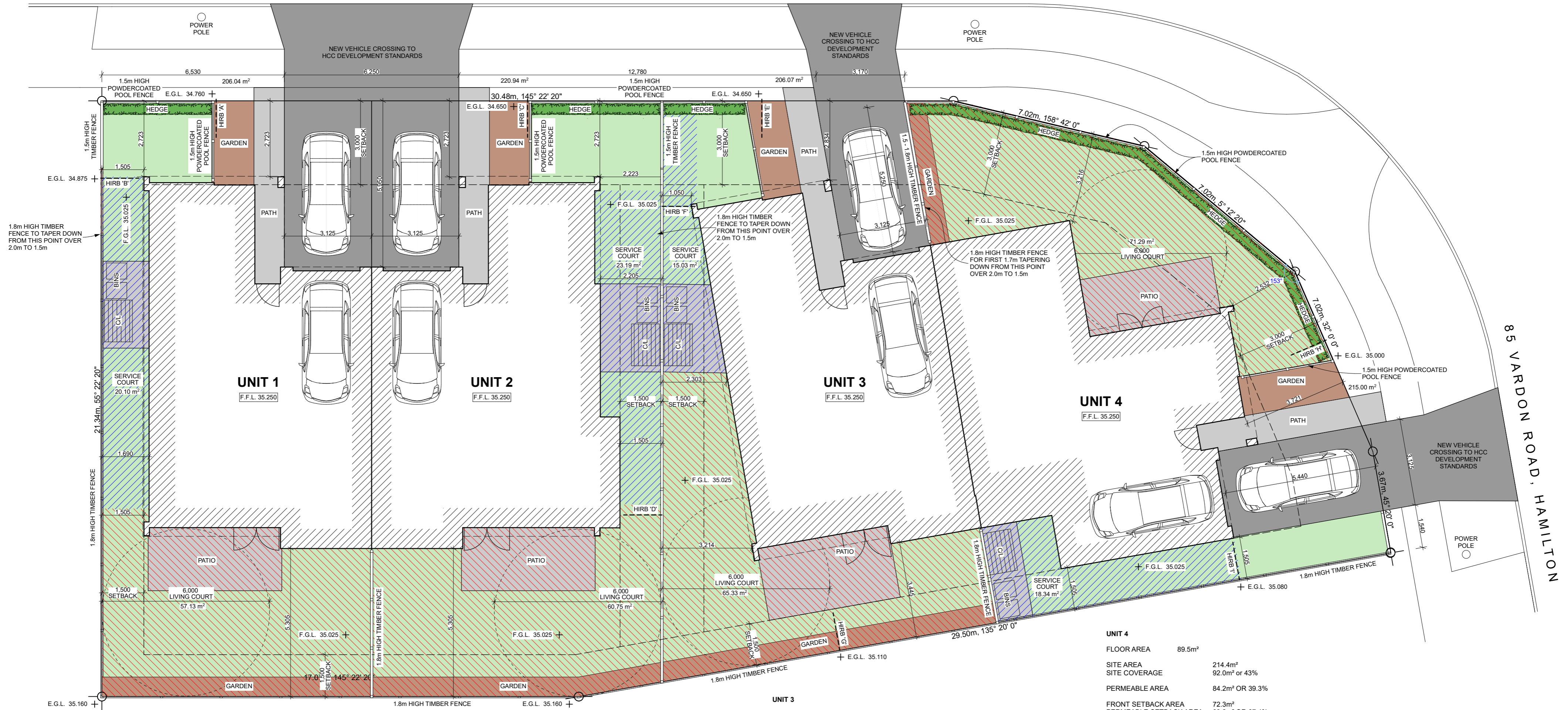


TAYLOR TERRACE



UNIT 1

FLOOR AREA	86.0m ²
SITE AREA	205.8m ²
SITE COVERAGE	88.3m ² or 39.9%
PERMEABLE AREA	75.0m ² OR 38.4%
FRONT SETBACK AREA	30.0m ²
PERMEABLE SETBACK AREA	24.7m ² OR 82.3%

UNIT 2

FLOOR AREA	90.7m ²
SITE AREA	220.8m ²
SITE COVERAGE	93.0m ² or 42.1%
PERMEABLE AREA	84.9m ² OR 38.5%
FRONT SETBACK AREA	31.2m ²
PERMEABLE SETBACK AREA	25.8m ² OR 82.7%

UNIT 3

FLOOR AREA	88.1m ²
SITE AREA	206.0m ²
SITE COVERAGE	89.0m ² or 43.2%
PERMEABLE AREA	73.2m ² OR 35.5%
FRONT SETBACK AREA	26.9m ²
PERMEABLE SETBACK AREA	21.2m ² OR 78.8%

UNIT 4

FLOOR AREA	89.5m ²
SITE AREA	214.4m ²
SITE COVERAGE	92.0m ² or 43%
PERMEABLE AREA	84.2m ² OR 39.3%
FRONT SETBACK AREA	72.3m ²
PERMEABLE SETBACK AREA	63.2m ² OR 87.4%

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



SITE PLAN 1:100

LOT: 21 DP: 3930
 85 VARDON ROAD, HAMILTON

GROSS SITE AREA: 847m²

TOTAL SITE COVERAGE 362.3m² or 42.8%

TOTAL PERMEABLE AREA 317.3m² OR 37.5%

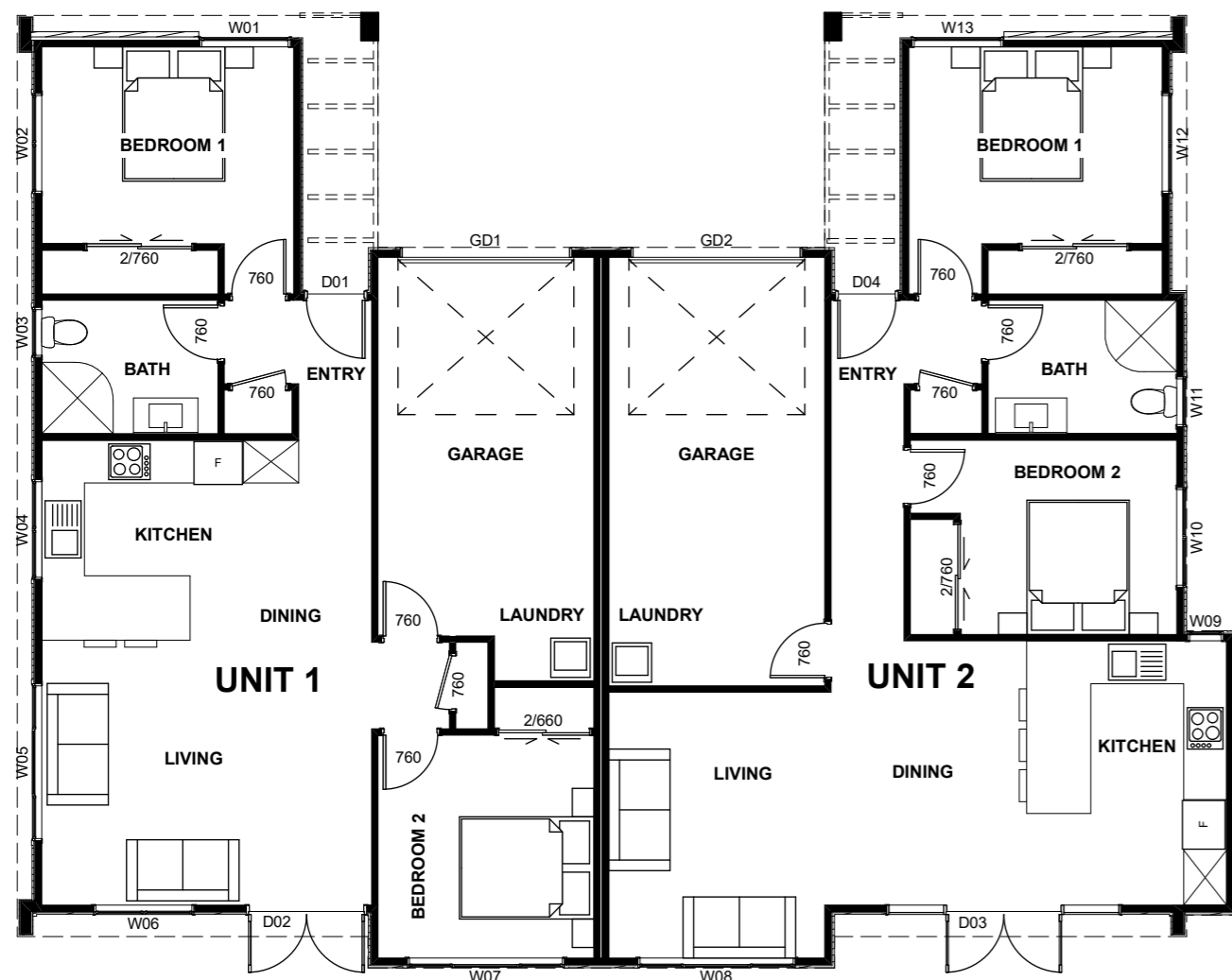
ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
 - ALL TIMBER TO COMPLY WITH NZS3602
 - ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS3124
 - ALL MASONRY WORK TO COMPLY WITH NZS4210 & NZS4229
 - ALL MATERIALS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS
 - CHECK ALL DIMENSIONS ON SITE
 - CHECK WITH DESIGNER IF IN ANY DOUBT
 P: 07 849 3074 E: KRIS@DESIGNHOUSE.CO.NZ



VARDON DUPLEX'S
 85 VARDON ROAD,
 HAMILTON

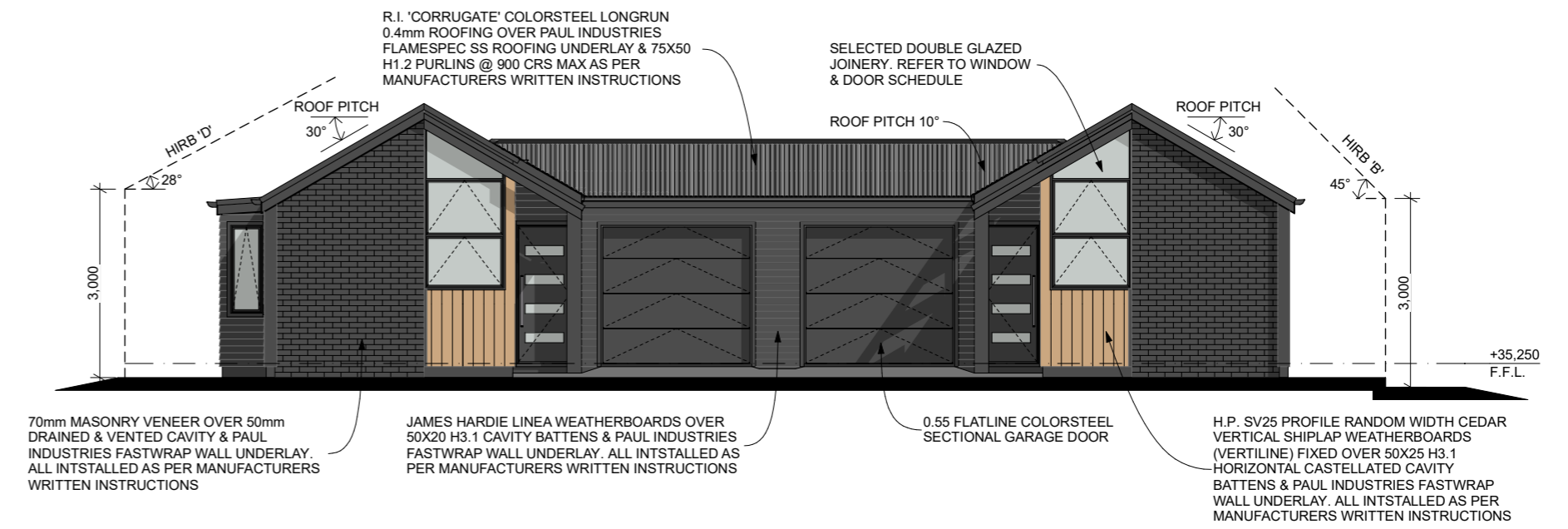
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REV SHEET	A101	ISSUED:	11/08/2020
		DRAWN BY:	JF
TITLE:	SITE PLAN		
PROJECT STATUS:	RESOURCE CONSENT		

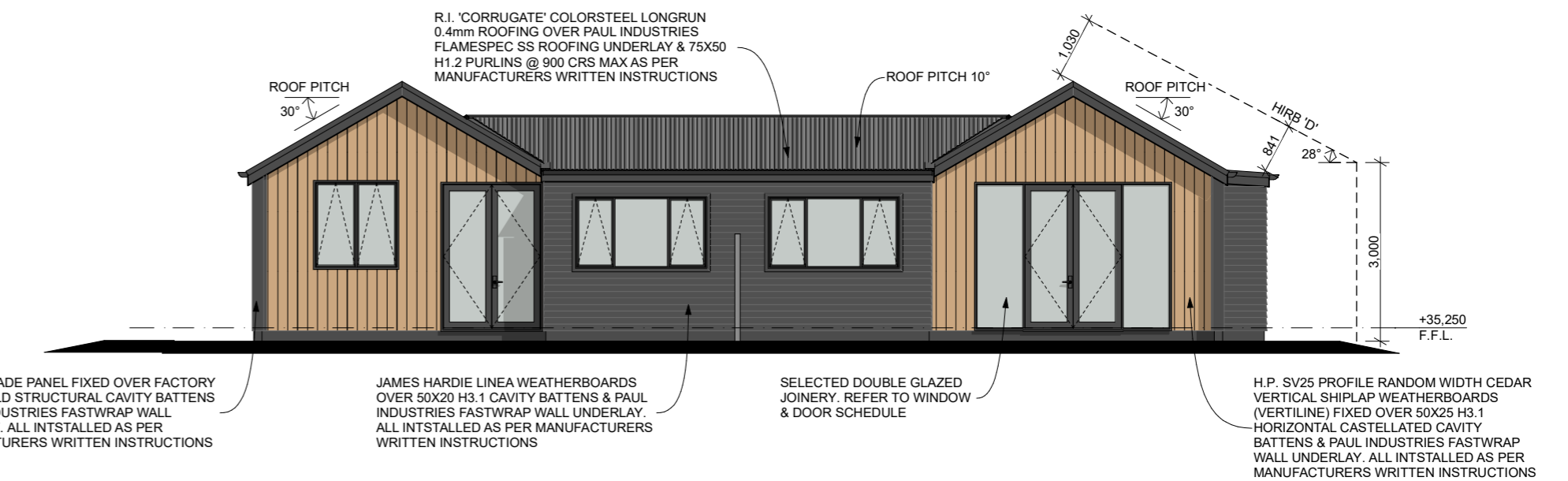


FLOOR PLAN U1 & U2 1:100

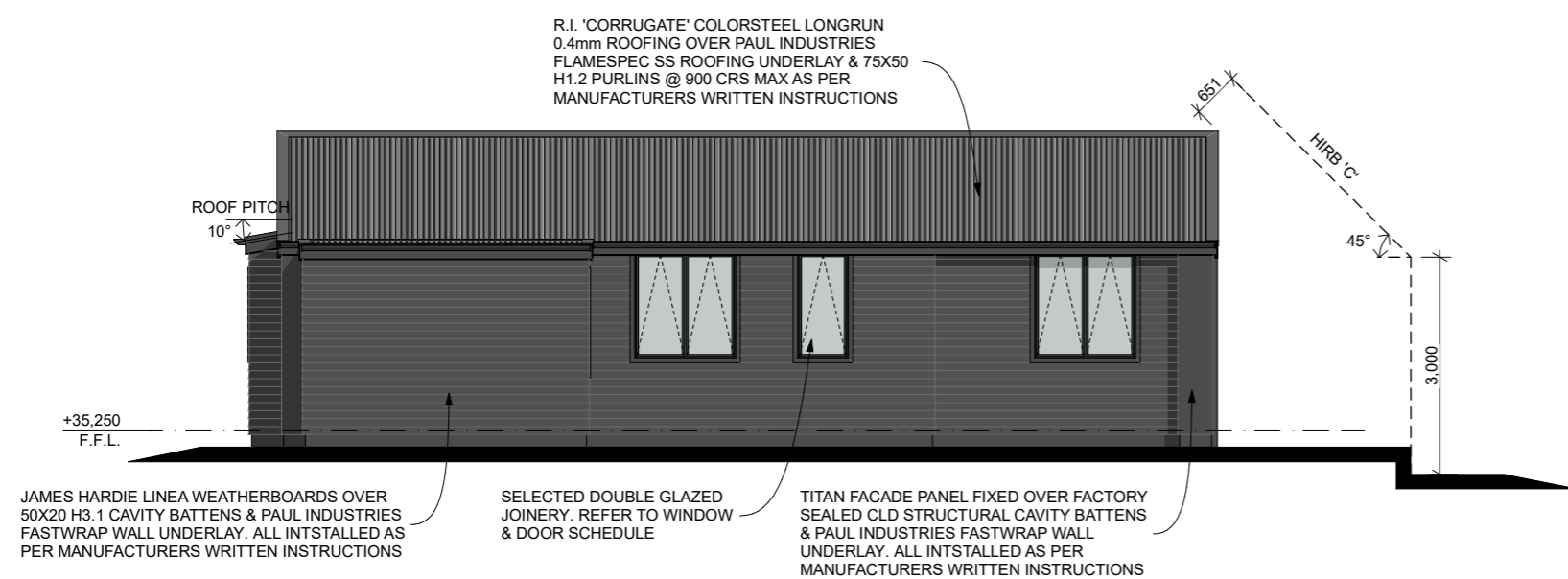
UNIT 1 FLOOR AREA	79.9m ²
UNIT 2 FLOOR AREA	86.0m ²
UNIT 3 FLOOR AREA	80.8m ²
UNIT 4 FLOOR AREA	83.3m ²
TOTAL GROSS FLOOR AREA	330.6m ²



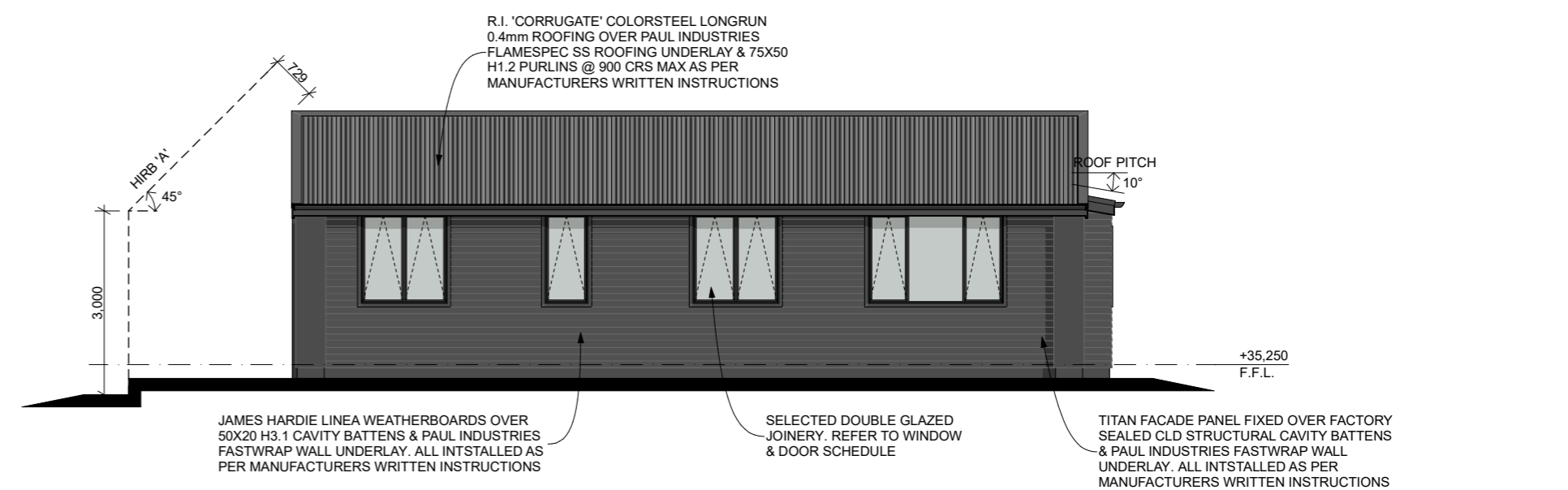
UNITS 1 & 2 NORTH EAST ELEVATION 1:100



UNITS 1 & 2 SOUTH WEST ELEVATION 1:100



UNITS 1 & 2 SOUTH EAST ELEVATION 1:100



UNITS 1 & 2 NORTH WEST ELEVATION 1:100

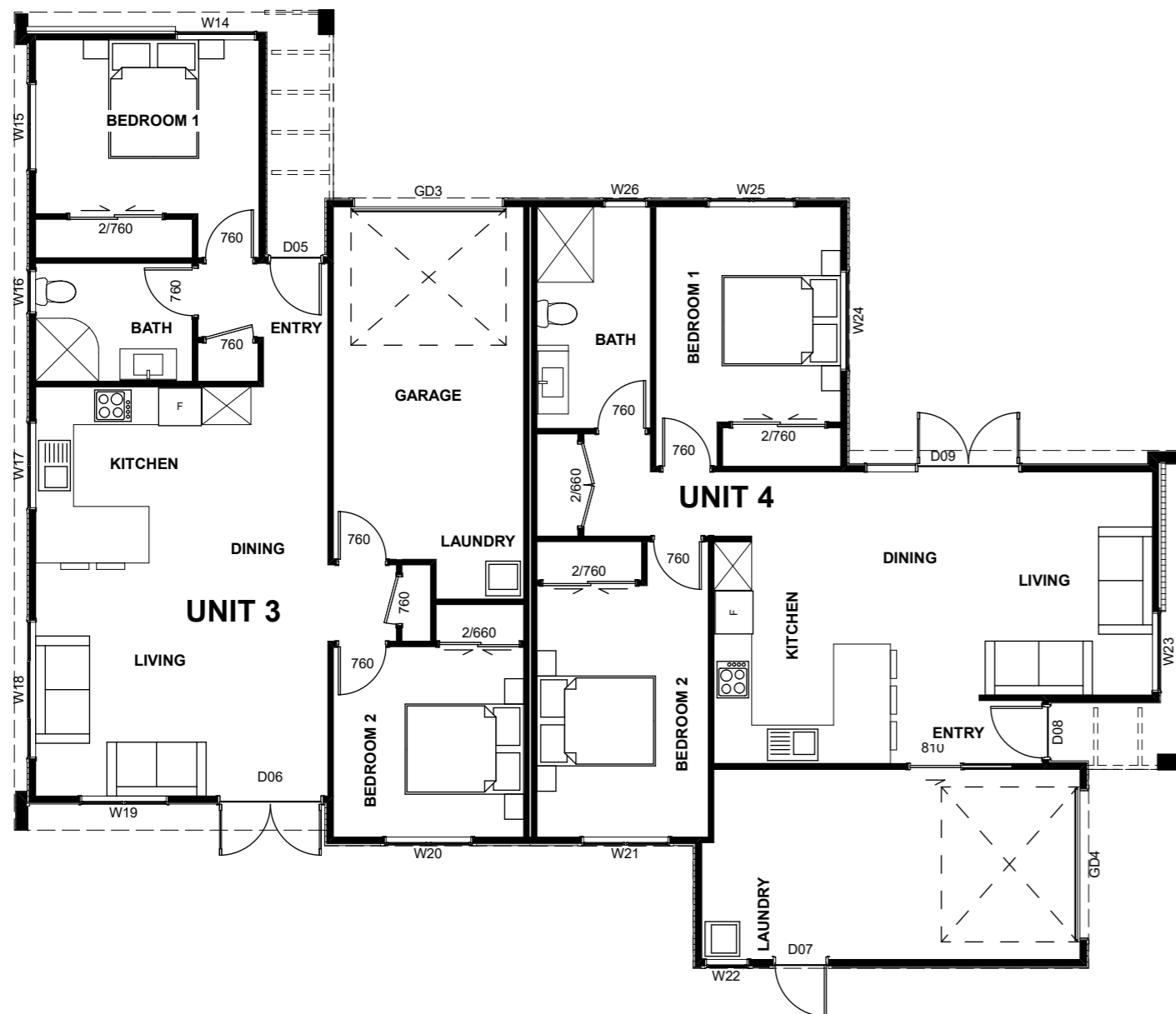
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VARDON DUPLEX'S
 85 VARDON ROAD,
 HAMILTON

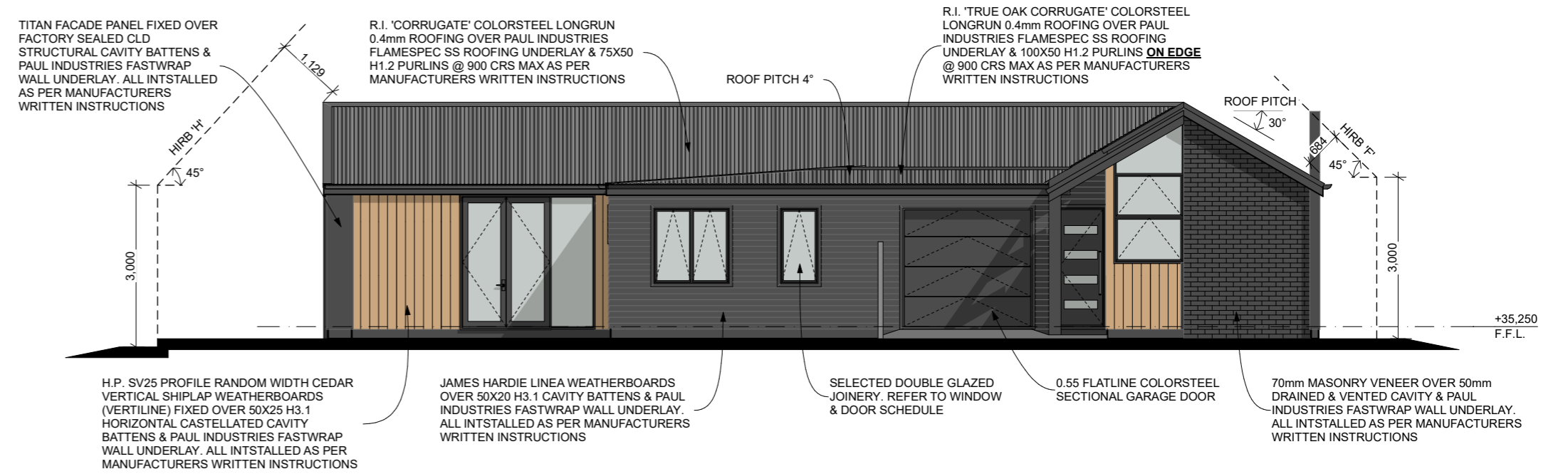
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REV SHEET A102 ISSUED: 11/08/2020
 DRAWN BY: JF
 TITLE: UNIT 1 & 2 FLOOR PLANS & ELEVATIONS
 PROJECT STATUS: RESOURCE CONSENT

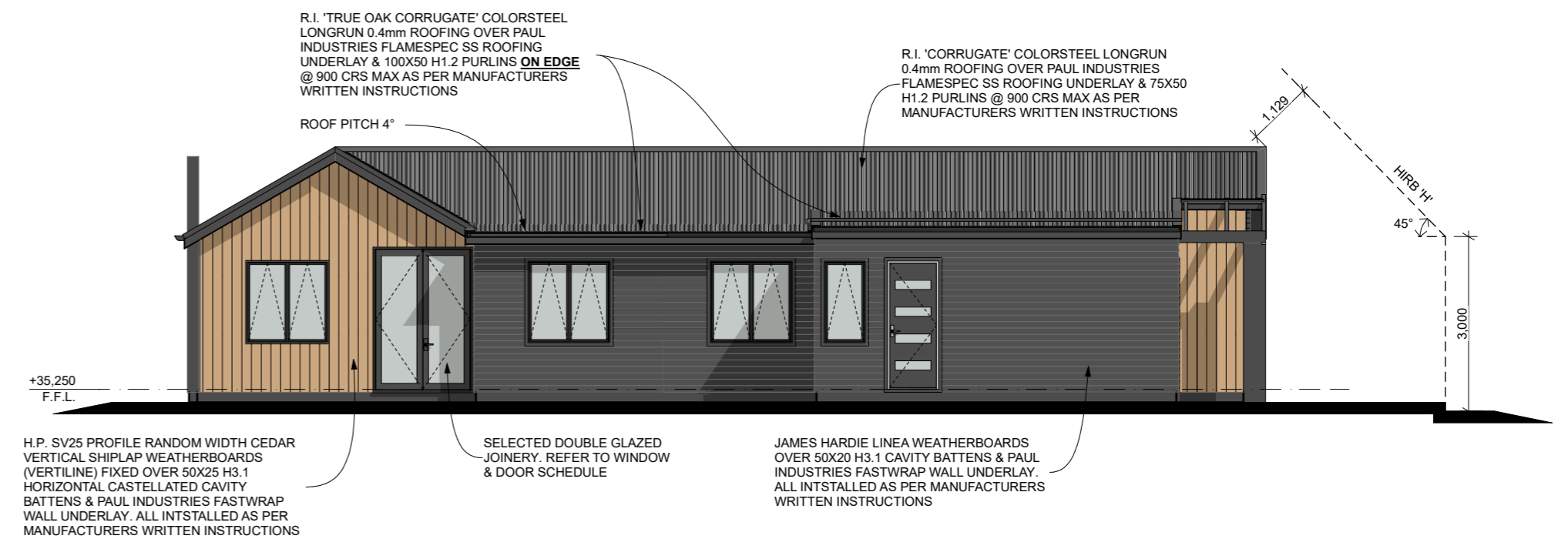


FLOOR PLAN U3 & U4 1:100

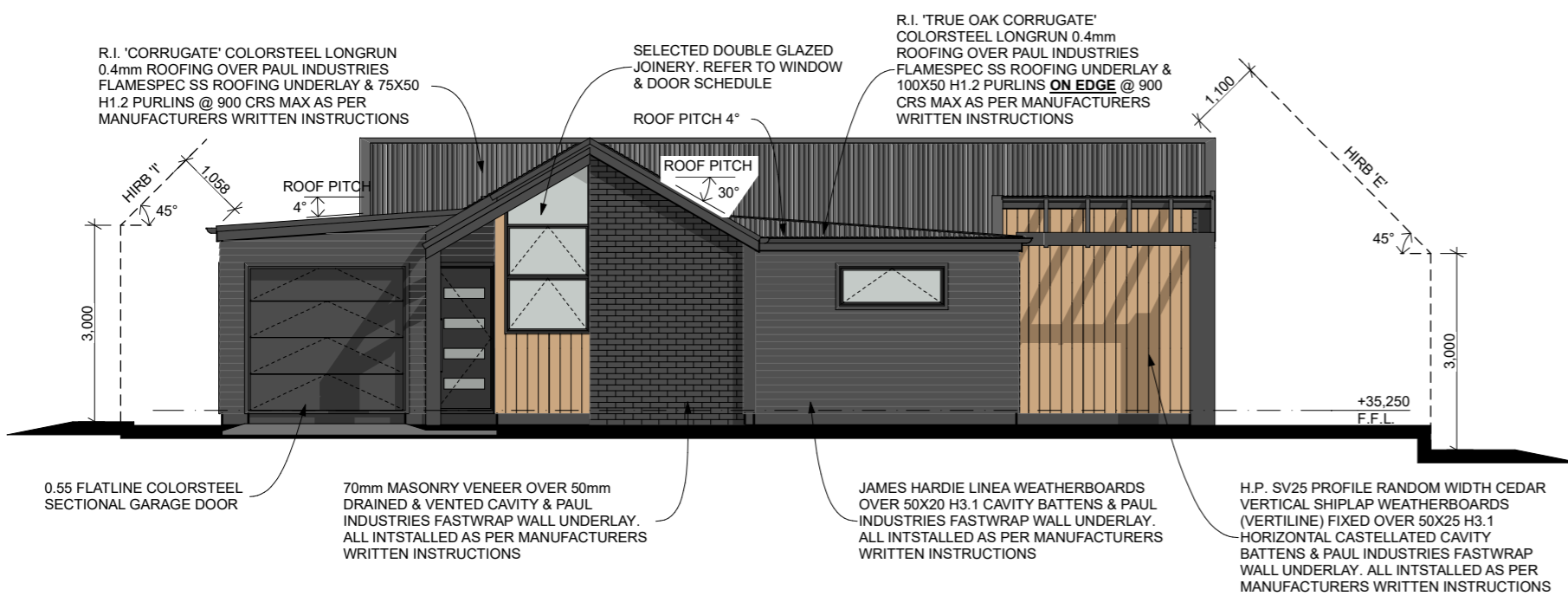
UNIT 1 FLOOR AREA	79.9m ²
UNIT 2 FLOOR AREA	86.0m ²
UNIT 3 FLOOR AREA	80.8m ²
UNIT 4 FLOOR AREA	83.3m ²
TOTAL GROSS FLOOR AREA	330.6m ²



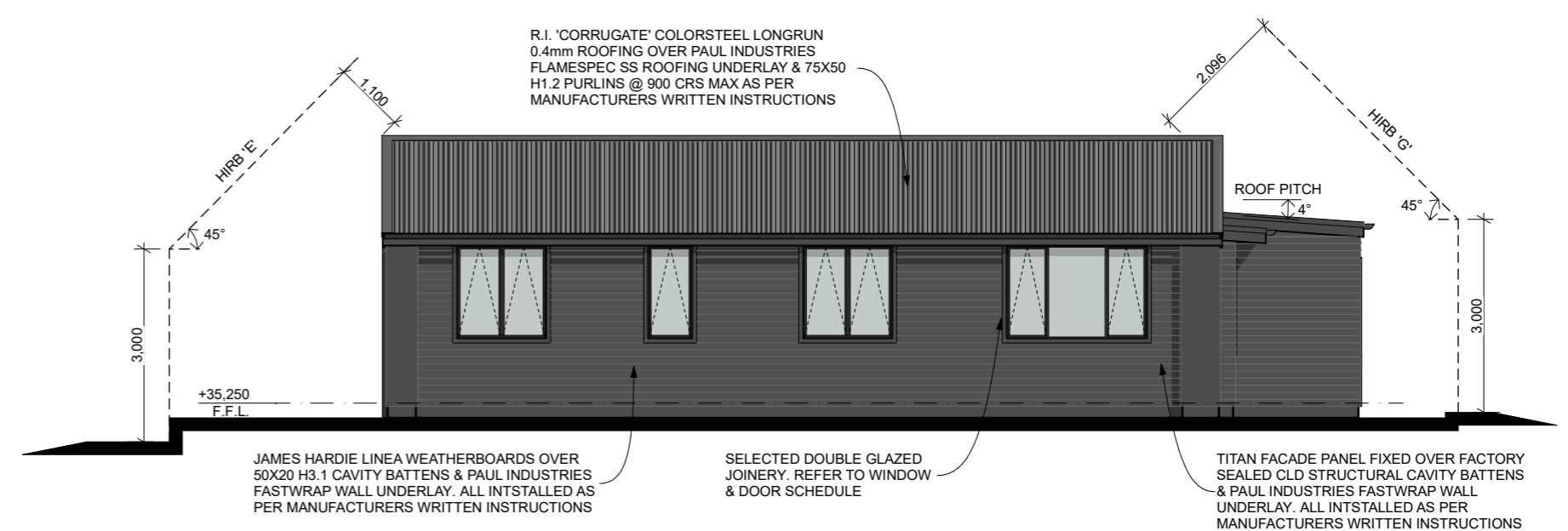
UNITS 3 & 4 NORTH EAST ELEVATION 1:100



UNITS 3 & 4 SOUTH WEST ELEVATION 1:100



UNITS 3 & 4 SOUTH EAST ELEVATION 1:100



UNITS 3 & 4 NORTH WEST ELEVATION 1:100

ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
 - ALL TIMBER TO COMPLY WITH NZS3602
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VARDON DUPLEX'S
 85 VARDON ROAD,
 HAMILTON

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REVISION SHEET
A103 ISSUED: 11/08/2020
 DRAWN BY: JF
 TITLE: UNIT 3 & 4 FLOOR PLANS & ELEVATIONS
 PROJECT STATUS: RESOURCE CONSENT