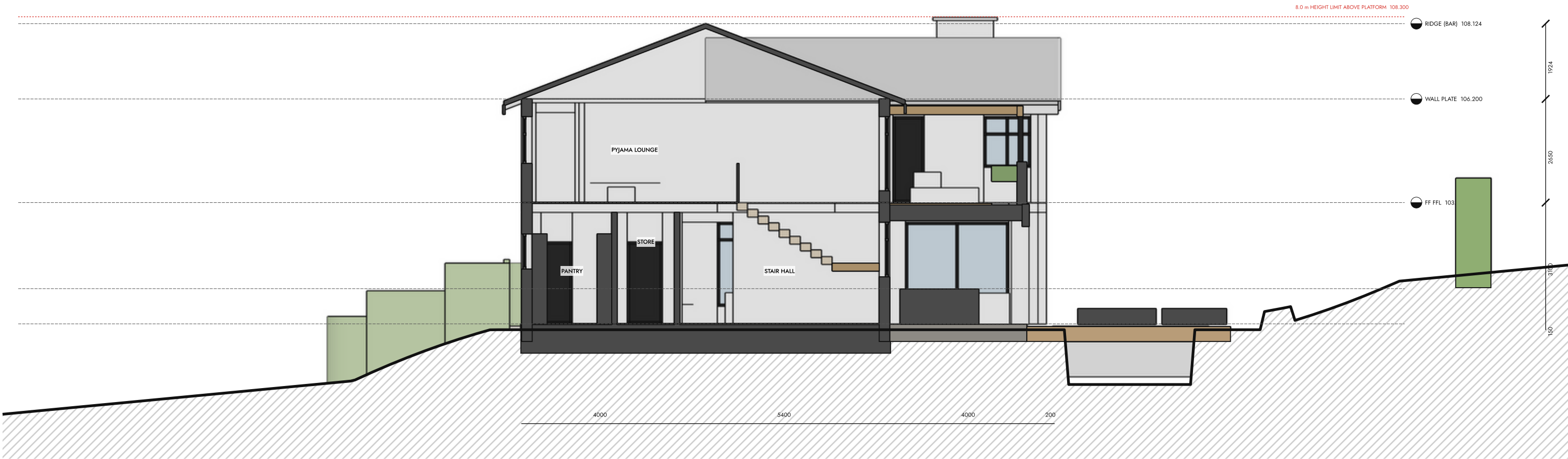


ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS, SANS 10400 AND THE CITY OF CAPE TOWN DEVELOPMENT MANAGEMENT SCHEME.
DRAWINGS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S DETAILS AND SPECIFICATIONS. DO NOT SCALE; USE FIGURED DIMENSIONS ONLY.
ALL DIMENSIONS IN MILLIMETRES; LEVELS IN METRES TO SITE DATUM 100.000 (± 49.98 m AMSL, 5RTM 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.
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.



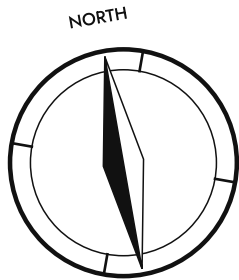
1 SECTION A-A · through the stair hall, covered patio and pool, looking west
SCALE 1:100



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

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 : 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