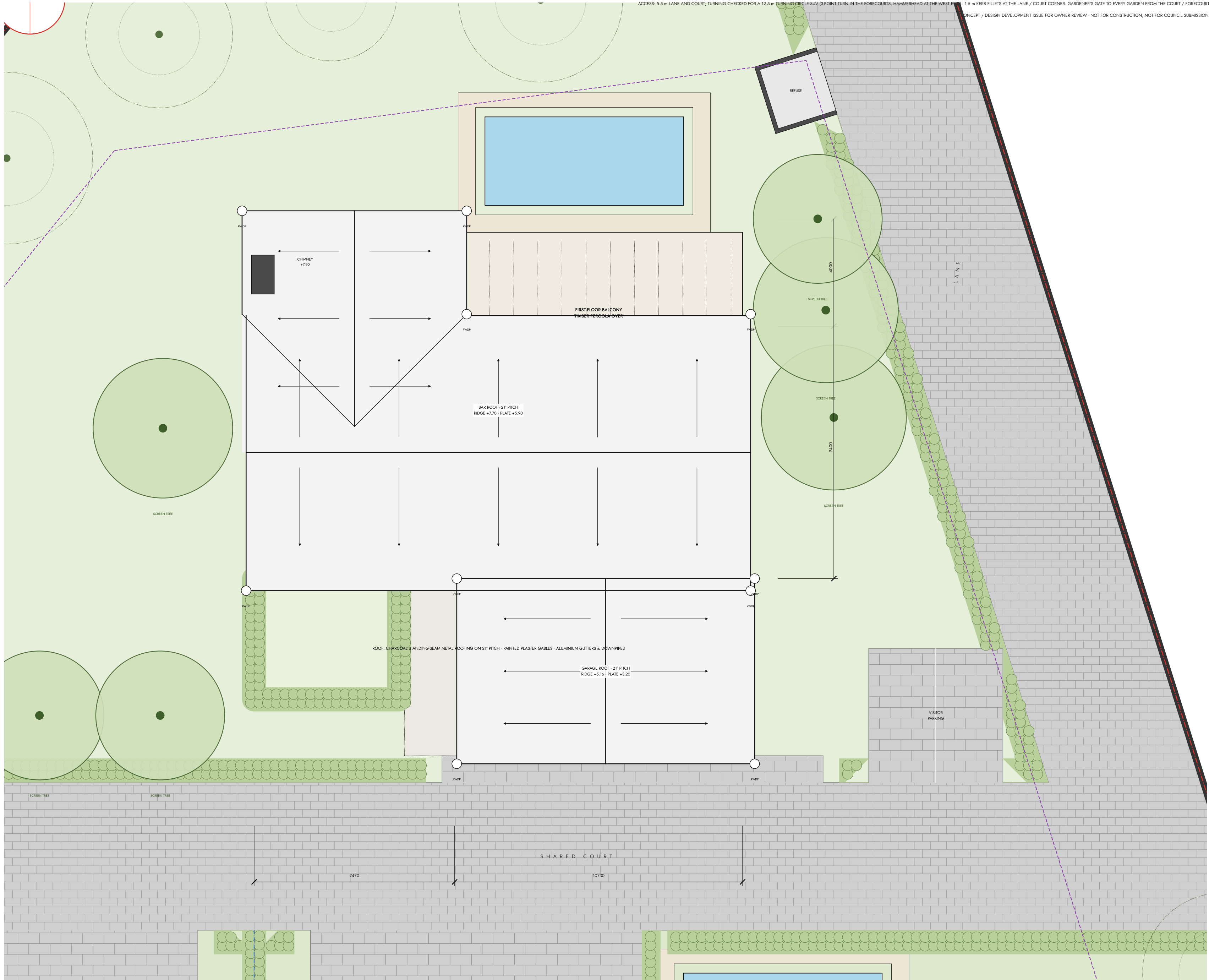


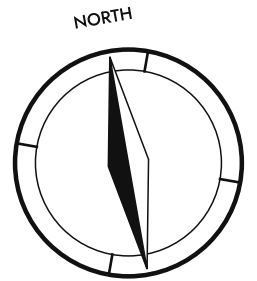
WATER: ESTATE BOREHOLE / WELLPOINT AND PUMP STATION AT THE SOUTH-EAST CORNER (EXISTING WATER POINT, YIELD TBC BY DRILLER) RETICULATED TO ONE 5 000 l TANK, PRESSURE PUMP AND POOL PUMP IN EACH HOME'S WALLED SERVICE YARD; REGISTER WITH THE CITY OF CAPE TOWN, SIGNAGE AT THE STREET BOUNDARY, NO CROSS-CONNECTION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

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

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

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

ted 14-10-2026