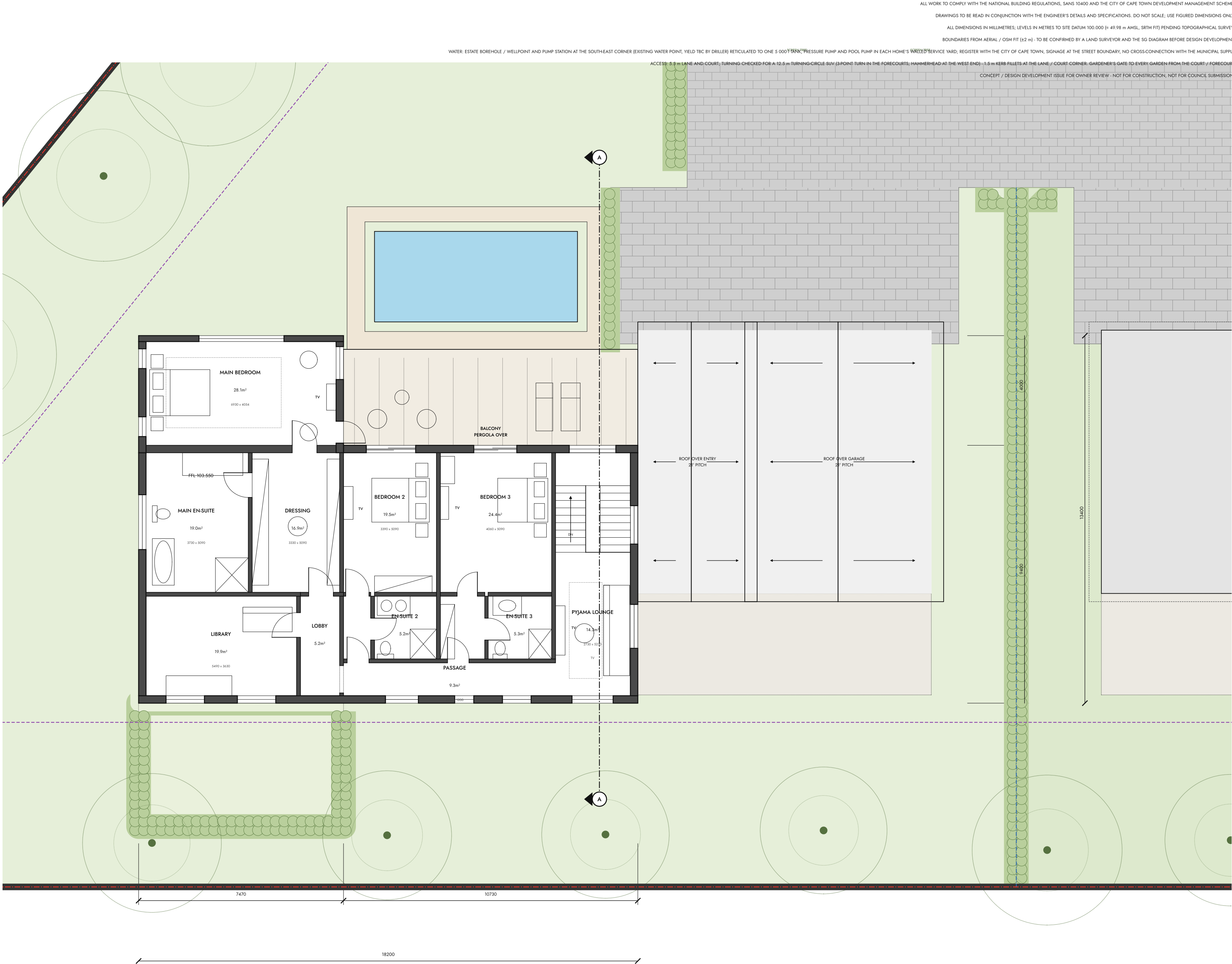




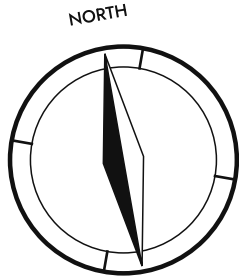
FIRST STOREY PLAN • HOUSE B OLIVE

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)	
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 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