

NOTES

All levels/dimensions are to be confirmed onsite before commencing any work, this applies to all trades. Do not scale off drawings.

POWDER COATED ALUMINIUM JOINERY

ALL POWDER COATED ALUMINIUM JOINERY UNITS TO BE DOUBLE GLAZED WITH THE EXCEPTION OF THE GARAGE. ALL GLAZING SHALL COMPLY WITH NZS4202. ALL SIZES GIVEN FOR WINDOWS AND DOORS ARE ROUGH OPENING SIZES. CONTRACTOR TO CONTROL ALUMINIUM SIZES WITH JOINERY MANUFACTURER PRIOR TO FABRICATION.

0 DENOTES OSG/SAFE GLAZED JOINERY.
SG DENOTES GRADE 'A' SAFETY GLAZING.

ANY FALL HEIGHTS ARE MEASURED FROM FINISHED FLOOR LEVEL. ALL WINDOWS TO BE FINISHED AT SIGHT LEVEL UNLESS OTHERWISE SHOWN.

BARBERS TO AIRFLOW

WHERE WALLS ARE NOT LINED, SUCH AS ATTIC SPACES AT GABLE ENDS AND UNLINED GARAGE SPACES, MARSHALL INNOVATIONS TEXTON BRILLIANT WAP (1800NZ APPROVAL NO.548), OR 1850 SATELITE COATING WITH NZBC ACCEPTABLE SOLUTION (E2/AS1 9.14) MUST BE USED TO PREVENT CONDENSATION. CLADDING OR CAVITY BATTENS.

IN THE ABSENCE OF INTERNAL LININGS, AN AIR BARREER IS REQUIRED TO SUPPORT WIND PRESSURES AT SUCH LOCATIONS - ACCEPTABLE SOLUTION E2/AS1 9.14 (BARBERS TO AIRFLOW).

BUILDING ENVELOPE RISK MATRIX

All Faces (House)	Risk Factor	Risk Severity Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	High risk	2
Roof/wall intersection design	Very High risk	5
Envelopes width	High risk	1
Envelope complexity	Medium risk	2
Druck design	Low risk	0
Total Risk Score		11

AFFECTED PERSONS CONSENT

APPLICATION NO: _____ SITE ADDRESS: 18 Kahikatea Way Richmond

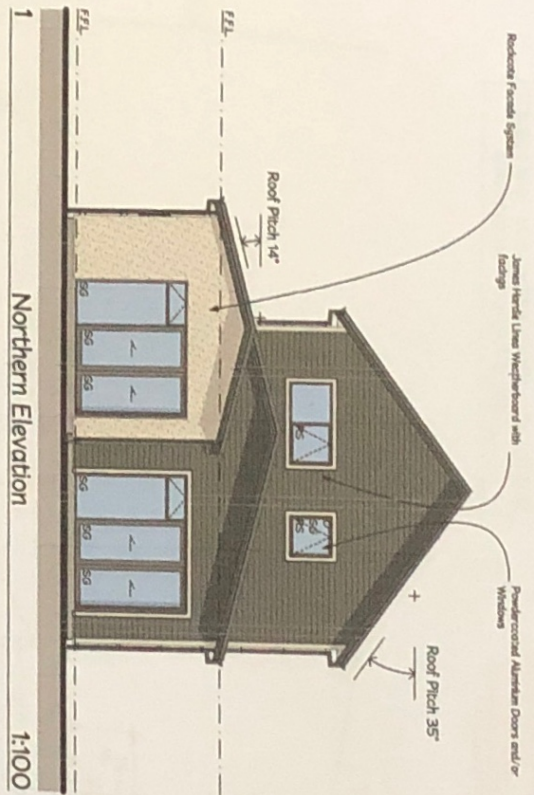
I/WE: Paul & Marrie McDermott OF: 20 Kahikatea Way Richmond

UNDERSTAND THE APPLICANT SEEKS TO: Build a dwelling 1.129m from the adjacent boundary

I/WE HAVE SEEN THESE PLANS AND UNDERSTAND THAT THE DISTRICT PLAN DOES NOT PERMIT THIS PROPOSAL AS OF RIGHT. IN GRANTING MY/OUR CONSENT I/WE ACKNOWLEDGE THAT THE COUNCIL CANNOT TAKE INTO ACCOUNT ANY ACTUAL OR POTENTIAL EFFECTS OF THE PROPOSAL ON MY/OUR PROPERTY.

DATE: 07/03/22 SIGNATURE: *Marrie McDermott*

DATE: 07 MARCH 2022 SIGNATURE: *Paul McDermott*



- ROOF - EBONY
- PLASTER - RESENE CARARRA
- FEATURE CLADDING - T.B.C.
- WINDOW JOINERY - MATT BLACK
- DOOR - MATT BLACK
- GARAGE DOOR - PITCH BLACK

TOWNHOUSE AS CONSENTED BY SH180022V2
APPROVED PLANS (APPENDIX A)

A10

SHEET

BUILDING CONSENT

4/03/2022

DATE

1:100

SCALE

JAL CW

DRAWN

19/11/2021

DATE

3/03/2022

REVISED

RevD

Rev. Name

Change Name

Building Consent

RPT 01

SITE IDENTIFICATION

Legal Description	LOT 366 DP 56194
Township	Residential
Topographic Class	T1
Zone	
Wind	High
Earthquake	2
Dwelling	C
Other Loading	0.0 kPa
Designed by	NZS6004:2011

NOTES

WIND CALCULATION

WIND REGION
LEE ZONE
DIRECTIONAL ROUGHNESS
SITE ELEVATION
TERRAIN CLASS

18 Kahikatea Way Richmond

Paul & Marnie McDermott

20 Kahikatea Way Richmond

Build a dwelling 1.129m from the adjacent boundary

AFFECTED PERSONS CONSENT

APPLICATION NO.

SITE ADDRESS

I/WE

UNDERSTAND THE APPLICANT SEEMS TO

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DATE: 07/03/22

SIGNATURE

DATE: 07 MARCH 2022

SIGNATURE

TOWNHOUSE AS CONSENTED BY SH80022V2
APPROVED PLANS (APPENDIX A)

MECHANICAL VENTILATION

MECHANICAL VENTILATION TO BE INSTALLED AS PER THE SPECIFICATIONS IN ACCORDANCE WITH THE CONSENT NOTICE 11/08/2012

KAHIKATEA TOWNHOUSE

SITE PLAN

Job No.

DAVID & SUSAN FORD.

Scale:

1:200

145596

18 KAHIKATEA WAY, RICHMOND

G.J. Gardner. **HOMES**



SHEET: original A3

A32

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RevID	Rev. Name	Change Name	Date
#	Initial Building Consent		15/03/2022

NOTES

POWDER COATED ALUMINIUM JOINERY

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O DENOTES OBRUSHE GLAZED JOINERY.
SG DENOTES GRADE 'A' SAFETY GLAZING.

ANY SILL HEIGHTS ARE MEASURED FROM FINISHED FLOOR LEVEL. ALL WINDOWS TO BE FINISHED AT SILL LEVEL UNLESS OTHERWISE SHOWN.

BARBERS TO AIRFLOW

WHERE WALLS ARE NOT LINED, SUCH AS ATTIC SPACES AT GARAGE ENDS AND UNLINED GARAGE SPACES, MECHANICAL VENTILATION SHALL BE PROVIDED. BUILDING WRAP (BRAND APPROVAL NO. 548) OR A RIGID SHEATHING COMPLYING WITH NZBC ACCEPTABLE SOLUTION E2/AS1 TABLE 23 MUST BE FIXED TO FRAMING PRIOR TO FRONTS CLADDING OR CAVITY BATTENS.

IN THE ABSENCE OF INTERNAL LININGS, AN AIR BARBER IS REQUIRED TO SUPPORT WIND PRESSURES AT SUCH LOCATIONS - ACCEPTABLE SOLUTION E2/AS1 9.14. (BARBERS TO AIRFLOW).

BUILDING ENVELOPE RISK MATRIX

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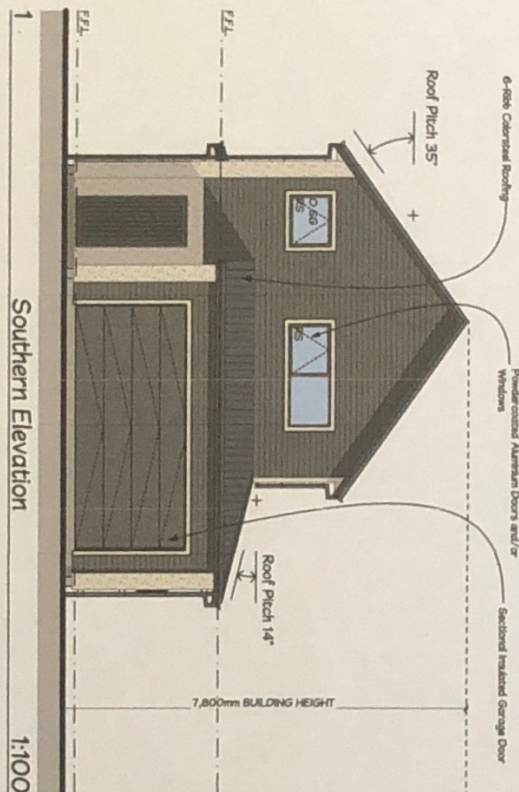
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DATE: 07/03/22 SIGNATURE: Marnie McDermott
DATE: 07 MARCH 2022 SIGNATURE: Paul McDermott

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TOWNHOUSE AS CONSENTED BY SH180022VZ
APPROVED PLANS (APPENDIX A)

ROOF - EBONY
PLASTER - RESENE CARARRA
FEATURE CLADDING - T.B.C.
WINDOW JOINERY - MATT BLACK
DOOR - MATT BLACK
GARAGE DOOR - PITCH BLACK

A09

BUILDING CONSENT

DATE: 4/03/2022

SCALE: 1:100

DRAWN: J.M. CW

RevID	Rev. Name	Change Name	Date
A	Building Consent		19/11/2021
C	RPT 01		3/03/2022