

**BUILDING PLAN CHECKLIST NB: NO MIRRORED IMAGES OF PLANS ALLOWED / NO TIPPEX ON DURESTER COLOUR PLAN: RED (NEW), YELLOW (DEMOLISH), GREEN(F 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 / m <sup>2</sup> 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 15m <sup>2</sup>		Thatch exceeding 20m <sup>2</sup> to be 3 m from boundaries	Concrete encasing for sewer pipes under floors
Neighbour letter of consent		Pool backwash to internal sewer		Thatch 20m <sup>2</sup> 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 - 7m <sup>2</sup>		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>