KWAZULU-NATAL
AMAFA
& RESEARCH INSTITUTE

HERITAGE IDENTIFICATION, MANAGEMENT & PROTECTION
Phone: 033-394 6543
Enquiries: ros.devereux@amafainstitute.org.za

Owen Pillay & Urissa Pillay
20 Aloe Street,
Craigieburn,
Umkomaas, 4170

PERMIT
REF: 21/290
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:	**Alterations & Additions**
Site:	**Erf 5787 Durban - 87 Penzance Road, Glenwood, Durban**
Graded:	**IIIC**

This permit is issued in accordance with Drawings:

Drawing No.:	**2021-10/SD01 & /SD02,**
Dated:	**27 Septeember 2021**
Drawn by:	**Sally Adams Architect**

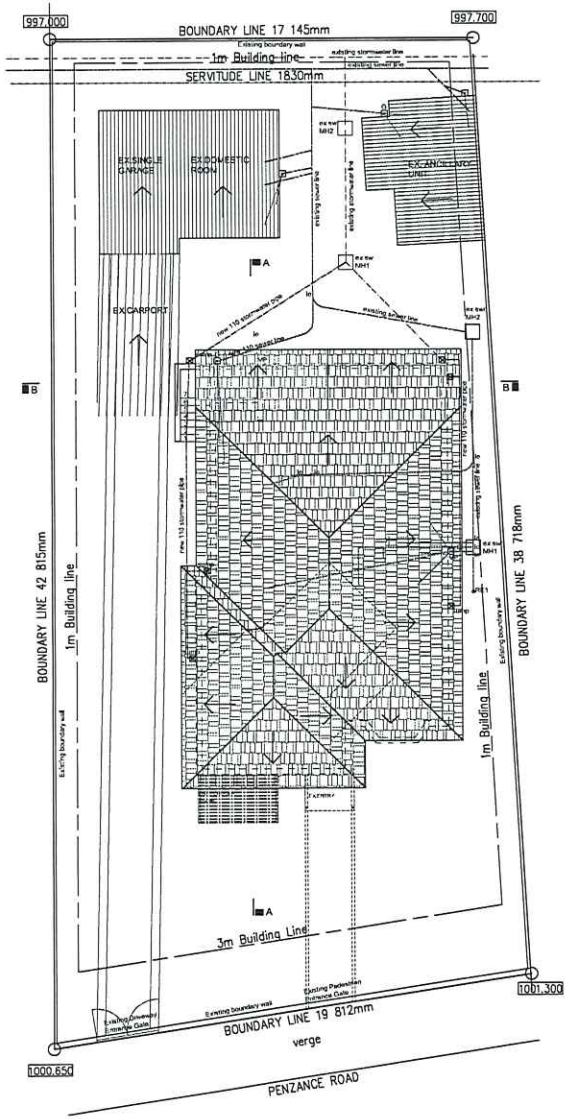
Conditions: This permit is issued subject to the following conditions:-

1.14 That the work is carried out strictly in accordance with the application submitted on the
1.15 That in the event of any contemplated deviation, the prior **written approval** of the KwaZulu-Natal Amafa and Research Institute must be obtained;
1.16 In such event, a **written motivation** in support of such deviation must be submitted to KwaZulu-Natal Amafa and Research Institute for consideration and;
1.17 The KwaZulu-Natal Amafa and Research Institute has the right to inspect the site at any time;
1.18 Where necessary monthly reports are to be submitted to the KwaZulu-Natal Amafa and Research Institute on the work being conducted and the findings;
1.19 A final report on the work conducted and the findings must be submitted to the KwaZulu-Natal Amafa and Research Institute not later than thirty (30) days from the date of expiration of this permit, extensions are negotiable;
1.20 All salvageable material not required for re-use on the site must be offered to the KwaZulu-Natal Amafa and Research Institute and selected material must be delivered to the repository at Midmar at the applicant's cost;
1.21 The KwaZulu-Natal Amafa and Research Institute must be contacted immediately upon discovery of any archaeological material, including human remains.
1.22 All archaeological and paleontological material becomes the property of the Province of KwaZulu-Natal and must be lodged at the repository the Institute.
1.23 The 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;
1.24 That a copy of this permit is kept on the premises at all times during construction work;
1.25 **FAILURE TO COMPLY WITH THESE CONDITIONS WILL RENDER ANY ACTIVITY CONDUCTED UNLAWFUL, AND THE 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.**
1.26 The issuing of this permit does not exempt the Applicant from compliance with any other law, where applicable.

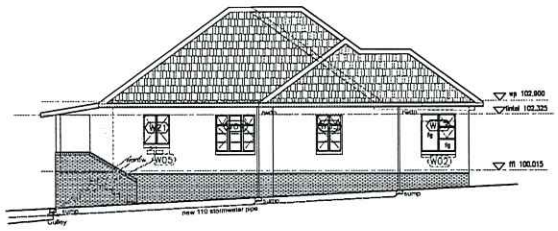
KWAZULU - NATAL AMAFA AND RESEARCH INSTITUTE
2021 -06- 12

Head of Secretariat
& Administration

28 January 2022
DATE
Permit Number: 2021-06-12a

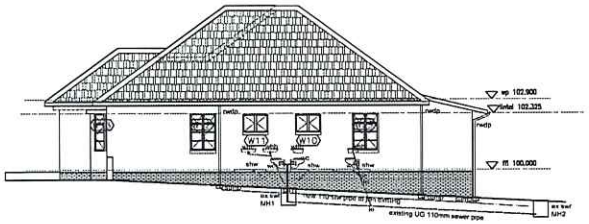


site/roof plan
scale 1:100

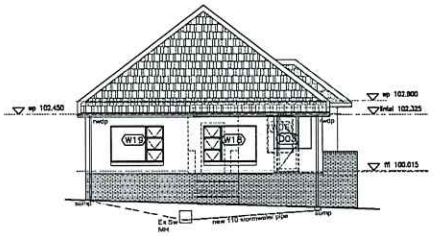


south east elevation
scale 1:100

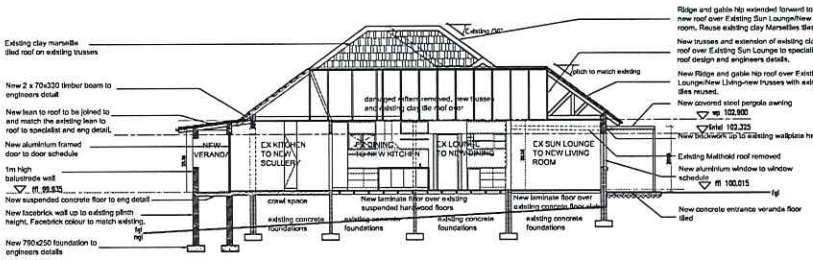
north east elevation
scale 1:100



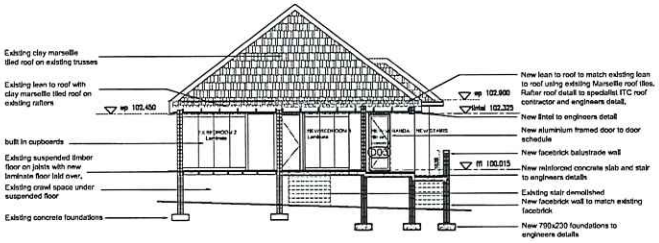
north west elevation
scale 1:100



south west elevation
scale 1:100



section A-A
scale 1:100



section B-B
scale 1:100

SCHEDULE OF AREAS	
PROPERTY DESCRIPTION	
Erf / Portion:	Erf 5787
Township:	Glenwood, Durban
ERF Size:	744m²
Address:	87 Penzance Road, Glenwood, Durban
ZONING INFORMATION	
Town Planning Scheme	Ethekwini Municipality (central)
Use Zone	Special Residential 400

DEVELOPMENT CONTROL MEASURES		
Permissible	Controls	EXISTING
2 Storeys	Height zone	1 Storey
35%	Coverage	233.0m² (31.6%)
n/a	F.A.R	212.5m² (0.28)
Permissible	Controls	PROPOSED
2 Storeys	Height zone	2 Storeys
35%	Coverage	254.3m (34.2%)
n/a	F.A.R	225.4m (0.30)
	EXISTING	PROPOSED
Main dwelling	150.6m²	163.3m²
Outbuilding 1 (garage)	37.1m²	37.1m²
Outbuilding 2	24.8m²	24.8m²
Carport	22.5m²	22.5m²
Entrance Pergola	-	6.4m²
Total Coverage	235.0m² (31.6%)	254.3m² (34.2%)
Total FAR	212.5m² (0.29)	225.4m² (0.30)
Total Additional Floor Area		12.9m²

NOTES:
All work to be carried out strictly in accordance with National Building Regulations SABS 0400, OCCUPATIONAL HEALTH AND SAFETY ACT Regulations and Local Authority Regulations.
All dimensions are given in millimetres
Do not scale this drawing.
The Architect accepts no responsibility for errors resulting from the misinterpretation of the drawing.

GENERAL NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK.
ANY DISCREPANCIES TO BE BROUGHT TO THE ARCHITECTS ATTENTION BEFORE CONTINUING WORK.
ALTERNATIVE DETAILS MUST BE CONFIRMED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NBR REGS AND ALL MATERIALS AND INSTALLATIONS MUST CONFORM WITH S.A.B.S. AND MANUFACTURERS SPECIFICATIONS.
P.C. LINTOLS MUST BE BUILT ABOVE ALL OPENINGS UNLESS OTHERWISE INDICATED.
WATERPROOFING TO RETAINING WALLS TO ENGINEERS DETAIL, ENGINEER TO DETAIL AND SUPERVISE ALL STRUCTURAL WORK.
ALL PLUMBING PIPE WORKS TO BE CONCEALED.
ALL CONCRETE SURFACE BEDS TO HAVE 375 mic DAMP PROOF MEMBRANES.
ALL WALLS TO HAVE 350 mic DAMP PROOF COURSE AT SLAB LEVEL AND ALL EXT. WALLS TO HAVE STEPPED DPC.
FOUNDATION WALLS TO HAVE BRICKFORCE EVERY 3rd COURSE AND ALL WALLS EVERY 4th COURSE.
BATHROOM ACCESSORIES FINAL POSITION TO BE AGREED ON SITE

ENDORSEMENTS:
1.- STRUCTURAL WORK TO PROFESSIONAL ENG. DETAIL
2.- GLAZING TO COMPLY WITH PART N OF NBR.
3.- ALL ROOF TRUSSES TO BE FIXED USING HOOP IRON BUILT INTO 8 COURSES OF BRICKWORK.

KWAZULU - NATAL AMAFA AND RESEARCH INSTITUTE
PERMIT
2021 -06- 12

ADDITIONS AND ALTERATIONS TO EXISTING DWELLING ON ERF 5787, DURBAN, 87 PENZANCE ROAD, DURBAN FOR MR & MRS PILLAY

zoning:

signature: ROELSER NO:

sally adams architect
suite 8 41 cedar road glenwood durban 4001
tel : 031-2051902 email : sallyadamsarchitect@gmail.com
pr. arch. : 3638

drawing :
SUBMISSION DRAWING
SITE/ROOF PLAN, ELEVATIONS, SECTIONS AA & BB

scale : 1 : 100 rev. no. 00
date : 27.09.2021 dwg. no. 2021-10 SD01

FOUNDATIONS
- Mass reinforced concrete strip foundations having a compressive strength of not less than 10Mpa at 28 days to eng detail.
- Min 700X230 brickwork strip footing foundations to be cast in at levels and detail as per eng detail.
- Foundation brickwork, brickforce and reinforcing as per eng detail.

FLOORS
- Existing hardwood floors protected where they are to remain. - - New reinforced suspended concrete floors to engineers details where shown. All tiled areas to receive concrete subfloor. -New Bedroom 3 to have reinforced suspended concrete floor.
- Bathrooms and Scullery floors finished with ceramic/porcelain tiles.
- All remaining internal floors to receive new 12mm click laminate floors installed to manufacturers specifications.

WALLS
- All walls are load bearing walls and to be maxi 90 and 10 thick or imperial 110 and 230 as shown on plan.
- Internal masonry walls plastered and smooth skimmed, primed and painted
- External wall plastered to match existing, primed and painted
- 250micron stepped dpc with grano haunching where required above every external opening, slab junctions / brickwork junctions and copings as detailed on arch and eng details.
- Precast concrete lintols over openings as required by engineer when there is a plaster finish.
- Precast concrete lintols to form base footing for new masonry work where applicable to engineers detail.

DOORS & WINDOWS
- New Powder coated aluminium windows and Scullery door to window and door schedule where shown on plan. Glazing and colour as per schedule and to manufacturers and SANS XA specifications. All details to be discussed and confirmed with architect prior to manufacture. Glazing type schedule to be provided by appointed Installer prior to manufacturer.
- New Internal medium duty doors, with ex 114x50 rebated hardwood door frames to suit wall thicknesses, all primed and finished with two coats Velvaglo. Hinges, ironmongery, sliding gear and furniture as per schedule and allowance. All doors faces and edges to be sanded smooth, primed and painted. Refer to window and door schedules.
- Existing timber doors and windows to remain and/or be removed and reused to be protected, installed where required and finished by means of making good, sanding, priming and two coats Velvaglo paint. Existing hinges, ironmongery and furniture to be reused where applicable and new where instructed.

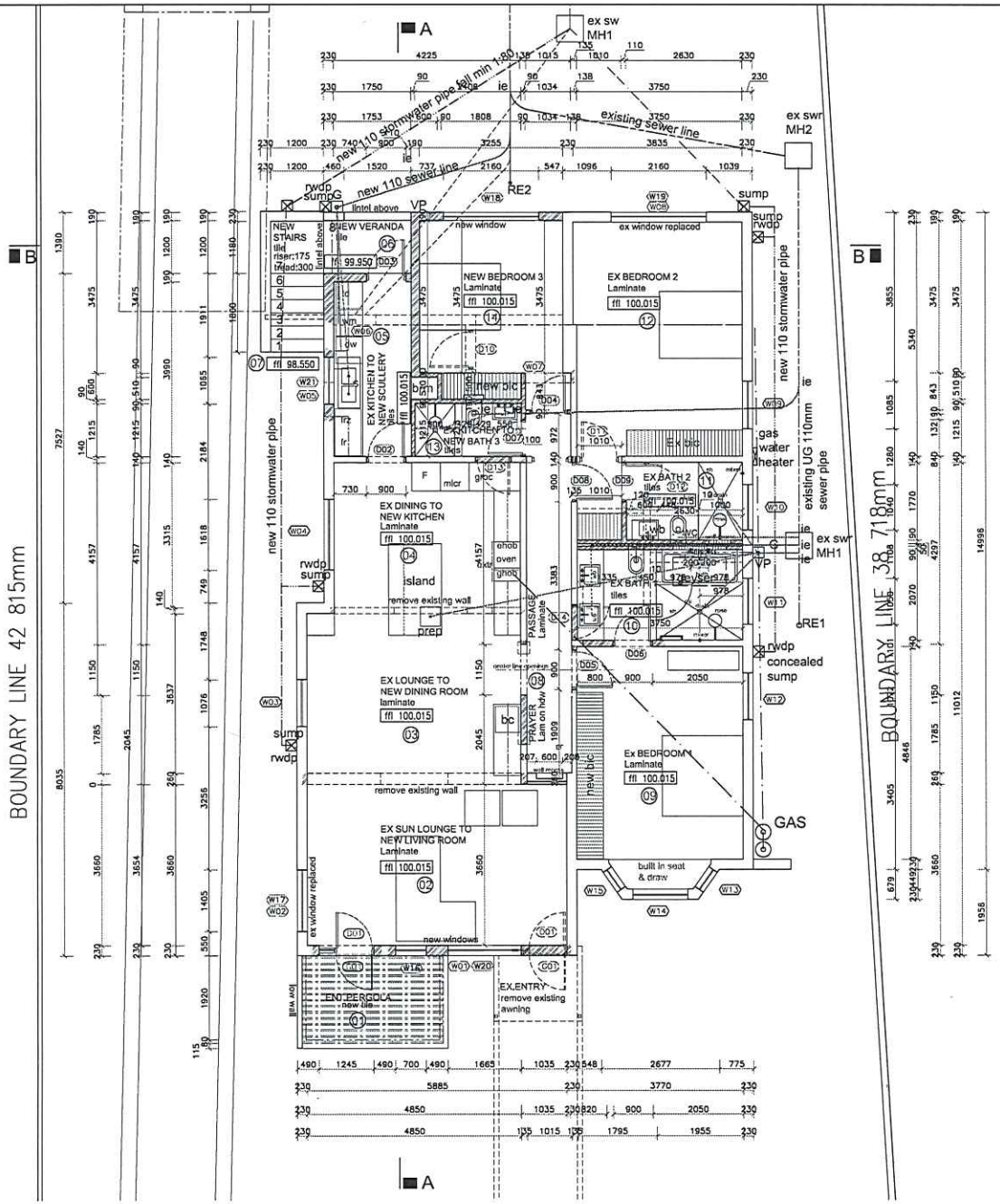
SKIRTINGS & CILLS
- New 100mm meranti skirtings fixed at 450 centres with a slight arris or pencil round to from edge-detail to be confirmed with architect, finished with primer and two coats Plascon Velvaglo or equivalent.
- Plastered cills internally and external cills plastered extending beyond the reveal to existing detail, to be primed and painted-refer to finishes schedule.

CEILINGS
- 9.5mm thick gypsum plasterboard ceilings fixed to 38x38 timber r steel brandering, all fixed to underside of timber rafters and trusses, to have taped joints and the entire ceiling to be skimmed smooth, primed and painted with Plascon Pokin in all rooms with the exception of bathrooms where ceilings to be finished with Plascon Kitchens and Bathrooms anti fungal paint. 50mm shadowline cornices to all bathrooms and 20mm to the remainder of the house.

ROOF - PITCH = EXISTING
- Existing Mathodi flat roof over existing Sun Lounge removed and existing Marseille clay tile roof extended over the existing Sun loune/New Living room.
- New loan to roof to match and join the existing loan to roof extension.
- Trusses and rafters to specialist ITC accredited truss manufacturer and installed by roofing contractor. All CCA treated.
- All new roofed areas to receive matching Marseille clay tiles.

FACIAS & RAINWATER GOODS
- Existing gutters, downpipes, fascias, valleys, gables to be inspected for damages. Where required, to be repaired and/or replaced with new to match existing. Flashings to be inspected and repaired or replaced where required. All to be made good. -New PVC gutters and downpipes to new roof areas.

NEW TIMBER AND STEEL PERGOLA.
- New 80X80 Steel hollow section beams and posts to engineers detail with timber slats underneath. Glazed/polycarbonate sheet over pergola to specialist detail.



ground floor plan
scale 1:50

DRAINAGE AND PLUMBING:

1. THE DESIGN AND DRAINAGE INSTALLATION IS TO COMPLY WITH PART P OF THE NATIONAL BUILDING REGULATIONS AND ANY REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY, AND IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO ENSURE COMPLIANCE THEREWITH.
2. THE MUNICIPAL SEWER CONNECTION POINT IS TO BE EXPOSED PRIOR TO COMMENCING ANY DRAINAGE INSTALLATION, AND THE LEVEL VERIFIED. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCING WORK.
3. THE SEWER SECTIONS SHOWN INDICATE THE DESIGN INTENTION ONLY AND ARE TO BE VERIFIED BY THE PLUMBING CONTRACTOR AND ANY DISCREPANCIES OR PROPOSED ALTERATIONS ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCING WORK.
4. THE STORM WATER DRAINAGE IS TO BE TO THE CIVIL ENGINEERS DETAIL.
5. SANITARY FIXTURES TO BE PROVIDED IN COMPLIANCE WITH THE MACHINERY AND OCCUPATIONAL SAFETY ACT 6 OF 1993 ON THE LATEST AMENDMENT AND THE NBR.
6. HOT AND COLD RUNNING WATER IS REQUIRED TO ALL WASHING FACILITIES.
7. ALL PLUMBING AND WATER SUPPLY PIPES ARE TO BE INTERNAL OR CHASED INTO WALLS, NO EXPOSED PIPES TO THE FACE OF THE BUILDING PERMITTED WITHOUT THE APPROVAL OF THE ARCHITECT.
8. SOIL PIPES ARE TO BE MINIMUM 100 DIA PVC.
9. WASTE PIPES ARE TO BE MINIMUM 50 DIA PVC.
10. RE'S ARE REQUIRED TO ALL BENDS AND JUNCTIONS.
11. ALL RE's ARE TO COMPLY WITH PP31 OF THE NBR.
12. ALL GULLY SURROUNDS TO BE 75mm ABOVE FINISHED GROUND LEVEL.
13. THE WATER SUPPLY IS TO COMPLY WITH PART W OF THE NBR.
14. WASTE WATER BRANCH DRAINS OVER 6m LONG TO COMPLY WITH PP18.4 SECTION C.
15. ALL PLUMBING TO BE CONCEALED.

WATERPROOFING:
1. ALL WALLS TO HAVE 358 mic DAMP PROOF COARSE AT SLAB LEVEL AND EXT. WALLS TO HAVE STEPPED DPC.
2. FOUNDATION WALLS TO HAVE BRICK FORCE EVERY 3rd COARSE AND ALL WALLS EVERY 4th COARSE.
3. ALL CONCRETE SURFACE BEDS TO HAVE 375mic DAMP PROOF MEMBRANES.
4. ALL ROOF TRUSSES TO BE FIXED USING HOOP IRON BUILT INTO 6 COURSES OF BRICKWORK.
5. POLYCELL NEOPRENE CLOSER TO SUIT PROFILE AT RIDGE CAP, FLASHING AND EAVES OF ROOF.
6. ALL CONCRETE ROOF TO BE COVERED BY DERBIGUM SP4 WATER PROOFING MEMBRANE FULLY SEALED TO DECK BY TORCH ON FUSION. SIDE LAPS 75mm AND END LAPS 100mm. TURN UPS AND TURN DOWNS SIMILARLY FUSED TO PRIMED SURFACES. SP4 TO BE DRESSED UP SIDE WALLS AND OVER BEAM TOPS AND HAVE CORNER FILLETS AS REQUIRED. FINISH WITH TWO COATS ALUMINIUM BITUMINOUS PAINT. MEMBRANE TO BE INSTALLED BY REGISTERED CONTRACTOR AND TO COMPLY WITH MANUFACTURERS SPECIFICATION.
6. ALL SHOWERS TO HAVE COPHOX CEMENTITIOUS WATERPROOFING SYSTEM APPLIED TO BLAB, DRESSED UP SHOWER TRAY SIDES AND INTO OUTLET. SYSTEM TO BE APPLIED BY SPECIALIST SUB CONTRACTOR ALL IN ACCORDANCE WITH MANUFACTURERS SPEC.
7. EXTERNAL BRICKWORK CONSISTS OF 230 WALLS. OUTER FACE OF INNER SKIN TO BE BAGGED AND WATERPROOFED WITH BRIXEAL TIES. BRICKFORCE AND REINFORCING ABOUT OPENINGS ALL TO ENG DETAIL.
8. 375 micron DPC TO BE STEPPED ON OUTER SKIN BRICKWORK ONE COURSE BELOW ALL WINDOW OPENINGS.
9. 375 micron DPC TO BE STEPPED ON OUTER SKIN BRICKWORK ONE COURSE BELOW ALL WINDOW OPENINGS.
10. 375micron STEPPED DPC WITH GRANO HAUNCHING WHERE REQUIRED ABOVE EVERY EXTERNAL OPENING, SLAB JUNCTIONS / BRICKWORK JUNCTIONS AND COPINGS AS DETAILED ON ARCH AND ENG DETAILS.

REF:
1. ALL MATERIALS TO COMPLY WITH SANS 10400-T:2011 PART 4.5
2. PROTECTION OF OPENINGS TO COMPLY WITH SANS 10400-T:2011 PART 4.10.1

NOTE:
DRAWINGS ARE FOR THE PURPOSE OF SUBMISSION TO THE MUNICIPALITY AND ARE NOT FOR CONSTRUCTION PURPOSES.

ADDITIONS & ALTERATIONS LEGEND

01. New tiled Entrance Pergola on concrete base. New steel pergola with timber slats and polycarbonate/glazed sheet over.

02. Existing Sun Lounge converted to New Living room. Existing front door D01 and gate G01 removed for reuse. D01 repositioned as shown. Existing aluminum sliding windows W01 and W02 removed. New aluminium framed windows to window schedule.
Existing Mathodi roof removed and new roof over with Marseille tile to match existing. New laminate floor over existing concrete floor surface bed.

03.Existing Lounge converted to New Dining room. Existing wall demolished to New Living room. New masonry wall to make New Prayer room. New laminate floor over existing suspended hardwood timber floor.

04. Existing Dining room converted to New Kitchen. Existing internal timber door removed and bricked up. New kitchen shop-fitting, island and prep bowl.
New laminate floor over existing suspended hardwood timber floor.

05. Part of Existing Kitchen converted to New Scullery. Existing timber door and window W05, W06 and W07 removed. Walls demolished. Existing back door D03 removed. New extension to increase length of Scullery. New aluminium framed window W21 and door D03 to schedule. New shopfitting and sink. New tiled floors over new suspended reinforced concrete slab.

06. New Veranda extension with new roof over. New tiles on new reinforced suspended concrete slab.New masonry balustrade wall.

07. New tiles over new reinforced concrete stair to engineers detail.

08. Part of the existing Passage converted to Prayer room. New masonry wall as shown on plan. New laminate floor over existing suspended hardwood timber floor.

09. Existing Bedroom 1 with new timber entry door D05 and in new position. New built in cupboards. New laminate floor over existing suspended hardwood timber floors.

10. Existing Bath 1 walls demolished. New dividing masonry wall between Bath 1 and Bath 2. New layout and new entry door D06. New sanitary ware fittings. New tiles over existing and new extended suspended concrete floor.

11. Existing Bath 2 with new layout and new entry door D09. New sanitary ware fittings. New tiles over existing and new extended suspended concrete floor.

12. Existing Bedroom 2 with existing damaged timber window W08 replaced with new aluminium framed window to schedule. Existing entry door removed and opening made bigger. New entry door D08 in new position. New laminate floors over existing suspended hardwood timber floors.

13. Part of existing Kitchen converted to New Bath 3. New entry door D07. New sanware fittings. Existing tile on suspended timber floors removed. New tiles on suspended concrete slabs.

14. Part of existing rear veranda extended, enclosed and converted to New Bedroom 3. Existing walls demolished and new Masonry walls to form new bedroom. New aluminium framed window W20 to schedule. New entry door D04. Existing reinforced concrete slab extended. New built in cupboards. New loan to roof over with Marseille roof tiles to match existing. New laminate floors.

NOTES:
All work to be carried out strictly in accordance with National Building Regulations SABS 0400, OCCUPATIONAL HEALTH AND SAFETY ACT REGULATIONS and Local Authority Regulations.
All dimensions are given in millimeters
Do not scale this drawing.
The Architect accepts no responsibility for errors resulting from the misinterpretation of the drawing.

GENERAL NOTES
1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SABS 0400 AND LOCAL AUTHORITY REGULATIONS.
2. ALL CONSTRUCTION PROCEDURES AND METHODOLOGY TO BE CARRIED OUT AND IMPLEMENTED IN STRICT ACCORDANCE WITH THE LATEST OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS - THIS IS THE CONTRACTORS RESPONSIBILITY.
3. ALL DIMENSIONS ARE INDICATED IN MILLIMETERS. DO NOT SCALE FROM THE DRAWINGS.
4. CHECK ALL LEVELS AND DIMENSIONS ON SITE WHEN SETTING OUT. CROSS CHECK ALL BUILDING DIMENSIONS DURING THE CONSTRUCTION PROCESS. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE CONTINUING WORK.
5. ALL LEVELS AND DIMENSIONS TO BE READ OFF THE ARCHITECTS DRAWING. THESE TAKE PRECEDENT OVER THE ENGINEERS AND OTHER CONSULTANT DRAWINGS. THESE DRAWINGS NEED TO BE CROSS CHECKED WITH THE ARCHITECTS DRAWINGS.
6. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST GAZETTED NBRs AND ALL MATERIALS AND INSTALLATION MUST CONFORM WITH SABS SPECIFICATIONS AND MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS.
7. ANY DEVIATION FROM THE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT PRIOR TO CONSTRUCTION AND INSTALLATION COMMENCING.
8. ENGINEER TO DETAIL AND SUPERVISE ALL STRUCTURAL WORK.
9. ALL OPENINGS TO BE CHECKED PRIOR TO THE CONSTRUCTION OR INSTALLATION OF FITTED ITEMS.
10. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MISINTERPRETATION OF THE DRAWINGS AND SPECIFICATION - IF IN DOUBT, QUERY DETAILS.
11. ALL STRUCTURAL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE APPOINTED STRUCTURAL ENGINEERS DESIGN, DRAWINGS, DETAILS AND SUPERVISION
12. R.T.F.D.

ENDORSEMENTS:
1.- STRUCTURAL WORK TO PROFESSIONAL ENG. DETAIL
2.- GLAZING TO COMPLY WITH PART N OF NBR.
3.- ALL ROOF TRUSSES TO BE FIXED USING HOOP IRON BUILT INTO 6 COURSES OF BRICKWORK.

KWAZULU - NATAL AMAFA AND RESEARCH INSTITUTE
PERMIT 2021 -06- 12

ADDITIONS AND ALTERATIONS TO EXISTING DWELLING ON ERF 5787, DURBAN, 87 PENZANCE ROAD, DURBAN FOR MR & MRS PILLAY

zoning:

signature: date issued:

sally adams architect
suite 8 41 cedar road glenwood durban 4001
tel : 031-2051902 email : sallyadamsarchitect@gmail.com
pr. arch. : 13638

drawing :
SUBMISSION DRAWING
GROUND FLOOR PLAN

scale : 1 : 50 rev. no. 00
date : 27.09.2021 dwg. no. 2021-10 SD02