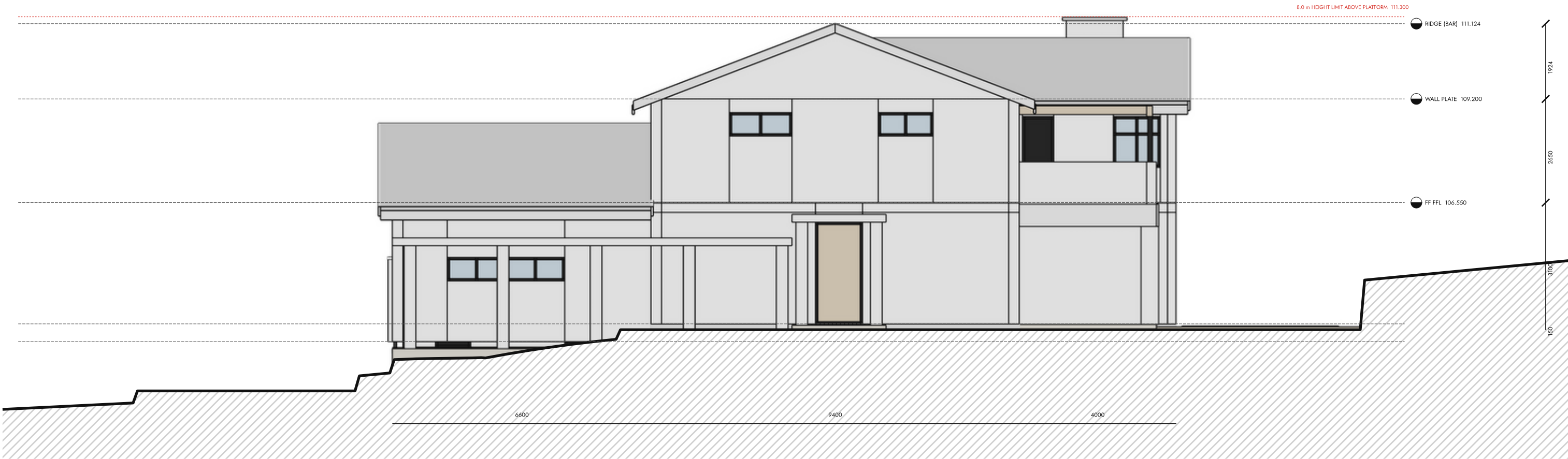
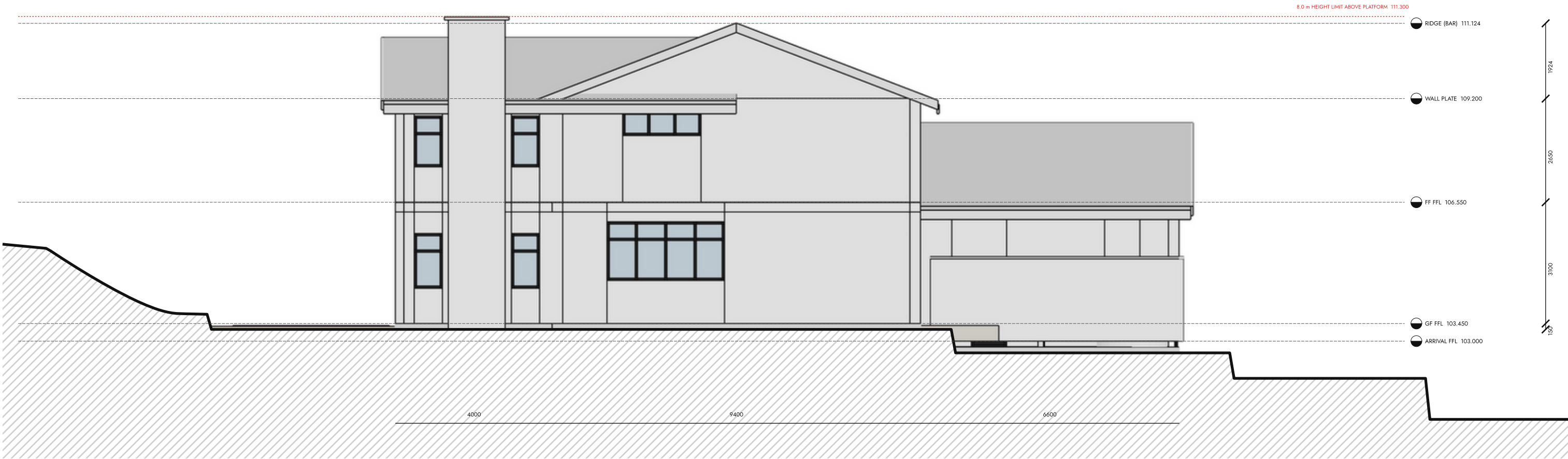


ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS, SANS 10400 AND THE CITY OF CAPE TOWN DEVELOPMENT MANAGEMENT SCHEME.
DRAWINGS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S DETAILS AND SPECIFICATIONS. DO NOT SCALE; USE FIGURED DIMENSIONS ONLY.
ALL DIMENSIONS IN MILLIMETRES; LEVELS IN METRES 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 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) - 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.



1 EAST ELEVATION · lane side
SCALE 1:100

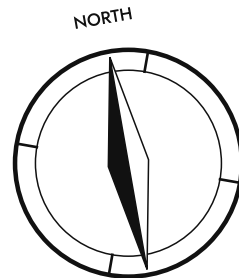


2 WEST ELEVATION · living wing / guest courtyard
SCALE 1:100

AREAS & COVERAGE

site area (erf)	4,194.3m ²
exclusive use area (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

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 A - "Silverleaf"

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	A-05