



# THE LEGACY | CLAREMONT

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THE CLAREMONT BENEFICIARY TRUST (CBT)

01 September 2020

# ARCHITECTURAL PRESENTATION

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# 1. PROJECT BACKGROUND

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## PROJECT BACKGROUND

### The Legacy Claremont History



*In the tradition of the Iroquois Indians, it is said that when a person heals himself, he heals the seven generations before him and seven generations yet to come. The seven generations principle is about vision, leadership and responsibility. It is about healing the past and creating a better future.*

## THE HISTORY

In the heart of the leafy suburb of Claremont, in the shadow of the beautiful mountains of Cape Town, lie the old Claremont Sport grounds. An area, where the wounds of the past are deeply present. Here, the lives, homes and community of its people were stripped during the long hard years of Apartheid. The injustice of the Group Areas Act and the pain and suffering it caused is a wound that has impacted the lives of so many South Africans; and while nothing can undo the injustice of the past, much can and is being done to atone for it and create a new and just future.

It is on this land that we propose the Legacy Project be brought to life. This development will be in reparation of that dark history and will see homes given back to the families who once lived there.

To this end it is intended that a portion of entrance, central atrium and garden courtyard be reserved as a memorial and gallery space for the families that were affected.

## PROJECT BACKGROUND

### The Vision of the Development Team



Our vision is to transform the existing site into a vibrant and diverse, mixed-use development, that captures the essence and culture of both the area and the city of Cape Town, while enabling residents and users to both live and work within a safe, high quality, world class environment.

It is envisioned that in implementing sustainable, passive design principles as the core driver of the architectural response, that a design language that is an obvious and an appropriate response to the climate, site and region will evolve. An architecture with its own unique, local character.

It is the priority to achieve thermal comfort and exceptional quality and use of space through passive design principles. Elements like screens, overhangs, insulation and shading of facades are manipulated in the design to ensure that the fabric of the building and the spaces within it, respond effectively to the local Cape climate and site conditions.

To this end it is important that thermal comfort is achieved through passive design without the use of mechanical systems. Thereafter once optimal efficiencies are maximized through this passive design, sustainable mechanisms will be further explored to optimise comfort.

The architecture addresses form and scale through an unassuming approach rather than decorative ornamentation. A clean-lined architecture is proposed, where variation in materials and the repetitions of structure represent a sense of order and essential quality, revealing a simple and timeless aesthetic.

The development team intend to utilize self-sustained and ‘off-the-grid” infrastructure wherever possible, achieved through alternative energy sources, rainwater harvesting, water recycling and appropriate waste management. This will be an integral driver of the final design solution, with the goal of lower operating costs, improved occupant health and reduced environmental impacts.

Sustainability is also about longevity. Robust materials are utilised that are able retain their quality and aesthetic, long after construction is complete. All exterior building finishes will be durable, easy to maintain and reflect a high quality of workmanship.

One of the strongest drivers of the design was to ensure that as many residents as possible enjoy direct sunlight in their living spaces during the course of the day. To this end the bulk of the units get direct sunlight, through having either north, west or east facing orientation. Where required to achieve the financial ‘bulk’ viability the south facing units have been minimised in number as much as possible.

The north facing mountain views towards Kirstenbosch are exceptional, as well as the distant views across to Gordon’s Bay which also need to be acknowledged. The design thus maximises the experience for residents through orientation and appropriate use of sun protected glass facades.

The design also focuses on the transition from public to private. The creation of private spaces combined with interactive and communal zones ensure residents feel secure within the development and are also able to enjoy social interaction, with appropriate places to gather and experience north facing, wind-free garden spaces and internal atriums.

Pedestrian movement is one of the key drivers of the design. Due to the close proximity to major retail centres as well as public transport nodes, pedestrian access into and from the building becomes paramount. It is intended that residents move easily from the public to the private realms through a well-designed, high-quality, hard and soft landscaped environment, while still addressing control points and security. To this end safe and secure bicycle storage will also be encouraged and accommodated in the design of the residential public spaces.

With the development fronting onto very prominent road fronts, the articulation of the building façade plays a significant role in the pedestrian experience along the street. The human scale will be addressed on these facades through the breaking down of the massing, reducing the height of buildings directly onto the street and layering the façade with screens, pergolas, and other elements, including the creation of sufficient, people friendly, sidewalk space. Through addressing the street lighting and façade interface with the sidewalk on these visible street edges of the building, that the whole neighbourhood will be uplifted by the new built environment.

The surrounding urban environment currently has a healthy web of integrated green zones that network through the area and provide a strong sense of place. It is intended that the development enhances this through the addition of new trees and the use of landscaped frontage on the street façade. Within the development the layout focuses around the large, north facing, wind protected, landscaped and treed private courtyard, which overflows into the internal lightwell courtyards of the residential blocks. This essentially brings back the critical elements of nature to residents while they are able to still live within the convenience of the denser urban environment.

The north east and most dominantly visible corner of the site will also be well landscaped with both hard and soft landscaping. It is the intention that this street and corner realm remains public, creating a penetrable edge to the development and enabling the building and its occupants to integrate into the larger urban environment.

With the need to ensure the project’s financial viability and sustainability, also comes a certain amount of bulk area that the design needs to accommodate. The impact of this bulk is mitigated through the use of terracing and stepping the building down in height towards the most visible street frontages. This also enables more natural light to penetrate the internal courtyard and also allows for upper units to enjoy outdoor balconies and roof terraces. This in turn allows for planting and softening of the overall façade on the upper levels.

The massing of the design is also broken down through the treatment of the façade and division of the multiple levels into three distinct zones. This massing is further softened with dividing vertical elements, adding hierarchy to the façade.

The rhythm created by the repeated residential units is emphasised through the use of angular shaped pre-cast concrete elements that form a textured pattern, based on their intended use, either a balcony, window or privacy element. The design of this staggered balcony arrangement also allows for community interaction vertically between floors, while still ensuring privacy to living spaces where needed.

The internal open atriums ensure natural ventilation and light into the back living and bedroom spaces, while also creating green landscaped areas for residents to enjoy on the lower levels.

Parking will be provided for residents and guests within the basement structure of the building, to ensure convenient ease of use and direct access into the vertical movement cores, including the more private and semi-public spaces of the development.

## 2. SITE ANALYSIS

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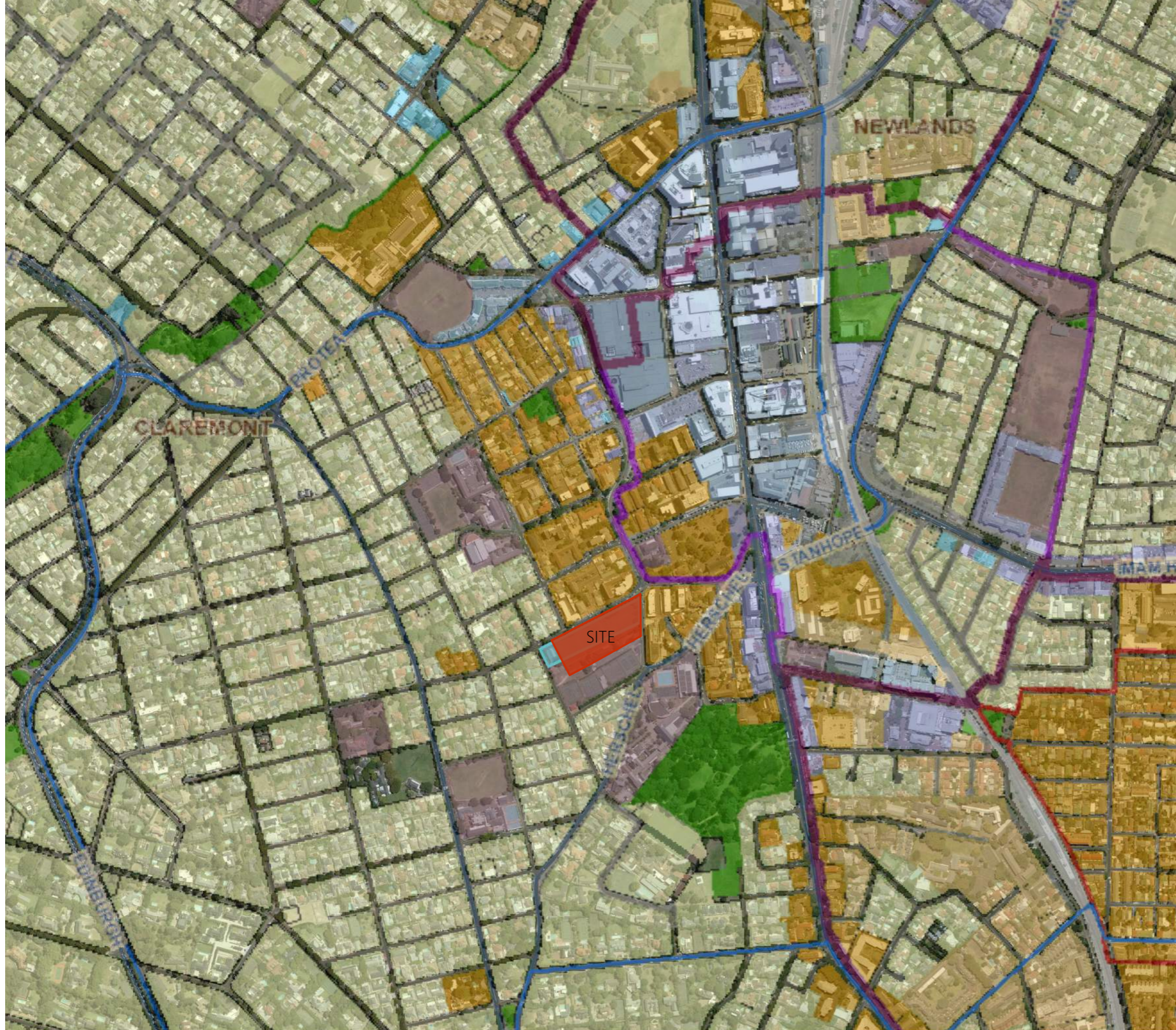












- Agricultural
- Community 1 : Local
- Community 2 : Regional
- Council To Deem
- General Business 1
- General Business 2
- General Business 3
- General Business 4
- General Business 5
- General Business 6
- General Business 7
- General Industrial 1
- General Industrial 2
- General Residential 1 : Group Housing
- General Residential 2
- General Residential 3
- General Residential 4
- General Residential 5
- General Residential 6
- Limited Use Zone
- Local Business 1 : Business Interface
- Local Business 2 : Local Business
- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- Open Space 1 : Env. Conservation
- Open Space 2 : Public Open Space
- Open Space 3: Special Open Space
- Risk Industry
- Rural
- Single Residential 1 : Conventional Housing
- Single Residential 2 : Incremental Housing
- Transport 1 : Transport Use
- Transport 2 : Public Road and Parking
- Utility





Optimal View Orientation of Table Mountain matches that of the site boundary orientation

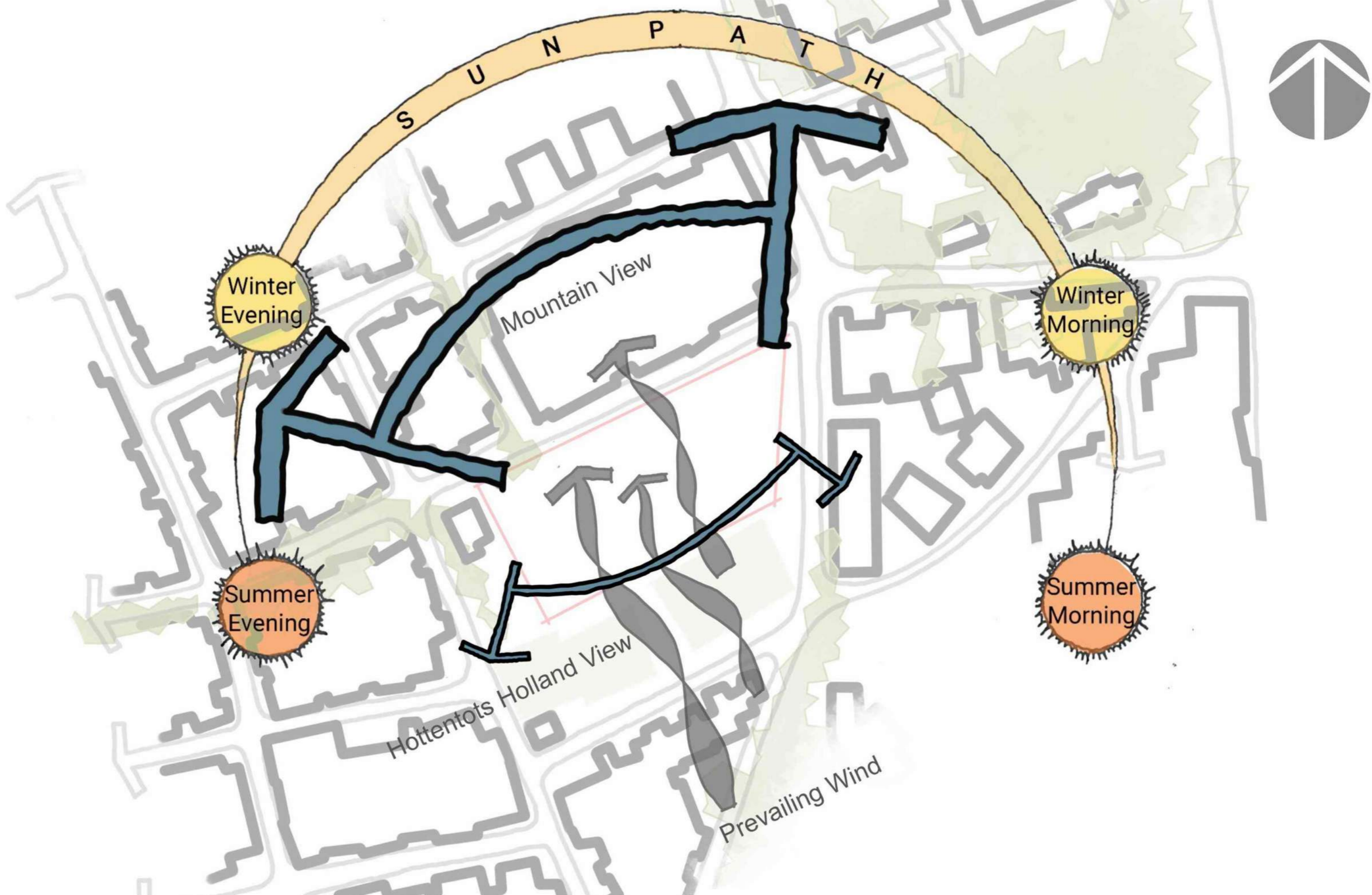


Optimal Orientation for Northern sun

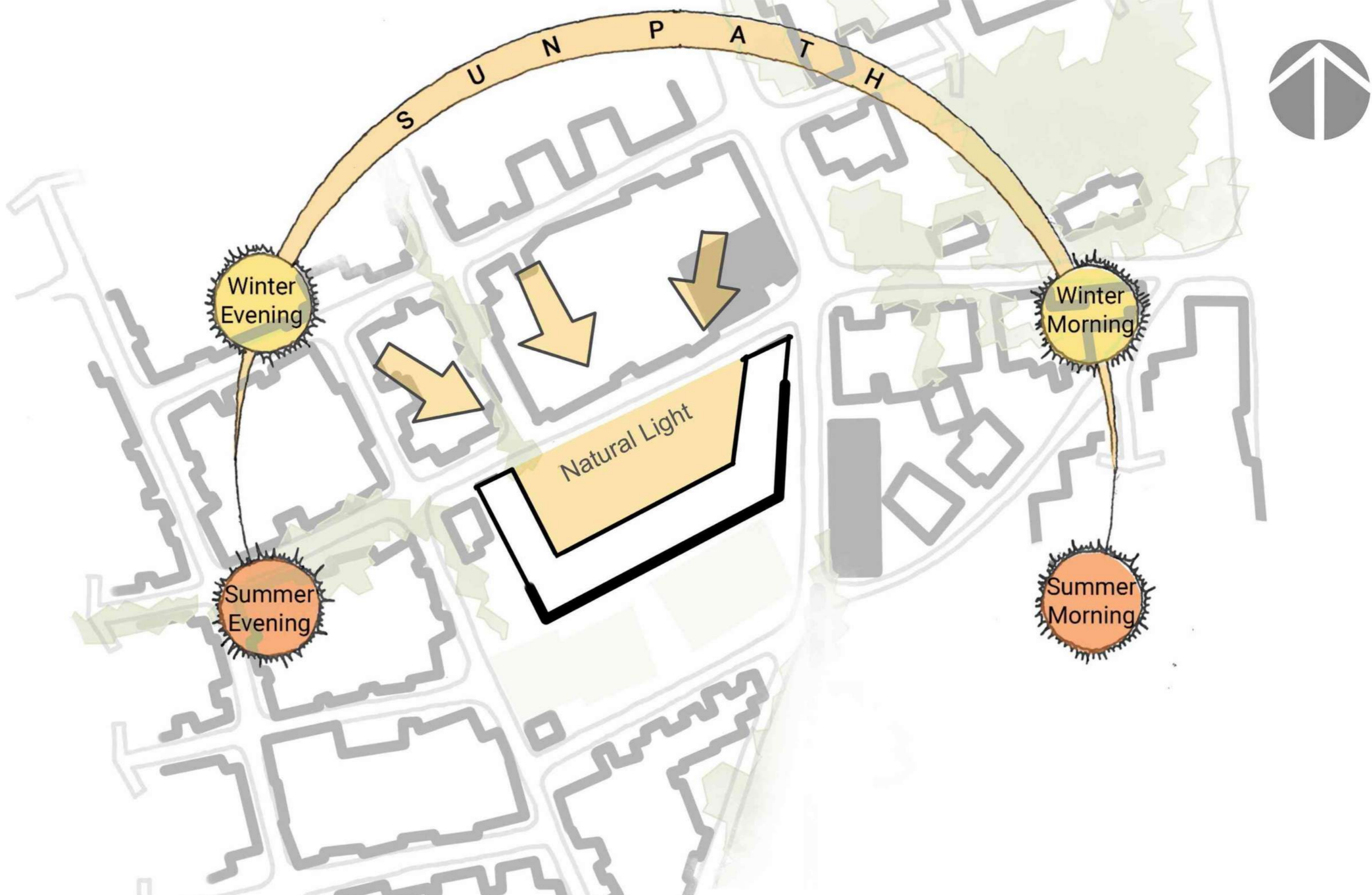


Optimal Orientation for Northern sun & views of Table Mountain

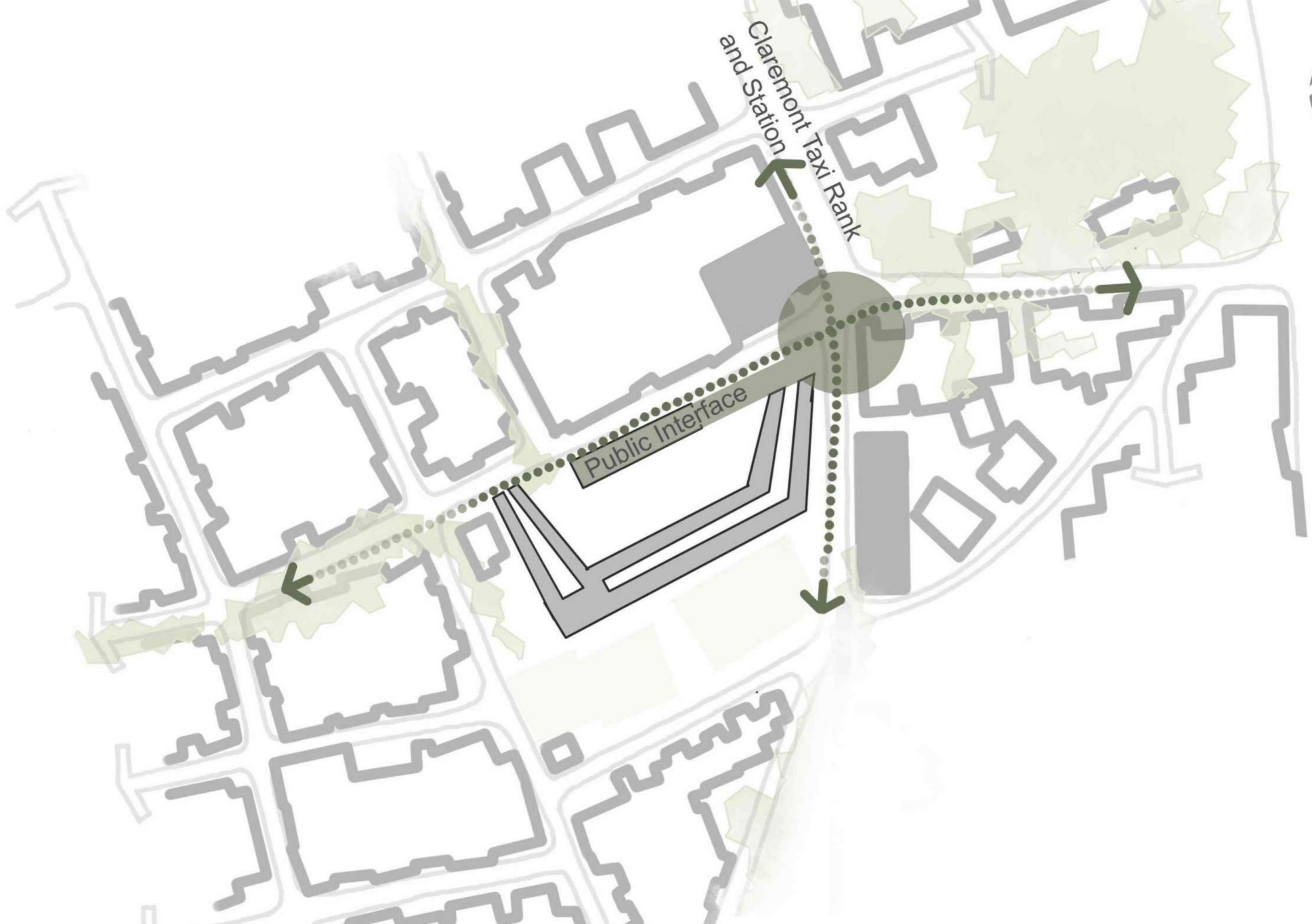


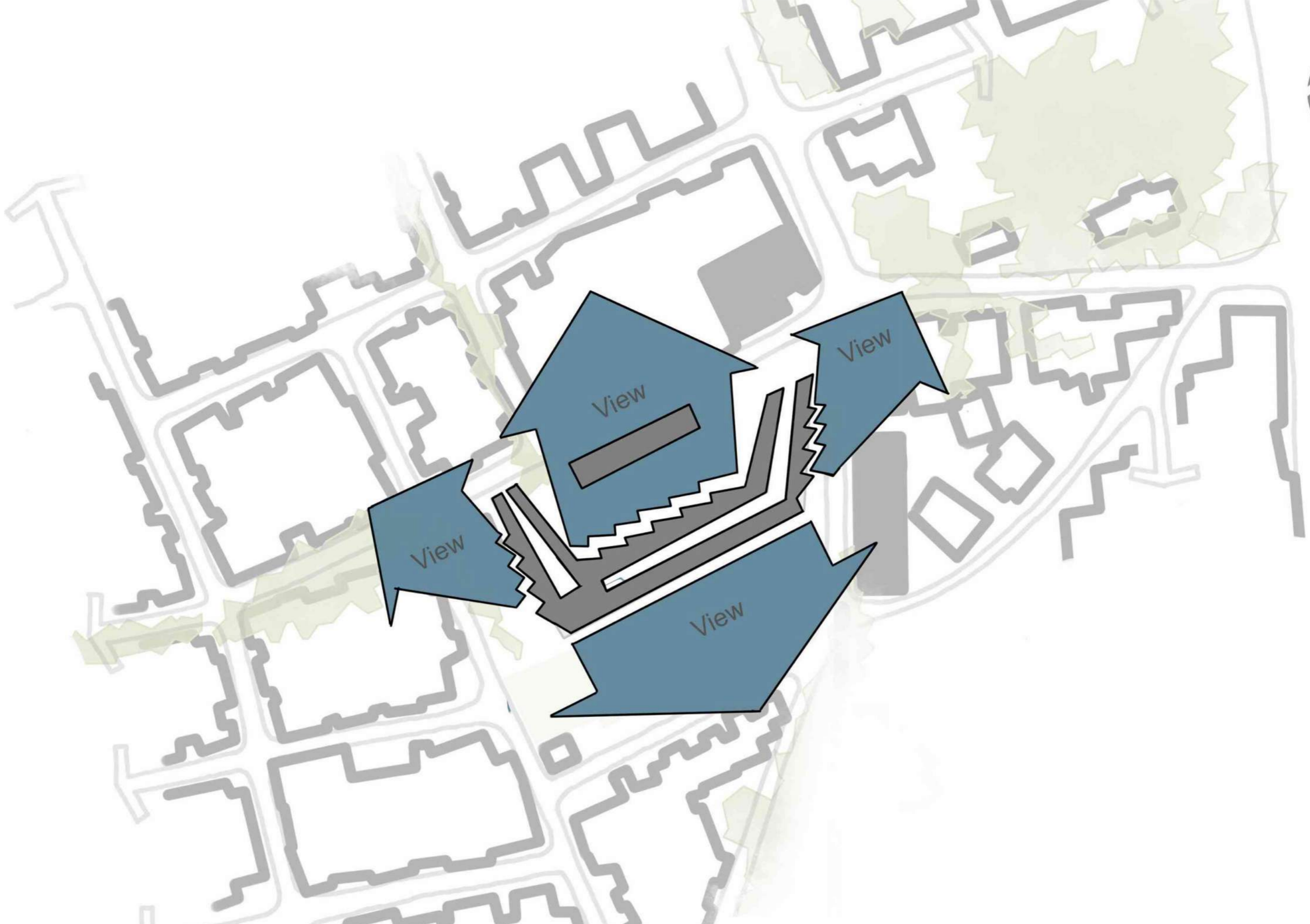


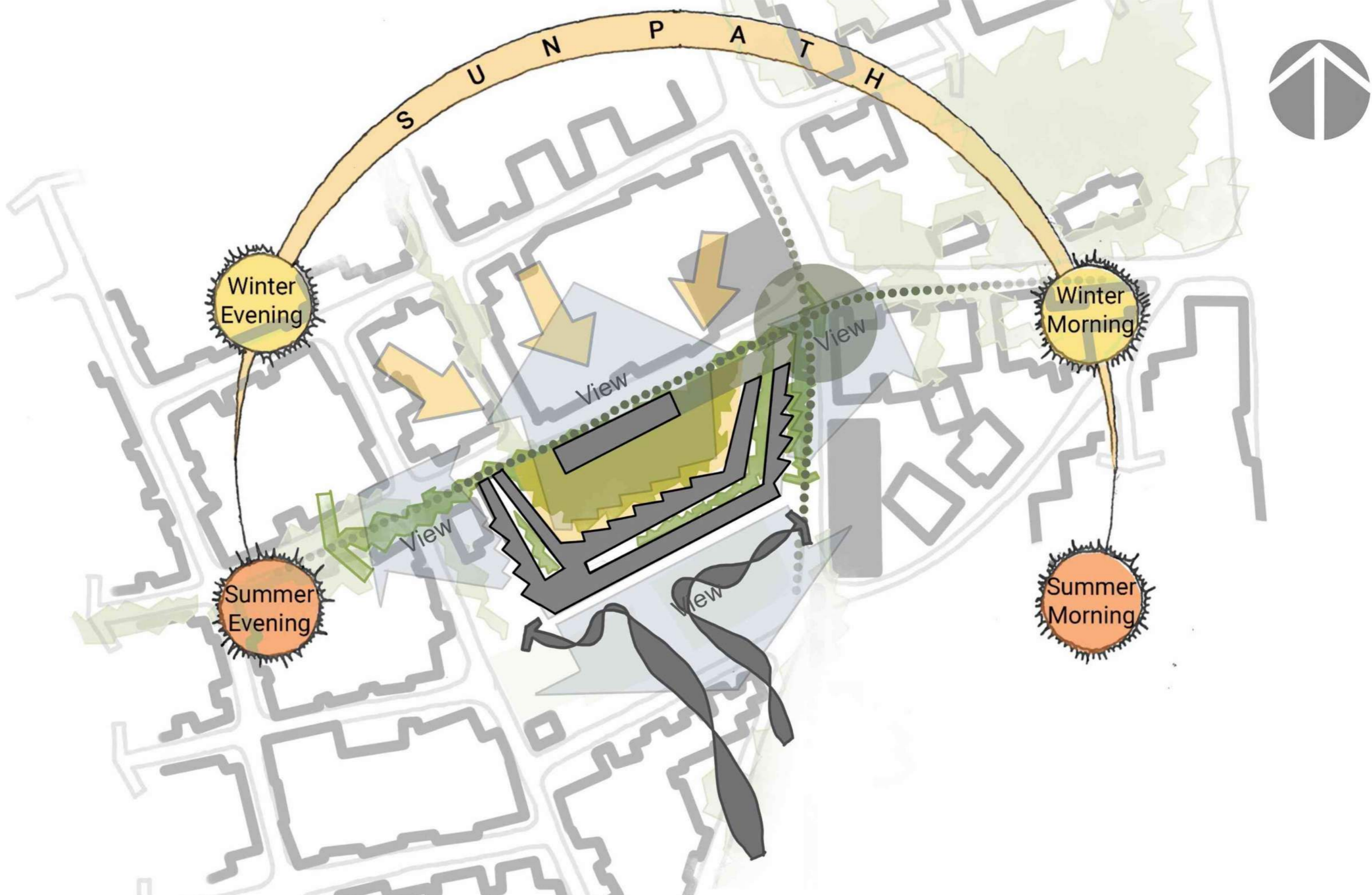












### 3. ARCHITECTURAL PLANS

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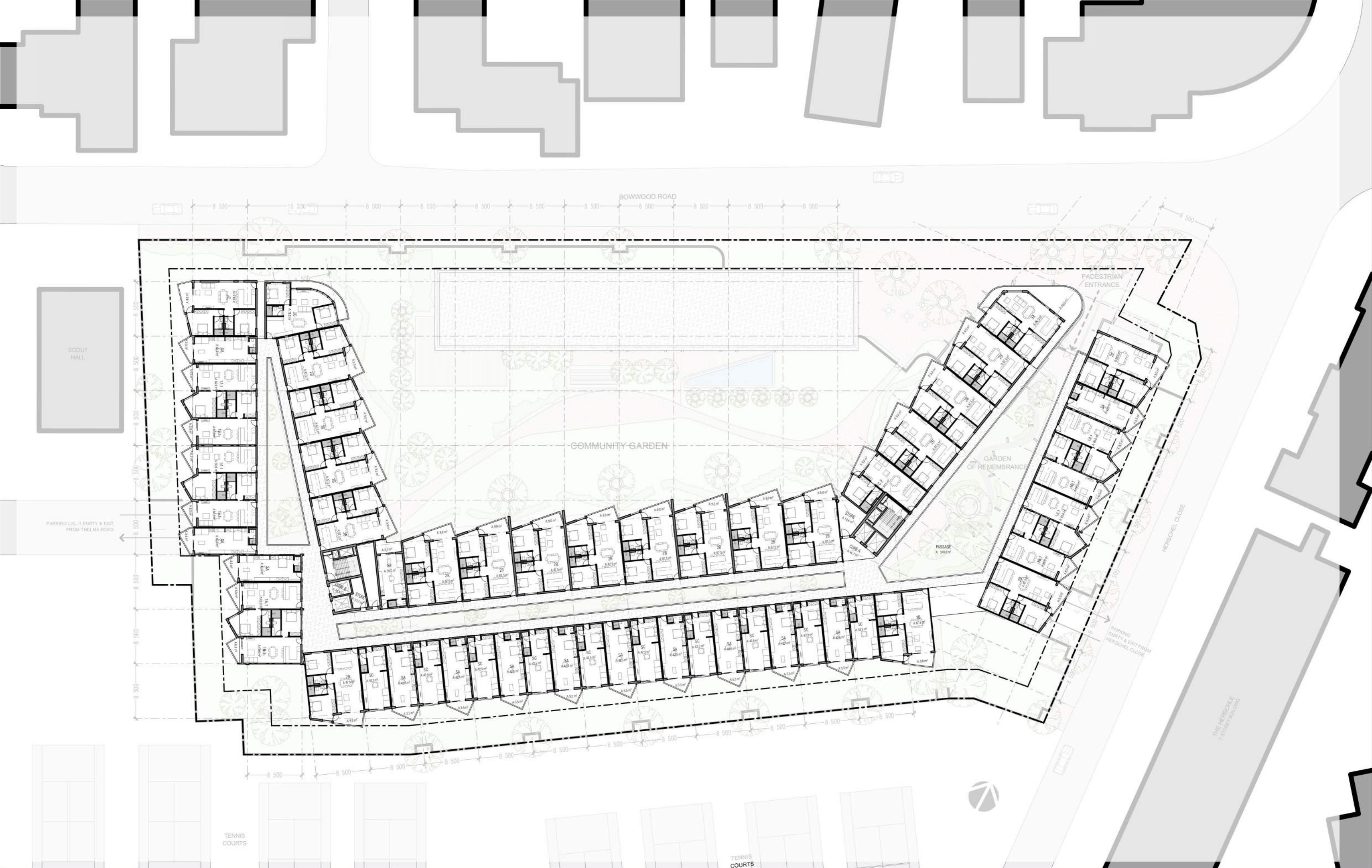


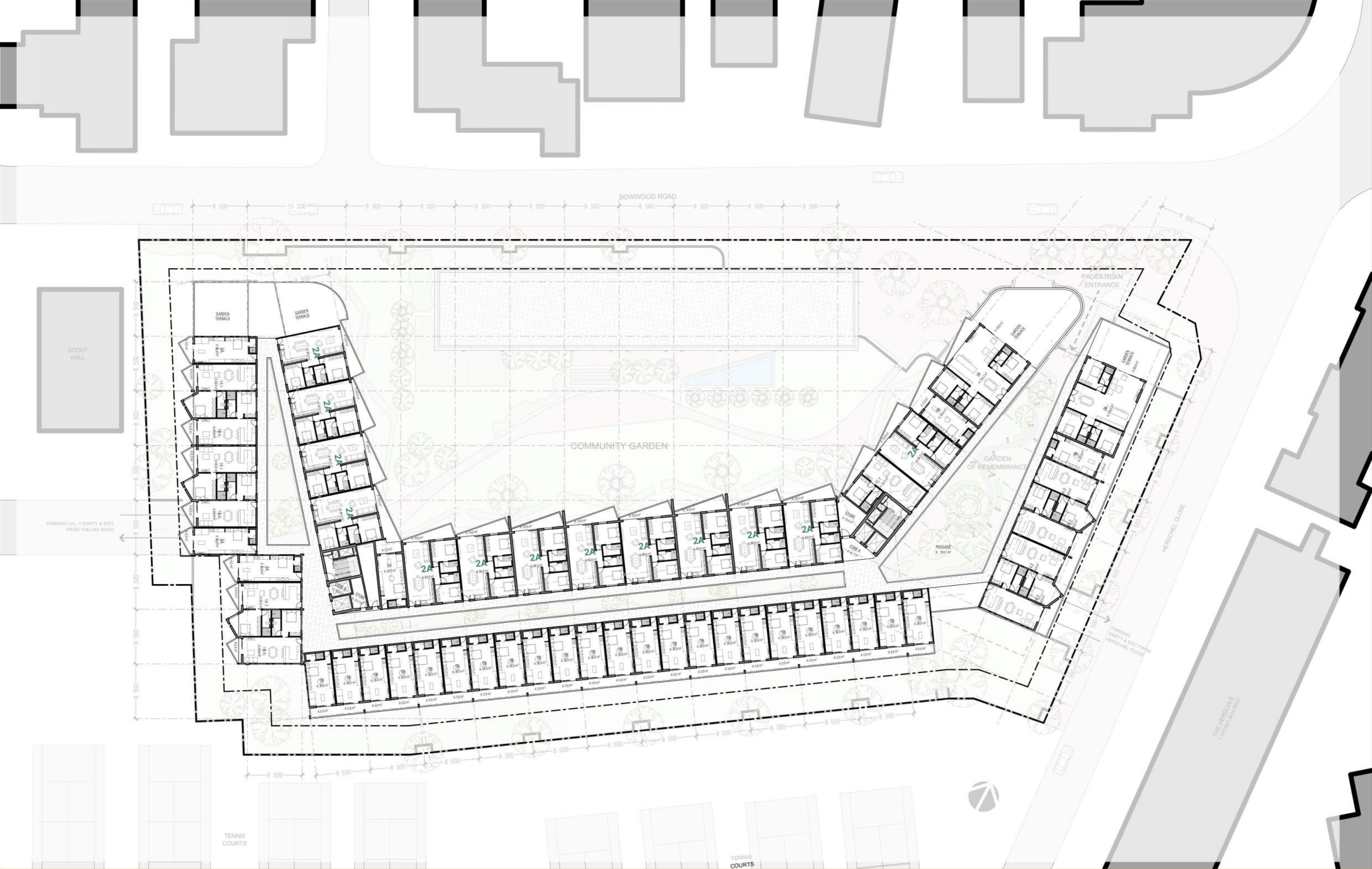


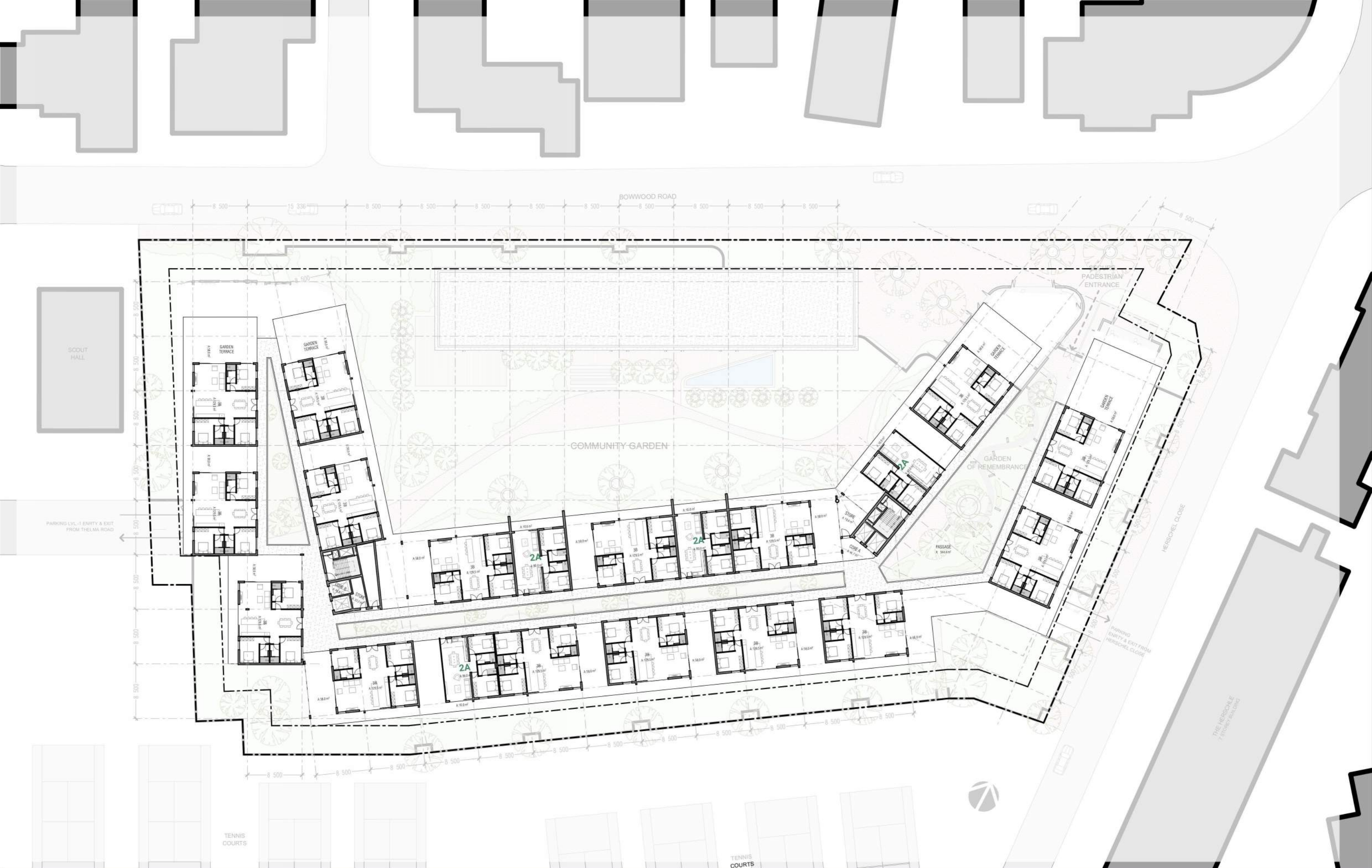


















## 4. EXTERNAL RENDERS & PRECEDENT

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EXTERNAL RENDERS & PRECEDENT

Active Street Corner & North Facade



North-Facing Public Activity node & Offices living off of Bowwood Road with Residential as a backdrop

- Pedestrian Experience & Building Scale**
- Building scale reduces onto the street edge
  - The buildings street relationship aims to uplift the neighbourhood
  - Building mass stepped back off the street to respect the existing scale



EXTERNAL RENDERS & PRECEDENT

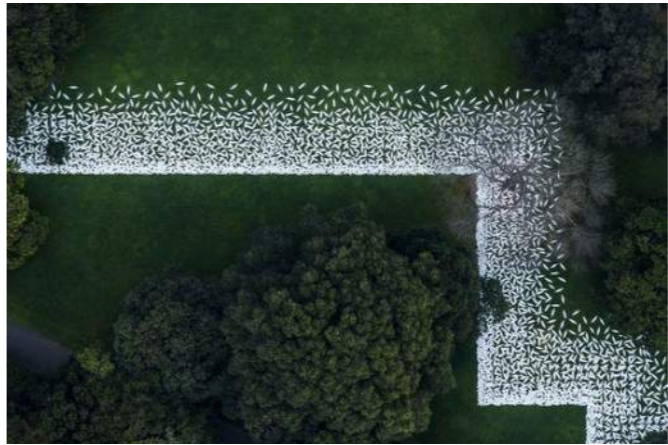
North-Facing Residential & Courtyard (Facing Eastwards)



*The office block building acts as a buffer to the busy Bowwood Road activity to create a peaceful & safe courtyard. The courtyard is activated by the life of the Residential building and is further enhanced through the integration of the office users.*



EXTERNAL RENDERS & PRECEDENT  
North-Facing Residential & Courtyard (Facing Westwards)



**Pedestrian Experience**  
• Bicycles & walking are encouraged  
• Safe & secure places for communal gathering in the garden

EXTERNAL RENDERS & PRECEDENT

Memorial Garden Courtyard & Pedestrian Experience



Memorial Courtyard

- Creates meaning
- A place that encourages memory
- Preserves the culture that was once removed
- Integrating movement & park

EXTERNAL RENDERS & PRECEDENT

**Facade Precedent**



**Dynamic Social facade**

- Creates connections to neighbouring apartments
- Encourages integrated community living
- Preserves privacy
- Displays a sense of variety
- Breaks down the form of a large-scale facade
- Creates double volume verandas
- Emphasizes rhythm

## EXTERNAL RENDERS & PRECEDENT

### Facade as a Celebration of Community Living



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EXTERNAL RENDERS & PRECEDENT  
Sectional Render



**Atrium with Memorial Garden**

- Creates communal space
- Allows building to breathe
- Integrates inside with outside
- Creates passive cooling & airflow
- Creates variety
- Invites light into back of living

## 5. TYPICAL UNIT TYPE PLANS

TYPICAL UNIT TYPE PLANS  
Studio Apartment

- Predominantly South facing
- 1 Bed apartment
- 5,5m² Balcony or Juliet balcony option



# TYPICAL UNIT TYPE PLANS

## 1 Bedroom Apartment

- Predominantly East & West facing
- 1 Bedroom apartment
- Balcony orientated to views



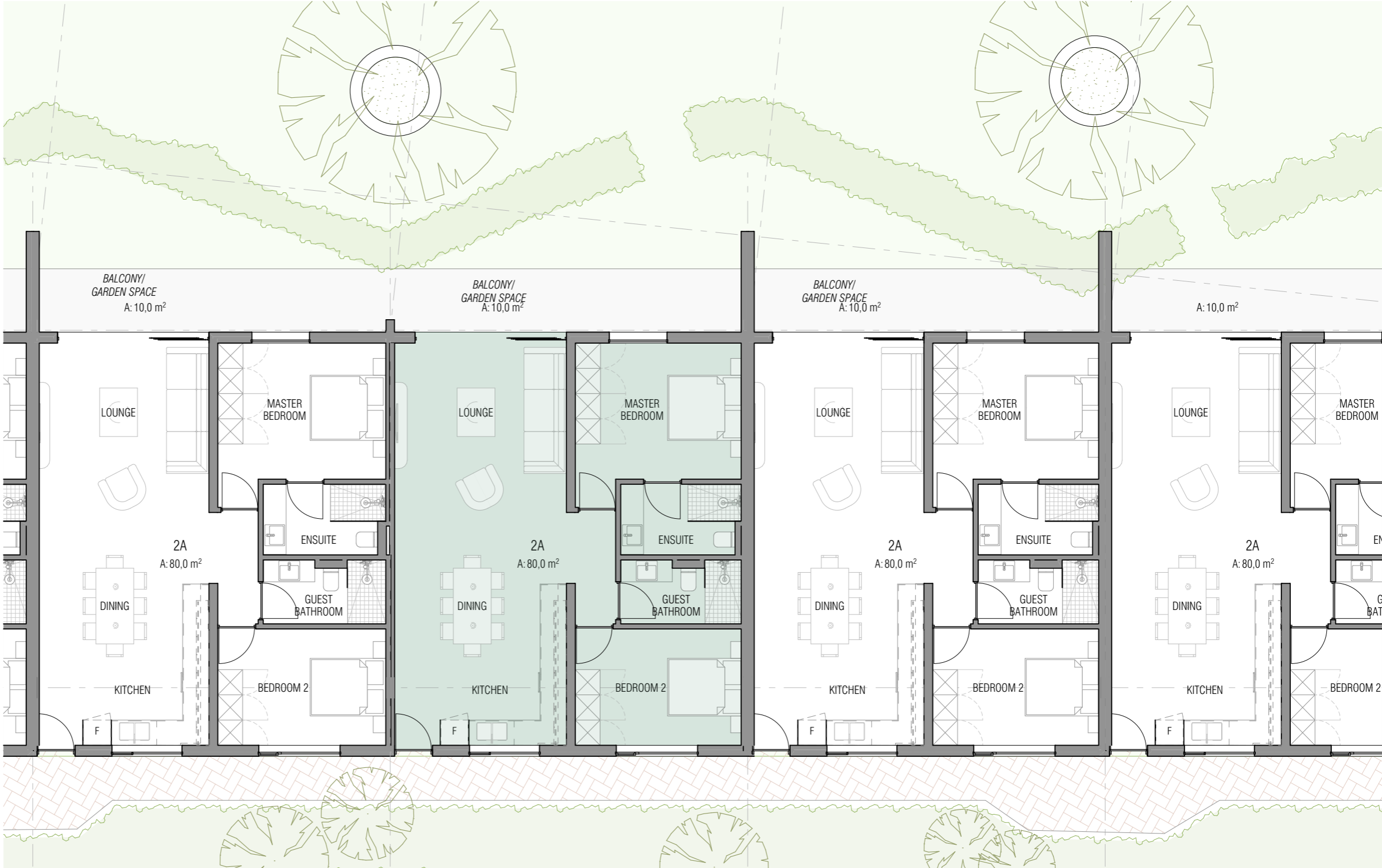
# TYPICAL UNIT TYPE PLANS

## 2 Bedroom Beneficiary Apartment



### Beneficiary Unit (2A)

- Predominantly North facing
- 2 Bedroom family apartment
- Fully furnished
- Dispersed throughout the development
- Garden Space or 10m² Balcony

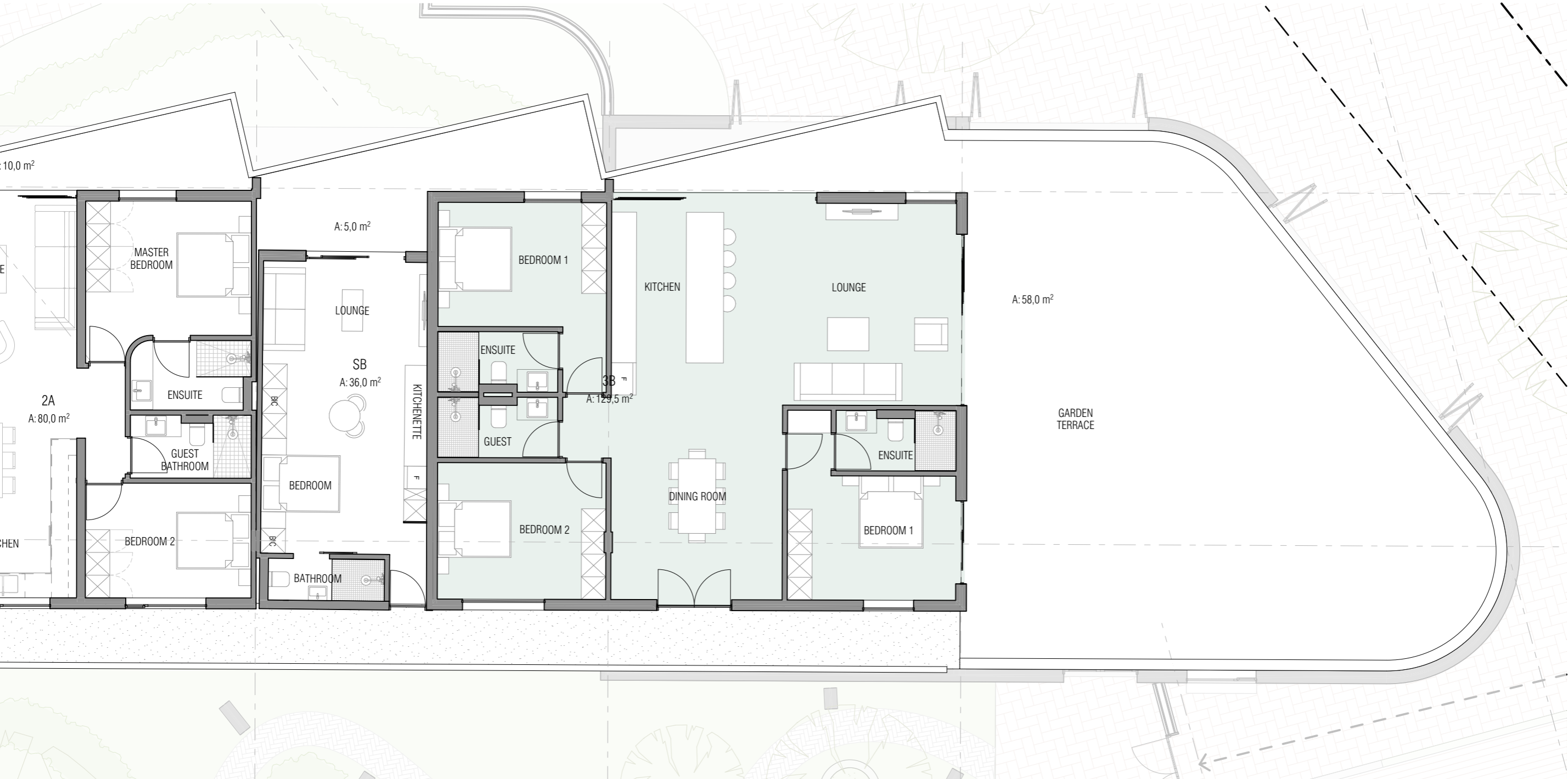


TYPICAL UNIT TYPE PLANS

3 Bedroom Apartment



- Predominantly East & West facing
- 3 Bedroom apartment
- Large balconies or Terrace garden
- Positioned at ends & top of building



## 6. BENEFICIARY UNIT RENDERS

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BENEFICIARY UNIT RENDERS  
Apartment Floor Plan



BENEFICIARY UNIT RENDERS  
Living Room with views of the Courtyard



BENEFICIARY UNIT RENDERS  
Family Living Room & Kitchen



BENEFICIARY UNIT RENDERS  
Kitchen & Dining



BENEFICIARY UNIT RENDERS  
External View from Garden



## 7. BENEFICIARY UNIT FINISHES & LOOK-FEEL

# BENEFICIARY UNIT FINISHES & LOOK-FEEL

## Kitchen Joinery



### CONCEPT

- ▶ Timber paired with concrete textures create an elegant and sleek look an feel
- ▶ Neutral scheme with timber to add warmth

### KITCHEN JOINERY

- ▶ Type: SenoSan Matt Light Grey joinery
- ▶ Countertops: Ceasarstone, Cloudburst Concrete
- ▶ Neutral scheme with timber to add warmth
- ▶ Hardware: Soft close hinges & runners
- ▶ Fingergrrips & Roco Handles
- ▶ Folkstone Grey melamine carcasses



Countertop: Cloudburst concrete  
Splashback: Cloudburst concrete



countertop & splashback



joinery



flooring & joinery

BENEFICIARY UNIT FINISHES & LOOK-FEEL

Kitchen Appliances & Sanitaryware



APPLIANCES



Extractor:

Type: 60cm telescopic  
(Silver) Extractor  
Code: KSET61E



Hob:

Type: 60cm built-in



Oven:

Type: Oven Classic  
60cm  
Code: SF6385XSA

countertop & splashback

SANITARYWARE



Sink:

Type: Stainless Steel Franke  
Nouveau  
Size: 1160 x 460 x 149mm  
Code: FRA – 1990002



Sink & Prep Bowl mixer:

Type: Hansgrohe décor 160  
Chrome single lever  
Code: HG-31806223

# BENEFICIARY UNIT FINISHES & LOOK-FEEL

## Bathroom Vanities & Finishes

### CONCEPT

- ▶ Minimalist, pared down design with a neutral colour scheme
- ▶ Warm white light to reflect off surfaces

### BATHROOM VANITIES

- ▶ Type: SenoSan Matt Light Grey joinery
- ▶ Hardware: Soft close hinges and runners
- ▶ Countertop: Ceasarstone, Cloudburst Concrete
- ▶ Splashback: 300mm high Ceasarstone, Cloudburst Concrete in Master Ensuite only and mirror
- ▶ Handles: Finger grips
- ▶ Folkstone Grey melamine carcasses



bathroom aesthetics



vanity & lighting look feel



finishes & look feel (no bath included)

BENEFICIARY UNIT FINISHES & LOOK-FEEL

Bathroom Sanitaryware



Type: Catalano – Premium 50



Type: Geberit – Alpha  
15 actuator plate –  
Bright Chrome &  
concealed cistern



Type: Hansgrohe – Décor 70 –  
basin mixer



Type: Jika WC & Soft closer seat & lid



Type: Hansgrohe – Décor – Shower  
head including shower arm



Type: Hansgrohe – Logis – Towel  
Holder



Type: Hansgrohe – Décor – Shower  
Mixer



Type: Hansgrohe – Logis Robe Hook



Type: Hansgrohe – Logis – Toilet Roll  
Holder

BENEFICIARY UNIT FINISHES & LOOK-FEEL

Bedroom Built-in Cupboards

CONCEPT

- ▶ Minimalist, pared down design with a neutral colour scheme
- ▶ Warm white light to reflect off surfaces

BUILT-IN CUPBOARDS

- ▶ Type: Doors -SenoSanMatt Light Grey with finger grip detail
- ▶ Internal carcass -Folkstone Grey Matt melamine
- ▶ Skirting: To match door fronts
- ▶ Hardware: All doors & drawers to have soft close hinges and runners.



Finger grip handle design



Pared down design Neutral tones



Finger grip handle design

BENEFICIARY UNIT FINISHES & LOOK-FEEL

Floor & Wall Finishes



GENERAL FLOOR & WALLS

Flooring:  
Type: Vinyl Flooring, Timber look



General Walls:  
Type: Plastered & Painted

BATHROOM FLOOR & WALL TILES

Type: Glazed Hardbody  
Colour: Grey  
Size: 600 x 600mm

Bathroom floor & Shower wall:  
Code: LG12A51 Matt



## 8. DEVELOPMENT SCHEDULES & AREAS

DEVELOPMENT SCHEDULES & AREAS

Development Programme



| DESCRIPTION                     |                   | AREA PER UNIT   | QUANTITY | OVERALL AREA |
|---------------------------------|-------------------|-----------------|----------|--------------|
| RESIDENTIAL APARTMENTS          |                   |                 |          |              |
| 1A.1                            |                   | 65,0m²          | 36       | 2 338,56     |
| 1A.2                            |                   | 64,0m²          | 13       | 832,26       |
| 1B.1                            |                   | 60,0m²          | 36       | 2 161,44     |
| 1B.2                            |                   | 60,0m²          | 13       | 780,39       |
| 1C.1                            |                   | 63,0 m²         | 4        | 251,96       |
| 1C.2                            |                   | 64,0m²          | 4        | 256,16       |
| 2A                              |                   | 80,0m²          | 9        | 720,09       |
| 2A                              | BENEFICIARY UNITS | 80,0m²          | 70       | 5 600,70     |
| 2B                              |                   | 87,5m²          | 76       | 6 646,20     |
| 2C                              |                   | 97,0m²          | 2        | 194,10       |
| 2E                              |                   | 89,0m²          | 5        | 445,15       |
| 2F                              |                   | 89,0m²          | 8        | 712,40       |
| 2G                              |                   | 78,5m²          | 8        | 628,40       |
| 3A                              |                   | 86,5m²          | 6        | 519,00       |
| 3B                              |                   | 129,5m²         | 18       | 2 330,82     |
| SA                              |                   | 42,5m²          | 69       | 2 932,50     |
| SB                              |                   | 36,0m²          | 95       | 3 417,15     |
| SC                              |                   | 42,5m²          | 59       | 2 507,50     |
|                                 |                   |                 | 531      | 33 274,78 m² |
| RESIDENTIAL APARTMENT BALCONIES |                   |                 |          |              |
| 1A.1                            |                   | 6,5m²           | 36       | 234,36       |
| 1B.1                            |                   | 6,0m²           | 36       | 217,44       |
| 1C.2                            |                   | 9,0m²           | 4        | 36,08        |
| 2A                              |                   | 10,0m²          | 9        | 90,36        |
| 2A                              | BENEFICIARY UNITS | 10,0m²          | 70       | 702,80       |
| 2B                              |                   | 9,0m²           | 76       | 682,48       |
| 2C                              |                   | 20,0m²          | 2        | 40,00        |
| 2E                              |                   | 8,0m²           | 5        | 40,15        |
| 2F                              |                   | 8,0m²           | 8        | 64,24        |
| 3A                              |                   | 48,0m²          | 6        | 288,24       |
| 3B                              |                   | 58,0m² (varies) | 18       | 1 044,72     |
| SA                              |                   | 5,5m²           | 69       | 382,26       |
| SB                              |                   | 5,0m²           | 95       | 477,85       |
|                                 |                   |                 | 434      | 4 300,98 m²  |
| PUBLIC AMENITIES                |                   |                 |          |              |
| MEMORIAL RECEPTION/ COFFEE SHOP |                   |                 | 1        | 135,88       |
| RETAIL A                        |                   |                 | 1        | 118,04       |
| RETAIL B                        |                   |                 | 1        | 150,57       |
|                                 |                   |                 | 3        | 404,49 m²    |
| OFFICE                          |                   |                 |          |              |
| OFFICE BLOCK, GROUND LEVEL      |                   |                 | 1        | 741,75       |
| OFFICE BLOCK, LEVEL 1           |                   |                 | 1        | 772,31       |
|                                 |                   |                 | 2        | 1 514,06 m²  |
| GENERAL                         |                   |                 |          |              |
| CARE TAKER                      |                   |                 | 1        | 15,60        |
| SECURITY/ OFFICE                |                   |                 | 1        | 20,70        |
| STORE                           |                   |                 | 31       | 625,30       |
| STORE                           |                   |                 | 26       | 693,03       |
|                                 |                   |                 | 59       | 1 354,63 m²  |

DEVELOPMENT SCHEDULES & AREAS

Unit Types & Balconies per floor



| UNIT MIX PER LEVEL |           |                   |                           |
|--------------------|-----------|-------------------|---------------------------|
|                    | UNIT TYPE |                   | AREA PER UNIT    QUANTITY |
| GROUND FLOOR PLAN  |           |                   |                           |
|                    | 1A.1      |                   | 65.0m²    2               |
|                    | 1A.2      |                   | 64.0m²    2               |
|                    | 1B.1      |                   | 60.0m²    2               |
|                    | 1B.2      |                   | 60.0m²    2               |
|                    | 2A        | BENEFICIARY UNITS | 80.0m²    13              |
|                    | 2A        |                   | 80.0m²    2               |
|                    | 2F        |                   | 89.0m²    1               |
|                    | 2G        |                   | 78.5m²    1               |
|                    | SA        |                   | 42.5m²    4               |
|                    | SB        |                   | 36.0m²    2               |
|                    | SC        |                   | 42.5m²    19              |
| 50                 |           |                   |                           |
| 1st FLOOR PLAN     |           |                   |                           |
|                    | 1A.1      |                   | 65.0m²    5               |
|                    | 1A.2      |                   | 64.0m²    3               |
|                    | 1B.1      |                   | 60.0m²    5               |
|                    | 1B.2      |                   | 60.0m²    3               |
|                    | 1C.1      |                   | 63.0 m²    1              |
|                    | 2A        | BENEFICIARY UNITS | 80.0m²    13              |
|                    | 2A        |                   | 80.0m²    2               |
|                    | 2B        |                   | 87.5m²    2               |
|                    | 2C        |                   | 97.0m²    1               |
|                    | 2F        |                   | 89.0m²    1               |
|                    | 2G        |                   | 78.5m²    1               |
|                    | 3A        |                   | 86.5m²    1               |
|                    | SA        |                   | 42.5m²    4               |
|                    | SB        |                   | 36.0m²    21              |
| 63                 |           |                   |                           |
| 2nd FLOOR PLAN     |           |                   |                           |
|                    | 1A.1      |                   | 65.0m²    3               |
|                    | 1A.2      |                   | 64.0m²    3               |
|                    | 1B.1      |                   | 60.0m²    3               |
|                    | 1B.2      |                   | 60.0m²    3               |
|                    | 1C.1      |                   | 63.0 m²    1              |
|                    | 2A        | BENEFICIARY UNITS | 80.0m²    13              |
|                    | 2A        |                   | 80.0m²    2               |
|                    | 2B        |                   | 87.5m²    2               |
|                    | 2C        |                   | 97.0m²    1               |
|                    | 2F        |                   | 89.0m²    1               |
|                    | 2G        |                   | 78.5m²    1               |
|                    | 3A        |                   | 86.5m²    1               |
|                    | SA        |                   | 42.5m²    3               |
|                    | SB        |                   | 36.0m²    21              |
| 58                 |           |                   |                           |
| 3rd FLOOR PLAN     |           |                   |                           |
|                    | 1A.1      |                   | 65.0m²    3               |
|                    | 1A.2      |                   | 64.0m²    3               |
|                    | 1B.1      |                   | 60.0m²    3               |
|                    | 1B.2      |                   | 60.0m²    3               |
|                    | 1C.1      |                   | 63.0 m²    1              |
|                    | 2A        | BENEFICIARY UNITS | 80.0m²    14              |
|                    | 2A        |                   | 80.0m²    3               |
|                    | 2E        |                   | 89.0m²    1               |
|                    | 2F        |                   | 89.0m²    1               |
|                    | 2G        |                   | 78.5m²    1               |
|                    | SA        |                   | 42.5m²    3               |
|                    | SB        |                   | 36.0m²    21              |
| 57                 |           |                   |                           |
| 4th FLOOR PLAN     |           |                   |                           |
|                    | 1A.1      |                   | 65.0m²    5               |
|                    | 1B.1      |                   | 60.0m²    5               |
|                    | 1C.2      |                   | 64.0m²    1               |
|                    | 2B        |                   | 87.5m²    18              |
|                    | 2E        |                   | 89.0m²    1               |
|                    | 2F        |                   | 89.0m²    1               |
|                    | 2G        |                   | 78.5m²    1               |
|                    | 3A        |                   | 86.5m²    1               |
|                    | SA        |                   | 42.5m²    13              |
|                    | SB        |                   | 36.0m²    1               |
|                    | SC        |                   | 42.5m²    10              |
| 57                 |           |                   |                           |

| UNIT MIX PER LEVEL |           |                   |                           |
|--------------------|-----------|-------------------|---------------------------|
|                    | UNIT TYPE |                   | AREA PER UNIT    QUANTITY |
| 5th FLOOR PLAN     |           |                   |                           |
|                    | 1A.1      |                   | 65.0m²    5               |
|                    | 1B.1      |                   | 60.0m²    5               |
|                    | 1C.2      |                   | 64.0m²    1               |
|                    | 2B        |                   | 87.5m²    18              |
|                    | 2E        |                   | 89.0m²    1               |
|                    | 2F        |                   | 89.0m²    1               |
|                    | 2G        |                   | 78.5m²    1               |
|                    | 3A        |                   | 86.5m²    1               |
|                    | SA        |                   | 42.5m²    13              |
|                    | SB        |                   | 36.0m²    1               |
|                    | SC        |                   | 42.5m²    10              |
| 57                 |           |                   |                           |
| 6th FLOOR PLAN     |           |                   |                           |
|                    | 1A.1      |                   | 65.0m²    5               |
|                    | 1B.1      |                   | 60.0m²    5               |
|                    | 1C.2      |                   | 64.0m²    1               |
|                    | 2B        |                   | 87.5m²    18              |
|                    | 2E        |                   | 89.0m²    1               |
|                    | 2F        |                   | 89.0m²    1               |
|                    | 2G        |                   | 78.5m²    1               |
|                    | 3A        |                   | 86.5m²    1               |
|                    | SA        |                   | 42.5m²    13              |
|                    | SB        |                   | 36.0m²    1               |
|                    | SC        |                   | 42.5m²    10              |
| 57                 |           |                   |                           |
| 7th FLOOR PLAN     |           |                   |                           |
|                    | 1A.1      |                   | 65.0m²    5               |
|                    | 1B.1      |                   | 60.0m²    5               |
|                    | 1C.2      |                   | 64.0m²    1               |
|                    | 2B        |                   | 87.5m²    18              |
|                    | 2E        |                   | 89.0m²    1               |
|                    | 2F        |                   | 89.0m²    1               |
|                    | 2G        |                   | 78.5m²    1               |
|                    | 3A        |                   | 86.5m²    1               |
|                    | SA        |                   | 42.5m²    13              |
|                    | SB        |                   | 36.0m²    1               |
|                    | SC        |                   | 42.5m²    10              |
| 57                 |           |                   |                           |
| 8th FLOOR PLAN     |           |                   |                           |
|                    | 1A.1      |                   | 65.0m²    3               |
|                    | 1A.2      |                   | 64.0m²    2               |
|                    | 1B.1      |                   | 60.0m²    3               |
|                    | 1B.2      |                   | 60.0m²    2               |
|                    | 1C.1      |                   | 63.0 m²    1              |
|                    | 2A        | BENEFICIARY UNITS | 80.0m²    13              |
|                    | 3B        |                   | 129.5m²    2              |
|                    | SA        |                   | 42.5m²    3               |
|                    | SB        |                   | 36.0m²    26              |
| 55                 |           |                   |                           |
| 9th FLOOR PLAN     |           |                   |                           |
|                    | 2A        | BENEFICIARY UNITS | 80.0m²    4               |
|                    | 3B        |                   | 129.5m²    16             |
| 20                 |           |                   |                           |
|                    |           |                   | 531                       |

| BALCONY MIX PER LEVEL |           |                             |             |
|-----------------------|-----------|-----------------------------|-------------|
|                       | UNIT TYPE | AREA PER UNIT               | QUANTITY    |
| GROUND FLOOR PLAN     |           |                             |             |
|                       | 1A.1      | 6.5m²                       | 2           |
|                       | 1B.1      | 6.0m²                       | 2           |
|                       | 2A        | BENEFICIARY UNITS    10.0m² | 13          |
|                       | 2A        |                             | 10.0m²    2 |
|                       | 2F        |                             | 8.0m²    1  |
|                       | SA        |                             | 5.5m²    4  |
|                       | SB        |                             | 5.0m²    2  |
| 26                    |           |                             |             |
| 1st FLOOR PLAN        |           |                             |             |
|                       | 1A.1      | 6.5m²                       | 5           |
|                       | 1B.1      | 6.0m²                       | 5           |
|                       | 2A        | BENEFICIARY UNITS    10.0m² | 13          |
|                       | 2A        |                             | 10.0m²    2 |
|                       | 2B        |                             | 9.0m²    2  |
|                       | 2C        |                             | 20.0m²    1 |
|                       | 2F        |                             | 8.0m²    1  |
|                       | 3A        |                             | 48.0m²    1 |
|                       | SA        |                             | 5.5m²    4  |
|                       | SB        |                             | 5.0m²    21 |
| 55                    |           |                             |             |
| 2nd FLOOR PLAN        |           |                             |             |
|                       | 1A.1      | 6.5m²                       | 3           |
|                       | 1B.1      | 6.0m²                       | 3           |
|                       | 2A        | BENEFICIARY UNITS    10.0m² | 13          |
|                       | 2A        |                             | 10.0m²    2 |
|                       | 2B        |                             | 9.0m²    2  |
|                       | 2C        |                             | 20.0m²    1 |
|                       | 2F        |                             | 8.0m²    1  |
|                       | 3A        |                             | 48.0m²    1 |
|                       | SA        |                             | 5.5m²    3  |
|                       | SB        |                             | 5.0m²    21 |
| 50                    |           |                             |             |
| 3rd FLOOR PLAN        |           |                             |             |
|                       | 1A.1      | 6.5m²                       | 3           |
|                       | 1B.1      | 6.0m²                       | 3           |
|                       | 2A        | BENEFICIARY UNITS    10.0m² | 14          |
|                       | 2A        |                             | 10.0m²    3 |
|                       | 2E        |                             | 8.0m²    1  |
|                       | 2F        |                             | 8.0m²    1  |
|                       | SA        |                             | 5.5m²    3  |
|                       | SB        |                             | 5.0m²    21 |
| 49                    |           |                             |             |
| 4th FLOOR PLAN        |           |                             |             |
|                       | 1A.1      | 6.5m²                       | 5           |
|                       | 1B.1      | 6.0m²                       | 5           |
|                       | 1C.2      |                             | 9.0m²    1  |
|                       | 2B        |                             | 9.0m²    18 |
|                       | 2E        |                             | 8.0m²    1  |
|                       | 2F        |                             | 8.0m²    1  |
|                       | 3A        |                             | 48.0m²    1 |
|                       | SA        |                             | 5.5m²    13 |
|                       | SB        |                             | 5.0m²    1  |
| 46                    |           |                             |             |

| BALCONY MIX PER LEVEL |           |                             |                       |
|-----------------------|-----------|-----------------------------|-----------------------|
|                       | UNIT TYPE | AREA PER UNIT               | QUANTITY              |
| 5th FLOOR PLAN        |           |                             |                       |
|                       | 1A.1      | 6.5m²                       | 5                     |
|                       | 1B.1      | 6.0m²                       | 5                     |
|                       | 1C.2      |                             | 9.0m²    1            |
|                       | 2B        |                             | 9.0m²    18           |
|                       | 2E        |                             | 8.0m²    1            |
|                       | 2F        |                             | 8.0m²    1            |
|                       | 3A        |                             | 48.0m²    1           |
|                       | SA        |                             | 5.5m²    13           |
|                       | SB        |                             | 5.0m²    1            |
| 46                    |           |                             |                       |
| 6th FLOOR PLAN        |           |                             |                       |
|                       | 1A.1      | 6.5m²                       | 5                     |
|                       | 1B.1      | 6.0m²                       | 5                     |
|                       | 1C.2      |                             | 9.0m²    1            |
|                       | 2B        |                             | 9.0m²    18           |
|                       | 2E        |                             | 8.0m²    1            |
|                       | 2F        |                             | 8.0m²    1            |
|                       | 3A        |                             | 48.0m²    1           |
|                       | SA        |                             | 5.5m²    13           |
|                       | SB        |                             | 5.0m²    1            |
| 46                    |           |                             |                       |
| 7th FLOOR PLAN        |           |                             |                       |
|                       | 1A.1      | 6.5m²                       | 5                     |
|                       | 1B.1      | 6.0m²                       | 5                     |
|                       | 1C.2      |                             | 9.0m²    1            |
|                       | 2B        |                             | 9.0m²    18           |
|                       | 2E        |                             | 8.0m²    1            |
|                       | 2F        |                             | 8.0m²    1            |
|                       | 3A        |                             | 48.0m²    1           |
|                       | SA        |                             | 5.5m²    13           |
|                       | SB        |                             | 5.0m²    1            |
| 46                    |           |                             |                       |
| 8th FLOOR PLAN        |           |                             |                       |
|                       | 1A.1      | 6.5m²                       | 3                     |
|                       | 1B.1      | 6.0m²                       | 3                     |
|                       | 2A        | BENEFICIARY UNITS    10.0m² | 13                    |
|                       | 3B        |                             | 58.0m² (varies)    2  |
|                       | SA        |                             | 5.5m²    3            |
|                       | SB        |                             | 5.0m²    26           |
| 50                    |           |                             |                       |
| 9th FLOOR PLAN        |           |                             |                       |
|                       | 2A        | BENEFICIARY UNITS    10.0m² | 4                     |
|                       | 3B        |                             | 58.0m² (varies)    16 |
| 20                    |           |                             |                       |
|                       |           |                             | 434                   |



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