

BUILDING PLAN CHECKLIST NB: NO MIRRORED IMAGES OF PLANS ALLOWED / NO TIPPEX ON DURESTER COLOUR PLAN: RED (NEW), YELLOW (DEMOLISH), GREEN(Foundation), BROWN (Roof), BLUE (S/POOL + WATERPIPES)									
GENERAL (APPLICATION FORM)		MINIMUM PLAN SIZES : 4/A3 = A1							
Erf Number		Size of arches/openings		Special foundation - Cimbebasia & Prosperita, New Aca		Existing buildings all			
Suburb Name		Roof support @ demolished walls		FFL to ceiling height		New buildings ( properly indicated )			
Description of Plan		Selfclosing firedoors between house + garage		<b>FIREWALLS ( 1: 100 )</b>		Existing sewer lines			
Street Name		100mm step between house + garage		Section thru firewall		New sewer lines			
Area of building - existing		Sliding door size		Foundation inside boundary line		Connection details (ss, vp, og, re's, lrb )			
Owner -- Full detail		Windows no's / codes / details		Parapet height ( 300 mm above roof level )		<b>Distances :</b>			
Architect -- Full detail		Windows 10% of floor area ( 5% to open)		<b>THATCH ( 1:100 )</b>		---buildings to boundaries			
<b>EXTRA</b>		Boundary wall plan		Sprinklers - 2,25 L / min / m² or waterpoint within 3m		---between buildings			
Engineer's letter		Position of section		Firewalls on boundaries		---roof + windows min 1500mm to boundary			
Engineer's plans		Storeroom maximum 15m²		Thatch exceeding 20m² to be 3 m from boundaries		Concrete encasing for sewer pipes under floors			
Neighbour letter of consent		Pool backwash to internal sewer		Thatch 20m² or less to be 500mm from boundaries		Sewer Service ducts + access to ducts			
Service stamps		Engineering letter for pool closer than 1500mm to existing wall or building		<b>SEWER SECTION ( 1: 100 )</b>		Thatch- Position, measurements & Firewalls			
<b>PLAN LAYOUT ( 1: 100 min )</b>		<b>ELEVATIONS ( 1:100 min )</b>		Cover levels		Neighbours signature on site plan			
Area of new and scale		Headings - north,south etc. FFL on elevations, slope of ground on elevation		Invert levels		<b>BOUNDARY / GARDEN WALLS ( 1: 100 )</b>			
Scale of drawings		<b>SECTION ( 1:100 )</b>		Fall ( slope)		Elevation, CJ + Spacing			
Use and areas of new rooms		Headings & scales		ss, og, re's, lrb, to be indicated		Plastered & Painted Both Sides			
Full details of first adjacent rooms		Section to be thru new building		Sewer pipe materials		Section			
Demolishing - dotted lines - yellow		Roof covering - specify		Must be on scale		Foundation inside boundary line			
Cross ventilation in rooms		Roof slope		<b>SITE LAYOUT ( 1: 200 ) or (1:100)</b>		Top of foundation on streetside to be 600mm			
Dimensions of additions		Roof painted - certain areas		Erf daigram ( Surveyor-general )		below street level			
Firewalls for buildings closer than 1500 mm		Purlins - sizes & spacing		Erf measurements, show from beacon to beacon		Indicate erf boundary on section			
Distance to boundaries		Trusses - sizes & spacing		Adjacent erf no's ( all )		Boundary wall plan			
Firewalls exceed buildings by 1500 mm		Rafters - sizes & spacing		Building lines ( 3m & 5 m )		<b>PAVEMENT ( 1: 100 )</b>			
Firewalls between house & garage		Wallplates - sizes		Contour lines		Section thru pavement with levels			
Hatch new walls + Colour		Branding - sizes		Contour levels		Ramp 1:50 fall towards street			
Mechanical vents & roof vents		Ceiling material - specify		Gates, sliding swing within property boundary		Pavement section for relaxation of 5m building line			
Min. size of inhabitable rooms - 7m²		Roof supports - indicated		North point		<b>PLAN SCRUTINIZER: .....</b>			
Min. internal dimensions of inhabitable rooms = 2100		Ramp Details		Street name		<b>ARCHITECT/DESIGNER: .....</b>			
Altered rooms - total new area		Walls - hatch new		Mun sewer line & mun. waterline + manholes		<b>DATE: .....</b>			
Coverage legend		Height - FFL to NGL min 150mm		Waterline ( new houses )		<b>SIGNATURE: .....</b>			
		Depth foundation - ngl to top of foundation min 200mm		Stormwater flow		<b>KINDLY NOTE: SUBMIT THE ORIGINAL</b>			
		Foundation sizes, show with dimension line , show DPC in walls		Stormwater openings in boundary walls		<b>WITH THE BUILDING PLANS</b>			