

Window Schedule (XA Calculation)

Floor space = 264sqm

Mark	Width (m)	Height (m)	Area (sqm)	P	H	P-(H*0.54)	Min U-Value	Max SHGC
East								
E1	2.90	1.95	5.65	0.77	2.19	413	3.80	0.40
E2	1.20	1.50	1.80	0.77	1.74	170	3.80	0.40
E2	1.20	1.50	1.80	0.77	1.74	170	3.80	0.40
North								
N1	3.45	3.44	11.87	0.70	3.70	1298	3.80	0.40
N2	4.00	3.46	13.84	0.70	3.80	1349	3.80	0.40
N3	5.00	2.40	12.00	4.20	2.64	-2774	3.80	0.49
South								
S1	0.40	1.50	0.60	0.77	1.74	170	3.80	0.81
S1	0.40	1.50	0.60	0.77	1.74	170	3.80	0.81
S2	0.60	1.20	0.72	0.77	1.44	8	3.80	0.81
S3	0.90	2.40	2.16	0.77	2.64	656	3.80	0.81
S4	2.50	2.40	6.00	0.77	2.64	656	3.80	0.81
S5	2.00	1.10	2.20	2.80	1.74	-1860	3.80	0.81
West								
W1	0.60	1.20	0.72	0.77	1.44	8	3.80	0.40
W2	2.90	1.95	5.65	0.77	2.19	413	3.80	0.40
W3	1.00	1.95	1.95	0.77	2.19	413	3.80	0.40
W4	1.50	1.95	2.93	0.77	2.19	413	3.80	0.40
W5	2.20	1.95	4.29	0.77	2.19	413	3.80	0.40
W6	2.50	2.40	6.05	1.10	2.64	331	3.80	0.40
W7	4.80	2.40	11.57	0.77	2.64	656	3.80	0.40
Grand total: 19 92.40								

Window Schedule (Garage)

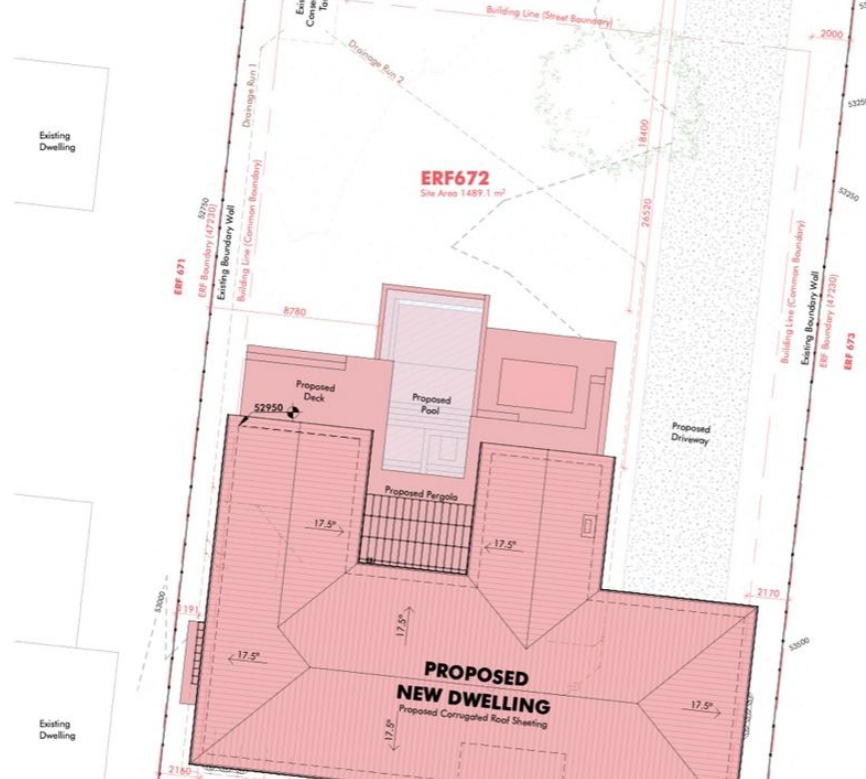
Mark	Width (m)	Height (m)	Area (sqm)
NA			
E4	2.40	0.50	0.60
E4	2.40	0.50	0.60
S7	2.40	0.50	0.60
Grand total: 3			1.80

Door Schedule

Mark	Description	Width (m)	Height (m)	Fire Rating	Count
D1	Solid Core Timber Door	1200	2400		1
D2	Solid Core 1/2 Hr Fire Door with Closer	900	2400	E	6
D3	Semi-Solid Internal Door	900	2400		3
D4	Automated Alu Garage Door	4880	2100		1
Grand total					11

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Maximum Height above Base Level
To Top of Roof
8.0m

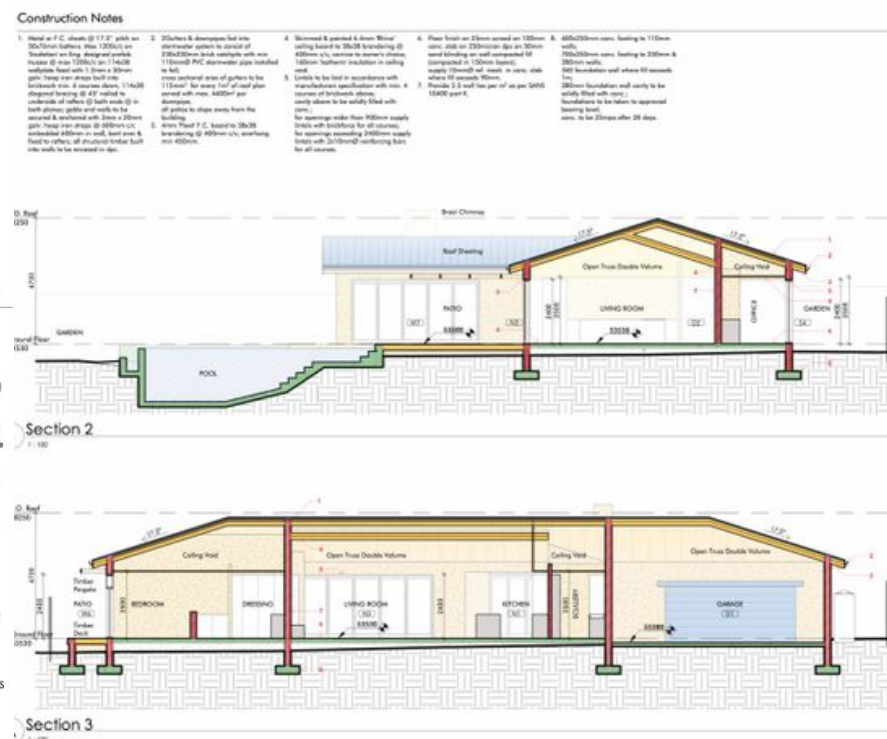
Building Lines
Street Boundary
4.0m
Common Boundaries
2.0m

Street Centreline Setback
N/A

Other Provisions:
Window and door placement
Garages, carports and outbuildings
Parking and access
Additional use rights - home occupation, bed and breakfast establishment and home child care.

SANS 10400 XA Notes

- Climatic Zone: 2 (Medium, Low)
- Roof Insulation - Total R Value: 3.7 Up Roof Constructed from:
Roof Sheeting (R-value 0.35);
Ceiling (R-Value 0.05);
100mm thick Isotherm (R-Value 3.35)
- Pipe Insulation - Min. R-Value: 1.00
All water supply pipes to be max. 80 int. dia. & insulated to limit heat gain or loss (or both) to not more than 5% from source to furthest point of delivery on a system.
- Fenestration - individual window sizes as per Window Schedule. Refer Floor Plan
Weighted U-Value:
3.80 Required: 3.65 Achieved. Refer appended PG Glass Spec Sheet.
Net Glazed Area:
82.85m² (31.38% of 264m²)
- All fenestration air filtration shall be in accordance with SANS 613.
- The design, orientation & requirements of SANS 204 and SANS 10400 XA are - to the designers best knowledge - fully adhered to.
- NOTE: The summary indicated above worst-case scenarios for purposes of SANS 204 and SANS 10400 XA.



R1,500,000



Plot and plan, stand with walls all around already built, septic tank installed and foundations dug

Enjoy building your home in these tranquil surroundings with a view of the surrounding mountains. This extra large level plot comes with plans and is ready to go., the septic tank is already installed making for a big saving. The perimeter walls have also been built. Fisherhaven is situated just off the R43 close to Hermanus the whale watching capital of the Overberg. Situated on the banks of the Botriver lagoon, enjoy watersports and watch the wild horses meander past.

Features

Exterior		Sizes	
Carports/Parkings	0	Land Size	1,487m ²
Pool	No		



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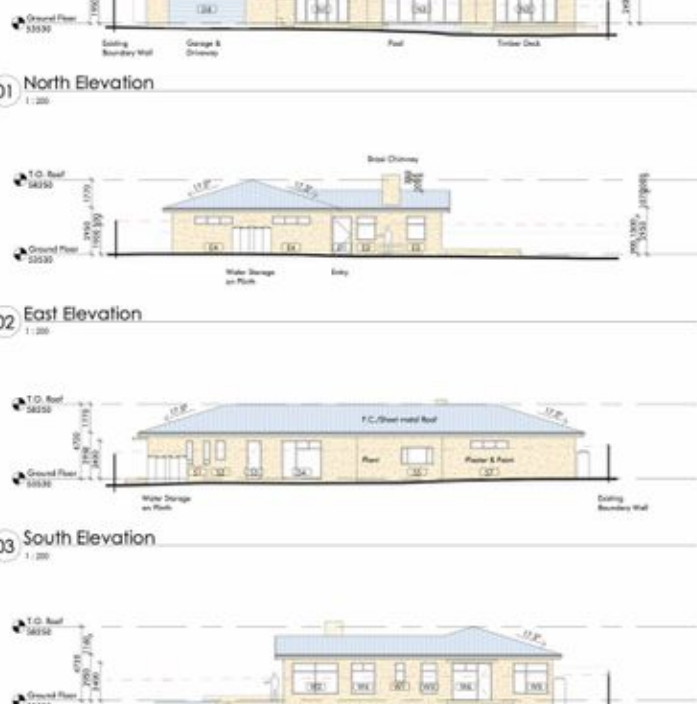


Where it counts

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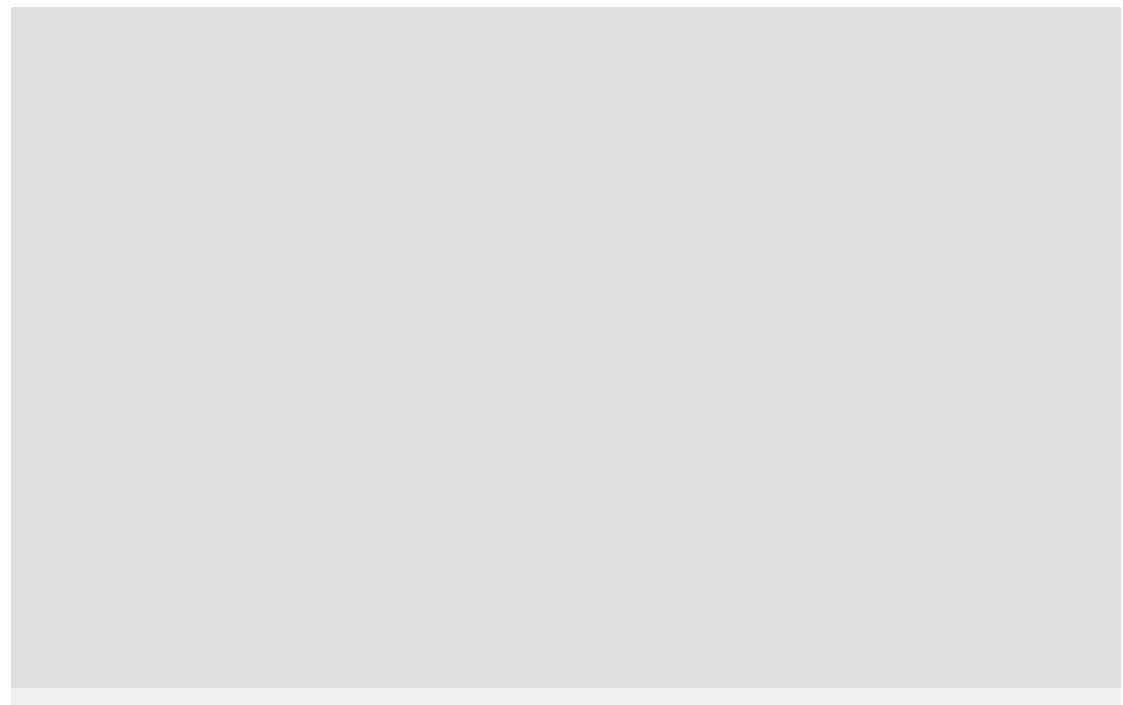


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● Hermanus, Fisherhaven





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