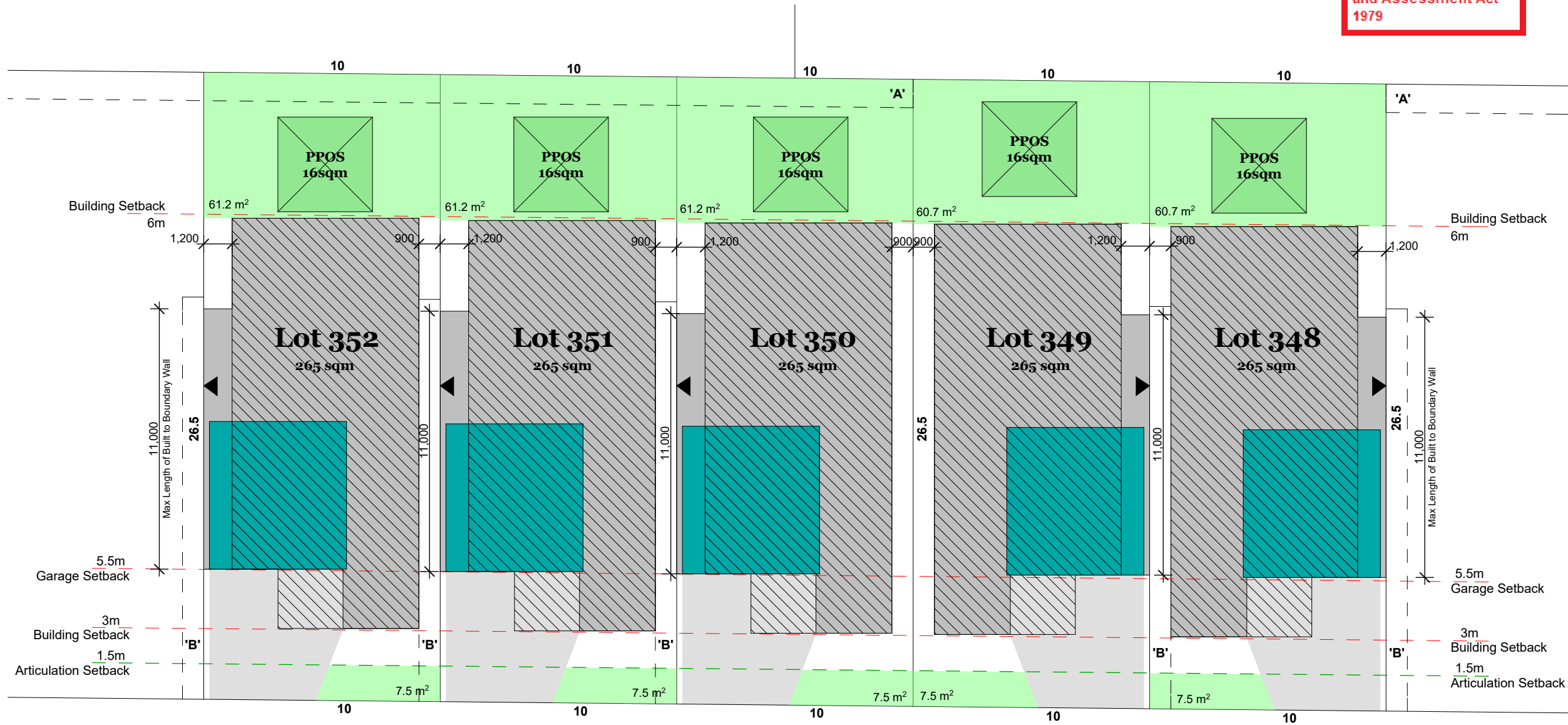
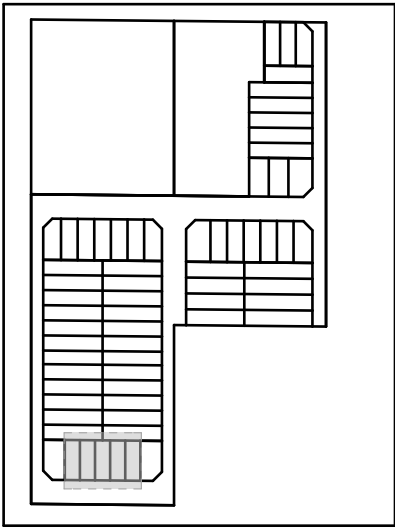


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# KEY

- Articulation setback
- Building setback
- Zerolot boundary
- Primary building Ground Floor
- Preferred 2nd storey location
- Preferred garage location
- 60m<sup>2</sup> Landscaped area
- PPOS (Principle Private Open Space)
- Driveway

'A' EASEMENT FOR DRAINAGE (1.2m WIDE)  
'B' EASEMENT FOR ACCESS & MAINTENANCE (0.9m WIDE)

NOTE: THESE BUILDING ENVELOPE PLANS ARE IN ACCORDANCE WITH THE GREENFIELDS HOUSING CODES

GFA Calculations

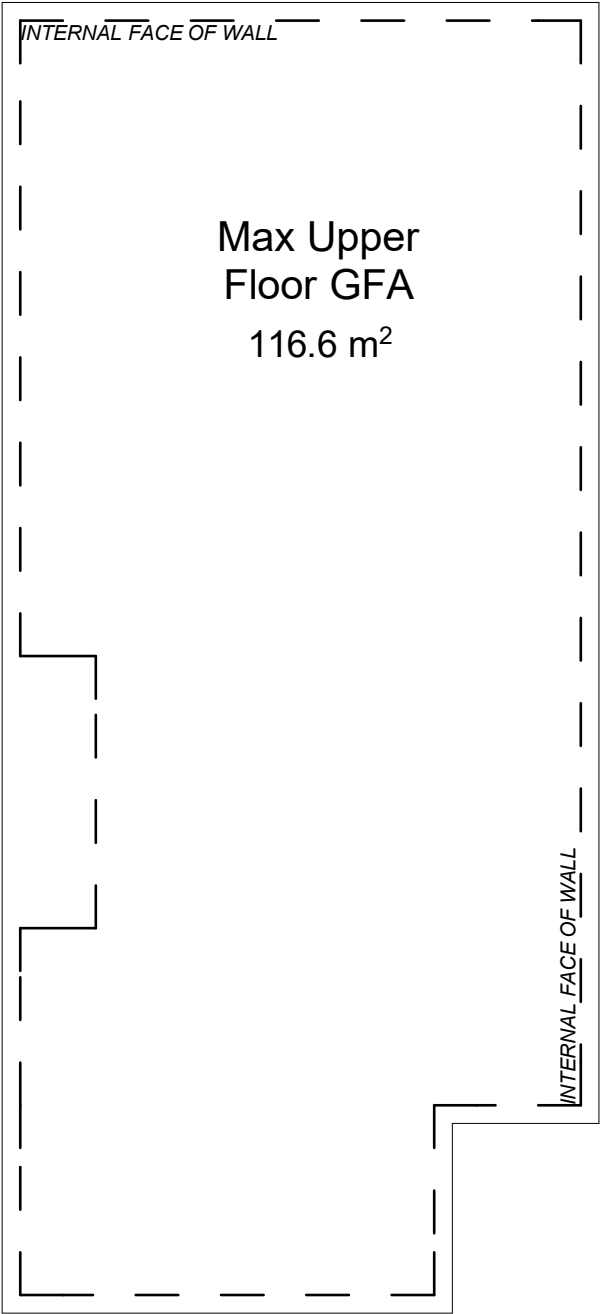
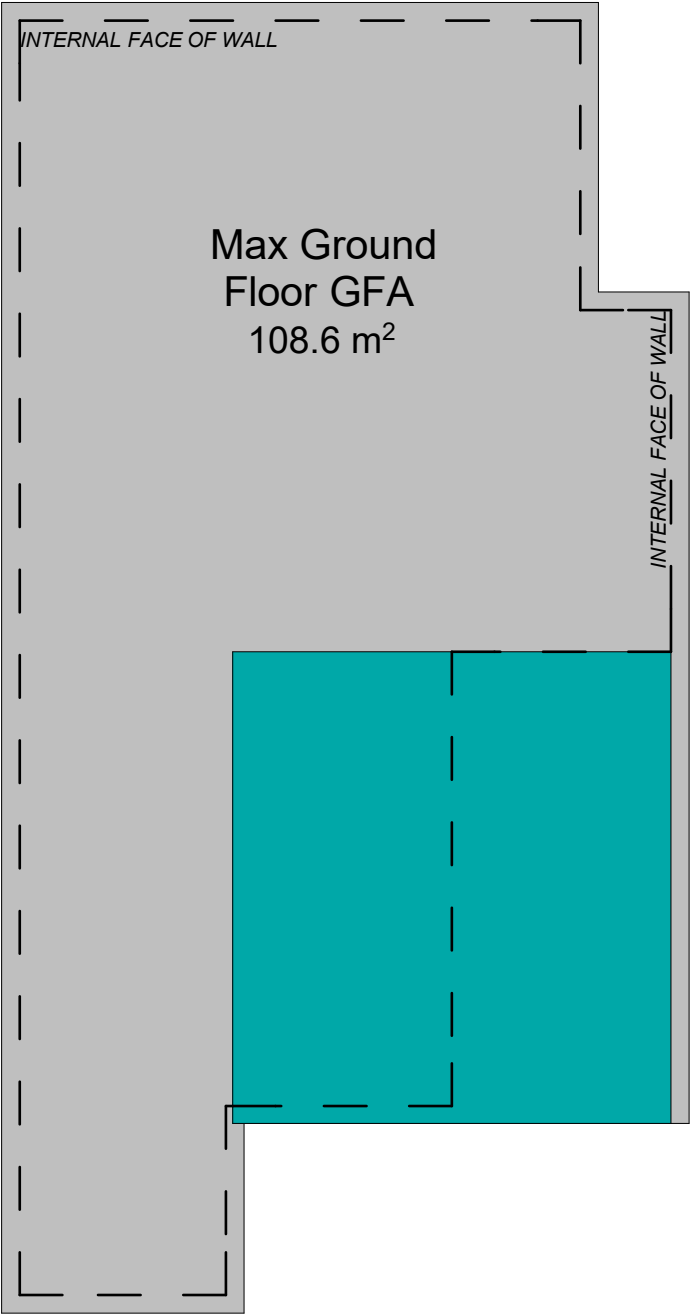
SITE AREA:  
265m2

MAX TOTAL GFA  
(75% of Site Area):  
198m2

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Koos de Keijzer 5767 & David Randerson 8542

Project Name	Gurner Ave Stage 3
Project Number	
Date	03/07/2018
Scale	1 : 100@A3

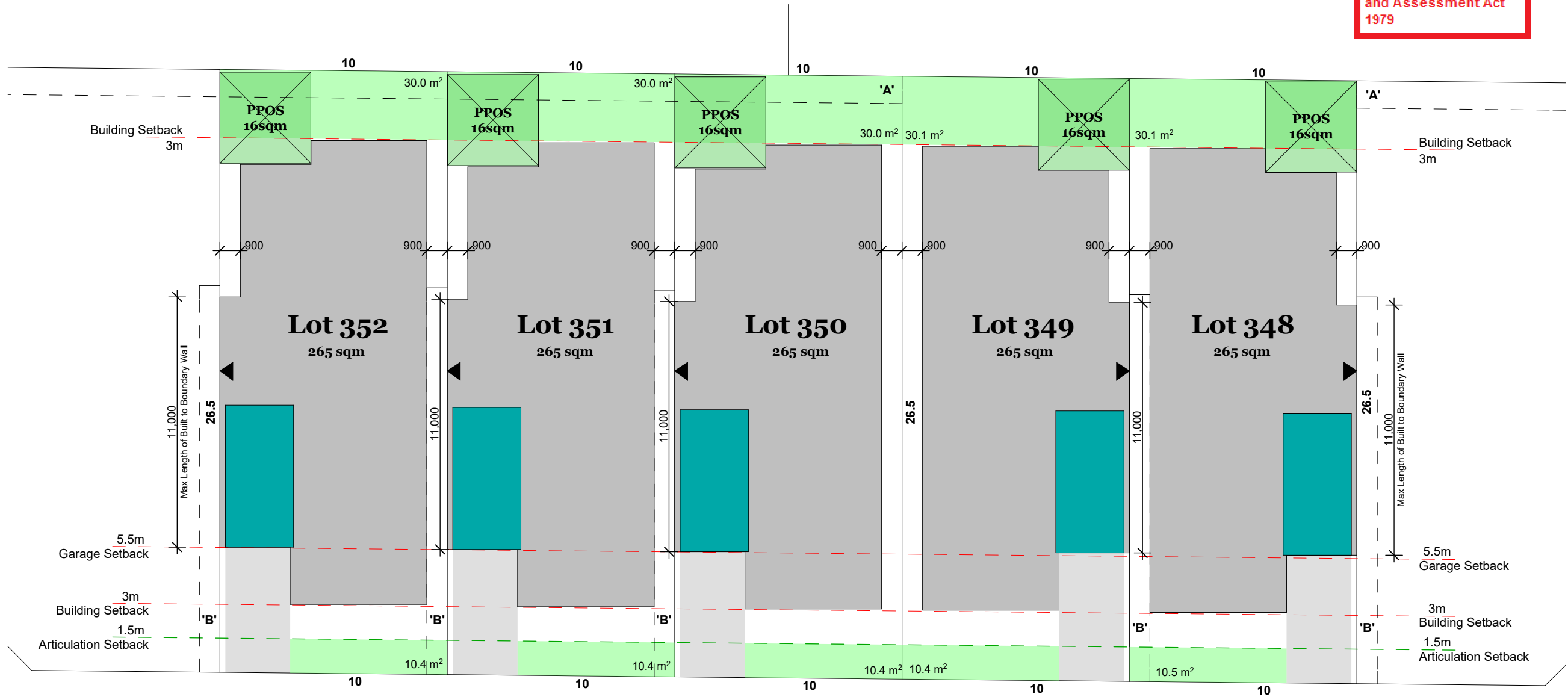
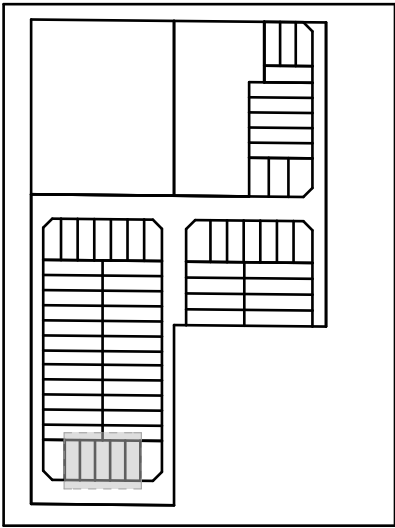
Drawing Name	BEP - GFA (Double Storey Construction)
Drawing Number	
Revision	A

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KEY

- Articulation setback
- Building setback
- Zerolot boundary
- Primary building Ground Floor
- Preferred 2nd storey location
- Preferred garage location
- 60m<sup>2</sup> Landscaped area
- PPOS (Principle Private Open Space)
- Driveway

'A' EASEMENT FOR DRAINAGE (1.2m WIDE)  
'B' EASEMENT FOR ACCESS & MAINTENANCE (0.9m WIDE)

NOTE: THESE BUILDING ENVELOPE PLANS ARE IN ACCORDANCE WITH THE GREENFIELDS HOUSING CODES



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Project Name Gurner Ave Stage 3  
Project Number  
Date 03/07/2018  
Scale 1 : 200@A3

Drawing Name BEP - Lot 348-352 (Single Storey Construction)  
Drawing Number  
Revision A

GFA Calculations

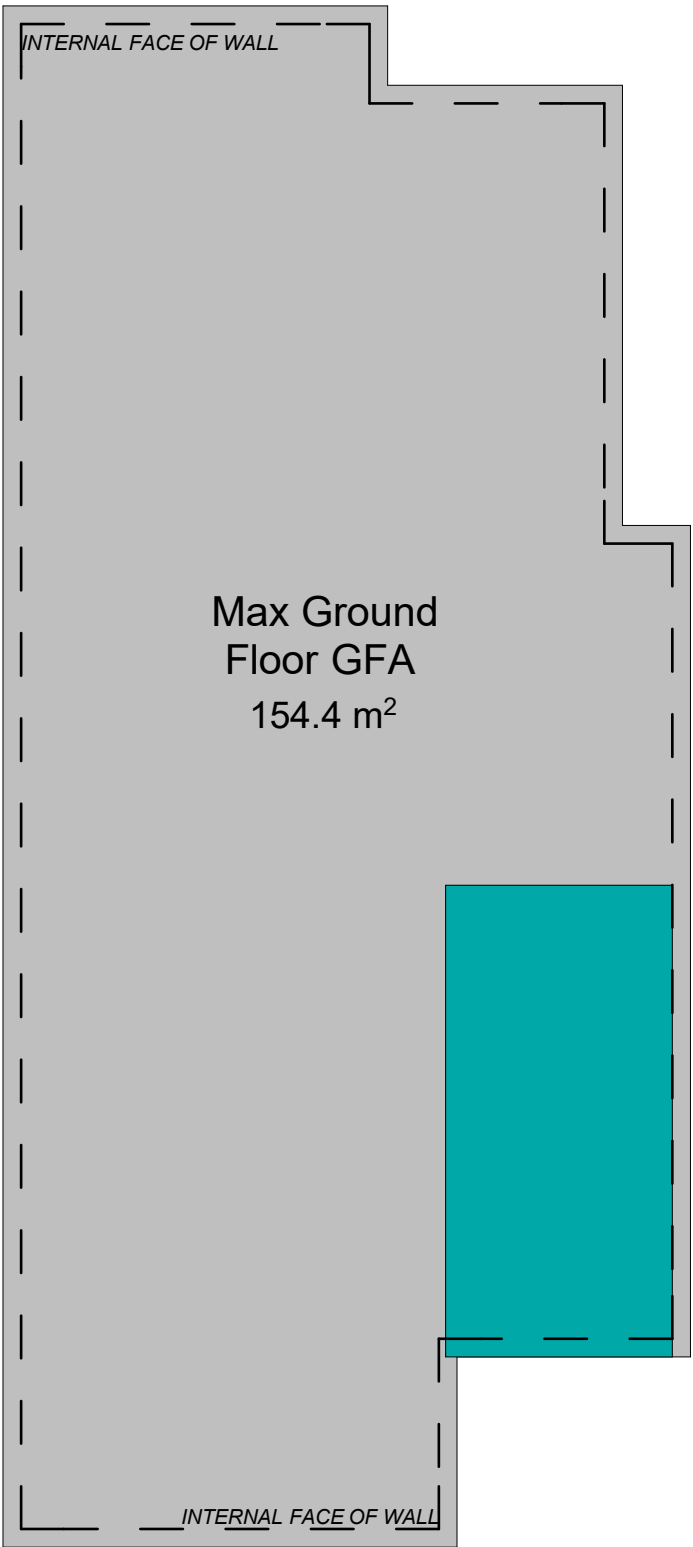
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SITE AREA:  
265m2

MAX TOTAL GFA  
(75% of Site Area):  
198m2



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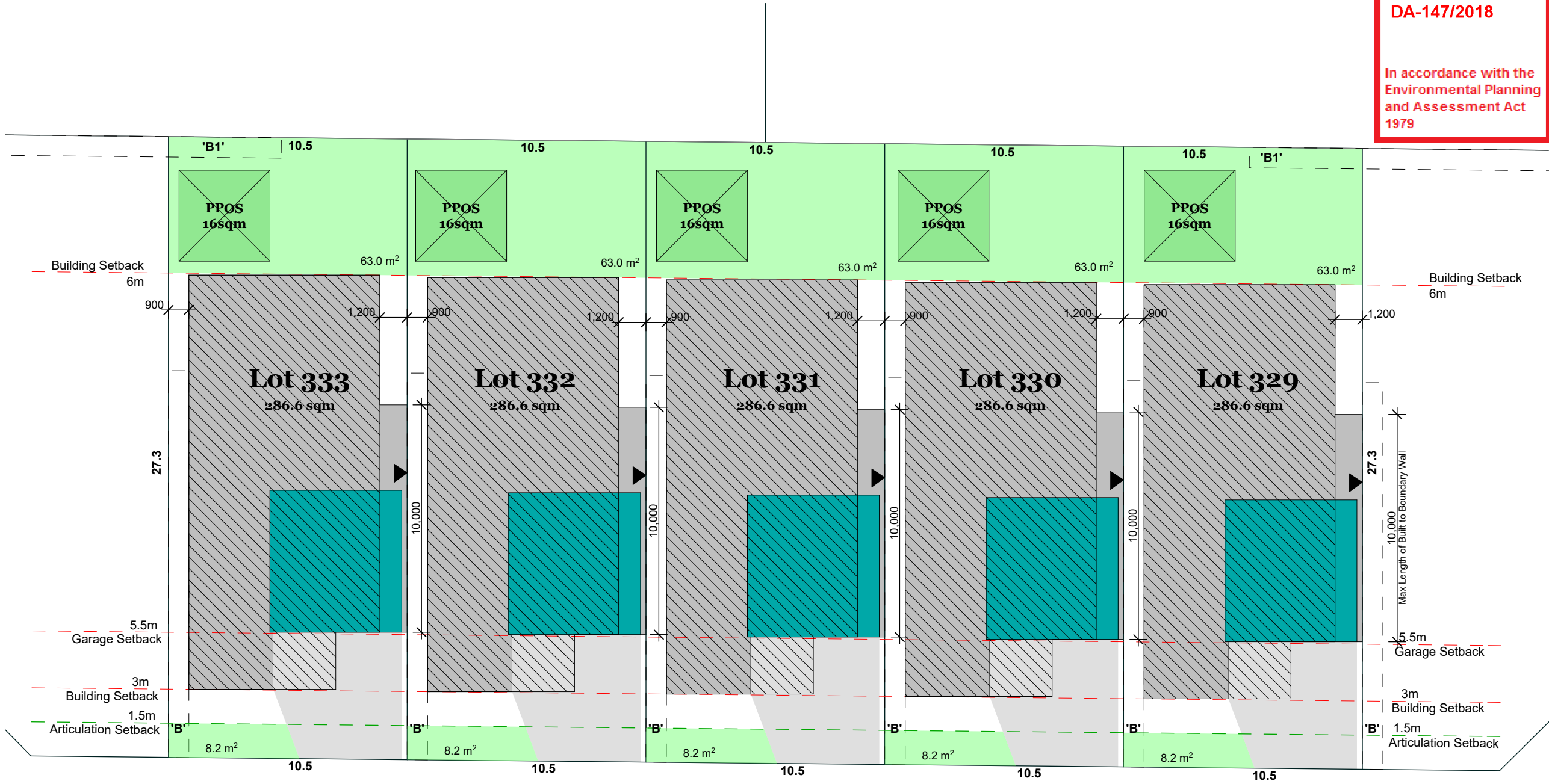
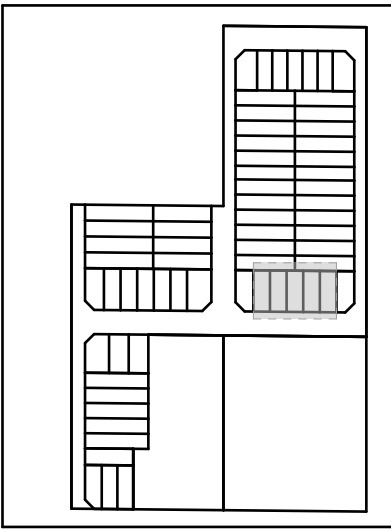
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Project Name  
Project Number  
Date  
Scale

Gurner Ave Stage 3  
  
03/07/2018  
1 : 100@A3

Drawing Name  
Drawing Number  
Revision

BEP - GFA (Single Storey  
Construction)  
A



KEY

- Articulation setback
- Building setback
- Zero lot boundary
- Primary building Ground Floor
- Preferred 2nd storey location
- Preferred garage location
- 60m² Landscaped area
- PPOS (Principle Private Open Space)
- Driveway

'B' EASEMENT FOR ACCESS & MAINTENANCE (0.9m WIDE)  
'B1' EASEMENT FOR ACCESS & MAINTENANCE (0.9m WIDE)

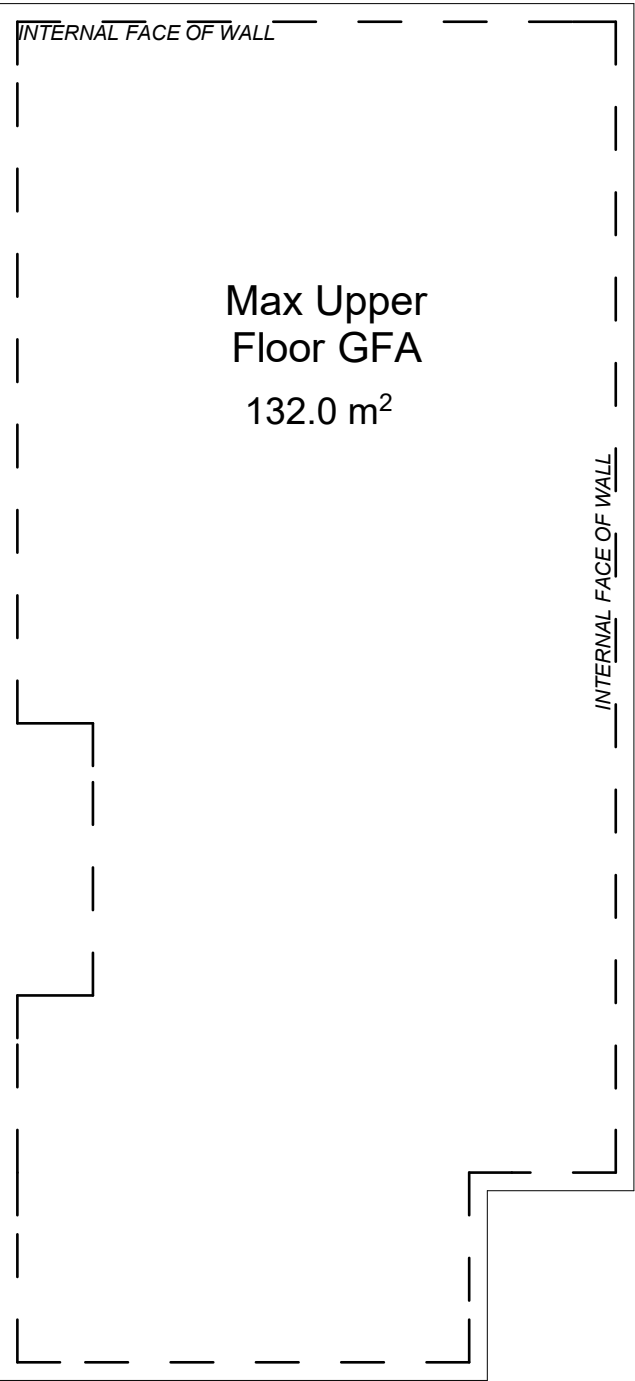
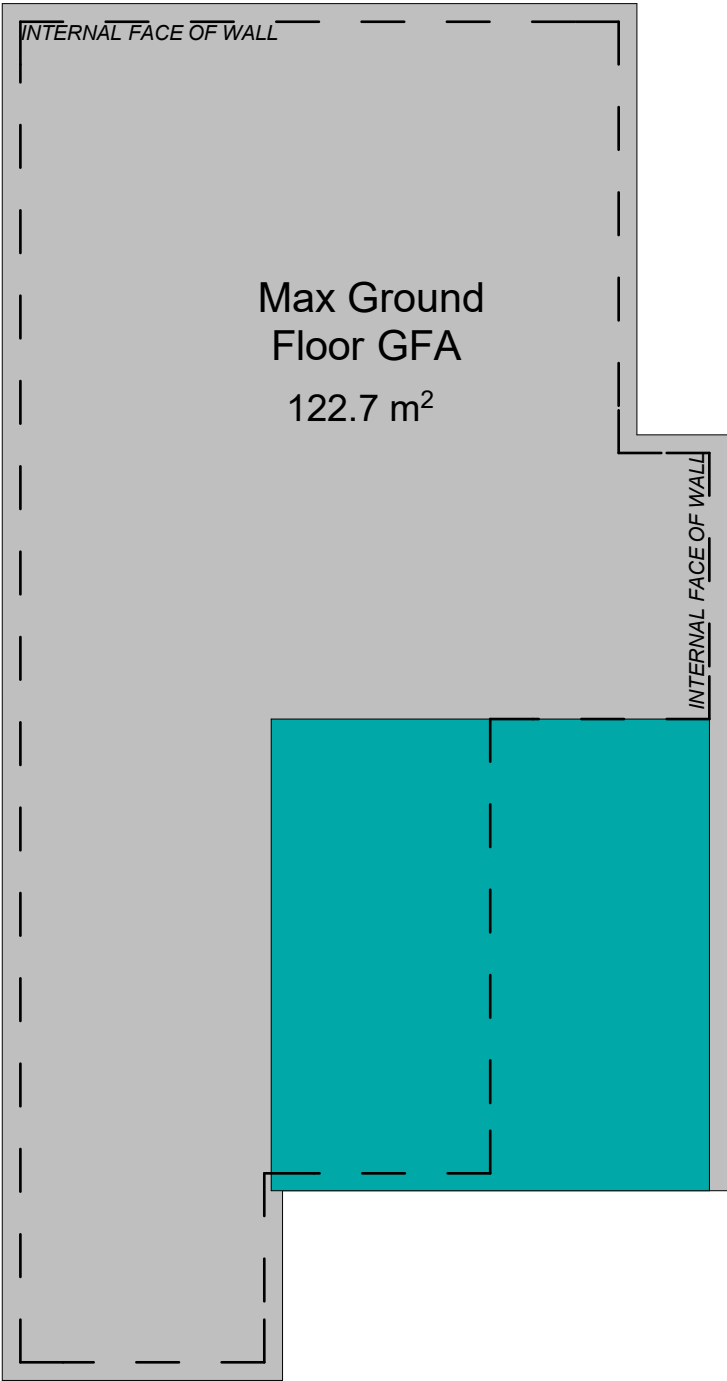
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GFA Calculations

SITE AREA:  
286.6m2

MAX TOTAL GFA  
(75% of Site Area):  
214.95m2



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Project Name	Gurner Ave Stage 3
Project Number	
Date	09/10/2018
Scale	1 : 100@A3

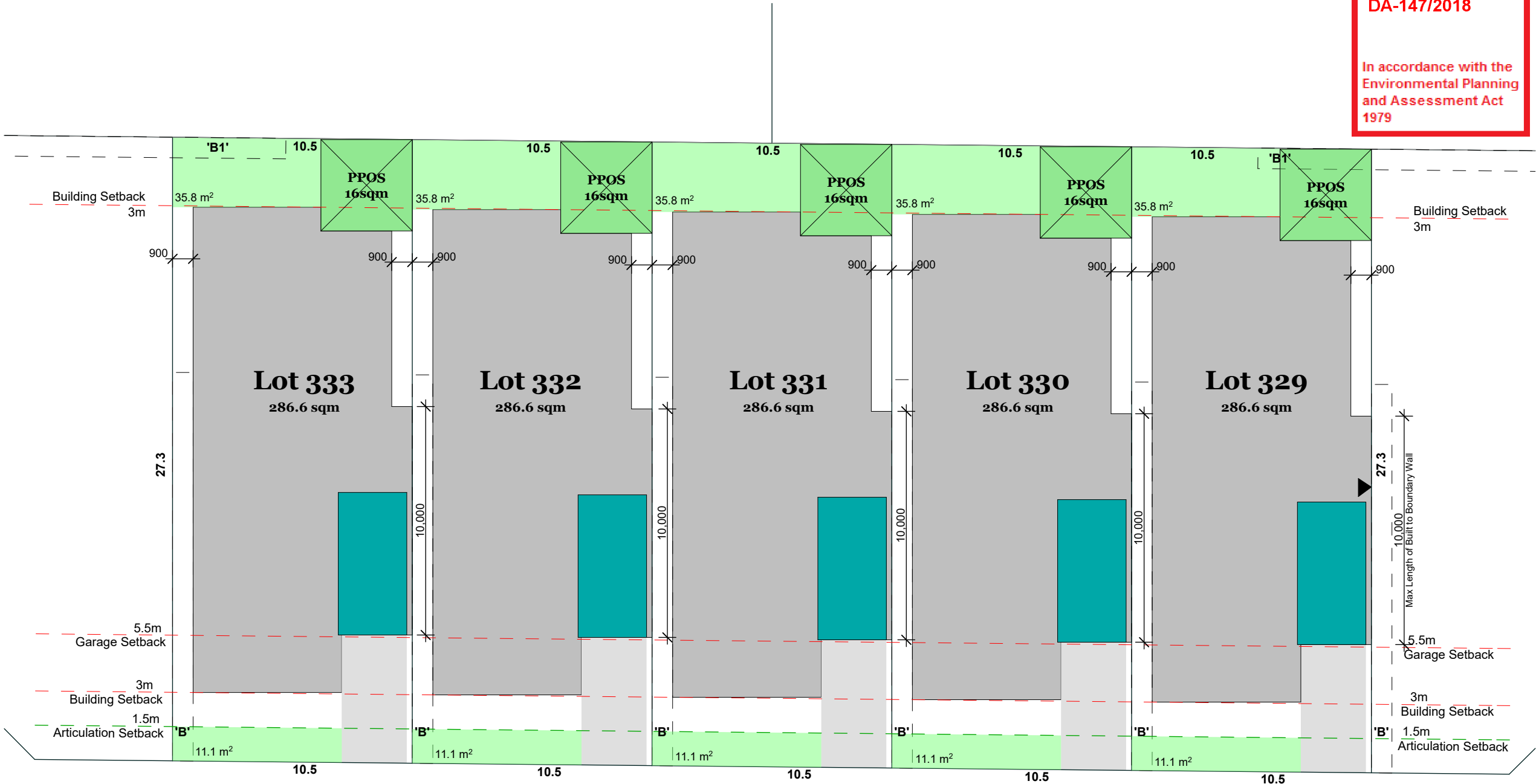
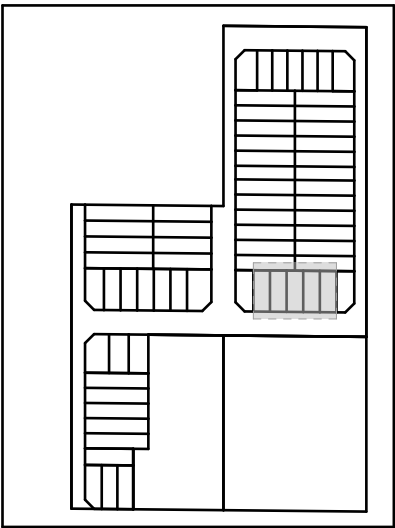
Drawing Name	BEP - GFA (Double Storey Construction)
Drawing Number	
Revision	A

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'B' EASEMENT FOR ACCESS & MAINTENANCE (0.9m WIDE)  
'B1' EASEMENT FOR ACCESS & MAINTENANCE (0.9m WIDE)

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Project Name Gurner Ave Stage 3  
Project Number  
Date 09/10/2018  
Scale 1 : 200@A3

Drawing Name BEP - Lot 329-333 (Single  
Drawing Number Storey Construction)  
Revision A

GFA Calculations

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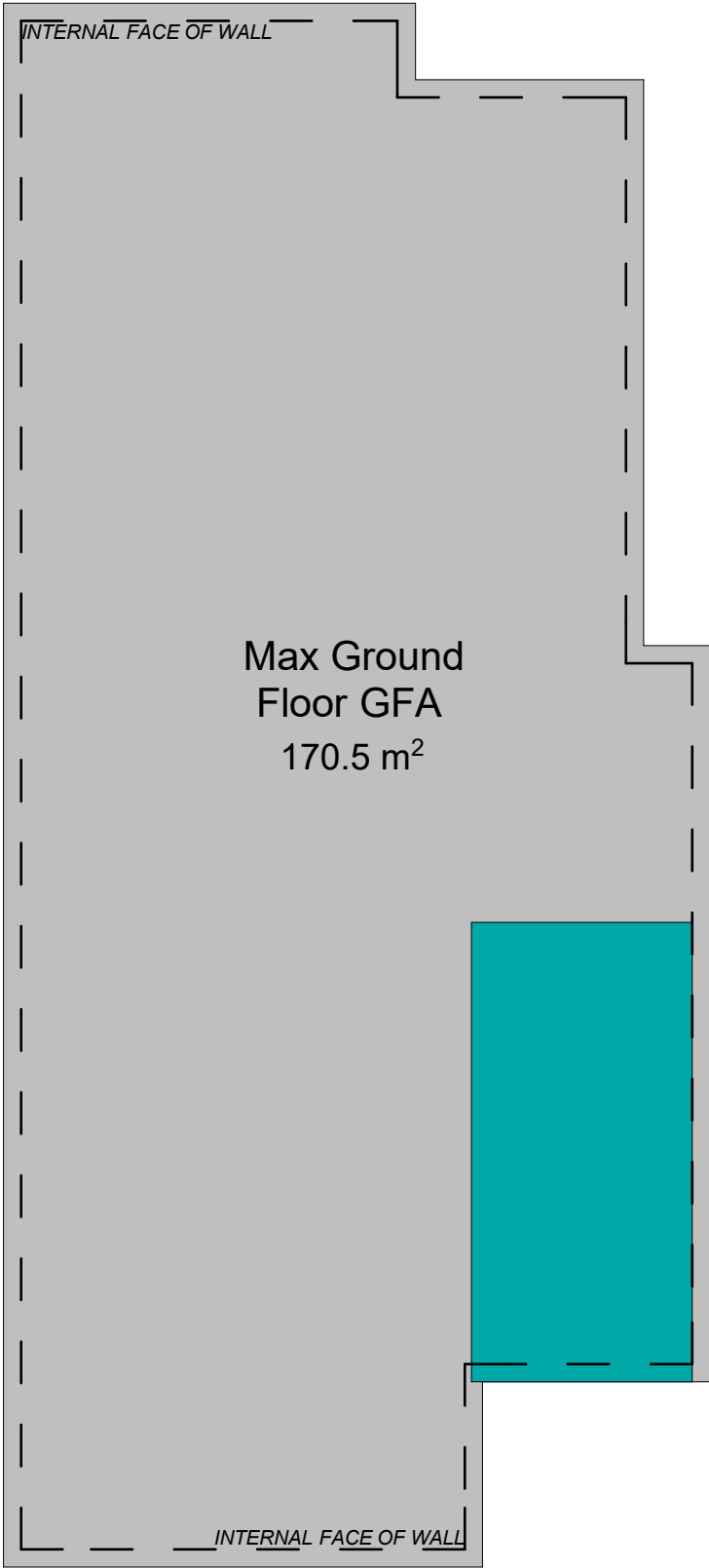
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SITE AREA:  
286.6m2

MAX TOTAL GFA  
(75% of Site Area):  
214.95m2



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Project Name  
Project Number  
Date  
Scale

Gurner Ave Stage 3  
  
09/10/2018  
1 : 100@A3

Drawing Name  
Drawing Number  
Revision

BEP - GFA (Single Storey  
Construction)  
A