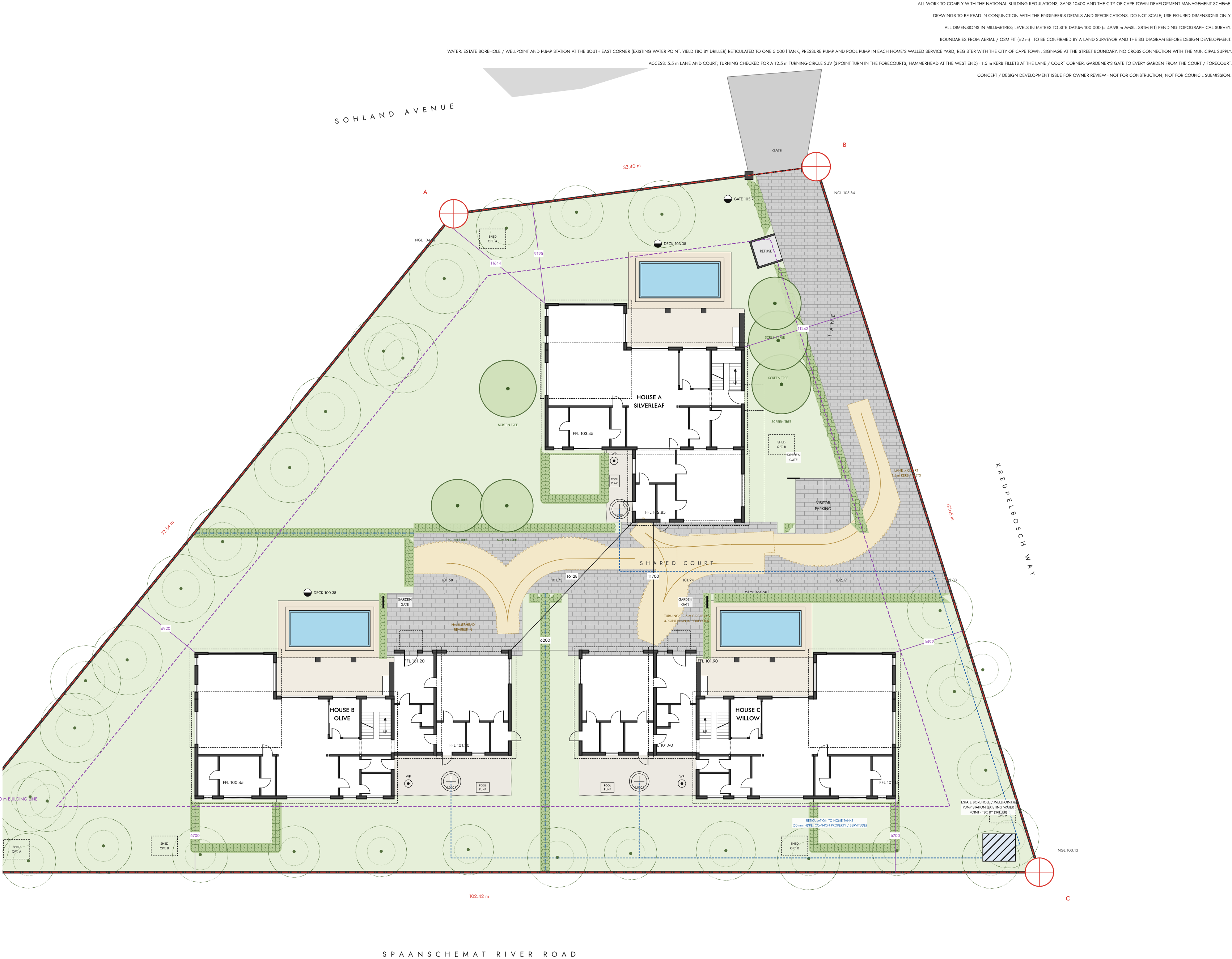
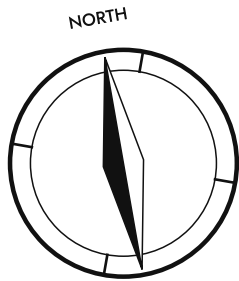




AREAS & COVERAGE

site area (erf)	4,194.3m ²
shared court, lane & gate (common)	456.5m ²
total coverage (3 units)	1,006.7m ²
percentage coverage (of erf)	24.0%
FLOOR SPACE (3 units)	
ground floor space	677.8m ²
first floor space	602.9m ²
EXCLUSIVE USE AREAS	
HOUSE A Silverleaf	1,339.3m ²
HOUSE B Olive	1,318.2m ²
HOUSE C Willow	1,049.1m ²
max. height to top of roof	7.82 m (limit 8.0)
building lines (DMS, > 2 000 m ² unit)	6.0 m
TOTAL FLOOR SPACE:	1,280.6m ²



THE PARAMOUNT ESTATE

DESIGN STUDIO

9 Sohländ 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)

The Paramount Estate - three homes
9 SOHLÄND AVENUE,
CONSTANTIA
Silverleaf (A) - Olive (B) - Willow (C)

TITLE

DESIGN DEVELOPMENT :
SITE DEVELOPMENT PLAN

DATE	SCALE	DRAWN
OCT 2026	1:250 @ A2	AI draft (Claude)
PROJECT	ELEMENT	DRAWING No.
P2610	DESIGN DEVELOPMENT	SDP-01

dated 14/10/2026