

BRACKENRIDGE QUICK CHECK LIST FOR PLAN SUBMISSION		✓	tick the block
A valid professional body registration certificate must accompany each submission		<input type="checkbox"/>	
Have you read the latest design guidelines and checked this is the latest Quick Check List?		<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 and a site plan been attached?		<input type="checkbox"/>	
No wall longer than 10.0 m without a break will be allowed		<input type="checkbox"/>	
NB! a 3D drawing is required for any new built plan submission		<input type="checkbox"/>	
No monolithic structures may be built, simple roof forms, see guideline 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 restriction lines on sections and 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 must be "Watertight" and must match fascia's/tanks. Downpipes to be shown Elevations		<input type="checkbox"/>	
Roof sheet profile be corrugated only. Minimum roof pitch 22.5 degrees.		<input type="checkbox"/>	
House colours to conform to Brackenridge colour charts		<input type="checkbox"/>	
Maximum 20% Nutec cladding on external walls		<input type="checkbox"/>	
Windows aspect ratio more vertical than horizontal is preferred – window 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. 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 plumbing pipes		<input type="checkbox"/>	
Any variation to the approved plans must first be approved by BARC		<input type="checkbox"/>	
Contractor to make provision for Health & Safety		<input type="checkbox"/>	
2 x 25mm conduits (PABX & Telkom) to be provided to the house (see Brackenridge Schematic)		<input type="checkbox"/>	
Fences and garden walls outside of building line to be 1.2m max height details to BARC approval		<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 must be obtained prior to issue of Occupation Certificate.		<input type="checkbox"/>	
Provision for 1 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"/>	
Erf number:	Owner:		
Single or double storey site:			
Submitted by:	Check list completed signature:		