



**DURBANVILLE GARDENS
THE VILLAS**
60 Residential units, 90m² each

| LEGEND | |
|---------------------------------------|-----------------|
| ■ | Dining hall |
| ■ | Nurses' station |
| ■ | Frail Care |
| ■ | Lift |

| Development parameters | | | | | | | | | | | |
|--|--------|------------|----------|-----------------------|------------|------------|------------|-------------------------|-----------|------------|--------------------------------|
| | Floors | Height (m) | | Units | | | Rooms | Parking | | | Required |
| | | Current | Required | 1-bed | 2-bed | Subtotal | | Provided | Open | Subtotal | |
| 1. Sectional Title | | | | | | | | | | | 0,5 / room |
| A | 3 | 13,99 | 15 max. | 6 | 24 | 30 | 54 | 20 | 10 | 30 | 27 |
| B | 3 | 11,50 | 15 max. | 13 | 44 | 57 | 101 | 53 | 7 | 60 | 51 |
| C | 3 | 10,86 | 15 max. | 37 | 26 | 63 | 89 | 53 | 10 | 63 | 45 |
| D | 3 | 13,00 | 15 max. | 24 | 20 | 44 | 64 | 36 | 8 | 44 | 32 |
| E | 4 | 15,00 | 15 max. | 28 | 52 | 80 | 132 | 44 | 33 | 77 | 66 |
| F | 4 | 14,41 | 15 max. | 14 | 42 | 56 | 98 | 36 | 20 | 56 | 49 |
| Total | | | | 122 | 208 | 330 | 538 | 242 | 88 | 330 | 270 |
| 2. Semi-detached (separate title) | | | | | | | | | | | 2 / unit |
| Semi-detached | | | | | | 11 | 22 | 15 dedicated + 7 shared | | | 22 |
| 3. Clubhouse | | | | | | | | | | | 1 / 8 people |
| Clubhouse | | | | | | n/a | n/a | 6 | | | 19 |
| 4. Frail Care | | | | | | | | | | | 1 / bed + 3 per cons rm |
| Frail care - 50 beds | | | | | | n/a | n/a | 81 | | | 81 |
| 5. Other items | | | | | | | | | | | |
| Additional parking bays (to be used as required) | | | | | | | | 29 | | | |
| Water treatment plant | | | | | | | | 1 (excluded in total) | | | |
| Totals | | | | 330 | | | 538 | 464 | | | 392 |
| Total Site Area | | | | 25 389 m ² | | | | | | | |

Note: some of above parking bays will be used for more than one function as the need arises.

Site plan DMS 1:1000 @ A3
Drawing no. MPLAN 04 Rev K
26 June 2018

Durbanville Gardens
ASSISTED LIVING DEVELOPMENT PROPOSAL
Note: final layout may differ from shown

Block 2A, Tyger Terraces 2 T: +27 (0)21 948 1877
DJ Wood Way, Bellville F: +27 (0)21 948 3455
PO Box 499 E: info@avna.co.za
Bellville, 7535
SOUTH AFRICA W: www.avna.co.za

