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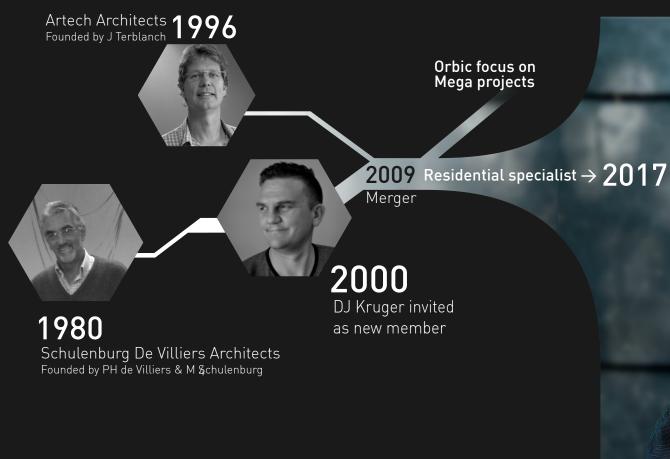


TAILORED BUILDINGS

to design, fashion or adapt to a particular person, purpose, need, etc. so as to cause an elegant exclusive and fitting solution for the individual

a Permanent construction over a plot of land, having a roof and usually windows and often more than one level, used for living, working and/or playing.

Our nimble studio offers you a creative, bespoke and practical, but ultimately very personal, design service. Sapien.archi has extensive experience and excels in private homes, residential developments, housing projects, student housing and office buildings.



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We involve you in every step of the design sharing our three decades of architectural insight.



ARCHITECTURAL SERVICES

DJ Kruger trading as architects

We work closely with you to define a detailed project brief by considering your requirements, analysing the site, and research the regulatory constraints.

- · Project brief
- · Site Analysis
- · Project team
- · Time lines

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We use your feedback to refine the design with detailed considerations. Input from other consultants and suppliers is incorporated. Project costs are reviewed against your budget.

- · Detailed drawings 9 · 3D drawings
 - · Component designs.

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We prepare the necessary drawings and documentation for local authority approval, coordinate the technical documentation from the professional team, and reviews project costs. Your authorization is required for document submission. Local authority approval time lines can be unpredictable.

We oversee construction, ensuring contract compliance, conducting site meetings, and managing payments. Upon substantial completion, a practical completion certificate is issued

Architect

Architect of Record

Principal Agent

PRIVATE HOMES RENOVATIONS APARTMENTS COMMERCIAL HOUSING **RETAIL** HOA **REZONING ASSESSMENTS**

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We design a concept based on Stage 1 presented with layouts and plans. After your approval, it's refined. Viability is checked regarding budget, property rights, and time line, with input from the professional team.

- · Space allocation
- Scale
- · Materials
- · System's

ent We compile detailed construction documents. coordinate the professional team, and manage the tender process. After your approval, we invite contractors, evaluate bids, and finalize the building contract, acting as your representative. We monitor other team members who have defined roles.

Principal Consultant

We check final work, handle payments, and prepare project records. Our services conclude at final completion. The contractor is responsible for latent defect repairs for five years after final completion. Additional costs may arise post-completion for new undertakings.









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