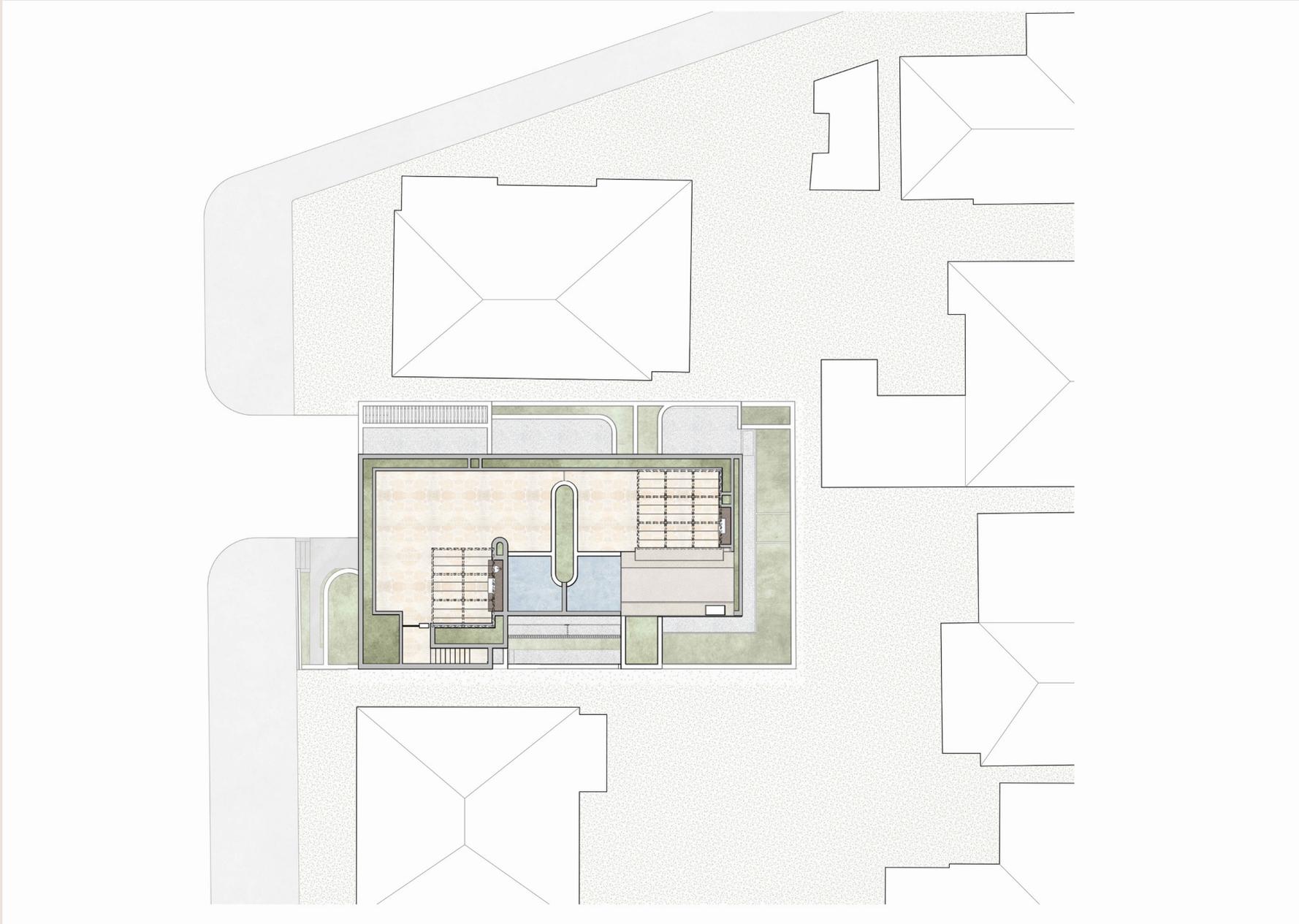


ST. IVES

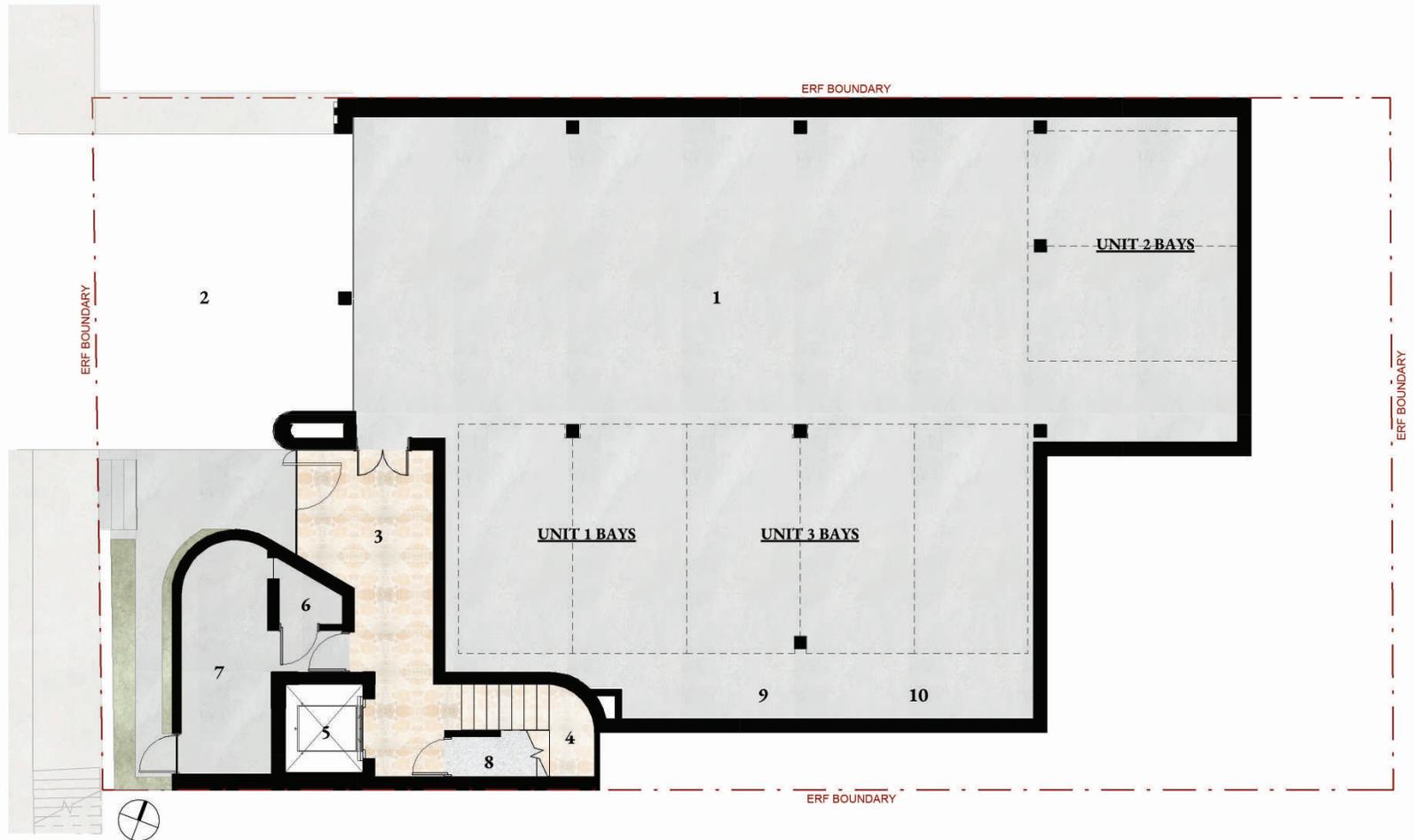
UPPER SEA POINT, CAPE TOWN

FLOOR PLANS

SITE PLAN



PARKING GARAGE



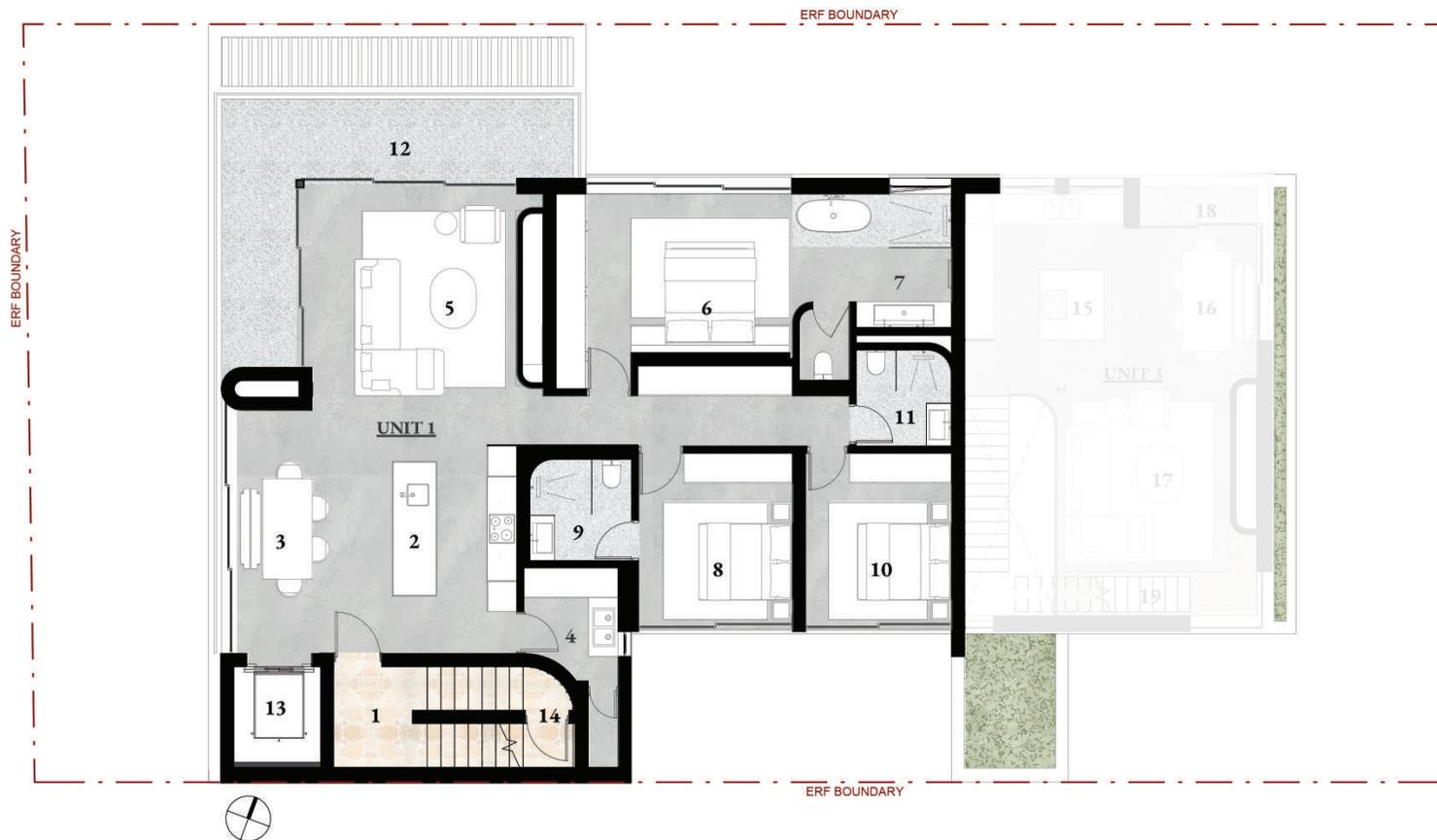
PARKING GARAGE

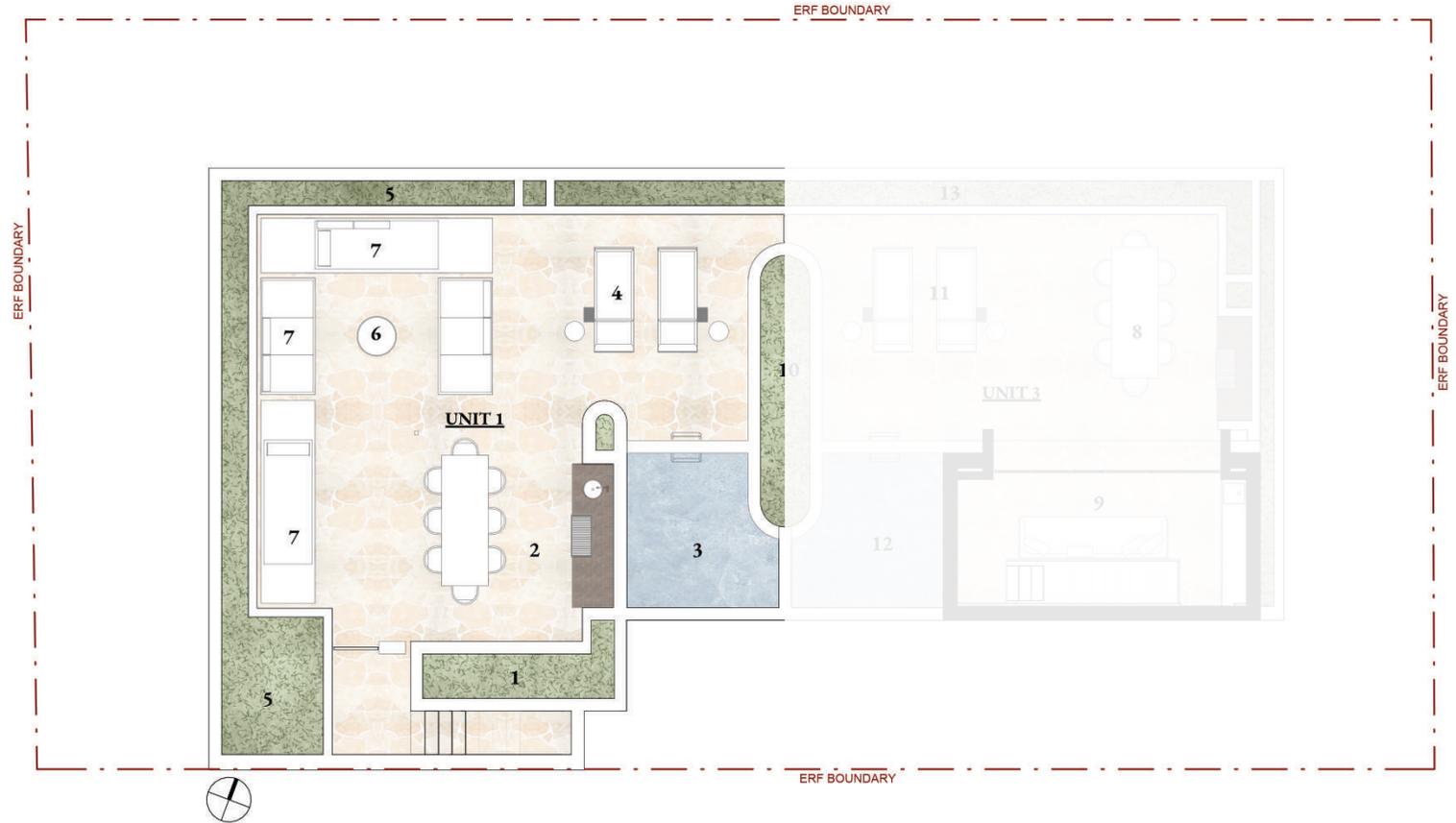
INTERNAL DIMENSIONS **ROOM AREA**

1.	Parking (12x19.4m)	Area=200.8m ²
2.	Driveway (6.9x6.1m)	Area=43.5m ²
3.	Arrival (3x4.8m)	Area=12.1m ²
4.	Stairwell (2x2.9m)	Area=4.3m ²
5.	Lift (1.7x1.9m)	Area=3.3m ²
6.	Services (1.5x1m)	Area=1.5m ²
7.	Refuse (5.1x1.9m)	Area=9.6m ²
8.	Staff WC (1.8x0.9m)	Area=1.8m ²
9.	Heat pumps (4.8x1.1)	Area=5.4m ²
10.	Storage (4.2x1.1m)	Area=4.7m ²

UNIT I

	<u>INTERNAL DIMENSIONS</u>	<u>ROOM AREA</u>
1.	Foyer (2x1.9m)	Area=3.2m ²
14.	Stairwell to Roof (2x3m)	Area =6m ²
UNIT 1		
2.	Kitchen (2.7x3.3m)	Area=8.3m ²
3.	Dining (3.2x4.8m)	Area=15.3m ²
4.	Scullery (1.9x3.9m)	Area=4.9m ²
5.	Lounge (4.1x4m)	Area=16.4m ²
6.	Main Bedroom (4.7x3.2m)	Area =16.4m ²
7.	En-Suite 1 (2.7x3.2m)	Area=9.4m ²
8.	Bedroom 2 (3.4x3.1m)	Area=10.7m ²
9.	En Suite 2 (2x2m)	Area=4m ²
10.	Bedroom 3 (3.4x2.9m)	Area=10.2m ²
11.	En-Suite 3 (1.9x1.9m)	Area = 3.6m ²
12.	Terrace (7x5.3m)	Area = 16.7m ²
13.	Lift (1.7x1.9m)	Area=3.7m ²

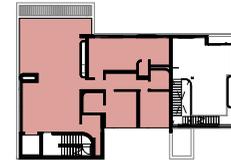
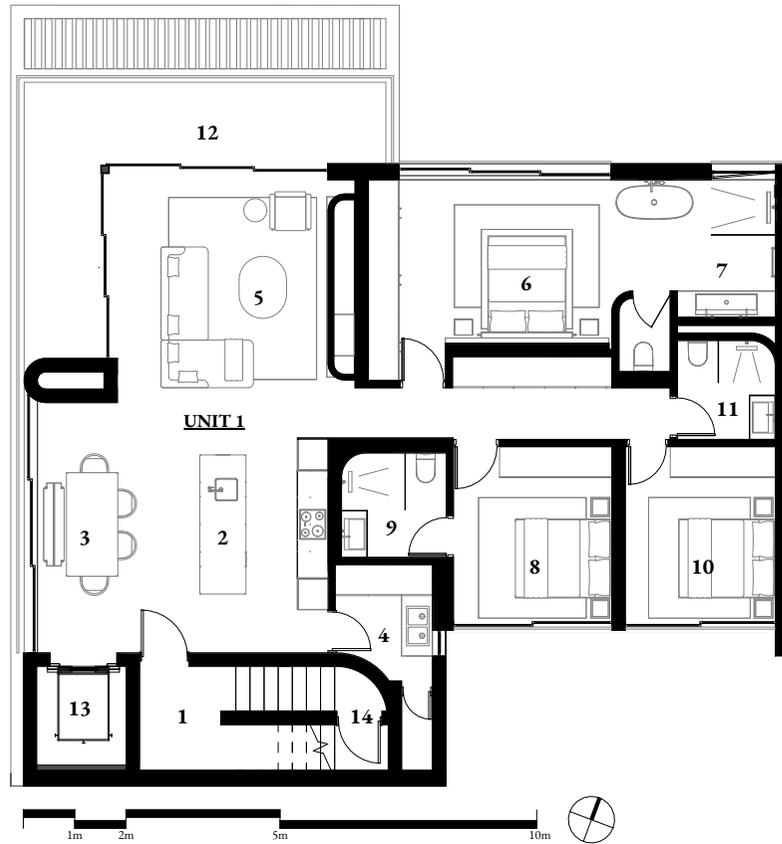




UNIT 1 TERRACE

INTERNAL DIMENSIONS **ROOM AREA**

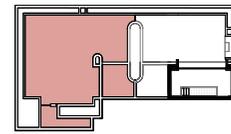
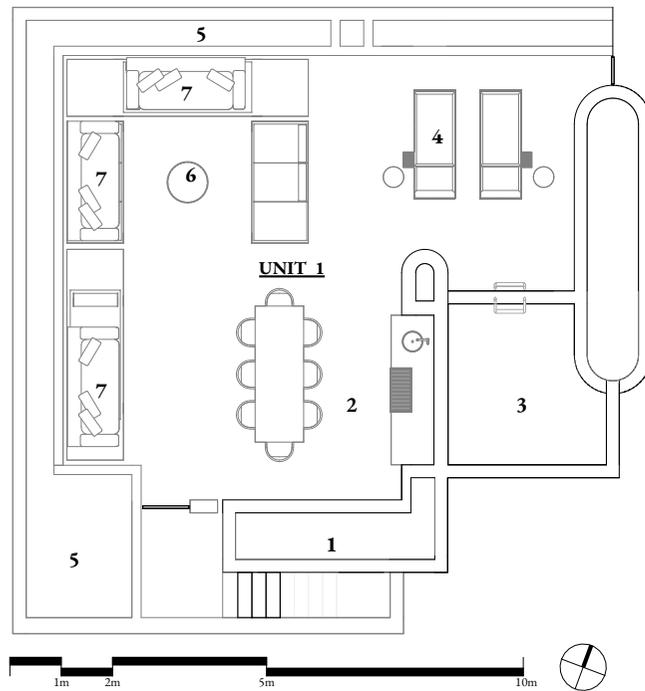
1.	Planter (0.9x3.9m)	Area = 3.8m ²
2.	Braai & Pergola (4.2x4m)	Area = 16.4m ²
3.	Pool (3x3.1m)	Area = 8.6m ²
4.	Lounger Area (5x4.5m)	Area = 22.2m ²
5.	Planter (11.5x5.9m)	Area = 13.1m ²
6.	Fire Pit (1m Dia)	Area = 1m ²
7.	Seating (8x3.5m)	Area = 31.9m ²



- 1. Foyer
- 14. Stairwell to Roof
- 13. Lift

UNIT 1

- 2. Kitchen
- 3. Dining
- 4. Scullery
- 5. Lounge
- 6. Main Bedroom
- 7. En-Suite 1
- 8. Bedroom 2
- 9. En-suite 2
- 10. Room 3
- 11. En-suite 3
- 12. Terrace

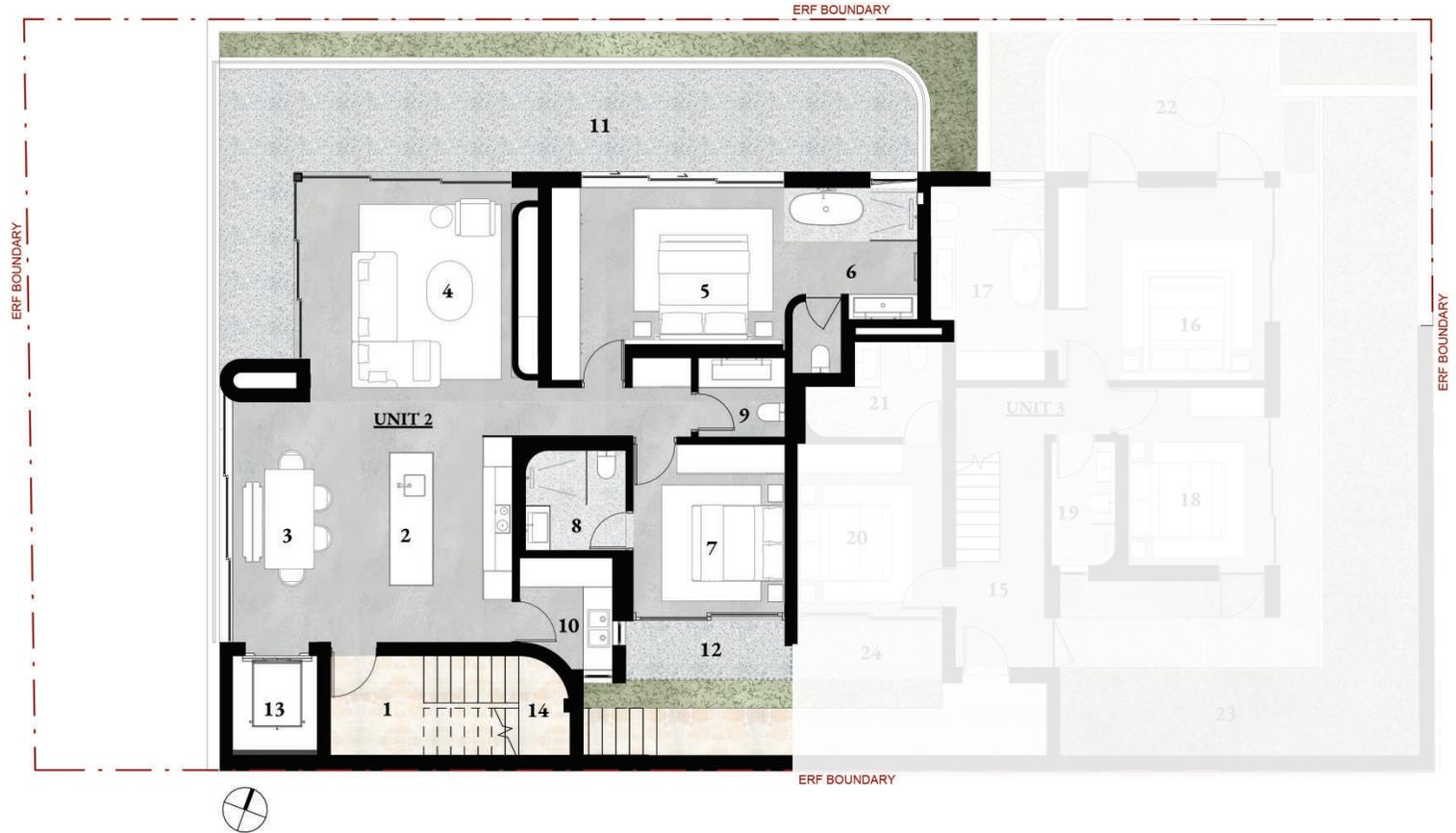


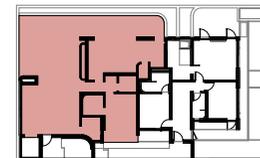
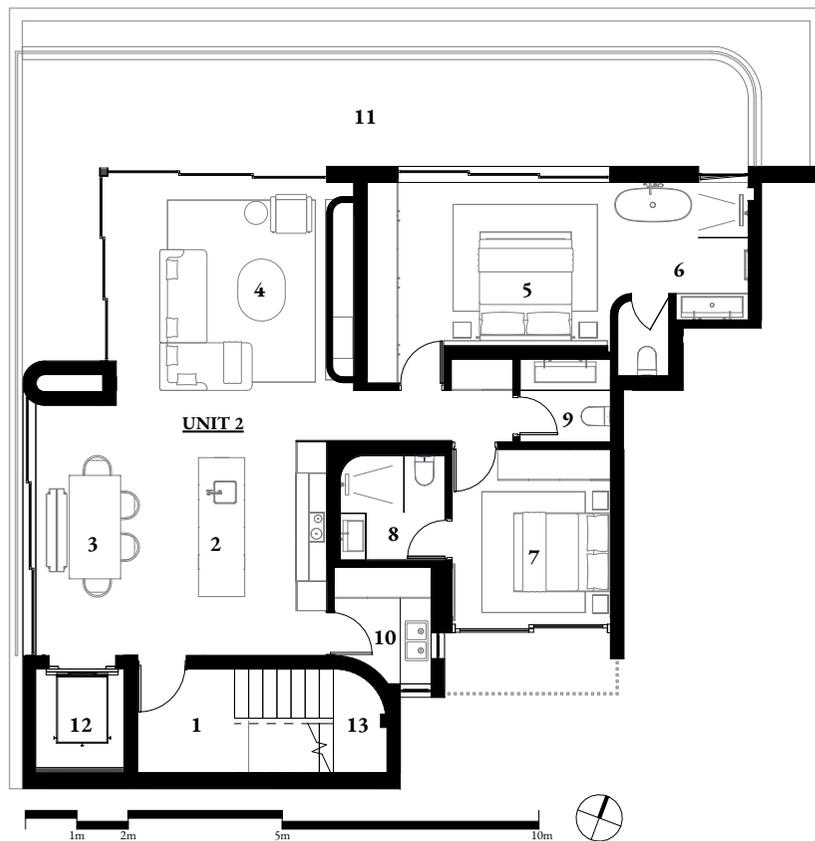
UNIT 1

- 1. Planter
- 2. Terrace with Braai & Pergola
- 3. Pool
- 4. Terrace for deck chair
- 5. Planter
- 6. Fire Pit
- 7. Seating

UNIT 2

	INTERNAL DIMENSIONS	ROOM AREA
1.	Foyer (1.9x2m)	Area=3.8m ²
14.	Stairwell (2.9x2m)	Area=5.8m ²
UNIT 2		
2.	Kitchen (4.1x2.7m)	Area=11.3m ²
3.	Dining (4.8x2.9m)	Area=14.2m ²
4.	Lounge (3.9x4.3m)	Area=16.8m ²
5.	Main Bedroom (4.7x3.2m)	Area= 16m ²
6.	En-Suite 1 (2.7x2.2m)	Area=8m ²
7.	Bedroom 2 (3.5x3.1m)	Area=10.5m ²
8.	En-Suite 2 (2x2m)	Area=4m ²
9.	Guest WC (1.6x1.7m)	Area=2.8m ²
10.	Scullery (2.2x1.7m)	Area=3.9m ²
11.	Terrace (14.1x2.1)	Area=34.8m ²
12.	Terrace 2 (3.2x1.1m)	Area=3.8m ²
13.	Lift (1.7x1.9m)	Area=3.3m ²





- 1. Foyer
- 12. Lift
- 13. Stairwell

UNIT 2

- 2. Kitchen
- 3. Dining
- 4. Lounge
- 5. Main Bedroom
- 6. En-Suite 1
- 7. Bedroom 2
- 8. En-Suite 2
- 9. Guest WC
- 10. Scullery
- 11. Terrace

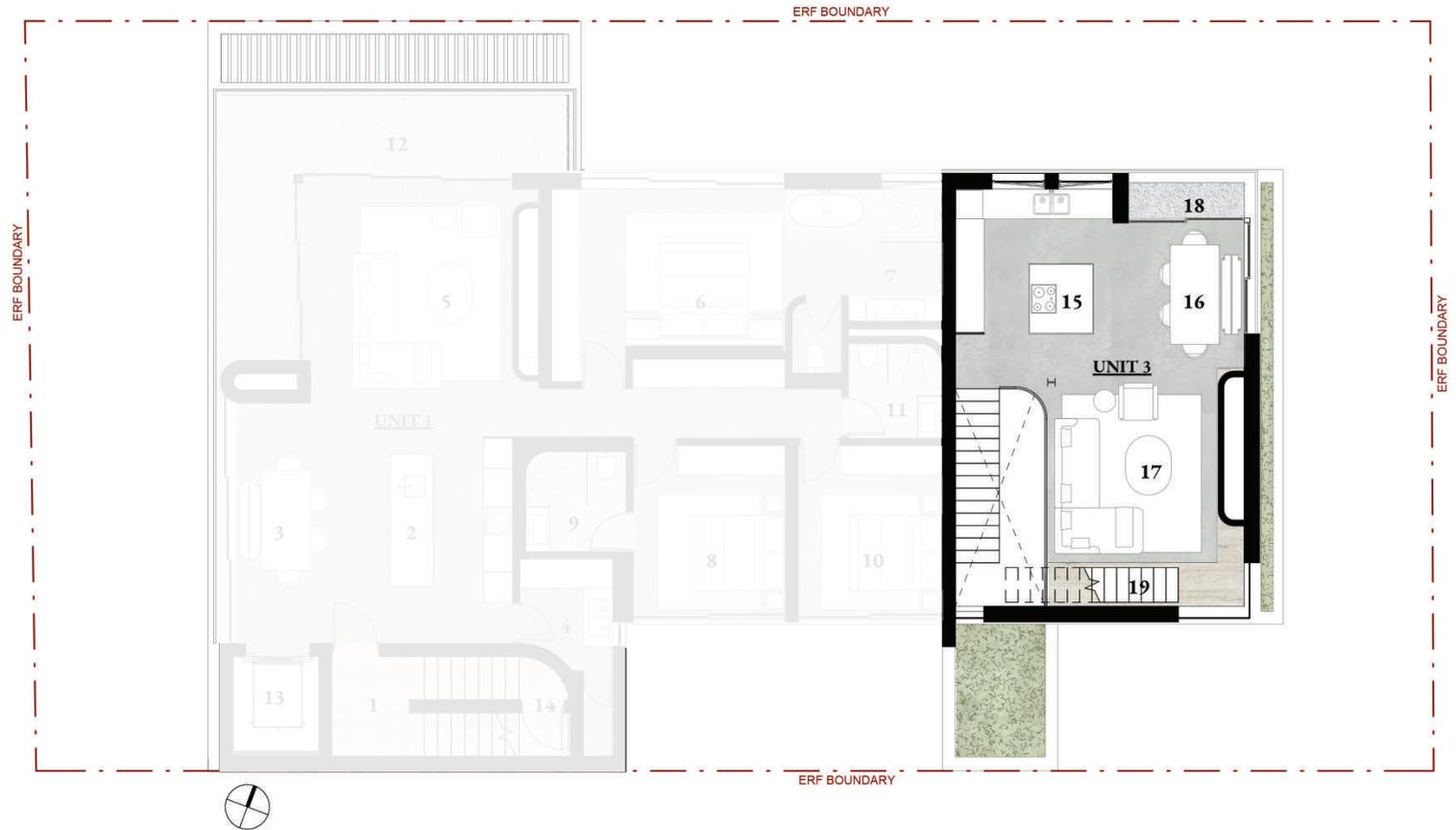
UNIT 3

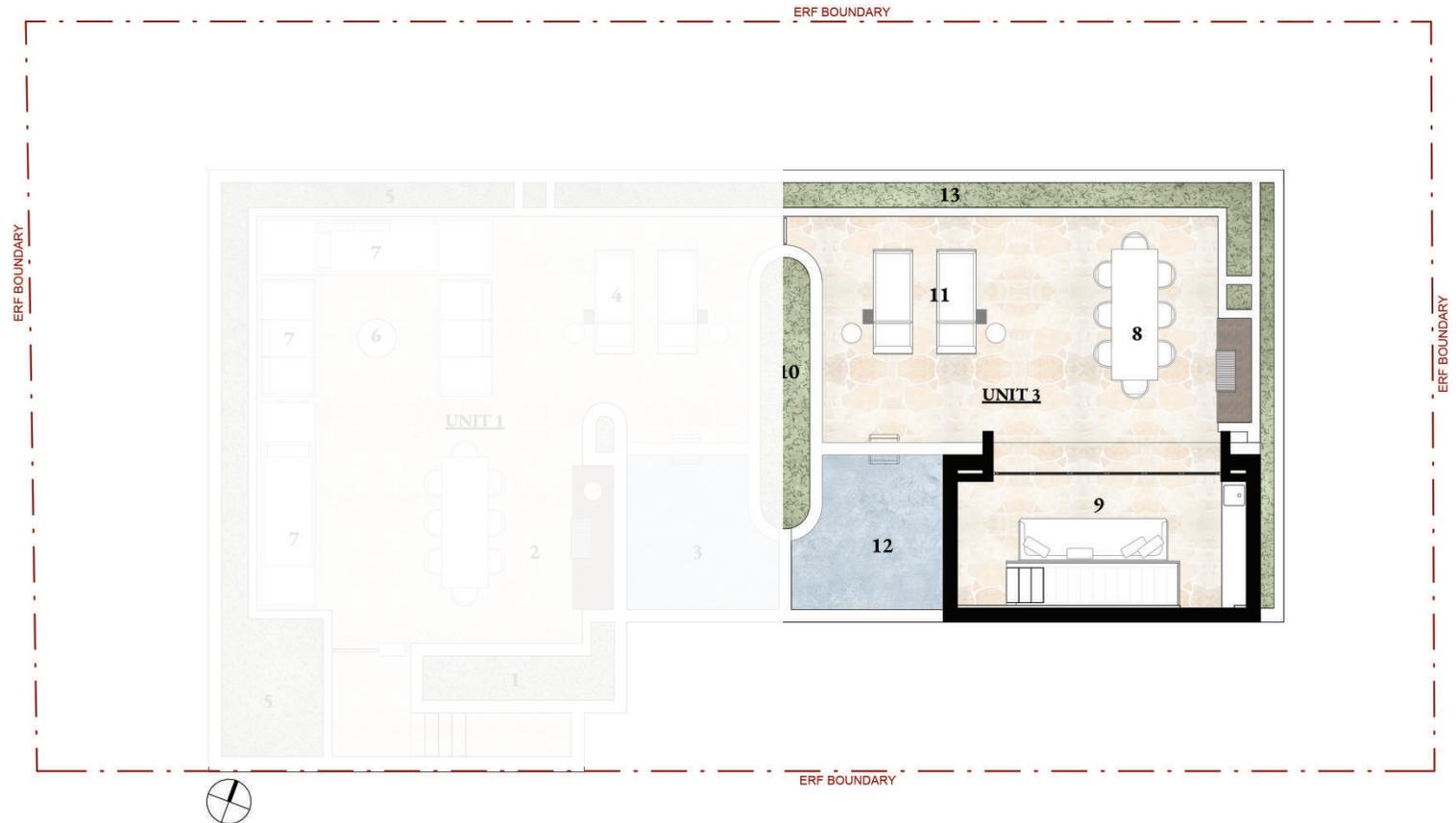
	INTERNAL DIMENSIONS	ROOM AREA
1.	Foyer (1.9x2m)	Area=3.8m ²
14.	Stairwell (2.9x2m)	Area=5.8m ²

UNIT 3		
15.	Foyer + staircase (5.6x1.8m)	Area=10.2m ²
16.	Main Bedroom (4.2x3.9m)	Area=16.3m ²
17.	En-Suite 1 (3.9x1.8m)	Area=8.4m ²
18.	Bedroom 2 (3.6x2.9m)	Area=10.1m ²
19.	En-suite 2 (1.3x2.5m)	Area= 3.2m ²
20.	Bedroom 3 (2.9x3.5m)	Area = 9.9m ²
21.	En-Suite 3 (1.8x1.9m)	Area= 4.3m ²
22.	Terrace (11.1x6.3m)	Area = 37.1m ²
23.	Garden (13.2x7.3m)	Area= 24.5m ²
24.	Terrace 2 (2.9x1.1m)	Area=3.5m ²



	<u>INTERNAL DIMENSIONS</u>	<u>ROOM AREA</u>
1.	Foyer (2x1.9m)	Area=3.2m ²
14.	Stairwell to Roof (2x3m)	Area =6m ²
UNIT 3		
15.	Kitchen (2.9x3.2m)	Area=9.3m ²
16.	Dining (2.8x 2.7m)	Area=7.8m ²
17.	Lounge (3.6x3.4m)	Area=12.5m ²
18.	Balcony (0.7x2.3m)	Area=1.7m ²
19.	Staircase (0.9x3.5m)	Area = 3.8m ²

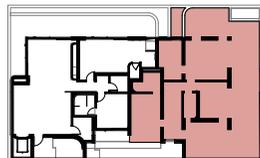




INTERNAL DIMENSIONS ROOM AREA

UNIT 3 TERRACE

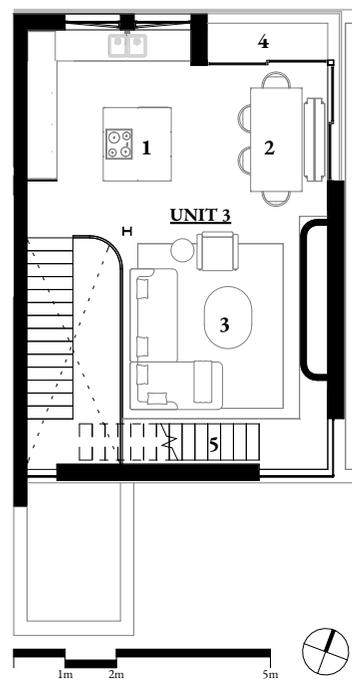
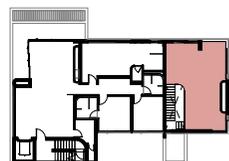
8.	Braai & Pergola (4.5x3.3m)	Area = 16.7m ²
9.	Pool Room (5.9x2.6m)	Area 16.2m ²
10.	Planter (6x1m)	Area=6m ²
11.	Lounger Area (4.7x 4.5m)	Area=21.3m ²
12.	Pool (3.1x3m)	Area=8.6m ²
13.	Planter (14x1.9m)	Area=7.7m ²



UNIT 3

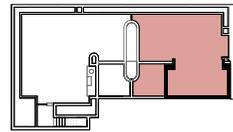
- 1. Foyer + staircase
- 2. Main Bedroom
- 3. En-Suite 1
- 4. Bedroom 2
- 5. En-suite 2
- 6. Bedroom 3
- 7. En-Suite 3
- 8. Terrace
- 9. Garden





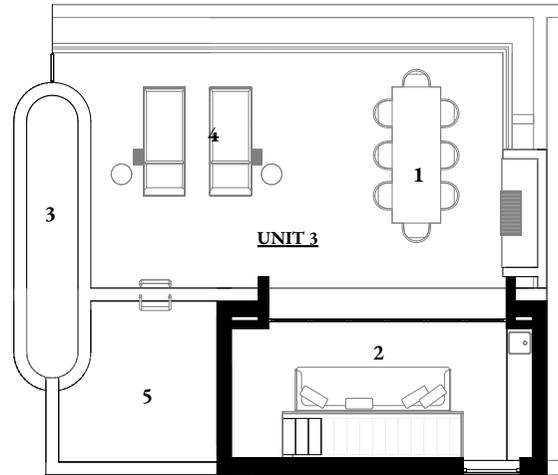
UNIT 3

- 1. Kitchen
- 2. Dining
- 3. Lounge
- 4. Balcony
- 5. Staircase



UNIT 3

- 1. Terrace with Braai & Pergola
- 2. Planter
- 3. Planter
- 4. Terrace for deck chair
- 5. Pool





DEVELOPMENTS

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