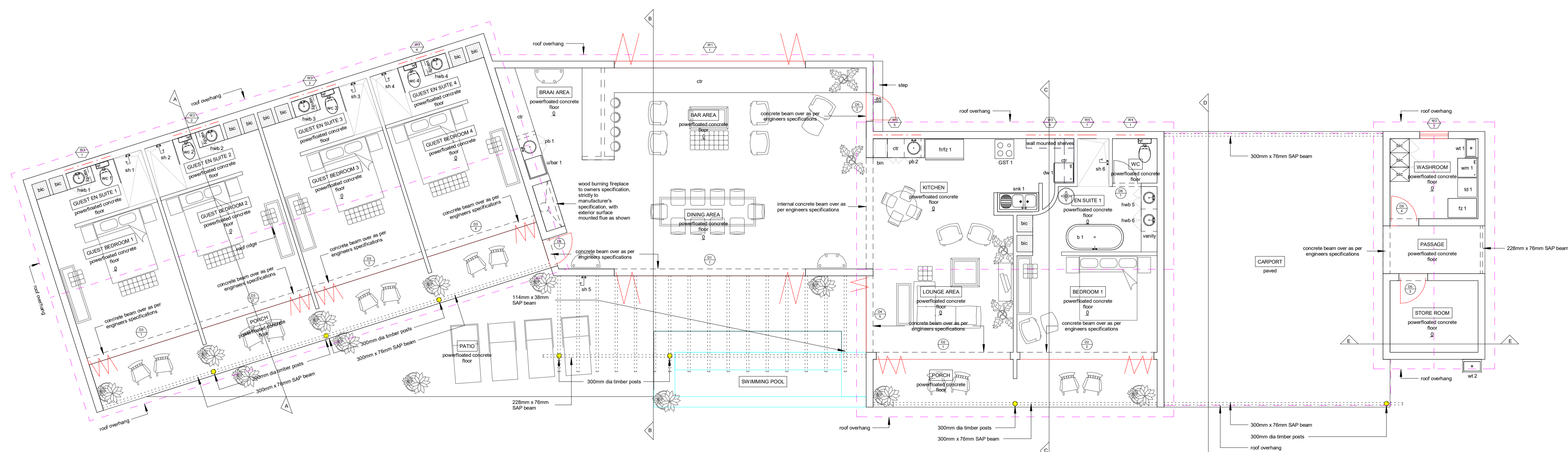
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- floor colour
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- sanitary ware & accessories
- taps & accessories
- light fittings
- bic's & shopfitting
- balustrades
- brail(s)
- fireplace(s)
- appliances
- lift
- mechanical ventilation
- niches

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CLIENT / OWNER SIGN:	THE FIRM SIGN:

CLIMATE ZONE: 4
CADASTRAL DESCRIPTION: Erf
PHYSICAL ADDRESS: Mostertshoek, St Francis Bay, Eastern Cape, South Africa
LOCAL AUTHORITY: Kouga Municipality
ZONING: Single Residential
EFFECTIVE DEPARTURES: None
BUILDING CLASSIFICATION: H4
APPOINTED ENGINEERS: *
NATURE OF PROJECT: Proposed New Dwelling
TITLE: Ground Floor Plan
CLIENT:

DRAWN BY JH	CHECKED BY WM	DATE 04/04/19
SCALE (@ A1) 1: 75	PROJECT NUMBER P0022	DRAWING NUMBER 1/6



GROUND FLOOR PLAN
1 : 75

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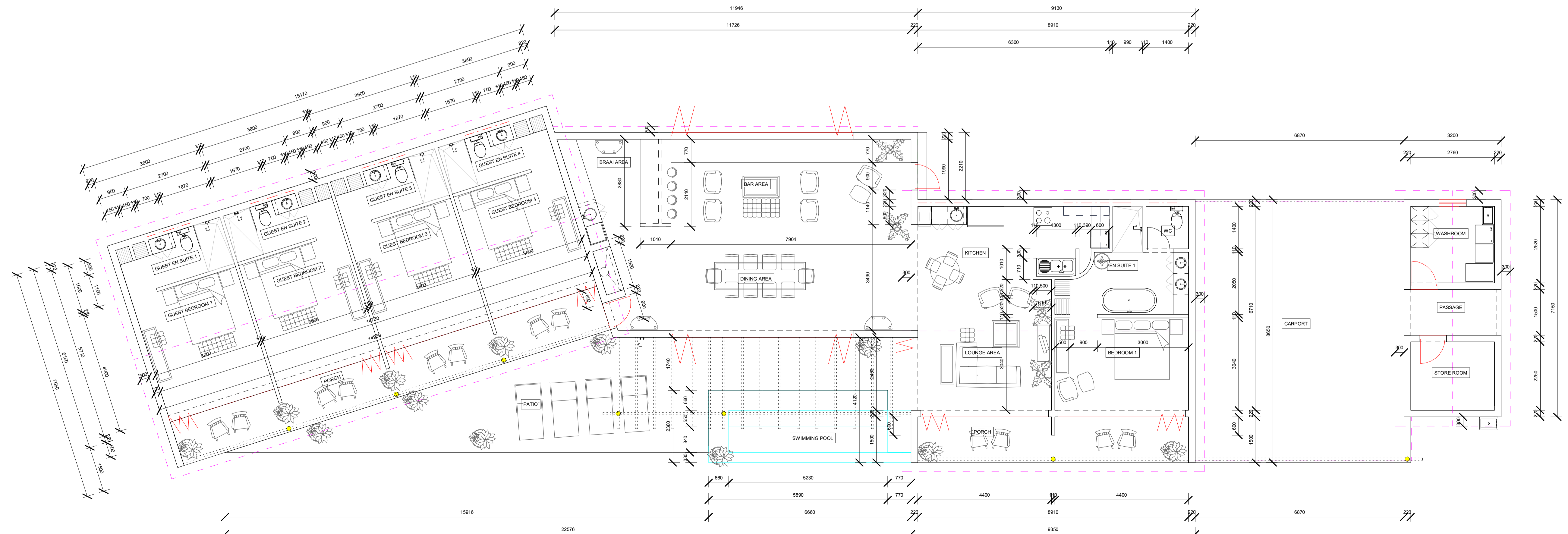
DETAILS & SPECIFICATIONS TO FOLLOW LATER / ON SITE (AS APPLICABLE)

- wall colours & textures
- roof colour
- floor colour
- wall tiles
- sanitary ware & accessories
- taps & accessories
- light fittings
- bic's & shopfitting
- balustrades
- brail(s)
- fireplace(s)
- paving
- appliances
- lift
- mechanical ventilation
- niches

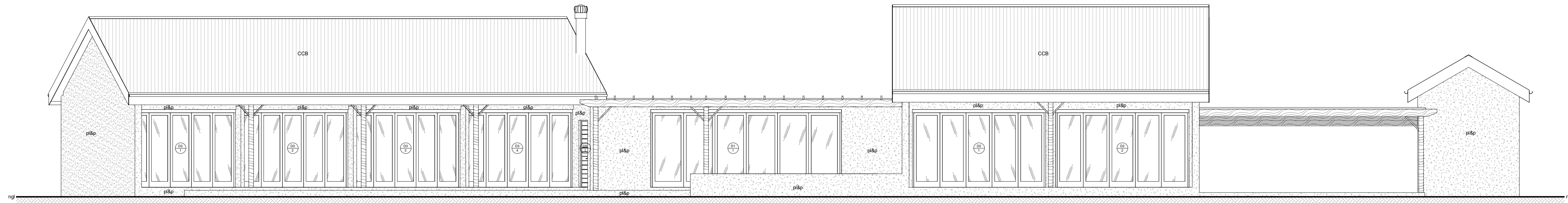
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 architecture | interior design & decor
 cc: 1996/04/24/2023
 without mathematics there is no art - lucia pascali

member: **williem mostert**
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 18 oostland street
 jobe 821
 jeffreys bay, 6530,
 eastern cape, south africa
 member: SAND residential estate jeffreys bay aesthetic committee

CLIENT / OWNER SIGN:	THE FIRM SIGN:
CLIMATE ZONE: 4	
CADASTRAL DESCRIPTION: Erf	
PHYSICAL ADDRESS: Mostertshoek, St Francis Bay, Eastern Cape, South Africa	
LOCAL AUTHORITY: Kouga Municipality	
ZONING: Single Residential	
EFFECTIVE DEPARTURES: None	
BUILDING CLASSIFICATION: H4	
APPOINTED ENGINEERS: *	
NATURE OF PROJECT: Proposed New Dwelling	
TITLE: Ground Floor Plan Dimensions	
CLIENT:	
DRAWN BY: JH	CHECKED BY: WM
SCALE (@ A1): 1:75	DATE: 04/04/19
	PROJECT NUMBER: P0022
	DRAWING NUMBER: 2/6

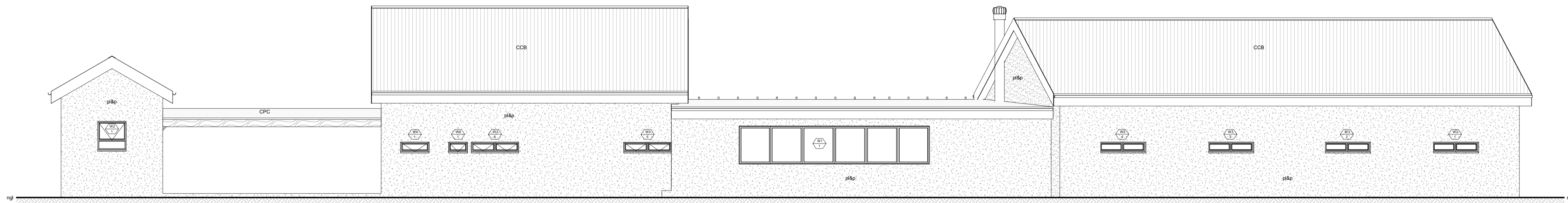


DIMENSIONS
1 : 75



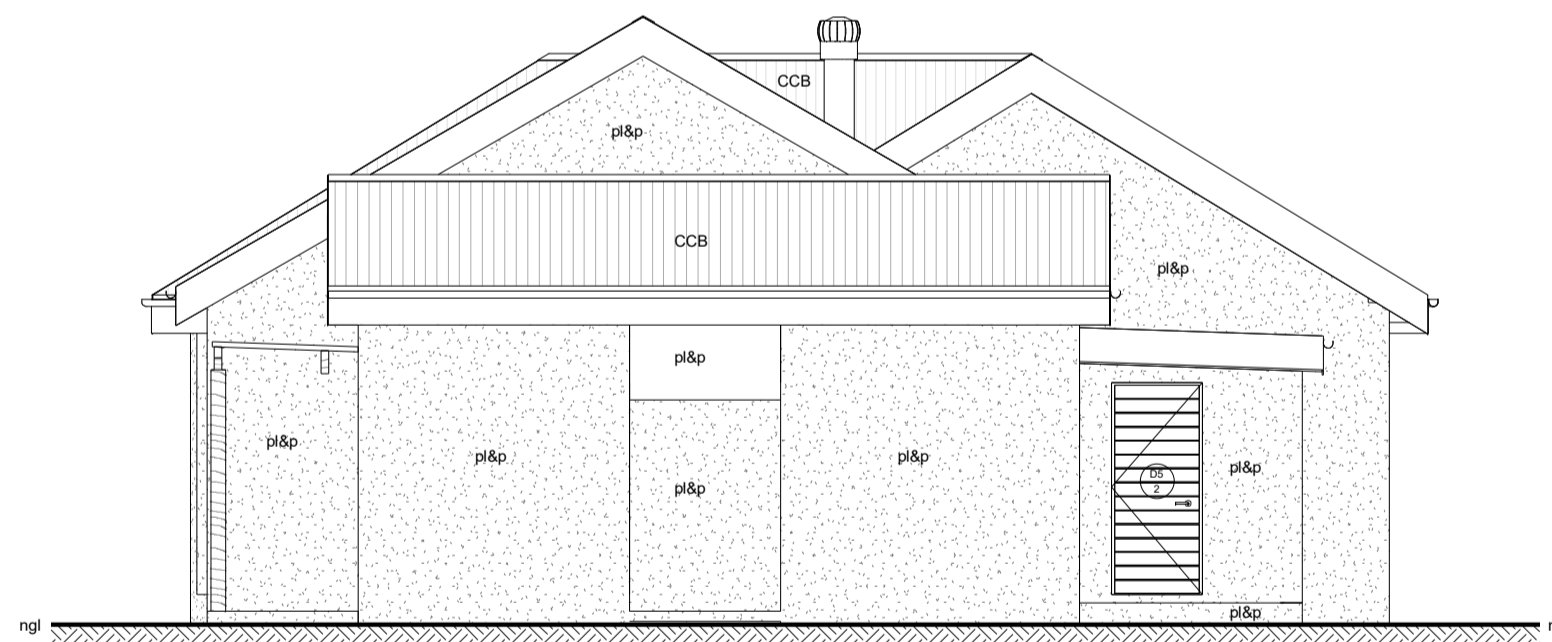
SOUTH EAST ELEVATION

1 : 75



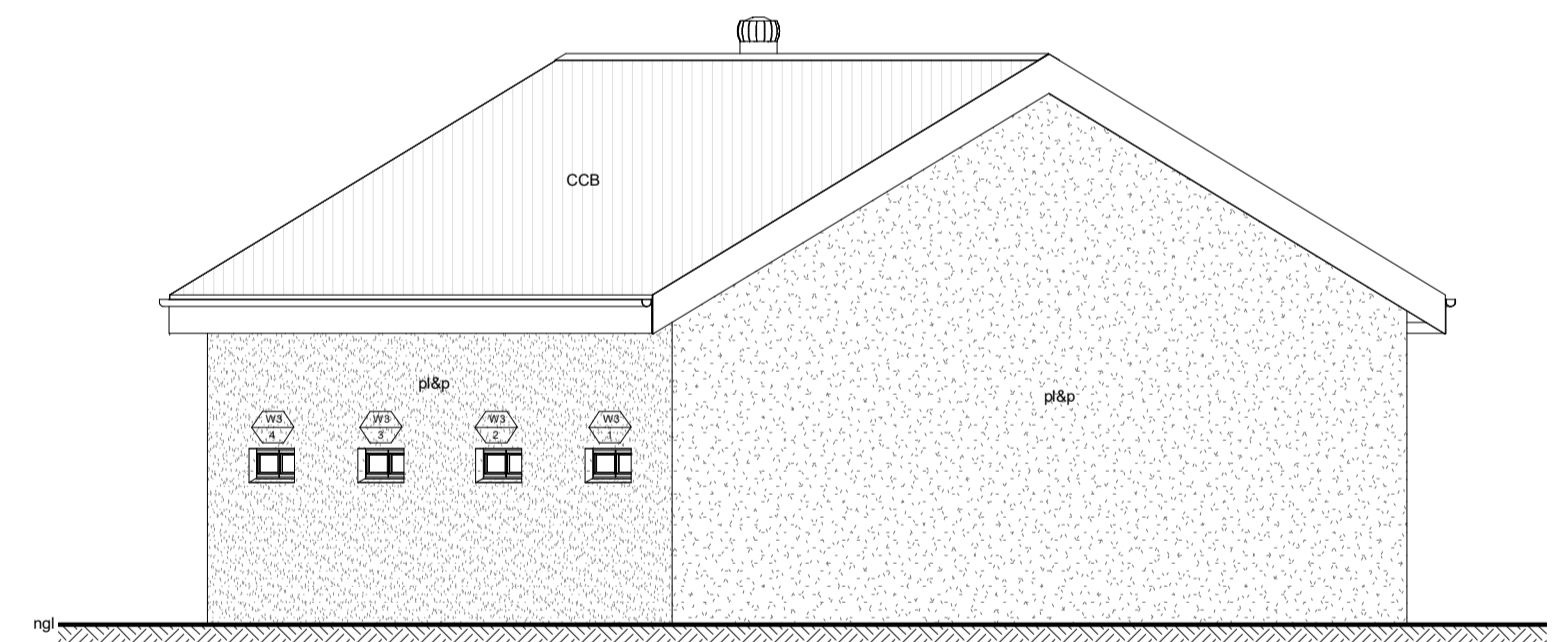
NORTH WEST ELEVATION

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SOUTH WEST ELEVATION

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12. paving
13. appliances
14. lift
15. mechanical ventilation
16. niches

<p>Atelier plancad architecture interior design & decor</p> <p>cc: 0K 1996943524/23 +27(0)22032789 plancad@my@gmail.com plancad.co.za</p> <p>without mathematics there is no art - lucas pascali</p>	<p>member: williem mostert reg. reg. arch. techn. technicien pla ma sabs reg. u0568 prof. ar. arch. techn. +27(0)22032789 plancad@my@gmail.com plancad.co.za</p> <p>facebook: Atelier plancad architecture & interior design & decor</p> <p>18 oosterland street po box 927 jeffreys bay, 6530, eastern cape, south africa member: SAND residential estate, jeffreys bay, aesthetic committee</p>
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CADASTRAL DESCRIPTION: Erf		
PHYSICAL ADDRESS: Mostertshoek, St Francis Bay, Eastern Cape, South Africa		
LOCAL AUTHORITY: Kouga Municipality		
ZONING: Single Residential		
EFFECTIVE DEPARTURES: None		
BUILDING CLASSIFICATION: H4		
APPOINTED ENGINEERS: *		
NATURE OF PROJECT: Proposed New Dwelling		
TITLE: Elevations		
CLIENT:		
DRAWN BY: JH	CHECKED BY: WM	DATE: 04/04/19
SCALE (@ A1): 1 : 75	PROJECT NUMBER: P0022	DRAWING NUMBER: 3/6

1. THE WORKS:
shall be the project as reflected in these DRAWINGS AND SPECIFICATIONS, and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS

2. THE FIRM:
shall be l'Atelier Plancad Architecture & Interior Design & Decor, acting as the OWNER's / CLIENT's AGENT / REPRESENTATIVE in it's capacity as duly appointed Architectural Professional and / or Interior Design & Decor Consultant, duly appointed by the OWNER(S) / CLIENT(S), and represented by its Director, any of its employees and / or any of its NOMINATED REPRESENTATIVE(S).

3. THE OWNER(S) / THE CLIENT(S):
shall be the registered OWNER(S) and / or duly appointed REPRESENTATIVE(S) of the registered OWNER(S) of the SITE / PROPERTY / ERF as reflected in these DRAWINGS AND SPECIFICATIONS

4. THE SITE / THE PROPERTY / THE ERF:
shall be the land parcel situated at the SITE as reflected in these DRAWINGS AND SPECIFICATIONS, where the WORKS are to be executed

5. THE APPOINTED CONTRACTOR(S):
shall be the builder(s) / property developer(s) duly appointed by the OWNER(S) / CLIENT(S) to execute the construction / erecting / installation of the WORKS as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and to act as the OWNER's / CLIENT's Project Manager(s) for execution of the WORKS as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation

6. THE SUB CONTRACTOR(S):
shall be any specialist contractor(s) duly appointed by the APPOINTED CONTRACTOR(S) to execute specialist construction / erecting / installation of applicable specialist items and / or components related to the WORKS, costs for which shall be included in the APPOINTED CONTRACTOR'S QUOTE and CONTRACTING AGREEMENT CONTRACTOR(S)

7. THE NOMINATED SUB CONTRACTOR(S):
shall be any specialist contractor(s) duly appointed by the OWNER(S) / CLIENT(S) or the FIRM to execute specialist construction / erecting / installation of applicable specialist items and / or components related to the WORKS, costs for which shall be directly attributable to the OWNER(S) / CLIENT(S)

8. THE SPECIALIST(S) / CONSULTANT(S):
shall be any deemed qualified duly appointed person(s) to perform applicable specialist functions / designs / drawings / specifications / consultations as specified in these DRAWINGS AND SPECIFICATIONS

9. THE CONTRACTING AGREEMENT(S):
shall be the agreement(s) entered into between the APPOINTED CONTRACTOR(S) and the OWNER(S) / CLIENT(S) and / or the FIRM as the OWNER's / CLIENT's AGENT / REPRESENTATIVE, for the execution of

the WORKS, costs for which shall be directly attributable to the OWNER(S) / CLIENT(S), and shall include (but not necessarily be limited to) the following:

1.1. the scope of the WORKS

1.2. the APPOINTED CONTRACTOR'S mandate

1.3. the OWNER'S / CLIENT'S mandate

1.4. the APPOINTED CONTRACTOR'S Quote

1.5. full set of the DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS

1.6. any additional related documentation as stipulated in the CONTRACTING AGREEMENT(S)

10. THE CONTRACTOR'S QUOTE:
shall be a detailed breakdown of the full proposed projected costs for execution of the WORKS by the NOMINATED CONTRACTOR as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and shall be delivered to the FIRM for perusal and assessment in conjunction with the OWNER(S) / CLIENT(S), as requested by the FIRM and / or the OWNER(S) / CLIENT(S), should the NOMINATED CONTRACTOR be interested, and shall be delivered in hard copy by hand to the FIRM's place of practice as indicated in these DRAWINGS AND SPECIFICATIONS, or in digital format to the FIRM's email address as reflected in these DRAWINGS AND SPECIFICATIONS, no later than 2 weeks subsequent to the request from the FIRM and / or the OWNER(S) / CLIENT(S)

11. THE DRAWINGS AND SPECIFICATIONS:
shall be the drawings and specifications, prepared by the FIRM, full scope of DRAWINGS AND SPECIFICATIONS as reflected in the title blocks, and shall include all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and shall constitute and reflect the scope and extent of the WORKS for applicable GOVERNING BODY approval and / or LOCAL AUTHORITY approval procedures, NOMINATED CONTRACTOR'S QUOTES and construction / erecting / installation of the WORKS by the APPOINTED CONTRACTOR(S)

12. THE AGENT(S) / THE REPRESENTATIVE(S), NOMINATED REPRESENTATIVE(S):
shall be (a) person(s) and or institution(s) / company(ies) / closed corporation(s) / trust(s) duly appointed to represent (a) other person(s) and or institution(s) / company(ies) / closed corporation(s) / trust(s)

13. THE GOVERNING BODY:
shall be the applicable body corporate(s) home owners' association(s) / aesthetic committee(s) responsible for DRAWINGS AND SPECIFICATIONS approval where the SITE / PROPERTY / ERF is situated in a development / estate where independent approval is required prior to LOCAL AUTHORITY approval

14. THE LOCAL AUTHORITY:
shall be the local municipality and / or town / city council responsible for approval of DRAWINGS AND SPECIFICATIONS to comply with the applicable SABS regulations, national building regulators, municipal town planning scheme regulations and municipal by-laws

15. THE NOMINATED CONTRACTOR(S):
shall be the builder(s) / property developer(s) afforded the opportunity to furnish the FIRM and / or the OWNER(S) / CLIENT(S) with a CONTRACTOR'S QUOTE for execution of the WORKS as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS

16. PRACTICAL COMPLETION:
shall be when the WORKS are complete or all but completed, at which time the Appointed Contractor shall hand over the WORKS for possession to OWNER(S) / CLIENT(S) or the FIRM for occupation and SNAGGING

17. RETENSION:
shall be the fees withheld by the OWNER(S) / CLIENT(S) from the APPOINTED CONTRACTOR as stipulated until FINAL COMPLETION for recycling and finalizing all items on the SNAG LIST, and shall be payable in full to the APPOINTED CONTRACTOR at FINAL COMPLETION, provided that the items on the SNAG LIST have been rectified and finalized by the APPOINTED CONTRACTOR to reasonable standards

18. SNAGGING:
shall be the process where the OWNER(S) / CLIENT(S) and / or the FIRM shall compile one single SNAG LIST of visible / noticeable defective / unfinished elements / items / components / workmanship pertaining to the WORKS at PRACTICAL COMPLETION, which SNAG LIST shall be provided to the APPOINTED CONTRACTOR within 5 working days of PRACTICAL COMPLETION, at which time the APPOINTED CONTRACTOR shall be afforded 30 calendar days to rectify and finalize all the items on the SNAG LIST to reasonable standards in order to obtain FINAL COMPLETION, and to be inspected and approved / deferred by the FIRM, which FINAL COMPLETION shall only be obtained at the approval of the FIRM

19. SNAG LIST:
shall be the list of visible / noticeable defective / unfinished elements / items / components / workmanship pertaining to the WORKS, and shall be prepared at PRACTICAL COMPLETION by the OWNER(S) / CLIENT(S) and / or the FIRM

20. FINAL COMPLETION:
shall be when the SNAGGING process has been performed, and all items on the SNAG LIST have been rectified and finalized to reasonable standards, at which point the retention amount due to the APPOINTED CONTRACTOR shall be paid in full by the OWNER(S) / CLIENT(S)

21. NOMINATED SUPPLIER(S):
shall be the SUPPLIER(S), SPECIALIST(S) and / or CONSULTANT(S) nominated by the OWNER(S) / CLIENT(S) and / or THE FIRM to supply detailed comprehensive quotes for supply of PC ITEMS and / or other applicable specialist products / services / consultations as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and all other applicable documentation and / or communication

22. APPOINTED SUPPLIERS:
shall be the SUPPLIER(S), SPECIALIST(S) and / or CONSULTANT(S) appointed by the OWNER(S) / CLIENT(S) and / or THE FIRM to provide PC ITEMS and / or other applicable specialist products / services / consultations as reflected in these DRAWINGS AND SPECIFICATIONS and additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and all other applicable documentation and / or communication

23. LATENT DEFECTS:
shall be all defective / unfinished elements / items / components / workmanship pertaining to the WORKS which cannot be visible / noticeable / ascertained at PRACTICAL COMPLETION, and for which the applicable CONTRACTOR(S), SUB CONTRACTOR(S), NOMINATED SUB CONTRACTOR(S), SPECIALIST(S), CONSULTANT(S) and / or SUPPLIER(S) shall be liable to rectify and finalize for a period of 3 calendar months subsequent to FINAL COMPLETION of the WORKS, at no additional cost to the OWNER(S) / CLIENT(S), and relevant CONTRACTING AGREEMENT / SUPPLIER AGREEMENT shall carry a warranty, clearly stipulated to this effect, or shall be otherwise verbally agreed to and duly reduced to writing by the applicable parties to the applicable agreement

24. SUPPLIER QUOTE AGREEMENT:
shall be the detailed break down of proposed projected costs to provide PC ITEMS and / or other applicable specialist products / services / consultations as reflected in these DRAWINGS AND SPECIFICATIONS and additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and shall be constituted as a binding AGREEMENT by the signatures of the relevant parties to the applicable AGREEMENT

25. PC ITEMS:
shall be the variable allowances for fittings / fixtures / finishes and / or specialist products / services / consultations as reflected in these DRAWINGS AND SPECIFICATIONS and additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and all other applicable documentation and / or communication

1. ALL DIMENSIONS TO CHECKED ON SITE PRIOR TO COMMENCEMENT SHOP OR SITE WORK

2. THIS DRAWING MAY NOT BE SCALED

3. DIMENSIONS, NOTES AND SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS

4. DETAILED DRAWINGS TAKE PRECEDENCE OVER GENERAL LAYOUTS

5. ANY DISCREPANCY / UNCERTAINTY FOUND IS TO BE REPORTED TO PLANCAD IMMEDIATELY FOR CLARIFICATION

6. NO INFORMATION ON THIS DRAWING MAY BE COPIED, USED, STORED, DISTRIBUTED OR OTHERWISE EMPLOYED OR UTILIZED WITHOUT PRIOR CONSENT FORM PLANCAD

7. ALL WORK ITEMS AND COMPONENTS TO COMPLY WITH SABS STANDARDS AND WITH ALL APPLICABLE SANS (incl. 10400 and part Xa) and NHBC STANDARDS AND CODE OF CONDUCT

8. RELEVANT TOWN PLANNING SCHEME REGULATIONS AND MUNICIPAL BYLAWS APPLY

9. NO WORK TO BE CARRIED OUT ON SITE WITHOUT PRIOR LOCAL AUTHORITY APPROVAL, UNLESS CONFIRMED OTHERWISE BY PLANCAD

10. ALL SIZES AS FOLLOWS (unless otherwise specified): LENGTH x WIDTH x HEIGHT / DEPTH – in millimetres

11. ALL BODY CORPORATE / HOME OWNER'S ASSOCIATION / MANAGEMENT COMPANY APPROVALS REQUIRE APPLICABLE STAMP AND TWO SIGNATURES

12. OPENING SIZES TO BE CHECKED ON SITE FOR MANUFACTURE, TRANSPORTATION AND INSTALLATION

13. CONTRACTORS TO ENSURE STRUCTURAL STABILITY AND INTEGRITY OF ALL WORK ITEMS AND COMPONENTS

14. ALL TIMBER WORK TO COMPLY WITH APPLICABLE SABS AND SANS REQUIREMENTS

15. ALL TIMBER TO BE TREATED TO SABS SPEC 1228 OF 1994 AND COMPLY WITH SANS 1005

16. ALL EXTERNAL WOOD TO BE TREATED WITH APPROPRIATE WATER BASED SEALANT (RYSTIX)

17. NO ALTERNATIVES, DEVIATION FROM OR REVISION TO THESE DRAWINGS, SPECIFICATIONS AND/OR NOTES MAY BE EXECUTED WITHOUT PRIOR NOTIFICATION OF PLANCAD FOR ASSESSMENT AND / OR APPROVAL

18. ALTERNATIVES / DEVIATIONS / REVISIONS MAY RESULT IN DELAYS / ADDITIONAL COSTS

19. PLANCAD TO BE PROVIDED WITH THE APPROPRIATE TECHNICAL DATA (WHERE APPLICABLE) AND DELIVERY NOTES (WHERE APPLICABLE), OR ALTERNATIVE SATISFACTORY PROOF OF CORRECT INSTALLATION OF TECHNICAL SPECIFICATION (WHERE APPLICABLE) FOR:

a) PERIMETER THERMAL INSULATION
b) CAVITY WALL INSULATION
c) EXTERNAL WALLS WATERPROOFING
d) WATER RETICULATION, HOT WATER INSTALLATION THERMAL INSULATION
e) FENESTRATION ELEMENTS
f) ROOF AND CEILING THERMAL INSULATION
g) ELECTRICAL - AND LIGHTING INSTALLATION
h) MECHANICAL VENTILATION
i) IN SLAB HEATING & THERMAL INSULATION
j) IN SLAB HEATING & THERMAL INSULATION

20. PLANCAD TO BE NOTIFIED MIN 24hrs IN ADVANCE (WHERE APPLICABLE) FOR INSPECTIONS OF:

a) SETTING OUT OF FOUNDATIONS
b) PERIMETER THERMAL INSULATION INSTALLATIONS
c) CAVITY WALL THERMAL INSULATION INSTALLATIONS
d) EXTERNAL WALLS WATERPROOFING APPLICATION
e) WATER RETICULATION INSTALLATION, HOT WATER INSTALLATION THERMAL INSULATION
f) FENESTRATION ELEMENTS INSTALLATION
g) ROOF AND CEILING THERMAL INSULATION INSTALLATION
h) ELECTRICAL - AND LIGHTING INSTALLATION
i) MECHANICAL VENTILATION INSTALLATION
j) IN SLAB HEATING & THERMAL INSULATION INSTALLATION
k) FINAL INSPECTION FOR COMPLETION AND OCCUPATION

21. NO COMPLETION SHALL BE ISSUED BY PLANCAD WITHOUT APPROPRIATE APPLICABLE REQUIRED TECHNICAL DATA, SPECIFICATIONS, DELIVERY NOTES AND / OR INSPECTIONS

22. THE CONTRACTOR TO ENSURE THE PRESENCE OF A LOCAL AUTHORITY APPROVED SET OF DRAWINGS, NOTES, SPECIFICATIONS AND ALL APPLICABLE ACCOMPANYING DOCUMENTATION ON SITE

23. NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE / NEIGHBOURING PROPERTIES

24. NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE MAY RESULT IN MUNICIPAL HOARDING FEES AND / OR PENALTIES

25. CONTRACTORS, SUB CONTRACTORS, CONSULTANTS, SUPPLIERS AND LABOURERS TO FAMILIARIZE THEMSELVES OF ALL APPLICABLE DRAWINGS, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION AND EXECUTE ACCORDINGLY

26. NO INSPECTION SHALL BE PASSED OR COMPLETION ISSUED WITHOUT PROPER COMPLIANCE TO ALL APPLICABLE DRAWING, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION AND / OR APPLICABLE STANDARDS AND CODE OF CONDUCT

27. THESE DRAWINGS, NOTES AND SPECIFICATIONS, TOGETHER WITH ANY APPLICABLE ACCOMPANYING DOCUMENTATION TO FORM PART OF THE CONTRACTING AGREEMENT BETWEEN THE CLIENT AND CONTRACTOR, TOGETHER WITH THE CONTRACTORS FINAL OFFER FOR EXECUTION OF THE WORKS, AGREED UPON BETWEEN THE CLIENT AND THE CONTRACTOR 28. "OWNER" MAY REFER TO PLANCAD, AS APPLICABLE

GENERAL NOTES:

1. ALL DIMENSIONS TO CHECKED ON SITE PRIOR TO COMMENCEMENT SHOP OR SITE WORK

2. THIS DRAWING MAY NOT BE SCALED

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8. RELEVANT TOWN PLANNING SCHEME REGULATIONS AND MUNICIPAL BYLAWS APPLY

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12. OPENING SIZES TO BE CHECKED ON SITE FOR MANUFACTURE, TRANSPORTATION AND INSTALLATION

13. CONTRACTORS TO ENSURE STRUCTURAL STABILITY AND INTEGRITY OF ALL WORK ITEMS AND COMPONENTS

14. ALL TIMBER WORK TO COMPLY WITH APPLICABLE SABS AND SANS REQUIREMENTS

15. ALL TIMBER TO BE TREATED TO SABS SPEC 1228 OF 1994 AND COMPLY WITH SANS 1005

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18. ALTERNATIVES / DEVIATIONS / REVISIONS MAY RESULT IN DELAYS / ADDITIONAL COSTS

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b) CAVITY WALL INSULATION
c) EXTERNAL WALLS WATERPROOFING
d) WATER RETICULATION, HOT WATER INSTALLATION THERMAL INSULATION
e) FENESTRATION ELEMENTS
f) ROOF AND CEILING THERMAL INSULATION
g) ELECTRICAL - AND LIGHTING INSTALLATION
h) MECHANICAL VENTILATION
i) IN SLAB HEATING & THERMAL INSULATION
j) IN SLAB HEATING & THERMAL INSULATION

20. PLANCAD TO BE NOTIFIED MIN 24hrs IN ADVANCE (WHERE APPLICABLE) FOR INSPECTIONS OF:

a) SETTING OUT OF FOUNDATIONS
b) PERIMETER THERMAL INSULATION INSTALLATIONS
c) CAVITY WALL THERMAL INSULATION INSTALLATIONS
d) EXTERNAL WALLS WATERPROOFING APPLICATION
e) WATER RETICULATION INSTALLATION, HOT WATER INSTALLATION THERMAL INSULATION
f) FENESTRATION ELEMENTS INSTALLATION
g) ROOF AND CEILING THERMAL INSULATION INSTALLATION
h) ELECTRICAL - AND LIGHTING INSTALLATION
i) MECHANICAL VENTILATION INSTALLATION
j) IN SLAB HEATING & THERMAL INSULATION INSTALLATION
k) FINAL INSPECTION FOR COMPLETION AND OCCUPATION

21. NO COMPLETION SHALL BE ISSUED BY PLANCAD WITHOUT APPROPRIATE APPLICABLE REQUIRED TECHNICAL DATA, SPECIFICATIONS, DELIVERY NOTES AND / OR INSPECTIONS

22. THE CONTRACTOR TO ENSURE THE PRESENCE OF A LOCAL AUTHORITY APPROVED SET OF DRAWINGS, NOTES, SPECIFICATIONS AND ALL APPLICABLE ACCOMPANYING DOCUMENTATION ON SITE

23. NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE / NEIGHBOURING PROPERTIES

24. NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE MAY RESULT IN MUNICIPAL HOARDING FEES AND / OR PENALTIES

25. CONTRACTORS, SUB CONTRACTORS, CONSULTANTS, SUPPLIERS AND LABOURERS TO FAMILIARIZE THEMSELVES OF ALL APPLICABLE DRAWINGS, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION AND EXECUTE ACCORDINGLY

26. NO INSPECTION SHALL BE PASSED OR COMPLETION ISSUED WITHOUT PROPER COMPLIANCE TO ALL APPLICABLE DRAWING, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION AND / OR APPLICABLE STANDARDS AND CODE OF CONDUCT

27. THESE DRAWINGS, NOTES AND SPECIFICATIONS, TOGETHER WITH ANY APPLICABLE ACCOMPANYING DOCUMENTATION TO FORM PART OF THE CONTRACTING AGREEMENT BETWEEN THE CLIENT AND CONTRACTOR, TOGETHER WITH THE CONTRACTORS FINAL OFFER FOR EXECUTION OF THE WORKS, AGREED UPON BETWEEN THE CLIENT AND THE CONTRACTOR 28. "OWNER" MAY REFER TO PLANCAD, AS APPLICABLE

DETAILS & SPECIFICATIONS TO FOLLOW LATER / ON SITE (AS APPLICABLE)

1. wall colours & textures

2. roof colour

3. floor colour

4. wall tiles

5. sanitary ware & accessories

6. taps & accessories

7. light fittings

8. bic's & shopfitting

9. balustrades

10. braai(s)

11. fireplace(s)

12. paving

13. appliances

14. lift

15. mechanical ventilation

16. niches

CLIENT / OWNER SIGN: _____

THE FIRM SIGN: _____

CLIMATE ZONE: 4

CADASTRAL DESCRIPTION: Erf

PHYSICAL ADDRESS: Mostertshoek, St Francis Bay, Eastern Cape, South Africa

LOCAL AUTHORITY: Kouga Municipality

ZONING: Single Residential

EFFECTIVE DEPARTURES: None

BUILDING CLASSIFICATION: H4

APPOINTED ENGINEERS: *

NATURE OF PROJECT: Proposed New Dwelling

TITLE: Definitions

CLIENT: _____

DRAWN BY: JH

CHECKED BY: WM

DATE: 01/17/19

SCALE (@ A1): As indicated

PROJECT NUMBER: P0022

DRAWING NUMBER: 6/6

1. THE WORKS:
shall be the project as reflected in these DRAWINGS AND SPECIFICATIONS, and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS

2. THE FIRM:
shall be l'Atelier Plancad Architecture & Interior Design & Decor, acting as the OWNER's / CLIENT's AGENT / REPRESENTATIVE in it's capacity as duly appointed Architectural Professional and / or Interior Design & Decor Consultant, duly appointed by the OWNER(S) / CLIENT(S), and represented by its Director, any of its employees and / or any of its NOMINATED REPRESENTATIVE(S).

3. THE OWNER(S) / THE CLIENT(S):
shall be the registered OWNER(S) and / or duly appointed REPRESENTATIVE(S) of the registered OWNER(S) of the SITE / PROPERTY / ERF as reflected in these DRAWINGS AND SPECIFICATIONS

4. THE SITE / THE PROPERTY / THE ERF:
shall be the land parcel situated at the SITE as reflected in these DRAWINGS AND SPECIFICATIONS, where the WORKS are to be executed

5. THE APPOINTED CONTRACTOR(S):
shall be the builder(s) / property developer(s) duly appointed by the OWNER(S) / CLIENT(S) to execute the construction / erecting / installation of the WORKS as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and to act as the OWNER's / CLIENT's Project Manager(s) for execution of the WORKS as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation

6. THE SUB CONTRACTOR(S):
shall be any specialist contractor(s) duly appointed by the APPOINTED CONTRACTOR(S) to execute specialist construction / erecting / installation of applicable specialist items and / or components related to the WORKS, costs for which shall be included in the APPOINTED CONTRACTOR'S QUOTE and CONTRACTING AGREEMENT CONTRACTOR(S)

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8. THE SPECIALIST(S) / CONSULTANT(S):
shall be any deemed qualified duly appointed person(s) to perform applicable specialist functions / designs / drawings / specifications / consultations as specified in these DRAWINGS AND SPECIFICATIONS

9. THE CONTRACTING AGREEMENT(S):
shall be the agreement(s) entered into between the APPOINTED CONTRACTOR(S) and the OWNER(S) / CLIENT(S) and / or the FIRM as the OWNER's / CLIENT's AGENT / REPRESENTATIVE, for the execution of

the WORKS, costs for which shall be directly attributable to the OWNER(S) / CLIENT(S), and shall include (but not necessarily be limited to) the following:

1.1. the scope of the WORKS

1.2. the APPOINTED CONTRACTOR'S mandate

1.3. the OWNER'S / CLIENT'S mandate

1.4. the APPOINTED CONTRACTOR'S Quote

1.5. full set of the DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS

1.6. any additional related documentation as stipulated in the CONTRACTING AGREEMENT(S)

10. THE CONTRACTOR'S QUOTE:
shall be a detailed breakdown of the full proposed projected costs for execution of the WORKS by the NOMINATED CONTRACTOR as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and shall be delivered to the FIRM for perusal and assessment in conjunction with the OWNER(S) / CLIENT(S), as requested by the FIRM and / or the OWNER(S) / CLIENT(S), should the NOMINATED CONTRACTOR be interested, and shall be delivered in hard copy by hand to the FIRM's place of practice as indicated in these DRAWINGS AND SPECIFICATIONS, or in digital format to the FIRM's email address as reflected in these DRAWINGS AND SPECIFICATIONS, no later than 2 weeks subsequent to the request from the FIRM and / or the OWNER(S) / CLIENT(S)

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12. THE AGENT(S) / THE REPRESENTATIVE(S), NOMINATED REPRESENTATIVE(S):
shall be (a) person(s) and or institution(s) / company(ies) / closed corporation(s) / trust(s) duly appointed to represent (a) other person(s) and or institution(s) / company(ies) / closed corporation(s) / trust(s)

13. THE GOVERNING BODY:
shall be the applicable body corporate(s) home owners' association(s) / aesthetic committee(s) responsible for DRAWINGS AND SPECIFICATIONS approval where the SITE / PROPERTY / ERF is situated in a development / estate where independent approval is required prior to LOCAL AUTHORITY approval

14. THE LOCAL AUTHORITY:
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16. PRACTICAL COMPLETION:
shall be when the WORKS are complete or all but completed, at which time the Appointed Contractor shall hand over the WORKS for possession to OWNER(S) / CLIENT(S) or the FIRM for occupation and SNAGGING

17. RETENSION:
shall be the fees withheld by the OWNER(S) / CLIENT(S) from the APPOINTED CONTRACTOR as stipulated until FINAL COMPLETION for recycling and finalizing all items on the SNAG LIST, and shall be payable in full to the APPOINTED CONTRACTOR at FINAL COMPLETION, provided that the items on the SNAG LIST have been rectified and finalized by the APPOINTED CONTRACTOR to reasonable standards

18. SNAGGING:
shall be the process where the OWNER(S) / CLIENT(S) and / or the FIRM shall compile one single SNAG LIST of visible / noticeable defective / unfinished elements / items / components / workmanship pertaining to the WORKS at PRACTICAL COMPLETION, which SNAG LIST shall be provided to the APPOINTED CONTRACTOR within 5 working days of PRACTICAL COMPLETION, at which time the APPOINTED CONTRACTOR shall be afforded 30 calendar days to rectify and finalize all the items on the SNAG LIST to reasonable standards in order to obtain FINAL COMPLETION, and to be inspected and approved / deferred by the FIRM, which FINAL COMPLETION shall only be obtained at the approval of the FIRM

19. SNAG LIST:
shall be the list of visible / noticeable defective / unfinished elements / items / components / workmanship pertaining to the WORKS, and shall be prepared at PRACTICAL COMPLETION by the OWNER(S) / CLIENT(S) and / or the FIRM

20. FINAL COMPLETION:
shall be when the SNAGGING process has been performed, and all items on the SNAG LIST have been rectified and finalized to reasonable standards, at which point the retention amount due to the APPOINTED CONTRACTOR shall be paid in full by the OWNER(S) / CLIENT(S)

21. NOMINATED SUPPLIER(S):
shall be the SUPPLIER(S), SPECIALIST(S) and / or CONSULTANT(S) nominated by the OWNER(S) / CLIENT(S) and / or THE FIRM to supply detailed comprehensive quotes for supply of PC ITEMS and / or other applicable specialist products / services / consultations as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and all other applicable documentation and / or communication

22. APPOINTED SUPPLIERS:
shall be the SUPPLIER(S), SPECIALIST(S) and / or CONSULTANT(S) appointed by the OWNER(S) / CLIENT(S) and / or THE FIRM to provide PC ITEMS and / or other applicable specialist products / services / consultations as reflected in these DRAWINGS AND SPECIFICATIONS and additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and all other applicable documentation and / or communication

23. LATENT DEFECTS:
shall be all defective / unfinished elements / items / components / workmanship pertaining to the WORKS which cannot be visible / noticeable / ascertained at PRACTICAL COMPLETION, and for which the applicable CONTRACTOR(S), SUB CONTRACTOR(S), NOMINATED SUB CONTRACTOR(S), SPECIALIST(S), CONSULTANT(S) and / or SUPPLIER(S) shall be liable to rectify and finalize for a period of 3 calendar months subsequent to FINAL COMPLETION of the WORKS, at no additional cost to the OWNER(S) / CLIENT(S), and relevant CONTRACTING AGREEMENT / SUPPLIER AGREEMENT shall carry a warranty, clearly stipulated to this effect, or shall be otherwise verbally agreed to and duly reduced to writing by the applicable parties to the applicable agreement

24. SUPPLIER QUOTE AGREEMENT:
shall be the detailed break down of proposed projected costs to provide PC ITEMS and / or other applicable specialist products / services / consultations as reflected in these DRAWINGS AND SPECIFICATIONS and additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and shall be constituted as a binding AGREEMENT by the signatures of the relevant parties to the applicable AGREEMENT

25. PC ITEMS:
shall be the variable allowances for fittings / fixtures / finishes and / or specialist products / services / consultations as reflected in these DRAWINGS AND SPECIFICATIONS and additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and all other applicable documentation and / or communication

GENERAL NOTES:

1. ALL DIMENSIONS TO CHECKED ON SITE PRIOR TO COMMENCEMENT SHOP OR SITE WORK

2. THIS DRAWING MAY NOT BE SCALED

3. DIMENSIONS, NOTES AND SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS

4. DETAILED DRAWINGS TAKE PRECEDENCE OVER GENERAL LAYOUTS

5. ANY DISCREPANCY / UNCERTAINTY FOUND IS TO BE REPORTED TO PLANCAD IMMEDIATELY FOR CLARIFICATION

6. NO INFORMATION ON THIS DRAWING MAY BE COPIED, USED, STORED, DISTRIBUTED OR OTHERWISE EMPLOYED OR UTILIZED WITHOUT PRIOR CONSENT FORM PLANCAD

7. ALL WORK ITEMS AND COMPONENTS TO COMPLY WITH SABS STANDARDS AND WITH ALL APPLICABLE SANS (incl. 10400 and part Xa) and NHBC STANDARDS AND CODE OF CONDUCT

8. RELEVANT TOWN PLANNING SCHEME REGULATIONS AND MUNICIPAL BYLAWS APPLY

9. NO WORK TO BE CARRIED OUT ON SITE WITHOUT PRIOR LOCAL AUTHORITY APPROVAL, UNLESS CONFIRMED OTHERWISE BY PLANCAD

10. ALL SIZES AS FOLLOWS (unless otherwise specified): LENGTH x WIDTH x HEIGHT / DEPTH – in millimetres

11. ALL BODY CORPORATE / HOME OWNER'S ASSOCIATION / MANAGEMENT COMPANY APPROVALS REQUIRE APPLICABLE STAMP AND TWO SIGNATURES

12. OPENING SIZES TO BE CHECKED ON SITE FOR MANUFACTURE, TRANSPORTATION AND INSTALLATION

13. CONTRACTORS TO ENSURE STRUCTURAL STABILITY AND INTEGRITY OF ALL WORK ITEMS AND COMPONENTS

14. ALL TIMBER WORK TO COMPLY WITH APPLICABLE SABS AND SANS REQUIREMENTS

15. ALL TIMBER TO BE TREATED TO SABS SPEC 1228 OF 1994 AND COMPLY WITH SANS 1005

16. ALL EXTERNAL WOOD TO BE TREATED WITH APPROPRIATE WATER BASED SEALANT (RYSTIX)

17. NO ALTERNATIVES, DEVIATION FROM OR REVISION TO THESE DRAWINGS, SPECIFICATIONS AND/OR NOTES MAY BE EXECUTED WITHOUT PRIOR NOTIFICATION OF PLANCAD FOR ASSESSMENT AND / OR APPROVAL

18. ALTERNATIVES / DEVIATIONS / REVISIONS MAY RESULT IN DELAYS / ADDITIONAL COSTS

19. PLANCAD TO BE PROVIDED WITH THE APPROPRIATE TECHNICAL DATA (WHERE APPLICABLE) AND DELIVERY NOTES (WHERE APPLICABLE), OR ALTERNATIVE SATISFACTORY PROOF OF CORRECT INSTALLATION OF TECHNICAL SPECIFICATION (WHERE APPLICABLE) FOR:

a) PERIMETER THERMAL INSULATION
b) CAVITY WALL INSULATION
c) EXTERNAL WALLS WATERPROOFING
d) WATER RETICULATION, HOT WATER INSTALLATION THERMAL INSULATION
e) FENESTRATION ELEMENTS
f) ROOF AND CEILING THERMAL INSULATION
g) ELECTRICAL - AND LIGHTING INSTALLATION
h) MECHANICAL VENTILATION
i) IN SLAB HEATING & THERMAL INSULATION
j) IN SLAB HEATING & THERMAL INSULATION

20. PLANCAD TO BE NOTIFIED MIN 24hrs IN ADVANCE (WHERE APPLICABLE) FOR INSPECTIONS OF:

a) SETTING OUT OF FOUNDATIONS
b) PERIMETER THERMAL INSULATION INSTALLATIONS
c) CAVITY WALL THERMAL INSULATION INSTALLATIONS
d) EXTERNAL WALLS WATERPROOFING APPLICATION
e) WATER RETICULATION INSTALLATION, HOT WATER INSTALLATION THERMAL INSULATION
f) FENESTRATION ELEMENTS INSTALLATION
g) ROOF AND CEILING THERMAL INSULATION INSTALLATION
h) ELECTRICAL - AND LIGHTING INSTALLATION
i) MECHANICAL VENTILATION INSTALLATION
j) IN SLAB HEATING & THERMAL INSULATION INSTALLATION
k) FINAL INSPECTION FOR COMPLETION AND OCCUPATION

21. NO COMPLETION SHALL BE ISSUED BY PLANCAD WITHOUT APPROPRIATE APPLICABLE REQUIRED TECHNICAL DATA, SPECIFICATIONS, DELIVERY NOTES AND / OR INSPECTIONS

22. THE CONTRACTOR TO ENSURE THE PRESENCE OF A LOCAL AUTHORITY APPROVED SET OF DRAWINGS, NOTES, SPECIFICATIONS AND ALL APPLICABLE ACCOMPANYING DOCUMENTATION ON SITE

23. NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE / NEIGHBOURING PROPERTIES

24. NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE MAY RESULT IN MUNICIPAL HOARDING FEES AND / OR PENALTIES

25. CONTRACTORS, SUB CONTRACTORS, CONSULTANTS, SUPPLIERS AND LABOURERS TO FAMILIARIZE THEMSELVES OF ALL APPLICABLE DRAWINGS, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION AND EXECUTE ACCORDINGLY

26. NO INSPECTION SHALL BE PASSED OR COMPLETION ISSUED WITHOUT PROPER COMPLIANCE TO ALL APPLICABLE DRAWING, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION AND / OR APPLICABLE STANDARDS AND CODE OF CONDUCT

27. THESE DRAWINGS, NOTES AND SPECIFICATIONS, TOGETHER WITH ANY APPLICABLE ACCOMPANYING DOCUMENTATION TO FORM PART OF THE CONTRACTING AGREEMENT BETWEEN THE CLIENT AND CONTRACTOR, TOGETHER WITH THE CONTRACTORS FINAL OFFER FOR EXECUTION OF THE WORKS, AGREED UPON BETWEEN THE CLIENT AND THE CONTRACTOR 28. "OWNER" MAY REFER TO PLANCAD, AS APPLICABLE

DETAILS & SPECIFICATIONS TO FOLLOW LATER / ON SITE (AS APPLICABLE)

1. wall colours & textures

2. roof colour

3. floor colour

4. wall tiles

5. sanitary ware & accessories

6. taps & accessories

7. light fittings

8. bic's & shopfitting

9. balustrades

10. braai(s)

11. fireplace(s)

12. paving

13. appliances

14. lift

15. mechanical ventilation

16. niches

CLIENT / OWNER SIGN: _____

THE FIRM SIGN: _____

CLIMATE ZONE: 4

CADASTRAL DESCRIPTION: Erf

PHYSICAL ADDRESS: Mostertshoek, St Francis Bay, Eastern Cape, South Africa

LOCAL AUTHORITY: Kouga Municipality

ZONING: Single Residential

EFFECTIVE DEPARTURES: None

BUILDING CLASSIFICATION: H4

APPOINTED ENGINEERS: *

NATURE OF PROJECT: Proposed New Dwelling

TITLE: Definitions

CLIENT: _____

DRAWN BY: JH

CHECKED BY: WM

DATE: 01/17/19

SCALE (@ A1): As indicated

PROJECT NUMBER: P0022

DRAWING NUMBER: 6/6

1. THE WORKS:
shall be the project as reflected in these DRAWINGS AND SPECIFICATIONS, and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS

2. THE FIRM:
shall be l'Atelier Plancad Architecture & Interior Design & Decor, acting as the OWNER's / CLIENT's AGENT / REPRESENTATIVE in it's capacity as duly appointed Architectural Professional and / or Interior Design & Decor Consultant, duly appointed by the OWNER(S) / CLIENT(S), and represented by its Director, any of its employees and / or any of its NOMINATED REPRESENTATIVE(S).

3. THE OWNER(S) / THE CLIENT(S):
shall be the registered OWNER(S) and / or duly appointed REPRESENTATIVE(S) of the registered OWNER(S) of the SITE / PROPERTY / ERF as reflected in these DRAWINGS AND SPECIFICATIONS

4. THE SITE / THE PROPERTY / THE ERF:
shall be the land parcel situated at the SITE as reflected in these DRAWINGS AND SPECIFICATIONS, where the WORKS are to be executed

5. THE APPOINTED CONTRACTOR(S):
shall be the builder(s) / property developer(s) duly appointed by the OWNER(S) / CLIENT(S) to execute the construction / erecting / installation of the WORKS as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and to act as the OWNER's / CLIENT's Project Manager(s) for execution of the WORKS as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation

6. THE SUB CONTRACTOR(S):
shall be any specialist contractor(s) duly appointed by the APPOINTED CONTRACTOR(S) to execute specialist construction / erecting / installation of applicable specialist items and / or components related to the WORKS, costs for which shall be included in the APPOINTED CONTRACTOR'S QUOTE and CONTRACTING AGREEMENT CONTRACTOR(S)

7. THE NOMINATED SUB CONTRACTOR(S):
shall be any specialist contractor(s) duly appointed by the OWNER(S) / CLIENT(S) or the FIRM to execute specialist construction / erecting / installation of applicable specialist items and / or components related to the WORKS, costs for which shall be directly attributable to the OWNER(S) / CLIENT(S)

8. THE SPECIALIST(S) / CONSULTANT(S):
shall be any deemed qualified duly appointed person(s) to perform applicable specialist functions / designs / drawings / specifications / consultations as specified in these DRAWINGS AND SPECIFICATIONS

9. THE CONTRACTING AGREEMENT(S):
shall be the agreement(s) entered into between the APPOINTED CONTRACTOR(S) and the OWNER(S) / CLIENT(S) and / or the FIRM as the OWNER's / CLIENT's AGENT / REPRESENTATIVE, for the execution of

the WORKS, costs for which shall be directly attributable to the OWNER(S) / CLIENT(S), and shall include (but not necessarily be limited to) the following:

1.1. the scope of the WORKS

1.2. the APPOINTED CONTRACTOR'S mandate

1.3. the OWNER'S / CLIENT'S mandate

1.4. the APPOINTED CONTRACTOR'S Quote

1.5. full set of the DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS

1.6. any additional related documentation as stipulated in the CONTRACTING AGREEMENT(S)

10. THE CONTRACTOR'S QUOTE:
shall be a detailed breakdown of the full proposed projected costs for execution of the WORKS by the NOMINATED CONTRACTOR as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and shall be delivered to the FIRM for perusal and assessment in conjunction with the OWNER(S) / CLIENT(S), as requested by the FIRM and / or the OWNER(S) / CLIENT(S), should the NOMINATED CONTRACTOR be interested, and shall be delivered in hard copy by hand to the FIRM's place of practice as indicated in these DRAWINGS AND SPECIFICATIONS, or in digital format to the FIRM's email address as reflected in these DRAWINGS AND SPECIFICATIONS, no later than 2 weeks subsequent to the request from the FIRM and / or the OWNER(S) / CLIENT(S)

11. THE DRAWINGS AND SPECIFICATIONS:
shall be the drawings and specifications, prepared by the FIRM, full scope of DRAWINGS AND SPECIFICATIONS as reflected in the title blocks, and shall include all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and shall constitute and reflect the scope and extent of the WORKS for applicable GOVERNING BODY approval and / or LOCAL AUTHORITY approval procedures, NOMINATED CONTRACTOR'S QUOTES and construction / erecting / installation of the WORKS by the APPOINTED CONTRACTOR(S)

12. THE AGENT(S) / THE REPRESENTATIVE(S), NOMINATED REPRESENTATIVE(S):
shall be (a) person(s) and or institution(s) / company(ies) / closed corporation(s) / trust(s) duly appointed to represent (a) other person(s) and or institution(s) / company(ies) / closed corporation(s) / trust(s)

13. THE GOVERNING BODY:
shall be the applicable body corporate(s) home owners' association(s) / aesthetic committee(s) responsible for DRAWINGS AND SPECIFICATIONS approval where the SITE / PROPERTY / ERF is situated in a development / estate where independent approval is required prior to LOCAL AUTHORITY approval

14. THE LOCAL AUTHORITY:
shall be the local municipality and / or town / city council responsible for approval of DRAWINGS AND SPECIFICATIONS to comply with the applicable SABS regulations, national building regulators, municipal town planning scheme regulations and municipal by-laws

15. THE NOMINATED CONTRACTOR(S):
shall be the builder(s) / property developer(s) afforded the opportunity to furnish the FIRM and / or the OWNER(S) / CLIENT(S) with a CONTRACTOR'S QUOTE for execution of the WORKS as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS

16. PRACTICAL COMPLETION:
shall be when the WORKS are complete or all but completed, at which time the Appointed Contractor shall hand over the WORKS for possession to OWNER(S) / CLIENT(S) or the FIRM for occupation and SNAGGING

17. RETENSION:
shall be the fees withheld by the OWNER(S) / CLIENT(S) from the APPOINTED CONTRACTOR as stipulated until FINAL COMPLETION for recycling and finalizing all items on the SNAG LIST, and shall be payable in full to the APPOINTED CONTRACTOR at FINAL COMPLETION, provided that the items on the SNAG LIST have been rectified and finalized by the APPOINTED CONTRACTOR to reasonable standards

18. SNAGGING:
shall be the process where the OWNER(S) / CLIENT(S) and / or the FIRM shall compile one single SNAG LIST of visible / noticeable defective / unfinished elements / items / components / workmanship pertaining to the WORKS at PRACTICAL COMPLETION, which SNAG LIST shall be provided to the APPOINTED CONTRACTOR within 5 working days of PRACTICAL COMPLETION, at which time the APPOINTED CONTRACTOR shall be afforded 30 calendar days to rectify and finalize all the items on the SNAG LIST to reasonable standards in order to obtain FINAL COMPLETION, and to be inspected and approved / deferred by the FIRM, which FINAL COMPLETION shall only be obtained at the approval of the FIRM

19. SNAG LIST:
shall be the list of visible / noticeable defective / unfinished elements / items / components / workmanship pertaining to the WORKS, and shall be prepared at PRACTICAL COMPLETION by the OWNER(S) / CLIENT(S) and / or the FIRM

20. FINAL COMPLETION:
shall be when the SNAGGING process has been performed, and all items on the SNAG LIST have been rectified and finalized to reasonable standards, at which point the retention amount due to the APPOINTED CONTRACTOR shall be paid in full by the OWNER(S) / CLIENT(S)

21. NOMINATED SUPPLIER(S):
shall be the SUPPLIER(S), SPECIALIST(S) and / or CONSULTANT(S) nominated by the OWNER(S) / CLIENT(S) and / or THE FIRM to supply detailed comprehensive quotes for supply of PC ITEMS and / or other applicable specialist products / services / consultations as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these