

WINDOW SCHEDULE DOOR SCHEDULE								
Ground FLOOR STOREY								
WINDOW NO Location	w1	w2	w3	w4	w5	Reference swing off West elevation	w6	w8
Quantity	No = 1 SMS2FG (Swarland)	No = 1 SMS8FG x 2 (Swarland) combination	No = 1 SMS4FG (Swarland)	No = 1 SMS4FG x 2 (Swarland) combination	No = 1 SMS4FG (Swarland)	No = 2 - 1 x SA1L & 1 x SA1R (Swarland)	No = 1 SD23/1210 (Swarland)	No = 1
Glazing	6mm Toughened Safety Glass Obscure glass to owners approval	6mm Toughened Safety Glass	4mm Monolithic Annealed Glass	4mm Monolithic Annealed Glass	6mm Toughened Safety Glass Obscure glass to owners approval	4mm Monolithic Annealed Glass	6mm Toughened Safety Glass	4mm Monolithic Annealed Glass
Ironmongery	Brass handles as supplied by Swartland Hardware as supplied by Swartland	Brass handles as supplied by Swartland Hardware as supplied by Swartland	Brass handles as supplied by Swartland Hardware as supplied by Swartland	Brass handles as supplied by Swartland Hardware as supplied by Swartland	Brass handles as supplied by Swartland Hardware as supplied by Swartland	Brass handles as supplied by Swartland Hardware as supplied by Swartland	Handles and Hardware to Owners app Brass Projection Hinges to app	Existing
Area - U-Value	1,14m2	4,56m2	1,7m2	3,5m2	1,7m2	0,7m2	1,2m2	2,3m2
Frame Material	Timber - Teak finish to owners app	Timber - Teak finish to owners app	Timber - Teak finish to owners app	Timber - Teak finish to owners app	Timber - Teak finish to owners app	Timber - Teak finish to owners app	Timber - Teak finish to owners app	Timber - Exist finish
Glass XA requirement	Low E Performance	Low E Performance	Low E Performance	Low E Performance	Low E Performance	Low E Performance	Low E Performance	Low E Performance

LEGEND - LIGHTING	
	DOWN LIGHT
	WALL LIGHT
	FLUORESCENT FITTING

LEGEND - HOT WATER	
	GEYSER - Existing

XA Requirements		
ROOF CONSTRUCTION	Concrete roof tiles with flat ceiling ROOF TILES = 0.48 FLAT CEILING = 0.05 100mm INSULATION (ISOTHERM) = 2.20 TOTAL = 2.73	Concrete Roof Slab ROOF COMPLIES WITH R-VALUE OF 2.7 CONCRETE ROOF (1.2) WATERPROOFING (0.24) SCREED (0.1) 25mm ISOBOARD INSULATION (1.1) 19mm STONE COVERING (0.03) INDOOR AIR FILM (0.11) TOTAL = 2.78 Complies REQUIRED = 2.7
HOT WATER SYSTEM	Exist Geysers	
WALL DENSITY	Climatic Zone 5 = min thermal capacity for H4 = 60 Hrs Achieved with 230mm thick Clay Brick plastered wall	

LIGHTS ENERGY CONSUMPTION for New Store Room Building

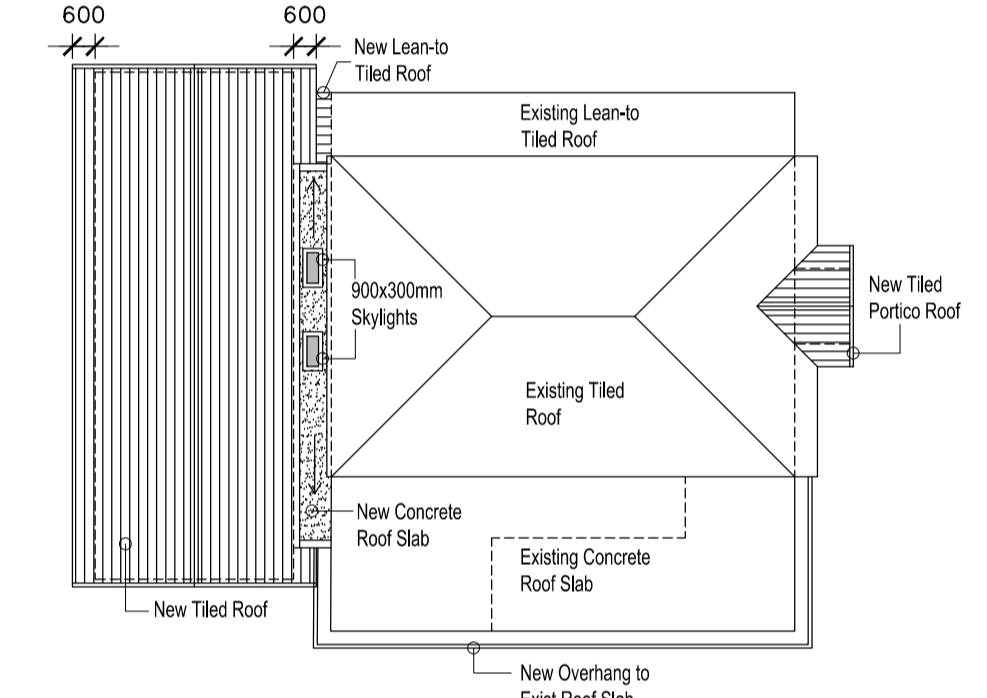
AVAILABLE ANNUAL ENERGY DEMAND - LIGHTS = PERMISSABLE
(TOTAL FLOOR AREA = 113m2 X 5 w/m2 x 365 days = 20.6 KW)

TOTAL ANNUAL ENERGY CONSUMPTION - LIGHTS = 12.2 kWh - ACCEPTABLE

Window and Door Schedule
NTS

FENESTRATION ENERGY CALCULATIONS	Nett Floor Area	15% of Nett Floor Area	Total Glazing Area
GROUND FLOOR	113 m2	16.95 m2	16.26 m2
COMPLIES WITH SANS10400 XA			

XA Requirements
NTS



Roof Plan
1:200

GENERAL NOTES

- ALL WORK TO BE IN ACCORDANCE WITH THE SANS 10400-2020
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR/SUBCONTRACTOR PRIOR TO CONSTRUCTION COMMENCING.
- ALL ANNOTATED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING OFF DRAWING.
- ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR / OWNER IMMEDIATELY.
- CONTRACTOR TO ESTABLISH POSITION OF ANY EXISTING SEWER, STORMWATER OR ELECTRICAL RETICULATION PRIOR TO WORK COMMENCING.
- ALL STRUCTURAL WORK IS TO PROFESSIONAL ENGINEERS SPECIFICATION AND DETAIL
- ALL SEWER IS TO CONNECT TO EXISTING SEWER PIPES
- EXISTING WATER SUPPLY IS EXISTING
- ALL NEW FITTINGS ARE TO CONNECT TO EXISTING WATER SUPPLY AS PER SANS 10400 PART P

THIS DRAWING IS NOT TO BE SCALED. ONLY FIGURED DIMENSIONS TO BE FOLLOWED. CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS BEFORE ANY WORK COMMENCES AND TO REFER ANY APPARENT DISCREPANCY TO THE AUTHOR. THIS DRAWING IS THE SOLE PROPERTY OF THE AUTHOR, AND MAY NOT BE COPIED OR REPRODUCED WITHOUT THE OWNERS WRITTEN CONSENT. ©

owner
Mr and Mrs Cohen

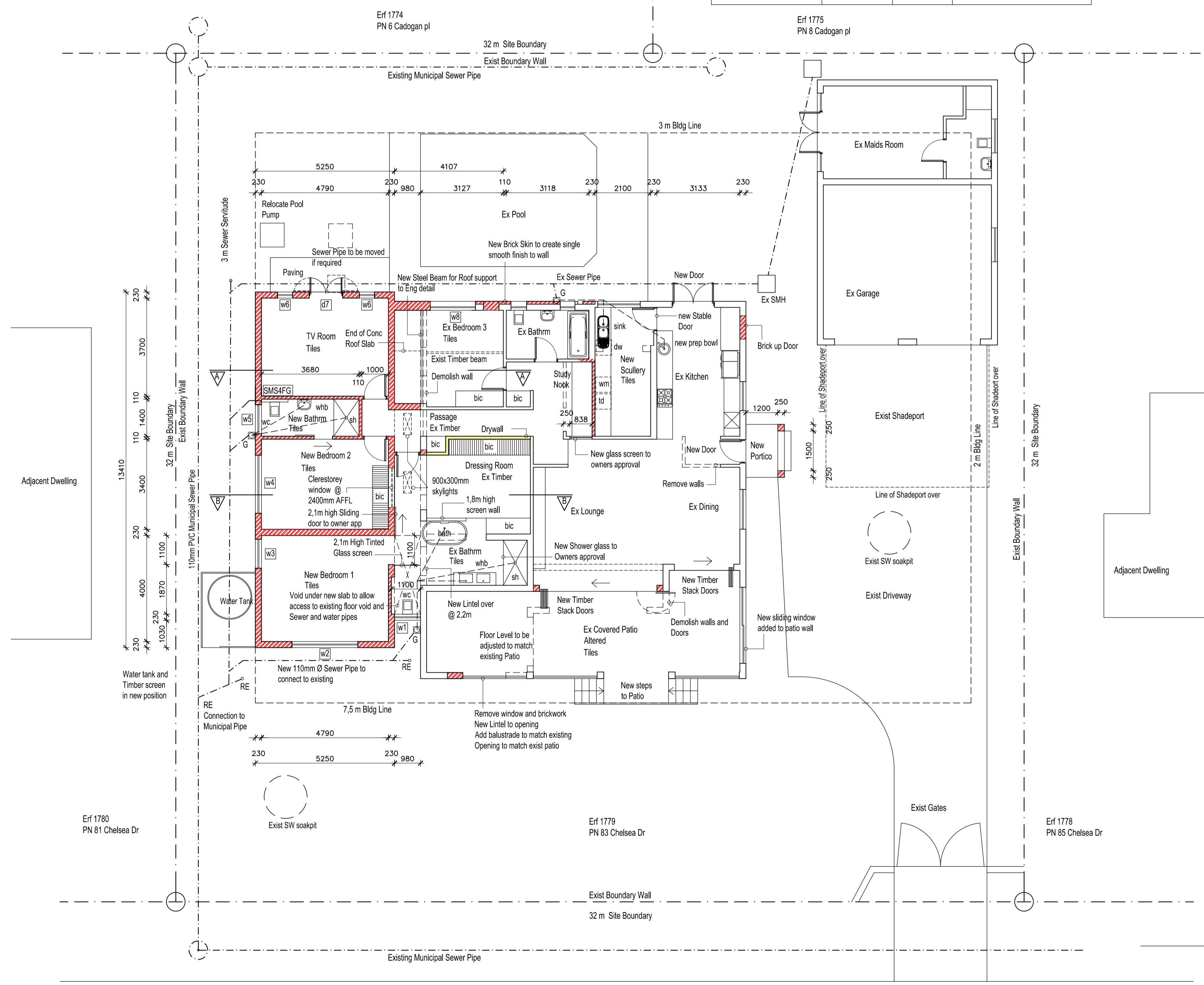
project description
ALTERATIONS and ADDITIONS
Erf 1779
83 Chelsea Drive
Durban North, KZN

drawing description
SUBMISSION DRAWING
Site Plan
Ground Floor Plan
Roof Plan

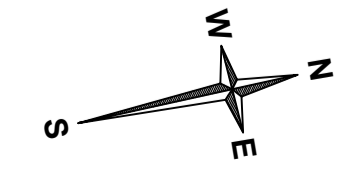
project file
DATE: 27 Sep 2023
DRAWING No: Cohen - 23.101 Rev: 0
Drawn: RH ST0776

author in Association
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AREAS SCHEDULE	
SITE AREA	- 1024 m2
OCCUPANCY	- H4
PERMITTED COVERAGE	- 35% (358.4 m2)
PERMITTED FAR	- N/A
EXIST COVERAGE	- 22 % (226 m2)
EXIST F.A.R	- 0.17 (175 m2)
ADD COVERAGE	- 76 m2
ADD F.A.R	- 76 m2
	- less 14 m2 (Patio)
NEW COVERAGE	- 29 % (302 m2)
ADD F.A.R	- 0.23 (237 m2)
ADDITIONAL BUILD AREA	- 76 m2



Site Plan / Ground Floor Plan
1:100



CHELSEA DR