

SANFORD HEART

Waterkloof Ridge

Furniture sizing guide

TYPE A + TYPE B

Plan your furniture around the rooms, the doors and the way you move through your home.

Using this guide

Choose furniture that leaves room to live.

These sizes are planning recommendations for Sanford Heart Type A and Type B homes. They describe the overall furniture footprint, including arms, frames and headboards. The furniture shown is illustrative and is not an included specification.

READ THE DIMENSIONS

All dimensions are in millimetres. Length x depth is used for sofas and tables; width x length for beds.

LEAVE A ROUTE

Check doors, glazing, cupboards and occupied chairs together. Larger options require a fresh fit check.

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Space around furniture

A small piece with useful space around it often works better than a larger piece that just fits.

PLANNING TARGETS

900

Main walking route

Keep this clear after the furniture is positioned.

750

Dining chair space

Table edge to obstacle. Add a separate clear route where people pass behind occupied chairs.

350-450

Sofa to coffee table

A useful reach zone, rather than a main walking route.

600 / 900

Bedside / cupboards

Aim for 600 beside the bed and 900 in front of cupboard doors. Check door and drawer travel.

MATTRESS SIZE IS NOT FRAME SIZE

Double

1370 x 1880

Queen

1520 x 1880

King

1830 x 1880

Nominal South African mattress sizes. Extra length is commonly 2000. Measure the complete frame and headboard, then use the overall footprints in this guide.

[Mattress size chart](#)

Ground floor

Living and dining arrangement

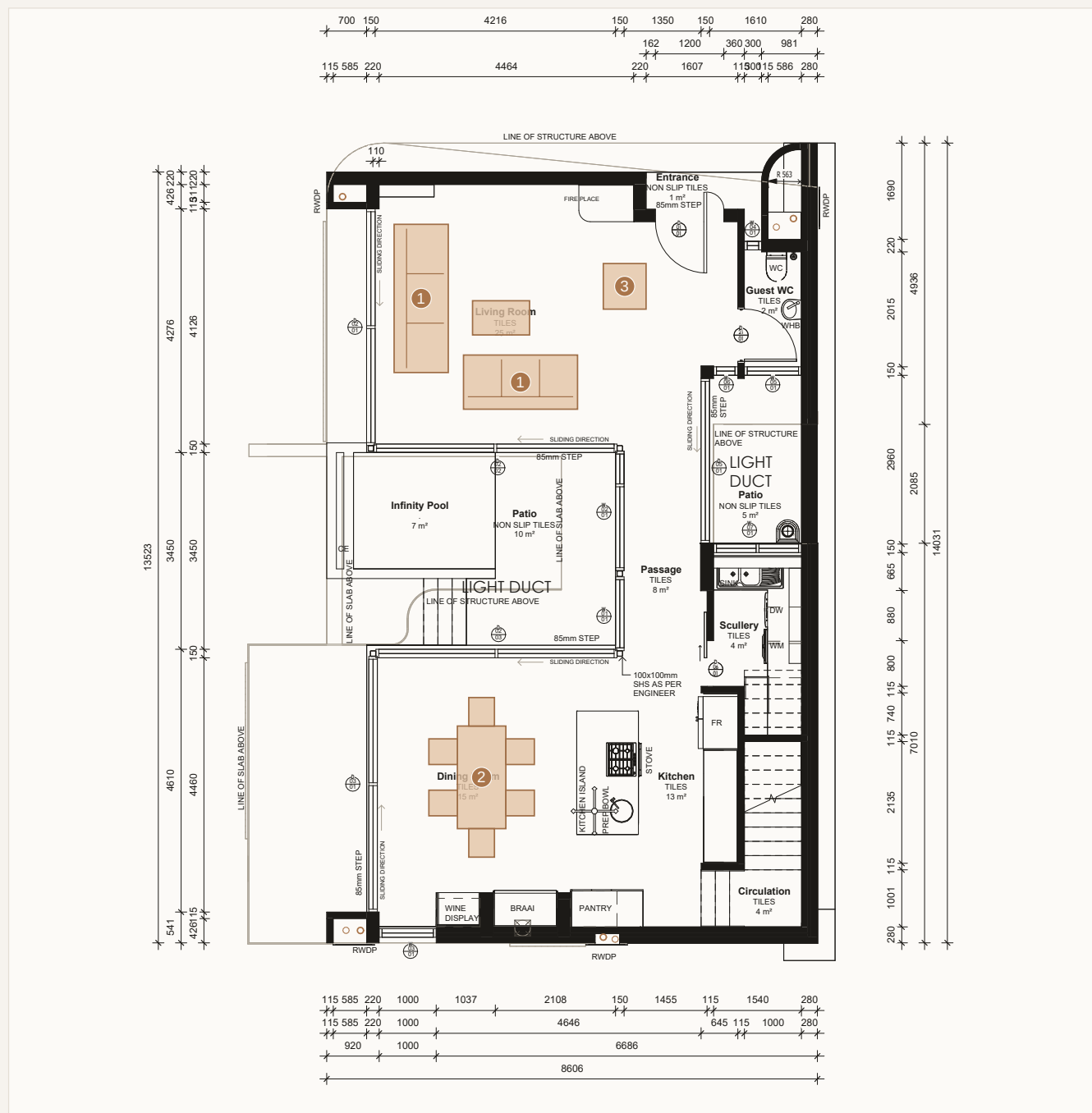


Sofa pair along the side glazing and courtyard edge, with a separate occasional chair.

Furniture and finishes are illustrative. Use the following drawing for planning footprints in mm.

Ground floor

Two-sofa living layout + six-seat dining table



1 / Living sofas

2600 + 2000 long; 950 deep

2 / Dining room

Table 1800 x 850

3 / Occasional seat

Chair 750 x 800

Architectural Drawing. Furniture footprints are indicative; dimensions in mm. Not to scale.

Kitchen and dining



SIX-SEAT TABLE

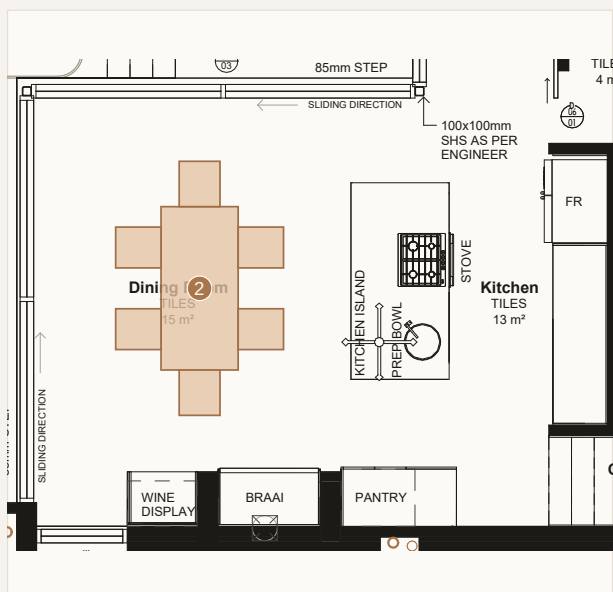
1800 x 850

DINING CHAIR

450-500 wide

OPTIONAL STOOLS

2 slim seats



Start with six seats. A table around 1800 x 850 is a sensible starting point for the 15 m² dining area.

Keep chairs slim and preserve the route to the courtyard. Omit a freestanding server beside the island; storage is already built into the layout.

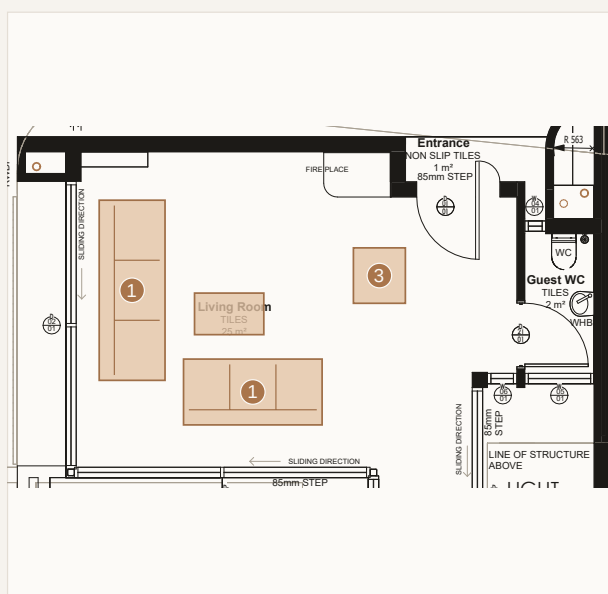
Use two stools only if seating overhang and legroom are confirmed. Keep them tucked in when the dining chairs are in use.

Dimensions are overall furniture footprints in mm. Furniture and finishes shown are illustrative.

Living room



MAIN SOFA	SECOND SOFA	COFFEE TABLE
2600 x 950	2000 x 950	1000 x 600



Follow the furnished arrangement. Place the longer sofa along the side glazing and the shorter sofa along the courtyard edge.

Start with a coffee table around 1000 x 600 and one compact chair around 750 x 800. A round table around 850 diameter is an alternative.

Keep the entrance and the passage side open. Check the sliding-door access and occupied seating together before adding extra pieces.

Dimensions are overall furniture footprints in mm. Furniture and finishes shown are illustrative.

First floor

Bedroom furniture orientation

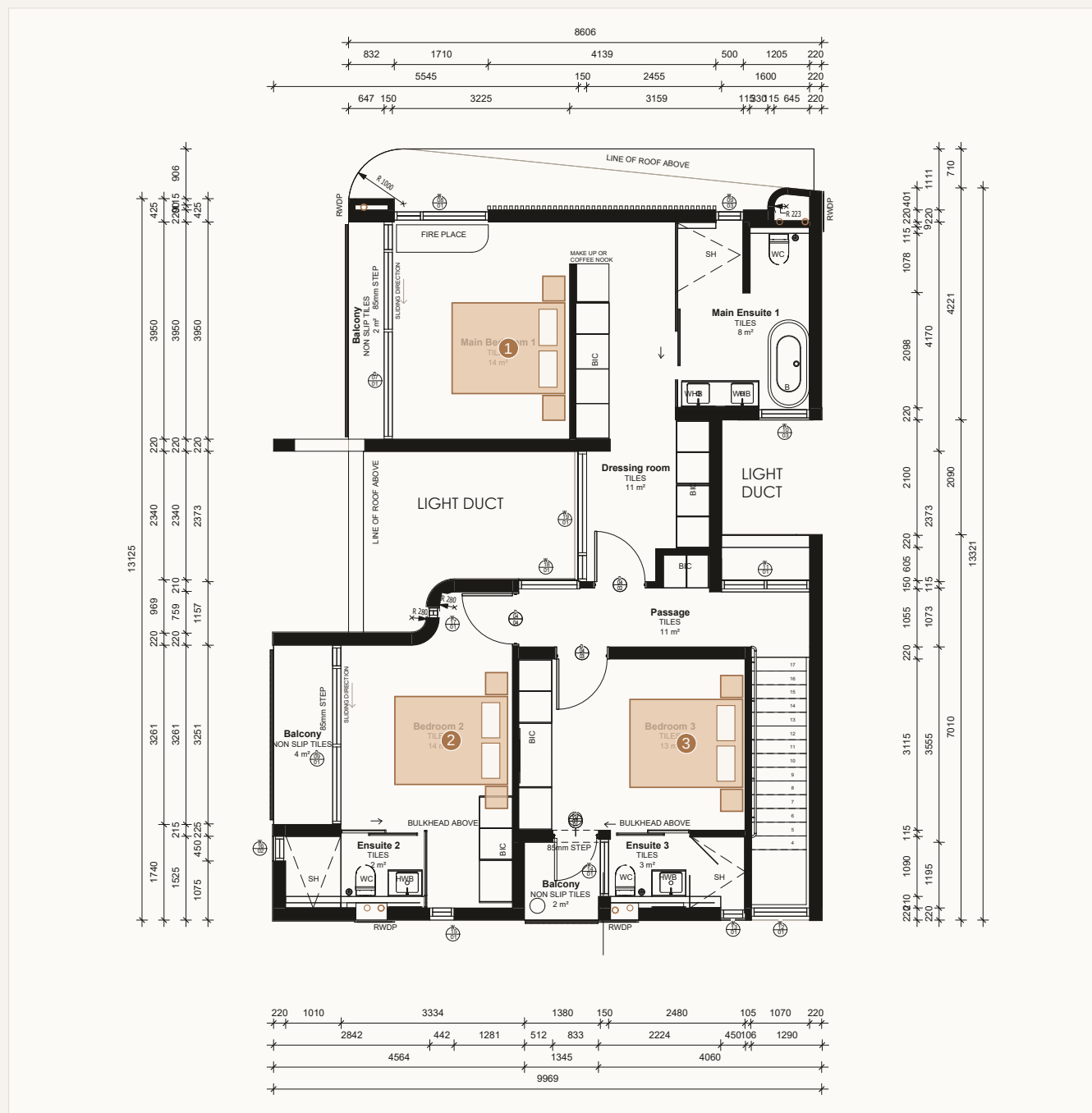


Headboards follow the dressing partition and the right-hand guest-room walls.

Furniture and finishes are illustrative. Use the following drawing for planning footprints in mm.

First floor

Queen beds / headboards aligned with the furnished view



1 / Main bedroom

Queen frame 1650 x 2050

2 / Bedroom 2

Queen frame 1600 x 2050

3 / Bedroom 3

Queen frame 1600 x 2050

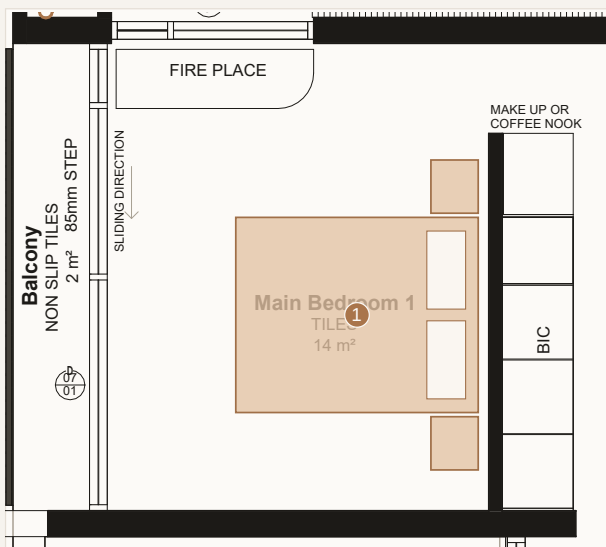
Architectural Drawing. Furniture footprints are indicative; dimensions in mm. Not to scale.

Main bedroom



RECOMMENDED STARTING POINT

Queen frame 1650 x 2050 + side tables 450 x 400



Headboard at the dressing partition. The bed faces across the sleeping bay towards the balcony, as in the furnished view. The bay is approximately 3225 x 3950.

Start with a queen frame around 1650 x 2050 and two side tables around 450 x 400.

Check a compact king around 1950 x 2100 separately, with 400 x 400 side tables. Preserve the balcony opening, fireplace access and bedside routes.

The queen footprint is shown. Check the complete frame and headboard width before selecting a king.

Guest bedrooms



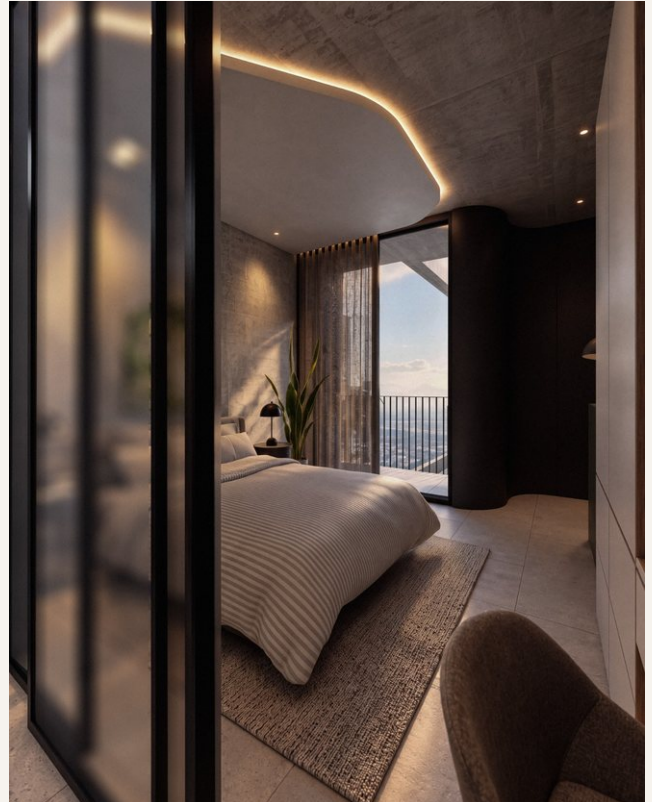
BEDROOM 2

14 m²

Queen frame: 1600 x 2050

Side tables: 400 x 400

Place the headboard on the right-hand wall, as in the furnished view. Use a compact frame and keep cupboards, ensuite doors and balcony openings clear.



BEDROOM 3

13 m²

Queen frame: 1600 x 2050

Side tables: 400 x 400

Place the headboard on the right-hand wall, as in the furnished view. Use a compact frame and keep cupboards, ensuite doors and balcony openings clear.

Work-room option: if one guest room is used as a dedicated study, start with a 1200 x 600 desk and a compact chair. This is an alternative to the bedroom furniture shown, not an extra item in the same layout.

Ground floor

Living and dining arrangement

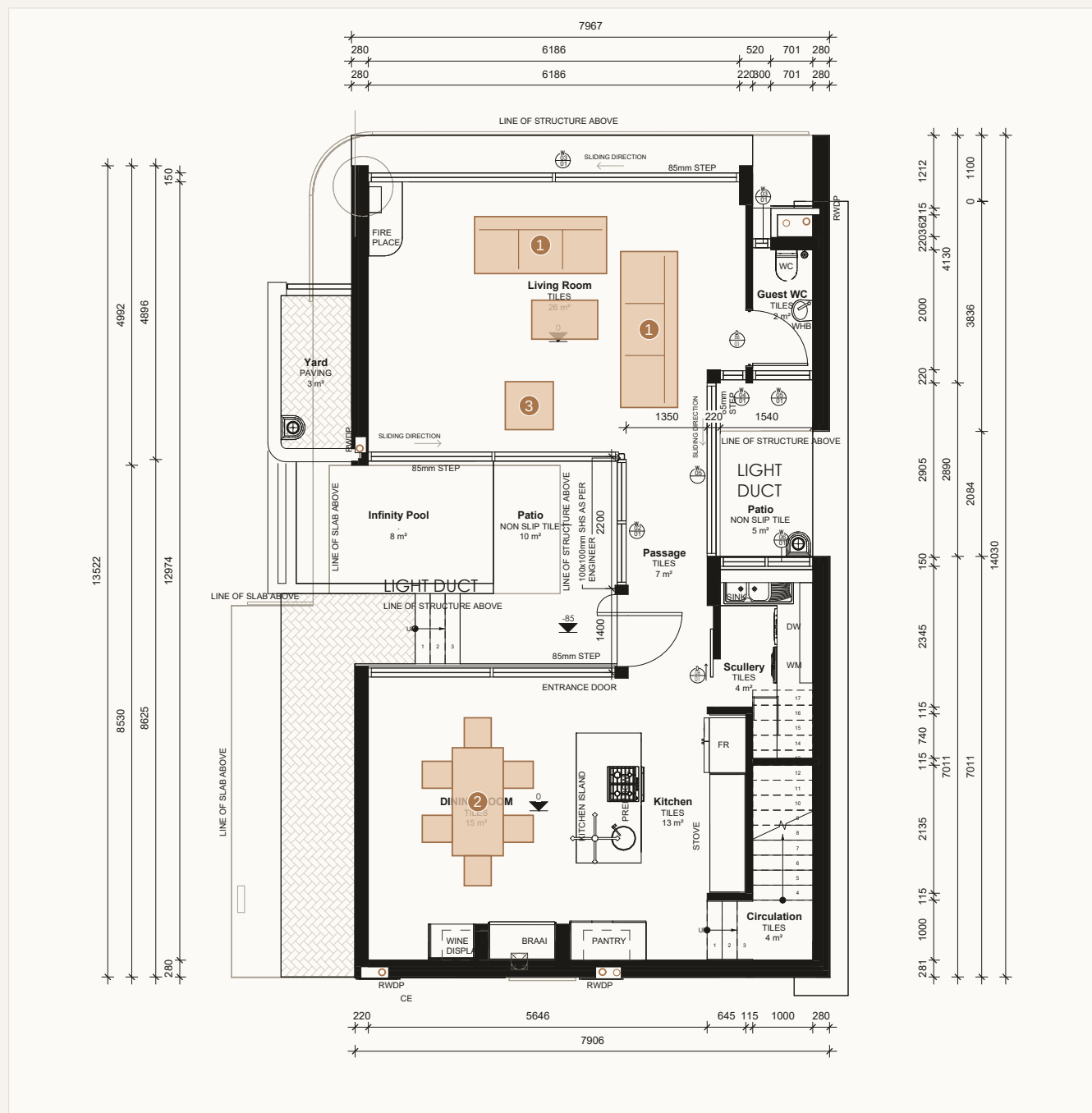


Sofa pair along the upper glazing and right-hand side, with a separate occasional chair.

Furniture and finishes are illustrative. Use the following drawing for planning footprints in mm.

Ground floor

Two-sofa living layout + six-seat dining table



1 / Living sofas

2600 + 2200 long; 950 deep

2 / Dining room

Table 1800 x 850

3 / Occasional seat

Chair 800 x 800

Architectural Drawing. Furniture footprints are indicative; dimensions in mm. Not to scale.

Kitchen and dining



SIX-SEAT TABLE

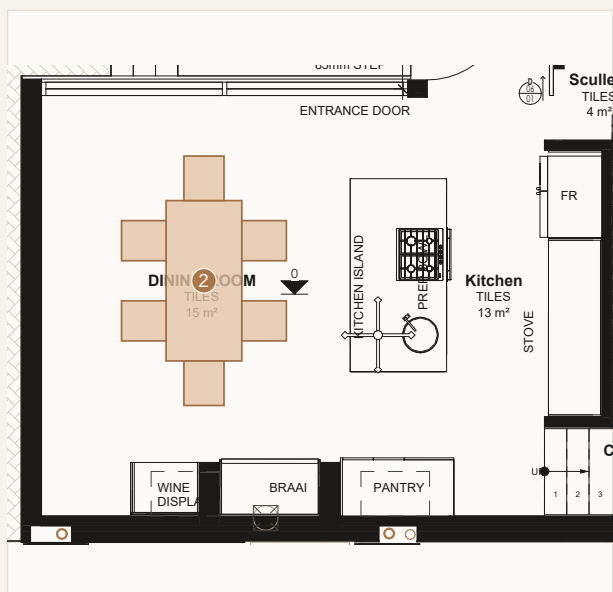
1800 x 850

DINING CHAIR

450-500 wide

OPTIONAL STOOLS

2 slim seats



The same compact dining starting point. The kitchen and dining areas are 13 m² and 15 m², respectively.

The six-seat table works as a planning choice; do not assume an eight- or ten-seat table will leave the same circulation space.

Two stools around 450 x 500 are an option only where overhang and legroom are confirmed. Check the island, the occupied chairs and the courtyard door together.

Dimensions are overall furniture footprints in mm. Furniture and finishes shown are illustrative.

Living room



MAIN SOFA

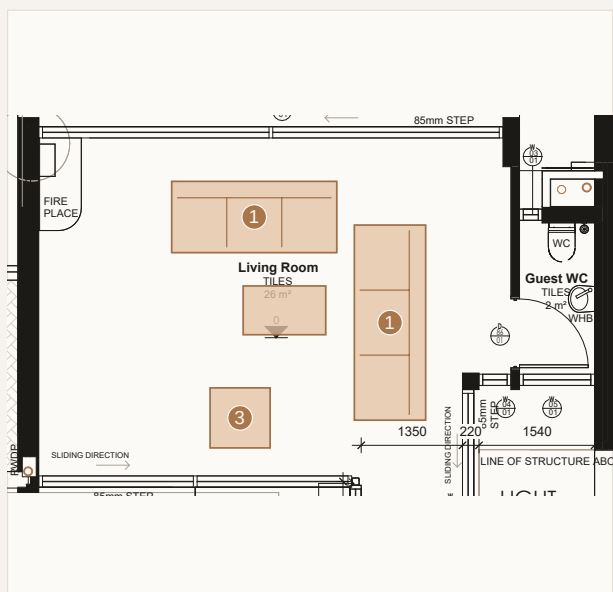
2600 x 950

SECOND SOFA

2200 x 950

COFFEE TABLE

1100 x 650



Follow the furnished arrangement. Place the longer sofa along the right-hand side and the shorter sofa along the upper glazing.

Start with a coffee table around 1100 x 650 and one occasional chair around 800 x 800 towards the courtyard. A round table around 900 diameter is an alternative.

Leave access beside the shorter sofa for the glazing, and keep the right-hand passage route clear.

Dimensions are overall furniture footprints in mm. Furniture and finishes shown are illustrative.

First floor

Bedroom furniture orientation



Main headboard at the courtyard partition; guest-room headboards on the outer walls.

Furniture and finishes are illustrative. Use the following drawing for planning footprints in mm.

First floor

King main bed + queen guest beds



1 / Main bedroom

King frame 1950 x 2100

2 / Bedroom 2

Queen frame 1650 x 2050

3 / Bedroom 3

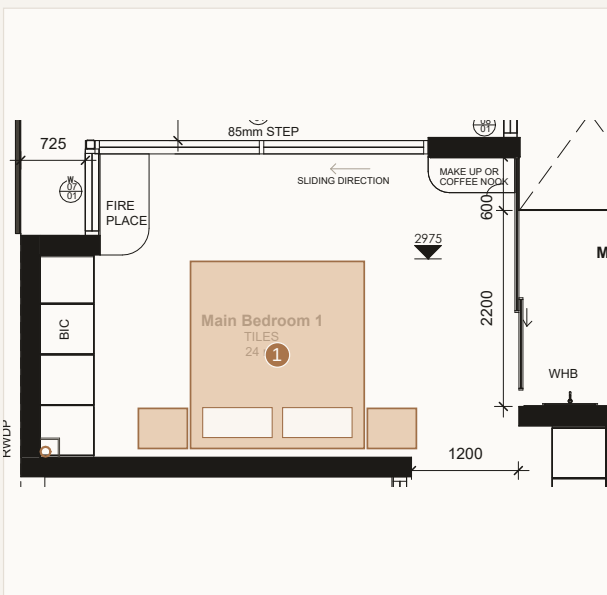
Queen frame 1600 x 2050

Architectural Drawing. Furniture footprints are indicative; dimensions in mm. Not to scale.

Main bedroom



KING FRAME	SIDE TABLES	LOOSE CHAIR
1950 x 2100	550 x 450	750 x 800



Headboard at the courtyard partition. The bed faces towards the main balcony, as in the furnished view.

Start with a king frame around 1950 x 2100 and two side tables around 550 x 450.

Consider a compact chair only after allowing for cupboard doors, the ensuite entry and balcony access. Keep the fixed makeup/coffee nook separate from loose furniture.

Dimensions are overall furniture footprints in mm. Furniture and finishes shown are illustrative.

Guest bedrooms



BEDROOM 2

17 m²

Queen frame: 1650 x 2050

Side tables: 400 x 400

Place the headboard on the left-hand outer wall. A 1000 x 500 desk is optional only after checking the bed, cupboards and doors together.



BEDROOM 3

13 m²

Queen frame: 1600 x 2050

Side tables: 400 x 400

Place the headboard on the right-hand outer wall. Use a compact frame and preserve cupboard, ensuite and balcony access.

Dedicated study option: a 1200 x 600 desk with a compact chair is a starting point when the bed is omitted. Keep the window, cupboard and door routes clear.

Courtyards and balconies



A COMPACT OUTDOOR SETTING

Courtyard patio: 10 m²

Start with a bistro table around 700 diameter and two slim chairs around 600 x 650.

Keep the seats along the length of the patio and preserve a clear route past the pool or courtyard edge.

Lightwell patio: 5 m²

Keep it largely clear for access and light. Do not treat it as a second dining area.

BALCONIES

Type A: smaller balconies need individual checking; keep glazing and access clear.

Type B main balcony: 13 m². Two compact chairs around 700 x 750 and a side table around 500 diameter are a starting point.

LARGER GARDEN / DECK AREAS

A 1600 x 800 outdoor dining table with 750 chair space all round needs about 3100 x 2300 in total.

Use this only in a garden or deck area that measures large enough. Courtyard choices and garden dimensions vary by home.

Furniture at a glance

Recommended starting footprints. Larger options and extra pieces need a fit check. All dimensions in mm.

Furniture	Type A	Type B
Main sofa	2600 x 950	2600 x 950
Second sofa	2000 x 950	2200 x 950
Coffee table	1000 x 600	1100 x 650
Occasional chair	750 x 800	800 x 800
Dining table / 6 seats	1800 x 850	1800 x 850
Island stools / optional	2 seats / 450 x 500	2 seats / 450 x 500
Main bed frame	Queen / 1650 x 2050	King / 1950 x 2100
Main side tables	450 x 400	550 x 450
Bedroom 2 frame	Queen / 1600 x 2050	Queen / 1650 x 2050
Bedroom 3 frame	Queen / 1600 x 2050	Queen / 1600 x 2050
Guest side tables	400 x 400	400 x 400
Dedicated study desk	1200 x 600	1200 x 600
Courtyard bistro table	700 diameter / 2 seats	700 diameter / 2 seats
Courtyard chairs	600 x 650	600 x 650

Bed figures are frame footprints, not mattress sizes. The desk replaces a guest-bedroom layout. Stools require a confirmed seating overhang. Dimensions do not imply furniture is included.

Measure before ordering

Use the guide to shortlist furniture, then check the actual space and the complete product.

1

Measure the whole item

Include headboard wings, sofa arms, handles, chaise projection, recliner movement and the packaged delivery size.

2

Mark it out on the floor

Use masking tape for the furniture footprint. Try the doors, drawers and cupboards and add the chairs in their occupied positions.

3

Walk the routes

Check the entrance, courtyard, balconies and ensuite doors. Keep a clear main route and allow furniture to be used comfortably.

4

Check the delivery route

Measure clear door openings, stairs and landings, including handrails and turns. Ask whether large pieces can be delivered in sections.



Heartland Property Developers



All of Architecture

Furniture and finishes shown are illustrative. Confirm your home layout and product dimensions before ordering.