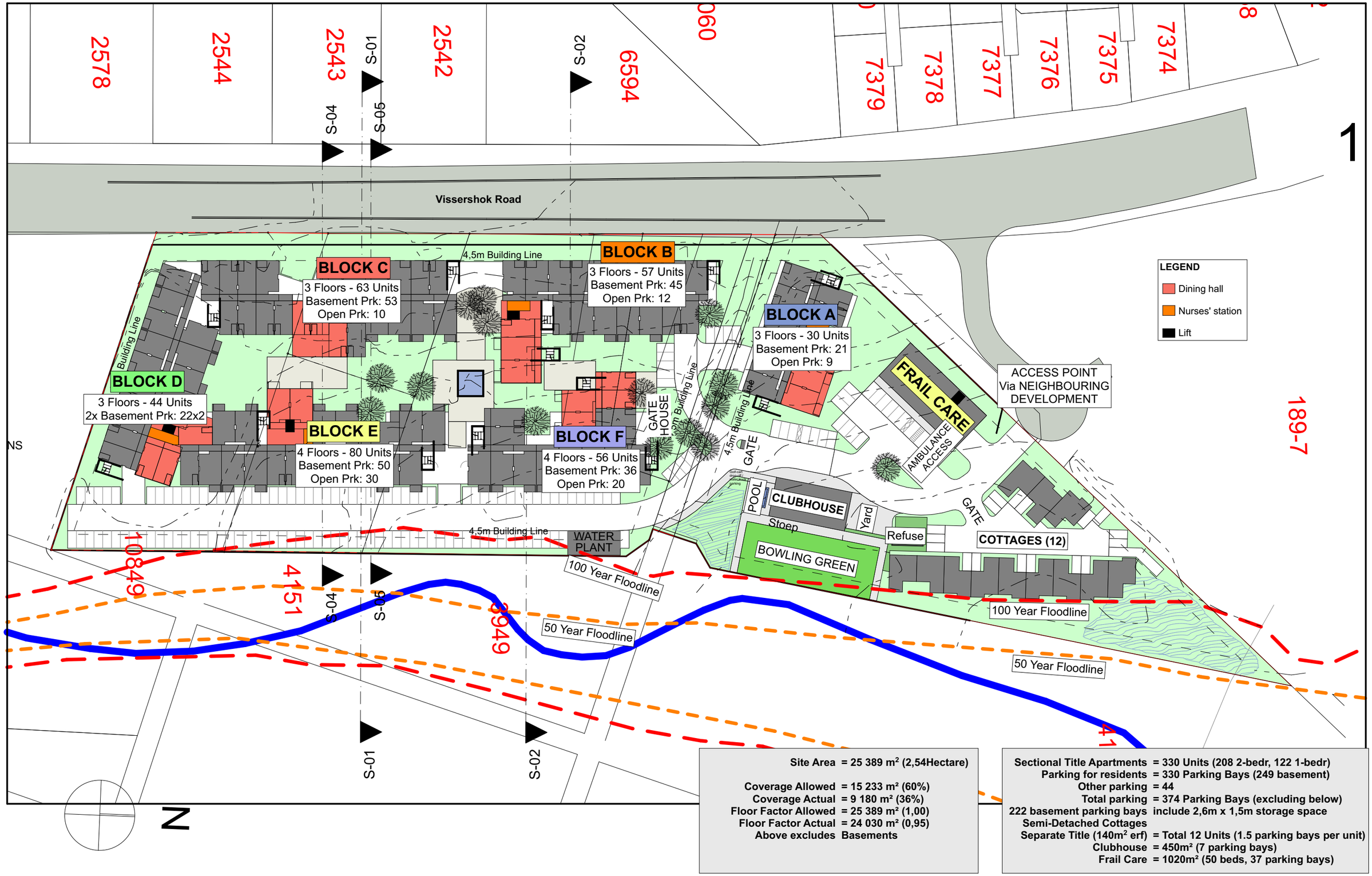

Site Area	= 25 389 m² (2,54Hectare)
Coverage Allowed	= 15 233 m² (60%)
Coverage Actual	= 9 180 m² (36%)
Floor Factor Allowed	= 25 389 m² (1,00)
Floor Factor Actual	= 24 030 m² (0,95)
Above excludes	Basements

Sectional Title Apartments	= 330 Units (208 2-bedr, 122 1-bedr)
Parking for residents	= 330 Parking Bays (249 basement)
Other parking	= 44
Total parking	= 374 Parking Bays (excluding below)
222 basement parking bays	include 2,6m x 1,5m storage space
Semi-Detached Cottages	
Separate Title (140m² erf)	= Total 12 Units (1.5 parking bays per unit)
Clubhouse	= 450m² (7 parking bays)
Frail Care	= 1020m² (50 beds, 37 parking bays)

Site Plan 1:1000 @ A3

Durbanville Gardens

ASSISTED LIVING DEVELOPMENT PROPOSAL

Ground Floor, Block 2A, Tyger Terraces 2
DJ Wood Way, Bellville
PO Box 499
Bellville, 7535
SOUTH AFRICA

T: +27 (0)21 948 1877
F: +27 (0)21 948 3455
E: info@avna.co.za
W: www.avna.co.za

OSMOND LANGE
ARCHITECTS + PLANNERS