

MUNICIPAL AREA OF NEW WORK CALCULATIONS				
FLOOR LEVELS	APARTMENTS, SERVICE SHAFTS	STAIRS, LIFTS, EXCL. SERVICE SHAFTS	BALCONIES	PASSAGES
LOWER GROUND FLOOR PARKING PLAN	653 m ²	28 m ²	0 m ²	0 m ²
1ST STOREY/ GF PARKING PLAN	880 m ²	38 m ²	0 m ²	0 m ²
2ND STOREY	362 m ²	35 m ²	133 m ²	62 m ²
3RD STOREY	282 m ²	35 m ²	133 m ²	56 m ²
4TH STOREY	227 m ²	35 m ²	144 m ²	64 m ²
5TH STOREY	254 m ²	35 m ²	109 m ²	51 m ²
TOTAL	2638 m ²	206 m ²	752 m ²	51 m ²

MUNICIPAL AREA OF NEW WORK CALCULATIONS (INCL. STAIRS, LIFTS SERVICE SHAFTS, PASSAGES AND BALCONIES)	
LOWER GROUND FLOOR PARKING PLAN	681 m ²
1ST STOREY/ GF PARKING PLAN	918 m ²
2ND STOREY	592 m ²
3RD STOREY	486 m ²
4TH STOREY	470 m ²
5TH STOREY	469 m ²
TOTAL	3596 m ²

MUNICIPAL CARPORT AREA CALCULATIONS (INCLUDING STAIRS, LIFT)	
UNDERGROUND ENCLOSED BASEMENT	681 m ²
BALCONIES	519 m ²
TOTAL	1200 m ²

ERF 4447: BUILD CLASSIFICATION - H1 (GRZ 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)	1004 m ²
LETTABLE AREA (UNITS MEASURED PER DMS DEFINITION)	991 m ²
LIFT AND STAIRS ON FIRST FLOOR	13 m ²

PARKING BAY REQUIREMENTS	
PARKING REQUIRED 2 BAYS PER UNIT (22 UNITS)	44 Bays
PARKING BAY PROVISION	44
BASEMENT PARKING BAYS PROVIDED	20
GF PARKING BAYS PROVIDED	22
VISITORS PARKING BAYS PROVIDED (EXTERNAL)	0
BASEMENT MOTOR CYCLE BAYS	4
GF PARKING MOTOR CYCLE BAYS	4
X4 MOTOR CYCLE BAYS=1 CAR BAY	2
TOTAL PARKING BAYS PROVIDED (PROPOSED PARKING RATIO OF 2)	44
PARKING SHORTFALL	0

NEW PROPOSED RESIDENTIAL DEVELOPMENT (FLOOR SPACE)		
UNITS	AREAS m ²	BALCONY AREAS m ²
1	57 m ²	40 m ²
2	31 m ²	11 m ²
3	30 m ²	11 m ²
4	31 m ²	23 m ²
5	39 m ²	13 m ²
6	39 m ²	13 m ²
7	31 m ²	22 m ²
8	57 m ²	40 m ²
9	31 m ²	11 m ²
10	30 m ²	11 m ²
11	31 m ²	23 m ²
12	39 m ²	13 m ²
13	39 m ²	13 m ²
14	31 m ²	22 m ²
15	84 m ²	75 m ²
16	80 m ²	37 m ²
17	39 m ²	13 m ²
18	70 m ²	35 m ²
19	48 m ²	23 m ²
20	45 m ²	13 m ²
21	80 m ²	37 m ²
22	78 m ²	36 m ²
TOTAL FLOOR SPACE	991 m ²	519 m ²

NOTE:
Copyright is reserved on all drawings and remains the property of the architect.

- 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.
- 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.
- The contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the project.
- 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.
- Any errors, discrepancies or omissions are to be reported to the architect immediately.
- 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.
- Any queries arising from all the above must be reported to the architects for clarification before any work is put in hand.
- Do not scale this drawing, refer to figured dimensions.

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	Description note
2019-05-22	A Area calculations updated
2019-06-11	B Apartments and parking updated
2019-06-19	C Ramp size changed
2019-06-24	D Areas updated
2019-07-10	E Columns updated
2019-07-15	F Parking updated

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



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SIGNATURES:
CLIENTS:

ARCHITECT:
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SACAP REG No: 4821

PROJECT:
PROPOSED BLAAUWBERG
APPARTMENT BLOCK
ON ERF 4447,

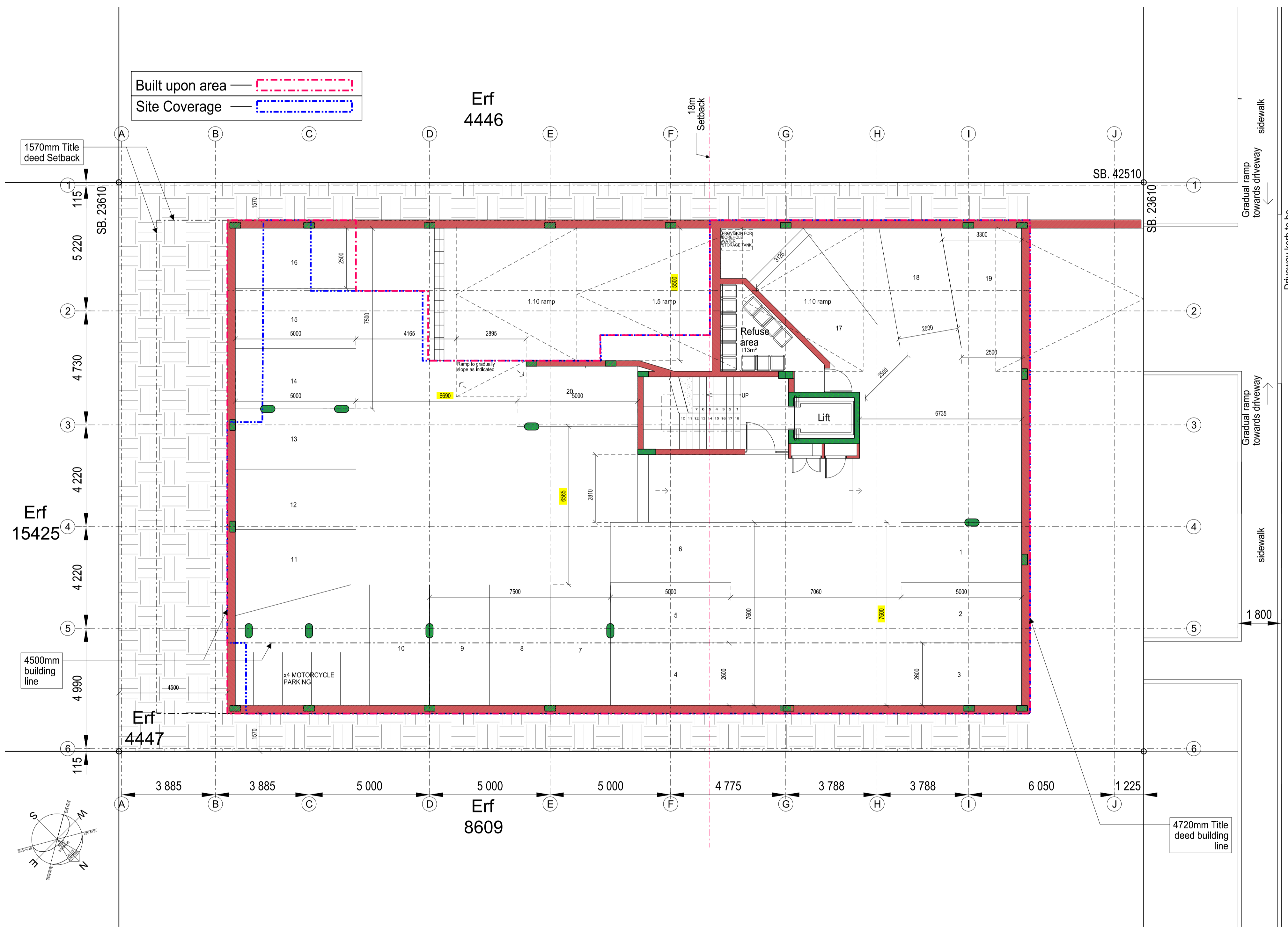
FILE NO:
Q:\Coral Road, Erf 4447, Blaauwberg (718)\04.
Drawings\3. Plot Area\3.3. Council
Application\4.3.3.5. BDM Application\718-Coral
Road Council A1 Plot.dgn

DRAWN BY: NW/ MM CHECKED BY: LS

DATE: 2019/07/15 SCALE: AS SHOWN

DESCRIPTION:
CORAL ROAD
MUNICIPAL DRAWINGS:
LOWER GF PARKING
PLAN

DRAWING NO: 718-MUN-100-A1 REV. F



CORAL ROAD MUNICIPAL DRAWINGS: LOWER GF PARKING PLAN
SCALE 1:100