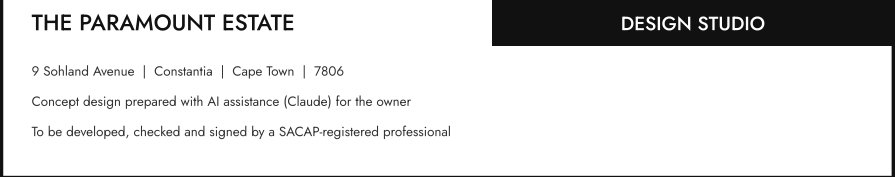


WATER, ESTATE BOREHOLE / WELLPOINT AND PUMP STATION AT THE SOUTH-EAST CORNER (EXISTING WATER POINT, YIELD B/C BY DRILLER) RETICULATED TO ONE 5 000 l TANK, PRESSURE PUMP AND POOL PUMP IN EACH HOME'S WALLED SERVICE YARD; REGISTER WITH THE CITY OF CAPE TOWN, SIGNAGE AT THE STREET BOUNDARY, NO CROSS-CONNECTION WITH THE MUNICIPAL SUPPLY.

ACCESS: 5.5 m LANE AND COURT, TURNING CHECKED FOR A 12.5 m TURNING-CIRCLE SUV (3 POINT TURN IN THE FORECOURTS, HAMMERSHEAD AT THE WEST END) - 1.5 m KERB FILLETS AT THE LANE / COURT CORNER, GARDENER'S GATE TO EVERY GARDEN FROM THE COURT / FORECOURT.

CONCEPT / DESIGN DEVELOPMENT ISSUE FOR OWNER REVIEW - NOT FOR CONSTRUCTION, NOT FOR COUNCIL SUBMISSION.

site area (erf)	4,194.3m ²
shared court, lane & gate (common)	456.5m ²
total coverage (3 units)	1,006.7m²
percentage coverage (of erf)	24.0%
FLOOR SPACE (3 units)	
ground floor space	677.8m ²
first floor space	602.9m ²
EXCLUSIVE USE AREAS	
HOUSE A Silverleaf	1,339.3m ²
HOUSE B Olive	1,318.2m ²
HOUSE C Willow	1,049.1m ²
max. height to top of roof	7.82 m (limit 8.0)
building lines (DMS, > 2 000 m ² unit)	6.0 m
TOTAL FLOOR SPACE:	1,280.6m²



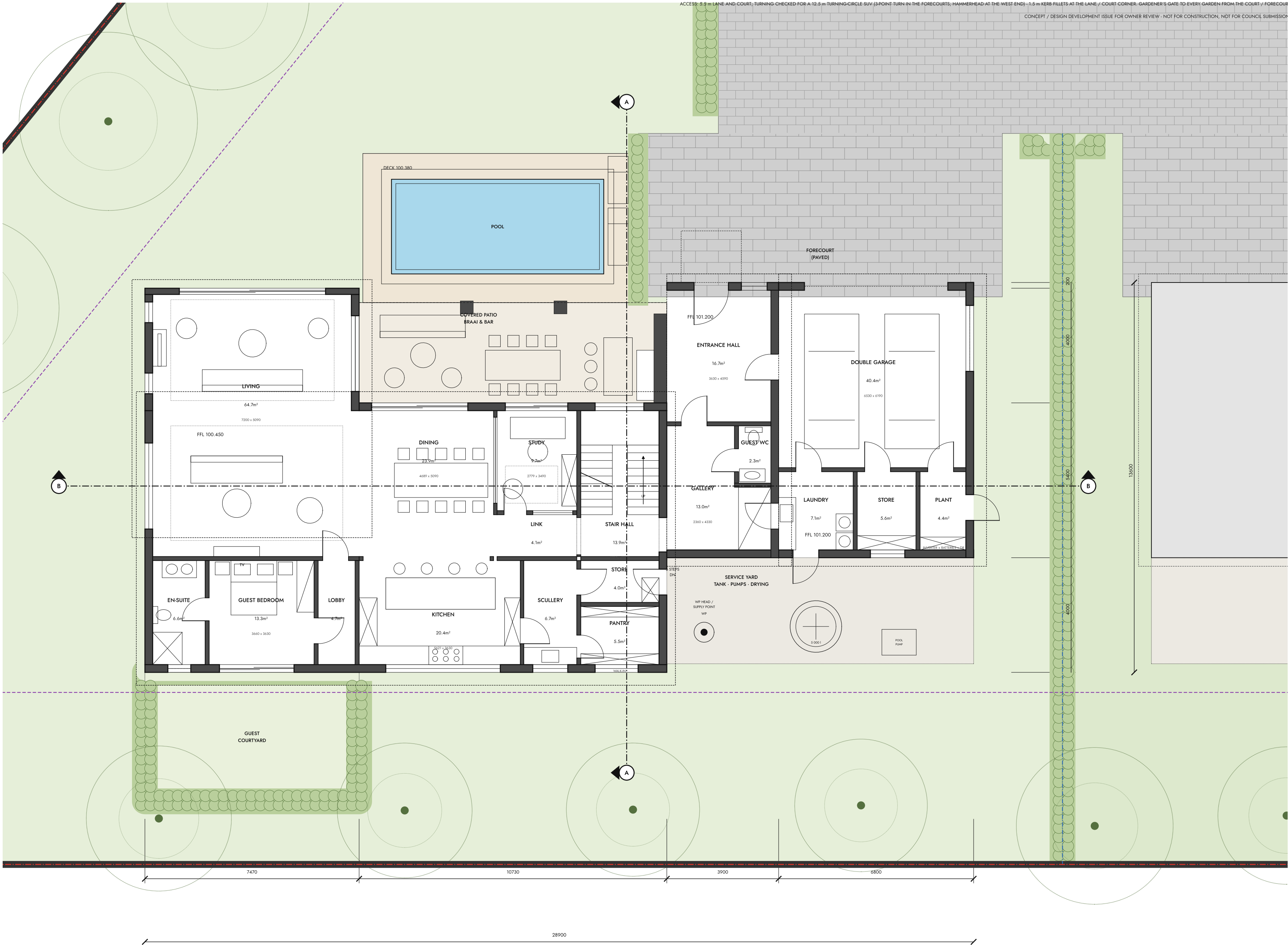
TITLE
DESIGN DEVELOPMENT : SITE DEVELOPMENT PLAN

DATE	SCALE	DRAWN
OCT 2026	1:250 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	SDP-01

dated 14-10-2025

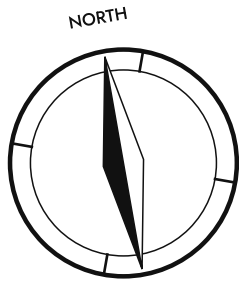
ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS, SANS 10400 AND THE CITY OF CAPE TOWN DEVELOPMENT MANAGEMENT SCHEME.
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BOUNDARIES FROM AERIAL / OSM FIT (±2 m) - TO BE CONFIRMED BY A LAND SURVEYOR AND THE SG DIAGRAM BEFORE DESIGN DEVELOPMENT.
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CONCEPT / DESIGN DEVELOPMENT ISSUE FOR OWNER REVIEW - NOT FOR CONSTRUCTION, NOT FOR COUNCIL SUBMISSION.

WATER: ESTATE BOREHOLE / WELLPOINT AND PUMP STATION AT THE SOUTHEAST CORNER (EXISTING WATER POINT, YIELD TBC BY DRILLER) RETICULATED TO ONE 5 000 l TANK. PRESSURE PUMP AND POOL PUMP IN EACH HOME'S WATER SERVICE YARD, REGISTER WITH THE CITY OF CAPE TOWN, SIGNAGE AT THE STREET BOUNDARY. NO CROSS-CONNECTION WITH THE MUNICIPAL SUPPLY.



AREAS & COVERAGE

site area (erf)	4,194.3m ²
exclusive use area (Olive)	1,318.2m ²
total coverage	341.2m ²
percentage coverage (of EUA)	25.9%
FLOOR SPACE	
ground floor space	238.4m ²
first floor space	201.0m ²
EXTERNAL / UNCOVERED / PARKING AREAS (not included in total floor area)	
garage, store & plant	65.3m ²
covered patios	78.9m ²
uncovered patios (pool deck)	24.5m ²
service yard & guest courtyard	73.2m ²
pool	24.4m ²
TOTAL FLOOR SPACE:	439.4m ²



THE PARAMOUNT ESTATE

DESIGN STUDIO

9 Sohlard Avenue | Constantia | Cape Town | 7806

Concept design prepared with AI assistance (Claude) for the owner

To be developed, checked and signed by a SACAP-registered professional

PROJECT

PROPOSED NEW DWELLINGS on

ERF (TBC)

Portion of the Paramount Estate (3 units)

9 SOHLARD AVENUE,

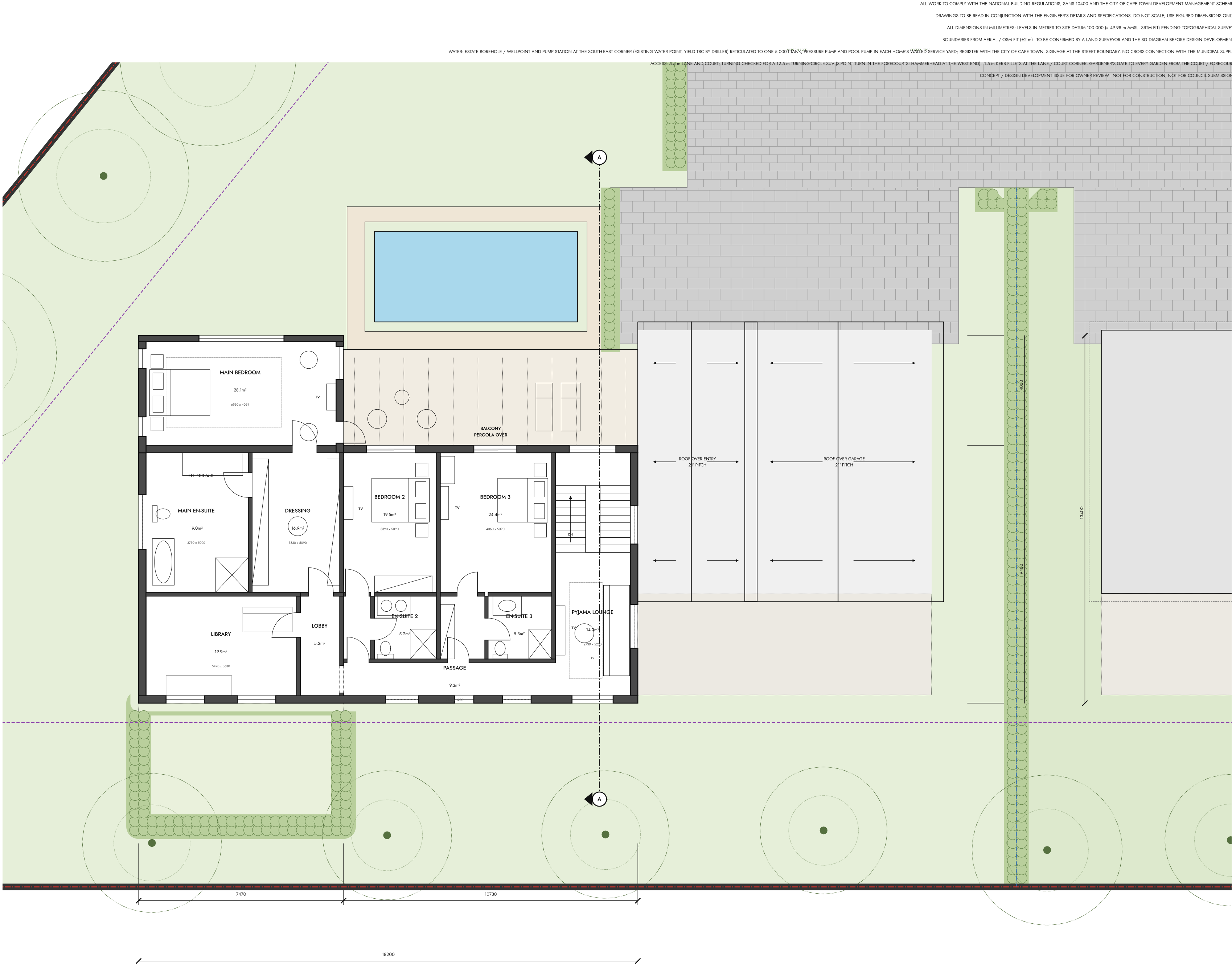
CONSTANTIA

HOUSE B - "Olive"

TITLE

DESIGN DEVELOPMENT :

GROUND STOREY PLAN



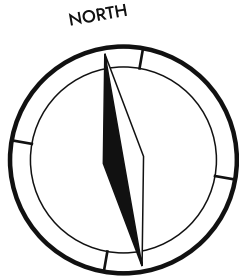
FIRST STOREY PLAN • HOUSE B OLIVE

1:100 @ A2

SPAANSCH MAT RIVER ROAD

AREAS & COVERAGE

site area (erf)	4,194.3m ²
exclusive use area (Olive)	1,318.2m ²
total coverage	341.2m ²
percentage coverage (of EUA)	25.9%
FLOOR SPACE	
ground floor space	238.4m ²
first floor space	201.0m ²
EXTERNAL / UNCOVERED / PARKING AREAS (not included in total floor area)	
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covered patios	78.9m ²
uncovered patios (pool deck)	24.5m ²
service yard & guest courtyard	73.2m ²
pool	24.4m ²
TOTAL FLOOR SPACE:	439.4m ²



THE PARAMOUNT ESTATE

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PROJECT

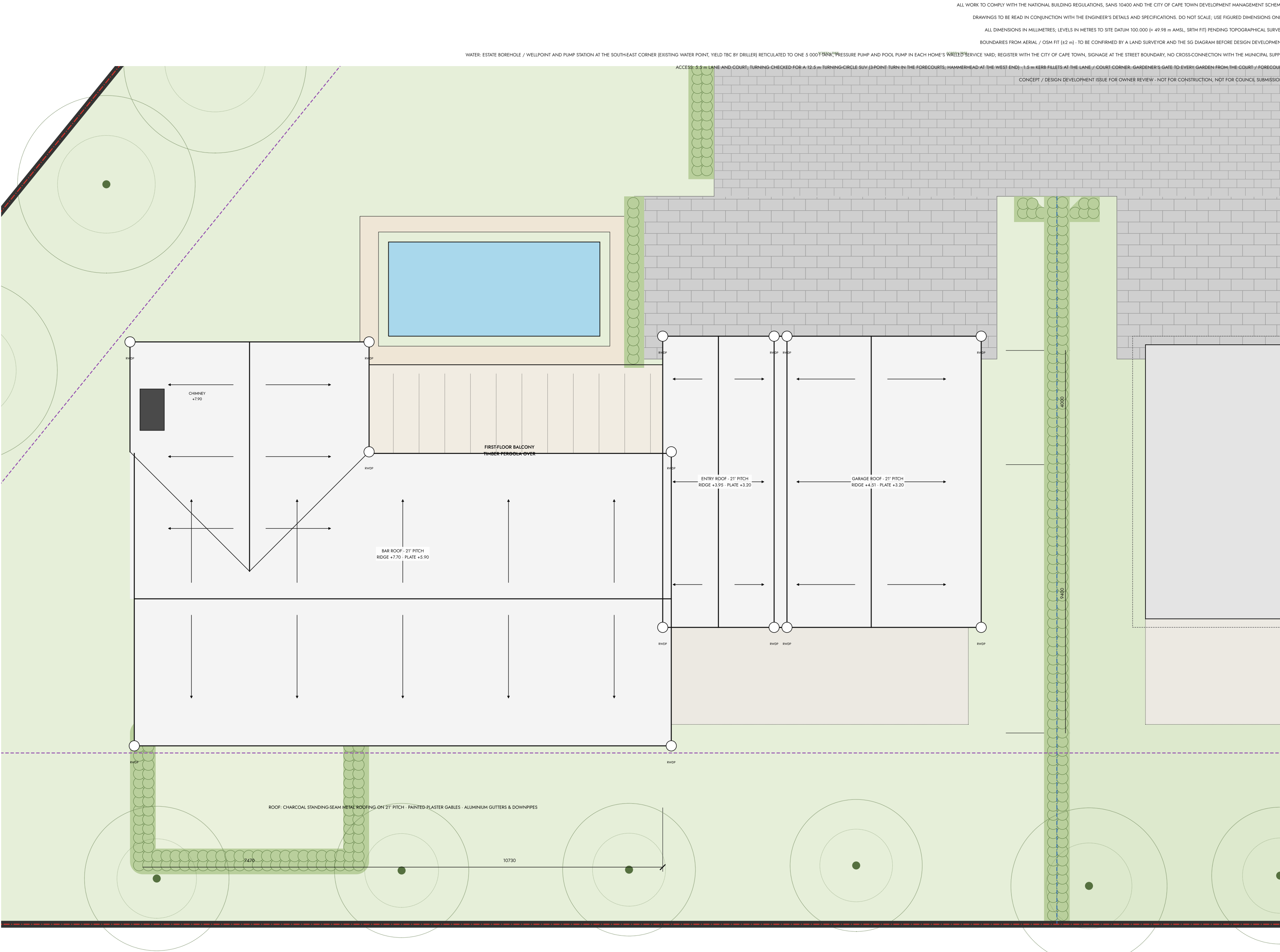
PROPOSED NEW DWELLINGS on
ERF (TBC)
Portion of the Paramount Estate (3 units)
9 SOHLAND AVENUE,
CONSTANTIA
HOUSE B - "Olive"

TITLE

DESIGN DEVELOPMENT :
FIRST STOREY PLAN

DATE	SCALE	DRAWN
OCT 2026	1:100 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	8-02

dated 14/10/2025



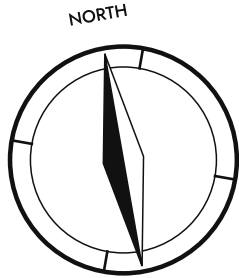
ROOF PLAN · HOUSE B OLIVE

1:100 @ A2

SPAANSCH E M A T R I V E R R O A D

AREAS & COVERAGE

site area (erf)	4,194.3m ²
exclusive use area (Olive)	1,318.2m ²
total coverage	341.2m ²
percentage coverage (of EUA)	25.9%
FLOOR SPACE	
ground floor space	238.4m ²
first floor space	201.0m ²
EXTERNAL / UNCOVERED / PARKING AREAS	
(not included in total floor area)	
garage, store & plant	65.3m ²
covered patios	78.9m ²
uncovered patios (pool deck)	24.5m ²
service yard & guest courtyard	73.2m ²
pool	24.4m ²
TOTAL FLOOR SPACE:	439.4m ²



THE PARAMOUNT ESTATE

DESIGN STUDIO

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PROJECT

PROPOSED NEW DWELLINGS on
ERF (TBC)

Portion of the Paramount Estate (3 units)
9 SOHLÄND AVENUE,
CONSTANTIA
HOUSE B - "Olive"

TITLE

DESIGN DEVELOPMENT :
ROOF PLAN

DATE	SCALE	DRAWN
OCT 2026	1:100 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	B-03

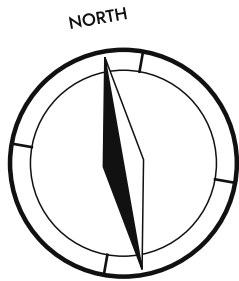
dated 14/10/2025

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CONCEPT / DESIGN DEVELOPMENT ISSUE FOR OWNER REVIEW - NOT FOR CONSTRUCTION, NOT FOR COUNCIL SUBMISSION.

AREAS & COVERAGE

site area (erf)	4,194.3m ²
exclusive use area (Olive)	1,318.2m ²
total coverage	341.2m ²
HEIGHTS (above platform)	
ground floor FFL	+0.15 m
first floor FFL	+3.25 m
wall plate	+5.90 m
ridge (bar)	+7.82 m
wing ridge	+7.45 m
arrival blocks ridge	+4.63 m

MATERIALS
roof: charcoal standing-seam metal, 21° pitch
walls: painted plaster, stone plinth
windows: powder-coated aluminium
pergola / screens: hardwood



THE PARAMOUNT ESTATE

DESIGN STUDIO

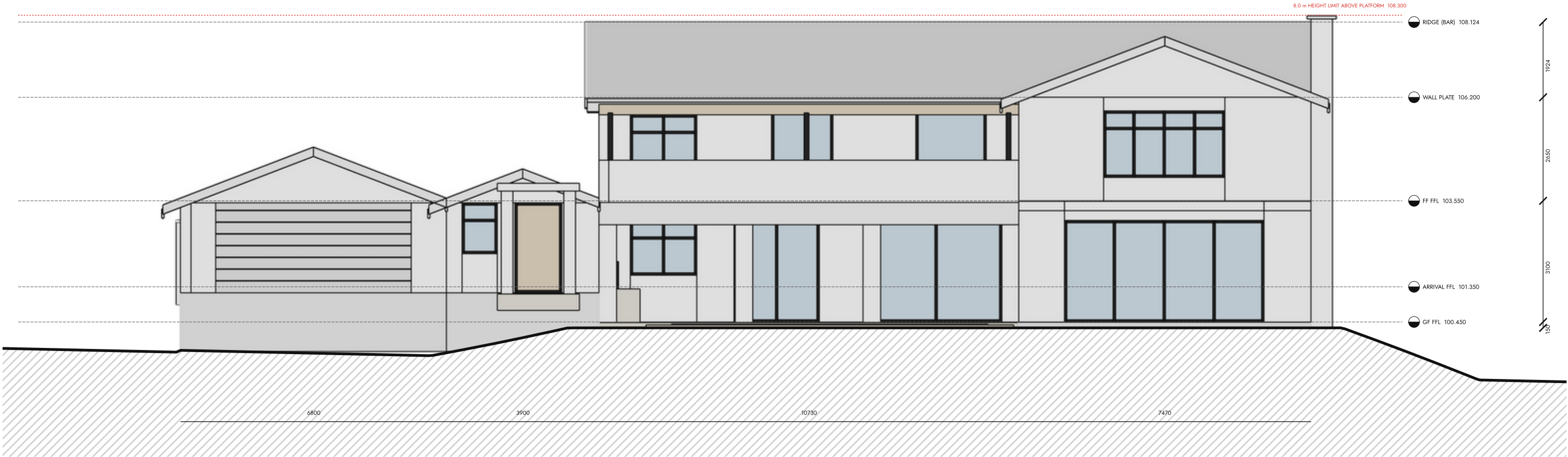
9 Sohland Avenue | Constantia | Cape Town | 7806
Concept design prepared with AI assistance (Claude) for the owner
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PROJECT

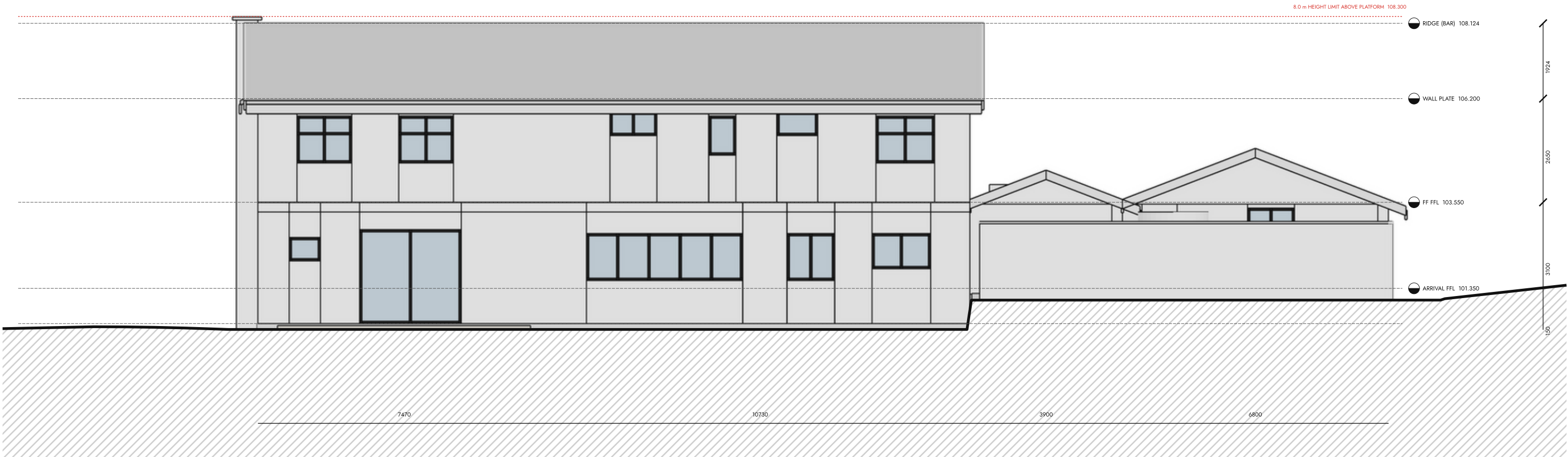
PROPOSED NEW DWELLINGS on
ERF (TBC)
Portion of the Paramount Estate (3 units)
9 SOHLAND AVENUE,
CONSTANTIA
HOUSE B - "Olive"

TITLE

DESIGN DEVELOPMENT :
NORTH ELEVATION &
SOUTH ELEVATION



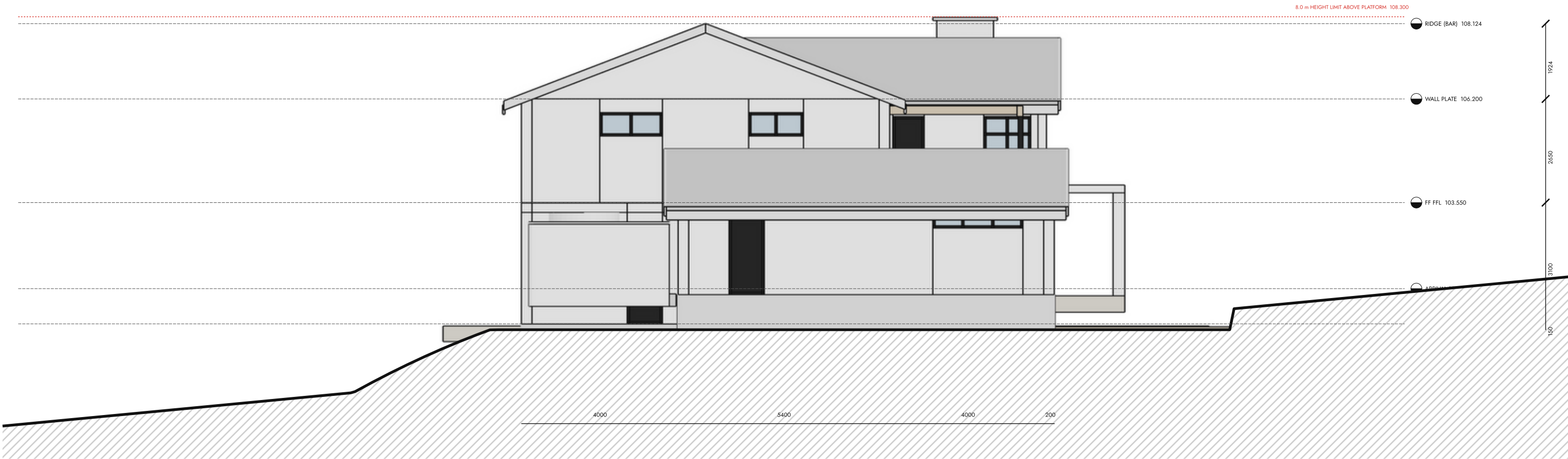
1 NORTH ELEVATION · garden / pool side
SCALE 1:100



2 SOUTH ELEVATION · Spaanschemat River Road side
SCALE 1:100

DATE	SCALE	DRAWN
OCT 2026	1:100 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	8-04

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CONCEPT / DESIGN DEVELOPMENT ISSUE FOR OWNER REVIEW - NOT FOR CONSTRUCTION, NOT FOR COUNCIL SUBMISSION.



1 EAST ELEVATION · arrival / shared court side
SCALE 1:100



2 WEST ELEVATION · living wing / guest courtyard
SCALE 1:100

AREAS & COVERAGE

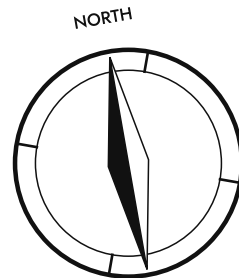
site area (erf)	4,194.3m ²
exclusive use area (Olive)	1,318.2m ²
total coverage	341.2m ²

HEIGHTS (above platform)

ground floor FFL	+0.15 m
first floor FFL	+3.25 m
wall plate	+5.90 m
ridge (bar)	+7.82 m
wing ridge	+7.45 m
arrival blocks ridge	+4.63 m

MATERIALS

roof: charcoal standing-seam metal, 21° pitch
walls: painted plaster, stone plinth
windows: powder-coated aluminium
pergola / screens: hardwood



THE PARAMOUNT ESTATE

DESIGN STUDIO

9 Sohlard Avenue | Constantia | Cape Town | 7806
Concept design prepared with AI assistance (Claude) for the owner
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PROJECT

PROPOSED NEW DWELLINGS on ERF (TBC)

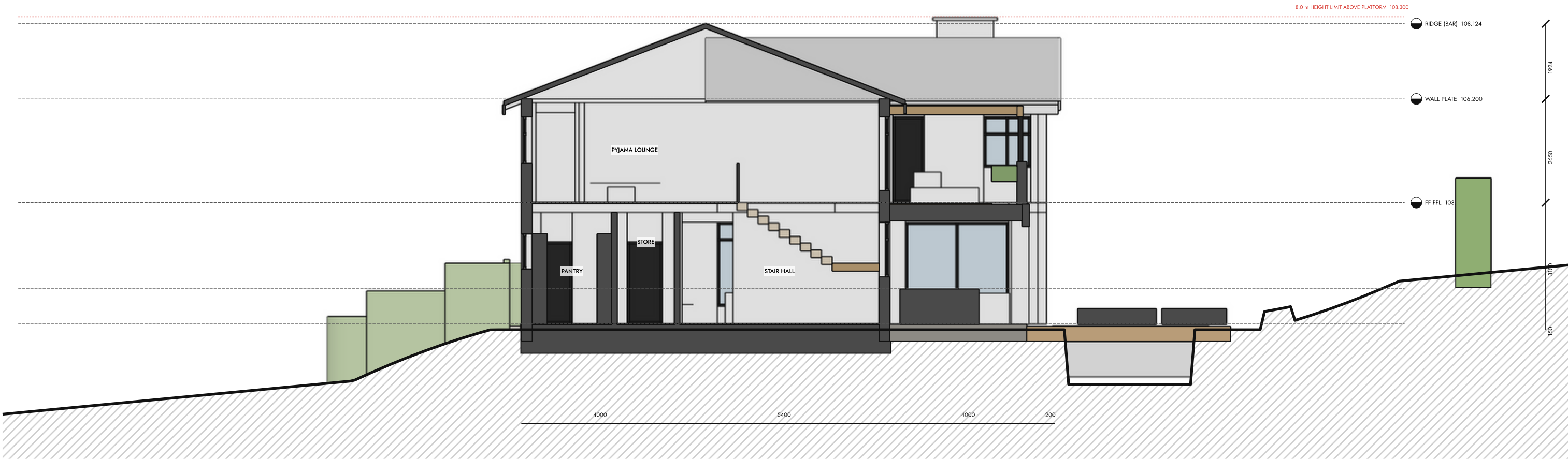
Portion of the Paramount Estate (3 units)
9 SOHLARD AVENUE,
CONSTANTIA
HOUSE B - "Olive"

TITLE

DESIGN DEVELOPMENT : EAST ELEVATION & WEST ELEVATION

DATE	SCALE	DRAWN
OCT 2026	1:100 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	B-05

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CONCEPT / DESIGN DEVELOPMENT ISSUE FOR OWNER REVIEW - NOT FOR CONSTRUCTION, NOT FOR COUNCIL SUBMISSION.



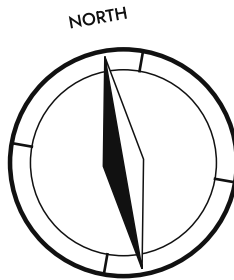
1 SECTION A-A · through the stair hall, covered patio and pool, looking west
SCALE 1:100



2 SECTION B-B · through the living wing, dining and gallery, looking north
SCALE 1:100

AREAS & COVERAGE

site area (erf)	4,194.3m ²
exclusive use area (Olive)	1,318.2m ²
HEIGHTS (above platform)	
ground floor FFL	+0.15 m
first floor FFL	+3.25 m
wall plate	+5.90 m
ridge (bar)	+7.82 m
GF ceiling (flat)	+3.00 m
FF ceiling (raked to plate)	+5.90 m at plate
STRUCTURE (indicative)	
250 mm concrete first-floor slab	
230 mm external brick walls, plastered	
timber roof trusses, standing-seam metal sheeting	



THE PARAMOUNT ESTATE

DESIGN STUDIO

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PROJECT

PROPOSED NEW DWELLINGS on

ERF (TBC)

Portion of the Paramount Estate (3 units)
9 SOHLARD AVENUE,
CONSTANTIA
HOUSE B - "Olive"

TITLE

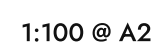
DESIGN DEVELOPMENT : SECTIONS A-A & B-B

DATE	SCALE	DRAWN
OCT 2026	1:100 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	B-06

WATER, ESTATE BOREHOLE / WELLPPOINT AND PUMP STATION AT THE SOUTHEAST CORNER (EXISTING WATER POINT, YIELD BIC BY DRILLER) RETICULATED TO ONE 5 000 l/TANK, PRESSURE PUMP AND POOL PUMP IN EACH HOME'S WALLED SERVICE YARD; REGISTER WITH THE CITY OF CAPE TOWN, SIGHAGE AT THE STREET BOUNDARY, NO CROSS-CONNECTION WITH THE MUNICIPAL SUPPLY.

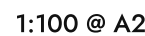
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CONCEPT / DESIGN DEVELOPMENT ISSUE FOR OWNER REVIEW: NOT FOR CONSTRUCTION, NOT FOR COUNCIL SUBMISSION.



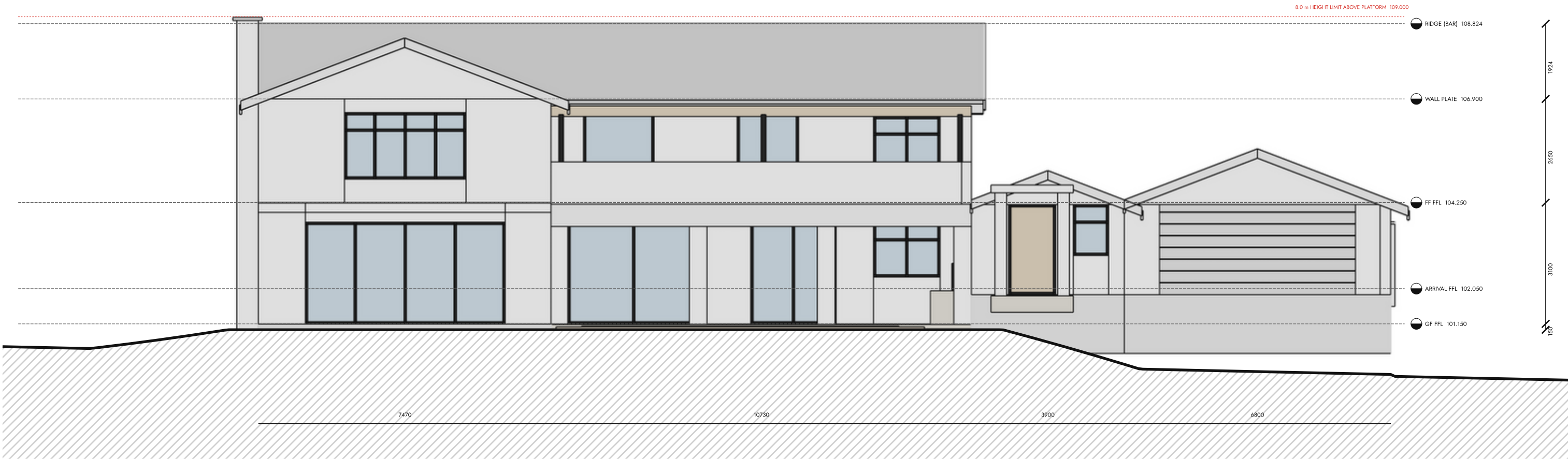
dated 14-10-2026

CONCEPT / DESIGN DEVELOPMENT ISSUE FOR OWNER REVIEW - NOT FOR CONSTRUCTION, NOT FOR COUNCIL SUBMISSION.



Wed 14-10-2026

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1 NORTH ELEVATION · garden / pool side
SCALE 1:100



2 SOUTH ELEVATION · Spaanschemat River Road side
SCALE 1:100

AREAS & COVERAGE

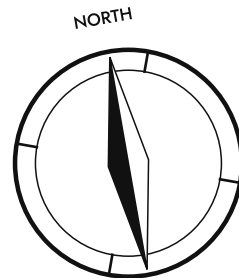
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exclusive use area (Willow)	1,049.1m ²
total coverage	341.2m ²

HEIGHTS (above platform)

ground floor FFL	+0.15 m
first floor FFL	+3.25 m
wall plate	+5.90 m
ridge (bar)	+7.82 m
wing ridge	+7.45 m
arrival blocks ridge	+4.63 m

MATERIALS

roof: charcoal standing-seam metal, 21° pitch
walls: painted plaster, stone plinth
windows: powder-coated aluminium
pergola / screens: hardwood



THE PARAMOUNT ESTATE

DESIGN STUDIO

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PROJECT

PROPOSED NEW DWELLINGS on ERF (TBC)

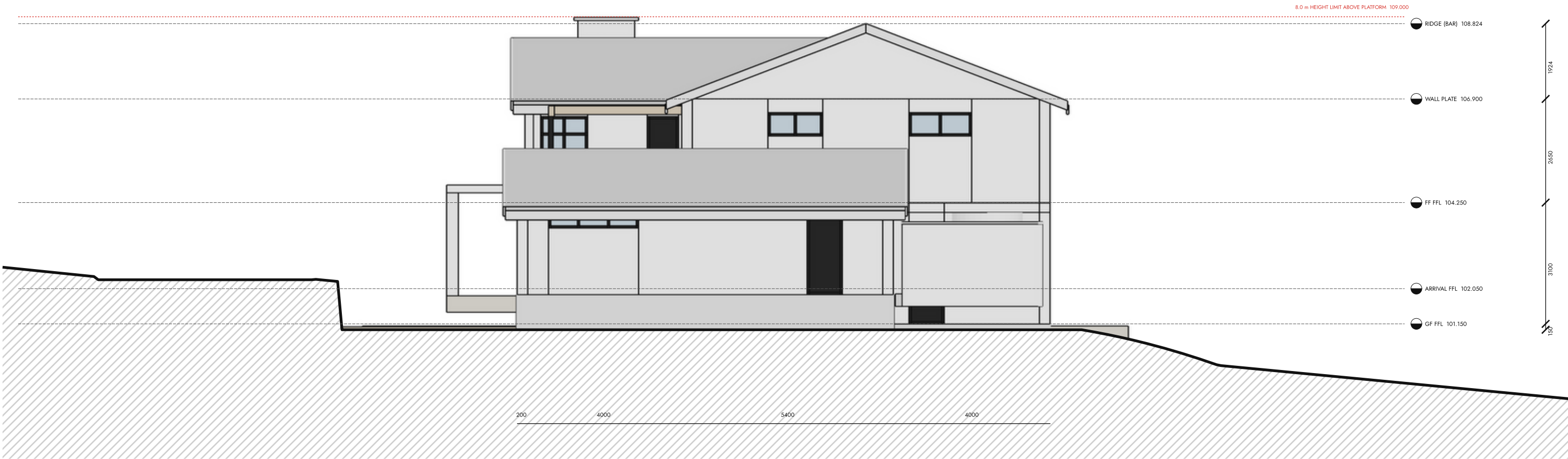
Portion of the Paramount Estate (3 units)
9 SOHLARD AVENUE,
CONSTANTIA
HOUSE C · "Willow"

TITLE

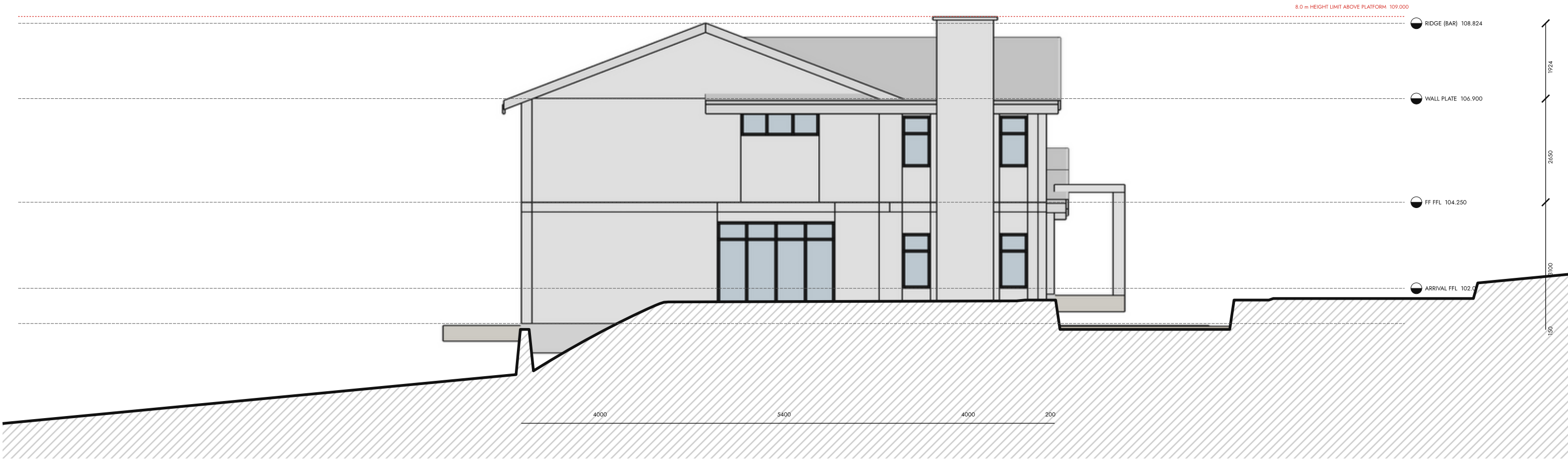
DESIGN DEVELOPMENT : NORTH ELEVATION & SOUTH ELEVATION

DATE	SCALE	DRAWN
OCT 2026	1:100 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	C-04

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CONCEPT / DESIGN DEVELOPMENT ISSUE FOR OWNER REVIEW - NOT FOR CONSTRUCTION, NOT FOR COUNCIL SUBMISSION.



1 WEST ELEVATION · arrival / shared court side
SCALE 1:100



2 EAST ELEVATION · living wing / lane side
SCALE 1:100

AREAS & COVERAGE

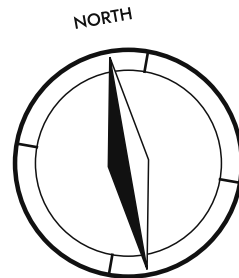
site area (erf)	4,194.3m ²
exclusive use area (Willow)	1,049.1m ²
total coverage	341.2m ²

HEIGHTS (above platform)

ground floor FFL	+0.15 m
first floor FFL	+3.25 m
wall plate	+5.90 m
ridge (bar)	+7.82 m
wing ridge	+7.45 m
arrival blocks ridge	+4.63 m

MATERIALS

roof: charcoal standing-seam metal, 21° pitch
walls: painted plaster, stone plinth
windows: powder-coated aluminium
pergola / screens: hardwood



THE PARAMOUNT ESTATE

DESIGN STUDIO

9 Sohlard Avenue | Constantia | Cape Town | 7806
Concept design prepared with AI assistance (Claude) for the owner
To be developed, checked and signed by a SACAP-registered professional

PROJECT

PROPOSED NEW DWELLINGS on ERF (TBC)

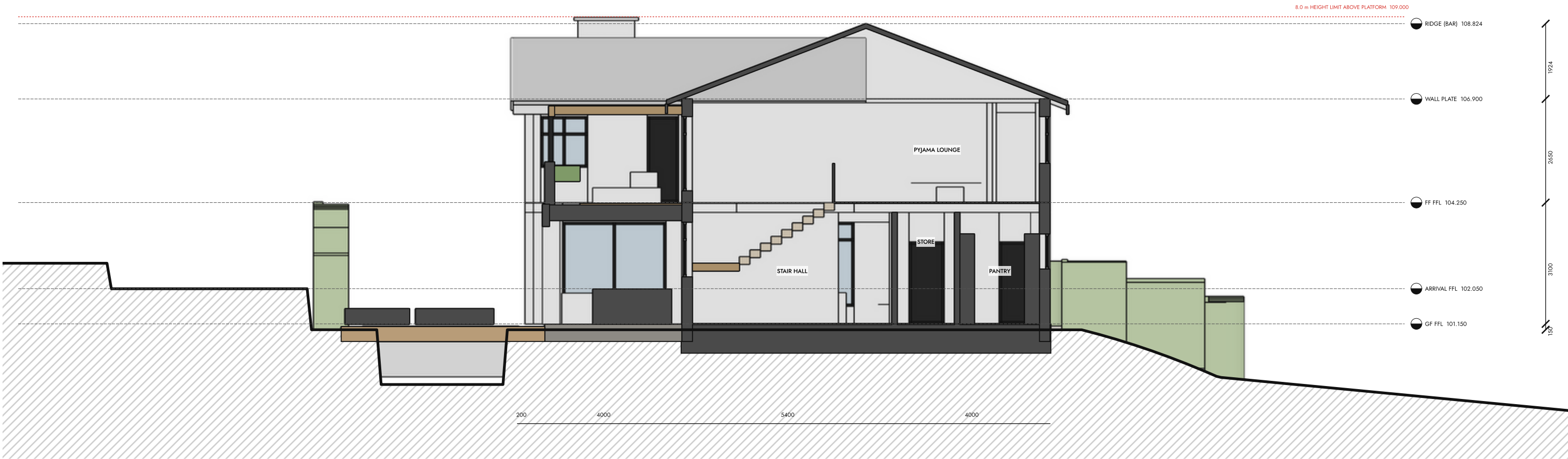
Portion of the Paramount Estate (3 units)
9 SOHLARD AVENUE,
CONSTANTIA
HOUSE C · "Willow"

TITLE

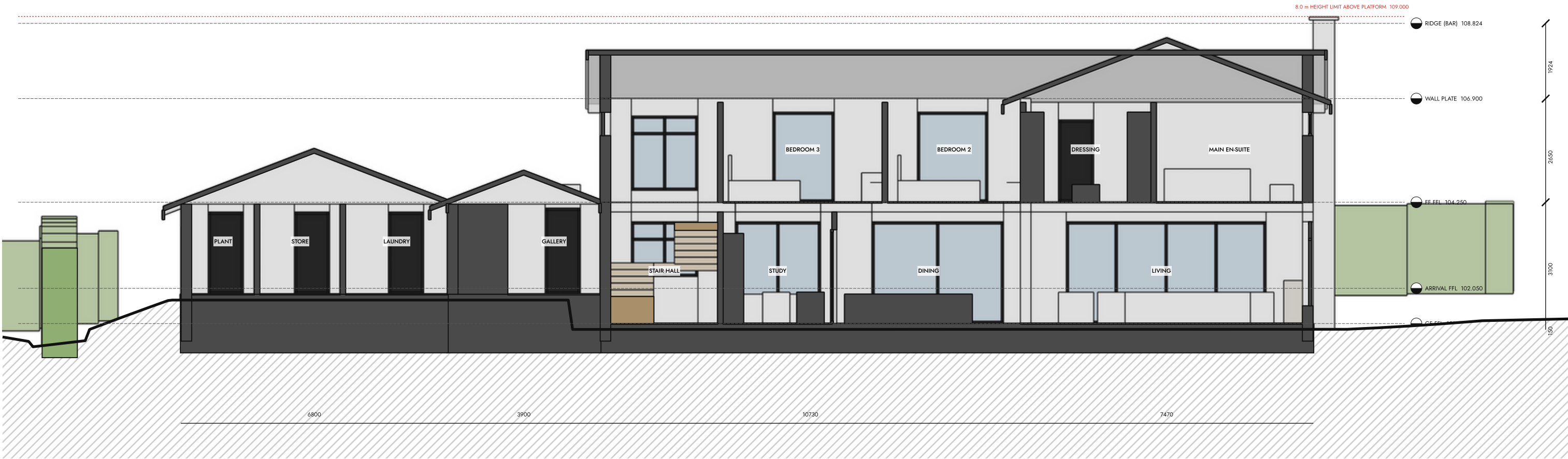
DESIGN DEVELOPMENT : WEST ELEVATION & EAST ELEVATION

DATE	SCALE	DRAWN
OCT 2026	1:100 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	C-05

ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS, SANS 10400 AND THE CITY OF CAPE TOWN DEVELOPMENT MANAGEMENT SCHEME.
DRAWINGS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S DETAILS AND SPECIFICATIONS. DO NOT SCALE; USE FIGURED DIMENSIONS ONLY.
ALL DIMENSIONS IN MILLIMETRES; LEVELS IN METRES TO SITE DATUM 100.000 (± 49.98 m AMSL, SRM FIT) PENDING TOPOGRAPHICAL SURVEY.
BOUNDARIES FROM AERIAL / OSM FIT (±2 m) - TO BE CONFIRMED BY A LAND SURVEYOR AND THE SG DIAGRAM BEFORE DESIGN DEVELOPMENT.
WATER: ESTATE BOREHOLE / WELLPOINT AND PUMP STATION AT THE SOUTHEAST CORNER (EXISTING WATER POINT, YIELD TBC BY DRILLER) RETICULATED TO ONE 5 000 l TANK, PRESSURE PUMP AND POOL PUMP IN EACH HOME'S WALLED SERVICE YARD; REGISTER WITH THE CITY OF CAPE TOWN, SIGNAGE AT THE STREET BOUNDARY. NO CROSS-CONNECTION WITH THE MUNICIPAL SUPPLY.
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CONCEPT / DESIGN DEVELOPMENT ISSUE FOR OWNER REVIEW - NOT FOR CONSTRUCTION, NOT FOR COUNCIL SUBMISSION.



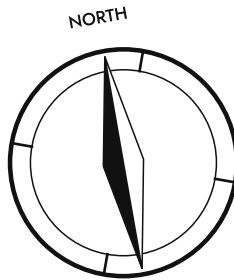
1 SECTION A-A · through the stair hall, covered patio and pool, looking west
SCALE 1:100



2 SECTION B-B · through the living wing, dining and gallery, looking north
SCALE 1:100

AREAS & COVERAGE

site area (erf)	4,194.3m ²
exclusive use area (Willow)	1,049.1m ²
HEIGHTS (above platform)	
ground floor FFL	+0.15 m
first floor FFL	+3.25 m
wall plate	+5.90 m
ridge (bar)	+7.82 m
GF ceiling (flat)	+3.00 m
FF ceiling (raked to plate)	+5.90 m at plate
STRUCTURE (indicative)	
250 mm concrete first-floor slab	
230 mm external brick walls, plastered	
timber roof trusses, standing-seam metal sheeting	



THE PARAMOUNT ESTATE

DESIGN STUDIO

9 Sohland Avenue | Constantia | Cape Town | 7806
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To be developed, checked and signed by a SACAP-registered professional

PROJECT

PROPOSED NEW DWELLINGS on ERF (TBC)

Portion of the Paramount Estate (3 units)
9 SOHLAND AVENUE,
CONSTANTIA
HOUSE C - "Willow"

TITLE

DESIGN DEVELOPMENT : SECTIONS A-A & B-B

DATE	SCALE	DRAWN
OCT 2026	1:100 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	C-06

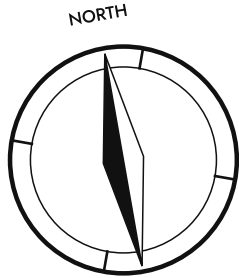


GROUND STOREY PLAN · HOUSE A SILVERLEAF

1:100 @ A2

AREAS & COVERAGE

site area (erf)	4,194.3m ²
exclusive use area (Silverleaf)	1,339.3m ²
total coverage	324.2m ²
percentage coverage (of EUA)	24.2%
FLOOR SPACE	
ground floor space	201.0m ²
first floor space	201.0m ²
EXTERNAL / UNCOVERED / PARKING AREAS (not included in total floor area)	
garage, store & plant	67.3m ²
covered patios	97.8m ²
uncovered patios (pool deck)	24.5m ²
service yard & guest courtyard	40.1m ²
pool	24.4m ²
TOTAL FLOOR SPACE:	401.9m ²



THE PARAMOUNT ESTATE

DESIGN STUDIO

9 Sohlard Avenue | Constantia | Cape Town | 7806
Concept design prepared with AI assistance (Claude) for the owner
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PROJECT

PROPOSED NEW DWELLINGS on
ERF (TBC)

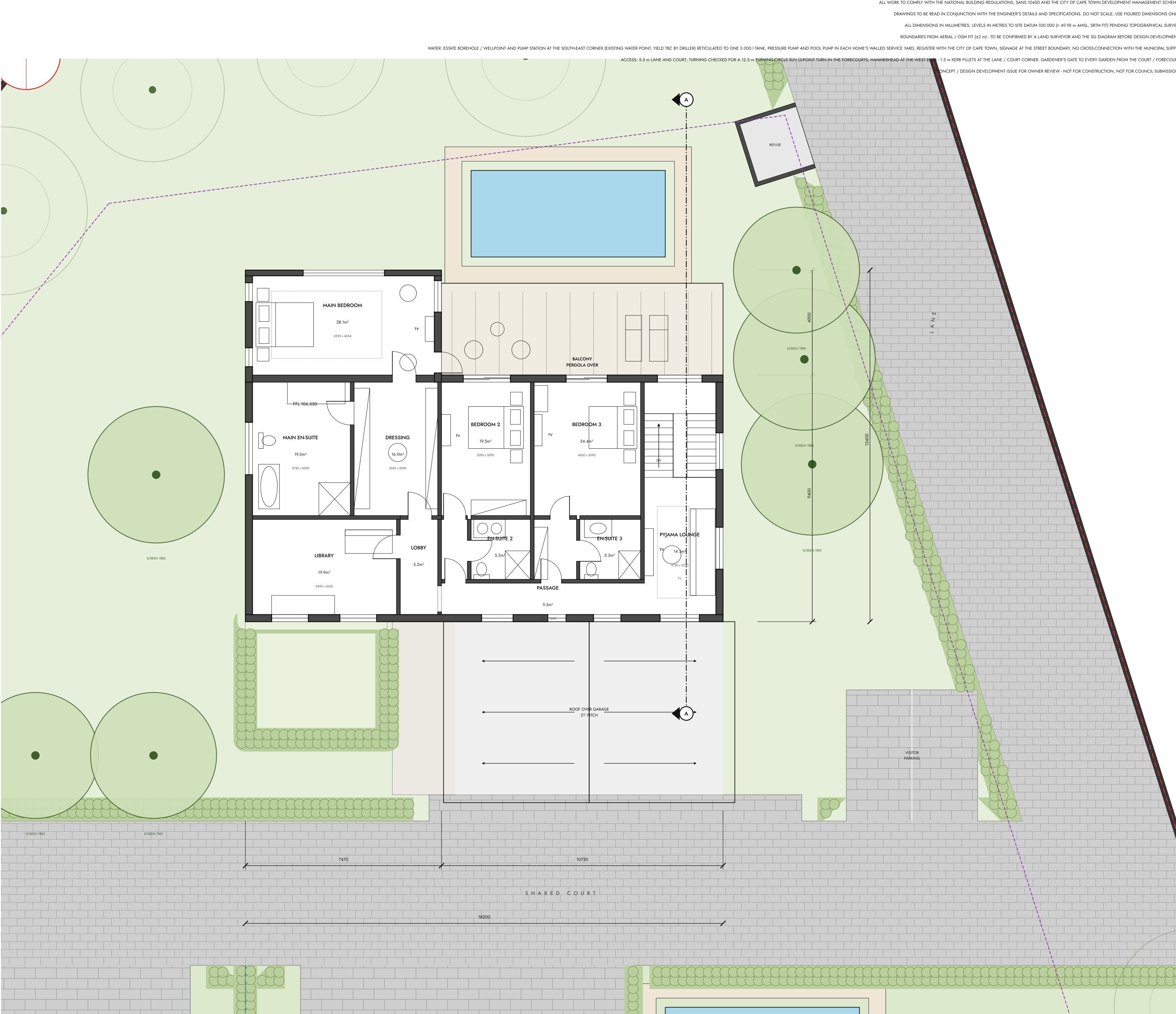
Portion of the Paramount Estate (3 units)
9 SOHLAND AVENUE,
CONSTANTIA
HOUSE A - "Silverleaf"

TITLE

DESIGN DEVELOPMENT :
GROUND STOREY PLAN

DATE	SCALE	DRAWN
OCT 2026	1:100 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	A-01

dated 14/10/2026

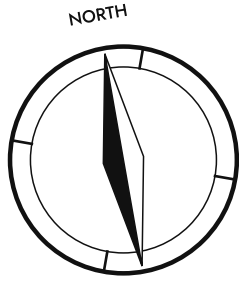


FIRST STOREY PLAN · HOUSE A SILVERLEAF

1:100 @ A2

AREAS & COVERAGE

site area (erf)	4,194.3m ²
exclusive use area (Silverleaf)	1,339.3m ²
total coverage	324.2m ²
percentage coverage (of EUA)	24.2%
FLOOR SPACE	
ground floor space	201.0m ²
first floor space	201.0m ²
EXTERNAL / UNCOVERED / PARKING AREAS (not included in total floor area)	
garage, store & plant	67.3m ²
covered patios	97.8m ²
uncovered patios (pool deck)	24.5m ²
service yard & guest courtyard	40.1m ²
pool	24.4m ²
TOTAL FLOOR SPACE:	401.9m ²



THE PARAMOUNT ESTATE

DESIGN STUDIO

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PROJECT

PROPOSED NEW DWELLINGS on
ERF (TBC)
Portion of the Paramount Estate (3 units)
9 SOHLAND AVENUE,
CONSTANTIA
HOUSE A - "Silverleaf"

TITLE

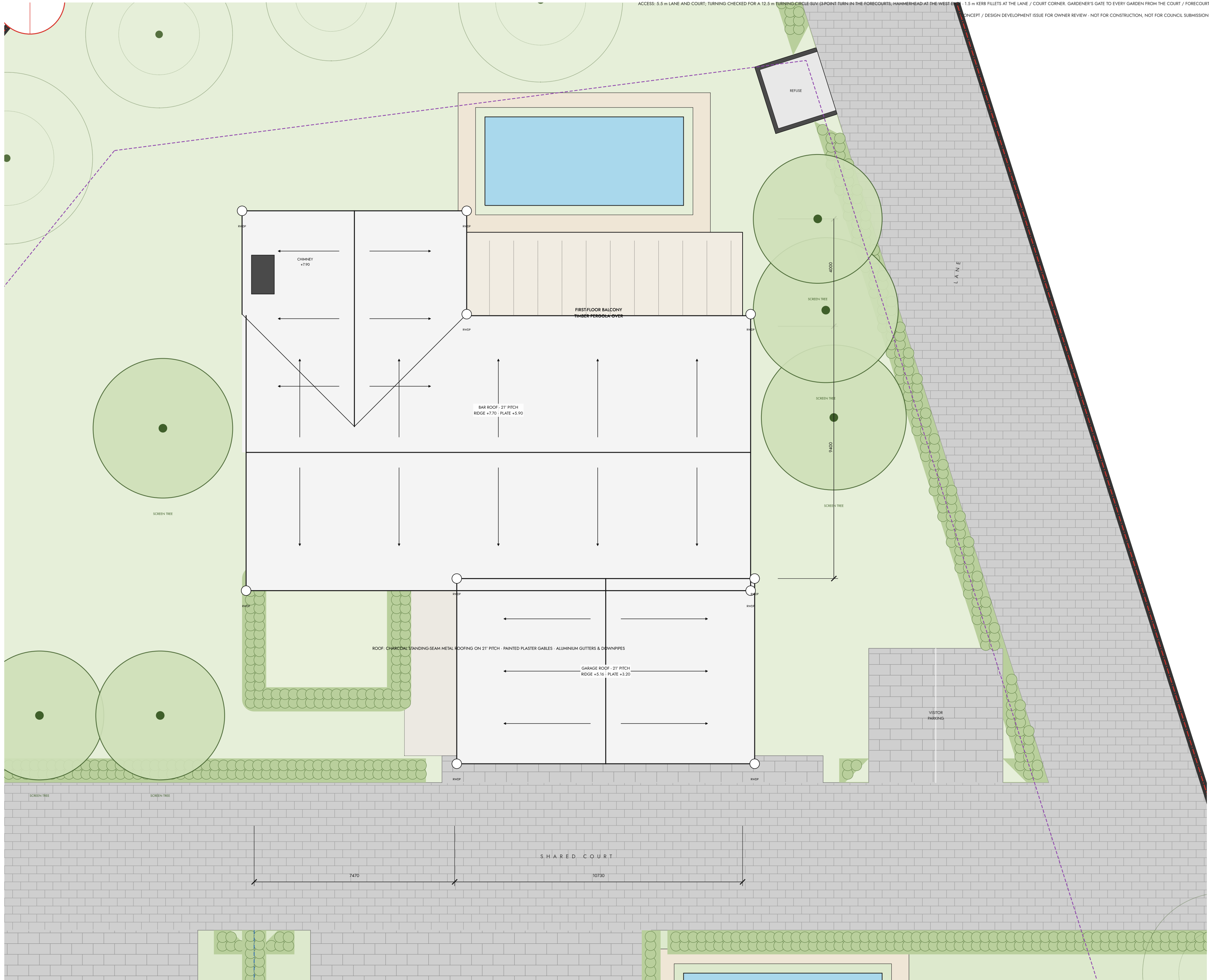
DESIGN DEVELOPMENT :
FIRST STOREY PLAN

DATE	SCALE	DRAWN
OCT 2026	1:100 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	A-02

dated 14/10/2025

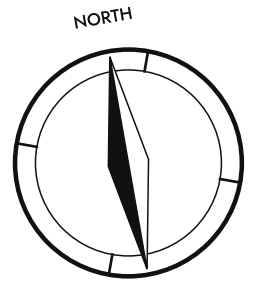
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ACCESS: 5.5 m LANE AND COURT; TURNING CHECKED FOR A 12.5 m TURNING CIRCLE SUV (3-POINT TURN IN THE FORECOURTS, HAMMERHEAD AT THE WEST END)



AREAS & COVERAGE

site area (erf)	4,194.3m ²
exclusive use area (Silverleaf)	1,339.3m ²
total coverage	324.2m²
percentage coverage (of EUA)	24.2%
FLOOR SPACE	
ground floor space	201.0m ²
first floor space	201.0m ²
EXTERNAL / UNCOVERED / PARKING AREAS	
(not included in total floor area)	
garage, store & plant	67.3m ²
covered patios	97.8m ²
uncovered patios (pool deck)	24.5m ²
service yard & guest courtyard	40.1m ²
pool	24.4m ²
TOTAL FLOOR SPACE:	401.9m²



THE PARAMOUNT ESTATE

9 Sohland Avenue | Constantia | Cape Town | 7806

Concept design prepared with AI assistance (Claude) for the owner

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DESIGN STUDIO

PROJECT

PROPOSED NEW DWELLINGS on

ERF (TBC)

Portion of the Paramount Estate (3 units)

9 SOHLAND AVENUE,

CONSTANTIA

HOUSE A - "Silverleaf"

TITLE

DESIGN DEVELOPMENT :

ROOF PLAN

DATE	SCALE	DRAWN
OCT 2026	1:100 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	A-03

dated 14/10/2026

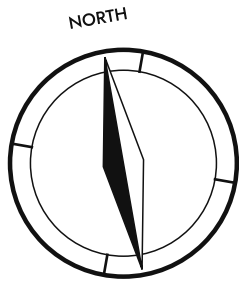
ated 14-10-2026

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AREAS & COVERAGE

site area (erf)	4,194.3m ²
exclusive use area (Silverleaf)	1,339.3m ²
total coverage	324.2m ²
HEIGHTS (above platform)	
ground floor FFL	+0.15 m
first floor FFL	+3.25 m
wall plate	+5.90 m
ridge (bar)	+7.82 m
wing ridge	+7.45 m
arrival blocks ridge	+4.63 m

MATERIALS
roof: charcoal standing-seam metal, 21° pitch
walls: painted plaster, stone plinth
windows: powder-coated aluminium
pergola / screens: hardwood



THE PARAMOUNT ESTATE

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PROJECT

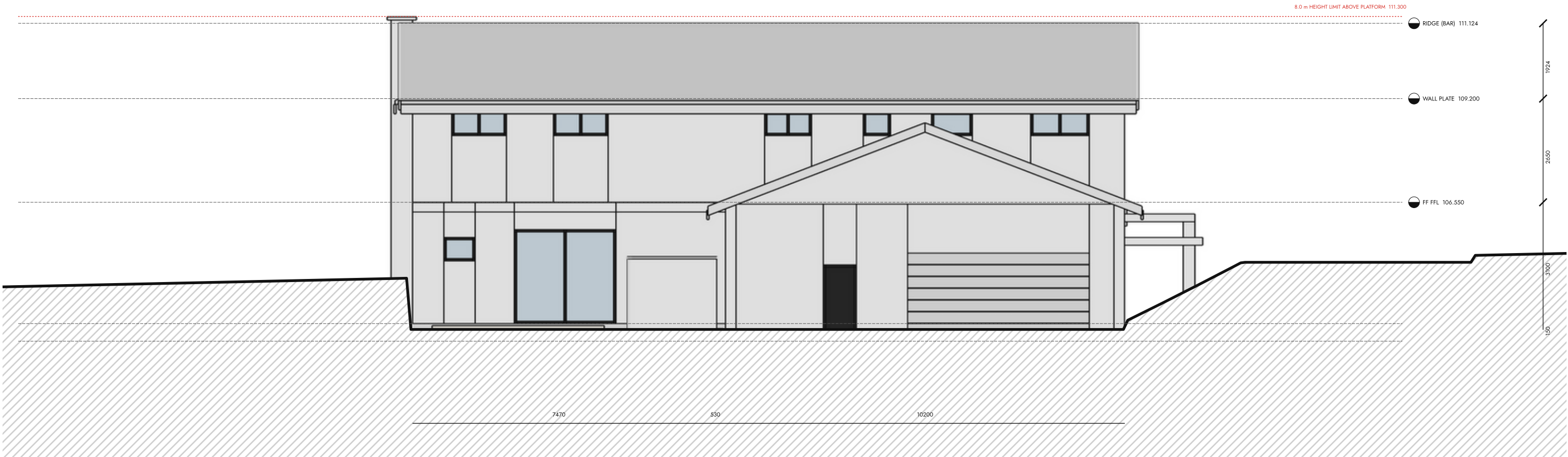
PROPOSED NEW DWELLINGS on
ERF (TBC)
Portion of the Paramount Estate (3 units)
9 SOHLAND AVENUE,
CONSTANTIA
HOUSE A - "Silverleaf"

TITLE

DESIGN DEVELOPMENT :
NORTH ELEVATION &
SOUTH ELEVATION



1 NORTH ELEVATION · garden / pool side
SCALE 1:100



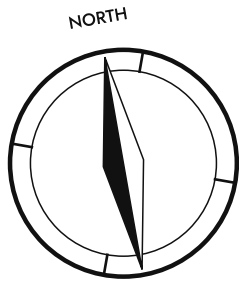
2 SOUTH ELEVATION · shared court / arrival side
SCALE 1:100

DATE	SCALE	DRAWN
OCT 2026	1:100 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	A-04

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AREAS & COVERAGE

site area (erf)	4,194.3m ²
exclusive use area (Silverleaf)	1,339.3m ²
total coverage	324.2m ²
HEIGHTS (above platform)	
ground floor FFL	+0.15 m
first floor FFL	+3.25 m
wall plate	+5.90 m
ridge (bar)	+7.82 m
wing ridge	+7.45 m
arrival blocks ridge	+4.63 m
MATERIALS	
roof: charcoal standing-seam metal, 21° pitch	
walls: painted plaster, stone plinth	
windows: powder-coated aluminium	
pergola / screens: hardwood	



THE PARAMOUNT ESTATE

DESIGN STUDIO

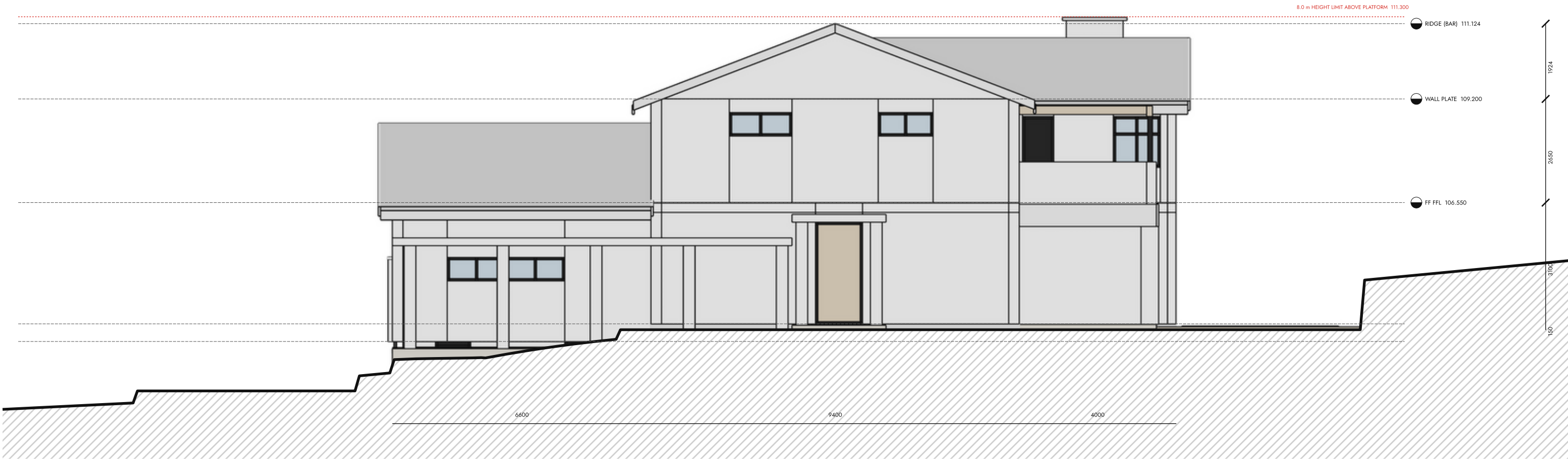
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PROJECT

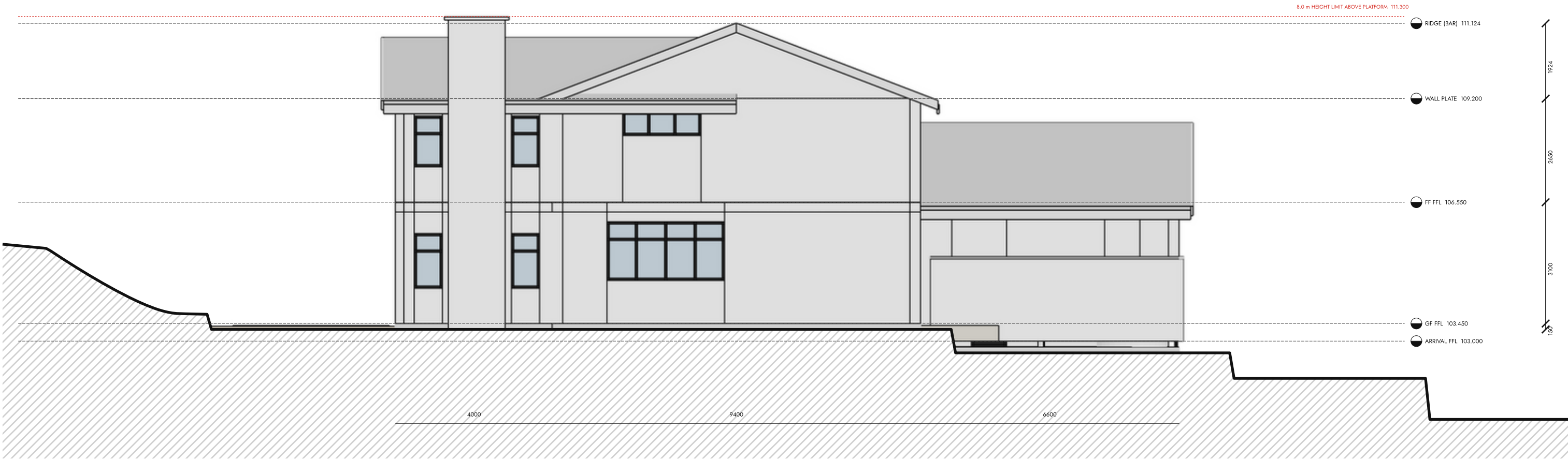
PROPOSED NEW DWELLINGS on
ERF (TBC)
Portion of the Paramount Estate (3 units)
9 SOHLAND AVENUE,
CONSTANTIA
HOUSE A - "Silverleaf"

TITLE

DESIGN DEVELOPMENT :
EAST ELEVATION &
WEST ELEVATION



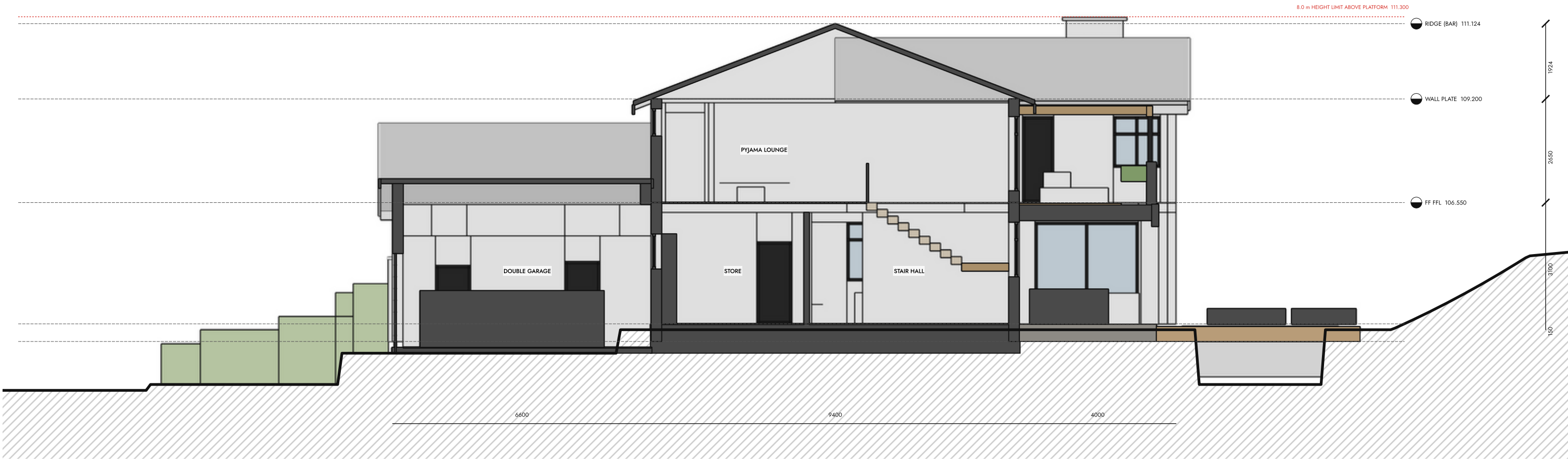
1 EAST ELEVATION · lane side
SCALE 1:100



2 WEST ELEVATION · living wing / guest courtyard
SCALE 1:100

DATE	SCALE	DRAWN
OCT 2026	1:100 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	A-05

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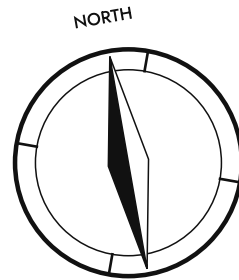
1 SECTION A-A · through the stair hall, covered patio and pool, looking west
SCALE 1:100



2 SECTION B-B · through the living wing, dining and gallery, looking north
SCALE 1:100

AREAS & COVERAGE

site area (erf)	4,194.3m ²
exclusive use area (Silverleaf)	1,339.3m ²
HEIGHTS (above platform)	
ground floor FFL	+0.15 m
first floor FFL	+3.25 m
wall plate	+5.90 m
ridge (bar)	+7.82 m
GF ceiling (flat)	+3.00 m
FF ceiling (raked to plate)	+5.90 m at plate
STRUCTURE (indicative)	
250 mm concrete first-floor slab	
230 mm external brick walls, plastered	
timber roof trusses, standing-seam metal sheeting	



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PROJECT

PROPOSED NEW DWELLINGS on ERF (TBC)

Portion of the Paramount Estate (3 units)
9 SOHLAND AVENUE,
CONSTANTIA
HOUSE A - "Silverleaf"

TITLE

DESIGN DEVELOPMENT : SECTIONS A-A & B-B