

LEGAL DESCRIPTION

Site Address: 220 Tristram Street, Hamilton Central
Lot 1
D.P. 28678
C.T.
Area: 2391m²

SITE INFORMATION

Local Body: Hamilton City Council
Zone: Central City Zone; Precinct 2 - City Living Precinct
Wind Zone: Low
Earthquake Zone: Zone 1
Exposure Zone: Zone B
Rainfall Intensity: 90-100
Climate Zone: Zone 2

DISTRICT PLAN RULES

MAXIMUM BUILDING COVERAGE

Allowable Coverage: 1435m² (60%)
Building Coverage: 825m²
Carpark Structure: 882m²
Total Proposed Coverage: 1707m² non Compliant
Site Coverage Percentage: 71%
Building Intensity Ratio: 2:1

IMPERVIOUS SURFACES

Allowable Coverage: 1913m²
Proposed Coverage: 2268m² non Compliant
Permeable Surface %: 5%

MAXIMUM HEIGHT

16m Above Natural Ground: non Compliant
20m Above Natural Ground with Bonus: Complies

YARD SETBACKS

Front Setback: 0m Complies
Rear Setback: 0m Complies
Side Setback: 0m Complies

PROPOSED EARTHWORKS

SURVEY INFORMATION

Site Surveyed By: RAD Surveying Ltd
Levels are in terms of _Datum

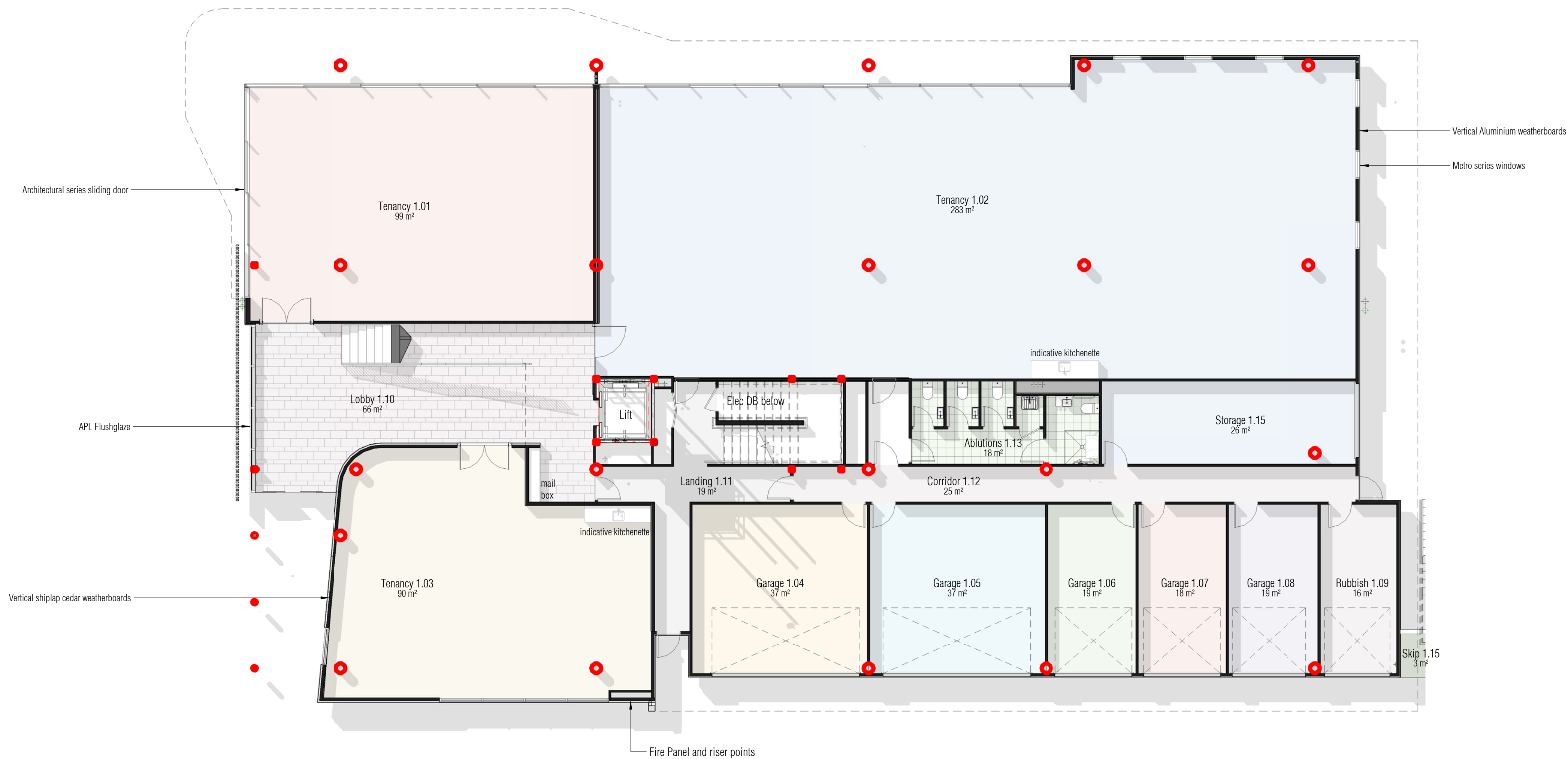
Note: It is the sole responsibility of the builder to ensure all yards setbacks in relation to boundaries are checked for compliance after profiles are setout and prior to construction.

Area Schedule (Gross Building)

Name	Area
GROUND FLOOR AREA	825 m ²
FIRST FLOOR AREA	821 m ²
FIRST FLOOR CARPARK	882 m ²
SECOND FLOOR AREA	790 m ²
THIRD FLOOR AREA	792 m ²
FOURTH FLOOR AREA	771 m ²
Total	4882 m²

SITE PLAN
SCALE 1:100

A 13-10-16 Preliminary Issue
B 28-10-16 Resource Consent Issue
C 07-12-16 Revised Resource Consent Issue - DD Stage
D 11-01-17 Website Marketing Issue



GROUND FLOOR PLAN
SCALE 1:100



- A 13-10-16 Preliminary Issue
- B 28-10-16 Resource Consent Issue
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- D 11-01-17 Website Marketing Issue

PROJECT	PROJECT BLADE 220 TRISTRAM STREET HAMILTON	REF	308-03	DATE	11/01/2017	REVISION	
ISSUE	DETAIL DESIGN					edwardswhitearchitects	
TITLE	GROUND FLOOR PLAN					SK2	REV C
<small>Mezzanine The Fretwork Lane 298 Victoria St P O Box 629 Hamilton New Zealand P +64 7 839 0095 E office@edwardswhite.co.nz</small>							

original sheet size A1

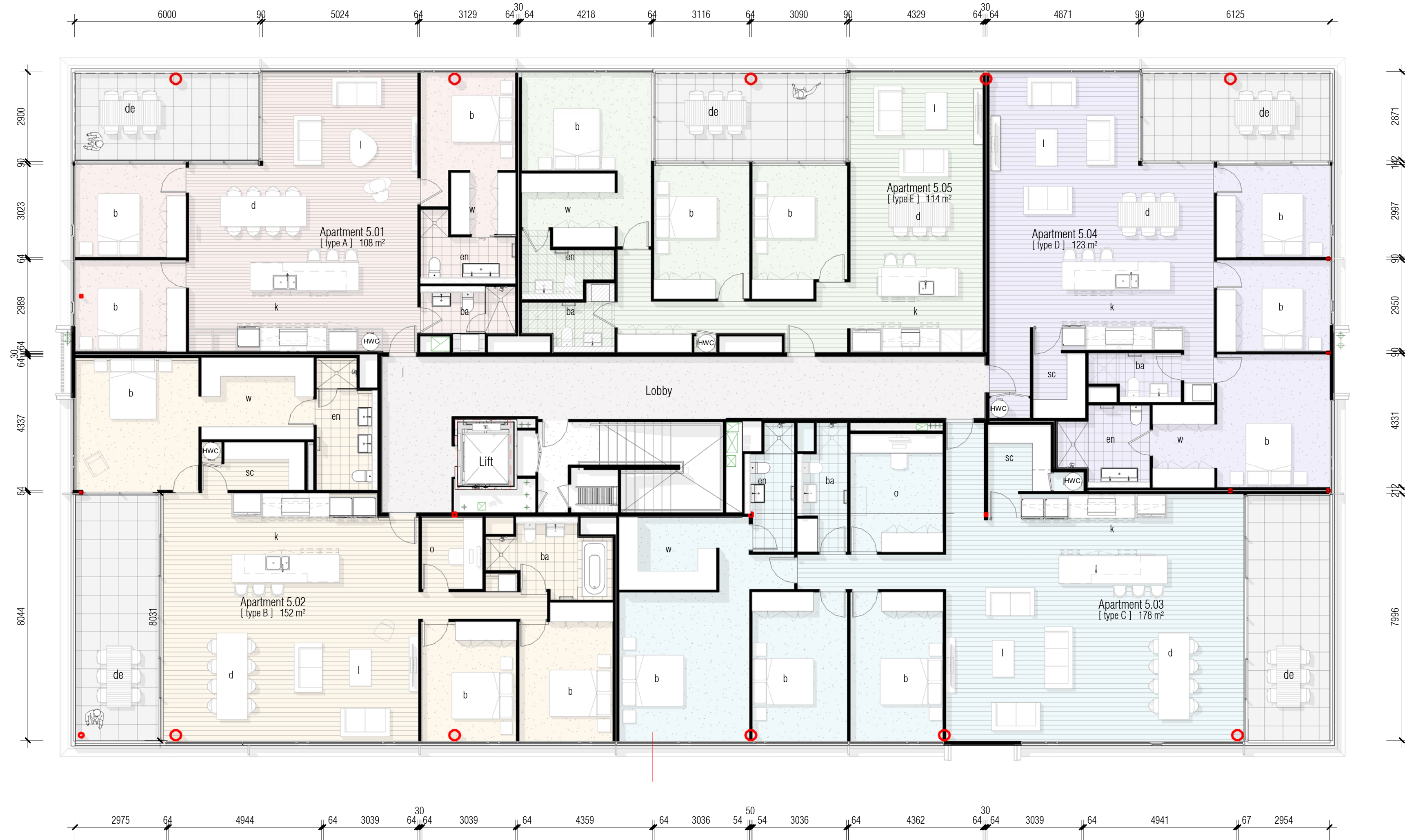
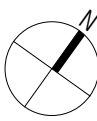
FIRST FLOOR PLAN
SCALE 1 : 100

SCALE 1 : 100



- A 13-10-16 Preliminary Issue
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PROJECT	PROJECT BLADE 220 TRISTRAM STREET HAMILTON	REF: 308-03	DATE: 11/01/2017					
		ISSUE: DETAIL DESIGN						
TITLE	FIRST FLOOR PLAN				SHEET	Sk3	REV	c
Mezzanine The Pierbank Lane, 298 Victoria St P.O Box 629 Hamilton, New Zealand. P +64 7 839 0095 E: office@edwardswhite.co.nz								original sheet size A1



FOURTH FLOOR PLAN
SCALE 1:100

d - Dining
l - Living
k - Kitchen
sc - Scullery
de - Deck
b - Bedroom
en - Ensuite
ba - Bathroom
w - wardrobe
o - Office
st - Store
hwc - hot water cylinder

PERCENTAGE OF GLAZING

Apartment Type A

Living Area	35%
Bedroom 1	45%
Bedroom 2	126%
Bedroom 3	35%

Apartment Type B

Living Area	50%
Bedroom 1	69%
Bedroom 2	42%
Bedroom 3	47%

Apartment Type C

Living Area	38%
Bedroom 1	37%
Bedroom 2	36%
Bedroom 3	36%

Apartment Type D

Living Area	34%
Bedroom 1	32%
Bedroom 2	35%
Bedroom 3	129%

Apartment Type F

Living Area	37%
Bedroom 1	103%
Bedroom 2	57%
Bedroom 3	57%

- living area includes kitchen



SECOND & THIRD FLOOR PLAN
SCALE 1:100

PERCENTAGE OF GLAZING

Apartment Type A

Living Area	35%
Bedroom 1	48%
Bedroom 2	127%

Apartment Type B

Living Area	28%
Bedroom 1	62%
Bedroom 2	37%

Apartment Type C

Living Area	52%
Bedroom 1	36%
Bedroom 2	49%
Bedroom 3	49%

Apartment Type D

Living Area	47%
Bedroom 1	39%
Bedroom 2	49%

Apartment Type E

Living Area	37%
Bedroom 1	42%
Bedroom 2	42%

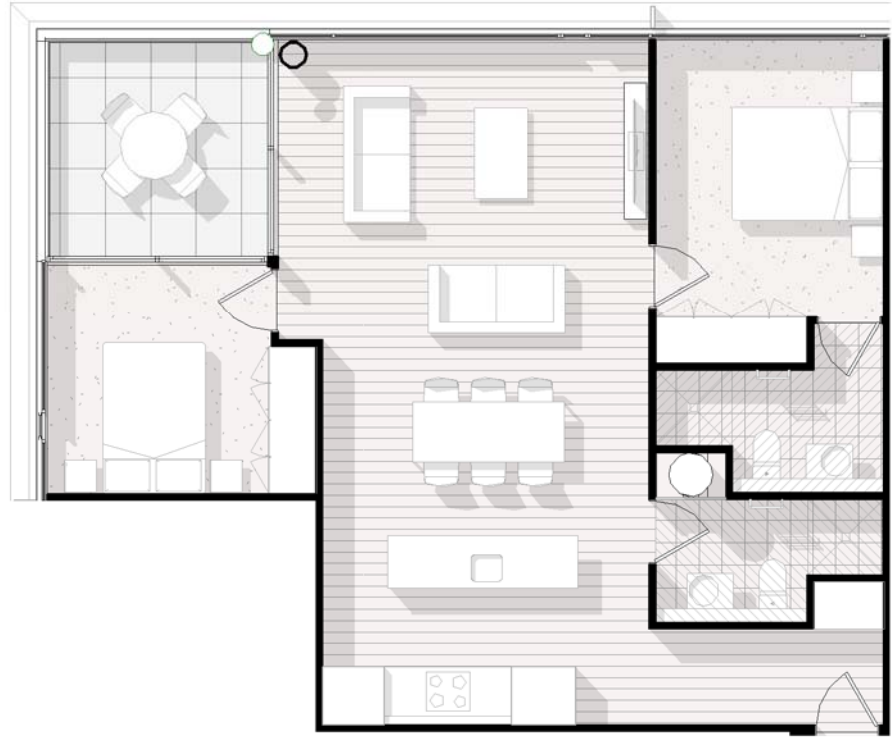
Apartment Type F

Living Area	37%
Bedroom 1	55%

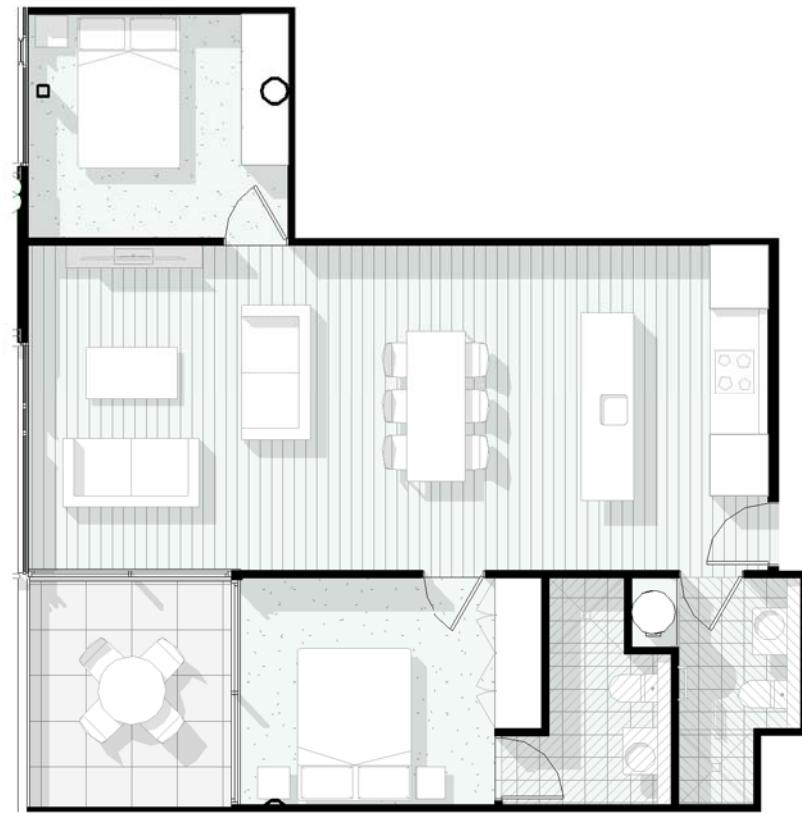
- living area includes kitchen

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LEVEL 2-3 APARTMENT A
2 BEDROOM, 2 BATHROOM
TOTAL 92m² LIVING 83m² DECK 9m²



LEVEL 2-3 APARTMENT B
2 BEDROOM, 2 BATHROOM
TOTAL 87m² LIVING 78m² DECK 9m²



LEVEL 2-3 APARTMENT C
3 BEDROOM, 2 BATHROOM
TOTAL 134m² LIVING 120m² DECK 14m²



LEVEL 2-3 APARTMENT D
2 BEDROOM, 2 BATHROOM
TOTAL 115m² LIVING 101m² DECK 14m²



LEVEL 2-3 APARTMENT E
2 BEDROOM, 2 BATHROOM
TOTAL 96m² LIVING 87m² DECK 9m²



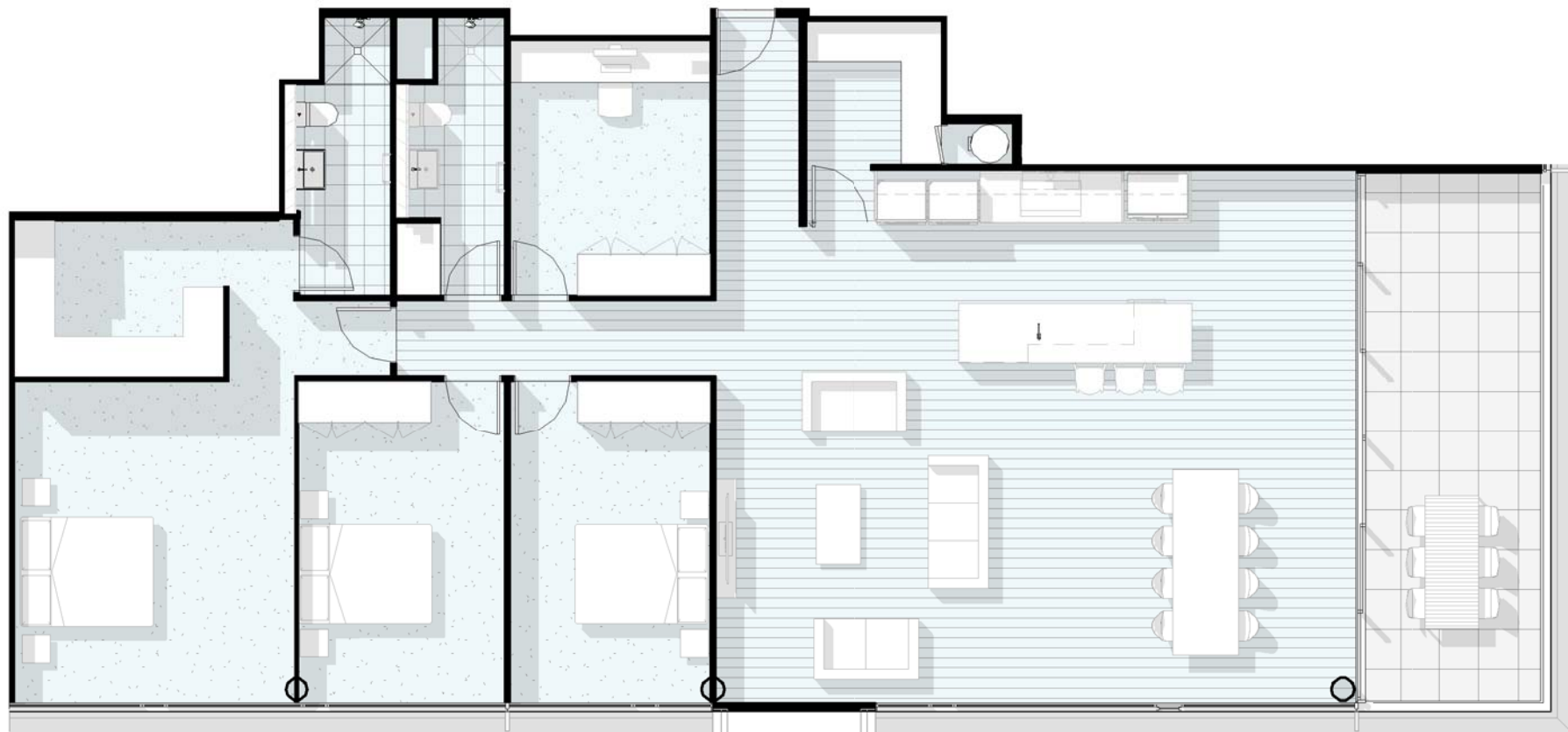
LEVEL 2-3 APARTMENT F
1 BEDROOM, 1 BATHROOM
TOTAL 69m² LIVING 60m² DECK 9m²



LEVEL 4 APARTMENT A
3 BEDROOM, 2 BATHROOM
TOTAL 127m² LIVING 110m² DECK 17m²



LEVEL 4 APARTMENT B
3 BEDROOM, 2 BATHROOM
TOTAL 172m² LIVING 149m² DECK 23m²



LEVEL 4 APARTMENT C
3 BEDROOM, 2 BATHROOM
TOTAL 202m² LIVING 179m² DECK 23m²



LEVEL 4 APARTMENT D
3 BEDROOM, 2 BATHROOM
TOTAL 140m² LIVING 123m² DECK 17m²



LEVEL 4 APARTMENT E
3 BEDROOM, 2 BATHROOM
TOTAL 132m² LIVING 114m² DECK 18m²

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