

UNIT 1	
FLOOR AREA	87.8m²
SITE AREA	211.0m²
SITE COVERAGE	90.9m² or 43.1%
PERMEABLE AREA	64.5m² OR 30.5%
FRONT SETBACK AREA	26.7m²
PERMEABLE SETBACK AREA	23.5m² OR 88.0%

UNIT 2	
FLOOR AREA	91.3m²
SITE AREA	219.0m²
SITE COVERAGE	94.6m² or 43.1%
PERMEABLE AREA	90.4m² OR 41.3%
FRONT SETBACK AREA	46.4m²
PERMEABLE SETBACK AREA	30.6m² OR 65.9%

SITE PLAN 1:100

LOT: 45 DP: 8451
17 TUDOR CRESCENT, HAMILTON

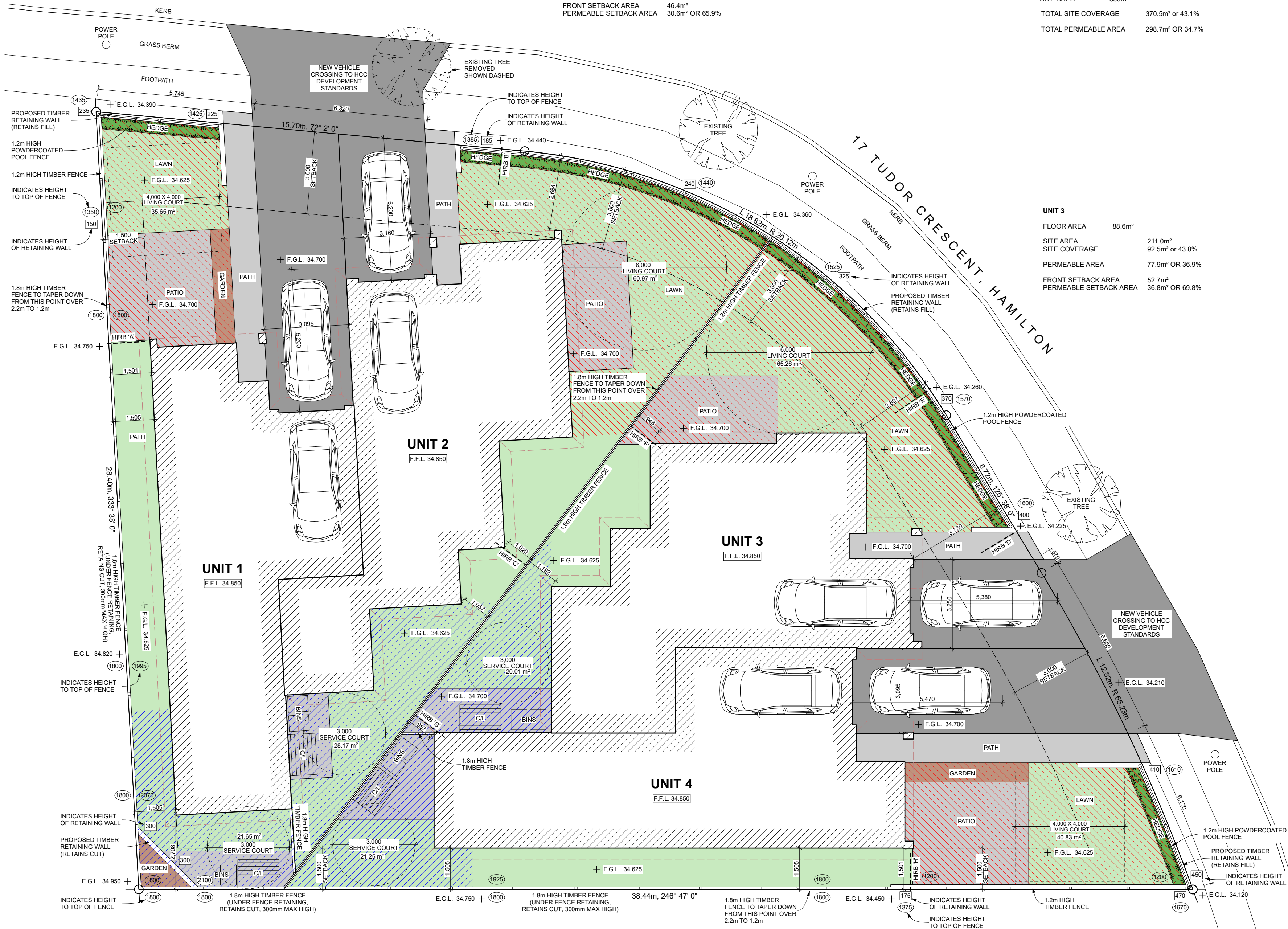
SITE AREA:	860m²
TOTAL SITE COVERAGE	370.5m² or 43.1%
TOTAL PERMEABLE AREA	298.7m² OR 34.7%

GENERAL KEY

	= GARDENS
	= PERMEABLE AREA
	= NON PERMEABLE AREA (PATHS & PATIOS)
	= NON PERMEABLE AREA (DRIVEWAY)
	= LIVING COURT
	= SERVICE COURT
	= HEDGE GROWN BEHIND ALUMINIUM POOL FENCE

UNIT 3	
FLOOR AREA	88.6m²
SITE AREA	211.0m²
SITE COVERAGE	92.5m² or 43.8%
PERMEABLE AREA	77.9m² OR 36.9%
FRONT SETBACK AREA	52.7m²
PERMEABLE SETBACK AREA	36.8m² OR 69.8%

UNIT 4	
FLOOR AREA	89.1m²
SITE AREA	219.0m²
SITE COVERAGE	92.5m² or 42.2%
PERMEABLE AREA	65.9m² OR 30.1%
FRONT SETBACK AREA	29.2m²
PERMEABLE SETBACK AREA	25.6m² OR 87.6%



A101
REV SHEET

ISSUED: 17/04/2020
DRAWN BY: JF

TITLE: SITE PLAN
PROJECT STATUS: RESOURCE CONSENT

TUDOR DUPLEXS
17 TUDOR CRESCENT,
HAMILTON

DESIGN HOUSE
ARCHITECTURE

- ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 &
RELATED NZBC DOCUMENTS INCLUDING E2 AS1
- ALL TIMBER TO COMPLY WITH NZS5802
- ALL MASONRY WORK TO COMPLY WITH NZS4109 & NZS4124
- ALL MATERIALS TO BE FIXED IN ACCORDANCE WITH
WORK PRACTICES AND WITH THE FOLLOWING NOTES:
- CHECK WITH DESIGNER IF IN ANY DOUBT
P: 07 845 3074 E: KRIS@DESIGNHOUSE.CO.NZ

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SITE PERMEABILITY PLAN 1:100

LOT: 45 DP: 8451	
17 TUDOR CRESCENT, HAMILTON	
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A102

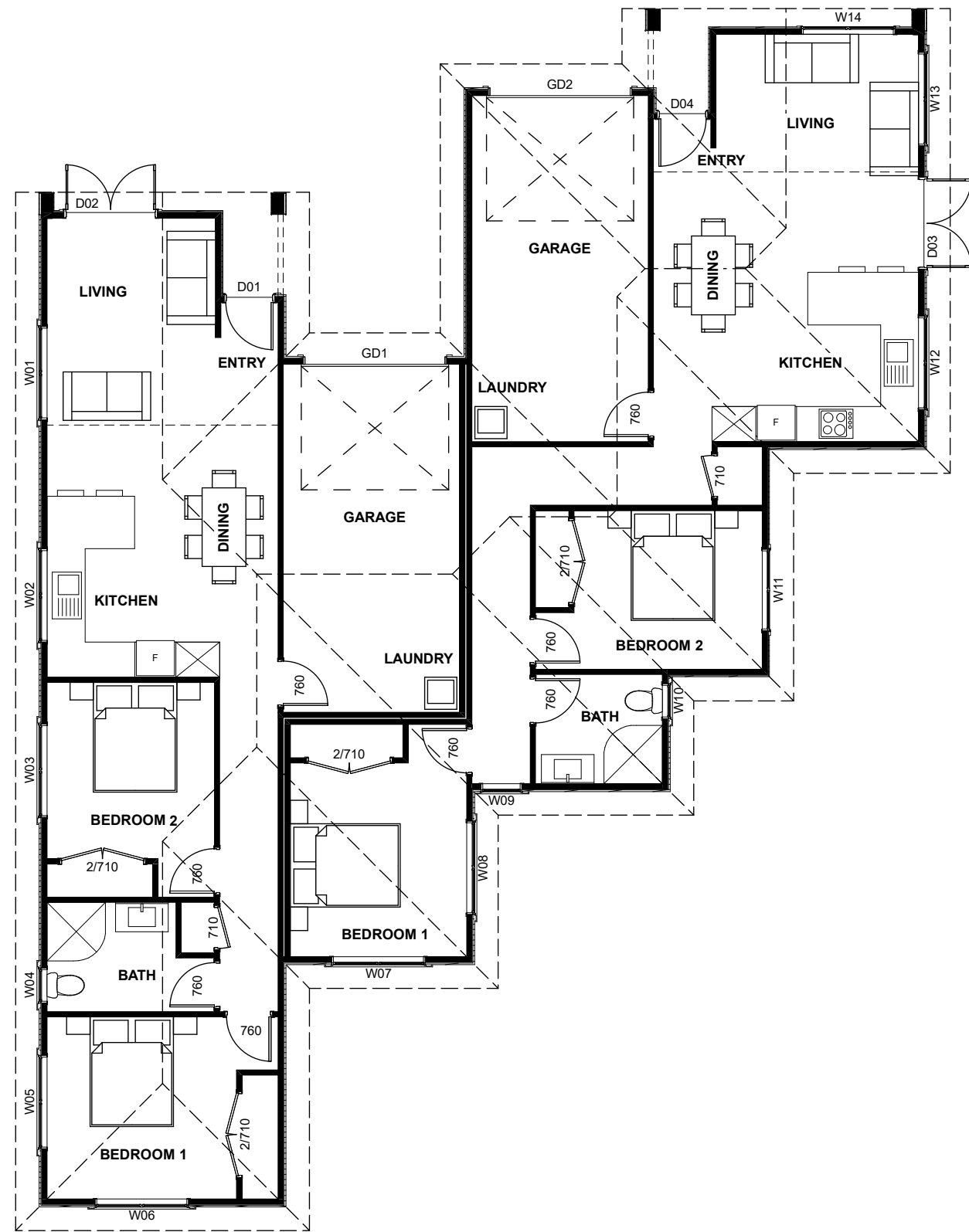
ISSUED: 17/04/2020
DRAWN BY: JF

REV SHEET

TUDOR DUPLEXES
17 TUDOR CRESCENT,
HAMILTON

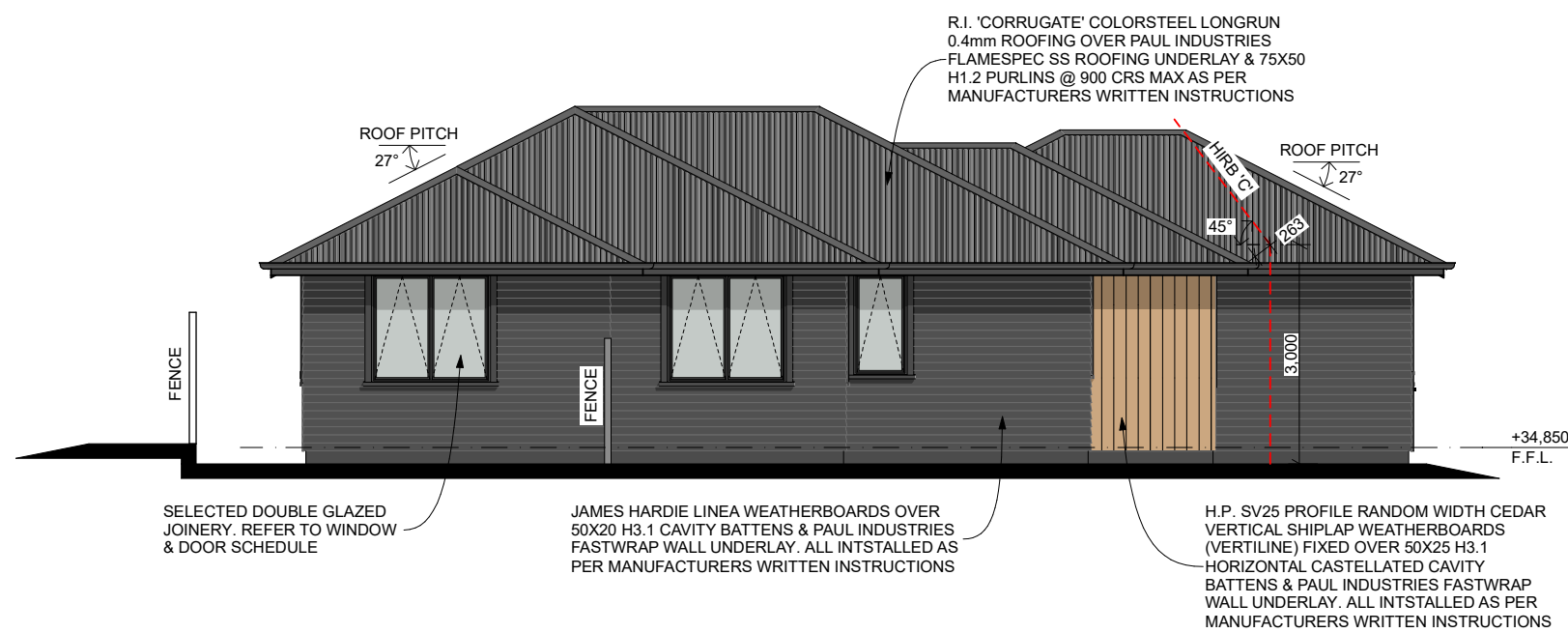
DESIGN HOUSE
ARCHITECTURE

ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 &
RELATED NZBC DOCUMENTS INCLUDING E2 AS1
- ALL TIMBER TO COMPLY WITH NZS3602
- ALL MASONRY WORK TO COMPLY WITH NZS4109 & NZS4108
- ALL MATERIALS TO BE FIXED IN ACCORDANCE WITH
WORK PRACTICES WITHIN THE BUILDING CODE
- CHECK WITH DESIGNER IF IN ANY DOUBT
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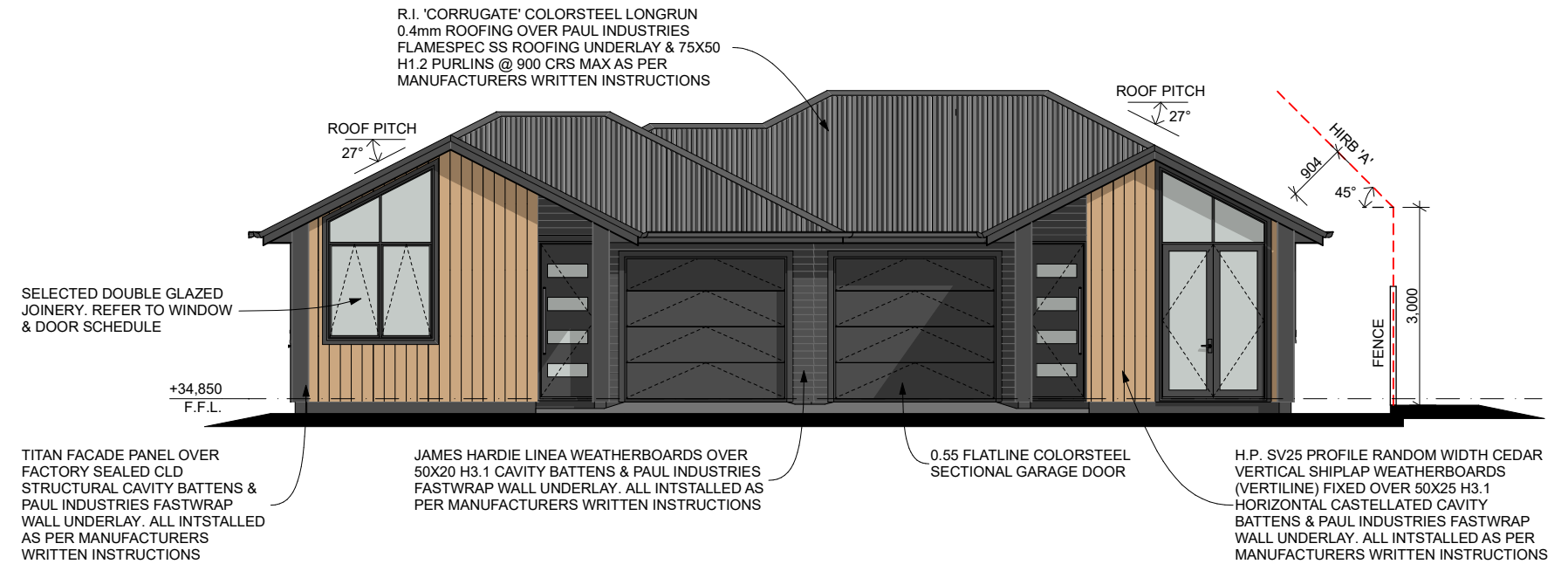


FLOOR PLANS U1 & U2 1:100

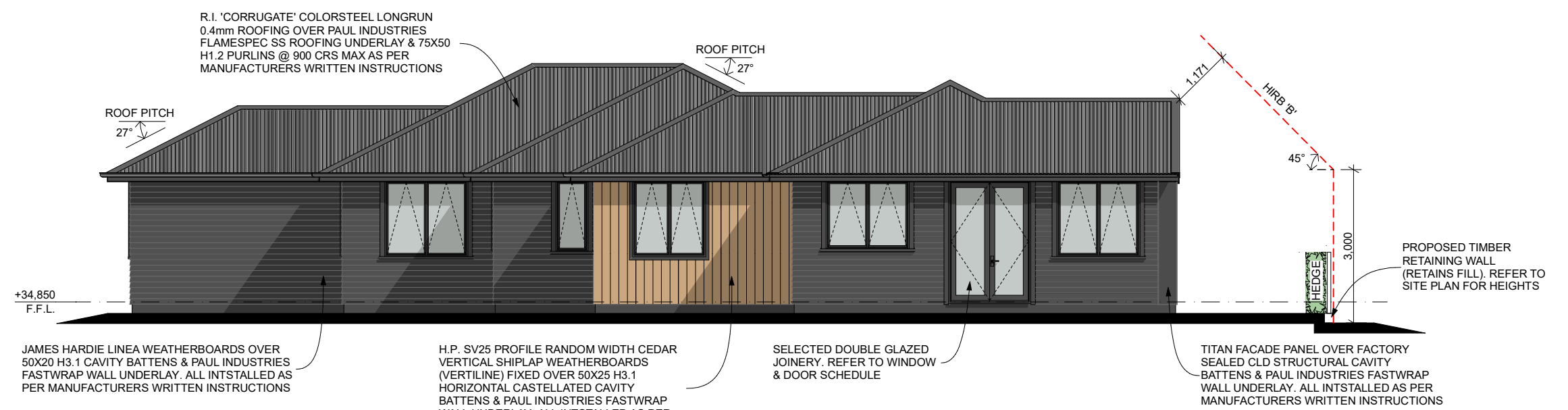
UNIT 1 FLOOR AREA	87.8m ²
UNIT 2 FLOOR AREA	91.3m ²
UNIT 3 FLOOR AREA	88.6m ²
UNIT 4 FLOOR AREA	89.1m ²
TOTAL GROSS FLOOR AREA	356.8m ²



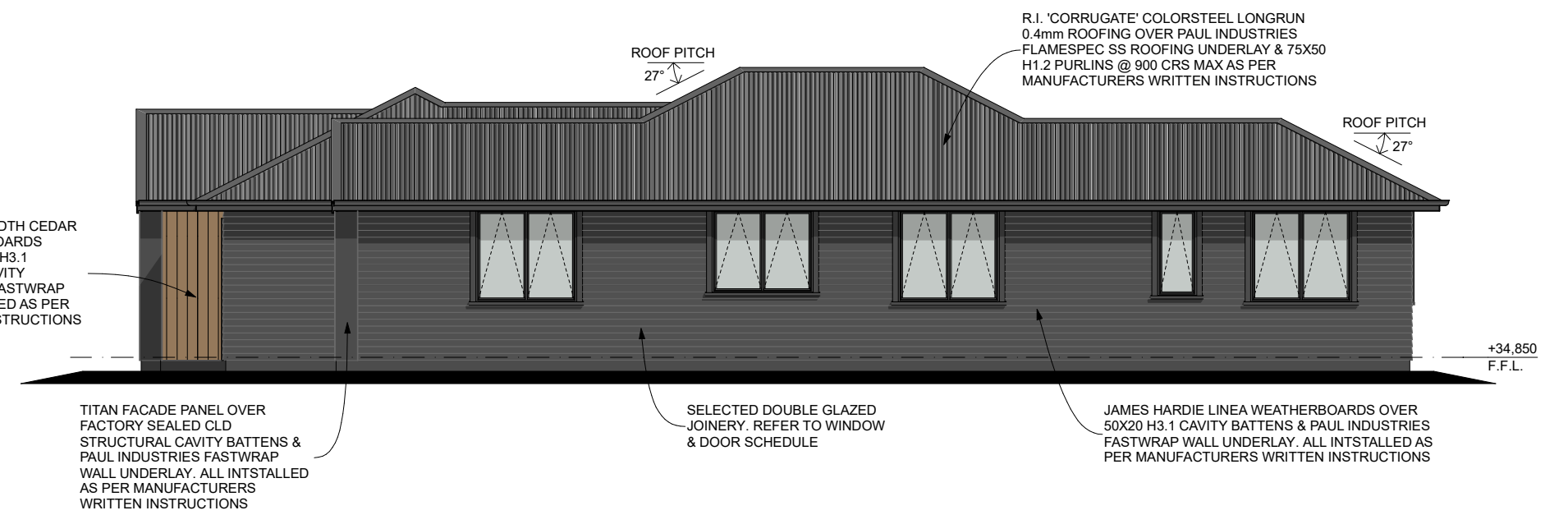
UNITS 1 & 2 SOUTH ELEVATION 1:100



UNITS 1 & 2 NORTH ELEVATION 1:100



UNITS 1 & 2 EAST ELEVATION 1:100



UNITS 1 & 2 WEST ELEVATION 1:100

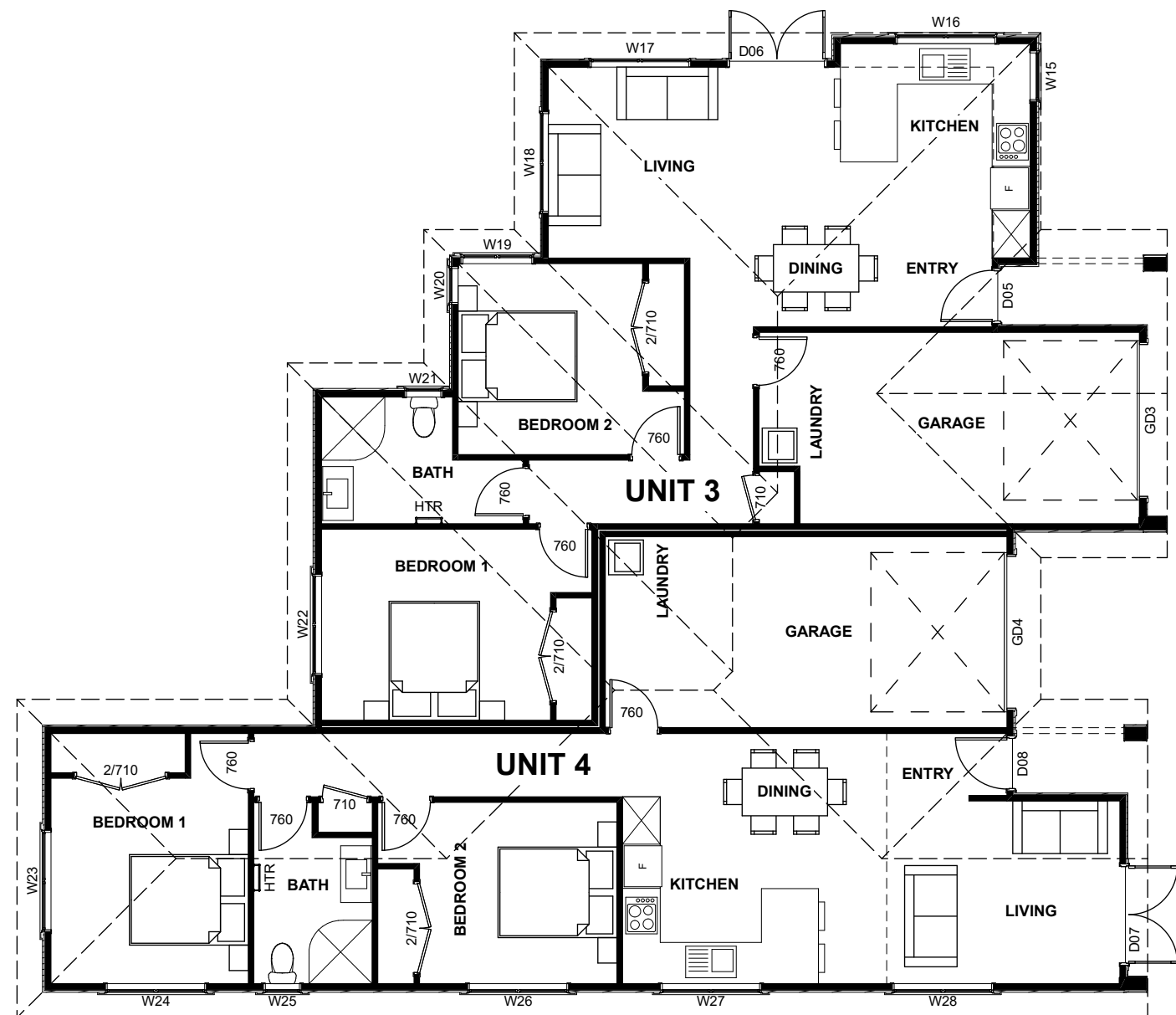
- ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
- ALL TIMBER TO COMPLY WITH NZS3602
- ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS3124
- ALL MASONRY WORK TO COMPLY WITH NZS4210 & NZS4229
- ALL MATERIALS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS
- CHECK ALL DIMENSIONS ON SITE
- CHECK WITH DESIGNER IF IN ANY DOUBT
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TUDOR DUPLEX'S
17 TUDOR CRESCENT,
HAMILTON

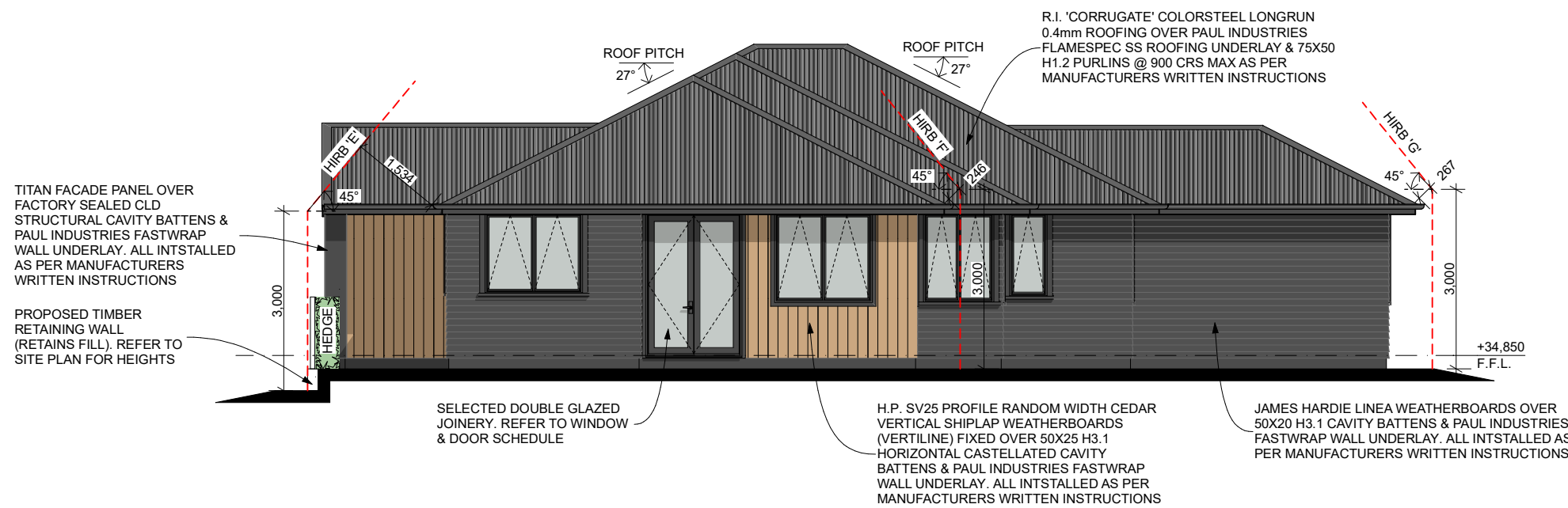
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SHEET	A103	ISSUED:	17/04/2020
REV		DRAWN BY:	JF
TITLE:	UNIT 1 & 2 FLOOR PLANS & ELEVATIONS		
PROJECT STATUS:	RESOURCE CONSENT		

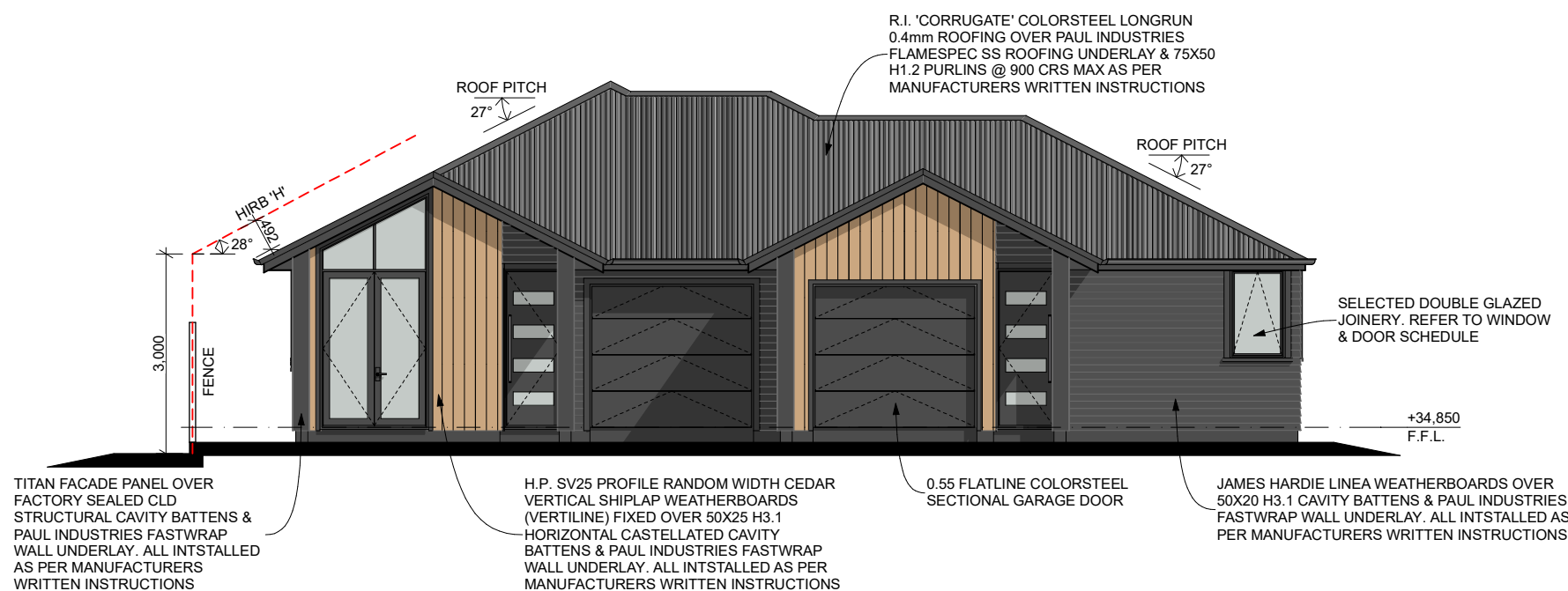


FLOOR PLANS U3 & U4 1:100

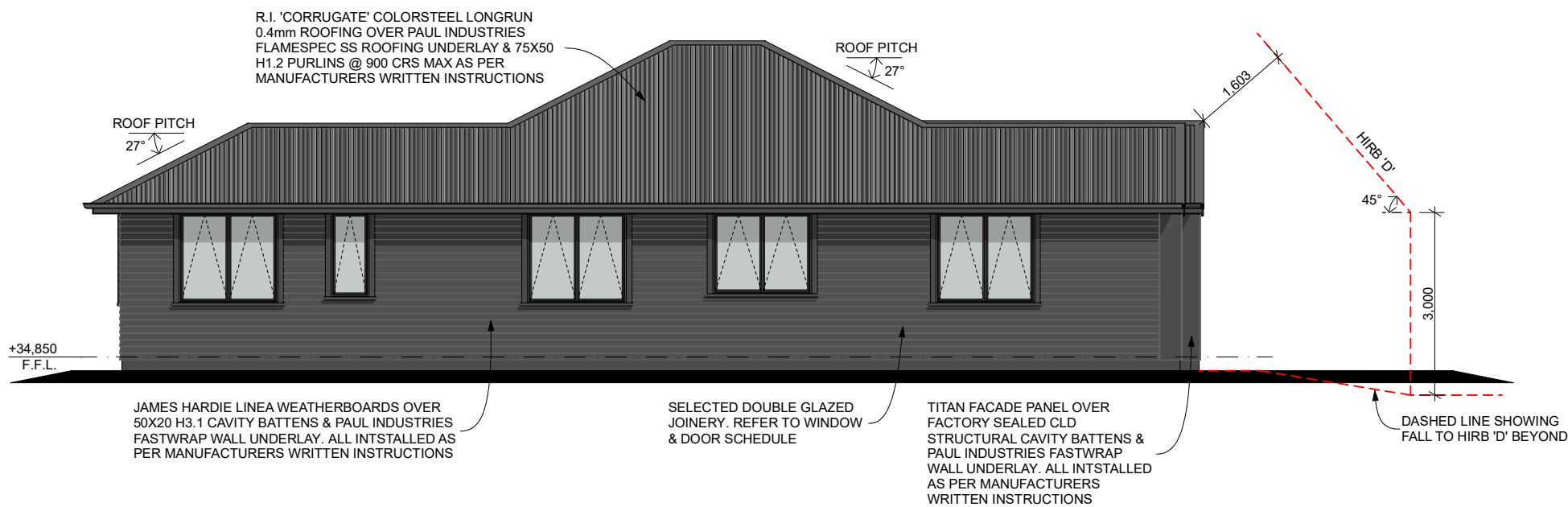
UNIT 1 FLOOR AREA	87.8m ²
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UNIT 3 FLOOR AREA	88.6m ²
UNIT 4 FLOOR AREA	89.1m ²
TOTAL GROSS FLOOR AREA	356.8m ²



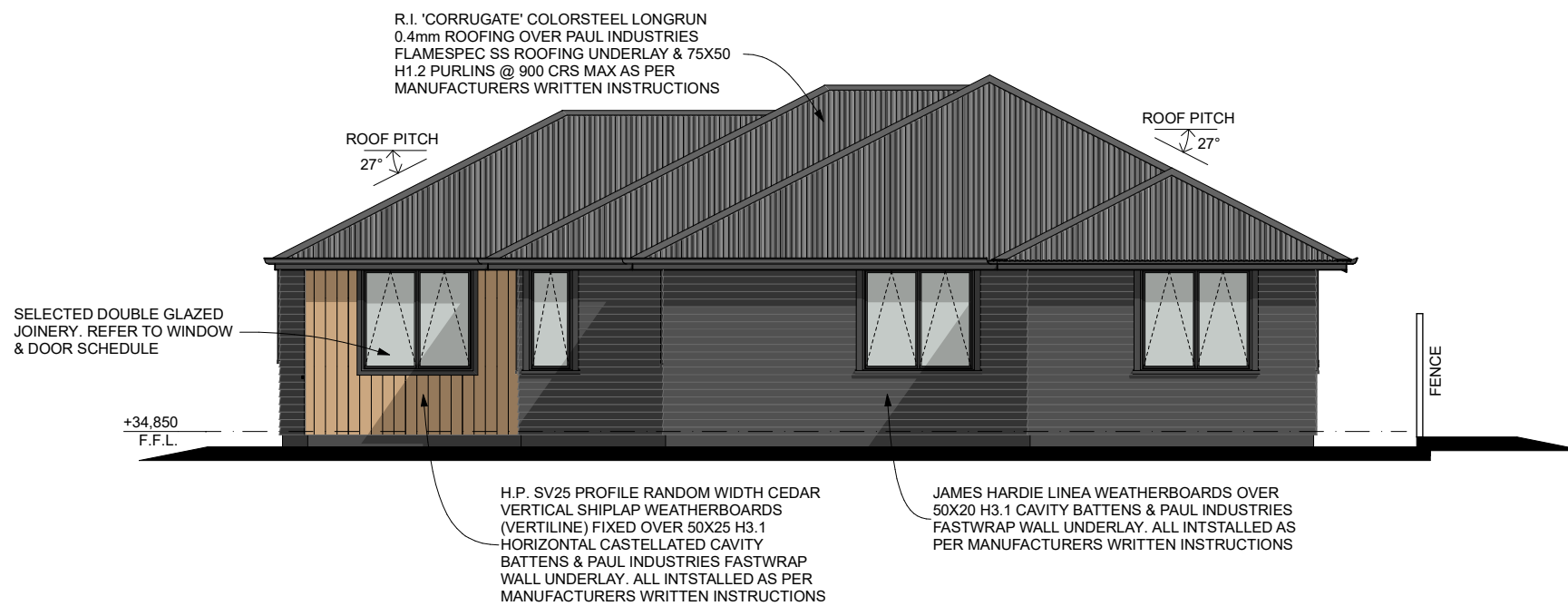
UNITS 3 & 4 NORTH ELEVATION 1:100



UNITS 3 & 4 EAST ELEVATION 1:100



UNITS 3 & 4 SOUTH ELEVATION 1:100



UNITS 3 & 4 WEST ELEVATION 1:100

ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
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TUDOR DUPLEX'S
 17 TUDOR CRESCENT,
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SHEET
 REV A104
 ISSUED: 17/04/2020
 DRAWN BY: JF
 TITLE: UNIT 3 & 4 FLOOR PLANS & ELEVATIONS
 PROJECT STATUS: RESOURCE CONSENT