

	Erf number	Address	Owner / Body Corporate representative	Print name	Signature	Contact no.	Date
1	Erf 4445 M						
2	Erf 4446 M						
3	Erf 12204 M						
4	Erf 8609 M						
5	Erf 32220 M						
6	Erf 4451-RE						
7	Erf 15425						

ERF 4447: BUILD CLASSIFICATION : H1 (GR2 ZONING)	
SITE	1004 m ²
BUILT-UPON AREA	601 m ²
SITE COVERAGE	59%
FLOOR FACTOR RATIO (1.0)	1.0
BULK AREA (DMS DEFINITION INCL. FIRST FLOOR STAIRS AND LIFT & EXCL. SERVICE SHAFTS)	1003.9 m ²
LETTABLE AREA (UNITS MEASURED PER DMS DEFINITION)	973.9 m ²
LIFT AND STAIRS ON FIRST FLOOR	30 m ²
PARKING BAY REQUIREMENTS	
PARKING REQUIRED 2 BAYS PER UNIT (29 UNITS)	58 Bays
PARKING BAY PROVISION	
PARKING BAYS PROPOSED	
BASEMENT PARKING BAYS PROVIDED	20
GF PARKING BAYS PROVIDED	22
VISITORS PARKING BAYS PROVIDED (EXTERNAL)	2
BASEMENT MOTOR CYCLE BAYS	4
GF PARKING MOTOR CYCLE BAYS	4
X4 MOTOR CYCLE BAY=1 CAR BAY	2
TOTAL PARKING BAYS PROVIDED (PROPOSED PARKING RATIO OF 1,58)	46
PARKING SHORTFALL	12

NEW PROPOSED RESIDENTIAL DEVELOPMENT (FLOOR SPACE)		
UNITS	UNITS m ² AREAS	BALCONY m ² AREAS
1	27.5 m ²	29 m ²
2	27.5 m ²	11 m ²
3	30.5 m ²	11 m ²
4	29.5 m ²	11 m ²
5	30.5 m ²	23 m ²
6	38.5 m ²	13 m ²
7	38.1 m ²	13 m ²
8	33.5 m ²	22 m ²
9	27.5 m ²	29 m ²
10	27.5 m ²	11 m ²
11	29.5 m ²	11 m ²
12	29.5 m ²	11 m ²
13	30.5 m ²	23 m ²
14	38.5 m ²	13 m ²
15	38.1 m ²	13 m ²
16	30.5 m ²	22 m ²
17	27.5 m ²	34 m ²
18	27.5 m ²	13 m ²
19	27.5 m ²	29 m ²
20	30.5 m ²	22 m ²
21	38.5 m ²	13 m ²
22	38.1 m ²	13 m ²
23	30.5 m ²	22 m ²
24	47.5 m ²	23 m ²
25	44.5 m ²	13 m ²
26	35.5 m ²	24 m ²
27	42.5 m ²	13 m ²
28	41.1 m ²	13 m ²
29	35.5 m ²	23 m ²
TOTAL FLOOR SPACE	973.9 m²	521 m²

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 7. Any queries arising from all the above must be reported to the architects for clarification before any work is put in hand.
 8. Do not scale this drawing, refer to figured dimensions.

DRAWING REGISTER

Code	Info
000	Erf Info
100	Plan & Site Layout
200	Elevations
300	Sections
400	Door & Window Schedules
600	Details
700	Bathroom & Specific Areas
800	Signage
900	Base Building Drawings

AMMENDMENTS

Date	Ref	Description note
2019/02/25	N	PARKING CALCULATIONS UPDATED
2019/03/05	O	LIFT SHAFT, ENTRANCE STAIRS UPDATED
2019/03/15	P	DRAWINGS & AREAS UPDATED
2019/03/18	Q	DRAWINGS & AREAS UPDATED

- Information
- Concept/Design
- Marketing/Presentation
- Municipal Submission
- SDP Submission
- Co-ordination
- Tender
- Construction
- Completion/As Built



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SIGNATURES:

CLIENTS:

ARCHITECT:
 LEON SMITH
 SACAP REG No: 4821

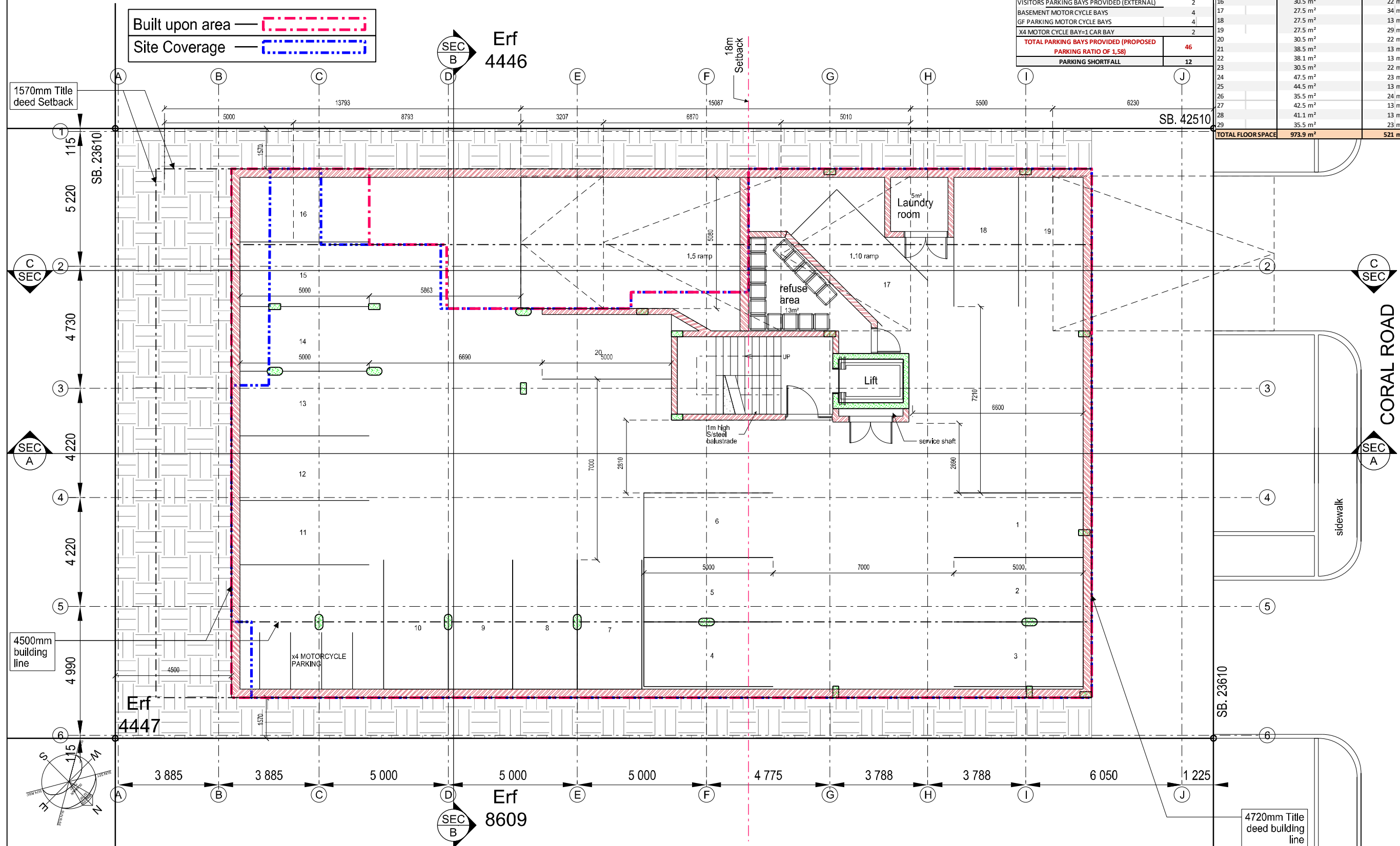
PROJECT:
 PROPOSED BLAAUWBERG
 APPARTMENT BLOCK
 ON ERF 4447.

FILE NO:
 020Coral Road, Erf 4447, Blauwberg (718)04.
 Drawing: 3. Final Plan: 3.3. General
 Application: 3.3.5. EDM Application/710-Coral
 Road (Departure Application) A3 P10/09

DRAWN BY: NW/LP CHECKED BY: LS
 DATE: 3/29/2019 SCALE: AS SHOWN

DESCRIPTION:
 CORAL ROAD
 MUNICIPAL SKETCH
 PLANS: BASEMENT
 PARKING PLAN

DRAWING NO: 718-SK-100-A3 REV: Q



CORAL ROAD MUNICIPAL SKETCH PLANS: BASEMENT PARKING PLAN
 SCALE 1:150

Erf number	Address	Owner / Body Corporate representative	Print name	Signature	Contact no.	Date
1	Erf 4445 M					
2	Erf 4446 M					
3	Erf 12204 M					
4	Erf 8609 M					
5	Erf 32220 M					
6	Erf 4451-RE					
7	Erf 15425					

ERF 4447: BUILD CLASSIFICATION : H1 (GR2 ZONING)	
SITE	1004 m ²
BUILT-UPON AREA	60% 601 m ²
SITE COVERAGE	59% 591 m ²
FLOOR FACTOR RATIO (1.0)	1.0
BULK AREA (DMS DEFINITION INCL. FIRST FLOOR STAIRS AND LIFT & EXCL. SERVICE SHAFTS)	1003.9 m ²
LETTABLE AREA (UNITS MEASURED PER DMS DEFINITION)	973.9 m ²
LIFT AND STAIRS ON FIRST FLOOR	30 m ²
PARKING BAY REQUIREMENTS	
PARKING REQUIRED 2 BAYS PER UNIT (29 UNITS)	58 Bays
PARKING BAY PROVISION	
BASEMENT PARKING BAYS PROVIDED	20
GF PARKING BAYS PROVIDED	22
VISITORS PARKING BAYS PROVIDED (EXTERNAL)	2
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GF PARKING MOTOR CYCLE BAYS	4
X4 MOTOR CYCLE BAY=1 CAR BAY	2
TOTAL PARKING BAYS PROVIDED (PROPOSED)	46
PARKING RATIO OF 1,58	
PARKING SHORTFALL	12

NEW PROPOSED RESIDENTIAL DEVELOPMENT (FLOOR SPACE)		
UNITS	UNITS m ²	BALCONY m ²
1	27.5 m ²	29 m ²
2	27.5 m ²	11 m ²
3	30.5 m ²	11 m ²
4	29.5 m ²	11 m ²
5	30.5 m ²	23 m ²
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7	38.1 m ²	13 m ²
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23	30.5 m ²	22 m ²
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25	44.5 m ²	13 m ²
26	35.5 m ²	24 m ²
27	42.5 m ²	13 m ²
28	41.1 m ²	13 m ²
29	35.5 m ²	23 m ²
TOTAL FLOOR SPACE	973.9 m²	521 m²

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DRAWING REGISTER

Date	Ref	Description
000	ERF	Info
100	Plan & Site Layout	
200	Elevations	
300	Sections	
400	Door & Window Schedules	
500	Details	
600	Bathroom & Specific Areas	
700	Signage	
800	Base Building Drawings	

AMMENDMENTS

Date	Ref	Description
2019/02/25	N	PARKING CALCULATIONS UPDATED
2019/03/05	O	LIFT SHAFT, ENTRANCE STAIRS UPDATED
2019/03/15	P	DRAWINGS & AREAS UPDATED
2019/03/18	O	DRAWINGS & AREAS UPDATED

- Information
- Concept/Design
- Marking/Presentation
- Municipal Submission
- SDP Submission
- Co-ordination
- Tender
- Construction
- Completion/As Build



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SIGNATURES:
 CLIENTS:

ARCHITECT:
 LEON SMITH
 SACAP REG No: 4821

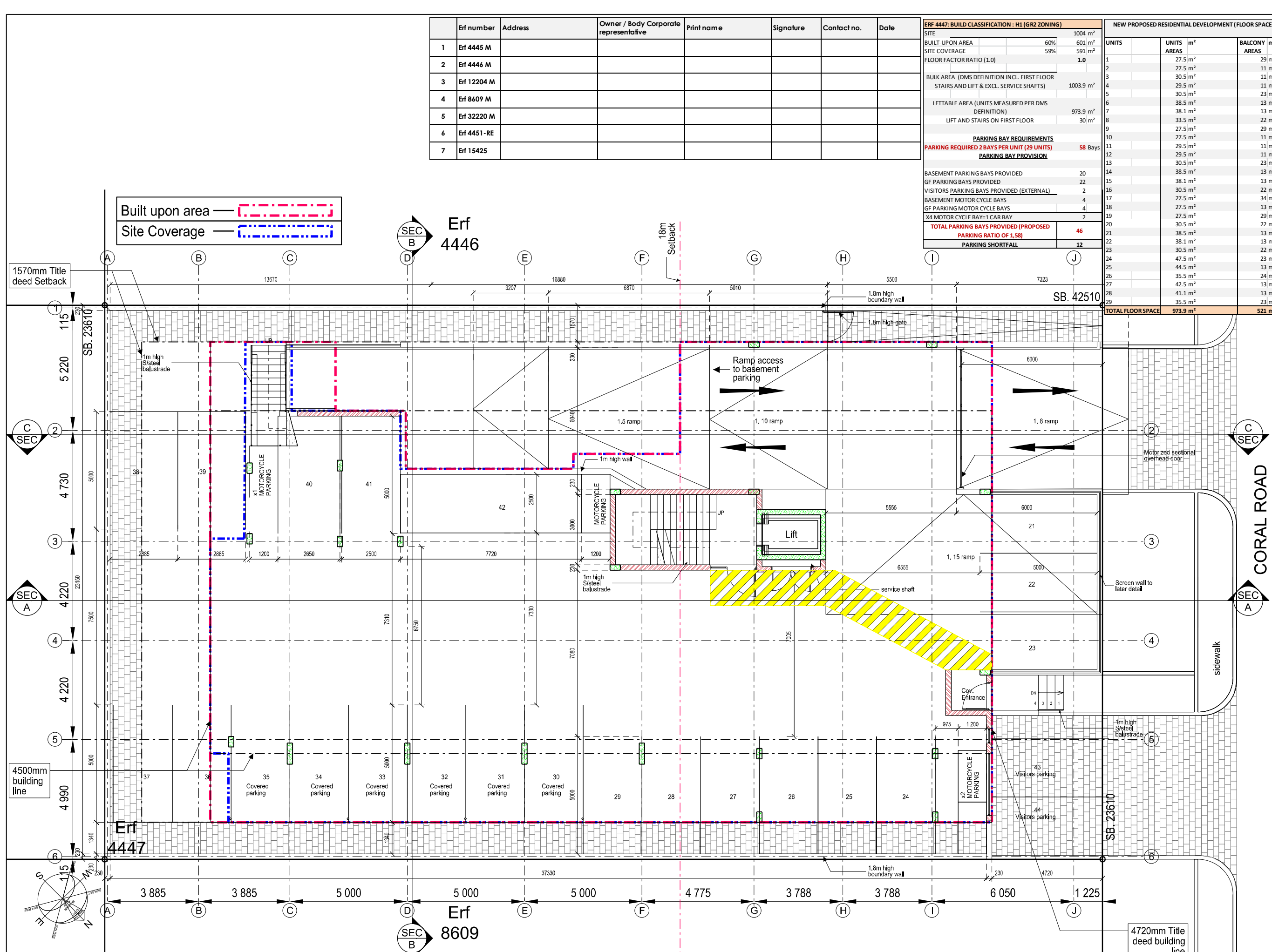
PROJECT:
 PROPOSED BLAAUWBERG
 APARTMENT BLOCK
 ON ERF 4447.

FILE NO:
 020Coral Road, Erf 4447, Blauwberg (718)04.
 Drawing: 3.1.1st Storey/ GF Parking Plan
 Application: 3.3.5, EDM Application/718-Coral Road (Departure Application) A3 P10/09

DRAWN BY: NW/LP CHECKED BY: LS
 DATE: 3/29/2019 SCALE: AS SHOWN

DESCRIPTION:
 CORAL ROAD MUNICIPAL SKETCH PLANS: 1st STOREY/ GF PARKING PLAN

DRAWING NO: 718-SK-101-A3 REV. Q



CORAL ROAD MUNICIPAL SKETCH PLANS: 1st STOREY/ GF PARKING PLAN
 SCALE 1:150

	Erf number	Address	Owner / Body Corporate representative	Print name	Signature	Contact no.	Date
1	Erf 4445 M						
2	Erf 4446 M						
3	Erf 12204 M						
4	Erf 8609 M						
5	Erf 32220 M						
6	Erf 4451-RE						
7	Erf 15425						

ERF 4447: BUILD CLASSIFICATION : H1 (GR2 ZONING)	
SITE	1004 m ²
BUILT-UPON AREA	60% 601 m ²
SITE COVERAGE	59% 591 m ²
FLOOR FACTOR RATIO (1.0)	1.0
BULK AREA (DMS DEFINITION INCL. FIRST FLOOR STAIRS AND LIFT & EXCL. SERVICE SHAFTS)	
	1003.9 m ²
LETTABLE AREA (UNITS MEASURED PER DMS DEFINITION)	
	973.9 m ²
LIFT AND STAIRS ON FIRST FLOOR	
	30 m ²
PARKING BAY REQUIREMENTS	
PARKING REQUIRED 2 BAYS PER UNIT (29 UNITS)	
PARKING BAY PROVISION	58 Bays
BASEMENT PARKING BAYS PROVIDED	
GF PARKING BAYS PROVIDED	20
VISITORS PARKING BAYS PROVIDED (EXTERNAL)	2
BASEMENT MOTOR CYCLE BAYS	4
GF PARKING MOTOR CYCLE BAYS	4
X4 MOTOR CYCLE BAY=1 CAR BAY	2
TOTAL PARKING BAYS PROVIDED (PROPOSED)	46
PARKING RATIO OF 1.58	
PARKING SHORTFALL	12

NEW PROPOSED RESIDENTIAL DEVELOPMENT (FLOOR SPACE)		
UNITS	UNITS AREAS	BALCONY AREAS
1	27.5 m ²	29 m ²
2	27.5 m ²	11 m ²
3	30.5 m ²	11 m ²
4	29.5 m ²	11 m ²
5	30.5 m ²	23 m ²
6	38.5 m ²	13 m ²
7	38.1 m ²	13 m ²
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9	27.5 m ²	29 m ²
10	27.5 m ²	11 m ²
11	29.5 m ²	11 m ²
12	29.5 m ²	11 m ²
13	30.5 m ²	23 m ²
14	38.5 m ²	13 m ²
15	38.1 m ²	13 m ²
16	30.5 m ²	22 m ²
17	27.5 m ²	34 m ²
18	27.5 m ²	13 m ²
19	27.5 m ²	29 m ²
20	30.5 m ²	22 m ²
21	38.5 m ²	13 m ²
22	38.1 m ²	13 m ²
23	30.5 m ²	22 m ²
24	47.5 m ²	23 m ²
25	44.5 m ²	13 m ²
26	35.5 m ²	24 m ²
27	42.5 m ²	13 m ²
28	41.1 m ²	13 m ²
29	35.5 m ²	23 m ²
TOTAL FLOOR SPACE	973.9 m²	521 m²

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 8. Do not scale this drawing, refer to figured dimensions.

DRAWING REGISTER

Date	Ref	Description note
2018/06/25	J	BRAAS ADDED
2018/06/29	K	AREAS UPDATED
2019/02/19	L	STAIRS LIFT AND REVISED
2019/02/25	M	PARKING CALCULATIONS UPDATED
2019/03/05	N	LIFT SHAFT, ENTRANCE STAIRS UPDATED
2018/03/15	O	DRAWINGS & AREAS UPDATED
2019/03/18	P	DRAWINGS & AREAS UPDATED

- AMMENDMENTS**
- Information
 - Concept/Design
 - Marketing/Presentation
 - Municipal Submission
 - SDP Submission
 - Co-ordination
 - Tender
 - Construction
 - Completion/As Build



SMITH ARCHITECTS

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SIGNATURES:

CLIENTS:

ARCHITECT:
 LEON SMITH
 SACAP REG No: 4821

PROJECT:
 PROPOSED BLAAUWBERG
 APARTMENT BLOCK
 ON ERF 4447.

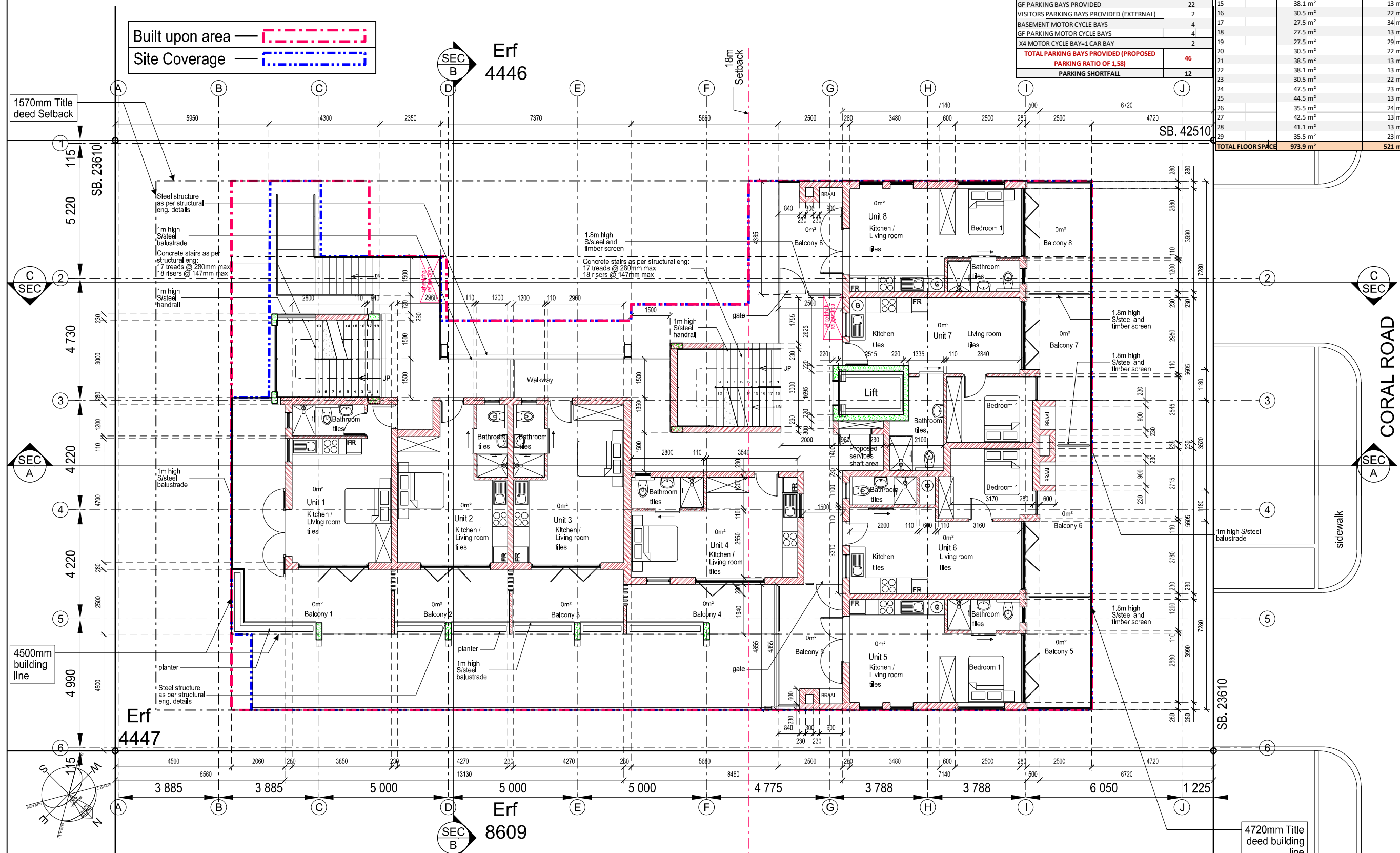
FILE NO:
 20Coral Road, Erf 4447, Blauwberg (718)04.
 Drawing: 3, Final ERF 4447, General
 Application: 3.3.5, EDM Application/710-Coral
 Road (Departure Application) A3 P19/19

DRAWN BY: NW/LP CHECKED BY: LS

DATE: 3/29/2019 SCALE: AS SHOWN

DESCRIPTION:
 CORAL ROAD
 MUNICIPAL SKETCH
 PLANS: 2nd STOREY

DRAWING NO: 718-SK-102-A3 REV. P



CORAL ROAD MUNICIPAL SKETCH PLANS: 2nd STOREY
SCALE 1:150

	Erf number	Address	Owner / Body Corporate representative	Print name	Signature	Contact no.	Date
1	Erf 4445 M						
2	Erf 4446 M						
3	Erf 12204 M						
4	Erf 8609 M						
5	Erf 32220 M						
6	Erf 4451-RE						
7	Erf 15425						

ERF 4447: BUILD CLASSIFICATION : H1 (GR2 ZONING)	
SITE	1004 m ²
BUILT-UPON AREA	60% 601 m ²
SITE COVERAGE	59% 591 m ²
FLOOR FACTOR RATIO (1.0)	1.0
BULK AREA (DMS DEFINITION INCL. FIRST FLOOR STAIRS AND LIFT & EXCL. SERVICE SHAFTS)	
	1003.9 m ²
LETTABLE AREA (UNITS MEASURED PER DMS DEFINITION)	
	973.9 m ²
LIFT AND STAIRS ON FIRST FLOOR	30 m ²
PARKING BAY REQUIREMENTS	
PARKING REQUIRED 2 BAYS PER UNIT (29 UNITS)	58 Bays
PARKING BAY PROVISION	
BASEMENT PARKING BAYS PROVIDED	20
GF PARKING BAYS PROVIDED	22
VISITORS PARKING BAYS PROVIDED (EXTERNAL)	2
BASEMENT MOTOR CYCLE BAYS	4
GF PARKING MOTOR CYCLE BAYS	4
X4 MOTOR CYCLE BAY=1 CAR BAY	2
TOTAL PARKING BAYS PROVIDED (PROPOSED)	46
PARKING SHORTFALL	12
PARKING RATIO OF 1.58	

NEW PROPOSED RESIDENTIAL DEVELOPMENT (FLOOR SPACE)		
UNITS	UNITS AREAS	BALCONY AREAS
1	27.5 m ²	29 m ²
2	27.5 m ²	11 m ²
3	30.5 m ²	11 m ²
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29	35.5 m ²	23 m ²
TOTAL FLOOR SPACE	973.9 m²	521 m²

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DRAWING REGISTER	
000	Er Info
100	Plan & Site Layout
200	Elevations
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400	Door & Window Schedules
600	Details
700	Bathroom & Specific Areas
800	Signage
900	Base Building Drawings

AMMENDMENTS	
Date	Ref. Description note
2018/06/29	J BRAAS ADDED
2018/06/29	K AREAS UPDATED
2019/02/19	L STAIRS LIFT AND REVISED
2019/02/25	M PARKING CALCULATIONS UPDATED
2019/03/05	O LIFT SHAFT, ENTRANCE STAIRS UPDATED
2018/03/15	P DRAWINGS & AREAS UPDATED
2019/03/18	Q DRAWINGS & AREAS UPDATED

- Information
- Concept/Design
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SACAP REG No: 4821

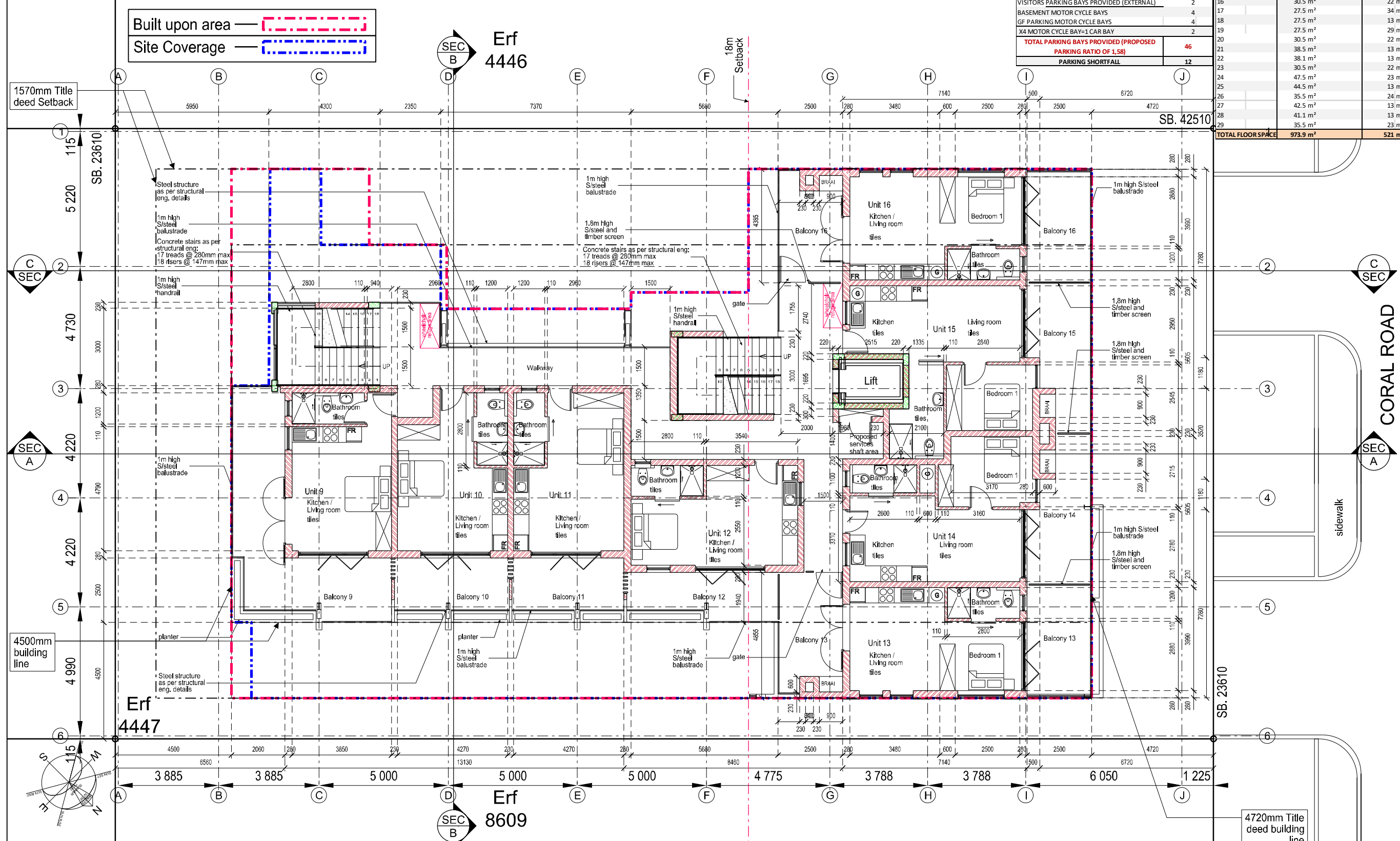
PROJECT:
PROPOSED BLAAUWBERG
APARTMENT BLOCK
ON ERF 4447.

FILE NO:
220Coral Road, Erf 4447, Blaauwberg (718)04.
Drawing: 3, Final ERF 4447, General
Application: 3.3.5, EDM Application/710-Coral
Road (Departure Application) A3 P19/19n

DRAWN BY: NW/LP CHECKED BY: LS
DATE: 3/29/2019 SCALE: AS SHOWN

DESCRIPTION:
CORAL ROAD
MUNICIPAL SKETCH
PLANS: 3rd STOREY

DRAWING NO: 718-SK-103-A3 REV: Q



CORAL ROAD MUNICIPAL SKETCH PLANS: 3rd STOREY
SCALE 1:150

	Erf number	Address	Owner / Body Corporate representative	Print name	Signature	Contact no.	Date
1	Erf 4445 M						
2	Erf 4446 M						
3	Erf 12204 M						
4	Erf 8609 M						
5	Erf 32220 M						
6	Erf 4451-RE						
7	Erf 15425						

ERF 4447: BUILD CLASSIFICATION : H1 (GR2 ZONING)	
SITE	1004 m ²
BUILT-UPON AREA	60% 601 m ²
SITE COVERAGE	59% 591 m ²
FLOOR FACTOR RATIO (1.0)	1.0
BULK AREA (DMS DEFINITION INCL. FIRST FLOOR STAIRS AND LIFT & EXCL. SERVICE SHAFTS)	
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LETTABLE AREA (UNITS MEASURED PER DMS DEFINITION)	
	973.9 m ²
LIFT AND STAIRS ON FIRST FLOOR	
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BASEMENT MOTOR CYCLE BAYS	4
GF PARKING MOTOR CYCLE BAYS	4
X4 MOTOR CYCLE BAY=1 CAR BAY	2
TOTAL PARKING BAYS PROVIDED (PROPOSED)	46
PARKING SHORTFALL	12

NEW PROPOSED RESIDENTIAL DEVELOPMENT (FLOOR SPACE)		
UNITS	UNITS AREAS	BALCONY AREAS
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20	30.5 m ²	22 m ²
21	38.5 m ²	13 m ²
22	38.1 m ²	13 m ²
23	30.5 m ²	22 m ²
24	47.5 m ²	23 m ²
25	44.5 m ²	13 m ²
26	35.5 m ²	24 m ²
27	42.5 m ²	13 m ²
28	41.1 m ²	13 m ²
29	35.5 m ²	23 m ²
TOTAL FLOOR SPACE	973.9 m²	521 m²

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 7. Any queries arising from all the above must be reported to the architects for clarification before any work is put in hand.
 8. Do not scale this drawing, refer to figured dimensions.

DRAWING REGISTER

Code	Ref	Description
000	100	Plan & Site Layout
000	200	Elevations
000	300	Sections
000	400	Door & Window Schedules
000	600	Details
000	700	Bathroom & Specific Areas
000	800	Signage
000	900	Base Building Drawings

AMMENDMENTS

Date	Ref	Description note
2018/06/25	J	BRAAIS ADDED
2018/06/29	K	AREAS UPDATED
2019/02/19	L	STAIRS LIFT AND REVISED
2019/02/25	M	PARKING CALCULATIONS UPDATED
2019/03/05	N	LIFT SHAFT, ENTRANCE STAIRS UPDATED
2018/03/15	O	DRAWINGS & AREAS UPDATED
2019/03/18	P	DRAWINGS & AREAS UPDATED

- Information
- Concept/Design
- Marking/Presentation
- Municipal Submission
- SDP Submission
- Co-ordination
- Tender
- Construction
- Completion/As Build



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 Fax: (021) 554 2944
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SIGNATURES:
 CLIENTS:

ARCHITECT:
 LEON SMITH
 SACAP REG NO: 4821

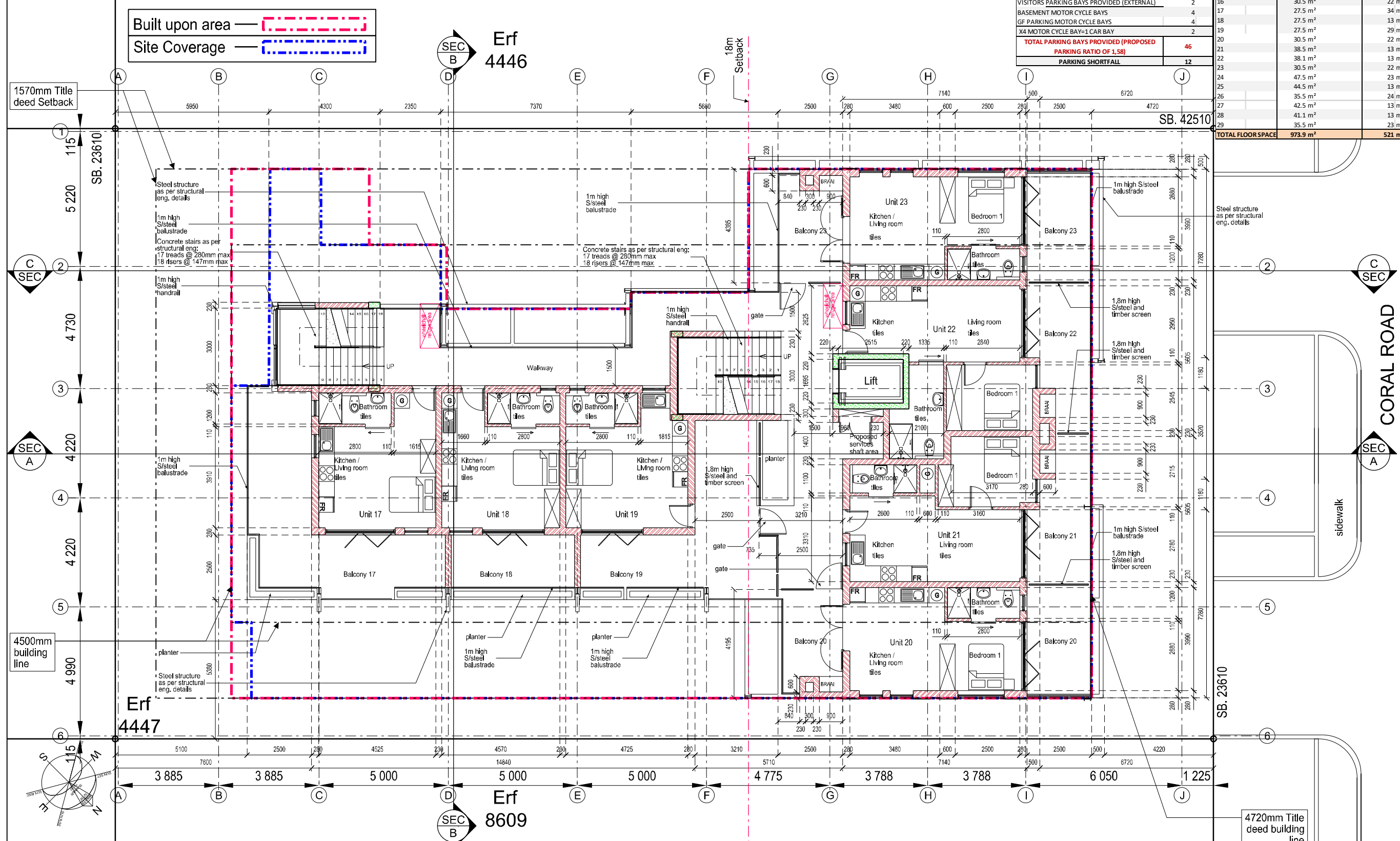
PROJECT:
 PROPOSED BLAAUWBERG
 APPARTMENT BLOCK
 ON ERF 4447.

FILE NO:
 22/Coral Road, Erf 4447, Blauwberg (718)04.
 Drawing: 3, Final (E1.3), General
 Application: 3.3.5, EDM Application/710-Coral
 Road (Departure Application) A3 P10/09

DRAWN BY: NW/LP CHECKED BY: LS
 DATE: 3/29/2019 SCALE: AS SHOWN

DESCRIPTION:
 CORAL ROAD
 MUNICIPAL SKETCH
 PLANS: 4th STOREY

DRAWING NO: 718-SK-104-A3 REV. P



CORAL ROAD MUNICIPAL SKETCH PLANS: 4th STOREY
 SCALE 1:150

	Erf number	Address	Owner / Body Corporate representative	Print name	Signature	Contact no.	Date
1	Erf 4445 M						
2	Erf 4446 M						
3	Erf 12204 M						
4	Erf 8609 M						
5	Erf 32220 M						
6	Erf 4451-RE						
7	Erf 15425						

ERF 4447: BUILD CLASSIFICATION : H1 (GR2 ZONING)	
SITE	1004 m ²
BUILT-UPON AREA	601 m ²
SITE COVERAGE	59%
FLOOR FACTOR RATIO (1.0)	1.0
BULK AREA (DMS DEFINITION INCL. FIRST FLOOR STAIRS AND LIFT & EXCL. SERVICE SHAFTS)	1003.9 m ²
LETTABLE AREA (UNITS MEASURED PER DMS DEFINITION)	973.9 m ²
LIFT AND STAIRS ON FIRST FLOOR	30 m ²
PARKING BAY REQUIREMENTS	
PARKING REQUIRED 2 BAYS PER UNIT (29 UNITS)	58 Bays
PARKING BAY PROVISION	
BASEMENT PARKING BAYS PROVIDED	20
GF PARKING BAYS PROVIDED	22
VISITORS PARKING BAYS PROVIDED (EXTERNAL)	2
BASEMENT MOTOR CYCLE BAYS	4
GF PARKING MOTOR CYCLE BAYS	4
X4 MOTOR CYCLE BAY=1 CAR BAY	2
TOTAL PARKING BAYS PROVIDED (PROPOSED)	46
PARKING SHORTFALL	12

NEW PROPOSED RESIDENTIAL DEVELOPMENT (FLOOR SPACE)		
UNITS	UNITS AREAS	BALCONY AREAS
1	27.5 m ²	29 m ²
2	27.5 m ²	11 m ²
3	30.5 m ²	11 m ²
4	29.5 m ²	11 m ²
5	30.5 m ²	23 m ²
6	38.5 m ²	13 m ²
7	38.1 m ²	13 m ²
8	33.5 m ²	22 m ²
9	27.5 m ²	29 m ²
10	27.5 m ²	11 m ²
11	29.5 m ²	11 m ²
12	29.5 m ²	11 m ²
13	30.5 m ²	23 m ²
14	38.5 m ²	13 m ²
15	38.1 m ²	13 m ²
16	30.5 m ²	22 m ²
17	27.5 m ²	34 m ²
18	27.5 m ²	13 m ²
19	27.5 m ²	29 m ²
20	30.5 m ²	22 m ²
21	38.5 m ²	13 m ²
22	38.1 m ²	13 m ²
23	30.5 m ²	22 m ²
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25	44.5 m ²	13 m ²
26	35.5 m ²	24 m ²
27	42.5 m ²	13 m ²
28	41.1 m ²	13 m ²
29	35.5 m ²	23 m ²
TOTAL FLOOR SPACE	973.9 m²	521 m²

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DRAWING REGISTER	
000	Erf Info
100	Plan & Site Layout
200	Elevations
300	Sections
400	Door & Window Schedules
600	Details
700	Bedroom & Specific Areas
800	Signage
900	Base Building Drawings

AMMENDMENTS	
Date	Description note
2018/06/25	J BRAAIS ADDED
2018/06/29	K AREAS UPDATED
2019/02/19	L STAIRS LIFT AND REVISED
2019/02/25	M PARKING CALCULATIONS UPDATED
2019/03/05	N LIFT SHAFT, ENTRANCE STAIRS UPDATED
2018/03/15	O DRAWINGS & AREAS UPDATED
2019/03/18	P DRAWINGS & AREAS UPDATED

- Information
- Concept/Design
- Marking/Presentation
- Municipal Submission
- SDP Submission
- Co-ordination
- Tender
- Construction
- Completion/As Build



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SIGNATURES:

CLIENTS:

ARCHITECT:
LEON SMITH
SACAP REG No: 4821

PROJECT:
PROPOSED BLAAUWBERG
APARTMENT BLOCK
ON ERF 4447.

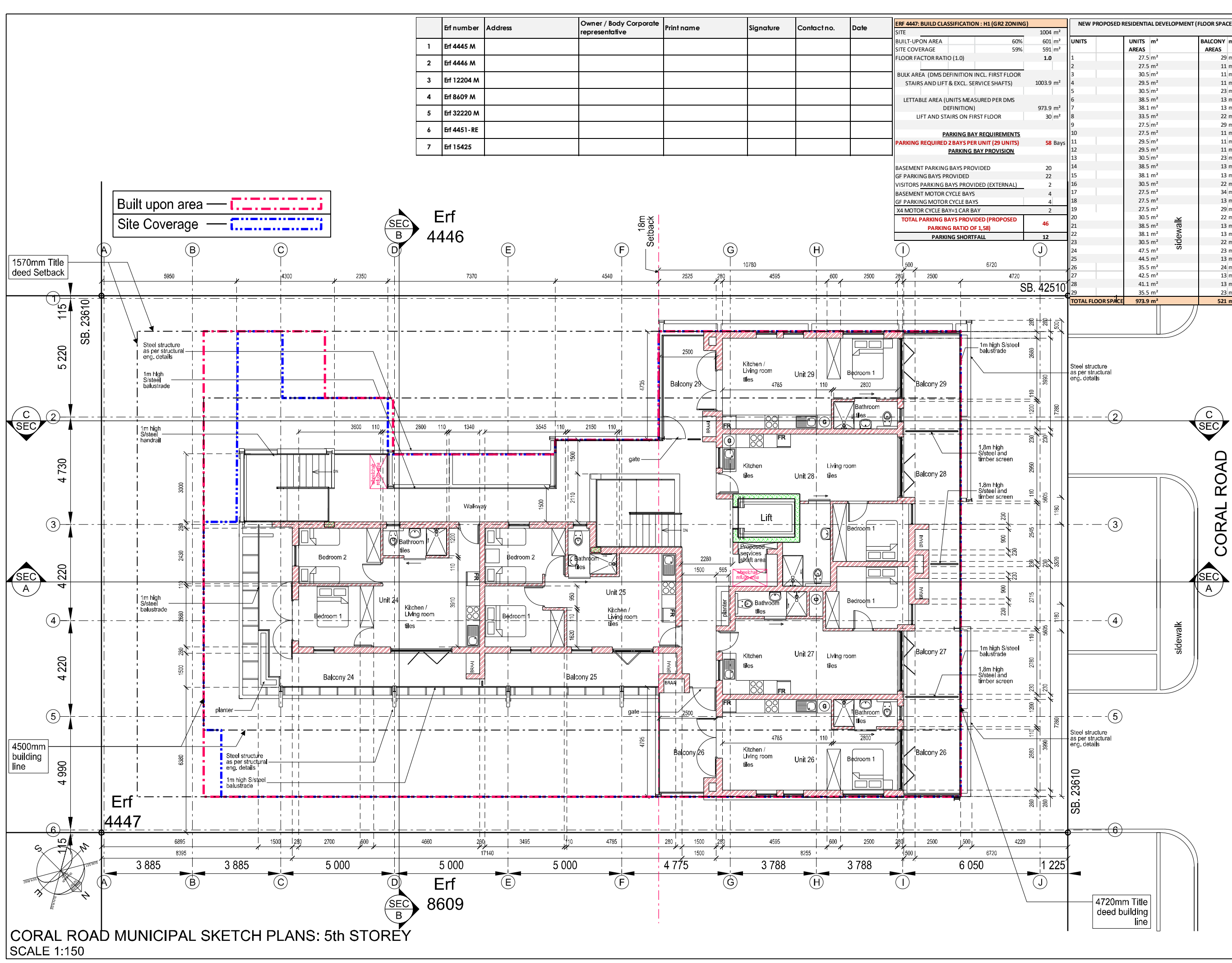
FILE NO:
22/Coral Road, Erf 4447, Blaauwberg (718)04.
Drawing: 3, Final (E1.3), General
Application: 3.3.5, EDM Application/710-Coral
Road (Departure Application) A3 P10/09

DRAWN BY: NW/LP CHECKED BY: LS

DATE: 3/29/2019 SCALE: AS SHOWN

DESCRIPTION:
CORAL ROAD
MUNICIPAL SKETCH
PLANS: 5th STOREY

DRAWING NO: 718-SK-105-A3 REV. P



CORAL ROAD MUNICIPAL SKETCH PLANS: 5th STOREY
SCALE 1:150

Erf number	Address	Owner / Body Corporate representative	Print name	Signature	Contact no.	Date
1	Erf 4445 M					
2	Erf 4446 M					
3	Erf 12204 M					
4	Erf 8609 M					
5	Erf 32220 M					
6	Erf 4451-RE					
7	Erf 15425					

ERF 4447: BUILD CLASSIFICATION : H1 (GR2 ZONING)	
SITE	1004 m ²
BUILT-UPON AREA	60% 601 m ²
SITE COVERAGE	59% 591 m ²
FLOOR FACTOR RATIO (1.0)	1.0
BULK AREA (DMS DEFINITION INCL. FIRST FLOOR STAIRS AND LIFT & EXCL. SERVICE SHAFTS)	1003.9 m ²
LETTABLE AREA (UNITS MEASURED PER DMS DEFINITION)	973.9 m ²
LIFT AND STAIRS ON FIRST FLOOR	30 m ²
PARKING BAY REQUIREMENTS	
PARKING REQUIRED 2 BAYS PER UNIT (29 UNITS)	58 Bays
PARKING BAY PROVISION	
BASEMENT PARKING BAYS PROVIDED	20
GF PARKING BAYS PROVIDED	22
VISITORS PARKING BAYS PROVIDED (EXTERNAL)	2
BASEMENT MOTOR CYCLE BAYS	4
GF PARKING MOTOR CYCLE BAYS	4
X4 MOTOR CYCLE BAY=1 CAR BAY	2
TOTAL PARKING BAYS PROVIDED (PROPOSED)	46
PARKING RATIO OF 1,58	
PARKING SHORTFALL	12

NEW PROPOSED RESIDENTIAL DEVELOPMENT (FLOOR SPACE)		
UNITS	UNITS m ² AREAS	BALCONY m ² AREAS
1	27.5 m ²	29 m ²
2	27.5 m ²	11 m ²
3	30.5 m ²	11 m ²
4	29.5 m ²	11 m ²
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11	29.5 m ²	11 m ²
12	29.5 m ²	11 m ²
13	30.5 m ²	23 m ²
14	38.5 m ²	13 m ²
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23	30.5 m ²	22 m ²
24	47.5 m ²	23 m ²
25	44.5 m ²	13 m ²
26	35.5 m ²	24 m ²
27	42.5 m ²	13 m ²
28	41.1 m ²	13 m ²
29	35.5 m ²	23 m ²
TOTAL FLOOR SPACE	973.9 m²	521 m²

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 8. Do not scale this drawing, refer to figured dimensions.

DRAWING REGISTER

Date	Ref	Description
000		Erf Info
100		Plan & Site Layout
200		Elevations
300		Sections
400		Door & Window Schedules
600		Details
700		Bathroom & Specific Areas
800		Signage
900		Base Building Drawings

AMMENDMENTS

Date	Ref	Description
2018/07/03	A	NEW PLAN
2019/02/25	B	PARKING CALCULATIONS UPDATED
2019/03/05	C	LIFT SHAFT, ENTRANCE STAIRS UPDATED
2019/03/15	D	DRAWINGS & AREAS UPDATED
2019/03/18	E	DRAWINGS & AREAS UPDATED

- Information
- Concept/Design
- Marketing/Presentation
- Municipal Submission
- SDP Submission
- Co-ordination
- Tender
- Construction
- Completion/As Built



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SIGNATURES:
 CLIENTS:
 ARCHITECT:
 LEON SMITH
 SACAP REG No: 4821

PROJECT:
 PROPOSED BLAAUWBERG
 APPARTMENT BLOCK
 ON ERF 4447.

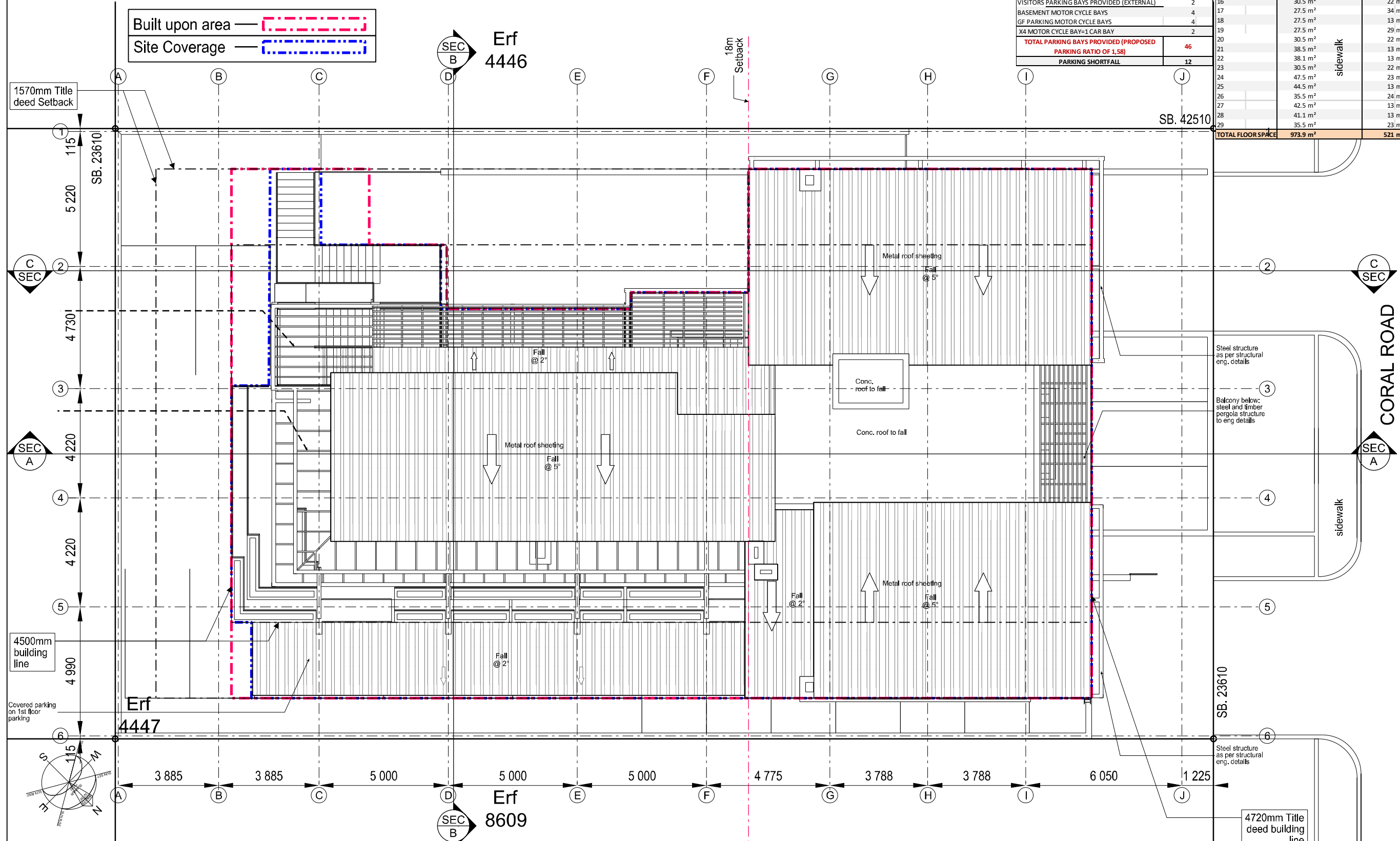
FILE NO:
 02/Coral Road, Erf 4447, Blauwberg (718)04.
 Drawings: 3.1, 3.2, 3.3, 3.4, 3.5, EDM Application/718-Coral Road (Departure Application) A3 P10.dgn

DRAWN BY: NW/LP CHECKED BY: LS

DATE: 3/29/2019 SCALE: AS SHOWN

DESCRIPTION:
 CORAL ROAD MUNICIPAL SKETCH PLANS: ROOF AND SITE PLAN

DRAWING NO: 718-SK-106-A3 REV. E



CORAL ROAD MUNICIPAL SKETCH PLANS: ROOF AND SITE PLAN
 SCALE 1:150

Erf number	Address	Owner / Body Corporate representative	Print name	Signature	Contact no.	Date
1	Erf 4445 M					
2	Erf 4446 M					
3	Erf 12204 M					
4	Erf 8609 M					
5	Erf 32220 M					
6	Erf 4451-RE					
7	Erf 15425					

ERF 4447: BUILD CLASSIFICATION : H1 (GR2 ZONING)	
SITE	1004 m ²
BUILT-UPON AREA	60% 601 m ²
SITE COVERAGE	59% 591 m ²
FLOOR FACTOR RATIO (L.O)	1.0
BULK AREA (DMS DEFINITION INCL. FIRST FLOOR STAIRS AND LIFT & EXCL. SERVICE SHAFTS)	1003.9 m ²
LETTABLE AREA (UNITS MEASURED PER DMS DEFINITION)	973.9 m ²
LIFT AND STAIRS ON FIRST FLOOR	30 m ²
PARKING BAY REQUIREMENTS	
PARKING REQUIRED 2 BAYS PER UNIT (29 UNITS)	58 Bays
PARKING BAY PROVISION	
PARKING BAYS PROPOSED	46
BASEMENT BAYS PROVIDED	20
GF PARKING BAYS PROVIDED	22
VISITORS PARKING BAYS PROVIDED (EXTERNAL)	2
BASEMENT MOTOR CYCLE BAYS	4
GF PARKING MOTOR CYCLE BAYS	4
X4 MOTOR CYCLE BAY=1 CAR BAY	2
TOTAL PARKING BAYS PROVIDED (PROPOSED)	46
PARKING RATIO OF 1,58	
PARKING SHORTFALL	12

NEW PROPOSED RESIDENTIAL DEVELOPMENT (FLOOR SPACE)		
UNITS	UNITS m ²	BALCONY m ²
1	27.5 m ²	29 m ²
2	27.5 m ²	11 m ²
3	30.5 m ²	11 m ²
4	29.5 m ²	11 m ²
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10	27.5 m ²	11 m ²
11	29.5 m ²	11 m ²
12	29.5 m ²	11 m ²
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18	27.5 m ²	13 m ²
19	27.5 m ²	29 m ²
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21	38.5 m ²	13 m ²
22	38.1 m ²	13 m ²
23	30.5 m ²	22 m ²
24	47.5 m ²	23 m ²
25	44.5 m ²	13 m ²
26	35.5 m ²	24 m ²
27	42.5 m ²	13 m ²
28	41.1 m ²	13 m ²
29	35.5 m ²	23 m ²
TOTAL FLOOR SPACE	973.9 m²	521 m²

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DRAWING REGISTER	
000	Erf Info
100	Plan & Site Layout
200	Elevations
300	Sections
400	Door & Window Schedules
600	Details
700	Bathroom & Specific Areas
800	Signage
900	Base Building Drawings

AMMENDMENTS	
Date	Description
2019/02/19	A FOR INFORMATION
2019/02/25	B PARKING CALCULATIONS UPDATED
2019/03/15	C DRAWINGS & AREAS UPDATED
2019/03/18	D DIMENSIONS TO SETBACK LINES

- Information
- Concept/Design
- Marking/Presentation
- Municipal Submission
- SDP Submission
- Co-ordination
- Tender
- Construction
- Completion/As Built



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SIGNATURES:

CLIENTS:

ARCHITECT:
LEON SMITH
SACAP REG No: 4821

PROJECT:
PROPOSED BLAAUWBERG
APARTMENT BLOCK
ON ERF 4447,

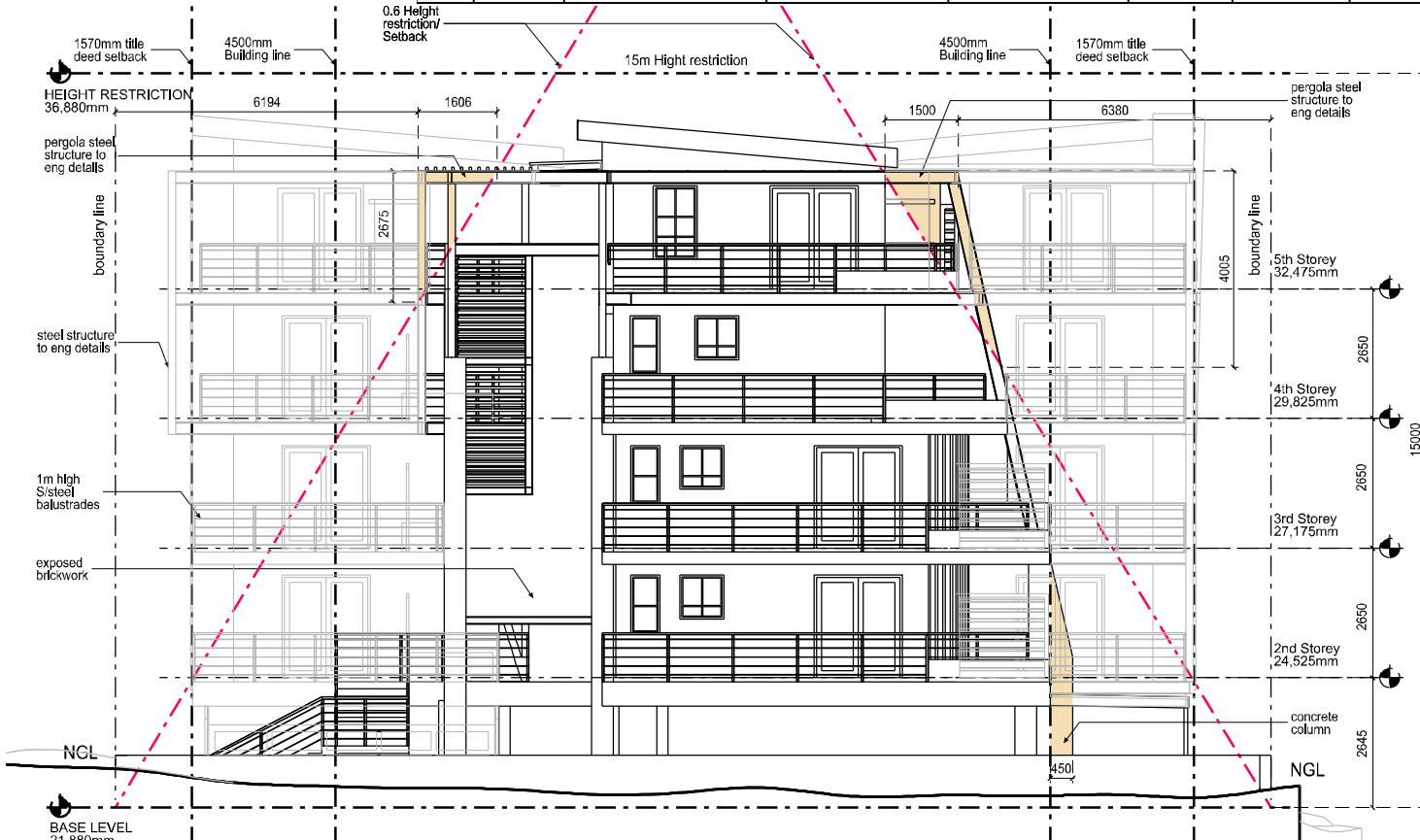
FILE NO:
20/Coral Road, Erf 4447, Blauwberg (718)04.
Drawing: 3, Plan: 10.3.3, General
Application: 3, 2.5, EDM Application/10-Coral
Road Council A3 P/S/2019

DRAWN BY: NW/LP CHECKED BY: LS

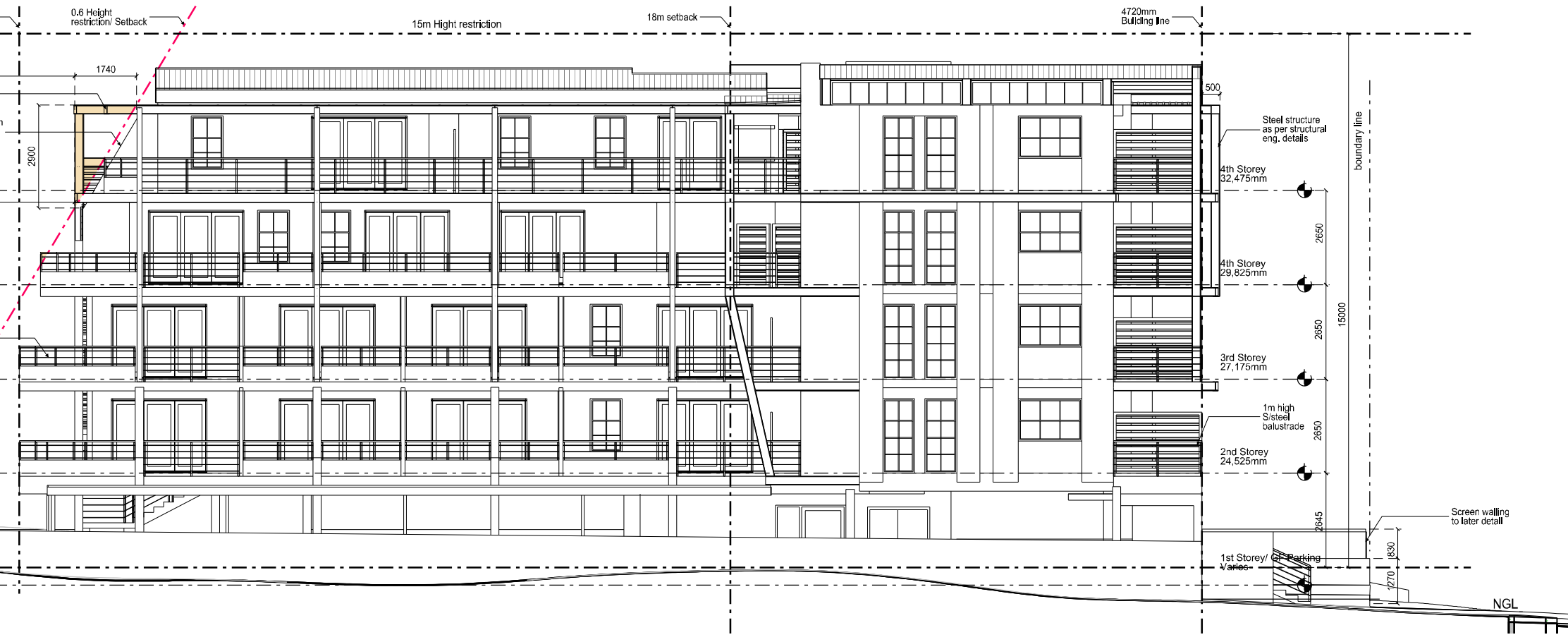
DATE: 3/29/2019 SCALE: AS SHOWN

DESCRIPTION:
CORAL ROAD
MUNICIPAL SKETCH
PLANS: ELEVATION

DRAWING NO: 718-SK-200-A3 REV. D



SOUTH EAST ELEVATION
SCALE 1:150



NORTH EAST ELEVATION
SCALE 1:150

Erf number	Address	Owner / Body Corporate representative	Print name	Signature	Contact no.	Date
1	Erf 4445 M					
2	Erf 4446 M					
3	Erf 12204 M					
4	Erf 8609 M					
5	Erf 32220 M					
6	Erf 4451-RE					
7	Erf 15425					

ERF 4447: BUILD CLASSIFICATION : HI (GR2 ZONING)

SITE	1004 m ²
BUILT-UPON AREA	601 m ²
SITE COVERAGE	59%
FLOOR FACTOR RATIO (L0)	1.0
BULK AREA (DMS DEFINITION INCL. FIRST FLOOR STAIRS AND LIFT & EXCL. SERVICE SHAFTS)	1003.9 m ²
LETTABLE AREA (UNITS MEASURED PER DMS DEFINITION)	973.9 m ²
LIFT AND STAIRS ON FIRST FLOOR	30 m ²
PARKING BAY REQUIREMENTS	
PARKING REQUIRED 2 BAYS PER UNIT (29 UNITS)	58 Bays
PARKING BAY PROVISION	
PARKING BAYS PROPOSED	
BASEMENT PARKING BAYS PROVIDED	20
GF PARKING BAYS PROVIDED	22
VISITORS PARKING BAYS PROVIDED (EXTERNAL)	2
BASEMENT MOTOR CYCLE BAYS	4
GF PARKING MOTOR CYCLE BAYS	4
X4 MOTOR CYCLE BAY=1 CAR BAY	2
TOTAL PARKING BAYS PROVIDED (PROPOSED)	46
PARKING RATIO OF 1,58	
PARKING SHORTFALL	12

NEW PROPOSED RESIDENTIAL DEVELOPMENT (FLOOR SPACE)		
UNITS	UNITS AREAS	BALCONY AREAS
1	27.5 m ²	29 m ²
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3	30.5 m ²	11 m ²
4	29.5 m ²	11 m ²
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12	29.5 m ²	11 m ²
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14	38.5 m ²	13 m ²
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16	30.5 m ²	22 m ²
17	27.5 m ²	34 m ²
18	27.5 m ²	13 m ²
19	27.5 m ²	29 m ²
20	30.5 m ²	22 m ²
21	38.5 m ²	13 m ²
22	38.1 m ²	13 m ²
23	30.5 m ²	22 m ²
24	47.5 m ²	23 m ²
25	44.5 m ²	13 m ²
26	35.5 m ²	24 m ²
27	42.5 m ²	13 m ²
28	41.1 m ²	13 m ²
29	35.5 m ²	23 m ²
TOTAL FLOOR SPACE	973.9 m²	521 m²

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DRAWING REGISTER

000	Erf Info
100	Plan & Site Layout
200	Elevations
300	Section
400	Door & Window Schedules
600	Details
700	Bathroom & Specific Areas
800	Signage
900	Base Building Drawings

AMMENDMENTS

Date	Ref	Description note
2019/02/19	A	FOR INFORMATION
2019/02/25	B	PARKING CALCULATIONS UPDATED
2019/03/15	C	DRAWINGS & AREAS UPDATED
2019/03/18	D	DIMENSIONS TO SETBACK LINES

- Information
- Concept/Design
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7448

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SIGNATURES:

CLIENTS:

ARCHITECT:
LEON SMITH
SACAP REG No: 4821

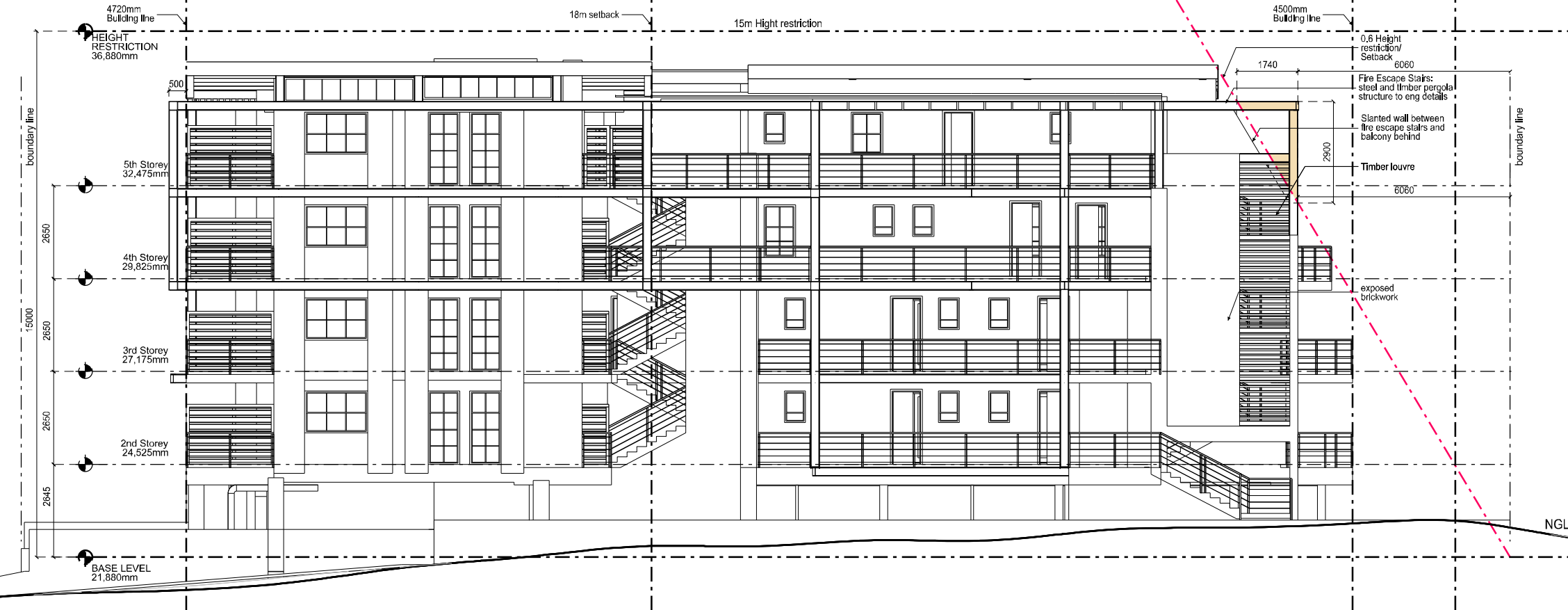
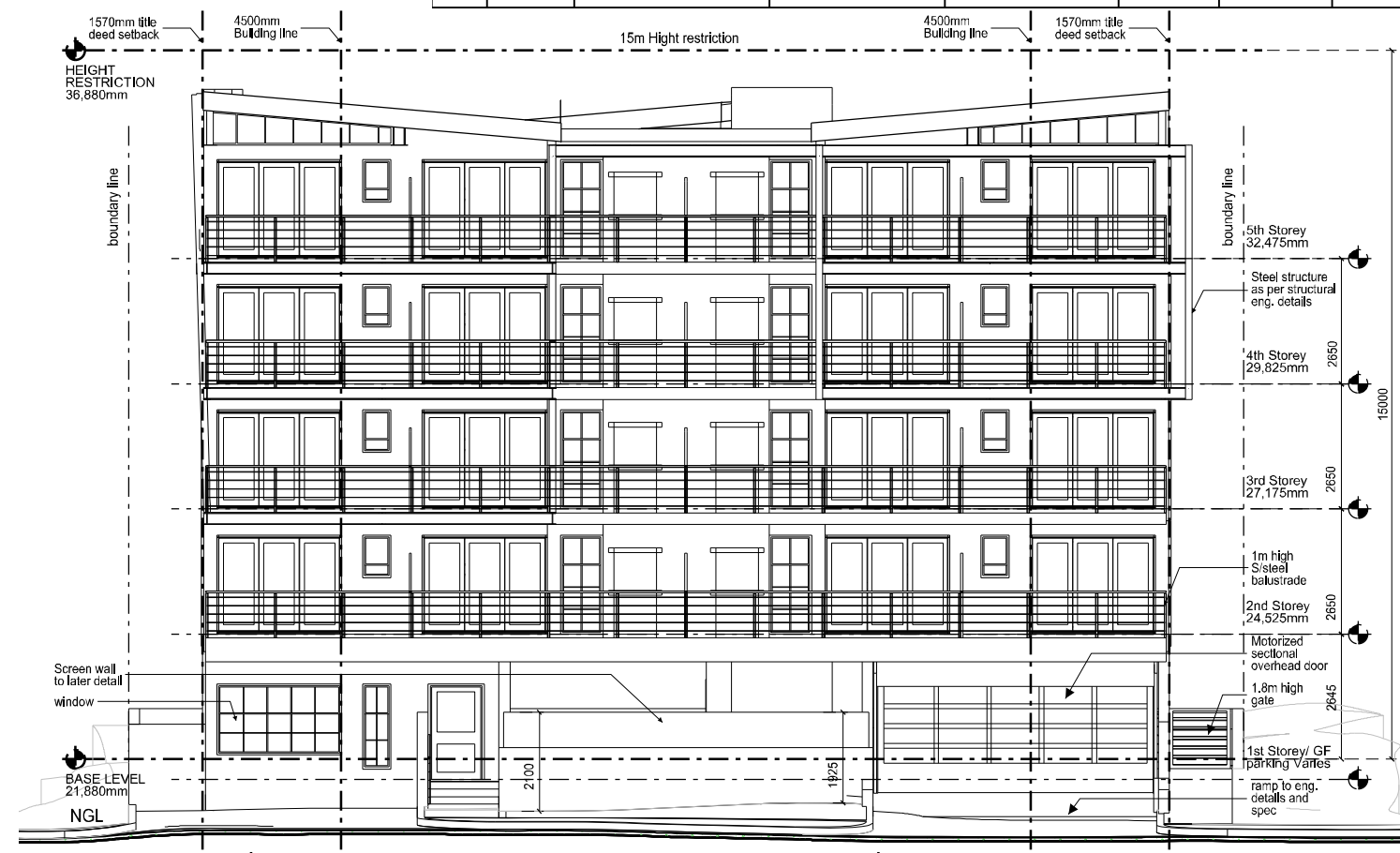
PROJECT:
PROPOSED BLAAUWBERG
APARTMENT BLOCK
ON ERF 4447.

FILE NO:
02/Coral Road, Erf 4447, Blauwberg (718)04.
Drawing: 3. Plans, Section, General
Applications: 3.3.5, EDM Application/19-Coral
Road Council A3 P/S/Edg

DRAWN BY: NW/LP CHECKED BY: LS
DATE: 3/29/2019 SCALE: AS SHOWN

DESCRIPTION:
CORAL ROAD
MUNICIPAL SKETCH
PLANS: ELEVATION

DRAWING NO: 718-SK-201-A3 REV. D



NORTH WEST ELEVATION
SCALE 1:150

SOUTH WEST ELEVATION
SCALE 1:150

Erf number	Address	Owner / Body Corporate representative	Print name	Signature	Contact no.	Date
1	Erf 4445 M					
2	Erf 4446 M					
3	Erf 12204 M					
4	Erf 8609 M					
5	Erf 32220 M					
6	Erf 4451-RE					
7	Erf 15425					

ERF 4447: BUILD CLASSIFICATION : H1 (GR2 ZONING)	
SITE	1004 m ²
BUILT-UPON AREA	601 m ²
SITE COVERAGE	59% 591 m ²
FLOOR FACTOR RATIO (L.O)	1.0
BULK AREA (DMS DEFINITION INCL. FIRST FLOOR STAIRS AND LIFT & EXCL. SERVICE SHAFTS)	1003.9 m ²
LETTABLE AREA (UNITS MEASURED PER DMS DEFINITION)	973.9 m ²
LIFT AND STAIRS ON FIRST FLOOR	30 m ²
PARKING BAY REQUIREMENTS	
PARKING REQUIRED 2 BAYS PER UNIT (29 UNITS)	58 Bays
PARKING BAY PROVISION	
BASEMENT PARKING BAYS PROVIDED	20
GF PARKING BAYS PROVIDED	22
VISITORS PARKING BAYS PROVIDED (EXTERNAL)	2
BASEMENT MOTOR CYCLE BAYS	4
GF PARKING MOTOR CYCLE BAYS	4
X4 MOTOR CYCLE BAY=1 CAR BAY	2
TOTAL PARKING BAYS PROVIDED (PROPOSED)	46
PARKING RATIO OF 1,58	
PARKING SHORTFALL	12

NEW PROPOSED RESIDENTIAL DEVELOPMENT (FLOOR SPACE)		
UNITS	UNITS AREAS	BALCONY AREAS
1	27.5 m ²	29 m ²
2	27.5 m ²	11 m ²
3	30.5 m ²	11 m ²
4	29.5 m ²	11 m ²
5	30.5 m ²	23 m ²
6	38.5 m ²	13 m ²
7	38.1 m ²	13 m ²
8	33.5 m ²	22 m ²
9	27.5 m ²	29 m ²
10	27.5 m ²	11 m ²
11	29.5 m ²	11 m ²
12	29.5 m ²	11 m ²
13	30.5 m ²	23 m ²
14	38.5 m ²	13 m ²
15	38.1 m ²	13 m ²
16	30.5 m ²	22 m ²
17	27.5 m ²	34 m ²
18	27.5 m ²	13 m ²
19	27.5 m ²	29 m ²
20	30.5 m ²	22 m ²
21	38.5 m ²	13 m ²
22	38.1 m ²	13 m ²
23	30.5 m ²	22 m ²
24	47.5 m ²	23 m ²
25	44.5 m ²	13 m ²
26	35.5 m ²	24 m ²
27	42.5 m ²	13 m ²
28	41.1 m ²	13 m ²
29	35.5 m ²	23 m ²
TOTAL FLOOR SPACE	973.9 m²	521 m²

NOTE:
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 1. The contractor is responsible for the correct setting out of the buildings and all internal and external walls with particular reference to boundaries, building lines and setting out points.
 2. The contractor is to verify all levels, heights and dimensions on site and to check these against the drawings before putting any work in hand.
 3. The contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the project.
 4. The contractor is referred to the standard guidelines for quality control issues by this office for all minimum requirements for workmanship and materials. This document is to be issued with this drawing.
 5. Any errors, discrepancies or omissions are to be reported to the architect immediately.
 6. The contractor is to build approved DPC whether or not it is shown on the drawings, to all external walls to each floor, beam or parapet level and to all windows and doors, grills and openings in external walls. cavity walls to have stepped DPC installed.
 7. Any queries arising from all the above must be reported to the architects for clarification before any work is put in hand.
 8. Do not scale this drawing, refer to figured dimensions.

DRAWING REGISTER	
000	Erf Info
100	Plan & Site Layout
200	Elevations
300	Sections
400	Door & Window Schedules
600	Details
700	Bathroom & Specific Areas
800	Signage
900	Base Building Drawings

AMMENDMENTS	
Date	Description
2018/06/14	E PLANS MIRRORED
2018/06/22	F BASEMENT PARKING ADDED
2018/06/25	G ROOF HEIGHTS ADJUSTED
2018/07/02	H ENTRANCE ADDED
2019/02/25	J PARKING CALCULATIONS UPDATED
2019/03/05	K LIFT SHAFT UPDATED, SLOPES TO PARKING AREAS
2019/03/15	L DRAWINGS & AREAS UPDATED
2019/03/18	M DIMENSIONS TO SETBACK LINES

<input checked="" type="checkbox"/> Information	<input type="checkbox"/> Co-ordination
<input type="checkbox"/> Concept/ Design	<input type="checkbox"/> Tender
<input type="checkbox"/> Marketing/ Presentation	<input type="checkbox"/> Construction
<input type="checkbox"/> Municipal Submission	<input type="checkbox"/> Completion/ As Build
<input type="checkbox"/> SDP Submission	



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 SACAP REG No: 4821

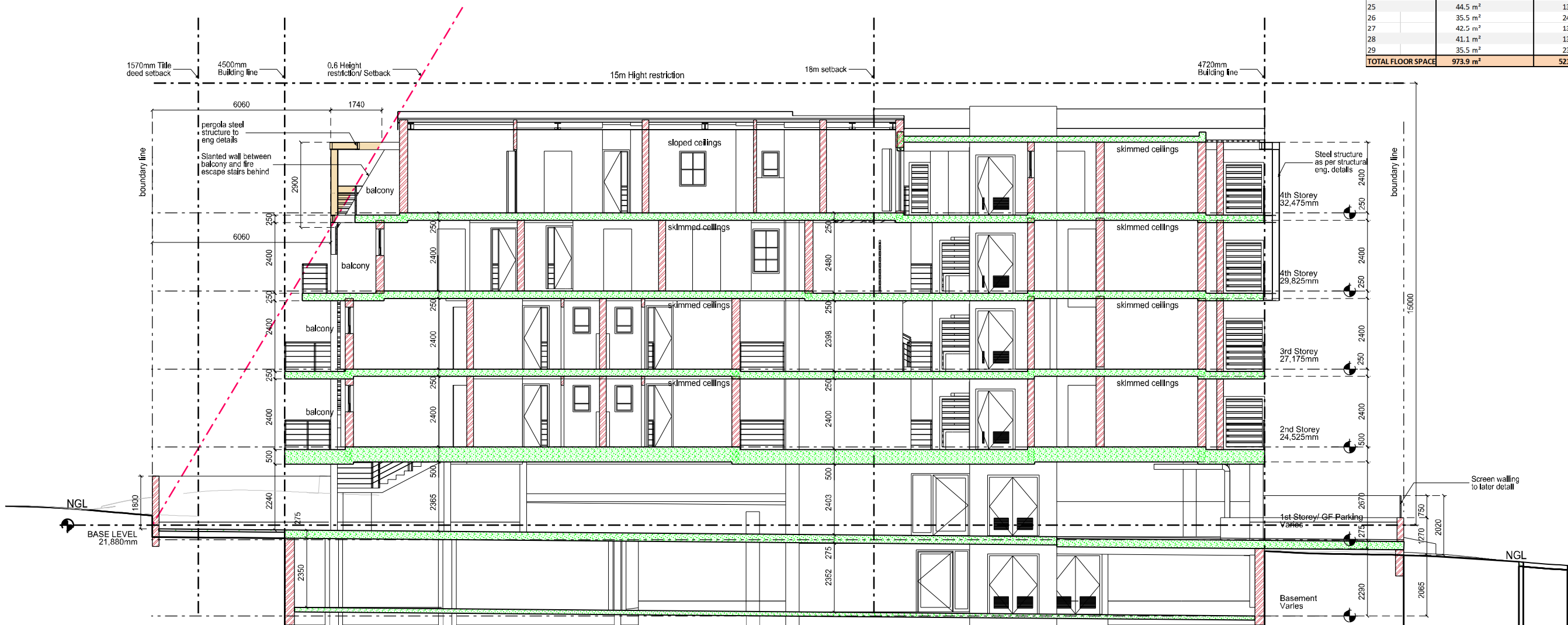
PROJECT:
 PROPOSED BLAAUWBERG
 APARTMENT BLOCK
 ON ERF 4447,

FILE NO:
 020Coral Road, Erf 4447, Blaauwberg (718)04.
 Drawings: 3, Plan, Section, General
 Applications: 3, 3, 5, BDM Application/718-Coral
 Road Council AS Pkg/Sign

DRAWN BY: NW/ LP CHECKED BY: LS
 DATE: 3/29/2019 SCALE: AS SHOWN

DESCRIPTION:
 CORAL ROAD
 MUNICIPAL SKETCH
 PLANS: SECTIONS

DRAWING NO:
 718-SK-300-A3 REV. M



SECTION A-A
 SCALE 1:150

Erf number	Address	Owner / Body Corporate representative	Print name	Signature	Contact no.	Date
1	Erf 4445 M					
2	Erf 4446 M					
3	Erf 12204 M					
4	Erf 8609 M					
5	Erf 32220 M					
6	Erf 4451-RE					
7	Erf 15425					

ERF 4447: BUILD CLASSIFICATION : H1 (GR2 ZONING)	
SITE	1004 m ²
BUILT-UPON AREA	601 m ²
SITE COVERAGE	59%
FLOOR FACTOR RATIO (L0)	1.0
BULK AREA (DMS DEFINITION INCL. FIRST FLOOR STAIRS AND LIFT & EXCL. SERVICE SHAFTS)	1003.9 m ²
LETTABLE AREA (UNITS MEASURED PER DMS DEFINITION)	973.9 m ²
LIFT AND STAIRS ON FIRST FLOOR	30 m ²
PARKING BAY REQUIREMENTS	
PARKING REQUIRED 2 BAYS PER UNIT (29 UNITS)	58 Bays
PARKING BAY PROVISION	
PARKING BAYS PROPOSED	
BASEMENT PARKING BAYS PROVIDED	20
GF PARKING BAYS PROVIDED	22
VISITORS PARKING BAYS PROVIDED (EXTERNAL)	2
BASEMENT MOTOR CYCLE BAYS	4
GF PARKING MOTOR CYCLE BAYS	4
X4 MOTOR CYCLE BAY=1 CAR BAY	2
TOTAL PARKING BAYS PROVIDED (PROPOSED)	46
PARKING RATIO OF 1,58	
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NEW PROPOSED RESIDENTIAL DEVELOPMENT (FLOOR SPACE)		
UNITS	UNITS AREAS	BALCONY AREAS
1	27.5 m ²	29 m ²
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TOTAL FLOOR SPACE	973.9 m²	521 m²

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DRAWING REGISTER

Code	Ref	Description
000	Erf Info	
100	Plan & Site Layout	
200	Elevations	
300	Section	
400	Door & Window Schedules	
600	Details	
700	Bathroom & Specific Areas	
800	Signage	
900	Base Building Drawings	

AMMENDMENTS

Date	Ref	Description
2018/06/22	F	BASEMENT PARKING ADDED
2018/06/26	G	ROOF HEIGHTS ADJUSTED
2018/07/02	H	ENTRANCE ADDED
2019/02/25	J	PARKING CALCULATIONS UPDATED
2019/03/05	K	LIFT SHAFT UPDATED, SLOPES TO PARKING AREA
2019/03/15	L	DRAWINGS & AREAS UPDATED
2019/03/18	M	DIMENSIONS TO SETBACK LINES

- Information
- Concept/Design
- Marketing/Presentation
- Municipal Submission
- SDP Submission
- Co-ordination
- Tender
- Construction
- Completion/As Build



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SIGNATURES:
CLIENTS:

ARCHITECT:
LEON SMITH
SACAP REG No: 4821

PROJECT:
PROPOSED BLAAUWBERG
APARTMENT BLOCK
ON ERF 4447,

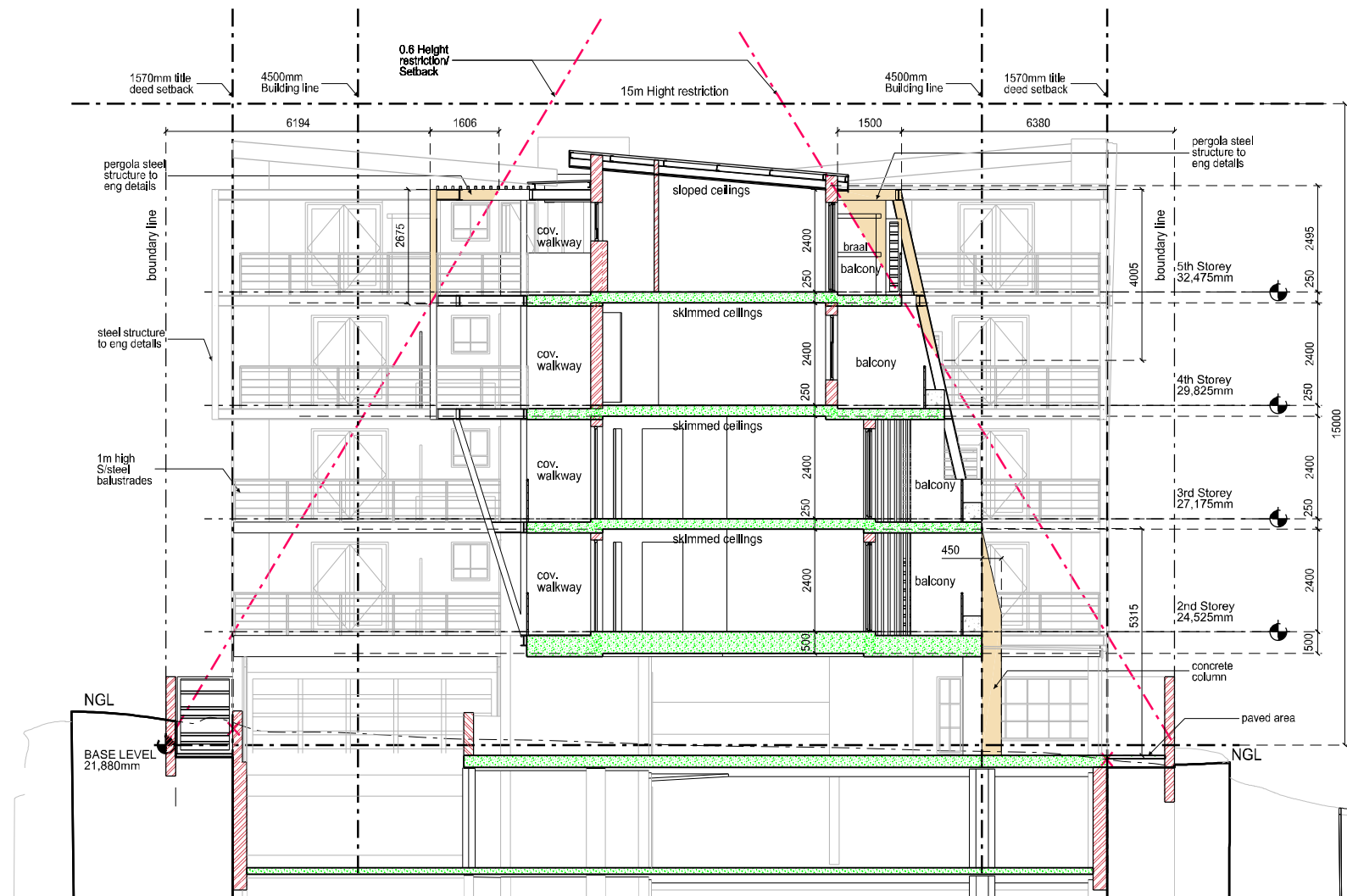
FILE NO:
20/Coral Road, Erf 4447, Blauwberg (718)04.
Drawings: 3, Plan, Section, General
Applications: 3, 3, 3, BDM Application/10-Coral
Road Council AS Pkg/04

DRAWN BY: NW/LP CHECKED BY: LS

DATE: 3/29/2019 SCALE: AS SHOWN

DESCRIPTION:
CORAL ROAD
MUNICIPAL SKETCH
PLANS: SECTIONS

DRAWING NO: 718-SK-301-A3 REV. M



SECTION B-B
SCALE 1:150

Erf number	Address	Owner / Body Corporate representative	Print name	Signature	Contact no.	Date
1	Erf 4445 M					
2	Erf 4446 M					
3	Erf 12204 M					
4	Erf 8609 M					
5	Erf 32220 M					
6	Erf 4451-RE					
7	Erf 15425					

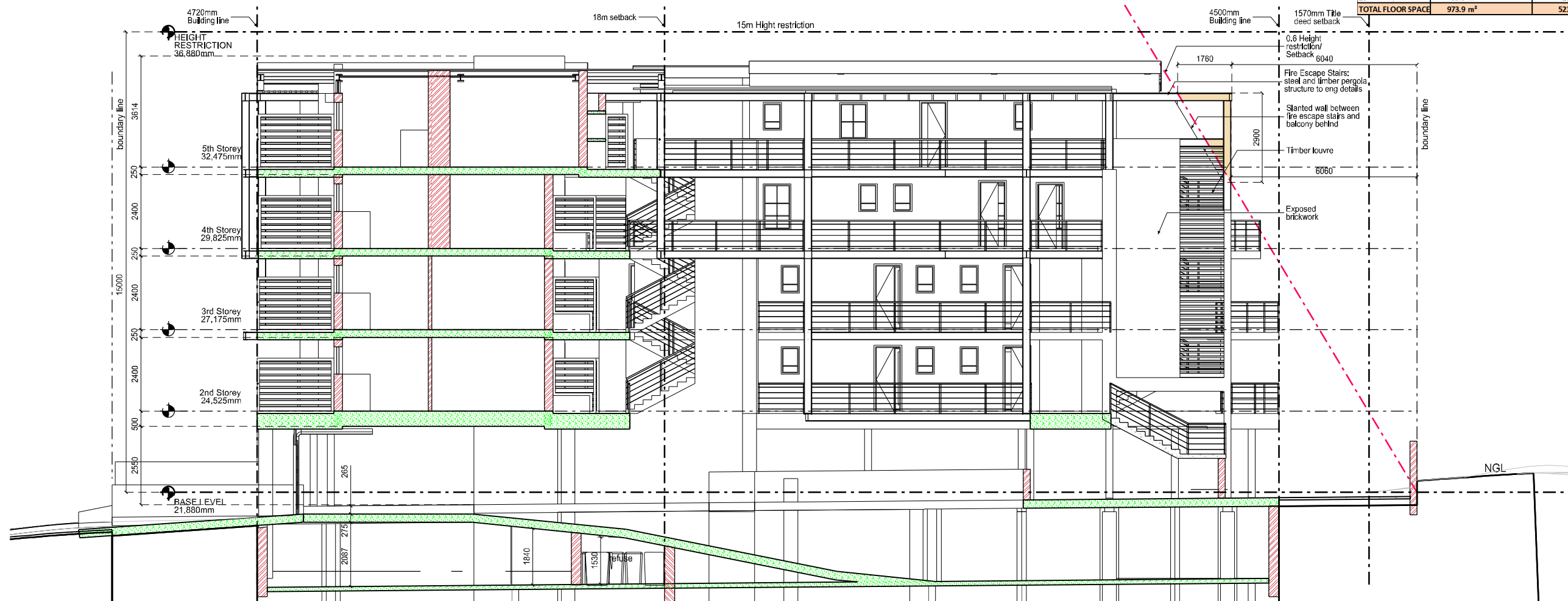
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17	27.5 m ²	34 m ²
18	27.5 m ²	13 m ²
19	27.5 m ²	29 m ²
20	30.5 m ²	22 m ²
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SECTION C-C
SCALE 1:150

DRAWING REGISTER

Code	Description
000	Erf Info
100	Plan & Site Layout
200	Elevations
300	Sections
400	Door & Window Schedules
600	Details
700	Bathroom & Specific Areas
800	Signage
900	Base Building Drawings

AMMENDMENTS

Date	Ref	Description note
2018/08/08	A	FOR INFORMATION
2018/06/07	B	FOR INFORMATION
2018/06/09	C	INTERNAL LAYOUTS ADDED
2018/06/12	D	SECTION ADDED
2018/06/14	E	PLANS MIRRORED
2018/06/25	F	BASEMENT PARKING ADDED
2018/06/25	G	ROOF HEIGHTS ADJUSTED
2018/07/02	H	ENTRANCE ADDED
2019/03/05	J	LIFT SHAFT, ENTRANCE STAIRS UPDATED
2019/03/15	K	DRAWINGS & AREAS UPDATED
2019/03/18	L	DIMENSIONS TO SETBACK LINES

- Information
- Concept/Design
- Marketing/Presentation
- Municipal Submission
- SDP Submission
- Co-ordination
- Tender
- Construction
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SIGNATURES:
CLIENTS:

ARCHITECT:
LEON SMITH
SACAP REG No: 4821

PROJECT:
PROPOSED BLAAUWBERG
APPARTMENT BLOCK
ON ERF 4447,

FILE NO:
20Coral Road, Erf 4447, Blaauwberg (718)04.
Drawing: 3, Plan: 3,3,3, General
Applications: 3,3,3, BDM Application/10-Coral
Road Council AS Pkg/04

DRAWN BY: NW/LP CHECKED BY: LS
DATE: 3/29/2019 SCALE: AS SHOWN

DESCRIPTION:
CORAL ROAD
MUNICIPAL SKETCH
PLANS: SECTIONS

DRAWING NO: 718-SK-302-A3 REV. L