

**BRACKENRIDGE QUICK CHECK LIST FOR PLAN SUBMISSION**

tick the block

Have you read the design guide lines?	<input type="checkbox"/>
Submit a sketch plan which must include floor, roof and site plans, sections and elevations	<input type="checkbox"/>
Is the site a single or double storey site?	<input type="checkbox"/>
Is the Brackenridge diagram attached?	<input type="checkbox"/>
Has a land surveyor's contour plan to a scale of 1:200 and a site plan to a scale of 1:200 been attached?	<input type="checkbox"/>
No wall longer than 10.0 m without a break will be allowed	<input type="checkbox"/>
No monolithic structures may be built, simple roof forms, see guide line sketches	<input type="checkbox"/>
No roof shall be longer than 10.0 m and must be less on smaller buildings (BARC decision)	<input type="checkbox"/>
Roofs should be separate roofs linked with flat or box gutters	<input type="checkbox"/>
Have you done and shown the height line calculations? (Mean average as per attached diagram)	<input type="checkbox"/>
Have you shown the floor levels on plan and sections and height lines on elevations?	<input type="checkbox"/>
Have you shown a worst case section through the building?	<input type="checkbox"/>
Have you shown the building lines?	<input type="checkbox"/>
The 1.0 m clear side access lane shall be maintained on the boundary line	<input type="checkbox"/>
No filling or excavations into the green belt or excavations below green belt level	<input type="checkbox"/>
Driveway 2.0 m from boundary with turning area where required	<input type="checkbox"/>
Gutter if used must be "Water Tight" and must match fascias / Tanks. Downpipes to be shown on Elevations	<input type="checkbox"/>
Roof sheet profile to be corrugated only. Minimum roof pitch 22.5 degrees	<input type="checkbox"/>
Maximum 20% Nutec cladding on external walls	<input type="checkbox"/>
Windows to be more vertical than horizontal (colour to be confirmed by BARC)	<input type="checkbox"/>
Confirm roof material and colour in bold and house to conform to Brackenridge colours	<input type="checkbox"/>
All retaining structures to have a maximum step of 1.0 m then a flat section and so on as per sketch	<input type="checkbox"/>
A section must be shown through the retaining wall (PUBLIC SAFETY) and a 1m safety fence provided where necessary	<input type="checkbox"/>
All pools to conform to SABS 0400 1990 pool public safety requirements DD1 To DD4.3	<input type="checkbox"/>
No exposed sewer pipes	<input type="checkbox"/>
Any variation to the approved plans must first be approved by BARC	<input type="checkbox"/>
2 x 25mm conduits (PABX & Telkom) to be provided to the house (see Brackenridge Schematic)	<input type="checkbox"/>
Fences: Building line fences 1.2mtr max height. Only palisade without spikes or bekeart fences both without brick piers	<input type="checkbox"/>
Land Surveyor level confirmation required once ground floor cast.	<input type="checkbox"/>
Land Surveyor level confirmation required once roof complete.	<input type="checkbox"/>
Final plans for approval: Two sets for Municipality and one set for BARC	<input type="checkbox"/>
BARC compliance letter prior to issue of Occupation Certificate.	<input type="checkbox"/>
<b>The attached addendum re special conditions is to be noted by Architect and Homeowner</b>	<input type="checkbox"/>
Provision for 2 x 5000lt water tanks is to be made as per Municipal requirement.	<input type="checkbox"/>
Final as built drawings must be submitted to the Municipality.	<input type="checkbox"/>
DULUX WALL COLOURS:	
CHALK BLUSH 3	CHALKY DOWNS 5 RUM CARAMEL 3 CHALK BLUSH 2
DUSTED MOSS 2	DUSTED MACAROON 2
Erf number:	Owner:
Single or double storey site:	
Submitted by:	Check list completed signature: