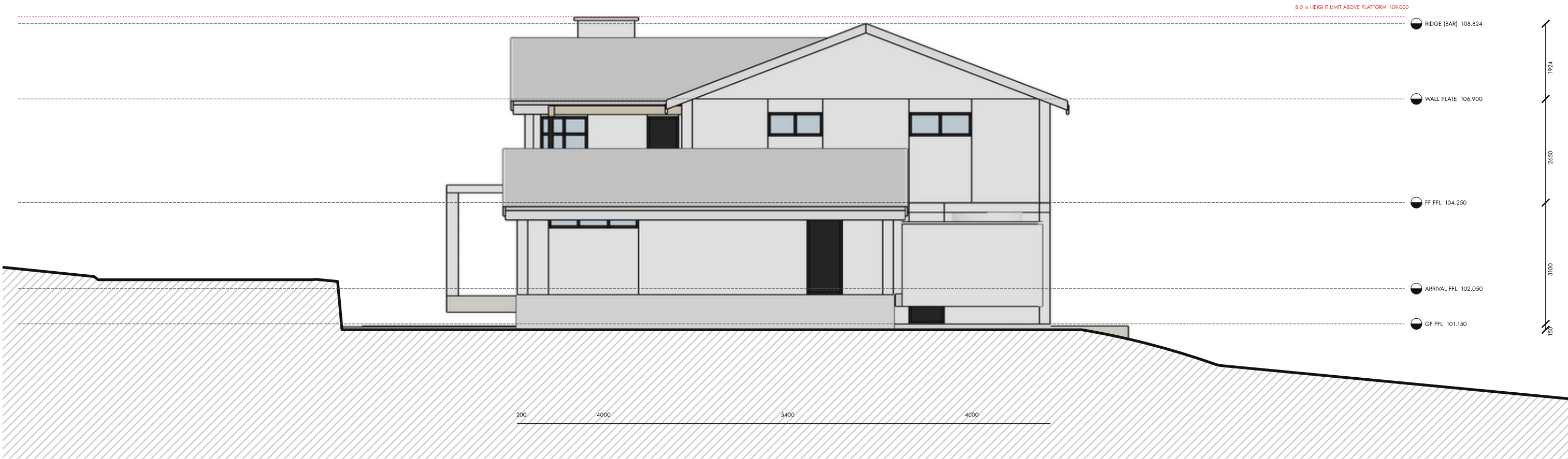
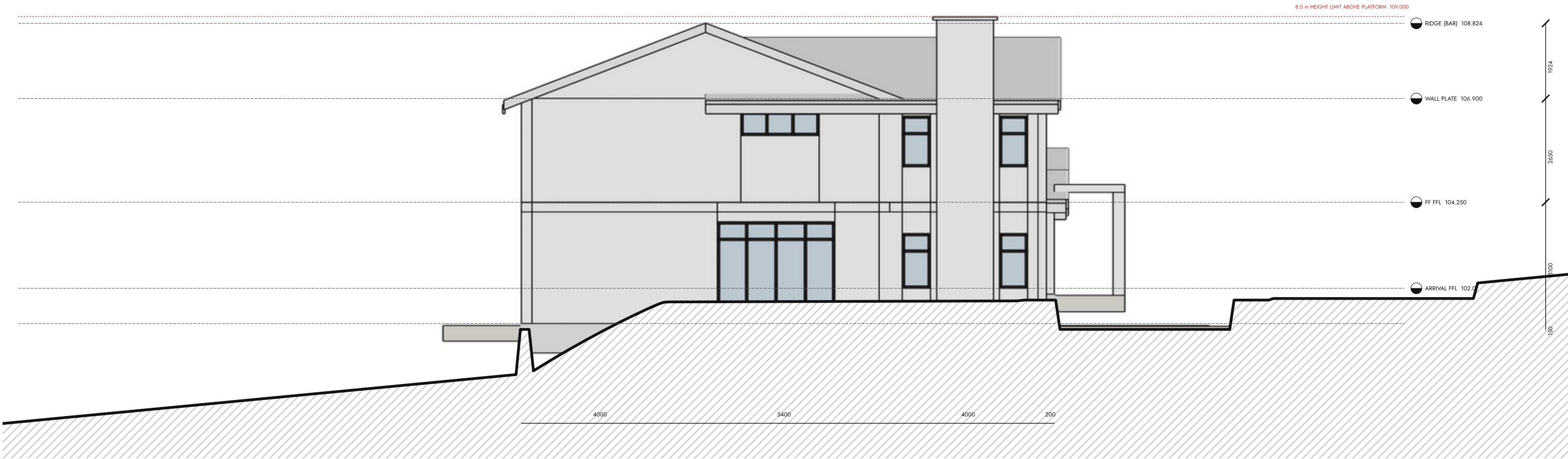


ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS, SANS 10400 AND THE CITY OF CAPE TOWN DEVELOPMENT MANAGEMENT SCHEME.  
DRAWINGS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S DETAILS AND SPECIFICATIONS. DO NOT SCALE; USE FIGURED DIMENSIONS ONLY.  
ALL DIMENSIONS IN MILLIMETRES; LEVELS IN METRES 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 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 WEST ELEVATION · arrival / shared court side  
SCALE 1:100



2 EAST ELEVATION · living wing / lane side  
SCALE 1:100

## AREAS & COVERAGE

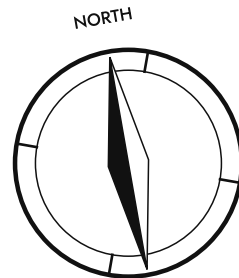
|                             |                       |
|-----------------------------|-----------------------|
| site area (erf)             | 4,194.3m <sup>2</sup> |
| exclusive use area (Willow) | 1,049.1m <sup>2</sup> |
| total coverage              | 341.2m <sup>2</sup>   |

## 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 C · "Willow"

## TITLE

## DESIGN DEVELOPMENT : WEST ELEVATION & EAST ELEVATION

|          |                    |                   |
|----------|--------------------|-------------------|
| DATE     | SCALE              | DRAWN             |
| OCT 2026 | 1:100 @ A2         | AI draft (Claude) |
| PROJECT  | ELEMENT            | DRAWING No.       |
| P2610    | DESIGN DEVELOPMENT | C-05              |