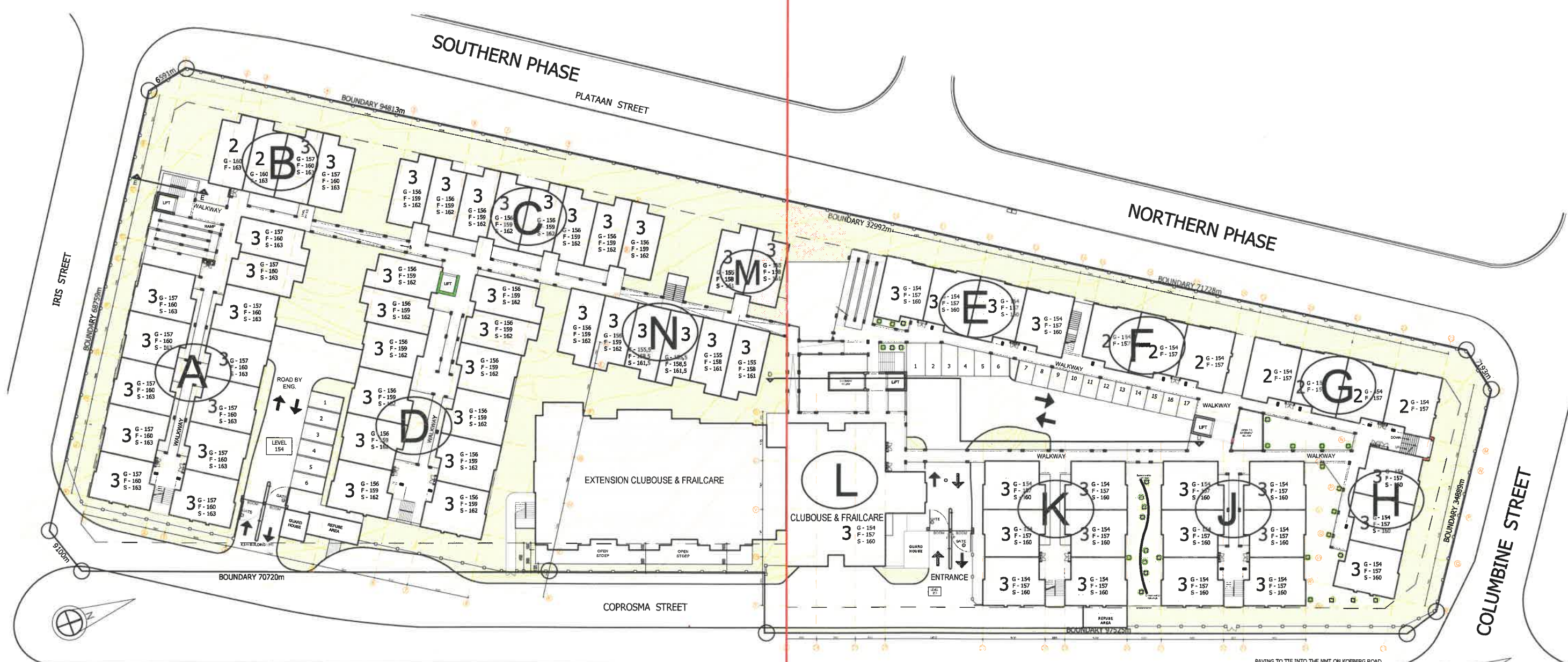


PHASE 2 ← → PHASE 1



BULK	
SITE PLAN (11769+998)	12767m ²
BUILDING AREA	
2 bedroom units (125 x 54m ²)	6750m ²
1 bedroom units (64 x 44m ²)	2816m ²
Clubhouse Ground Floor	1008m ²
Frailcare First Floor	910m ²
Frailcare Second Floor	910m ²
TOTAL	12396m ²
TOTAL BULK	0,97%
(Previously approved)	0,79%

COVERAGE	
SITE PLAN (11769+998)	12767m ²
GROUND BUILDING AREA	
Units (46 x 2 bed & 22 x 1 bed)	3452m ²
Covered balconies & Braai patio	319m ²
Clubhouse & Entrance	1088m ²
Covered Walkways	536m ²
Guard houses	37m ²
Refuse Yards	48m ²
TOTAL	5481m ²
TOTAL COVERAGE	42,9%
(Previously approved)	34,1%

TOTAL DEVELOPMENT	
TOTAL BUILDING AREA	
Units (125 x 2 bed & 64 x 1 bed)	9566m ²
Covered balconies & Braai patio	297m ²
Clubhouse & Entrance	3041m ²
Covered Walkways	536m ²
Guard houses	37m ²
Refuse Yards	48m ²
Basement South	2166m ²
Basement North	2844m ²
TOTAL	18535m ²
Boundary palisade fencing	447m
Boundary solid walls	105m

UNITS & PARKING	
DESCRIPTION	TOTAL
2 Bedroom units (250 beds)	125
1 bedroom units (64 beds)	64
2x Frailcare (38 beds)	2
TOTAL UNITS	191
Total beds	352
Parking requirement - 0,5 per bed	176
PARKING	
Parking basement	148
Parking open	29
Total Parking available	177

SITE PLAN SCALE 1:300

THE CONTRACTOR MUST REPORT TO THE ARCHITECT ANY CONTRADICTIONARY INFORMATION BEFORE ANY WORK COMMENCES.
ALL DIMENSIONS TO BE CHECKED ON SITE.
ALL BUILDING WORK TO COMPLY WITH SANS 10400:2011
IT IS ASSUMED THAT ALL CONTRACT DOCUMENTS ARE IN THE POSSESSION OF THE CONTRACTOR. ALSO REFER TO GENERAL SPECIFICATIONS

REV. NO.	DESCRIPTION	REV. NO.	DESCRIPTION	REV. NO.	DESCRIPTION

WP BOSCH & ASSOCIATES
20 KRIGER STREET, STELLENBOSCH
185 KLOOF STREET, PRETORIA
TEL: (011) 862 9771
E-mail: wp@wpbosch.co.za
CELL: 082 774 4475

PROJECT ARCHITECT
WP BOSCH B.A.RCH (UOVS) MIA
PROPOSED ZONNEZICHT RETIREMENT VILLAGE
ERF 19435, KOEBERG ROAD, DURBANVILLE
FOR AMPHORIA (PTY) LTD

Job No: 7800-005	Scale: 1:300	PAGE: 1 OF 1	CHECKED: WFB
Drawn: U.S.	Date: 2017-07-20	Proj: 7800-005-100	REV: 04
DRAWING DESCRIPTION		DRAWING NUMBER	
SITE DEVELOPMENT PLAN		7800-005-100	