

Transportation notes

No service roads or parking as required by the Town Planning Scheme other than a fence, hedge or wall which does not rise higher than 2.1m above the surface of the land on which it stands, shall be erected within a distance of 7.5m measured from the road reserve boundary of District Road 157.

In terms of section 13 of the Roads Act, no building or any structure whatsoever above or below ground, other than a fence, hedge or a wall which does not rise higher than 2.1m above the surface of the land on which it stands, shall be erected on the land within a distance of 25m measured from the constructed road centre line of District Road 157.

Authority is hereby granted in terms of the KwaZulu-Natal Provincial Roads Act No. 4 of 2001, for the use of the existing access from District Road 157 to the abovementioned Warehouse purpose only, subject to the observance and acceptance of the following conditions :-

The access shall be upgraded in consultation with and to the satisfaction of the departments Cost Centre Manager, Durban (Telephone : 031-469 8900) to a Type "B1"blacktop standard from the edge of the road to the road reserve boundary.

The existing road drainage system may not be blocked or restricted during construction or maintenance of the access and any drainage pipes, which may prove necessary must be laid to the satisfaction of the said Cost Centre Manager.

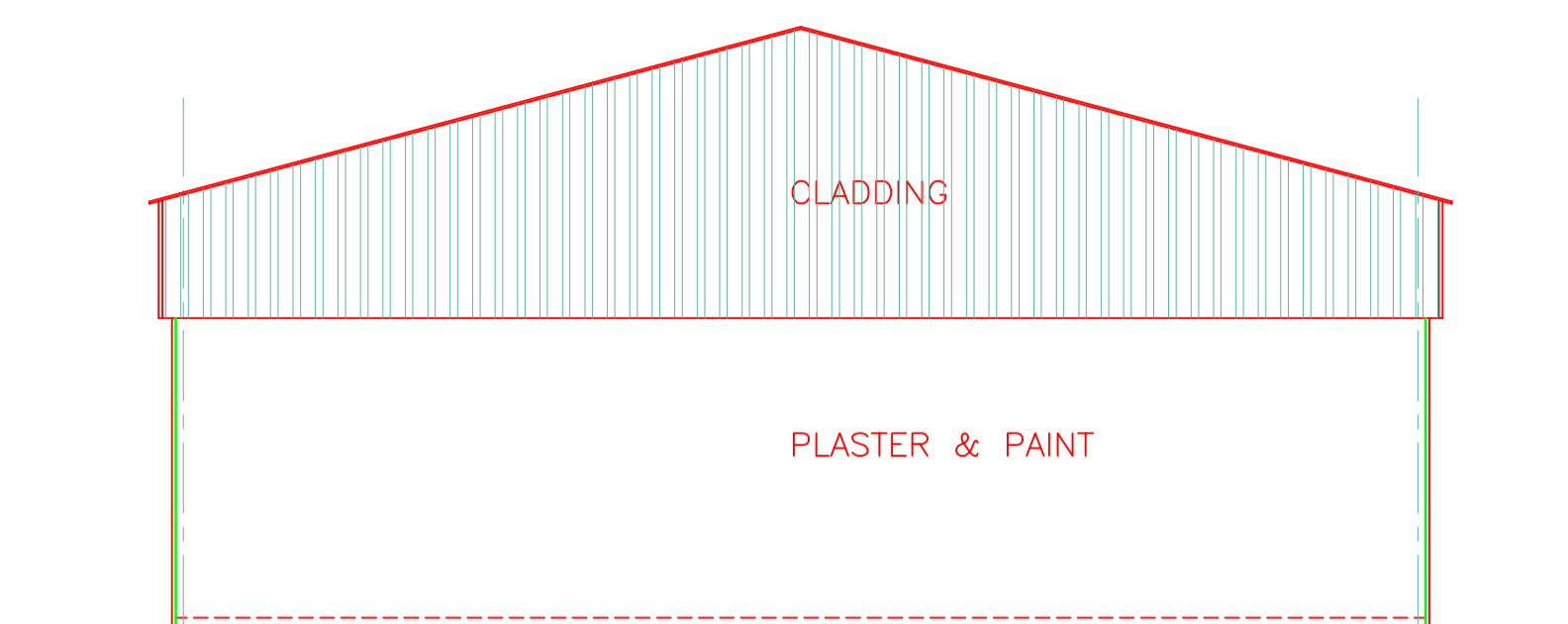
PREVIOUS APPROVED BUILDING PLANS:-

The approved plans for the existing structures as shown on the plan were approved by the Development and Services Board. Building plan No. 260/41 dated 28 January 1983. Copies of approved plans handed to the council are as follows:-
260/73, 260/41 , 260/33 , 260/24 , 260/44 , 260/3 and OW1102/086.

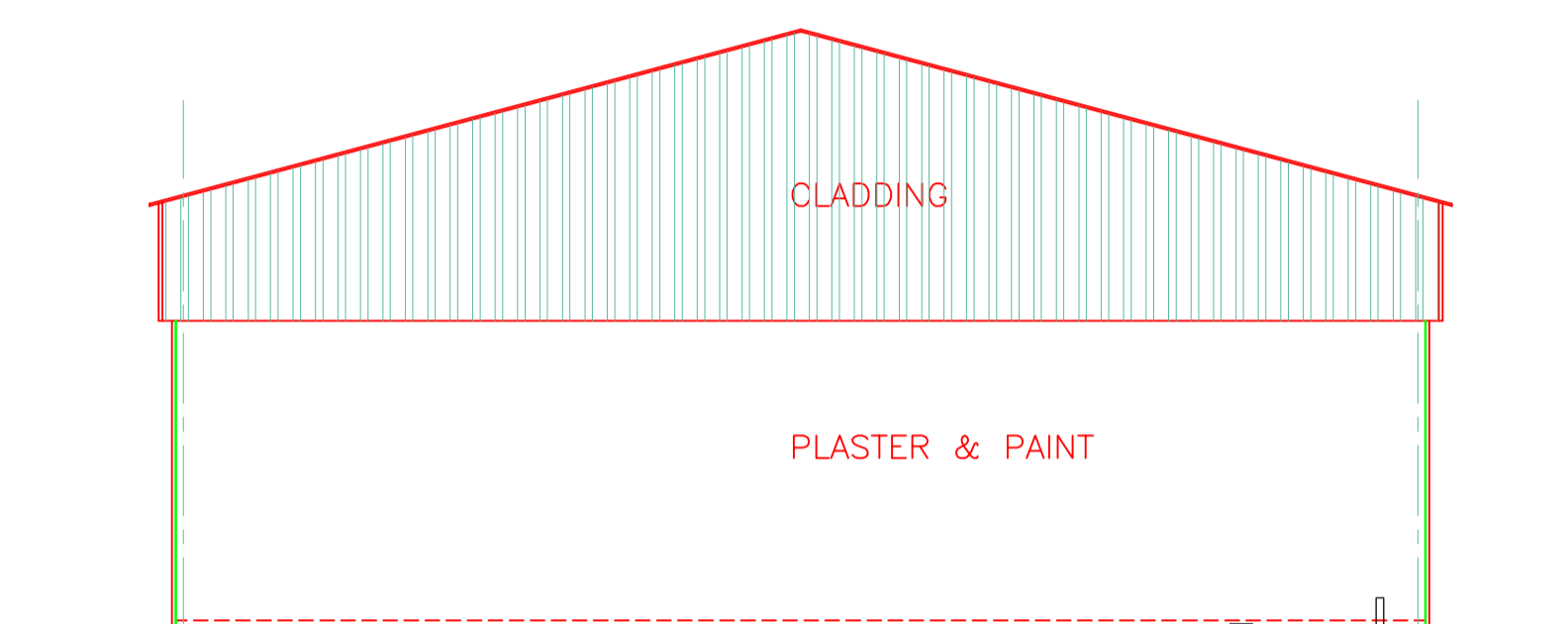
DRAINAGE NOTES

- o inspection eye's to be provided at all bends and junctions.
- o all stormwater to be piped to soakpits unless otherwise indicated, no soakpit to be within 3m from any building or boundary.
- o all svp's to be taken up above roof finish and to comply with n.b.r.-SABS 0400-1990
- o all stormwater soakpits size to be 1 cubic m for every 40 sqm of roofed area and other hardened surface areas as per civil eng. detail.
- o agricultural drains to be provided where necessary and to p.r. eng' detail
- o all waste pipes and drains to be accessible along their entire length.
- o provide inspection eyes (ie's) at all drain bends and junctions of a max. 25m along straight runs.
- o all ie's must have marked covers at ground level.
- o cleaning eyes (ie's) to be provided at all bends and junctions of waste pipes.
- o Vertical drops from the soil fittings to the main vent, exceeding 1,2m, to be antisiphon vented.
- o waste to be fitted with 64mm reseal traps.
- o all soil vent pipes (svp's) must be taken to a min. height of 1,8m above the nearest adjacent window head - if not a two way vent valve pipe.
- o drains passing under buildings must be hd.p.v.c or be encased in 150mm concrete with no bends or junctions and have ie's at each end at a minimum of 600mm beyond the building.
- o all soil pipes to be 100mm internal dia.

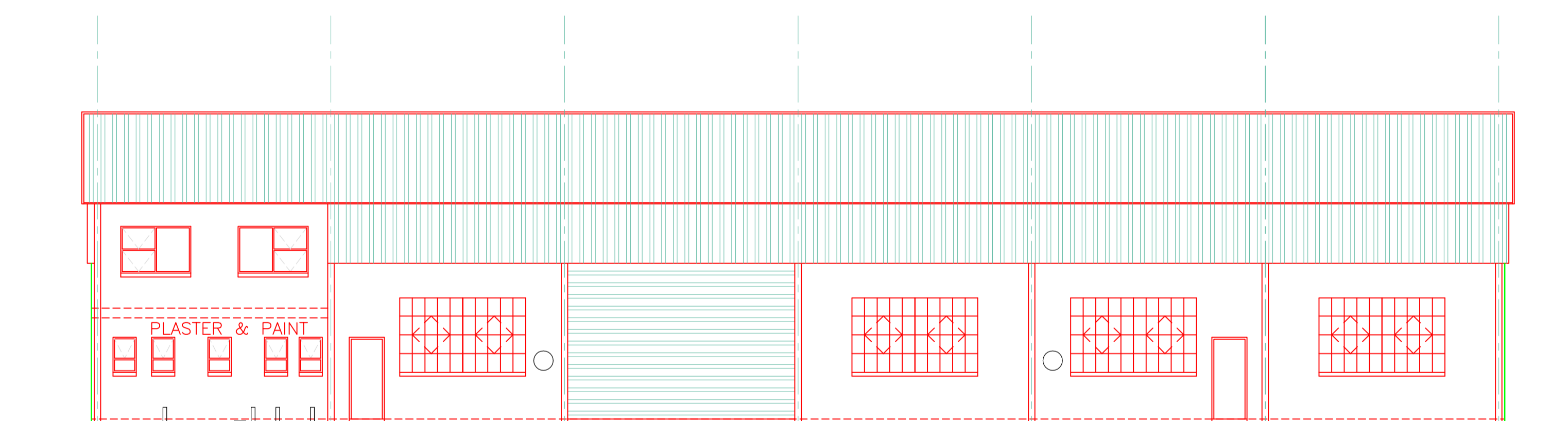
OFFICIAL STAMPS



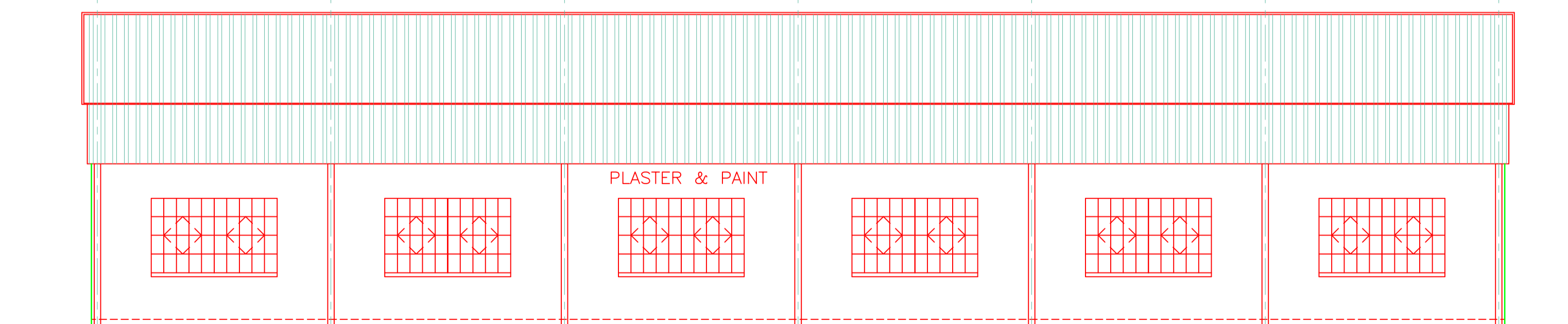
N/W ELEVATION



S/E ELEVATION



N/E ELEVATION



S/W ELEVATION

<p>W1 REF: SS54 No. OF = 20 GLAZING = 4mm SINGLE - CLEAR L.A. = 3.08 sqm V.A. = 0.93 sqm</p>	<p>W2 REF: PTT1812 No. OF = 1 GLAZING = 4mm SINGLE - CLEAR L.A. = 2.16 sqm V.A. = 1.08 sqm</p>
<p>W3 REF: PT69 No. OF = 5 GLAZING = 4mm SINGLE - CLEAR L.A. = 0.54 sqm V.A. = 0.36 sqm</p>	<p>W4 REF: PTT1812 No. OF = 1 GLAZING = 4mm SINGLE - CLEAR L.A. = 2.16 sqm V.A. = 1.08 sqm</p>
<p>W5 REF: PTT1212 No. OF = 2 GLAZING = 4mm SINGLE - CLEAR L.A. = 1.44 sqm V.A. = 0.00 sqm</p>	

DRAWING
PROPOSED NEW BUILDING 15 FOR
CREAM MAGENTA 239 (PTY) LTD
PROPERTY DESCRIPTION
PORTION 414 OF THE FARM UITKOMST
AND DOORNRUG NO. 852
BEING OFF DISTRICT ROAD D157



TEL: 033-3470184
FAX: 033-3470184
CELL: 083 686 0878
EMAIL: delroy@djmdesigns.co.za

7 TRIPPERS PLACE
PERTHMANITZBURG, 3301
P O BOX 100284
SCOTTSDALE, 2209

COPYRIGHT VESTS WITH DJM DESIGNS
AUTHOR: DELROY JOHN MOLONEY
PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
REGISTRATION NUMBER: ST0345

DRAUGHTSPERSON: BRETT IAN DUCKHAM
PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
REGISTRATION NUMBER: PAD 20656

SCALES : 1: 500
DATE : MAY 2012

DRAWING NO. 1567/05
OWNER'S SIGNATURE