

-  INTERNAL FLOOR TILING
-  CARPET TO DWELLING
-  BULKHEAD HEIGHT  
FFL TO STUD - 2310
-  LAMINATE TO DWELLING

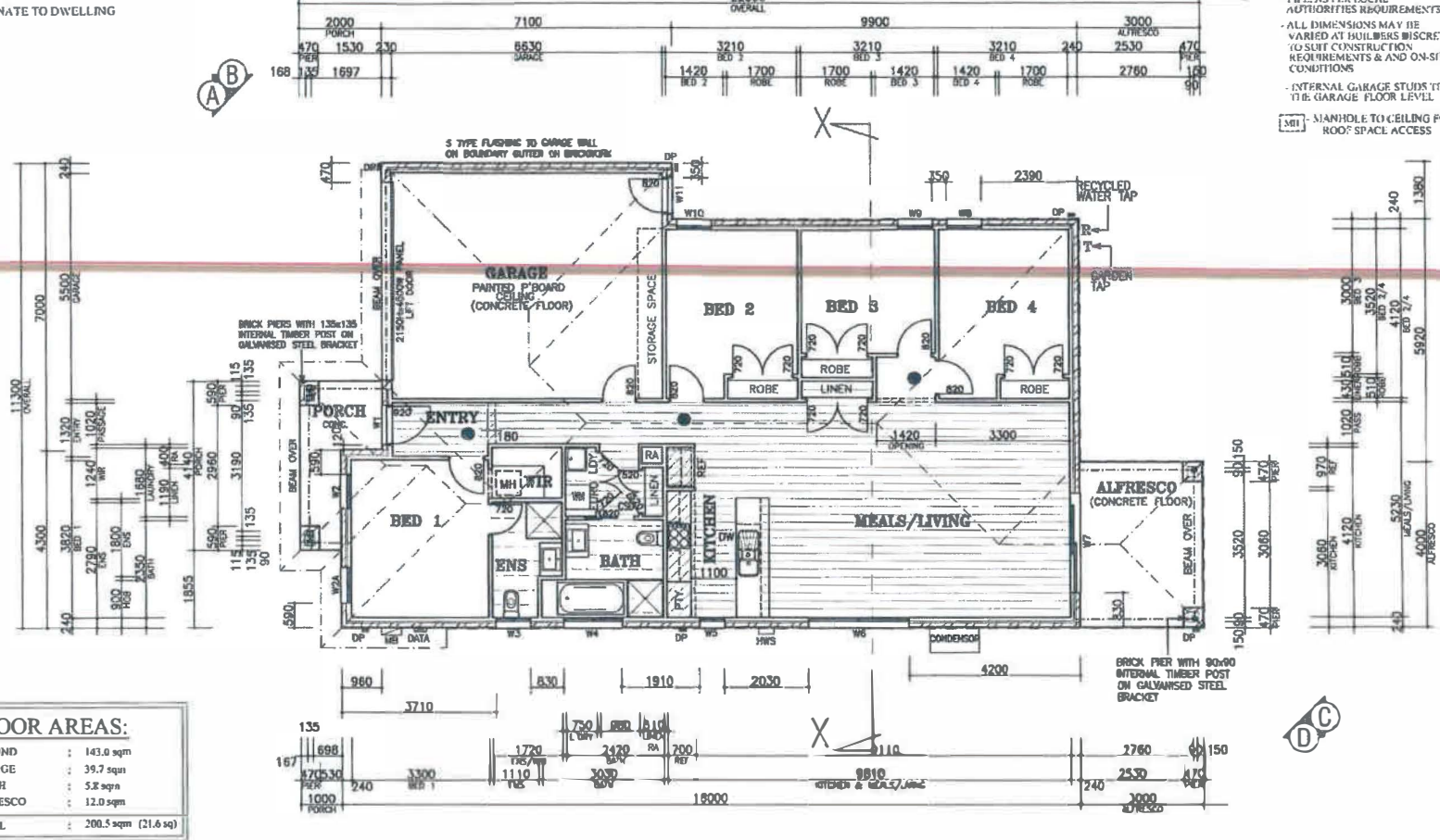
**SMOKE DETECTOR**

- CONNECTED TO MAINS POWER & HAVING A STANDBY POWER SUPPLY (IN ACCORDANCE WITH AS1786-1993)
- SMOKE DETECTORS ARE INTERCONNECTED AS PER THE REQUIREMENTS OF THE NCC 2019

**CONDENSATION MANAGEMENT**

- EXHAUST SYSTEM IN KITCHEN AND LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF 40L/s
- EXHAUST SYSTEM IN BATH ROOM OR SANITARY COMPARTMENT MUST HAVE A MINIMUM FLOW RATE OF 25L/s
- ALL EXHAUST FAN TO BE EXTERNALLY VENT TO COMPLY WITH NCC 2019 1.3.7

- GENERAL NOTES:**
- WC DOORS TO HAVE LIFT OFF HINGES
  - EXPANSION JOINTS ARE TO BE PROVIDED AS RECOMMENDED IN SOIL REPORT MAY BE VARY BY AGREEMENT WITH ENGINEER
  - DOWNPIPES CONNECTED TO L.P.O.D. VIA 90mm UPVC PIPE AS PER LOCAL AUTHORITIES REQUIREMENTS
  - ALL DIMENSIONS MAY BE VARY AT HUIBERS DISCRETION TO SUIT CONSTRUCTION REQUIREMENTS & AND ON-SITE CONDITIONS
  - INTERNAL GARAGE STUDS TO BEAR ON T.B. GARAGE FLOOR LEVEL
  - MANHOLE TO CEILING FOR ROOF SPACE ACCESS



FLOOR AREAS:	
GROUND	: 143.0 sqm
GARAGE	: 39.7 sqm
PORCH	: 5.8 sqm
ALFRESCO	: 12.0 sqm
<b>TOTAL</b>	<b>: 200.5 sqm (21.6 sq)</b>

	THIS WORK IS EXCLUSIVELY CREATED BY RYAN HUIBERS AND CANNOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RYAN HUIBERS.	Revision No.: <b>CONTRACT DRAWINGS</b>	By: <b>KN</b>	Date: <b>26/06/20</b>	House type: <b>FALCON 2012</b>	Client's Signature / Date	Job No.: <b>RHV00208</b>	Client's: <b>M. V. Dyk &amp; A. C. V. NIEKERK</b>	Sheet: <b>03 of 13</b>	
	DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT. DIMENSIONS TO BE GIVEN IN CONFLICTS MUST SPECIFY CARDS, DIMENSIONS TO CENTER UNLESS OTHERWISE SPECIFIED. ALL WORK IS TO COMPLY WITH CURRENT BUILDING REGULATIONS AS IN ACCORDANCE WITH THE CURRENT NCC & COMPARTMENT 2019					Facade: <b>REGENCY</b>	Client's Signature / Date	Drawn: <b>KN</b>	Proposed Residence At:	
						Drawing title: <b>FLOOR PLAN</b>	Builder's Signature / Date	Checked: <b>XX</b>	LOT 2508 BARON ROAD THORNHILL PARK	Scale @A3: <b>1:100</b>
								Issued: <b>CONTRACT</b>		
ACC Approved by:	Date:						Date: <b>26.06.20</b>			



ELEVATION A

**CONDENSATION MANAGEMENT**  
 \* EXHAUST SYSTEM IN KITCHEN AND LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF 30L/S  
 \* EXHAUST SYSTEM IN BATH ROOM OR SANITARY COMPARTMENT MUST HAVE A MINIMUM FLOW RATE OF 15L/S  
 \* ALL EXHAUST FAN TO BE EXTERNALLY VENT TO COMPLY WITH NCC 2019 3.8.7

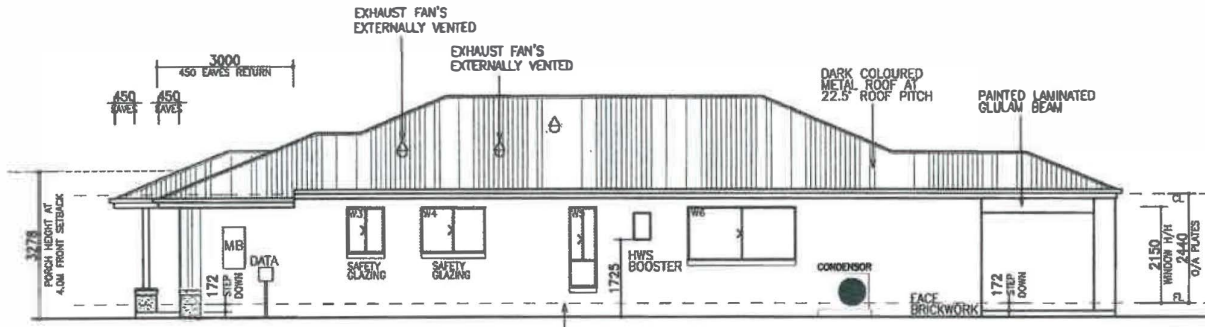
NOTE: PROVIDE TIMBER INFILL PANELS ABOVE ENTRY & GARAGE DOOR

**GENERAL NOTES:**  
 \* TIMBER FRAMING FOR WALL AND ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS.  
 \* EXPANSION JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH ENGINEERS SPECS.  
 \* WINDOW SASH LOCATION AND GLAZING BAR CONFIGURATION TO MANUFACTURERS SPECS.  
 \* ALL BRICKWORK HEIGHTS DIMENSIONED FROM HOUSE OR GARAGE FLOOR LEVEL ARE NOMINAL

NOTE: PROVIDE BACKFILL TO ALL EXTERNAL OPENINGS TO PROVIDE A 190mm MAX. STEP UP INTO HOUSE AS PER BCA REQUIREMENTS

BRADNAM'S WINDOW/DOOR SCHEDULE

FRAM. QTY	STUD OPENING	STANDARD		DOUBLE
		Uw SHGC	Uw SHGC	GLAZED
W1	2040x270 Entry Door*	2150x975		
W2	1800x850 Awning Window	1880x910		
W2A	1800x850 Awning Window	1880x910		
W3	1030x850 Sliding Window	1090x910		
W4	1030x1450 Sliding Window	1090x1510		
W5	1800x810 Sliding Window	1880x870		
W6	1200x2410 Sliding Window	1280x2470		
W7	2150x2410 Sliding Door	2210x2470		
W8	1800x850 Sliding Window	1880x910		
W9	1800x850 Sliding Window	1880x910		
W10	1800x850 Sliding Window	1880x910		
W11	2040x820 External Door	2150x875		



ELEVATION D

WEEP HOLES & MAXIMUM 1200 GTS IMMEDIATELY ABOVE DPC CAVITY FLASHING. TYPICAL WEEP HOLES MUST BE LOCATED BELOW FINISHED FLOOR LEVEL.

	STANDARD		DOUBLE
	Uw SHGC	Uw SHGC	GLAZED
ALUMINIUM SLIDING WINDOWS	6.4	0.75	
ALUMINIUM AWNING WINDOWS	6.5	0.67	4.1
ALUMINIUM FIXED WINDOWS	5.9	0.75	3.2
ALUMINIUM ALFRESCO DOORS	6.1	0.74	3.6
ALUMINIUM SLIDING DOOR	6.1	0.74	3.6

**STANDARD INCLUSIONS FOR ENERGY EFFICIENCY REQUIREMENTS:**  
 - AIRFLOW DRAFT STOPPERS TO EXHAUST FANS  
 - ALUMINIUM IMPROVED WINDOWS THROUGHOUT  
 - DOOR SEALS TO EXTERNAL AND UTILITY DOORS  
 - SEALS AROUND ALL EXTERNAL WINDOWS AND DOORS  
 - R TBA GLASSWOOL BATS TO EXT. WALLS OF DWELLING  
 - R TBA GLASSWOOL BATS TO CEILINGS  
 - STANDARD WALL INSULATION  
**FURTHER INCLUSIONS REQUIRED TO ACHIEVE 6 STAR ENERGY RATING TO BE CONFIRMED UPON RECEIPT OF APPROVED REPORT FROM ACCREDITED ENERGY RATER**  
 NOTE:  
 PROVIDE INSULATION TO EXTERNAL WALLS. WALL BETWEEN GARAGE & HOUSE & CEILING DIRECTLY UNDER ROOF SPACE. EXCLUDES INSULATION TO GARAGE CEILING SPACE & GARAGE EXTERNAL WALLS



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Revision No.:	By:	Date:
CONTRACT DRAWINGS	KN	26/06/20

House type: **FALCON 2012**  
 Facade: **REGENCY**  
 Drawing title: **ELEVATIONS**

Clients Signature / Date	Job No: <b>RHV00208</b>
Clients Signature / Date	Drawn: <b>KN</b>
Builders Signature / Date	Checked: <b>XX</b>
	Issue: <b>CONTRACT</b>
	Date: <b>26.06.20</b>

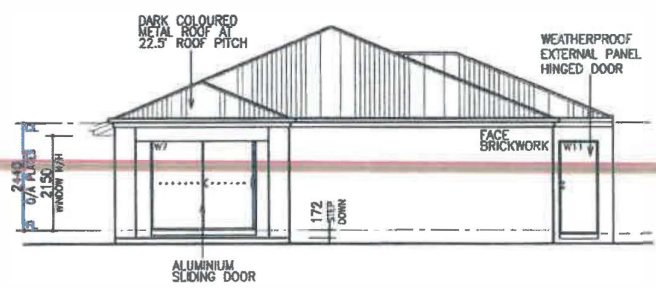
Clients: **M. V. Dyk & A. C. V. NIEKERK**  
 Proposed Residence At: **LOT 250B BARON ROAD THORNHILL PARK**

Sheet: **04 of 13**  
 Scale @A3: **1:100**

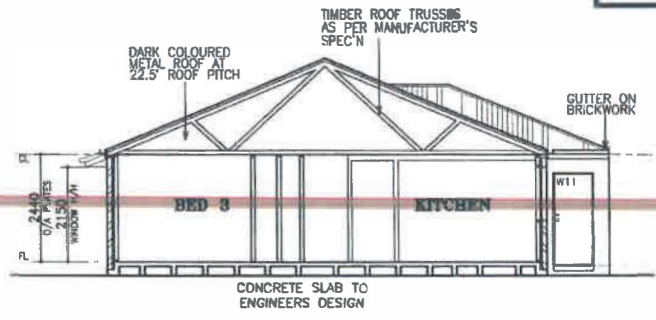
**CONDENSATION MANAGEMENT**  
 CHANGING SYSTEM IN KITCHEN AND LAMBER Y  
 FIRST HAVE A MINIMUM FLOW RATE OF 40L/S  
 EXHAUST SYSTEM MUST BE EXTERNALLY VENT  
 COMPARTMENT MUST HAVE A MINIMUM FLOW  
 \*ALL EXHAUST FAN TO BE EXTERNALLY VENT  
 TO COMPLY WITH NCC 2019 3.3.7

**GENERAL NOTES:**  
 \* TIMBER FRAMING FOR WALL AND ROOF TRUSSES  
 TO MANUFACTURERS SPECIFICATIONS.  
 \* EXPANSION JOINTS ARE TO BE PROVIDED  
 IN ACCORDANCE WITH ENGINEERS SPECS.  
 \* WINDOW SASH LOCATION AND GLAZING BAR  
 CONFIGURATION TO MANUFACTURERS SPECS  
 \* ALL BRICKWORK HEIGHTS DIMENSIONED  
 FROM HOUSE OR GARAGE FLOOR LEVEL.  
 ARE NOMINAL.

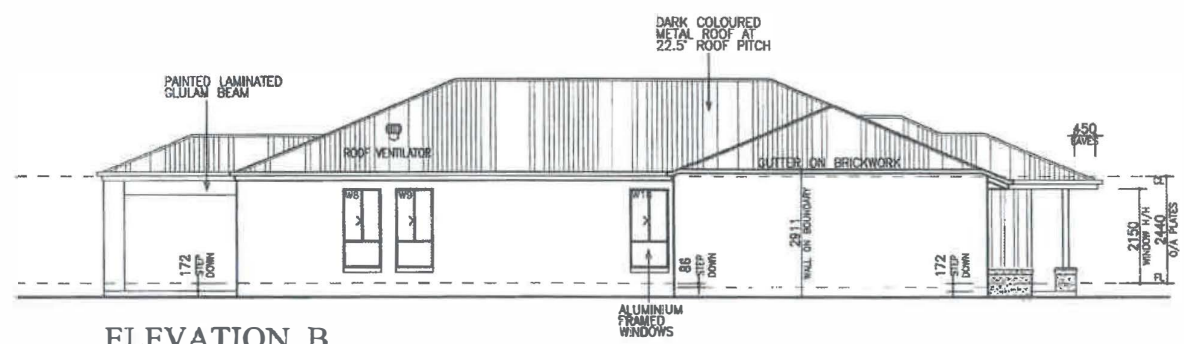
**NOTE: PROVIDE BACKFILL TO ALL EXTERNAL  
 OPENINGS TO PROVIDE A 100mm MAX. STEP  
 UP INTO HOUSE AS PER BCA REQUIREMENTS**



**ELEVATION C**



**SECTION X-X**



**ELEVATION B**

<p><b>RIDGE HOMES</b></p>	<p>THIS DRAWING IS EXCLUSIVELY OWNED BY R.H. HOMES AND CANNOT BE REPRODUCED OR COPIED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF R.H. HOMES.</p> <p>DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS. SUCH PRECEDENCE. COMMENCEMENT OF WORK. VERIFY DIMENSIONS BY ANY DIMENSIONAL FROM TO CORROBORATE. DIMENSIONS FROM BEAR TO CORNER BODY. FROM INTERIOR FINISH TO FINISH. SEE REPORT &amp; SERVICE DIMENSIONS. ALL WORKING AND CONSTRUCTION DIMENSIONS STANDARDS &amp; IN ACCORDANCE WITH THE CURRENT N.C.C. &amp; COMPANY'S.</p> <p>ACC. Approved by: _____ Date: _____</p>	<p>Revision No.: _____</p> <p>CONTRACT DRAWINGS</p>	<p>By: KN Date: 26/06/20</p>	<p>House type: <b>FALCON 2012</b></p> <p>Facade: <b>REGENCY</b></p> <p>Drawing title: <b>ELEVATIONS</b></p>	<p>Clients Signature / Date</p> <p>Clients Signature / Date</p> <p>Builders Signature / Date</p>	<p>Job No: <b>RHV0020B</b></p> <p>Drawn: <b>KN</b></p> <p>Checked: <b>XX</b></p> <p>Issue: <b>CONTRACT</b></p> <p>Date: <b>26.06.20</b></p>	<p>Clients: <b>M. V. Dyk &amp; A. C. V. NIEKERK</b></p> <p>Proposed Residence At: <b>LOT 250B BARON ROAD THORNHILL PARK</b></p>	<p>Sheet: <b>05 of 13</b></p> <p>Scale @AS: <b>1:100</b></p>



## SMOKE DETECTOR

- CONNECTED TO MAINS POWER & HAVING A STANDBY POWER SUPPLY [IN ACCORDANCE WITH AS3786-1993]
- SMOKE DETECTORS ARE INTERCONNECTED AS PER THE REQUIREMENTS OF THE NCC 2015

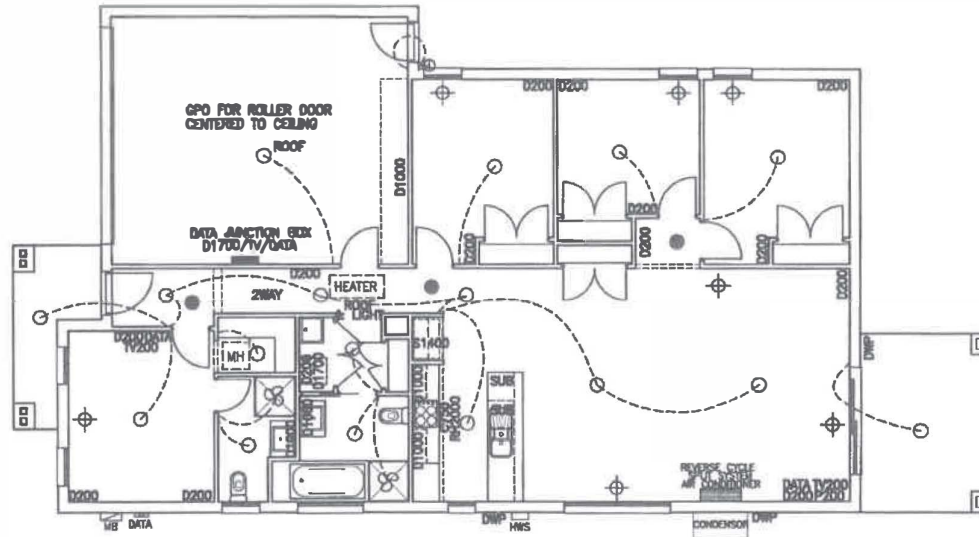
### HEATING AND COOLING DUCTWORK

DUCTWORK FOR HEATING & COOLING SYSTEMS SHALL COMPLY WITH A.S. 4254 & A.S./N.Z.S. 4859.1- IN ACCORDANCE WITH BCA TABLE FOR CLIMATE ZONE REQUIREMENTS

HEATING & COOLING REGISTER LOCATIONS ARE INDICATIVE (CLOSE) AND THAT ACTUAL LOCATIONS TO BE DETERMINED BY THE INSTALLER/ MANUFACTURER FOR BEST RESULTS

### NBN NETWORK

PROVIDE PROVISIONS (CONDUIT /DRAW STRING/ELECTRICAL ROUGH IN) TO THE NBN NETWORK. ITS THE CLIENTS RESPONSIBILITY TO CONNECT TO THE NBN NETWORK AFTER HANDOVER



### GENERAL NOTES & ELECTRICAL LEGEND

- TOP OF METER-BOX TO BE 1950MM MAXIMUM ABOVE GROUND LEVEL.
- LIGHT SWITCHES TO BE WALL PLATES AT 1200MM ABOVE FLOOR.
- HEIGHTS MEASURED FROM FLOOR LEVEL UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE DIMENSIONED ALL POWER POINTS ARE TO BE LOCATED TO NEAREST STUD
- LIGHT POINT & SINGLE POWER POINT TO ROOF SPACE, AT MANHOLE LOCATION
- PROVIDE AN ISOLATION SWITCH ON A SEPARATE CIRCUIT FOR HEAT PUMPS TO ELECTRICAL HOT WATER SERVICE (ONLY WHEN A SOLAR HOT WATER UNIT IS NOT BEING PROVIDED)

- RA - RETURN AIR
- MH - ROOF ACCESS (MAN HOLE)
- RH2000 - POWER POINT AT 2000MM R/HOOD
- R#OF - POWER POINT IN ROOF
- D200 - DOUBLE POWER POINT AT 200MM
- C750 - POWER POINT AT 750MM OVEN/COOKER
- D1000 - DOUBLE POWER POINT AT 1000MM
- S1400 - SINGLE POWER POINT AT 1400MM
- D1700 - DOUBLE POWER POINT AT 1700MM
- DWP - DOUBLE POWER POINT WATER PROOF
- SUB - SINGLE POWER POINT UNDER BENCH
- TV200 - TV POINT AT 200MM
- P200 - PHONE POINT AT 200MM
- IS - ISOLATION SWITCH (SEPARATE CIRCUIT)
- ☉ - SMOKE ALARM
- ☉ - EXHAUST FAN
- ☉ - CEILING LIGHT OUTLET
- ☉ - DOWN LIGHT
- ☉ - EXTERNAL LIGHT AT 1900
- ☉ - DUCTED HEATING CEILING REGISTER
- HEATER - ROOF MOUNTED GAS HEATED LOCATION
- ☉ - COOLING OUTLET

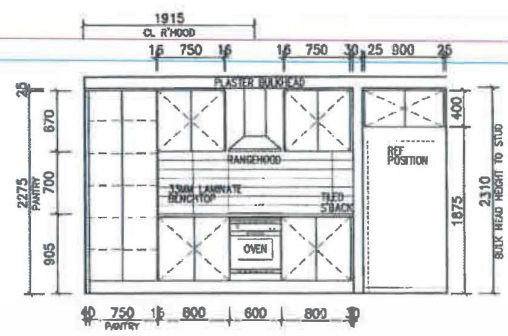
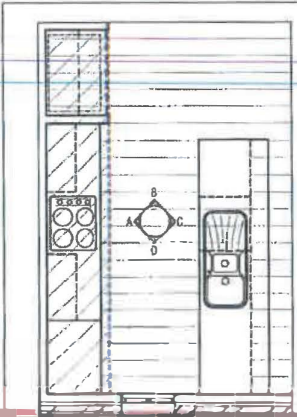
### ARTIFICIAL LIGHTING PROVISIONAL OF ARTIFICIAL LIGHTING IN ACCORDANCE PART 3.12.5.5 OF THE BCA 2015

	AREA:	LIGHTS	ALLOWABLE WATT PER LIGHT:	ACTUAL WATT PER LIGHT:
DWELLING - MAX 5W/M2	143.0 sqm	14	51.1W	2.0W & 14.0W
PORCH/ALF - MAX 4W/M2	17.8 sqm	2	35.6W	14.0W
GARAGE - MAX 3W/M2	39.7 sqm	1	119.1W	14.0W

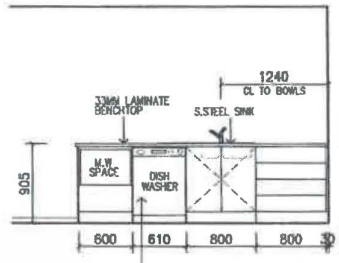
14 WATT BATTEN LIGHTS: TO INSIDE AND UNDERCOVER AREAS  
12 WATT DOWNLIGHTS SEALED

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		CONTRACT DRAWINGS	KN	26/06/20	<b>FALCON 2012</b>		RHV00208	M. V. Dyk & A. C. V. NIEKERK	6A of 13
					<b>REGENCY</b>		KN	Proposed Residence At:	
					<b>ELECTRICAL</b>		XX	LOT 2508 BARON ROAD THORNHILL PARK	Scale @A3: 1:100
ACC Approved by:	Date:					Builders Signature / Date	Issue:		
							CONTRACT		
							Date:		
							26.06.20		

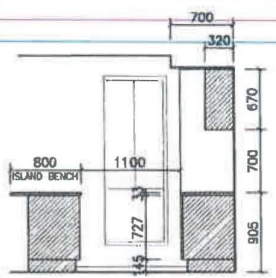
- GENERAL NOTES:**
- \* READ IN CONJUNCTION WITH FLOOR PLAN
  - \* DIMENSIONS TO CL/PWARDS ARE FROM FACE OF PLASTER
  - \* DIMENSIONS FOR PLUMBING ARE TAKEN FROM STED FACT
  - \* HEIGHT OF SELECTED CABINETS TO BE CONFIRMED WITH CABINET MAKER/BUILDER
  - \* LOWER TO CONFIRM ALL APPLIANCE MODELS AND CL/T-DIM'S (PLEASE REFER TO APPLIANCE SPECIFICATIONS)
  - \* TILE SPLASHBACK HEIGHT NOMINAL REFER TO TILE SELECTED
  - \* CABINET HEIGHT NOMINAL DEPENDING ON FINISH SELECTED REFER TO SPECIFICATION
  - \* NOTE: POSITION & DIMENSIONS OF ALL OUTLETS & FIXTURES ARE APPROXIMATE ONLY. FINAL POSITION IS DETERMINED ON-SITE BY BUILDER
  - \* NOTE: POSITION & DIMENSIONS OF ALL OUTLETS & FIXTURES ARE APPROXIMATE ONLY. FINAL POSITION IS DETERMINED ON-SITE BY BUILDER



KITCHEN A

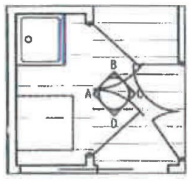


KITCHEN C

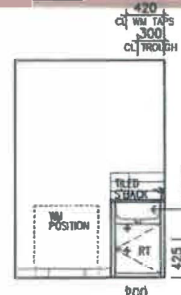
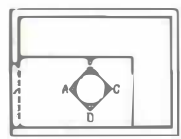


KITCHEN D

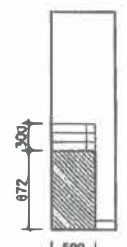
KITCHEN 1:50



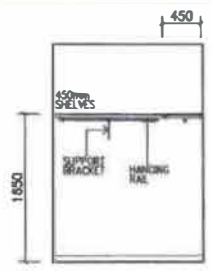
L'DRY 1:50



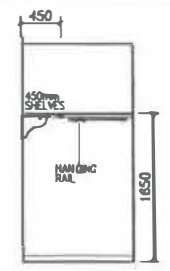
LAUNDRY A



LAUNDRY B

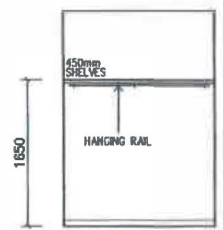


WIR B

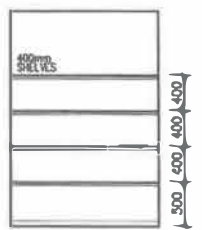


WIR C

WIR 1:50

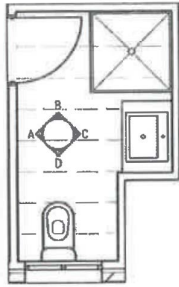


TYPICAL ROBE

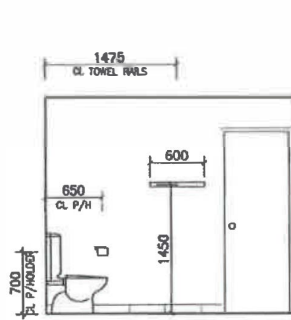


TYPICAL LINEN

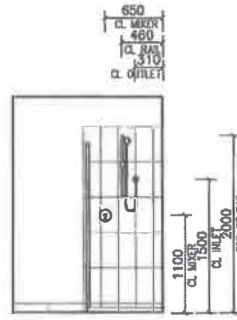
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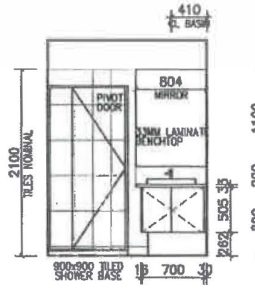
ENSUITE 1:50



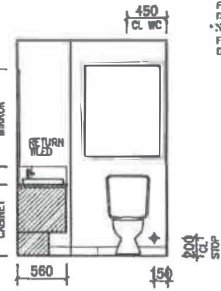
ENSUITE A



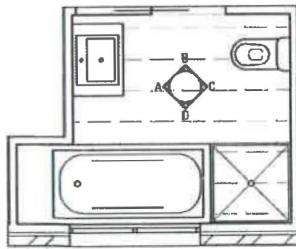
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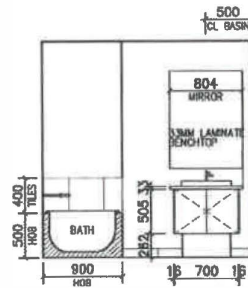
ENSUITE C



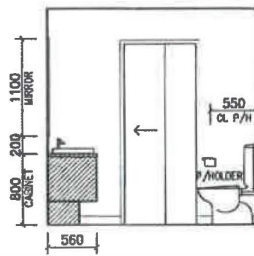
ENSUITE D



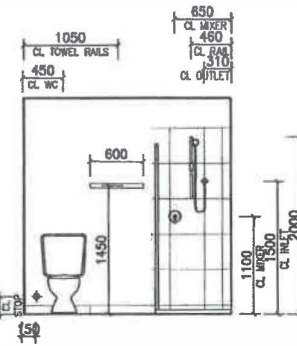
BATH 1:50



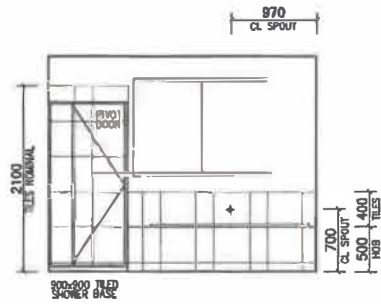
BATH A



BATH B



BATH C



BATH D

**GENERAL NOTES:**

- READ IN CONJUNCTION WITH FLOOR PLAN
- DIMENSIONS TO CUPBOARDS ARE FROM FACE OF PLASTER
- DIMENSIONS FOR PLUMBING ARE TAKEN FROM STIPED FACE
- FINISH SELECTION AS PER COLOR DOCUMENT
- OWNER TO CONFIRM ALL APPLIANCE MODELS AND CUT-OUTS PLEASE REFER TO SIGNED PAPERWORK WITH CABINET MAKER/BUILDER
- TILE SPLASHBACK HEIGHT NOMINAL REFER TO TILE SELECTED
- CABINET HEIGHT NOMINAL DEPENDING ON FINISH SELECTED REFER TO SPECIFICATION
- NOTE: POSITION & DIMENSIONS OF ALL OUTLETS & FIXTURES ARE APPROXIMATE ONLY. FINAL POSITION IS DETERMINED ON SITE BY BUILDER.
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	ACC Approved by: _____ Date: _____	Drawing title: <b>INTERNALS</b>	Builders Signature / Date	Drawn: <b>KN</b>	Proposed Residence At: <b>LOT 2508</b> <b>BARON ROAD</b> <b>THORNHILL PARK</b>	Scale @AS: <b>1:50</b>			
	Clients Signature / Date	Checked: <b>XX</b>	Issue: <b>CONTRACT</b>	Date: <b>26.06.20</b>					