

Hlompho P. Mafusing  
29 Youngs Avenue  
Berea  
4001

**PERMIT**  
**REF: 21/430**

Issued in terms of Section 37 of the KwaZulu-Natal Amafa and Research Institute Act No. 05 of 2018.

*This permit is valid for three years from the date of issue AND IS **NOT** TRANSFERABLE.*

**The Permit is issued for:**

**Proposed Action:**

Additions and Alterations

**Site:**

REM of Erf 2311 – 29 Youngs Avenue, Berea, Durban

**Graded:**

Not Conservation Worthy

**This permit is issued in accordance with Drawings:**

**Drawing No.:**

6672/22/2 of 1 & 6672/22/2 of 2

**Dated:**

February 2022

**Drawn By:**

M.R Azmuth (Graham Braum Architectural Designer)

**Conditions: This permit is issued subject to the following conditions:-**

- 1.1 That in the event of any contemplated deviation the prior **written approval** of KwaZulu-Natal Amafa and Research Institute must be obtained;
- 1.2 In such event, a **written motivation** in support of such deviation must be submitted to KwaZulu-Natal Amafa and Research Institute for consideration and;
- 1.3 The KwaZulu-Natal Amafa and Research Institute has the right to inspect the site at any time;
- 1.4 Where necessary monthly reports are to be submitted to KwaZulu-Natal Amafa and Research Institute on the work being conducted and the findings;
- 1.5 Monthly reports are to be accompanied by the relevant National Site Record forms;
- 1.6 A final report on the work conducted and the findings must be submitted to KwaZulu- Natal Amafa and Research Institute not later than thirty (30) days from the date of expiration of this permit, extensions are negotiable;
- 1.7 KwaZulu-Natal Amafa and Research Institute shall not be liable for any loss, damage or injuries to any person/s or property caused by any of the activities conducted by the applicant;
- 1.8 All archaeological and paleontological Material become, on discovery, the property of the Province of KwaZulu-Natal and must be lodged at the repository of KwaZulu-Natal Amafa and Research Institute.
- 1.9 It is the responsibility of the Applicant to ensure that artefacts are preserved in its original state while in his/her possession;
- 1.10 The Applicant shall be liable for any damage or destruction caused at any site or to any artefact.
- 1.11 **FAILURE TO COMPLY WITH THESE CONDITIONS WILL RENDER ANY ACTIVITY CONDUCTED UNLAWFUL, AND KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE RESERVES THE RIGHT TO CANCEL THIS PERMIT AND TO INSTITUTE CRIMINAL AND/OR CIVIL ACTION AGAINST THE PERSON/S RESPONSIBLE.**
- 1.12 The issuing of this permit does not exempt the Applicant from compliance with any other law, where applicable.

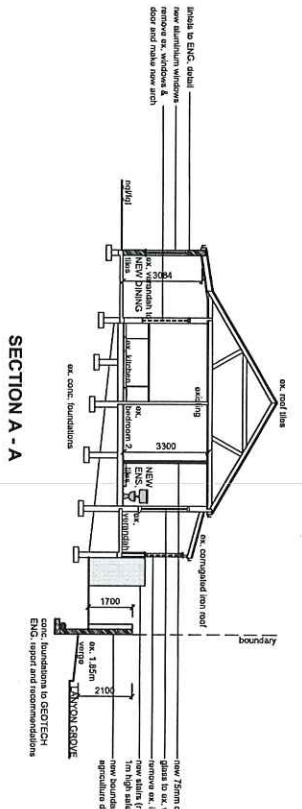


Head of Secretariat

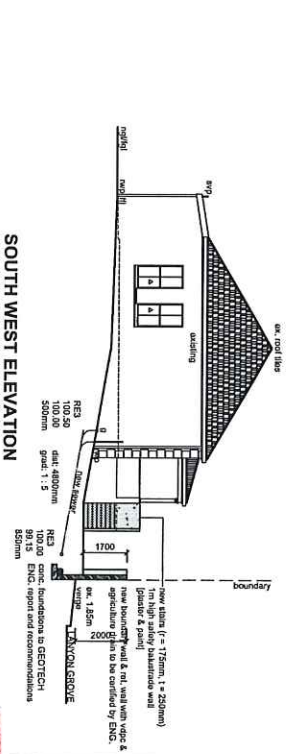


30 June 2022

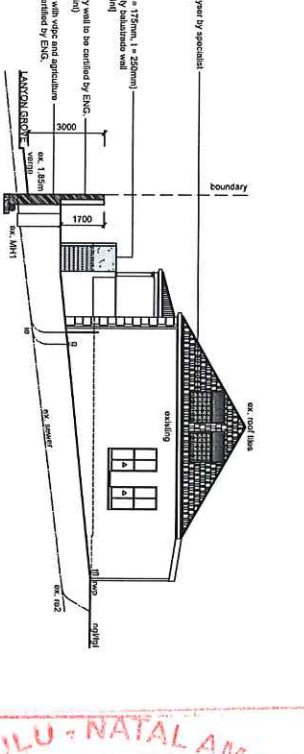
DATE



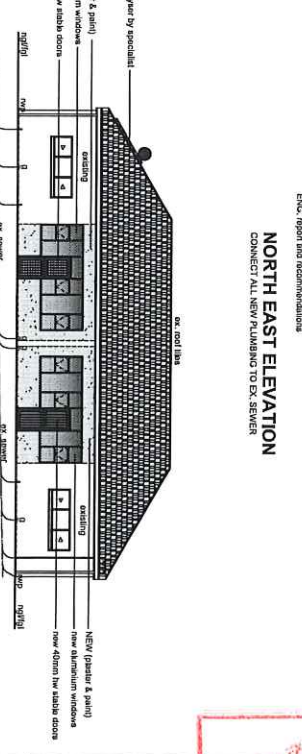
**SECTION A-A**  
 CONNECT ALL NEW PLUMBING TO EX. SEWER



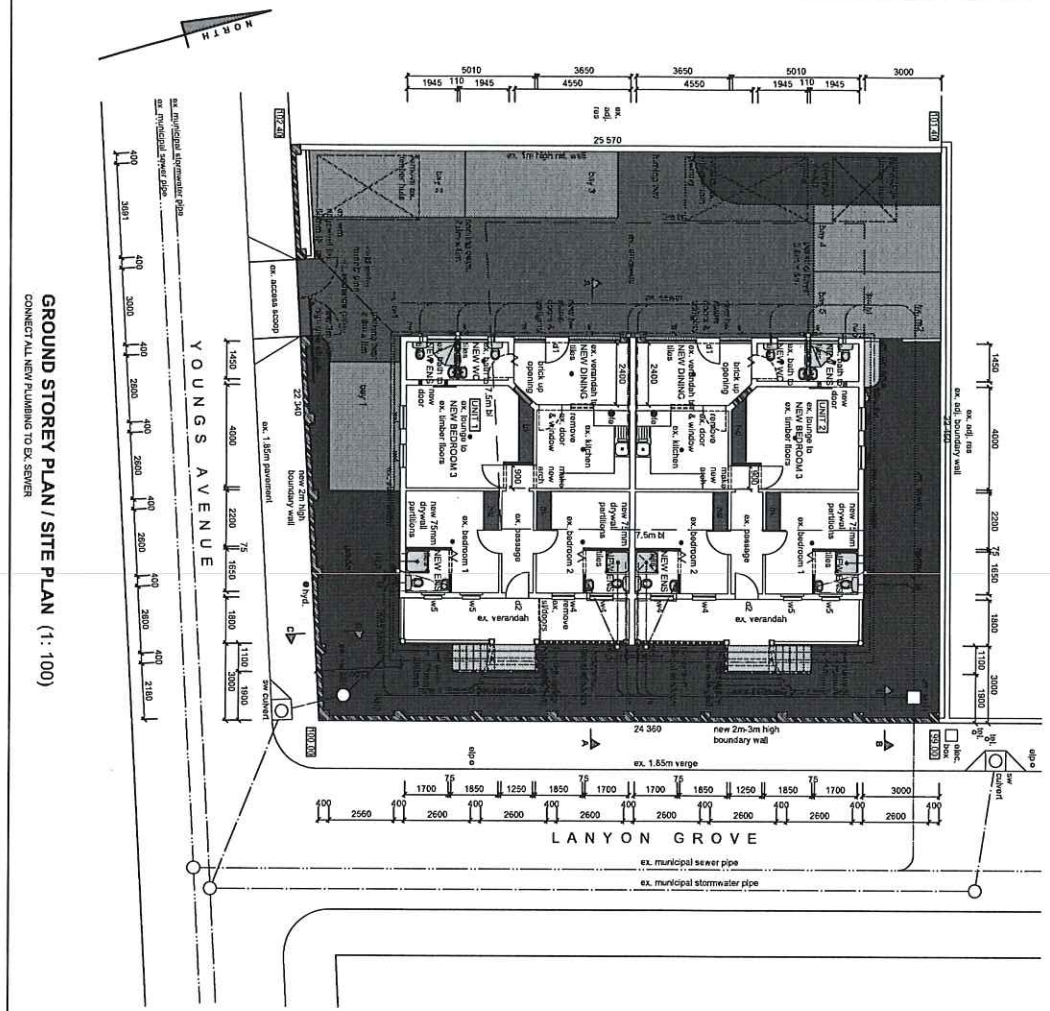
**SOUTH WEST ELEVATION**  
 CONNECT ALL NEW PLUMBING TO EX. SEWER



**NORTH EAST ELEVATION**  
 CONNECT ALL NEW PLUMBING TO EX. SEWER



**NORTH WEST ELEVATION**  
 CONNECT ALL NEW PLUMBING TO EX. SEWER



**GROUND STOREY PLAN / SITE PLAN (1:100)**  
 CONNECT ALL NEW PLUMBING TO EX. SEWER



NO ADDITIONAL AREA

066 485 0395  
 0626 0089 1000  
 0626 0089 1000  
 0626 0089 1000

**PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLINGS AND NEW BOUNDARY WALLS AT 29 YOUNGS AVENUE ON REM OF ER 2311 DURBAN FOR H. P. MAFUSING**

**GRAHAM BRAAM**  
 ARCHITECTURAL DESIGNER  
 Pr. S. Act. 7  
 Reg. No. ST10010  
 300 Umbilo Road  
 Durban  
 4001  
 Email: grahambraam@gmail.com  
 Tel: 031 2561412  
 Cell: 082 456 0411

DATE : FEBRUARY 2022  
 DRAWING NO. : 6672/2/1 of 2



**GENERAL NOTES**

All dimensions and levels to be determined on site prior to commencement of construction  
 All work to comply with SANS 10400 regulations  
 All construction by registered/responsible persons  
 Any deviations to original approved plan will deem not to comply further without consent from the architect/ author of plans and owner is responsible  
 Drawing to be read and not sealed  
 All structural work/foundations, retaining walls, walls, cills, lintels, slabs, balustrades) to Engineers design and certification  
 All new glazing to be in white aluminium and in accordance with SANS 10400 Part N  
 Each tenant is responsible for disposing their trash into the bins provided in their respective Bin Areas

**PLUMBING NOTES**

Any damaged fittings to be replaced  
 All gully surrounds to be 150mm  
 Sewer to be exposed before commencement of construction  
 Manhole covers to be 75mm above ground level  
 IE's to all bends and junctions  
 Soil pipes to be 110mm dia. uPVC  
 Waste pipes to be 50mm dia. uPVC  
 Sewer under slab to be ribbed uPVC  
 All plumbing by registered/responsible persons  
 All pipes and sanitary fittings to be SABS approved

**ENERGY EFFICIENCY NOTES**

Water Retention :  
 All internal copper to be stroke 2  
 All external copper to be stroke 0  
 All copper from geyser from pressure control valve to be 25mm  
 Valve bracket to be min. 350mm above geyser  
 Roof insulation :  
 100mm insulation to be laid over battening of roof with a min. 100mm overlap  
 (woolen cloth - chromate/leakproof roofing)  
 50% Eskom - 50% solar geyser  
**ADDITIONAL NOTES:**  
 All separating walls to underside of roof tiles/ roof sheathing  
 Connect all new plumbing to ex. sewer  
 No additional stormwater

**FIRE NOTES**

Occupancy - H3  
 Safety distances - T4.2  
 Fire stability of structural elements - T4.7  
 Fire stability of steelwork elements - T4.8  
 Fire stability of glass - T4.29  
 Marking and signage - T4.30  
 Provision of emergency lighting - T4.30  
 Fire detection and alarm systems - T4.31  
 Water reticulation for fire fighting - T4.33  
 Hose reels - T4.34  
 Extinguishers - T4.37  
 Smoke control - T4.42  
 Water pressure: 300 l/min @ 3bar pressure - SANS 10400 - part IV

**LEGEND**

- sewer -
- stormwater -
- cold water -
- hot water -
- water meter -
- hose reel -
- geyser -
- lighting -
- extinguisher -
- heat pump -

**WINDOW AND DOOR SCHEDULE**

Item no.	size (mm)	glass	thickness	frame
NEW1	1250x1700	clear	5mm sg	aluminium
W2	2000x1400	clear	5mm sg	aluminium
DR1	900x2100	clear	40 mm hw	timber
DR2	900x300	clear	6.3mm sg	aluminium
W3	2400x750	opaque	6.3mm sg	aluminium
W4	900x1800	clear	6.3mm sg	aluminium
W5	700x1800	opaque	6.3mm sg	aluminium
DR3	900x2100	clear	40 mm hw	timber
DR4	900x300	clear	6.3mm sg	aluminium

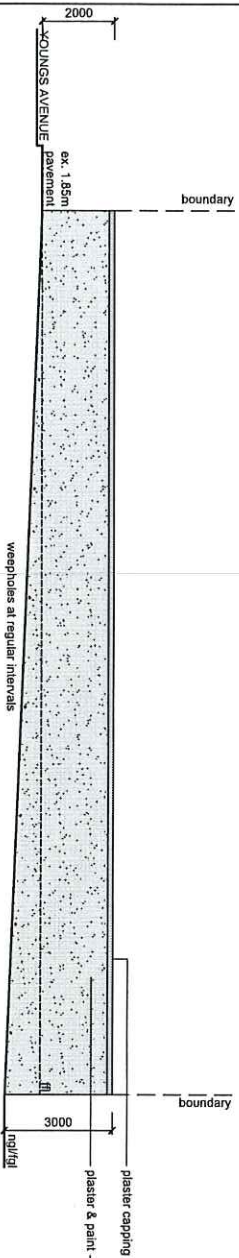
new timber/aluminium windows to have thermal break framing  
 all shower cubicles to have 6.3mm sg

**SCHEDULE OF AREAS**

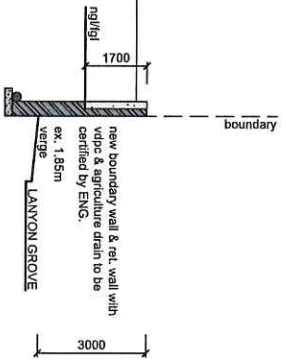
area	coverage allowed (50%)	existing coverage	NO ADDITIONAL COVERAGE
site area	557.00 m <sup>2</sup>	278.50 m <sup>2</sup>	217.85 m <sup>2</sup>
far allowed (1.2)	658.14 m <sup>2</sup>	161.41 m <sup>2</sup>	23.67 m <sup>2</sup>
PROPOSED FAR	161.41 m <sup>2</sup>	23.67 m <sup>2</sup>	185.08 m <sup>2</sup>
TOTAL FAR	185.08 m <sup>2</sup>		

Parking provided: 5 bays

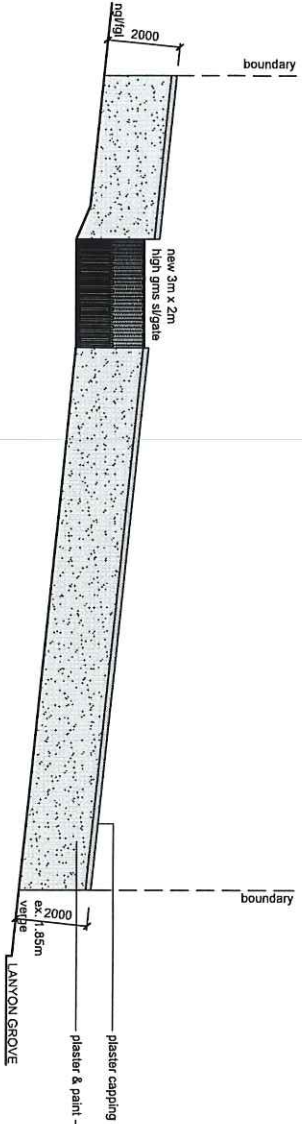
**SOUTH EAST ELEVATION**



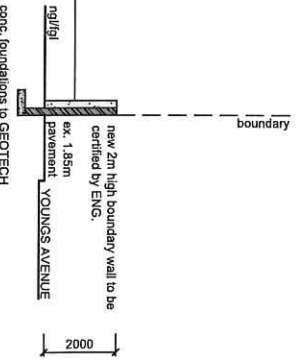
**SECTION B - B**



**SOUTH WEST ELEVATION**



**SECTION C - C**



NO ADDITIONAL AREA

066 495 0036  
 Clients Signature  
 0526 0099 / 000  
 Rate No.  
**PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLINGS AND NEW BOUNDARY WALLS AT 29 YOUNGS AVENUE ON REM OF ERF 2311 DURBAN FOR H. P. MAFUSING**

**GRAHAM BRAUM**  
 ARCHITECTURAL DESIGNER  
 Pr. S. Actn. T  
 Reg. No. ST70010  
 360 Umbilo Road  
 Durban  
 4001  
 Email : gpbdesigners@gmail.com  
 Tel : 031-2054142  
 Call : 082 454 0441  
 SCALE : 1:100  
 CHECKED : G. P. BRAUM  
 DRAWN/DESIGNED : M. R. AZWUTH  
 DATE : FEBRUARY 2022  
 Drawing No. : 6672/22/2 of 2