

PARKLANDS MAIN ROAD

PARKLANDS MAIN ROAD 32.00



BLOCK NUMBER	RESIDENTIAL UNITS	HEIGHT
BLOCK 1	12 UNITS	3 STOREYS
BLOCK 2	20 UNITS	4 STOREYS
BLOCK 3	12 UNITS	3 STOREYS
BLOCK 4	18 UNITS	3 STOREYS
BLOCK 5	24 UNITS	4 STOREYS
BLOCK 6	24 UNITS	4 STOREYS
PHASE TOTAL	110 UNITS	
PHASE 2		
BLOCK 10	16 UNITS	4 STOREYS
BLOCK 11	16 UNITS	4 STOREYS
BLOCK 12	22 UNITS	3/4 STOREYS
PHASE TOTAL	54 UNITS	
PHASE 3		
BLOCK 7	24 UNITS	4 STOREYS
BLOCK 8	16 UNITS	4 STOREYS
BLOCK 9	14 UNITS	4 STOREYS
PHASE TOTAL	54 UNITS	
TOTAL	218 RESIDENTIAL UNITS	
	2 COMMERCIAL UNITS	

- Storm Water System**
Designed by Civil Engineers (Eikon Engineers) and constructed by existing Storm Water Retention Pond / Permeable Pavement Pits. Highways Drainage and Floods as per Proposed Approval
- Sewerage**
Designed by Civil Engineers (Eikon Engineers) and constructed by existing Storm Water Retention Pond / Permeable Pavement Pits. Highways Drainage and Floods as per Proposed Approval
- Water Mains & Detention**
Designed by Civil Engineers (Eikon Engineers) and constructed by existing Storm Water Retention Pond / Permeable Pavement Pits. Highways Drainage and Floods as per Proposed Approval
- Brick Paving**
- Parking Bays - Brick Paved**
- Driveway - Tarmac**
- Landscaping**
- Roof**
Channel Cement Tiles @ 20 degree pitch
- Chimneys**
Aluminium - natural anodised 1.8m x 2.1m
- Doors**
Front and Garden: Timber, varnished or painted
Sliding Doors: Aluminium - natural anodised 1.8m x 2.1m
- Windows**
Aluminium - natural anodised As per elevations
- Walls**
Plastered and Painted
Colours as Platzen 2007 range as per Parklands Development or equal
- Boundary Walls**
Plastered and painted
Columns with a mixture of solid 1.8m masonry panels and 1.2m high pilasters with 600mm masonry joints
- Lateral**
Precast Panel and Post
Max height of 2.1m
NO precast walling on lateral boundary to form part of Street Scope
- Roof Water Downpipes**
Positioned close to corners of roof
- Sewerage Pipes**
Positioned in duct within unit next to Bath Room
Not to be placed on external walls of flats or on roof unless screened
- Air-conditioning Units**
Not to be placed on external walls of flats
- Television antennae and Satellite Dishes**
Not to be placed on external walls of flats being Street Elevation. Ducting to be provided for Television and Satellite relocation

Town Planning Criteria
DMS and Parklands General Residential Design Guideline (PGRDG)

Site Area	PERMITTED / REQUIRED	17479.00
PERMITTED / REQUIRED	PROVIDED	
Zoning	MIXED USE 1	
ESKINER 1 ACTION - UNITS	1.5	0.75
	24218.5	12109.25
Residential Units	Density (125 units/ha)	218
Commercial Unit		148 m ²
WIND	14475.0	
Commercial	128.2	
Car Park/Basement	0	
Walkway	302.4	
Stairs	105.4	
Refuse Bin/Security	105.4	
TOTAL	13195.50	
COVERAGE DIMS	100.0%	18.4%
		884.2
HEIGHT		
PGRDG	5 Storey	4 Storey
DMS	13.0m	13.0m
MAXIMUM LEVEL		
PGRDG	0.0m	1.5m
Parking	1.25 bay/units	273
Resident	1 bay / unit	218
Visitor (incl Off Site)	0.25 bay / unit	55
Total		276

GROUND FLOOR PLAN

J B Architecture
95 Fairwood Close
Parklands
7441
Tel: 021 056 2108
e-mail: john@jb.co.za

Project: Erf 7517 Parklands
Sketch Plan
Proposed Sectional Title Development



Date	AUG 2019	Scale	1:300
Drawing No	4128 SKETCH/1A	Title	Site Plan - Floor Layout
Sheet No	1 of 1	Rev No	11A

Signage: Traffic direction and Development Name (Standard) to be indicated at Entrance and elsewhere as may be suitable/required

Signage: Traffic direction and Development Name (Standard) to be indicated at Entrance and elsewhere as may be suitable/required

Signage: Traffic direction and Development Name (Standard) to be indicated at Entrance and elsewhere as may be suitable/required