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, SRTM 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 NORTH ELEVATION · garden / pool side

SCALE 1:100

2 SOUTH ELEVATION · Spaanschemat River Road side

SCALE 1:100

ELEVATIONS · HOUSE C WILLOW

1:100 @ A2

AREAS & COVERAGE

site area (erf)	4,194.3m²
exclusive use area (Willow)	1,049.1m²
total coverage	**341.2m²**

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

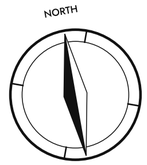
MATERIALS

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

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 :

NORTH ELEVATION &

SOUTH ELEVATION

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

dated 14.10.2026