

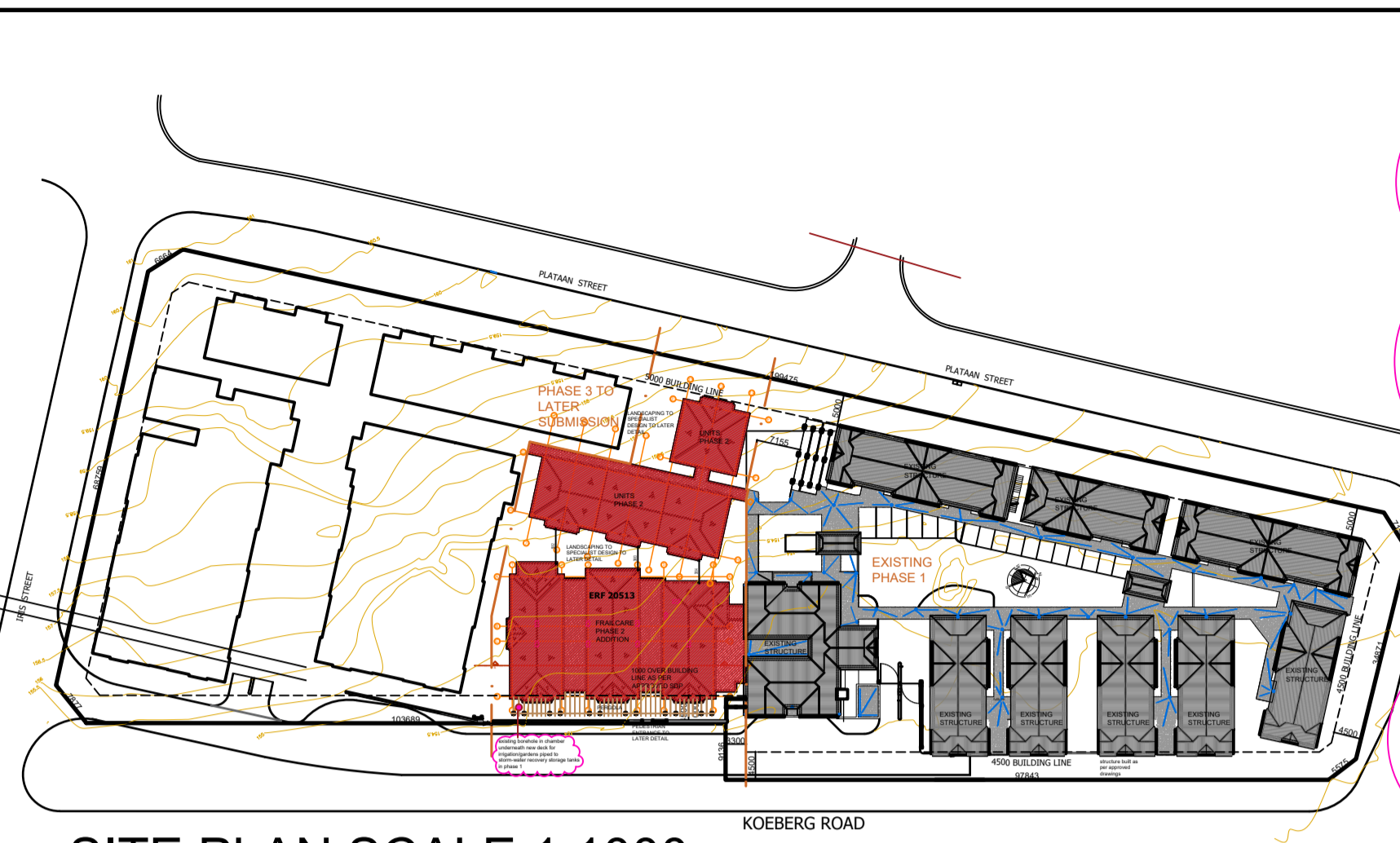
BULK	
SITE PLAN (11769+998)	12767m ²
BUILDING AREA	
2 bedroom units (125 x 54m ²)	6750m ²
1 bedroom units (64 x 44m ²)	2816m ²
Clubhouse Ground Floor	1009m ²
Frailcare First Floor	910m ²
Frailcare Second Floor	910m ²
TOTAL	12396m ²
TOTAL BULK	0,97
CURRENT SUBMISSION (INCLUDED IN ABOVE)	3786m ² 0,297

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	1089m ²
Covered Walkways	536m ²
Guard houses	37m ²
Refuse Yards	48m ²
TOTAL	5481m ²
TOTAL COVERAGE	42,9%
CURRENT SUBMISSION (INCLUDED IN ABOVE)	1292m ² 10,1%

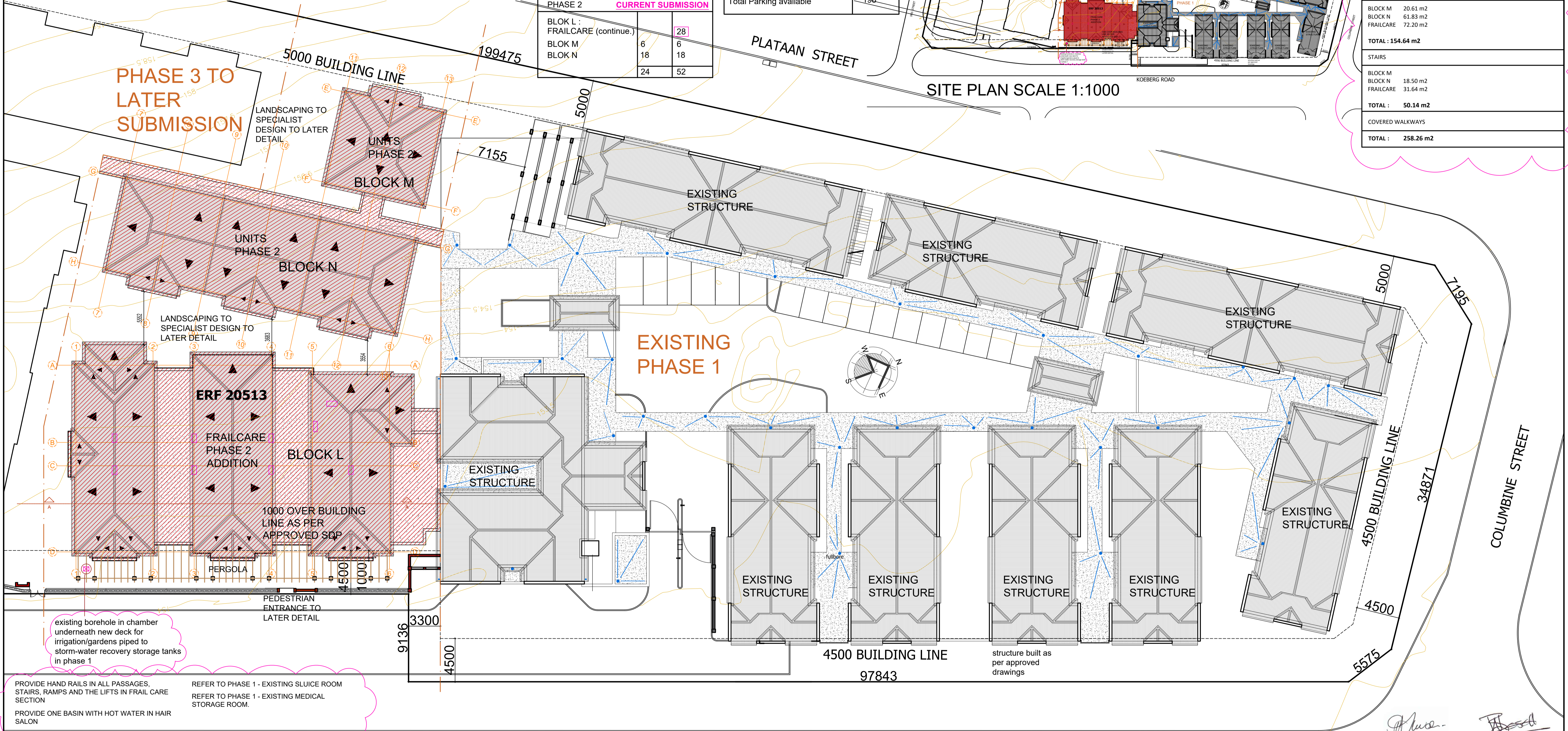
TOTAL DEVELOPMENT	
TOTAL BUILDING AREA	
Units (125 x 2 bed & 64 x 1 bed)	9566m ²
Covered balconies & Braai patio	297m ²
Clubhouse & Entrance	3041m ²
Covered Walkways	536m ²
Guard houses	37m ²
Refuse Yards	48m ²
Basement South	2166m ²
Basement North	2844m ²
TOTAL	18535m ²
Boundary palisade fencing	447m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

BED CALCULATION (WITH NEW UNITS)		
	UNITS	BEDS
PHASE 1 SUBMITTED AND BUILT		
BLOK E	12	24
BLOK F	6	12
BLOK G	8	16
BLOK H	9	18
BLOK J	18	36
BLOK K	18	36
BLOK L : FRAILCARE		10
	71	152
PHASE 2 CURRENT SUBMISSION		
BLOK L : FRAILCARE (continue.)		28
BLOK M	6	6
BLOK N	18	18
	24	52

PARKING	
TOTAL UNITS	191
total unit beds	314
total frail care beds	38
Total beds	352
Parking requirement - 0,5 per bed	176
PARKING	
Parking basement 1 (Constructed for phase 1 and 2) (Phase 1 & 2 beds = 204 = 102 parking required.)	106
Parking basement 2 Tandem	87 5
Total Parking available	198



AREA SCHEDULES REQUESTED :			
TOTAL UNITS			
BLOCK M	6		
BLOCK N	18		
FRAILCARE BEDS	24		
TOTAL : 48			
TOTAL m2 FLATS			
BLOCK M	6	44.60 m2	267.60 m2
BLOCK N	18	44.60 m2	802.80 m2
FRAILCARE BEDS 2 FLOORS	563.14 m2 (FLOOR)	1126.28 m2	
TOTAL : 2196.68 m2			
FRAILCARE : 1126.28 m2			
PASSAGES GROUND FLOOR ETC			
TOTAL m2, PATIOS & BRAAIS :			
BLOCK M	20.61 m2		
BLOCK N	61.83 m2		
FRAILCARE	72.20 m2		
TOTAL : 154.64 m2			
STAIRS			
BLOCK M	18.50 m2		
BLOCK N	18.50 m2		
FRAILCARE	31.64 m2		
TOTAL : 50.14 m2			
COVERED WALKWAYS			
TOTAL : 258.26 m2			



existing borehole in chamber underneath new deck for irrigation/gardens piped to storm-water recovery storage tanks in phase 1

PROVIDE HAND RAILS IN ALL PASSAGES, STAIRS, RAMPS AND THE LIFTS IN FRAIL CARE SECTION

PROVIDE ONE BASIN WITH HOT WATER IN HAIR SALON

REFER TO PHASE 1 - EXISTING SLUICE ROOM

REFER TO PHASE 1 - EXISTING MEDICAL STORAGE ROOM.

SITE PLAN EXTRACT SCALE 1:200

KOEBERG ROAD

THE CONTRACTOR MUST REPORT TO THE ARCHITECT ANY CONTRADICTORY 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 KRIGEBOSCH STREET, STELLENBOSCH

185 KLOOF STREET, PRETORIA

TEL: (021) 882 9771

E-mail: wp@wpbosch.co.za

CELL: 082 774 4475

PROJECT ARCHITECT

WP BOSCH B.ARCH (UQVS) MIA

PROPOSED ZONNEZICHT RETIREMENT VILLAGE

ERF 19435, KOEBERD ROAD, DURBANVILLE

FOR AMPHORIA (PTY) LTD

PHASE 2

AMPHORIA PTY LTD

ANTON MULDER

ARCHITECT

WP BOSCH

Job No: 7600-000

Scale: PAGE A1, 1:200

Drawn: R.R.

File:

Date: 2018-05-10

Path:

CHECKED

WFB

DRAWING DESCRIPTION

SITE PLAN LAYOUT

DRAWING NUMBER

7600-000-000-SITE PLAN LAYOUT

REV

D